



DATE: September 28, 2005
TO: North Sacramento Redevelopment Advisory Committee
FROM: Ya-yin Chiang, SHRA Redevelopment Planner
SUBJECT: Del Paso Boulevard Angled Parking Project

BACKGROUND

In the fall of 2002, the North Sacramento RAC approved and the City Council subsequently adopted the Del Paso Boulevard Streetscape Improvement and Beautification Master Plan. This Master Plan, prepared by Carter Burgess consulting firm, is an integrated framework of immediate and long range design concepts and solutions geared towards the revitalization and beautification of Del Paso Boulevard. The Master Plan was designed to be a tool to unify and guide future improvements to the corridor. It identified various improvements to Del Paso Boulevard, of which the first phase to landscape medians is currently under construction. Another of the improvements discussed in the Master Plan was a proposal to reduce the number of travel lanes from two lanes to one lane in each direction of Del Paso Boulevard between Arden Way and El Camino Avenue to accommodate parallel or angled parking, new pedestrian crossing bulb-outs and expanded landscape and sidewalk width.

The addition of angled parking on Del Paso Boulevard would provide many benefits and enhancements to the area. Not only would additional needed parking for businesses in the area be provided, but the reduction in the travel lane, addition of parking, and new bulb-outs create a more pedestrian-friendly atmosphere, all of which would contribute towards the revitalization of Del Paso Boulevard.

Because the Master Plan was conceptual in nature, the need to further evaluate the feasibility and suitability of angled parking on Del Paso Boulevard was needed. At the August 19, 2004 RAC meeting, Agency staff indicated that the City Department of Transportation was going to be starting an evaluation and feasibility study of angled parking improvements on Del Paso Boulevard between Arden and El Camino. Fehr and Peers Transportation Consultants group was hired to complete the evaluation and feasibility study and to also identify the potential impacts to traffic operations resulting from the proposed improvements.

On January 20, 2005, City Department of Transportation (DOT) staff and Fehr and Peers attended the North Sacramento RAC meeting and made a presentation on their findings for the angled parking project. Their study indicated that while angled parking was feasible on Del Paso Boulevard based on the existing level of traffic volume and parking activity, they did recommend a few changes to the design of the project to

lessen impacts and also indicated that future increases in traffic volumes and/or parking activity could result in traffic impacts that were more significant.

At the April 21, 2005 RAC meeting, Agency staff recommended and the RAC approved that the Agency apply for a \$4 million loan from the California Infrastructure and Economic Development Bank (iBank) to pay for a portion of the construction costs for Phase 1 Streetscape improvements, and for the design and construction of the proposed angled parking improvements. Agency staff indicated at that time that the angled parking project would be brought back before the RAC once a more accurate cost estimate for the project was available.

Over these last few months, City DOT staff have been performing additional analysis based on projected future traffic volume increases, discussing the proposed improvements with Regional Transit whose bus service would be impacted by the changes, re-evaluating and designing the project to incorporate several of the design recommendations to further lessen the impacts to the area and RT, and working on a cost estimate for the project. At this time, they estimate that the design and environmental for the project will cost approximately \$500,000, and that the construction of the improvements will cost approximately \$2.5 million. Improvements are anticipated to include new bulb-outs, realignment, repaving, and restriping of the roadway, new planters, drainage improvements, reconstruction of curb and gutter in certain locations, and other associated improvements that are required. In addition, improvements are also proposed at the intersection of Arden Way and Del Paso Boulevard to help lessen the traffic impacts of the project.

In August 2005, the iBank approved the Agency's loan for \$4.2 million for the Del Paso Boulevard Streetscape and angled parking projects. At this time, Agency staff is formally recommending the allocation of the funds, \$1 million to Phase 1 of the Del Paso Boulevards Streetscape project, and \$3 million to the angled parking project. The additional \$200,000 was required by the iBank as reserves for debt payment.

Once the funding has been approved, the City will begin the design process for the angled parking project. Additional community outreach will be incorporated during the design process to ensure that business owners, property owners, residents, and other stakeholders in the area have adequate opportunity to provide input in the design of the project.

RECOMMENDATION

Agency staff recommends approval of the proposed project, which would approve moving forward with design and construction of the Del Paso Boulevard Angled Parking project, allocate \$3 million of the iBank funds towards the Del Paso Boulevard Angled Parking Project, and allocate \$1 million towards Phase 1 of the Del Paso Boulevard Streetscape Project.