

# SCOPE OF WORK

Project Information	
Grant Category	Strategic Partnerships - Transit
Grant Fiscal Year	23/24
Project Title	Del Paso Multimodal Transportation Network and Land Use Compatibility Action Plan
Organization (legal name)	San Joaquin Regional Rail Commission (SJRRC)

## Introduction

Under this proposed Caltrans Sustainable Communities Competitive Grant project, the San Joaquin Regional Rail Commission (SJRRC) will work in partnership with City of Sacramento, Sacramento Regional Transit (Sac RT), Sacramento Area Council of Governments (SACOG), and the San Joaquin Joint Powers Authority (SJJPA) to undergo a multimodal connectivity, land use analysis, and action plan for the proposed Old North Sacramento Station and its surrounding area in the Del Paso neighborhood in Sacramento. The Old North Sacramento Station is a new passenger rail station planned as part of the proposed Valley Rail Sacramento Extension Project, which aims to expand passenger rail service between San Joaquin and Sacramento counties and provide alternatives to driving a vehicle, reduce traffic congestion, improve regional air quality, reduce greenhouse gas emissions, and support local and regional land use development plans and policies.

The Del Paso Multimodal Transportation Network and Land Use Compatibility Action Plan (Plan) will study multimodal connections between the existing Globe Avenue Sac RT light rail station which provides transit connections north and south of the project area, including downtown Sacramento, and the Sacramento Valley Station. The Old North Sacramento Station is bordered by commercial and industrial uses but is also in close proximity of residential areas; with local plans allowing for additional mixed-use, residential units, and commercial development nearby the Station area.

The population in the surrounding Del Paso community is significantly disadvantaged and falls under multiple identified disadvantaged communities or environmental justice definitions (Figure 7). The proposed project will strengthen the community's sense of place and provide critical local and regional access to jobs, healthcare, and housing opportunities. The proposed project is located within Census Tract 69 as well as within proximity to Census Tract 68 and Census Tract 70.01. These three census tracts have a California Healthy Places Index (HPI) percentile score of 14.15 percent, 9.44 percent, and 25.2 percent, respectively, and their combined average HPI score of 16.26 percent indicates more than four of every 5 census tracts in the state have better health conditions than that along this corridor (Figure 8). Over 20 percent of residents in Census Tract 69 lack access to an automobile, and all three census tracts have between 51 percent and 63 percent of their population living below the poverty line. Improving multimodal connectivity, reducing automobile dependence, and increasing transportation equity and mobility choice is a critical step in providing these communities with opportunities for upward mobility and improved quality of life.

The Old North Sacramento Station has been proposed for development to serve the historically disadvantaged communities of Del Paso with improved local and regional multimodal transportation opportunities, enhance connections between Valley Rail and SacRT's light rail and bus transit systems, and revitalize one of Sacramento's most disadvantaged and underserved

communities. The existing project area lacks cohesion between land use and infrastructure and requires planning and investments that can be prioritized and delivered by the Project to encourage revitalization in the area consistent with the development of the Valley Rail Old North Sacramento Station. The Plan will analyze the Old North Sacramento Station area's existing mobility and land use conditions, identify constraints and areas of opportunity, analyze safety and security challenges, and propose infrastructure and programmatic recommendations for building cohesion between the future multimodal transportation network and the proposed land use, including joint-development at the proposed station and transit-oriented developments. The Plan will also analyze residential displacement and potential impacts on the local unhoused population.

The Old North Sacramento Station will also be constructed around 1,000 feet from the Globe Avenue light rail station platform, necessitating travel between them for transfers. A crucial aspect of the project will be the development of strategies and policies that will promote high transit ridership by allowing safe and comfortable access between rail services. This will include opportunities for SJRRC, the City, and SacRT to activate station parking needs and explore public-private partnerships such as joint development. These strategies will serve to integrate development opportunities between the proposed station and existing SacRT light rail stations to increase security, lighting, and user comfort while providing new community services, amenities, and improving quality of life.

The Plan will result in the following key deliverables: an existing conditions analysis, engagement with project stakeholders and developers, including local disadvantaged communities, development of design alternatives which incorporate Crime Prevention Through Environmental Design (CPTED) principles, market analysis, and a summary report and action plan that includes a phased approach to implementation. The Plan will develop a vision for a safe and vibrant community to further encourage infill development, reduces the reliance on vehicle ownership and encourages residents and commuters to walk and bike between local and regional transit services.

Should this project not be selected for funding, the Del Paso community and the greater Sacramento region will lose a key opportunity to intuitively connect existing and proposed local and regional transit services and ultimately delay or even jeopardize implementation of the proposed Old North Sacramento Station. Without this project, SJRRC and SacRT will not see an optimized growth in rail and transit ridership that can otherwise be achieved by connecting their systems with the needed land use and infrastructure coordination. This community in the City of Sacramento will continue to see growth in housing, jobs, and development density without the planning needed for the appropriate infrastructure and measures to support mobility, access, equity, and other key state goals in an area with some of the Sacramento region's most disadvantaged and low-income communities.

## **Project Stakeholders**

Successful execution of this project requires a robust engagement process with community stakeholders. Stakeholders will include residents and business owners, business organizations, community-based organizations, housing organizations, local jurisdictions, elected officials, regional planning agencies, emergency services, and state departments. At a minimum, the study will engage the following specific stakeholders:

- California Department of Transportation
- Del Paso Boulevard Partnership
- Developers
- Supervisorial District 1
- Mayor
- Council District 2
- Sacramento City Councilmembers
- Sacramento Area Bicycle Advocates
- Sacramento Area Council of Governments
- Sacramento City Transportation Advisory Committee

- Sacramento City Disability Advisory Commission
- Sacramento City Police Department
- Sacramento Housing and Redevelopment Agency
- Sacramento Fire Department
- Sacramento Regional Transit District
- Twin Rivers Unified School District
- Civic Thread
- The Project will also reach out to groups and organizations that support the homeless, minorities, and other specific community stakeholders.

## Overall Project Objectives

This project will create an actionable plan through a thorough, community and stakeholder involved analysis of the Old North Sacramento Station area to improve transportation safety and mobility needs, enhance connections to transit, equitable design, opportunities for land use revitalization while mitigating displacement, and position the area for funding opportunities and private investment.

## Supporting Policies

- *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*, Sacramento Area Council of Governments
- *California Transportation Plan 2050*, California Department of Transportation
- *2018 California State Rail Plan*, California Department of Transportation
- *Toward an Active California*, California Department of Transportation
- *Complete Streets*, California Department of Transportation
- *Climate Action Plan for Transportation Infrastructure*, California State Department of Transportation
- *Safe Systems Approach*, Federal Highway Administration
- *Justice 40*, White House Executive Order 14008
- *2035 General Plan*
- *North Sacramento Residential and Commercial Design Guidelines*
- *North Sacramento Community Plan*

## Summary of Project Tasks

Project Management activities must be identified within the task in which they occur.

### Task 01: Project Administration

Management and administration tasks will be undertaken by the SJRRC, including project kick-off, and quarterly reporting. The SJRRC will hold a kick-off meeting with Caltrans staff to discuss grant procedures and project expectations including invoicing, quarterly reporting, and other relevant project information. A summary of the meeting will be provided with key action items identified.

The SJRRC will also provide quarterly invoices and progress reports to Caltrans, or as otherwise deemed appropriate by Caltrans. This will include notice of any issues related to project schedule, budget, deliverables, or other relevant project information.

Task Deliverables
Project Kick-off Meeting with Caltrans Summary Quarterly Invoices & Progress Reports

### Task 02: Consultant Procurement

The SJRRC, in partnership with the City of Sacramento, SacRT, and SACOG, will follow its current procedures to issue a Request for Proposal (RFP)/Request for Qualifications (RFQ) and hire a planning consultant to complete the project. Caltrans staff will be invited to participate in the consultant selection process. The SJRRC will execute a contract with the final selected firm by the procurement panel consistent with SJRRC contract guidelines and procedures. The SJRRC will share the final executed contract with Caltrans. The SJRRC may elect to establish a Memorandum of Understanding between the project partners, including SACOG, SacRT, and the City prior to initiating the RFP process.

<b>Task Deliverables</b>
Memorandum of Understanding Request for Proposals Consultant Contract

### **Task 1: Existing Conditions**

This task will involve the Consultant conducting a literature review, perform a site walk, and developing an existing conditions analysis of current and planned land uses and multimodal conditions, including pedestrian, bicycle, transit, and vehicular modes. Existing conditions will consider a number of project area factors, including but not limited to existing multimodal access, origins and destinations, housing needs, market conditions, parking needs, safety needs, and homelessness concerns. The Existing Conditions will leverage maps, photos, and other graphic content to create a visually appealing and digestible report.

<b>Task Deliverables</b>
Existing Conditions Report

### **Task 2: Stakeholder & Public Engagement**

It is intended that this planning effort will include public participation throughout the study to involve the local community and interested stakeholders in the planning process. The Consultant will include public outreach experts as part of their team.

This task involves the development of a stakeholder outreach and engagement strategy that includes identification of project stakeholders the engagement timeline, methods of involvement, and an engagement summary to document activities and the results of engagement. The strategy should consider activities that will best identify community needs and desired outcomes, including engagement with disadvantaged communities in Census Tracts 68, 69, and 70.01 at a minimum. The engagement strategy will create a project webpage and may include the development of a stakeholder working group, workshops, pop ups, surveys, social media engagement, interviews, and a combination of in-person and virtual activities. Public engagement workshops will occur before drafting the plan and after the preparation of the draft plan elements. Stakeholders would at minimum include public agencies, the development community (including affordable housing, non-profit, and private developers), community-based organizations, business groups (such as the Del Paso Partnership), local and regional agencies, utilities, community-based organizations, advocacy groups, housing/resident associations, and the community at large.

Agency stakeholder coordination will be necessary to build support and for future implementation of plan recommendations. The SJRRC will work in partnership with SACOG,

SacRT, SJJPA, and the City of Sacramento. The agencies will be invited to participate in monthly or bi-monthly meetings to discuss project process, alternatives, and public engagement.

<b>Task Deliverables</b>
Public Engagement Plan Public Engagement Summary

### **Task 3: Equity & Displacement Analysis**

This task will develop an equity analysis which will include maps based on various State and Federal definitions such as historically disadvantaged communities, areas of persistent poverty, the Sacramento Municipal Utility District's Sustainable Communities Resource Priorities Map, and other forms of demographic analysis to determine how the project benefits the community. This task will also include an analysis of displacement of residents and those experiencing homelessness and identify mitigations to reduce the potential impacts. The equity displacement strategy will be partially driven by stakeholder and community-based organization outreach efforts, including collaboration with the City of Sacramento Homeless Coordinator. Additionally, the analysis will identify partnership opportunities to pursue Affordable Housing and Sustainable Communities (AHSC) funds.

<b>Task Deliverables</b>
State and Federal DAC Definition Maps Displacement analysis and mitigations Benefits Summary

### **Task 4: Alternatives Analysis**

This task involves a high-level analysis of multimodal connectivity, land use, safety, zoning, economic, marketing, and development strategies. The analysis will consider potential gaps in existing plans or efforts and identify strategies that should be prioritized in various reports, plans, maps, visual renderings, additional graphic content, and recommendations. Recommended strategies will address how desired outcomes like complete streets, joint development, transit-oriented development (TOD), and a safe, secure, sustainable, multimodal community may be achieved, and be packaged into a set of project alternatives. The Alternatives Analysis will reflect the findings of stakeholder input from Task 2, including the results of any conversations with developers.

<b>Task Deliverables</b>
Land Use and Transportation Consistency Review Toolbox Strategies Draft Alternatives Recommended Final Alternative

### **Task 5: Project Strategy & Action Plan**

The Consultant will prepare a project strategy that includes a financial plan which will detail project cost estimates, private and public funding options, and other relevant financial information. The financial plan will identify strategies that best position the project for future grant pursuits and to capitalize on public and private sources of funding, including a roadmap for the efficient implementation of project components. The project strategy will build on the financial plan to identify an implementation plan that delivers the project. The implementation plan will reflect the findings of stakeholder input from Task 2, including the results of any conversations with developers, to establish project phasing and priorities that are consistent with project

objectives. Project phasing will be tied to funding sources identified in the financial plan and will identify major milestones, goals, and deliverables for each phase.

<b>Task Deliverables</b>
Financial Plan Action and Phasing Plan

### **Task 6: Summary Plan**

In this task the Consultant will prepare the draft and final plan detailing the findings of existing conditions, stakeholder and public engagement activities, the alternatives analysis, and action plan. The draft plan will be shared with Caltrans, SACOG, SacRT, SJJPA the City of Sacramento, community-based organizations, the development community, and other project stakeholders, including the general public, to solicit input on recommended strategies. Feedback received will be incorporated into the Project's final plan, which will be distributed among project partners once adopted by the San Joaquin Regional Rail Commission board. The project partners will then use the final plan as a guide to identify future funding opportunities for implementing proposed strategies.

<b>Task Deliverables</b>
Summary Plan Final Study Presentations

### **Project Duration**

This Project is expected to be completed within 18 months of the notice to proceed to the Project Consultant.