



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
[www. CityofSacramento.org](http://www.CityofSacramento.org)

STAFF REPORT
April 1, 2008

**Honorable Mayor and
 Members of the City Council**

Title: Small Public Places Workshop

Location/Council District: Citywide / All Council Districts

Recommendation: Review and comment for staff consideration in finalizing the proposed vision, purpose, and policies for Small Public Places and direct staff to report back to Council in early summer 2008 for formal approval of proposed policies.

Contact: Mary de Beauvieres, Principal Planner, 808-8722

Presenter: J.P. Tindell, Park Planning and Development Manager, 808-1955

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4725

Description/Analysis

Issue: The Advance Planning Section of the Department of Parks and Recreation is leading the effort to develop a vision, a purpose, policies, and implementation strategies for the inclusion of small parks and urban plazas (Small Public Places) in higher density areas of the City and in park deficient neighborhoods where there are no large undeveloped parcels. Inclusion of Small Public Places (SPP) into Sacramento's parks and recreation system will provide greater flexibility in meeting park acreage service level goals and will provide the public with a broader range of park types and experiences to meet recreational needs.

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to achieve sustainability and liveability and to expand economic development throughout the City.

The proposed vision, purpose, and policies for SPP are consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "the most livable city in America." They are also consistent with the following: *Smart Growth Principles* adopted by Council in 2001; the *Preferred Blueprint* for the region adopted by the Sacramento Area Council of Governments (SACOG) in 2004; the *2030 General Plan Vision and Guiding Principles* adopted by Council in 2005; and the *Regional Greenprint* goals adopted by Council in 2005.

The proposed policies to implement the SPP concept are already consistent with the *Sacramento Parks and Recreation Master Plan 2005-2010*. Policy 13.5 acknowledges the role of small public places in the City's parks and recreation system by stating: "At the sole discretion of the City, (the City will) accept parkland dedications or acquire neighborhood park sites less than five acres in size that meet specialized neighborhood needs." The proposed vision, purpose and policies provide more definition to the SPP concept as discussed and presented in: Attachment 1, "Background Information" (page 4), and Attachment 2, "Proposed Policies" (page 9). Attachment 3 (page 14) provides a summary of stakeholder comments and staff's responses from the series of input meetings held.

The policies for SPP will be included in the update of the *Parks and Recreation Master Plan 2005-2010*, and are already reflected in proposed policies for the *General Plan 2030*. Staff are also working together to ensure that the proposed SPP policies are consistent with and integrated into the *Sacramento Central City Urban Design Guidelines & Plan*, scheduled for adoption in summer 2008.

Committee/Commission Action: The following City commissions reviewed, commented and indicated support for staff's recommendations: Parks and Recreation Commission, November 7, 2007; Planning Commission, November 15, 2007; Youth Commission, November 19, 2007; and Development Oversight Commission, December 3, 2007.

Environmental Considerations: Not applicable.

Rationale for Recommendation: On May 30, 2006, Council directed the Department of Parks and Recreation staff to report back with a common vision, a purpose, and proposed policies for SPP within the City parks and recreation system.

Financial Considerations: Discussion to shape the proposed vision, purpose and policies does not carry immediate financial impacts to the City. In the longer term, however:

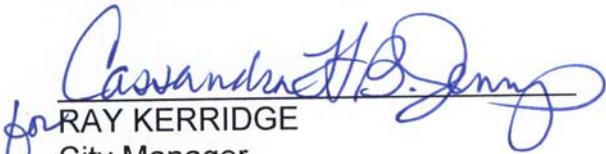
- a. It is likely that, in infill areas where land is in short supply, fewer acres of park land will be proportionally dedicated and more Quimby in-lieu fees will be collected from private development projects.
- b. Funding will have to be provided for the higher costs and service levels associated with SPP for land acquisition, design, and construction as well as for on-going maintenance, security, and programming.
- c. To provide new SPP in existing park-deficient neighborhoods, it will be necessary for new funding sources to be identified, because: 1) the City's principal sources of funding for park acquisition and development are applied only to new development (Quimby Act and Park Development Impact Fee programs); and 2) the costs associated with the design, construction, maintenance, security, and programming of small public places is higher than for more traditional parks.

Emerging Small Business Development (ESBD): Not applicable.

Respectfully Submitted by: 

 JAMES L. COMBS
 Director, Parks and Recreation

Recommendation Approved:



 RAY KERRIDGE
 City Manager

Table of Contents:
Report

pg. 1

Attachments

- 1 Background Information pg. 4
- 2 Proposed Small Public Places Policies pg. 9
- 3 Summary of Stakeholder Comments for Small Public Places pg. 14
- 4 PowerPoint Presentation pg. 18

Attachment 1**Background Information**Definition

Small Public Places (SPP) are proposed as small neighborhood-serving parks and plazas between 1/18th of an acre and five acres in size. They are to be part of Sacramento's City-owned park system, and are to be the smallest component of the Neighborhood Park category which includes parks up to 10 acres in size.

Scope of Application

It is important to note that there may be many private and public opportunities for the creation of SPP, in the broadest possible concept, in the City. The policies proposed herein apply only to those SPP that would become part of the City's public parks and recreation system.

Vision and Purpose

The need for Small Public Places is in response to the City's implementation of smart growth principles that call for higher density development primarily in infill locations, and public demand to provide a variety of park experiences, including small parks, to meet a diversity of recreational needs. These concepts are prevalent in the formulation of the *2030 General Plan* where the City's proposed growth is focusing more on infill development ("growing in and up instead of out"), and less on traditional growth patterns that expand the City's boundaries.

The City's currently adopted service level goal is for five acres for neighborhood and community parkland for every 1,000 residents (per the adopted *General Plan and Parks and Recreation Master Plan 2005-2010*). Of these five acres, 2.5 acres are to be in neighborhood parks less than 10 acres in size, and 2.5 acres in community parks 10-60 acres in size.

With a diminishing supply of vacant parcels that may be developed as neighborhood or community parks to meet the service level goal, the Parks and Recreation Department is reevaluating how it provides neighborhood and community parks for an increasing population. The challenge is particularly high in: 1) existing urban areas such as the Central City; 2) high density transit-oriented developments (TODs); and 3) areas that have a limited number of neighborhood parks and few undeveloped parcels. Inclusion of these SPP into Sacramento's parks and recreation system will provide greater flexibility in meeting the City park acreage service level goal and will provide the public with a greater variety of park types to meet recreational needs. SPP will help fill park deficiency gaps and create public gathering places that will promote community building and provide needed relief from the intensity of dense land use patterns.

Project Development and Public Meetings

Staff first presented the concept of SPP at a public workshop on May 8, 2006. The concept was then presented as an informational report to the Parks and Recreation Commission, to the Planning Commission, and to City Council (May 30, 2006). Council

directed staff to report back with a common vision and purpose for SPP within the City's park and recreation system, and recommendations on policy statements that would be required to implement that vision and purpose.

Since June 2007, a multi-disciplinary, interdepartmental City staff team (including representatives from the departments of Development Services, Planning, Transportation, Economic Development, Neighborhood Services, Police, Parks and Recreation, and City Attorney's Office) has further developed the concepts for SPP into the draft vision and policies included herein. This latest effort has been presented to key stakeholder groups as follows:

Public Workshop	October 25, 2007
Parks and Recreation Commission	November 7, 2007
Planning Commission	November 15, 2007
Youth Commission	November 19, 2007
Development Oversight Commission	December 3, 2007
River District Board	December 5, 2007
Building Industry Association (BIA)	January 9, 2008

Comments from these meetings are shown on Attachment 3, "Summary of Stakeholder Comments."

Staff will incorporate Council's comments into the proposed vision and policies for Small Public Places and return to Council this summer for adoption of the proposed policies.

Draft Policies Discussion

The following discussion provides information supporting and explaining the specific policies proposed in Attachment 2 (page 9).

POLICY 1: Target Areas

SPP are not appropriate in all areas of the City. They are intended to be provided primarily in approved "specified infill areas", and in park deficient neighborhoods where large parcels of undeveloped land are in short supply. These "specified infill areas" have been approved by City Council to encourage specific types of higher density development. The designated infill areas are shown in color on the *Specified Infill Areas* map (Attachment 2, page 10); the infill areas include the Central City, 65th Street Transit Village, commercial corridor parcels, and residential target areas.

The City recognizes that there may be locations outside these target areas where SPP may be appropriate, and will consider them on a case-by-case basis.

POLICY 2: Park Purpose

The purpose of each of the SPP will drive the park's location, size, configuration and design. A park's purpose could include: exercise, education, reconnection or socializing, relaxation, a venue for a special use (such as entertainment, a market,

or a fair), or a memorial to historic or cultural heritage. Only after the purpose of the park is decided should the appropriate location, size, configuration and design of the park be determined. (For more on park purpose, see Attachment 2, Policy 2 on page 11.)

POLICY 3: Type & Size

SPP are proposed to vary in size from 1/18th acre to five acres, depending on the intended type of park to be developed. A SPP may be a small version of a traditional neighborhood park (such as the East Lawn Children's Park, located at the intersection of 42nd St. and Folsom Blvd.), or a paved plaza with seating, planters, water feature and art (as has been contemplated in the Railyards project). It may be a pedestrian-oriented alley, series of alleys, or promenade serving as a recreational destination in and of itself, or a primary access to an area of significant recreational value. The type of SPP determines the minimum size for that park.

POLICY 4: Meeting Park Need with SPP

The addition of SPP to the City's park inventory does not change the City's existing park service level goal of providing five acres of neighborhood and community park land for every 1,000 residents (2.5 acres in neighborhood parks and 2.5 acres in community parks). Meeting the City's Quimby Ordinance requirements (City Ordinance 2003-060) is typically fulfilled through on-site land dedication. As a rule, the Department of Parks and Recreation (DPR) tries to meet this goal during the entitlement process through dedication of land for parks, except for subdivisions containing 50 parcels or less, where an in-lieu fee equal to the land value is paid. DPR can also agree to accept a combination of land and in lieu fees to meet these requirements. A Development Agreement may also provide flexibility in achieving the service level goal, such as requesting an on-site recreation center and/or rooftop facility in high rise development.

To implement SPP, DPR is also researching mechanisms used by other cities to encourage the development of SPP in urban settings. A report back on staff's findings will be included in the next round with Council. In any event, the City will continue to provide an appropriate mix of various sized neighborhood parks (from 1/18th of an acre to 10 acres) and community parks (10 to 60 acres) within each Community Planning Area to meet the needs of the community.

POLICY 5: Siting

The location of each of the SPP is proposed to be driven by the park's fundamental purpose. In addition, each of the SPP is proposed to be sited to be physically and visually open and easily accessible to the public. It should also be located for "eyes on the park" for heightened security and safety, and to maximize its benefit to the neighborhood.

OVERALL PARAMETERS FOR SPP

Below is a table to provide further definition of the parameters of SPP as proposed.

PROPOSED Parameters Defining "Small Public Places"	
Per City's Quimby Ordinance and Parks and Recreation Master Plan, a Small Public Place IS:	Per City's Quimby Ordinance and Parks and Recreation Master Plan, a Small Public Place IS NOT:
(a) "Buildable land" with slopes less than 10%	(a) An area with slopes exceeding 10%
(b) An area that is not subject to flooding, not within a public right-of-way, easement, nor subject to other similar restrictions	(b) An area subject to flooding, within a public right-of-way, easement or subject to other similar restrictions
(c) An area that serves a recreational purpose	(c) An area that is too small or inaccessible to serve a recreational purpose
In addition to the above, a Small Public Place IS:	In addition to the above, a Small Public Place IS NOT:
(d) Located in a high-density development within "Specified Infill Areas" (as adopted 10/04); or in park deficient neighborhoods where there are no large parcels. On a case-by-case basis, City will consider inclusion of SPP in other areas of the City.	(d) Located in 'greenfield' developments, except on a case-by-case basis
(e) 1/18 th acre to five acres in size	(e) Larger than five acres in size
(f) Appropriately located, sized, configured, and designed according to park purpose and park type	(f) Inappropriately located, sized, configured and designed according to park purpose and park type
(g) Publicly owned or controlled	(g) Privately owned and controlled
(h) Located with "eyes on the park" for safety & security; Open and easily accessible (physically and visibly) to the public	(h) Located on a site that is difficult to access, view and monitor
(i) Designed and maintained (by either public or private sector) in accordance with City guidelines for Small Public Places (<i>to be developed</i>)	(i) Designed and maintained (by either public or private sector) not in accordance with City guidelines for Small Public Places (<i>to be developed</i>)
A Small Public Place CAN be:	A Small Public Place CAN NOT be:
(k) A multi-use corridor or pedestrian corridor that links open space areas, and is not already required by other adopted plans such as the City of Sacramento Bikeways Master Plan	(k) An off-street multi-use trail identified in the adopted City of Sacramento Bikeways Master Plan. These trails are considered the developer's obligation to construct.
(l) Privately owned and maintained and receive Quimby parkland credit in accordance with private recreation facilities crediting provisions of Section 16.64.100 of Sacramento Municipal Code.	(l) Open space that is provided to meet other developer requirements, such as for habitat mitigation or as an agricultural buffer as identified in a Community Plan.
(m) A publicly accessible rooftop facility that serves a recreational purpose atop privately or publicly owned buildings.	(m) Yards, setbacks, or other open space areas required to be privately maintained as part of the developer's obligation.
(n) Located in close proximity to a storm water detention basin and may be part of an area surrounding a detention basin.	
(o) Outside these parameters (for size, location, etc.) on a case-by-case basis and at the discretion of the City, provided they are found to have substantial recreational value.	
(p) Dedicated, improved, maintained, and/or programmed by the private sector	(p) Owned and controlled by the private sector

Next Steps

1. Adoption and Pilot Project.

Staff will return to Council in early summer 2008 for adoption of policies governing Small Public Places for inclusion in the City's 2008 *Park and Recreation Master Plan* update (*currently underway*), the *2030 General Plan*, *Central City Urban Design Guidelines & Plan*, and other relevant plans/documents.

Staff also intends to bring forward information on the design and estimated costs of SPP. A park site in the Central City will be selected as a pilot project to define conceptual designs, development, and maintenance costs of SPP. This pilot project will serve as a test case, allowing staff to refine and apply proposed policies, estimate development and operating costs, and provide design examples for SPP.

2. Future Phase: Costs, Implementation, and Guidelines.

- a. Higher Costs and Service Levels. City staff recognizes the higher costs for SPP and the need for increased service levels. Staff will further explore the higher costs and service levels associated with land acquisition, design, construction, on-going maintenance, security, and programming.
- b. Implementation Strategy. Financial strategies will be necessary to implement the above policies, including providing sufficient neighborhood and community park acres and adequate financing for the development and maintenance of SPP.

The Central City Community Planning Area is recommended as the first "test area" for initial implementation of the SPP project. A future task will include the analysis of the Central City to determine park deficiencies, current and future, and the development of a master planning map to show how and where the inclusion of Small Public Places can offset park deficiencies. The Central City has been selected due to its number of high density, infill developments, its visibility, and the City's current focus on a related project, the *Sacramento Central City Urban Design Guidelines & Plan*.

- c. Design Guidelines. Design guidelines will be developed to address such things as consistency with the character of the surrounding development and greater neighborhood, visibility and accessibility, and the amount of landscaping that will be incorporated into each type of SPP.

Attachment 2

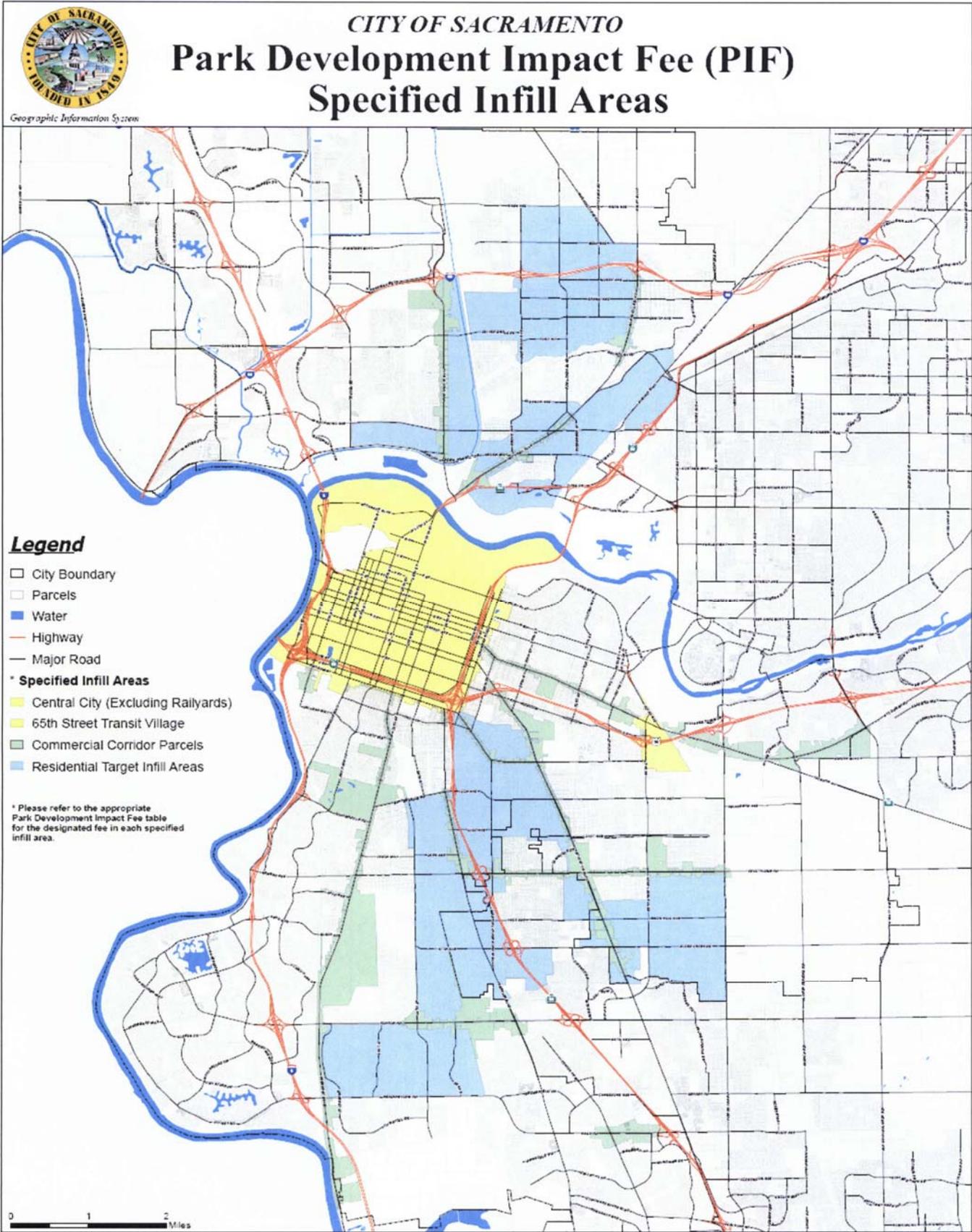
Proposed Small Public Places Policies

Policy 1. Target Areas

These policies will be applied citywide in the following geographic areas:

- a. "Specified Infill Areas" as defined in Resolution 2004-820 (adopted by City Council October 19, 2004) as follows:
 1. Residential infill target areas
 2. Commercial corridors
 3. Central City (excluding the Railyards)
 4. 65th Street Transit Village Area
 5. Council adopted amendments (*Note: to date there have been none*)
- b. Park deficient neighborhoods with no large undeveloped parcels.
- c. Additional areas on a case-by-case basis.

(CONTINUED, NEXT PAGE)



Policy 2. Park Purpose

The purpose of each Small Public Place will be determined as the basis for determining the appropriate location, size, configuration and design of each SPP. Park purpose includes:

a. Exercise

Example: Tot lots and play parks.

Typical Design Elements: Play areas, sports fields, play courts, walkways, drinking fountains, misters, par course, restrooms, art work.

b. Education

Example: Interpretive park, demonstration garden, sculpture garden.

Typical Design Elements: Plant material, signage, amphitheater, overlooks, seating, tactile elements, shade structures, artwork, design theme.

c. Reconnection or Socializing

Example: Any gathering spot.

Typical Design Elements: Benches, tables, shade structures, paved plazas, trees, plant material, drinking fountains, art work.

d. Relaxation

Example: Seating plazas, sunning parks.

Typical Design Elements: Trees & plants, benches, water feature, music, quiet areas, nature areas, shade structures, food, art work.

e. Special Use Venue

Example: Markets, fairs, entertainment (music, art, plays, etc.)

Typical Design Elements: Paved plazas, amphitheater, food, restrooms, benches, tables, electrical hook-up, lighting.

f. Historic or Cultural Heritage

Example: Memorial parks (Police, Martin Luther King Boulevard proposal), heritage parks.

Typical Design Elements: Paved plazas, amphitheater, shade structures, benches, kiosks, signage, art work, design theme.

Policy 3. Type & Size

Usually, SPP will be designated City parks that are smaller than five acres and larger than or equal to 1/18th of an acre in size (roughly 50 ft. x 50 ft.), with the minimum size varying by park type. Other options considered will be subject to Department of Parks and Recreation (DPR) approval on a case-by-case basis. DPR will consider the park's intended purpose in making a determination as to acceptance as an SPP and as a City park site.

**SMALL PUBLIC PLACES
TYPE & SIZE GUIDELINES**

TYPE*	MIN. SIZE GUIDELINE	DEFINITION	EXAMPLES
<u>TRADITIONAL PARKS</u> Urban Parks Small "Neighborhood Parks" Neighborhood/Village Greens Commons Tot Lots	1/3 acre	Primarily green/softscape with multiple recreational uses, usually within residential neighborhoods.	Fremont Park (Sacramento) St. Rose of Lima (Sacramento) J. Neely Johnson Park (Sacramento) Muir Park (Sacramento) Dixieanne Tot Lot (Sacramento) East Lawn Children's Park (Sacramento)
<u>PLAZA PARKS</u> Large to Small Plazas Civic Square Town Square Pocket or Vest Pocket Parks	1/10 acre (65' X 65')	Primarily hardscape for passive recreation, social gathering, and special events, usually adjacent to high-intensity development (residential, commercial, professional, institutional).	Chavez Plaza (Sacramento) Pioneer Square (Portland, OR) City Square (Melbourne, AU) Paley Park (NYC, NY)
<u>COMMUNITY GARDEN PARKS</u> Fruit & Vegetable Gardens Agriculture Plots	1/18 acre (2,400 s.f.)	Food producing with an active, hands-on interaction with plants for production.	Fremont Community Garden (Sacramento) Southside Community Garden (") J. Neely Johnson Park (") Candlestick Point Community Garden (S.F.)
<u>EXPERIENTIAL GARDEN PARKS</u> Horticulture/Flower Gardens Observation Zen/Meditative Arboretum Demonstration Gardens	1/18 acre (2,400 s.f.)	Theme gardens for learning, viewing, & interacting.	UC Davis Arboretum (Davis) Rose Garden (San Jose) Rain Garden (Portland, OR)
<u>PROMENADE PARKS</u> Promenades	50' min. width	Wider, non-vehicular, "external or edge" corridor serving as primary access to a park, open space or significant landscape feature; OR as a "destination" in-and-of-itself.	Railyards (Sacramento) Riverwalk Promenade (Sacramento & West Sac.) Embarcadero (S.F.) Third Street Promenade (Santa Monica) Las Ramblas (Barcelona, Spain)
<u>PASEO PARKS</u> Pedestrian Alley Systems Paseos	20' min. width	Narrower, non-vehicular, "internal" corridor serving as primary access to a park, open space or significant landscape feature; OR serving as part of a system or greater whole.	Township 9 (Sacramento) Railyards (Sacramento) El Paseo (Santa Barbara)

* The "type" of park is determined by the following:

- Size & Shape
- Surrounding Land Use
- Programming
- Purpose

Policy 4. Meeting Park Need with SPP

- a. On-Site Park Acreage Requirement. A private development project that includes residential will usually provide a minimum of 2.5 acres/1,000 population of park land through on-site land dedication within the project area.
- b. Range of Sizes. The City will determine and provide the appropriate mix of various sized neighborhood parks (from 1/18th of an acre to nine acres) and community parks (10 to 60 acres) to meet the needs of the residents of the development project area.

Policy 5. Siting

Small Public Places will be located:

- a. where easily accessible and visible to the public;
- b. with consideration to safety and security (providing "eyes on" the park);
- c. at strategic locations for maximum benefit to the general public and the neighborhood;
- d. in consideration to the park's purpose (see Policy 2); and
- e. in areas owned or otherwise controlled in perpetuity by the City of Sacramento.

Attachment 3

**Summary of Stakeholders Comments
for Small Public Places (SPP)**

COMMENT	STAFF RESPONSE
1) To SPP criteria, add: a place within a neighborhood/community that serves as a focal point, a gathering place, etc.	Special public places are included under the proposed park purpose of Reconnection/Socializing and/or Special Use.
2) Include water to the list of park elements (water features, fountains, ponds, etc.).	Done.
3) SPP should be incorporated around our light rail stations/transit villages. Get written comments from Regional Transit regarding the SPP proposal.	Regional Transit was invited to attend a SPP staff presentation, and will be asked to submit written review comments. RT's comments will be included in staff's report back to Council in summer 2008.
4) Due to heavy use and higher expectations for cleanliness and design, SPP do cost more to develop and maintain. The City must budget more and/or develop alternative programs/strategies to fund SPP. (Businesses and the City to share in cost of maintenance; encourage local neighborhoods to compete for public funding; secure/accept corporate funding; allow cart vendors, kiosks; encourage donations from private benefactors; pursue joint use and funding, etc.). Use Davis as a model.	ADDRESS IN NEXT PHASE: Cost and funding is to be addressed in Staff's report back to Council in summer 2008. Identify and estimate the increased costs associated with SPP and strategies for securing funding for design, construction, programming, maintenance, and security. Rooftop parks and indoor facilities are even more expensive and will require additional funding to develop and maintain.
5) Consider use of transportation funds for parks along pedestrian/bicycle links. Create more walkable neighborhoods and business districts.	ADDRESS IN NEXT PHASE: Cost and funding is to be addressed in Staff's report back to Council in summer 2008.
6) Accommodate exceptions in the design of SPP (i.e. size, use, design elements). Be flexible and responsive to the particular situation and neighborhood. (48 th and M St is a plaza smaller than 1/18 th of an acre. Similar plazas should qualify as SPP.)	The proposed minimum size for a SPP is a general rule intended for park planning and design purposes. Staff will be flexible and responsive, open to exceptions in minimum size and alternative uses on a case-by-case basis.
7) Be open to non-traditional park uses such as farmers' markets.	This can be, and is already being, done in City parks.
8) Landscaping alone should not constitute a SPP (i.e. medians and streetscapes).	To qualify, a SPP must be (1) designed and used primarily as a public park; or (2) be the primary access way to a park.
9) Where possible, build neighborhoods around parks. Savannah, Georgia has a variety of types of small parks as part of the community's historic fabric. Its small parks range from commercial, to residential, to "artsy", to passive, etc.	Agreed. ADDRESS IN NEXT PHASE: Use Savannah as one model for SPP. Policies and practices of other (model) cities will be addressed in Staff's report back to Council in summer 2008.

COMMENT	STAFF RESPONSE
10) Add pictures of rooftop gardens to the presentation.	Done.
11) Develop rooftop options for SPP as we create vertical neighborhoods in the downtown area. Ensure that rooftop parks are accessible to the public.	ADDRESS IN NEXT PHASE: Rooftop parks will be addressed in Staff's report back to Council in summer 2008.
12) Prepare an inventory of successful, heavily used small parks in the Sacramento area and in other cities. Use these existing examples as case studies for research and analysis.	ADDRESS IN NEXT PHASE: Policies and practices of other (model) cities will be addressed in Staff's report back to Council in summer 2008.
13) At transit oriented developments (TODs), the park standard of five acres /1000 residents is too restrictive, and should be lowered.	With Council approval, Staff agrees to accept park land dedications on-site at TODs as low as 2.5 acres per 1,000 residents. The balance of the park land requirement would be collected in park in-lieu fees (for an equivalent of five acres per 1,000 residents land and fee). Any lowering of the City's park land requirement below five acres per 1,000 residents would not be staff supported, and would have to be approved by City Council.
14) Include an art aspect to the Experiential Garden Parks purpose.	Incorporate into Design Guidelines.
15) Address safety and security issues in the design and siting of SPP (i.e. drugs, sex offenders, graffiti). Ensure "eyes on the park" and neighborhood ownership.	Park safety and security is an issue particularly at night and in certain neighborhoods. Safety and security can be enhanced through appropriate siting and good design.
16) Site SPP at strategic locations for maximum benefit and success.	Incorporate into Design Guidelines.
17) Central City needs to revamp and redefine its parks. Redesign underutilized parks around daytime and nighttime purposes. Identify opportunities for new park land acquisition in high-density, infill areas where vacant land is in short supply.	ADDRESS IN NEXT PHASE: Identify park opportunities within the Central City pilot area. Prepare a schematic Opportunities Map that includes areas for new SPP, and existing sites that are underutilized. Develop design and programming ideas by researching how other cities have successfully included SPP in their downtowns. Secure funding for re-developing existing, underutilized parks.
18) Provide creative alternatives to provide public parks in areas where land is limited. Provide separate, public elevators to rooftop gardens. Consider basement parks with bocce ball courts and bowling alleys. Provide indoor/underground community centers.	Incorporate into SPP implementation phase.

COMMENT	STAFF RESPONSE
19) Provide SPP in areas outside of the Central City, and in built-out areas short on parks with no proposed new development. In recognition of Smart Growth Principles, SPP should not be restricted to infill areas and park deficient neighborhoods with no large undeveloped parcels.	Establish incentives to encourage private property owners to dedicate park land. May be considered citywide on a case-by-case basis.
20) Add dog parks to SPP.	City dog parks are approximately two to four acres in size.
21) Include shade structures and trees in SPP for noise mitigation, cooling, and shade.	Incorporate into Design Guidelines.
22) The City needs to address the need for public restrooms in SPP. The higher the daily use, the greater the need for public restrooms.	Agreed; address in Design Guidelines.
23) Identify target opportunity areas in which to acquire and develop SPP when funding becomes available.	ADDRESS IN NEXT PHASE: Target certain neighborhoods for SPP to identify funding priorities.
24) Consider locating community gardens on school sites, good educational opportunity.	Incorporate into Design Guidelines.
25) Consider joint use of helicopter pads on rooftops as gardens/parks.	Noted.
26) Recognize privately owned and maintained spaces that meet SPP parameters as meeting Quimby parkland dedication requirements. Develop a policy for full or partial Quimby parkland credit for private ownership and maintenance.	In recognition of Smart Growth Principles, SPP should not be restricted to infill areas and park deficient neighborhoods with no large undeveloped parcels.
27) The policy for SPP credit for qualifying private development needs to be further developed and more clearly communicated.	New SPP policies and implementation will serve to do this.
28) Private sector businesses would be interested in maintaining public SPP adjacent to private development and are better apt to maintain SPP to a high standard.	The City is interested in further discussion with the private sector to implement this joint venture.
29) The City should be open to granting parkland (Quimby) credit to easements and rights-of-way that would otherwise meet SPP criteria, especially if maintenance and operations of the SPP are provided by the private sector.	This is contrary to City Code and would have to be approved by City Council.
30) Small Public Places should be allowed throughout the City, not just in infill areas and park deficient neighborhoods. The City should accept SPP in other areas, especially if maintenance and operations of the SPP are provided by the private sector.	City can approve SPP on a case-by-case basis in areas outside of infill areas and park deficient neighborhoods.

COMMENT	STAFF RESPONSE
31) City should develop a policy for the inclusion of SPP in economically depressed, park-deficient areas where traditional park funding (Quimby, Park Impact Fees) is not available.	SPP can be provided within these areas if adequate funding is identified.
32) City should be careful in maintaining the right balance between the number and acreage of Small Public Places and needed larger parks.	Agreed.
33) Park credit should not be given to areas intended to serve private residents, such as to a small public plaza adjacent to a large, private HOA pool; or to a paseo that has as its primary purpose pedestrian circulation to private residents.	Agreed.
34) Some of the best locations for SPP are within commercial developments. However, commercial developments are not required by the City to provide park acreage, and so have little incentive to include parks. Perhaps some incentive or stream-lined method could be developed whereby a residential developer works with a commercial developer on an adjacent block to get Quimby credit for providing a public park within a commercial development.	Address in next phase.
35) BIA developers voiced an interest in meeting with the City to further discuss and develop SPP ideas and parameters. Schedule a brain-storming session prior to Council approval of proposed SPP policies.	Staff will schedule this meeting prior to Council adoption of proposed SPP policies in summer 2008.
36) Consider surrounding uses and adjacent zoning (residential vs. commercial) when determining SPP purpose, park type, and improvements.	Incorporate into Design Guidelines.
37) Include a definition of small public places in the SPP policies –what it is and is not. State that City parks, including SPP, must be publically owned, but can be publically or privately maintained.	Refer to the proposed Parameters Defining "Small Public Places" table (Attachment 1).
38) Promote environmentally sound, green policies in developing SPP.	Noted.

Comments gathered from the following meetings:

1. City Council (05/30/2006)
2. Public Workshop (10/25/2007)
3. Park and Recreation Commission (11/07/2007)
4. Planning Commission (11/15/2007)
5. Sacramento Youth Commission (11/19/2007)
6. Development Oversight Commission (12/03/2007)
7. River District Board (12/05/2007)
8. Building Industry Association (1/9/08)
9. City Staff "Policy Team" (1/10/08)



**small
public
places**

THE CITY OF SACRAMENTO

small public places

FOR SACRAMENTO

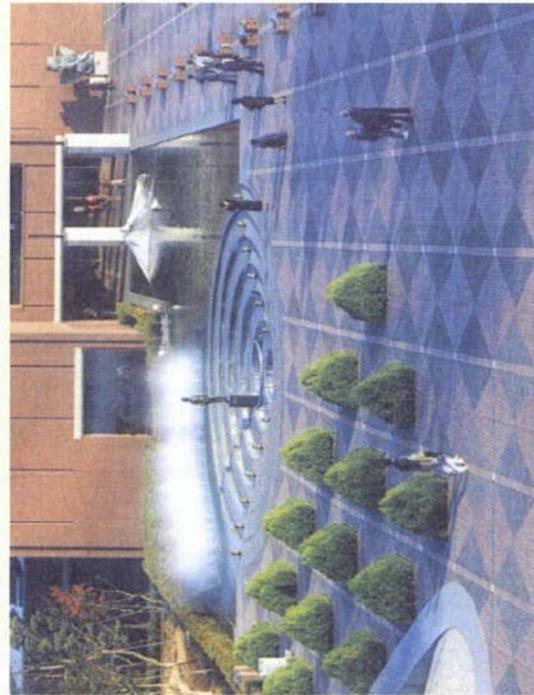
PARKS & RECREATION DEPARTMENT

APRIL 1, 2008



1

“The image of a great city stems largely from the quality of its public realm ~ its streets, plazas, parks, squares, plazas, and waterfronts.”



COURTESY OF EDAW & THOMAS ENTERPRISES

Cyril B. Paumier



2

BACKGROUND/PURPOSE

- Return per Council direction from May 2006
- Present Proposed Vision, Purpose, Policies



COURTESY OF EDAW & THOMAS ENTERPRISES



COURTESY OF EDAW & THOMAS ENTERPRISES

VISION & PURPOSE

- **Fill existing park need gaps**
- **Create public gathering places**
- **Foster sense of community**



VANCOUVER, CANADA





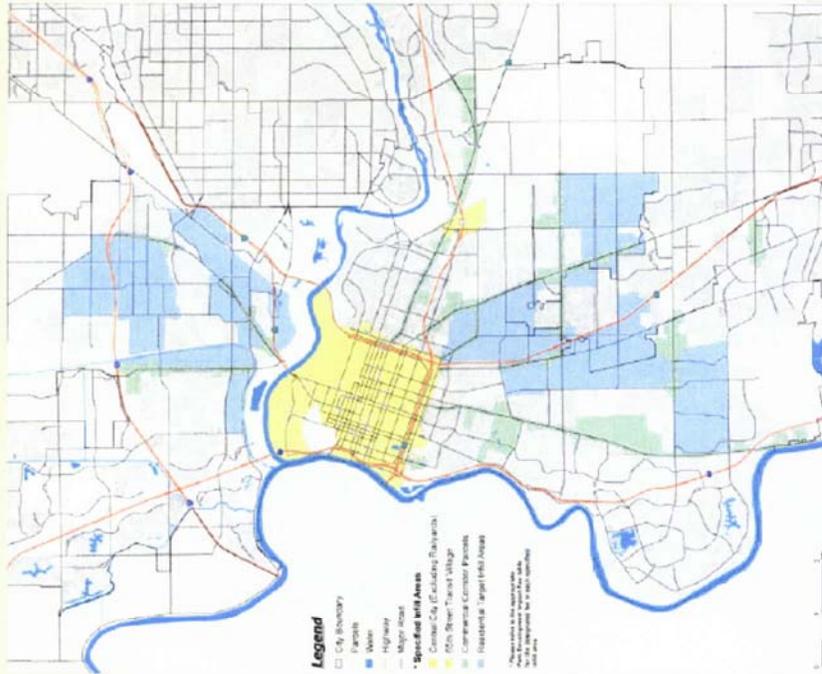
**CHAVEZ PLAZA
SACRAMENTO, CALIFORNIA**

PROPOSED POLICY I

Geographic

Target Areas:

- Specified Infill Areas
- Neighborhoods needing parks with no large undeveloped parcels

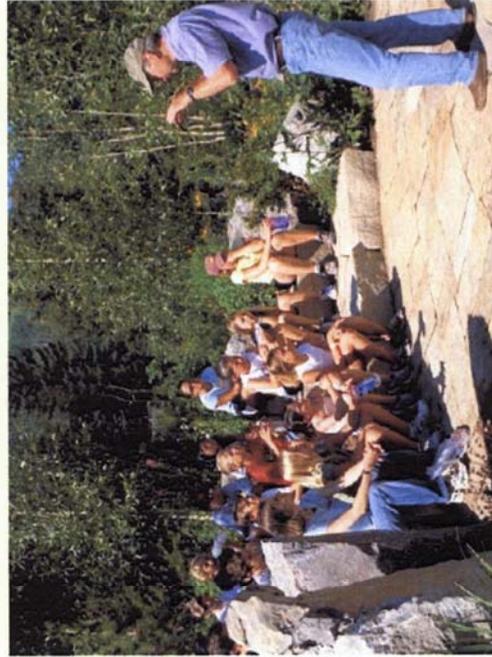


**Specified Infill Areas
(Parks only)**

PROPOSED POLICY 2

Park “Purpose”:

Determines location, size, configuration and design



COURTESY OF ED AW & THOMAS ENTERPRISES

I. EXERCISE



9

2. EDUCATION



3. RECONNECTION / SOCIALIZING



4. RELAXATION

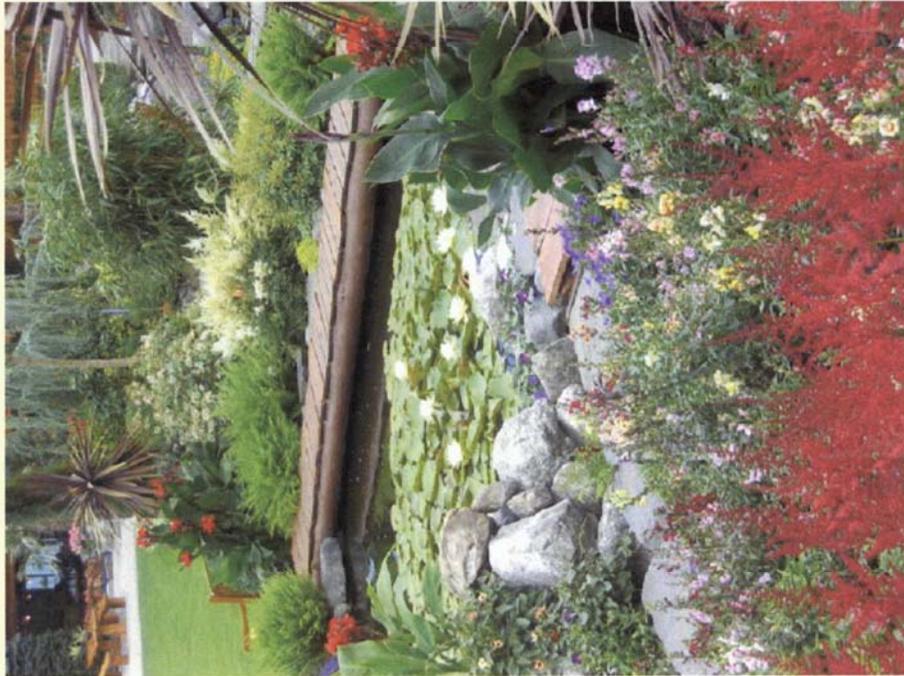


5. SPECIAL USE VENUE



COURTESY OF EDAW & THOMAS ENTERPRISES

6. HISTORIC OR CULTURAL HERITAGE



PROPOSED POLICY 3

Size of Small Public Places:

- From 1/18th to 5 acres
- Minimum size varies by park type



COURTESY OF EDAW & THOMAS ENTERPRISES



COURTESY OF EDAW & THOMAS ENTERPRISES

“TRADITIONAL” PARKS

Min. Size: .33 acres

Primarily green/”softscape” with multiple recreational uses, usually within residential neighborhoods

- **Urban Park**
- **Neighborhood Park**
- **Village Green**
- **Commons**
- **Tot Lot**



COURTESY OF EDAW & THOMAS ENTERPRISES



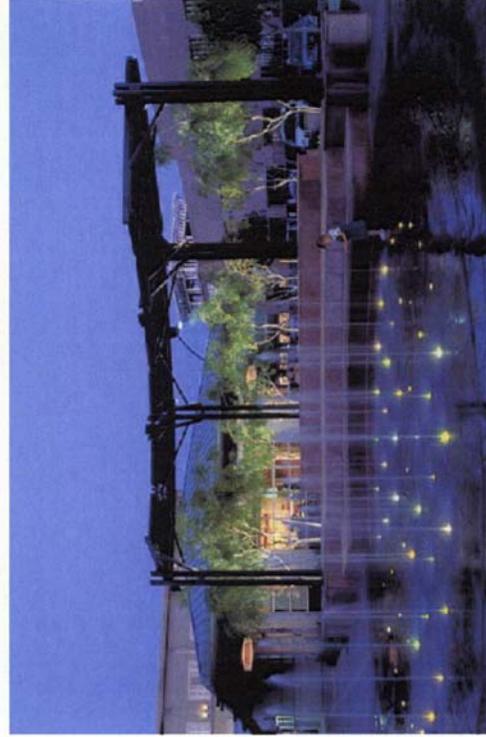
**YERBA BUENA GARDENS (ROOFTOP)
SAN FRANCISCO, CA**

PLAZA PARKS

Min. Size: 0.1 acres

Primarily "hardscape" for social gathering, special events, passive recreation; usually adjacent to high-intensity development

- **Plaza**
- **Civic Square**
- **Pocket Park**
- **Town Square**



COURTESY OF EDRAW & THOMAS ENTERPRISES



**PALEY PARK
NYC, NEW YORK**

COMMUNITY GARDENS

Min. Size: 2,400 sq.ft. (1/18th of acre)

Active, hands-on interaction with plants for food production

- **Agriculture**
- **Community driven**





**FREMONT COMMUNITY GARDEN
SACRAMENTO, CALIFORNIA**

EXPERIENTIAL GARDEN

Min. Size: 2,400 sq. ft. (1/18th of acre)

**Theme gardens for learning, viewing,
interacting**

- **Observation**
- **Zen / Meditation**
- **Demonstration**
- **Horticulture/
Flower Garden**





RAIN GARDEN PORTLAND, OREGON

PROMENADE PARK

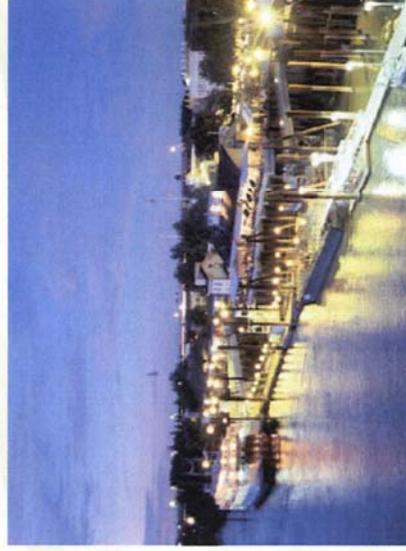
Min. Size: 50' min. width

Wide, non-vehicular corridor serving as primary access to park, open space or significant landscape feature, OR as a “destination” in and of itself

- **Riverwalks**
- **Outdoor Malls**
- **“External” Corridor or “Edge”**



COURTESY OF EDAW & THOMAS ENTERPRISES



COURTESY OF EDAW & THOMAS ENTERPRISES



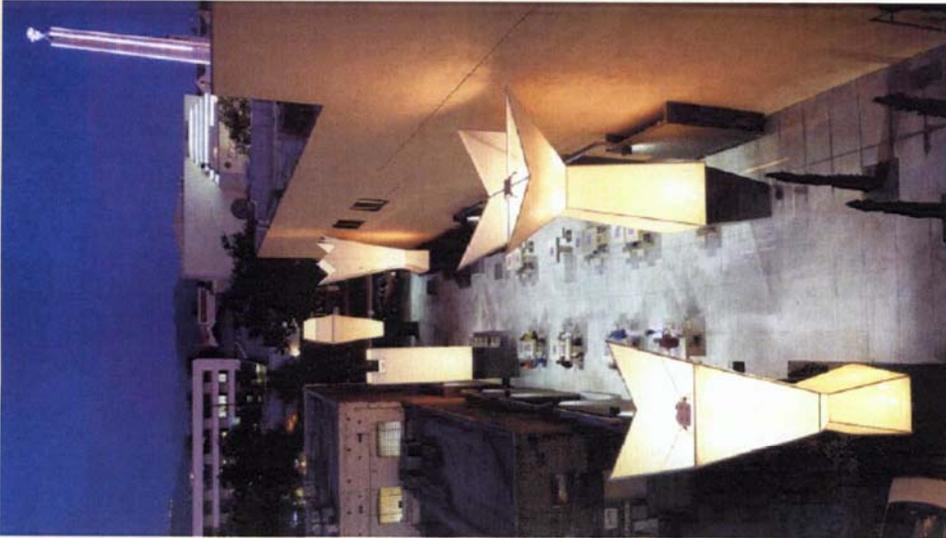
THIRD STREET PROMENADE SANTA MONICA, CALIFORNIA

PASEO PARK

Min. Size: 20' wide

Narrow, non-vehicular corridor serving as primary access to park, open space or significant landscape feature, OR serving as part of a system or greater whole

- **Alley Systems**
- **“Internal” Corridor**
- **Township 9, Railyards**



**CHESS PARK
GLENDALE, CALIFORNIA**

PROPOSED POLICY 4

Park Need w/in Designated Areas

- **On-Site Park Acreage Requirement**
- **Total Park Acreage Requirement**
- **Range of Sizes**



COURTESY OF EDAW & THOMAS ENTERPRISES

NEXT STEPS

Early Summer 2008: Policy Adoption

- **Select pilot park site in Central City**
- **Define conceptual designs and associated development and maintenance costs**

NEXT STEPS

Higher Costs and Service Levels

- Land acquisition
- Design and construction
- Ongoing maintenance
- Security
- Programming



COURTESY OF EDAW & THOMAS ENTERPRISES

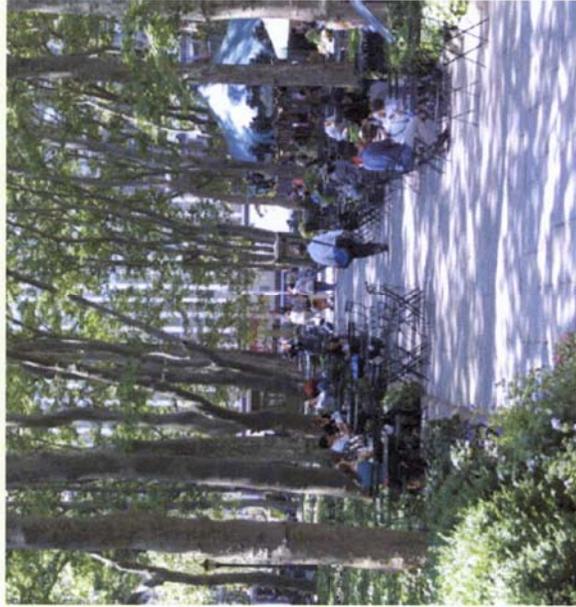


COURTESY OF EDAW & THOMAS ENTERPRISES

NEXT STEPS

Implementation Strategy

- Develop strategy to implement proposed policies for Council adoption
- Include sufficient park acres and financing



COURTESY OF ED AW & THOMAS ENTERPRISES

NEXT STEPS

Establish Design Guidelines



COURTESY OF EDRAW & THOMAS ENTERPRISES