



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY  
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
**September 23, 2008**

**Honorable Mayor and Members of the City Council  
Chair and Members of the Redevelopment Agency**

**Title: Neighborhood Park Improvements in Del Paso Heights and North  
Sacramento Redevelopment Project Areas**

**Location/Council District:**

Hagginwood, Mama Marks, and Robertson Parks - Del Paso Heights Redevelopment Area

Rea Park and Triangle Park - North Sacramento Redevelopment Area, District 2

**Recommendation:** 1) Adopt a **City Council Resolution** to: a) authorize the City Manager or his designee to enter into Individual Project Agreements with the Redevelopment Agency of the City of Sacramento (Agency) to accept Agency funds in the amount of \$1,975,000 for the Del Paso Heights and North Sacramento Park Improvement Projects; and c) amend the FY08/09 Budget of the City's Capital Improvement Program by appropriating \$1,975,000 to the Project; c) make related findings; 2) Adopt a **Redevelopment Agency Resolution** a) amending the 2008 SHRA budget to transfer \$1,425,000 of Del Paso Heights Redevelopment Area Tax Exempt Bond funds and \$435,000 of North Sacramento Redevelopment Area Developer's Assistance funds and \$115,000 of North Sacramento Redevelopment Area Bank of America Credit Agreement funds to the Del Paso Heights and North Sacramento Park Improvement Projects respectively; b) authorizing the Executive Director to execute an Individual Project Agreement (IPA) with the City of Sacramento for the park improvement projects; and c) make related findings.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1316; Sarah Hansen, Redevelopment Manager, Community Development, 440-1399 x1415; Jonathan Rewers, Parks and Recreation Analyst, 808-7590; J.P. Tindell, Park Planning and Development Manager, 808-1955

**Presenters:** Erika Bumgardner, Senior Redevelopment Planner

**Department:** Sacramento Housing & Redevelopment Agency and Parks and Recreation



Park Improvements – Del Paso Heights and North Sacramento

**Description/Analysis**

**Issue:** Five important neighborhood and community parks located within the Del Paso Heights and North Sacramento Redevelopment project areas are experiencing blighting conditions and safety issues as a result of poor site design, limited visibly and/or insufficient infrastructure such as lighting and fencing. These five parks include Hagginwood, Mama Marks, Robertson, Rea and Triangle. On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan (PSIP)*. As part of the PSIP, the City Council approved action plans for nine City parks to implement capital improvements and operational enhancements to make these parks positive, clean, vibrant and safe environments for park users. Hagginwood Park, located in the Del Paso Heights Redevelopment Area, is facing the greatest need for improvements due to criminal activity, particularly drug related activity. Rea Park, located in the North Sacramento Redevelopment Area, is currently experiencing significant policing demands due to vagrancy, alcohol and drug use. The remaining parks are in need of renovations and upgrades.

Proposed improvements and objectives for each park are outlined in further detail below:

**DEL PASO HEIGHTS REDEVELOPMENT AREA**

**Hagginwood Park**

**Project Description:** Develop master plan-recommended improvements including but not limited to: new playground areas; group picnic areas; a skateboard park; water mister stations; a formal park entrance with landscaping; a walking/jogging trail; parking lot improvements and/or expansion; and a sports complex.

**Project Objectives:** Improve safety and provide an attractive and useful community park public space.

**Estimated Cost:** \$1,000,000

**Estimated Completion Date:** Summer 2010

**Mama Marks Park**

**Project Description:** Improve landscaping around the baseball field and parking lot; renovate existing parking lot, including the addition of an Americans with Disabilities (ADA) accessible ramp; replace the drinking fountains; install dug out fencing at the baseball field; abandon and incorporate adjacent alley parcel into park property.

**Project Objectives:** Improve the area surrounding the baseball field to encourage youth and families to use the baseball field; reopen the parking lot, which has been closed to the public for several years as it does not meet code requirements and is in need of repair.

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**Estimated Cost:** \$125,000

**Estimated Completion Date:** Spring 2009

**Robertson Park**

**Project Description:** Remove existing deteriorating tennis court paving, perimeter fencing fabric, landscaping and irrigation. Construct a concrete pad on the same footprint as the existing tennis court, install modular skate park ramps on the new paving, modify the existing fence post to lower from the current height of 10 feet to 6 feet and install new fence fabric. Upgrade irrigation and landscaping along the skate park perimeter.

**Project Objectives:** Renovate and upgrade amenities of this important and well used neighborhood park.

**Estimated Cost:** \$300,000

**Estimated Completion Date:** April 2009

**NORTH SACRAMENTO REDEVELOPMENT AREA**

**Rea Park**

**Project Description:** Update park master plan. Design and construct first phase improvements based on recommendations developed in the master plan.

**Project Objectives:** Improve safety and provide an attractive and useful neighborhood park public space for the surrounding community.

**Estimated Cost:** \$400,000

**Estimated Completion Date:** Summer 2010

**Triangle Park**

**Project Description:** Design and construct park improvements including but not limited to: play equipment; site furniture additions and upgrades; and additional landscape improvements.

**Project Objectives:** Renovate and upgrade amenities of this important and well used neighborhood park.

**Estimated Cost:** \$150,000

**Estimated Completion Date:** Summer 2010

**Policy Considerations:** The proposed park improvements will assist in the elimination of blight and barriers to redevelopment associated with safety concerns and inadequate public amenities in the Del Paso Heights and North Sacramento Redevelopment Project Areas. The proposed action is consistent with the Del Paso Heights and North Sacramento Five-Year Implementation

Park Improvements – Del Paso Heights and North Sacramento

Plans which emphasize enrichment of community facilities as a redevelopment goal in each of the communities.

The recommended improvements implement actions included in the *Parks and Recreation Safety Implementation Plan* (Resolution 2008-217) and are consistent with policies in the City Council adopted *2005-2010 Parks and Recreation Master Plan* (Policy 1.6, 2.3, 3.3, 13.22, 13.26, 13.32 and 13.37) and with the City's strategic plan to achieve sustainability and livability throughout the City.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed park improvements are exempt under CEQA per guideline Section 15301(c) which exempts repair or minor alteration of existing infrastructure such as lighting, landscaping, sidewalks and bike paths; Section 15303 which exempts construction or placement of minor structures accessory to existing facilities; Section 15303 which exempts new construction or conversion of small structures; and Section 15304, which includes new gardening or landscaping.

**Sustainability Considerations:** The proposed park improvements achieve the following City of Sacramento Sustainability Master Plan goals: Create "Healthy Urban Environments" through Restorative Redevelopment (*Public Health and Nutrition*); and Provide accessible parks and open spaces, and maintain and expand the urban forest (*Parks, Open Space, and Habitat Conservation*).

**Committee/Commission Action:** *Del Paso Heights Redevelopment Advisory Committee (RAC Action):* Due to the lack of quorum at the August 28, 2008 meeting, the item will be presented to the RAC on September 18, 2008. It is anticipated that the RAC will approve the staff recommendation at this time. Staff will report back to the Redevelopment Agency Board in the event that this does not occur.

*North Sacramento Redevelopment Advisory Committee (RAC Action):* At its meeting on August 6, 2008, the RAC adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Armstrong, Charland, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, Veden

NOES: None

ABSENT: Adams, Clark

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*Sacramento Housing and Redevelopment Commission Action:* At its meeting on September 3, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Dean, Fowler, Gore, Mohr, Morgan, Shah

NOES: None

ABSENT: Otto, Stivers

The Parks and Recreation Commission participated in a public workshop on February 20, 2008, as part of the Park Safety Audit process. Members discussed and made recommendations on the nine parks selected for a Park Safety Audit. Staff's final recommendations were supported by the Parks and Recreation Commission at its March 6, 2008 meeting.

**Rationale for Recommendation:** According to two public surveys of residents within the City of Sacramento, the public's perception of the safety of parks and recreation facilities has declined since 2003. A comprehensive strategy targeted at the facility/neighborhood level was recommended to ensure that the City's park and recreation system creates a positive, clean, vibrant and safe environment. On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan (PSIP)*.

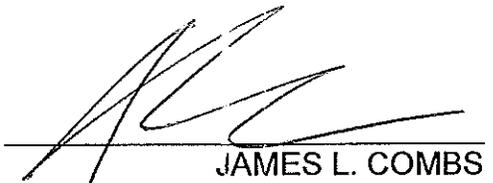
Funding has been identified by the Agency for the proposed improvement projects. The identified neighborhood parks provide much needed recreational opportunities to the surrounding Del Paso Heights and North Sacramento communities. Several of the parks have a high rate of police-related incidents, and therefore require improved public safety measures. Additionally, a lack of upgraded recreational amenities such as play equipment, benches and landscaping has reduced the appeal of these parks to their intended users, specifically area youth and families. The combined safety, recreational, and aesthetic improvements recommended will enhance the quality, usability and enjoyment of each park.

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**Financial Considerations:** Staff recommends a budget amendment to appropriate \$1,425,000 of Del Paso Heights Redevelopment Area Tax Exempt Bond funds and \$435,000 of North Sacramento Redevelopment Area Developer’s Assistance funds and \$115,000 of North Sacramento Redevelopment Area Bank of America Credit Agreement funds to the Del Paso Heights and North Sacramento Park Improvement Projects respectively in order to execute an IPA with the City to begin design and construction of identified park improvements in each community.

**M/WBE Considerations:** The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:   
LA SHELLÉ DOZIER  
Interim Executive Director

Respectfully Submitted by:   
JAMES L. COMBS  
Director of Parks and Recreation

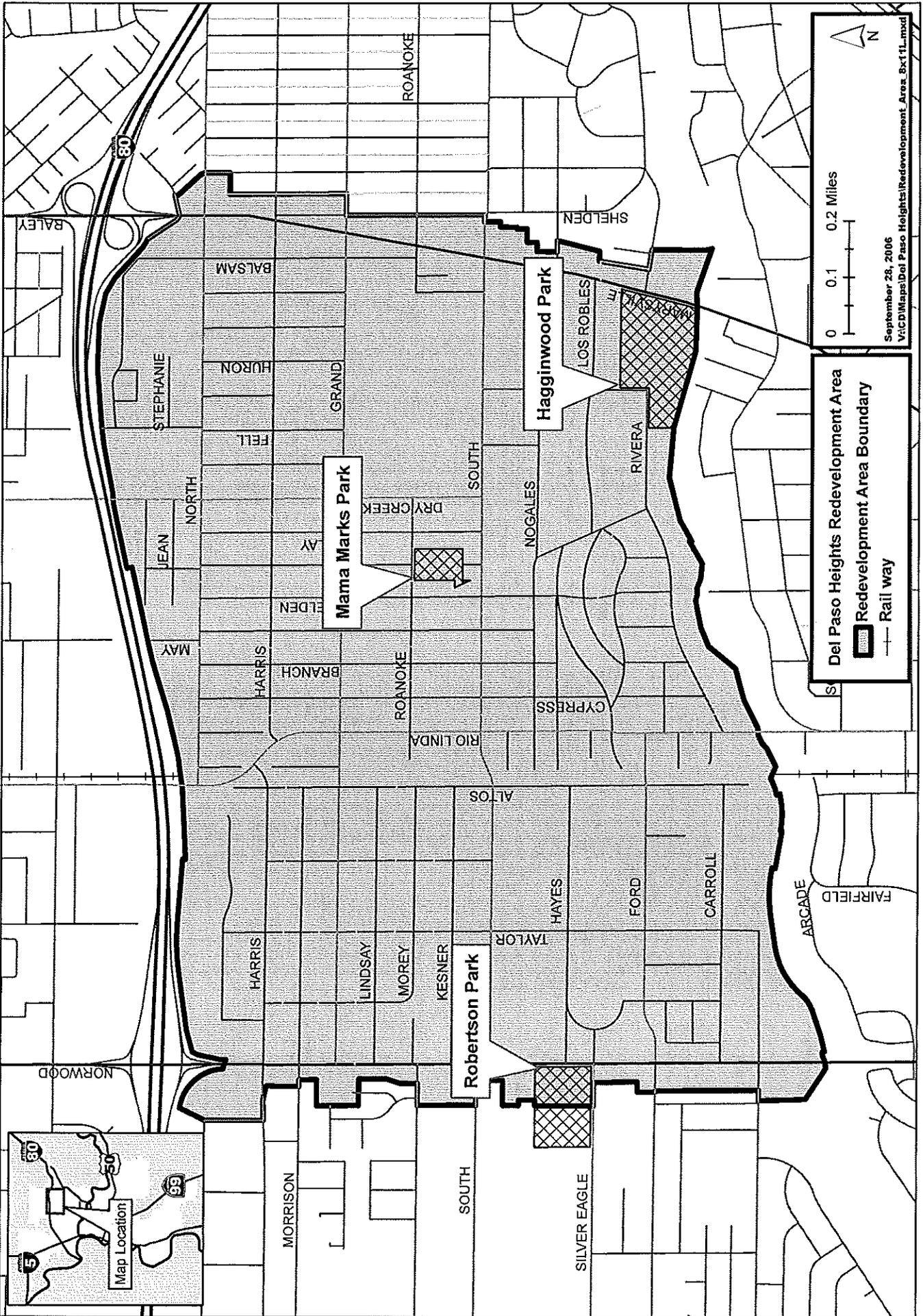
Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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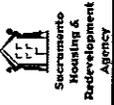
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# Del Paso Heights Redevelopment Area

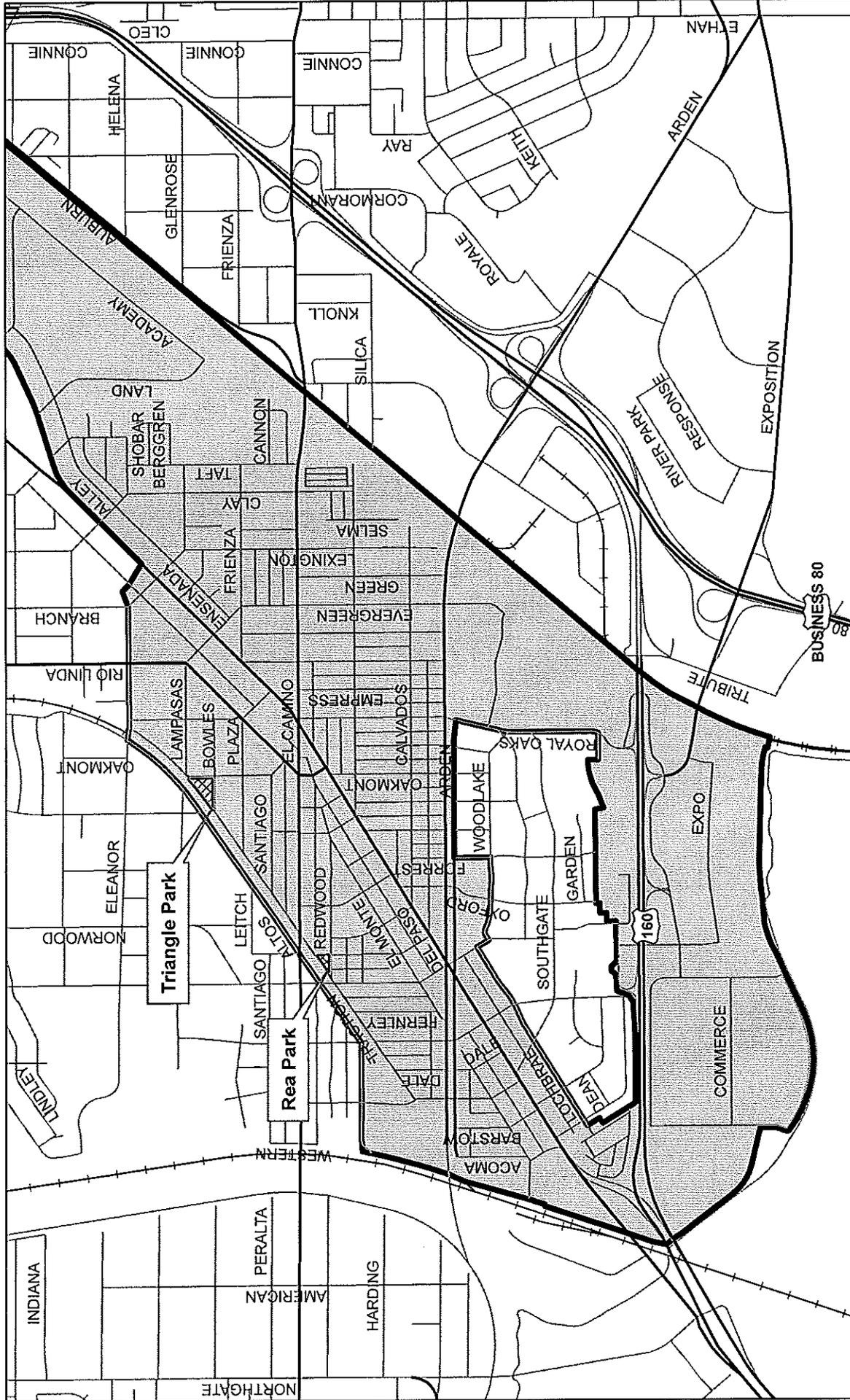
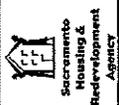


September 28, 2006  
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Del Paso Heights Redevelopment Area  
 Redevelopment Area Boundary  
 Rail way



# North Sacramento Redevelopment Area



**North Sacramento Redevelopment Area**

- Redevelopment Area Boundary
- Rail way

0 0.1 Miles

September 28, 2006  
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Park Improvements – Del Paso Heights and North Sacramento

## **RESOLUTION NO. 2008-**

**Adopted by the Sacramento City Council**

on date of

### **APPROVAL OF BUDGET AMENDMENT TO ALLOCATE FUNDS FOR THE DEL PASO HEIGHTS AND NORTH SACRAMENTO PARK IMPROVEMENT PROJECTS – HAGGINWOOD, MAMA MARKS, ROBERTSON, REA AND TRIANGLE PARKS; AUTHORIZATION TO ENTER INTO INDIVIDUAL PROJECT AGREEMENTS WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS**

#### **BACKGROUND**

- A. The Del Paso Heights and North Sacramento Redevelopment Project Areas are located in the City of Sacramento.
- B. The Del Paso Heights Redevelopment Advisory Committee recommended allocation of \$1,425,000 of Del Paso Heights Redevelopment Area Tax Exempt Bond funds to the Hagginwood, Mama Marks, and Robertson Parks Improvement Projects.
- C. The North Sacramento Redevelopment Advisory Committee recommended allocation of \$550,000 of North Sacramento Redevelopment Area Tax Increment Capital Project funds to the Rea and Triangle Parks Improvement Projects.
- D. The five identified neighborhood and community parks located within the Del Paso Heights and North Sacramento Redevelopment Project Areas (“Project Areas”) are experiencing blighting conditions and safety issues as a result of poor site design, limited visibility and/or insufficient infrastructure such as lighting and fencing.
- E. The identified neighborhood parks provide much needed recreational opportunities to the surrounding Del Paso Heights and North Sacramento communities. Several of the parks have a high rate of police-related incidents and therefore require improved public safety measures.
- F. Council has determined that no current alternative funding sources are available for these Projects.

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**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. In accordance with California Redevelopment Law Section 33445, the City further finds and determines that:
- (a) The Park Improvement Projects will benefit the Project Areas by enhancing safety and recreational opportunities in the Project Areas.
  - (b) No other reasonable means of financing the Projects are available to the community.
  - (c) The payment of the costs for the Park Improvement Projects is consistent with the Project Area Implementation Plans by assisting elimination of the blighting influences of inadequate, under capacity, and dilapidated infrastructure inside the Project Area.
- Section 2. The City Manager, or his designee, is authorized enter into Individual Project Agreements with the Redevelopment Agency of the City of Sacramento (Agency) to accept Agency funds in the amount of \$1,975,000 for the Del Paso Heights and North Sacramento Park Improvement Projects.
- Section 3. The FY 08/09 Capital Improvement Program is amended by appropriating \$1,975,000 to the Del Paso Heights and North Sacramento Park Improvement Projects.
- Section 4. The City Manager, or his designee, is authorized to take all actions and execute such instruments as may be necessary to implement the Individual Project Agreements.

Park Improvements – Del Paso Heights and North Sacramento

## **RESOLUTION NO. 2008 -**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**APPROVAL OF THE DEL PASO HEIGHTS AND NORTH SACRAMENTO PARK IMPROVEMENT PROJECTS – HAGGINWOOD, MAMA MARKS, ROBERTSON, REA AND TRIANGLE PARKS; AMENDMENT OF THE 2008 AGENCY BUDGET TO ALLOCATE \$1,425,000 OF DEL PASO HEIGHTS REDEVELOPMENT AREA TAX EXEMPT BOND FUNDS AND \$550,000 OF NORTH SACRAMENTO REDEVELOPMENT AREA TAX INCREMENT CAPITAL PROJECT FUNDS TO THE PROJECTS; AND RELATED FINDINGS**

### **BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento (“Agency”) has adopted the Del Paso Heights and North Sacramento Redevelopment Plans (“Redevelopment Plans”) and the 2008-2012 Implementation Plan for the Del Paso Heights Redevelopment Project Area and the 2005-2009 Implementation Plan for the North Sacramento Redevelopment Project Area (“Project Areas”).
- B. The park improvement projects are consistent with the goals and strategies of the Five-Year Implementation Plans to eliminate blight and blighting conditions associated with safety concerns and inadequate public amenities and emphasize enrichment of community facilities as a redevelopment goal in each of the communities.
- C. Five important neighborhood and community parks located within the Del Paso Heights and North Sacramento Redevelopment Project Areas are experiencing blighting conditions and safety issues as a result of poor site design, limited visibility and/or insufficient infrastructure such as lighting and fencing. These five parks include Hagginwood, Mama Marks, Robertson, Rea and Triangle.
- D. The identified neighborhood parks provide much needed recreational opportunities to the surrounding Del Paso Heights and North Sacramento communities. Several of the parks have a high rate of police-related incidents and therefore require improved public safety measures.
- E. There is no other reasonable source of funds available to the community for financing these Projects.

Park Improvements – Del Paso Heights and North Sacramento

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings are approved.
- Section 2. In accordance with the California Community Redevelopment Law Section 33445, the Redevelopment Agency of the City of Sacramento finds and determines that:
- (a) The proposed action, allocating \$1,425,000 of Del Paso Heights Redevelopment Area Tax Exempt Bond funds and \$550,000 of North Sacramento Redevelopment Area Tax Increment Capital Project funds to the Del Paso Heights and North Sacramento Park Improvement Projects respectively to execute an Individual Project Agreement (IPA) with the City of Sacramento to begin design and construction of identified park improvements in each community benefits the respective project areas.
  - (b) There are no other reasonable financial resources available to the community to finance the design and construction of the proposed park improvements.
  - (c) The proposed action furthers the goals of the Del Paso Heights and North Sacramento Redevelopment Areas and their Five-Year Implementation Plans adopted by the Sacramento City Council, by assisting elimination of the blighting influences of inadequate, under capacity, and dilapidated infrastructure inside the Project Area.
- Section 3. The Executive Director, or her designee, is authorized to amend the Agency's budget to allocate \$1,425,000 of Del Paso Heights Redevelopment Area Tax Exempt Bond funds and \$550,000 of North Sacramento Redevelopment Area Tax Increment Capital Project funds to the Del Paso Heights and North Sacramento Park Improvement Projects respectively.
- Section 4. The Executive Director, or her designee, is authorized enter into Individual Project Agreements with the City of Sacramento for the Del Paso Heights and North Sacramento Park Improvement Projects.

