

RESOLUTION NO. 2010-176

Adopted by the Sacramento City Council

April 1, 2010

PROVIDING POLICY DIRECTION FOR THE CURTIS PARK VILLAGE PROJECT (P04-109)

BACKGROUND

- A. The Curtis Park Village Development Project (P04-109) consists of the planned development of approximately 72 acres with commercial, retail, and office space (259,000 sq. ft.), single family residences (189 units), three multi-family housing communities (338 units), and a 6.8± net acre neighborhood park/detention basin.
- B. On April 1, 2010, the City Council conducted a public hearing and received and considered evidence concerning the Curtis Park Village Development Project and certified the Environmental Impact Report (EIR) for the Project, but deferred action on the Project entitlements. The City Council wishes to direct staff to incorporate refinements into the Project entitlements that will be acted upon by the City Council at the future date. The refinements to be incorporated are attached to this Resolution as Exhibits A and B.

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

- Section 1. Staff is directed to incorporate the refinements as described in Exhibits A and B into the Project entitlements, so that the City Council may take action upon the Project entitlements at a future date.
- Section 2. Exhibit B shall be modified so that the park site does not show future amenities. The park amenities will be shown in the approved Master Plan for the park.
- Section 3. Exhibits A and B are a part of this Resolution.

Table of Contents:

- Exhibit A: Curtis Park Village Description of Project Refinements
Exhibit B: Curtis Park Village Illustrative Plan of Project Refinements

Adopted by the City of Sacramento City Council on April 1, 2010 by the following vote:

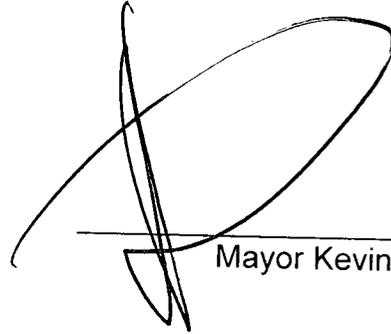
Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.

Attest:

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke.

Mayor Kevin Johnson

for Dawn Bullwinkel
Shirley Concolino, City Clerk

Exhibit A: Curtis Park Village Description of Project Refinements

CURTIS PARK VILLAGE

April 1, 2010

1. **BRIDGE:** Applicant agrees to provide to the City an easement in favor of the City for the ramp and landing of the footbridge. The ramp and landing of the footbridge shall be per the City's preliminary design. The purpose of this location is to make the ramp and landing more visible to the pedestrian and bicycle riders. Furthermore, Applicant agrees to connect the bridge with the Village Green via a pedestrian walkway.
2. **GRID:** The private roads marked "Access Easements" shown on the Exhibit shall be designated and constructed by the Applicant to look like and function as a typical street and remain under private ownership. The southernmost "Access Easement shall be a "main street" and constructed to accommodate standard sidewalks on both sides of the street with curbs, gutters, and street lighting. The pedestrian connection that connects the park to the southern end of the neighborhood commercial center and as shown on Exhibit shall be a minimum of 8 feet in width and shall incorporate design features such as landscaping, art and arbors and the Applicant will design the areas around the "Driveway Typical" to facilitate maximum pedestrian connections. The applicant agrees to amend the proposed PUD to address this issue. The applicant agrees to construct the buildings in locations in general compliance with the site plan, including frontage on Road A. 10th Avenue shall have vehicle access to the existing Curtis Park. Applicant will consider locating buildings on each side of the Access Easement in the Commercial Area and Applicant will consider locating main entrances to buildings so they front onto the southernmost access easements.
3. **TENANT SIZE:** The Applicant agrees to limit the footprint of each tenant to no greater than 60,000 square feet of sales floor area or 65,000 square feet of total ground floor area and agrees to construct the buildings in general compliance with the Exhibit. The applicant shall be entitled to construct any use above the ground floor up to the limits described in the PUD Schematic Plan. Applicant agrees to articulate the building facades to address mass and scale. The intent of this provision is to allow additional vertical development and/or mixed uses in the commercial area. Articulation of building facades shall reflect an urban form. This will not prohibit housing above the ground floor and the housing square footage will not count against the overall square footage.
4. **FLEX ZONE:** The commercial area north of 10th Avenue (five acres) shall be described in the PUD as a "Flex Zone" that will require the City Council to approve any future plan. The "Flex Zone" shall include residential, commercial (including recreational and entertainment uses), office, or public uses. The "Flex Zone" is created in recognition that development is not expected to occur for a number of years and market conditions will likely change during this period of time.

For the above 4 items the Applicant will amend and develop the PUD in substantial compliance with the Curtis Park Village Illustrative Plan dated April 1, 2010.
5. **RAP AMENDMENT:** Subject to economic feasibility and approval by DTSC, the applicant will amend the RAP to reduce or potentially eliminate the containment cell in the park and utilize alternative locations on-site for the contaminated material. The applicant believes that such alternatives may be feasible based on recent information; however, the applicant is still working on these alternatives and will report back to

Council on this issue within 90 days. Based upon information received to date, the Applicant currently anticipates that a 2 acre containment cell for the highest level of contaminated soil at the site will be required. The priority for the location of the containment cell shall be:

1. 2 acres in the Flex Zone on the site under parking.
2. Under a hard surface in the Village Green
3. Under hard surface uses in the park: In the event that toxics need to be buried under hard surfaces in the park (such as tennis courts or basketball courts), the applicant will return to the city council to ask for approval.

Should the containment cell need to be located in the park the request to do so will be made to the City Council. Contaminated soil that is below "commercial standards" per the approved RAP, excavated from the site, may be used as fill material under streets and under parking lots, and commercial building pads in the commercial zones.

