



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 5/29/2012

Report Type: Consent

Title: Pass a Motion approving the Recommended Park Names within the Township 9 Development Project

Report ID: 2012-00488

Location: 819 North 7th Street, District 3

Recommendation: Pass a Resolution naming all parks within the Township 9 development project.

Contact: Mary de Beauvieres, Principal Planner, (916) 808-8722, J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Vicinity Map
- 4-Resolution
- 5-Exhibit A (Township 9 Park Names)
- 6-Exhibit B (Map of Township 9 Parks)

City Attorney Review

Approved as to Form
Sheryl Patterson
5/22/2012 2:17:10 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Janelle Gray
5/16/2012 3:19:04 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 5/18/2012 10:28:03 AM

Description/Analysis

Issue: Staff is seeking City Council approval to name the nine parks, plazas and paseos within the Township 9 development project. The Township 9 development project is an approved 65 acre mixed-use community comprised of multi-family residential housing, commercial retail and office uses and public parks and open space. Township 9 is located on the south side of the American River in the River District Specific Plan Area – see attached Vicinity Map. Park names were provided by the project proponent and pay respect to the area’s previous use as an historic cannery or utilize street names as easy reference points. The nine parks comprise approximately 9.3 acres.

The Master Plan for Township 9 Parks (excepting the paseos, which will be designed in conjunction with the development within the same block) was approved by City Council on August 10, 2010; at that time, park names had not yet been determined. The following table shows the park name and size; a map of each park location within the proposed development is attached.

Park Name	Size
7 th Street Promenade	1.00 acre
Township 9 Park	5.40 acres
Victory Park	0.81 acres
Victory Promenade	0.50 acres
Bercut Richards Plaza	0.32 acres
Cannery Plaza	0.19 acres
Persimmon Paseo	0.19 acres
Peach Paseo	0.48 acres
Pear Paseo	0.41 acres

Policy Considerations: The City of Sacramento Facility Naming Policy was adopted by City Council on February 26, 2008 (Resolution 2008-112). The policy includes recommendations that public facilities be named for distinct geographic, environmental, historic or developmental features; or neighborhood, community or access streets. The proposed park names utilize historic references to the former use of the site as a large fruit cannery or use street names for easy reference by the public.

Providing parks and recreation facilities is consistent with the City’s strategic plan to enhance livability in Sacramento’s neighborhoods by expanding park, recreation, and trail facilities throughout the City. Park naming is part of the Park Development Process as outlined in the City of Sacramento’s *2005-2010 Parks and Recreation Master Plan*.

Environmental Considerations:

California Environmental Quality Act (CEQA): This report concerns administrative activities that will not have a significant effect on the environment and does not constitute a “project” as defined by the CEQA Guidelines (Title 14 Cal. Code Reg. §15000 et seq.) Sections 15061(b)(3); 15378(b)(2).

Sustainability: Not applicable.

Commission/Committee Action: The park names were considered by the Parks and Recreation Commission at its May 10, 2012 meeting. The Commission supported approval of the park names.

Rationale for Recommendation: Naming the Township 9 parks in reference to the area’s historic use as a cannery facility and /or utilizing street references is consistent with the City’s facility naming policy. The policy allows for facilities to be named for historical significance, distinct developmental features, or neighborhood, community or access streets.

Financial Considerations: Naming the parks at this time will allow for the fabrication and placement of park name signs in conjunction with park development.

Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this report.



Background

The Township 9 development project entails the redevelopment of an industrial site into a mixed use community. The parks within the development will be smaller than would typically be found in a suburban residential development and will be developed with a more urban feel, reflective of the higher density development in which they are to be found.

Proposed Parks: The City public parks are generally identified and discussed below.

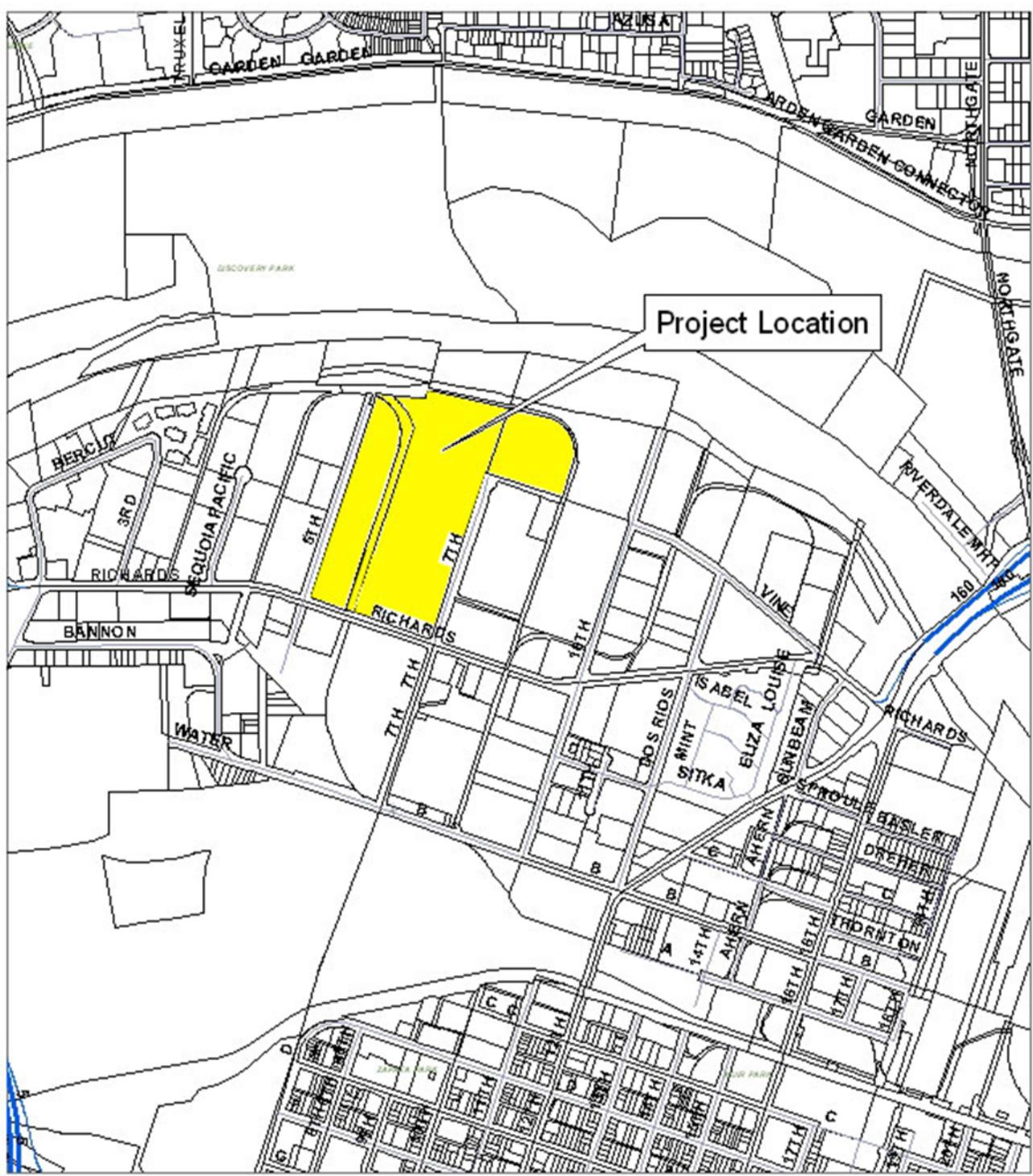
- Township 9 Park (5.4± acres) – This linear park is located between the American River Parkway and Riverine Drive, which parallels the American River. The park will offer enhanced views of the American River because the developer will raise the grade of the northern area of the project site to gently slope upward to the existing levee top. The park serves as a transition from commercial uses and housing development to the American River Parkway. Township 9 Park also includes a plaza which is situated at the terminus of North 7th Street. The plaza will provide a place for public events along the waterfront. Key features include an interactive fountain and shade structure for use as a small scale performance and gathering space.
- 7th Street Promenade (1.0± acre) – This area will serve as one of the primary connections between the community and the American River Parkway. The Promenade is located in the median separating vehicle travel lanes on North 7th Street.
- Victory Promenade (0.5± acre) – This area will also serve as one of the primary connection between the community and the American River Parkway; connecting Victory Park with the plaza space in Township 9 Park.
- Victory Park (0.81± acre) – Located in the center of the project, this park will be developed as a more traditional neighborhood park to provide a recreational outlet for the residents' small children.
- Bercut Richards Plaza (0.38± acre) – This space links the new Transit Station on Richards Boulevard to the interior of the community. It is designed as a pedestrian space containing trees, vegetation, benches and walkways. An historic scale house from the property's cannery days will be centrally located within the plaza to be adapted for use as a café. The scale house will remain in private ownership.
- Cannery Plaza (0.19± acre) – This small public space will be designed and constructed in conjunction with the adjoining affordable housing complex.
- Persimmon Paseo (0.19± acre) – Currently a mid-block pedestrian connection; this space may be reconfigured to match the corner plaza layout of Cannery Plaza in conjunction with development of the remainder of the block.
- PeachPaseo (0.48± acre) – A mid-block pedestrian connection offering a pedestrian connection from the transit station to the central Victory Park and beyond to the American River. The paseo will be unique and will reflect the surrounding buildings.

- Pear Paseo (0.41± acre) – A mid-block pedestrian connection that will be designed to reflect the surrounding buildings.

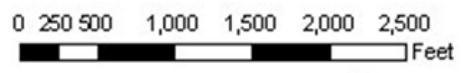
Turnkey Park Development: During the entitlement process, the developer expressed a strong desire to create a unique urban park system containing high end finishes, landscaping, and amenities that were above the City's park development standards. To accommodate this urban design approach, certain developer obligations will be required. Turnkey park development, where the developer coordinates the design and development of public parks in a subdivision, is always an option for developers. It enables them to provide parks at an accelerated schedule to help market the development project. In the case of Township 9, the developer will construct the first two parks under a credit / reimbursement agreement. This gives the developer more control over the end product and timing and does not compete with other City priorities for funding and development schedules. This also allows the park development to comply with another condition of the Development Agreement, which requires the park development to be completed in conjunction with development of housing within the project. The first park to be developed will be the 7th Street Promenade. A turnkey agreement for that park development was approved by City Council on May 15, 2012.

Maintenance: In exchange for the high end finishes, the developer is obligated to create an assessment district to fully fund the ongoing maintenance and replacement costs associated with the parks, recognizing that the high end finishes and amenities will be more costly to maintain, replace or renovate in the future. Creation of the assessment district to fund the parks' maintenance will be required before the final map for the project may be recorded. The assessment district must be also be funded before the City will accept the parks.

Timing: The 7th Street Promenade is anticipated to be completed by mid-2013. No other park completion dates are available.



Vicinity Map
Township 9





RESOLUTION NO. 2012-

Adopted by the Sacramento City Council

PARK NAMING WITHIN TOWNSHIP 9 DEVELOPMENT PROJECT

BACKGROUND

- A. Township 9 is a 65-acre planned mixed-use community located on the south side of the American River in the River District Specific Plan Area.
- B. Of the 65 acres planned for multi-family residential, commercial retail and office development, 9.3 acres will be developed as public parks.
- C. On May 10, 2012, the Parks and Recreation Commission supported naming the parks in the Township 9 project to pay respect to the area's former use as a fruit cannery and utilizing street names.
- D. Naming the park sites as shown in Exhibit A is consistent with the City of Sacramento Facility Naming Policy adopted by City Council on February 26, 2008 (Resolution 2008-112).

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

Section 1. The parks within the Township 9 Development Project shall be named as shown in the table in Exhibit A in the locations as shown in Exhibit B as attached.

Table of Contents

- Exhibit A - Township 9 Park Names
- Exhibit B - Map of Township 9 Parks



Township 9 Park Names

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TOTAL	9.30 acres

Township 9 Development Project: Proposed Park Names

