



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814

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Meeting Date: 3/5/2013

Report Type: Consent

Title: Parks Capital Improvement Programs: Regency Park Ballfield (L19152200) and Township 9 Seventh Street Promenade (L19017500)

Report ID: 2013-00184

Location: Regency Park, 5500 Honor Parkway, District 1, and Township 9 Seventh Street Promenade, 819 North 7th Street, District 3

Recommendation: Pass a Resolution: 1) establishing a new capital project for the Regency Park Ballfield (L19152200) project; 2) appropriating \$275,000 from the Park Development Impact Fees, Fund 3204, to L19152200; 3) establishing a new capital project for Township 9 Seventh Street Promenade (L19017500); and 4) appropriating \$64,939 from the Park Development Impact Fees, Fund 3204, to L19017500.

Contact: C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949; Mary de Beauvieres, Principal Planner, (916) 808-8722; J.P. Tindell, Park Planning & 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-Location Map (Regency Park)
- 4-Location Map (Township 9)
- 5-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
2/27/2013 11:01:47 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
2/20/2013 12:00:35 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 2/26/2013 11:46:27 AM

James Sanchez, City Attorney

Shirley Concolino, City Clerk
John F. Shirey, City Manager

Russell Fehr, City Treasurer

Description/Analysis

Issue: Staff is requesting a new capital project be established for the Regency Park Ballfield (L19152200) project in order to develop a new softball field at the north end of Regency Park, and to appropriate \$275,000 of Park Development Impact Fees (PIF), Fund 3204 for the project. The project scope includes installation of a backstop, skinned infield, player's benches, associated walkways and bleacher pads. The existing irrigation system will be modified to accommodate the new infield. The existing open turf area will be used as the outfield. Regency Park is a 42.06-acre community park located at 5500 Honor Parkway in the North Natomas Community Plan Area (PA 10). A summary of the Regency Park project history and a location map are included as attachments to this report.

Staff is also requesting a new capital project be established for the Township 9 Seventh Street Promenade (L19017500) and to appropriate \$64,939 of Park Development Impact Fees (PIF), Fund 3204 for the project. On May 15, 2012, City Council approved Motion 2012-119 for the execution of an Agreement with Capitol Station 65, LLC for the design and construction of park improvements for the Seventh Street Promenade. The park development is funded with Proposition 1C funds and work is currently underway. Establishment of a new capital project for the Township 9 Seventh Street Promenade will allow City staff to account for its time on the project and will provide a mechanism to capitalize the park improvements when complete. The park is estimated to be complete at the end of June, 2013.

Long-term designs of public facilities are reviewed and approved by City Council and City Council's approval is required to establish Capital Improvement Program (CIP) projects.

Policy Considerations: The recommended actions require City Council approval per City Council Resolution 2012-185, Sections 4.1 and 10.2.

- 4.1 All appropriation changes (increases or decreases) in excess of \$100,000 to operating and capital budgets shall be approved by the City Council by resolution.
- 10.2 City Council approval is required for the establishment and/or cancellation (without completion) of a CIP.

This is part of the Park Development Process for park planning as stated in the *Parks and Recreation Master Plan 2005-2010*.

Utilizing Park Development Impact Fees, Fund 3204, to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be "expended on park facilities within the planning area in which the development project paying the fee is located."

The Township 9 project was approved on August 28, 2007, and found to be consistent with the City's General Plan and the goals, policies, standards, and objectives of the Richards Boulevard Area Plan and the Central City Community Plan. Establishing a capital improvement project for staff costs associated with the development of the Seventh Street Promenade, and to provide a mechanism for the park improvements to be capitalized for accounting purposes when complete, is also be consistent with these documents.

Economic Impacts: None.

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 [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2) (Title 14 Cal. Code Reg. § 15000 et seq.)].

Sustainability: The Regency Park Ballfield project has been reviewed for consistency with the goals, policies, and targets of the City Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). If approved, the addition of a softball field in this park will advance the goals, policies, and targets of the Plan by reducing air pollution, and reducing water consumption. The softball field development will be consistent with sustainable design and development standards now applied to City park design to incorporate a water efficient irrigation system.

The Township 9 Project was recently recognized under the California Sustainable Strategies Pilot Program as one of five statewide Gold Catalyst Projects. Catalyst projects are ones that demonstrate a commitment to sustainable communities and innovative strategies designed to (i) increase housing supply and affordability; (ii) improve jobs and housing relationships; (iii) stimulate job creation and retention; (iv) enhance transportation modal choices; (v) preserve open space and agricultural resources; (vi) promote public health; (vii) eliminate toxic threats; (viii) address blighted properties; (ix) reduce greenhouse gas emissions; and (x) increase energy conservation and independence.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Providing parks and recreation facilities enhances livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Financial Considerations: Staff recommends that City Council authorize the establishment of the Regency Park Ballfield (L19152200) project and appropriate \$275,000

from Park Development Impact Fee (PIF), Fund 3204, to L19152200. There are sufficient funds available from Park Development Impact Fee, Fund 3204, to appropriate monies for this project.

Staff also recommends that City Council authorize the establishment of the Township 9 Seventh Street Promenade (L19017500) and appropriate \$64,939 from the Park Development Impact Fees (PIF), Fund 3204, to L19017500 to cover staff costs associated with this project. There are sufficient funds available from Park Development Impact Fee, Fund 3204, to appropriate monies for this project. Staff costs will be reimbursed by Proposition 1C funds. Upon receipt of reimbursed staff costs, the PIF will be returned back to fund balance contingency.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for the ballfield development at Regency Park is already included in the Department's approved Operating Budget because Regency Park is fully developed and the proposed improvement is a change in use, not a new use. For the 7th Street Promenade project, the Developer was required to fully fund park maintenance costs within the Township 9 development. Passage of Resolution 2012-267 on July 24, 2012 established the Township 9 Community Facilities District No. 2012-06, which provides for the levy of a special tax to finance maintenance services, including the 7th Street Promenade. The CFD will be funded during the 2013/2014 tax year. The Developer is obligated by City Agreement 2012-0394 to maintain the park for one year following completion of the park which is estimated to be complete by the end of May, 2013. Staff is currently working with the project owner on a maintenance agreement whereby a homeowner's association for Township 9 will maintain the park and other public amenities within the development and be reimbursed for its costs by the CFD. No additional City costs will be incurred.

Emerging Small Business Development (ESBD): The selection of landscape contractors for the Regency Park Additional Ball Field project will follow City-established guidelines for inclusion of ESBD firms. The Township 9 developer is required to design and construct the park improvements with the Proposition 1C grant funds using the City's standard contracting practices, which includes the ESBD requirements.

Background

Regency Community Park

Regency Community Park is a 42.06 acre community park located at 5500 Honor Parkway in the North Natomas Community Plan Area (PA 10). The Regency Community Park name and master plan were reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on January 10, 2002. City Council also approved the park name, environmental documents, and master plan for the Regency Community Park on September 3, 2002.

The Regency Community Park Phase 1 project was constructed as a turnkey project by Lennar Communities, Inc. The Phase 1 project developed 15 acres of the park and was completed in the fall of 2004. A stormwater retention basin was developed in conjunction with Phase 1, but with separate funding from the Utilities Department.

Due to the high number of requests from the North Natomas community, the Parks and Recreation Department proposed an amendment to the Regency Community Park Master Plan to include a 2-acre dog park and a universally accessible playground which the community approved the design of at a public meeting on August 24, 2005. The Park and Recreation Commission's Park Planning, Design and Development Committee recommended the addition of seating areas with benches in the dog park which the Parks and Recreation Commission later reviewed and supported. The City Council's adoption of Resolution 2006-086 formally amended the master plan to include a 2-acre dog park and a universally accessible playground. Phase 2 of the park completed the remaining undeveloped five acres of the Regency Community Park.

In November 2012, the District One Council Member requested the Parks and Recreation Department (DPR) staff explore the feasibility of adding an additional softball field at Regency Park. Staff determined that an additional softball field could be located in the existing open turf north of the Dog Park and West of the existing soccer field.

Township 9 Seventh Street Promenade

Township 9 is an approved 65 acre mixed use development located in the River District in the Central City Community Plan Area. When complete, the project is anticipated to include 2,350 dwelling units, 840,000 square feet of office space, 146,000 square feet of commercial retail and parks and open space. The proposed parks are 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. The project includes the following parks: a riverfront park along the southern shore of the American River, a small neighborhood park centrally located within the development, widened street medians along North 7th Street and Park Boulevard, a mew extending from the Park Boulevard median towards the American River, a Transit Plaza, five mid-block paseos and a small corner plaza.

Funding from the State's Proposition 1C grant program is being used to develop the project's infrastructure, including the Seventh Street Promenade. On May 15, 2012, the City Council passed Motion 2012-119 authorizing execution of an agreement with Capitol Station 65, LLC for the design and construction of the Seventh Street Promenade. Park construction started in late November, 2012 and is anticipated to be complete by the end of June, 2013.

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Regency Community Park

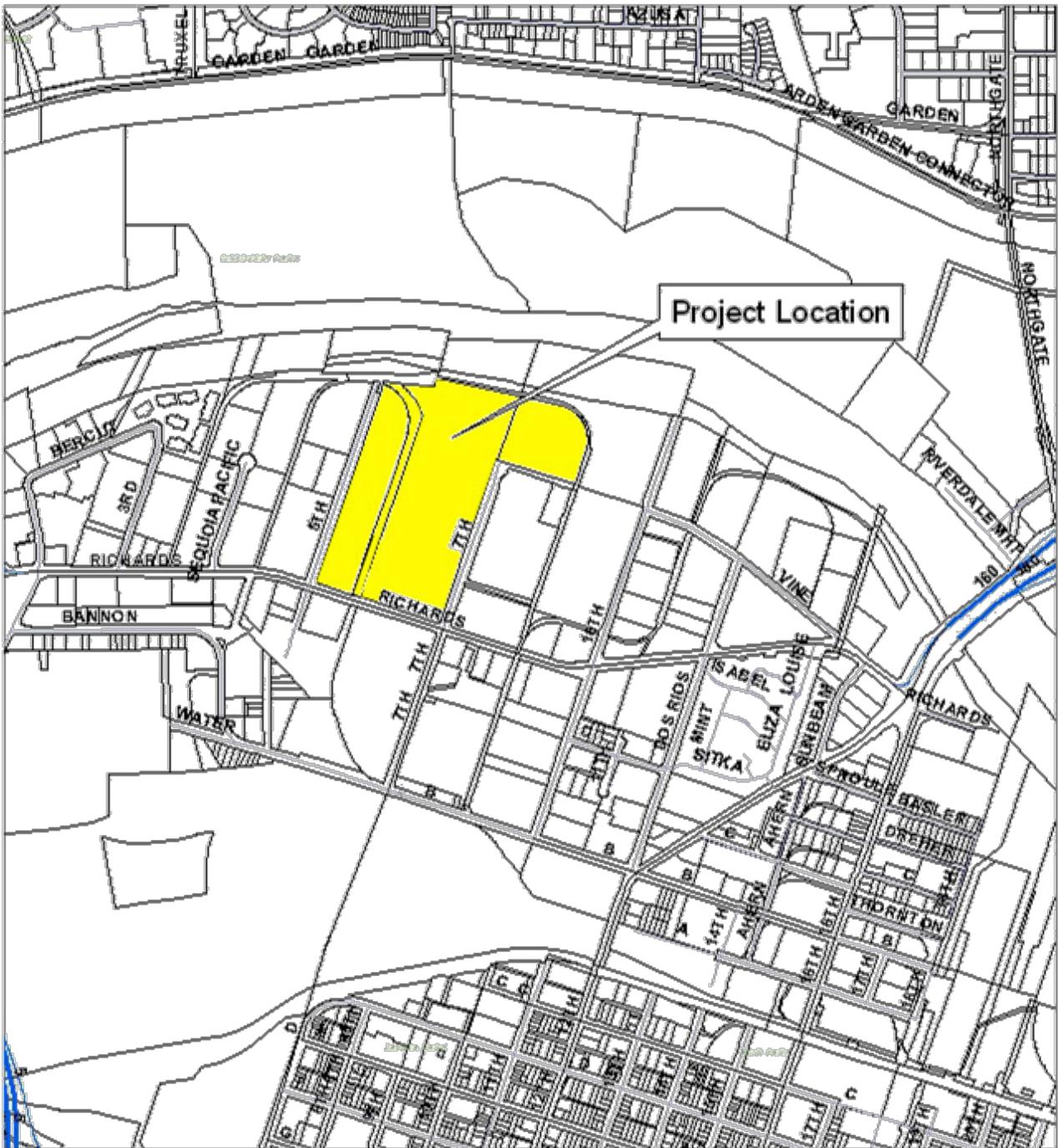
-  Regency Community Park
-  City Limits

0 250 500 750 1,000 Feet



City of Sacramento
Department of Parks and Recreation
Regency Community Park





Vicinity Map
Township 9



RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

APPROVING CAPITAL PROJECTS FOR REGENCY PARK BALLFIELD (L19152200) AND TOWNSHIP 9 SEVENTH STREET PROMENADE (L19017500)

BACKGROUND

- A. Regency Park is a 42.06-acre community park located at 5500 Honor Parkway in the North Natomas Community Plan Area (PA 10).
- B. Township 9 Seventh Street Promenade is a 1.0-acre neighborhood park located in a median of North 7th Street between Richards Boulevard and the south shore of the American River within the Township 9 development in the Central City Community Plan Area (PA 1).
- C. City Council Resolution 2012-185, Section 4.1, requires City Council approval to appropriate funds in excess of \$100,000 of operating and capital budgets, and Section 10.2, required City Council approval to establish a Capital Improvement Program (CIP) project.
- D. Utilizing Park Development Impact Fees (PIF) (Fund 3204) to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be “expended on park facilities within the planning area in which the development project paying the fee is located”.
- E. Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for the ballfield development at Regency Park is already included in the Department's approved Operating Budget because Regency Park is fully developed and the proposed improvement is a change in use, not a new use. For the 7th Street Promenade project, the Developer was required to fully fund park maintenance costs within the Township 9 development. Passage of Resolution 2012-267 on July 24, 2012 established the Township 9 Community Facilities District No. 2012-06, which provides for the levy of a special tax to finance maintenance services, including the 7th Street Promenade. The CFD will be funded during the 2013/2014 tax year. The Developer is obligated by City Agreement 2012-0394 to maintain the park for one year following completion of the park which is estimated to be complete by the end of May, 2013. Staff is currently working with the project owner on a maintenance agreement whereby a homeowner's association for Township 9 will

maintain the park and other public amenities within the development and be reimbursed its costs by the CFD. No additional City costs will be incurred.

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

- Section 1. A new Capital Improvement Program (CIP) project for Regency Park Ballfield is established as L19152200.
- Section 2. That \$275,000 is appropriated from Park Development Impact Fee, Fund 3204, to L19152200.
- Section 3. A new Capital Improvement Program (CIP) project for Township 9 Seventh Street Promenade is established as L19017500.
- Section 4. That \$64,939 is appropriated from Park Development Impact Fee, Fund 3204, to L19017500.