

Meeting Date: 4/30/2013

Report Type: Consent

Report ID: 2013-00327



Title: Parks Capital Improvement Programs: North Natomas Regional Park Improvements

Location: North Natomas Regional Park, 4989 Natomas Blvd., District 1

Issue: Establishment of new capital projects to develop approximately 10 acres at the North Natomas Regional Park requires Council approval.

Recommendation: Pass a Resolution: 1) establishing a new capital project for North Natomas Regional Park as L19140200; 2) appropriating \$980,000 from the Quimby In Lieu Fees fund balance contingency, Fund 2508, to L19140200; 3) Appropriating \$3,494,680 from the Park Development Impact Fees fund balance contingency, Fund 3204, to L19140200; 4) Appropriating \$20,000 from the Quimby In Lieu Fees fund balance contingency, Fund 2508, to L19921000 Plan Area 10 Art In Public Places and; 5) appropriating \$71,320 from the Park Development Impact Fees fund balance contingency, Fund 3204, to L19921000 Plan Area 10 Art In Public Places.

Contact: C. Gary Hyden, Supervising Landscape Architect, 916.808.1949; J.P. Tindell, Park Planning & Development Manager, 916.808.1955, Department of Parks & Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-NNRP Master Plan
- 5-NNRP Ballfield Complex Phasing Plan
- 6-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
4/17/2013 2:18:28 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
4/12/2013 12:32:01 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 4/16/2013 3:11:29 PM



Description/Analysis

Issue: Staff is requesting a new capital project be established for North Natomas Regional Park (NNRP). The project will provide for continued new development totaling approximately 10 acres at the Park that provides the second phase of sports fields for the Field Complex, a new restroom/concession building for the Complex, a Farmers' Market site, a small amphitheater stage, and Parking Lot Lighting (see Attachment 5). Development of five acres of a Great Meadow is also included. This program element is shown in the adopted Park Master Plan.

A summary of the NNRP project history and location map are included as attachments to this report. Schedules for design and construction remain to be established for FY13-14 and beyond as needed.

Policy Considerations: The recommended actions require City Council approval per City Council Resolution 2012-185, Section 10.2: City Council approval is required for the establishment and/or cancellation (without completion) of a CIP.

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."

Utilizing Quimby Act Fees (Quimby), Fund 2508, for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for ". . . improvement, and expansion of the public parks, playgrounds and recreational facilities."

While both PIF and Quimby funds cannot be used to develop regional parks, they can be used to develop a portion of a regional park site if the funds are only used development of neighborhood park and community park type of amenities, the funds were received from subdivisions within the two to five mile service area, and there is a reasonable expectation over time that a basic level of development will be completed for all of the remaining neighborhood and community park sites in the Plan Area (in this case, the North Natomas Community Plan area). It should also be noted that Quimby funds were used to acquire a portion of the North Natomas Regional Park land because a portion of this site was planned to also serve as a neighborhood and community park.

City Code Chapter 2.84 requires that "not less than two percent of the total cost of any eligible construction project shall be expended for artworks" when City funds are

in use. The Department of Parks and Recreation sets aside 2% of each park capital improvement project budget to meet this Art in Public Places (APP) obligation. SMAC and the Parks and Recreation Department have agreed that a minimum of \$30,000 is needed to create APP artwork. Pooling the 2% APP funding from the smaller park development projects into each Plan Area ensures that the APP minimum requirement is met and allows for the creation of significant artwork at parks within the Plan Area where the money was collected.

Economic Impacts: Not Applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): This report concerns administrative budgeting activities that do 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.)]. Environmental review of each planned project will occur before that project is approved for construction.

Sustainability Considerations: The projects’ designs to be funded will be reviewed for consistency with the goals, policies and targets of the City Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). The capital improvements will be consistent with sustainable design and development standards now applied to all City park design including a water-efficient irrigation system.

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 a capital project at North Natomas Regional Park and appropriate \$980,000 from Fund 2508 (Quimby In Lieu Fees) and \$3,494,680 from Fund 3204 (Park Development Impact Fees).

In addition to the establishment of a new capital project, staff is requesting that \$71,320 be appropriated from Park Development Impact Fee, Fund 3204 and \$20,000 be appropriated from Quimby In Lieu Fees, Fund 2508 to CIP L19921000 Plan Area 10 Art In Public Places.

The ongoing maintenance and operations costs for these projects will be covered by the Department's Operating Budget at the time they go online for public use, and will also be supported by a Primary Use Agreement with the North Natomas Little League for maintenance of the sports fields. Within North Natomas, CFD3 also provides funds for park maintenance.

Emerging Small Business Development (ESBD): The selection of any contractors for the proposed NNRP capital projects will follow City established guidelines for inclusion of ESBD firms.



Background

The North Natomas Regional Park is a 206.75-acre site located at 4989 Natomas Boulevard in the North Natomas Community Plan Area (PA10). The North Natomas Regional Park Master Plan was reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on March 1, 2001, and approved by City Council on March 20, 2001 (Resolution 2001-179). A Master Plan Update was completed in 2007 and can be found at the following website:

www.cityofsacramento.org/parksandrecreation/parks/sites/pdf/n-natomas-reg-park-mp.pdf.

On May 8, 2007, the City Council approved a construction contract (Resolution 2007-263) for Phase 1 improvements to develop a pedestrian/bike trail from the northern portion of the park (near North Park Drive) to the southern portion (near New Market Drive) by Inderkum High School. This project also included basic landscaping, an extended sidewalk along North Park Drive, and a bridge that spans the City Utilities' drainage canal. The trail connects residential neighborhoods to the north and west of the regional park to the various joint-use recreational facilities at Inderkum High School.

On February 26, 2008, City Council awarded a construction contract (Resolution 2008-107) for Phase 2 improvements to develop new sidewalks along North Park Drive and New Market Drive, a pedestrian connector from the southern end of Broadwater Drive directly east to the bike trail, a new mid-block crosswalk on North Park Drive at Bessemer Court, and landscaping along all aforementioned portions and along Phase 1 construction areas (a pedestrian/bike trail from the northern portion of the park (near North Park Drive) to the southern portion (near New Market Drive by Inderkum High School)). This project also included an extended sidewalk along North Park Drive.

On December 9, 2008, City Council awarded a construction contract (Resolution 2008 - 800) for Phase 3 improvements to develop a dog park in the southwestern section of the Park. The dog park was completed in summer 2009. With completion of the dog park, approximately 12 acres of NNRP were developed.

As part of the Park development process, there have been many community meetings to solicit ideas for additions and improvements to NNRP. Since 1997, there have been seven community meetings that were facilitated by the Council Member's office and Department of Parks and Recreation (DPR) staff. These meetings were held on 12/8/07, 2/19/09, 6/15/09, 11/4/09, 6/15/10, 8/19/10, and 5/22/11. In addition, the Friends of the Regional Park conducted an online survey of the North Natomas community in summer 2009, the results of which indicated that the community's priorities for the next improvements to the Park should include: sports fields, Farmers' Market facilities, trees and landscaping, bike paths and walkways, a plaza, and outdoor concert area. The development plan for the projects described herein directly

implements these priorities. More information can be found at the Friends of the North Natomas Regional Park website (<http://www.nnrpfriends.org>). The fields provided in this project are for youth baseball only, with the idea that North Natomas Little League will be a primary user of these facilities.

On May 15, 2012 the City Council passed a motion awarding a construction contract for North Natomas Regional Park Phase 4 - Sports Fields. Construction completion is scheduled for October 2013. The following are the major elements of the project:

- Three ball fields including one 200' Little League field, one 200' youth softball field, and one 300' adult softball field.
- All ball fields will include bleachers, a scorer's table, bullpens and shade structures over the dugouts.
- An entry plaza with enhanced paving, seating, and unique entry monument signage to provide a sense of arrival.
- New walking paths to connect new ball fields and parking to the existing dog park and bike trail.
- A central plaza consisting of enhanced paving, large shade trees, and informal picnic area to accommodate approximately 75 people.
- A group picnic area covered with a metal roof structure to accommodate approximately 50 people with picnic tables and large group barbeque.
- A baseball themed adventure playground with adjacent interactive low-volume water mister area.
- A parking lot with 164 parking spaces, including accessible parking spaces.
- Automatic parking lot gates will be provided at entry to secure park during non-operational hours.
- Tree plantings designed to provide 50 percent shading of parking lot within 15 years per City of Sacramento Parking Lot Guidelines.
- Bio-swailes consisting of river rock and vegetation will be designed to filter surface runoff from the parking lot and remove silt and pollution before releasing it to the watershed or storm sewer.
- Trees, shrubs and groundcovers which shall be native or low water use plants.
- Electrical conduits and pull boxes for future lighting to take place in Phase 5.

The following items were not included in Phase 4 improvements, and planned for future phases; some of these items are funded by the CIPs to be established by approval of the recommendations in this report:

- Entry Monument Signage
- Amphitheater stage and shade structure
- Farmers Market Area

- Parking Lot lighting
- Site Pathway Lighting
- Ball Field Lighting for all fields
- Restroom/Concession Stand to be located in the central plaza.
- Scoreboards
- Two Additional Ball Fields: 200' Little League Field and 200' Youth Softball Field



Attachment 3



Attachment 4



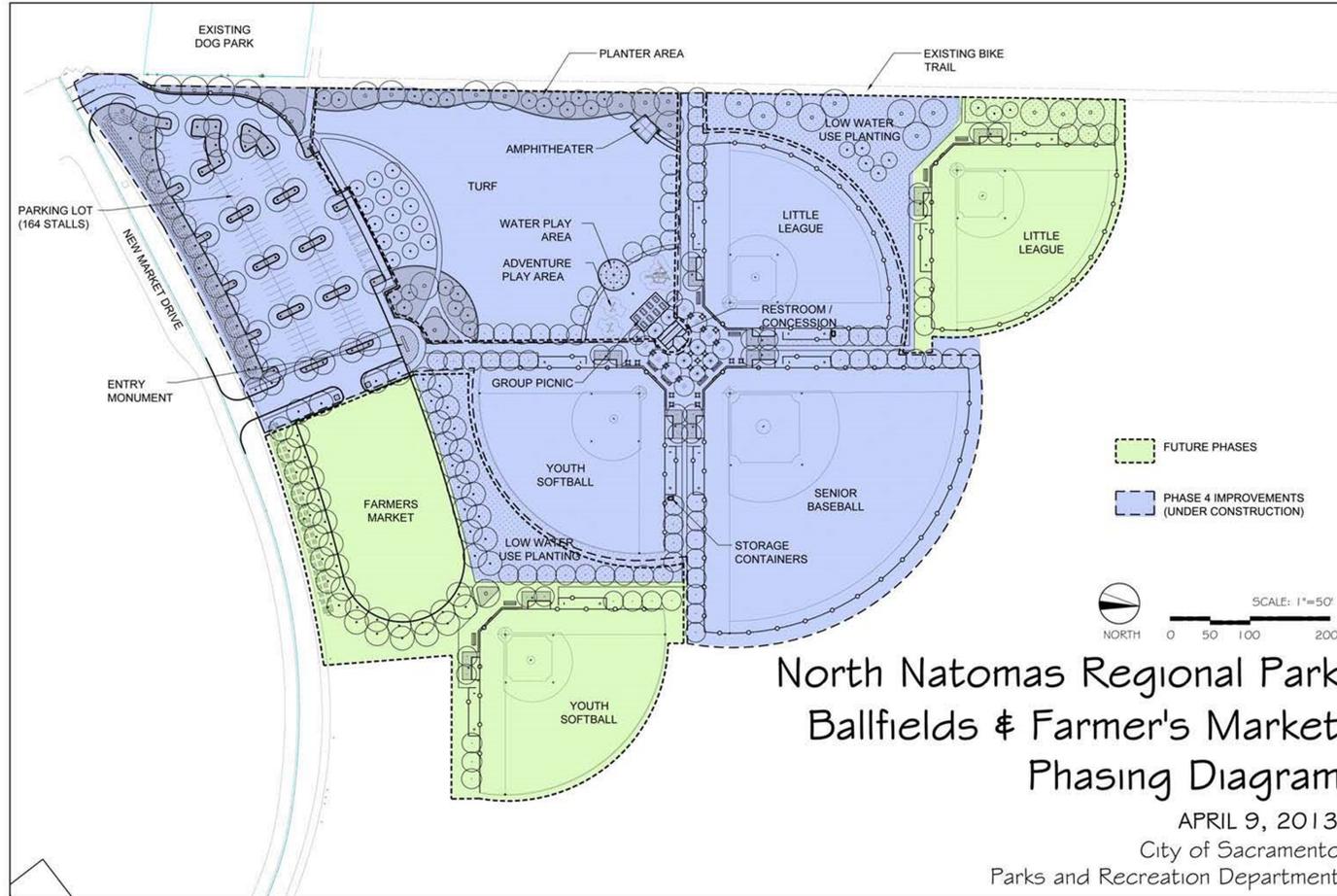
REGIONAL PARK LEGEND

- 1. Dog Park
 - 2. Great Meadow (temp. Cricket field)
 - 3. Great Mall
 - 4. Sports Complex (soccer & little league)
 - 5. Nature Area with boardwalk
 - 6. Boathouse Cafe
 - 7. Outdoor Concert Area
 - 8. Cultural Center
 - 9. Conservatory
 - 10. Botanic Gardens Pond
 - 11. Park Administration Center
 - 12. Gardens Conference Center
 - 13. Festival/Farmer's Market
 - 14. Skateboard Park
 - 15. Family Center (with kid's park)
 - 16. Aquatic Center
 - 17. Park Operations Corp. Yard
-  Community Center
 -  Regional Park Parcel Boundary
 -  Town Center Parcel Boundary

Original Master Plan Adopted March 20, 2001
 Master Plan Update June 6, 2007



NORTH NATOMAS REGIONAL PARK - MASTER PLAN
 CITY OF SACRAMENTO
 DEPARTMENT OF PARKS AND RECREATION





RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

APPROVING A CAPITAL PROJECT FOR NORTH NATOMAS REGIONAL PARK

BACKGROUND

- A. North Natomas Regional Park is an existing 206.75-acre park located at 2501 North Market Drive in the North Natomas Community Plan Area (PA10).
- B. 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.
- C. 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”.
- D. Utilizing Quimby Act Fees (Fund 2508) for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for “. . . improvement, and expansion of the public parks, playgrounds and recreational facilities.”
- E. City Code Chapter 2.84 requires that “not less than two percent of the total cost of any eligible construction project shall be expended for artworks” when City funds are in use. The Department of Parks and Recreation sets aside 2% of each park capital improvement project budget to meet this Art in Public Places obligation.

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

- Section 1. A new capital project for North Natomas Regional Park is established as L19140200.
- Section 2. That \$980,000 is appropriated from Quimby In Lieu Fees, Fund 2508 and \$3,494,680 is appropriated from Park Development Impact Fee, Fund 3204, to L19140200.

Section 3. That \$71,320 is appropriated from Park Development Impact Fee, Fund 3204 and \$20,000 is appropriated from Quimby In Lieu Fees, Fund 2508 to L19921000 Plan Area 10 Art In Public Places.