

**Meeting Date: 8/27/2013**

**Report Type:** Consent

**Report ID:** 2013-00664

**Title: Cannery Plaza Master Plan**

**Location:** Adjacent to 426 North 7th Street, District 3

**Issue:** It is City Policy that park master plans be approved by the City Council.

**Recommendation:** Pass a Motion approving the Park Master Plan for Cannery Plaza.

**Contact:** Mary de Beauvieres, Principal Planner, (916) 808-8722; Gary Hyden, Supervising Landscape Architect, (916) 808-1949, 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

4-Master Plan

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**City Attorney Review**

Approved as to Form  
Sheryl Patterson  
8/15/2013 4:06:49 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
8/13/2013 1:15:17 PM

**Approvals/Acknowledgements**

Department Director or Designee: Jim Combs - 8/15/2013 1:17:29 PM

## Description/Analysis

**Issue:** Cannery Plaza is a 0.22 acre corner public park located in the 400 block of North 7<sup>th</sup> Street, immediately adjacent to an affordable housing project within the Township 9 Development Project. The affordable housing project is currently under construction. Per City Agreement 2012-0918, Cannery Plaza will be constructed by the affordable housing developer as a turnkey park.

It is City policy that all public park master plans be approved by the City Council prior to park construction.

The Third Amendment of the Development Agreement between the City and Capitol Station 65, LLC (City Agreement 2007-1081-3) requires that: 1) a Park Development Impact Fee Credit Agreement be executed prior to issuance of the first building permit for the housing units on the adjacent lot; 2) the park development be completed as a whole (not be phased); and 3) the park be substantially complete prior to issuance of the first occupancy permit for the housing.

Council approval of the master plan is a critical milestone in the timeline for substantial completion of the park and issuance of the first occupancy permit.

**Policy Considerations:** 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. The Township 9 project continues to be consistent with the City's 2030 General Plan and serves as an example of desired development for the recently approved River District Specific Plan.

Providing parks and recreation facilities is also consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

**Economic Impacts:** None

### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** On August 28, 2007, the City Council certified an Environmental Impact Report (EIR) for the Township 9 Development Project and adopted a Mitigation Monitoring Plan, and made Findings of Fact and approved a Statement of Overriding Considerations (Resolution 2007-641).

Sections 15162 and 15163 of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.) provide that an additional EIR or Supplement to an EIR need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. Cannery Plaza was part of the approved development plan and the environmental impact of the park's development was evaluated as part of the larger project. Since none of the conditions listed above relating to Sections 15162 or 15163 exist; additional environmental review is not required.

**Sustainability:** The Cannery Plaza Master Plan has been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2030 General Plan. The project will advance the goals, policies, and targets of these plans by improving the health of residents through access to a diverse mix of wellness and recreation activities. The park improvements are also consistent with sustainable design through the use of water efficient irrigation controlled by the centralized irrigation system, low water-use shrubs, native plants, and the use of design elements such as brick, concrete and steel materials that were used in the cannery that previously occupied the site to help retain the historic value of the River District and to complement the Green Line light rail station.

**Commission/Committee Action:** On August 1, 2013 the Parks Commission recommended approval of the Cannery Plaza Master Plan.

**Rationale for Recommendation:** Staff has reviewed the master plan during concept and final design. Staff finds that the master plan meets the City' standards and goals for park development as well as the park development guidelines established in the Township 9 Design Guidelines. Therefore, staff recommends that the City Council approve the Cannery Plaza Master Plan.

**Financial Considerations:** Pursuant to the Development Agreement Third Amendment, the Cannery Plaza project is eligible for Park Development Impact Fee Credits valued at \$157,907. Of that amount, \$63,166 funds staff costs, Art in Public Places and Fund administration (on 10/30/2012 Council approved creation of CIP L1901700 in the amount of \$56,060 for staff costs and appropriation of \$3,158 to CIP 19920100 for Community Plan Area 1 Art in Public Places). The remaining amount of \$94,741 is for park construction costs. The Developer's costs to construct the Cannery Plaza project is expected to exceed this amount and will be at the Developer's expense

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. On July 24, 2012, City Council adopted Resolution No. 2012-0267 to establish Community Facilities District No. 2012-06. The ongoing maintenance of each park in the Township 9 Development will be fully funded by the District to offset any new impact to the Department of Parks and Recreation's Operating Budget.

**Emerging Small Business Development (ESBD):** The Developer's construction of Cannery Plaza is not subject to the City's ESBD requirements.

## Background

Township 9 is an approved 65-acre mixed used 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, 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.

During the entitlement process, the developer advocated a unique urban park system containing high end finishes, landscaping, and amenities that were above the City's park development standards. In order to accommodate this urban design approach, the developer had the option through the project's Development Agreement to construct the parks using the City's standard Credit / Reimbursement Agreement. Building "turnkey" parks enables the developer to provide parks at an accelerated schedule to help market the development project. 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.

On August 10, 2010, City Council adopted Resolution 2010-474 approving the Township 9 Parks Master Plan for all parks within the planned Township 9 mixed use development, with the exception of the mid-block paseos. The mid-block paseos were not included because their design and development is planned to occur in conjunction with the immediate surrounding development making each paseo somewhat unique to its adjacent buildings.

Township 9 includes the following parks:

- Township 9 Park, a riverfront park along the south shore of the American River;
- Victory Park, a small neighborhood park centrally located within the development;
- A widened street median along North 7<sup>th</sup> Street (7<sup>th</sup> Street Promenade)
- A widened Park Boulevard (Victory Promenade, including a mew extending from the Park Boulevard median towards the American River);
- Bercut Richards Plaza, a transit plaza adjoining the new Township 9 Transit Station;
- Three mid-block paseos (Peach, Persimmon and Pear Paseo);
- Cannery Plaza (Cannery Plaza is a reconfigured mid-block paseo).

Park names were approved by the City Council on May 29, 2012 with adoption of Resolution 2012-153.

Cannery Plaza is the first of the paseos to be designed and constructed; however, for functional and esthetic reasons it was reconfigured to a corner plaza before the final map that created it was recorded. The three mid-block paseos were designed to span two blocks each; however, with the reconfiguration of Cannery Plaza, Persimmon Paseo is one block.

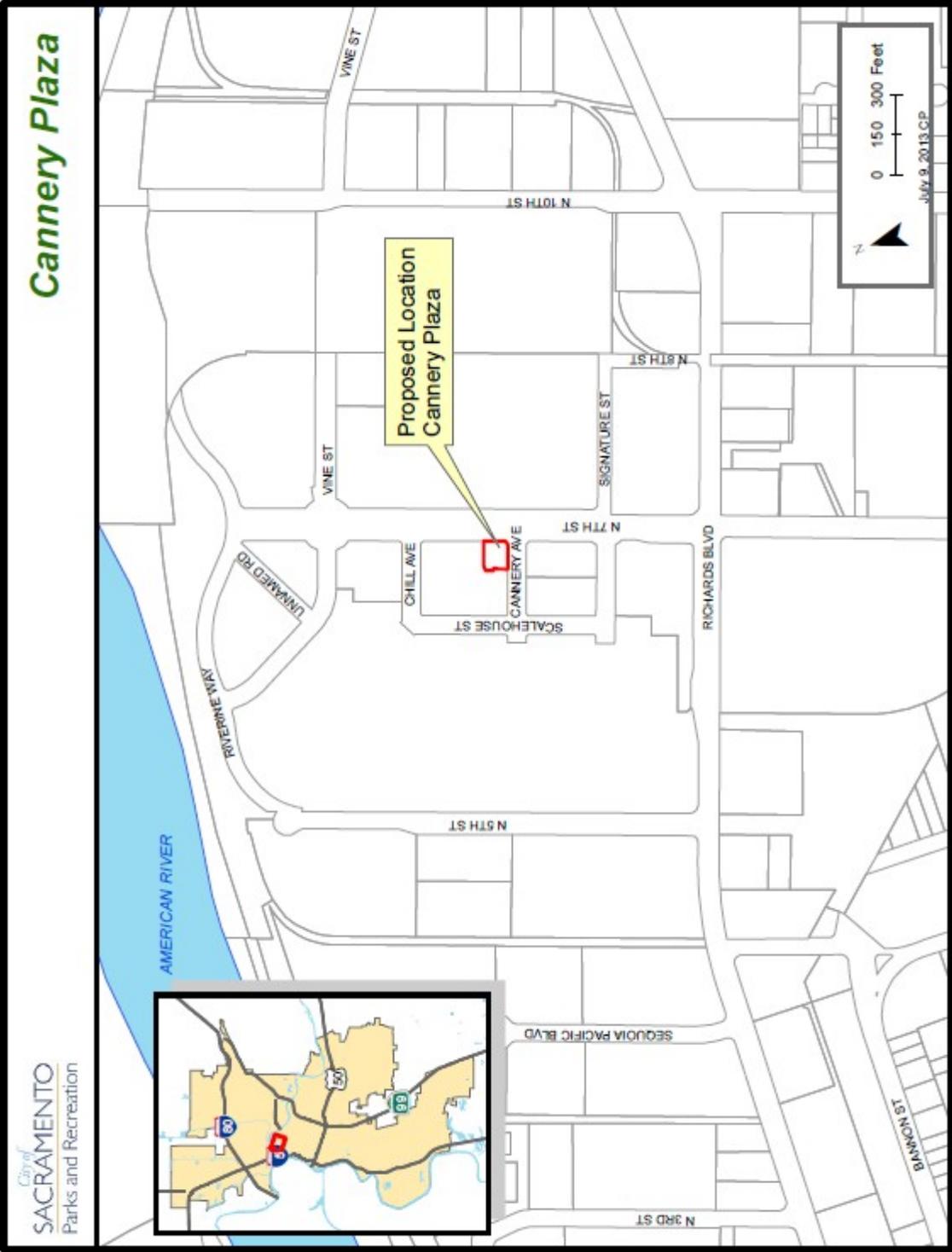
The mixed use project adjoining Cannery Plaza will have retail space at the street level and 180 affordable rate apartment units above. The plaza is designed to be a passive plaza

space with a mixture of hardscape and landscaping. Elevation changes will make the plaza more interesting and will provide seatwalls for informal lunchtime seating or gathering. The plaza also ties into a private courtyard plaza to serve the building's residents. A gated entry to the courtyard separates the public and private plaza and could occasionally be opened to accommodate uses, such as a farmer's market, that would require more space than the public plaza affords. The plaza completion is required to coincide with the availability of the housing units, anticipated to be completed by September 2014.

Since there are currently no residents within close proximity to Cannery Plaza, a typical community workshop was not feasible. Instead, the design consultants presented the draft master plan to the River District Board of Directors at its regular meeting on June 12, 2013. The River District Board of Directors represents the River District Business Association and Improvement District, a private, non-profit business association charged with managing and promoting programs to strengthen the economic and cultural well-being of the area. The plaza design was well received by Board members and general members of the public in attendance.

On August 1, 2013 the Cannery Plaza Master Plan was presented to the City's Parks and Recreation Commission (PRC). The PRC, in a unanimous decision, recommended that the City Council approve and adopt the Cannery Plaza Master Plan.

Attachment A – Location Map





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Township 9 Lot 11: Cannery Plaza  
 Master Plan  
 Sacramento, California