

**Meeting Date:** 6/23/2015

**Report Type:** Consent

**Report ID:** 2015-00570

**Title:** Capital Improvement Projects: Township 9 Parks (L19017200), Parkebridge Park Site SN3 (L19018500) and McKinley Village Parks (L19019000)

**Location:** District 3

**Recommendation:** Pass a Resolution: 1) establishing a new capital improvement project (CIP) for Township 9 Parks (Victory Park, Victory Promenade and Peach Paseo) (L19017200) and establishing revenue and expenditure budgets for the developer funds (Fund 3702) of \$26,454; 2) establishing a new CIP for Parkbridge Park Site SN3 (L19018500) and establish revenue and expenditure budgets for the developer funds (Fund 3702) of \$19,759; and 3) establishing a new CIP for McKinley Village Parks (L19019000) and establishing revenue and expenditure budgets for the developer funds (Fund 3702) of \$37,600.

**Contact:** 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-Location Map (Township 9)
- 3-Location Map (Parkebridge Park)
- 4-Location Map (McKinley Village Parks)
- 5-Resolution

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**City Attorney Review**

Approved as to Form  
Sheryl Patterson  
6/12/2015 10:57:00 AM

**Approvals/Acknowledgements**

Department Director or Designee: Jim Combs - 6/4/2015 3:08:01 PM

## Description/Analysis

**Issue Detail:** When developers want to build parks for their development projects in lieu of paying the Park Development Impact fee as “turnkey” construction project, they must enter into a Services Agreement to fund staff costs for the park master planning process or for construction document preparation if a master plan has already been approved. A subsequent Credit Agreement for the park construction which includes reimbursement of staff costs to review the final design plans, oversee the contracting process, and inspect the work is the second phase of the “turnkey” process. A capital improvement project (CIP) is first established for the “turnkey” project to account for the developer funds and to track staff costs on the project. Staff is recommending that City Council establish the following CIPs for the developer funded park projects:

Establish a new CIP for Township 9 Parks (Victory Park, Victory Promenade, and Peach Paseo) as (L19017200) and establish the revenue and expenditure budgets for the developer fees in the amount of \$26,454. The scope of work is for the costs incurred by City staff to review the park construction documents prepared by the developer for these parks, which are part of the Township 9 planned unit development.

Establish a new CIP for Parkebridge Park Site SN3 as (L19018500) and establish the revenue and expenditure budgets for the developer fees in the amount of \$19,759. The scope of work is for the costs incurred by City staff to review the park construction documents prepared by the developer for the park proposed for the Parkebridge residential project.

Establish a new CIP for McKinley Village Parks as (L19019000) and establish the revenue and expenditure budgets for the developer fees in the amount of \$37,600. The scope of work is for the costs incurred by City staff to review the park design and construction plans and specifications for the five park sites which are part of the McKinley Village residential project.

**Policy Considerations:** As stated in City Council Resolution No. 2014-0179, Section 10.2, City Council approval is required to establish CIP projects.

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.

**Economic Impacts:** None

**Environmental Considerations:** The recommended action is an administrative activity that is exempt from environmental review under Section 15378(b)(2) of the CEQA Guidelines.

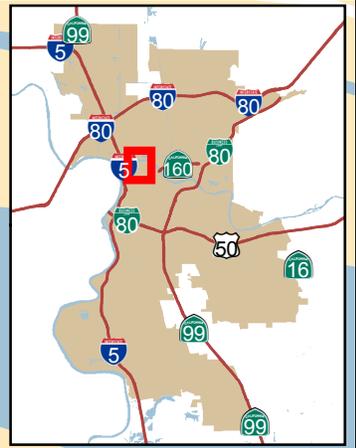
**Sustainability:** N/A

**Commission/Committee Action:** N/A

**Rationale for Recommendation:** Establishment of capital improvement projects require the approval of City Council. The recommendations within this report will allow staff to ensure that the available financial resources to provide capital improvements are maximized and that progress continues on priority projects.

**Financial Considerations:** The Service Agreements provide sufficient resources to fund staff costs for oversight of the design and construction plans for turnkey park projects.

**Local Business Enterprise (LBE):** Not applicable.

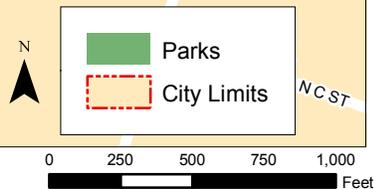
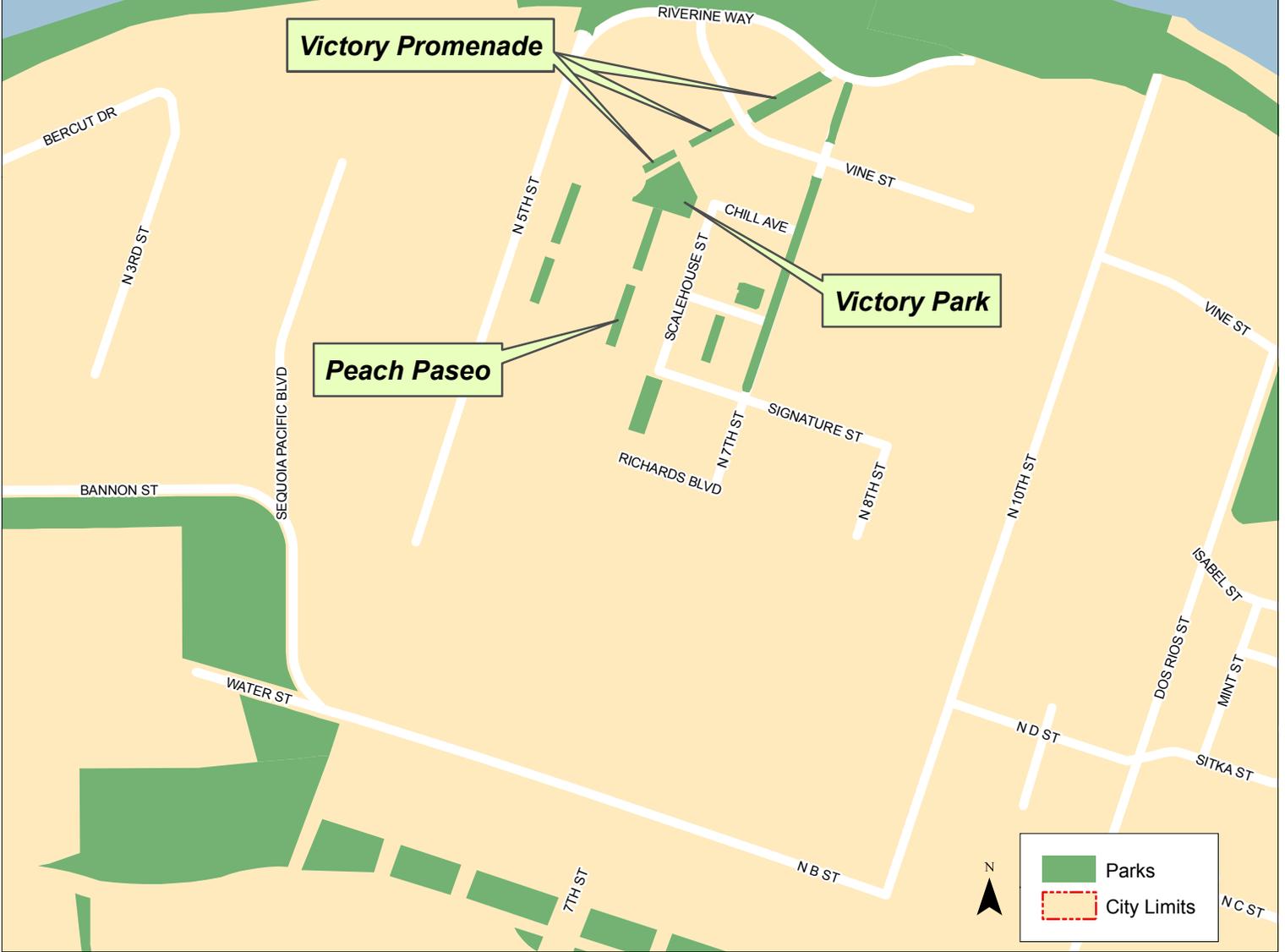


*American River*

**Victory Promenade**

**Victory Park**

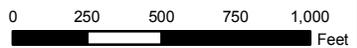
**Peach Paseo**



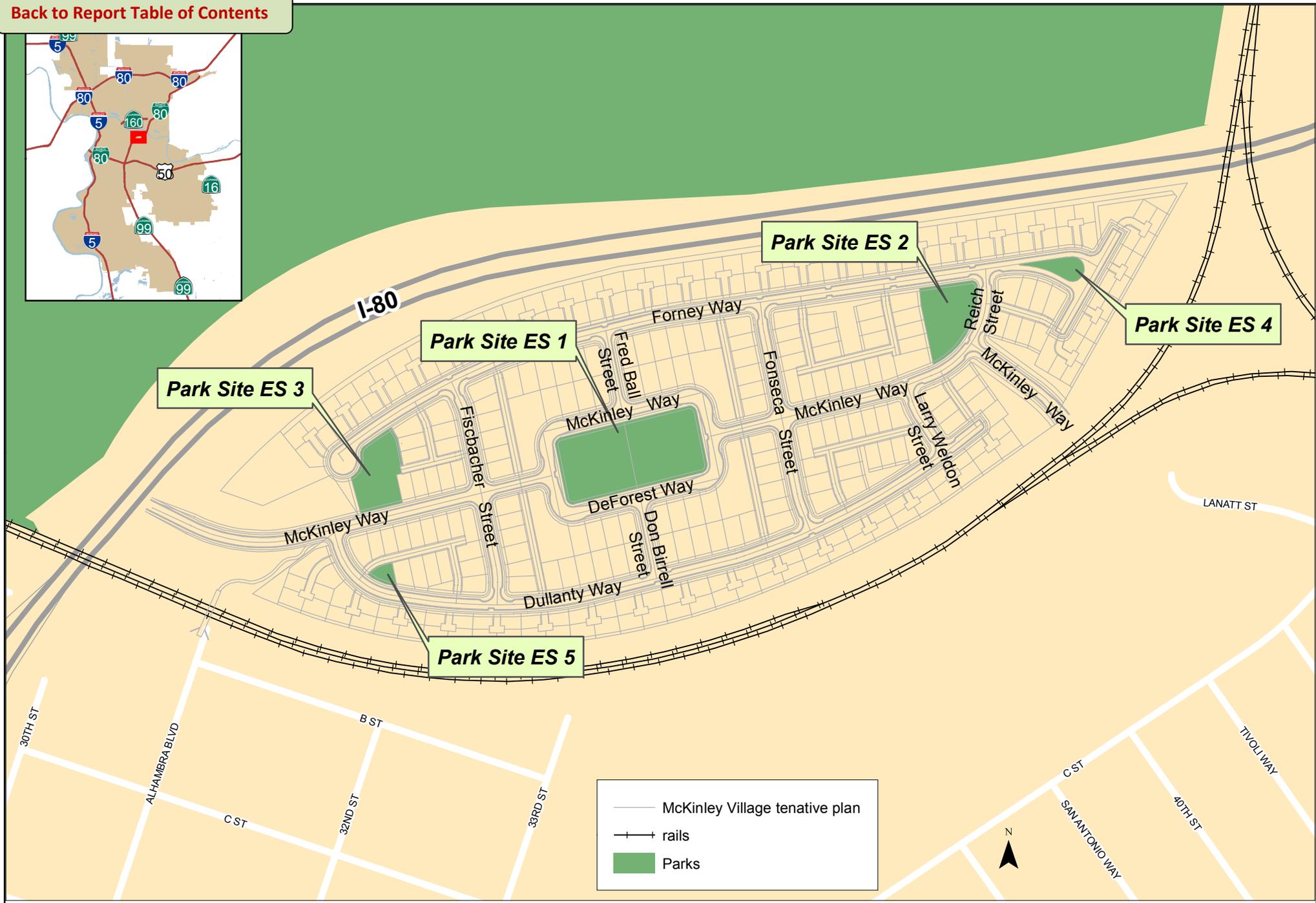


**Parkebridge Park SN 3**

	Parks
	City Limits



DISCLAIMER  
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	McKinley Village tentative plan
	rails
	Parks



## RESOLUTION NO.

Adopted by the Sacramento City Council

### **ESTABLISHING CAPITAL IMPROVEMENT PROJECTS FOR TOWNSHIP 9 PARKS, (L19017200), PARKEBRIDGE PARK SITE SN3 (L19018500) AND MCKINLEY VILLAGE PARKS (L19019000)**

#### **BACKGROUND**

- A. When developers want to build parks within their development projects in lieu of paying the Park Development Impact fee as a “turnkey” project, they first enter into a Services Agreement to fund staff costs for the master planning and construction document preparation. A capital improvement project (CIP) is established to account for the developer funds and so staff can track their time spent on the project.
- B. On March 11, 2015, the City of Sacramento entered into a Services Agreement with Capitol Station 65, LLC for three Township 9 Parks; Victory Park, Victory Promenade and Peach Paseo. As part of the agreement, the developer has provided \$26,454 for staff costs associated with these park projects.
- C. On October 29, 2014, the City of Sacramento entered into a Services Agreement with BHT II Parkebridge 531, LLC for Parkebridge Park Site SN3. As part of the agreement, the developer has provided \$19,759 for staff costs associated with this park project.
- D. On February 11, 2015, the City of Sacramento entered into a Services Agreement with Encore McKinley Village, LLC for the five McKinley Village Parks. As part of the agreement, the developer has provided \$37,600 for staff costs associated with these park projects.

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

- Section 1. Establish L19017200 as a new CIP for three Township 9 Parks -Victory Park, Victory Promenade, and Peach Paseo, and establish revenue and expenditure budgets for the developer funds (Fund 3702) in the amount of \$26,454.
- Section 2. Establish L19018500 as a new CIP for Parkebridge Park Site SN3 and establish revenue and expenditure budgets for the developer funds (Fund 3702) in the amount of \$19,759.

Section 3. Establish L19019000 as a new CIP for the five McKinley Village Parks and establish revenue and expenditure budgets for the developer funds (Fund 3702) in the amount of \$37,600.