

Meeting Date: 9/29/2015

Report Type: Consent

Report ID: 2015-00811

Title: Park Site CC1 Master Plan Amendment and Creation of Park Development Capital Improvement Project

Location: District 4

Recommendation: Pass a Resolution: 1) adopting the Park Site CC1 Master Plan amendment; 2) establishing a new capital improvement project for Park Site CC1 Design and Development (L19011800); 3) and appropriating \$800,000 from Quimby Act (Fund 2508) to Park Site CC1 Design and Development (L19000000).

Contact: C. Gary Hyden, Manager, Park Planning and Development, (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-Park Site Location Map
- 4-Approved Master Plan
- 5-Master Plan Amendment
- 6-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
9/22/2015 10:47:05 AM

Approvals/Acknowledgements

Department Director or Designee: Gary Hyden - 9/11/2015 3:53:32 PM

Description/Analysis

Issue Detail: The City Council previously adopted the Park Site CC1 Master Plan and the recommendation is to amend the Plan as shown in Exhibit A based on community input. The primary difference between the original master plan and the amended master plan is the inclusion of a dog park, with large and small dog areas interwoven with a smaller plaza. The community garden proposed in the original master plan will remain.

Staff also recommends that City Council establish a new capital improvement project (CIP) for Park Site CC1 as L19011800 and appropriate \$800,000 from the Quimby Act (Fund 2508) to L19011800. These funds will be used to develop construction documents, obtain necessary permits and construct the first phase of the park.

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to achieve sustainability and livability and to expand economic development throughout the City.

In general parks within the City that do not function as an evening athletic venue have operation hours from dawn to dusk. However, given the unique location and design of this facility, evening use lighting has been incorporated into the design. The evening use lighting will be constructed in a future phase. Once the lighting is in place, and upon approval of the Director of Parks and Recreation, operation hours for this facility will be extended from dawn to 10:00 p.m.

As stated in City Council Resolution No. 2009-406, Sections 10.2 and 10.8, City Council approval is required to establish CIP projects and make appropriation changes exceeding \$100,000.

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

Economic Impacts: This park design construction project, which totals \$800,000, is expected to create 5.4 total jobs (3.3 direct jobs and 2.1 additional jobs through indirect and induced activities). Furthermore, it will create \$493,948 in total economic output (\$311,339 of direct output and another \$182,609 of output through indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations: The Environmental Services Manager has determined that the project components proposed with the amended master plan for the park is exempt from CEQA under Section Number 15303(3) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). Exemption 15303(3) consists of construction of small accessory structures.

Sustainability: The Amended Master Plan for Park Site CC1 has been reviewed for consistency with the goals, policies, and targets of the Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2035 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 activities. The park development is also consistent with sustainable design through the use of recycled steel for the fencing and site furnishings, the use of water efficient irrigation controlled by the centralized irrigation system, of low water-use shrubs, native plants, 20% less turf, and more naturalized, drought-tolerant plantings to minimize water use.

Commission/Committee Action: The City of Sacramento Parks and Commission recommended approval of the Amended Park Master Plan for Park Site CC1 at a regular meeting on September 3, 2015.

Rationale for Recommendation: The design of Park Master Plans is part of the park planning process as referenced in the approved *2005-2010 Parks and Recreation Master Plan*.

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: There were unbudgeted Quimby fees received in FY2015 for this community plan area that can be dedicated to this project for the design plans, construction documents, necessary permits and construction of the first phase of the park.

Development of parks creates an ongoing cost for park maintenance and utilities are based on the size of the park. The normal annual maintenance cost for this additional 0.9 acres of park development is approximately \$15,000 per acre or \$13,500±. However many of the elements proposed in the Master Plan Amendment are custom in nature and well beyond what is normally constructed in a City park. Therefore, prior to award of the construction contract, it will be necessary to identify the magnitude of the costs for maintenance, repair, and replacement of these special elements. Furthermore it is essential that a permanent source of additional maintenance funding be established prior to construction of the park. There are proposed housing subdivision developments nearby that will be required to annex into the citywide park maintenance assessment district so that some additional funding for maintenance of this park may be available in the future.

The Department of Parks and Recreation's operating budget may need to be augmented for the maintenance and water and utility costs for this park before construction is completed.

Local Business Enterprise (LBE): At this time no goods or services are being purchased as a result of this report.

BACKGROUND

Park Site CC1 is a 0.9 acre neighborhood park, acquired between 2008 and late 2009 using primarily Workforce Housing Rewards Grand funds, administered through the State Department of Housing and Community Development.

The current Master Plan for the park shows a central water feature encircled by a hardscape plaza. The hardscape plaza space includes interesting patterns and designs to break the space. Seating and tables wrap around the water feature and are shaded by an overhead shade structure. Interactive art wraps around the opposite side of the water feature. Landscaping includes plantings with low water needs along the park's border with light rail tracks and in several raised planting beds containing seat-walls. The park has three entry points; the main entry to the park is from the street corner at 19th and Q Streets and the southeast corner of the park, also on 19th Street. A third entry is located on Q Street in the northwest corner of the site. Because 19th Street is a busy one-way street, safety fencing will be installed along the 19th Street border. In addition, the park design ties into the surrounding neighborhood by continuing the bench design and overhead trellises that are found along the 19th Street frontage between the regional transit lines and S Street (in front of the shopping center containing the Midtown Safeway). A small turf area is proposed along Q Street. The park also includes a 25 plot community garden along the western border.

Many residents in the surrounding neighborhood expressed a desire for the addition of a dog park in the master plan and the need for other uses to activate the park.

A public workshop was held to solicit input regarding the addition of a dog park in the master plan. Inclusion of a dog park was strongly supported by the workshop attendees. There was no opposition to the concept expressed.

A revised master plan was developed and presented to the Parks and Recreation Commission (PRC). The revised master plan was reviewed by the PRC and additional public comment was given. The PRC supports City Council approval of the Amended Master Plan for Park Site CC1 as shown in Exhibit A.

The following are the element descriptions for the Amended Master Plan for Park Site CC1:

Public Plaza: The public plaza will be approximately 3,000 square feet. The plaza will be oriented to the corner of Q and 19th street. It will have a visual impact that can be experienced by motorists and pedestrians. It will reflect the character of Midtown in architecture and scale.

A significant interactive public art sculpture will anchor the corner of Q and 19th Street. The plaza will function as an urban plaza and gateway to the adjacent dog park facilities.

Perimeter Development: The public plaza area will avoid extensive hardscape interface with the street frontage by providing a minimum five foot landscape buffer between the street and dog park fencing. If turf is used adjacent to the street frontage it will be a minimum of twenty five feet wide. The property line adjacent to the Regional Transit line will maximize the useable space in the park by developing a semi-transparent fence at the property line, to match fencing type at designated park areas. The fence facing the park will have public art relevant to the adjacent park use. The art will not be part of the City's permanent Art In Public Places collection. It will be considered temporary. This will allow maximum flexibility and control in artist selection and art design. Although not considered part of the permanent collection, the fence

art will require Sacramento Municipal Arts Commission approval. The dog park fencing will consist of vinyl clad chain link fencing with top and bottom rails, decorative tubular steel fencing, or other material approved by the City. The fencing color will be selected based on the overall site development design scheme. The fence will be designed in a fashion to prevent small dogs from escaping. The side of the dog park that borders the community garden will have an eight foot landscape buffer between the garden plots and the dog park with the fence located on the dog park side of the buffer.

Dog Park Areas: Separate fenced areas for large dogs and small or timid dogs separated by fencing is strongly recommended. The large dog area will be a minimum of 10,000 square feet and the small and/or timid dog area will be a minimum of 5,000 square feet. Each area will have a sally-port gate system to allow dog owners to leash and unleash their dogs in a safe and controlled space. The dog park areas will have drinking fountains, benches and shade (both natural and fabricated.) Each dog park area will have a minimum of one shade structure. Each shade structure top shall be solid (fabric or metal) and provide a minimum of 200 square feet of shade with a hard surface area equal in size on the ground plane directly below. A portion of the shade area ground surface can accommodate fixed seating (benches, etc., however a portion will also be left open to accommodate portable chairs brought to the site by dog owners. The surfaces for the dog park will be those recommended in the current dog park design literature and approved by the City. Use of natural turf will be kept to a minimum.

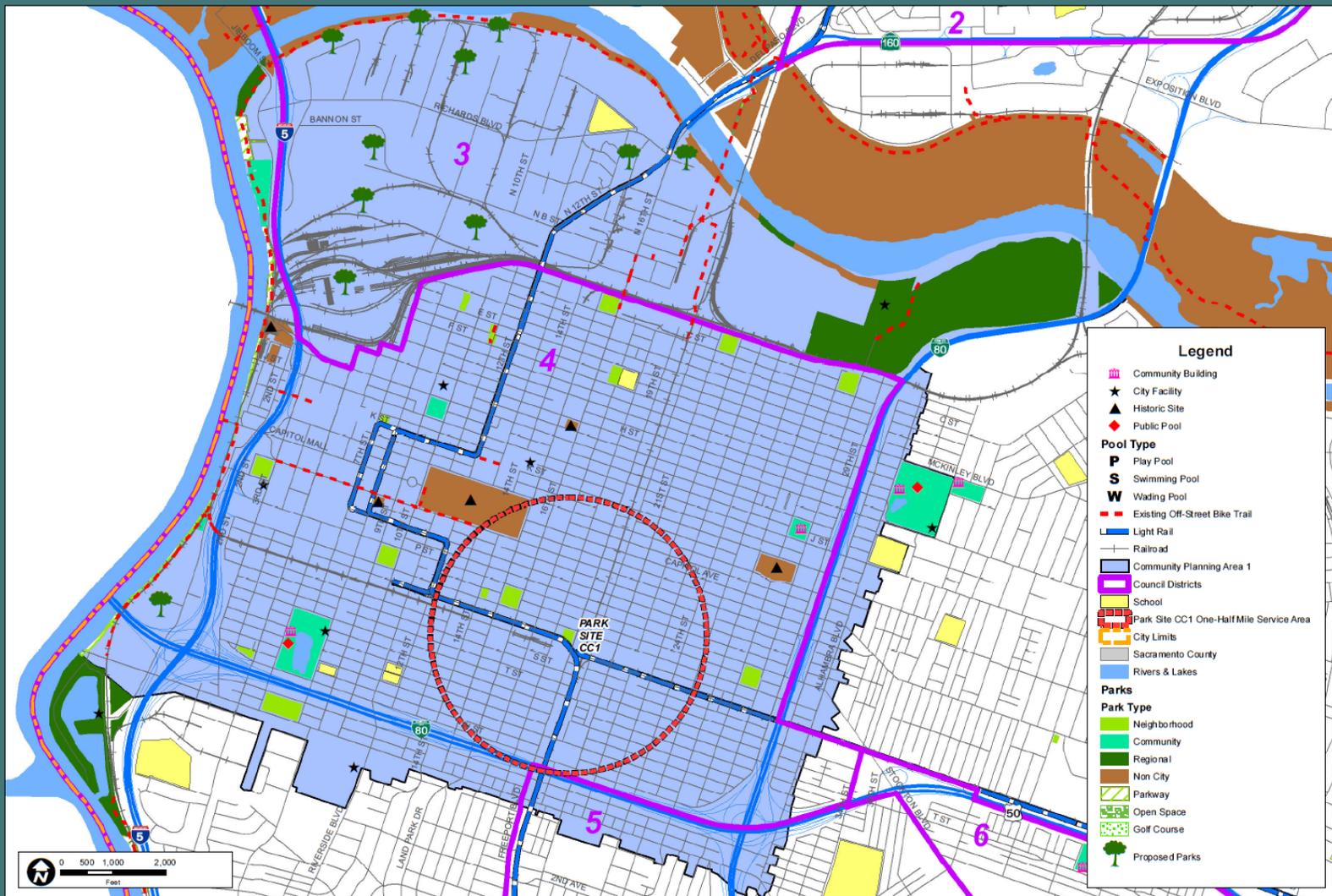
Community Garden: The Community Garden will follow the proven design principles employed in the other successful community gardens in the City. Although the community garden is funded as a separate project, the design must be well integrated with the other elements of the facility as described in the "Design Concept".

Plant Palette and Design: The plant palette will reflect the "new realities" of water conservation planting in California. And, to the extent possible it will also function as an informal demonstration garden for drought tolerant planting. The use of the "River Friendly Planting Guidelines" is strongly encouraged. The planting design will also follow the CPTED principles for planting, including sightlines, shrub heights, etc. Plants will also be selected for their ability to withstand the abuse common in a public setting as well as for their ability to provide continuous groundcover, color, and low maintenance. Use of perennials and annuals is strongly discouraged. The planting design will incorporate the use of mass plantings for color and texture effect. In addition, the development of a small tree grove using a species that provides the maximum seasonal interest while meeting the low maintenance requirements of public park projects is strongly encouraged. If turf is incorporated into the design it should provide useful functional passive space. The turf will be from sod and it will be a low water use turf approved by the City.

Irrigation System: The irrigation system will have an automatic controller that is compatible with and connected to the City's existing central control system. Subsurface and drip (emitter) irrigation will not be used.

**City of Sacramento
Department of Parks and Recreation
Park Site CC1**

Park Site Location Map



Legend	
	Community Building
	City Facility
	Historic Site
	Public Pool
Pool Type	
	Play Pool
	Swimming Pool
	Wading Pool
	Existing Off-Street Bike Trail
	Light Rail
	Railroad
	Community Planning Area 1
	Council Districts
	School
	Park Site CC1 One-Half Mile Service Area
	City Limits
	Sacramento County
	Rivers & Lakes
Parks	
Park Type	
	Neighborhood
	Community
	Regional
	Non-City
	Parkway
	Open Space
	Golf Course
	Proposed Parks



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CONCEPT PLAN

PAVING PATTERN



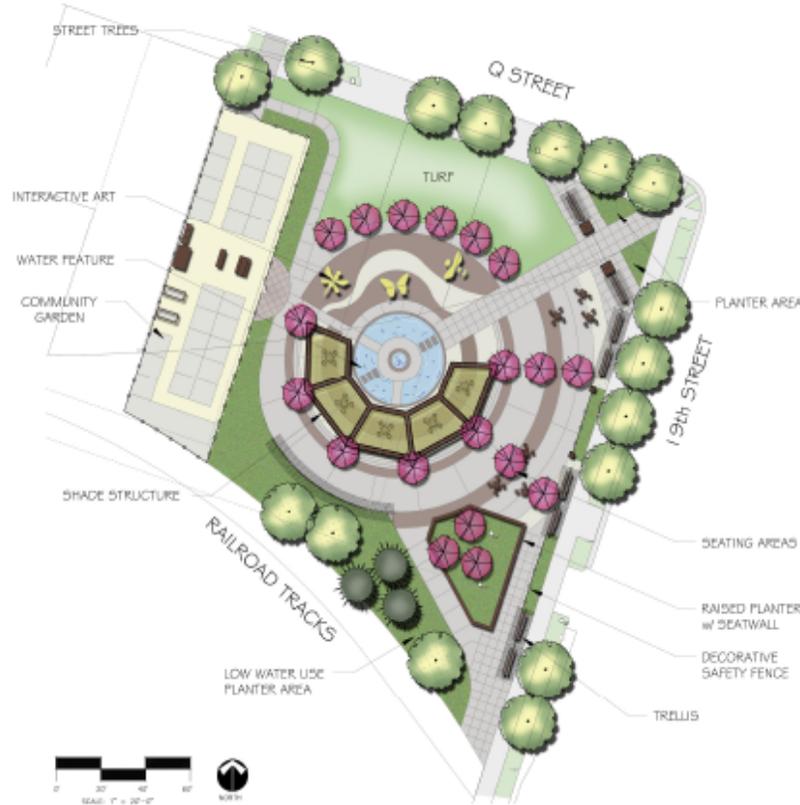
INTERACTIVE ART



COMMUNITY GARDEN



AUGUST 2011



DECORATIVE SAFETY FENCE



LOW WATER USE PLANTING



TRELLIS w/ PLANTING



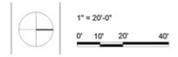
19TH & Q STREET PARK

The City of Sacramento
Parks and Recreation Department



MIDTOWN DOG PARK

MASTER PLAN



QUADRIGA
 landscape architecture and planning
 sacramento | santa rosa | san francisco

RESOLUTION NO. 2015-

Adopted by the Sacramento City Council

Approval of Master Plan Amendment for Park Site CC1 and Establishment of a Capital Improvement Project

BACKGROUND

- A. Park Site CC1 is a 0.9-acre neighborhood park site located at the southwest corner of the intersection of 19th and Q Streets in midtown Sacramento.
- B. Park Site CC1 is a working name used by staff and is not the permanent name of the park site. In accordance with the City's facility naming policy as contained in Resolution 2008-112 staff will return to the City Council for park name approval.
- C. The Park Master Plan for Park Site CC1 was approved by the City Council on May 29, 2012.
- D. A desire to include a dog park as part of the master plan for Park Site CC1 was expressed by residents and businesses in the surrounding neighborhood.
- E. A community meeting was held to allow for input on the proposed Park Site CC1 Master Plan Amendment(per Policies 2.0 and 13.37 of the *Parks and Recreation Master Plan 2005-2010*). This is part of the Park Development Process for park planning as stated in the *Parks and Recreation Master Plan*.
- F. The Parks and Recreation Commission recommended approval of the Park Site CC1 Master Plan Amendment on September 3, 2015.
- G. 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 the "...improvement, and expansion of the public parks, playgrounds, and recreational facilities."

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

- Section 1 The amended Master Plan for Park Site CC1, attached as Exhibit A is approved.
- Section 2 That a new capital improvement project (CIP) for Park Site CC1 is established as L19011800.
- Section 3 That \$800,000 from Quimby Act (Fund 2508) is appropriated to Park Site CC1 (L19011800).