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REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
June 5, 2007

Honorable Mayor and
Members of the City Council

Title: Dixieanne Park Reimbursement/Credit Agreement, CIP LU99

Location/Council District: 2415 Evergreen Street, Council District 2

Recommendation: Adopt a **Resolution**: 1) approving the Reimbursement/Credit Agreement with Signature Properties for Dixieanne Park Renovation, CIP LU99.

Contact: J. P. Tindell, Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Dixieanne Park is a 1.84-acre park located on 2415 Evergreen Street in North Sacramento. Signature Properties will be developing a single-family home subdivision; they propose to renovate the adjoining, existing park in conjunction with this development.

Staff recommends that Council approve entering into a Reimbursement/Credit Agreement similar to other turn-key park agreements that have been approved by Council. A summary of the Dixieanne Park project history is included as Attachment 1 (page 4) and location map as Attachment 2 (page 5).

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

To improve efficiency and timeliness, while in accordance with City Park and Recreation Facility Design and Development Standards, the Department encourages developers to design and build "turn-key" parks to meet their

parkland dedication and park impact fee obligations (policy 13.10 of the *2005-2010 Parks and Recreation Master Plan*). This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Actions: Two community workshops were held on June 10th and August 23rd to review the master plan with the existing residents. The proposed master plan was also presented to the North Sacramento Redevelopment Area Committee (RAC) on August 17, 2006. The neighborhood and RAC reviewed and supported the proposed park master plan. The Parks and Recreation Commission (PRC) reviewed the Dixieanne Park Master Plan (Attachment 3, page 6) on November 2, 2006, and supported it.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of California Environmental Quality Act (CEQA) under Section number 15061(b)(3) which exempts projects such as the current application as an activity "covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment."

Rationale for Recommendation: The park development agreement will be a turn-key agreement using the Unconditional, Irrevocable Stand-By Letter of Credit. Staff is asking Council to approve the Reimbursement/Credit Agreement Relating to the Design and Construction of Park Improvements for Dixieanne Park, the acceptance of cash and the transfer of funds.

On September 2, 2002 Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.

Sacramento City Code 18.44.110 states the City Council may establish guidelines and procedures regarding credits and reimbursements of Park Development Impact Fees.

Financial Considerations: The total budget for this project is $1,022,571. The developer will provide a total of $311,340 in Park Impact Fees to design and renovate the park. There is additional City funding for this project from a SHRA Community Development Block Grant ($350,000) and from Community Reinvestment Capital Improvement Program (CRCIP) funds ($361,231). The City will also accept an Unconditional, Irrevocable Standby Letter of Credit in the amount of $1,022,571 from Signature Properties as security to develop this park.

Dixieanne Park is an existing neighborhood park and the ongoing cost for park

maintenance and utilities are already funded in the Department of Parks and Recreation's operating budget for maintenance, water, and utility costs.

The developer shall maintain the park improvements at the developer's expense during the one year warranty period. Thereafter, the City shall be responsible for the park maintenance.

Emerging Small Business Development (ESBD): The selection of Landscape Architect consultants and contractors for this project will follow City of Sacramento established guidelines for inclusion on ESBD firms.

Approved by: J. P. Tindell
for CASSANDRA H.B. JENNINGS
Assistant City Manager

Recommendation Approved:

Cassandra H.B. Jennings
for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

Dixieanne Park is an existing 1.84 acre neighborhood park located at 2415 Evergreen Street. Existing single-family residences face the park on one side, new single-family homes will face the park on a second side, existing industrial businesses face the park on the third side, and the remaining side has a 6' chain link fence separating the park from the existing industrial lots.

City staff revised the master plan for this existing park in conjunction with the developer, Signature Homes and their landscape architecture consultant. The park will be located next to a proposed single-family home subdivision. Two community workshops were held (June 10th and August 23rd) to review the master plan with the existing residents. The proposed master plan was also presented to the North Sacramento Redevelopment Area Committee (RAC) on August 17, 2006. The neighborhood and RAC reviewed and supported the proposed park master plan.

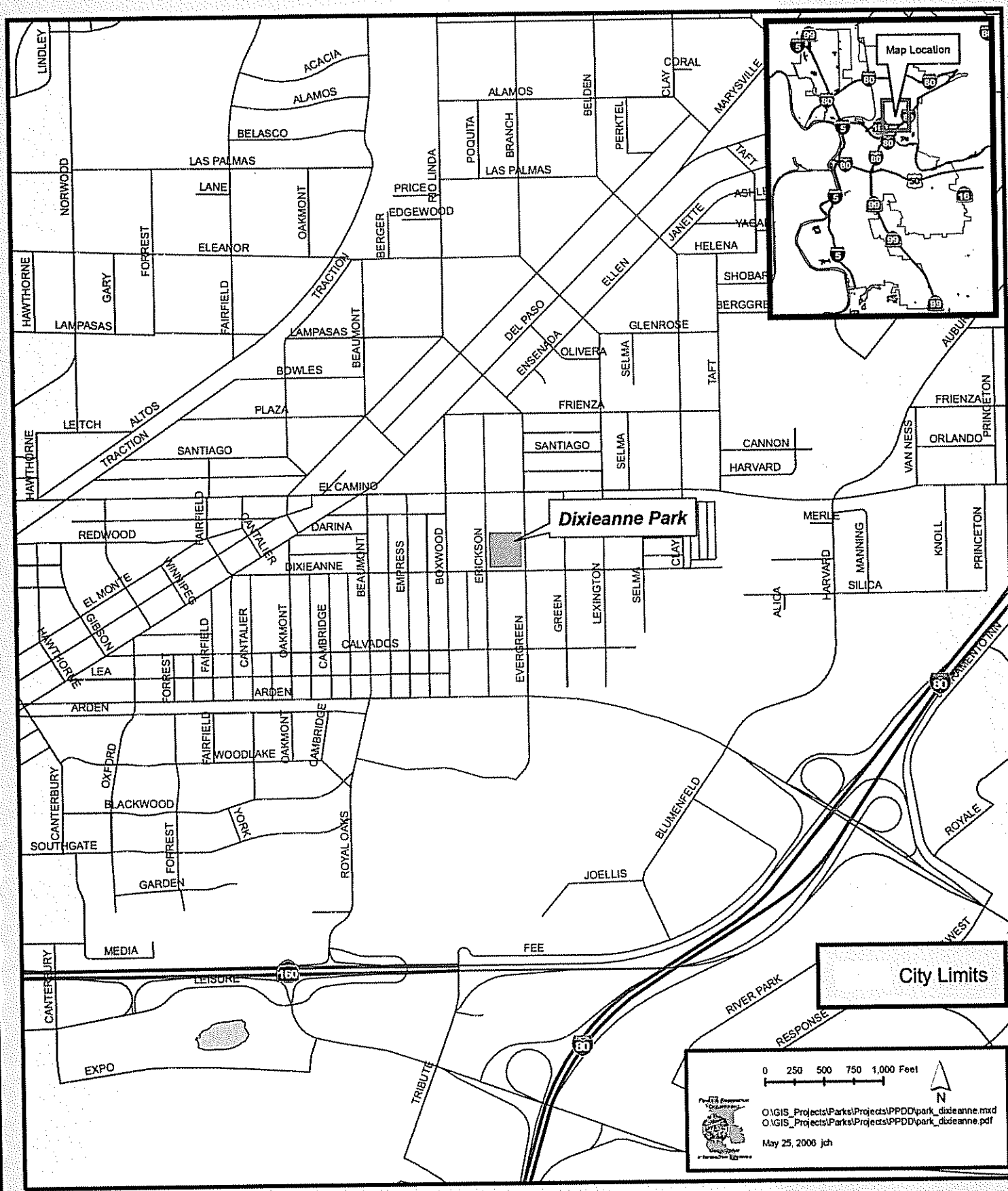
The Parks and Recreation Commission (PRC) reviewed and supported the Dixieanne Park Master Plan on November 2, 2006.

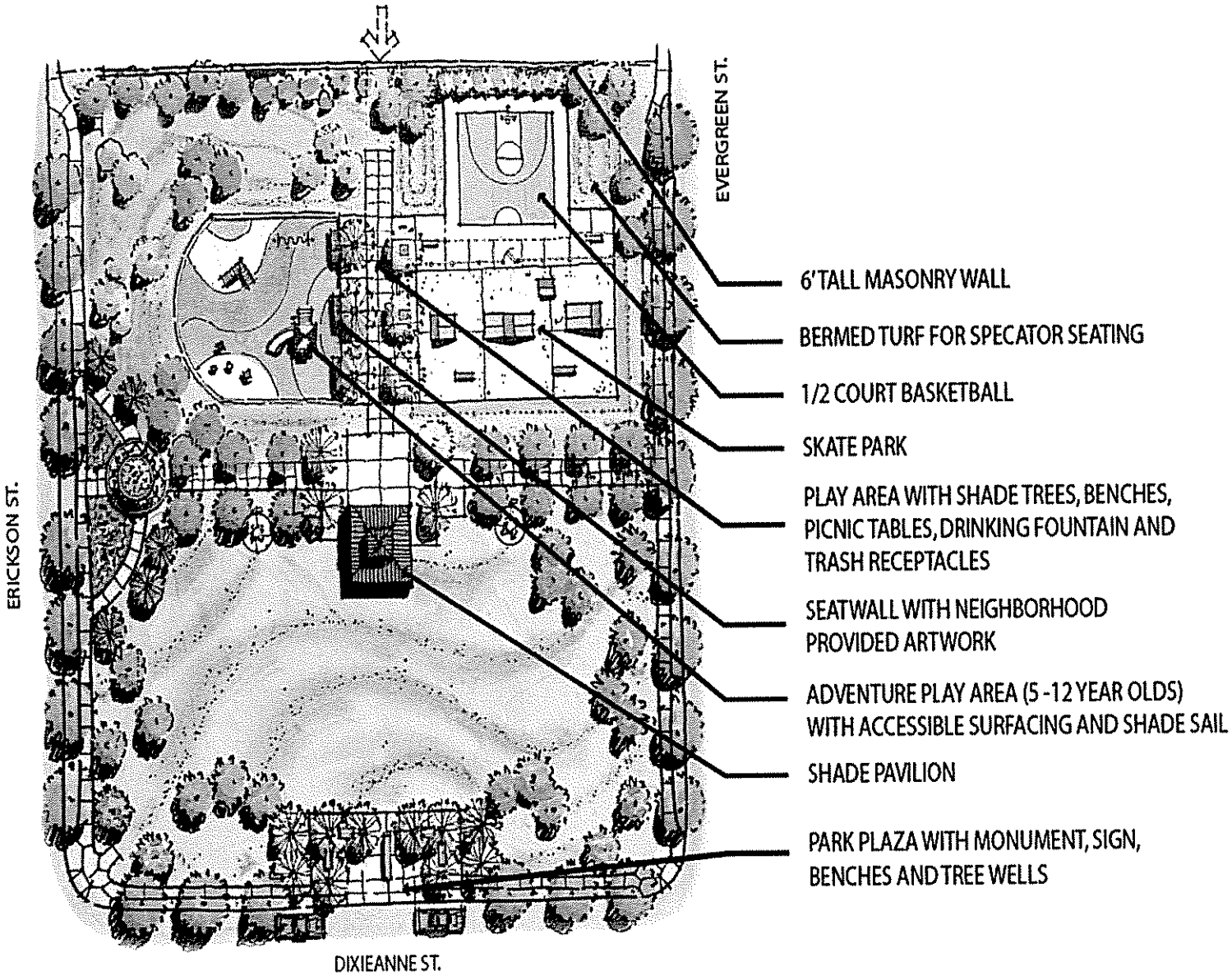
The Dixieanne Park Master Plan was designed as a youth and family-oriented park. The new master plan includes an open multi-purpose turf area, a children's playground, a group picnic area with shade structure, a half youth basketball court, a neighborhood skate park, full site landscaping with low maintenance plantings, large canopy shade trees, security lighting, and site furniture. The lighted baseball field and restroom will be removed.

Signature Properties will be renovating this park as a "turn-key" park. The park is expected to begin construction in fall 2007. The master plan and environmental documents were approved by City Council on January 9, 2007.

The total budget for this project is $1,022,571. The developer will provide a total of $311,340 in Park Impact Fees to design and renovate the park. There is additional City funding for this project from a SHRA Community Development Block Grant ($350,000) and from CRCIP funds ($361,231). The City will also accept an Unconditional, Irrevocable Standby Letter of Credit in the amount of $1,022,571 from Signature Properties as security to develop this park. The developer shall complete the renovation of Dixieanne Park by no later than December 31, 2007 or within twelve months of the date the City approves the construction documents, whichever is later.

City of Sacramento
Department of Parks and Recreation
Dixieanne Park





PARK MASTERPLAN
DIXIEANNE PARK
CITY OF SACRAMENTO

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

June 5, 2007

APPROVING THE DIXIEANNE PARK REIMBURSEMENT/CREDIT AGREEMENT, CIP LU99

BACKGROUND:

A. Dixieanne Park is an existing 1.84-acre park located on 2415 Evergreen Street in North Sacramento.

B. The park will be renovated by Signature Properties as a turn-key project.

C. On September 3, 2002 Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.

D. Signature Properties desires to receive park fee credits for part of the renovation of Dixieanne Park and has provided the City with an unconditional, irrevocable stand-by letter of credit.

E. The City Council approved the master plan for Dixieanne Park on January 9, 2007.

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

Section 1. The Reimbursement/Credit Agreement with Signature Properties is approved for Dixieanne Park Renovation, CIP LU99.