



REPORT TO COUNCIL

City of Sacramento

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

STAFF REPORT
 September 11, 2007

Honorable Mayor and
 Members of the City Council

Title: Memorial Auditorium Lighting and Landscape Plan Approval Project PC71

Location/Council District: District 3

Recommendation: Adopt a **Resolution:** 1) approving the Lighting and Landscape Plan; and 2) directing staff to move forward with implementing the approved plan for: Memorial Auditorium.

Contact: Rebecca Bitter, Program Manager, CC&L 808-5047; Tina McCarty, Administrative Officer, Convention Center Complex 808-8220; Yadi Kavakebi, Sr. Architect, General Services 808-8432;

Presenters: Judy Goldbar, General Manager, Convention Center Complex

Department: Convention Culture and Leisure

Division: Convention Center

Organization No: 4321

Description/Analysis

Issue: Staff is seeking approval to proceed with the Lighting and Landscape plans for the Memorial Auditorium. The existing landscape has been interrupted due to the foundation waterproofing project. A formal bid process will be used to select and award needed contractors to complete the planned Lighting and Landscape designs. Those pending contracts will be brought back to Council for award.

Completion of Memorial Auditorium Lighting and Landscape Plan includes replacement of the existing deteriorated drainage system, installation of additional drains, regrading the site, and replacement of vegetation.

Policy Considerations: This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Convention Center to remain competitive while providing a cultural venue for residents and visitors alike. This report is also consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains intact.

Committee/Commission Action: The City's Preservation Commission recommended approval of the Lighting and Landscaping Plan at their meeting held September 5, 2007.

Environmental Considerations: The City's Current Planning Division has determined that the projects undertaken for those significant features of the property identified in the Historic Structures Report (HSR), and undertaken in compliance with the treatment recommendations identified in the HSR, are exempt pursuant to the California Environmental Quality Act Guidelines, California Code of Regulations, title 14, section 15331 (Historic Resources Restoration/Rehabilitation), based upon the findings that the treatments recommended in the HSR comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Rationale for Recommendation: The proposed Lighting and Landscape Plan has been developed by landscape architects, Callander and Associates; and lighting designers, Benya Lighting Design, Inc and M. Neils Engineering, Inc. The consultants worked with a community advisory committee to develop the proposed plan. Advisory members are listed in Attachment 2. The committee supports the current plan which includes the following main components:

Landscaping

- Retention of large sweeping lawn areas and camellia presence
- Widening of building pathways
- ADA compliance in all East and West entrances (allowing accessibility to all public entrances)
- Addition of landscaped gathering areas near southeast and west doors,
- Placement of granite War Memorial tablets outside in designated area,
- Creation of ADA compliant drop off area on 15th Street (allows for safe passenger drop off out of traffic, including school buses.)

Lighting

- Increased Site Lighting. The plan will improve pathway lighting around the building and within the landscape. Lighting poles 15 feet in height will be integrated with, or will replace, the current street lighting to create a uniform appearance.
- Newly designed Plaza Lighting. The new design will not only improve the lighting for pedestrian movement on the plaza, but will also include lighting that showcases the building, rather than simply “flooding” the ground with minimal functional light.
- Highlighting the Building. The plan will light the exterior of the building to showcase the grandeur of the architecture of the historic landmark on all four sides of the building.

Financial Considerations: During FY2004/5, Memorial Auditorium Improvements (PC71) was created by Council to be an accumulation Capital Improvement Project for on-going and Historic Structures Report (HSR) improvement needs. In total there is approximately \$7 million available for identified projects for Memorial Auditorium (\$6.1 Million from the 2006 Community Reinvestment Capital Improvement Program (CRCIP)).

The first priority project was the waterproofing project which will cost approximately \$1.5 million, including soft costs. The Lighting project is estimated to cost approximately \$900,000 and the Landscape project is estimated at \$750,000. Actual costs will be available following a competitive bidding process. Sufficient funding is available within Memorial Auditorium fund PC71 to complete both the Lighting and Landscape integrated plans.

Overall Funding has been allocated in the following manner:

2002 Master Lease Tax Exempt Capital Improvement Fund (SHRA)	\$3,053,000
Community Reinvestment Capital Improvement Projects Bond	\$3,053,000
Community Center Fund	\$ 750,000
General Fund	<u>\$ 80,000</u>
	Total \$6,936,000

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

Respectfully Submitted by: Judy Goldbar
Judy Goldbar, General Manager
Sacramento Convention Center Complex

Respectfully Submitted by: Barbara E Bonebrake
Barbara E. Bonebrake, Director
Convention, Culture, and Leisure Department

Recommendation Approved:

Cassandra H B Jenny
for RAY KERRIDGE
City Manager

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Background

Attachment 1.

- A. City Council approved the allocation of \$80,000 for a Historic Structures Report (HSR) for the Memorial Auditorium, with an additional \$500,000 allocated for the implementation of the items identified in the report. In addition, Council allocated \$6.3 million from the Community Reinvestment bonds (\$3,053,000 from Tax Exempt Bonds -Fund 713 and \$3,053,000 from the Downtown Bond SHRA-Fund 206) for further implementation of items identified in the report.
- B. The HSR found that among other important needs, the most critical project is the need to waterproof the foundation of the building. Water intrusion through the basement walls will cause long term damage to the stability of the building, if it is not protected.
- C. On March 27, 2007 City Council directed staff to proceed with the City's plan, to complete the foundation waterproofing, landscape, and lighting projects needed at the Memorial Auditorium.
- D. Landscaping will be required once the waterproofing is completed and will be integrated with another known need, the exterior lighting project.
- E. On June 19, 2007 City Council awarded the construction contract for \$1.33 million dollars to Ashron Construction and Restoration Inc. to complete the waterproofing project.
- F. Completion of the Waterproofing project is scheduled for September 2007.
- G. Completion of the Lighting and Landscaping projects is scheduled for the end of May, 2008.

Explanation of the Master Certificate of Appropriateness

The following is further explanation of the Master Certificate of Appropriateness as stated in the Design Review and Preservation Board report dated October 4, 2006.

The City of Sacramento seeks methods to help streamline preservation project reviews while ensuring quality project outcomes. As an incentive to property owners, and not only to properties owned by the City, any property with an approved Historic Structure Report should be able to undertake work on the property pursuant to the treatments recommended in the HSR. This work would be considered to be "approved," or "recommended" in the case of City-owned properties, by the Board, Director or Staff under a master agreement, or Master Certificate of Appropriateness. As one of the Board members stated at the September 20, 2006, meeting of the Board, this recommended master certificate is similar to a Memorandum of Understanding that is often developed with federal agencies and the State Historic Preservation Officer

concerning allowable work on historic resources that does not require the work to be reviewed each time a project is proposed.

Additionally, all the recommended treatments in the Memorial Auditorium HSR meet the Secretary of the Interior's Standards. The City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standards for review of preservation development projects. Work in compliance with these standards is also recognized in the California Environmental Quality Act regulations as a condition to allow a project's exemption, baring no other elements of the environment are affected by the work.

While there will be projects at Memorial Auditorium that will be outside this proposed Master Certificate and involve Board or Director review, it is anticipated that the majority of the restoration, repairs, replacement and maintenance work needing to be undertaken at Sacramento Memorial Auditorium will be able to be made pursuant to the Master Certificate of Appropriateness.

Attachment 2

Lighting and Landscape Community Advisory Committee

Bill Crouch
Urban Design Manager
Development Services Department

Bob Rakela
Friends of Memorial Auditorium

Bryan Chatterton
Convention Center Complex

Charlotte Gilmore
Interested Citizen

Daniel Pane
Pane & Pane Associates, Inc.
Sacramento Metropolitan Arts
Commission

Dan Goodwater
Convention Center Complex

James Christensen
Senior Electrical Engineer
General Services Department

Jeffery Farley
Lionakis Beaumont Design Group

Jim Henley
History and Science Manager,
Convention, Culture & Leisure,

Joan & Don Lesmeister
Sacramento Camilla Society

Judy Goldbar
Convention Center Complex

Marsha Eymann
History & Science Manager
Convention, Culture & Leisure

Melissa Mourkas
Assistant Planner, Development
Services Department,

Nick Carter
Fulcrum Property

Rebecca Bitter
Program Manager
Convention, Culture, & Leisure

Tina McCarty
Convention Center Complex

Yadi Kavakebi
Senior Architect
General Services Department



Master Plan

August 27, 2007



- PLAN KEY**
- 1 ENHANCED ENTRY PLAZA
 - ACCENT LIGHTING (ULTRACOLORED CONCRETE)
 - ORNAMENTAL LIGHTING
 - UNIFIED FURNISHINGS
 - SIMPLIFIED PLANTING
 - 2 ENHANCED PRIMARY CORNER
 - EXPANDED STANDARD LIGHTING
 - 3 PRIMARY MARQUEE SIGN
 - LOW PROFILE SIGN FRAMED
 - W/ AID ARCHITECTURAL ELEMENTS
 - 4 SECONDARY GATHERING PLAZA
 - 5 URBAN PLAZA WITH BUS DROP-OFF AREA
 - EXPANDED PLAZA (STANDARD CONCRETE)
 - REMOVABLE BOLLARDS
 - 6 ENHANCED SECONDARY CORNER
 - EXPANDED STANDARD LIGHTING
 - LOW PROFILE MARQUEE FRAMED
 - W/ AID ARCHITECTURAL ELEMENTS
 - 7 VETERAN'S MEMORIAL DISPLAY
 - 7a VETERAN'S MEMORIAL DISPLAY EXPANSION POSSIBILITIES
 - 8 CAMELLIA GARDEN

Callander Associates
 Landscape Architecture
 Park and Recreation Design
 Neighborhood Parks

Memorial Auditorium
 City of Sacramento, Department of General Services
 Sacramento, California



RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

June 12, 2007

**APPROVING THE MEMORIAL AUDITORIUM LIGHTING AND LANDSCAPE PLAN
APPROVAL PC71**

- A. On March 27, 2007 City Council directed staff to proceed with the City's plan to complete the foundation waterproofing, landscape, and lighting projects needed at the Memorial Auditorium.
- B. Landscaping will be required once the waterproofing is completed and will be integrated with another known need, the exterior lighting project.
- C. The Lighting and Landscape Plan has been developed with input from a community advisory committee, historic preservation, and ADA professionals.
- D. There are adequate funds in the Capital Improvement Program (PC71) to complete the Lighting and Landscape plan.

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

Section 1. The Memorial Auditorium Lighting and Landscape Plan is approved.

Section 2. Staff is directed to move forward with implementing the approved Plan.

