

City of Sacramento

Legislation Text

File #: 2019-00401, Version: 1

Title:

Establishing Greenbriar Phase 1 Park Development Project, Accepting Service Agreement Payment and Establishing Revenue and Expenditure Budget

File ID: 2019-00401

Location: District 1

Recommendation:

Adopt a Resolution authorizing the City Manager or City Manager's designee to: 1) establish the Greenbriar Phase 1 Park Development Project (L19009100); 2) establish the revenue budget in the Youth, Parks, & Community Enrichment Department's FY2018/19 operating budget of \$20,000 (Park Development Impact Fee Fund, Fund 3204); and 3) establish the expenditure budget in L19009100 in the amount of \$20,000 (Fund 3204)

Contact: Dana Mahaffey, Senior Planner, (916) 808-2762; Raymond Costantino, Division Manager, (916) 808-1941; Park Planning and Development; Department of Youth, Parks and Community Enrichment

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Location Map
- 3-Resolution

Description/Analysis

Issue Detail: The Greenbriar Project Owner, LP, is the developer of the Greenbriar Phase 1 development project, **which is** located in the northwest quadrant of I-5 and SR-99, south of Elkhorn Blvd. The Greenbriar Project (P11-093) was approved by City Council on May 30, 2017. The development is a master planned mixed-use project on a 577 acre site. The development is divided into two phases. The first phase of development is north of the future Meister Way and includes approximately 1,300 residential units, over 295,000 square feet of commercial land uses **and open**

space. Phase 1 includes one 2.0- acre neighborhood park, and an approximately a 12.4- acre community park.

Greenbriar Project Owner, LP, the developer has requested that the city start the process of developing the preparation of preparing the master plans for the 2.0-acre neighborhood park and the 12.4-acre community parks. Prior to development of the parks, a Mmaster Pplan must be prepared and reviewed by the Parks and Recreation Commission and approved by City Council. The Mmaster P plan programs the types of recreational amenities and facilities to be developed provided at each park site. The City's costs for the Park Mmaster Pplan review and approval process are covered through a the Park Master Plan Services Agreement. The estimated staff cost is \$20,000. The Greenbriar Project Owner developer is required to reimburse the City for its park master planning staff costs.

Staff is proposing to In order to account for the developer funding, establish a capital improvement project (L19009100) needs to eb established for the Greenbriar Phase 1 project at this time to account for the acceptance of the developer funds. The funds will be used for staff review and approval process offer the park master plans under a the Park Master Plan Services Agreement.

Policy Considerations: The Greenbriar Project (P11-093) was approved by City Council on May 30, 2017, which included parkland dedication of two park sites to serve for the new residents. Providing parks and recreation facilities is consistent with the City's General Plan goals, policies and standards, and consistent with the Department of Youth, Parks, and Community Enrichment's Strategic Plan to enhance the livability in Sacramento through the provision of parks, recreation and trail facilities throughout the city.

Economic Impacts: Not Applicable

Environmental Considerations: Environmental review of the neighborhood and community parks were reviewed as part of the City Council's approval of the Greenbriar project's through the certified EIR, and project approval on May 30, 2017. The proposed action would establish a capital improvement project account to facilitate development of the neighborhood and community parks which were included in the approved project as approved entitlements.

Sustainability: Not Applicable

Commission/Committee Action: Not Applicable

Rationale for Recommendation: Greenbriar Project Owner, LP requests The developer wants to start to prepare the Ppark Mmaster Pplan process for the neighborhood and community parks so that the construction of these parks can occur during the build -out of the residential units for Phase 1 of the Greenbriar project.

Financial Considerations: Staff recommends establishing the Greenbriar Phase 1 Park

Development Project (L19009100) to account for the activities **staff costs** relative to the project **park master planning process**.

The \$20,000 payment from Greenbriar Project Owner, LP **the developer** will be recorded as revenue in the Youth, Parks, & Community Enrichment Department's FY2018/19 operating budget in the Park Development Impact Fee Fund (Fund 3204) and establish the expenditure budget in L19009100 **will be established** in the amount of \$20,000 (Fund 3204) to cover staff costs associated with overseeing the preparation of the park master plan, public input **meetings**, Park and Recreation Commission review, CEQA analysis **if needed**, and City Council approval. Any remaining funds will be used for staff costs to review the design plans and oversee construction of the park.

Local Business Enterprise (LBE): Not Applicable