

City of Sacramento

Legislation Text

File #: 2018-00381, Version: 1

Title:

Quimby and Park Impact Fee Credit and Reimbursement Agreement, Farm and Community Garden Project Agreement, and Establish Olympian's Park and Farm and Community Garden Projects [Published for 10-Day Review 12/20/2018]

File ID: 2018-00381

Location: District 4

Recommendation:

Adopt a Resolution: 1) approving the Quimby and Park Impact Fee Credit and Reimbursement Agreement with Northwest Land Park, LLC for the design and construction of Olympian's Park and the Farm and Community Garden; 2) establishing the Olympian's Park Development project as L19145100; 3) appropriating \$1,725,314 from Park Impact Fee Available Fund Balance (Fund 3204) to L19145100; 4) establishing the Farm and Community Garden project as L19143600; 5) appropriating \$876,701 from Quimby In-Lieu (Fund 2508) Available Fund Balance to L19143600; 6) appropriating \$30,909 from Park Impact Fee Available Fund Balance (Fund 3204) and appropriating \$19,585 from Quimby In-Lieu Available Fund to the Arts in Public Places Program (L19920600); 7) approving the Leataata Floyd Elementary School Farm and Garden Project Agreement with the Sacramento City Unified School District for a recreation easement over a portion of the school property and allocation of Northwest Land Park CFD No. 2013-0319 maintenance district proceeds; and 8) authorizing the City Manager or his designee to execute the agreements.

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

Presenter: None

Attachments:

1-Description/Analysis

2-Vicinity Map

3-Quimby and Park Impact Fee Credit and Reimbursement Agreement for Northwest Land Park

4-Leataata Floyd Elementary School Farm and Garden Project Agreement

5-Resolution

Description/Analysis

Issue Detail: Northwest Land Park, LLC (Developer) is the master developer of the Northwest land Park development project, now known as The Mill at Broadway. The development project included a neighborhood park and a plan for a farm and community garden on the open space area of the abutting school property. In 2012, the Developer, City and the Sacramento City Unified School District (SCUSD) entered into an MOU to plan for the use of the surplus land for a farm that would be used to educate the community and a community garden for use by school parents and other residents in the neighborhood.

Olympian's Park is a 3.356± acre neighborhood park that includes an old industrial brick building that will be used as a community center. It is centrally located within the Mills subdivision. Planned for the school site is a 1.5-acre urban farm and a 0.5-acre community garden. On April 10, 2018 the City Council approved the master plan and naming of the park and on June 12, 2018 the City Council approved the master plan for the farm and garden.

The 825-unit development project is to be built in four phases. Phases 1 with a total of 201 units have been built, phase 2 units of 280 units are under construction. The phase 3 final map has been approved and the park site was dedicated, and the phase 4 tentative subdivision map was recently approved. Phases 3 and 4 are slated to include 344 units. The Developer has opted to construct the park, farm and garden through a turnkey agreement whereby the Developer will receive Park Impact Fee (PIF) credits and will also receive reimbursement of PIF and Quimby In-Lieu fees that have been paid for the housing units that have been built in phases 1 and 2. In addition, the Developer will get Quimby land dedication credits for the farm and garden easement to be granted to the City by SCUSD. The Developer will receive PIF credits in the amount of \$1,738,882 for park construction that is projected to cost \$2,753,689. In addition, the Developer will receive payment in the amount of \$792,388.80 for the PIF that has already been paid to fund the construction of Olympian's Park. The Developer will contribute the difference of \$1,725,314 towards the Olympian's Park construction costs.

Construction of Olympian's Park is anticipated to begin in Spring 2019. The Master Plan for Olympian's Park includes the following amenities: 1) bike loop that connects to existing and planned regional trails, 2) bocce courts/sports courts, 3) picnic area with shade structures and outdoor barbeques, 4) amphitheater, 5) neighborhood center, 6) exercise stations, 7) dog park, 8) event lawn area, 9) re-purposed historic hopper landmark building, 10) riparian garden for on-site storm water management, 11) native tree groves, 12) small parking lot and street parking, 13) child (age 2-12) playground, 14) Seating, trash receptacles and drinking fountains and 15) bike parking. The Developer is ready to begin construction of the park.

The community garden and urban farm will be constructed utilizing the Quimby In-Lieu fees collected

for this subdivision. The Developer will receive Quimby reimbursement in the amount of \$876,701 for a total construction cost of \$1,037,275. The Developer will fund the cost difference of \$58,039. The easement for the 2-acre farm and garden will provide Quimby credits for the phase 4 and possible phase 5 final subdivision maps.

The construction of the farm and garden, as well as the Quimby credits, are based on the Project Agreement that has been approved by SCUSD. The Project Agreement provides that the SCUSD will grant an easement on their property to the City for the farm and community garden, and the City will contribute \$108,800 annually for the costs of maintenance of the farm. The urban farm is to be operated by the Food Literacy Center, a non-profit organization that operates at the school under contract with SCUSD. The Food Literacy Center plans to offer educational programs for the neighborhood residents about agriculture, environmental protection, health and nutrition. The City will oversee allocation of the community garden plots and undertake the maintenance. The Developer is ready to begin construction of the farm and garden.

The Master Plan for community garden and will include the following amenities: 1) 10'x10' garden plots, 2) ADA accessible raised garden beds, 3) garden shed, 4) compost area, 5) pedestrian gate and entry area, 6) vehicular access gate, 7) picnic tables/potting tables, and 8) orchard trees. Fencing will surround both the Farm and the Community Garden areas. The existing McClatchy Way street will provide public access to both garden and farm.

Policy Considerations: The Mills development project was approved on July 14, 2011 and found to be consistent with the goals, policies, standards, and objectives of the City's General Plan. Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods through the provision of parks, recreation, and trail facilities throughout the City.

Economic Impacts: Not Applicable

Environmental Considerations: The park, farm and community garden projects have been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) and has been determined to fall within the scope of the Environmental Impact Report (EIR) for Northwest Land Park project (P10-039). The EIR for the Northwest Land Park project was certified by the City Council on August 23, 2011 (Resolution No. 2011-496) and is available for review online at <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>.

The certified EIR adequately described the development of the planned park, farm and community garden facilities as part of the development project. The analyses in the certified EIR and the findings and the adopted mitigation measures remain unchanged. No further environmental review is required.

Sustainability: The Olympian's Parks Master Plan and the Farm and Garden Master Plan were

found to be consistent with the goals, policies, and targets of the Parks and Recreation Sustainability Plan by reducing greenhouse gas emissions and air pollution through the addition of landscape plantings, and by improving the health of residents through access to a diverse mix of wellness activities. Individual products and manufacturers have not been chosen, but the design will incorporate play equipment and site furniture manufactured from recycled materials, and low water use planting.

Commission/Committee Action: The Parks and Recreation Commission previously reviewed and recommended approval of the Olympian's Park Master Plan and the Farm and Community Garden Master Plan.

Rationale for Recommendation: The Quimby and Park Impact Fee Credit and Reimbursement Agreement with Northwest Land Park, LLC to construct Olympian's Park, and the Farm and Community Garden and the Project Agreement with SCUSD will allow for the construction of these park and recreational amenities to serve the residents at the Mill at Broadway as well as the surrounding neighborhood.

Financial Considerations: The total construction cost for Olympian's Park is expected to be \$2,753,689. The total construction cost for the Farm and Community Garden is expected to be \$1,037,275. These total costs include City staff and administration costs and funds for Art in Public Places. The City has been collecting the Park Impact Fee and Quimby In-Lieu Fees for phases 1 and 2 of the development project to fund the recommended budget appropriations of \$792,388.80 in PIF funds and \$979,236 in Quimby funds.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. On September 24, 2013, the City Council established the Northwest Land Park Community Facilities District No. 2013-0319, which will fully fund the maintenance costs of the neighborhood park and includes a contribution of \$108,800 to SCUSD for the farm maintenance. In addition, On October 15, 2013 Ordinance No. 2013-0027 authorized the levying of the special tax. Maintenance of the park and community garden will be fully funded by the CFD.

Local Business Enterprise (LBE): Because the City will not be constructing the park, the LBE requirements do not apply.