

# City of Sacramento

## Legislation Text

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File #: 2020-00943, Version: 1

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**Title:**

**Greenbriar (Northlake) Phase 1 Development - Park Master Plans, Park Names, Park Development Impact Fee Credit Agreement, and Master Park Planning and Development Agreement**

File ID: 2020-00943

**Location:** District 1

**Recommendation:**

Adopt a Resolution approving: 1) the master plans for the neighborhood and community parks located in the Greenbriar (Northlake) Phase 1 development project; 2) naming the community park as Northlake Community Park and the neighborhood park as Eventide Park; 3) the Park Impact Fee Credit Agreement Relating to Design and Construction of Park Improvements for Eventide Park and Northlake Community Park; 4) the Master Park Planning and Development Agreement; and 5) authorizing the City Manager or the City Manager's designee to: a) execute the agreements; b) increase the revenue budget in Youth Parks Community Enrichment (YPCE) operating budget in the Park Impact Fees (PIF ) Fund (Fund 3204) by \$536,668; c) increase the expense budget by \$180,000 in PIF Fund (Fund 3204) in the Greenbriar Phase 1 Development project (L19009100) to account for City staff costs to be paid by the Greenbriar developer pursuant to the Park Improvement Agreement; and d) increase the expense budget by \$254,763 in YPCE operating budget in the PIF Fund (Fund 3204) to account for PIF administration fee; and e) increase the expense budget by \$101,905 (Fund 3204) in the PA-6 Art in Public Places project (L19920600).

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

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Location Map
- 3-Eventide Neighborhood Park Master Plan
- 4-Northlake Community Park Master Plan
- 5-Master Park Planning and Development Agreement
- 6-Park Development Impact Fee Credit Agreement
- 7-Resolution

## Description/Analysis

**Issue Detail:** Youth Parks & Community Enrichment (YPCE) recommends approving the Master Plans for the proposed 12.4-acre community park and 2-acre neighborhood park located in the Greenbriar (Northlake) Phase 1 development. YPCE also recommends approving the naming of the community park as “Northlake Community Park” and the neighborhood park as “Eventide Park.”

The Northlake Community Park master plan includes the following amenities: an adventure play area, tot lot play area, multipurpose fields, fitness stations, shade canopies, shaded group picnic area, individual picnic nodes with game tables, multi-sports court, butterfly garden, park naming sign, site furnishings shade trees and walking paths. The neighborhood park, Eventide Park, master plan includes the following amenities: Tot lot play area, open turf areas, community garden, group picnic area with shade structure, site furnishings, park naming sign and shade trees.

The Greenbriar developer (Greenbriar Project Owner LLC) desires to build out all of the public parks within the development project now known as Northlake and receive neighborhood/community park PIF credits. Because the PIF burden for Phase 1 of the development project is less than the cost of building the Phase 1 parks, the developer plans to build those parks in phases as shown on the master plans. The PIF burden for Phase 2 of the development project will exceed the costs to build the three neighborhood parks, so the Master Park Planning and Development Agreement provides that the developer can obtain Phase 2 PIF credits for subsequent build-out of the Phase 1 parks. The developer is willing to incur costs for the Phase 1 Community Park which exceeds the PIF credits for that park in reliance on the Master Agreement which commits to issuance of additional PIF credits once development of the Phase 2 project commences.

PIF credits are issued for the actual cost of construction and the related costs (i.e., preparation of master plan, PIF administration fee, Art in Public Places fee, and staff costs to review plans and oversee construction). Because the Phase 1 parks are to be built concurrently, the staff costs for plan review and construction oversight have been reduced. The Park Impact Fee Credit Agreement Relating to Design and Construction of Park Improvements for Eventide Park and Northlake Community Park limits the PIF credits for construction of these two parks to the amount of the PIF burden for the Phase 1 development project, which is approximately \$1.2 million less than the actual park costs.. As set forth in the Master Agreement, the neighborhood/community park PIF burden based on the current land use plan for Phase 1 is \$4,539,670 and for Phase 2 is \$4,743,601, for a total budget of \$9,283,271. The projected construction costs for the Phase 2 parks is \$4.2 million.

The Greenbriar developer entered into a Master Plan Services Agreement to prepare the master plan for the Phase 1 community park and neighborhood park which included reimbursement of staff costs for plan review and the commission and council meetings.

**Policy Considerations:** Providing parks and recreation facilities is consistent with the City’s strategic plan to enhance livability in Sacramento’s neighborhoods by expanding

park, recreation, and trail facilities throughout the City.

**Environmental Considerations:** The neighborhood and community park projects have been reviewed for compliance with the requirement of the California Environmental Quality Act (CEQA) and it has been determined that these projects to fall within the scope of the Environmental Impact Report (EIR) for the Greenbriar Development Project (P11-093). The EIR for the Greenbriar Development project was certified by City Council on May 31, 2017 (Resolution 2017-0207). The EIR adequately described the development of these park facilities as part of the development project. The analyses, findings and mitigation measures remain unchanged. No further environmental review is required.

**Sustainability:** The proposed Neighborhood and Community Parks' Master Plans have been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). The parks will advance the goals, policies, and targets of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings and improving health of residents through the access to a diverse mix of wellness activities. Individual products have not been chosen at this level of development, but the design will include products from recycled materials and shade covering for less heat gain. The park development will include sustainable design, using water efficient irrigation design controlled by the centralized irrigation system, low water use shrubs and groundcover, and use of native tree plantings.

**Commission/Committee Action:** The Greenbriar Phase 1 Neighborhood and Community Park Names and Master Plans were considered and recommended for approval by the Parks and Community Enrichment Commission on August 6, 2020

**Rationale for Recommendation:** The design of the Neighborhood and Community Parks Master Plans is part of the park planning process as reference in the approved *2005-2010 Parks and Recreation Master Plan*. These parks are needed to provide adequate park amenities for the new residents and employees at the Northlake Phase 1 development project.

**Financial Considerations:** Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. The Greenbriar development conditions of approval required that a Community Facilities District (CFD) fund maintenance costs before the City will accept a park. The project site was annexed into the Sacramento Services Community Facilities District No. 2018-05. Maintenance of each park will be fully funded by the CFD and thus will not impact YPCE's operating budget. The budget transfers recommended are offsets and do not have an effect on fund balance.

**Local Business Enterprise (LBE):** No goods or services are being purchased in association with this report.

**Background:** On May 30, 2017, the Sacramento City Council approved various land use entitlements for the Greenbriar Planned Unit Development (P11-093) (the “Project”). The Phase 1 portion of the Project is now known as Northlake and the land use plan was revised in April of 2019. The Project site encompasses 577 acres located south of Elkhorn Blvd, north of the I-5 freeway, and west of State Route 99. The Project contains a total of 2,752 residential units of which 2,175 are single family and medium density dwellings and 577 are higher density/multi-family units. The Project also contains three commercial sites, two of which are combined to create a regional commercial center with a total of 295,119 sq. ft., and a neighborhood shopping center site with 16,335 sq. ft. The Greenbriar Project Owner, LLC, is the master developer of the Northlake project that is currently under construction.

The Project is divided into two sections, north and south of Meister Way. The northern section is Phase 1 and contains 1,137 single family dwellings, 225 multi-family units, and the two parcels containing a total of 27 acres as the regional commercial center. The southern section is Phase 2 and contains the remaining 1,038 single family dwellings, 352 multi-family units, and the one neighborhood shopping center containing 1.5 acres.

The Project includes public parks, along with private recreational facilities including paseos/mini parks, a lakewalk around the private lake, a community center, and open space and bike trails that would be maintained by the homeowners’ association. There will also be open space habitat buffers to be owned and maintained by a nature conservancy. The Project’s public parks in Phase 1 are planned for Lot B, a 12.4-acre community park, and Lot F, a 2.0-acre neighborhood park. The public parks planned in Phase 2 (based on the April 3, 2019 Land Use Plan) are three neighborhood parks; west, Lot E, containing 2.2 acres, Lot D near the commercial site containing 1.8 acres, and Lot C adjacent to the school containing 2.4 acres. The Project’s total public park acreage is 20.8 acres spread over five sites.