



# REPORT TO COUNCIL City of Sacramento

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**Staff Report**  
**January 6, 2009**

**Honorable Mayor and  
Members of the City Council**

**Title: Luther Burbank High School Joint Use Sports Complex**

**Location/Council District: 3500 Florin Road, District 8**

**Recommendation: Adopt a Resolution to support the establishment of a Joint Use Partnership between the City of Sacramento Department of Parks and Recreation and Sacramento City Unified School District for the development of a multi-sport complex for school and community use at Luther Burbank High School.**

**Contact: Alan Tomiyama, Recreation Manager, 808-8958; J. P. Tindell, Park Planning and Development Services Manager, 808-1955**

**Presenters: Alan Tomiyama**

**Department: Parks and Recreation**

**Division: Recreation Administration**

**Organization No: 19202**

## **Description/Analysis:**

**Issue:** City of Sacramento Department of Parks and Recreation staff has been working with the Sacramento City Unified School District (School District) to develop a joint use partnership and project at Luther Burbank High School in Council District 8.

The proposed project is a multi-sport complex that would be for school use as well as serve the South Sacramento community for the hosting of local, regional, state and national contests and championships. The complex will include a football stadium with a track and field component, two baseball diamonds, two softball diamonds and three soccer fields (Attachment 2, page 5). At full development all the fields in the complex will be synthetic turf and will be lighted. The multi-sport complex will have adequate parking plus easy access to the Florin Road Light Rail Station which will also provide for overflow parking. Incorporated into the proposed plan are restrooms, spectator seating and a community area with shade structures and picnic tables.



A public planning process is being used in the design of this project. The Council Member's Office and the School District are conducting community meetings to obtain input for this project.

This project is very compatible with the Florin Road Corridor Study and City staff from Planning and Economic Development has been participating in the planning efforts of this overall project.

Department of Parks and Recreation staff will return to the City Council to present a formalized joint use partnership agreement delineating all elements, including fiscal responsibility, funding, on-going maintenance and staffing.

**Policy Considerations:** This joint use partnership is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation and cultural facilities throughout the City. Further, the recommendation is consistent with the *2005-2010 Parks and Recreation Master Plan* policies including:

Policy 6.9: Partner with School Districts and other local and regional agencies to maximize funding opportunities.

Policy 12.1: Actively pursue and formalize partnership agreements with a broad range of public and private entities, including but not limited to schools, for the purpose of building or improving public facilities for maximum community use.

**Commission/Committee Action:** The Parks and Recreation Commission supported this joint use partnership in concept at their September 4, 2008 meeting.

#### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The support of a joint use partnership is considered an administrative activity that will not have any significant impact on the environment and does not constitute a project as defined by the California Environmental Quality Act [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)] and does not require further environmental review.

**Sustainability Considerations:** By supporting this Joint Use Partnership and project, the City would be supporting "green building" and sustainability design and maintenance at this facility consistent with the City Sustainability Master Plan.

**Rationale for Recommendation:** The City of Sacramento has a long-standing relationship with the local school districts. The City and the school districts have worked together to achieve many joint use partnerships to benefit both students and community. This joint use partnership between the City and the Sacramento Unified School District, in addition to other community partners, reflects how governmental entities can collaborate on a project in order to maximize collective resources and the shared use of facilities on behalf of the overall community.

**Financial Considerations:** The total cost at build-out for the Sports Complex at Luther Burbank High School is estimated at just under \$23 million. The project has

been divided into several phases to be built as funding becomes available. The School District has earmarked funding for the completion of components of Phase 1A including the football stadium and track and field. The estimated completion for these components of the sports complex is the 2009-2010 school year.

The City contributed funding during the planning phase of this partnership/project; however, any contributions to construction costs from the City have not yet been determined. The project is in its infancy stages and City staff is working with the School District to develop an overall capital development and operating plan that will include a timeline for construction for future phases of the sports complex. Additionally, the School District and the City will work together to identify potential funding sources that could be used for the project such as public, private, non-profit, foundation and grant funding. (Attachment 3, page 6).

**Emerging Small Business Development (ESBD):** Not applicable. There are no goods or services being purchased by the City as a result of this report.

Respectfully Submitted by:



JAMES L. COMBS  
Director of Parks and Recreation

Recommendation Approved:



RAY KERRIDGE  
City Manager

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**Attachment 1****BACKGROUND INFORMATION**

In 2006, Beals Alliance, Inc. Sport Division was hired to complete an audit of Sacramento City High School Athletic Fields. The City contributed \$20,000 to this sports field feasibility study in cooperation with Sacramento City Unified School District, which identified Luther Burbank High School as a potential site for a multi-use sports complex. Since that time, the City and the School District have been working with the consultant and the community to develop a plan for the Luther Burbank High School Sports Complex.

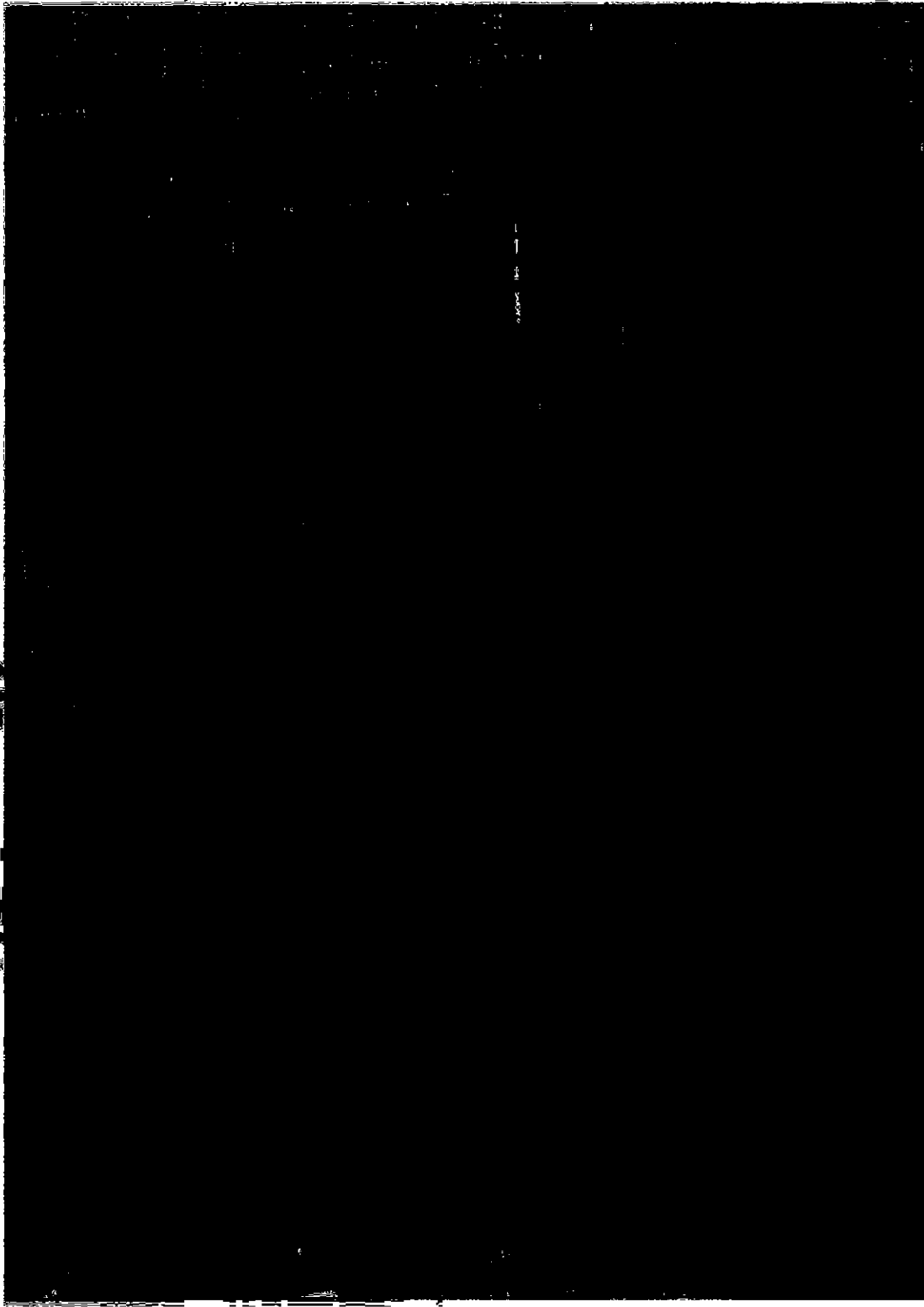
The proposed project is a multi-sport complex that would be for school use as well as serve the South Sacramento community for the hosting of local, regional, state and national contests and championships. The complex will include a football stadium with a track and field component, two baseball diamonds, two softball diamonds and three soccer fields. At full development all the fields in the complex will have synthetic turf and will be lighted. The complex will have adequate parking plus easy access to the Florin Road Light Rail Station which will also provide for overflow parking. Incorporated into the proposed plan are restrooms, spectator seating and a community area with shade structures and picnic tables.

The construction is planned to be completed in several phases as funding becomes available. The School District has earmarked funding for the completion of components of Phase 1A which includes the football stadium and track and field. The estimated completion for this phase of the Sports Complex is the 2009-2010 school year.

A public planning process is being used in the design of this project. The Council Member's Office and the School District are conducting community meetings to obtain input for this project.

The project is in its infancy stages and City staff is working with the School District to develop an overall capital development and operating plan that will include a timeline for construction for future phases of the sports complex. Additionally, the School District and the City will work together to identify potential funding sources that could be used for the project such as public, private, non-profit, foundation and grant funding.

Department of Parks and Recreation staff will return to the City Council to present a formalized joint use partnership agreement delineating all elements, including fiscal responsibility, funding, on-going maintenance and staffing.



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PREFERRED OPTION  
LUTHER BURBANK HIGH SCHOOL  
SACRAMENTO, CALIFORNIA

## **BURBANK SPORTS COMPLEX JOINT USE PARTNERSHIP**

### PROJECT SCOPE

The development of a quality multi-sport complex for school and community use and for the hosting of local, regional, state and national contests and championships.

### PARTICIPATING PARTNERS

Sacramento City Unified School District (DISTRICT)

City of Sacramento – Department of Parks & Recreation (CITY)

Corporate and Community supporters

### SITE PLANNING and DEVELOPMENT

- ❖ Develop a site master plan to identify all potential elements of the complex including, but not limited to, athletic facilities, parking, appropriate storage, classrooms, rest rooms, locker and training rooms, spectator seating, gathering places for families (shade, picnic, children's play area).
- ❖ Divide the overall project into phases.
- ❖ Develop a range of costs for each element of the project and/or for phases of the project.
- ❖ Develop a planning and construction schedule based on a phased development and fund raising approach.

### FUNDING – CAPITAL PLANNING and DEVELOPMENT

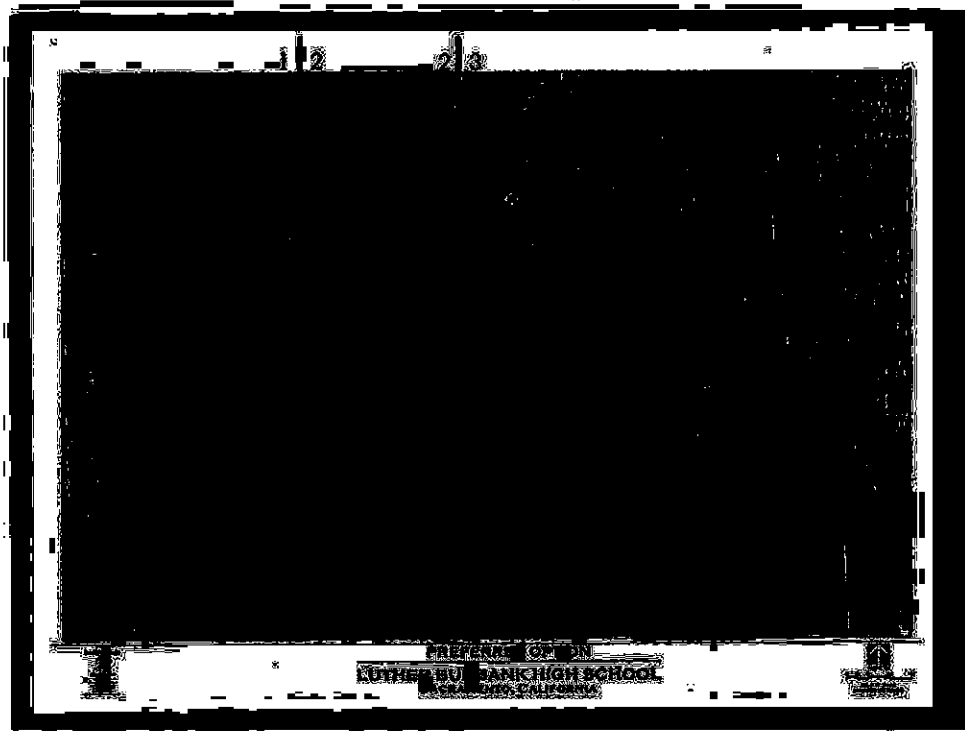
- ❖ DISTRICT and CITY to identify all potential governmental and foundation funding sources that could be used for the project.
- ❖ DISTRICT and CITY to organize a capital development program from the Corporate and Community sectors to include in-kind contributions.
- ❖ The Burbank Community to be responsible for funding/developing at least one element of the project.

### OPERATING PLAN

- ❖ DISTRICT and CITY to develop an operational agreement for the management, operation, staffing, maintenance and long term repairs of the complex.
- ❖ DISTRICT and CITY to develop a revenue generation plan for operating the complex to offset operating costs.

April 16, 2008

PRESENTATION



## Luther Burbank High School Sports Complex

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- **Phase 1A: Track & Field, Synthetic Turf**
  - Total Phase 1A Cost: \$4,140,905.30
- **Phase 1B: Structures and Lighting**
  - Total Phase 1B Cost: \$1,255,826.00
- **Phase 1C: Softball**
  - Totals Phase 1C Cost: \$2,433,275.00

**Grand Total Phase 1: \$7,830,006.30**

## Luther Burbank High School Sports Complex

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- **Phase 2: Ballfields and Parking**
  - Total Phase 2 Cost: \$7,316,425.39
- **Phase 3: Soccer, Tennis, Field Lighting  
and Common Area**
  - Total Phase 3 Cost: \$7,802,939.86

**TOTAL ALL PHASES: \$22,949,371**

**RESOLUTION NO. 2009 -**

Adopted by the Sacramento City Council

January 6, 2009

**SUPPORT THE ESTABLISHMENT OF A JOINT USE PARTNERSHIP BETWEEN THE CITY OF SACRAMENTO DEPARTMENT OF PARKS AND RECREATION AND SACRAMENTO CITY UNIFIED SCHOOL DISTRICT FOR THE DEVELOPMENT OF A MULTI-SPORT COMPLEX FOR SCHOOL AND COMMUNITY USE AT LUTHER BURBANK HIGH SCHOOL**

**BACKGROUND**

- A. City of Sacramento Department of Parks and Recreation staff has been working with the Sacramento City Unified School District to develop a joint use partnership and project at Luther Burbank High School in Council District 8.
- B. The proposed project is a multi-sport complex that would be for school use as well as serve the South Sacramento community for the hosting of local, regional, state and national contests and championships.
- C. The project is in its infancy stages and City staff is working with the School District to develop an overall capital development and operating plan that will include a timeline for construction for future phases of the sports complex as well as identify alternative funding sources such as public, private, non-profit, foundation and grant funding.
- D. This joint use partnership between the City and the Sacramento Unified School District, in addition to other community partners, reflects how governmental entities can collaborate on a project in order to maximize collective resources and the shared use of facilities on behalf of the overall community.

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

- Section 1. The City Council supports the establishment of a Joint Use Partnership between the City of Sacramento Department of Parks and Recreation and Sacramento City Unified School District for the development of a multi-sport complex for school and community use at Luther Burbank High School.