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NOV 10 1988

DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

November 9, 1988

916-449-5200

G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

WALTER S. UEDA
DEPUTY DIRECTOR

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SUBJECT: Land Lease with Sacramento City Unified School District

NOV 15 1988

OFFICE OF THE
CITY CLERK

SUMMARY

This report provides information on the concept of leasing land to the Sacramento City Unified School District for the purpose of building an elementary school. In addition, this report recommends that City Council:

1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;
2. Direct staff to proceed with the leasing process; and
3. Delete the area of Oak Park which includes the community gardens and subsidized housing alternatives from the 1977 Oak Park Master Plan.

JOINT COMMITTEE ACTION

The attached report was approved by the joint Budget and Finance/Transportation and Community Development Committee at their meeting of November 9, 1988. At the Committee's request, staff will investigate liability issues related to joint use of this property, and the possibility of a transfer of title to the land which is to be utilized for an elementary school to the Sacramento City Unified School District.

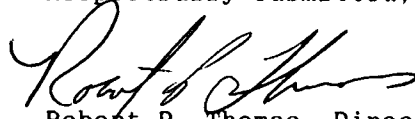
RECOMMENDATION

It is recommended that the City Council:

1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;

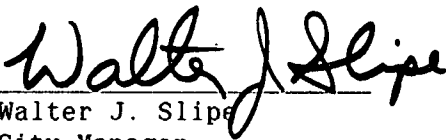
- 2. Direct staff to proceed with the leasing process; and
- 3. Approve amendment of the 1977 Oak Park Master Plan to accommodate the changes in land use.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:



Walter J. Slips
City Manager

RPT:ja

November 15, 1988
District No.5

RESOLUTION No. 88-979

Adopted by The Sacramento City Council on date of

RESOLUTION APPROVING VARIOUS ACTIONS RELATED TO
BUILDING AN ELEMENTARY SCHOOL AT OAK PARK
AND AMENDING THE 1977 OAK PARK MASTER PLAN

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the concept of a land lease with the Sacramento City Unified School District for the purpose of constructing an elementary school at Oak Park is hereby approved;
2. Staff is hereby directed to negotiate a lease between the City of Sacramento and the Sacramento City Unified School District for the purpose stated in paragraph one above, in accordance with City Code Section 12.39 (f); and
3. The community gardens and subsidized housing alternatives are hereby deleted from the 1977 Oak Park Master Plan.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV 15 1988

OFFICE OF THE
CITY CLERK



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AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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ROBERT P. THOMAS
DIRECTOR

October 25, 1988

916-449-5200

G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:
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GOLF
METROPOLITAN ARTS
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PARKS
RECREATION
ZOO

WALTER S. UEDA
DEPUTY DIRECTOR

Budget and Finance/Transportation and
Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Land Lease with Sacramento City Unified School District

SUMMARY

This report provides information on the concept of leasing land to the Sacramento City Unified School District for the purpose of building an elementary school. In addition, this report recommends that the Joint Budget and Finance/Transportation and Community Development Committees approve this report and refer it to the full City Council with the following recommendations: (1) approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park; (2) direct staff to proceed with the leasing process; and (3) delete the area of Oak Park which includes the community gardens and subsidized housing alternatives from the 1977 Oak Park Master Plan.

BACKGROUND INFORMATION

Oak Park is a 17.8 acre park in the South Sacramento area bounded by Sacramento Boulevard, 8th Avenue, and San Carlos Way. Amenities in the park include a community center, fire station, amphitheater, county multi-service building, and a recently completed child care facility.

This site was originally the location of Leland Stanford School. The school was destroyed by fire in 1963, and the vacant property was subsequently sold by the Sacramento City Unified School District to the City of Sacramento in 1975. At that time, the District was experiencing declining enrollment, and the demographics of the neighborhood dictated that rebuilding a school could potentially result in racially isolated education for students.

Lease Concept

With increasing district growth and changing demographics, the need for an elementary school in the Oak Park area is now being advocated by the Sacramento City Unified School District and area residents. The City was approached by school district officials requesting the opportunity to lease a portion of the Oak Park location for the purpose of building an elementary school. Approximately six acres of land would be needed. A survey by the Sacramento Housing and Redevelopment Agency indicated a lack of available land on which to build in the immediate area to be served by the proposed elementary school. The shortage of buildable sites in this economically depressed area makes this a special circumstance for consideration.

At the direction of the City Manager's office, Parks and Community Services staff met with school district representatives to discuss the possibility of a land lease. At this initial meeting, preliminary lease terms were presented by city staff and accepted by school district representatives. These initial terms include the following:

- No actual transfer of title: land lease only.
- City has full access and use of school facilities during non-school hours.
- The land and any improvements revert back to the City if the primary use is other than that of an elementary school.
- The lease is void if construction does not begin or is not completed within a designated time frame.
- Layout and design review and approval by the City.
- The School District will pay for all construction, public improvements, and related infrastructure costs.
- The School District is responsible for the upkeep and maintenance of its facilities and surrounding areas.
- The School District will pay for any taxes or assessments and utility costs.

In addition to these terms and as a part of the agreement, the School District will pay for the development of an adjacent undeveloped 1.69 city-owned acres at a cost of approximately \$25,000. Funding alternatives for school construction are still being investigated and discussed by the School District and community groups. When a solution is reached, staff will negotiate specific lease terms with the School District. Staff will report back to Council at that time for lease approval.

Master Plan

At public hearings regarding the need for an elementary school, the land uses designated in the 1977 Oak Park Master Plan were reviewed by the Oak Park PAC and attending citizens. The 1.69 acres earmarked for development by the School

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District were designated as community gardens in the Master Plan. This use has never been fully developed or utilized by the community. Additionally, the Master Plan proposed development of subsidized low income housing in the park. This use is no longer consistent with Council goals of distributing subsidized housing throughout the Sacramento community. Staff feels that the opportunity for testimony and discussion of proposed use changes required for deleting these uses from the 1977 Master Plan was sufficiently provided at the aforementioned public meetings. The Oak Park PAC and other residents attending these meetings supported the proposed elimination of the community gardens and subsidized housing alternatives to include development of the additional open space by the School District. At a public meeting with the community on October 12, 1988, citizens present unanimously supported the need for an elementary school and did not object to using a portion of the park for that purpose.

In conjunction with this report, the Sacramento Housing and Redevelopment Agency has submitted a report with an agreement for transfer of title of various agency-owned properties and improvements located at the Oak Park Community Center Complex. In order to consolidate ownership of the park with the governmental agency responsible for the majority of operations at the site, staff recommends that the agency-owned properties and buildings at the Oak Park Community Center Complex be transferred at no cost to the City of Sacramento. The original total for purchase of the subject parcels by SHRA was \$354,716. This transfer increases the City-owned acreage of Oak Park by 7.8 acres for a total of 25.6 acres.

Staff would normally not support the use of park land for a school site. The region is lacking in recreational and open space areas in the community, and this type of use contributes to the growing deficit. Identifying park land for inconsistent and inappropriate uses is not the solution for future land shortages. However, staff supports this lease concept because the six acres lost through allocation for school use are being equally replaced by park land and community use space.

FINANCIAL DATA

Any incidental expenses associated with the transfer of title of the specified parcels from the Sacramento Housing and Redevelopment Agency will be paid from the FY 1988-89 Parks and Community Services Administration General Fund operating budget. Financial impact of the lease with the School District will be minimal. Specific terms of the agreement will be presented at the time staff returns to Council for final approval of the lease.

RECOMMENDATION

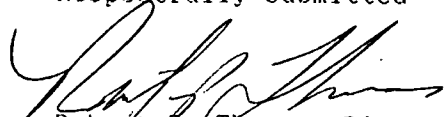
It is recommended that the Budget and Finance/Transportation and Community Development Committees approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council:

17

October 25, 1988

1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;
2. Direct staff to proceed with the leasing process; and
3. Delete the area of Oak Park which includes the community gardens and subsidized housing alternatives from the 1977 Oak Park Master Plan.

Respectfully submitted



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:

Solon Wisham, Jr.
Assistant City Manager

RPT:ja

November 9, 1988
District No.5



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WALTER S. UEDA
DEPUTY DIRECTOR

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Land Lease with Sacramento City Unified School District

SUMMARY

This report provides information on the concept of leasing land to the Sacramento City Unified School District for the purpose of building an elementary school. In addition, this report recommends that City Council:

1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;
2. Direct staff to proceed with the leasing process; and
3. Approve amendment of the 1977 Oak Park Master Plan to accommodate the changes in land use.

JOINT COMMITTEE ACTION

The attached report was approved by the joint Budget and Finance/Transportation and Community Development Committee at their meeting of November 9, 1988.

RECOMMENDATION

It is recommended that the City Council:

1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;
2. Direct staff to proceed with the leasing process; and

- 3. Approve amendment of the 1977 Oak Park Master Plan to accommodate the changes in land use.

Respectfully submitted,

for *S. Euling Jugg*
 Robert P. Thomas, Director
 Parks and Community Services

Recommendation Approved:

Walter J. Slope
 Walter J. Slope
 City Manager

RPT:ja

November 15, 1988
District No.5

RESOLUTION No.

Adopted by The Sacramento City Council on date of

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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the concept of a land lease with the Sacramento City Unified School District for the purpose of constructing an elementary school at Oak Park is hereby approved;
2. Staff is hereby directed to negotiate a lease between the City of Sacramento and the Sacramento City Unified School District for the purpose stated in paragraph one above, in accordance with City Code Section 12.39 (f); and
3. The 1977 Oak Park Master Plan is hereby amended by eliminating the community gardens and subsidized housing alternatives and including development by the Sacramento City Unified School District of the additional open space which is made available by eliminating the community gardens and subsidized housing.

MAYOR

ATTEST:

CITY CLERK



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RECOMMENDATION

It is recommended that the Budget and Finance/Transportation and Community Development Committees approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council:

October 25, 1988

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1. Approve the concept of a land lease with the Sacramento City Unified School District for the purpose of building an elementary school at Oak Park;
2. Direct staff to proceed with the leasing process; and
3. Approve amendment of the 1977 Oak Park Master Plan to accommodate the changes in land use.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:

Solon Wisham, Jr.
Assistant City Manager

RPT:ja

November 9, 1988
District No.5