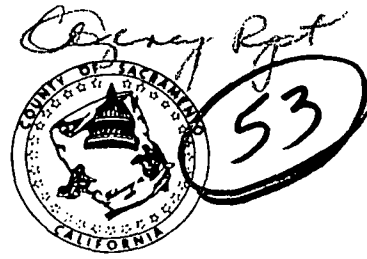
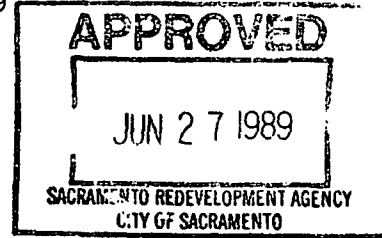




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



June 27, 1989



Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Maintenance of Agency-Owned Portion of the Donner
School Site for Use as a Neighborhood Park

SUMMARY

The attached report recommends continued use of Agency owned portion of the Donner School Site as open space. Parcel and location maps are included as Attachments C and D.

BACKGROUND

The Donner School Site (located at 4554 8th Avenue) was deeded to the City of Sacramento by the Sacramento City School District in 1981 because it did not meet seismic standards. The City subsequently asked the Agency to help convert it to a fruitful use.

In January of 1987, the Agency released a Request for Proposals (RFP) for office or residential development of the site. The successful proposal included rehabilitation of the Donner School building for use as a vocational school, construction of an office building and self help construction of affordable owner occupied housing on the western-most one and one half acres of the school site.

The Redevelopment Agency modified this proposal to eliminate the housing component and approve only the office and vocational school components. The Agency's action reflected the position of the Oak Park PAC that the housing component was not desired at the site.

The resulting Development and Disposition Agreement was for the rehabilitation of Donner School for a vocational school and the construction of new office space on the front portion of the Donner School Site. Residential use was excluded from the proposal and the back portion of the property remained in the possession of the Agency until such time as a suitable development proposal was submitted for the site.

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The subject Agency-owned site is currently being maintained by the Agency as a grassy open space. The site, which has no facilities other than a chain link fence and an automatic sprinkler system, is currently used as a playfield for young adults and children. Since there are no facilities obstructing the site, neighbors bordering it are able to monitor the activity occurring there.

Bob Erickson Enterprises, Inc, the developer of the Donner School site, made an unsolicited offer January 12, 1989 to purchase the subject parcel for \$1.37 per square foot (the same price paid for the adjacent Donner School site). Erickson Enterprises proposed to construct a child care facility and enter into a lease agreement with Merryhill Inc. to provide market rate day care services. A summary of the Erickson Enterprises, Inc. proposal is attached as Attachment A.

Currently, however, the majority of residents of the properties surrounding the Donner Site support continued use of the site as a neighborhood park. The Oak Park PAC has endorsed this approach as well. Sacramento Neighborhood Housing Services (NHS), a non profit organization serving the residential area surrounding the Donner Site, conducted a survey documenting this preference (Attachment B). NHS has also proposed to raise funds from private services for the landscaping materials or day equipment at the site.

Because the City of Sacramento Department of Parks and Community Services is undergoing considerable budget cutbacks for park maintenance it is not appropriate at this time for that Department to assume ownership and maintenance of the Donner open space. Therefore, staff proposes that the Agency continue ownership of the space in its current use for five years. At the end of this five year period staff will consider either transfer of the land to Parks and Community Services for use as a neighborhood park or an alternative use for the site which is consistent with the existing zoning and surrounding uses.

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FINANCIAL DATA

Maintenance of the site will continue to be paid for by the Agency at cost of \$200 per month. This cost is covered under the annual administrative budget allocation for maintenance of Agency owned parcels in the Oak Park Redevelopment Project Area. Neighborhood Housing Services has volunteered to raise funds for minimal landscaping improvement at the site. Development funds of \$1,500-2,000 are anticipated to be available from this effort in the Fall of 1989.

ENVIRONMENTAL REVIEW

NEPA: Exempt from Environmental Review Procedures as the activity involves no federal funding and generates no negative impact on the physical environment.

CEQA: Categorical exemption 15316.

POLICY IMPLICATIONS

The action is not consistent with the Oak Park Redevelopment Plan which identifies the site's use as residential/office. However, this action will formalize the existing use as a neighborhood play field until such time as the site can be deeded to the City Parks Department or developer for an alternate use.

RECOMMENDATION OF THE OAK PARK PAC

The Agency solicited the input of the Oak Park PAC regarding the preferred use of the subject parcel.

The Agency presented to the PAC the following options for disposition of the site:

- 1) Continued use of the site as is.
- 2) Working partnership with NHS to improve the site as a neighborhood park.
- 3) Entering into a development agreement with Bob Erickson Enterprises, Inc. to construct a child care facility lease to Merryhill Schools, Inc.
- 4) Advertisement for proposals to develop the site as a child care center or for other use.

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The PAC voted to work with NHS to raise funds for landscaping materials and/or outdoor play equipment. As an alternative to a more developed park, the Subcommittee recommended minimal development of the site as a playfield.

At their meeting of March 1, 1989, the Oak Park PAC adopted a motion in favor of the Subcommittee's recommendations.

VOTE AND RECOMMENDATION OF COMMISSION

At their meeting of June 19, 1989, the Sacramento Housing and Redevelopment Commission adopted the attached resolution. The votes were as follows:

AYES: Moose, Simpson, Strong, Wooley, Yew, Wiggins

NOES: None


NOT PRESENT TO VOTE: Sheldon, Simon

ABSENT: Amundson, Pernell

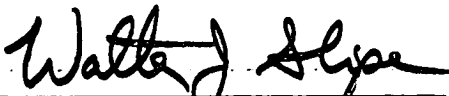
RECOMMENDATION

Staff recommends adoption of the attached resolution directing the Acting Executive Director to continue ownership of the Donner open space site for five (5) years. Staff will work with the Oak Park Project Area Committee and Neighborhood Housing Services to develop minimal improvements to the open space consistent with its current informal use as a playfield. At the end of the five year maintenance period staff will evaluate the continued use of the site as either a neighborhood park or an alternate use.

Respectfully submitted,


ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SVIPE
City Manager

Contact Person: Anne Moore
440-1315

0817Q

(4)

RESOLUTION NO. 89-057

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



ON DATE OF _____

USE OF AGENCY-OWNED PORTION OF THE DONNER SCHOOL SITE
AS A PARK

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

SECTION 1: The Redevelopment Agency of the City of Sacramento will permit use of the Donner School open space (APN# 14-223-04) by the general public as a park for five (5) years. Any site improvement necessary shall be carried out in consultation with the Oak Park Project Area Committee and Sacramento Neighborhood Housing Services, Inc.

SECTION 2: At the end of said five years, Agency staff shall return with a recommendation regarding the continued use of said site as either a neighborhood park or such alternate use as may be consistent with existing zoning and surrounding uses.

CHAIR

ATTEST:

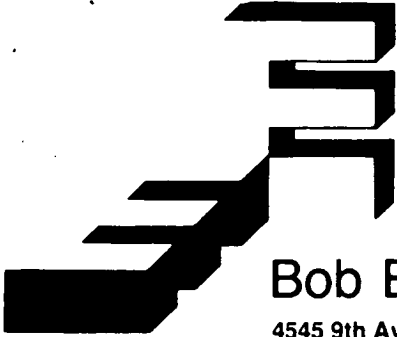
ASSISTANT SECRETARY

1100WPP2-327

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



Bob Erickson Enterprises, Inc.

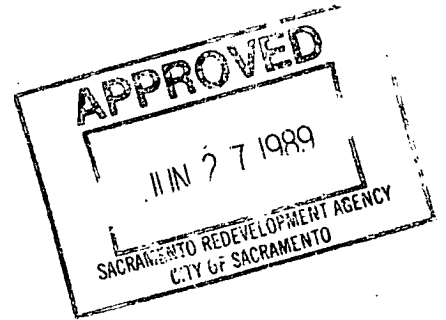
4545 9th Avenue, Suite 200 • Sacramento, California 95820 • (916) 443-1974 • FAX (916) 451-1449

January 12, 1989

Sacramento Housing And Redevelopment Agency
630 I Street
Sacramento, CA 95814

ATTEN: Ann Moore

RE: Offer On Parcel #014-0223-04



Dear Ann,

This letter will constitute our offer to purchase parcel 014-0223-01 for \$1.37 per square foot. This is the same price per foot that we paid for Donner School.

Our plan is to enter into a lease agreement with Merryhill Inc. for a day care center.

This offer is subject to our signing a lease with Merryhill and obtaining the necessary governmental approvals.

Please schedule me for the February 1, 1989 PAC meeting.

I will have a plot plan and elevations for the February 1, 1989 meeting.

Sincerely,

Robert L. Erickson
President

RLE/aap
RLE89.006
GEN



4548 14th Avenue
Sacramento, CA 95820
(916) 452-5356

December 19, 1988

Ken Murray
Sacramento Housing & Redevelopment Agency
630 "I" Street
Sacramento, CA 95814



Re: Donner School Area Survey Results

Dear Ken:

Sacramento Neighborhood Housing Services personnel conducted a survey of the residences immediately surrounding the Donner School area (see map). A copy of the survey is attached for your reference.

There are a total of 40 housing units in the survey area. With respect to the type of usage that the people would like to see made of the open space behind Donner School, an overwhelming response was for a park/playground. Here is a complete breakdown:

Child care facilities:	2
School:	1
Housing	
Low-income apartments:	1
Low-income sfr's:	1
Offices:	2
Park/playground:	21
No opinion:	<u>1</u>
Total responses:	29
Vacant units:	4

Knowledge of alternative recreational facilities by respondents is as follows:

Tahoe Park:	7
Oak Park Community Center:	14
No knowledge:	<u>8</u>
Total:	29

Many people pointed out that either of these parks were too far to safely allow little children to go to on their own.

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U.S. Congressman
- Hon. Robert Matsui
U.S. Congressman
- Hon. Lloyd Connelly
State Assemblyman
- Hon. Phillip Isenberg
State Assemblyman
- Hon. Grantland Johnson
County Supervisor
- Hon. Illa Collin
County Supervisor
- Hon. Anne Rudin
Mayor
- Hon. David Shore
City Councilman
- Hon. Joe Serna
City Councilman
- Hon. Lyla Ferris
City Councilwoman
- Philip Angelides
Pres., River West Developments
- Charles Collings
President, Riley's of California
- Stan Hazelroth
General Partner, LJA
- John Jones
Pres., Commerce Savings
- Greg Lukenbill
Partner, Lukenbill Enterprises
- Peter Raffetto
President, River City Bank
- Charles Sylva
Partner, Sylva & Kirk
- Timothy Taron
Helner, Stark & Marois
- Kenneth Wang
Chairman, CaminoWest
- Frank Whittaker
Gen Mgr., Sacramento Bee

BOARD OF DIRECTORS

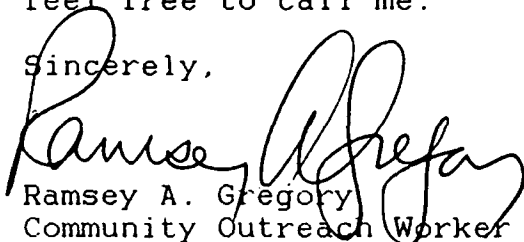
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- Kathleen Casanave, *1st V.P.*
- Dennis Boyd, *2nd Vice President*
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- Elaine Williams, *Secretary*
- Georgella Burnette-Ellis
- Gene Castillo
- Mary Denney
- Danny Gomez
- William Healy
- Mike Hanamura
- Joyce Mihanovich
- Clifford Porter
- Sal Solinas
- Kenneth Wang

I am enclosing copies of the surveys for your own usage. I think that there is more information which can be gleaned from these beyond what I have summarized above. For example, I have not counted up the number of children living in the sample area, nor have I plotted their ages, though I plan on doing so. Also, I intend to continue to survey outlying areas (7th Ave., San Diego, etc.).

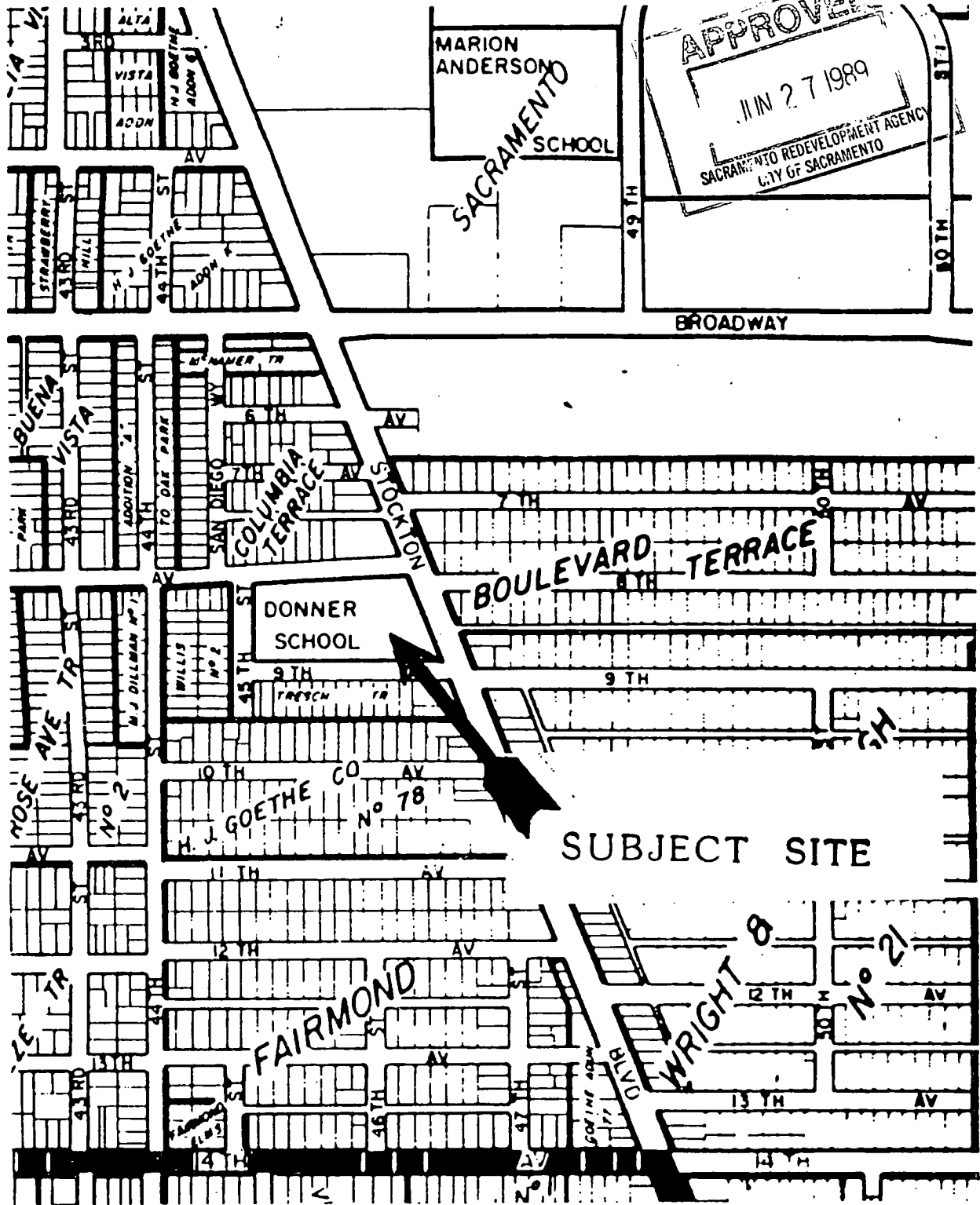
SNHS' South Area Action Committee will continue to work on the planning and development of a park/playground. I might note in passing that an underground sprinkler system is already in place. I think that it covers the complete area though I haven't walked it as of yet.

I hope this helps with your report. If you have any questions feel free to call me.

Sincerely,



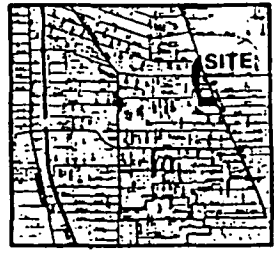
Ramsey A. Gregory
Community Outreach Worker



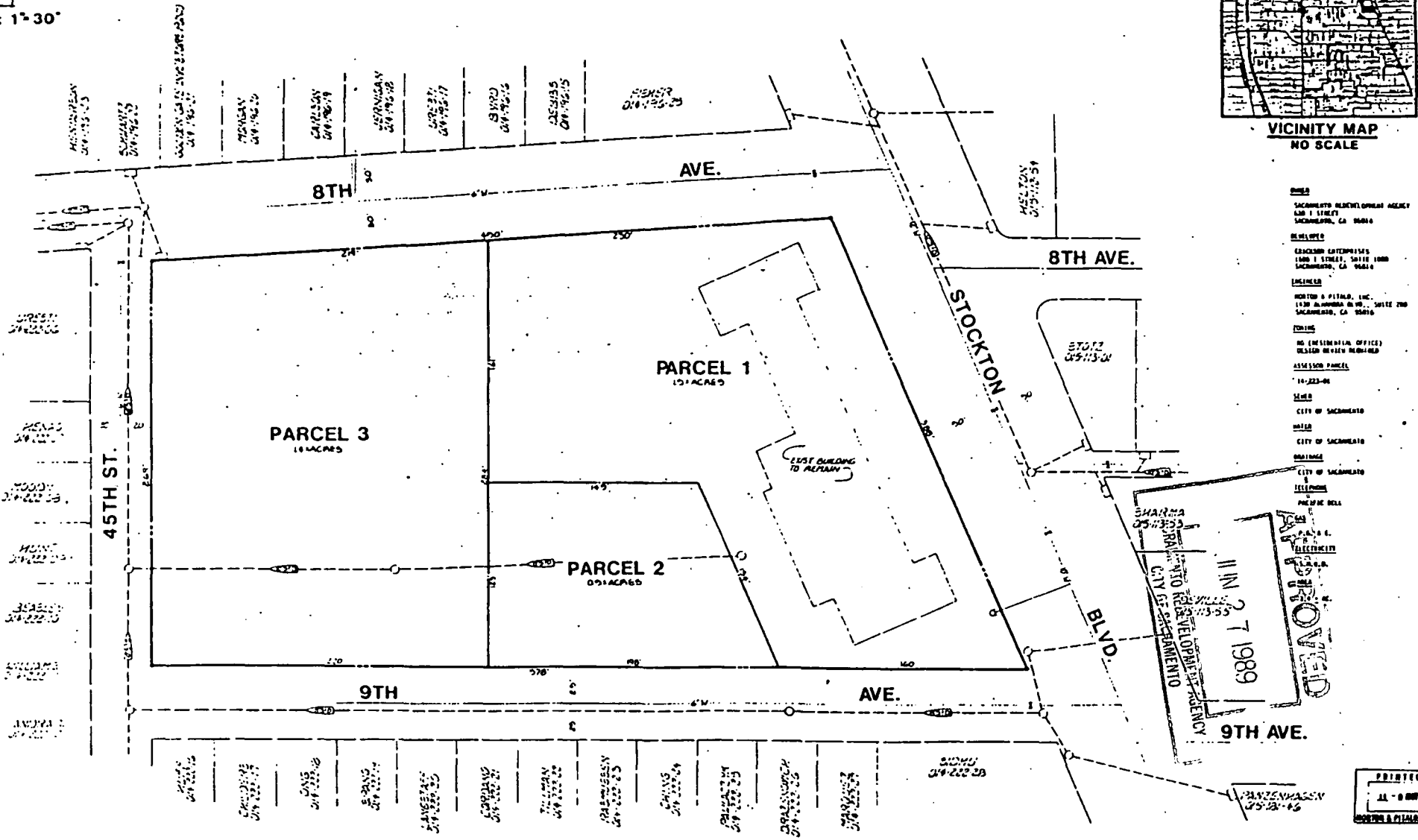
VICINITY MAP



SCALE: 1"=30'



VICINITY MAP
NO SCALE



PREPARED BY
SACRAMENTO DEVELOPMENT AGENCY
LAND & STREET
SACRAMENTO, CA 95811

DESIGNED BY
CRACKBORN ARCHITECTS
1500 I STREET, SUITE 1000
SACRAMENTO, CA 95811

ENGINEER
MORTON & PITALO, INC.
1530 ALABAMA BLVD., SUITE 200
SACRAMENTO, CA 95811

TITLE
NO. (RESIDENTIAL OFFICE)
DESIGN REVIEW REQUIRED

APPROVAL
APPROVED
JUN 27 1989
CITY OF SACRAMENTO

NO.	DESCRIPTION	APPROVED	DATE

DISK NO.
SCALE: 1"=30'
MORSE 17
VERT. 17

BENCH MARK
ELEV.

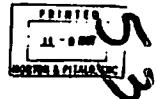
COMPUTED
DESIGNED
DRAWN M.L.D.
PROJ. ENGR.



TENTATIVE PARCEL MAP
DONNER SCHOOL

CITY OF SACRAMENTO

DATE	SHEET	OF
JUL 1989		



ATTACHMENT D