



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
January 23, 2007

Honorable Mayor and
Members of the City Council

Title: Airfield Park Capital Improvement Program and Reimbursement/Credit Agreement

Location/Council District: Airport Road & Arena Boulevard, Council District 1

Recommendation: Adopt a **Resolution:** 1) approving the Reimbursement/ Credit Agreement for Airfield Park, CIP LW48; 2) establishing a new Capital Improvement Program project, CIP LW48, for associated City costs for the development of Airfield Park; 3) accepting payment of \$394,659 pursuant to Reimbursement/Credit Agreement from Beazer Homes Holding Corporation to be deposited into Park Impact Fee (PIF), Fund 791; and 4) appropriating \$394,659 from Fund 791 to CIP LW48.

Contact: J. P. Tindell, Interim Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis:

Issue: Airfield Park will be a 9.12-acre park located on Natomas Crossing Drive at Airport Road in North Natomas. Beazer Homes Holdings Corporation is proposing to develop this park as a turnkey park.

Staff is recommending that Council approve entering into a Reimbursement/ Credit Agreement similar to other turnkey park agreements that have been approved by Council in North Natomas.

A summary of the Airfield Park project history is included as Attachment 1 (page 4) and an area map as Attachment 2 (page 5).

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

Committee/Commission Actions: The Airfield Park name and master plan (Attachment 3, page 6) were reviewed and supported by the Parks & Recreation Commission (PRC) on April 6, 2006. The PRC requested that the park name be changed from the proposed name "Natomas Field Park" to "Airfield Park."

Environmental Considerations: The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the Negative Declaration for Natomas Field project (P04-236).

The Negative Declaration for this area was approved by the City Council on July 26, 2005 in City Resolution 2005-567. The Adopted Negative Declaration (Resolution No. 2005-567) adequately described the effects of a neighborhood park in this location of the Airfield Park project. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed. An Addendum to the Negative Declaration was presented to City Council with the Airfield Park master plan report on July 25, 2006.

Rationale for Recommendation: The park development agreement will be a turnkey agreement using the Unconditional, Irrevocable Stand-By Letter of Credit. Staff is asking Council to approve the Reimbursement/Credit Agreement Relating to the Design and Construction of Park Improvements in North Natomas for Airfield Park, the acceptance of cash and the transfer of funds.

On September 2, 2002 Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.

Sacramento City Code 18.44.110 states the City Council may establish guidelines and procedures regarding credits and reimbursements of Park Development Impact Fees.

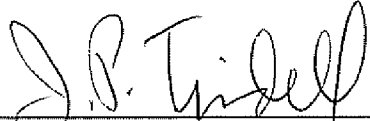
Financial Considerations: The developer will provide a total of \$2,562,720 to design and develop the park which includes a payment of \$394,659 to the City to cover city administrative and project management costs. The payment of \$394,659 will be used to establish a new Capital Improvement Program project (CIP LW48) for the associated City costs for the development of Airfield Park.

Development of parks creates an on-going cost for park maintenance and utilities of approximately \$6,200-\$10,200 per acre based on size of the park and park amenities.

The following range was provided by Park Maintenance staff: 0-3 acres: \$8,000/acre for maintenance + \$2,200/acre water and utilities = \$10,200/acre; 4-7 acres: \$6,000/acre + \$2,200 utilities = \$8,200/acre; 7-10 acres: \$5,000/acre + \$2,200 utilities = \$7,200/acre; 10+ acres: \$4,000/acre + \$2,200 utilities = \$6,200/acre. Based on this range, the maintenance cost for this 9.12-acre park is approximately \$7,200 per acre or \$65,664 per year. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs. Developer shall maintain the Park Improvements at Developer's expense during the on (1)-year warranty period. Thereafter, City shall be responsible for all Park maintenance.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. It was projected that revenues from the CFD will provide approximately 60% of the cost associated with maintaining new neighborhood parks for those areas that annex to the District.

Emerging Small Business Development (ESBD): The selection of Landscape Architect consultants and contractors for this project will follow City of Sacramento established guidelines for inclusion on ESBD firms.

Approved by: 
for CASSANDRA H.B. JENNINGS
Assistant City Manager

Recommendation Approved:

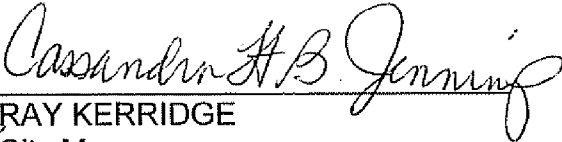

for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

“Airfield Park” is a 9.12-acre neighborhood park located on Natomas Crossing Drive at Airport Road (Attachment 2, page 5); single-family, residential buildings will surround the park on all sides. The park is on the site of the historic Natomas Air Park, the City’s first airport. The park will be located in the proposed Natomas Field subdivision, which will be a mix of single family homes, town homes and low income senior apartments with a recreation clubhouse. The master plan for the park was created with Beazer Homes and their landscape architecture consultant, the HLA Group, through the public participation process.

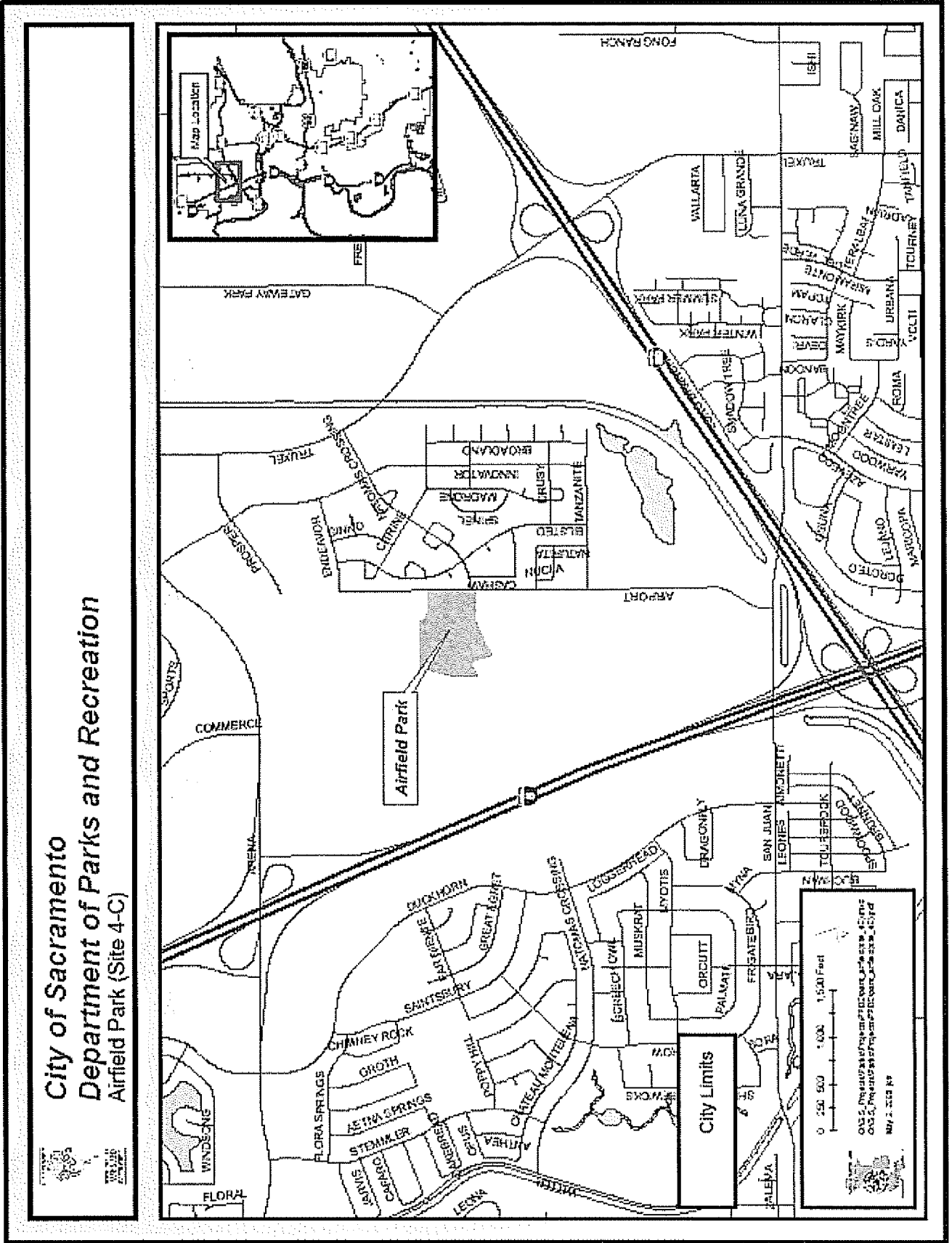
Beazer Homes will be developing this park as a “turn-key” park. The park is expected to begin construction in Fall 2006. The name change to “Airfield Park”, the master plan and environmental documents were approved by Council on July 25, 2006. The developer will be required to maintain this park for one year after the completion of the park.

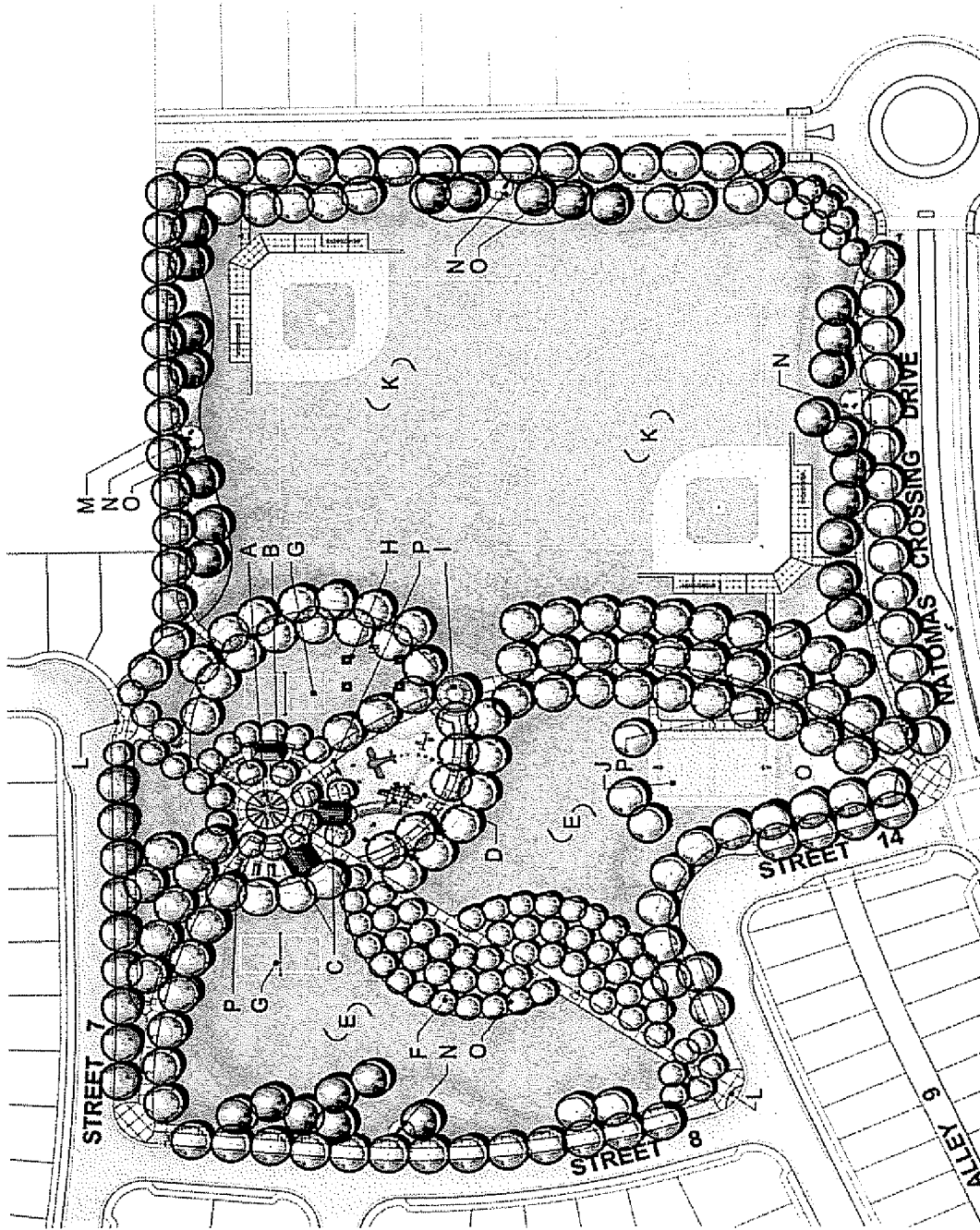
This report to approve the reimbursement/credit agreement will fund the development of Airfield Park.

The City of Sacramento and local developers met numerous times in 2002 and reached an understanding for developers to build turnkey parks in return for receiving park development impact fee credits upfront. The developers felt that they would be able to build the parks faster and cheaper. The developers have been able to build the parks faster because the City builds parks in the order that they are ranked in the approved Parks & Recreation Programming Guide. Developer-built parks have not necessarily been built cheaper than City-built parks, since prevailing wages are required in both scenarios.

The park development agreement will be a turnkey agreement using the Unconditional, Irrevocable Stand-by Letter of Credit. Resolution No. 2002-591, approved by Council on September 3, 2002, authorized the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.

The developer will design and construct Airfield Park for a total of \$2,562,720 for the improvements, including \$394,659 in cash to the City to cover the estimated City costs to review the construction documents, City administration and project management, inspection work, advance planning, and Art in Public Places. The developer shall complete the construction of Airfield Park no later than December 31, 2007 or within twelve (12) months of the date the City approves the construction documents, whichever is later.





Plan Legend

- A Central courtyard with compass rose in paving, perimeter seating and shade trees.
- B Restroom building
- C Picnic shelter with tables (approx. 40 people each)
- D Play area
- E Multi-use open space
- F Tree planting with native plantings as the understory
- G Grass volleyball courts
- H Horse shoe courts
- I Planting area with seat wall and sculpture
- J Basketball court
- K Little League fields with future lights
- L Curb cut for maintenance access
- M 6' Sound wall
- N Fitness station with bench
- O Native planting area
- P Bicycle rack

Design Intent:

The design intent of the community park is to capture the historical significance of the project site serving previously as an airfield. Design elements, such as the navigational compass rose paving in the central courtyard, will be incorporated as feasible. Play ground components will also take on an aeronautical theme to the extent possible.



March 31, 2006

Airfield Park (9.12 Ac)

City of Sacramento, Dept. of Parks and Recreation

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council
January 23, 2007

**ESTABLISHING AIRFIELD PARK CAPITAL IMPROVEMENT PROGRAM AND
REIMBURSEMENT/CREDIT AGREEMENT**

BACKGROUND:

- A. Airfield Park is a 9.2-acre park located on Natomas Crossing Drive at Airport Road in North Natomas.
- B. The park will be built by Beazer Homes Holding Corporation as a turn-key park.
- C. On September 3, 2002 Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.
- D. Beazer Homes Holding Corporations desires to receive fee credits for construction of Airfield Park, and has provided the City with an unconditional, irrevocable stand-by letter of credit.
- E. The City Council approved the master plan, and a park name change from Natomas Field to Airfield Park, on July 25, 2006.

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

- Section 1. The Reimbursement/Credit Agreement is approved for Airfield Park, CIP LW48.
- Section 2. A new Capital Improvement Program project, CIP LW48, is established for associated City costs for the development of Airfield Park.
- Section 3. Payment of \$394,659 pursuant to Reimbursement/Credit Agreement from Beazer Homes Holding Corporation is accepted to be deposited into Park Impact Fee (PIF) Fund 791.
- Section 4. \$394,659 is appropriated from PIF Fund 791 to CIP LW48.