



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Report

5.3

September 3, 1991



Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Metropolitan Place (9th and "J" Streets) Request for Proposals

LOCATION AND COUNCIL DISTRICT: District 1

SUMMARY

This staff report recommends reissuance of the Request for Proposals (RFP) for development of the Metropolitan Place site located at 9th and "J" Streets. In addition, the report recommends modification of the RFP and the Owner Participation Agreement for the adjacent 8th and "J" Streets Venture site to encourage rather than require reciprocal access between parking facilities constructed on the two sites. The report also recommends that the RFP include language clarifying the provisions of the City's historic preservation ordinance.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of July 10, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending reissuance of the Metropolitan Place RFP and modification of the RFP and the Owner Participation Agreement for the 8th & J Ventures site as specified in the attached resolution. The votes were as follows:

AYES: Cespedes, Diepenbrock, Moose, Simon, Wooley, Yew, Strong

NOES: None

ABSENT: Amundson, Pernell, Simpson, Williams

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At its meeting of July 24, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending modification of the Metropolitan Place RFP to include an excerpt from the City's Historic Preservation ordinance as specified in the attached resolution. In addition, the Commission voted to include a statement in the RFP indicating a preference that the "Comstock" Building (812 "J" Street) be given special consideration for preservation because of its historic significance, its previous ownership by the families of Leland Stanford and Clara Diepenbrock, and its placement on the National Register of Historic Places. The votes were as follows:

AYES: Amundson, Cespedes, Moose, Pernell, Simon, Williams, Wooley,
Yew, Strong

NOES: None

ABSENT: Diepenbrock, Simpson

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution which:

- o authorizes reissuance of the Request for Proposals for the "Metropolitan Place" site located at 9th and "J" Streets; and
- o authorizes modification of the Metropolitan Place Request for Proposals and the 8th and "J" Streets Venture Owner Participation Agreement to specify that reciprocal access between parking facilities constructed on the two sites is encouraged rather than required.
- o authorizes inclusion of language clarifying the provisions of the City's historic preservation ordinance and the criteria used by the National Register of Historic Places.

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BACKGROUND

Responses to the Agency-issued RFP for the Metropolitan Place site located at 9th and "J" Streets were due on May 15, 1991. Staff received one application, from "Metropolitan Place Partners," represented by McCoy & Associates, an architectural firm based in Pasadena. Their proposed development includes:

- o a 160-room first-class hotel to be operated by Innkeeper Associates;
- o an 8,000 square foot five-star restaurant (operator to be disclosed upon commitment by Agency);
- o 30,000 square feet of retail (operator to be disclosed upon Agency commitment);
- o 54 furnished apartments to be rented at approximately \$1044 per month;
- o 36 unfurnished apartments to be rented at approximately \$646 per month;
- o 180 parking spaces;
- o Miscellaneous facilities including childcare, meeting rooms and a health club.

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The proponent's estimated total development cost for the project is \$43,336,000, including payment of \$4,000,000 for the land at \$125 per square foot. (The proposed development budget does not include the cost of relocating existing businesses, demolition of existing buildings, the cost of environmental review, potential toxics abatement, payment of Housing Trust Fund fees or compliance with the Art in Public Places requirement.)

Although staff believes that the proposed development concept has considerable merit, it is recommended that the proposal be returned as incomplete because a number of required elements were omitted. The missing components include the Statement of Developer Qualifications, Statement of Financial Capability, executed Offer to Purchase the Site, and the application fee. (The proposal submission instructions specify that an application fee amounting to 1% of the estimated value of the site must accompany proposals, and that the fee must be in the form of cash, cashier's check or certified check. Because McCoy and Associates estimate the site's value at \$4,000,000, the application fee would have amounted to \$40,000 for this proposal. The fee (less \$5,000 to cover the cost of analysis and review) is refundable to developers who are not selected, and can be credited towards the negotiation fee for the selected applicant.) In addition, the proposal lacked the following: elevations and design analysis, market analysis and marketing plan, ten-year operating budget (the proposal included a five-year pro forma), and a project development schedule.

Subsequent to the deadline for proposals, the developer contacted staff and indicated that the missing components, including the application fee and the documents specified in the RFP, can be provided expeditiously. If the Council so desires, staff can review these additional documents and provide an analysis of the proposed project. However, because the developer's initial proposal lacked a number of essential components, staff is recommending that the proposal be rejected and the RFP reissued at a later date to allow for a fair and competitive evaluation process. (Staff has received several inquiries from developers who may be interested in submitting proposals if the RFP is reissued.)

Although the project proponents are willing to comply with the terms of the RFP, staff believes that at this time, entering into exclusive negotiation with this development team would conflict with Agency policy that incomplete or unresponsive proposals be rejected. We strongly encourage the proponents to resubmit their complete application when the RFP is reissued.

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Reciprocal Access to Parking Facilities

Staff recommends that the RFP be modified to encourage the construction of parking structures and loading docks that grant reciprocal access between the RFP site and the 8th and "J" Streets Venture site; however, staff recommends that the construction of separate facilities be allowed if the Developer presents a satisfactory alternative and provides an explanation of the infeasibility of constructing shared facilities. Because it is difficult to ensure that the construction of structures on the RFP site and the 8th and "J" Streets Venture site will occur according to a schedule that will allow development of a shared facility, staff recommends that the RFP for 9th and "J" and the proposed Owner Participation Agreement for the 8th and "J" Streets Venture site be modified to encourage, but not require construction of such a facility.

Historic Preservation

On July 1, 1991, the Board of Directors of Sacramento Heritage passed a resolution calling for the exclusion of the Comstock Building (812 "J" Street) from the RFP. A copy of this resolution is included with this report as Attachment A.

Agency staff recommends that the RFP be reissued to cover the entire site originally approved by the City Council. Staff wishes to emphasize, however, that this recommendation does not imply a lack of concern for the historic character of the building, and we recommend that proposals which exclude the Comstock Building be given consideration.

Prior to its issuance, the RFP was reviewed and approved by the City's Design Review and Preservation Board to ensure compliance with City design and preservation goals. Attached are excerpts from the RFP which indicate that both the development guidelines for the project and the criteria to be used to select a developer have taken historic preservation issues into account.

Specifically, the selection criteria include an evaluation of the degree to which proposals integrate and preserve the historic elements of the existing structures. Excerpts from the Selection Criteria and Development Guidelines specified in the RFP are included as Attachments B and C.

The development guidelines specify that proposals must comply with the provisions of Ordinance 87-013, the relevant sections of which are attached to this memorandum as Attachment D. To provide further clarification, staff recommends that the RFP include the following excerpt from the ordinance:

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- (a) The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitle the development to all benefits provided in the incentive zone found in Section 2.3 of the Urban Design Plan, including but not limited to one-meeting planning review and priority building permit processing, and may also be eligible for public financial assistance.
- (b) Secondly, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same incentive zone benefits found in Section 2.3 of the Urban Design Plan.
- (c) Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Demolition Review Process:
 - (1) Demonstrate infeasibility of rehabilitation;
 - (2) Demonstrate financial capability of new project prior to issuance of demolition permit;
 - (3) Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
 - (4) Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
 - (5) Demonstrate economic benefit of new project to the City.

In summary, proposals that incorporate the historic features of the building will receive a more favorable evaluation. In addition, any development proposed for the site will be required to comply with established City review procedures.

FINANCIAL CONSIDERATIONS

Reissuance of the Request for Proposals for the Metropolitan Place site can be covered by the previously approved budget for the project.

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ENVIRONMENTAL REVIEW

Environmental review is not applicable to administrative actions per CEQA Guidelines, Section 15378(b)(3); NEPA does not apply. Actual development on the site will require an environmental review prior to project approval.

POLICY CONSIDERATIONS

The proposed action would modify previously approved policy in that reciprocal access between the site that is the subject of the RFP and the adjacent site would be encouraged rather than required.


MBE/WBE

MBE/WBE considerations are not required with this activity.

Respectfully submitted,


JOHN E. MOLLOY
Executive Director

RECOMMENDATION APPROVED BY:


WALTER J. SLUPE
City Manager

For Council Meeting of:

September 3, 1991

Contact person: Thomas V. Lee, 440-1357

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Attachments:

- A Sacramento Heritage Resolution
- B Selection Criteria - excerpt from Metropolitan Place RFP.
- C Development Guidelines - excerpt from Metropolitan Place RFP.
- D Historic Preservation - excerpt from Ordinance 87-013 and National Register of Historic Places criteria.

JEM:SEB:mn

F:\SEB\9JRFP.SR

RESOLUTION NO. 91-073 as amended

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____



**MODIFICATION AND REISSUANCE OF METROPOLITAN PLACE
REQUEST FOR PROPOSALS; MODIFICATION OF OWNER PARTICIPATION
AGREEMENT FOR 8TH AND J STREETS VENTURE**

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

Section 1: The Executive Director of the Sacramento Housing and
Redevelopment Agency is authorized and directed to revise the Request for Proposals for
the "Metropolitan Place" site located at 9th and "J" Streets which includes the 812 "J" Street
building which is listed as a historical building on the National Register of Historic Places,
to include Section H.2. of City of Sacramento Ordinance 87-013 ("Historic Preservation
Ordinance"), and to reissue the Request for Proposals as so revised.

Section 2: The Executive Director is authorized to modify the Metropolitan
Place Request for Proposals and the proposed Owner Participation Agreement for 8th and
J Streets Venture to specify that reciprocal access between parking facilities constructed on
the two sites is encouraged rather than required.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



July 3, 1991

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members In Session

SUBJECT: 812 "J" Street, The Comstock Building
(Historic Name: Coolot Building)

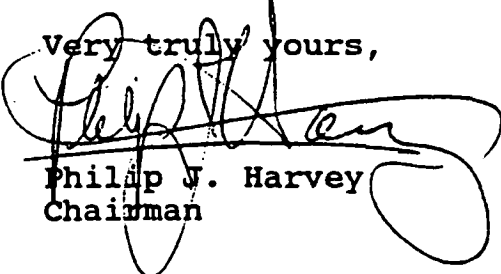
Dear Commissioners:

The historic Coolot Building, 812 "J" Street, is on the National Register of Historic Places and is a "priority" structure on the City's Historic Register.

The building site is included in the Agency's RFP for the Metropolitan Place major development project.

Sacramento Heritage Inc. Board of Directors passed the attached resolution supporting the preservation of the building.

Very truly yours,


Philip J. Harvey
Chairman

Resolution No.

Adopted by the Board of Directors of Sacramento Heritage, Inc.
On July 1, 1991

APPROVAL OF SUPPORT FOR THE PRESERVATION OF THE COMSTOCK (COOLOT) BUILDING, 812 "J" STREET, ELIMINATING IT FROM CONSIDERATION FOR ACQUISITION AND DEMOLITION.

WHEREAS, The Comstock (Coolot) Building, 812 "J" Street is on the National Register of Historic Buildings, and

WHEREAS, the structure is on the City's Historic Register as an "essential" structure, and

WHEREAS, the building dates back to the early commercial life of Sacramento and is associated with key historical Sacramentans as Leland Stanford and Clara Diepenbrock and other notable early Sacramentans, and

WHEREAS, the existing owners have indicated their interest in not only retaining the building as a small historic office building, but also the historic renovation of the facade of the building to an appropriate historic appearance, and

WHEREAS, the Sacramento Housing and Redevelopment Agency has called for proposals for the development of the easterly portion of the one-half block (8th/9th; "J" Street/alley) including the Comstock (Coolot) Building parcel, and

WHEREAS, the remainder of the block can be developed with high and/or mid-rise developments without the use of the 20' x 160' Comstock Building parcel,

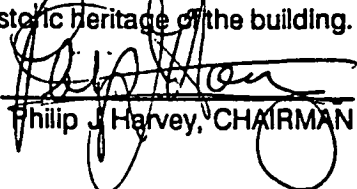
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS SACRAMENTO HERITAGE, INC:

Section 1: Sacramento Heritage, Inc. supports the preservation of the Comstock (Coolot) Building and requests that the parcel on which the building is located be excluded from consideration by the Sacramento Housing and Redevelopment Agency.

Section 2: Sacramento Heritage, Inc. would like to see the entire building preserved and would be interested in working with the Agency Staff towards that goal.

Section 3: Sacramento Heritage, Inc. requests that the property owners renovate the facade of the Comstock (Coolot) Building consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, so that the preserved structure can properly reflect the historic heritage of the building.

ATTEST:


Philip J. Harvey, CHAIRMAN

CLERK

Selection Criteria (excerpt)

Proposal Selection and Project Schedule

Procedure	Timeline	Total Elapsed Time
1. Request for Proposals (RFP) Issued; NOP Issued (EIR)	-0-	
2. Responses to RFP due to Agency	90 days	3 mos.
3. Draft EIR Circulated; Developer Recommended	120 days	7 mos.
4. Selection of Developer and Proposal; EIR Certified; Just Compensation Established; Offers to Purchase to Owners	120 days	11 mos.
5. Project Negotiations Completed; Execution of ODA; Delivery of Letter of Credit and Deposit	60 days	13 mos.
6. Land Assembly and Relocation	120 days	17 mos.
7. Demolition Complete	60 days	19 mos.
8. Start of Construction	30 days	20 mos.
9. Completion of Project	540 days	38 mos.

If major design changes require supplemental EIR, twenty (20) additional weeks will be required to complete the process prior to execution of the ODA.

The development guidelines allow flexibility to meet market conditions with a creative project design.

4. Organization, Personnel, and Management Approach.

- a. Developer organization showing clear lines of responsibility upon which the Agency can rely for effective and responsive action.
- b. Qualifications and experience of key persons and entities who will participate in the proposed project.
- c. Ability to bring an architect or architectural firm of merit to the project.
- d. Previous construction management experience for major urban development projects.

5. Overall Strength of Development Team.

- a. Economic and management strength of the construction, management, and operations teams.
- b. Experience of designated architect and planning and design consultants as evidenced by the overall quality of previous projects.
- c. Experience, qualifications, and strength of key contractors, consultants, and specialists designated as part of development team.
- d. Number and size of projects to be concurrently undertaken by the developer and all other members of the development team.

Development Proposal Characteristics

1. Fulfillment of Project Goals, Objectives, and Requirements.

- a. Responsiveness to and consistency with Development Guidelines of this RFP.
- b. Responsiveness to the goals of the Redevelopment Plan and its implementing documents.
- c. Conformance with City plans, codes, and other policies as outlined in the Development Offering Package.

2. Architecture and Design Quality.

- a. Overall quality of the project's conceptual

- design, with emphasis on character, scale, texture, materials, orientation, and relationship to surrounding structures and planned developments.
- b. Integration of historic retail character of existing and adjacent structures.
- c. Integration and preservation of existing historic elements.
- d. Creative integration of project elements within the context of surrounding uses and proposed developments.

3. Project Economics.

- a. Size, scope, and uses of proposed development.
- b. Cash flow projection for design, construction, and operation phases.
- c. Feasibility of proposed development based upon financing, construction costs, and projected cash flow.

4. Business Offer and Development Schedule.

- a. Revenues generated for the Agency and City.
- b. Proposed source and method of financing the project.
- c. Degree of adherence to the terms of the Stipulations and the standard Disposition and Development Agreement.
- d. Date for commencement and completion of construction.
- e. Extent, timing, and difficulties of phasing plan, if applicable, and acceptability of guarantees of completion for each phase.

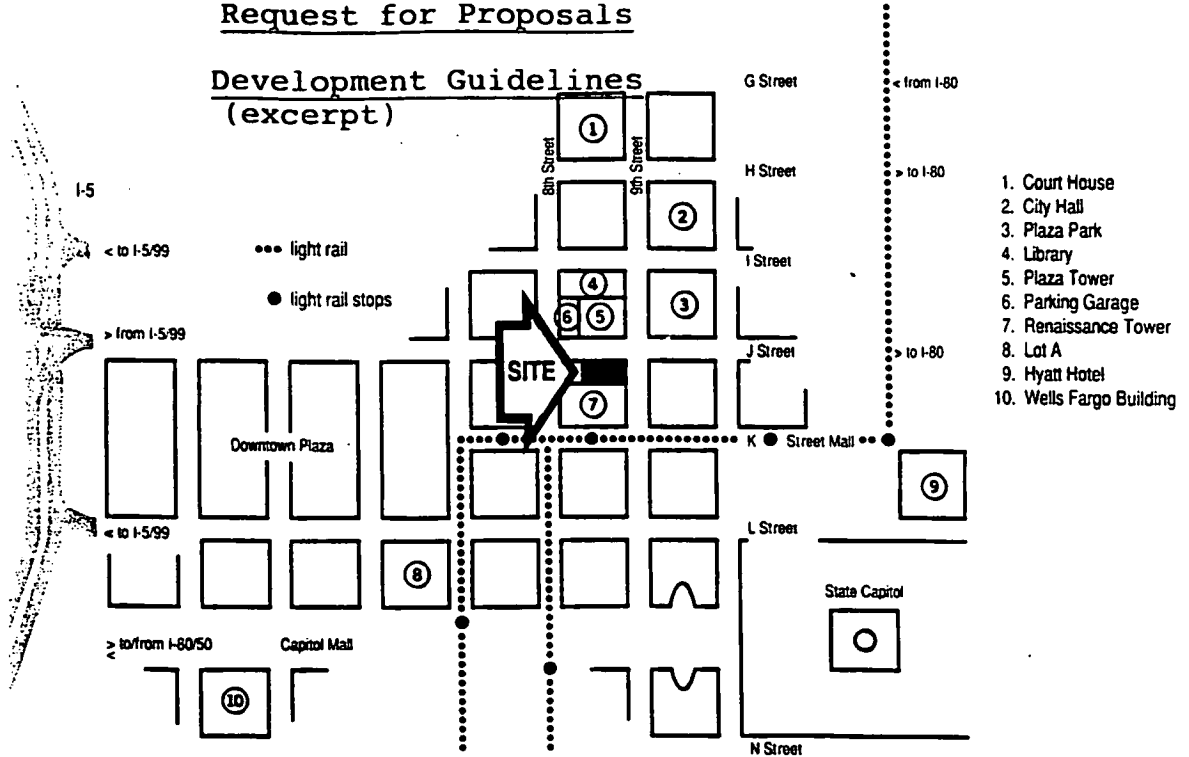
5. Other Factors as Appropriate for Specific Development.

- a. Quality and extent of plan to meet public objectives including those addressed by such requirements as Art in Public Places, child care mitigation, Housing Trust Fund fees, and Transportation System Management Plan.
- b. Additional special amenities offered by the developer for the site.

METROPOLITAN PLACE
Request for Proposals

Development Guidelines
(excerpt)

Metropolitan Place is one of the last large Downtown sites available for development. Its prime location provides proximity to public transit, parking, commercial activity, and recreational facilities.



Building Mass and Orientation

Developers should refer to the Sacramento Urban Design Plan for information regarding bulk and building mass guidelines. The proposed project design should retain or enhance view corridors, and should coordinate with and complement adjacent developments. In particular, the proposed design should preserve views to attractive neighboring features such as the Central Library, Plaza Park, and City Hall. In addition, the Agency considers street level activity and pedestrian scale to be critical elements in the project design.

Architectural Elements

The Site is within a downtown area rich with architectural and historic resources. The project should have a design concept which enhances the area's character, architectural texture, and scale. The project must adhere to the Sacramento Urban Design Plan requirements for quality construction materials.

The design for the base of the project buildings should coordinate with the historic retail context of "J" Street which includes such features as twenty-foot storefronts and bay window treatments. Such coordination may include an innovative and contemporary treatment, or it may mean the actual incorporation of some of the existing facades. Coordination may also be achieved by scaling the project base to the height of existing buildings along the "J" Street corridor. The tower portion of the building should be set back sufficiently to provide a distinct retail base to the project.

The block contains a "priority" historic structure (the Fabian Building at 828 "J" Street), historic facade tiles (which are rated "essential") on the Comstock Building (812 "J" Street), and historic granite curbs. The City of Sacramento Design Review/Preservation Board has jurisdiction over these elements. Some effort will be required to incorporate the historic elements or otherwise comply with Section 2 of Ordinance 87-013, which is included in the Offering Package.

Landscaping

The project landscaping should have a pedestrian orientation, blend with adjacent developments, and enhance the aesthetic and visual quality of the project.

Pedestrian Orientation

A pedestrian-oriented environment is a major element in the revitalization of the downtown area. The project design should enhance the pedestrian environment, especially on "J" Street at 9th Street, and should provide linkages to the "K" Street Mall retail area, Plaza Park, and the Central Library. The alley to the south of the site is a designated pedestrian way in the Sacramento Urban Design Plan.

Transportation/Circulation

The project design and orientation should accommodate public transportation. There is heavy bus and automobile traffic on "J" Street and a Light Rail Transit station within one block of the Site at 8th and "K" Streets. These transportation and

H. HISTORIC PRESERVATION**1. Findings**

- (a) The buildings in the CBD-SPD are a composite of architectural styles, scales and periods. Preservation and renovation of Sacramento's architectural heritage is important to its economic well-being as well as preserving the CBD's unique physical fabric. The variety of building styles, age, locations, lease rents, and physical character offers a diversity that is essential to a healthy mix of retail and support services.
- (b) Within the CBD-SPD, there are 30 essential structures and another 30 priority structures in the City's Official Register. The combined 60 buildings represent 11 percent of the total building inventory located within the C-3 zone.
- (c) The CBD-SPD has the capacity for another four million square feet of additional development without the removal of historically listed buildings.

2. Policy

NOW, THEREFORE, the Council adopts the following policies related to historic preservation:

- (a) The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitle the development to all benefits provided in the incentive zone found in Section 2.3 of the Urban Design Plan, including but not limited to one-meeting planning review and priority building permit processing, and may also be eligible for public financial assistance.
- (b) Secondly, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same incentive zone benefits found in Section 2.3 of the Urban Design Plan.
- (c) Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Demolition Review Process:
 - (1) Demonstrate infeasibility of rehabilitation;
 - (2) Demonstrate financial capability of new project prior to issuance of demolition permit;

- (3) Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines.
- (4) Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
- (5) Demonstrate economic benefit of new project to the City.

I. PARKING

Off-street parking shall be provided in accordance with the provisions of Section 6 of the Zoning Ordinance; provided, however, that non-residential parking requirements may be modified or reduced by a Planning Director's Special Permit if it is demonstrated that TSM and other measures will substantially reduce the parking demand generated by a particular development.

PUBLISHED IN FULL: FEB 27 1987

ENACTED: FEB 18 1987

EFFECTIVE: MAR 20 1987

ANNE RUDIN

MAYOR

ATTEST:

JANICE BEAMAN

CITY CLERK

The National Register of Historic Places

U.S. Department of the Interior
National Park Service

Technical assistance relating to the Federal and State Historic Preservation Programs.

Local Government Activities. The State Historic Preservation Officer also assists local governments in becoming certified to participate in the Federal Historic Preservation Program, including the process for nominating properties to the National Register.

Criteria for Evaluation

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will

qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

Information on documentation of properties and use of the Criteria for Evaluation may be obtained by writing: National Register of Historic Places, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.



*Winterport Historic District, Winterport, ME
(Walter Smalling, Jr.).*

Metropolitan Place (9th & J Streets)
For Council Meeting of Sept. 3, 1991
Agency Report

MARK WHISLER, President
KAY KNEPPRATH, Vice President, Planning
LINDA WHITNEY, Vice President, Administration
DAN FLYNN, Secretary
BRUCE POMER, Treasurer
ROGER LATHE, Preservation Chair
SUSAN WYCKOFF, Newsletter Editor
MARK FLEMING, Newsletter Distribution
MARY PRUD'HOMME, Membership Chair



SACRAMENTO OLD CITY ASSOCIATION
Post Office Box 1022, Sacramento, CA 95812

ANTHONY PRUD'HOMME, Development Director
PEGGY BOHL, Public Relations and Home Tour Chair
DENNIS NEUFELD, Planning Chair
MARK RUSCONI, Architectural Chair
KATHRYN TOBIAS, Legal Chair
JOHN KERSS, Volunteer Coordinator
ROBBIN WARE, Arts Chair
TOM WINTER, Member-at-Large
STEVE SANDERS, Past President

August 10, 1991

Sacramento Housing and Redevelopment Commission
630 I Street
Sacramento, CA 95814



Dear Commissioners:

The Sacramento Old City Association (SOCA) urges you to require the preservation of the Comstock Building and the Fabian Building in any redevelopment project proposed for the south side of J Street between 8th and 9th Streets. The Comstock Building is on the National Register of Historic Buildings and the Fabian Building is listed as a priority structure by the city.

SOCA believes that the preservation of Sacramento's historic buildings is essential to creating a vibrant downtown. We urge your stewardship of the city's architectural heritage.

Thank you for your consideration of our views on this matter.

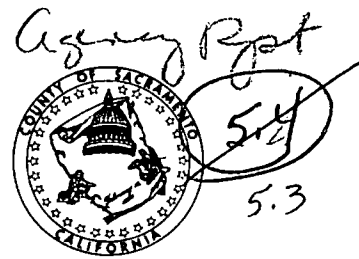
Sincerely,

DAN FLYNN
Vice-President/Planning

cc: Sacramento Heritage, Inc.
Mayor and Council Members



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



August 13, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Metropolitan Place (9th and "J" Streets)

LOCATION AND COUNCIL DISTRICT: District 1

SUMMARY

This staff report recommends reissuance of the Request for Proposals (RFP) for development of the Metropolitan Place site located at 9th and "J" Streets. In addition, the report recommends modification of the RFP and the Owner Participation Agreement for the adjacent 8th and "J" Streets Venture site to encourage rather than require reciprocal access between parking facilities constructed on the two sites. The report also recommends that the RFP include language clarifying the provisions of the City's historic preservation ordinance.

STAFF RECOMMENDATION

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- o authorizes modification of the Metropolitan Place Request for Proposals and the 8th and "J" Streets Venture Owner Participation Agreement to specify that reciprocal access between parking facilities constructed on the two sites is encouraged rather than required.
- o authorizes inclusion of language clarifying the provisions of the City's historic preservation ordinance.

CONTINUED

FROM

8-13-91

TO

9-3-91

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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BACKGROUND

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- o a 160-room first-class hotel to be operated by Innkeeper Associates;
- o an 8,000 square foot five-star restaurant (operator to be disclosed upon commitment by Agency);
- o 30,000 square feet of retail (operator to be disclosed upon Agency commitment);
- o 54 furnished apartments to be rented at approximately \$1044 per month;
- o 36 unfurnished apartments to be rented at approximately \$646 per month;
- o 180 parking spaces;
- o Miscellaneous facilities including childcare, meeting rooms and a health club.

The proponent's estimated total development cost for the project is \$43,336,000, including payment of \$4,000,000 for the land at \$125 per square foot. (The proposed development budget does not include the cost of relocating existing businesses, demolition of existing buildings, the cost of environmental review, potential toxics abatement, payment of Housing Trust Fund fees or compliance with the Art in Public Places requirement.)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
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Page 3

Although staff believes that the proposed development concept has considerable merit, it is recommended that the proposal be returned as incomplete because a number of required elements were omitted. The missing components include the Statement of Developer Qualifications, Statement of Financial Capability, executed Offer to Purchase the Site, and the application fee. (The proposal submission instructions specify that an application fee amounting to 1% of the estimated value of the site must accompany proposals, and that the fee must be in the form of cash, cashier's check or certified check. Because McCoy and Associates estimate the site's value at \$4,000,000, the application fee would have amounted to \$40,000 for this proposal. The fee (less \$5,000 to cover the cost of analysis and review) is refundable to developers who are not selected, and can be credited towards the negotiation fee for the selected applicant.) In addition, the proposal lacked the following: elevations and design analysis, market analysis and marketing plan, ten-year operating budget (the proposal included a five-year pro forma), and a project development schedule.

Subsequent to the deadline for proposals, the developer contacted staff and indicated that the missing components, including the application fee and the documents specified in the RFP, can be provided expeditiously. If the Council so desires, staff can review these additional documents and provide an analysis of the proposed project. However, because the developer's initial proposal lacked a number of essential components, staff is recommending that the proposal be rejected and the RFP reissued at a later date to allow for a fair and competitive evaluation process. (Staff has received several inquiries from developers who may be interested in submitting proposals if the RFP is reissued.)

Although the project proponents are willing to comply with the terms of the RFP, staff believes that at this time, entering into exclusive negotiation with this development team would conflict with Agency policy that incomplete or unresponsive proposals be rejected. We strongly encourage the proponents to resubmit their complete application when the RFP is reissued.

Reciprocal Access to Parking Facilities

Staff recommends that the RFP be modified to encourage the construction of parking structures and loading docks that grant reciprocal access between the RFP site and the 8th and "J" Streets Venture site; however, staff recommends that the construction of separate facilities be allowed if the Developer presents a satisfactory alternative and provides an explanation of the infeasibility of constructing shared facilities. Because it is difficult to ensure that the construction of structures on the RFP site and the 8th and "J" Streets Venture site will occur according to a schedule that will allow development of a

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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shared facility, staff recommends that the RFP for 9th and "J" and the proposed Owner Participation Agreement for the 8th and "J" Streets Venture site be modified to encourage, but not require construction of such a facility.

Historic Preservation

On July 1, 1991, the Board of Directors of Sacramento Heritage passed a resolution calling for the exclusion of the Comstock Building (812 "J" Street) from the RFP. A copy of this resolution is included with this report as Attachment A.

Agency staff recommends that the RFP be reissued to cover the entire site originally approved by the City Council. Staff wishes to emphasize, however, that this recommendation does not imply a lack of concern for the historic character of the building, and we recommend that proposals which exclude the Comstock Building be given consideration.

Prior to its issuance, the RFP was reviewed and approved by the City's Design Review and Preservation Board to ensure compliance with City design and preservation goals. Attached are excerpts from the RFP which indicate that both the development guidelines for the project and the criteria to be used to select a developer have taken historic preservation issues into account.

Specifically, the selection criteria include an evaluation of the degree to which proposals integrate and preserve the historic elements of the existing structures. Excerpts from the Selection Criteria and Development Guidelines specified in the RFP are included as Attachments B and C.

The development guidelines specify that proposals must comply with the provisions of Ordinance 87-013, the relevant sections of which are attached to this memorandum as Attachment D. To provide further clarification, staff recommends that the RFP include the following excerpt from the ordinance:

- (a) The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitle the development to all benefits provided in the incentive zone found in Section 2.3 of the Urban Design Plan, including but not limited to one-meeting planning review and priority building permit processing, and may also be eligible for public financial assistance.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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- (b) Secondly, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same incentive zone benefits found in Section 2.3 of the Urban Design Plan.
- (c) Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Demolition Review Process:
 - (1) Demonstrate infeasibility of rehabilitation;
 - (2) Demonstrate financial capability of new project prior to issuance of demolition permit;
 - (3) Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
 - (4) Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
 - (5) Demonstrate economic benefit of new project to the City.

In summary, proposals that incorporate the historic features of the building will receive a more favorable evaluation. In addition, any development proposed for the site will be required to comply with established City review procedures.

FINANCIAL CONSIDERATION

Reissuance of the Request for Proposals for the Metropolitan Place site can be covered by the previously approved budget for the project.

ENVIRONMENTAL REVIEW

Environmental review is not applicable to administrative actions per CEQA Guidelines, Section 15378(b)(3); NEPA does not apply. Actual development on the site will require an environmental review prior to project approval.

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POLICY IMPLICATIONS

The proposed action would modify previously approved policy in that reciprocal access between the site that is the subject of the RFP and the adjacent site would be encouraged rather than required.

MBE/WBE

MBE/WBE considerations are not required with this activity.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of July 10, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending reissuance of the Metropolitan Place RFP and modification of the RFP and the Owner Participation Agreement for the 8th & J Ventures site as specified in the attached resolution. The votes were as follows:

AYES: Cespedes, Diepenbrock, Moose, Simon, Wooley, Yew, Strong

NOES: None

ABSENT: Amundson, Pernell, Simpson, Williams

At its meeting of July 24, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending modification of the Metropolitan Place RFP to include an excerpt from the City's Historic Preservation ordinance as specified in the attached resolution. In addition, the Commission voted to include a statement in the RFP indicating a preference that the "Comstock" Building (812 "J" Street) be preserved. The votes were as follows:

AYES: Amundson, Cespedes, Moose, Pernell, Simon, Williams, Wooley,
Yew, Strong

NOES: None

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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August 13, 1991
Page 7

ABSENT: Diepenbrock, Simpson

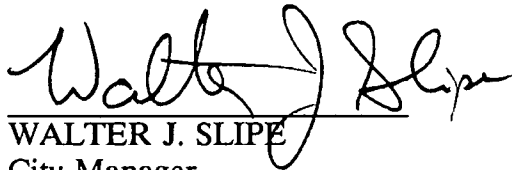
Respectfully submitted,



JOHN E. MOLLOY
Executive Director

RECOMMENDATION APPROVED BY:

August 13, 1991
D-1


WALTER J. SLIPE
City Manager

Contact person: Thomas V. Lee, 440-1357

Attachments:

- A Sacramento Heritage Resolution
- B Selection Criteria - excerpt from Metropolitan Place RFP.
- C Development Guidelines - excerpt from Metropolitan Place RFP.
- D Historic Preservation - excerpt from Ordinance 87-013.

JEM:SEB:mn

F:\SEB\9JRFP.SR

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

MODIFICATION AND REISSUANCE OF METROPOLITAN PLACE REQUEST FOR PROPOSALS; MODIFICATION OF OWNER PARTICIPATION AGREEMENT FOR 8TH AND J STREETS VENTURE

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

Section 1: The Executive Director of the Sacramento Housing and Redevelopment Agency is authorized and directed to revise the Request for Proposals for the "Metropolitan Place" site located at 9th and "J" Streets to include Section H.2. of City of Sacramento Ordinance 87-013 ("Historic Preservation Ordinance"), and to reissue the Request for Proposals as so revised.

Section 2: The Executive Director is authorized to modify the Metropolitan Place Request for Proposals and the proposed Owner Participation Agreement for 8th and J Streets Venture to specify that reciprocal access between parking facilities constructed on the two sites is encouraged rather than required.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



July 3, 1991

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members In Session

SUBJECT: 812 "J" Street, The Comstock Building
(Historic Name: Coolot Building)

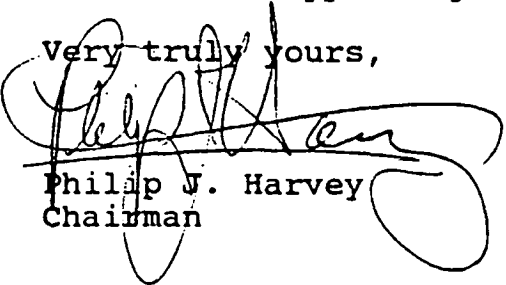
Dear Commissioners:

The historic Coolot Building, 812 "J" Street, is on the National Register of Historic Places and is a "priority" structure on the City's Historic Register.

The building site is included in the Agency's RFP for the Metropolitan Place major development project.

Sacramento Heritage Inc. Board of Directors passed the attached resolution supporting the preservation of the building.

Very truly yours,


Philip J. Harvey
Chairman

Resolution No.

Adopted by the Board of Directors of Sacramento Heritage, Inc.
On July 1, 1991

APPROVAL OF SUPPORT FOR THE PRESERVATION OF THE COMSTOCK (COOLOT) BUILDING, 812 "J" STREET, ELIMINATING IT FROM CONSIDERATION FOR ACQUISITION AND DEMOLITION.

WHEREAS, The Comstock (Coolot) Building, 812 "J" Street is on the National Register of Historic Buildings, and

WHEREAS, the structure is on the City's Historic Register as an "essential" structure, and

WHEREAS, the building dates back to the early commercial life of Sacramento and is associated with key historical Sacramentans as Leland Stanford and Clara Diepenbrock and other notable early Sacramentans, and

WHEREAS, the existing owners have indicated their interest in not only retaining the building as a small historic office building, but also the historic renovation of the facade of the building to an appropriate historic appearance, and

WHEREAS, the Sacramento Housing and Redevelopment Agency has called for proposals for the development of the easterly portion of the one-half block (8th/9th; "J" Street/alley) including the Comstock (Coolot) Building parcel, and

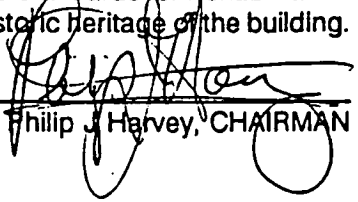
WHEREAS, the remainder of the block can be developed with high and/or mid-rise developments without the use of the 20' x 160' Comstock Building parcel,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS SACRAMENTO HERITAGE, INC:

Section 1: Sacramento Heritage, Inc. supports the preservation of the Comstock (Coolot) Building and requests that the parcel on which the building is located be excluded from consideration by the Sacramento Housing and Redevelopment Agency.

Section 2: Sacramento Heritage, Inc. would like to see the entire building preserved and would be interested in working with the Agency Staff towards that goal.

Section 3: Sacramento Heritage, Inc. requests that the property owners renovate the facade of the Comstock (Coolot) Building consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, so that the preserved structure can properly reflect the historic heritage of the building.


Philip J. Harvey, CHAIRMAN

ATTEST:

CLERK

Selection Criteria (excerpt)

Proposal Selection and Project Schedule

Procedure	Timeline	Total Elapsed Time
1. Request for Proposals (RFP) Issued; NOP Issued; (EIR)	-0-	
2. Responses to RFP due to Agency	90 days	3 mos.
3. Draft EIR Circulated; Developer Recommended	120 days	7 mos.
4. Selection of Developer and Proposal; EIR Certified; Just Compensation Established; Offers to Purchase to Owners	120 days	11 mos.
5. Project Negotiations Completed; Execution of DDA; Delivery of Letter of Credit and Deposit	60 days	13 mos.
6. Land Assembly and Relocation	120 days	17 mos.
7. Demolition Complete	60 days	19 mos.
8. Start of Construction	30 days	20 mos.
9. Completion of Project	540 days	38 mos.

If major design changes require a supplemental EIR, twenty (20) additional weeks will be required to complete the process prior to execution of the DDA.

The development guidelines allow flexibility to meet market conditions with a creative project design.

4. Organization, Personnel, and Management Approach.

- a. Developer organization showing clear lines of responsibility upon which the Agency can rely for effective and responsive action.
- b. Qualifications and experience of key persons and entities who will participate in the proposed project.
- c. Ability to bring an architect or architectural firm of merit to the project.
- d. Previous construction management experience for major urban development projects.

5. Overall Strength of Development Team.

- a. Economic and management strength of the construction, management, and operations teams.
- b. Experience of designated architect and planning and design consultants as evidenced by the overall quality of previous projects.
- c. Experience, qualifications, and strength of key contractors, consultants, and specialists designated as part of development team.
- d. Number and size of projects to be concurrently undertaken by the developer and all other members of the development team.

Development Proposal Characteristics

1. Fulfillment of Project Goals, Objectives, and Requirements.

- a. Responsiveness to and consistency with Development Guidelines of this RFP.
- b. Responsiveness to the goals of the Redevelopment Plan and its implementing documents.
- c. Conformance with City plans, codes, and other policies as outlined in the Development Offering Package.

2. Architecture and Design Quality.

- a. Overall quality of the project's conceptual

- design, with emphasis on character, scale, texture, materials, orientation, and relationship to surrounding structures and planned developments.
- b. Integration of historic retail character of existing and adjacent structures.
- c. Integration and preservation of existing historic elements.
- d. Creative integration of project elements within the context of surrounding uses and proposed developments.

3. Project Economics.

- a. Size, scope, and uses of proposed development.
- b. Cash flow projection for design, construction, and operation phases.
- c. Feasibility of proposed development based upon financing, construction costs, and projected cash flow.

4. Business Offer and Development Schedule.

- a. Revenues generated for the Agency and City.
- b. Proposed source and method of financing the project.
- c. Degree of adherence to the terms of the Stipulations and the standard Disposition and Development Agreement.
- d. Date for commencement and completion of construction.
- e. Extent, timing, and difficulties of phasing plan, if applicable, and acceptability of guarantees of completion for each phase.

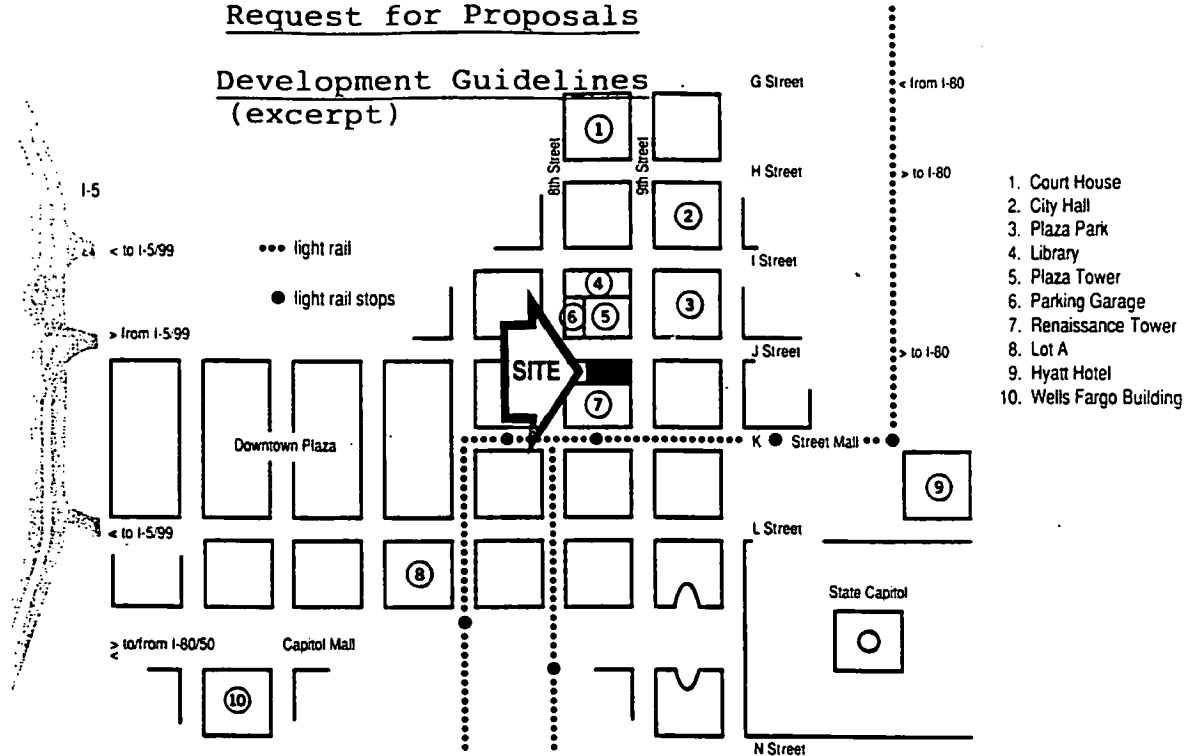
5. Other Factors as Appropriate for Specific Development.

- a. Quality and extent of plan to meet public objectives including those addressed by such requirements as Art in Public Places, child care mitigation, Housing Trust Fund fees, and Transportation System Management Plan.
- b. Additional special amenities offered by the developer for the site.

METROPOLITAN PLACE
Request for Proposals

Development Guidelines
(excerpt)

Metropolitan Place is one of the last large Downtown sites available for development. Its prime location provides proximity to public transit, parking, commercial activity, and recreational facilities.



Building Mass and Orientation

Developers should refer to the Sacramento Urban Design Plan for information regarding bulk and building mass guidelines. The proposed project design should retain or enhance view corridors, and should coordinate with and complement adjacent developments. In particular, the proposed design should preserve views to attractive neighboring features such as the Central Library, Plaza Park, and City Hall. In addition, the Agency considers street level activity and pedestrian scale to be critical elements in the project design.

The block contains a "priority" historic structure (the Fabian Building at 828 "J" Street), historic facade tiles (which are rated "essential") on the Cornstock Building (812 "J" Street), and historic granite curbs. The City of Sacramento Design Review/Preservation Board has jurisdiction over these elements. Some effort will be required to incorporate the historic elements or otherwise comply with Section 2 of Ordinance 87-013, which is included in the Offering Package.

Architectural Elements

The Site is within a downtown area rich with architectural and historic resources. The project should have a design concept which enhances the area's character, architectural texture, and scale. The project must adhere to the Sacramento Urban Design Plan requirements for quality construction materials.

Landscaping

The project landscaping should have a pedestrian orientation, blend with adjacent developments, and enhance the aesthetic and visual quality of the project.

The design for the base of the project buildings should coordinate with the historic retail context of "J" Street which includes such features as twenty-foot storefronts and bay window treatments. Such coordination may include an innovative and contemporary treatment, or it may mean the actual incorporation of some of the existing facades. Coordination may also be achieved by scaling the project base to the height of existing buildings along the "J" Street corridor. The tower portion of the building should be set back sufficiently to provide a distinct retail base to the project.

Pedestrian Orientation

A pedestrian-oriented environment is a major element in the revitalization of the downtown area. The project design should enhance the pedestrian environment, especially on "J" Street at 9th Street, and should provide linkages to the "K" Street Mall retail area, Plaza Park, and the Central Library. The alley to the south of the site is a designated pedestrian way in the Sacramento Urban Design Plan.

Transportation/Circulation

The project design and orientation should accommodate public transportation. There is heavy bus and automobile traffic on "J" Street and a Light Rail Transit station within one block of the Site at 8th and "K" Streets. These transportation and

H. HISTORIC PRESERVATION**1. Findings**

- (a) The buildings in the CBD-SPD are a composite of architectural styles, scales and periods. Preservation and renovation of Sacramento's architectural heritage is important to its economic well-being as well as preserving the CBD's unique physical fabric. The variety of building styles, age, locations, lease rents, and physical character offers a diversity that is essential to a healthy mix of retail and support services.
- (b) Within the CBD-SPD, there are 30 essential structures and another 30 priority structures in the City's Official Register. The combined 60 buildings represent 11 percent of the total building inventory located within the C-3 zone.
- (c) The CBD-SPD has the capacity for another four million square feet of additional development without the removal of historically listed buildings.

2. Policy

NOW, THEREFORE, the Council adopts the following policies related to historic preservation:

- (a) The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitle the development to all benefits provided in the incentive zone found in Section 2.3 of the Urban Design Plan, including but not limited to one-meeting planning review and priority building permit processing, and may also be eligible for public financial assistance.
- (b) Secondly, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same incentive zone benefits found in Section 2.3 of the Urban Design Plan.
- (c) Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Demolition Review Process:
 - (1) Demonstrate infeasibility of rehabilitation;
 - (2) Demonstrate financial capability of new project prior to issuance of demolition permit;

- (3) Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines.
- (4) Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
- (5) Demonstrate economic benefit of new project to the City.

I. PARKING

Off-street parking shall be provided in accordance with the provisions of Section 6 of the Zoning Ordinance; provided, however, that non-residential parking requirements may be modified or reduced by a Planning Director's Special Permit if it is demonstrated that TSM and other measures will substantially reduce the parking demand generated by a particular development.

PUBLISHED IN FULL: FEB 27 1987

ENACTED: FEB 18 1987

EFFECTIVE: MAR 20 1987

ANNE RUBIN

MAYOR

ATTEST:

JANICE BENMAN

CITY CLERK

MARTIN LUTHER KING ORGANIZING EFFORT INFORMATION PACKET

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MARTIN LUTHER KING ORGANIZING EFFORT
3741-6th Avenue, Sacramento, CA 95817
(916) 455-7696

SUBJECT: TEXT OF REMARKS TO THE SACRAMENTO CITY COUNCIL, SEPT 3, 1991

RE: AGENDA ITEM 5.4, ACQUISITION OF PROPERTIES AT MARTIN
LUTHER KING BLVD. & BROADWAY REDEVELOPMENT SITE

STAFF AND MEMBERS OF THE CITY COUNCIL,

The Martin Luther King Organizing Effort of the Oak Park Community has submitted to Mayor Rudin, a token sample of 200 names on a petition now being circulated throughout the Broadway/Martin Luther King site area. This petition has been previously submitted to our own Project Area Committee, the Redevelopment Agency and the Redevelopment Commission and its own area Councilman.

In each case, approval of the resident's petition was refused and the arguments presented by the petitioners ignored. These arguments are summarized in Volume I, Issue 1, page 15 of The Martin Luther King Witness, in the information packet given to you, and we will skip going over them again. The document Packet contains a number of materials on the process and substance of our position on the project site and other redevelopment issues.

We ask that the City Council now take the unusual step of granting the petition of area residents, despite the decisions of the other bodies, in the interest of fairness and facilitation of authentic grass-roots efforts of Sacramento citizens to engage and participate in the democratic process.

Respectfully Submitted By,

Larry Brockman, Facilitator
Martin Luther King Organizing Effort
September 3, 1991

MARTIN LUTHER KING ORGANIZING EFFORT
3741-6th Avenue., Sacramento, CA 95817
(916) 455-7696

OAK PARK CITIZEN INFORMATION PACKET
ON PROCEEDINGS OF SEPTEMBER 4TH GENERAL MEETING OF
THE OAK PARK PAC

This Citizen's Information Pack is being provided to you by the Martin Luther King Organizing Effort (MLKOE) so that you may better follow the proceedings of the Oak Park PAC and understand the positions presented by our organizing effort.

We appologize that we cannot afford to provide you with the full Agenda Packet of the PAC itself, which contains much material of interest to our residents and citizens. However we do encourage you request that the PAC see that the full packet is provided to residents, at least at each meeting, so that you may follow their proceedings in an informed way.

CITIZEN USE INSTRUCTIONS: TO COMMENT, PROPOSE OR SPEAK TO AN ISSUE AT THIS PAC MEETING, FILL OUT ONE OF THE SPEAKER REQUEST SLIPS ON THE BACK TABLE AND HAND IT TO PERSON SITTING AT THE END OF THE PAC COMMITTEE TABLE. ON OCCASION, THE REQUEST HAS BEEN KNOWN NOT TO REACH THE PRESIDENT, SO WATCH TO SEE THAT IT IS PASSED ON TO HIM.

RE: PAC GENERAL MEETING OF SEPTEMBER 4, 1991.

Agenda Item #1: Minutes of Aug. 7 MLKOE is submitting 3 amendments to the August 7 (last) General Meeting Minutes of the PAC (see attachment #1). All 3 amendments concern matters of community/citizen input which were omitted from the PAC or PAC Subcommittee Minutes. In general, MLKOE is concerned with the way the PAC frequently and selectively disregards community input in its official records. It is a practice which MLKOE wishes to discourage in the interest of democracy and citizen empowerment.

MLKOE ACTION: Presentation of items for ammendment of the PAC minutes.
REQUESTED CITIZEN ACTION: Support the request for ammendment of the Minutes.

Agenda Item #4: Presentation by police dept. of foot patrol proposal. MLKOE has developed a resolution calling for a comprehensive examination of all crime reduction ideas by a fair and impartial joint subcommittee of the PAC/OPNIA (see attachment #2). At its last meeting OPNIA members refused to even discuss the resolution. There are a number of community and organizational objections to both the crime reduction program and the suggested methods of financing. So far the PAC/OPNIA seem determined to 'force' this single idea, developed and proposed by a very few on the rest of us.

MKLOE ACTION: An alternative resolution has been drafted and given to you. We appologize for its length, but this has been made necessary due

to the variety of means by which the PAC/OPNIA have been known unfairly promote ideas of their members regardless of community desires.

REQUESTED CITIZEN ACTION: Members of the community are encouraged to speak on the issue and insist that PAC/OPNIA reopen this matter and consider the MLKOE Resolution in a fair and impartial manner.

Agenda Item #11: August Status Report.

Status Item #4: "Business Development Specialist". The Community should note that the term 'business development specialist' (newly altered from 'consultant') is an agency euphemism for the person who will be largely responsible for designing the future of the entire Broadway commercial corridor. In addition to 'hiding' this important task under a rather misleading title, the selection of Mr. DeAngelo was pretty much done behind the scenes by a "selection committee" about which the public knows little. Other than the PAC's statement that "he comes from the neighborhood", little is known about why he was selected, what his previous experience and work has been (let alone presentations of it to the community), what criteria were used in the selection and how Mr. DeAngelo fulfilled them, or who the other candidates were and why they did not. In short, Mr. DeAngelo may be the best person for such a neighborhood impacting task, but the public has been given no reason to believe this. Mr. DeAngelo's contract is now being reviewed by agency legal staff and has not yet been signed.

MLKOE ACTION: No action in this (PAC) forum.

REQUESTED CITIZEN ACTION: WATCH, INVESTIGATE, ASK QUESTIONS.

Status Item #6: "McClatchy Park Renaissance Project." (stage) Though small 'public meetings' were held few residents knew about them and this, too, was a process in which citizens had little input. Several items need to be checked out. No benches are going to be put in the area of the pavilion or stage. Senior city officials have decided that 'drug dealers might use them'. Once again, drug dealers or other social problems are defining what kind of park amenities the people of Oak Park ought to get. Even the theory that benches would 'encourage' drug users to congregate is subject to serious argument.

The stage was generally conceived for music performance, though a rich store of theater, dance and cultural exhibitions may be far more useful to our community. Two trees will need to be cut and the fountain removed for the planned siting of the stage though some residents are suggesting alternatives.

The Pavillion behind the stage is generally discussed as a 'Food Selling' pavillion during the concerts. However, there is much potential for its use as an arts exhibit area, theater-in-the-round, children's story-telling area, ritual & ceremony performance area for various culture groups and other

applications which reflect our diversity in culture and talent.

MLKOE ACTION: MLKOE is exploring action in several forums and ways outside of the PAC as our experience shows the PAC has done little to stimulate public participation other than placing its own member on one of the stage development committees. MLKOE will report out any information it receives on these matters.

MLKOE is also in the process of establishing one or more arts facilitation groups to examine use and future development of the stage complex for the benefit of the community. Call 455-7696 if you would like know more.

CITIZEN ACTION: Several actions are possible. MLKOE does not recommend activist effort to stop the stage construction at this phase (that is possible even though some say "it is too late"). However modification of the current use and amenities provisions and planning may be worthwhile. MLKOE recommends getting informed, informing others and staying in touch with MLKOE on these matters.

Status Item #7: "Woodruff Hotel/Guild Theater."

MLKOE is talking with residents in the blocks area surrounding the Guild Theater about the possibility of expanding the vision of the Redevelopment Agency to consider the establishment of a real arts production section of our community, with low rent studio space and housing for artists, artisan shops and other amenities that will attract local and regional artists to create the first true multicultural arts colony in Sacramento.

MLKOE ACTION: Continuing exploration of the possibilities.

CITIZENS ACTION: Explore the idea with your own friends and neighbors; Keep MLKOE informed.

Status Item #8: "Broadway & Martin Luther King site."

The petition to stop Agency activity on the site for 90 days has now been presented to the PAC, the Redevelopment Agency, the Redevelopment Commission (see Vol. I, issue 1 of The Martin Luther King Witness). It was neither unexpected nor discouraging that our petition has been repeatedly turned down or that these bodies have refused to facilitate the process of a new, authentic grass-roots democracy effort in our neighborhood. The request will be made again of the City Council on September 3.

MLKOE ACTION: MLKOE will intensify its petition drive in the months to come and is working in several other ways to engage our citizen's in an active and participatory way in the process of development on that site.

MLKOE has also erected the "Martin Luther King Knowledge Center" (a community announcement/notice board) on the property with the in cooperation with the owners of the properties; We are also arranging for the hiring of two high school students, paid by the

owners, regularly maintain and keep the site clean and attractive during the time it remains 'undeveloped'. Other activities and ideas area also being considered.

CITIZEN ACTION: Write Councilman Serna and other officials (see page 11 of the WITNESS) insisting that they grant our petition and facilitate our grass-roots efforts in whatever ways possible. Call MLKOE for participation in facilitation groups dealing with this project site.

MARTIN LUTHER KING ORGANIZING EFFORT
3741-6th Avenue., Sacramento, CA 95817
(916) 455-7696

August 31, 1991

Page 1 of 2

Mr. Fred Millar, President
3104 'O' Street, #105
Sacramento, CA 95816

Dear Mr. Millar

The Martin Luther King Organizing Effort requests the following ammendments and changes to the Minutes of the of the August 7, 1991 Oak Park Project Area Committee Meeting to be submitted for adoption at their September 4, 1991 meeting (September 4, 1991 General Meeting Agenda, agenda item #1 (Action Item):

Items for Ammedment of the August 7, 1991 General Meeting Minutes of the Oak Park Project Area Committee:

1. Agenda Item #4 (Action); Acquisition and Rehab of Vacant and Boarded Properties.

Request: Written community input to President Millar, and the PAC, COMMENTS ON VACANT PROPERTY REHAB. PROPOSAL, July, 22 be included in the General Meeting Minutes as an attachment to the Housing Committee Minutes.

2. Agenda Item #5 (Action); Acquisition of six properties at MLK, Jr. Blvd. and Broadway.

Request: That the text of the main community input speech by Larry Brockman and summaries of other speeches on the matter (Diana Wood, Beverly Eddy, et. al.) be attached to the General meeting minutes as requested by the community speakers at the General Meeting; Further, that the request for their being included, made at the August 7th meeting, also be noted in the minutes (see attachment #1).

3. Agenda Item #7 (Informational); UCD Medical Employment Opportunities.

Request: After last paragraph ("Callie Carnie...") add the following paragraph:

"Larry Brockman requested that the UCD Medical Center's Director of Personnel in consultation with the Chancellor's office explore the possibilities of providing scholarships for outstanding graduating Oak Park high school and college students with interests in medical careers funded through traditional (Alumni Associations, endowment resources, foundations, etc.) and other sources. That these scholarships be granted to enable Oak Park students pursuing top level medical career positions (Physicians, Public Health Administration, Hospital Administration, etc.) in return for their agreement to return to serve the Oak Park community upon completion of their education."

We would also like to request that the Secretary of the Oak Park Project Area Committee pay special attention, in the future, to written and oral community comment and input with respect to inclusion in the Minutes of the PAC and its subcommittees so that the residents and citizens of Oak Park may have a better opportunity to be heard on matters directly effecting their lives and their community.

Respectfully,

Larry Brockman
facilitator, MLKOE

pc/LBB
cc: Molloy, Little, Strong, Hare
file: PAC.MIN.8.30

ATTACHMENT #2

AN IMPORTANT MESSAGE TO THE NEIGHBORS, CITIZENS AND RESIDENTS OF OAK PARK:

SUBJECT: POLICE BICYCLE/FOOT PATROLS.

On the next two pages is a resolution submitted for adoption by the Oak Park Neighborhood Improvement Association and the Oak Park Project Area Committee.

It relates directly to the proposal on Foot/Bicycle Patrols that has been discussed in this group and in the PAC before. Included are the Resolution and documents showing that the Agency and Police Dept. have already begun to co-opt what ought to be a neighborhood effort (in consultation with them and others)

Please read the resolution carefully. It represents an attempt to restore the rightful place of you, the residents and citizens of our community, in the democratic process of these and other groups that serve us.

MLKOE ACTION: MLKOE has drafted a resolution to begin a thorough review of all crime reduction methods in a fair, public and impartial way. Getting on the Agency's initial draft of its 1992 budget is considered less important than doing it right the first time (budget supplementals can be submitted later, if necessary).

CITIZEN ACTION: Speak out on PAC agenda item #4 and insist that the entire crime reduction activity of the PAC/OPNIA be reconsidered; insist that the resolution be publicly discussed and proposed.

* DON'T FORGET TO FILL OUT A SPEAKER'S CARD FROM THE BACK TABLE. *

Larry Brockman
Oak Park Resident and Neighbor and
A Facilitator in the Martin Luther King Organizing Effort
(MLKOE)
August 12, 1991

A RESOLUTION TO THE OAK PARK NEIGHBORHOOD IMPROVEMENT ASSOCIATION AND, SEPARATELY, TO THE OAK PARK PROJECT AREA COMMITTEE, FROM THE RESIDENTS AND CITIZENS OF OAK PARK:

WHEREAS, BY THEIR OWN STATEMENTS, THE SINGLE PAC PROPOSAL FOR FOOT/BYCYCLE POLICE PATROLS IS ONLY ONE IDEA FROM ONE POINT OF VIEW, DRAWN & REPORTED BY TWO INDIVIDUALS AND IS NEITHER THOROUGHLY DEVELOPED NOR WELL-ANALYZED:

WHEREAS, THE SHRA, THE POLICE DEPARTMENT AND OTHERS (WITH THE ASSENT OF THE OAK PARK PAC) ARE EVEN NOW TALKING AMONG THEMSELVES ABOUT THE PROGRAM AND THE FINANCING OF THE FOOT/PATROL IDEA AND HAVE CO-OPTED IT FROM THE RESIDENTS AND CITIZENS OF THE NEIGHBORHOOD FROM WHOM ANY COMMUNITY PROGRAMS SHOULD ORIGINATE (See the attached letter to Chief Kerns as an example):

WHEREAS, NO COMPREHENSIVE AND THOROUGH ANALYSIS OF THE CRIME PROBLEMS OF THIS NEIGHBORHOOD AND THE RANGE OF SOLUTIONS THAT MIGHT BE EMPLOYED TO REMEDY THEM HAVE EVER BEEN DONE BY EITHER THE PAC OR THE NEIGHBORHOOD IMPROVEMENT ASSOCIATION,

WHEREAS, NO DELIBERATIVE AND THOROUGH DEMOCRATIC PROCESS HAS YET TO HOLD ORDERLY AND FAIR PUBLIC HEARINGS, GARNER THE TESTAMONY OF EXPERT WITNESSES ON CRIME AND ITS CAUSES AND SOLUTIONS FROM THE MANY DISCIPLINES RELATED TO THIS PROBLEM, PERMIT THE CITIZENS AND RESIDENTS TO TRULY HAVE THEIR IDEAS AND EXPERIENCE FORMALLY HEARD IN SUCH A PROCESS;

WHEREAS, THE NEIGHBORS AND CITIZENS OF THE OAK PARK COMMUNITY HAVE LIVED WITH THESE PROBLEMS FOR AT LEAST TWENTY YEARS, UNDERSTAND THEIR IMPORTANCE AND IMPACT ON OUR LIVES, AND ARE WILLING TO WAIT A LITTLE LONGER FOR REAL AND COMPREHENSIVE SOLUTIONS TO THESE SERIOUS MATTERS;

BE IT THEREFORE RESOLVED:

1. THAT A JOINT-COMMITTEE OF THE OAK PARK PROJECT AREA COMMITTEE AND THE OAK PARK NEIGHBORHOOD IMPROVEMENT ASSOCIATION BE FORMED FOR THE PURPOSE OF GATHERING INFORMATION ON ALL ASPECTS OF CRIME AND CRIME REDUCTION METHODS AND RELATED CAUSES FROM EXPERT WITNESSES, CITIZENS AND RESIDENTS OF THE OAK PARK COMMUNITY AND OTHERS WHO MAY HAVE SOMTHING TO CONTRIBUTE TO THE SOLUTIONS OF THESE PROBLEMS; THAT THEY DEVELOP A COMPREHENSIVE PROPOSAL ON SPECIFIC PROGRAMS AND METHODS OF REDUCING OR ELIMINATING SERIOUS CRIME FROM THE OAK PARK COMMUNITY ALONG WITH RECOMMENDATIONS FOR THE FINANCING AND IMPLEMENTATION OF THOSE PROGRAMS; THAT THEY DO SO IN A REASONABLE AMOUNT OF TIME, AS THEY FEEL APPROPRIATE, BUT WITHOUT UNDO HASTE OR PRESSURE FROM ANY SINGLE GROUP OR INTEREST;

2. BE IT FURTHER RESOLVED THAT THE MEMBERS OF THE JOINT CRIME REDUCTION COMMITTEE BE SELECTED ACCORDING TO GUIDELINES ESTABLISHED BY A THREE MEMBER PANEL OF CITIZENS WHO ARE WELL AND WIDELY RESPECTED FOR THEIR FAIRNESS, IMPARTIALITY AND SENSITIVITY TO OUR COMMUNITY; THAT THIS PANEL INCLUDE, IF POSSIBLE, MR. KEVIN JOHNSON AND ONE MEMBER FROM THE PRESENT OR PAST MUNICIPAL JUDICIARY AND ONE MEMBER OF THE CLERGY;

3. BE IT FURTHER RESOLVED THAT THE GUIDELINES OF THE PANEL, THE REPORTS AND ACTIVITIES OF THE COMMITTEE AND THE WORK OF THE OPNIA AND THE PAC IN THIS EFFORT BE ACCESSABLE TO THE PUBLIC, TAKE PLACE THROUGHOUT, AND AS CLOSE AS POSSIBLE, TO THE EFFECTED RESIDENTS OF THIS COMMUNITY AND DO EVERYTHING THAT CAN BE DONE TO MAKE THE PARTICIPATION AND DEMOCRATIC PROCESS CONVENIENT AND MEANINGFUL TO THE CITIZENS OF OUR NEIGHBORHOOD.



SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY



July 11, 1991

Police Chief John P. Kearns
Hall of Justice
813 6th Street
Sacramento, CA 95814

Dear Chief Kearns:

Agency staff has reviewed the Police Department's draft report on dedicated police services for redevelopment areas. While we are concerned about the level of funds needed annually to implement the concept, we do welcome the opportunity to work more closely with the Police Department to address blighting factors which cannot be addressed by "bricks and mortar" projects alone. For example projects which directly result in shutting down and converting drug houses to a legitimate use or which eliminate drug trafficking and other illegal activities in parks and along commercial corridors would greatly enhance our efforts to revitalize blighted neighborhoods.

Our concerns of course revolve around the availability of funds which can legally be used to support police efforts, as well as the bricks and mortar projects which may have to be forgone in order to fund a pilot effort.

Staff has investigated our two primary sources of funds, local tax increment and federal Community Development Block Grant funds, in terms of the legality of funding police programs. The Agency's legal counsel has determined that tax increment funds cannot be used to support police programs per se, but could be used for specific purposes related to building code enforcement and nuisance abatement to the extent that they involve physical improvement.

Community Development Block Grant funds are a possible funding source for police services which directly benefit a low income neighborhood. Of the three communities identified in your report, Del Paso Heights is currently among the areas targeted for Community Development Block Grant assistance. Oak Park and Alkali Flat would probably be eligible under HUD's income guidelines, however, it is subject to documentation.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

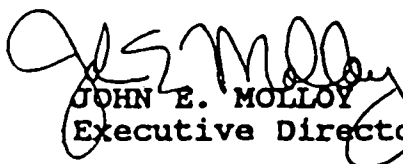
Police Chief Jack P. Kearns
July 11, 1991
Page 2

As you may be aware the Agency does, to a limited extent, fund other City and County staff to perform code enforcement and nuisance abatement functions in redevelopment areas and Community Development Block Grant target areas. We expect requests for continued or even increased funding of these functions in 1992 and subsequent years. These requests must also be taken into consideration prior to any decision to fund any part of the Police Departments' request.

Agency staff is currently preparing the 1992 budget. By September or early October we will be ready to present our recommended budget to interested community groups, the Sacramento Housing and Redevelopment Commission, City Council and the County Board of Supervisors. At that time and in the context of our full budget, we will propose the level of funding, if any, which we feel we can justify for a pilot police program in Sacramento's neighborhood redevelopment areas.

I have advised my staff to work with the Police Department as we develop a response to your request. Please direct any questions or new information to Anne Moore, Assistant Director of Community Development at 440-1317.

Sincerely,


JOHN E. MOLLOY
Executive Director

cc: Joe Serna
Lyla Ferris
Heather Fargo

F:\JR\ANNE\AAM91-3

RE: OAK PARK PROJECT AREA COMMITTEE GENERAL MEETING AUGUST 7, 1991
AGENDA ACTION ITEM #5: "Recommendation to negotiate purchase of six
properties at Broadway and Martin Luther
King Blvd. - Jim Hare, Assistant Planner"

Prefacing Activities and Motions of the PAC on Agenda Item #5:

After PAC/SHRA discussion of the item; primarily focusing on the economic and implementative features of the proposal comments from the audience were called for by the Chair.

Mr Brockman was called as the first speaker. It was known, in advance, by several PAC members that Mr. Brockman was going to address the PAC and the Address represented the results of initial community organizing in Mr. Brockman's area. In general, these conversations indicated that the PAC would welcome the grass roots activity and organizing in the area and saw it as potential benefit to the PAC even though the Address would highlight many faults and shortcomings of the PAC and the entire redevelopment process to date. In particular, the speech was read in its entirety, over the phone, to the PAC President, Mr. Fred Millar, who who was, thereby, fully knowledgeable of the length of the address (between 8 and 10 minutes) and who also gave the same welcoming signals.

At the time Mr. Brockman approached the podium, one PAC member asked that the delivery of the speech be waived since copies of its text had been already submitted to the Committee. Mr. Brockman reminded the Committee that the community in the audience had not had the benefit of hearing the address and were so entitled. Mr. Millar then said that the speech would be limited to five minutes. Mr. Brockman pointed out that Mr. Millar had previously heard the speech and encouraged its presentation in its entirety. Mr. Millar assented and instructed Mr. Brockman to begin.

Prefacing Remarks by Mr. Brockman to the Committee:

Mr. Brockman first asked that Ms. Anne Moore, ranking member of SHRA present at the meeting, be invited to join the members of Committee, at the Committee table, if it would be physically comfortable for her to do so, so that the audience might be able to see her better (this request was also made of the Chair in the aforementioned prior conversation though Ms. Moore was seated in the audience at the time this request was made).

Mr. Millar asked if Ms. Moore wished to do so and she assented.

Mr Brockman's Prefatory Remarks:

"Mr. Chairman, I also wish to ask that this address, which you all have copies of, along with texts of the speakers to follow and the token petitions we are submitting to you tonight be written into the PAC minutes and be forwarded to SHRA, directly to the city Council, the City

Manger and appropriate State agencies and officials. In addition, though we are not receiving Federal Funds at the moment, copies of the minutes be forwarded to Director Kemp's office of HUD in Washington D.C., so that we can be assured that our community message is heard all the way along the line."

Before I give this short address from our community, I would like to pass on something I learned when I spent a couple of years in West Africa. It is customary, there, when ever passing by someone working in their field at the edge of a village or out in the bush, to stop for a moment and say 'Thank you for your farm' ".

"The address I'm about to give is a little severe at times, a bit of 'tough love', but I would first like to say to all of you, with all of your differences and similarities, 'Thank you for your farm' ".

TEXT OF MAIN ADDRESS BY MR. BROCKMAN:

"MEMBERS OF THE PAC, Sacramento Redevelopment Agency staff and management, City Council, H.U.D Director:

You are our friends, our neighbors and our representatives. You have given your time, your hearts and your attention to trying to make our lives and community a little better. We have come to you often enough. We have listened, we have watched and we have been patient and supportive. But it is now time to say, with all our gratitude to each of you as individuals, we have not been served.

You have before you a proposal from SHRA to develop the Martin Luther King site. you received this from the agency staff a few days ago. It has been mentioned in Agency documents as a primary community node for many years, and in the PAC it gets referred to from time to time. However in the 12 years I have resided only half a block from that location, not once has anyone from the PAC, the Agency or any other working group come to me and asked, "What do you think about that site?".

We in the community around the Martin Luther King project site have been talking about it for more than thirty years. We have lived with it and walked through it longer than that. Yet, none have thought to come to us and say, you are the primary trustees of the meaning of that land - What do you want? We have not been served.

We have not been served by Agencies which talk far more often about money and financing and economics and timeframes than about people. I

attended the last Housing Committee meeting and listened to a lengthy discussion on a home rehabilitation proposal. The entire discussion was given to matters of finance and who got what and property values and loans. Not one word was said about the buyer's needs or the buyers say in what kind of home they got or, how the PAC would help them understand what they were buying and support them in the process; or how the project would reach out to them and their neighbors to find out what they desired. I submitted a document recommending inclusion of the buyer in the process, recommending ways for the PAC to reach out to the buyer and the community, recommending ways for the Agency to consider the needs of the neighbors and the community. I talked with Agency staff who assured me those matters and my comments were being considered. Yet, in the proposal and discussion you got back in this meeting's agenda packet, not one word was modified to reflect any of these ideas or to include the people of the community in the process, and we have not been served.

Once in awhile, a more thoughtful member of the PAC makes mention of something about the quality of a project and the feelings and ideas and lives of the people that will have to live with it. But, in the final results, we the people seem to disappear. The Agency plans and documents are stripped bare of the people they are supposed to be serving. We do not exist in them. There is something seriously wrong with a tradition that permits agencies and organizations to say, 'if you do not come to our meetings, then we assume you don't care; you become invisible and we will speak for you. For the Martin Luther King Organizing Effort, the people in our area are visible because they are there, and anyone who wants to know that must go to them, not the other way around.

For us the redevelopment process is something which the Agency 'markets' to us. It does not consult with us. Their plans speak to fulfilling the mandates of 'public input', but they do not try to educate us nor reveal what they are doing nor deliberate with us as co-creators nor speak with us as true partners. They plan, they decide and then they "encourage" us to accept what they have planned. We are not the ones who are asked to think, plan, decide and encourage them; and we have not been served.

The signers of petitions being circulated in the Martin Luther King project area, of which a token sample is being submitted tonight, no longer watch and wait to be served. We have already watched and waited, and we were largely ignored. We wish to work with the PAC, the City and the Redevelopment Agency and anyone else to make the best things happen here in the best way. We are not skilled in the ways of grass roots organization and we will need help. We invite the Oak Park PAC to now take this opportunity to reach out and help us in our effort and to touch the community it has so long wished to serve and to let us reach out and help you.

The petition we are circulating asks that nothing further be done on the Martin Luther King project until we have had a reasonable time to organize our own community and inform you of our needs and our desires. We ask that this suspension take place now, even though it may be property purchases and not design decisions which are being made. For we have too often seen how the Agency has told us that one thing did not effect the other, but when we came later to delay or change what they were doing they only told us that all the work that had been done would

We wish to work closely with the PAC and its President over the next months to move forward on a plan for the site that will be a source of pride & a place of beauty and purpose for the whole community. But, let the PAC be reminded that it is we, the neighbors and members of the community, have lived for more than thirty years with that site; it is our prerogative to decide how much time and effort will be needed to produce the result that we want to live with for the next thirty years. We are here precisely because we insist that both the PAC and the Agency, and the City change their fixations on time and their obsessive economic strategies and restore dignity and pride and purpose of human proportions to their proper place as the first priority of redevelopment, not the last.

So I say to this Committee, and to all of the agencies and individuals involved that, since none of you came to help organize us, we are organizing ourselves. Since we could not be visible by representation, we will be visible by our presence. Most of all, we say that this is our community and we will not be forgotten. It is a part of the process that should have been looked after years ago and, if it causes inconvenience or interrupts the Agency's five year timeline, or the City's idealized "land-bank", so be it. We have a dream, and we will be served.

Martin Luther King Organizing Effort

August 3, 1991

MARTIN LUTHER KING ORGANIZING EFFORT
3741-6th Avenue, Sacramento, CA 95817
(916) 455-7696

Members of the Sacramento Redevelopment Commission
630 I Street
Sacramento, CA 95814

Dear Commissioner,

I apologize for such late submission of the enclosed documents relating to matters posted on your Agenda for the meeting of August 21, 1991; in particular, Business Item #9, Acquisition of Six Commercially Zoned Parcels for Economic Development in Oak Park.

The residents of the Martin Luther King Area, generally as described as bounded on the West by U.S. 99, on the East by Stockton Blvd., on the North by 'Y' Street (U.S. 50) and on the South by 12th Ave. /or Fruitridge, (this last boundary is still being discussed within the neighborhood), request that the Redevelopment Commission direct the Redevelopment Agency Director to suspend all Agency activity with relation to the site at Martin Luther King and Broadway for a period of ninety (90) days except, and as, the Martin Luther King Organizing Effort, through designated neighborhood facilitators, and the Redevelopment Agency agree to certain actions that may be expedited during that period. We request, in short, that you grant our petition (of which a token sample is enclosed) to permit us time to organize our community and enter into the redevelopment process as citizens of the neighborhood in partnership with our local PAC, the Redevelopment Agency, and others.

While there is a good deal of background material, and authentic experience from the community to the service of our request, I will deal only with the matters in argument owing to the shortness the time.

Brief List of Arquments

For the Agency/PAC:

1. Past review and Agency/PAC work has been going on for some time.
2. The proposal is only for the purchase of property and does not entail site design considerations.
3. The owners are anxious to proceed with the negotiations.
4. The toxic clean-up needs to be done quickly.
5. The community has had a fair opportunity to speak up before.

For the Community/Residents:

1. The community has been largely neglected and beyond the reach the PAC/Agency up to now. Less than 200 residents are on the current Agency mailing list; only 37 total votes were cast in

the last PAC election out of a potential 19,359 residents; the neighborhood has suffered chronic problems of disinterest, cynicism, exclusion and isolation which no fair appraisal of the need and means to engage residents in the public process can ignore; past activity of the Agency is subject to current review, modification or redesign at such time that citizens, heretofore unresponsive, make serious effort to participate in the process; the processes, past behaviours and activities of both the PAC and the Agency have many features which directly and indirectly discourage or prevent access by citizens into the process.

2. The citizens of the community have no less reason to be interested in the earliest stages of project conception, purchase of property and the like, than they do in later stages of design specification. The property acquisition phases have direct bearing on property values, social and demographic impact and on the application and disposition of tax revenues specifically developed from the community and directly applicable to the community; There is ample evidence that substantial relations exist between early phase redevelopment processes and later phase design or other implementations; the Agency, itself, often cites such matters as sufficient reason to deflect or refuse community/PAC attempts to alter projects at later stages (cf: Waldorff School exploration)
3. Direct discussion with the owner of the properties did not reveal any particular hardship that a 90-day waiting period would enjoin. She was generally concerned that the overall redevelopment process not become stalled, but did not anticipate that actual negotiations would even begin within 90 days.
4. Again, the Committee has indicated that the 90-day moratorium request would little effect any specific actions the Agency has contemplated. Over and above that, the Martin Luther King Organizing Effort would be perfectly willing to agree to ongoing work on specific elements of the project, so long as it was agreed by both MLKOE and the Agency and that the citizens had reasonable access to the process and were able to participate and review its progress.
5. This matter has been discussed at length in other documents. In general, this is the first time in almost twenty-years that the residents in the area have decided to actively engage in the democratic process and take responsibility for the future of their neighborhood. Prior conditions of citizenship or community participation in the process should not be cited as relevant to the current determination of the residents. Barriers to our engagement also played a major part in our prior neglect of the events in our community.

We respectfully submit, for these reasons, and many others, that you grant our petition and afford us the time to organize our community and discuss among ourselves the future of our participation in the

redevelopment of Oak Park. During the time granted, we intend as well to consult with the PAC, the Agency, the Mayor and others on how our entry into the democratic processes of our city can be effective and positively contributive to the work that needs to be done. It is our greatest desire that this effort become a model of true partnership between the citizens, agencies and other entitites in building communities that will not only have pride, but be a mark of pride for the entire Sacramento region.

Respectfully,

Larry Brockman
Facilitator, Martin Luther King Organizing Effort
August 20, 1991



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



August 16, 1991

Larry Brockman
Martin Luther King Organizing Effort
3741 Sixth Avenue
Sacramento, CA 95817

Dear Mr. Brockman:

Thank you for your letter of August 9th regarding the property at the southeast corner of Martin Luther King Boulevard and Broadway. Unfortunately, I did not receive the letter until the 14th or I would have responded earlier.

Prior to addressing your specific concern, however, I must commend you on your citizenship relative to your interest in the subject property. This type of interest in a specific issue is rare and I wish we had more of it more frequently than we do. I also regret your feelings relative to the Redevelopment Agency's sensitivity to your concerns in the past but wish to assure you that neither I, my staff, the PAC, our Commission, or the City Council bear any negative attitudes toward the people of Oak Park. Quite the contrary, we view the citizens of Oak Park as our partners and allies in the ultimate renewal of the area. (I have attached a list of our past accomplishments and current projects there, of which we are most proud.)

With respect to the site in question, I believe you will agree with me regarding the poor condition it is currently in. I truly believe that it could benefit from new development. If anything, we have been remiss for not moving to acquire it sooner than we have. I therefore do not agree that we should hold off on proceeding with the acquisition at this time. The staff report recommending this action will be considered by the Sacramento Housing Redevelopment Committee at their August 21st meeting (an agenda is attached) and by City Council at 3:00 P.M. on September 3rd. Please feel free to attend.

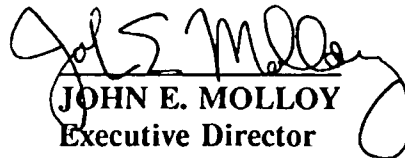
The fact that we are moving forward with the acquisition does not mean, however, that you and your neighbors cannot have a strong say in the ultimate use of the property. In fact, we welcome your interest and would be pleased to give you 90 days to state your ideas. I have also directed my staff to keep you and the individuals who signed your petition informed of all community meetings on the subject.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

I must caution you, however, that despite your desire for more "people" oriented development with less emphasis on economic concerns, we must be cognizant of the economic feasibility of the ultimate project sought there. One final note is that we experienced a great deal of difficulty in attempting to secure a grocery store at the site just down the street at Stockton Boulevard and Broadway.

I look forward to your further communication.

Respectfully yours,


JOHN E. MOLLOY
Executive Director

JM/AM:al

Attachment

F:\ACL\ANNE\BROCKMAN

Larry Brockman, facilitator
Martin Luther King Organizing Effort
P.O. Box 5579
Sacramento, CA 95817

August 14, 1991

Joseph Serna, Councilman District 5
Sacramento City Hall, Room 205
915 I Street
Sacramento, CA 95814-2762

Dear Councilman Serna,

I have your good letter of August 12 in hand. Thank you for taking the time to respond to my concerns about the Martin Luther King project site and the processes of including citizens in the design and redevelopment of their own neighborhood.

First I would like to mention that the Martin Luther King Organizing Effort is primarily focusing on matters and events pertaining to an area roughly defined on the West by the freeway (U.S. 99), on the North by 'Y' street and the freeway (U.S. 50), on the East by Stockton Blvd., and a southern reach which remains to be decided, but will extend at least to 12th Avenue and perhaps to Fruitridge.

These boundaries reflect an apparent consensus of residents and neighbors about sides of our 'containment area'. This area description is, of course, subject to change if we find other strong opinions emerge as we reach out to more of our neighbors. This will be our primary focus area. We also regard ourselves, no less, as citizens of Oak Park and our hearts and concerns go out to all our neighbors in the community. Though some have suggested it, we are not about the business of 'splintering' the neighborhood into wards or subgroups to compete and conflict with one another and dilute our unity.

It is our aim, by our example, to encourage other affinity areas of Oak Park to likewise reach out to their neighbors and discover the unique and special resources they share in common. We are resolved to work cooperatively, not competitively, with other efforts to embrace our neighborhood and value the people within its boundaries. After that, we may even find reason to reach beyond the physical barriers that separate Oak Park from the remainder of Sacramento and join our neighbors throughout the region. That, however may be a ways off.

This brings me to the points you make in the third and fourth paragraphs of your August 12th letter. Part of our response is contained in the suggested goals for MLKOE and I have enclosed a copy of these for your information.

We appreciate your assertion that the "public forums," "Brown Act Requirements," the Oak Park PAC, and the "election process," represent, for yourself and others who serve in our behalf, access to the democratic and decision making forums. However, we do not regard these mechanisms as fulfilling of the spirit of our birthright of citizenship and democracy.

You only have to attend a meeting of one of these 'public forums' to see how they are manipulated and designed for ratification of decisions made outside the view of the public. They aren't even subtle about it Mr. Councilman. In fact, I'm convinced that they are so habituated to their own exclusive missions and processes that they only dimly understand the language that pleads for

fairness and affirmation in the democratic process. Everything from the order and timeframes in which policy or program review takes place to how meetings are advertised and conducted spells exclusion and disrespect for me and my neighbors.

There's no mystery, for us, as to why there were only 37 out of 19,359 residents casting votes in the last "election". If that alone doesn't invalidate your claims that the democratic process is 'provided' then I don't know what would. We don't regard such results as symptoms of peoples 'apathy' or 'irresponsibility' or 'unwillingness' to participate in the process. We take it as an indictment of the system, which itself needs to be 'redeveloped' so that the thought of those kinds of results become impossible. It is true Jeffersonian Democracy that is at issue here, and we want it.

Next to what we propose, the Brown Act, hardly achieves the candle power of a lit match in a darkened colloseum. This is why your letter and this response are being published in the "Martin Luther King Witness" as quickly as possible, and distributed to the people in the neighborhood. We are enhancing, for the people of this community, the right to witness the process as well as engage the people who operate it. We are trying to replace the formula productions of 'public forums', 'Brown Acts' and other forms of 'democratic correctness', which now serve as definitions of the current political process; to see that they take their proper place along with other implements of democracy, rather than aserting themselves as its defining criteria.

Perhaps such a dream was really impossible before. Without the aid of a small computer I could not even contemplate beginning such an effort. Without the learning that has taken place about grass-roots process, information networks and systems engineering, urban ecology, local economic alignment, translatory resource management, and a host of other topics over the past thirty years or so, none of what is contemplated could have even been imagined. Now, with these new tools at hand it is, perhaps, possible for a more wholesome democractic process to emerge. At any rate, I would like to see it given a fair chance to show what such affirmitive democracies can yield.

I hope you will find the possibilities as exciting and hopeful as I do. I remember your recollection of your Guatemala experience at the 30th anniversary of the Peace Corps. Several people commented that it was refreshing to hear you 'let down your political guard' and speak about something just from the heart. I was impressed by what you said, and it is with just that spirit that I am trying to reach out as a neighbor and fellow citizen. I invite you to come and knock on my door sometime, as I have done to so many others, and say 'hello neighbor'.

Yours truly,

Larry Brockman
resident and citizen of Oak Park
facilitator in the Martin Luther King Organizing Effort

LB/pcc
file: Serna.8.14
encl.



OFFICE OF THE
CITY COUNCIL

JOE SERNA, JR.
COUNCILMEMBER
DISTRICT FIVE

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 205
915 I STREET
SACRAMENTO, CA
95814-2672

916-449-5323
FAX 916-449-8680
TDD (ONLY) 449-5819

August 12, 1991

Larry Brockman
3741 6th Avenue
Sacramento, CA 95817

Dear Mr. Brockman:

I am in receipt of your letter to me dated August 2, 1991 regarding your concerns of the Oak Park Project Area Committee and the Sacramento Housing and Redevelopment Agency. As you are keenly aware, I have been on city council vacation and was unable to attend the meeting due to a previous commitment.

It is my understanding that you circulated a petition in the neighborhood and gathered over 100 signatures garnering support for your grass-roots organization. I would be very much interested in receiving a copy of the petition to include with the correspondence I have received from you to date.

While I can appreciate your concerns in the Oak Park neighborhood, I do not agree with your position that the Oak Park residents are "not included" in the development process. Each Project Area Committee meeting is an open public forum subject to the Brown Act requirements. The Oak Park residents have a voice at each Project Area Committee meeting, thereby providing direct input to the Oak Park PAC members.

Should the neighbors not agree with the "vote" on the PAC on a particular issue, or set of issues, you need to keep in mind that the mechanism to voice dissatisfaction is through the election process. Unfortunately, during the last election, the final votes cast in Oak Park were 37 out of 19,359 residents in the redevelopment area. The Oak Park PAC consists of seven (7) elected members, seven (7) appointed members, and one (1) member appointed by the PAC.

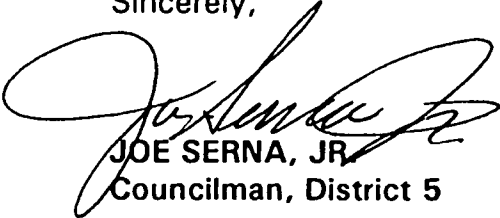
Larry Brockman
August 12, 1991
Page 2

The Sacramento Housing and Redevelopment Agency and the Oak Park PAC have developed the five year strategy plan, which should not be of surprise to the participating Oak Park residents. I am enclosing a copy of that work plan, which was approved by the Redevelopment Commission and the City Council, for your information. This outlines the plan of action for the redevelopment area, as a result of the public hearing process.

I am happy that you have taken an interest in the Oak Park neighborhood, and are working on a grass-roots effort in the community. I understand that there were many new faces at the recent PAC meeting, and I hope that the new members will continue to participate in the public process.

Again, I appreciate that you took the time to write, and if I may be of assistance, please contact me at my city council office.

Sincerely,



JOE SERNA, JR.
Councilman, District 5

JS/myw

August 9, 1991

Larry Brockman, Facilitator
Martin Luther King Organizing Effort
3741 - 6th Avenue
Sacramento, CA 95817

Mr John Molloy
Executive Director
Sacramento Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

Dear Mr. Molloy,

Enclosed you will find the text of a major address from the Martin Luther King Organizing Effort to the Oak Park Project Area Committee. Also enclosed is a copy of the first batch of petition signatures from our community regarding the development process at Martin Luther King and Broadway site.

These signatures of community citizens represent merely the first two days effort by one person. The organizing, itself is hardly a week old, yet already there are people from all over our area becoming involved in this process and in the organization of our neighborhood. More important than the numbers of signatories, at this stage, is the fact that, of all the people contacted door to door in these days, only five did not sign it. Of these five, three did not speak English and will need to be recontacted by interpreters. Of the remaining two, both supported the petition (they simply were uncomfortable signing documents) and one even came to the PAC meeting on August 7th.

We understand that this kind of response is almost unheard of in petition drives. It is demonstrable evidence of the will and solidarity of our community to be recognized and we trust that this will be understood by all the agencies and people involved. We hope that your agency will realize that the spirit of the petition is not simply a single issue on a single redevelopment site. It is about the years of abuse, disrespect and indignity inflicted on us by the process of redevelopment, and the exploitation, domination and disregard we have suffered from the process (several members of the PAC, our own representative body, walked out of the meeting during the presentation of the address, including appointees of our own Councilman).

Over and above questions about the Martin Luther King site, in the months and years to come, we will be examining the whole range of issues from ways in which the process has been used to deliberately isolate us and prevent access by the people of the community all the way through to the fundamental assumptions of the City and SHRA about redevelopment. We hope that the Agency will lend its support and assistance to this

examination by the community. But, whether it does, or not, we are determined to make democracy work here in the way it was intended.

Though, At the August 7th meeting, our own representatives on the Committee refused to even recognize the symbolic value of granting our petition, we ask that SHRA itself do so and immediately suspend any further action on this or other important community projects in the area. We also request that no activity on any project in our area be, in any way, expedited or put on a "fast-track". We would regard any such instance, at this time, to be a deliberate attempt to circumvent the democratic processes now begun in our community and to subvert the intentions of the people to be heard and responded to by their representatives and the agencies mandated to serve them.

We look forward to working with the agency in the years to come and hope that you will regard this as an exciting opportunity for all of us rather than a hinderence to the mission of your agency.

Yours truly

Larry Brockman,
Martin Luther King Organizing Effort

pc/LBB
encl.

cc: Oak Park PAC, Mayor Rudin, Councilman Serna, City Manager,
Governor's Office, State Senate and Assembly Officers, Department of
Housing and Urban Development, et. al.

file: SHRA.PTN.8.9

TO: OAK PARK PAC, SACRAMENTO HOUSING & REDEVELOPMENT
AGENCY, COUNCILMAN SERNA, ET. AL

FROM: LARRY BROCKMAN

SUBJECT: BROADWAY & MARTIN LUTHER KING BLVD. DEVELOPMENT
PLANS.

DATE: AUGUST 2, 1991

It has just come to my attention that plans to continue with the purchase and development of the properties at Martin Luther King Blvd and Broadway Sts. has been placed as an action item on the Oak Park Pac Agenda. As a resident in the immediate area I was surprised to learn that SHRA is moving ahead with plans to purchase and develop land on that site even though the residents of the surrounding area have never been directly and affirmatively consulted about our desires in that development.

The request to negotiate purchase of six properties by SHRA would not normally be of concern, but for two outstanding facts. The first is that in both the Agency's Oak Park Revitalization Strategy [April 1991] and in its request to the PAC, the development goal of agency staff is "Uses that the Agency wishes to encourage include a business incubator or a small retail or office complex." The second fact is that, over time it is clear that other projects in which SHRA has had a hand (such as the Stockton Blvd & Broadway Commercial development) are thoroughly uninspired, pay little heed to the real needs of residents, become invitations for continuing down-scaled aspirations and generally treat the neighborhood and neighbors as little more than secondary considerations of economically driven programs and motivations to the greater benefit of developers and players than to Oak Park citizens.

By the agency's own estimation, the Broadway/MLK site is a tremendously important one (a "catalyst" in their own words). Yet, if retail office complex/business incubator is the extent of their imagination for its development, I hold little hope that anything even approaching a 'class act' will emerge from that Agency's limited vision. I for one don't want to live next to an 'incubator' - business or otherwise. I want, for myself, my neighbors and our community a real project with real service and real pride and promise. At worst, in a brief discussion with immediate neighbors, we knew we desperately need and want a major grocery store in our area. For half a mile around, we are all going out of the area to shop for food, or being forced to go to high priced 'incubator markets'.

And that was our 'worst' idea. The new million dollar theater/stage complex being designed for McClatchey Park (another project which has, as yet, not consulted its neighbors on its design or development) would also make the development of the Broadway site a natural for an international arts, dining and after-theater shops complex of award quality design - the real hub of a much touted and little supported ethnic diversity of the neighborhood. A complex serving the entire

Sacramento region with something uniquely available in Oak Park. A full scale complex with shops, live music clubs, several kinds of international food stores and restaurants and other related shopping and arts/entertainment activity. Something that would compete fairly with likes of ? Square and other midtown upscale developments. A place of beauty and imagination.

Those ideas were generated in five minutes of neighbor talk, and we're just getting started. In short, we wish to consider a first class asset for our neighborhood and get the benefits that have heretofore gone elsewhere (like light rail and a sports complex). Why should our sights be set lower or our aspirations be limited by the most marginal concepts of a visionless federal program? HUD generated Hotels, shopping malls and downtown revitalization programs across this country which surely don't resemble 'incubator businesses'. Why should we sit still for that?

Because of its already disappointing track record and its failures to affirmatively include us in the earliest phases of the design and development process, it cannot even be assured that we would want SHRA or its 'advisory' PAC to handle the Broadway/Martin Luther King development. It maybe a far too valuable and important resource of ours to leave in their hands. But that is something for us and our neighbors to discuss. Certainly, it is high time that the Redevelopment Agency stop "encouraging" us about its goals in Oak Park and started letting us "encourage" the Agency about our goals.

To examine these and other questions concerning development in our area, we are now organizing the residents and businesses for several square blocks surrounding the area to develop their own ideas and strategies for area development. We will be circulating petitions this weekend, are planning a general resident meeting for september and beginning to take steps to vigorously oppose the usual processes by which development in Oak Park has been taking place unless it directly consults and includes us.

It may be that by Wednesday we cannot get enough signatures or otherwise create a conscious and visible community organization. But, even if there be no signatures, the fact remains that the PAC and the SHRA should wait until we can create our own grass-roots organization so that we, the residents, may directly participate and work with them to achieve something that is truly a source of pride and vision and future opportunity for our neighborhood.

Yours truly,

Larry Brockman
resident, Oak Park

cc: SHRA, OPPAC, HUD, Joe Serna, Ann Rudin, Robert Matsui, Pete Wilson
File: BWY/MLK.8.2

August 9, 1991

Larry Brockman
3741 - 6th Avenue
Sacramento, CA 95817

Councilman Joseph Serna
City Hall
915 - I Street, Room 205
Sacramento CA 95814

Dear Councilman Serna,

Enclosed you will find copies of a letter to the Sacramento Housing and Redevelopment Agency along with a major address and the first of citizen petitions being collected from throughout the Martin Luther King area of the Oak Park Community. I hope that you will give these matters your full attention.

We welcome any assistance and advice your office can offer in our efforts to take control of our lives and exercise the best traditions and purposes of grass roots democracy. Thank you for your interest

Yours truly,

Larry Brockman, Facilitator
Martin Luther King Organizing Effort

pc/LBB
encl.
file: SERNA.MLKOE.8.9

THE MARTIN LUTHER KING WITNESS

VOLUME I, ISSUE 1

WE HAVE A DREAM

AUGUST 22, 1991

A publication of the Martin Luther King Organizing Effort for the Oak Park Community and Neighbors

COMMUNITY CONFRONTS P.A.C - CHALLENGES AGENCY TO 'SERVE'

Oak Park Project Area Committee Gets First Look At Itself Through the Eyes of the Oak Park Neighbors.

Some Committee Members Walk Out On Speaker While Community Watches.

ON August 7th, the Oak Park Project Area Committee (PAC), community advisory body to the Sacramento Housing & Redevelopment Agency (SHRA), met at the Oak Park Community Center.

Prior to the meeting Martin Luther King Organizing Effort (MLKOE) facilitator, Larry Brockman, spoke with the President of the Oak Park PAC, Mr. Fred Millar, and some of its other members. He informed them of his intention to speak to the Committee about redevelopment plans for the Martin Luther King project site at Broadway and Martin Luther King Blvd. (where the Taco Place is and the surrounding properties).

He said his speech would reflect the sentiments of people he talked with when collecting petitions and observations about the behavior of the PAC and SHRA which were very disturbing to members of the community. He read the speech in its entirety to Mr. Millar beforehand and discussed its length with him (8-10 minutes). The members of the Committee to whom Larry Brockman spoke (Gayle DeForest, Patricia Dansby and Mr. Millar), were all very encouraging and appeared to welcome the speech and the involvement of the neighborhood people into the process. Mr. Millar, in particular, agreed that it would ultimately strengthen the PAC and give it the backbone it needed to stand up to the SHRA,

(see **SERVE**, pg 2)

AUDIENCE APATHY MARKS O.P.N.I.A. CHARADE

Small Vocal Group Says nothing. Resolution to re-examine issues of inadequacy in police foot-patrol proposal yields no response as Redevelopment Agency co-opts neighborhood democracy and Oak Park Neighborhood Improvement Assn. 'stage manages' the audience.

At the August 12th meeting of the Oak Park Neighborhood Improvement Assn. (OPNIA), MLKOE set up a table outside the meeting room. Copies of MLKOE documents and the MLKOE petition were on hand for meeting attendees to read. Very few of the approximately 50 people who came to that meeting bothered to take any notice or read the petition. However, nearly every attendee was given a MLKOE facilitated Resolution Packet. The packet cover page encouraged residents to
(see **APATHY**, pg 3)

NEIGHBORS REACT TO DECADES OF 'OFFICIAL' ABUSE & NEGLECT

**MLKOE VOWS TO EMPOWER RESIDENTS
AND RETURN OAK PARK TO ITS CITIZENS.**

After more than twenty years of neglect, official manipulation and denial of access to the democratic processes of neighborhood development, The Martin Luther King Organizing Effort (MLKOE),

**LATE BULLETIN !!!
SHRC SAYS 'NYET',
MILKOE SAYS 10,000!**

(SEE BACK PAGE 15)

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(SERVE, cont. from pg. 1)

which it has heretofore been unwilling to do.

Despite the encouraging signs, the meeting itself was quite another story. After several other agenda items, Item #5 was introduced: "Recommendation to negotiate purchase of six Properties at Broadway and Martin Luther King Blvd. - Jim Hare, Assistant Planner." This is all members of the community normally get to see about Agency intentions. These documents contain a great deal more information such as: "Uses that the Agency wishes to encourage on the site include a business incubator or a small retail or office complex"; the fact that completion of this purchase triggers the authoring of Requests for Proposals (RFP's), which is the way the Agency begins to subtly bypass the community's desires and ideas for development and transfers the creation of community vision to developers and other interests; the \$455,000 price-tag, from our neighborhood's "Developer Assistance Fund", for the purchase of these six properties, and other items of interest.

An attempt to prevent Mr. Brockman from delivering his speech began even before he started. Mr. Richard Lucero, an Appointee from Councilman Serna's office, asked that the speech be waived since the members of the PAC Committee already had copies (Mr. Brockman had distributed them beforehand to the Committee table). Mr. Brockman stated, "though the members of the Committee have copies of the text, neighbors and members of community, sitting in the audience, have not had the benefit of hearing the address and are entitled to do so, whether the Committee wants them to or not."

The PAC President, Mr. Millar, assented and then attempted to limit Mr. Brockman's address to five minutes even though he knew in advance the actual length. Mr. Brockman pointed this fact out to the Committee and Mr. Millar again assented that the speech be given in its entirety.

The speech, itself, severely criticized the Committee and the Redevelopment Agency for their persistent exclusion of the community from the democratic process; for ignoring the desires and ideas of the people; and, for the way in which the very processes of the Agency and the Committee were designed to make the citizens of Oak Park "invisible" subjects of the

intentions of the Agency and its plans for Oak Park. The determination of the Community was echoed in the phrase "we will be served," which was used throughout the speech.

"We have not been served by agencies which talk far more often about money and financing and economics and timeframes than about people," Mr. Brockman stated. "There is something seriously wrong with a tradition that permits agencies and organizations to say, 'if you do not come to our meetings, then we assume you don't care; you become invisible and we will speak for you'. For the Martin Luther King Organizing Effort, the people in our area are visible because they are there, and anyone who wants to know that must go to them, not the other way around."

The main part of the address focused on a petition being circulated in the area by facilitators of MLKOE asking that SHRA stop all activity on the project and permit the community time to organize and express its own vision for the use of one of the most important properties in the neighborhood. Mr. Brockman emphasized that "none, have thought to come to us and say, you are the primary trustees of the meaning of that land. What do you want?"

After several other speakers from the audience also urged the Committee to heed the desires of the community and grant the petition, the Committee remained adamant in its refusal to listen. Though, by its own account, the 90 days the community requested to get organized meant nothing to the Committee, they still refused to offer even a symbolic recognition of this grass-roots community effort.

**THE MARTIN LUTHER KING
WITNESS**

A Knowledge Center Node Of The
Martin Luther King Organizing Effort
(MLKOE)

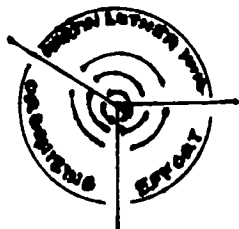
To receive or provide information,
order documents, help out (needed!) 455-7696

(**APATHY**, cont. from page 1)

insist on a democratic process and a thorough review of all crime reduction ideas and methods, by demanding that the Association adopt the enclosed resolution. The next two pages of the packet contained the Resolution itself, for a Joint-Committee of the Oak Park PAC and the Neighborhood Improvement Assn. (OPNIA) to comprehensively investigate crime reduction methods, programs for use in Oak Park along with the means of financing and implementing them; To insure that members of that Committee were fairly and sensitively selected; and, that public access and democratic process would be served in spirit as well as letter. The final two pages of the packet contained a copy of a letter from John Molloy of the Sacramento Housing & Redevelopment Agency to Police Chief Kerns, which documents MLKOE claims that the process of crime reduction proposals is already being co-opted from the citizens of the community (where such ideas should originate and be designed and developed) and managed by outside agencies and a few individuals.

The resolution matter was not even mentioned during the meeting until the last item before adjournment. Then, just as Mr. Patrick Kennedy, President of OPNIA began considering adjournment, Larry Brockman, a MLKOE facilitator asked to speak. He reminded the audience of the Resolution Packet, they'd been given before the meeting, and stated that, though he couldn't speak for them, none of them had brought up the matter of the Resolution and that it was in their hands whether the process worked for them or not. The Audience remained silent for a moment and then Mr. Kennedy, without any mention of the subject, pro or con, rushed to adjournment.

THE MARTIN LUTHER KING WITNESS
VOLUME I, ISSUE 1. AUGUST 16, 1991



* See LOGO, page 8

NEIGHBORHOOD IMPROVEMENT ASSOCIATION DOES IT AGAIN!

WHILE RESIDENTS IN FOURTH AVE. PARK AREA WATCH T.V. AND VISIT WITH THEIR FAMILIES, THE DANCING WU-WU MASTER OF OPNIA GLEEFULLY PREPARES TO REARRANGE THEIR FURNITURE FOR THEM

Once again, the keepers of the guiding light of Oak Park are about to make life better for us, without asking of course. Having made up their minds that the 4th Ave. Park is an intolerable den of dealing and needling (which it may very well be), members of the Improvement Assn., under the able direction of Patrick Kennedy, are about to swoop down yet another time with their "prize winning" notions of how to rid the world (well, Oak Park anyway) of those nasties and improve life for all us besieged hapless people. Admittedly well-intended, the OPNIA bunch seems to have forgotten there's more to Oak Park than what happens to drop in on their meetings.

Though no one in the audience seemed to be from the vicinity of the park, Kennedy found nothing ironic in making impassioned pleas to get rid of folks he didn't want in the neighborhood on behalf of folks he'd never met. The sheer pleasure of culling ideas from the audience on what to do about this terrible problem seemed to spur him on as each new brainstorm was heaped upon the last.

Among their ideas for getting rid of a presumed drug problem were: building houses where the park now is (drug-free houses, no doubt); closing it to all but children and accompanying parents; turning it into a day-care center (& how's that for taking one need and pitting it against another?); or, simply fencing it off altogether (anybody remember Sausalito?).

Brave enough to swim this channel of unbridled creative energy, Mr. Walt Ueda, Deputy Director of Parks for the City, reminded members of the audience that those with some experience in such matters know, with a fair degree of certainty, that once open land or parks are removed, they are usually gone forever.

(see 4th AVE., pg. 4)

(4TH AVE, cont. from page 3)

Unfortunately, Mr. Ueda's remarks got short shrift as the ringmaster hurried on with what the rest of us were assured were "only suggestions". "We're just getting ideas," he said. (And where have we heard that one before)?

Also skimmed over was a MLKOE facilitator's caution that a problem should not be used to define a program (or land use, etc.). First one needs to decide the optimum uses and goals. After that, and only after that, does one define the obstacles to achieving that optimum. Problems are dealt with as problems. For instance, maybe you do want to keep a nice open park, without hassles. So you host evening outdoor checker and bocce-ball tournaments for off-duty cops and retired marine sergeants (with soft music and lots of night lighting, of course!).

At any rate, Mr. Kennedy did not seem very pleased by well-reasoned concerns such as not letting drug dealers define the future plans and character of the park, and danced on quickly to the next ideas. Direct comments about role of the 4th Ave. residents didn't fair much better. "Oh we plan to include them," he said. "We're going to invite them to march with us against drugs!" (Yeah, and while your at it, just say NO, Patrick).

Enough of the down-side. MLKOE plans to go out and knock on some doors over in that area and facilitate the residents organizing their own council on the fate and future of the 4th Ave. Park. Let them lead the effort. OPNIA doesn't seem to have much of a feel for direct contact and self-determination. Consulting with the neighbors usually appears as an after-thought when they've sifted through their own ideas for the one they know is 'truly best'. MLKOE says, "Always better to knock on someone's door before you contemplate rearranging their furniture!"

GREETINGS AND FACILITATIONS

A THOUSAND POINTS OF LIGHT = ONE BIG BURNOUT

The Martin Luther King Organizing Effort (MLKOE) has a formidable job ahead. Neighbors around the 4th Avenue Park are being excluded from the process that will decide the future of that park; MLKOE must help by informing them and facilitating their own organizing.

The BCCO Community center is threatened with closing for lack of funds to staff and maintain it, even though there may be hundreds of residents nearby who have time or talent or materials or experience to keep it open and, perhaps, improve it (& doesn't that sound a little like walking away from an unfinished house because you ran out of "inches"?). If it closes, the result is predictable. For a short while it is closed and locked. Then a little graffiti gets going; a few windows get busted and then the boards go up and the garbage piles up and the addicts line

up. MLKOE plans to work with the people involved, and help with education on how to capitalize on their own resources; effectively challenging those who would close the center down, develop and maintain realistic ways for neighbor's to orchestrate time and talent to make the center a source of pride rather than a potential threat.

MLKOE needs to challenge the social, economic and political wisdom of the Five-Year Plan for the neighborhood. It must question the minimalist way a million-dollar stage in McClatchy Park was conceived and is now being pursued by the Parks Dept., generally outside the knowledge or participation of its area neighbors (reportedly, the architect who has designed it didn't have any experience in performing arts/theater design, which is a complex and difficult subject). MLKOE takes calls and information every day on the exclusion of neighbors by developers, city officials and others who have their own designs for our neighborhood.

(see VOLUNTEER, pg. 5)

(VOLUNTEER, cont. from pg 4)

In the two-short weeks since MLKOE was created, we can already anticipate hundreds of other important tasks to be done to save our neighborhood, raise our aspirations and stop the shambles that redevelopment could potentially make of our lives. Perhaps well-intended, it remains that what were getting now is mainly for the benefit of those who will come later when we're gone. Much of what is done will likely be torn down for the building of the high-rise, upscale developer's paradise which neither we nor our children will ever enjoy. If that strikes you as a little fanciful, then consider how the Prop. 13 engine, which drives all this, forces cities into the position of overlooking questions of habitability and community for the compelling need to capture ultimate resale (i.e. commercial) values from every available acre in order to survive.

At this point in its journey, MLKOE is going to have to rely on good old-fashioned volunteers to pull things together into a recognizable organization of neighbors and a voice that will carry into the 'deaf' places of local government. There's no way around it. This 'Facilitation' section of The Witness will be a regular feature, letting neighbors know what's needed to be done, whom to contact and how to apply one's energy to get MLKOE up and going.

However, we will only give this 'volunteer' effort one arm on the MLKOE Logo (see LOGO, page 8) because it is, in some way forced upon us. It does not reflect the way MLKOE would want to go about getting help if it had the choice. As one man, who had dedicated himself, without monetary reward, to helping kids said when asked if he considered himself one of President Bush's 'Thousand Points of Light',

"I despise the term 'volunteer'. In a society based upon capitalism, the idea of volunteerism is despicable."

It takes a while to see what he meant, but it's worth the effort. In a capitalistic society, a 'volunteer' is one who gets exploited for doing something that others get paid handsome salaries for doing. Still others get even larger amounts though they are responsible for much of the damage that made it necessary to have a corps of 'volunteers' in the first place. The volunteer, in short, is the cover-up for the

destruction done by a very few to the rest of us. But, if you don't have the cash, and you're drowning in the mess, what to do? Change Capitalism? Not likely. Besides, other systems don't seem to do any better in the volunteer department than ours. Pray for a miracle? Well, that might help, but miracles aren't known for stuffing envelopes, creating and producing news like the Witness, surveying neighborhoods or parking down by City Hall - at least not on a regular basis.

Still there may be ways. Next issue of the Witness we will explore the concept of 'translation' as a realistic way of getting jobs done with the greatest amount of dignity and the least amount of exploitation. For now, we need plain old exploited volunteers. So read the TASKS and HELPCALLS in the Facilitator Section. Some just take a little knowledge and a phone call to MLKOE; others require considerable time, thought, talent and interest. Please offer to help in any way you can. And be careful that, if you do offer, you are sure you will follow through. Now lets roll up our sleeves and...

MILKOE NEEDS HELP!

During this initial period of setting up the MLKOE organization the list of needs will be long and varied. Help from all the neighbors in the area is critical. If we are to take charge of the future of our community, everyone must find the will to pitch in and lend a hand.

IF YOU CAN HELP OUT IN ANY WAY, HAVE RESOURCES THAT CAN BE USED, TIME TO SPARE, A DESIRE TO WORK WITH YOUR NEIGHBORS, PLEASE CALL US AT 455-7696 NOW!

WE ARE WORKING ON SECURING AN OFFICE/PERMANANT PHONE # AND OTHER 'WE ARE HERE!' MATERIALS. IF YOU HAVE IDEAS, SPACE AND OTHER CONTRIBUTIONS TO MAKE, CALL US.

THE MARTIN LUTHER KING ORGANIZING EFFORT (MLKOE) WILL NEED THE BEST OF EACH OF US. IT IS OUR ORGANIZATION; CREATED FOR OURSELVES, TO DEFINE THE FUTURE OF OUR NEIGHBORHOOD! CALL US AT:

(916) 455-7696

FACILITATION SECTION:**WHERE IDEAS AND PEOPLE ARE JOINED
AND THE DREAMS BECOME REALITY****FACILITATORS AND BLOCKS -
THE BEST BRICKS FOR BUILDING THE
FOUNDATION OF COMMUNITY**

The entire redevelopment process, as it has been handed to us, is a top-down design with an underlying strategy of laying down inferior quality 'bricks' (projects) of minimal vision and aspiration so that, later, private developers can come and tear up the rubble to build their real vision of what Oak Park ought to be (more on this next issue -ed.)

A good strategy for developing our own organization can be taken from the pages of the Redevelopment Agency as a lesson in what not to do. The Martin Luther King Organizing Effort, from the start is determined to design its process from the 'bottom' (the neighbors) up, and use only the best 'bricks' we can possibly find (even if that takes more effort and we must use fewer of them in the beginning).

Interestingly both of these requirements - bottom-up design and best bricks - are satisfied with a single underlying mechanism, the neighborhood block or block-group includes both these system design approaches and will form the underlying basis of MLKOE structure.

Good communications, neighbor-to-neighbor discussion and consensual process, facilitated project organization, effective action and response based upon block structure insure the restoration of health and vitality and affirmative democratic process in a neighborhood that has too long been shut up in its own houses.

There are over two-hundred square blocks in the Martin Luther King area. There are certainly over one-hundred block-groups (two or more blocks having some affinity for each other). MLKOE will be doing everything possible to facilitate block access to neighborhood communication and action. Block facilitation, then, is our first and most important task. It is also the first of many

HELPCALLS!**HELPCALL!****THE FIRST GROUP OF BLOCK
FACILITATORS IS NEEDED NOW!**

WHAT: People to gather with the neighbors on their block and talk about block and neighborhood issues, concerns & ideas; meet with other block facilitators, help get a consensus from their block neighbors on actions and needs for their own neighborhood vision; to become informed and informing about events on their block and in the community; to help create their block's first structure for our continuing presence in neighborhood affairs.

WHO: Anyone who has a desire to work with their neighbors in creating a healthier and more vital community for everyone. If you'd like to get out and talk to the people on your block and assist them in discussing block concerns with one another, then this is a perfect opportunity to become involved and still be close to home.

EFFORT: The block itself decides its own structure. Some blocks may wish to rotate facilitators every month or so, or handle block facilitation in some other way.

MLKOE is recommending that there be at least one open block meeting called per week (on the sidewalk or front lawn perhaps); we also would like block facilitators to attend a once monthly meeting for all block facilitators (probably at the community center)

WHEN: NOW!

ACTION: Call and offer your help or let us know who might be interested. We'll get in touch with them and see if they'd like to be the first facilitators. Call 455-7696.

HELPCALL!**PROJECT FACILITATORS/
CO-FACILITATORS ARE NEEDED
NOW!**

Many important projects have befallen our fledgling effort all at once. This is because they are matters that have been happening for years but their was no organization like MLKOE to say, something needs to be done. Many of these projects are at urgent or critical stages and need attention before the 'solutions' of the city or other organizations become implemented and costly mistakes, that we will all pay for in the years to come, are realized.

There are too many projects to detail here so we will briefly note some of them. The first order of business is to find project facilitators who can get the projects organized, recruit people to perform the special tasks each will require and develop the individual project strategies. These will take some facility, dedication and commitment (personal interest goes a long way).

If you wish more details on specific projects, please call 455-7696, ask for the 'Projects Tasklist' and chat with us about your own ideas.

WHO: Highly motivated, self-directed people who can get projects up and going.

Your interest in the project is most important. The rest, we are all just learning as we go.

EFFORT: It varies from project to project but mostly it depends on how many people get involved. MLKOE will help all it can in finding contacts and providing information.

WHEN: For most projects, the sooner the better.

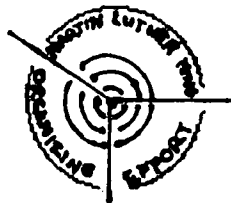
ACTION: CALL 455-7696 and we'll arrange to meet with you and go over what we know about the project.

BRIEF PROJECT DESCRIPTIONS:

1. **PUBLICATIONS/ INFORMATION**
Creating/producing the *Witness*, organizing neighborhood communications, flyers, events news, etc.
2. **MARTIN LUTHER KING SITE**
Organizing the challenge to Agency processes and intentions for the site; collecting the dreams and ideas of residents to be presented as a viable alternatives.
3. **4th AVENUE PARK**
A project to help residents in 4th Ave. Park area meet and organize their own ideas about the problems and future of the park. Assist in the creation and effective presentation to involved agencies and organizations.
4. **McCLATCHY STAGE PROJECT**
Intervention in McClatchy Stage design and concept at a late phase of Park Dept. Planning. Access and effective presentation of the Community's dreams and desires in that project.
5. **PETITION CIRCULATION:**
Door knocking, store tables, etc. with neighborhood petition on Martin Luther King site future. Many people needed for this work.
6. **CRIME REDUCTION PROPOSAL**
Challenge to PAC/OPNIA's hasty 'crime reduction' proposal and its questionable financing proposals.
7. **MAPS AND SURVEYS**
All kinds, from physical features of our area to human resources, skills banks, kids resources, etc.
8. **OTHER PROJECTS:**
ORGWATCH, KIDSOE, LEGAL REVIEW; COMMUNITY ED., UCSD SCHOLARSHIPS; HIGHER ED., ALT. TECH, ETC. L.E.T.S., SKILLS BANK, NETWORKS, BRICOLEURING,

IN PROCESS: WHERE KNOWLEDGE IS THE GENESIS OF COMMUNITY

THIS ISSUE OF THE WITNESS DEDICATED TO: Stewart Brand, creator and publisher of the first Whole Earth Catalogue. When the government & NASA refused to release the now familiar picture of the whole earth, it was his persistence and determination that finally won out and delivered the single most powerful image of this century to all the peoples of the world. The 'Whole Earth' has become the symbol of hope for our planet's continuing existence into the next milenia.



This is a suggested logo for the Martin Luther King Organizing Effort (MLKOE). The central intersection of lines represents the intersection of Broadway and Martin Luther King Blvd. and the site of the proposed redevelopment project which catalyzed the birth of our community organization. The inner circles represent the voice of our effort radiating out into all the areas of our neighborhood and the outer circle is meant to suggest the unity, solidarity and circle of neighbors that are the reality of our neighborhood.

In addition to serving as a general logo (on our posters, banners, letterhead, etc.) this logo can also be used to indicate the degree of consensus about the document, article, or idea it is affixed to. If there is only one arm radiating from the center, the matter has been forced upon us (such as some legal requirement) and may be in complete contradiction to what the community consensus and MLKOE believe.

If there are two arms, it means the matter is now undergoing discussion and consensual processing in the community. Sometimes it will indicate positions which are being employed temporarily, but that there remain significant differences of opinion within the community.

If all three arms are on the logo, then the

matter has been brought before the community and represents the consensus of the resident's of the Martin Luther King area.

The three forms of the suggested logo are:



compelled
position



consensus
being sought



consensus
achieved

Your comments and suggestions are welcomed. For now, we are using this logo, until we can ascertain a consensus among ourselves (you

A Sacred Trust:

The fact of someone's death, and the time when that fact finally reaches the hearts of those who loved him are usually separated by many months or years. It takes time to embrace the full meaning of the legacy a person who is gone from our lives has left to us.

When, on rare occasions, that person's entire life has become a sacrament for all the people of the world, the time needed to reconcile the loss may be far longer. In the case of Martin Luther King, perhaps the time has arrived. After 23 years, perhaps we can now finally bring into our hearts the full realization that Dr. Martin Luther King, Jr. is dead.

Only with the full acceptance of that harsh reality is it possible to accept the true sacrament of his life. The Martin Luther King Organizing Effort proposes to honor his life's work by suggesting a motto for our own obligations to ourselves and others which remind us that, what he entrusted to our care can only be fulfilled if we receive and transform it into the personal vision of the community. We do this by changing only a single word:

"We Have A Dream"

SUGGESTED MLKOE GOALS

(to be submitted for consensual processing)

TWO GOALS FOR THE MARTIN LUTHER KING ORGANIZING EFFORT:

1. WE WANT TO DEFINE FOR OURSELVES WHAT SHOULD BE BUILT OR DONE WITH THE MARTIN LUTHER KING PROJECT SITE.

WE WANT THE REDEVELOPMENT PROCESS TO STOP UNTIL WE HAVE HAD TIME TO ORGANIZE AND TALK AMONG OURSELVES; TO DREAM OUR DREAM AND TELL THE PAC AND THE REDEVELOPMENT AGENCY WHAT WE ENVISION AS A HEALTHY ECONOMIC, SOCIAL AND CULTURAL FUTURE FOR OURSELVES AND OUR CHILDREN. ABOVE ALL, WE WANT TO INSURE THAT WE ARE A PART OF THAT OF THAT FUTURE AND THAT THE FUTURE, IN TURN, IS AN INTIMATE REFLECTION OF THE BEST PARTS OF OURSELVES.

TO ACCOMPLISH THAT GOAL WE ALSO WANT TO REOPEN AND REXAMINE ALL REDEVELOPMENT PLANS, PROJECTS AND PHILOSOPHIES AND TO PARTICIPATE IN THE PROCESS OF MODIFYING OR CHANGING THOSE NOTIONS TO BETTER REFLECT THE VISION AND DESIRES OF THE PEOPLE OF THE COMMUNITY.

2. WE WISH TO RESTORE THE TRUE MEANINGS AND RIGHTFUL OWNERSHIP OF THE PROCESSES OF DEMOCRACY TO ALL THE PEOPLE OF OUR COMMUNITY, AS WELL AS ACCESS INTO THE PROCESS OF REBUILDING OAK PARK, AS TRUE AND EQUAL PARTNERS WITH THOSE WHO ARE SUPPOSED TO BE CARRYING OUT OUR INTENTIONS, AND WE WANT IT ON A LEVEL PLAYING FIELD.

COMMENTS ON THE SECOND GOAL OF MLKOE:

SOME HAVE SAID THAT DEMOCRACY HAS BEEN OFFERED TO THE PEOPLE OF OUR COMMUNITY AND THAT IT IS WE WHO HAVE BEEN LAZY OR IRRESPONSIBLE OR NEGLECTFUL; THAT WE HAVE NO RIGHT TO COMPLAIN ABOUT WHAT WE GET OR TO INTERFERE WITH WHAT HAS ALREADY BEEN DECIDED OR GONE BEFORE.

WE SAY THAT THIS IS BLAMING THE VICTIMS OF NEGLECT AND ISOLATION; THAT WE HAVE BEEN DELIBERATELY EXPLOITED BY THE AGENCIES AND INDIVIDUALS WHO WOULD PREFER TO MANAGE THE AFFAIRS OF OUR COMMUNITY WITHOUT OUR DIRECT PARTICIPATION. WE, INDEED, HAVE A GOOD DEAL OF RESPONSIBILITY IN HOW THINGS HAVE GOTTEN TO THE SORRY STATE OF AFFAIRS THAT THEY NOW ARE IN. IN THE MONTHS AND YEARS AHEAD WE WILL NEED TO EXAMINE OUR OWN ROLE IN THESE PROBLEMS AND HOW THEY CAME TO PASS.

BUT, WE ALSO OBSERVE THAT THE DEMOCRATIC PROCESS, ITSELF, HAS BECOME SEVERELY CONSTRAINED; THAT A VERY LIMITED SET TOOLS HAVE BECOME ITS DEFINING CRITERIA AND THAT THESE HAVE SERVED ONLY A FEW AT THE EXPENSE OF THE COMMUNITY. BECAUSE OF THIS DIFFICULT AND LIMITED ACCESS INTO THE DEMOCRATIC PROCESS, ALL REDEVELOPMENT ACTIVITY, REGARDLESS OF ITS STAGE OF 'FINALITY' NEEDS TO BE REEXAMINED IN PARTNERSHIP WITH THE

(SEE, GOALS, pg. 12)

REDEVELOPMENT COMMUNICATIONS

- THE SILENCE OF THE LAMBS -

One of the ways MLKOE has characterized the current redevelopment process is that its fundamental economic, political and social philosophy is reflected by something we call a 'bad-brick/good-brick' strategy (See pg. ?). Besides being a strategy of a particular development philosophy, it also requires that the design of the agencies and mechanisms to carry out that strategy be done from the Top-Down. Leaving aside federal, state and private interests (which are not inconsequential) this means that the City Council, The Redevelopment Commission, The Redevelopment Agency and the local Project Area Committees each are the products of the needs and intentions of the body immediately above them.

This works in many ways. One of them regards the chain of command and control and information that passes between them. In our City's redevelopment model the 'nervous systems' of the two topmost agencies (City Council and Redevelopment Commission) are nearly identical; the Commission, in effect, being an operational committee of the City Council.

The system of communications and exchange between the Commission and the Redevelopment Agency is likewise highly developed and enriched. The Agency is an operation of city government which shares the resources, consultative capabilities, operational autonomies and other features which make it much like any other important organ of city government. Its 'nervous system' is well developed. When we arrive at the level of the Project Area Committee, which is purported (remember 'top-down' design) to look after local community interests, a radically different structure appears. Between the Agency and the PAC there still exists a somewhat functional 'nervous system'. However it is severely limited and constained. Most of the control functions of communications are operated and defined by the Agency itself. Indeed, a member of the Agency sits at the Committee's table and is generally treated (except for voting) as any other Committee member (in some ways even more deferentially). The PAC, on the other

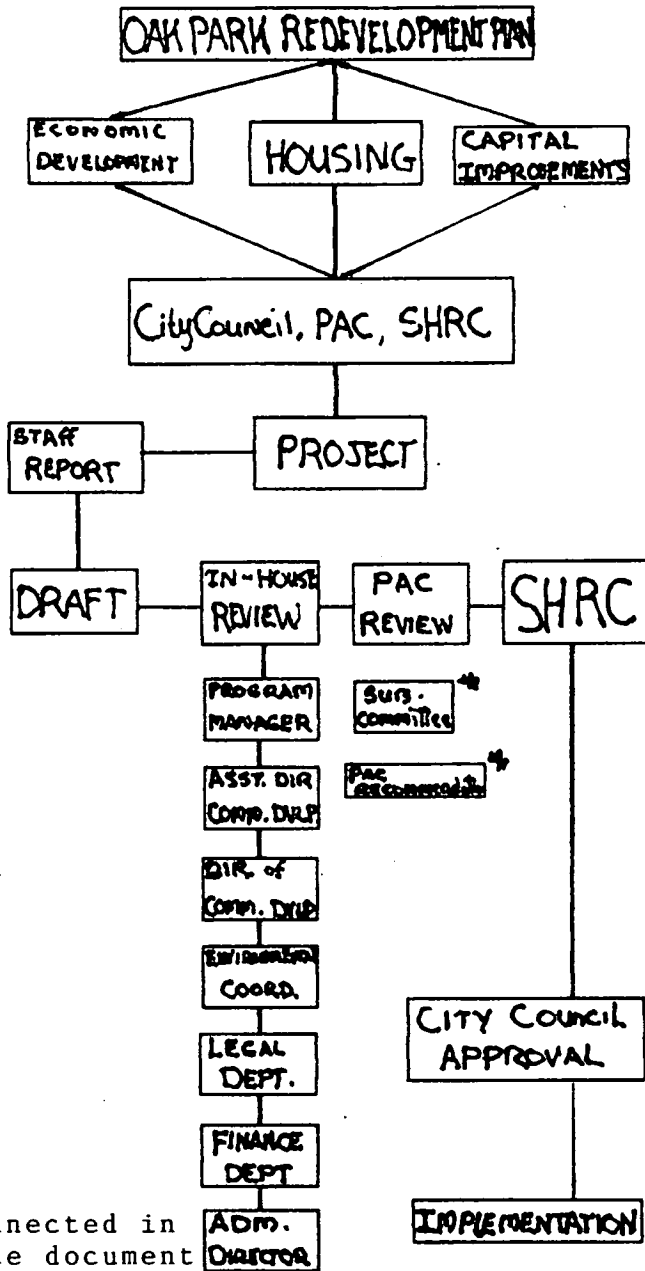
hand does not sit on the meetings of Agency staff nor the Commission, nor does it participate in those processes in any regular fashion. The PAC is given no Committee office, no equipment, supplies, staff or legal counsel, except that it is permitted to use Agency resources kept within the direction and control of the Agency itself. In short, the PAC is severely limited in its capacity to communicate independent of the Agency and exhibits little or no autonomy vis a vis the agency. Information and communications, not to mention command and control, are almost wholly the exclusive province of the Agency.

From the PAC down (to the community) the situation is even worse. While a functional 'nervous system' exists between the agency and the PAC, though carefully 'managed' by the agency, from the PAC down the system is almost completely truncated. Even the term 'atrophied' could not be employed, since the design did not even provide enough elements by which a vital PAC-Community network could be constituted. PAC communications with the community are reduced to such measures as the chronic effrent complaint 'people don't come to our meetings!' or its affrent counterpart 'you should come to our meetings!'; though the meetings function no better at sending or receiving communications from the community than does the PAC as a whole. Overall, the communication from the PAC downward is, irregular, informal, unaccountable, undocumented, inaccessible, and virtually non-functional.

This is partly the result of top-down design and partly, it must be surmised, the result of purposes and intentions which are not yet entirely clear. For, if this is not the consequence of a deliberate intention to exclude the community from the processes of its institutions and agencies, then one would be hard pressed for a better information design directed to that pupose. Under the current system no assumptions can be made about the equivalency of community interest and community participation. At present, the community is simply non-existent to the processes of redevelopment.

EXHIBIT A:

THE REDEVELOPMENT NERVOUS SYSTEM



KEY
 PAC - OAK PARK PROJECT AREA COMMITTEE
 SHRC - (AKA 'CITY COUNCIL')
 SACRAMENTO HOUSING &
 REDEVELOPMENT COMMISSION
 "STAFF" (AKA "IN HOUSE") - SACRAMENTO
 HOUSING & REDEVELOPMENT AGENCY

PLAYERS GREAT & SMALL

(A Selected Sample, more to follow)

For the Project Area Committee:

Fred Millar, President 451-5513

For the Redevelopment Agency (SHRA)

Agency Mailing Address:

P.O. Box 1834, Sacramento, CA 95812-1834
 John Molloy, Executive Director 440-1333
 Ann Moore, Assistant Director 440-1317
 Leslie Fritzsche, Program Mgr. 440-1399,x412
 Jim Hare, Asst. Community Development
 Planner, 440-1399,x442

Joseph Serna, Councilman District #5

City Hall, Room #205, 915 'I' Street,
 Sacramento, CA 95814-2672 449-5323

Oak Park Neighborhood Improvement Assn.

Patrick Kennedy, President 737-8088

Next issue: Analysis of Exhibit A

Exhibit B, The Digestive System

Exhibit C, The Metabolic System

DOCUMENTS AVAILABLE FROM MLKOE:

- Ideas For Improving the Quality of Housing being built under current Oak Park infill and building programs.
- The Citizen and Community Delopment: Two Matters of Redress for the O.P. PAC.
- Commentary and Ideas on Activities of the Oak Park PAC.
- Memorandum on Establishing Citizen Resource Networks and Participation Access to Community Development /Planning Processes In Oak Park.
- Illustration of Alternative Development Planning & the Use of Advanced Technology in Community Enhancement.
- Memorandum on the Concept of An Oak Park Coordinating Council.
- Comments On SHRA Vacant Property Rehab. Proposal.
- LIST OF AVAILABLE DOCUMENTS

TO ORDER CALL MLKOE AT 455-7696

GOALS (continued from pg 9)

COMMUNITY. ALONG WITH THE PROJECTS OF REDEVELOPMENT, WE WISH TO EXAMINE THE PROCESSES AND POLICIES OF OF THE VARIOUS AGENCIES WHICH DEVELOP OR APPROVE THEM. WHERE THERE ARE OBSTACLES OR BARRIERS TO REASONABLE CITIZEN ACCESS AND EFECTIVE PARTICIPATION WE WANT TO REVITALIZE AND REDEVELOP THOSE PROCEDURES.

WE WILL EDUCATE OURSELVES AND ENLIST THE HELP OF OTHERS IN RESTORING THE DIGNITY AND EMPOWERMENT THAT WAS DEFAULTED BY OUR NEGLECT.

WE WILL REQUIRE THAT THE GREATEST POSSIBLE EXTENT OF PUBLIC ACCESS AND KNOWLEDGE TAKE PLACE ON ALL LEVELS OF THE REDEVELOPMENT SYSTEM. WE WANT TO INSURE THAT COMMUNICATIONS AND INFORMATION TAKE PLACE AS FULLY DIRECTLY AND CONVENIENTLY FOR THE PUBLIC.

WE WILL ALSO REQUIRE THAT THOSE MISSIONS, REGULATIONS, ORDINANCES AND LAWS WHICH DIMINISH OUR CAPACITY TO EFFECT CHANGE ON OUR OWN BEHALF BE CHANGED OR REPEALED SO THAT THEY SERVE OUR COMMUNITY RATHER THAN DAMAGE IT.

WE WILL LEARN ANEW HOW TO SPEAK FOR OURSELVES. OUR REPRESENTATIVES, OUR PASTORS AND CLERGY, OUR NEIGHBORHOOD ORGANIZATION LEADERS, OUR POLICE AND OTHERS, WHICH HAVE OUR RESPECT AND SUPPORT, MAY CARRY OUR MESSAGE. BUT, WE ARE DETERMINED THAT IT IS OUR MESSAGE, THE MESSAGE OF THE COMMUNITY, THEY CARRY.

MOST OF ALL, WE WILL EMERGE FROM OUR HOUSES AND OUR FEARS AND OUR SUPERSTITIONS ABOUT ONE ANOTHER, WHERE WE HAVE BEEN IMPRISONED FOR YEARS, AND SAY 'HELLO NEIGHBOR'.

Larry Brockman, facilitator
August 9, 1991

"California's redevelopment agencies took in 2.5 billion, more than the total revenues of the state of Utah. If redevelopment companies were a single company, these revenues would make them the 120th largest industrial corporation in America; bigger than Coca Cola, Grumman, or Inland Steel."

- Senate Committee on Local Government (1989)

Redevelopment Agency Rejects Citizen Petition -

AGENCY CITES "OWNER ANXIETY" AS REASON FOR DENYING MLKOE/COMMUNITY REQUEST TO GIVE COMMUNITY TIME TO ORGANIZE.

PETITION WILL CONTINUE TO CIRCULATE IN MARTIN LUTHER KING AREA TO STOP PROCESSES ON BROADWAY & MLK BLVD. SITE

In an Aug. 16th reply to MLKOE, John Molloy, Director of the Sacramento Housing and Redevelopment Agency, refused to reconsider going ahead with redevelopment processes and grant the community's request for 90 days to organize and voice its own concerns.

This second refusal continues the trail of unwillingness and insensitivity that began with the Project Area Committee's rejection of citizen concerns and petitions at its Aug. 12th meeting. (see page 1). Though the PAC and the Agency have stated that the 90 days asked for means little to them relative to the lengthy development process for that site, they seem determined to withhold even the symbolic importance of facilitating an authentic attempt at grass-roots democracy in our neighborhood.

The only specific reason for 'haste' was given by the Agency's Jim Hare, Asst. Planner, stating that "the owners are very anxious to start negotiations."

This is a reason that the Agency has used before to deflect community (or PAC) desires to more carefully consider a project or develop alternatives. MLKOE has proposed that owner/developer 'anxiety' is insufficient reason to drive-public policy or push Agency intentions despite reservations or the desires of the community. MLKOE also will question the desirability of having developers work on redevelopment projects if they are, themselves, so self-interested and 'rushed' that they are unwilling to work with the

(See REFUSAL, pg. 13)

REFUSAL (cont. from page 12)
community in the best interests of all.

In the specific case of the Martin Luther King site, attempts by MLKOE to get the business phone numbers of the trustee/owners of the property from SHRA was met with their invoking the 'privacy exception' to the public information acts.

Mr. Molloy's letter also attempts to constrain the scope and importance of the community interest by confining its significance to a single project on a single site. Mr. Molloy writes, "...I must commend you on your citizenship relative to your interest in the subject property. This type of interest in a specific issue is rare." [boldface is ours -ed.]

This response was given despite the fact that the MLKOE letter repeatedly emphasized the broad range of issues and concerns motivating the community to organize. In addition to enclosing a text of the speech given to the Oak Park PAC on Aug. 12th, the Aug. 9 letter to Mr. Molloy stated, "We hope that your agency will realize that the spirit of the petition is not simply a single issue on a single redevelopment site." And elsewhere, "we will be examining the whole range of issues from ways in which the process has been used to deliberately isolate us and prevent access by the people of the community all the way through to the fundamental assumptions of the City and SHRA about redevelopment."

MLKOE will next speak before the Redevelopment Commission, on Wednesday Aug 21 (6pm, 600 'I' street, First Floor) about the Martin Luther King site and the related issue of the insensitivity of the redevelopment processes to the people of the community.

**MLKOE IS YOU AND YOUR NEIGHBORS
MAKE IT WORK, MAKE IT REAL**

THINGS YOU CAN DO NOW:

1. **READ & REFELCT ON THE THINGS IN THE WITNESS.** Make copies, circulate it on your block, talk about with your friends.
2. **MAKE SURE** you block has a starting block facilitator (see page 6)
3. **Help out in your own way. CALL MLKOE (916) 455-7696**

MLKOE CALENDAR

- SATURDAY, AUGUST 31, 10 AM**
CLEANUP ON MKL SITE (NEXT TO THE TACO PLACE), BRING SHOVELS, RAKES, WATER, SOFT DRINKS, LANDSCAPING STUFF, SHRUBS, ETC.
- WEDNESDAY, SEPTEMBER 4TH, 5PM**
OAK PARK COMMUNITY CENTER
OPNIA/PAC PUBLIC FORUM ON 4TH AVE PARK (MLKOE WILL BE THERE)
- SATURDAY, SEPTEMBER 7TH, Day**
OAK PARK CONCERT IN McCLATCHY PARK (& MLKOE WILL BE THERE)
- MONDAY, SEPTEMBER 9TH, 5PM**
PAC/OPNIA PUBLIC FORUM (SEE SEPT 4)

COMING SOON:

- CITY COUNCIL (MLKOE PETITION)
MEETING OF BLOCK FACILITATORS
GENERAL MEETING OF NEIGHBORHOOD**

We Have A Dream

Beware the fury!
She is a horse of fire,
'Ere one should choose to ride her,
And midcourse falter in resolve,
For she will not turn,
Her Passion will not slake,
Till she has thus arrived
Upon a journey's end.
Where? We could not have foretold,
Though we set upon her back
And bid her take us there,
We must now trust Imagination's
First enobled dream;
Though only icy sweat
And pounding hoofbeats
In the dark below our feet
Tell of the passing night
And the terror in our breast
Until we have arrived
Unto a place of promised rest.

August 7 1991
Larry Brockman, facilitator

A REPLY TO JOE SERNA: AUGUST 14, 1991 (The omitted portion described the MLKOE area from U.S. 99 to Stockton Blvd. and 'Y' Street (U.S. 50) to 12th Ave./Fruitridge. Copies available from MLKOE.)

Dear Councilman Serna,

I have your good letter of August 12 in hand. Thank you for taking the time to respond to my concerns about the Martin Luther King project site and the processes of including citizens in the design and redevelopment of their own neighborhood.

...as citizens of Oak Park... our hearts and concerns go out to all our neighbors in the community. Though some have suggested it, we are not about the business of 'splintering' the neighborhood into wards or subgroups to compete and conflict with one another and dilute our unity.

It is our aim, by our example, to encourage other affinity areas of Oak Park to likewise reach out to their neighbors and discover the unique and special resources they share in common. We are resolved to work cooperatively, not competitively, with other efforts to embrace our neighborhood and value the people within its boundaries. After that, we may even find reason to reach beyond the physical barriers that separate Oak Park from the remainder of Sacramento and join our neighbors throughout the region. That, however may be a ways off.

This brings me to the points you make in the third and fourth paragraphs of your August 12th letter. Part of our response is contained in the suggested goals for MLKOE and I have enclosed a copy of these for your information.

We appreciate your assertion that the "public forums," "Brown Act Requirements," the Oak Park PAC, and the "election process," represent, for yourself and others who serve in our behalf, access to the democratic and decision making forums. However, we do not regard these mechanisms as fulfilling of the spirit of our birthright of citizenship and democracy.

You only have to attend a meeting of one of these 'public forums' to see how they are manipulated and designed for ratification of decisions made outside the view of the public. They aren't even subtle about it Mr. Councilman. In fact, I'm convinced that they are so habituated to their own exclusive missions and processes that they only dimly understand the language that pleads for fairness and affirmation in the democratic process. Everything from the order and timeframes in which policy or program review takes place to how meetings are advertised and conducted spells exclusion and disrespect for me and my neighbors.

There's no mystery, for us, as to why there were only 37 out of 19,359 residents casting votes in the last "election". If that alone doesn't invalidate your claims that the democratic process is 'provided' then I don't know what would. We don't regard such results as symptoms of peoples 'apathy' or 'irresponsibility' or 'unwillingness' to participate in the process. We take it as an indictment of the system, which itself needs to be 'redeveloped' so that the thought of those kinds of results become impossible. It is true Jeffersonian Democracy that is at issue here, and we want it.

Next to what we propose, the Brown Act, hardly achieves the candle power of a lit match in a darkened colosseum. This is why your letter and this response are being published in the "Martin Luther King Witness" as quickly as possible, and distributed to the people in the neighborhood. We are enhancing, for the people of this community, the right to witness the process as well as engage the people who operate it. We are trying to replace the formula productions of 'public forums', 'Brown Acts' and other forms of 'democratic correctness', which now serve as definitions of the current political process; to see that they take their proper place along with other implements of democracy, rather than asserting themselves as its defining criteria.

Perhaps such a dream was really impossible before. Without the aid of a small computer I could not even contemplate beginning such an effort. Without the learning that has taken place about grass-roots process, information networks and systems engineering, urban ecology, local economic alignment, translatory resource management, and a host of other topics over the past thirty years or so, none of what is contemplated could have even been imagined. Now, with these new tools at hand it is, perhaps, possible for a more wholesome democratic process to emerge. At any rate, I would like to see it given a fair chance to show what such affirmative democracies can yield.

I hope you will find the possibilities as exciting and hopeful as I do. I remember your recollection of your Guatemala experience at the 30th anniversary of the Peace Corps. Several people commented that it was refreshing to hear you 'let down your political guard' and speak about something just from the heart. I was impressed by what you said, and it is with just that spirit that I am trying to reach out as a neighbor and fellow citizen. I invite you to come and knock on my door sometime, as I have done to so many others, and say 'hello neighbor'.

Yours truly,
 Larry Brockman
 resident and citizen of Oak Park
 facilitator in the Martin Luther King Organizing Effort

LATE BULLETIN!**REDEVELOPMENT COMMISSION SAYS
'NYET' TO CITIZEN'S PETITION!**

Sacramento, August 22, 1991; At last night's meeting of the Sacramento Housing and Redevelopment Commission (SHRC), MLKOE facilitator, Larry Brockman, presented the MLKOE citizen's petition (see page 1, and inside page 12). The Commission, the parental oversight body of the Redevelopment Agency (SHRA), gave a strikingly similar performance to previous PAC and SHRA refusals (though with a little more maturity and craft) as it swept aside any reasoned arguments in favor of the litany of Agency excuses which characterized previous manoeuvres to have the citizen's of the Martin Luther King Area and their petition denied recognition.

Uncannily similar, too, was the 'little lecture' on the 'democratic process' delivered to Mr. Brockman at the end of the questioning by members of the Commission. Mr. Strong, chairperson of the Commission warned Mr. Brockman that the democratic process was identical with the PAC/AGENCY processes that are already in place and that was not going to change. Though shorter and more paternal in tone, it was nearly identical with a previous lecture on democracy given by Richard Lucero to MLKOE and the audience at the PAC's August 12th meeting.

A few of the members praised the community for their interest and the 200 signatures they'd gotten. In closing, Mr. Brockman noted to the members that MLKOE planned to go out and get the whole 10,000. The vote of the Commission was 11-0 to ignore the community petition.

The following are arguments that MLKOE presented to the Redevelopment Commission prior to the Commission meeting:

Brief List of Arguments

1. **SHRA:** Past review and Agency/PAC work has been going on for sometime.

MLKOE: The community has been largely neglected and beyond the reach of the PAC/Agency up to now. Less than 200 residents are on the current Agency mailing list; only 37 total votes were cast in the last PAC election out of a potential 19,359 residents; the neighborhood has suffered chronic

problems of disinterest, cynicism, exclusion and isolation which no fair appraisal of the need and means to engage residents in the public process can ignore; past activity of the Agency is subject to current review, modification or redesign at such time that citizens, heretofore unresponsive, make serious effort to participate in the process; the processes, past behaviours and activities of both the PAC and the Agency have many features which directly and indirectly discourage or prevent access by citizens into the process.

2. **SHRA:** The proposal is only for the purchase of property and does not entail site design considerations.

MLKOE: The citizens of the community have no less reason to be interested in the earliest stages of project conception, purchase of property and the like, than they do in later stages of design specification. The property acquisition phases have direct bearing on property values, social and demographic impact and on the application and disposition of tax revenues specifically developed from the community and directly applicable to the community; There is also ample evidence that substantial relations exist between early phase redevelopment processes and later phase design or other implementations; the Agency, itself, often cites such matters as sufficient reason to deflect or refuse community/PAC attempts to alter projects at later stages (cf: Waldorff School exploration)

3. **SHRA:** The owners are anxious to proceed with the negotiations.

MLKOE: Direct discussion with the owner of the properties did not reveal any particular hardship that a 90-day waiting period would enjoin. She was generally concerned that the overall redevelopment process not become stalled, but did not anticipate that actual negotiations would even begin within 90 days.

4. **SHRA:** The toxic clean-up needs to be done quickly.

MLKOE: Again, the Committee has indicated that the 90-day moratorium request would little effect any specific actions the Agency has contemplated. Over and above that, the Martin Luther King Organizing Effort would be perfectly willing to agree to ongoing work on specific elements of the project, so long as it was agreed by both MLKOE and the Agency and that the citizens had reasonable access to the process and were able to participate and review its progress.

5. **SHRA:** The community has had a fair opportunity to speak up before.

MLKOE: This matter has been discussed at length in other documents. In general, this is the first time in almost twenty-years that the residents in the area have decided to actively engage in the democratic process and take responsibility for the future of their neighborhood. Prior conditions of citizenship or community participation in the process should not be cited as relevant to the current determination of the residents. Barriers to our engagement also played a major part in our prior neglect of the events in our community.

THE MARTIN LUTHER KING WITNESS

VOLUME I, ISSUE 1

WE HAVE A DREAM

AUGUST 22, 1991

A publication of the Martin Luther King Organizing Effort for the Oak Park Community and Neighbors

DEAR NEIGHBOR,

THIS IS THE FIRST ISSUE OF THE WITNESS. ON AUGUST 12 1991, MORE THAN 100 OF YOUR NEIGHBORS WENT TO THE OAK PARK COMMUNITY CENTER TO WITNESS THE ACTIVITY OF THE OAK PARK PROJECT AREA COMMITTEE. THIS COMMITTEE IS SUPPOSED TO REPRESENT OUR NEIGHBORHOOD IN REDEVELOPMENT MATTERS, AND TO LOOK AFTER OUR INTERESTS. WHAT THE AUDIENCE OF NEIGHBORS SAW THAT NIGHT SHOCKED THEM.

THEY SAW SOME OF THEIR OWN NEIGHBORHOOD REPRESENTATIVES BEING RUDE AND INSULTING TO THE MEMBERS OF THE COMMUNITY. THEY SAW THE AFFAIRS OF THIS COMMUNITY BEING MANAGED IN A WAY THAT WAS UNWORTHY OF PEOPLE IN WHOM WE PUT OUR TRUST, AND WHAT THEY SAW MADE THEM ANGRY. AFTER THE MEETING OUR NEIGHBORS WERE SAYING THINGS SUCH AS "DON'T THINK FOR A MINUTE WE DIDN'T SEE WHAT THEY (THE COMMITTEE) WERE DOING," OR "DON'T YOU WORRY, WE'LL BE BACK."

I WAS SORRY TO SEE MY NEIGHBORS SO UPSET. BUT I KNEW THEY HAD TO COME AND WITNESS WHAT I HAD SEEN GOING ON FOR MANY MONTHS, AND THAT I KNEW HAD BEEN HAPPENING FOR MANY YEARS. NOT ALL THE COMMITTEE MEMBERS ARE PARTY TO OUR SHAME, AND THE REDEVELOPMENT AGENCY AND CITY GOVERNMENT HAS MUCH TO DO AND TO ACCOUNT FOR BEFORE THE PEOPLE OF OUR COMMUNITY. BUT IT HAD TO START SOMEWHERE AND IT HAD TO BE WITNESSED.

THE MARTIN LUTHER KING WITNESS, AND THE MARTIN LUTHER KING ORGANIZING EFFORT, WERE CREATED FROM THAT EXPERIENCE, BY NEIGHBORS AND FRIENDS TO MAKE SURE THAT WITNESSING WILL BE A BASIC PART OF THE LIVES OF EVERY MEMBER, YOUNG OR OLD, IN OUR COMMUNITY. MLKOE IS NOT SOME OUTSIDE EFFORT THAT HAS COME TO HOLD OUR HANDS AND SPEAK ON OUR BEHALF. IT IS OURSELVES TAKING CHARGE OF OUR OWN FUTURE AND INSISTING ON BEING TREATED WITH RESPECT AND DIGNITY. WE ARE ALL WATCHING THE CREATION OF FREEDOM AND DEMOCRACY ON T.V. BUT WE WILL HAVE NO RIGHT AT ALL TO SHARE THAT JOY WITH THE SOVIET PEOPLE IF WE DON'T ALSO COME OUT OF OUR OWN HOUSES AND MEET OUR NEIGHBORS. THIS IS NOT BEING A 'VOLUNTEER'. IT JUST A BASIC FACT OF LIVING IN A DEMOCRACY.

THE WITNESS IS FREE TO ALL THE CITIZENS IN OUR AREA. IT IS A TOOL OF OUR OWN DEMOCRACY AND SHOULD NEVER COST THE CITIZEN TO USE THAT TOOL. IT WILL TAKE SOME MONEY TO KEEP PUBLISHING AND MAYBE WE'LL HAVE TO PASS THE HAT OR SOMETHING. BUT IT IS AN ESSENTIAL PART OF OUR OWN DEMOCRATIC PROCESS AND IT BELONGS TO ALL OF US. THE WAY YOU CAN 'PAY' FOR IT IS TO USE IT:

1. WE HAVE A LIMITED NUMBER OF COPIES. MAKE COPIES FOR YOU AND YOUR BLOCK, SHARE IT AND MAKE SURE EVERYONE ON YOUR BLOCK GETS TO READ IT.

2. TALK ABOUT IT, DISCUSS THE ISSUES, MAKE SURE YOU HAVE A BLOCK FACILITATOR (SEE INSIDE page 6), AND BE SURE TO KEEP IN TOUCH WITH MLKOE (455-7696). DO THIS AS QUICKLY AS POSSIBLE AND THE EFFORT TO WITNESS WILL REPAY US ALL MANY TIMES OVER. MY BEST WISHES TO ALL OF YOU. - Your Neighbor, Larry Brockman