



12

**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

**CITY OF SACRAMENTO
CALIFORNIA**

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GOLF
CROCKER ART MUSEUM
HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION
• NORTH
• SOUTH
• CITY-WIDE

April 30, 1991

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

Honorable Members in Session:

SUBJECT: Transmittal of Crocker Art Museum Association's Long Range Plans

SUMMARY

The attached letter from Robert Bell, president of the Crocker Art Museum Association (CAMA), outlines CAMA's long range conceptual plan regarding the Crocker Art Museum Complex (Attachment A).

The Department's and CAMA's first priority continues to be the completion of phases III and IV of the 1980 Master Plan. However, CAMA has recognized the need for a long range conceptual plan for an entire museum complex.

The conceptual plan has been circulated among various city departments for internal discussion and comment. The attached letter is for information only. The following section outlines some initial staff comments on the inclusion of city property (Lot X) in the conceptual master plan.

POLICY CONSIDERATIONS

The City-owned parking lot at 3rd Street and Capitol Mall Avenue (Lot X) is identified as part of the Crocker Master Plan. This property has also been identified under Phase III of the Civic Center Master Plan (Attachment B) as candidate for the City's Asset Management Program which is currently under development.

The preliminary estimates for the annual General Fund revenue that might be derived from the development of this site is \$520,000 (1989 Dollars). This represents 25% of the short-term revenue that was projected for a City-Wide Asset Management Program.

The revenue from this, or any other property could be used by City Council for any purpose. Staff is currently working under Council direction that revenues derived from an Asset Management Program be used for Community Facilities and the Public Safety/Administrative Complex (Attachment B). Relationships of properties to Departments or communities will be one of the many factors that staff and the asset management consultants will consider when distributing revenue derived from the disposition of properties.

The City Manager will present recommendations on the disposition of Lot X in cooperation with CAMA during the development of the Asset Management Program. Program recommendations will be forwarded to Committee during the next 6 months.

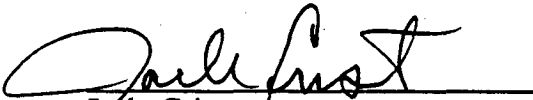
RECOMMENDATION

This item is for information only. CAMA will present their plan at the Committee meeting.

Respectfully submitted,

for B. Erling Tuzig
Robert P. Thomas, Director
Parks and Community Services

Approved:


Jack Crist
Deputy City Manager

April 30, 1991
District 1

**CROCKER ART MUSEUM ASSOCIATION
(CAMA)**

April 30, 1991

Budget & Finance/Transportation &
Community Development Committee
Sacramento, CA

SUBJECT: Crocker Art Museum Complex — Long-Range Conceptual Master Plan

As president of the Crocker Art Museum Association, I would like to take this opportunity to share with the Sacramento City Council and County Board of Supervisors the long-range conceptual master plan for the Crocker Art Museum Complex.

The Crocker Art Museum Complex is bounded by Third Street to the east, P Street to the south, I-5 to the west, and Capitol Mall to the north. The area within these boundaries known as Crocker Park was purchased by the Crocker Art Museum Association (CAMA) from SHRA in the early 1970's with a stipulation that the land be used for museum purposes. In 1975, the City acquired the parcel directly north of Crocker Park known as Lot X which has been shown on City planning maps as a part of the Crocker Art Museum Complex. This parcel is described in an agreement between the City and CAMA dated July 1980 as part of the "entire Museum complex" along with the existing museum block, Crocker Park, and two additional parcels across Second Street, currently City Parking Lot Y. The City Council affirmed its intention to keep the five parcels together for museum purposes by prohibiting the development of Lot X to finance the "Docks" project in 1987.

The Co-Trustees of the Crocker Art Museum, composed of CAMA's board of directors and the Mayor of Sacramento, recognized the need for a comprehensive plan for the entire museum complex in its 1987 Long Range Master Plan. However, CAMA's first obligation was to complete its multi-million dollar commitment to the City for the restored Crocker Mansion Wing and Davis Courtyard. Neither CAMA nor the City was able to undertake the required planning process for the entire museum complex at that time.

In December 1989, at the request of CAMA Board member and Spink Corporation President Gerald Smith, the Spink Corporation contributed hundreds of hours of employee time to create a conceptual master plan for the Crocker Art Museum Complex (see Exhibit A). This conceptual plan was approved by the Crocker Art Museum Co-Trustees at their meeting of May 22, 1990, and includes the following features:

- A majority of the land is developed as an multi-use urban park and cultural activity space to include walkways, outdoor sculpture, an amphitheater and pond.
- O Street is closed to create a focal point and visitor drop-off in front of the Museum and to enhance public use of the Museum's "front lawn".
- Second Street is moved west to maximize park space and becomes a one-way street.

Crocker Art Museum Complex Plan
April 30, 1991
Page 2

- A site is provided at the north end of the complex (formerly Lot X) for future museum expansion. This could house needed facilities for this regional art museum complex including gallery space and auxiliary facilities such as restaurants, film and performance space, classrooms, office, rental space, etc.

It should be noted that CAMA's and the City's next priority for capital development is to complete Phases III & IV of the 1980 Crocker Art Museum Master Plan consisting of two 15,000 square foot wings. Together with the existing Herold Wing, E.B. Crocker Art Gallery, Pavillion and Crocker Mansion Wing, Phases III & IV will complete a quadrangle around the Davis Courtyard. Implementation of the conceptual master plan will not begin until Phases III and IV are complete.

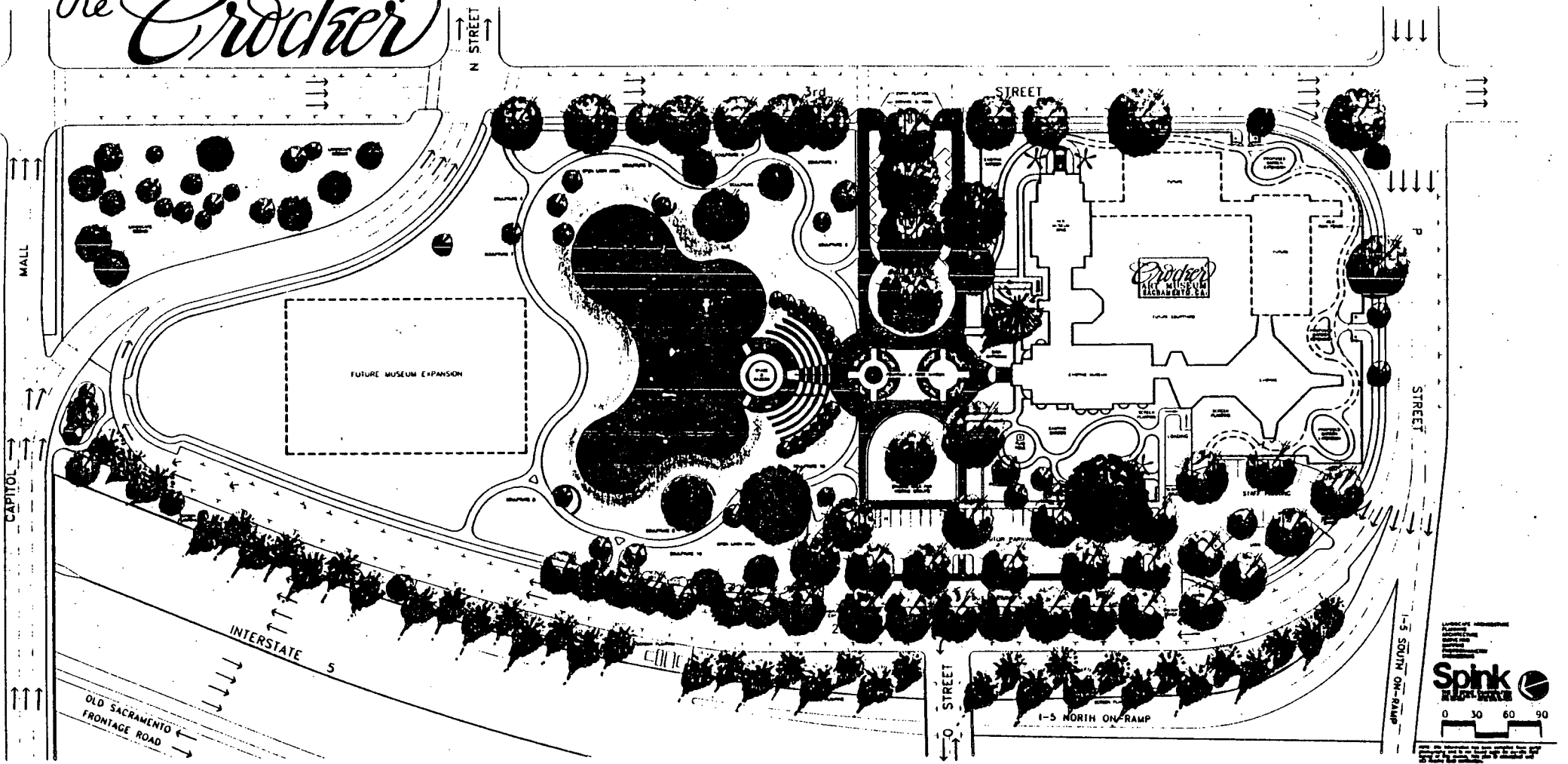
The conceptual master plan addresses the expanding role the Crocker Art Museum plays as a major cultural anchor in the West End and along the waterfront. The Co-Trustees of the Crocker Art Museum are proud to share this plan with the City Council and County Board of Supervisors, which provides the greater Sacramento area a significant cultural and historical treasure for exhibited as well as performance art for the enrichment of current and future generations.

Respectfully,



Robert Bell, President
Crocker Art Museum Association

the Crocker



Spink

 ARCHITECTS

5

RESOLUTION NO. 91-239

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF APR 0 2 1991

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH KOSMONT AND ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$150,000 AND ADOPTING POLICIES AND OBJECTIVES FOR THE ASSET MANAGEMENT PROGRAM.

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

1. That the City Manager is authorized to execute the attached agreement with the firm of Kosmont & Associates in an amount not to exceed \$150,000 to provide asset management consulting services.
2. That the policies and objectives be integrated into the program that is developed:
 - A. Revenue derived from an asset management program will be used to finance City capital improvements.
 - B. The initial capital improvement objectives will include the financing of the Public Safety and General Government Facilities and renovation, expansion, and construction of community facilities (e.g. parks, community centers, libraries).
 - C. All property owned by the City will be considered for inclusion in this program. Relationships ("Ownership") of properties to Departments or communities will be just one of many factors considered when distributing revenue derived from disposition of properties.

HEATHER FARGO

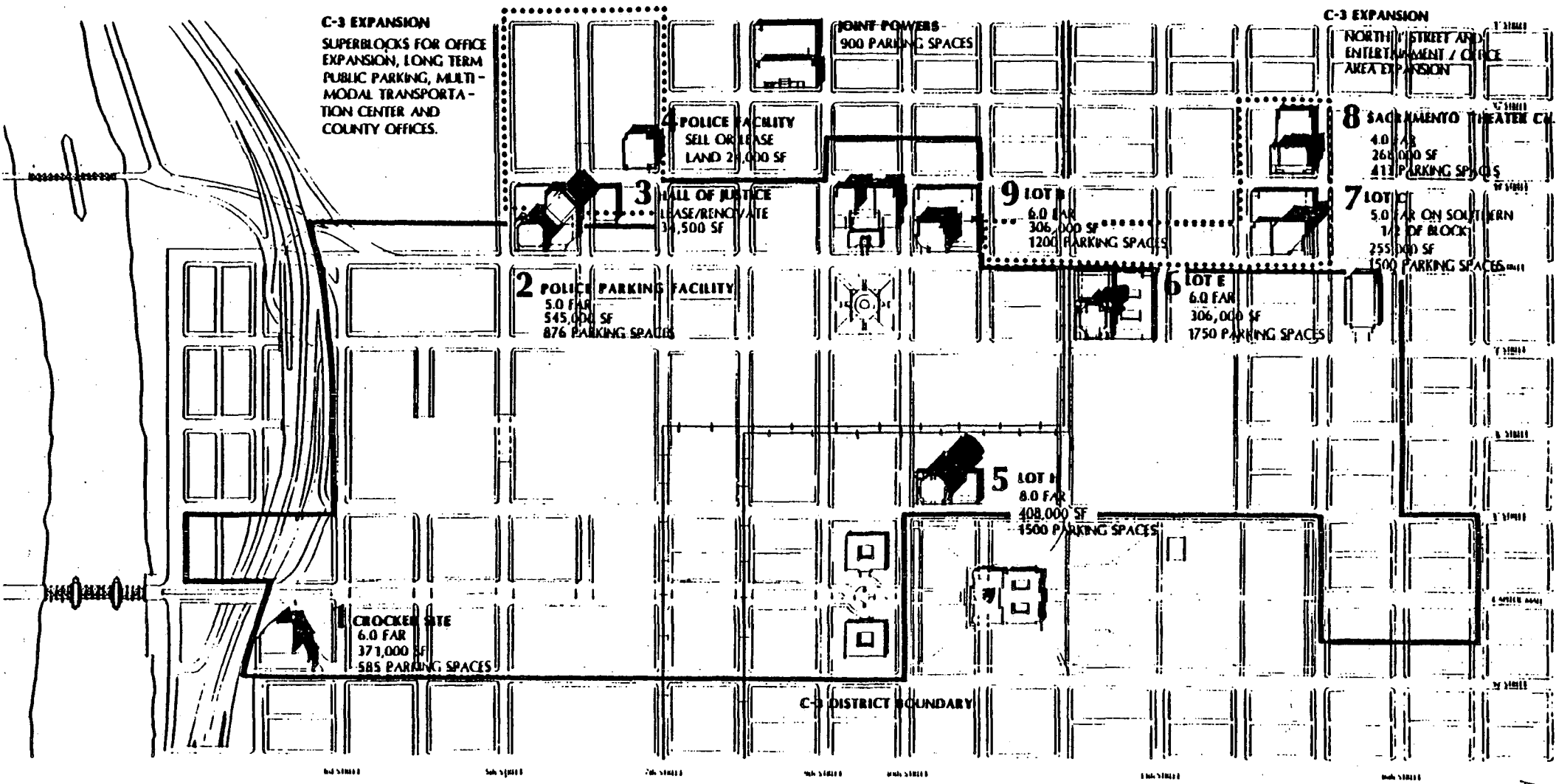
VICE MAYOR

ATTEST:

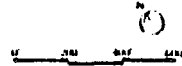
VALERIE BURROWES
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-239
DATE ADOPTED: APR 0 2 1991 6



PRELIMINARY ASSET MANAGEMENT STRATEGY



SACRAMENTO CIVIC CENTER

City of Sacramento
General Services Department

Kaplan
McLaughlin
Diaz
architects
planners

Foot Hill
Design
Group
architects

Williams
Rebelbeck
Associates
economists