



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
May 29, 2007

Honorable Mayor and
Members of the City Council

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

Location/Council District: Wayne Scott Drive at Kennedy Way, Council District 8

Recommendation: Adopt a **Resolution:** 1) approving the Reimbursement/Credit Agreement for Hampton Park; 2) establishing a new Capital Improvement Program project, CIP LW42, for associated City costs for the development of Hampton Park; 3) accepting payment of \$150,285 pursuant to Reimbursement/Credit Agreement from Woodside Hampton Station, Inc. is accepted into Park Impact Fee (PIF), Fund 791; and 4) appropriating \$150,285 from Fund 791 to CIP LW42.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis:

Issue: Hampton Park will be a 4.24-acre park located on Hampton Drive at Kennedy Way in Airport/Meadowview. Woodside Homes is proposing to develop 2.36 acres of this park as a turn-key park. The remaining 1.88 acres will be developed at a later date.

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

A summary of the Hampton Park project history is included as Attachment 1 (page 5) and an area map as Attachment 2 (page 6).

Policy Considerations: As stated in City Council Resolution No. 2006-444 Section 10.3, City Council approval is required to establish CIP projects.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

To improve efficiency and timeliness, while in accordance with City Park and Recreation Facility Design and Development Standards, the Department encourages developers to design and build "turn-key" parks to meet their parkland dedication and park impact fee obligations (policy 13.10 of the *Parks and Recreation Department 2005-2010 Master Plan*). This is part of the Park Development Process for park planning as stated in the *Parks and Recreation Department 2005-2010 Master Plan*.

Committee/Commission Actions: One community workshop was held on July 20, 2006, to review the master plan with the existing residents. The neighborhood reviewed and supported the proposed park master plan. The Hampton Park name and master plan (Attachment 3, page 7) were reviewed by the Parks and Recreation Commission (PRC) on September 7, 2006. The PRC requested that the stairs down to the park be relocated to the opposite site of the detention basin. With this change, the PRC supported the Hampton Park name and master plan.

Environmental Considerations: On November 10, 2005, the City Planning Commission approved the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Hampton Station (P03-109). The current request is approving the Master Plan for Hampton Park. Hampton Park project components were evaluated within the Negative Declaration for the Hampton Station Project. The proposed Master Plan will not result in impacts over and above what was previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless substantial changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, additional environmental review is not required.

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

Park, the acceptance of cash and the transfer of funds.

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

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

Financial Considerations: The developer will provide a total of \$839,581 to design and develop 2.36 acres of the 4.24 acre park which includes a payment of \$150,285 to the City to cover city administrative and project management costs. The payment of \$150,285 will be used to establish a new Capital Improvement Program project (CIP LW42) for the associated City costs for the development of Hampton Park.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. The annual maintenance cost for this 4.24-acre park is approximately \$8,200 per acre or \$34,768. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs. The developer shall maintain the Park Improvements at developer's expense during the one (1)-year warranty period for the park and a two (2)-year warranty period for the 1.5-acre detention basin. Thereafter, City shall be responsible for all park maintenance.

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

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

Recommendation Approved:


RAY KERRIDGE
City Manager

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Attachment 1

Background Information

“Hampton Park” is a 2.36 acre joint-use neighborhood park/detention basin. The park is located on Wayne Scott Drive (formerly named Hampton Drive) at Kennedy Way. Existing single family residences face the park on two sides, new single family homes will face the park on a third side, and the remaining side will have a 6’ high masonry wall separating the park from the existing adjacent residences.

City staff designed this park in conjunction with the developer, Woodside Homes, and its landscape architecture consultant, Craig Park Associates. The park will be located in the proposed Hampton Station subdivision, a single-family home subdivision. One-community workshop was held on July 20, 2006 to review the master plan with the existing residents. The neighborhood reviewed and supported the proposed park master plan.

The Parks and Recreation Commission reviewed the proposed park master plan and park names on September 7, 2006. They supported the master plan with the following changes: provide an access point to the detention basin from Vanderbilt Way; work with Urban Forest services on selecting large canopy shade trees; and construct the neighborhood skate park on the future park site soon after the southern portion of the park site is dedicated to the City by the adjacent development. The Parks and Recreation Commission also supported the park be named “Hampton Park” after the street adjacent to the park.

The Hampton Park Master Plan was designed as a youth and family-oriented park. The park includes a joint-use detention basin/bantam soccer field which also may serve as a lawn amphitheater. The park also includes a children’s playground with swing area, a group picnic area with shade structure, a youth basketball court, two lawn volleyball courts, a par course, full site landscaping with low maintenance plantings, large canopy shade trees, security lighting, and site furniture.

Woodside Homes will be developing 2.36 acres of this park as a “turn-key” park. The park is expected to begin construction in summer 2007. The name change to “Hampton Park”, the master plan and environmental documents were approved by Council on December 12, 2006. The developer will be required to maintain this park for one year after the completion of the park, and the detention basin for two years after completion of the detention basin.

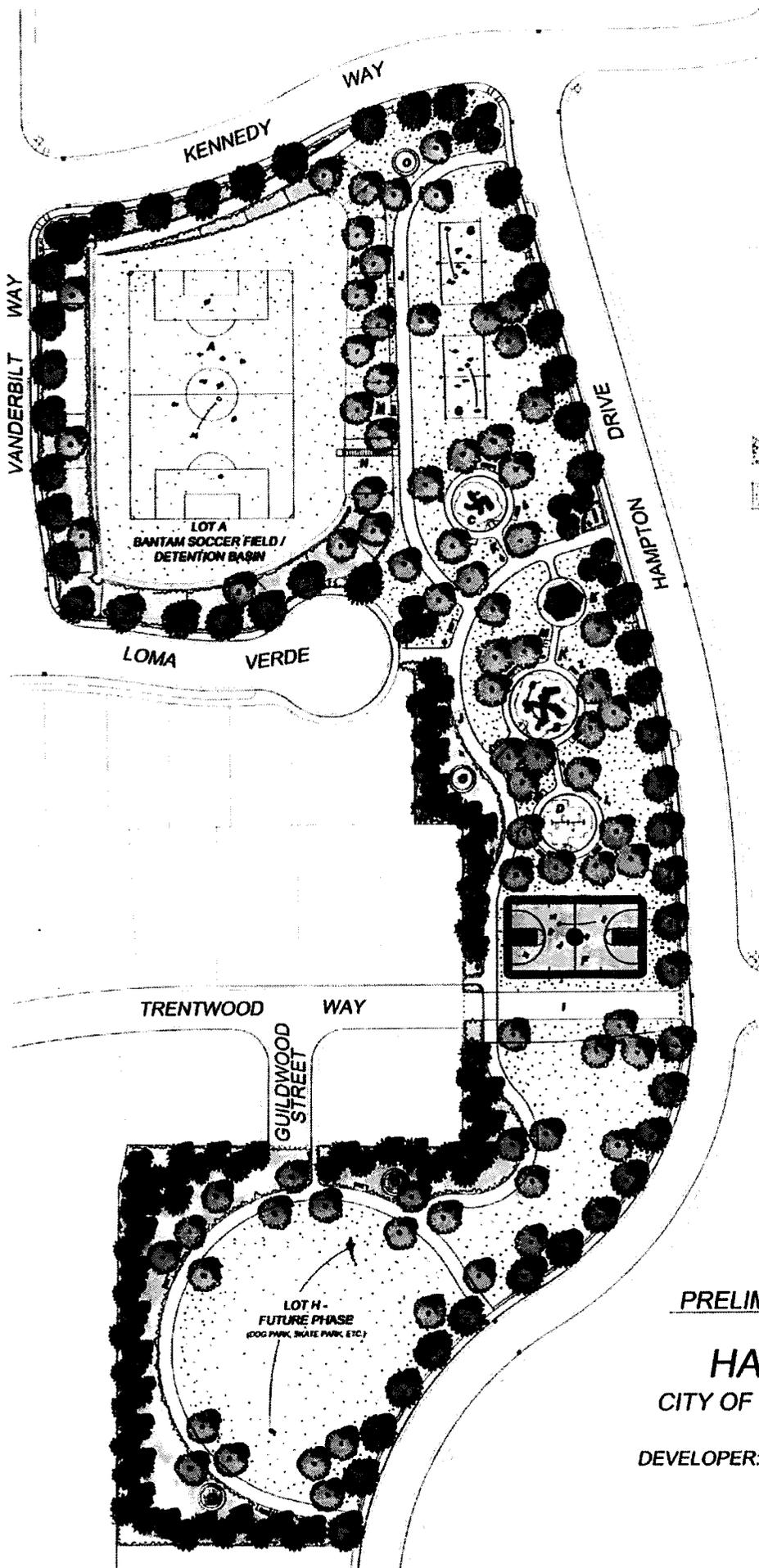
This report to approve the reimbursement/credit agreement will fund the development of 2.36 acres of Hampton Park.

The City of Sacramento and local developers met numerous times in 2002 and reached an understanding for developers to build turnkey parks in return for receiving park development impact fee credits upfront. The developers felt that they would be able to build the parks faster and cheaper. The developers have been able to build the parks

faster because the City builds parks in the order that they are ranked in the approved Parks & Recreation Programming Guide. Developer-built parks have not necessarily been built cheaper than City-built parks, since prevailing wages are required in both scenarios.

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

The developer will design and construct Hampton Park for a total of \$839,581 for the improvements, including \$150,285 in cash to the City to cover the estimated City costs to review the construction documents, City administration and project management, inspection work, advance planning, and Art in Public Places. The developer shall complete the construction of Hampton Park no later than May 8, 2008 or within twelve (12) months of the date the City approves the construction documents, whichever is later.

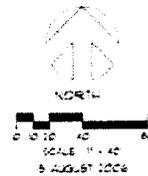


LEGEND

-  STREET TREE
-  LANDSCAPE TREE
-  ACCENT TREE
-  CONIFER SCREEN TREE
-  SHRUB / GROUNDCOVER PLANTING AREA
-  LAWN AREA

KEY

- A BANTAM SOCCER FIELD / DETENTION BASIN
- B PLAY AREA
- C TOT AREA
- D SWINGS AREA
- E PICNIC GAZEBO
- F BASKETBALL COURT
- G LAWN VOLLEYBALL
- H CONCRETE STEPS
- I 20' EMERGENCY VEHICLE ACCESS
- J 10' CONCRETE WALK
- K 5' CONCRETE WALK
- L BENCH
- M DRINKING FOUNTAIN
- N LAWN AMPHITHEATER
- O PARCOURSE CLUSTER



PRELIMINARY LANDSCAPE PLAN

HAMPTON PARK
CITY OF SACRAMENTO, CALIFORNIA

DEVELOPER: WOODSIDE HOMES OF CALIFORNIA

Craig Park

Landscape Architects & Planners
2717 Riverdale Boulevard
Sacramento, California 95812
916.444.3028
FAX 916.444.1828

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

May 29, 2007

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

BACKGROUND:

- A. Hampton is a 2.36-acre joint use park/detention basin located on Wayne Scott Drive (formerly named Hampton Drive) at Kennedy Way in the Airport-Meadowview Planning Area.
- B. The park will be built by Woodside Homes as a turn-key park.
- C. On September 3, 2002 Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.
- D. Woodside Homes desires to receive fee credits for construction of Hampton Park, and has provided the City with an unconditional, irrevocable stand-by letter of credit.
- E. The City Council approved the master plan and park name Hampton Park on December 12, 2006.

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

- Section 1. The Reimbursement/Credit Agreement is approved for developing 2.36 acres of Hampton Park, CIP LW42.
- Section 2. A new Capital Improvement Program project, CIP LW42, is established for associated City costs for the development of Hampton Park.
- Section 3. Payment of \$150,285 pursuant to Reimbursement/Credit Agreement from Woodside Homes is accepted into Park Impact Fee (PIF) Fund 791.
- Section 4. \$150,285 is appropriated from PIF Fund 791 to CIP LW42.