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DEPARTMENT OF
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

NORTH NATOMAS UNIT
916-264-5381
FAX 916-264-7643



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Collaborative Effort in the North Natomas Town Center

LOCATION: North Natomas

COUNCIL DISTRICT: District 1

RECOMMENDATION: Staff recommends that the City Council indicate their support of partnership with the Natomas Unified School District, Los Rios Community College District, and the Sacramento Public Library in developing joint use facilities, programs, and services in the North Natomas Town Center by adopting the attached resolution.

CONTACT PERSON: Carol Shearly, North Natomas Manager, 264-5893

FOR COUNCIL MEETING OF: May 16, 2000 (afternoon)

SUMMARY: A Collaborative Team, consisting of representatives from Natomas Unified School District, Los Rios Community College District, Sacramento Public Library, the City, and the development community, has initiated discussions regarding the desirability of cooperative efforts related to facilities, programs, and services to enhance resource effectiveness by all parties in the development of the North Natomas Town Center and Regional Park. The governing bodies of each of these entities are indicating their willingness to support this partnership.

COMMISSION ACTION: No action was taken by the Planning Commission on this item.

BACKGROUND INFORMATION: The **Town Center** is the heart of the emerging community of North Natomas and is envisioned as the people gathering place for the community and its thirteen surrounding neighborhoods. The Town Center is the hub of the 200± acre Regional Park, the 200± acre Sports Complex (including Arco Arena) to the south, and a commercial center anchor on the west and east ends. It will be served by public transit and will be accessible by walking, bicycling, and driving. Opportunities exist to include public institutions in the Town Center as a means of creating a people gathering place. Such institutions include the high school, a community college center, public library, community center, police substation, post office, and others. The **Regional Park** is the primary recreational, leisure, entertainment, and

open space focus of North Natomas and the surrounding region. According to the 1994 NNCP, "The Regional Park shall include intense community gathering areas, playing fields, areas for passive recreation and quiet reflection. Community facilities providing recreational, cultural, and entertainment opportunities shall be located in the park closer to the Town Center to enhance the Town Center's position as the focal point of the community and to avoid negative impacts of the park uses on nearby residential uses."

In the Town Center and the Regional Park, shared use opportunities should be optimized and joint public / private financing opportunities should be encouraged. To this end, the Collaborative Team began discussions about public/ private development and collaborative public development to optimize the use of resources available by all parties to provide optimal benefit to the community and the region.

Collaborative Team: The Collaborative Team consists of the following members:

- Natomas Unified School District David Tooker - Superintendent
Michael Buschow, Nacht and Lewis Architects
- Los Rios Community College District Brice Harris - Chancellor
Steve Brockman - Legal Counsel
Dave Clinchy - Facilities Planning Director
- Sacramento Public Library Richard Killian - Library Director
Mary Wray - Support Service Manager
- City of Sacramento Carol Shearly - North Natomas Manager
Michele Rudek - Senior Landscape Architect
Rita Goolkasian - Special District Analyst
- Development Community William Mellerup, Lewis Operating Co.
Gregory Thatch, representing Lewis
David Bugatto, Alleghany Properties

Show of Support for the Partnership: Support for the partnership was adopted by resolution by Los Rios Board of Trustees on April 5, 2000, by the Governing Board of the Sacramento Public Library Authority on April 27, 2000, and by the Natomas Unified School District Board on May 10, 2000.

Stretching Community Dollars Conference: Six members of the team attended the Stretching Community Dollars conference sponsored by the City County School Partnership on April 27th and 28th. Those in attendance included: David Tooker, Mary Wray, Steve Brockman, Carol Shearly, Marie Smith (Los Rios Board of Trustees), and Kate Nicholls (NUSD Board). During the conference we began to identify a list of values related to pursuing the collaborative effort, including: 1) provide educational, recreational, and civic services to the community; 2) effective use of the resources of all parties; 3) build a sense of place; 4) provide community resources beyond our own boundaries; 5) promote joint use wherever it makes good sense; and 6) all the stakeholders make the commitment to make this happen.

Town Center and Regional Park Master Plan: On May 2, 2000, the Council approved the use of the EDAW consultant team to complete the North Natomas Town Center and Regional Park Master Plan. The Collaborative Team will work with EDAW to provide institutional expertise regarding the joint use opportunities in the Master Plan. The Purpose of the Master Plan is to guide the emergence of the North Natomas Town Center as the heart of the North Natomas community, and the Regional Park as the natural, recreational centerpiece of the community and the region.

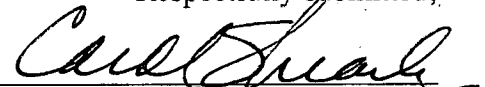
FINANCIAL CONSIDERATIONS: Working collaboratively helps optimize the use of resources - land, equipment, and staff - which benefits the community and all the entities. For example, to construct a library which serves as an academic library for the high school and community college center, as well as a public library, at a reduced construction cost and less land makes good sense and benefits the community as a whole.

ENVIRONMENTAL CONSIDERATIONS: No development would be allowed by the collaborative effort. The effort is viewed as "Not a Project" and is therefore not subject to environmental review at this time. Any future development project would be required to undergo environmental review, as required.

POLICY CONSIDERATIONS: Working in a collaborative effort with other entities is consistent with the desire to create the North Natomas Town Center that serves as the heart of the community in that provision of joint use public institutions creates reasons for people to gather at the Town Center and optimizes the available resources from all parties.

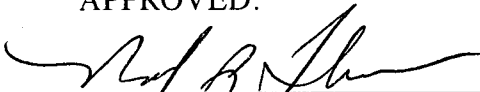
ESBD: No goods or services are proposed to be purchased through this effort.

Respectfully submitted,



CAROL SHEARLY
North Natomas Manager

APPROVED:



ROBERT P. THOMAS
City Manager

Attachments:

Resolution in Support of Partnership

RESOLUTION NO. 2000-244

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION IN SUPPORT OF A PARTNERSHIP WITH NATOMAS UNIFIED SCHOOL DISTRICT, SACRAMENTO PUBLIC LIBRARY, AND LOS RIOS COMMUNITY COLLEGE DISTRICT TO UNDERTAKE A COLLABORATIVE EFFORT RELATED TO DEVELOPMENT IN THE NORTH NATOMAS TOWN CENTER

WHEREAS, the City of Sacramento, Natomas Unified School District, Los Rios Community College District, and the Sacramento Public Library have initiated discussions regarding the desire for cooperative efforts related to facilities, programs, and services to enhance resource effectiveness by all parties in the development of the North Natomas Town Center of the City of Sacramento; and

WHEREAS, the City of Sacramento and its partners desire to provide quality public institutions for the Natomas area, the City and the region; and

WHEREAS, the North Natomas Town Center and Regional Park Master Plan includes a continuous planning process, including land use, circulation, community services and facilities, and implementation; and

WHEREAS, additional partnerships for amenities and/or facilities may be possible or desirable in conjunction with the Natomas Unified School District, Los Rios Community College District, Sacramento Public Library, the City, and the private development community;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the City Manager is authorized to move forward in consideration of partnership agreements related to development of public institutions for the benefit of the Natomas community, the City of Sacramento, and the region.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____