



PLANNING AND BUILDING
DEPARTMENT

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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Workshop on the Natomas Educational Complex in the Natomas Town Center and Regional Park

LOCATION: Northwest corner of Del Paso Road and Natomas Boulevard (Truxel Road)

COUNCIL DISTRICT: District 1

RECOMMENDATION: This agenda item is for information only. No action is requested of the City Council, Los Rios Community College Board, Natomas Unified School Board, or Public Library Board at this time.

CONTACT PERSONS:

City of Sacramento

Carol Shearly, Natomas Manager, 264-5893
Patrick Sanger, Parks Manager, 264- 8234

Natomas Unified School District

David Tooker, Superintendent, 641-3300
Mike Morman, Facilities Manager, 641-3300

Los Rios Community College District

Brice Harris, Chancellor
Dave Clinchy, Facilities Manager, 927-4753

Sacramento Public Library

Richard Killian, Library Director, 264-2770
Lois Ross, Special Projects Manager

FOR COUNCIL MEETING OF: May 22, 2001 (5 to 6:30 PM - Library Galleria, 828 I Street)

SUMMARY: Staff is providing a workshop on the partnership being undertaken with the Natomas Unified School District (NUSD), Los Rios Community College District (Los Rios), the Sacramento Public Library (Library), the development community, and the City in developing the Natomas Educational Complex, including joint use facilities, programs, and services in the Natomas Town Center and Regional Park. The approved Master Plan Illustrative Plan is attached (see Exhibit 2). A preliminary site plan is attached that depicts the proposed location of the joint use facilities in the Town Center and Regional Park (see Exhibit 3).

COMMISSION / COMMITTEE ACTION: The Natomas Town Center and Regional Park Master Plan was approved by the Citizens' Advisory Committee for Parks and Recreation on March 1, 2001, and by the City Planning Commission on March 8, 2001. Current work on the Educational Complex is a refinement of the master planning completed in March 2001.

BACKGROUND INFORMATION:

Support for the Partnership Effort: Support for the partnership of the Natomas Educational Complex was adopted by resolution by the governing bodies of each of the public participants in April and May 2000. Specifically, the City Council adopted a resolution supporting the partnership effort on May 16, 2000; Los Rios Board adopted a similar resolution on April 5, 2000; Natomas School Board adopted their resolution on May 10, 2000; and the Library Board on April 27, 2000 .

Natomas Town Center and Regional Park Master Plan: On March 20, 2001, the City Council adopted the Natomas Town Center and Regional Park Master Plan after a ten month consensus building process involving all interested stakeholders. Each participant in the Natomas Educational Complex partnership participated in the master planning effort. The Illustrative Plan for the Master Plan is attached as Exhibit 2.

The **Town Center** is the heart of the emerging community of North Natomas and is envisioned as the people gathering place for the community. 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, such as 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.

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, including NUSD, Los Rios, Library, City and development representatives, has been discussing the feasibility of conjunctive school, park, and library uses and programs to optimize the use of resources available by all parties to provide maximal benefit to the community and the region. The team has been meeting regularly to discuss facility and program needs of each participant.

Preliminary Site Plan: The Educational Complex Partnership is proposing a preliminary site plan (Exhibit 3) showing the proposed locations of each of the three uses within the complex- the high school, the community college center, and the library. The uses are proposed at the northwest corner of Natomas Boulevard (aka Truxel Road) and Del Paso Road (see Preliminary Site Plan Plan - Exhibit 3).

The **library** is proposed to be a landmark building, located at the terminus of the east/ west "Main Street" that links the western retail and mixed use area with the educational complex on the east, near the Town Green and light rail station. The 20,000 to 25,000 square foot library is anticipated to serve as a community and academic library and is to be funded with development impact fees and school district and community college district funds. The **community college center** is proposed to be located on the north side of Del Paso Road, east of the library. The 60,000 square foot college center is proposed to be constructed in three phases. A pedestrian plaza or quad is proposed to be located between the college center and the high school. Adequate parking for students and faculty needs to be provided. The **high school** would be located north of the college center and east of the library. The district is proposing a single structure, two to three stories in height, with an open courtyard in the middle of the building for a gathering area surrounded by classrooms, gym, and multi-purpose room. The school building would also focus on the pedestrian plaza. NUSD representatives indicated that the high school must not be split by streets or light rail, the athletic facilities must be located reasonably close to the main building, and the library must be close to the main building. The **pedestrian plaza** would link the

library, schools, athletic facilities, and be an extension of the "Main Street". Small scale retail uses, such as delis, bookstores, copy shops, etc., may be located along the plaza, in the adjacent buildings. The **regional park** would flank the campus on the north and east sides. The high school athletic facilities are located in an integrated manner with the regional park to promote joint use of those facilities. A **parking structure** is proposed to serve the needs of the community college center, and high school and regional park special events.

Cost Savings through Shared Resources: Multiple opportunities exist to save costs by sharing resources.

- Building facilities with dual purposes **optimizes use of the land**, which results in fewer acres of land needed, which results in lower land cost. For example, at current standards, a high school occupies 50 acres, the library 2.5 acres, and the community college center up to 20 acres for a total of 72.5 acres. The number of acres needed to serve these uses is 8.7 acres for the high school building with 26.3 acres in athletic facilities shared with the park; 6.3 acres for the college center; 4.3 acres for the library, 1.4 acres for a parking structure for a total of 47 acres, a savings of 25.5 acres. Using the Public Land Acquisition Value in the 1999 North Natomas Financing Plan (\$71,845 per acre), saving 25.5 acres could result in a cost savings of \$1.8 million.
- Joint use of buildings **saves building costs**. For example, the library building will be built to serve the public library needs of the community and the academic library needs of two schools. For the cost of one large library building, the school district and college district are each saved the cost of a separate library building.
- **Joint programs** provide additional resource savings. For example, a day care center provided as part of the college center could provide child care for students and staff of the schools and could provide "lab" experience for child development program students.
- **Joint use services**, such as security, parking, food service, and building and landscape maintenance, could help cut operating and maintenance costs.

Funding and Land Acquisition: The total cost of the public development of the Town Center and Regional Park, including the Educational Complex, is estimated to be \$214 million (see Exhibit 4 - Table 2 from the Master Plan). About \$97 million of the total is unfunded - generally including \$83 million for development of the regional park and community center and \$14 million for the parking structure to serve community college center students and special events at the high school and regional park. The **estimated cost of the Educational Complex is \$58.2 million**, excluding the cost of the parking structure (\$14 million). The high school is anticipated to be funded by development impact fees, state funding, and local bonds; the community college center is anticipated to be funded by state funding and local bonds; and the library is anticipated to be funded by development impact fees and partially funded by the school(s). Considerable effort has been made by the Collaborative Team to obtain federal and state funding for the unfunded costs - specifically, the Education Team on the "Cap-to-Cap Trip" featured this project as a stellar example of a joint use project to optimize the benefits to the community and the region and the shared use of resources.

The acquisition of the land for the complex is being undertaken as a joint partnership as well. The draft appraisal of the property has just been released. Which entity owns the various parcels of land, who builds the facilities, and who maintains them will be the subject of the next step in the development process - creation of a Memorandum of Understanding to outline the responsibilities of each entity.

Current Status and Schedule: NUSD is programmed to open the North Natomas high school by 2004,

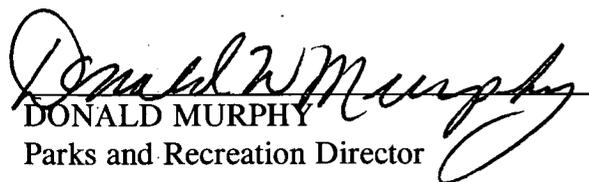
starting construction in 2002. Construction of a conjunctive use library facility is planned as part of the high school construction and is targeted to open in 2004, also. The community college center is anticipated to be constructed in phases; hopefully Phase I would also open with the high school or shortly thereafter. NUSD has hired Nacht and Lewis Architects to design the high school. The Library is also using Nacht and Lewis on the library design. LPA was selected by Los Rios for their site and building design. The architects have worked extensively with the Collaborative Team to define the preliminary site plan (see Exhibit 3). Subcommittees of the Collaborative Team, which have been established to work on different aspects of the project program elements (i.e., computer lab, career centers, parking, security, academic programming, athletic facilities, etc.), are in the program development phase. Agreements will be necessary to address issues of finance, ownership, operation, and funding. The Council and Boards will be asked to take action on these agreements in the future.

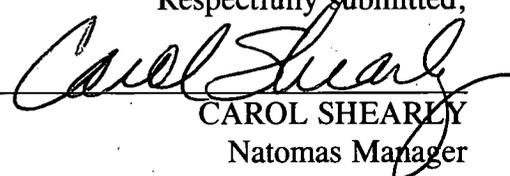
FINANCIAL CONSIDERATIONS: Working collaboratively helps optimize the use of resources - land, buildings, equipment, and staff - which benefits the community and all the entities. For example, to construct a library which serves as an academic library for the high school and community college center,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

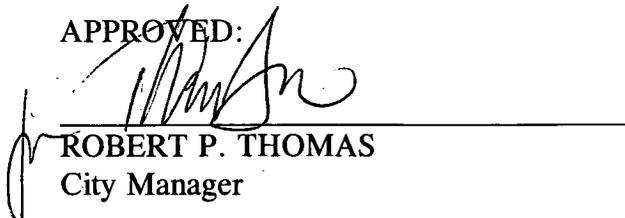
ENVIRONMENTAL CONSIDERATIONS: This workshop item is for Council and Board information only. Any future development project would be required to undergo environmental review, as required.

POLICY CONSIDERATIONS: Working on 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.


DONALD MURPHY
Parks and Recreation Director

Respectfully submitted,

CAROL SHEARLY
Natomas Manager

APPROVED:

ROBERT P. THOMAS
City Manager

Attachments:

Exhibit 1 - Vicinity Map

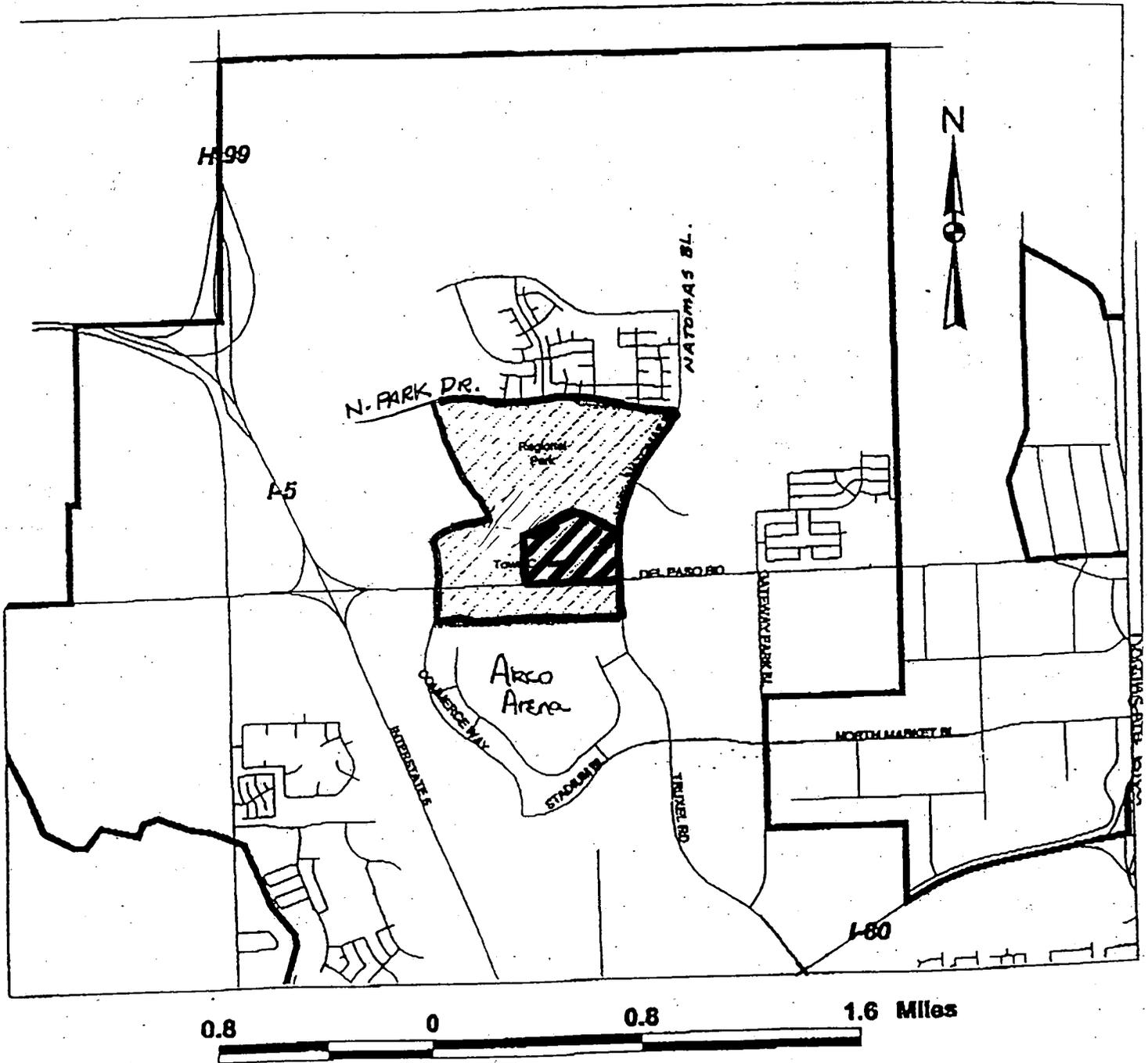
Exhibit 2 - Natomas Town Center and Regional Park Master Plan Illustrative Plan

Exhibit 3 - Preliminary Site Plan

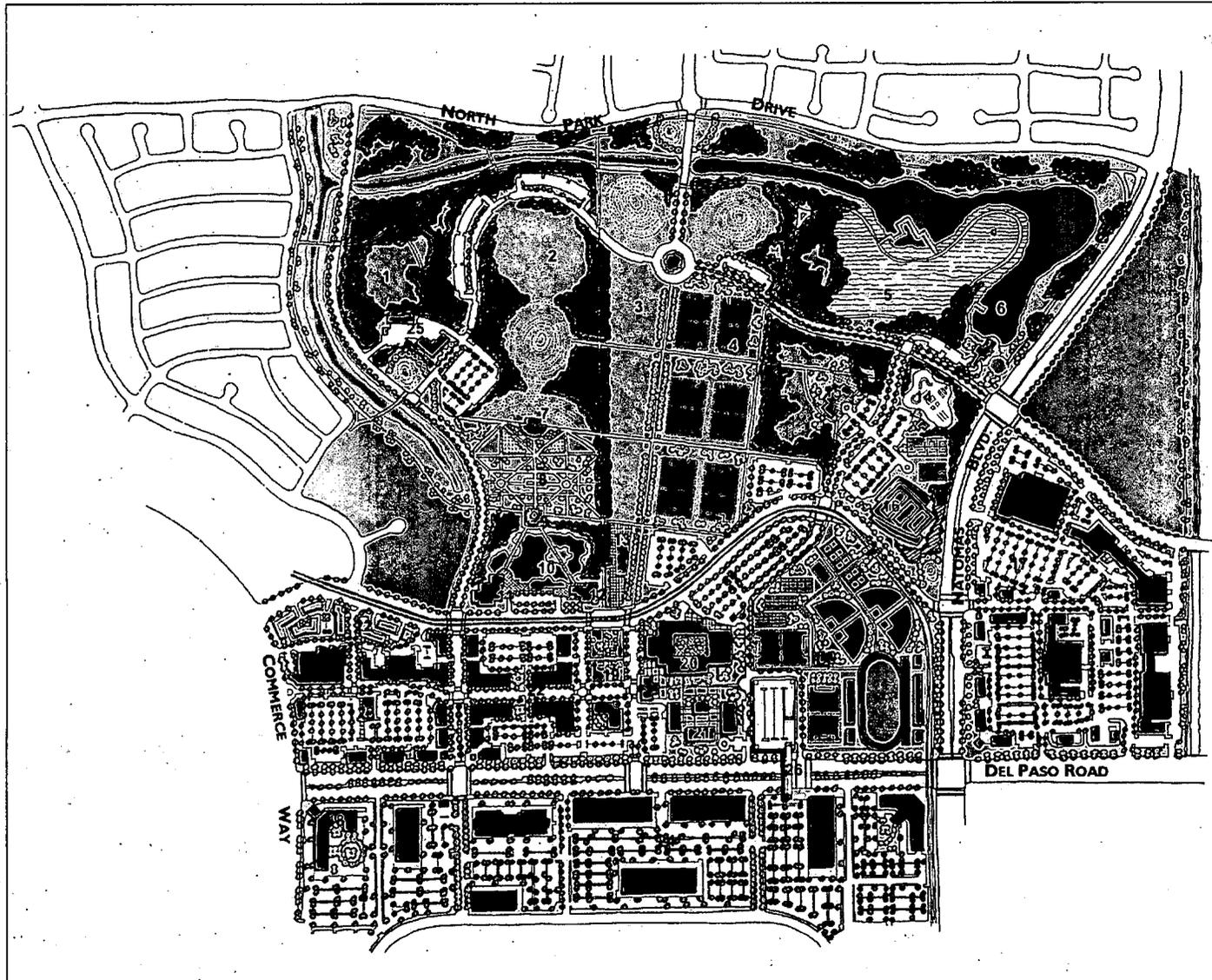
Exhibit 4 - Natomas Town Center and Regional Park Sources and Uses of Funds

North Natomas

Vicinity Map



NORTH NATOMAS
Town Center and Regional Park Master Plan



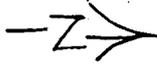
- 1 DOG PARK
- 2 GREAT MEADOW
- 3 MALL
- 4 SPORTS FIELD
- 5 NATURALISTIC AREA (with Boardwalk)
- 6 BOATHOUSE CAFE
- 7 OUTDOOR CONCERT
- 8 CULTURAL GARDEN
- 9 CONSERVATORY
- 10 BOTANIC GARDENS POND
- 11 PARK ADMINISTRATION CENTER
- 12 GARDENS CONFERENCE CENTER
- 13 FESTIVAL/FARMERS MARKET
- 14 SKATEBOARD PARK
- 15 FAMILY CENTER (with Kids Park)
- 16 AQUATIC CENTER
- 17 COMMUNITY COMMERCIAL AREA
- 18 HOTEL
- 19 TOWN SQUARE (Library, Community CTR., Transit Stop)
- 20 HIGH SCHOOL
- 21 COMMUNITY COLLEGE CENTER
- 22 MIXED USE AREA
- 23 NEIGHBORHOOD COMMERCIAL AREA
- 24 EMPLOYMENT CENTER
- 25 PARK MAIN
- 26 PEDESTRIAN OVERCROSSING

EXHIBIT 2

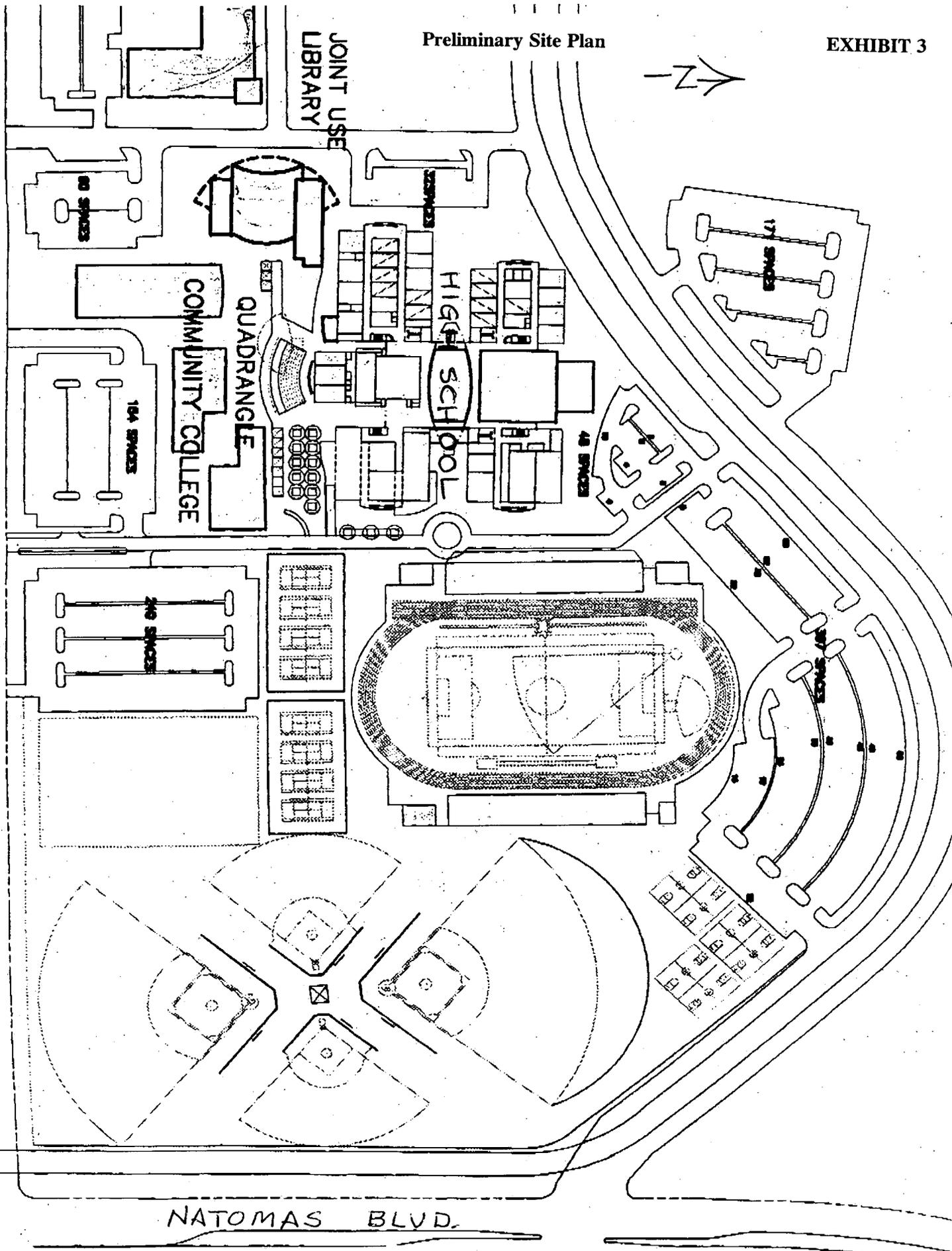
Figure 1
ILLUSTRATIVE PLAN

Preliminary Site Plan

EXHIBIT 3



DEL PASO ROAD



NATOMAS BLVD.

Table 2
North Natomas Town Center and Regional Park
Sources and Uses of Funds

Year 2000 \$'s

Leverage of Funds	Source of Cost Estimate	Total Cost	Available Funding Sources						Unfunded Cost		
			North Natomas Funding Sources		School and College Funding			Federal Funding		Regional Transit Sales Tax	Private Investment
			Fee Programs	CFD No. 4	Impact Fees	State Funding	G.O. Bonds				
Regional Park											
Land Acquisition	a	\$13,500,000	\$13,500,000								\$0
Facilities [1], [4]	b	\$80,679,000									\$80,679,000
Lake	c	\$26,200,000		\$26,200,000							\$0
Community Center											\$0
Land Acquisition	a	\$400,000	\$400,000								\$2,800,000
Development	a	\$5,000,000	\$2,200,000								\$0
Library											\$0
Land Acquisition	a	\$200,000	\$200,000								\$0
Development [3]	d	\$4,400,000	\$4,400,000								\$0
Los Rios Community College	e	\$18,000,000				\$3,000,000	\$15,000,000				\$0
Natomas Unified High School											\$0
Land Acquisition (incl. College)	a	\$5,600,000			\$2,800,000	\$2,800,000					\$0
Development	f	\$30,000,000			\$13,500,000	\$12,000,000	\$4,500,000				\$0
Light Rail											\$0
R-o-w in Regional Park (2.9 acres)	a	\$200,000	\$200,000								\$0
R-o-w in Town Center (1.5 acres)	a	\$100,000	\$100,000								\$0
Two Transit Stations	g	\$5,000,000	\$625,000					\$2,500,000	\$1,250,000	\$625,000	\$0
Parking Garage	b	\$14,200,000									\$14,200,000
Mixed Retail/Office Infrastructure [2]	h	\$10,200,000								\$10,200,000	\$0
TOTAL		\$213,679,000	\$21,625,000	\$26,200,000	\$16,300,000	\$17,800,000	\$19,500,000	\$2,500,000	\$1,250,000	\$10,825,000	\$97,679,000

*cost, m'

[1] Regional Park Facilities include typical park facilities such as benches, picnic tables, restrooms, and unique North Natomas features such as:

- | | |
|-------------------------|----------------------------|
| Botanical Gardens | Skateboard Park |
| Rose Garden | Gardens Conference Center |
| Conservatory | Festival/Farmer's Market |
| Outdoor Concert Grounds | Park Administration Center |
| Boardwalk | |

[2] Excludes building costs.

[3] Assumes a 22,000 square foot facility. In addition, the Library may apply and receive grants as a result of Proposition 14, which gives new projects that are "joint use" priority.

[4] In addition, parks may apply and receive grants as a result of Proposition 12.

Sources of Funding Needs:

- | | |
|---|------------------------------|
| (a) North Natomas Financing Plan Update 1999. | (e) EPS. |
| (b) EDAW Inc. | (f) Natomas Unified and EPS. |
| (c) CFD No. 4 Financing Plan 1998. | (g) Regional Transit. |
| (d) City of Sacramento Libraries. | (h) Private Developers. |