



Comm Regt
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

March 2, 1982

City Council of the
City of Sacramento

CITY MANAGER'S OFFICE
RECEIVED
MAR 3 1982

Housing Authority of the City of Sacramento
Redevelopment Agency of the City of Sacramento
Sacramento, California

APPROVED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO
APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

Honorable Members in Session:

SUBJECT: Relocation of Project Maestra, Inc

MAR 9 1982

MAR 9 1982

SUMMARY

The attached resolutions 1) authorizes the Interim Executive Director to initiate detailed planning for the construction of a new facility in which to relocate Project Maestra utilizing Dean F. Unger, AIA, Inc.; 2) authorizes the use of \$272,000 in Project 6 (Alkali Flat) tax increments for this project; 3) authorizes the Interim Executive Director to reimburse Project Maestra in the amount of \$4,568.50 in Project 6 (Alkali Flat) tax increments; and, 4) authorizes the Interim Executive Director to execute contractual agreements between the Housing Authority and Redevelopment Agency of the City of Sacramento for the construction of the facility; and 5) authorizes occupancy of the building by Project Maestra upon a leasehold subject to terms and conditions the Interim Executive Director finds as reasonable and just.

BACKGROUND

Project Maestra, Inc., is a federally funded Head Start Program operator. Project Maestra provides a bilingual/bicultural preschool program to approximately 65 children between the ages of three and five years with a program staff of eleven persons including teachers, teacher aides, a cook, a janitor/bus driver and bus monitor. The program operates daily from 9:00 a.m. to 4:00 p.m., and, in addition to the education element, also provides a regular breakfast and lunch nutritional program. Project Maestra has a current annual operating budget of approximately \$151,000.00.

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Between 1964 and 1977 Project Maestra operated out of the St. Joseph's School site at 9th and "G" Streets in the Alkali Flat Redevelopment Project Area. In April of 1977, Project Maestra was forced to relocate when the St. Joseph's School site was acquired for private redevelopment. Since that time Project Maestra has operated from a temporary structure located on the Newton Booth Elementary School site at 26th and "V" Streets. This site has recently been acquired and Project Maestra must relocate in the near future.

The City of Sacramento and the Redevelopment Agency have considered a number of alternatives to assist in the establishment of a permanent facility for Project Maestra from 1977 to the present. Some of the alternatives previously considered and for various reasons rejected included a temporary building located at either the Washington School or the Alkali Flat mini-park and the Old Salvation Army Warehouse (correspondence attached as Exhibit I).

During the past several months (since the Newton Booth School site sale), Agency, PAC, Project Maestra and City staffs have been actively pursuing the permanent relocation of Project Maestra. This search for a site has resulted in the identification of two alternative sites and approaches.

Site One - Washington Neighborhood Center

Agency staff and Project Maestra were directed by the City Manager's Office to investigate the utilization of the Washington Neighborhood Center at 16th and "D" Streets (letter attached as Exhibit II). Upon that direction, Project Maestra contracted with the architectural firm of Walker and Malinowski, Architects, to prepare preliminary design and cost estimates for the rehabilitation of this facility.

This alternative involves the rehabilitation of the existing Center and the sharing of space currently used exclusively by the Washington Neighborhood Center. The project would include the rehabilitation of the newer single story portion of the structure for use by Project Maestra and the older two story portion (which involves the addition of a second story within the existing shell) for use by the Washington Neighborhood Center.

The consultants have estimated the cost of this rehabilitation at \$389,450.00 (plans and cost estimates attached as Exhibit III). However, Agency staff has estimated the cost to be closer to \$415,000.00. The Agency estimate included a fire sprinkler system,

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commercial kitchen grease trap, stove top fire suppression system and a commercial kitchen venting system which were not included by Project Maestra consultants. It has also been estimated that \$80,000.00 to \$85,000.00 in Health and Human Services funds might be available this year for rehabilitation of the Project Maestra component of the project through S.A.E.O.C. If these funds are available and based on the consultants' estimate, the use of \$309,450.00 in 1981 Project 6 tax increments would be required.

Site Two - 923 "F" Street

Agency staff pursued this alternative to determine the viability of new construction rather than the proposed rehabilitation. This alternative provides for construction of a 3,500 sq. ft. structure on a site currently owned by the Agency at 923 "F" Street (site plan attached as Exhibit IV). The Agency had originally acquired this site in 1977 for low-income housing. Since that time the housing project has been reduced in scale and the subject parcel will not be used. Utilizing an estimate of \$70.00 per sq. ft. for construction cost, \$10.00 per sq. ft. for site improvements, and a value of \$27,000.00 for the property, the combined project cost is estimated to be \$272,000.00. The use of this site is consistent with the Alkali Flat Redevelopment Plan; however, it will require the issuance of a special use permit.

The staff recommends Site Two because: 1) it would require a commitment from the Agency which is \$37,450.00 less than the Washington Neighborhood Center alternative; 2) the Agency will retain ownership and therefore control of the structure and the maintenance thereof; and 3) it is adjacent to the nine unit family project being developed by the Agency and can potentially be used by the tenants of that project during off-hours, or full-time should Project Maestra be defunded.

Architectural Services

As a result of the Office of the City Manager's direction to investigate the feasibility of relocating to the Washington Neighborhood Center, Project Maestra retained Walker and Malinowski, Architects, for the preparation of preliminary architectural drawings and cost estimates. The fees for these services total \$4,568.50 (see Exhibit V). Staff recommends that Project Maestra be reimbursed for these costs due to their limited operating budget, the Office of the City Manager's direction, and the recommendation against the Washington Neighborhood Center location.

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Agency staff further recommends that the firm of Dean F. Unger, AIA, Inc., be retained by the Agency to design the new structure at 923 "F" Street. This recommendation would ensure design consistency and administrative coordination with the adjacent nine unit family housing project for which Mr. Unger is project architect. Mr. Unger's fees are included in the project cost estimates and will not exceed \$19,000.00, or 7.5 percent of the construction cost.

FINANCIAL DATA

The community building will be financed by Project No. 6 tax allocation payments allocated to the Agency for this purpose. Upon completion, the building will be donated to the Housing Authority of the City of Sacramento which will negotiate a leasehold arrangement with Project Maestra, through which the Authority will attempt to recover the structure's operation, maintenance, and construction costs.

It is estimated that the current expenditure for the building will be approximately \$276,568.50. However, inasmuch as the Agency is undertaking to provide a building, it will realistically have to expect to pay the cost of the building whether or not it exceeds that amount.

VOTE AND RECOMMENDATION OF THE ALKALI FLAT PROJECT AREA COMMITTEE

At their regular meeting of January 27, 1982, the Alkali Flat Project Area Committee, by a vote of 8 ayes, 1 no, 4 absent, and 1 abstention, adopted a motion recommending adoption of the attached resolution with the following changes: 1) funding to be comprised of \$169,000 in carry-over Community Development Block Grant funds and \$101,000 in Project 6 (Alkali Flat) Tax Increments; 2) if the recommended site is rejected, that an alternative site be found in a non-residential land use zone; and 3) that the City Council allocate the appropriate funds to make up the difference in acquiring property zoned non-residential.

VOTE AND RECOMMENDATION OF COMMISSION

At the request of the Planning Development/Old Sacramento Committee of the Sacramento Housing & Redevelopment Commission, Agency staff met with the School District and the Department of Community Services staffs to reinvestigate the feasibility of utilizing Washington School and/or Park site.

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It is the opinion of the School District staff that both Washington School itself, and the Washington School property are already over-utilized and therefore Project Maestra should not be located there. A copy of the School District letter is attached, together with a drawing of how the Maestra facility would physically fit on the property.

The City's Department of Community Services staff was also of the opinion that the Park site was already over-utilized and would not concur with the Committee's recommendation to construct a facility for Project Maestra at that location.

At its regular meeting of March 1, 1982 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Fisher, Knepprath, Luevano, A. Miller, Walton

VACANCY: One

NOES: Coleman

ABSTAIN: Teramoto

ABSENT: B. Miller

RECOMMENDATION

The staff recommends adoption of the attached resolution which 1) authorizes the Interim Executive Director to initiate detailed planning for the construction of a new facility in which to relocate Project Maestra utilizing Dean F. Unger, AIA, Inc.; 2) authorizes the use of \$272,000 in Project 6 (Alkali Flat) Tax Increments for this project; 3) authorizes the Interim Executive Director to reimburse Project Maestra in the amount of \$4,568.50 in Project 6 (Alkali Flat) Tax Increment funds; 4) authorizes the Interim Executive Director to execute contractual agreements between the Housing Authority & Redevelopment Agency of the City of Sacramento for the construction of the facility; and, 5) authorizes occupancy of the building by Project Maestra upon a leasehold subject to terms and conditions the Interim Executive Director finds as reasonable and just.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR

Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe
WALTER J. SLIPE
City Manager

Contact Person: Bruce Pope

RESOLUTION NO. 82-013

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

March 9, 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

AUTHORIZING CERTAIN ACTIONS RELATING
TO CONSTRUCTION OF A COMMUNITY BUILDING
TO BE LEASED TO PROJECT MAESTRA

MAR 9 1982

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

Section 1. The Executive Director is authorized to initiate detailed planning for the construction of a community building to be located at 923 F Street to serve the needs of the neighborhood in the area of that site.

Section 2. The Executive Director is authorized to execute binding contractual documents with the Housing Authority of the City of Sacramento and Project Maestra whereby the Redevelopment Agency of the City of Sacramento will construct or cause to be constructed the aforementioned community building, which building shall thereupon be granted and donated to the Housing Authority of the City of Sacramento pursuant to Health and Safety Code Section 33442 for use by the Authority's public housing tenants and for lease to Project Maestra for use in its program. The Agency enters into the aforementioned contractual documents with the specific intention of benefiting the Housing Authority and Project Maestra and understands that the Housing Authority and Project Maestra will rely upon the Agency's covenants to their immediate detriment.

Section 3. In connection with the construction of the aforementioned building, the Executive Director is authorized to reimburse Project Maestra in the amount of Four Thousand Five Hundred Sixty-Eight and 50/100 Dollars (\$4,568.50) for expenses incurred by Project Maestra in connection with the design of the building.

Section 4. The Executive Director is authorized to utilize Dean F. Unger, AIA, Inc. in connection with the planning of this facility.

Section 5. The Agency intends that the aforementioned contractual documents shall constitute an indebtedness as that

term is utilized in Health and Safety Code Section 33670 and that tax allocation payments related to Project No. 6 will be allocated to the Agency based upon such indebtedness. The aforementioned community building shall be constructed utilizing such tax allocation payments as may be derived and all contracts entered into pursuant hereto shall be specifically conditioned thereupon.

CHAIRMAN

ATTEST:

SECRETARY

RESOLUTION NO. 82-009

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

March 9. 1982

AUTHORIZING CERTAIN ACTIONS RELATING
TO CONSTRUCTION OF A COMMUNITY BUILDING
TO BE LEASED TO PROJECT MAESTRA

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
OF SACRAMENTO:

Section 1. The Executive Director is authorized to enter into binding contractual documents with the Redevelopment Agency of the City of Sacramento and Project Maestra whereby the Redevelopment Agency of the City will construct a community building to be located at 923 F Street to serve the needs of the Authority's tenants in the projects adjacent to that site and to serve the needs of Project Maestra for a location for a headstart pre-school training program.

Section 2. The occupancy of the building by Project Maestra shall be upon a leasehold and subject to such terms and conditions as the Executive Director shall find reasonable and just.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

MAR 9 1982

DEPARTMENT OF RECREATION AND PARKS
3520 FIFTH AVENUE SACRAMENTO, CALIFORNIA 95817
TELEPHONE (916) 482-8681

May 8, 1978

MEMO TO: MAYOR PHIL ISENBERG

SUBJECT: PROJECT MAESTRA REQUEST

C The staff of this Department has completed the review of a letter addressed to you from Elizabeth E. G. Meza, Project Maestra Director, requesting the use of approximately 5,000 sq. ft. of Washington Square Park located at 17, E and F Streets.

O We are sympathetic with Ms. Meza's need for a site for the development of a bilingual/bicultural Head Start Program. However, her organization's interest in exclusive use of approximately one-sixth of the new Washington Square Park is considered inappropriate. The park was planned as an addition to the newly re-constructed Washington School complex. The park is an integral part of the school playground, and unlike most City parks, is fenced to provide maximum use by the school district. The City expended 1974 State Bond Act funds, Revenue Sharing and Community Development Block Grant funds in the development of Washington Square Park.

P We anticipate that the park will be completed during the early part of the summer and will be fully operational by September of 1978.

P It is respectfully suggested that Ms. Meza consider one of the following alternatives for the development of the Project Maestra building.

- Y**
- 1) Proceed with a similar presentation with the Sacramento City Unified School District to locate the structure on City school property. The project is educational in nature and lends itself to being included as part of a school physical plant.
 - 2) Present a proposal to Alkali Flat Project Area Committee to consider City owned locations at 11, E and F Streets. This is planned as a park and community service area. However, no final design precludes a service such as that offered by Project Maestra.

Give me a call if you need further information on this matter.

Solom Wisham, Jr.
SOLOM WISHAM, JR.

EXHIBIT I



Bill Aguirre

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

January 17, 1979

Members of the City Council
City of Sacramento
915 I Street
Sacramento, CA 95814

CITY GOVERNING BOARD
PHILLIP L. ISENBERG, MAYOR
LLOYD CONNELLY
BLAINE H. FISHER
THOMAS R. HOEBER
ROBERT T. MATSUI
DOUGLAS N. POPE
JOHN ROBERTS
ANNE RUDIN
DANIEL E. THOMPSON

Honorable Members in Session:

SUBJECT: Preschool Proposal "Project Maestra,
Alkali Mini Park".

COUNTY GOVERNING BOARD
E. HENRY KLOSS
PATRICK E. MELARNEY, D.D.S.
JOSEPH E. (TED) SNEEDY
SANDRA R. SMOLEY
FRED G. WADE

At its meeting of January 15, 1979, the Housing and Redevelopment Commission voted to ask the City Council to "rescind" and "reconsider" its conceptual and location approval of the preschool structure in the proposed 11th Street Mini Park.

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

The Commission also moved to request the Planning Commission to delay action on the proposal until the Project Area Committee and the Housing and Redevelopment Commission have had full opportunity to review the project and to make alternative recommendations.

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

In review of the project the following should be considered:

1. Had the Parks and Recreation Department and the City Council had at their disposal all of the information that has surfaced since their earlier meetings, they might have made a different decision.
2. The proper approval channels were not followed for an activity in a Redevelopment Project, namely PAC and Housing and Redevelopment Commission review and recommendation.
3. The site had previously been recommended for an Elderly Community Center, to be constructed adjacent to the proposed 40-unit elderly complex. A much smaller site would be required for the Center than for the Maestra Project.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Members of the City Council
Page 2, 1/17/79

4. The design of the Preschool is incompatible with neighboring historic structures presently being or about to be rehabilitated, and is incompatible with the proposed design and design standards for the elderly complex.

The Housing and Redevelopment Commission also recommends the previously considered site at Washington Mini Park at 17th Street be re-evaluated as well as other alternative sites. The Agency staff would be happy to assist in the search for alternative locations.

Sincerely yours,


Kay Knepprath
Chairperson



CITY OF SACRAMENTO
CALIFORNIA

*Project Maestra
Nicko Wisham
FYI*

OFFICE OF THE
CITY MANAGER

September 22, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

Mr. William H. Edgar
Interim Executive Director
Sacramento Housing & Redevelopment Agency
630 I Street
Sacramento, CA 95814

Dear Bill:

Regarding the continuing problems of Project Maestra and the identification of a suitable site to which they might relocate, following are comments which should clarify this office's position on the subject:

1. It is our intention to offer this property for sale to the private sector for private redevelopment.
2. The Salvation Army warehouse should not be considered further for use as a community services center.
3. Project Maestra should be relocated to the Washington Neighborhood Center and should be directed to work out any problems related to their relocating in that location.

If you should have any further questions related to this subject, feel free to contact Solon Wisham, Jr., Assistant City Manager.

Sincerely,

Walter J. Slife
City Manager

cc: Alkali Flat PAC
Project Maestra
Solon Wisham, Jr.
Budget and Finance Committee
Lloyd Connelly, Chairman
Doug Pope, Member
Tom Hoerber, Member
Dan Thompson, Member

9-23-81

EXHIBIT II

WALKER + MALINOWSKI ARCHITECTS
1812 'J' ST. SACRAMENTO CALIFORNIA
916-739-1841 442-6955

17 DECEMBER 1981

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
MIKE NOTESTINE

RE : PROJECT MAESTRA RELOCATION

MIKE

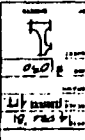
WE HAVE PROVIDED YOU WITH A DRAWING OF OUR PRELIMINARY PLANS FOR 'ALTERNATE D' WHICH REPRESENTS THE SO-CALLED BOTTOM LINE TO THIS PROJECT. PLEASE NOTE THAT WE HAVE NOT PRESENTED THIS INFORMATION TO EITHER THE WASHINGTON NEIGHBORHOOD CENTER OR PROJECT MAESTRA AT THIS POINT.

FOLLOWING IS A COST BREAKDOWN FOR THIS ALTERNATIVE.

1. MODIFICATIONS TO MAESTRA SPACE (DIRECT)	41800.
2. SITE ACQUISITION AND PAVING/LANDSCAPE	28500.
3. KITCHEN	22700.
4. WASHINGTON NEIGHBORHOOD CENTER ENTRY	13550.
5. REVISIONS TO BOXING AREA	44060.
6. ELEVATOR AND STAIRS	48840.
7. STRUCTURAL WORK, SECOND LEVEL	62500.
8. FINISH WORK, SECOND LEVEL	66825.
9. BUILDING EXTERIOR WORK	7500.
10. SUBTOTAL	336275.
11. ESCALATION 5%	16815.
12. ARCHITECTURAL AND ENGINEERING FEES	31000.
13. MOVING	5000.
14. TOTAL	389450.

WE WILL BE HAPPY TO PROVIDE ADDITIONAL INFORMATION AT YOUR REQUEST.


MICHAEL FRANK MALINOWSKI AIA ARCHITECT



1/2" = 1'-0"

WALKER + MALINOWSKI ARCHITECTS
302 1ST ST. SACRAMENTO CALIFORNIA
916-441-8555

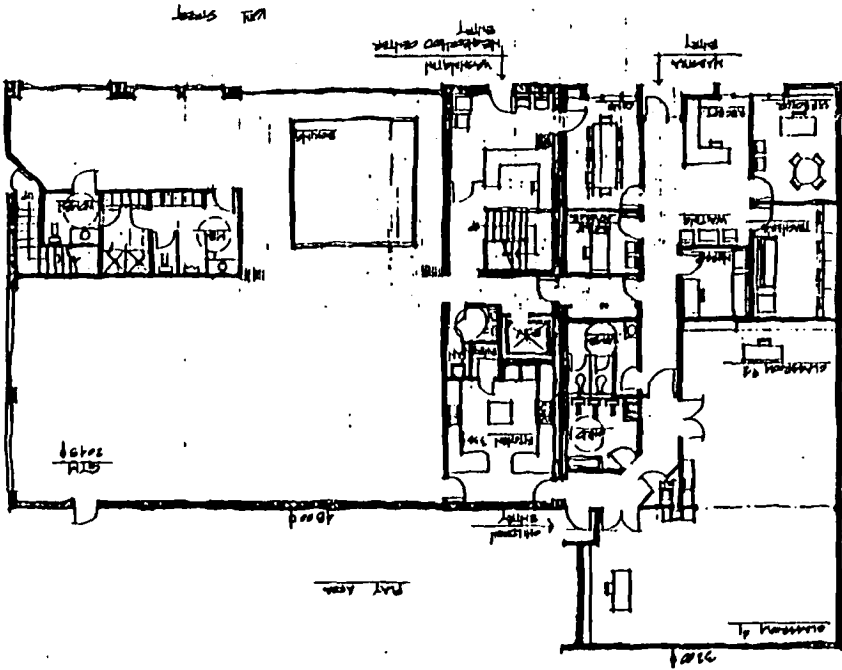
REVISION OF DRAWING SHEET
NO. 10 WALKER + MALINOWSKI ARCHITECTS
DATE 10/16/01
SACRAMENTO, CA 95814



1st LEVEL

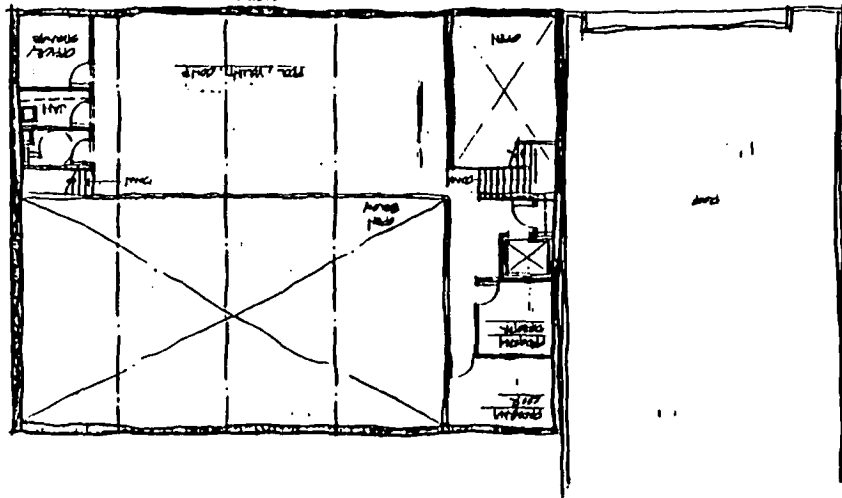
Area Schedule

Program	4500 sq ft
Workshop	2100 sq ft
Office	1000 sq ft
Storage	1000 sq ft
Other	1000 sq ft
Total	10600 sq ft



1/2" = 1'-0"

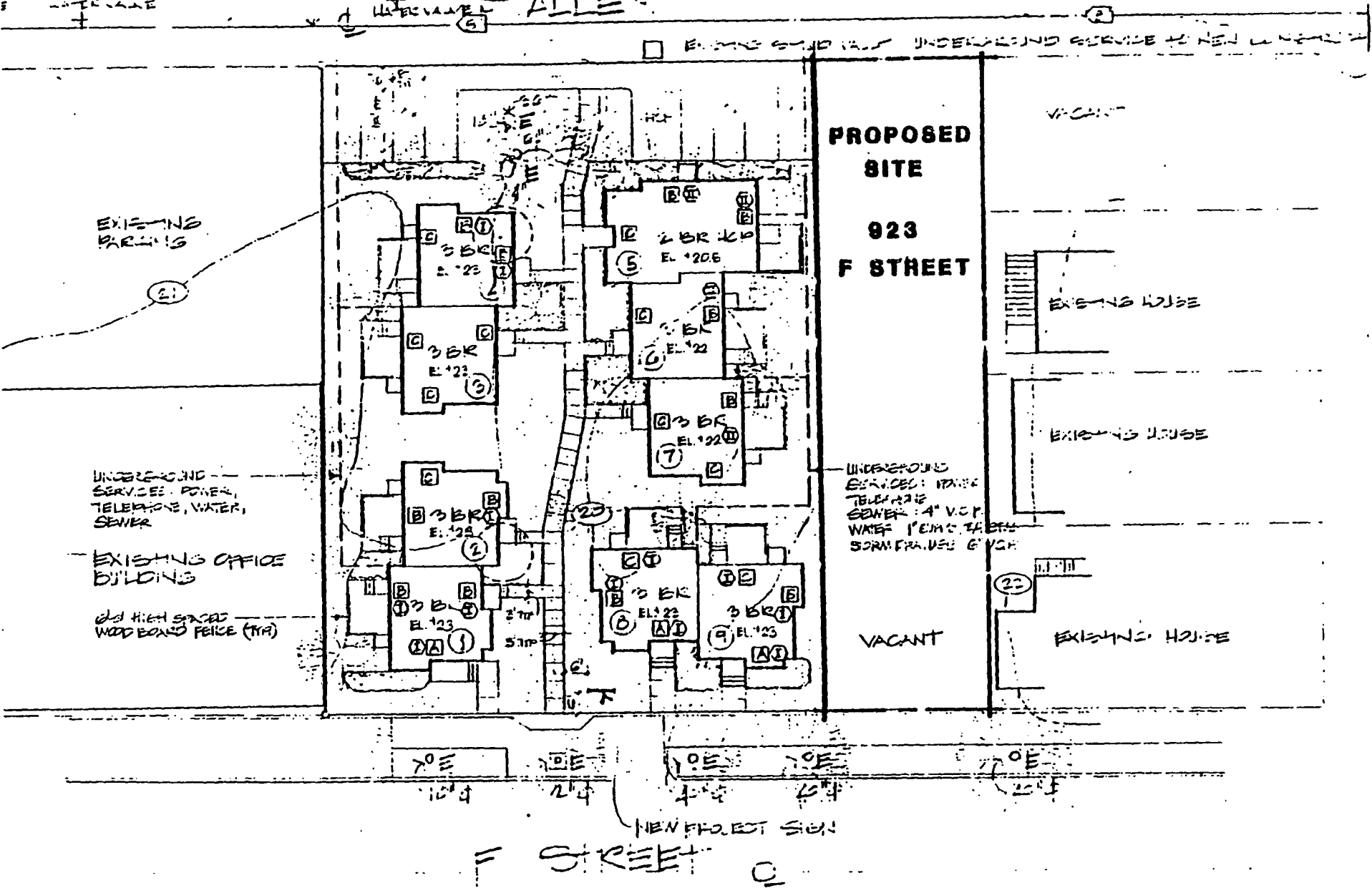
2nd LEVEL



EXISTING ALLEY FROM CITY CENTER MAKE CONNECTION & LOCATION ALLOWED BY CITY OF SACRAMENTO.
 EXISTING COMBINATION SANITARY AND SEWER MAIN MAKE CONNECTION & LOCATION ALLOWED BY CITY.

EXIST. HOUSE

PROPOSED SITE
923 F STREET



EXISTING PARKING

UNDERGROUND SERVICES: POWER, TELEPHONE, WATER, SEWER

EXISTING OFFICE BUILDING

OLD HIGH SPACED WOOD BOARD FENCE (TYP)

UNDERGROUND SERVICES: WATER, TELEPHONE, SEWER, 4" V.C.P. WATER, 12" C.M. TA. PIPE, 30" R.F. W. S. G.V.C.P.

VACANT

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

NEW FOREST SIGN
F STREET

EXHIBIT IV

WALKER + MALINOWSKI ARCHITECTS
2214 21st. ST. 1812 'J' ST. SACRAMENTO, CALIFORNIA
916-739-1841 442-6955

November 25, 1981

Project Maestra
2620 "V" Street
Sacramento, CA

RE: Relocation of Project Maestra to Washington Neighborhood
Center

Statement

Schematic Design	\$2500.00
Proposal Development	<u>800.00</u>
Total now due	\$3300.00

WALKER + MALINOWSKI ARCHITECTS
1812 'J' ST. SACRAMENTO CALIFORNIA
916-739-1841 442-6955

25 JANUARY 1982

STATEMENT FOR ARCHITECTURAL SERVICES

PROJECT MAESTRA, INC.
OLGA CID URIBE DIRECTOR
2620 V STREET
SACRAMENTO CA 95818

CONTRACT 10/21/81

PREVIOUS BILLING NOVEMBER 1981 3300.00

CURRENT CHARGES

DESIGN DEVELOPMENT 30%x2000	600.00
APPROVALS ASSISTANCE 35%x1200	420.00
ALTERNATIVES EVALUATION 100%x200	200.00
REPRODUCTION AND COPIES	48.50

CREDIT FOR AMOUNT PAID 20 JANUARY 1982 - 3300.00

TOTAL NOW DUE 1268.50

THIS STATEMENT INCLUDES SERVICES TO AND INCLUDING BILLING DATE.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT DEPARTMENT
WORK ASSIGNMENT/PROGRAM REPORT

Division Redevelopment

Project Project Maestra

Responsible staff Mike Notestine

Supervisor Bruce Pope

Updated 26 January 1982
 Day Month Year

Legislative Approvals and Dates:

- 1. _____
- 2. _____
- 3. _____

Project Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> City | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> County | <input type="checkbox"/> Housing |
| | <input type="checkbox"/> Grant |
| | <input type="checkbox"/> Technical |

Legend

- * Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget	Construction Bid Amount	Expenditures to date	Funding Source
\$ <u>272,000</u>	\$ _____	\$ <u>-0-</u>	\$ <u>Project 6 T.I.</u>

Major Steps	Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
	Week of	1982												1983												
Project Approval		■																								
Architectural				■																						
Special Permit/ARB						■																				
Bid								■																		
Construction													■													

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

Building Program Management Team

425 FIRST AVENUE

SACRAMENTO, CALIFORNIA 95818

TELEPHONE: 454-8718

February 26, 1982

Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814

Attention: Mr. Bill Edgar, Executive Director

Gentlemen:

On February 24, 1982, Sacramento City Unified School District staff members, Dr. Elvie C. Watts, Director, School Improvement and Parent Participation Preschool Programs and Mr. Keith E. Gosling, Building Programs Engineer, met with Mr. Bruce D. Pope, Senior Planner, Sacramento Housing and Redevelopment Agency, Mr. Tim. Quintero, Director, Alkaliflat Project Area Committee and Ms. Olga C. Uribe, Director, Project Maestra, Inc. at the district's Washington Elementary School. The purpose of the meeting was to review the school site and to consider the possible construction of an approximately 3500 square foot facility on school property to house Project Maestra.

At Washington Elementary School the district currently operates a full-time child care center for about 100 children and two preschool programs with about 20 children in each program. In addition, Washington is a regular K-3 elementary school. The necessary parent participation associated with all of these programs has already greatly impacted the area with increased traffic flows and greater parking demands. Washington has no off street parking facilities at this time and all parents and staff members associated with these programs must compete with the residential neighborhood for what street parking is available.

The Washington Elementary School site is a very small 2.5± acre site with about one-half of the area occupied by the existing buildings. The district is currently considering the construction of a small off street parking lot on the site that would cover about 0.3 of an acre more. The construction of a 3500 square foot building with additional off street parking on the site would probably decrease the available play area by another 0.2 of an acre.

The Washington School is currently providing considerable community service with the child care center and the preschool programs. With consideration given to the traffic and parking problems around the school, the restricted

Sacramento Housing and Redevelopment Agency
Page 2
February 26, 1982

school site and the programs currently being operated at the school by the district, it must be concluded that Washington School is not a good location for Project Maestra and that the program would better serve the community at an alternate location.

Sincerely,



Keith E. Gosling
Building Program Engineer

KEG:bj

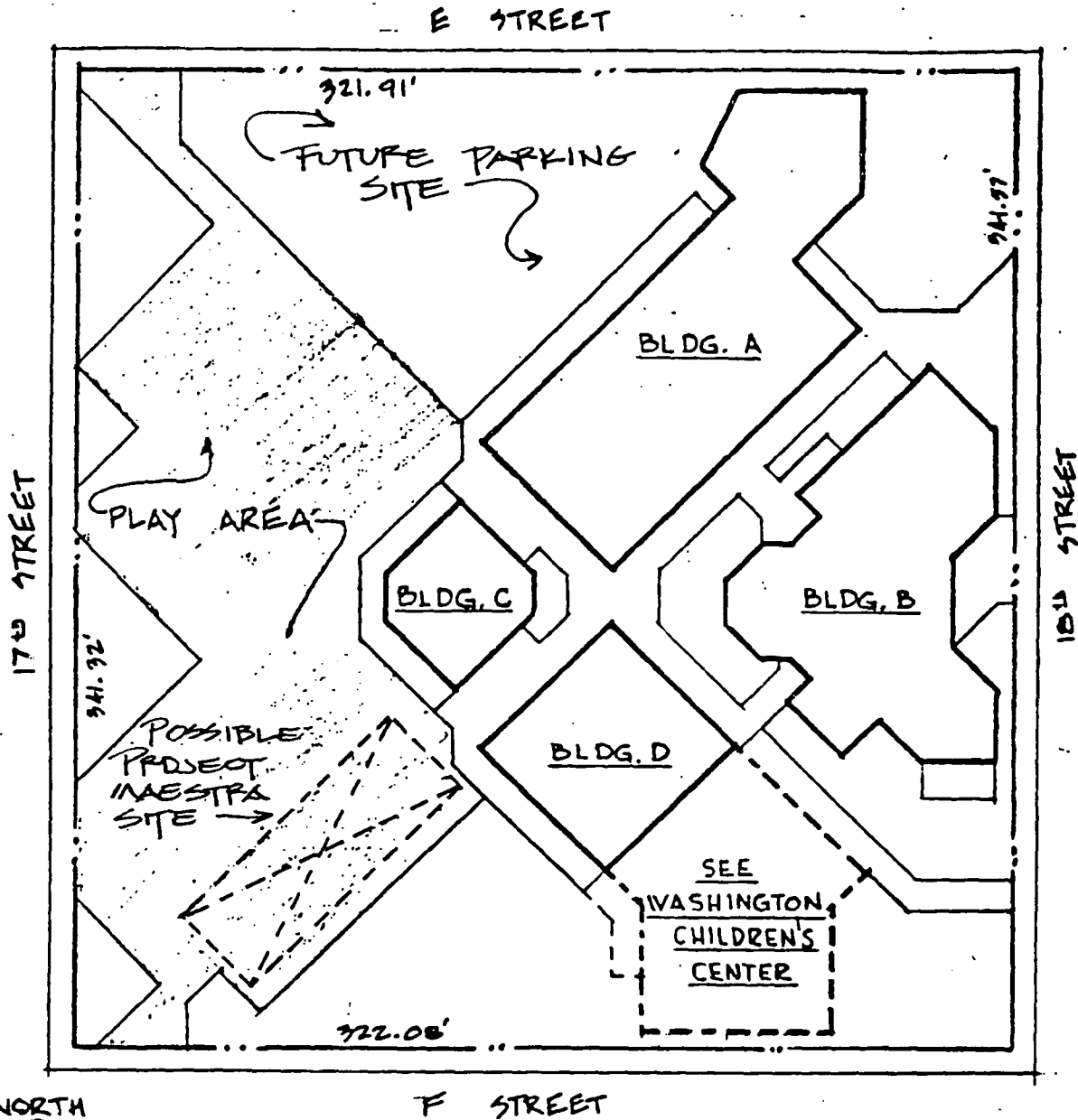
cc: Adolphus McGee
Elvie C. Watts

DIAGRAM OF BLDG. AREAS

WASHINGTON ELEMENTARY SCHOOL
520 18th STREET
SACRAMENTO, CALIFORNIA

SACRAMENTO CITY UNIFIED SCH. DIST.
SACRAMENTO COUNTY, CALIFORNIA

OLA FORM 3A



SITE PLAN
SCALE: 1"=60'-0"

2.524 ACRES
YEAR BUILT 1976