



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File ID: 2021-00608

June 29, 2021

Consent Item 46

Title: Master Plan and Naming of Vine Park within Township 9 Development

Location: District 3

Recommendation: Pass a Motion: 1) approving the master plan for the neighborhood park in the Township 9 Development; and 2) naming the neighborhood park as Vine Park.

Contact: Jeff Nittka, Associate Landscape Architect, (916) 808-5996; Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941, Department of Youth, Parks, & Community Enrichment.

Presenter: None

Attachments:

1-Description/Analysis

2-Location Map

3-Park Master Plan

Description/Analysis

Issue Detail: The Department of Youth, Parks, & Community Enrichment (YPCE) recommends the approval of the Master Plan for the proposed 1.02-acre neighborhood park and the proposed park name of Vine Park. The neighborhood park includes three sites: a 0.76-acre corner park and two median parks totaling 0.26-acres, which will be converted into a large and a small dog park. The neighborhood park will be located within the future Township 9 Development, which currently consists of seven vacant blocks located between North 5th Street and North 7th Street, and north of Richards Boulevard. The Township 9 Development will convert the seven blocks into 3-story, multi-family apartment buildings, totaling 936 new residential units. Existing nearby residents include tenants of the Cannery Place Apartments, a 180-unit affordable housing complex.

The proposed Vine Park Master Plan includes the following amenities: a playground for the 5-12 age group, a small picnic area with four picnic tables and a shade structure, a BBQ grill, trash receptacles, concrete seat walls, bicycle racks, a turf area for active and passive uses, low water use plantings, approximately 100 shade and accent trees and a park entry sign. Street right-of-way improvements along the park frontage includes a new 8-foot-wide sidewalk along N 6th Street and streetscape plantings. Already installed right-of-way improvement include curbs, gutters, and accessible curb ramps.

The median park spaces will be developed into two dog park spaces, one for small dogs (under 25 lbs.) and the other for large dogs (over 25 lbs.). Dog parks amenities include the following: synthetic turf mounds, shade trees, 20-foot square shade umbrellas, concrete seating, drinking fountains with pet fountains, dog agility components, decomposed granite paving, sally port two-gate entries, dog waste stations, trash receptacles, and fencing along the median perimeter.

The neighborhood park was designed in collaboration with the developer, 29th Street Capital, the Department of Youth, Parks, & Community Enrichment, and Quadriga Landscape Architecture and Planning, Inc. Quadriga has conducted substantial public outreach with the Cannery Place Apartments residents. Survey flyers were delivered to each tenant by the Apartment manager. The flyers invited residents to participate in a web-based interactive survey. The information provided by the apartment tenants in this survey assisted Quadriga to develop the design for this park. Vine Park is meant to serve as the community's backyard; a place where residents can go to find greenery and recreation amidst their dense, urban surroundings. The park will provide a space for playing, picnicking, socializing their dogs, and exercising.

Staff supports the master plan and proposed park name of Vine Park. Staff requests for City Council to adopt the master plan for this neighborhood park and the park name of Vine Park.

Policy Considerations: The preparation of park master plans is part of the park development process as outlined in the City of Sacramento's 2005-2010 Parks and Recreation Master Plan.

On February 26, 2008, the City Council adopted Resolution No. 2008-112, establishing a Facility Naming Policy. The policy contains guidance when naming of parks. Naming parks based on the historical significance of the site is an approved category. The park will be located off Vine Street. The street names in the Township 9 Development reflects the prior use of the site for canning tomato juice and fruit cocktail. Vine Street honors the prior tomato canning operations and the area's agricultural heritage.

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. Park naming is also part of the park development process as outlined in the City of Sacramento's 2005-2010 Parks and Recreation Master Plan.

Economic Impacts: Not Applicable

Environmental Considerations: The neighborhood park project has been reviewed for compliance with the requirement of the California Environmental Quality Act (CEQA) and it has been determined that these projects fall within the scope of the Environmental Impact Report (EIR) for the Township 9 Development Project. The EIR for the Township 9 Development project was certified by City Council on August 28, 2007 (Resolution 2007-641). The EIR adequately described the development of these park facilities as part of the development project. The analyses, findings and mitigation measures remain unchanged. No further environmental review is required.

Sustainability: The Vine Park Master Plan as well as future project construction documents will be reviewed for consistency with the goals, policies, and targets of the City's Climate Action Plan for Internal Operations 2016 Update, the 2035 General Plan, the 2018 YPCE Strategic Plan, and the Parks and Recreation Master Plan 2005-2010. The park will advance the goals, policies, and targets of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees, including native and drought-tolerant plantings, and improving the health of all residents through access to a diverse mix of wellness activities. The park development will include sustainable design and maintenance guidelines, including the City's Model Water Efficient Landscape Ordinance (MWELO), low impact development (LID) strategies to infiltrate stormwater and reduce run-off, and River Friendly landscaping program

practices by using water efficient irrigation upgrades controlled by the centralized irrigation system, and water/energy efficient appliances.

Commission/Committee Action: The Vine Park master plan and park name was presented at the Parks and Commission Enrichment Commission on May 6, 2021. The Commission recommended the approval of the park master plan and the name of the park as Vine Park by a majority vote.

Rationale for Recommendation: The Neighborhood Park Master Plan has been prepared by the developer's landscape architect with input by Department staff and public outreach survey from March 2021.

The site was formerly home to the Bercut-Richards Packing Company, which operated between 1931 and 1968. During its early years, the Bercut-Richards cannery processed tomatoes and pears. They provided aid to the community during the Great Depression by participating in food-aid relief programs. Bercut-Richards was among the first companies to can and distribute fruit cocktail, making use of by-products of the whole fruit canning process. The company was also among the earliest to can tomato juice on a large scale, further expanding the market for Sacramento's tomatoes.

The name Vine Park comes from tomato vine and it is a reference to the historic activities in this area of Sacramento.

Financial Considerations: There are no financial considerations associated with this report as this park will be constructed by the developer in exchange for park impact fee credits. Approval of the master plan does not constitute approval of the construction of the park. In the future, staff will request that City Council approve the construction of this park via a PIF credit turnkey agreement. Also, a CFD was formed to cover the maintenance costs of the park and other public improvements and an existing agreement with the T9 Owners Association provides for this HOA to maintain the project parks.

Local Business Enterprise (LBE): Not Applicable

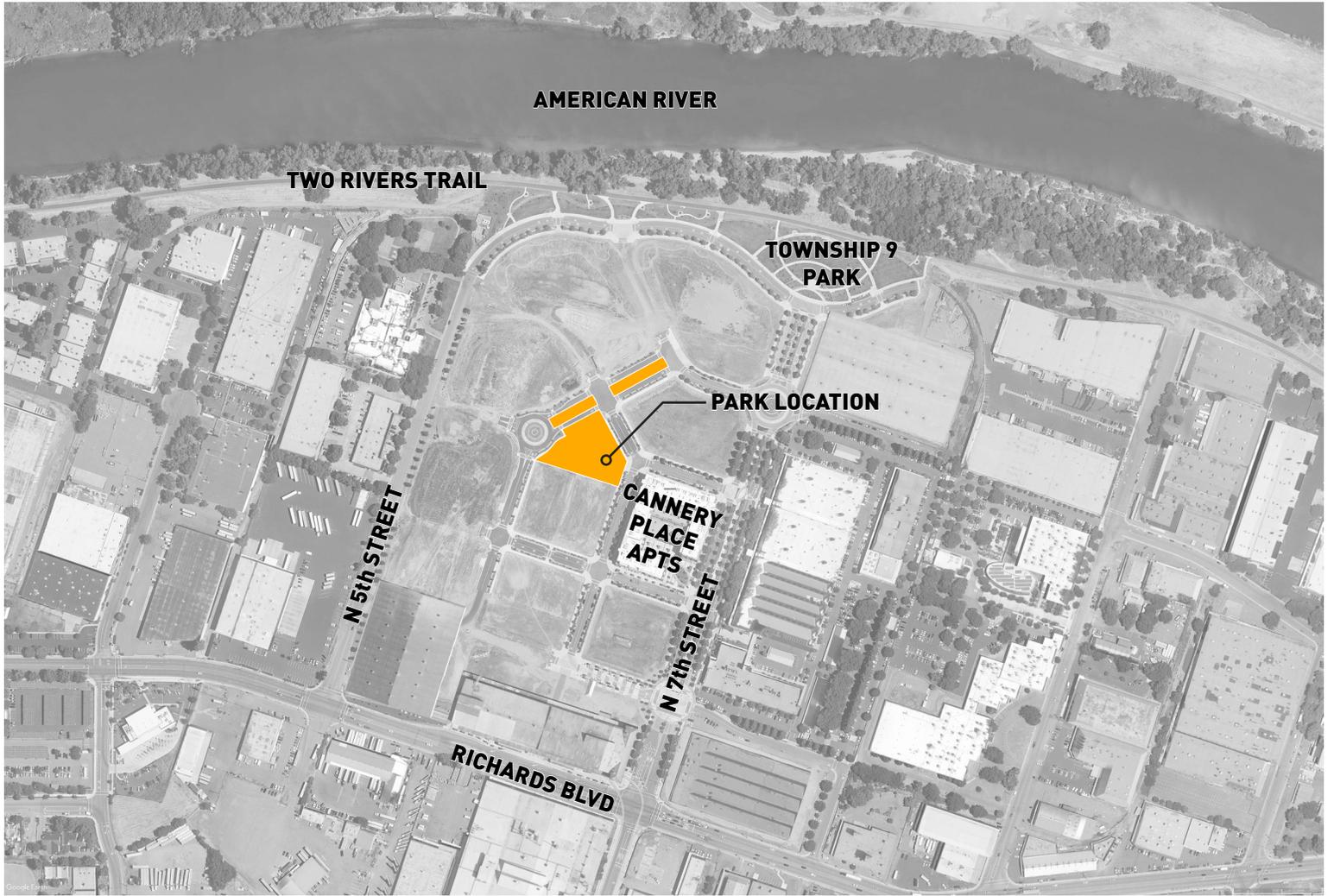
PARK LOCATION MAP



1600 FT



PARK LOCATION MAP



300 FT



PARK MASTER PLAN GRAPHIC



1" = 60'-0"



LEGEND

A. NEIGHBORHOOD PARK

- 1. Playground
- 2. Picnic & BBQ Area
- 3. Lawn Area with Shade Trees
- 4. Native Shrub Plantings

B. SMALL DOG PARK / C. LARGE DOG PARK

- 5. Gated Entry
- 6. 20' Shade Umbrella, Typical
- 7. Low Mounds, Typical
- 8. Dog Agility Equipment
- 9. Fenced Perimeter