

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, February 14, 2007
6:30 PM
Oak Park Community Center
3524 Martin Luther King Jr. Blvd.

***These meeting minutes are unapproved. The Oak Park RAC will take action on the minutes at the March 14th RAC meeting.**

- I. Call to Order
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:40 pm.
- II. Roll Call
Erika Bumgardner conducted roll call.
Present: Beth Kivel, Kim Curry-Evans, Edenausageboye Davis, Edgar Hilbert, Terrence Johnson, Mary Lou Lackey, LaTisha Lawson, Melissa Meng, Adolfo Mercado, Rose Thomas
Absent: Sandy Redmond, James Taylor
Staff Present: Erika Bumgardner
- III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community. Ms. Davis welcomed new RAC member Terrence Johnson who replaced former RAC member Linda McDonald on the RAC as a representative of the Oak Park business community.
- IV. Approval of the December 13, 2006 RAC Meeting Minutes
The minutes were conditionally approved, with RAC member Hilbert requesting Ms. Bumgardner to verify the legality of a RAC Chairperson's appointment to an outside committee (Item V.C. of the December 13, 2006 minutes).
- V. Redevelopment Items

A. Oak Park Community Center Phase II Status Report – Yadi Kavakebi, City of Sacramento

Erika Bumgardner introduced Yadi Kavakebi of the City of Sacramento Department of Parks and Recreation. Mr. Kavakebi, Senior Architect, provided an update on the status and current architectural design and layout of the Oak Park Community Center Phase II Expansion Project. The expansion project consists of a new multi-purpose gymnasium building, located behind the existing community center. The gymnasium will have indoor striping for a full, high school level basketball court and two volleyball courts. Additional areas for fencing will be incorporated into the design. A platform area is located on the south side of the building and can be used as a stage. The gymnasium can also be used for other non-sporting events and activities such as weddings and other celebrations. Seating will be provided in the form of portable/stackable chairs at a maximum occupancy between 299 and 400 people.

The expansion project is *Leadership in Energy and Environmental Design* (LEED) certified at the Silver level. The City's goal is to make the building as "green" (energy efficient and sustainable) as possible within the project budget. If and where the development of the new building impacts the current playground facility, the playground will be restructured. The expansion project also includes a budget for "Art in Public Places," which will be incorporated. The expansion project is anticipated to be completed by December 2008.

For many of the new RAC members, this was the first time they had seen the proposed expansion project. There was concern expressed regarding the lack of community input in the current stage of the design process. Chairperson Davis noted that the various phases of the Community Center Master Plan have been before the RAC and previous PAC with significant input from the community on elements they would like to see incorporated into the project prior to this presentation.

Numerous RAC and community members expressed concern regarding elements of the current expansion project either being left out of the design or being incorporated in less than preferred locations. Strong concerns included: the lack of locker rooms and showers for participants in athletic events; the lack of bleachers for event seating (a desire was expressed for tiered bleachers specifically, to adequately view sporting events); the lack of a kitchen/food prep area for other non-sporting (and potentially sporting) events; the lack of a changing area/stage room for productions that will take place on the platform/theater area; and the location of the office so far away from the main entrance to the building, which could pose a safety/security issue for community center staff as well as visitors.

Dave Mitchell of City Parks and Recreation noted that one of the primary constraints they have to work with is the project budget. In general, the footprint of the building is largely set, but that community comments will be taken into account when the next expansion phase is underway. Currently, the next phase of the expansion project looks primarily at additional office space and meeting rooms, but they may be able to incorporate locker rooms and/or a changing room to go along with the platform. In addressing some of the community's concerns, Mr. Mitchell noted that the location of the office was to allow for adequate viewing of the entire gymnasium area and that a road will be located right behind the building to allow for easy access for catering and other deliveries.

B. Appointment of Oak Park RAC Representative to the MLK Streetscape and Urban Design Master Plan and South Oak Park Infrastructure Needs Assessment Planning Development Team – Erika Bumgardner, SHRA

RAC member LaTisha Lawson provided an update to the RAC on the consultant selection process for the Martin Luther King Streetscape and Urban Design Master Plan project. The selection committee met on December 1st and interviewed five consulting firms. The committee made a recommendation to the Redevelopment Agency on the preferred consultant, Mogavero Notestine Associates. The recommendation was based on the consultant team's personal approach to the project; their ability to work well with the Oak Park community; their understanding of Oak Park; incorporating education on streetscape alternatives to empower the community; and wanted to include youth in the planning process.

After Ms. Lawson's presentation, Ms. Bumgardner provided the RAC with an update and overview of the planning process, specifically the community "charrette" process. The

consultant team will be condensing what would normally be a year long planning workshop into a week long charrette process with the same, if not more involvement from the community. The first community workshop is scheduled for Saturday, March 17th with a follow-up meeting on Wednesday, March 21st in the evening. The Saturday workshop will likely be an all day event and Ms. Bumgardner will be asking for volunteers from the community and RAC to help with that event. A location for the workshops has not yet been determined.

A Planning Development Team is currently being formulated to help refine the community process, assist with community outreach strategies, and to begin discussing the current opportunities and constraints along the MLK Boulevard. Ms. Bumgardner requested that Chairperson Davis appoint an interested RAC member to be a part of that Planning Development Team. Chairperson Davis appointed RAC member Meng to the committee.

A member of the public expressed strong concern regarding the choice of the consultant team, specifically regarding ADA accessibility in the firms previous design work.

C. Oak Park Neighborhood Quality of Life Project – Erika Bumgardner, SHRA

Ms. Bumgardner asked the RAC to take action on approving a \$400,000 fund for minor infrastructure improvement projects in residential neighborhoods of Oak Park. The Agency will be working with the City's Neighborhood Services Department (NSD) and with the Neighborhood Restoration Subcommittee of the Weed and Seed to identify and prioritize possible improvement projects and to identify a community involvement strategy. The funding will serve as a one time grant for minor infrastructure improvement projects ("brick and mortar" projects) while the more comprehensive South Oak Park Infrastructure Needs Assessment is completed. The project was unanimously supported by the RAC.

A member of the community expressed concern that her projects would not be incorporated into the project list. Ms. Bumgardner reiterated that the Agency would be working with community members through the Weed and Seed effort to develop a larger community outreach strategy and that projects already identified by community members and brought to the Agency and NSD's attention would be considered.

VI. Informational Items

A. Regent Place Project Update – Mike Courtney, Regent Development

Mike Courtney with Regent Development provided the RAC with an update on the status of the Regent Place project between 9th and 10th Avenues on the west side of Stockton Boulevard. The groundbreaking for the project is anticipated for late Spring with a 15 month construction schedule. Current and potential project slowdowns include steel shortage and finding a new architect. The project will include between 39-40 residential units on the top two floors of the project. The units will range between 850 and 2000 square feet.

B. Oak Park Redevelopment Area Project Updates – Erika Bumgardner, SHRA

1. All RAC members who re-applied for a second term on the RAC were re-appointed including Ms. Lackey, Ms. Lawson, Ms. Meng, and Ms. Davis. Linda McDonald did not re-apply and new RAC member Terrence Johnson filled her position as a business owner.

2. The Agency is currently working with the Oak Park Neighborhood Association, Drug Free Zones, and Council Member Hammond's office on the ceremonies for the Washington and Day's Liquor Store demolitions. Tentatively, the ceremonies are scheduled for Saturday, April 14th, beginning at 10AM at Washington Market. A march has been proposed by the community from Washington to Day's Market.
3. The former Goodwill properties acquisition project has been rescheduled to go before the Redevelopment Commission on Wednesday, February 21st and to City Council on Tuesday, March 13th, evening session. The Agency was successfully able to renegotiate a purchase price for the properties and will be asking the City Council to approve a budget of \$2.3 million for the project, which is down from the original \$3 million the RAC approved in October 2006. The \$2.3 million will cover the cost of acquiring the property, relocating the current tenant and demolition of the existing buildings in preparation of redeveloping the site.
4. The Vacant Lot Request for Qualifications was released and proposals are due by Friday, February 16th.
5. The Agency is currently working on updating the mid-term Five Year Implementation Plan status reports. A copy of the status reports will be provided to the RAC in March.
6. Ms. Bumgardner encouraged the RAC to take a look at the newly revamped Oak Park Neighborhood Association website at www.oakparkna.org.

A member of the public noted that the \$2.3 million for the purchase of the Goodwill properties is not the appraised value of the properties, but is 20 percent more than the appraised value. Ms. Bumgardner reiterated that the \$2.3 million will not only include the acquisition of the property, but includes relocation assistance and demolition of the existing structures. Further the property owner is not required to sell their property at the appraised value and the negotiated purchase price is within the normal negotiation range for Redevelopment Agency acquisitions.

C. Oak Park Design Review Subcommittee Update – Rose Thomas, Subcommittee Chairperson

This month was the last official meeting of the Design Review Subcommittee. However, the address of the single agenda item was printed incorrectly and the subcommittee will be meeting again to review that item. Beginning in March, the new City Design Review transition process will begin. Interested persons can sign up to receive weekly project notification emails, a project notification flyer will be posted at the Oak Park Community Center, and City Design Review staff will be hosting a weekly meeting at City Hall to review projects with interested residents.

- VII. Communication from RAC Members and Public on Items Not on the Agenda
 RAC member Kivel reiterated her concerns regarding the Oak Park Community Center and the level of community input at the design stage of the project.

A member of the public encouraged the RAC and community to attend the City Council meetings to express concerns.

A member of the public expressed her excitement about the liquor store demolitions.

- VIII. Adjournment
 The meeting was adjourned at 8:30 PM.