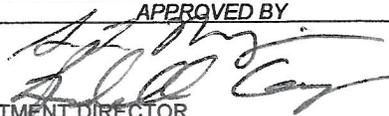


AGENDA ITEM NO.

COUNCIL MEETING 9/18/07

APPROVED BY

  
 DEPARTMENT DIRECTOR

CITY MANAGER

September 18, 2007

FROM: PATRICK N. WIEMILLER, Director  
Public Works Department

RANDALL COOPER, Director  
Parks, Recreation and Community Services Department

BY: SCOTT L. MOZIER, PE, TE, Interim City Engineer/Assistant Director  
Public Works Department, Engineering Division *SM*

SUBJECT: APPROVE THE PURCHASE OF A PROPERTY AT THE SOUTHWEST CORNER OF EAST HAMILTON AVENUE AND SOUTH SARAH STREET FOR DEVELOPMENT TO A SKATE PARK (PROPERTY LOCATED IN COUNCIL DISTRICT 3)

### KEY RESULT AREA

One Fresno

### RECOMMENDATION

Staff recommends that the City Council approve the acquisition of a 7,500 square foot parcel improved with a cabinet shop, located at the southwest corner of East Hamilton Avenue and South Sarah Street, from Thomas and Georgiean Peters for the appraised value of \$275,000, and authorize the Public Works Director to sign the necessary documents on behalf of the City.

### EXECUTIVE SUMMARY

The Parks, Recreation and Community Services Department has been approached by Horizon Enterprises to jointly develop a skate park and supporting facilities at the southwest corner of East Hamilton Avenue and South Sarah Street, in an area of light industrial development. The development will be called the Vagabond Pool Skate Park & Retail Center, and would encompass the half-block bounded by East Hamilton, South Sarah and East Braly. Horizon Enterprises owns all of the half-block except for a 7,500 square foot parcel at the north end, which is developed to a cabinet shop owned by Thomas and Georgiean Peters. Horizon will dedicate a portion of their property to the City for the development of the Skate Park, and will develop the balance of the half-block to supporting commercial/retail facilities.

### KEY OBJECTIVE BALANCE

Customer satisfaction is achieved through the development of additional recreational facilities for the public. Employee satisfaction results from the successful conclusion of negotiations with the

property owners, and the goal of financial management is achieved by purchasing the property at the appraised value.

## **BACKGROUND**

The Council previously received reports about the popularity of unauthorized skating activity at the abandoned swimming pool associated with the vacant Vagabond Motel on Broadway, south of Divisadero. With the subsequent demolition of the motel and development of the Vagabond Lofts, that facility was lost to impromptu skating activity. Mr. Steve Weil, of Horizon Enterprises, subsequently approached the Parks, Recreation, and Community Services Department about the possibility of replacing that facility with a new Skate Park on the half-block bounded by East Hamilton Avenue, South Sarah Street and East Braly Avenue, just east of South Van Ness Avenue and approximately two blocks south of East Butler Avenue.

The area is developed to various uses, but is primarily devoted to light industrial activities. There are three older residences on the east side of South Sarah, across the street from the proposed development. Horizon Enterprises owns a vacant parcel containing 45,000 square feet (1+ acres) on the subject half-block, and will dedicate a portion of that parcel to the City for the development of the Skate Park facility on the north end. The balance of the property is proposed to be developed to a skate shop, sandwich shop, parking, and supporting retail activities by Horizon Enterprises. The construction of the Skate Park will be the responsibility of the City.

The owners of the 7,500 square foot parcel at the north end of the half-block, Thomas and Georgiean Peters, have agreed to the City's offer of \$275,000 for their property, and have signed the necessary documents to convey the property to the City. The City Attorney's Office has reviewed these documents, and approved them as to form. A Mitigated Negative Declaration, Environmental Assessment EA-PW-2007-01, dated February 21, 2007, has been issued for the proposed project. Funding for the purchase of the Peters property is available in account PC00046.

## **FISCAL IMPACT**

The cost to purchase the property that is the subject of this report is \$275,000, plus relocation expenses for the cabinet shop, which will require moving and reinstalling equipment and the installation of special wiring, that could cost \$40,000. Funding for this is through the Reimbursement Resolution for Park Impact Fees approved by City Council in December 2006. The account specifically used is "Land Banking", PC00101, Fund/Org 30136-179901 (Vagabond).

Current estimates for the construction of the proposed Skate Park are approximately \$1.2 million, but may be subject to modification.

SUBDIVIDED LAND IN POR. SEC. 10, T.14S., R. 20E. M.D.B.&M.

468-31

Subject

Tax Area 5-995

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