

LAND PARK COMMUNITY ASSOCIATION
Monthly Meeting Minutes
Eskaton Monroe Lodge, 3225 Freeport Boulevard
November 18, 2015

Meeting started at 6:35 p.m. with call to order and introductions.

Members present: Ken Mennemeier (President), John Schade, Craig Rutledge, Beth Sherman (Secretary), Don Sronce, Art Taylor, Pinki Cockrell, Stephanie Duncan, Barry Hogan, Bob Schaevitz, Steve Winlock (Vice-President), and John Puente. Members absent: Michelle Brattmiller, Lisa Riley, and Sydney Young.

Treasurer's Report. In the Treasurer's absence, Beth Sherman presented the Treasurer's written report. There is \$60,176.35 in LPCA's bank accounts.

President's Report. Ken thanked our refreshment providers, **Noah's Bagels** (1901 J Street) and **Goodie Tuchews** (1015 L Street) for the refreshments they have been providing for LPCA's monthly meetings. Ken also reminded everyone of LPCA's upcoming holiday event, i.e., LPCA's second annual Holiday Sing-Along, to be held on Saturday, December 12, at 2:00 p.m., at the Eskaton Monroe Lodge, 3225 Freeport Boulevard.

Report from Councilmember Steve Hansen's Office. **Consuelo Hernandez** reported that, at the Council meeting the night before (November 17), the Council voted 7-2 *not* to approve the developer's proposal to allow a 12-16 pump fueling station as part of the Curtis Park Village development. The Council voted to increase the rate for on-street parking in downtown and Midtown, with the rate going from \$1.25 to \$1.75 per hour. A proposed tree ordinance is still under study.

Presentation of LPCA's "Community Builder Award". Ken and Steve presented LPCA's inaugural Community Builder Award. The award was given to **Craig Powell** for his contribution to the Land Park community in forming and leading the Land Park Volunteer Corps. Steve started the presentation by explaining the qualities the committee (Steve Winlock, Art Taylor, Sydney Young, and Ken) looked for in nominees for the award. Ken then explained Craig Powell's service to the community. He indicated LPCA had issued a press release announcing the award (a copy of which is attached hereto). He then presented Powell an engraved glass trophy and a \$1,000 contribution to the Land Park Volunteer Corps.

Broadway Streetscape Improvements Plan. City Planner **Sparky Harris** gave an informational presentation, explaining the status of the planning process relating to Broadway. Harris emphasized the redesign of Broadway is a long-term project, and the present work represents only a big-picture conceptualization of changes that might be made to streetscape, traffic lanes, intersections, and so on. The current conceptualization contemplates, subject to a feasibility study, the conversion of Broadway from 4 lanes to 2 lanes, with the addition of a continuous bike lane for the entire corridor, and a better balance on the street for pedestrians, cyclists, drivers, and riders. The goal is to make Broadway a destination, rather than a cut through street. For more information, go to www.sacramentobroadway.com.

Freeport Repaving/Restriping + Bike Lanes. City staff member **Adam Randolph** gave an informational presentation regarding the status of the Freeport Boulevard repaving/restriping

project (between Sutterville Road to the south and Vallejo Way to the north). The project will reduce the traffic from 4 lanes to 2 lanes with a center lane for turning and bike lanes on both sides. The benefit of the project is to improve safety for multi-modal transportation. The project features class II bike lanes, green bike lanes, bus pullouts, vertical curb and gutter, flashing beacon crosswalks, and radar speed limit signs. The project report, concept approval, and environmental impact report have been completed. The project is now in the detailed design stage. Final design work should be completed by early 2016. Construction is scheduled for the summer of 2016, and will be scheduled to minimize traffic disruption by having work occur when McClatchy High School and Sacramento City College are not in session.

Sacramento Philharmonic and Opera. Laurie Nelson reported that the Sacramento Philharmonic Orchestra & Opera is once again operating, provided a handout, and invited Land Park residents to attend.

Valero Station at 8th/Riverside. Co-owner/operator Rami Sabanegh (sabanegh.r@gmail.com; 650-454-6521) gave an informational presentation regarding the owners' application to the City for a license to sell alcohol. He explained that, with sensitivity to neighborhood concerns, he applied for a permit to sell only beer & wine (and not hard alcohol), sell only six-packs of beer (and not single cans/bottles), sell up to only 10:00 p.m. (and not later), and to keep the beer and wine behind the attendant's counter (and not where it is accessible to all store visitors).

Committee Reports:

Taste-of-Land-Park Planning. Bob Schaevitz reported that 2016's edition of "Taste of Land Park" will occur on Sunday, May 22, 2016. That date is driven by the availability of an event planner he proposes to work with. As for venue, after considering both 12th Avenue and the Quad at City College as possible venues, there was a consensus (although not unanimity) among board members to have the event return to 12th Avenue (between 17th Street and Land Park Drive). In terms of planning and preparation, Bob proposed that he would like LPCA to engage event planner Dana Copeland to handle the planning details. A proposal was made that the board authorize Bob and LPCA's president to negotiate an agreement with Ms. Copeland for a fee not to exceed \$5,000. Upon a motion and a second, the motion passed. The president and Bob are to put together an agreement with Ms. Copeland.

LPCA Strategic Planning. Barry provided an update on the status of planning for a strategic planning retreat for LPCA board members.

Ad Hoc Committee (re private security patrols). Stephanie reported that, although IRS restrictions preclude LPCA from organizing and instituting private security patrols, Land Park resident Emily Hannon continues to develop plans to initiate a private night-time security patrol for a portion of the neighborhood (generally, the area between 11th and 13th Avenues, between Freeport and Land Park Drive).

Land Use Committee.

- **Fairytale Town:** Ken reported that, since the last meeting, the board had conferred extensively by email, drafted a letter to Fairytale Town ("FTT"), and presented that letter to Fairytale Town's Executive Director Kathy Fleming. Ken noted the themes of the letter were that (1) LPCA shares in celebrating FTT's unique contributions to Sacramento and to Land Park, (2)

LPCA does not have any fundamental objection to FTT's proposed expansion of its perimeter (as modified recently to carve out the DAR grove of trees), (3) LPCA has concerns about the lack of detail in FTT's current plans, and (4) LPCA hopes to have an ongoing dialogue with FTT's team as FTT develops more detailed plans, so that FTT's planning process can be informed by principles and values of concern to LPCA. Ken also reported that five board members (Ken, Steve, Pinki, John Puente, and Lisa) had met with Fleming and two FTT board members to share those thoughts orally, and to begin a dialogue with FTT's representatives. Ken also reported he had just received a letter from FTT responding to LPCA's letter. Upon Ken's suggestion, the board agreed to append a copy of LPCA's letter to FTT and FTT's letter to LPCA to these Minutes. Those letters are attached.

- Capital Nursery/Raley's site. Ken noted that, after several Land Use Committee meetings that afforded an opportunity to comment on the project plans, the Committee Chair had just drafted and circulated a proposed letter to the development team. The board expressed agreement that should address the plans, and it was agreed that board members would respond by email to the draft letter (as opposed to prolonging the meeting with an extended discussion). The community-outreach member of the Raley's team, Brian Holloway, was present and invited interested persons to contact him at 916-996-2019 or brian@holloway.co.

New Business. President Ken Mennemeier indicated he would soon undertake a new position in his professional life which would require him to resign from the Board. He indicated he expected to remain on the board into mid-December, but would have to resign then.

The meeting adjourned at approximately 9:00 p.m. LPCA's next monthly meetings will be Wednesday, **January 20, 2016**, and **February 17, 2016**.

FOR IMMEDIATE RELEASE

From: Land Park Community Association
Date: November 9, 2015
Contacts: Ken Mennemeier, 396-3942
Sydney Young, 803-4508

The Land Park Community Association (LPCA) proudly announces it has awarded its first annual “Land Park Community Association’s William Land Distinguished Community Builder Award” to Craig Powell for his creation and leadership of the Land Park Volunteer Corps. LPCA will present the award to Powell on November 18, 2015, at LPCA’s monthly meeting.

The Land Park Volunteer Corps is a volunteer group that meets once a month (March through November) to perform routine maintenance and upkeep in William Land Park. Powell spearheaded the establishment of the Land Park Volunteer Corps in 2010, at a time when City budget cuts had drastically reduced the resources available for park maintenance. Powell recognized that, with the void created by cutbacks in Park staffing, the condition of the Park would suffer greatly unless an alternative means of maintaining the Park could be found. Recognizing the need, Powell conceived the idea of a volunteer organization that would meet monthly to perform routine park maintenance, and he then recruited others to work with him to establish the Volunteer Corps.

The Volunteer Corps typically meets the first Saturday of the month to perform pre-determined maintenance projects. In advance of each volunteer workday, the Corps confers with the City’s Parks Department to determine appropriate projects and priorities. Approximately 75-100 volunteers come out each workday to tackle assigned projects, such as planting trees, trimming bushes, raking flower beds, spreading mulch, and cleaning the duck ponds. Many junior high and high school students fulfill their community service requirements by assisting in the Corps’ efforts. Over the years, the Volunteer Corps has provided many thousands of hours of volunteer work to Land Park. In addition, in recent years, the Volunteer Corps has made a number of capital improvements to the Park, including the installation of stone benches at Swanston’s Fountain and new BBQ grills near a number of picnic tables.

LPCA created its “Community Builder” Award as a vehicle to recognize and celebrate extraordinary volunteer efforts affecting the Land Park neighborhood and community. LPCA president Ken Mennemeier said: “We are so proud to recognize Craig and celebrate his incredible contributions to the community, both in establishing the Volunteer Corps and through his tireless efforts over the last six years as its Lead Coordinator. The Volunteer Corps provides an invaluable service to Land Park, and indeed to all of Sacramento, through the work it does to maintain and beautify the Park.” Said Powell, upon learning of the award, “It gives me goosebumps. I’m speechless.” In conjunction with bestowing the award on Powell, LPCA will also donate \$1,000 to the Land Park Volunteer Corps in honor of Powell’s service to the community.

LPCA is a volunteer community organization, founded in 1985, committed to preserving and enhancing the quality of life in the Land Park neighborhood, by advocating to protect and preserve William Land Park; hosting events that bring neighbors and the community together; raising community awareness on issues affecting the Land Park neighborhood; supporting local entities, groups, and projects that enhance life in Land Park; and, working with elected officials and City staff to advocate on behalf of the Land Park community. More information about LPCA can be found at www.landpark.org.

LPCA’s next event will be its second annual Holiday Sing-along, to be held December 12, 2015, at 2:00 p.m., as the Eskaton Senior Living Center, at 3225 Freeport Boulevard.



Land Park Community Association

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president@landpark.org
www.landpark.org
Cal. Corp. Id. No. C1951792

November 3, 2015

By Regular Mail and E-Mail

Kathy Fleming
Executive Director
Fairytale Town
3901 Land Park Drive
Sacramento, CA 95822
e-mail: kfleming@fairytaletown.org

Re: Fairytale Town's Master Plan

Dear Ms. Fleming:

On behalf of the Land Park Community Association (LPCA), I write to share our thoughts about FTT's draft Master Plan, including its proposal to expand its footprint within William Land Park (the Park).

As is explained below, LPCA is not opposed to the proposed expansion of FTT's footprint, but we have concerns about the present lack of detail regarding how FTT would use the additional space. We understand that, for practical reasons, FTT feels it necessary to ask the Parks Commission and others for support for the concept of expansion before FTT invests the resources necessary to develop specific details. Given that circumstance, we felt it would be useful to share some of the principles, values, and concerns that will inform LPCA's ongoing evaluation of FTT's plans as they develop. This letter is intended to continue the dialogue between FTT and LPCA in those regards.

Preliminary Thoughts and Observations

To start, let me say that, like the rest of the community, those of us at LPCA celebrate and cherish FTT's place in our community. FTT provides a unique recreational opportunity for families with young children, and we are grateful to have such a wonderful community resource in our neighborhood. LPCA is proud that the Land Park neighborhood serves as host for those who visit the Park.

Also, we share FTT's respect and mindfulness of the role of the Park plays in both the neighborhood and the community. As a regional park, Land Park is an important resource for the entire Sacramento community. As it sits in the Land Park neighborhood,



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the Park also serves as a “neighborhood park.” Accordingly, we view LPCA as one of the Park’s stewards, just as FTT is.

Further, let me say that LPCA’s board does not oppose FTT’s proposed expansion. Many among us (including LPCA members and Land Park residents) see considerable potential in the prospect of a well-designed plan enhancing both FTT and FTT’s contribution to the character, ambiance, and recreational opportunities in the Park. At the same time, many of us have concerns arising from the fact that FTT proposes to expand without being able to share details about how it would use its increased space. This concern arises because we want to know that FTT’s expansion will not diminish the Park qualities we hold dear, and to know that the loss of open Park space will be amply offset by enhanced play opportunities within FTT.

After hearing LPCA members and others express their concerns, we have attempted to distill their comments and identify the values and principles that underlie those concerns, and we want to share those with you so. We are confident FTT shares many of the same values and principles, but we nonetheless think it important that we express them on behalf of LPCA and the Land Park community. All of this is done with the hope that FTT will develop a specific plan that LPCA can support.

Considerations Regarding the Proposed Expansion

LPCA board members have convened at several meetings to discuss the values and principles that inform our views about proposed changes both in the Park and, more specifically, to FTT. As you will see, those values and principles reflect a desire both that the Park maintain its unique charms and ambiance and, at the same time, that FTT remain a vital and thriving institution, while minimizing any adverse effect on Park features that many of us hold dear. The values and principles that arose in discussion among board members, and around which there was considerable consensus, are the following:

1. Open and free public access. All of us appreciate the fact that public parks provide a space for the community to visit to enjoy the outdoors with little or no cost. Diminution of open space detracts from that general objective. We are hopeful that, as part of its expansion plan, FTT can commit to expanding the opportunities it provides for all Park users, young and old, including economically-disadvantaged families, to visit to enjoy the experience offered within.
2. Prioritize use of expanded grounds for expansion of creative play space. One of the unique aspects of FTT, and one we all cherish, is the fact it provides children a place for imaginative, unstructured free play. We value that contribution to the community, and would ask FTT’s commitment to expand the opportunities and areas for such free play if its grounds are expanded. Relatedly, we would like to discuss



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FTT's plans for the use of its free space. For example, is FTT committed to adding additional storybook play sets similar to what already exists? Or, does FTT aspire to add active amusements (e.g., a zip-line) more fitting for an amusement park setting? We feel that, to justify any diminution of open space in the Park, FTT should commit to using that space in a unique fashion, as opposed to providing the types of recreational resource available at other recreational centers.

3. Efficient and optimal utilization of existing space. We are concerned about precious open park space being used for unnecessary buildings that do not enhance or enrich the use of the Park. For that reason, in connection with any plans to add structures to FTT, we would want to participate in the discussion about suitable improvements, and whether alternatives might exist for some of the contemplated needs. For example, the idea of providing restroom facilities, accessible from both within FTT and from outside FTT's grounds, seems meritorious. On the other hand, we anticipate the community would be concerned if new structures merely provide additional administrative space, or if FTT's eventual plan contemplates the addition of meeting space which sits idle and empty most of the time. In this regard, we envision a conversation to learn more about FTT's desires in connection with additional buildings on its grounds.
4. Park Aesthetics. Another important consideration is Park aesthetics. We understand FTT aspires to add one or more new buildings to its grounds. We would want to impress on FTT the importance to LPCA of having such facilities designed in a manner that minimizes adverse effects on views, vistas, and site lines within the Park. We also have a concern about whether the intended improvements might result in other, adverse effects in the Park. For example, one concern is the possibility of FTT designing a building with plans to offer the space to outside organizations for after-hour use. Such a plan might lead to the addition of lighting to the parking and footpath areas around FTT, with a potentially adverse effect on the ambiance of the Park and the surrounding neighborhood. We want to know more about whether FTT's plans contemplate the addition of lighting to parking areas and footpaths.
5. Building design and materials. We would also want the design, including construction materials for any facility, to fit in with the natural, park-like surroundings. We do not have anything specific in mind. But we would ask FTT's commitment to include this consideration in the design process, and allow us an opportunity to provide input as to any specific building design plans once specific plans are developed.



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6. DAR Grove of Trees. Many years ago a local chapter of the Daughters of the American Revolution planted a grove of trees in the area outside FTT, near the picnic area. We understand FTT's original expansion plan would have encompassed that grove of trees, but that FTT has modified (and reduced) its expansion plan so that the grove would remain outside FTT's fenced perimeter. We appreciate and support that adjustment, as the grove of trees is historically significant and important to many among us.

Contemplated Discussion between LPCA and FTT

As you can see, we offer the foregoing in a spirit of collaboration. These values are important to us, and we anticipate FTT shares many of these values. As you can also see, this expression of principles and values is general, and intentionally so. LPCA recognizes it is not our place role to try to offer a specific plan. Rather, we understand FTT will develop a plan. We ask only that FTT allow these principles and values to inform its planning process and that FTT allow us an opportunity to offer comments and suggestions on its plans as they develop.

We would like to discuss these considerations with you and your team so that we can better understand the details that are available. As noted, we are mindful that some have expressed concern about a lack of detail in FTT's plans, and to some degree we share that concern. At the same time, we understand FTT wants sufficient City support for the concept of allowing FTT to expand its fenced perimeter before FTT embarks on conducting a feasibility study as well as the challenges of fund-raising, designing the improvements, and implementing plans that are still to be developed. We are hopeful that, notwithstanding the lack of detail, through discussions that address the core values, guiding principles, and primary concerns laid out here, we can commit to working together to develop a design about which everyone can be enthusiastic.

Very truly yours,

s/ KCM

Kenneth C. Mennemeier
President, Land Park Community
Association

cc: Councilmember Steve Hansen
Director, Department of Parks and Recreation, City of Sacramento
LPCA Board members (by e-mail only)
Jon Jensen, Chair, LPCA Land Use Committee (by e-mail only)



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November 17, 2015

Kenneth C. Mennemeier
President
Land Park Community Association
PO Box 188285
Sacramento, CA 95818-8285
Email: president@landpark.org

Dear Mr. Mennemeier,

Thank you for November 3 letter on behalf of the LPCA, and for your time last Saturday to discuss Fairytale Town's Master Plan and the LPCA's concerns.

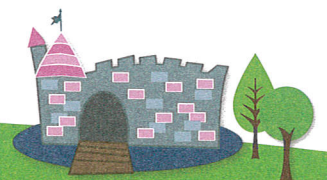
As you know, Fairytale Town is a nonprofit organization whose mission is to promote the imagination, creativity and education of children. Our vision is to inspire, educate and strengthen community through play. We value our long, rich history in the region, and are committed to preserving the historical integrity of fairytale Town and its emotional relevance with families and children of all ages while keeping pace with community needs now and in the future.

As you acknowledge in your letter, Fairytale Town shares many of the same values and principles as the LPCA. We firmly believe the enhancement of our footprint, programs and service will make a positive contribution to the character, ambiance and recreational opportunities in Land Park. We are confident you will also when we complete our feasibility study and can add more details to the plan.

We appreciate you identifying your concerns and are happy to respond to them

1. Open and free public access.

Fairytale Town is committed to being accessible and affordable to a diverse family audience. Our ticket prices (ranging from \$2 to \$5.75) are among the lowest in town for family entertainment. In addition, we offer free admission at least five times a year, and also offer complimentary admission and discounts to a variety of special audiences such as children with disabilities and school groups. In addition, we support every nonprofit organization who asks us by providing them with complimentary passes and/or memberships to use for their fundraising activities.



As a result of our accessibility and community outreach, Fairytale Town is one of the top five attractions in the region drawing approximately 250,000 visitors each year. The area we are looking to absorb is currently used almost exclusively for circulation, primarily to get from the parking lot to the Land Park's amenities, including the Zoo, Fairytale Town, Funderland, the Pony Rides and the Golf Course. Because of the size of our audience, we believe that more people will actively use the property if we are able to add it to our facility.

In addition, part of the plan includes building new and expanded restrooms for both Fairytale Town and Land Park, as well as a new walkway from the parking lot into the park. We believe this also improves the accessibility of Land Park in general.

2. Prioritize use of expanded grounds for expansion of creative play space.

The purpose of enhancing our footprint is to do just that. The majority of the land we incorporate will be used to build play structures and interactive learning areas such as gardens and an outdoor classroom. We plan for at least some of these structures to be engaging to children ages 8 to 10+ and to represent multi-cultural stories. We are committed to providing play structures that are powered by the imagination and have no plans to install electronic rides or other such amusements.

3. Efficient and optimal use of existing space.

It appears the primary concern is that we will erect buildings that will primarily be used for administration and will, therefore, sit vacant most of the time. Aside from the restrooms which will be used by both park and Fairytale Town visitors, the only other building we are proposing is the Story Center. This will be a low-profile building that will house interactive exhibits to help children build their literacy skills. While an administrative office will be necessary for those who work in the Story Center building, the majority of the building will be used to serve our community and meet our mission. Our intention that the Story Center will be open during our regular business hours.

4. Park Aesthetics.

Fairytale Town is also committed to park aesthetics and we strongly believe our enhancement project will improve aesthetics, views and vistas. In fact, we consider our master plan a park improvement project as well as a Fairytale Town improvement project. The Story Center will be a low profile structure that will fit in with existing elements within the park. We have no intention of adding more lighting or parking for this project. If codes require additional lighting, we will make certain they are LED lights that are focused so as not to cause light pollution.

Initial response from the community indicated there was a keen interest in having a community room in Story Center, but we have decided it is the best interest of the project and Fairytale Town that the Story Center building be used to house interactive exhibits to help children build their literacy skills.

5. Building design and materials.

Like you, we want our facility to fit in with the natural park-like surroundings in which we operate. As we have promised in the past, we will keep the LPCA informed as we develop our plans.

6. DAR Grove of Trees.

We were unaware that the trees we originally planned to incorporate into our facility were part of a distinct grove. We have altered the plan to avoid infringing on the grove. We think that the enhancement project has the potential to highlight the grove by providing foot paths to it.

I believe that this documents our discussion and addresses your stated concerns. Please remember, we are still at the beginning stages of the project. We actively reached out to the LPCA to inform our friends and neighbors of our initial plans. We will continue to share information with the group as we progress from planning to implementation. We will receive the results of our feasibility study on December 16. If results are positive we will begin a two-year capital campaign in 2016. We plan to ask the Parks and Recreation Commission for their support of the project in January. We will be required to ask City Council for their approval at some point also.

Thanks again for taking the time to talk with us about our Master Plan. Please extend our thanks to your Board colleagues. We were pleased to have the opportunity for productive dialogue about our proposal and look forward to working with you to make Land Park and Fairytale Town accessible and meaningful to our community.

Sincerely,


Kathy Fleming
Executive Director

cc: Councilmember Steve Hansen
Director, Parks & Recreation Department
Jody Ulich, Director, Convention & Cultural Services Department

*Please extend our thanks
to John, Pinky, Lisa & Steve*