

**MINUTES OF THE CITY COUNCIL
SPECIAL MEETING
Wednesday, January 7, 2009**

CALL TO ORDER/ROLL CALL

Mayor Hume called to order the special City Council meeting of January 7, 2009 at 7:02 p.m.

Present: Mayor Hume, Vice Mayor Scherman, Council Members Cooper, Davis and Detrick

Absent: None

Mayor Hume emphasized that the Civic Center project is moving forward and that the purpose of this meeting was to provide the project status to date, and to receive feedback on the components that will comprise the Civic Center as desired by citizens. He recognized the potential for the Civic Center to provide a lasting, iconic vision of Elk Grove, as well as induce economic activity through site amenities, interest in design of the facility by a world renowned architect, and public-private partnership opportunities.

Council Member Cooper observed that facilities proposed for the Civic Center should be considered for how well such uses will stand the test of time to ensure prosperity for future generations. In particular Mr. Cooper noted his experience visiting cities that provide for competition facilities for youth sports programs, which draw regional and national visitors on a regular basis, as an example of a sustainable, revenue generating amenity that would also serve the active youth sports community of Elk Grove.

PRESENTATION – Elk Grove Civic Center Summit

Sara Johnson, member of the Historic Preservation Committee, provided background on the process of selecting the architect to design the Civic Center. She stated that in 2005, 23 responses were received for a Request for Qualifications to design the Civic Center for the City; the list of applicants was narrowed to four who were requested to submit a further Request for Proposal; and the finalist selected was Zaha Hadid, based in London, England. Ms. Johnson noted that Zaha Hadid's many accomplishments included receipt the 2004 Pritzker Architecture Prize and design of the 2012 London Olympics aquatic facility. Ms. Johnson clarified that emphasis for tonight's presentation is about features in the Civic Center, not on actual design; but some consideration should be given where design and use meet, including such aspects as making facilities certified under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Ms. Johnson noted the unique opportunity of creating a sense of place, a hometown icon, to both preserve history and create history with a facility to showcase the community and serve needs for generations to come.

Pam Johns, Planner, provided an overview of the project site (filed), a 20-acre Civic Center site adjacent to 56 acres of Community Park located on the south side of Elk Grove Boulevard between Big Horn Drive and Laguna Springs Drive. With the aid of an overhead presentation (filed) Ms. Johns introduced general purposes of a civic center to foster discussion on what amenities the citizenry would prefer. She noted that Civic Centers generally serve as a focal point of the community, housing government offices and serving as an economic center, providing examples with the Cities of Oakland, San Marcos, Los Angeles, Fresno, Modesto, and Marin County. Ms. Johns reported that outreach to date included: 1) hosting three workshops throughout Fall 2008, 2) holding an online survey of Civic Center component preferences which received over 100 responses, 3) conducting a phone survey of 500 residents in Summer 2008 consisting of 23-30 questions also inquiring about component preferences, and 4) using live polling at this evening's summit to compare attendees' preferences on a selection of eight questions with those gathered from the phone survey. Ms. Johns stated that going forward from tonight it is expected that the overall project will be a five to ten year process implementing detailed designs, producing financing and phasing plans, and ultimately constructing the site.

Ms. Johns conducted the live polling segment of the meeting where 83 respondents in the audience had the opportunity to vote on questions selected from the component preference survey, having the opportunity to immediately see the results of the collective response of the room along with the results from the telephone survey for comparison (the results are available through the overhead presentation filed by Ms. Johns). In summary:

- The room respondents tended to be longer-term residents, with 41% having lived in Elk Grove for more than 15 years, whereas the phone survey responses had a more even distribution of resident tenure in the City for the 1-5 year, 6-10 year, 11-15 year, and more than 15 year categories;
- On ranking satisfaction/dissatisfaction with the quality of life in Elk Grove the room respondents were 34% very satisfied and 54% somewhat satisfied as opposed to the phone survey responses which were 49% very satisfied and 41% somewhat satisfied;
- In ranking what one thing was liked most about Elk Grove from a list of options, the room respondents preferred 27% family and friends being in the area, 24% location, 12% open spaces, and 10% quality of schools; the phone survey ranked 27% location, 23% small town atmosphere, 13% family and friends being in the area;
- In response to whether citizens would be more likely to use a library if included in the Civic Center the room respondents were 49% no effect as compared to the phone survey response of 60% much more likely to use the library. Ms. Johns noted that the phone survey was conducted prior to the opening of the Old Town library in December 2008 which may account for the response discrepancy;
- In response to whether citizens would be more likely to use outdoor picnic and meeting areas if included in the Community Park the room respondents were

49% no effect as compared to the phone survey response of 52% much more likely to use such facilities;

- Both the room respondents and the phone survey responded affirmatively to questions that users would be much more likely to use amenities such as a performing arts center in the Civic Center and an amphitheatre in the Community Park;
- The top four project components participants would like most to see from a list of options included for the room respondents: 85% performing arts center, 56% restaurants and cafes, 49% cultural arts center, and 39% athletic facilities; and for the phone survey: 32% performing arts center, 26% athletic facilities, 25% parks and open space, and 23% swimming pool.

Council Member Detrick noted that the Civic Center should be considered in light of amenities that the City already has, so as to not create competition for the uses already served by facilities such as Elk Grove Park. He noted the opportunity to generate unique amenities, or address underserved uses, through the Civic Center project.

Vice Mayor Scherman believed that supplemental facilities provide citizens options and are helpful to alleviate highly utilized resources such as Elk Grove Park.

Council Member Davis noted components of community meeting spaces and a convention center were not listed as options on the survey list. Ms. Johns asked audience participants to call out amenities they considered when selecting the "Other" option in answering the last survey question ranking the top four components respondents would prefer to see for the project, which included the following:

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| ➤ Art / Film / Theatre House; | ➤ Medical School; |
| ➤ Bike / Motocross Track; | ➤ Memorial Park for Veterans; |
| ➤ Botanical garden; | ➤ Meeting Space; |
| ➤ Casino; | ➤ Monuments; |
| ➤ Convention Center; | ➤ Planetarium; |
| ➤ Cultural Arts Center; | ➤ Sports Arena; |
| ➤ Farmer's Market; | ➤ Superior Court House; |
| ➤ Hotels; | ➤ Transit Station; |
| ➤ Ice Rink; | ➤ Veteran's Hall; |
| ➤ Private University; | ➤ Visitor's Center; |

Council Member Davis observed that several retail options could be advanced by private development in areas surrounding the Civic Center project site. He noted that more components can be implemented in the actual Civic Center project space by increasing density and designing vertically, creating a multi-story downtown.

Mayor Hume noted that public-private partnerships could create incentives for private development to further integrate land uses of surrounding properties with the Civic Center project site. He offered an example such as phasing a neighboring parking lot into a multi-story parking structure as more of the amenities of the project develop.

Council Member Cooper noted the lack of a regional Olympic sized pool which may present an attractive venue that could also serve to integrate the uses of the Civic Center and Community Park sites.

During an open forum question and answer period, other elements of the components of the Civic Center and general concerns were raised as follows:

- Using the Trails Master Plan to link a greenbelt walkway to the regional mall;
- Capturing the rural culture lifestyle;
- Using water features to soften the urban center;
- Integrating a trolley system or light rail connecting Old Town and the regional mall to the Civic Center;
- Giving the architect expanded scope to provide design plans for the entire commercial area, including properties surrounding the Civic Center project site;
- Celebrating the diversity of Elk Grove;
- Exploring the use of connecting tunnels and walkways between civic buildings to provide indoor connectivity for inclement weather and ease of access;
- Inviting other government agencies to utilize the space and house offices to centralize all aspects of Elk Grove's local governance;
- Keeping the amenities and attractions at the Civic Center affordable;
- Inviting a sports team and building a stadium, and using such a facility for year round events and shows providing a large scale venue for gatherings such as graduations;
- Providing space for Recreational Vehicle (RV) parking for overnight stays;
- Ensuring that the design and components are considered in tandem so that the two do not diverge in purpose;
- Address parking and traffic concerns;

In response to whether project components were limited to the 20-acre Civic Center site, Mayor Hume noted that uses could be integrated with the 56 acre Community Park, with surrounding private land owner properties, and by impacting site use density.

Vice Mayor Scherman noted the commitment of the City Council, since inception of the project, to maintain the 50+ acres of the Community Park site as open space vital to the Civic Center project.

Mayor Hume observed that mixed use options were available in the Civic Center site to provide residential space to supplement livability of the area. He believed such integrated use, combined with a density of amenity offerings, could expand the time of activity to operate beyond an eight hour day, potentially creating an urban center regularly active for a 14-16 hour day.

Ms. Johns reported that the next presentation before the City Council was tentatively scheduled for February 25. She noted that the project timeline expects the design phase to be complete by the close of 2009, and that several opportunities would remain

available to the public to provide feedback as the project advanced through future phases of work. Mayor Hume affirmed that unlike the mall project, which was a private development, that the Civic Center site is a public project that will welcome public participation and feedback throughout the phases of the project, including aspects of design.

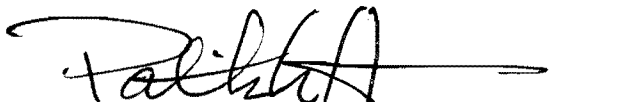
Council Member Davis encouraged active pursuit of the project to move towards building the facility as soon as possible, as the benefits of the site will generate economic activity and funds spent now may save the City in the long term, taking into account increasing construction costs.

ADJOURNMENT

With no additional business to conduct, the special City Council meeting of January 7, 2009 was adjourned at 8:44 p.m.


JASON ROLF LINDGREN,
ASSISTANT CITY CLERK

ATTEST:


PATRICK HUME, MAYOR