

City Properties Ad Hoc Committee



Purpose



Identify and evaluate underutilized city-owned properties and recommend their sale, lease, use, repurpose, or other disposition as an economic development tool for the city.

Committee Members



Council Members

Sarah Aquino

Rosario Rodriguez

Residents

Jennifer Cabrera

Robert Goss

Lance Klug

Todd Speelman

Clark Whitten

Parks & Rec Commissioners

Will Kempton

Brian Wallace

Choose Folsom

Joe Gagliardi



10 Members

8 Meetings

15 Properties

12 Undeveloped

3 Vacant / Underutilized



City Properties Ad Hoc Committee

General Recommendations



- Establish a real estate fund
- Consider retaining a commercial real estate professional
- Investigate Surplus Land Act process
- Reappoint committee and expand scope

Undeveloped Properties



<u>#</u>	<u>Address</u>
0	End of Fong Street
1	E. Natoma & Folsom Lake Xing
2	E. Natoma & Briggs Ranch Drive
3	906 Leidesdorff
4	Figueroa @ Rodeo Park
5	200 Mormon
6	N/A
7	Behind Diamond Glen
8	Behind Diamond Glen
9	Wye Property
10	RT Parking Lot @ Glenn Station
11	Parkshore Drive
12	Glenn Drive

Vacant / Underutilized Properties



Einstein Café Space @ Library

Zittel Family Amphitheater

Dan Russell Arena

Property #0



Location: End of Fong Street

Acreage: .21

Recommendation: Sell

0



T = 149

NOT A SEPARATE PARCEL

12

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Part of R/wl.

Property #1 & 2



Location: E. Natoma & Folsom Lake Xing

Acreage: 6.56 and .63

Recommendation:

- Continue to study and explore possible uses
- Consider lot line adjustments of parcels to create usable parcels
- Consider a design to complement Johnny Cash Legacy Park
- Consider some parcels for oak tree mitigation



2



1" = 149'

2

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Property #3

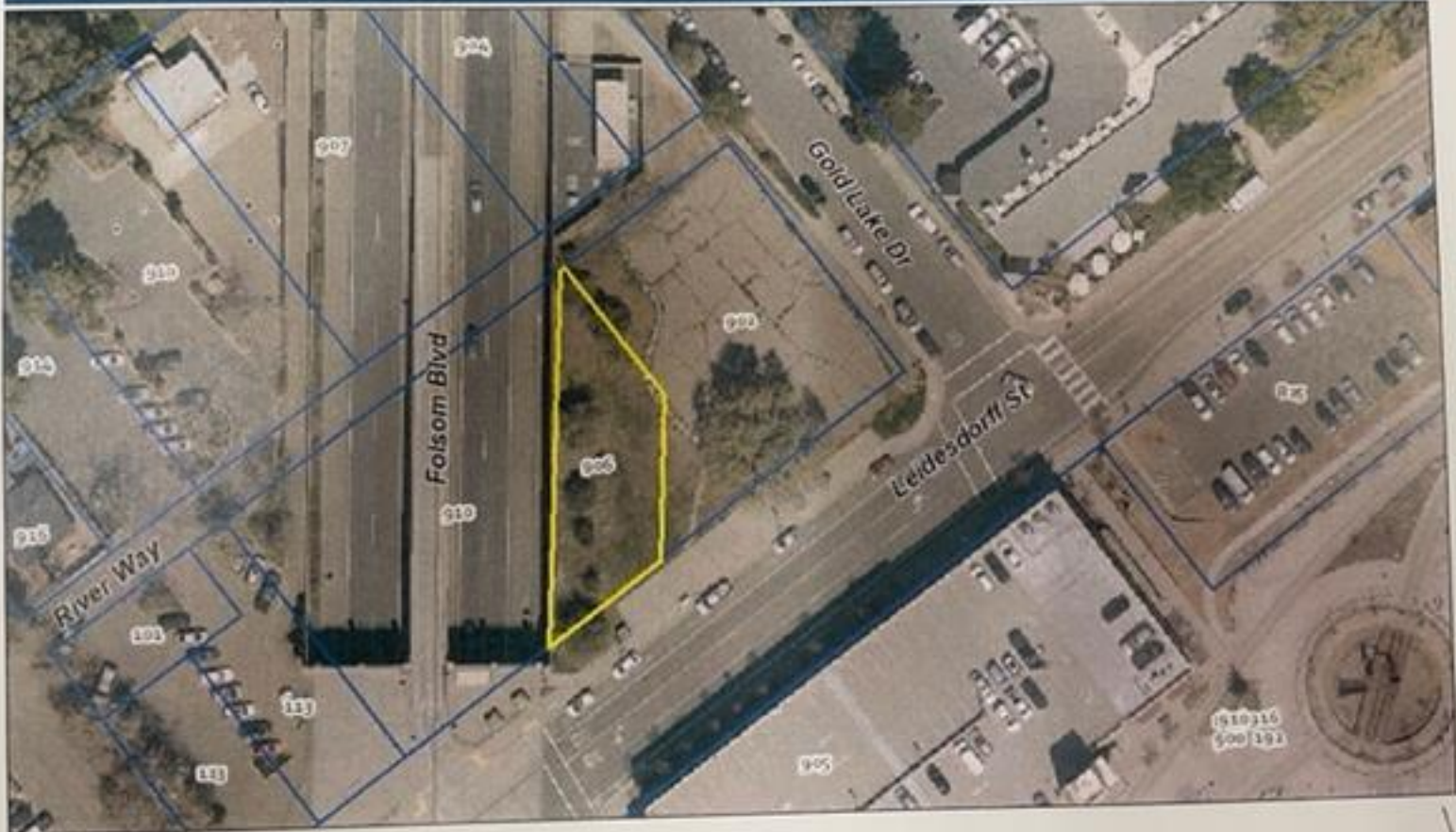


Location: 906 Leidesdorff

Acreage: .15

Recommendation:

- Great potential for a unique development
- Initiate conversation with owner of adjacent lot
- Investigate Surplus Land Act process
- Good example of how a dedicated real estate fund could allow city to sell or acquire key properties



T = 74



Property #4



Location: Figueroa @ Rodeo Park

Acreage: .42

Recommendation:

- Retain for possible trail connection to Sutter St.
- Rezone to park / open space



Property #5



Location: 200 Mormon

Acreage: 1.82

Recommendation: Rezone to park / open space

5



T = 149'

2

Property #7 & 8

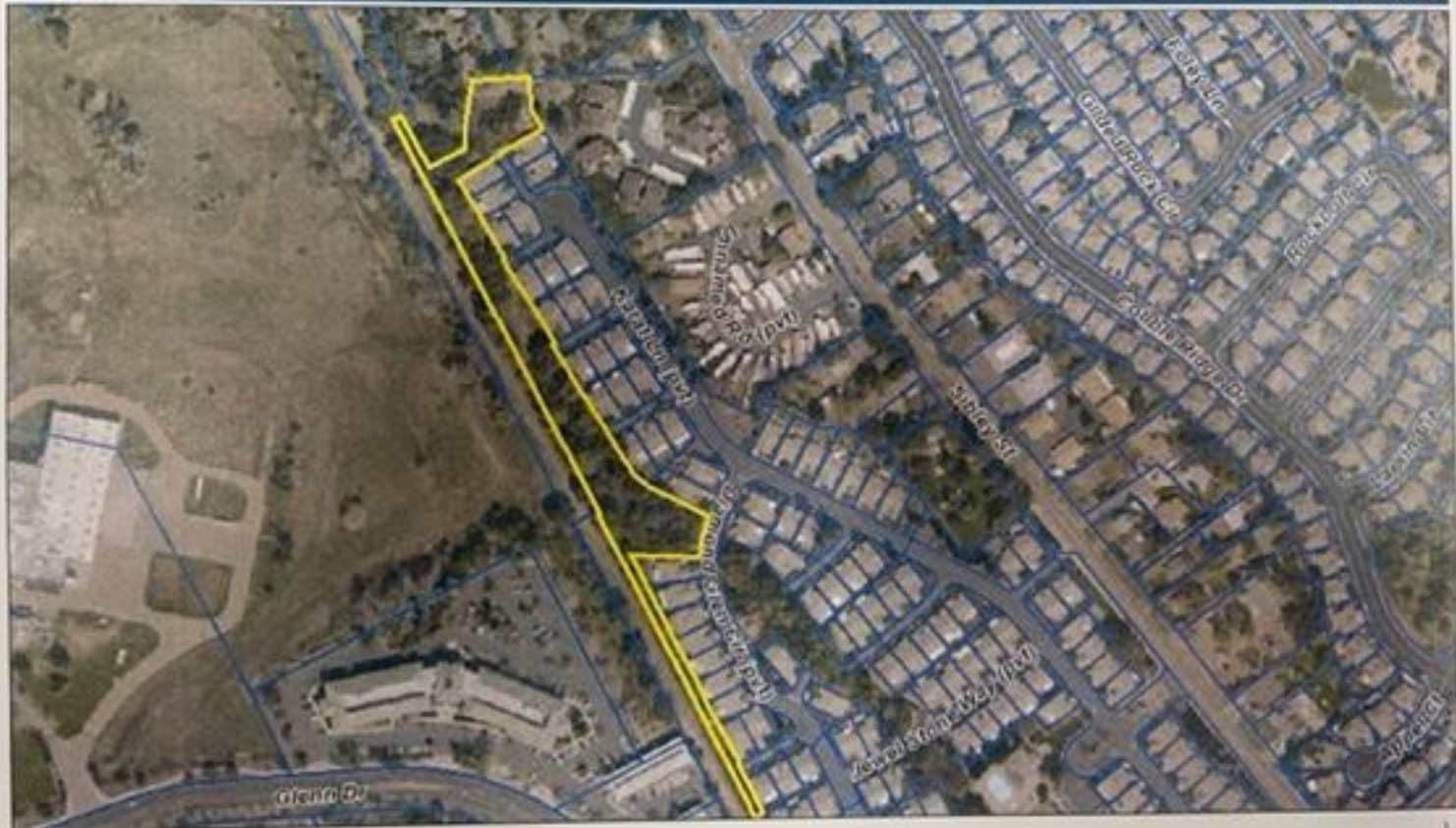


Location: Behind Diamond Glen

Acreage: 2.48 and .29

Recommendation:

- Initiate conversation with Kikkoman regarding larger vision for this area
- Possible tree mitigation area



T = 297

21

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1" = 297'

21

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Property #9



Location: Wye Property

Acreage: 3.47

Recommendation:

- Relocate corp yard annex to existing or new corp yard
- Activate non-leased portion of property
- Restore / activate Superintendent's House (HistoriCorps)
- Develop long-term vision



T = 207



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Property #10



Location: RT Parking Lot @ Glenn Station

Acreage: 2.92

Recommendation: Issue RFQ for transit-oriented development



1" = 140'

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Property #11



Location: Parkshore Drive (within the gated property of WAPA)

Acreage: .54

Recommendation:

- Ask WAPA about interest in purchasing
- Property has no access from street
- Possible River District opportunity?



T = 74

2

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STANDARD
STANDARD
STANDARD

Property #12



Location: Glenn Drive

Acreage: 3.2

Recommendation:

- Ask adjacent property owner about interest in northern parcel (smaller parcel)
- Retain southern parcel as it contains existing trail and Willow Creek corridor



T = 14'



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At-a-Glance:

Underutilized city-owned properties

Number	Location / Address	Sell	Rezone	Retain & Activate	Explore Development Opportunity
0	End of Fong Street	✓			
1	E. Natoma & Folsom Lake Xing			✓	✓
2	E. Natoma & Briggs Ranch			✓	✓
3	906 Leidesdorff			✓	✓
4	Figueroa @ Rodeo Park		✓	✓	
5	200 Mormon		✓		
6	N/A				
7	Behind Diamond Glen			✓	
8	Behind Diamond Glen			✓	
9	Wye Property			✓	✓
10	RT Parking Lot @ Glenn Station	✓			✓
11	Parkshore Drive	✓			
12	Glenn Drive	✓		✓	

Property #13



Location: Einstein Café Space @ Library

Recommendation:

- Refer to Library Commission for their input on how best to activate the space and generate revenue with potential uses not limited to food vendors. Report back to Council with recommendation within 90 days.

Property #14



Location: Zittel Family Amphitheater

Recommendation:

- Refer to Parks & Rec Commission for their input on how best to activate the space and the surrounding district and possibly generate additional revenue
- Consider whether it would be better to outsource all operations to a third party, or continue existing partnership with FHDA with possible limitation on the number of free uses per year
- Report back to council with recommendations within 90 days

Property #15



Location: Dan Russell Arena

Recommendation:

- Refer to Parks & Rec Commission for their input on how best to activate the space and generate revenue
- Consider a public/private partnership or issuing an RFP for promoter to manage and operate venue
- Explore other uses
- Report back to Council with recommendation within 90 days

Recommendations for Next Steps



- Refer Einstein Café Space to Library Commission
- Refer Zittel Family Amphitheater and Dan Russell Arena to Parks & Rec Commission
- City Manager to return to council with:
 - Plan and timeline for selling Property #0 (Fong Street)
 - Info regarding Surplus Land Act as it relates to key properties such as 906 Leidesdorff and Glenn Station
 - Plan for activation of unleased portion of Wye Property
 - Plan to engage adjacent property owners on Parkshore and Glenn and determine fair market value of city properties



Questions / Comments