



Underutilized/Vacant City-Owned Properties – November 8, 2022

- City Council Ad-Hoc Subcommittee created February 27, 2022, with City Councilmembers: Sarah Aquino and Vice Mayor Rosario Rodriguez
- Other community members selected:
 - Jennifer Cabrera
 - Robert Goss
 - Lance Klug
 - Todd Speelman
 - Clark Whitten
 - Will Kempton
 - Brian Wallace
 - Joe Gagliardi

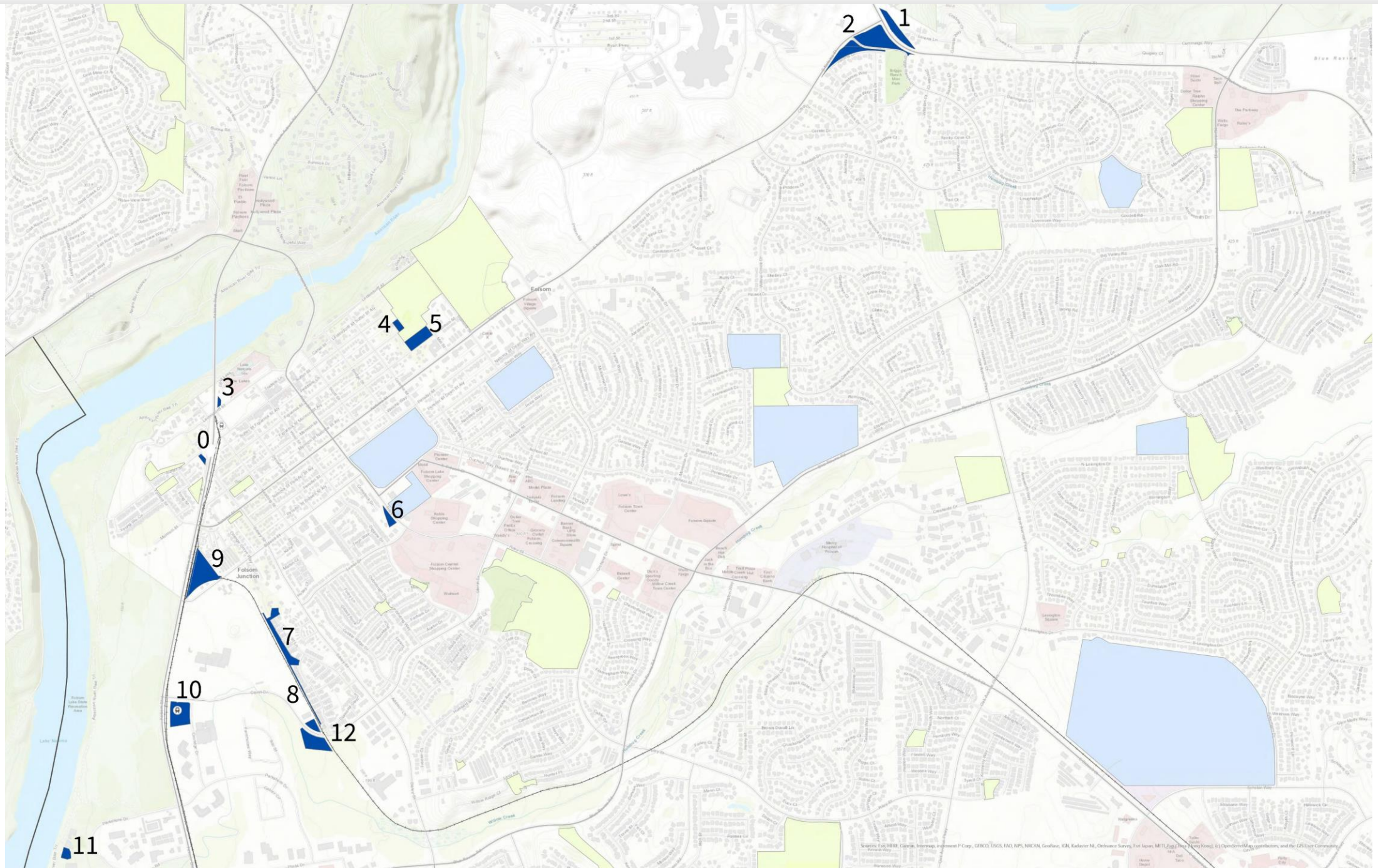
Ad-Hoc Subcommittee Review



- Looked at 13 undeveloped/vacant sites in the city
- Looked at three other city-owned rented/leased sites

Review included:

- site visits
- review of relevant documents (General Plan, Zoning, etc.)
- parcel and site maps
- site constraints
- existing/prior agreements



SECTION 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Underutilized and/or Vacant Sites

Three city-owned spaces identified:

- Einstein Café
- Zittel Family Amphitheater
- Dan Russell Rodeo Arena



City Council Presentation/Direction



- City Councilmember Aquino and Vice Mayor Rodriguez made a presentation at the August 23, 2022, City Council meeting
 - **General Recommendations:** establish real estate fund; consider retaining a commercial real estate professional; investigate surplus land act process; and reappoint committee/expand scope
 - **Vacant City-Owned:** sell, rezone, retain/activate, explore development opportunity
 - **Underutilized and/or vacant:** refer Einstein Café to Library Commission and Zittel and Rodeo Arena to Parks and Recreation Commission

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	✓		✓	

- City staff team: City Manager, City Attorney, and Directors from Parks & Recreation, Public Works, Community Development, and Environmental & Water Resources
- Reviewed/Analyzed all 13 sites:
 - **For “sell” sites:** concurred with three of the four sites; suggest to add two more sites. Staff recommends site 12 be removed. All sites subject to the Surplus Land Act process.
 - **For “rezone” sites:** concurred with two sites and recommend that this go through the pertinent commissions and city council approvals.
 - **For the “retain/activate” sites:** concurred with all six sites, but each have specific circumstances that need to be further evaluated/explored.
 - **For “explore development” sites:** concurred with five sites; four are also included in other suggestions and should be further evaluated and one site (site 10) is already identified as future high-density housing.

Library Commission Review:

October 18, 2022, the Commission met and made recommendation for Einstein Café:

1. Offer the space to the Friends; or
2. Conduct an RFP process for café/seating area; or
3. Make it a rental for community members

Parks and Recreation Commission Review:

Ad-Hoc met four times with staff and a few times with FHDA and HFRA. P&R Commission approved the Ad-Hoc recommendations
November 1, 2022:

- Seven specific recommendations that maintain current focus of fun/free/family and existing uses of the sites. With emphasis to recover staff and damage costs.
- Additional 10 ideas for moving forward focusing on engaging partners, seeking promoter input, and evaluating improvements needed to enhance usage.

Recommendations and Direction to Staff



Recommendation 1: Vacant City-Owned Parcels:

- Remove Site 12 from the list of consideration as it is not a viable option for sale or alternative use. The remaining sites (0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11) have various merits that require some additional evaluation to get a better idea of which ones are most suited to either sell, rezone, retain/activate, and/or explore or develop.

Recommendation 2: Einstein Café (in order of preference):

- Offer the space to the Friends of Folsom Library as an extension or replacement for their current sales space. In the Commission's vision, along with book sales, the space would offer a seating area equipped with high-end vending machines. The city would receive revenue directly from the vending machines, and indirectly from the Friends, who would anticipate selling more items and discontinue paying rent for offsite storage.
- Open a Request for Proposal (RFP) process to operate the space as a café & seating area.
- Make the space available for rent to community members as a meeting space.

Recommendations and Direction to Staff



Recommendation 3: Zittel Family Amphitheater and the Dan Russell Rodeo Arena:

- Maintain branding/focus of fun, free, family (Zittel Amphitheater)
- Maintain youth sports schedule and their use of fields (Dan Russell Rodeo Arena)
- Continue current events at Arena (Rodeo, Rodeo Cross, Renaissance Faire)
- Continue current events at Amphitheater (Ice Rink, Farmer's Market)
- Recover staff costs associated with supporting events
- Recover costs associated with damage/repairs
- City staff to continue managing the master calendar of events at both facilities
- Follow up with the additional considerations as listed in previous slide

Discussion and Direction