



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND
CITY COUNCIL

DATE: April 15, 2008

SUBJECT: Provide Support for a Proposed Yolo County Cultural, History
and Art Center

Report in Brief

This report examines the proposed Yolo County Cultural, History and Art Center planned to be located at 601/609 Fifth Street (Assessor Parcel Number 006-222-10), which is at the southeast corner of Fifth Street and Oak Avenue. City and County staff have been meeting periodically with the project sponsors, the Yolo County Historical Society and Yolo County Arts Council, in order to develop alternatives for locating a site to accommodate the Center. These discussions have led to the Fifth Street/Oak Avenue site as the best alternative. A commitment from City and County officials at this time is necessary because the project sponsors are facing a deadline to submit a conceptual plan and grant application for additional funds. Since the proposed use conflicts with the Downtown Specific Plan, staff believes the City Council should review this request and provide direction regarding the proposed use of the Fifth Street/Oak Avenue site.

Staff recommends that the City Council approve in concept the use of the Fifth Street/Oak Avenue site for the proposed Yolo County Cultural, History and Art Center and encourage the Yolo County Historical Society and the Yolo County Arts Council to pursue outside funding.

Background

This year, the Yolo County Cultural, History, and Art Center Steering Committee prepared a **draft preliminary** report on establishing a Yolo County Cultural, History and Art Center (see attached). The report discusses the construction of a facility approximately 16,000 square feet in size and suggests locating the facility at 601/609 Fifth Street. The subject property is owned by Yolo County, approximately 30,700 square feet in size, and located within the Gateway Revitalization Area of the Downtown Specific Plan (District E2).

City and County staff have been meeting with representatives of the Steering Committee in order to identify alternatives for accommodating the Center. These alternatives have ranged from a 30,000 square foot facility located on a six acre site within a neighborhood or semi-rural site to a 15,000 square foot facility located within a downtown site. The latter alternative was determined to be more feasible because of the County-owned parcel described above. In addition, the County Board of

Supervisors declared their intention to make the Fifth Street/Oak Avenue site available to the Historical Society as part of a local match. The Board's action occurred on January 24, 2006 as summarized in the attached staff report.

City staff's initial evaluation of the proposed use of the site was not supportive. This position was based on the inconsistency of the proposed use with the Gateway Revitalization Area of the Downtown Specific Plan. However, there are no other site alternatives available to the project sponsors and the group is facing a deadline to submit a conceptual plan and grant application that may generate a significant amount of funds for the future development of the proposed Center. The City Council and staff have been asked to reconsider this issue in view of the looming deadline, availability of the parcel and the fact that the proposed use would have a positive impact on the community.

Discussion

Although the proposed Yolo County Cultural, History and Art Center is inconsistent with the Chapter 7 Gateway Revitalization Area discussion contained within the Downtown Specific Plan it is considered a "public and quasi public building use" under the "Institutional and Government" section of the Land Use Matrix of the Plan. Since this use is a permitted use for District E, if the project were to be successful in getting the necessary funding and move forward, the Plan would have to be revised to eliminate these inconsistencies. Also, since previous City Council/Redevelopment Agency Board action has taken place to approve a MOU regarding to possible development of the Railroad property within the Gateway Revitalization Area, the need to revise the Specific Plan already exists.

Since it would be advisable to take a more comprehensive review and assessment of the Gateway Revitalization Area and if the timing was appropriate, the possible revision to the Downtown Specific Plan for the Railroad property **and** the Cultural, History, and Art Center could be incorporated into the overall update of the Plan. Otherwise, individual Specific Plan amendments will be more difficult to individually assess and process.

Fiscal Impact

There is no identified fiscal impact to the City at this time. If the site were to be eventually developed with the Yolo County Cultural, History and Art Center, there would be a slight reduction in possible future proposed property taxes that are based on the current Specific Plan Gateway Revitalization Area designation. This potential property tax reduction would result in a loss of potential tax increment funding to the Redevelopment Agency.

Public Contact

Posting of the City Council Agenda.

Alternative Courses of Action

1. Approve in concept the use of the Fifth Street/Oak Avenue site for the proposed Yolo County Cultural, History and Art Center and encourage the Yolo County Historical Society and the Yolo County Arts Council to pursue outside funding.
2. Cease further consideration of the proposed use of the Fifth Street/Oak Avenue site for a Cultural, History and Art Center as described herein.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

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City Manager

Attachment No. 1: County Staff Report of January 24, 2006 regarding the County owned Fifth Street/Oak Avenue Parcel



COUNTY OF YOLO

General Services Department

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Director

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TO: **The Honorable Frank Siefertman Jr.**, Chair
and Members of the Board of Supervisors

FROM: **Ray Groom**, General Services Director

DATE: January 24, 2006

SUBJECT: Yolo County Cultural, History and Arts Center planning grant notification

RECOMMENDED ACTION

- a. Authorize the submission of a planning grant by the Yolo County Historical Society and the Yolo County Arts Council to the California Cultural Historic Endowment for a Yolo County Cultural, History and Arts Center.
- b. Declare the intention of the County to make the 5th and Oak property available to the Yolo County Historical society for the project as part of the local capital match.
- c. Authorize the Chair of this Board to issue a letter of intent in connection with the grant application.

FISCAL IMPACT

At this time there is no fiscal impact. However should the grant be approved for the capital construction a matching amount would be required. The county-owned .7-acre parcel located at the corner of 5th and Oak Street in Woodland is the appropriate site and is located in the Woodland redevelopment district. The parcel is currently valued at approximately \$600,000 and is vacant for development.

REASON FOR RECOMMENDED ACTION

This action will allow the Yolo County Arts Council and Historical Society to seek grant support to explore, plan and seek funding for a Yolo County Cultural, History and Arts Center. The grant will provide resources to develop a plan to build a facility that will showcase the culture, diversity and spirit of Yolo County residents, past and present. If the grant leads to a full grant award for the capital portion, it will entail Board allocation of a county-owned parcel for the center.

The two entities believe CCHE - California Cultural Historic Endowment may be the best avenue to secure funds for planning and the subsequent capital program funding. County of Yolo staff has assisted the groups in developing a program that provides a

facility. The goal is to create a center with a minimum of 16,000 square feet offering three aspects of service to the community. These include permanent and rotating Yolo Cultural and History Museum exhibits; permanent and rotating art gallery exhibitions, including a potential partnership with Crocker Art Museum to bring key works of art to Yolo County; and classroom and lecture space, for all ages and subjects. Woodland, as the county seat and most centrally located amongst the underserved north-county communities, has been identified by the non-profits as the community of choice for the new Center.

BACKGROUND

Key pieces for both CCHE grant application opportunities is identifying the location for the project and identifying synergistic partnerships (i.e. County, City, cultural groups, other non profits) that create collaboration and support for this concept. County General Services have noted that a possible option is a parcel of land owned by the County (5th & Oak, Woodland). In addition, the non-profits have identified the possible donation of a 3,000 square foot historic home, currently located on 5th Street between Main and Court Streets in Woodland, that has to be moved to make way for a development project. The Board of Supervisors must consider if the use of the 5th & Oak Street parcel is an appropriate use of County assets. The land with the addition of the relocated historic home would serve as phase one of the center project providing a competitive edge for the grant application, a location that is centrally located in Yolo County, and the revitalization and preservation of a historic home. Phase two would then be adding facilities to compliment and expand the project to achieve the planning intent. In addition, the County General Services has expressed a need for a more comprehensive and better climatically controlled County Archives, thereby protecting the documents and providing a central point for all historical documents. The inclusion of this in the cultural center blueprint would serve a dual purpose, creating a state of the art county archive department and solidifying the center's ability to bring key works of art to Yolo County under safeguarded conditions.

The non-profits continue to work to meet the timelines for the CCHE grant application process. After round one of funding, the CCHE Board revised applications for the next two rounds offering greater opportunities for the Yolo County plan. The strategy is to apply in both rounds, first to secure the planning grant and then the capital grant. The planning grant deadline is January 31, 2006 with a possibility of funding up to \$350,000. This planning grant will create a specific, tangible plan that will result in creating an identified capital assets project. It will aid in funding various project elements including architectural & business plans, fiscal sustainability, designs for rehabilitation and renovation of the historic house and construction of auxiliary square footage. The planning portion includes outreach to citizens to inform them of the projects intent and gain public input.

The City of Woodland is aware of this project and is internally staffing the proposal. The City has not stated any position at this time.