

Emma S. Barrientos Mexican American Cultural Center (MACC) Board Recommendation 20150603-002

Recommended that the Open Space, Environmental and Sustainability Committee and the Planning and Neighborhoods Committee review, discuss and validate the contractual requirements and timeline to implement the recommendations below and move to place on the City Council Agenda:

- a. City Council dedicates 64 & 58 Rainey and contiguous owned property to Parkland per resolution as unanimously approved Board Recommendation 20140903-006 on September 3, 2014.
- b. Provide 4 ft. of right of way along alley for Sackman Enterprises, Inc (developer) to pave at their expense (not part of Parks costs).
- c. Contractor to provide screening along River and Rainey and permit the MACC to install plywood to be used as mural at developer's expense.
- d. Pocket park design will be provided by a landscape architect and paid by the developer.
- e. Pocket park design should not impede future use of 64 Rainey when MACC facility is built out. (Such as widening of River Street for better egress, etc.)
- f. Pocket Park design and construction includes 64 and 58 Rainey both to be paid by developer.
- g. Pocket Park design process to include a minimum of two public meetings where input, suggestions, etc. is provided by the community, MACC Board and PARD Planning Staff for integration into the design. MACC Board must approve final park plan prior to submittal for permitting.
- h. Developer will provide maintenance of the Pocket Park in perpetuity.
- i. Update of MACC Master Plan to be completed by architect of record. Developer pays for update, from offered amount.
- j. Set Conditions: 1) No driveway in no build buffer, 2) No dogs/pets on 64 Rainey, 3) No extension of 70 Rainey businesses on 64 Rainey, (i.e. outdoor seating, etc.).
- k. Complete design and permitting so that Pocket Park construction begins within 2 months after first Certificate of Occupancy is issued for 70 Rainey.
- l. Provide the ability so that upon build out of the MACC (final phase) the City may change the use of 64 Rainey for a build out use, such as widening of their driveway, etc.
- m. Set back easement vacated when dedicated parkland.
- n. Recommendation to use 64 Rainey Street for developer's staging area is contingent on land being turned into Parkland.

- o. Developer will maintain the condition of their exterior walls in perpetuity.
- p. No changes to the Park will be made by the developer without MACC Board approval.