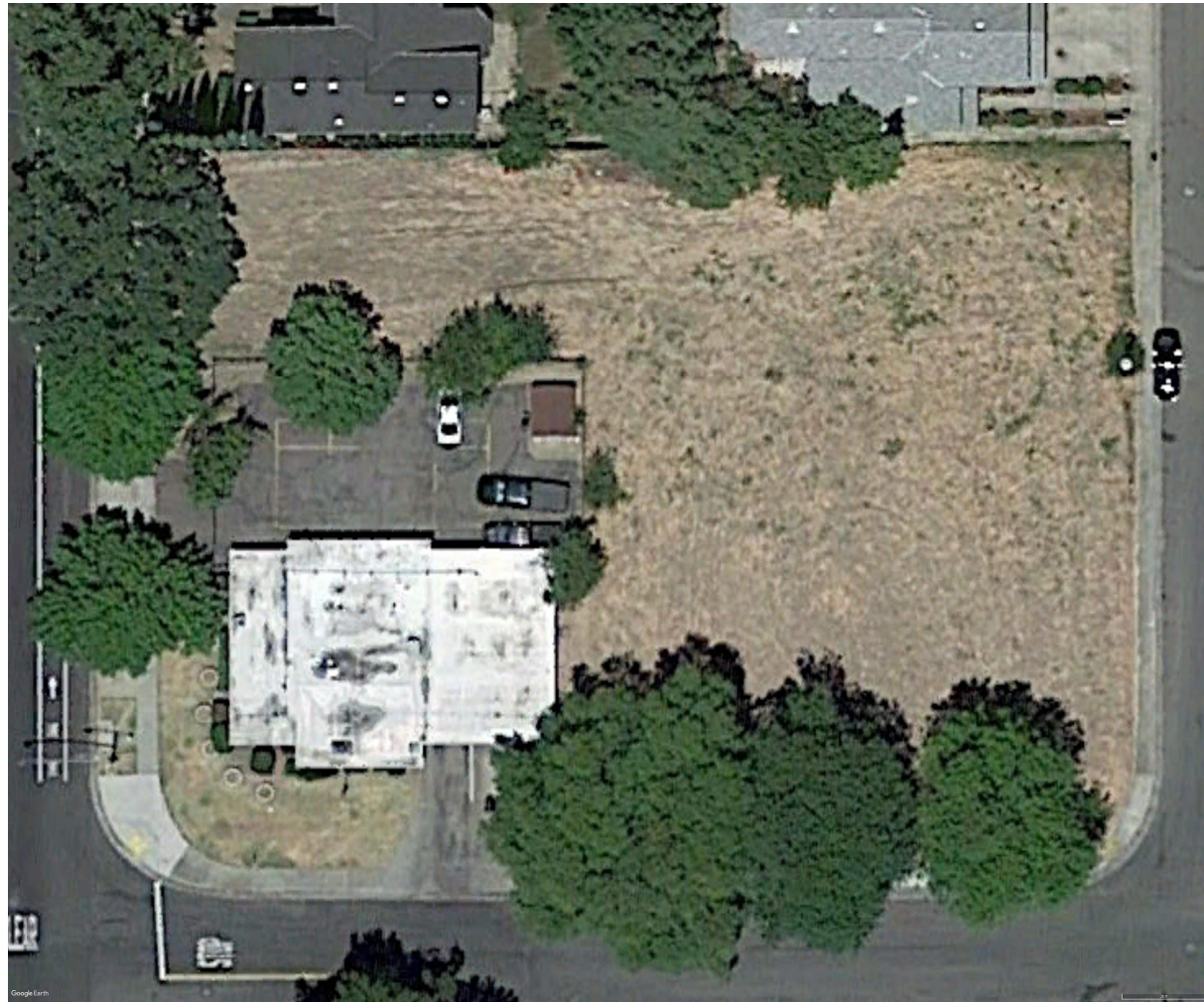




# Site Development Clarifications

1591 Newborough Dr.  
95833

Monday, September 20, 2021  
Amie Tokuhama Chapman  
NGAC 2021 Board of Directors



# What is the Natomas Garden & Arts Club?



*The NGAC was formed in 2018 around the idea of transforming the property at 1591 Newborough Drive into a Garden & Arts Center and Gallery for the Natomas Community. The Natomas Garden & Arts Club formally incorporated into a 501(c)(3) nonprofit organization.*

**Our mission** is *“Connecting and Enriching the Community through Gardening and the Arts”.*

**Our goal** has been to provide to the community art and gardening opportunities that bring people together and build lasting, meaningful connections.

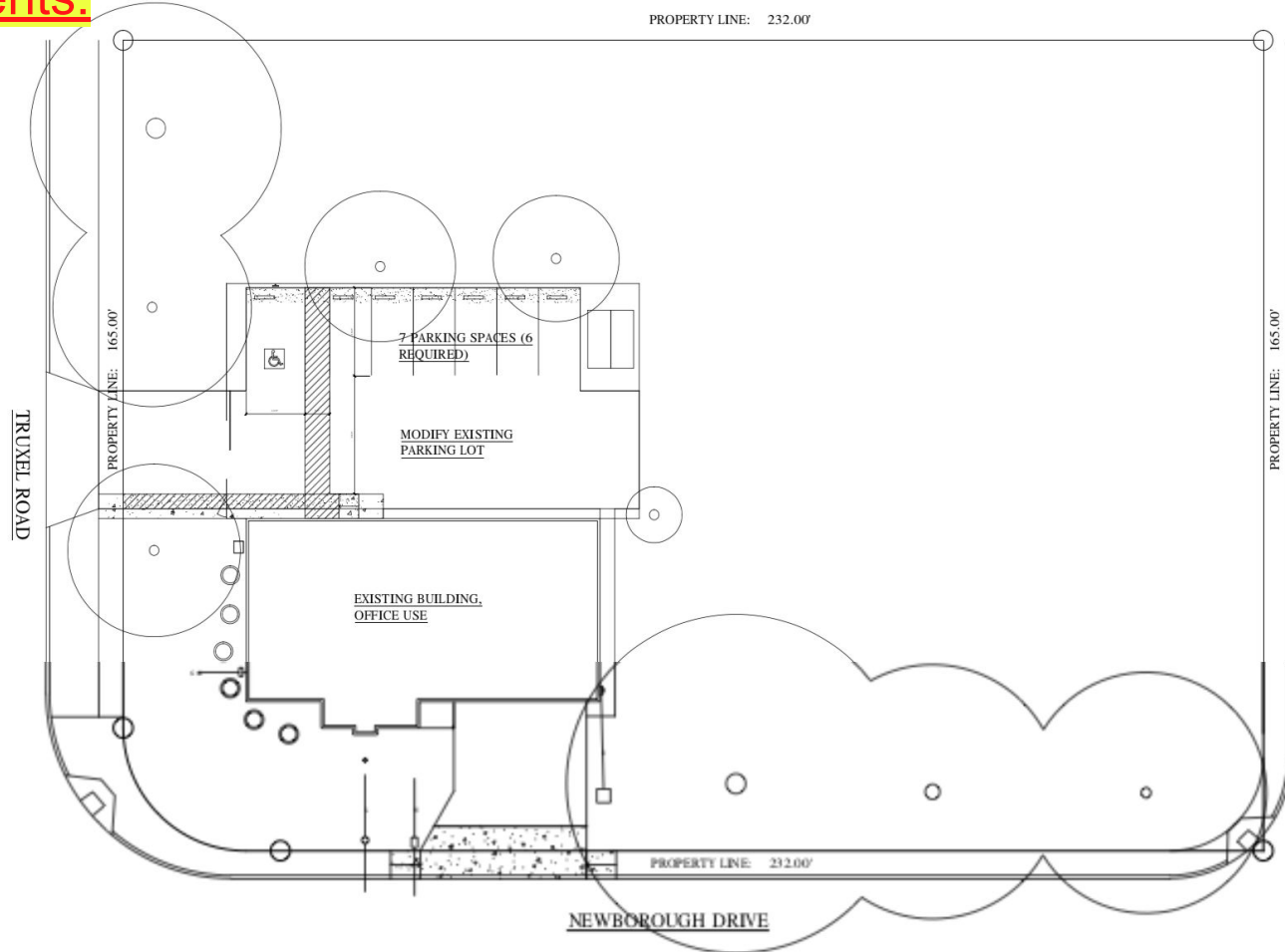
**Our vision** is a permanent Garden & Arts Center and Gallery that is a hub of community activity and civic pride, and which will provide opportunities for community members to show and share their talents. The community has endorsed the vision of an indoor/outdoor gallery and community space. The gardens are meant to be a space for demonstrating, practicing, observing, learning, and participating in art and gardening activities. The exterior space will include garden art in the form of statuary, bridges, topiary, bonsai, decorative planters, walkways, benches, and other garden art.

# Proposed Garden Elements:

- Pollinator Attractive Landscaping
- Drought Resistant Landscaping
- Native Plant Landscaping
- Ethnic Cuisine Demonstration Gardens
- Garden Art
- Meeting/Teaching Areas
- Reception Areas
- Areas for Quiet Contemplation



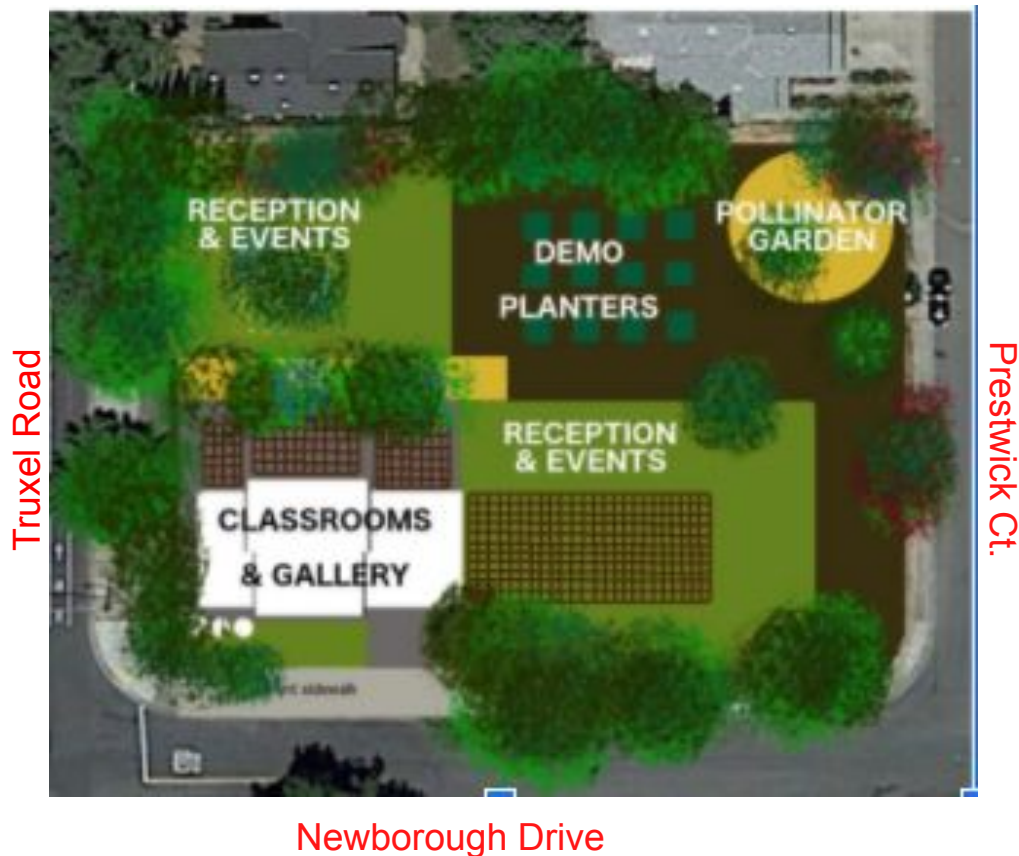
EXHIBIT D: SITE PLAN - 'B' OCC.  
1" = 30'-0"



# Our Vision:

The Natomas Garden & Arts Club has a Sustainability Plan written in 2020 as part of our preparation to take custody of this facility. In it, we propose that the Center generate revenue from the Gallery, from classes and workshops, and from facilities rentals for small events.

The landscape design will take into consideration the requirements for such usage. There will be discrete areas available for a multitude purposes. The hardscape will also include well-lit, ADA accessible pathways, multiple gathering areas, and planting spaces for demonstration and teaching gardens. We are trying to balance the practical needs such as parking, storage, and security fencing with this vision.





The patio is an essential feature of the indoor/outdoor feel of the traditional Eichler Home, we hope to include this vibe in the final design.





# What is the NGAC's Relationship with the City of Sacramento?

In 2018, the Sacramento City Council earmarked \$800,000 to transform the vacant fire station and empty lot into a Garden & Arts Center and Gallery. The community has repeatedly expressed concern and doubt that the dream would ever come to fruition.

## 42. Funding for the Northgate Boulevard/Gardenland Area Improvements

File ID: 2019-01039

**Location:** Citywide

Public comment heard from David Guerrero, Flavio Huizar, Joe Contreras, Annette Emery, Todd Boyd, Sharon Jennings, Carolina E. Flores, and Amie M. Tokuhama.

**Action:** Adopted **Resolution No. 2019-0295:** 1) establishing the Northgate Boulevard Property Based Improvement District (PBID) Multi-year Operating Project (MYOP) (I02186000), the Garden and Arts Center Rehabilitation Capital Improvement Project (C15000830); and 2) authorizing the City Manager, or the City Manager's designee, to establish the expenditure budgets in the Northgate Boulevard Property Based Improvement District (PBID) (I02186000, \$68,000), the Northgate Streetscapes Improvement Project (T15046100, \$1 million), the Garden and Arts Center Rehabilitation Project (C15000830, \$800,000), and the Youth Pop-Up MYOP (I02001800, \$56,000) by transferring \$1,924,000 from the available fund balance in the General Fund (Fund 1001).

**Contact:** Hector Barron, Assistant City Manager, (916) 808-2669, Office of the City Manager

It is our understanding that the City will make modifications to bring the building up to code for public occupancy. The NGAC will lease the property from the City with a Memorandum of Understanding (MOU) that has yet to be drawn up. The relationship will be similar to the Shepard Garden and Arts Center in McKinley Park.

The community has an interest in seeing that the vision we have articulated is implemented as far as possible. The Natomas Garden & Arts Club will interface between the concerns of the community and those of the city. The community has requested they be able to review the budget prior to finalization of costs. The NGAC can facilitate a community discussion to help keep the community comfortable with the process.

## Final Thoughts:

This facility will be an asset to our community for years to come. The choices we make now must take into consideration not only our fondest wishes and dreams, embedded in the past, but also the reality of the world we live in today and our vision for our future.

While you make your judgements, suggestions, and proposals, please be mindful that the Natomas Garden & Arts Club supports above all else environmental equity and sustainability in all our plans and projects. The NGAC also celebrates the rich cultural diversity and heritage, and we feel our Center should reflect that richness.

Please consider how we can build in net-zero emission technology and water use reduction into our infrastructure from the foundation. Please also consider how our Center can be as inclusive and representative as possible of our wonderful, inspiring community.

### Contact Information:

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