

## **JM-52 Park Site**

### **Public Workshop #2 – November 21, 2024, 6:30pm at Rex Fortune Elementary**

*Approximately 15 residents and 6 City Staff attended.*

- Introductions:
  - Tara Gee, Park Planning & Development Manager
  - Heather Buck, Senior Park Development Project Manager
  - Joel De Jong, Park Development Project Manager
  - Kelly Appier, Park Development Project Manager
  - Josh Cervantes, Park Development Project Manager
  - Jennifer Adona, Customer Service Specialist
  
- Park Info:
  - JM-52 is a 1.5-acre park site located Sierra Vista, the surrounding streets are Misty Ridge Drive and Bright Star Road, west of Upland Drive. It adjacent to an open space area. It is a smaller, neighborhood park with a 1-1/2 hour stay and play value.
  - It is 1 of the 12 new parks planned for the Sierra Vista area.
  - Construction Budget is approximately \$350,000-\$400,000.
  
- Sierra Vista Park Map:

Tara discussed the handout (JM-52 Context Map.)

  - 12 new parks in total for the Sierra Vista area and 2 existing parks.
  - Many of the other parks are in the same “In Design” phase. These parks are being designed concurrently.
  - JM-52 \$350,000 to \$400,000 construction budget.
  
- Review of the 1<sup>st</sup> Public Workshop (September 26, 2024):

Tara asked how who was at the first meeting? *Approximately half the room.*

  - Recap of the requested amenities/park improvements:
    - *Trees*
    - *Adult exercise equipment*
    - *BBQs*. For fire and safety reasons being located near open space, and to deter the unhoused at night, BBQs are not generally installed.
    - *Concrete picnic area*
    - *Seating*
    - There were also some conversations about being *dog-friendly*. However, there is a City ordinance that only allows leashed dogs on trails and open space.
  
  - Recap of concerns related to this park:
    - *No restrooms*. Small parks do not warrant restrooms. Because of limited funds we need to spend on actual amenities.
    - *Vandalism*
    - *Noise and light pollution*. Basketball can cause noise and light pollution, so basketball will be at Byouk Park at instead.
    - *Cameras*. If we have cameras, they will be on a temporary basis for security.

- Recap of one main feature from the suggested items: (These are used to find the collective priorities of the group.)
  - *Walking paths*
  - *Small shade structure*
  - *Swings*
  - *Shade*
  - *Seating areas*
  - *Adult exercise equipment*
- The Concept Sketch was shown.

Feedback from the first workshop resulted a high-level, rough concept sketch. What is shown is over budget, but we want to see if we are on the right track. Again, this will not show every bench, it's gives more of a general idea of the plan.

  - In the base bid, we included grassy areas and concrete walking paths (indicated by dashed lines) that connect the play area and picnic area to the future bike trail.
  - There are some options since we bid parks in a menu style. This means that if the bids are competitive, we may be able to add more amenities. If we are able to stretch the dollars, it may be possible to add more grass.

Tara reminded the attendees that Byouk Park, is currently being built nearby, and it is connected to the future elementary school. Besides bigger amenities, these (school/aprk) types of parks typically also offer restrooms because of the 2-2 ½ hour stay and play value. Byouk is almost 8 acres and will include softball, a shaded picnic area and soccer, which could impact the need of some features at nearby parks. We usually try not to duplicate amenities that the school has planned in the park next to the school.

#### Resident Questions/ Feedback:

- *Wasn't the budget about \$500,000 not \$350,00-\$400,000?* The \$529,000 is the entire budget, but we also have to account for architectural, engineering, permitting and inspections, which leaves a construction budget of approximately \$350,000-\$400,000. We also need to consider the impact of inflation and COVID on prices. Before COVID, it was about \$400 K/ acre to build a park, and now it is about \$800 K/ acre. Who knows what pricing will be in the future? Usually, costs won't come down, but they will start to level off.
- *Comment was made about a resident's house being connected to the park and due to work, their son sleeps during the day. They request power equipment noise to be limited.*
- *When will the bike trail be built?* The bike trail is the responsibility of the developer. It could be about 2 years out. What we can do now in that area is minimize concrete in order to leave room for the bike trail and its connection to the park.
- *What are the brown areas on the sketch?* Bark/ mulch. There are pockets of plantings proposed along the park frontage.
- *Comment that there is lots of brown.*
- *What are the circles on the sketch?* Trees.
- *Comment that if it's not grass, please cut down the weeds.*
- *What is along the street?* Proposed pockets of plantings with bark mulch.
- *What is connected to the play areas?* Grass areas and natural areas. There was a needs assessment conducted for more natural trails to be provided throughout the park system.
- *Is there shade shown?* No. We are already over budget, but if shade is a preference, we can definitely get pricing.
- *Comments about the Sacramento area heat and how the playground would be useless without shade. Use would be limited to just the spring time.*
- ***Tara asked the residents who was in favor of adding shade.*** Approximately 12 residents raised their hands.
- *Will there be drinking fountains installed?* Yes, we always do include at least one.

- *Comment that the play structure is sufficient.* The play structure is smaller. This enables us to maximize how the budget is used.
- *What is the age range for the play structure?* We generally request a play structure designed for 5–12-year-olds (school-age children), with components for younger kids integrated. This ensures more play value, as younger children often want to play with the older ones.
- *Comment made that if it isn't grass, it would be a waste of space and not used.* There is a possibility that there could be future improvements, but again this is utilizing the funds we have now. The City usually doesn't prefer to open parks in phases, but it has become more of the norm.
- *Will the unutilized space/ natural areas be maintained?* Yes, though we can't promise that they will be maintained every week. That would require more staff. Timing is a delicate balance, especially between Memorial Day and the Fourth of July. Please know that the undeveloped areas will be maintained on a purposeful, seasonal or routine basis—typically once a year or several times a year. Over-maintaining these areas can lead to increased weed growth.
- *Will there be sidewalks around the edges of the park?* There is.
- *Can you go all the way around?* Yes, the looped paths will include a combination of concrete or dirt (natural trails) around the park.
- *What percentage of the park is grass?* About 40 - 50%, it is a small site.
- *If there will eventually be a bike path, do we still need a trail?* Yes, this creates a looped path and shortcuts to the bike path or play area. A natural trail is a cheap way to create a looped connection.
- *Will JM-52 connect to park site DF-50?* Yes, with connection of the bike trail.
- *What are the orange parks (in the map handout)?* Future parks to be built in the area.
- *Do the dark dashed lines have to be concrete? Can they be asphalt or decomposed granite to reduce costs?* We will consider alternative paving materials and select the most suitable option. However, decomposed granite with irrigation can sometimes become muddy.
- *Comment about not having children and preferring a smaller playground, especially with a bigger playground at nearby Byouk Park.*
- *When will we break ground?* It's Winter 2024, and we are still in Step 1: Public Workshops of the 8 step Park Planning Process. If the sketch is heading in the right direction, Step 1 will continue into early next year. Steps 2-5, included approvals and preparation of construction documents. This will take place throughout the majority of 2025. To maximize savings, we prefer to use the full construction window (March to October). Pausing to winterize the project would significantly impact our already limited budget. This would put the start of construction at Spring 2026.
- *Comment that our kids will be grown by the time we break ground.* Our goal is to build the park as quickly as possible while maximizing the budget. This plan enables us to achieve both.
- *When will the park be done?* Considering we start construction in the spring of 2026 and we are able to stick to the timeline, there will still be a grass grow-in period (Step 7: Establishment.) The grass needs to have a good stand and be thriving before it can survive heavy foot traffic. Once that is complete, we plan to open the park at the end of 2026 or beginning 2027, weather-permitting.
- *What factor could delay this?* We are in the middle of construction now for other parks. We did not expect this rain. The construction timeline is weather dependent.
- *When will park site DF-50 be built?* The process hasn't started yet. We hope to begin public outreach next year. We are activity working on 6 parks in Sierra Vista simultaneously. Due to limited funding, the parks we are working on are spread out, ensuring widespread accessibility.
- *When/ how do you get funding to build the park(s)?* Park fees are collected as the developer pulls a building permit, one house at a time. We do not have all the money to build all 12 of parks today. Fees are collected as homes are built. In the development, if 25% of the homes are built, then we only have 25% of the money. A cluster of homes in

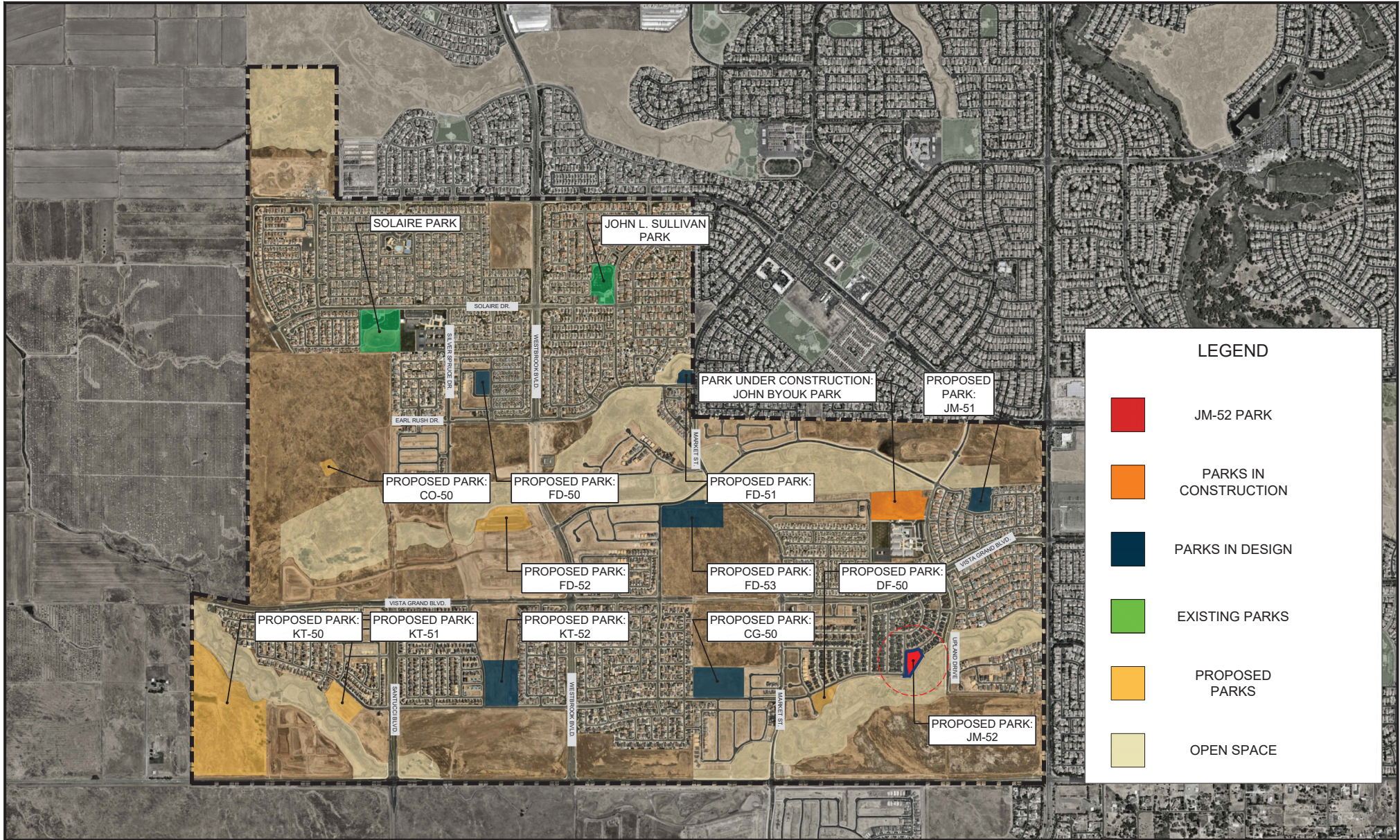
a neighborhood isn't enough to pay for a park. Not one neighborhood pays for one park. It takes several neighborhoods to collect enough funds to build one park. Funding collected from Mello Roos pay for road medians, landscapes and park maintenance, but not park development. This means that when each park is built, assessments will go up in order to maintain the new park.

- *Tara asks, "Are we going in the right direction?"* All but about 2 people agreed.
  - *Regarding the undeveloped space, if we can't afford more grass, do we have an option for natural play space. A pre-school nearby has natural boulders in the play area.* Besides some resident concerns, everything costs money. Boulders are still expensive. It's out of the budget. We have a natural play over at Solaire Park. One of our goals is to provide different experiences at each of our parks.
  - *Does it have to be grass? What about horseshoe?* Everything we add on will cost money. Horseshoe is not a feature that is well utilized. We need to concentrate on installing amenities that will be used by the largest number of people.
  - *Is grass the cheapest to add?* No, but it was a high priority request and the right choice for the neighborhood.
  - *Why do the edges of the park need to be bark?* Besides being cost effective, this is a water conservation technique. (Grass that you walk over to get to another park feature is not in compliance with water conservation ordinances).
- **Next Steps:**
- As a reminder, we are still in Step 1 of the Park Planning Process. Please review the steps if you missed the first meeting. This is posted online.
  - Since we are headed in the right direction, we can move on to refining the concept and create a formal rendering. This will prompt the 2-week write-in period. If you like what you see or want to provide additional feedback, this is when we need to hear from you again. Help us to not waste time having to holding a 3<sup>rd</sup> meeting, if it is not necessary and instead move along to the next step.
  - We anticipate breaking ground in early spring 2026, and we hope to complete the park in one construction period, to avoid the impact winterization has on the budget.

If you have any questions or if you know anyone who missed this meeting and would like to provide feedback, please email: [yourlandscape@roseville.ca.us](mailto:yourlandscape@roseville.ca.us)

The meeting minutes will be posted on the website:  
<http://www.roseville.ca.us/parksintheworks>

Thank you very much for participating and we will follow up soon. We appreciate you time!



JM-52 CONTEXT MAP

SIERRA VISTA SPECIFIC PLAN

DRAWN BY: J.R.C  
NOVEMBER 2024

