CITY OF ROSEVILLE CALIFORNIA

Parks, Recreation & Libraries
316 Vernon Street, Suite 400
Roseville, California 95678

AR-64 and AR-66 Park Site
Virtual Public Workshop #1 – November 12, 2026, 6:00pm

Approximately 20 residents including City Staff attended.

- Introductions:
  - Tara Gee, Park Planning & Development Manager (present)
  - Jill Nunes, Parks, Recreation & Libraries Director
  - Heather Buck, Senior Park Development Project Manager (present)
  - Joel De Jong, Park Development Project Manager
  - Josh Cervantes, Park Development Project Manager
  - Diana Vazquez, Park Development Project Manager (present)
  - Jennifer Adona, Office Assistant

- Park Info:
  - AR-64 is the more linear park site that connects directly to AR-66, which is envisioned to be more of central type of park or town square located in Amoruso Ranch.
  - They are both about 2.3 acres each.
  - Since they are basically connected, the potential users of these two parks are the same neighbors.
  - These are considered a neighborhood park, which means the majority of users will either walk or bike to the park. The type of features proposed there will be more appropriate near homes rather than features that will attract users from other parts of the city. Larger attractions are reserved for city-wide parks where there is sufficient parking and space further away from homes.
  - The combined construction budget is about $2.6 Million.

- Park Planning (and Design) Process, 8 Steps (30-36 Months)
  - Step One: Public Workshops/Outreach (2-3 Months):
    - Public workshops and initial introduction of the project to the park starts today. At this 1st virtual meeting we are requesting your feedback.
    - Next, a 2nd in-person meeting will take place, where a concept sketch based on the feedback from the first meeting is presented. We will gather additional feedback (positive or constructive) on the direction of the design, since sometimes we get different attendee groups at the two meetings.
    - Next, a refined master plan is developed using the initial sketches and comments received to date. The public 2-week write-in period will open for all feedback negative or positive on the master plan. We need to hear from you to make sure that we reach consensus of the opinions received before moving on to the next step. Don't forget to comment during this period, even if you have attended both prior meetings. If we don't get enough support, we may need to conduct another follow-up meeting, so please make your voices heard.
  - Step Two: Master Plan Approval and Environmental Review (2 Months):
    - Parks and Recreation Commission (starting in January 2027 it will be expanded to include Libraries) reviews and approves the design.
    - Potential environmental impacts are identified beyond what was done in the specific plan development.
    - Environmental permitting application is done if needed. (Generally environmental review is not required in neighborhood parks, but could if anything changes from the specific plan.)
    - The last item in this step is bringing the master plan to City Council for approval.
    - Note: Both the Park, Recreation & Libraries Commission and City Council are public meetings that the public is welcome to attend.)

- Step Three: Design Development (and construction drawings) (5-8 Months):
  - A design consultant prepares design development plans (construction documents) that will be used for both bidding of the project and construction.
  - They refine the initial design and address site-specific issues, grading, utilities.
  - Then they move forward and develop the construction documents.
- Step Four: Citywide Plan Review (3-4 Months):
  - The construction plans submitted to all City departments to ensure City standards are in place and code compliant (just like any outside developer.)
  - Construction permitting
- Step Five: Bid and Award of Contract (2-3 Months):
  - City Council will review and approve of the bid advertisement.
  - Advertisement of bid and public bid opening
  - Based on the bids received, we go back to City Council to review and approve of contract award and any bid alternates that we are able to award.
- Step Six: Construction (8+ Months):
  - This is the most exciting part of the process for the public and the project managers. Contractor is on site building the park. It's amazing to see the transformation of a bare dirt lot come to life as a park where families spend time together or play sports.
  - Time period may expand due to weather/ rain.
  - Our standard construction window that we try to hit is starting construction in early spring with the completion of major elements by the fall. Although, there are times we are not able to hit it every time due to various reasons.
- Step Seven: Establishment (Plant Establishment/ grow-in period) (3-4 Months)
  - If we hit the end of Step 6 by fall/ late fall, then we would enter Establishment in the early winter.
  - Establishment is when the park looks done, but we aren't quite ready to open yet. We are still busy completing safety certifications, final inspections and permit sign-offs.
  - We are also ensuring grass and landscape plants toughen up for the heavy use they receive once the park opens. This takes roughly 3-4 months and is dependent on how the grass grows in and how well the public respect the construction fences.
  - When people enter the park before the fences are down, it is considered trespassing. Premature use of the park damages it and causes repairs, ultimately delaying its opening to the public.
- Step Eight: Park Dedication (2-3 Months)
  - Dependent on weather, we may have a soft opening when construction fences are removed.
  - Sometimes the formal dedication won't be held until a couple months later, as we may be waiting for warmer weather, coordinating with park namesake's families, Council Members and more.

- <u>AR-64 Space Planning Exercise, shown:</u>
  - A concept contained in the specific plan is more about a space planning exercise. For AR-64, the linear park, which is broken up by a couple of streets, includes: shade, open grass areas and a children's play area.
  - Note – This concept plan is subject to change based on funding, recreational trends and other factors.
  - Construction budget for AR-64 park is $1.1 Million. For a linear park, this may seem like a lot, but it really isn't, as the cost of construction increases every year. What we thought we could build in 2016, when this plan was developed, is vastly different 10 years later. Given the current cost of construction, the items noted in the sketch will total more than the budget allows. We will try to stretch the dollars to the extent possible, and to do so we'll need your input.

- <u>AR-66 Space Planning Exercise, shown:</u>
  - A concept contained in the specific plan is, again, about a space planning exercise. For AR-66, the site was envisioned to have a town square feel. It was contemplated to include: a stage, restroom, children's play area and a grand lawn space that will be used gatherings and events. There are game courts contemplated as well as other paved large gathering spaces for community events.

- Note – This concept plan is subject to change based on funding, environmental conditions and other factors.
- Construction budget for AR-66 park is $1.4 Million plus design and engineering. Again, while this may seem like a lot of money, we are stretching every dollar, and all the different items we see here—especially on a more formal basis—will exceed the budget.

Since both are expected to exceed the established budgets, we are asking three questions.

- Resident Input:

  What are the top three park improvements you would like to have considered for this park?
  - *Walking paths*
  - *3 for trees/ more trees/ mature trees*
  - *Shaded seating*
  - *Family gathering*
  - *Recreation spaces*
  - *2 for an inclusive, multi-generational/ different dynamics for all ages*
  - *2 for playground*
  - *2 for a playground that includes an area for small toddlers and older kids*
  - *3 for shade coverings/ sails over the play areas*
  - *Gated playground*
  - *A building/ indoor space*
  - *2 for bike path/ track for kids*
  - *Open courts for a sport or an open play field*
  - *3 for splash pad/ water feature*
  - *Swing set*

  What is your biggest concern related to these parks?
  - *Time frame*
  - *Lack of shade*
  - *Having a play area too close to a road*
  - *2 for trash/ maintenance/ cleanliness*
  - *Security lighting*
  - *Heat protection*
  - *The current bus stop is at the corner of this location during construction. We need to make sure children will not be able to enter easily.*
  - *Budget*

  As mentioned, we have a tight construction budget, but that doesn't mean that we will only have one park feature. Your top ranked answers will help us prioritize what we need to focus on. Know that with every park we build we strive to stretch the dollars as far as we can. The answers to this next question will help us determine the "must haves" versus the "nice to haves."

  If you had to pick one main park feature, what would it be?
  - *Play area/ playgrounds*
  - *Sitting benches under shade*
  - *Trash cans and doggy bags throughout all of the walking paths*
  - *2 for play areas that are age appropriate for multiple age ranges*
  - *2 for play area with shade*
  - *Basketball court*

  Thank you all for answering these very important questions. Now is the time for additional questions or comments.

- Residents Questions/ Comments:
  - *When asked about park improvements, do we have a baseline or options that we can pick from?* You can pick from the items I mentioned or you can pick from a park that you like. We usually get a lot of comments asking for open lawn areas or play areas. Whatever you would want to see in a park. Pick your favorite park you've seen or that has been built by the City and share what you would like.

- *How long before the park will actually be ready?* It takes 30-36 months from the start of public outreach today to the completion of the park. *Is there any possibility of expediting it, because the school has not been built yet?* Unfortunately, the reason it takes as long as it takes is how we build consensus. There's lots of people who have lots of desires and needs, so we will take some time to sort through that to ensure that we have a consensus on whatever plan we move forward with. That doesn't mean everybody agrees on everything. I will tell you that not everybody is going to get everything they want. However, we do our best to include as many features as possible. We carefully choose what makes sense for the site and the location, as well as what fits the budget. There's a lot of juggling happening when we design a park. Permitting and creating construction documents also takes time to ensure every detail is addressed in a park's design and construction.
- *One of the things that I noticed with a number of, especially newer Roseville parks, is there is just very little trees, tree coverings. It gets brutal here in summer. Agreement on different dynamics and for all ages.*
- *More trees planted. For example, at Nela Luken, the park by Mojo's and Kitchen 747, has huge elm trees that create so much shade. I'm not seeing those types of trees at newer parks or enough benches where people can sit and talk under shading. That's one of the things I wish we can incorporate.* We try to do is mix the fast-growing trees, like Elms, with slow growing trees, so that we create a continual shade canopy. What happens with fast-growing trees is that they die faster. We try to balance those two things so we have shade, but it usually takes about 5 years for a tree to get to a decent size where they are casting shade. Unfortunately, the properties we typically receive has no trees and is already cleared and flat. It is difficult to get mature trees in, and when we plant large, boxed trees, they tend to go into shock. As a result, they are not only more expensive, but their survival rate is also lower.
- *Are we asking about improvements beyond what's already in the plan?* What was shown in the plan was more of a space planning exercise, so what you want to see in the park is what we want to hear. If it's the same as what you saw in the plan, great, if it's something different that fine as well. At this point we haven't made any determination on what is going to be in the park, so if you are asking about a specific thing, we don't know yet. To reiterate, the items shown in the specific plan are just ideas, they are not cast in stone. This is why we have these meetings.
- *A suggestion to have a potential reference to the original stewards of the land featured at the park, like the nature tribe of the area.*
- *Could we theme the park similar to other parks in the area?* We look into themes when we get into more details after the master plan phase. A master plan is the pretty, colored rendering, but even then, we will not have a theme identified yet. Much of the theming comes from the park name/namesake. Depending on what the park is named, it may trigger additional theming or ideas. There's a public naming process that happens every July, so if there is something that the neighborhood wants to suggest, we invite you to do so at that time. Refer to our website next July, for instructions on how to submit a name suggestion. We pride ourselves on ensuring that each park has its own identity. Currently, we have 96 parks, and each one is unique enough that people can identify them not only by name, but also by the specific theme or special details we put into them.
- *How do these potential parks affect the multiple other parks planned for the neighborhood? For example, a splash pad or other larger structures in these parks compared to smaller future potential parks throughout the neighborhood?* As mentioned earlier in the presentation, neighborhood parks are smaller parks, 3 acres or less. Both these parks are 3 acres or less. They are built, located and designed to serve the immediate neighborhood. When we think of bigger attractions, such as splash pads or very unique features, they generally attract people from outside the neighborhood. Neighborhood parks like this location are within a 10-minute walk or bike ride, but if we introduce bigger attractions, visitors will drive to use the park. When that happens, we have to consider the impact of traffic and parking on the neighborhood. That is why we have to be careful on what we put in the park. We are not saying yes or no right now, we are just gathering feedback. However, some of those bigger features may be a better fit in a larger park. In Amoruso Ranch, you don't really have a larger or bigger park. There are 6-parks planned here and they are all neighborhood parks. So, that is why we rely on sites like Mahany Park, Maidu Regional Park, Harry Crabb Park, or a future sports complex on the far west end of the city. Those are all very large parks with unique features built to include off-street parking and higher traffic. As we move down the path of selecting park amenities and the design, we will look at all of those things. We

want to be good neighbors and we want to leave this neighborhood happy with a park that complements the neighborhood.

- *Is this going to be the first park built in Amoruso?* Yes, the first two parks.
- *Do you have an estimated date of the first park completion?* These will be the first parks being built at one time. We will go over that more in next steps, but we aim to start construction in the spring of 2028. We are at the end of 2026, so it will take most of 2027 to get through the first several steps all the way through permitting and plan approval. As mentioned earlier, there's a window of construction that is usually March or April through October. That is when we will get the best prices as well since we aren't dealing with rain. It costs more to build outside of that window. Yes, I know that sounds like a long time from now, but weather and regulations really restrict what and when we can build.
- *It would be nice to have trash cans throughout to make it as easy as possible for dog owners to pick up their dog poop.* Trash cans, benches and picnic tables are our standard features within our parks. Doggie bags are a bit more challenging because municipal code prohibits dogs in developed parks in the City of Roseville. I know that doesn't go over well with a lot of people. However, to put doggie bags at a site that prohibits dogs is a conflict with our municipal code, unfortunately. Note that dogs are allowed on leash in our open space areas and dog parks within the City.
- Can we *take the budget from the school that has not been built yet and get it for the parks?* The school district is a completely separate entity than the park or the City. The Parks, Recreation & Libraires Department is under the City purview. Any funding that would potentially have gone to the elementary school in Amoruso, stays with the school district. Unfortunately, that is not a source of funding for the City of Roseville.
- *Can you show the first park layout/ initial concept plan? In regards to the kids play area, was that a playground or what might that have consisted of for the space planning exercise?* The features are vague on purpose, so we can make that whatever we want. We just need to be sure that when we do locate certain things along this corridor, it is well located. The kids play area is identified, but that doesn't mean that will be the exact location in the end. The opportunity is there. It is purposely vague because we knew that when we get to the phase we are today, things will change. The exact layout of the residential units may have changed as well. That's the reason why we only refer to these as space planning exercises, so we know what can fit in these spaces.
- *Can you share the cross streets if the park locations or pull it back up?* Red Feather Way and Amoruso Ranch Road are the main streets. Several streets cut though the linear park.
- *I like the stage area.*
- *Would like rubber type surfacing under the playground versus the fibar or bark.*
- *If the park has a bike path or walkway, will it connect to the trail off of Amoruso Ranch Road?* We will have to see if it makes sense to do that. I think it will as these will all be interconnected though the linear park to this larger shape of AR-66.
- *Do you have a timeline on when the other Amoruso parks will be constructed or start outreach?* We do not know that yet. What happens is that with every home that is built, there is a fee that goes to the development of neighborhood parks. Amoroso Ranch will have about six parks, so there's a lot to be considered here. As building permits are pulled for new homes, a little bit of money goes into the neighborhood park development fund. Right now, that is building up, so the parks will be incrementally built. It could be another two years for another park, depending on how quickly build out occurs in Amoruso Ranch. Note that one neighborhood does not pay for one park, it's an area-wide collective. All residents within the entire Amoruso Ranch Plan Area contribute to all of its parks, so it again depends on how the bigger area builds out.
- *There were a lot of Microsoft outages and teams isn't working for everybody today, so there may be several people that were not able to attend the meeting today. How are you going to share this information with the public?* We will discuss this in next steps.
- *If there's any possible way to expedite development, we as residents are requesting it. We don't want to rush into hasty development, but are looking for a way to build the community. And I know some people are disappointed because the school isn't built yet.* We do our best to stay on top of things. At this point, we're giving you our best guess, and we will continue to work diligently forward as best we can and as circumstances allow.
- *I think I think you mentioned this earlier and I apologize if I missed it, but once you have more of an idea of the design proposal, will there be another meeting to go over this?* Yes, that will be our second (in-person) workshop. Again, that will probably happen after the holiday season.

- *Do you know if those meetings will be catered to resident availability outside of working hours? Will they be on a Wednesday at 11 or where many of us aren't able to go?* Yes, that's a good question. We usually have them in the evenings during the week. It's usually a Tuesday or Thursday around 6:00 or 6:30 to accommodate work schedules.

- Next Steps:
  - Review feedback: We will review and consider all of the feedback and priorities that were expressed tonight as well from those that may have missed the meeting.
  - Utilizing the feedback, as well as considering factors such as use, size, amenities at the other parks nearby, and the budget, etc. we will create a rough, high level, hand drawing/ sketch of the proposed concept.
  - Then we will hold a 2nd public workshop which will be in-person to present the sketch for additional feedback. We will check in to ensure that the sketch is on the right path with what was imagined. This will be after the new year, since we are hitting the holiday season and it's hard to get people to attend this time of year.
  - Refinement = Master Plan: If we get to a thumbs up at the 2nd workshop, we will refine the sketch into a formal, colored master plan, then enter into the 2-week write-in period.
  - After consensus, we can present the master plan at a Parks, Recreation and Libraries Commission meeting. If the Commission approves, it will be recommended to the City Council.
  - The City Council is the final approval. If approved, we can begin construction document preparation.
  - The start of construction is anticipated for Spring 2028, weather dependent. For example, some of the parks we plan start in the spring of 2027 may be impacted by El Nino, so sometimes the best construction window is impacted by weather. We will keep an eye on things and move as diligently as possible in our efforts to break ground on these two parks. They will be built concurrently. Again, these are the first two parks of the six planned for the Amoruso Ranch area.

For those that may have missed the meeting due to the Office 365 glitch or for whatever reason, this meeting has been recorded. The recording of this meeting and the meeting minutes will be posted on the website in about a week: http://www.roseville.ca.gov/parksintheworks

If you would like to share your email with us, sign up on the Park Interest List, QR code shown. We do not share these with anyone. It's used to notify you of the next meetings.

If you have any further questions or would like to provide additional feedback, please email: parksintheworks@roseville.ca.gov

We're always happy to answer questions. If you go on the website, you'll see there's lots of projects underway and we do the best we can to keep the website up to date so that you are able to track progress. With that, I failed to mention that we like to keep our meetings within an hour and we are within an hour.

Thank you so much for being here, we appreciate your time. Have a good evening and a good holiday season.

Meeting adjourned.