

C-60 Park Site

Virtual Public Workshop #1 – January 20, 2026 at 6:00pm

Approximately 31 residents plus City Staff attended.

- Introductions:
 - Tara Gee, Park Planning & Development Manager (present)
 - Jill Geller, Parks, Recreation & Libraries Director (present)
 - Heather Buck, Senior Park Development Project Manager (present)
 - Joel De Jong, Park Development Project Manager (present)
 - Josh Cervantes, Park Development Project Manager (present)
 - Jennifer Adona, Office Assistant
 - Justin Barrett, Facilities Director, Roseville City School District (present)

- Park Info:
 - C-60 is a 6.8-acre park site located the Creekview area, the surrounding streets are Westbrook Blvd, Holt Pkwy and Celebrate Dr.
 - Construction Budget \$3.7 M

- Park Planning Process, 8 Steps (+/- 24-36 Months):
 - Step One: Public Workshops (2-3 Months):
 - Many factors such as complexity of the park can determine the timeline.
 - (Starts today) Public workshops and initial introduction of the project to the public. This is to gather feedback and find out what's important to residents.
 - This is the first workshop; we will have two workshops. Today's feedback will be used to create a preliminary design (sketch) of what we will offer.
 - Then will present that concept sketch to residents at a 2nd (in-person) workshop and we will determine if we hit the mark or need to make changes based on additional comments.
 - A refined rendering is then created and put on our website. The final part of this step is the public 2-week write-in period. We encourage you to share your feedback. If the feedback isn't supportive, then it's possible that we have to hold another public workshop. We need to hear from you to make sure that we reach consensus before moving forward.
 - Step Two: Master Plan Approval and Environmental Review (2 Months):
 - Parks and Recreation Commission design review/approval
 - Potential environmental impacts identified
 - Environmental permitting application (if required)
 - City Council design review and approval (this is also a public meeting.)
 - Step Three: Design Development (3-4 Months):
 - Preparation of design development plans, usually with a third-party landscape architecture firm (construction documents)
 - Refine design, address site-specific issues that are not seen at general master plan level
 - Step Four: Citywide Plan Review (3-4 Months):

- Construction plans are submitted to City wide plan review to ensure safety and specification standards are in place. This is just like any commercial construction project that needs to go through permitting with internal City departments to make sure that they comply with code and City standards.
 - Construction permitting, this can go through several iterations.
 - Step Five: Bid and Award of Contract (1-2 Months):
 - City Council review and approval of bid advertisement, bid alternates
 - Advertisement of bid and public bid opening
 - City Council reviews and approval of competitive (lowest) bid received and if within budget, then award of the contract
 - Step Six: Construction (6-8 Months):
 - Contractor on site building the park (This also includes grading, underground and above ground work.)
 - Timeframe varies due to complexity of the project and weather
 - Step Seven: Landscape Establishment (3-4 Months)
 - Plant Establishment/ grow-in period - The park looks to be complete, but we are literally waiting for the grass and plants to grow to ensure it is well established and ready for public use. Generally, we plant from seed when installing turf grass, which takes time to grow strong and tough enough to be able to handle the daily use of a public park: kids running on it, playing on it, etc.
 - We need everyone in the community to be patient and encourage each other to wait until it's officially open. Please adhere to the enclosed gates as they are there for the longevity of the turf.
 - Also, this time includes permit sign offs and safety inspections.
 - Step Eight: Project Dedication and Opening
 - At the end of the Establishment period, the fences are removed, and the park is open to the public.
 - We will have a formal project Dedication with the public to celebrate the park opening with us. Dependent on weather, we may have a soft opening when fences are removed, then we will have the formal dedication in warmer weather, sometimes the following spring.
- Space Planning Exercise shown:
 - The concept plan is contained in the planning document and is considered a space planning exercise. This considers what might fit into this space in order to determine a budget.
 - The design is not cast in stone and can be changed as long as it does not increase the budget. This concept contemplates amenities including: multi use, turf which includes soccer and baseball/ softball fields, a children's play area, shaded picnic area, restrooms, walking path and off-street parking.
 - A note in specific plan shown here on the slide, says "Concept only. Final design is to be determined and may be adjusted based on budget". The more crucial factor to consider is the budget, the budget for construction of this park site is \$3.7 million. These budgets were established maybe 10-15 years ago. This might sound like a lot of money, however, given the cost of construction, we will need to be strategic on what we include based on the overall community priorities. For context, we build Crimson Ridge Park with a 1-million-dollar construction budget and once complete the total cost was 1.2 - 1.3 M for a 2-acre park site.

- Park Funding:
 - **How does the city collect funds for park construction based on all parks plan for this area?** In Creekview, there are 4 neighborhood parks. A fee is paid per home when the building permit is pulled, construct your home. Everyone pays the same fee and the funds are collected for all neighborhood parks within this area. A particular neighborhood may not have fully paid for the park.
 - **How do we increase the budget?** The fees would have to increase across the entire Creekview area, including the landowners who have not yet developed homes, new homes under construction who may have already paid a permit fee, and yours, retroactively. Since this area is moving quickly to buildout, increasing fees would be very challenging, at best. Increasing fees for just those who have yet to move here would not only postpone building of any of the parks, but would also create an unfair burden on future residents.

- Resident Input:

Given the current cost of construction, and that the items noted in the sketch total more than the budget allows, we would like your feedback in the chat. These questions will help us determine what our priorities are within the neighborhood.

What park improvements would you like to have considered for this park?

- *The more shade the better, shade trees*
- *Not many large trees in nearby parks, older parks may have them*
- *Walking areas*
- *There are baseball and soccer fields already nearby (Brand new soccer fields down the street)*
- *Community garden or plot allotments. There are multiple apartments nearby that could be used for the community space.*
- *Vegetable garden*
- *We are in this neighborhood with a great greenbelt, but the new builds have taken lots of previously undeveloped land, so keeping it to be nature friendly is important.*
- *Soccer field and basketball court*
- *Instead of two baseball fields, can we have one field and one to two cages for practice?*
- *Zip line*
- *Buddy slash bucket swing*
- *Shade*
- *Less tanbark and more green areas*
- *Pickleball court*
- *Rock climbing, skate and, bicycle park*
- *RC car track*
- *Dog park*
- *Swings and slides*
- *A track with running track*
- *It'd be great if fillers are not added with plain mulch, as seen in nearby parks*
- *Something useful*
- *No mulch*
- *Small splashpad area*

What is your biggest concern related to this park?

- *Parking, parking on the street*
- *Safety for kids to play*
- *Traffic, traffic control, speeding - As we look at the amenities that will be chosen or proposed for this park site, we look at the concerns that people have. Parking and traffic and overall safety are common. Some big ones, what wasn't*

mentioned, but is usually mentioned in other public workshops is noise as well, and so amenities that are unique to a school park, we consider carefully. Does it attract more people from outside the neighborhood? Does it create noise? Does it tax the resources to operate? We also need to consider maintenance.

Maintenance for a neighborhood park is funded through assessments on your county tax rolls. These assessments are billed twice a year, but only once there is a park to maintain. For example, in the Creekview area, Lower Bank Park is the first neighborhood park. Prior to its completion, there were no park maintenance assessments because there was no park to maintain.

Now that Lower Bank Park is complete, maintenance assessments have begun, so you may see a slight change in your assessments to cover its upkeep. As C-60 is built, there will be another adjustment to reflect the additional maintenance needs.

The Community Facilities District (CFD) covers the cost of neighborhood park maintenance as well as street landscaping maintenance. Any assessments paid prior to the completion of Lower Bank Park were applied to street landscaping, since park maintenance was not yet required.

- *Cleanliness, trash*
- *Cameras to deter vandal*

If you had to pick one main park feature, what would it be?

- *Play area based on kid age groups*
- *Shade, shade trees*
- *Large shade structure, specifically around the play area. Nichols Park as an example.*
- *Pickleball court*
- *Shade and water fountains*
- *Batting cages, referencing that to keep the youth active year round*
- *An appropriate amount of parking for the parking lot so it doesn't flood the neighborhood. – As mentioned, this is a school/park site, so we utilize a shared parking partnership with the school district. The earlier sketch only showed the portion of the parking lot designated for park use. Most park use occurs during evenings and weekends, when the school parking lots are available. Likewise, when the school hosts evening events such as back-to-school night or open house and needs additional parking, the park parking lot will be available for shared use.*

• Residents Questions/Comments:

- *Is there going to be grass or turf area? Natural grass*
- *I imagine there will be a 4-way stop light going in at that corner soon, but hope that happens before the park is built. (for the elementary school)*
- *Speed bumps on Westbrook and close to the park on all streets will help with speeding – Things related to traffic lights, speed bumps, etc. are in collaboration with our Public Works (PW) department within the City of Roseville. These comments are fairly common. We work with our PW Traffic Team to examine needs, especially when the park is close to major roadways, such as Westbrook and Holt. We also look at siting where things are located, so we can consider the quieter end of the park to put some amenities where the younger children are safer.*
- *Other parks with soccer fields lock the goals or move or remove the nets in the offseason. We'd love to be able to use the goals year round*
- *Have you built parks with small amphitheaters? We have not, but we can contemplate one. The challenge is how big? How much noise does that generate*

for the neighborhood? Location is really key to that. We have built small outdoor classrooms. There's a couple of parks that have some natural seating for that, but nothing to the level of an amphitheater.

- *What type of play structures are being looked at for this park? Including size, ability, etcetera.* It's going to be a traditional play structure at this point, but we have not determined anything. We are at a very, very high level and those types of decisions will be made once a master plan has been approved.

The purpose of the master plan is to identify amenities that would be included in the park and then after that, when we get into the detailed construction documents, then that's when those decisions will be made.

Your feedback will be considered as we make those decisions as well, such as can we include shade as part of the budget? Since this is next to an elementary school, we anticipate this play structure will be for school aged children 5 to 12 years old.

- *Is possible to switch to this slide that shows the high-level sketch rendering?* (Slide shown) That is the high level right now, but again, this concept is merely used for space planning exercise. It is in no way cast in stone and I will say it will be changed.
- *A neighborhood park should be should prioritize flexible open multipurpose spaces with ample shade rather than fixed single sport fields that limit daily use. Large, unlined play lawns, multi-use cages, shaded seating and walking loops allow people for all ages to use the park throughout the day.*
- *Shade, flexibility in unprogrammed space will make the park active and inclusive, not empty outside league hours.* That's a really good comment. It's well thought out and has good points for school park sites. If you look in our general plan, which is a policy document, we do look at active sports, which doesn't mean it has be played all the time with one or two fields. For soccer, it's more about practices. Our local youth soccer groups do have some field time at the new soccer complex, but we also have to look at the larger context of what a school park site is. These are designed for a 2 to 2 ½ hour "stay and play" value. What does that mean for a neighborhood park? Lower Bank Park, which recently opened, is a traditional neighborhood park. It is designed for short stays, typically about 1 to one-and 1 1/2 hours of play.

In contrast, a school/park site offers opportunities for longer visits. Because it is larger and designed to accommodate organized sports and expanded recreation, users may stay for 2 to 2 1/2 hours, whether for practices or game days. This longer stay is what typically triggers the need for amenities such as restrooms.

Our role as city staff is to balance all of these uses. While larger, citywide parks, such as Mahaney, are available and used frequently. They are often heavily scheduled with league practices and games, particularly for youth softball and baseball or other organized sports.

This park will provide the only opportunity within the Creekview area to accommodate sports activities. When fields are not scheduled or allocated, it will remain open and available for public use.. While baseball and softball are seasonal, the park is designed to support flexible, informal use outside of those seasons, allowing residents to drop in to play catch, throw a Frisbee or football, or simply enjoy the open space.

- *Will the park have bathrooms?* If it has fields, it will have a restroom.
- *I coach locally and these fields are super important for local leagues and getting availability for the practice and the development of the kids leagues.*
- *I would love to see some multipurpose areas that are conducive to the community gathering. Absolutely.*
- *If the park has a picnic area, would it require? Would it require for reservation?* It depends on the size and certainly we have several parks that are available for rental, but a vast majority is first come, first serve.

Thank you for your comments, this will help to prioritize what we need to focus on. Please know that with every park we build, we strive to stretch the limited dollars as much as we can, with as many features as fits the budget and that work for the neighborhood. We will consider many factors such as the adjacency to homes, what the trails and open space looks like, and the other parks nearby, so we can create a park that is unique and different. We like to design our parks with its own identity. We do appreciate the comments and feedback to differentiate this park from the one down the street.

With no further question, we will discuss next steps. Where do we go from here?

- Next Steps:
 - Review all feedback and develop a rough sketch: Utilizing your 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 of the concept.
 - Hold a 2nd public workshop: We will schedule another meeting, in-person, to present the sketch for feedback. We will check in to ensure that the sketch is on the right path with what was imagined.
 - Refinement - If we get to a thumbs up at the 2nd workshop, we will refine the sketch into a formal, colored master plan.
 - Two-week write in period: The master plan will be posted online during a two-week write-in period. This is your chance to tell us how you feel about the park. Even if you commented at the previous meetings, we need to hear support or additional comments during the write-in period to ensure the majority supports it. There was an instance where we didn't hear anything during the 2-week write in period, so we couldn't determine consensus. This can prolong the process because if consensus isn't reached, we may need to hold a 3rd public meeting.
 - Parks & Recreation Commission: After consensus, we can present the master plan at a Parks & Recreation Commission meeting. These are open to the public, so you if you want to attend, keep an eye on the agenda and website for details. If the Commission approves, it will be recommended to the City Council.
 - City Council: The City Council is the final approval. If approved, it will be considered formally adopted.
 - Construction document preparation: This includes the document preparation and permitting. The first year usually includes everything to this point.
 - Start a construction - We're not sure exactly yet when started construction will be. It's feasible. It could be summer of 2027. We'll see how quickly it takes us to reach consensus and gain approval and go from there.

If you have any questions, know of any neighbors who missed the meeting or would like to provide additional feedback, or be added to the Email Interest List:

yourlandscape@roseville.ca.us

For updates on the progress of this park (C-60,) to view the recording, and the meeting minutes (which will be posted in about a week or so):

<http://www.roseville.ca.us/parksintheworks>

As we end this meeting, I always like to try to keep everything within an hour, even for our in-person meetings. Again, please use our website or email with any thoughts or questions. From the City of Roseville, we all appreciate your time. We will talk to you all later.

Meeting adjourned.