

CO-61 Park Site Public Workshop #2 – October 29, 2024, 6:30pm at Cooley Middle School

Approximately 17 residents attended 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:
 - CO-61 is a 6-acre park site located in the Campus Oaks area, off of Ashbrook Street and Knightsbridge Lane, next to an open space area.
 - Last neighborhood park to be built in the Campus Oaks area
 - Construction Budget is about \$1.4 -1.6 million

- Tara asked how many of those present were at the first virtual meeting. 7 responded. She then discussed that we are still on the 1st step of the 8 step Park Planning Process and to go to the website to review information from the first meeting for more detail. Everybody will not get everything that they want, but we hope to get a good balance of requested amenities, considering that the \$1.4 million is not a big budget. To put in perspective, Crimson Ridge, a 2-acre passive park including the new large grassy area, was \$1.4 million. CO-61 is 6-acres.

- Review of the 1st Public Workshop (August 29, 2024):
 - Recap of the top requested amenities/ park improvements:
 - *Skate Park*
 - *Splash pad*
 - *Playground*
 - *Picnic area*
 - *Grass*
 - *Rock climbing wall*

 - Recap of biggest concern related to this park:
 - *Bark*
 - *Safety*
 - *Traffic/ Speeding*

Our goal is to balance the neighborhood's needs within the budget, keeping in mind that several parks are within walking distance of each other. The City aims to provide distinct experiences and identities for each park. Crimson Ridge is a passive park and Campus Oaks is a City-wide park with a future skate track, ninja-style fitness course and potentially a pump track. Again, CO-61 is a neighborhood park that has a stay and play value of 1-1 ½ hour. It's designed to be within walking distance or a short bicycle ride. We will stretch dollars as far as we can, but will keep in mind that certain features will not fit the budget.

- Recap of one main feature from the suggested items: (This doesn't mean that you will only get 1 feature. It just helps us to know what we should focus on to make the park presentable for you.)
 - *Playground/ Swings* had an overwhelming response.
- The concept sketch was shown.

This is a high-level sketch that is drawn before the formal rendering. The concept includes ½ an acre of grassy areas, open space and landscape areas, a large play area and shade and walkways (depicted by the dash lines) that connects to a ½ court for basketball, if budget allows. There are also 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. Two noted menu items are 1) more grass and 2) the ½ court for basketball. Also, shown is a bike trail connection shown on the east side of the park.

- Resident Feedback/ Questions:

Based on the concept sketch, Tara asked the residents 2 follow-up questions. Additional comments and questions from the residents are noted below:

- ***Would you rather have more grass or a ½ basketball court?*** 4 for Grass/ 8 for Basketball
- ***Are we going in the right direction?*** 11 raised hands
- ***Is there fencing planned so kids do not get into the drainage areas?*** Fencing is shown around the active play area.
- ***Tell more about the bike trail that the developer is obligated to build. (We didn't answer this question at the meeting; however, the original Development Agreement between the City and Developer outlines the obligation that the Developer is to design and build all the bike trails within the City.) Is the bike trail here on the map? Houses? Can the trail loop down on the south edge of the park and connect east-west?*** We reviewed the alignment shown with Alternative Transportation, which is the department that oversees bike trail construction. Any changes to the trail alignment are the decision of the Alternative Transportation department. We will share the comments.
- ***How many contractors usually bid?*** We hope to receive at least 3. Ideally, we put the bid out in February/ March, so that we can start construction in March through October, weather permitting. Having the full construction window will allow us to save money due by avoiding the high costs of winterization. Permitting or other issues could potentially extend the start of construction
 For CO-61, because we are currently in the late fall, we won't start construction until Spring 2026. It takes about 6-8 months to be ready to break ground, which is actually step 7 of the 8-step park planning process. Currently, we are still on Step 1.
- ***My favorite park is Whitney Ranch Park, with the separate toddler play areas and plenty of shade, a splash pad.*** Whitney Ranch in Rocklin is a City-wide regional park, so it has amenities conducive to that bigger draw and use. Regional parks (in Roseville) are geologically placed. Splash pads and skate parks are the type of amenities at regional parks. Traffic, parking, noise, etc. are issues that will come with those features. This is why we do not place them in neighborhood parks. Again, Campus Oaks, Crimson Ridge and CO-61 are located within close proximity and each of these parks provide a different experience. In regards to the separate play areas for toddler/ school age children, that would cost more money to build. Our standards call for separate areas for each age group. So, when we design play structures, we try and cater to all ages. Keep in mind that no matter the child's age, adult supervision is required. Toddlers will only play on the toddler area for a short time, so it's a greater long-term value to invest in a bigger play area rather than two separate areas.

- *Will the trees provide shade? In the other park (Crimson Ridge), the trees planted do not match the master plan.* Yes, the trees will provide shade, but it will take time. The renderings show the trees at maturity. We will include a mix of slow-growing and fast-growing species.
- *Can we have lighted crosswalks for safety?* This is a decision for our Traffic department. We can share this with public works.
- *Will it include adult swings?* Resident clarified belt swings versus bucket swings. Yes, we will have 2 belt swings and 2 (baby) bucket swings.
- *You explained at the first meeting the source of the funding. Will there be a chance for further development of the park should funding allow?* Surplus funds may be a possibility, however, that is not a steady source and there are many competing needs and priorities that this fund could be used for. Grants are usually set for underserved areas, and to be honest, there is not a lot of those areas in Roseville. We are looking at Tree Mitigation Funds to offset a small portion of the budget. We continually research different funding sources. Know that we cannot use park fees that were collected for a park in a different neighborhood for this neighborhood park. Fundraising is also an option.
- *Are regional parks funded by the same fees?* There is a different city-wide park fee that helps pay for the development of these larger regional parks. When building a home, two types of park fees are paid, a neighborhood and a city-wide park fee.
- *Who designed this park?* It was designed in-house. Crimson Ridge and Campus Oaks were designed by a consultant hired by two different Developers. Crimson Ridge Park was built by Lennar, who ran out of money to build the park with all the turf shown on the master plan. After meeting with residents, the City Council ended up voting to update the park and replace the large bark areas. The City of Roseville has now added more seating and large grassy areas. Thank you to (project manager) Kelly for ensuring that the contractor was able to address the (fungus) issues with the grass quickly. Campus Oaks Park was also built by the developer, who went over budget. They had a \$3.8 million budget and they spent about \$3.9 million. We will discuss further updates toward the end of the meeting. *Why are they the same (design)?* They are not the same, but Crimson Ridge and Campus Oaks are both linear parks, so they do have a similar feel. I believe they used the same consultant. Those parks were turn-key, meaning the developer builds the park, and turns it over to the City for maintenance.
- *If we do not have extra funding for more grass, what will be there?* It will remain undeveloped. *What else can we have besides grass?* Waterwise landscaping, which would include lots of bark. Because that would require lots of maintenance, we need to be prudent with our approach.
- *Will it be unmaintained until they break ground? Concern about brush and fire that could occur.* The developer still owns the land and is still responsible for it. However, we can remind them about maintaining the growth.
- *Is there a chance we can have the play area opened first while the grass is growing?* This is a question that we get often. Unfortunately, the answer is no. During the construction, the contractor is responsible for the park safety and liability. Since the liability is the responsibility of the Contractor, they would not accept the increased liability of opening a portion of the site to the public.
- Next Steps:
 - We will review feedback received here and from the first workshop.
 - Work with a consultant to create a fine-tuned rendering.
 - Once we refine the plan, we will hold a 2 week write in period to gather more feedback. Please comment with your support or if you have added comments. We are seeking consensus and if we are unable to determine that based on the lack of comments, we may have to hold another meeting and delay construction.

- Once we reach a consensus, it will go to the Parks & Recreation Commission and City Council for approval.
- When approved, we can begin construction documents.
- We plan to be able to break ground for CO-61 in the spring of 2026.

- Updates:
 - Crimson Ridge Park – We are looking to take the construction fences down before Thanksgiving. The delay was due to a fungus that infected the new grass. We worked closely with the contractor to address the fungus and to ensure we had a thriving and healthy stand of grass.
 - *Why are the trees in front of my house dead?* We need to clarify which trees and where. Further discussion after the meeting was over occurred.
 - Campus Oaks Park – With the recent completion, the park is now open. We are working on a second phase of the park, which will include a skate track, a fitness (Ninja-style) challenge course and hopefully, a pump track. These improvements could start in Spring 2025. Funding for this second phase was provided through the American Rescue Fund, which was set up in response to COVID.
 - *When you start construction of Phase 2, will the entire park have to close?* No, since the features mentioned are all in the south end of the park, we can close the south end and leave the rest of it open.
 - *Why did you locate the restroom so close to the picnic area?* This is a convenience factor.

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

The meeting minutes and all park development updates will be posted on the website within a week: <http://www.roseville.ca.us/parksintheworks>

Thank you very much for participating. Make sure we have your email address to follow up when the master plan is drafted. We appreciate you time!