

CO-61 Park Site

Virtual Public Workshop #1 – August 29, 2024, 6:00pm

Approximately 30 residents plus City Staff attended.

- Introductions:
 - Tara Gee, Park Planning & Development Manager (present)
 - Jill Geller, Parks, Recreation & Libraries Director
 - Heather Buck, Senior Park Development Project Manager (present)
 - Joel De Jong, Park Development Project Manager
 - Kelly Appier, Park Development Project Manager (present)
 - Josh Cervantes, Park Development Project Manager (present)
 - 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.
 - In the Campus Oaks area, 2 other parks were recently constructed. Crimson Ridge Park is directly North/across the street. Campus Oaks Park is just a couple blocks away, off of Blue Dog Road. Both parks are linear and narrow. People have asked why we did not put active play areas in these parks. We have to look at overall safety. We consider all areas and demographics, because of the shape of these parks. These two parks do not have an adequate buffer zone for safety. Should a child chase a ball to the edges of the park or run after a friend, they'd quickly be running into the street. We strive to offer a wide variety of experiences at our parks for young families, older/active adults and teens. 3 parks with various recreation features allow opportunities for all ages and demographics. Frankly, Campus Oaks is the only area within the City that has 3 parks such as these, within 2 blocks of each other.
 - Construction Budget is between \$1.4 and \$1.8 Million

- Park Planning Process, 8 Steps (24-36 Months):
 - Step One: Public Workshops (2-3 Months):
 - (Starts today) Public workshops and initial introduction of the project to the park
 - Gather input and feedback
 - Final master plan review at 2nd in-person workshop. Then we will open a public 2-week write-in period. We need to hear from you to make sure that we reach consensus before moving on to the next step.
 - 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
 - Step Three: Design Development (3-4 Months):
 - Preparation of design development plans (construction documents)
 - Refine design and address site-specific issues
 - Step Four: Citywide Plan Review (3-4 Months):
 - Construction plans submitted to all City departments to ensure standards are in place
 - Construction permitting
 - Step Five: Bid and Award of Contract (1-2 Months):
 - City Council review and approval of bid advertisement
 - Advertisement of bid and bid opening

- City Council reviews and approval of competitive (lowest) bid received, and award of the contract
 - Step Six: Construction (8 Months):
 - Contractor on site building the park
 - Time period may expand due to weather
 - Ideally, we start construction in early spring to take full advantage of construction window and ends in fall.
 - Step Seven: Establishment (3-4 Months)
 - Plant Establishment/ grow-in period
 - The park looks perfect, but the fences are still up
 - This is the time to ensure the turf is thriving and able to be able to endure the heavy foot traffic once the park opens
 - This is literally the hardest part, it seems like nothing is happening, but things are happening
 - We need your help to remind your neighbors to that the park is not ready, to respect the fences or a potential delay may occur if repairs are necessary. For instance, people used Campus Oaks Park when it wasn't ready and that extended the opening of it.
 - Also, this time includes permit sign offs and safety inspections
 - Step Eight: Project Dedication and Opening
 - Dependent on weather, we may have a soft opening when fences are removed and then we will have the formal dedication in warmer weather.
- Space Planning Exercise, shown:
 - An aerial of the area was shared, which shows how CO-61 is surrounded by open space. There are several detention basins on the southern edge and a bit in the actual park, which is challenging. If you look at the Campus Oaks area masterplan, a space planning exercise was conducted resulting in a high-level sketch. This considers what might fit based on the configuration of the site and helps to establish a budget. Concept amenities contemplated include: multiuse turf, children's play area, swing area, shaded picnic area, a half-court for basketball, walking paths, natural areas, landscaped areas, and trail connections. These elements are not cast in stone.
 - While these amenities fit the space it's more of a critical factor to consider the \$1.4 to \$1.8 million budget. While that might sound like a lot of money, we also have to account for architectural, engineering, permitting and inspections which will leave us with \$1.2 to \$1.6 million for construction. So, we will need to be very mindful and focus on what we can build with these limited funds.
 - For comparison, Crimson Ridge Park had a \$1 million budget for 2 acres, and the total cost ended up being \$1.2 to \$1.3 million. This means we have the budget to build 2 of the 6-acres, as shown in the blue circled areas. Currently, it is suggested to have grass, a picnic area and a play area. Once we seek bids for the potential half-court for basketball (if that is an amenity that the residents want,) we will bid it as an alternative, meaning that if we get good competitive pricing, then we can include it in the park construction. The brown circled areas that are adjacent to the detention basins or open space could remain undeveloped/natural. There will be trail connections, and even in undeveloped areas we can put in natural, unpaved trails.
- Park Funding:
 - **How does the City collect funds for park construction?** It is based on all of the planned parks in the area. A fee is paid per home when the building permit is pulled to construct it. Everyone pays the same fees. The funds are collected for all of the neighborhood parks. (In this case, it would be for CO-61 and Crimson Ridge Park.)
 - **People often ask, how do we increase the budget?** In order to do so, the fees would need to increase over all of the Campus Oaks area, including the landowners that already built their homes (this includes you) and homeowners whose homes are under construction, etc. Since this area is already mostly built out, it would be challenging to increase the park development fees. This would be unfair for the residents who have yet to move in. Typically, the General Fund, does not supplement park development because the park fees are already collected in each specific area.
- Resident Input:

Are there any additional questions specific to the park planning process? There were no questions.

Tara then asked for input to be submitted through the chat feature. Given the current cost of construction, the items noted in the bubble diagram, shown, will total more than the budget allows. **What park improvements would you like to have considered for this park?**

- *There is a big community here with kids that have to drive at least 10 minutes to the closest park. Will the park have a decent play area for kids?* (12 people agreed)
If it's a priority. This is where we need you to put your comments in. If a play area is important to you, please put it in the chat. We will have a recording of this and will use the feedback in the chat to prioritize amenities. (12 people agreed)
- *In addition to the swing area, does the park construction include any other recreation facilities for children?* (1 person agreed)
- *Skatepark please.* Phase 2 of Campus Oaks Parks will actually include a skate track. We can talk about that if time allows.
- *Splash pad.* (2 people agreed) We won't really comment on each amenity, but we do want to make sure whatever you do want make sure to comment in the chat.
- *Since there are 2 parks with grass already, can we add more playground and play structures for kids? Also, can we divert budget from one park to another?* There is a distinction from the type of park that Campus Oaks is, which is a city-wide park, and Crimson Ridge Park and CO-61 are neighborhood parks. Diverting funds (from Campus Oaks to CO-61) is not allowable because when funds are collected, they are earmarked for the particular type of park. For your protection, separate funds are collected for city-wide park fees as well as neighborhood park fees. It's against the law to use funds collected for one reason and used for a different reason. *I don't see the need for a BMX park when playgrounds are more widely used.* (3 people agreed)
- *Swings for adults, too.*
- *Play structure with shade for kids is top priority.* (6 people agreed)
- *No more bark.*
- *Please include green grass in this park, it is beneficial and very appealing for kids and grown-ups.* (1 person agreed)
- *Play structure for small kids.* (1 person agreed)
- *Restrooms.*
- *Picnic area that is shaded for birthday parties/larger picnic area.*
- *If we are making all our dreams come true, I'd love an area for rock-climbing!*
- *It would be nice if the trail that dead ends would connect with that trail that ends at the back of the houses.* (1 person agreed) We are looking into this. We've just met with the Alternative Transportation division of Public Works, who builds the trails. As mentioned earlier, connectivity to the trails is something we are striving for and we are deciding how it relates to the park. More to come.

Great comments. Sounds like there are a lot of commonalities in most requests, so that's good. We will consider all of these suggestions and I will go over next steps after we discuss the next questions.

What is your biggest concern related to this park?

- *Bark and traffic.* (2 people agreed)
- *Too much bark area and wasted space.* (3 people agreed)
- *Too much tanbark.* There may be some bark areas, but won't be the entire site or we wouldn't be able to afford it and stay in budget. We have to look at turf areas in relation to water conservation, as well landscape areas to balance things off. Full transparency - there will be bark areas and landscaping, but it depends on the extent on the limit of work line and how far we push it. This will be based in the budget itself.
- Possible solution - *Safety fence towards the water detention basin.*
- *Do we need a speed bump installed? Lots of cars speeding down Ashbrook.* (6 people agreed)
- *Park is very close to the road.*
- *Not a large enough playground.*
- *We are a young community here with kids and unfortunately, we do not have any play areas for the kids. We instead have a large area for dogs, We grow kids, so it really is important for us to have a play area in our community.* (7 people agreed)
- *Speeding is a HUGE concern in this neighborhood.* (5 people agreed)

Thank you for all these comments. Please keep in mind that sizes for features have not yet been determined. On the graphic what was shown, the bubbles are not to scale and may seem bigger/smaller than what they will end up being. It was just playing off what was discussed while space planning about 10 years ago. Your comments and suggestions on our questions are very important to make these decisions.

If you had to pick one main park feature, what would it be? As mentioned, we have a very tight construction budget. This doesn't mean we will only have one feature in the park, we are looking for your top ranked answers to help us prioritize what we need to focus on. Know that with every park we build, we try to stretch the limited dollars as far as possible.

- *Playground.* (7 people agreed)
- *Adult swings inside a play area for families.*
- *Play area/ structure*
- *Picnic area.*
- *Larger size play structure with various climbing features.* (3 people agreed)

Assuming that you have been to other playgrounds in the City of Roseville, when you say large, what park do you feel is comparable to the context of a large playground?

- *At least the size of Nela Luken Park.* (1 person agreed)
- *Mel Hammel.*
- *Festersen.*
- *Bev Bos*
- *Maidu*
- *Can we have the largest?* (3 people agreed)
- *Crabb*
- *Rocklin's Whitney Ranch*
- *Central*
- *Mahany.* (2 people agreed) This is a universally acceptable playground, which we only have 2 1/2 within the City, and we are building the 3rd with the Soccer Complex. Universally accessible playgrounds are really expensive. We are spending about \$3 million on the one being build right now at the Soccer Complex. In full transparency, we won't be able to build a Mahany or Maidu type of playground, however, the other parks mentioned are reasonable and we will look into those. We appreciate you providing the context for that.

- **Residents Questions:**

Are there any other questions related specifically to CO-61?

- *Is there ever a scenario where the full process takes less than 24-36 months?* Good question. There could be a possibility, however, that generally does not happen. The reason why is we have a specific construction window that we are trying to hit. If we miss bidding and starting the project in the spring, which can happen for a number of reasons out of our control - for example, if the permit process takes longer or we have to do a different environmental review process, these can cause unknown delay times depending on the complexity of the issue. That why we say about 24-36 months. I know everyone wants their park early, but sometimes when there are challenges, we are not able to take full advantage of the construction (early spring to early fall) window. Let's just say we broke ground in June, which is perfectly acceptable, and if grass is put down as soon possible, we could go into an establishment. However, depending on if we have an early rain, that could also push us out. We can't say it's a predicable scenario for it to be built in less than 24 months, especially should there be challenges. We do the best that we can. If any of you are involved in construction, you know the dynamics of the industry. We could have great bids from the get go which will allow us to get started right away, or we might receive bids that are all over-budget. This may cause a re-evaluation of what we will build in the park, and we may have to do it in phases. We do not like to do that, but it is happening more and more due to the cost of construction. This is a long answer to say 'maybe'. Everything has to be aligned perfectly for it to be less than 24-36 months.
- *Will the City consider putting up signage for food allergies? Children with food allergies? I can email a photo of other cities who put up signs.* Please email an example to yourlandscape@roseville.ca.us
- *If it takes that long to build the new park, would you consider adding a play area to the existing park?* It would take just as long to do that. To be honest, no, we would not. These linear parks are

fully designed and either installed or currently in progress. Again, it's not safe or a good park design to put a playground in a narrow, linear park since there isn't enough of a safety buffer zone from the street.

- *Is there a public entity aside from calling non-emergency that we should utilize if/when we witness people trespassing over the (construction) fences? It is very frustrating respecting the fence boundaries while we wait for plant establishment, etc. and others are in there delaying the opening with potential damage?* You can call the main number for Parks, Recreation & Libraries 916-772-PLAY (7529) or email yourlandscape@roseville.ca.us. The email goes directly to Tara when she is in the office. This is monitored and is the most efficient way to report this. The challenge is that if we don't know who it is, we can't really control those accessing it early. However, if there is a reported access point that is continually breached/not locked or secure enough, we can have the contractor go back out and ensure those specific areas are enclosed/locked.

- Next Steps:

- Review feedback: We will review and consider all of the feedback and priorities that were expressed tonight.
- Develop a 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 = Master Plan: 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. We invite you and your neighbors for final comments. Even if you commented at the previous meetings, we need to hear support during the write-in period to ensure the majority supports it. There was an instance that 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 and 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 they will formally adopt the master plan.
- Construction document preparation: This includes the document preparation and permitting. The first year usually includes everything to this point.
- Start construction: The second year generally the construction period.

There is a lot of commonalities, but remember, we need to consider everyone's feedback and not everyone will get everything they want. Our goal is to provide as much as we can, given the budget and priorities established overall, to create a planned park design that everyone can enjoy.

If you have any questions, know of any neighbors who missed the meeting or would like to provide additional feedback, please email: yourlandscape@roseville.ca.us

The recording of this meeting and the meeting minutes will be posted on the website in about a week: <http://www.roseville.ca.us/parksintheworks>

Now that we are finished discussing future park site CO-61, we can open it up to any comments or questions about Campus Oaks Park or Crimson Ridge Park.

- *Who currently responsible for maintenance for CO-61? There are overgrown weeds blocking the sidewalks.* The City doesn't own CO-61 yet, so it is the responsibility of the landowner (currently the developer.)

- *Can we get an update on the other 2 Parks?* Absolutely. Campus Oaks Park is open. There are some blank areas as we are currently working on a 2nd phase. We were ultimately able to obtain additional funds. Phase 1 was a developer build project. They used the funding that was available, but were not able to include everything. As mentioned, Campus Oaks is a city -wide park, which includes different types of amenities than neighborhood parks. City-wide parks include more formal types of recreation. Consistent with the approved master plan, this 2nd phase will include a skate track, a fitness challenge course – similar to the ninja style challenge tv show, but much less intense, since it is a public park. Currently, we are looking at what we can do on the BMX side of things, depending on budget, it may be installed in 2 phases. An RFP is out right now for the skate track design. We are aiming to start building the Challenge Course and skate track in the spring. These are both fairly short projects and hope to be complete by the summer. The Campus Oaks Park dedication is planned for October 12th at 10 a.m. and you are welcome to attend. Crimson Ridge Park's backstory is that it was also a developer-built turn-key project. The developer built to the budget, but unfortunately it did not fulfill the entire master plan. The City was able to secure more funding to make improvements. However, this summer, a fungus took over the grass and at one point the grass was brown. We have been working with the contractor, and as of yesterday, most of it has come back. There are still some spots that need attention, so we are continuing the work with the contractor to obtain the green, healthy grass we paid for. The fences will remain up until we achieve that goal. We have not scheduled the park dedication for Crimson Ridge, since we are still watching the grass. More to come.
- *I know this is out of the syllabus question, but can we install 2 more pickleball courts at Campus Oaks? It's always too busy now.* The original master plans showed 2 pickleball course as the base bid, which are in, and 2 pickleball courts as an add on. At this point, I don't know when that can happen. We are really focused on finishing up the planned phase 2 and if there are additional funds identified, we could consider that. However, we have lots of pickleball courts throughout the City of Roseville that you are welcome to visit. We do understand that pickleball is very popular, and they all have heavy usage, especially our new complex, so we are looking at additional spots for pickleball. Another thing we need to consider for adding more courts at Campus Oaks, specifically, is the amount of parking available there. We do have an agreement to park along the private road parallel on the former HP campus, but we are trying to be mindful of amenities that will affect parking there especially because Blue Dog is not a huge street. Parking and traffic are typical concerns we hear often, so we want to be good neighbors and mindful of all of that.

We achieved our goal of having this meeting within an hour. Thank you all for being here. You will be notified of the next meeting via email. Don't be shy about contacting us through the email (yourlandscape@roseville.ca.us) provided to discuss any other concerns. Thank you and be safe this long Labor Day weekend.

Meeting adjourned.