

JM-51 Park Site

Public Workshop #2 – November 14, 2024, 6:30pm at Rex Fortune Elementary

Approximately 4 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-51 is a 2.6-acre park site located Sierra Vista, the surrounding streets are Shimmer Falls Drive, Lakehaven Drive, and Whisper Wind Way. It adjacent to an open space area.
 - It is a 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 \$950,000.

- Sierra Vista Park Map:

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

 - 12 new parks in total for the Sierra Vista area.
 - 4 other parks are being designed concurrently.

Discussion with resident questions/comments followed.

- *How do you prioritize which parks to accelerate?* We are building them concurrently. They are all a priority. If anything, we may prioritize parks near schools, as they serve the greater number of residents/children.
 - *These parks were promised years ago. Why are they just getting started?* This was not a promise from the City, it was a promise from the developer. Having the funds to build the park plays a big factor. Again, park fees are collected when the Developer pulls the building permit. Not one neighborhood pays for a single park. It takes several neighborhoods to fully fund one park. So, parks will be built where more people live. We evaluate the plan every year and monitor where home are being built.
 - *What is the construction budget for JM-51?* \$950,000. Some of the other parks, in dark green, have about half the budget of this park.
 - *What is the acreage of JM-51?* 2.6 acres. Some other park sites have smaller budgets, for example approximately \$350-\$575,000. 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.
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- Review of the 1st Public Workshop (September 17, 2024):
 - Recap of the requested amenities/park improvements:
 - *Fence between open space and the park*
 - *Benches, seating, gazebo*
 - *Shade, larger trees*
 - *Playground*

- *Open grass*
 - *Artificial turf*
 - *BBQ pits*
 - *Water fountains*
 - *Basketball*
 - *Tennis*
- Recap of concerns related to this park:
 - *Safety, traffic congestion, fast driving*
 - *Kid/ community focus*
 - *Drainage*
 - *Lightening*
 - *Budget*
 - *Basketball*
- Recap of one main feature from the suggested items:
 - *Playground with shade*
 - *Larger playground.* Example of large playgrounds discussed were Mahany, Mahan and Nela Luken. The play structure at Mahany is universally accessible, which is out of our budget. Mahan and Nela Luken's playground sizes are more reasonable.
 - *Grass area*
 - *Senior ramps (ADA?)* All of our parks are ADA compliant.
- The Concept Sketch was shown, as well as the Activity Area examples.

Feedback from the first workshop resulted in a high-level, rough concept sketch. In the base bid, we incorporated concrete walking paths (depicted by the dash lines), a shaded picnic area, a larger play structure with shade (similar to Nela Luken) with benches surrounding, landscaping, open grass areas, undeveloped areas nearest the open space, natural trails and fencing along the open space/park edge.

 - 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 from the natural trails. Concrete is expensive, so all the pathways in the undeveloped areas are not paved.
 - Tara reminded the attendees that another park being built, Byouk Park, is just across the way, and it is a school park site. These types of parks have a 2-2 ½ hour stay and play value, so they typically having bigger amenities and restrooms. Byouk is almost 8 acres and will have softball, shaded picnic area and soccer, which could impact the need some features at JM-51. We also do not duplicate amenities that the school has planned. For instance, basketball, with the assumption that through a joint-use agreement, residents can use the school's basketball courts.
 - The Activity Area (depicted in grey) is a challenge course for children to run and jump. Materials will be sturdy or painted as opposed to protruding. If activity area isn't being used, the space can be used for the proposed concrete ladder toss and ball target toss.
 - Amenities such as pickleball or splashpads were not proposed because of budget, parking and people driving into neighborhoods to use these specialized park features. These are more geared for bigger or regional parks, not a neighborhood park like this.

Resident Questions/ Feedback:

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

- **If budget allows and you had to pick one or the other, would you rather have more grass or a ½ court basketball?** 4 for Grass/ 0 for Basketball
We want to ensure that everyone who expressed interest in basketball has a voice in the decision-making process, rather than limiting it to just four individuals. To gather broader feedback, we will offer an additional write-in option, which will be reviewed in the Next Steps.
- *Comment about grass (less undeveloped areas) being better for mice control and curb appeal.*
- *What is more expensive grass or a basketball court?* Due to maintenance, irrigation, water conservation, etc. Grass.
- *How big is the proposed grass area? How much more grass would we get if chosen as an add on?* Currently it has about ¾ of an acre, if more grass it added it will total a little more than an acre.
- *Comment about the grass bring a great area to play soccer or catch with the kids.*
- *What type of trees will be installed?* Trees are decided, along with materials to be used, when the construction documents are developed.
- *What kind of plants?* Low shrubs along the street frontage will be used that will deter critters and give visibility to aid in crime prevention.
- *Are trees avoided in the front of the parks?* No
- *Do the Police patrol?* Yes
- *The school gates are locked. How can we use the basketball courts there?* We have a joint use agreement with the school district, which includes access to the basketball courts once the park is completed. Additionally, we generally discourage installing full basketball courts in neighborhood parks due to concerns about noise and light pollution.
- *What are the brown areas on the Concept Sketch?* Undeveloped/ natural areas
- *What is the cost of the swing area?* The swings, themselves are not necessarily expensive. It's the separate containment area that needs to be larger than the swing zone for safety, the drainage, bark, etc.
- *What is the cost of each component?* We don't provide a breakdown of individual amenity costs, as prices can fluctuate and are not fixed. However, you can trust that, as professionals, we prioritize your needs, design requirements, and the best use of the space while ensuring we stay within budget.
- *Is there a possibility of surplus funds after the 12th park is built?* There is a possibility at end of the whole project. This underscores the importance of prioritizing the most desired amenities within the current budget. Additionally, there may be future opportunities for additional funds, grants, or bonds, allowing for the addition of more amenities down the line. Crimson Ridge Park is a 2-acre park that we recently finished, and it's nearly ready to open. The upgrades, which totaled approximately \$400K, included additional benches, shade structures over a picnic area, paved walkways, and new grass. To put it in perspective, the total budget for the project ended up being ~ \$1.8 million and though it's about the same size as JM-51, it doesn't include a play structure.
- *Regarding the undeveloped areas, how often will it be maintained? Concerns about rattlesnakes, wildlife were shared.* 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 sometimes lead to increased weed growth. Usually once the park is complete and areas have heavier use, wildlife will tend to retreat into the deeper open space areas.
- *Comment about liking the walking path.*
- *Comment about how thorough the thought process is when determining what amenities to use.*

- *If we get rid of the basketball court, how would it change?* We would massage the design in order to ensure its works efficiently and make sense for the space.
- *Can we give up the fence to have add more benches?* We can add more benches.
- *Comment that it would be great to have benches along the pathways to rest or have coffee with neighbors.*
- *Comment requesting the pathways be a fully connected loop. Add mile markers.*
- *What kind of lighting will be here?* Our parks are closed one hour after sunset, so they will only have a security light, for Police to monitor. An example of how bright security lights are can be seen at Solaire Park. It's usually one 100-watt light.
- *What will the park be called? Will there be a monument style park sign?* Park naming submissions open in July of each year. Check out our website in July 2025 to make a suggestion. In the past, parks have been names after people, but we are going more towards geographical names. Yes, there will be a park sign, location to be determined.
- *Comment agreeing with the type of amenities, and that there should not be much traffic as neighborhood people will walk there.*
- *When will construction begin?* We plan to break ground in the spring of 2026 to maximize the full construction window (March – October). However, please note that delays can occur due to factors outside the City's control, such as a lack of bidders, or potential rain delays between March and June.
- *How long do bids last? Can we bid early and hold the bid until the construction window opens?* Time is critical. Usually, bids can only be held for about 6 months. Many factors can cause prices to increase.
- *Taxes increase each year, why can't the budget?* The budget is based on the accumulation of park fees in the specific area as each house is built. Regarding taxes, you are not currently paying park maintenance fees through the mello roos because the park has not been built yet. Instead, the assessment currently collected contribute to landscaping and medians that were installed before you moved in. Once all the parks are completed, assessment will increase to include the park maintenance costs.
- *Since JM-52 does not want a playground, can we reallocate?* We can't reallocate until the last park is done in this area. The budget is the budget and whether there is a playground or not, the features selected would need to fit into the budget. The park without a playground hits the maximum budget amount. This is because not all of the areas have the budget yet as homes are yet to be built.
- *Do you accept donations for specific parks?* Yes. There are options to donate a bench, a tree, that can be placed in a specific park. See our [Community Gifts Program](#) on the website for more info. For example, a neighborhood can choose to fundraise for trees or add more benches at their park.
- *Can we have the water fountains with the dog bowl?* No, this would imply that dogs are allowed. There is a municipal code that prohibits dogs in developed parks. They are allowed in the future trail and at the many dog parks that we have in the City.
- *Will the improvement include garbage cans?* Yes
- *What kind of shade will be used? The school has a tarp style that is great.* The type of shade will depend on the manufacturer selected. The shade could be designed as a canvas or mesh canopy. An example of an installed canopy shade can be seen at Weber Park. It's important to note that shade structures can be expensive, and depending on the angle of the sun, shade may not always be effective. Given the budget, we'll need to make a choice: either a smaller playground with larger shade, or a larger playground with smaller or no shade.

- Next Steps:

- As a reminder, we are still in Step 1 of the Park Planning Process.

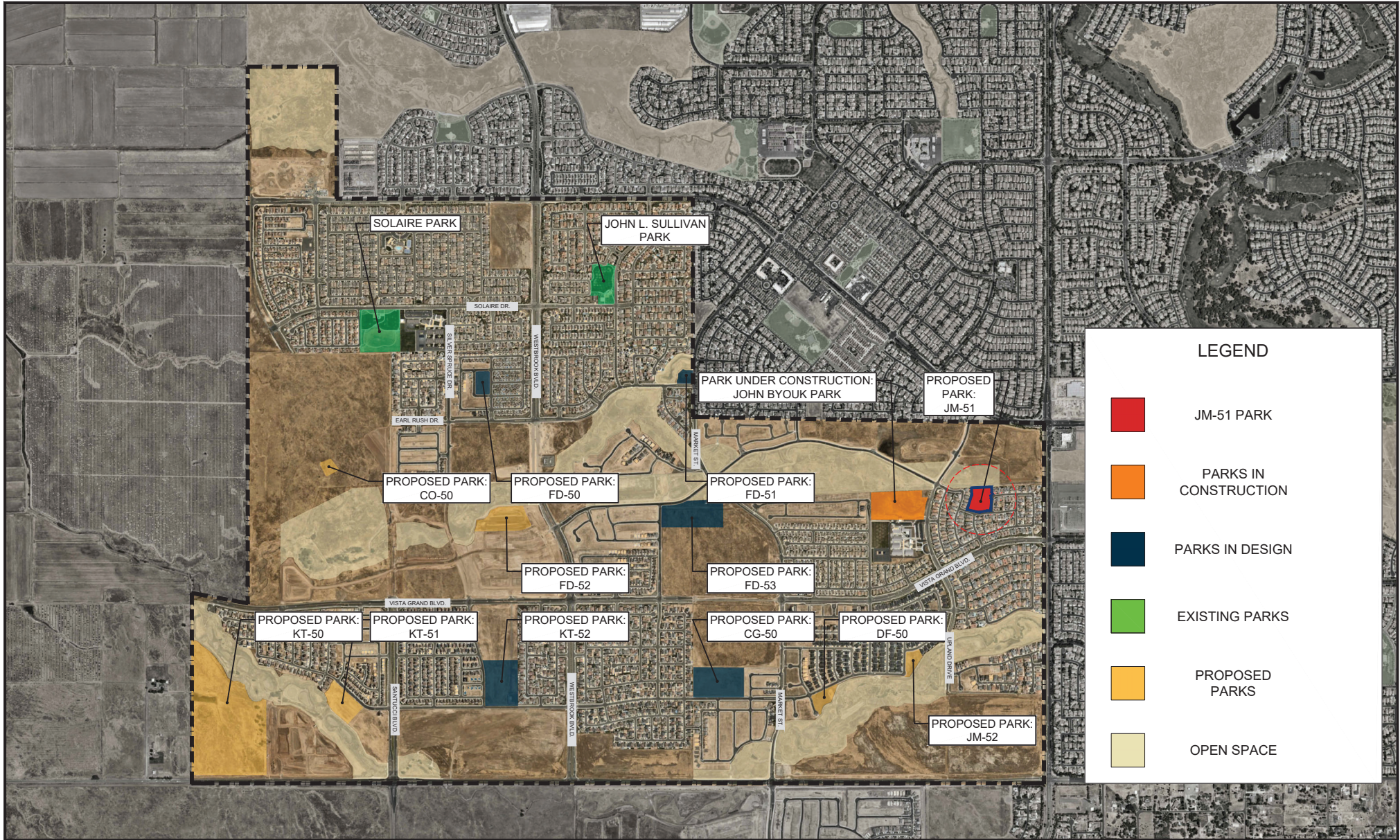
- Due to the small turnout for this 2nd workshop, we are making an exception to give residents another chance to participate. In about a week, the concept sketch along with the meeting minutes will be posted online. The attendees from the 1st meeting will be invited via email to make additional comments on the posted sketch(s) shown. We would like determine if residents prefer more grass or less grass and ½ a basketball court, if budget allows. Once posted, we will accept these additional comments for 1 week at yourlandscape@roseville.ca.us Please let your neighbors know, when it's time to make comments.
- Then, with the combined feedback, we will create a refined formal rendering. This will prompt the regular public 2-week write-in period.
- If consensus is reached on the design of the park, then we can move along in the park planning process to formal master plan approval and onto construction document development. If not, then we may need to hold a 3rd workshop causing further delay.
- Currently, 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

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

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

Meeting adjourned.



JM-51 CONTEXT MAP

SIERRA VISTA SPECIFIC PLAN

DRAWN BY: J.R.C
NOVEMBER 2024



JM-51 Activity Area (Course)

All markers are flush with finished surfaces

