

KT-51 Park Site

Virtual Public Workshop #1 – January 8, 2026 6:00pm

Approximately 18 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

- Park Info:
 - KT-51 is a 4.3-acre park site located Sierra Vista, the surrounding streets are Garibaldi Drive, across from Flathead Dr. It is west of Santucci Blvd. The park is adjacent to open space in the back.
 - Construction Budget: \$1.5 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. The final part of this step is the public 2-week write-in period. This is your chance to share if 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 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, 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
 - Advertisement of bid and 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):
 - This includes grading, underground and above ground
 - Contractor on site building the park
 - Timeframe varies due to complexity of the project and weather
 - Construction window is limited to spring through fall. Ideally, we start construction when it stops raining in the spring and before it stops raining in the fall to take full advantage of construction window, but we can't predict the weather. If there is a late start, we may need to put the project on hold in winter and resume in spring.
 - Step Seven: Landscape Establishment (3-4 Months)
 - Plant Establishment/ grow-in period - The park looks 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. If you see your neighbors doing something they shouldn't, please encourage them to wait until it's officially open. Help by reminding those who may not be on this call that the fences are there for a reason.
 - 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 children's play area, a swing area, shaded picnic area, an off leash dog park, landscape areas and a trail connection.
 - A note in specific plan shown here at the bottom of the slide, says" the concept plan is subject to change based on funding, environmental conditions and other factors". The more crucial factor to consider is the budget, the budget for

construction of this park site is 1.5 million. 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.

- Park Funding:
 - **How does the city collect funds for park construction based on all parks plan for this area?** In Sierra Vista, there are 12 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 Sierra Vista 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. Across the board 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.

- Residents Questions/Comments:
 - *What is LDR? HDR?* LDR is low density residential which is single family homes and HDR are high density residential, like apartments.

- 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. These questions will help us determine what our priorities are within the neighborhood.

What are the top 3 park improvements would you like considered for this park?

- *More space for children there. There are many kids.*
- *Basketball hoops, zip lines, swings, pull up bars, water or splash pads.*
- *Benches*
- *Fenced off playground for little kids*
- *There's a senior home nearby, so they can bring their grandchildren over.*
- *Is it safe to have a kid play area close to the dog park?* It is a larger site, so if both of those were to go forward or be included, that would be our job to ensure safety.

Now keep in mind again, what was shown earlier, the concept plan, is not the plan that is will be going forward. There's a lot of steps in between that graphic and the final graphic. We will be looking at what makes the most sense locationally given what the community priorities for improvements are.
- *Tennis courts*
- *Small restrooms at the trailhead*
- *Pond*

Thank you for your comments.

What is your biggest concern related to this park?

- *Having a fenced in play area due to traffic on the main road*
- *No bathrooms*
- *The sunset in the area is really beautiful, so not blocking the West to West Horizon*
- *The dog park* – Keep in mind the dog park is merely a suggestion within the concept plan. Again, that doesn't mean that it will happen or should happen.

- Those are just suggestions at this point because we are in the early design phase. Basically, step one as Heather shared with you earlier, we're going to look at all. The suggestions that you provided in the slide before and balance that with what your biggest concerns are.
- *What are the plans for maintenance of the parks?* This park is to be maintained by a Community facilities district. There is one formed for Sierra Vista. The assessments that you pay through your county tax rolls help pay for not only the maintenance of the neighborhood parks, but also the maintenance of the street landscape. The maintenance is covered through that mechanism, which is a good thing. It ensures that there is funding to keep the park maintained.
- *Will people be able to walk their dog, but also have a place to drop off trash (at the trailhead)?* About trash cans, they will be strategically located. Per our municipal code, in a developed neighborhood park, dogs are prohibited within that park. However, if you walk through the park with a dog on leash to the trail, it is allowed. Dogs are allowed on open space trails if they are on leash.
- *Will the park connect to the trail?* Yes, part of that is in a developed park.
- *How will the park be lit?* Security lighting, which focuses in the areas for which we anticipate gathering at night. The lighting is low level, so if you go to any of the existing parks, you'll see how low level they are. Our parks are closed at night, one hour after sunset, and the timing is seasonal. Seasonally it is still one hour after sunset, so we do not light the parks for use. We light the parks for easy surveillance for police, so they can drive by and see if there's activity going on and can respond appropriately to that.
- *What is the plan to prevent the restroom from becoming an unmanaged public restroom and safety concern?* Restrooms in neighborhood parks are not typically installed or built. These parks are designed and located within walking distance of your home. Also, given the budget it's not feasible, as restrooms are a higher cost. It's not very appealing for a lot of people to be looking out their living room window at a restroom. We are very strategic where we put restrooms.

For neighborhood parks, they are designed for 1 to 1 ½ hours "Stay and Play" Value. That means it contains more informal play. If there is a playground you go and play, throw a frisbee, football, baseball, walk the trail, then go home.

The parks that have a restroom typically have a "Stay and Play" Value of 2 to 2 ½ hours. That is encouraged with baseball fields, more fields and amenities and usually are adjacent to an elementary school. These locations expect long practices or games, triggering a need for restrooms.

Our third type of park is what are considered Citywide parks – These are Mahany, Crabb Park, Central Park and Gibson Park. These have clusters of fields. In the case of Gibson, we have 9 pickleball courts. These have a "Stay and Play" Value of 4 or more hours due to the type of recreation and an opportunity to participate in different activities at the same park.

In the case of KT-51, this is a neighborhood park with a 1 to 1 ½ hour. Therefore, it does not trigger having a restroom at this park.

- *Not enough shade/ being hot in the summer due to lack of shade* – Shade is a common request we have.
- *Will there be lights by the LDR home?* It depends on where the amenities are located. We typically do not put amenities right on top of a house or close to a common property line. Again, these are low level, and will be placed where there is a cluster of people expected, for example the group picnic area or if we have a playground, the playground. We try to keep that a minimum. We do not light up the entire park, so we consider all of that when we're locating amenities.

We have many parks in our system and more to come. We try to be good stewards of our funds and try to get everything that we can. To ensure the community priorities are included in this park, and we start to reach our maximum budget, we have this next question for you in case we have to make choices.

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

- *Something with water, would a splash pad be an option?* This is common request. I'm a little surprised these items didn't come up with the previous question. Typical concern in neighborhood parks includes traffic, parking and noise, especially with the homes adjacent to a park. Given that we need to be considerate to the homes that would be most impacted and frankly, also down the street, a splash pad is not a common thing within a neighborhood park because amenities such as splashpads attract people from outside of the neighborhood. Parking would really be impacted. Instead, we focus water features in areas that can support additional parking and that are not close to homes. We want to be good neighbors. We don't want to install something that will be a challenge for those living there on an ongoing basis. We do our best to identify neighborhood amenities that are appropriate adjacent neighborhoods.
- *Shaded picnic area*
- *Zip line*
- *Tennis court*
- *Playground for older kids*
- *Shaded trail*
- *Shaded playground*
- *A central open, invisible space that feels space*
- *Flexible use for everyday play*

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.

• Resident Comments/ Questions:

- *What is LDR? HDR?* LDR is low density residential which is single family homes and HDR are high density residential, like apartments.
- *How will misuse be reported and addressed quickly, and are there clear rules posted and enforced?* We will be posting Park Rule Regulation Signs on site. There's a number of ways to report misuse. There is an app that's called MyRSVL and you can go onto the City website and download it on your phone. You can report any observations that you see that feel need to be addressed or corrected. It's a great mobile tool where you can take pictures if there's vandalism and include this with your comments. Pictures are helpful to us. And of course, you can always call us at our offices here or our administration office.
- *When do you think the park will be open?* That's a good question, we can go into that in next steps.
- *What will the park be named?* There is a public name suggestion period when we get to the point where we know we will break ground which occurs every July. So at this point, we don't know what the name this park is going to be. In July 2026,

it will be included as one of the parks that we will seek suggestions for. There's a formal process and a form that is submitted to our City Clerk's Office in order to make a park name suggestion.

- 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 - 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 want to hear from you! 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 construction: The second year generally includes the construction period. From where we are now, to the many processes required, it will take us through the winter for outreach and possibly the late summer to get through permitting. Most of the construction window would be gone. We try not to start a project that we will be impacted by weather and winter rains because that only costs more money, impacting an already have a limited budget. We have a goal to start construction in Spring 2027, which is right on schedule given the 2-year timeframe.

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

For updates on the progress of this park (KT-51) view the recording, and the meeting minutes, which will be posted in about a week: <http://www.roseville.ca.us/parksintheworks> and make sure you are notified please enter you email on the Email Interest List.

We're happy to see you remain engaged with this project as we move forward. So once again, thank you so much for being here and let us know what your thoughts are. Have a good evening.

Meeting adjourned.