

JM-52 Park Site

Virtual Public Workshop #1 – September 26, 2024, 6:00pm

Approximately 23 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 (present)
 - Kelly Appier, Park Development Project Manager (present)
 - Josh Cervantes, Park Development Project Manager (present)
 - Jennifer Adona, Customer Service Specialist

- Park Info:
 - JM-52 is a 1.5-acre park site located Sierra Vista, the surrounding streets are Misty Ridge Drive and Bright Star Road, west of Upland Drive. It adjacent to an open space area.
 - Construction Budget is approximately \$350,000-\$400,000.

- 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 public.
 - Gather feedback and find out what's important to residents in the area.
 - This is the first, we will have two workshops. With today's workshop, we will create a preliminary design (sketch) of what we will offer.
 - We will present that concept sketch to residents at 2nd (in-person) workshop and we will determine if we hit the mark or need to make changes.
 - The final part of this step is the public 2-week public comment period. This is your change to share disagreements, but hopefully you give us your support. 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 (construction documents)
 - Refine design, address site-specific issues, making sure we stay in budget
 - 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 (5-8 Months):
 - Contractor on site building the park
 - Timeframe varies due to complexity of the project
 - Time period may expand due to weather
 - Construction window is limited from spring to fall. Ideally, we start construction in early spring to take full advantage of construction window and ends in fall. If there is a late start, we may need to put the project on hold in winter and resume in spring.
- Step Seven: Establishment (3-4 Months)
 - Plant Establishment/ grow-in period
 - The park is done, but we are literally waiting for the grass and plants to grow. We generally plant from seed when installing grass, which takes time to grow strong and tough enough to be able to take the wear and tear of a public park: kids running on it, playing on it, etc.
 - This is an important time that everyone needs to be patient. It's tough because it looks done and you are excited to get in there. However, we need to make sure that doesn't happen (yet). We have had instances where residents sneak through the fence, leading to (unintentional) damage due to use and (intentional) vandalism. Premature use of the turf/plants that aren't ready will only extend the wait. We need everyone in the community to be patient. If you see your neighbors doing something they shouldn't, please encourage them to be patient as well. We can all 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.
 - Dependent on weather, we may have a soft opening when fences are removed and then we will have the formal dedication in warmer weather.
- Residents Questions (on the Park Planning Process):
 - *Will there be face to face meetings in a public facility? Where can plans can be reviewed and commented on?* Absolutely, that 2nd meeting that Joel referred to will be in-person. This is one of the reasons we ask for your email address, so that we can make sure you are notified when it's scheduled.
 - *Do we have to be with a specific budget?* Yes, this will be addressed shortly.

No other questions at this time. Next, Tara shared a concept image.

- Space Planning Exercise, shown:
 - The concept plan that is containing in a planning document is considered a space planning exercise. This considers what might fit based on the configuration of the site and helps to establish a budget. These elements are not cast in stone and could be changed, which is why we are here today to talk about that.
 - You may notice that the street name and shape of the park is different. This is because of the evolution of what was contemplated 10+ years ago. In the concept, amenities include: multiuse turf area, children's play area and swing, shaded picnic area, landscape areas

and a trail connection. A note in the specific plan states that this concept plan is subject to change based on funding, environmental conditions and other factors. These are all things we need to consider.

- While these amenities fit the space it's more of a critical factor to consider the budget of \$529,000. While that might sound like a lot of money, we also have to account for architectural, engineering, permitting and inspections. That leaves us with a lot less money for construction, approximately \$350,000-\$400,000. Being very open with you, \$350,000-\$400,000 is not very much to build a park. So, we will need to be very mindful and focused on what can be built with these limited funds.
- Crimson Ridge is a park that we just built which is just about 2 acres. We recently added grass, decomposed granite path, and a picnic area and that was about \$400,000. Based on experience in the current market, we have to be very strategic.
- 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 an area. In Sierra Vista, this particular neighborhood may not have fully paid for the park. We need all the homes built to be able to build the 12 Sierra Vista parks. The park in your neighborhood may not have been fully paid for by just your neighborhood.
 - **People often ask, how do we increase the budget?** The General Fund, does not supplement park development because the park fees are already collected by each home in the specific area. If we were to retroactively increase the park fees across the board (it would have to be the entire Sierra Vista area), this would be a challenge. This includes land owners who have yet to develop parks, new homes that are under construction who have perhaps already paid the building permit, and yours as well. Increasing fees for those who have yet to move here, would not only postpone building parks but also unfairly create a burden for our future residents. We have to look at all this when considering the funding challenges.
- 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 comments 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?

- *Many large trees for shade*
- *Adult exercise equipment like Mahan Park*
- *Grass, trees, bench (1 person agreed)*
- *Picnic tables*
- *Shade structures*
- *Picnic area with shaded area*
- *BBQ (1 person agreed)*
- *Doggable; not a dog park, but dog-friendly.*
- *Dog excrement/waste bags*
- *Water fountains with a dog fountain at the bottom*
- *Appropriate lighting*
- *Toddler swings*
- *Concrete ping pong table*

Thank you for your comments. Because this is recorded, this will allow us to review all your wants and concerns. Thank you for participating and sharing your concerns next.

What is your biggest concern related to this park?

- *No restrooms are needed/ This is a small neighborhood park. (1 person agreed)*
Restrooms are usually not put into a neighborhood park. These designs are for what we consider 1- 1 ½ hour “Stay & Play” value. You go to the playground, play a little bit, throw a frisbee and then go home. These parks are located within a 10 minute or less walk or short bike ride home.
- *Noise and light pollution*
- *Homeless and vandalism*
- *Signs that say "No dogs allowed"/ but you said dog friendly* Since there are several comments regarding dogs - this is something that I will share at the 2nd workshop as well. In developed parks within the City for Roseville, there is a municipal code that prohibits dogs. Dogs are permitted in the open spaces, on leash. When the trail connects you can certainly take your dog there through the park to the trail, but on leash. So, dog friendly amenities, like dog bowls connected to the drinking fountains, dog waste bag dispensers, etc. are in conflict with the ordinance. We do offer several dog parks throughout the City.
- *Any cameras*

No other concerns stated. If you think of anything you can still put it in the chat. It would be helpful if you are sure to reference which question you are answering if it's out of order. Let's move on to our next question. As mentioned, we have a very tight construction budget, this doesn't mean we will only have one park feature. Your top ranked answers will help to prioritize what we need to focus on. Please know that with every park we built, we strive to stretch the limited dollars as much as we can.

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

- *Small play structure or swings/ Children's play area (2 people agreed)*
 - *Grass (1 person agreed)*
 - *A shaded structure*
 - *Shaded picnic area (2 people agreed)*
 - *Shade (1 person agreed)*
 - *Trees (3 people agreed)*
 - *Tables*
 - *Shaded benches*
 - *Seating area*
 - *BBQs*
 - *Adult exercise equipment*
 - *A walking path around the park older residents*
- Additional Residents Questions/Comments:
 - *Will there be a walking trail that is foam padded?* I'm assuming you are talking about poured in place rubber walkways? If that is what you are talking about, that is extremely expensive. Additionally, it retains the heat, so we have not experienced great success with it. It gets too hot. In the summertime, many times kids take their shoes off and it could burn them. It also has a short lifespan and is very high maintenance. Not only is it a high initial cost to install, but long term it has a high cost to maintain it in a good condition. When considering the type of materials and amenities that go into a park, we need to think about its cost, maintenance, lifespan.
 - *Will the adjoining bike trail be completed at the same time?* The bike trail is constructed through our Alternative Transportation department, so that will be outside of the park development. That said, it is intended to be a connection between that future bike trail and the park. *Will the bike trail be paved and stripped?* Typically, yes. *Timing on the multi-use trail?* *Will you be developing the trail with the park project?* According to Alternative Transportation, this segment of trail is to be built by the Developer, JMC Homes. At this time, there is no schedule for the trail construction.

- *How does building a park affect wildlife around us? ie. the coyotes that live nearby.* Certainly, during development there is going to be a slight impact to wildlife. The great thing about this site is that it is adjacent to open space, so the wildlife will move into that bigger, greater area where humans are not using. I think it's a good thing to have an open space nearby. The wildlife may be temporarily impacted by construction; however, they will re-settle back into the open space with no problem.
- *Will there be open trash cans considering the wild life adjacent? Trash cans are typically covered.*
- *But Mahan Park says dog friendly?* Mahan Park is actually a developed park and should not have dogs running free. I don't believe the City has any "dog-friendly" parks, only fenced dog parks spread throughout the City.
- *Why is this park (not) named after someone?* Park naming is an open process. It happens every July, so we just recently had an open period where the public was able to submit park name suggestions. A subcommittee will review the submitted names, and will make recommendations to the Parks & Recreation Commission (a reviewing body.) Those names recommended would be forwarded to the City Council for formal approval. This year, JM-52 was not on the list for naming, however it will be next year (July 2025.) That is because we like to get through the design process and closer to construction before naming. It's a good practice to hold the naming at that time, so we can finalize the design and move forward. If it's named after a person or a specific theme, we can make sure to incorporate some of those design features into the park.
- *Native Oaks (trees) would be nice.*
- *There seem to be more dogs in our neighborhood than children/and older residents.*
- *What is the process for a variance to allow dogs?* Right now, there is not a process in place to change the municipal code. That would take quite a bit of effort and legal review. Again, once the trail connection is built, you can certainly go through the park to access the trail. They'll just need to be on a leash. One of the reasons we have this in place is because while you may be a responsible dog owner, 3 out of 4 are not. Having dogs in public parks and children playing in the same spaces is a concern for many people.
- *Dogs are pets!*
- *But are they allowed on a leash?* In a developed park, it's only allowed for dogs to walk through to the open space trail, on leash. *I meant dogs on a leash while walking during the day.* The City's municipal code does not allow for this in any of our developed parks, except for off-leash dog parks and along the Open Space multi-use bike trails.
- *Will there be a designated construction vehicle staging area when construction begins? Or will the Contractor be allowed to park anywhere along the streets?* There will be a designated staging and construction area within the park. We usually work that out with the contractor once they have been awarded the contract. We try to be good neighbors, both during the construction and with the final product that we leave. We want to ensure that the neighbors enjoy the space during the construction and are inconvenienced the least. Additionally, when it's done, they have a park with amenities that they can enjoy.
- *General question: is it possible to donate money or dedicated benches or trees etc. to the park?* That's a good question. We do have a community gift program where individuals can purchase trees and benches to be placed at parks, if desired. If you are interested, you can search Community Gifts on our website and it will bring you to the page for more information on costs and availability.
- *Sorry, is the plan that was shown earlier the current blueprint of our future park?* This was a planning exercise, and is not the blueprint. It considers what may fit here in order to determine a budget at the beginning. It is not cast in stone, and that is why we are here today – to talk about what we really want in the park and what can fit within the budget, especially with the string of neighborhood parks planned so close together. We may have something special at one park and something different at another, so we are able to provide different recreation activities and value.
- *There's another area for a park .5 mile to the west. Is that area also being considered during the planning of this park?* That is park site CG-50, and then another .5 mile down the road to the west is KT-52. KT-52 is currently in design now. It is adjacent to a future

elementary school site. The master plan was approved and we are moving forward into the construction document phase. You can see what is planned for that site on the web site. Again, at the end of this presentation, we will share links to view more information. The future CG-50 park site has not been through this outreach process yet. The Park Development team looks at all the parks and all the features. One of the things that makes Roseville's park system interesting is that we do not rubber stamp every park. Each and every park has different features and its own identity. We don't go through a playground catalog and pick one off the shelf. We like to incorporate a theme or neighborhood identity. Neighborhood parks are for the neighborhood within walking distance. Here, we'll have a string of all these neighborhood parks. Our job is to look at all the various features of each of these parks, so that you can go 10 minutes to one park, or 10 minutes in another direction for another park, and have different recreation experiences at each. We are looking at offering this entire community a variety of experiences, not the same at every park. It's exciting! To be successful, we have to look at the big picture, when looking at the little picture.

- *My question was erased.* If we have not addressed your question, please feel free to retype it in the chat or email yourlandscape@roseville.ca.us. We apologize.
- *Are we able to comment on the color scheme of the play structures/benches, etc.* These decisions come in a later phase, like during construction document preparations. Should the park be named after a person, the color and theme correspond with that. Is there a certain color that is absolutely a concern? A color that you say is absolutely not? You can certainly offer that feedback. You may see a rendering that has colors, but that's just a representation of a play structure and features, not necessarily the colors which will be used. At this point, we are at the very high level until we get into the later phases where we identity finishes and massage the finer details. Typically, its not a public process to choose colors, but if you have a concern or desire of a certain color, please share it now and we will consider it as we move through the process. *Please don't do black. So hot lol*
- *Canyonland Ct. at Brooksleigh Dr. it looks like there will be another space for another park.* Yes, this is proposed park DF-50 about a .5 mile down the road. *Yes, DF-50 - when do we talk about it?* It's wonderful to see all these parks get started. People may ask why isn't my park first or second? Why are these other parks underway and we are just getting started? We do monitor the building permit process and build out. We look at the map annually during our budget cycle and see what areas people are moving into. In Sierra Vista, it's not a consistent build out from east to west. Unfortunately, there are pockets everywhere, which makes it very difficult. We want we try to provide parks where we can. There is so much of Sierra Vista that is still not at built-out. As mentioned earlier, the park development fees are collected with each individual (home) building permit, so with so many homes that are not built yet, the funding to be able to build the park is collected very slowly. So, we have to be strategic, look at all that is happening in the home construction industry in this area, and make some choices on where the next park will be that will benefit the most residents. We will be building all the parks (of 12.) The last thing we want is for the 12th park to not have enough money to be built because we were not careful with the funding. Once the money is gone it's gone, unless we find another mechanism to increase the funding of the parks.
- *Is there set hours each day and which days of the week will the construction happen?* Construction typically happens Monday through Friday between 7 a.m. most days the contractors are done for the day around 3p.m. On occasion, if they are behind schedule, they may request weekend work. If the City approves the weekend work, they can't start before 8 a.m. and can't work past 8 p.m. Typically, they work in the spring and summer months when it's hot, so they finish at about 3 p.m.
- *Are any of these incoming parks dog friendly? Are there dog parks nearby?* The only dog friendly parks we have are the fenced-in off leash dog parks. In fact, the largest one we will have is being built in the West Roseville, off of Fiddymont. It not quite open yet, and is called Denio Family Park. The challenge with dog parks is that you either love them or hate them. People can be at opposite extremes when it comes to dogs. The municipal code does not allow dogs in developed parks; however, they are allowed if

there is a designated fenced dog park where they can run free. We have many of these located throughout the City.

- *Glad process finally started, but disappointed it took so long after the development was complete. Can the process be fast tracked?* This is a common question. We try our best to keep things on track, however, there are lots of things that can happen in between. If every component goes as planned, then we can possibly be on the shorter end. Keep in mind that we have to go through processes, permitting, plan approvals, master plan approvals. These are processes that are engrained through the life a project, some of these can stall, while some can go well and keep the project moving forward. Accelerating a project is very difficult because the processes and approvals have to be adhered to.
- *What does standard maintenance/up-keep look like for the park?* As far as the standard of care, you can go to any of the parks in West Roseville and see the level of service that we adhere too.
- *In care of the lawn, ie using chemicals, will there be advance notice of use of these chemicals.* We have an I.P.M. program. We typically do not notify what we are using, excepts in parks adjacent to elementary schools.
- *What are the hours of use of these parks?* Typically, our parks are open from sunrise until one hour after sunset.
- *Oak tress don't like a lot of water can you use a different tree?* We will certainly consider the watering/irrigation needs of the trees.
- *Use native trees to benefit native wildlife. Valley Oaks can be grown on drip with success.*
- *Thank you for your time, work, and for involving the community in the decision process. We have a great community. This was a very good meeting and good information. Our community is great.*
- 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 want to hear from you! 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. 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 cost more money, when we already have a limited budget. We have a goal to start construction in Spring 2026.

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 examples of approved rendered master plans, as well as see updates on the status of this park (JM-52) view the recording, and the meeting minutes, which will be posted in about a week: <http://www.roseville.ca.us/parksintheworks>

We are happy to do this! We want to be good neighbors as you are the ones that will use the park. So, your feedback is valuable to us. We appreciate you all being here. Thank you so much!

Meeting adjourned.