

Parks & Recreation 316 Vernon Street Roseville CA 95678

# West Roseville Public Workshop W-53 (adjacent to Church site)

Meeting Notes from March 24, 2010 Public Meeting Junction Elementary School, Multipurpose Room 30 Attendees

# 1. Park Development Overview

- a. Tara Gee, City of Roseville, Parks and Recreation opened the meeting with introductions of City staff of Jeff Dubchansky, Assistant Parks and Recreation Director, Rjahja Canlas, Park Development Analyst and Annie Jatala, Parks and Recreation Specialist.
- b. Tara Gee provided an overview of the planning and construction process (flow chart) and explained the purpose of the meeting was to gather public input on the design of the park.

## 2. Summary/Overview

- a. Specific Plan Concept
  - i. During the specific plan phase, a study is completed to determine what types of facilities will fit into this park parcel in concert with the overall community needs. From this, a budget is estimated for each park site.

#### b. Turn Key vs. City Built Parks

- i. Turn Key projects is where the Developer builds the park on the City's behalf. The Developer decides to build the park during the development agreement process, which happens well before streets, homes or underground utilities are built.
- ii. City Built Parks is where the City builds the park when funds are available. Fees (per home) of separate citywide park and neighborhood park fees are paid when a building permit is obtained. This cost is passed on to the new homeowners. The two funds are separate and by law, must be spent only on the type of development for which it is collected.

#### c. Park Types

- i. Neighborhood Parks the smaller areas, typically several neighborhoods. These are located within neighborhoods where it is easy to walk or bike to. These types of parks are designed for the one hour visit. Typical neighborhood park amenities include children's play areas, shade structure, picnicking and open turf area.
- ii. City-wide parks serve the City as a whole, where the design plans for visits to be several hours at a time. This means more of a regional draw of users and more organized playing fields/sports. Typical amenities include baseball fields, soccer fields, larger group picnicking, restrooms, etc.

## d. Status of West Plan parks

- i. Junction (Fred Festersen Park) Is currently out to bid. We are looking to go to Council for award in May 2010.
- ii. Chilton (Bud Nichols Park) Is currently out to bid. We are looking to go to Council for award in May 2010.
- iii. Village Center Council has approved the master plan, but there is no plan to build this park.
- iv. Sports Park We may look to start to plan. The City will be working with the School to review their site plan. We are also looking at a Joint Use amenities to share in the cost of constructing and uses, therefore, stretching the dollars to benefit the entire community.
- v. Fratis Park (F-53) Will be built by Signature Properties. The City is unsure of the timeline for construction. Plans have been approved.

#### 3. Financial Overview

- a. Development Costs/Funding Developers pay park impact fees as part of the development costs due when homes are built. A handout outlining the neighborhood park fund and the fund balances was reviewed by Jeff Dubchansky, Acting Parks, recreation & Libraries Director. (See handout attachment).
- b. Maintenance Costs/Funding West Park CFD #2 is a community facilities district for service and was established to fund the maintenance of street landscapes, parks, open space and bike trails. The CFD is funded via bi-annual assessments to each property owner. The assessed amounts are based on actual service needs for what is constructed and not for future, unconstructed improvements. Assessments are adjusted annually based on completion of projects.

#### 4. Questions and Answers

Will the church contribute financially?

Not at this time. There is no obligation. Their main focus is the sanctuary.

How much has the City collected?

Bud Nichols Park and Fred Festersen Park has collected \$1.2 million for each park site. We are anticipating \$300,000 +/- remaining, but we are uncertain until the construction of these 2 parks is completed.

## The \$1.7 million include design?

Yes, this includes all parts of design, environmental and construction. An example would be Crabb Park which is located in the Stoneridge Area. It is difficult to start a project early due to all the changes and cost associated with it.

What steps can be completed prior to monies being collected? The master plan can be done at this time.

Have you seen solar being used?

We have not used on playgrounds. The only energy consumption in a park is the security lights in the park and this is minimal.

How many tables and grills? How is this assessed? Single tables may not have barbeque. (Note: it is too soon in the process to determine quantities.)

## Can the City seek grants?

This is a difficult process because they are looking for unique projects state wide. These types of grants are competitive grants and a typical neighborhood park is not as attractive as the unique projects.

#### 5. W-53 Brainstorming

<u>Top items</u> that residents would like to see in this park. This is based on the highest number of requests made at this meeting:

Basketball Courts Covered Picnic Areas Dog Park Playground Tennis Courts Walking trails (adults)

#### Other suggested items for the park:

Baseball/Softball

Green space (informal turf)

Horseshoe

Safety

Seating

Security lights

Shade

Soccer

**Swings** 

Restroom

Roller Coaster

Rubber Play surface

Water Feature

#### Concerns:

Loitering

Night lighting

No sports lighting

**Parking** 

Traffic

Vandalism

# Park Financing in WestPark

## How are parks in WestPark financed?

Developers pay park impact fees as part of the development fees due when homes are built. The current park impact fees for Westpark are:

\$2,544 Neighborhood Park Fee
\$2,096 Citywide Park Fee
\$750 Paseo Fee
\$624 Bike Trail Fee

As an example for every 150 homes developed, \$381,600 is collected to build neighborhood parks and \$314,400 is collected to build citywide parks.

## How much will ultimately be collected in Westpark?

When all the homes in Westpark are built, the total collected is estimated at:

Westpark	WRSP Total
\$7,841,353	\$15,758,529
\$7,187,122	\$14,222,404
\$2,309,241	\$2,309,241
\$1,923,950	\$3,866,505
	\$7,841,353 \$7,187,122 \$2,309,241

## Where is the money held?

All park fees collected in West Roseville Specific Plan (Westpark and Fiddyment) other than the Citywide Park Fee are held in the Park Development – WRSP Fund. The Citywide Park Fees are held in the Citywide Park Development – WRSP Fund. These funds must be expended for the purpose in which they were collected.

# How much do parks cost to build?

As part of the development process, a financing plan was developed for parks. The financing plan estimates the cost of parks as:

Neighborhood		Citywide
\$1,680,646	F-54	\$1,474,454
\$1,611,600	F-55	\$4,653,215
\$972,613	F-56	\$7,151,585
\$1,206,496	F-83	\$102,670
\$2,458,800	W-54	<u>\$840,480</u>
\$2,229,253		\$14,222,404
\$1,554,304		
\$1,781,312		
\$ 549,713		
<b>\$1,713,792</b>		
\$15,758,529		
	\$1,680,646 \$1,611,600 \$972,613 \$1,206,496 \$2,458,800 \$2,229,253 \$1,554,304 \$1,781,312 \$ 549,713 \$1,713,792	\$1,680,646 F-54 \$1,611,600 F-55 \$972,613 F-56 \$1,206,496 F-83 \$2,458,800 W-54 \$2,229,253 \$1,554,304 \$1,781,312 \$ 549,713 \$1,713,792

Park site 54 has both neighborhood and citywide park components.

#### How will park maintenance be funded?

WestPark CFD #2 is a community facility district established to fund the maintenance of landscapes, parks, open space and bike trails. The CFD is funded via annual assessments to the property owners. The assessment is based only on what is needed to maintain services, subject to a maximum.