

Parks & Recreation 316 Vernon Street Roseville CA 95678

### **Harry Crabb Park**

Meeting Notes from April 14, 2010 Public Meeting Stoneridge Elementary School, Multipurpose Room 52 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, Acting Parks and Recreation Director, Rjahja Canlas, Park Development Analyst and Annie Jatala, Parks and Recreation Specialist.

## 2. Neighborhood vs. City-wide Parks

Tara reviewed the two types of parks that the City builds. Crabb Park is a city-wide park. Other city-wide parks are Maidu Regional Park and Mahany Park. See handout for description.

### 3. Development vs. Long Term Maintenance

- a. The Stoneridge Community Facilities District for Services only pays for the street landscape maintenance. This CFD does not contribute to the maintenance of any parks within this area.
- b. You may be wondering why we are building in the West Plan area on the West side of Fiddyment Road. The funding in this area is different. That area's Community Facilities District for Service includes an assessment for street landscapes and neighborhood parks. By having this on-going funding source for maintenance, the general Fund is not impacted by the construction of a new park.
- c. No Community Facilities District for Service within the City includes maintenance for city-wide parks. This is because the city-wide parks are often designed to have offsetting revenue. For example, the all-weather field at Mahany Park, a city-wide park, is available for use on a rental basis only. The revenue is them used to offset the park campus maintenance costs.
- d. It is important to note that the city-wide fees assessed in the West Plan area can only be used for the purposes of city-wide park development in the West Plan Area. The original city-wide park fund covers the rest of the city. This means that from a city-wide aspect, homes built in the West Plan area of Roseville do not contribute to the fund in the rest of the City.
- e. On-going maintenance costs are taken into consideration for city-wide parks because the general fund must cover the maintenance cost. This is for all city-wide parks.
- f. Development funding is collected when the Developer pulls a permit to build a home. They are assessed a City-wide fee and a Neighborhood fee.
  - i. These two fees go into separate funds, city-wide and neighborhood park funds and cannot be intermixed. By law, the funds collected can only be spent for the purposes for which they are collected. In other words, we cannot use city-wide funds to build a neighborhood park, unless specifically outlined.

ii. Crabb Park is a 20 acre park site and today's cost for development is approximately \$300,000 per acre. The budget is about \$3 million. (Note: this does not add up. Where we can stretch our dollars, we do and we are simply stating a range and average of costs.)

#### 4. Financial Overview

 a. Development Costs/Funding – Developers pay park impact fees as part of the development costs due when homes are built. See handout for the financial summary.

## 5. The Park Plan and Potential Changes

- a. Since the approval of the original master plan, the City has received numerous calls regarding the park design. In order to respond to the concerns, the City has drawn a sketch that proposes a response to those concerns. Before we moved forward on any changes, we wanted to meet with the residents and obtain feedback. If the majority likes the original plan, we can keep it. If the majority likes some or all of the changes, we can work on modifying the park design.
- b. The process to update the master plan involves a 2 week write in period beginning Monday, April 19<sup>th</sup>. After the write in period and if there is overall support for a direction, we will go to the Parks and Recreation Commission for approval. If we receive approval from the Parks and Recreation Commission, the next step will be to seek City Council for approval. Before going to City Council for approval, we will undergo an environmental review to confirm that the changes do not trigger any concerns.
- c. The current master plan includes:
  - i. Fenced and covered play area, swings and play structure.
  - ii. 2 Lighted Youth softball/baseball field
  - iii. Picnic Tables
  - iv. Restroom/snackbar
  - v. Covered group picnic area
  - vi. Paved Parking lot
  - vii. 2 Lighted 90' Softball/Baseball fields
  - viii. Lighted junior soccer/warm up area
  - ix. Lighted tennis courts
  - x. Overflow parking
- d. Potential Changes to Master Plan include
  - Keeping the lower large baseball and soccer fields (closer to the corner of Secret Ravine and Scarborough);
  - ii. Adding an older active adult area with bocci ball courts, horseshoe courts, and shaded picnic/seating area;
  - iii. An inter-connecting perimeter walking path;
  - iv. Eliminating the two smaller ball fields in the upper area and replacing it with basketball courts, three shaded picnic areas, a restroom, an interactive water play area, a children's' play area, four sand volleyball courts and informal turf areas:
  - v. The two tennis courts were eliminated since we just built two here at Goto Park.
  - vi. Downsizing the parking lot to have two separated accesses (one off of Scarborough and one off of Luciana) instead of one large one that bisects the entire park site; and

vii. Adding ten parallel parking spaces in the lower area of the park off of Scarborough.

#### 6. Questions and Answers

The Developer had stated that the city-wide fees we paid go directly to this park site. Is that true?

Each resident did contribute to the city-wide fee but it does not go directly to this park site. It goes to a larger fund for all city wide parks.

Does commercial property contribute? No, they do not contribute to park funds.

Is this the only city-wide park left to be built? No, the City has several city-wide sites left to build.

With the funds being collected, how many more homes need to be sold? And are we the only area left that has un-built houses?

There are numerous areas throughout the City that still have homes to be constructed. We have numbers of un-built homes throughout the City.

Does the city-wide money pay for the area in the West Plan? No, they are separate.

How is the City prioritizing parks being built?

The City looks at neighborhood parks that have a 50% or higher absorption rate. For city-wide parks, we look at the overall City vision and special park amenities, what we have in our inventory throughout the city wide, potential revenue, trends, amenities where we don't have enough and unmet needs.

Does the City have a timeline for construction?

We do not have a timeline for construction. It will be dependent upon homes being built and the economy picking up. The private industry appears to be gearing up to start building again, but we are unsure on when this will happen.

How many acres is this site?

This site is 20 acres. The Developer did grade the site for the City when they were building homes.

Where does this park stand in the priority of city-wide? Phase 1 will be next.

How many citywide parks are there? We have 3 or 4.

Did the new pool use city wide funds?

Yes, the new pool did use a portion of the city wide funds. Other funds were also used to the construction. One such fund is the public facility funds.

Can the City seek grants?

Yes, we will. Most grants are provided by the State and depending on what the State has to offer, grants may or may not be a funding opportunity. These types of grants are competitive grants.

Can anyone provide comments on the plan?

Yes, because this is a city wide park and comments all are welcome (not just surrounding neighbors).

How does the phasing work for construction?

We try to stretch our resources. We will look at the final design and determine what makes sense to build first given available utilities, costs, etc. We may build a first phase here at Crabb Park and before we start a second phase, we might build a first phase in another city-wide park in order to spread the park benefits throughout the City.

Will you have to hire a consultant for a new master plan? No, the City will be working on the master plan.

When are the park fees collected?

Park fees are collected when the Developer pulls the building permit. Due to the drop in the economy, the City has offered a deferment program to Developers which allows them to pay fees at the issuance of the permit or the choice to pay fees prior to the close of escrow.

Are the fee amount adjusted to include interest?

No, they are not. (Note: Upon further research the fees are adjusted based on the Construction Cost Index, which is not an inflationary increase, but there is some adjustment.)

What can we do to help fund this project?

The City actively seeks grant opportunities. There might be fundraising opportunities, sponsorships or other ways we can take a look at.

Do we have other parks with baseball fields and soccer fields? Yes, Maidu Park and Mahany Park.

What year was this master plan planned? It was between 5 and 6 years ago.

Where are the tennis courts? Goto Park has 2 tennis courts.

Why take out the tennis courts?
Because we built two here at Goto and due to cost.

Will you include bocci ball courts?

The new plan includes (4) bocci ball courts.

How much parking can be accommodated?

There is roughly 72 +/- spaces shown in the new sketch.

Will the sports fields be synthetic or natural?

The site is rock, we are unsure what we will use, but we are looking at artificial as an option.

If it is synthetic, will a fence be put up?

That may be a possibility, but that is yet to be determined. Fences is not something we want to put in around the fields. If artificial turf is installed, we'd want to look long and hard at the operations of this aspect.

Will the picnic area be rented?

We are unsure at this time, but there are several group areas and it is a possibility.

Instead of sand volleyball courts, I would much rather see tennis courts.

### <u>Lighting</u>

The original plan included sports lighting. The technology has changed over the last several years. Now the sports lighting has minimal spillage and eliminates glare past the fields. The sports light poles are very tall, roughly 80 to 100 feet. Lights could be on until 10 pm or so. (One gentleman pointed out that lights during tournament play could be on as late as 11 or 11:30 pm. Response: this could happen, but is less intrusive when we are at a park like Maidu where the lights are interior to the park. We would have to look at the programming to set lighting parameters for this site.)

The park will have security lighting throughout the park. These are shorter poles with 100 watt lights.

Can you place the walkway in now?

We will look at this. First we need a final design so we can determine where the walkways need to go and then the costs.

Will traffic change?

No, the roadways were designed for this type of park.

What types of trees?

We will have slow growing and fast growing trees and a mix of evergreen and deciduous trees.

What is the minimum to start construction?

For phase 1, we will need a minimum of \$550,000 up to \$750,000.

Can we install a pedestrian crossing of Scarborough at Oberon Way or Portia Way to the Park?

Note: We asked our traffic department. Response: "We are unsure if we should install a crosswalk but we could put some additional pedestrian crossing signs. A study will be opened to look into this."

Can we put in speed bumps on Scarborough?

Note: We asked our traffic department. Response: "The City Council put a moratorium on speed bumps about 15 years ago, no new speed bumps can be added in the City."

It was suggested to widen the road or address the intersection at Luciana and Secret Ravine because many people traveling SW on Secret Ravine take the right hand turn onto Luciana too fast and end up on the wrong side of the road on Luciana. Either that or add a deceleration lane on Secret Ravine.

Note: We asked our traffic department. Response: "There is already a curb flare on west bound Secret Ravine at Luciana just past the bridge to facilitate right turners. There is no opportunity to provide more room for right turners unless the bridge is widened, and that would be cost prohibitive."