



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION STAFF REPORT  
PARKS & RECREATION COMMISSION MEETING: July 10, 2017**  
Prepared by: Tricia Stewart, Senior Planner

**SUBJECT: Review of the West Roseville Specific Plan (WRSP) Parcel W-32, W-33 & W-54 Village Center Project – 2300, 2350 & 2400 Pleasant Grove Boulevard**

The purpose of this Public Hearing is to receive input from the public and the Parks & Recreation Commission with regard to the parks and recreation portion of the proposed Village Center Rezone Project. Staff is requesting that the Parks & Recreation Commission provide comments, as it pertains to parks and recreation and the conceptual park plan for the project. Comments received at the meeting will be forwarded to the Planning Commission and the City Council.

### **Recommendation**

- 1) Provide comments on the proposed Village Center park and recreation proposal, which will be provided to the Planning Commission and City Council, on the parks and recreation portions of the project; and
- 2) Recommend approval, in concept, of the park plan proposed on park Parcel W-54.

### **Background**

The project site is located at 2300, 2350 and 2400 Pleasant Grove Boulevard in the West Roseville Specific Plan. The WRSP, originally approved in 2004, included a 120 acre Village Center area, bound by Bob Doyle to the north, Nettleton Drive to the south, Market Street to the west and Monument Drive to the east. Land uses in the Village Center include medium and high density residential, community commercial, parks and public/quasi-public uses. The majority of the Village Center is built out. The commercial portion of the Village Center (13.8 acres) and the park site on parcel W-54 (3.81 acres) has remained undeveloped since 2004.

Market studies prepared for the Village Center commercial properties have indicated that the commercial properties are not anticipated to build out within the next ten years or longer given various economic factors. The study indicated that a project with less commercial acreage at this location could have more success in building out in the near future (two to five years).

VC Roseville LLC recently purchased the Village Center properties (W-32, W-33 and W-54) and has submitted an application to the City for approval of their project. Approval of the requested entitlements include a Tentative Parcel Map, Rezone, General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment and two Tentative Subdivision Maps (Village Center Project). The requested entitlements would allow for the reconfiguration of the parcels, changes to land use and zoning, and revisions to both the WRSP document and Development Agreement to address the proposed changes. The original proposed Village Center park was proposed as a more urban town square. With the proposed project, the applicant is proposing to reconfigure the park to provide more access to the residential uses to the north, additional parking opportunities, and provide a better view corridor to the existing St. Johns Church.

## Discussion

### Project Description

The project site is surrounded by development on all sides. With the exception of approximately three large lot parcels, parcels W-32, W-33 and W-54 are the last remaining parcels to develop within the Village Center. The requested entitlements are described as follows:

- **A Tentative Parcel Map** – To merge and re-subdivide three existing parcels into four parcels and three remainder lots.
- **A Rezone, General Plan Amendment and Specific Plan Amendment** – To rezone and modify the land use designations on the property from Community Commercial and Parks & Recreation designations for the Village Center to:

<i>Zoning &amp; Land Use</i>	<i>Parcel</i>	<i>Acreage</i>
Community Commercial – Village Center	W-32 & W-33	6.41
Parks & Recreation – Village Center	W-54	3.71
R3/Medium Density Residential – Village Center	W-28 & W-29	7.6

The Specific Plan Amendment includes an amendment to the West Roseville Specific Plan document to address these changes.

- **A Development Agreement Amendment** – To revise Developer and City obligations as they pertain to the proposed project.
- **Two Tentative Subdivision Maps** – To establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and W-29 for a total of 56 single family residential units.

In summary, approval of the proposed project would reduce the commercial portion of the Village Center from 13.81 acres to 6.41 acres and slightly reduce the size and modify the shape of the park parcel from 3.81 acres to 3.71 acres. Attachment 1 illustrates the existing and proposed parcel configuration for reference. Based on the reconfiguration, the conceptual plan has been modified slightly (Attachments 2 and 3 provide the existing and proposed conceptual park plans) and is discussed in more detail under the Park Plan Section. Lastly, the project would replace 40 high density residential (HDR) units with 56 medium density residential (MDR) units.

An application was recently submitted for development on proposed commercial parcel W-32. A Design Review Permit for Oakmont Senior Living has been submitted requesting approval of a two-story, 88,446 square foot building on that site which will include 60 assisted living units and 27 memory care units. The facility would be directly adjacent to park parcel W-54. The project is currently under City review, and the project will be considered by the Planning Commission separate from the Village Center Project.

### Parks & Recreation Commission Review Process

The purpose of the Parks & Recreation Commission's review is to provide comments to the City Council on the parks and recreation related portion of the project. It is the Parks & Recreation Commission's responsibility to review and comment on the analysis of parks and recreation-related aspects of the project.

At the public hearing, staff will present an overview of the project focusing on the proposal as it relates to park parcel W-54. Following the presentation, the Parks & Recreation Commission will have an opportunity to discuss the proposal and receive public comment on the parks portion of the Village Center Project.

The General Plan requires 9 acres of parkland per 1,000 residents. This equates to 3 acres of city-wide parkland, 3 acres of neighborhood parkland and 3 acres of open space for every 1,000 new residents. The WRSP provided more acreage of each in the original plan approval.

	<i>Required Parkland Dedication</i>	<i>Actual Provision</i>
City-wide	62.4 acres	166.6 acres
Neighborhood	62.4 acres	84.5 acres
Open Space	62.4 acres	684.6 acres

The proposed rezone creates 56 additional MDR units plus 60 active adults (in the Oakmont Senior Living building), which equates to a required parkland dedication of 0.52 acres each of city-wide parkland, neighborhood parkland and open space. Based on the original parkland dedication, which provided parkland above City requirements, even with the slight (0.10 acre) size reduction of park parcel W-54 and the additional units proposed in the rezone, a WRSP park acreage surplus would remain and no additional park acreage dedication is required.

**Park Plan**

The WRSP currently identifies W-54 as a future 3.81 gross acre citywide park site. The existing plan anticipates a square shaped urban park with frontage along Pleasant Grove Boulevard. The park was intended to be constructed as a town square that would complement the intended surrounding commercial uses as well as preserve a view corridor that draws a view shed from the north side of Pleasant Grove across the roadway and highlighting the St. John’s Church steeple.

With the applicant’s proposal to reconfigure and further subdivide the property, the applicant proposes to reconfigure the park parcel to a longer and linear rectangular shape with approximate dimensions of 180 feet across by 810 feet long. The new acreage of the park would be 3.71 gross acres. The park would have frontage along new MDR parcels W-28 and W-29 as well as reconfigured parcels W-32 (future Oakmont) and W-33 (future commercial). Parking is anticipated to be on-street.

Staff has found that this proposed configuration has multiple benefits:

- **An enhanced view corridor** – The reconfiguration creates a much longer view corridor from Village Green Drive to St. John’s Church (0.4 miles long approximately) which provides for a nicer aesthetic environment;
- **Enhanced access** - The reconfiguration allows more of the surrounding residential parcels closer access to the park (W-21, W-22, & W-26);
- **Interface between uses** - The proposed commercial use on W-33 incorporates design standards requiring pedestrian connections between the park and commercial site to allow for



**Photo:** View corridor from Village Green Drive looking south towards St. John’s Church

an interface that allows for a synergy between uses (i.e. building fronting onto the park and not “backing” onto the park and enhanced pedestrian pathways.)

- **Parking** – The original design allocated a large number of diagonal parking along the frontages of existing residential homes. This rezone eliminates this parking. The visual impact of the rezone is an improvement for existing residences.

A high level conceptual design has been planned for the park that is included in the Specific Plan Amendment. The park, referred as the Village Green in the WRSP, is described as follows in the proposed revisions to the specific plans:

*The Village Green consists of grass with a symmetrical set of centrally oriented walkways. In the center is a pavilion that functions as a venue for musical concerts and an activated gathering space that can be a venue for community events. Large trees are located along the perimeter to provide shade and define the central community space. The Village Green is designated to provide passive recreation and as a gathering place for the community. Besides its passive recreation value and visual presence, the Village Green is designed to accommodate a variety of community activities such as a farmer’s market, arts and crafts shows, celebrations, and performance arts that will attract the community to the Village Center. The Village Green will be owned and operated by the City of Roseville.*

### **Park Funding**

Funds that will contribute to park development on parcel W-54 will be generated from multiple sources. The addition of 56 MDR units on parcels W-28 and W-29 will generate neighborhood and citywide fees that are in addition of what was previously anticipated. These MDR units will pay development agreement required fees, General Fund Contribution (GFC) and Public Benefit Fee (PBF) fees, that staff will ask the City Council to dedicate towards development of parcel W-54. The Oakmont project will pay citywide park fees that will also go towards the construction of parcel W-54.

The conceptual plan provided in Attachment 1 includes open turf play areas, seating areas, children’s play structures, designated gathering space, shade structure, restroom and a pedestrian connection to the proposed commercial on parcel W-32. The conceptual design is estimated to cost \$2,200,000. This is the anticipated total project cost which includes construction and soft costs (design, permit, inspection). With the fees generated from the project, combined with funds identified in the park financing plan for development in the amount of \$1,600,000 (2017 dollars), adequate funding for construction of the park will be provided.

The residents in the area have indicated a desire for this park to be constructed in the near future. Based on this, and because additional funding from the proposed project will be available, the timing for construction of the park can be accelerated. Due to the added funding provided by this project, the City has agreed to begin the development process. The first public meeting for the master plan was conducted concurrent with the Developer's neighborhood meeting on June 20<sup>th</sup> as discussed below. The City will complete the master planning process and preparation of construction documents this year with a target of a spring 2018 start of construction. Conditions in the development agreement have been included in the event that the proposed home construction needed to fully fund the park is delayed. If the home construction is delayed, the start of construction will also be delayed until such time as the needed funding is available.

### **Community Outreach & Park Master Planning Process**

Prior to an application being submitted to the City for consideration, the applicant presented the project concept to the Westpark Neighborhood Association (WNA). In December 2016, WNA formed a subcommittee to review the project scope and layout. In total, between December 2016 and June 20, 2017 nine community meetings occurred related to this project. These included: subcommittee

meetings, updates to the WNA Board, general community meetings and a site visit to the Oakmont facility on Secret Ravine Parkway. The most recent general community meeting took place on June 20, 2017 where WNA hosted a special meeting for the project applicants of the Village Center Rezone and Oakmont Senior Living Design Review Projects at a meeting. City staff attended the meeting to provide information on the City's role in the entitlement process. At this meeting in anticipation of park construction commencing in 2018, Parks, Recreation and Library (PRL) staff was present to solicit residents' input on features or amenities to be included in the Village Center Park design. This was residents' first opportunity to provide input to the City as part of the park master planning process. Parks staff received the following input from the community regarding future development of this park site.

#### Requested amenities & features on parcel W-54

- Interactive water feature
- Shaded picnic area
- Walking paths
- Amphitheater
- Large gathering space (multi-use)
- Children's play area
- Open turf areas
- Restroom
- Bicycle Parking
- Public Art
- Texture & color in materials and hardscape
- Venue for farmer's market

#### Concerns

- Residents using park parking
- Noise from amphitheater
- No stinky plants
- Pedestrian connection across Pleasant Grove Boulevard

PRL staff will return to the community later this year with a concept plan for additional feedback and will create a final park master plan. Staff will return to the Parks & Recreation Commission for review and approval of the master plan. As previously noted, if building permits for Parcels W-28, W-29 and W-32 will be pulled within the construction period of the park then construction could move forward in spring/summer of 2018.

### **Environmental Review**

Development of park parcel W-54 was anticipated in the WRSP Environmental Impact Report (EIR) that was certified with the adoption of the WRSP in 2004. While the project footprint will change, development impacts will substantially remain the same and therefore, staff is preparing an Addendum to the WRSP EIR that covers the proposed Village Center Rezone Project, Oakmont Senior Living Project and future development of the park site.

### **Summary**

City staff has reviewed the proposed park concept plan in relation to the overall site design and is supportive of the changes in parcel configuration.

## **Recommendation**

Staff recommends that the Parks & Recreation Commission:

- 1) Provide comments on the proposed Village Center park and recreation proposal, which will be provided to the Planning Commission and City Council, on the parks and recreation portions of the project; and
- 2) Recommend approval, in concept, of the park plan proposed on park Parcel W-54.

## **Attachments**

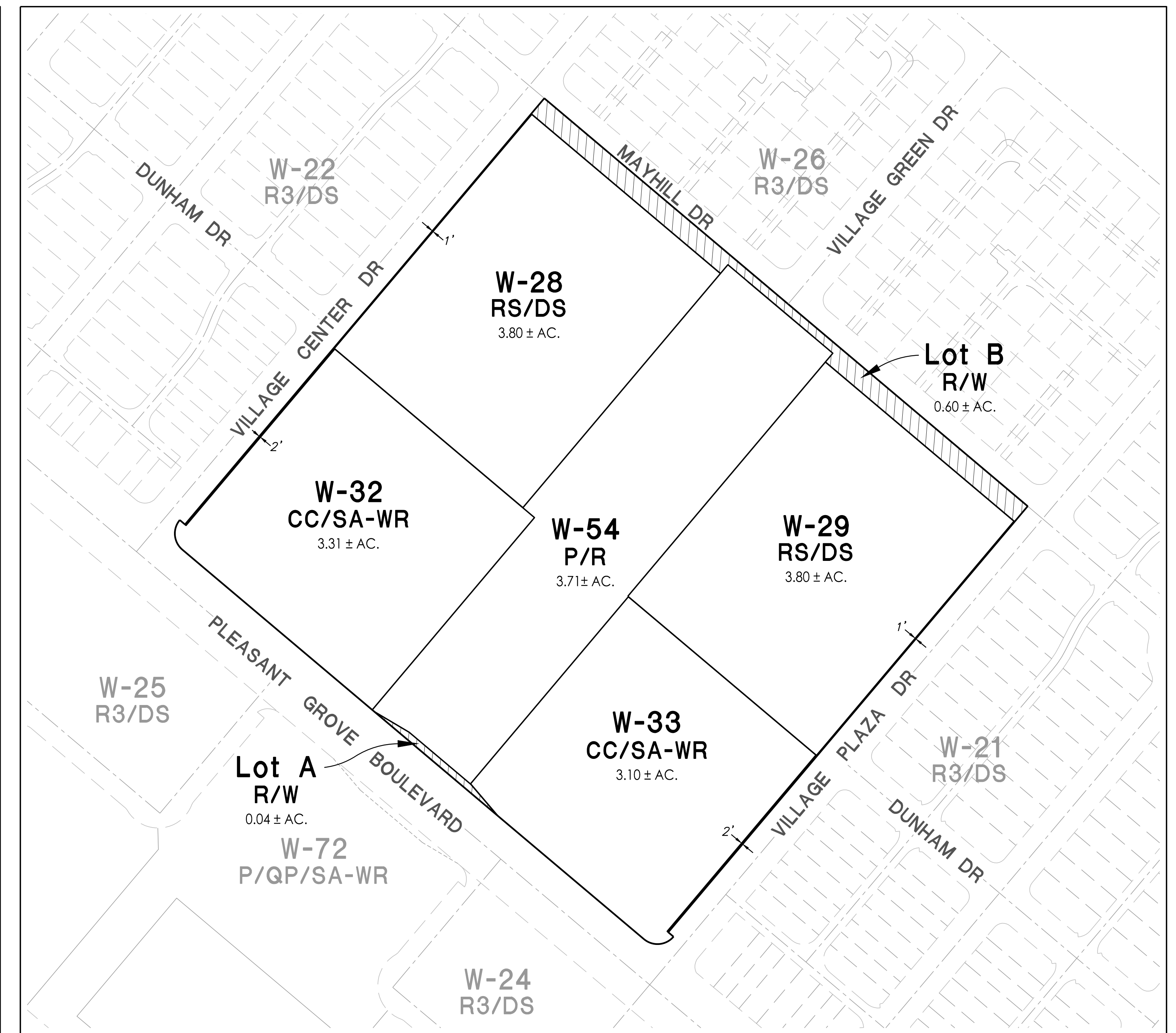
In order to assist the Commission with the review of the project, staff has provided the following attachment to the staff report.

1. Rezone Exhibit (*this illustrates the before and after configuration of the subject parcels*)
2. Proposed conceptual park plan for W-54
3. Existing conceptual park plan for W-54





EXISTING



PROPOSED

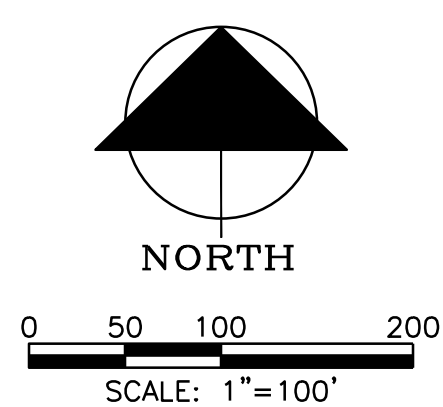
EXISTING ZONING SUMMARY

Parcel	Zoning Designation	Acres	Dwelling Units	Density
W-32	CC/SA-WR	6.91 ac.	20 du	2.9 du/ac
W-33	CC/SA-WR	6.90 ac.	20 du	2.9 du/ac
W-54	P/R	3.81 ac.	0 du	-
Roads	ROW	0.74 ac.(1)	-	-
<b>Total</b>		<b>18.36 ac.</b>	<b>40 du</b>	

NOTE: 1. Consists of right-of-way on Mayhill Dr. within Parcels W-32 and W-33, and future right-of-way within Parcel W-54.

PROPOSED ZONING SUMMARY

Parcel	Zoning Designation	Acres	Dwelling Units	Density
W-32	CC/SA-WR	3.31 ac.	0 du	
W-33	CC/SA-WR	3.10 ac.	0 du	
W-54	P/R	3.71 ac.	0 du	
W-28	RS/DS	3.80 ac.	28 du	7.4 du/ac
W-29	RS/DS	3.80 ac.	28 du	7.4 du/ac
Roads	ROW	0.64 ac.	-	
<b>Total</b>		<b>18.36 ac.</b>	<b>56 du</b>	



REZONE EXHIBIT  
for Parcels W-32, W-33 and W-54 of the  
West Roseville Specific Plan Area

VILLAGE CENTER at WestPark

Scale: 1" = 100'

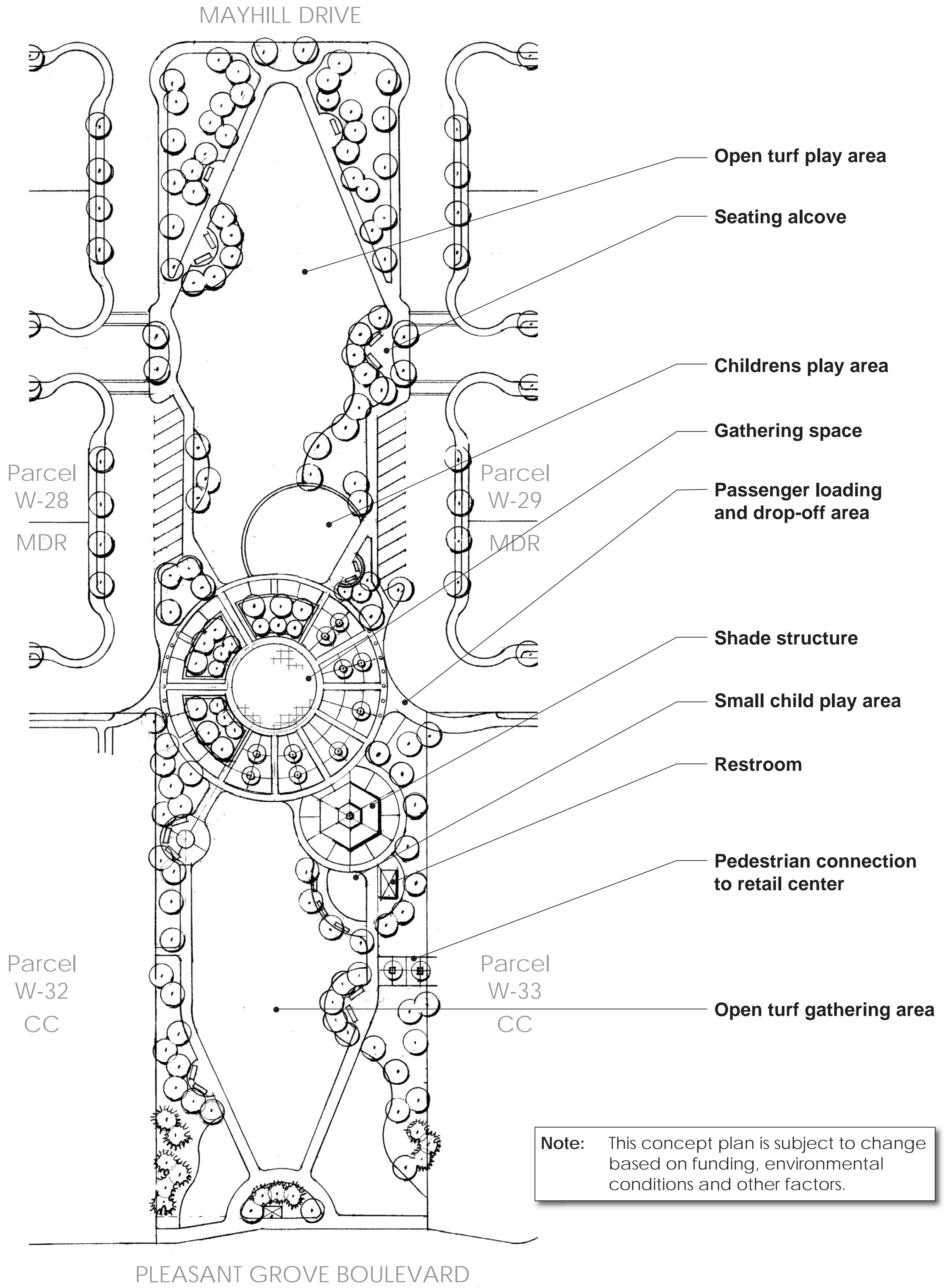
Roseville, California

May 26, 2017

1st Submittal: February 23, 2017



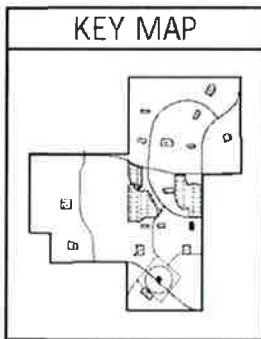
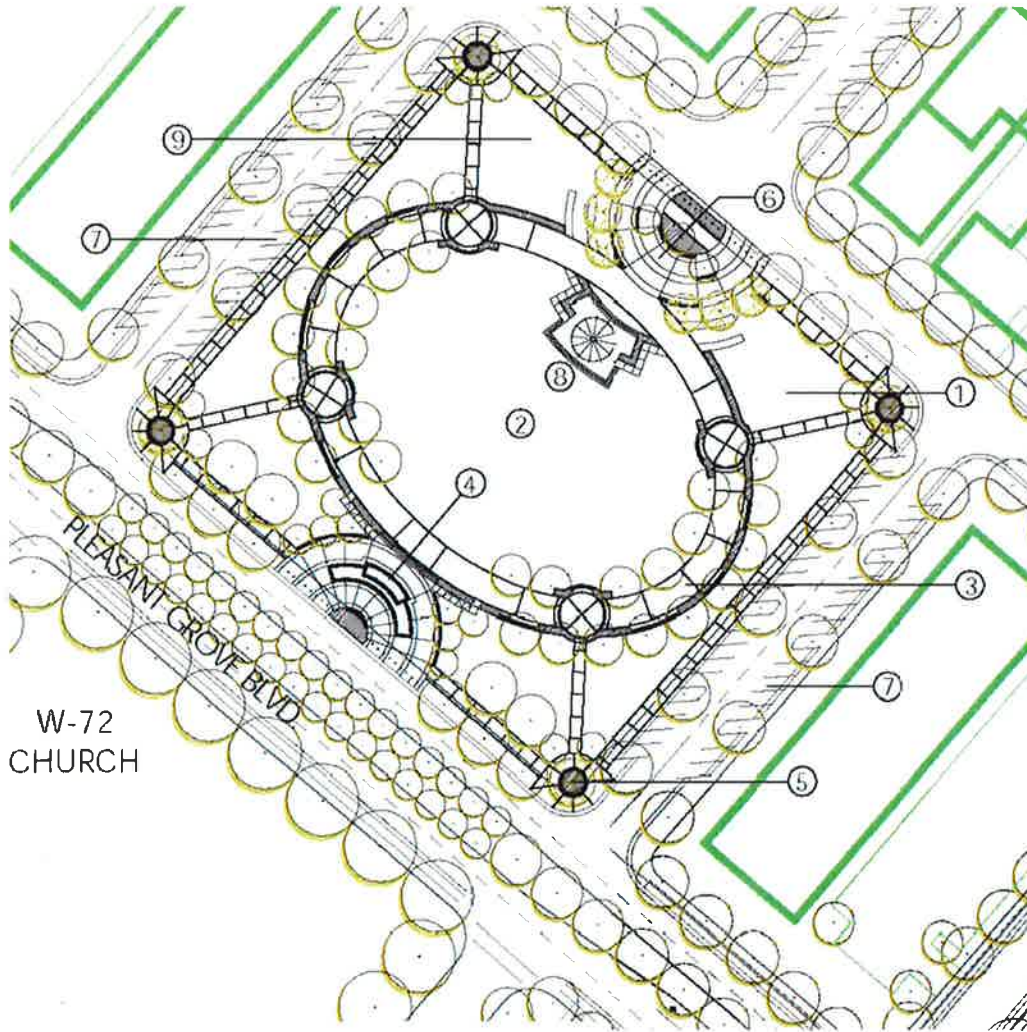




**Note:** This concept plan is subject to change based on funding, environmental conditions and other factors.



Figure 10-27: Village Green Conceptual Plan



**PARK W-54**  
AMENITIES

3.5 ACRE PARK

1. INDEPENDENT PLAY STRUCTURE
2. VILLAGE GREEN
3. CENTRAL WALKWAY CONCOURSE
4. CIVIC PLAZA WITH FOUNTAIN
5. ENTRY PLAZA AT CORNERS
6. CIVIC PLAZA
7. DIAGONAL VILLAGE PARKING
8. CENTRAL STRUCTURE/ STAGE
9. INTERACTIVE WATER PLAY FEATURE

