



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Wednesday, April 09, 2014

**5:30 PM – Special Meeting
American River Community Room North**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, McGarvey, Sander, Terry and Mayor Skoglund.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Joint Work Session Between the Rancho Cordova City Council and the Cordova Recreation and Park District Board of Directors.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Wednesday, April 09, 2014 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Tuesday, April 8, 2014 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Tuesday, April 8, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



BOARD OF DIRECTORS

District Office
2729 Prospect Park Drive, Ste. 230
Rancho Cordova, CA 95670

AGENDA – SPECIAL MEETING

Joint Work Session with the City of Rancho Cordova

Date: April 9, 2014

Time: 5:30 p.m.

**Location: 2729 Prospect Park Drive, Rancho Cordova
American River Room - North**

For information regarding this Agenda, please contact:
Danielle Jones, Clerk of the Board
(916) 842-3311

Meeting materials will be made available to the public at the same time they are made available to the Board of Directors. Copies of the agenda are available at the District Office, located at the above address. Office hours are 7:30 a.m. to 5:30 p.m. Monday through Thursday; 8:00 a.m. to 5:00 p.m., every other Friday. Electronic copies are available upon request.

The District will provide reasonable accommodations for persons with disabilities planning to participate in Board Meetings who contact the main District Office at least 48 hours before the meeting at (916) 842-3300.

A. Call to Order – Roll Call

B. Public Comment

At a special meeting, the public may address the Board on any topic within the jurisdiction of the District. Note, under the provisions of the California Government Code, the Board is prohibited from taking action on any item not listed on this agenda.

C. Joint Work Session with the Rancho Cordova City Council

D. Adjournment

This agenda was posted and available for public review at the District Office, 2729 Prospect Park Drive, Suite 230 Rancho Cordova, CA 95670 at least 24 hours in advance of the Special Meeting, in accordance with the Ralph M. Brown Act. The agenda is also available online at www.crpdc.com.

Signed April 7, 2014

A handwritten signature in cursive script that reads "Danielle Jones".
Danielle Jones, Clerk of the Board

**JOINT WORK SESSION AGENDA
BETWEEN THE RANCHO CORDOVA CITY COUNCIL AND THE
CORDOVA RECREATION AND PARK DISTRICT BOARD OF DIRECTORS**

Wednesday, April 9, 2014, 5:30 pm

Review the objectives for the joint work sessions and the agenda for tonight's session (*Laura Mason-Smith, consultant/facilitator*)

- Build a path toward common ground and start meaningfully working together as a team to enhance effectively providing park and recreation services to City of Rancho Cordova residents
- Develop a common vision for growth – build shared understanding of the related Citywide Goals and the District's overall vision, Master Plan, and implementation plan related to the huge anticipated growth and development in the District
- Agree on how the District and City can partner to better serve the common good of the citizens of Rancho Cordova

Review the results of the February 11, 2014 Joint Work Session and the Working Agreements for the Sessions

Understand the key elements of the draft MOU between the CRPD and CCC for how they will work together moving forward:

- Discussions since the February Joint Working Session
- Key elements of the draft MOU
- Q&A and group discussion

Review and provide input on a proposed process for jointly involving the City Council and CRPD District Board in visioning and designing parks:

- Review draft agreement language
- Q&A and group discussion

Clarify the process for CRPD to access Park Renovation Fees:

- Review the process
- Q&A and group discussion

Review and provide input on the 3-11-14 Draft CRPD's Master Plan for New Development in Incorporated Areas 2014

Confirm next steps and the timing/topics for the next joint work session

Close

JOINT WORK SESSION AGENDA
BETWEEN THE RANCHO CORDOVA CITY COUNCIL AND THE
CORDOVA RECREATION AND PARK DISTRICT BOARD OF DIRECTORS
Wednesday, April 9, 2014, 5:30 pm

WORKING AGREEMENTS FOR THE SESSIONS

On February 11, 2014, the participants identified working agreements for the Joint Work Sessions as:

1. Stay focused on what is best for the Rancho Cordova community
2. Check our egos at the door
3. Understand issues before rushing to conclusions
4. Listen for understanding and demonstrate respect for all
5. One speaker at a time, no side conversations, and no one dominating
6. Each person speaks for herself or himself only ("I" rather than "we" or "they")
7. Nothing is obvious until stated – so speak up and surface assumptions
8. Set aside questions when necessary
9. Be hard on issues but soft on people
10. Get out of our typical patterns
11. Cell phones off until breaks
12. Everyone is responsible for what happens – it's a partnership
13. Go around the room at the end of each session for everyone to be able to speak

April 9, 2014

Memorandum of Understanding

**Between the Cordova Recreation and Park District (CRPD) and the Cordova Community Council (CCC)
Regarding Access and Production for CCC Annual Events on CRPD Property**

General:

The purpose of this MOU is to memorialize the functions and responsibilities required of both parties to ensure the success of annual events produced by the CCC on CRPD property. The following conditions apply:

- As of October 2013 the CCC has been given Annual Scheduling Status for the following events:
 - Kids Day
 - July 4th Celebration
 - iFest
 - Summer Events in the Park (as defined in conjunction with CRPD Recreation)
 - Holiday Tree Lighting
- Additional Events may be added for Annual Scheduling Status by the CRPD Board of Directors upon their approval.
- The CCC and CRPD will mutually determine the level of assistance required of the District for the purposes of resolving site issues in a proactive and immediate manner. The base minimum from the District will consist of a Facilitator and Park Services Staff member during load in/out and a Facilitator and Park Services Supervisor (or supervisory level staff as designated by CRPD Management) during the event.
 - It is understood that CRPD is considered a full sponsor of these events.
 - Base minimum services include: maintenance and appropriate replenishment of supplies to CRPD public restrooms throughout the event; proper and adequate trash removal from carts and/or onsite trash cans throughout the event.
- The appropriate CRPD staff will attend all planning meetings as requested by the CCC pertaining to the production of each event. Requests for attendance must be made in a timely manner as to allow for scheduling of appropriate representation by the District.
- The District understands that event production can create last minute issues. In order to facilitate safe and expedient handling of any additions to events the CCC will provide to the District the following:
 - A list of potential additions which may be in development prior to confirmation.
 - Notifications on additions to an event will be immediately communicated to the District upon verbal or written confirmation with third party provider/contractor.

- Copies of all pertinent contracts for services or amenities being added by a third party.
- Written confirmation that all appropriate State, County, and City permits have been acquired or are in process at time of notification.
- Certificates of Insurance to the District in order to ascertain the need for additional coverage requirements.
- The District will participate as an onsite team member regarding event production and management in conjunction with all responsible parties (i.e.-CCC, Police, Fire, Public Works, etc...).
- In order to assure greatest possible communication a pre-event meeting will be held with CCC and appropriate Park Services special events team members to walk through plans, answer questions and seek most expeditious event execution strategies.
- The District will participate in all post event meetings.
- The District will endeavor to expedite all requests involving event production, management, permitting, and problem resolution to the best of its ability before, during and after each event.
- The District will work with the CCC on projects in the parks that will assist in the production of events.
- The District will work with the CCC on the appropriate installation of temporary signage for events on each property.

This MOU is effective on May _ 2014 and shall remain in perpetuity until such time either party requests a change or discontinuance providing a 60 day written notice.

April 9, 2014

**Proposed Park Design and Development Process - Community Parks
Cordova Recreation and Park District**

The District is proposing the following revisions to the Park Design planning process to allow for comprehensive input from the Land Use Authority and Community Stakeholders:

- Board approves the selection of an architect
 - Ask for City Council/Staff Representation on the Selection Committee
 - Include Stakeholder representation as needed
- Architect/CRPD Establish the following meeting process:
 - Community Input Meeting
 - CRPD/City Council Joint Development Meeting
 - Review/Comment on Facility Program Statement
 - Review Community Input
 - Review/Comment on Design Components
 - Review/Comment on number and type of facilities
 - Facilitate any additional comments by stakeholders*
 - Gain consensus on general park plan
- Planning Approvals
 - Concept Meetings with Community and Stakeholders*Planning Approvals
 - Review by DST
 - City Staff may take final concept plan to Council for review and comment
 - Final Concept Plan approval by CRPD Board
 - Commence production of Construction Documents

*Please note that "Stakeholders" refers to all potential user entities including youth sports groups, school districts, and specialized community organizations.



**Draft
MASTER PLAN
FOR
FUTURE BUILD AREAS IN
THE CITY OF RANCHO
CORDOVA
2014**



Presentation Agenda

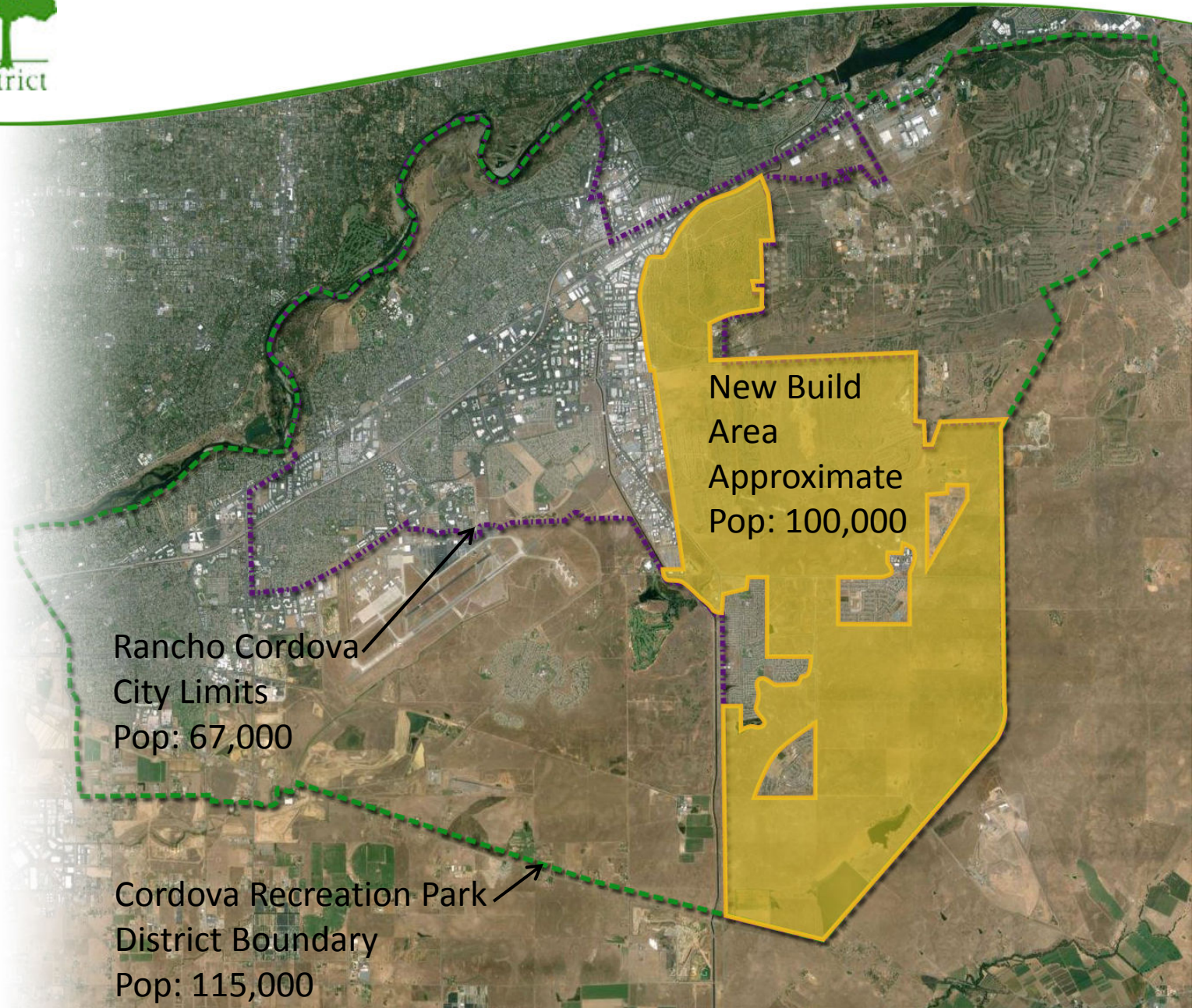
- Input requested on Draft Master Plan
- Review current recommendations for levels of service and fees
- Review Distribution Analysis
- Steps remaining to complete the “Cordova Recreation and Park District Master Plan for Incorporated Areas”
- Expanded discussion on successful implementation of the Master Plan

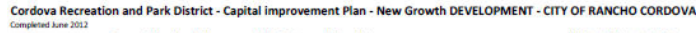


Status of Draft Master Plan Comments

- Draft Master Plan published and distributed to District Board of Directors and management staff
- Posted on the District's website
- Website link has been sent to the City Clerk for distribution to City Council and relevant staff
- Nexus Study has been distributed to City Community Development Management staff via website link, Sacramento County Planning staff, and North State Building Industry Association

Project Limits





**Combined:
Needs-based
Fee-driven**

Park development
fee: \$8,420

CFD: \$632

Results in a 15%
reduction in fees
while exceeding the
National Standard

Prepared by CRPD
Staff in collaboration
with PROS Consulting

Priority Rankings

- Community rankings of amenities used as one factor in adjustment of facilities.
- Rankings tempered by Pros Consulting demographic projections and operational experience.

Cordova Rec. and Park District	
Facility/Amenity Priority Rankings	
	Overall Ranking
Walking, biking trails & greenways	1
Small family picnic area & shelters	2
Small neighborhood parks	3
Playground equipment	4
Outdoor swimming pools	5
Indoor / walking running tracks	6
Off-leash dog parks	7
Splash pads / spray grounds	8
Large community parks	9
Nature center	10
Community gardens	11
Large family picnic area & shelters	12
Youth soccer fields	13
Senior center	14
Gyms / indoor recreation or comm. centers	15
Outdoor tennis courts	16
Amphitheaters	17
Disc golf course	18
Outdoor basketball courts	19
Youth baseball fields	20
Adult soccer fields	21
Multi-purpose fields	22
Adult softball fields	23
Youth softball fields	24
Skateboard parks	25
Youth football fields	26
Archery range	27

Figure 41 - Facility/Amenity Priority Rankings

Changes made to arrive at current standard:

- Neighborhood Parks made more passive
- Shifted active sport elements and restrooms to community parks
- Basketball courts in neighborhood parks reduced to ½ courts
- Increased the number of multi-use fields and reduced the number of limited-use fields
- Shifted football field and track facilities to school district facilities in a joint-use format.
- Community Parks would include larger but limited district-wide attractions and facilities

Ballfields

**Standard
per 100,000**

Baseball Field - Little League - Lighted - Game	4	1 per	25,000
Baseball Field - Little League - Unlighted - Game	6	1 per	16,667
Softball Field - Adult lighted - Synthetic	3	1 per	33,333
Softball Field - Girl's Unlighted - Game	6	1 per	16,667
Softball Field - Girl's Lighted - Game	4	1 per	25,000
Soccer Field -bantam - Small - Community	5	1 per	20,000
Soccer Field -bantam - Large - Community	5	1 per	20,000
Soccer Field -bantam - Regulation Grass - Comm	17	1 per	5,882
Soccer Field - Regulation Synthetic turf - Lighted	2	1 per	50,000
Multi-use Turf Area - Small Neighborhood	18	1 per	5,556
Multi-use Turf Area - Small Community	2	1 per	50,000
Multi-use Turf Area - Large Neighborhood	7	1 per	14,286
Multi-use Turf Area - Large Community	3	1 per	33,333

Quantity Comparison

	PROPOSED STANDARDS	CURRENT INVENTORY
FACILITY	PER 100 K	PER 115 K
Baseball Field - Little League- Lighted - Game	4	
Baseball Field - Little League - Unlighted - Game	6	9
Base Ball Field - FCUSD Owned	TBD	5
Combined Use Ball Field - Lighted		2
Combined Use Ball Field -Unlighted		2
Softball Field - Adult Lighted - Synthetic	3	3
Softball field - Girl's Unlighted - Game	6	2
Softball field - Girl's Lighted - Game	4	
Softball field - FCUSD Owned	TBD	7
Total Ball Fields	23	30
Soccer Field - Bantam - Small Community	5	1
Soccer Field - Bantam - Large Community	5	12
Soccer Field - Bantam - Regulation Grass - Comm	17	6
Soccer Field - Regulation Synthetic Turf - Lighted	2	2
Total Soccer Fields	29	21



Maintenance & Replacement Fees

- Current working model of \$350 vs. Sept 2012 CIP estimate of \$632
- Annual inflation adjustment will yield a higher fee when replacement is needed in 15 - 20 years
- Incremental maintenance required until full build out of park system allowing for reserve fund
- Clustering sports facilities in community parks creates maintenance efficiencies resulting in lower maintenance costs
- Minimize long-term replacement costs by adjusting construction and equipment standards for best life-cycle costs



Added Master Plan Components

- Distribution of parks diagram
- Distribution of amenities diagram
- Programmed acreage analysis
- Finance plan (Nexus Study 2014)



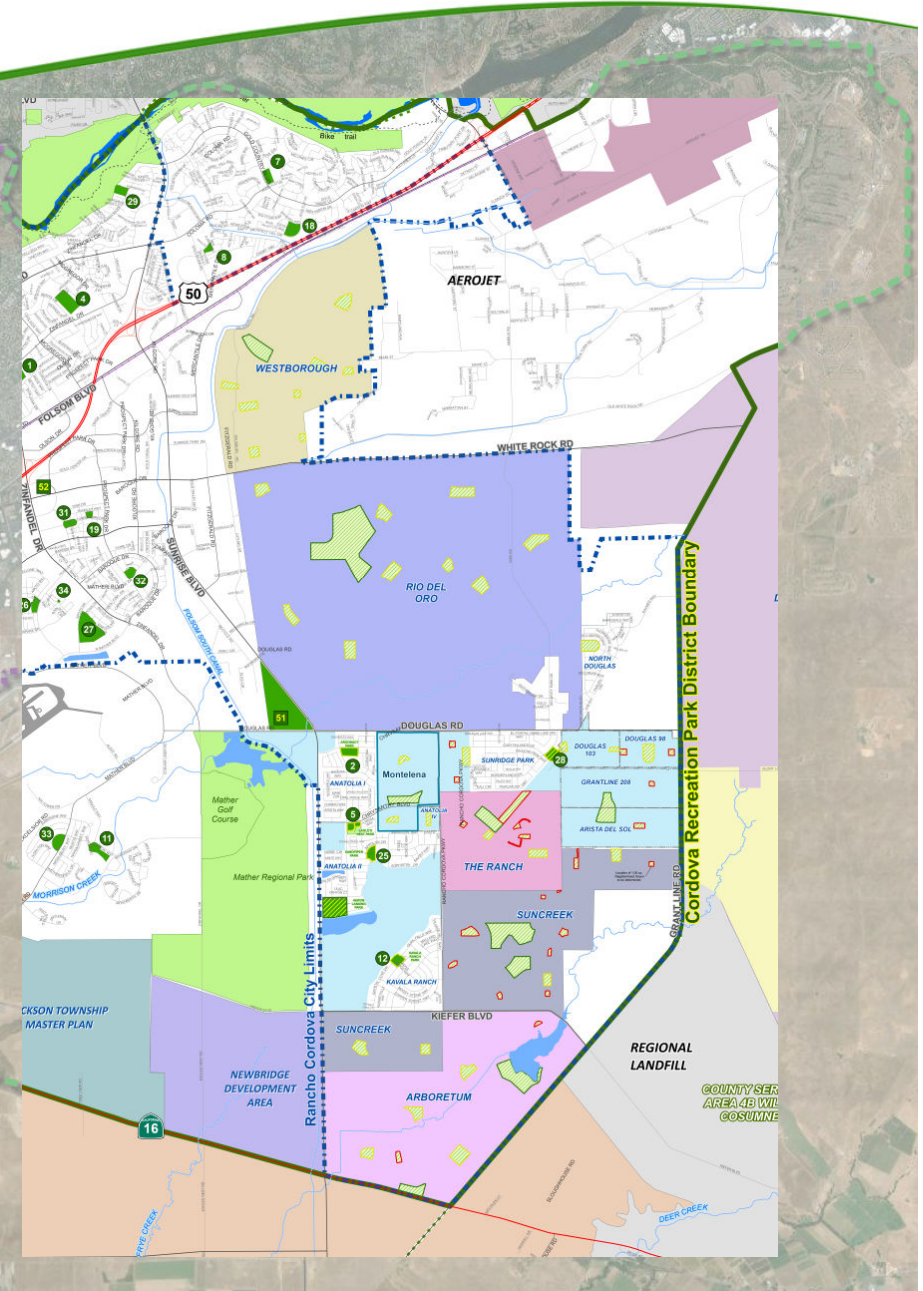
Distribution of New Parks

Proposed Parks

- 8 new Community Parks
- 35 new Neighborhood Parks
- 22 new Neighborhood Greens

Legend

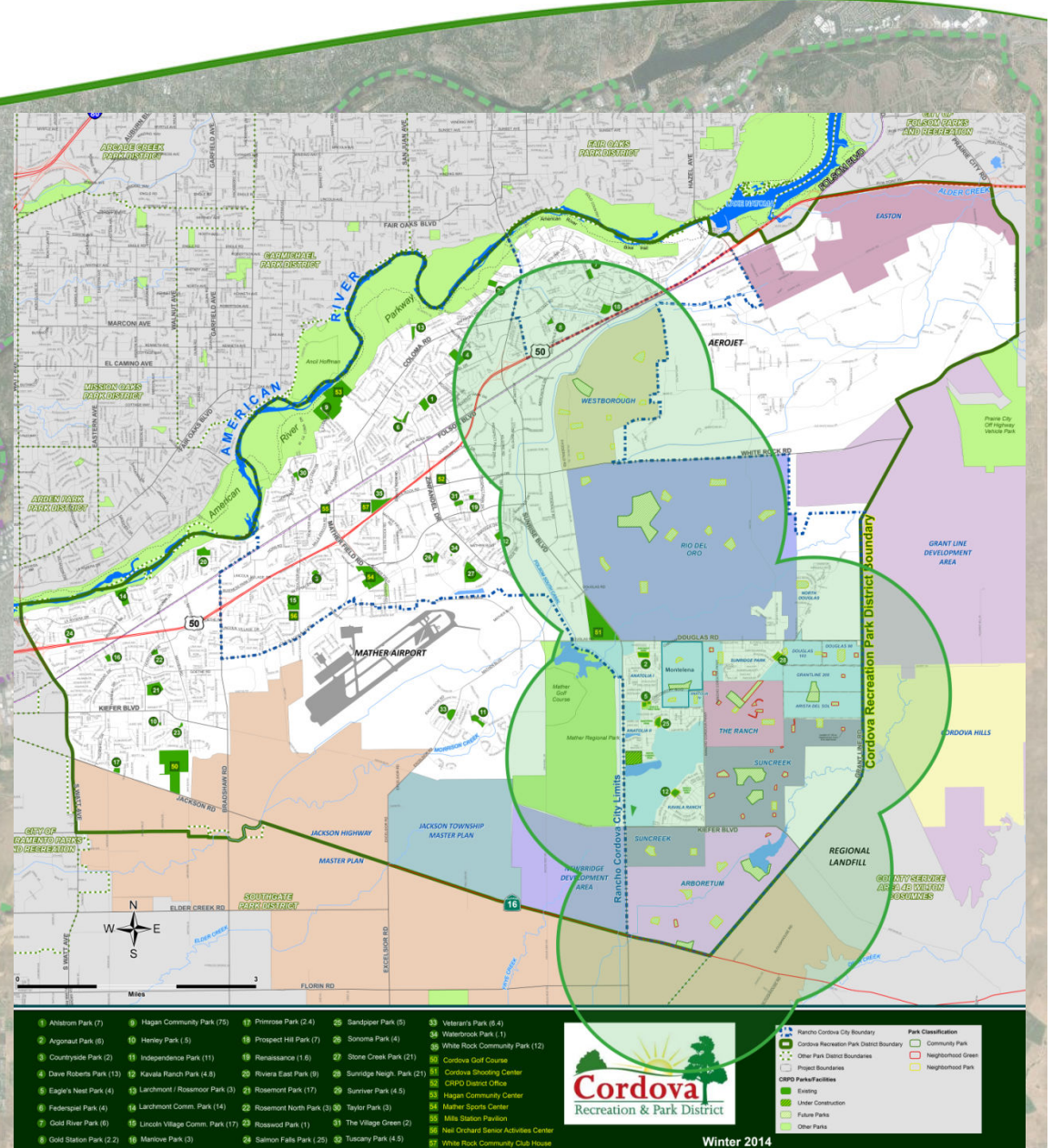
	Rancho Cordova City Boundary
	Cordova Recreation Park District Boundary
	Other Park District Boundaries
	Project Boundaries
CRPD Parks/Facilities	
	Existing
	Under Construction
	Future Parks
	Other Parks
Park Classification	
	Community Park
	Neighborhood Park
	Neighborhood Green





Distribution of Community Parks

Service area:
1 to 1-1/2 mile radius
No gaps



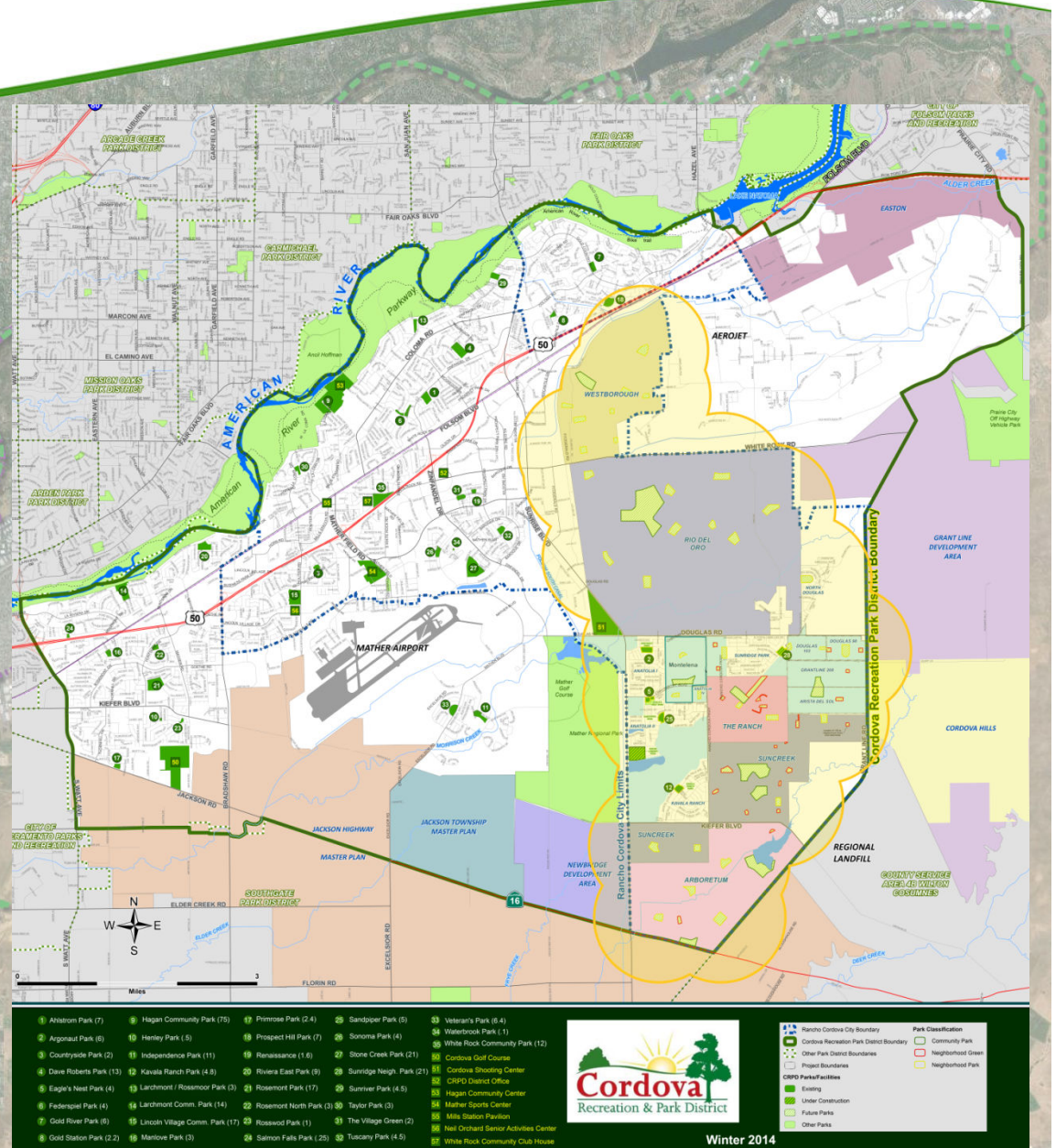


Distribution of Neighborhood Parks

Service Area:

1/2 to 3/4 mile radius

No gaps





- Ballfields
- Soccer fields
- Multi-use turf
- ● ● Park Under Construction

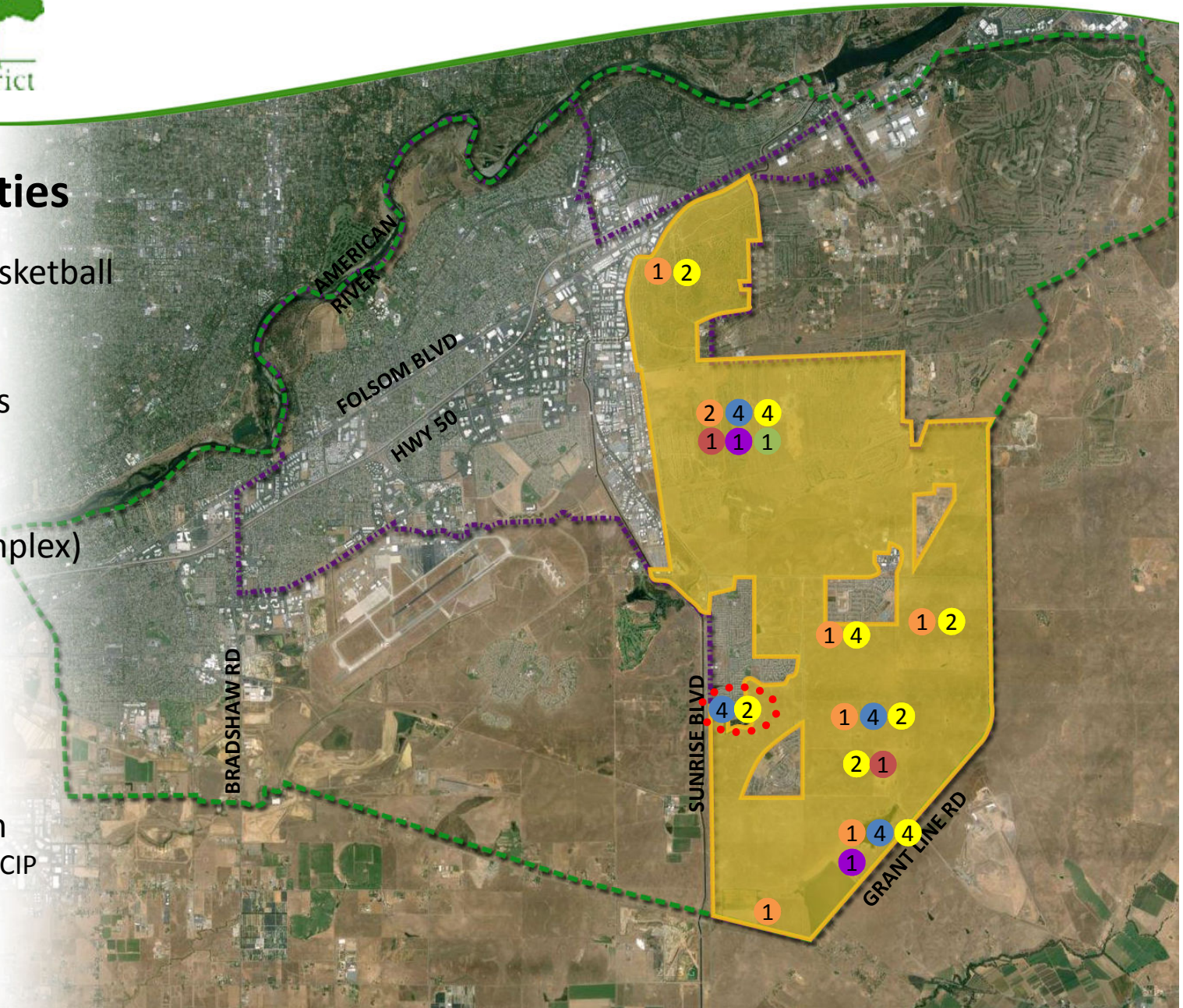
Not included in CIP



Distribution of Amenities

Athletic Facilities

- Full court basketball
- Bocce ball
- Tennis courts (lighted)
- Volleyball (6-court complex)
- Skate Park
- Disc Golf Course
- ● ● ● Park Under Construction
Not included in CIP





- Aquatic Center
- Spray Area

- Amphitheater (500 seats)
- Community Dog Park
- Community Center

AGENDA ITEM 3.





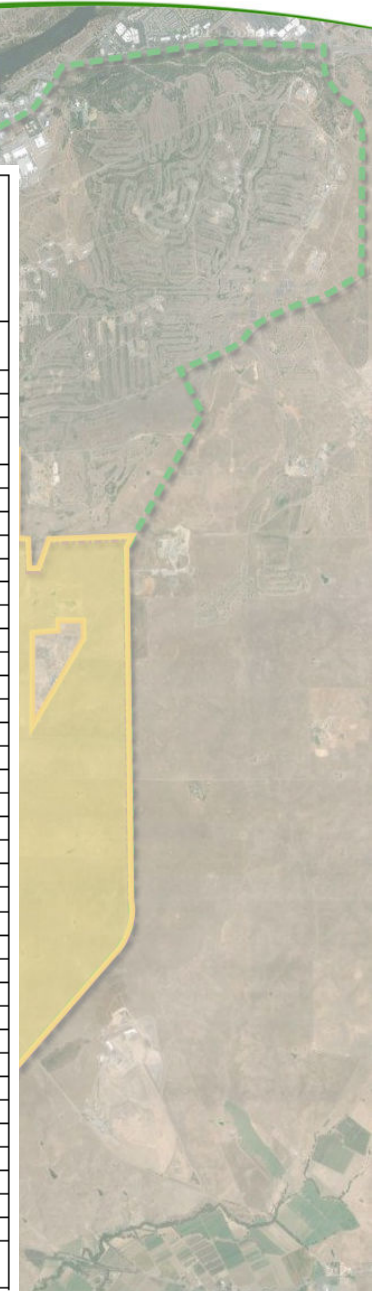
Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Westborough	18					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.020	0.014	0.034
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Baseball Field - Little League - Unlighted - Game	2	1.100	0.500	3.200
		Softball Field - Girl's Unlighted - Game	2	1.100	0.500	3.200
		Soccer Field - Bantam - Small - Community	1	1.000	0.250	1.250
		Soccer Field - Bantam - Large - Community	1	1.250	0.500	1.750
		Soccer Field - Regulation Grass - Comm	2	1.600	1.370	5.940
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis Courts - Lighted (2 courts)	1	0.600	0.400	1.000
		Horseshoes - Community (1 each)	2	0.016	0.008	0.048
		Spray Area - Community	1	0.220	0.000	0.220
		Community Gather Place	1	2.000	0.000	2.000
		Restroom Medium - Community	1	0.017	0.000	0.017
TOTALS	18		18	9.483	4.242	19.919



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Rio Del Oro	104					
		Community Play Area	1	0.400	0.200	0.600
		Play Area - Universal	1	0.750	0.250	1.000
		Group Shade/Picnic Area - Small Community	3	0.020	0.014	0.102
		Group Shade/Picnic Area - Large Community	3	0.050	0.200	0.750
		Group Shade/Picnic Area - Destination	1	0.250	0.500	0.750
		Baseball Field - Little League - Lighted - Game	2	1.100	0.500	3.200
		Softball Field - Girl's Lighted - Game	2	1.100	0.500	3.200
		Softball Field - Adult Lighted - Synthetic	3	1.900	1.180	9.240
		Soccer Field - Regulation Grass - Comm	4	1.600	1.370	11.880
		Soccer Field - Regulation Synthetic Turf - Lighted	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	2	0.110	0.300	4.920
		Bocce Ball/Petanque - Competition (4 courts)	1	0.500	0.000	0.500
		Tennis Courts - Lighted (2 courts)	2	0.600	0.400	2.000
		Volleyball (Sand) Tournament (6 courts)	1	0.750	0.250	1.000
		Horseshoes - Community (1 each)	4	0.016	0.008	0.096
		Skate Park - Community Park	1	0.900	0.600	1.500
		Aquatic Center	1	7.500	2.840	10.340
		Amphitheater - Seating for 500	1	1.500	0.500	2.000
		Community Market Place	1	0.500	0.000	0.500
		Community Gather Place	1	2.000	0.000	2.000
		Teen/Before/After School/Day Camp Activity Cr	1	0.460	0.000	0.460
		Community Center - (24,000 sq ft)	1	0.600	1.400	2.000
		Wellness/Senior Center (12,000 sq ft)	1	0.250	0.820	1.070
		Site Storage Facilities	1	0.250	0.250	0.500
		Corporation Yard	1	7.000	0.000	7.000
		District Offices	1	0.000	0.000	0.000
		Restrooms Medium Community	2	0.017	0.000	0.034
		Restroom/Concession/Storage (1,700 sq ft)	1	0.400	0.000	0.400
		Batting Cages	1	0.150	0.100	0.250
		Dog Park - Community	1	2.500	0.000	2.500
		Water Feature - community	1	0.020	0.030	0.050
		Disc Golf Course	1	0.000	0.000	0.000
Rio Del Oro	104		51	36.953	14.402	78.762





Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Arboretum I	23					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.020	0.014	0.034
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Baseball Field - Little League -Lighted - Game	2	1.100	0.500	3.200
		Softball Field - Girl's Lighted - Game	2	1.100	0.500	3.200
		Soccer Field - Bantam - Large - Comm	1	1.250	0.500	1.750
		Soccer Field - Bantam - Regulation Grass - Comm	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Bocce Ball/Petanque - Competition (4 Courts)	1	0.500	0.000	0.500
		Tennis Courts - Lighted (2 courts)	2	0.600	0.400	2.000
		Horseshoes - Community (1 each))	2	0.016	0.008	0.048
		Skate Park - Community Park	1	0.900	0.600	1.500
		Spray Area - Community	1	0.220	0.000	0.220
		Amphitheater - Seating for 500	1	1.500	0.500	2.000
		Community Gather Place	1	2.000	0.000	2.000
		Site Storage Facilities	1	0.250	0.250	0.500
		Restrooms Medium Community	1	0.017	0.000	0.017
		Sport Park Concession	1	0.000	0.000	0.000
		Batting Cages	1	0.150	0.100	0.250
		Dog Park - Community	1	2.500	0.000	2.500
		Water Feature - Community	1	0.020	0.030	0.050
Arboretum I	23		27	16.463	6.292	29.949



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Suncreek I	34.2					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	2	0.020	0.014	0.068
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Baseball Field - Little League - Unlighted - Game	2	1.100	0.500	3.200
		Softball Field - Girl's Unlighted - Game	2	1.100	0.500	3.200
		Soccer Field - Bantam - Large - Comm	1	1.250	0.500	1.750
		Soccer Field - Regulation Grass - Comm	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Bocce Ball/Petanque - Competition (4 courts)	1	0.500	0.000	0.500
		Tennis Courts - Lighted (2 courts)	1	0.600	0.400	1.000
		Horseshoes - Community (1 each)	2	0.016	0.008	0.048
		Spray Area - Community	1	0.220	0.000	0.220
		Community Gather Place	1	2.000	0.000	2.000
		Teen/Before/After School/Day Camp Activity Cr	1	0.460	0.000	0.460
		Community Center (24,000)	1	0.600	1.400	2.000
		Site Storage Facilities	1	0.250	0.250	0.500
		Restrooms Medium Community	1	0.017	0.000	0.017
		Sport Park Concession -(Included in Wagon Wheel)	1	0.000	0.000	0.000
		Batting Cages - Small	1	0.000	0.000	0.000
Suncreek I	34.2		25	12.453	6.462	25.143



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Suncreek II	15.7					
		 Play Area - Neighborhood	0	0	0	0
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Soccer Field - Bantam - Small Community	1	1.000	0.250	1.250
		Soccer Field - Regulation Grass - Comm	1	1.600	1.370	2.970
		Multi-Turf Area - Large Neighborhood	1	2.160	0.820	2.980
		Tennis Courts - Lighted (2 Courts)	2	0.600	0.400	2.000
		Volleyball (Sand) Tournament (6 courts)	1	0.750	0.250	1.000
		Restrooms Medium Community	1	0.017	0.000	0.017
Suncreek II	15.7		8	6.177	3.29	10.467



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Grantline 208 and Arista Del Sol	18.7					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.050	0.014	0.064
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Baseball Field - Little League - Unlighted - Game	2	1.100	0.500	3.200
		Softball Field - Girl's Unlighted - Game	2	1.100	0.500	3.200
		Soccer Field - Small - Bantam Community	1	1.000	0.250	1.250
		Soccer - Large - Bantam Community	1	1.250	0.500	1.750
		Soccer Field - Regulation Grass - Comm	3	1.600	1.370	8.910
		Multi-Use Turf Area - Small Community	1	1.000	0.600	1.600
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis courts - Lighted (2 courts)	1	0.600	0.400	1.000
		Horseshoes - Community (2 courts)	2	0.016	0.008	0.048
		Spray Area - Community	1	0.220	0.000	0.220
		 Neighborhood Gather Place	0	0.000	0.000	0.000
		Restroom Medium Community	1	0.017	0.000	0.017
Grantline 208 and Arista Del Sol	18.7		19	8.513	4.842	22.519



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Ares)	Support Space Required (Ares)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
The Ranch	12.9					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Soccer Field - Bantam - Small Community	1	1.000	0.250	1.250
		Soccer Field - Bantam - Large Community	1	1.250	0.500	1.750
		Soccer Field - Bantam - Regulation Grass - Comm	2	1.600	1.370	5.940
		Multi-Use Turf Area - Small Community	1	1.000	0.600	1.600
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis Courts - Lighted (2 courts)	2	0.600	0.400	2.000
		Horseshoes - Community (1 each)	2	0.016	0.008	0.048
		Spray Area - Community	1	0.220	0.000	0.220
		 Neighborhood Gather Place	0	0.000	0.000	0.000
		Restrooms Medium Community	1	0.017	0.000	0.017
		Dog Park - Community	1	2.500	0.000	2.500
The Ranch	12.9		15	8.763	3.828	16.585



Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	Support Space Required (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Arboretum II	10					
		 Play Area - Neighborhood	0	0.000	0.000	0.000
		Group Shade/Picnic Area - Small Community	1	0.020	0.014	0.034
		Group Shade/Picnic Area - Large Community	1	0.050	0.200	0.250
		Soccer Field - Bantam - Small Community	1	1.000	0.250	1.250
		Soccer Field - Bantam - Regulation Grass - Comm	1	1.250	0.500	1.750
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		 Spray Park - Neighborhood	1	0.000	0.000	0.000
		Horseshoes - Community (1 each)	2	0.016	0.008	0.048
		Restrooms Medium Community	1	0.017	0.000	0.017
Arboretum II	10		9	2.463	1.272	3.759

Financing – NEXUS Study 2014

Table ES-1
Summary of Capital Improvement Costs

Improvements	Total Cost	Cost per Acre ¹	Cost per DUE ²
Basic Park Improvements	\$128,954,070	\$257,908	\$3,766
Playgrounds	\$16,108,764	\$32,218	\$470
Shade Structures	\$7,870,562	\$15,741	\$230
Sports Fields	\$12,551,219	\$25,102	\$367
Sports Courts	\$5,292,370	\$10,585	\$155
Skate Park	\$2,387,440	\$4,775	\$70
Aquatic and Spray Parks	\$15,393,780	\$30,788	\$450
Event Facilities	\$5,002,370	\$10,005	\$146
Offsite Structures	\$42,577,766	\$85,156	\$1,243
Miscellaneous Features	\$3,009,877	\$6,020	\$88
Parking	\$2,138,750	\$4,278	\$62
Design/Engineering (10% of Total Costs)	\$24,128,697	\$48,257	\$705
Construction Management (4%)	\$9,651,479	\$19,303	\$282
Admin Costs (3.5%)	\$8,445,044	\$16,890	\$247
Art in the Park (2%)	\$4,825,739	\$9,651	\$141
Total	\$288,337,927	\$576,676	\$8,420

¹ Total cost divided by 500 acres.

² Based on 34,246 Dwelling Unit Equivalents.

Source: Cordova Recreation and Park District; Goodwin Consulting Group, Inc.



Financing – NEXUS Study 2014

Table 7
Park Fee by Park Category

Park Category	Single Family Unit	Multifamily Unit
Neighborhood Park Fee Component	\$2,900	\$2,284
Community Park Fee Component	\$4,666	\$3,675
District-Wide Park Fee Component	\$961	\$757
Administration Fee	\$257	\$203
Total Park Fee	\$8,784	\$6,919

- District-City Coordination
- Public meetings to approve Nexus Study & final Master Plan document
- Environmental Review
- Development Review
- Process for Park Design and Construction
- Action Items



Park Design & Construction Process

- Development drives need to build parks.
- A program for each community park is developed as it is needed. Balance long-term needs, public input and available funding.
- The District will have public programming & concept design forums which will allow for input from governmental agencies, organizations and stakeholders
- Joint session between the District & City



City Input during Park Design

- Weekly Community Development Management Team (CDMT) and Development Services Team (DST) Meetings
- Collaborative reviews on development proposals
- City representatives are invited and encouraged to participate in public meetings
- Concept Plans are presented at CDMT & DST for City comments



City Input during Plans & Construction

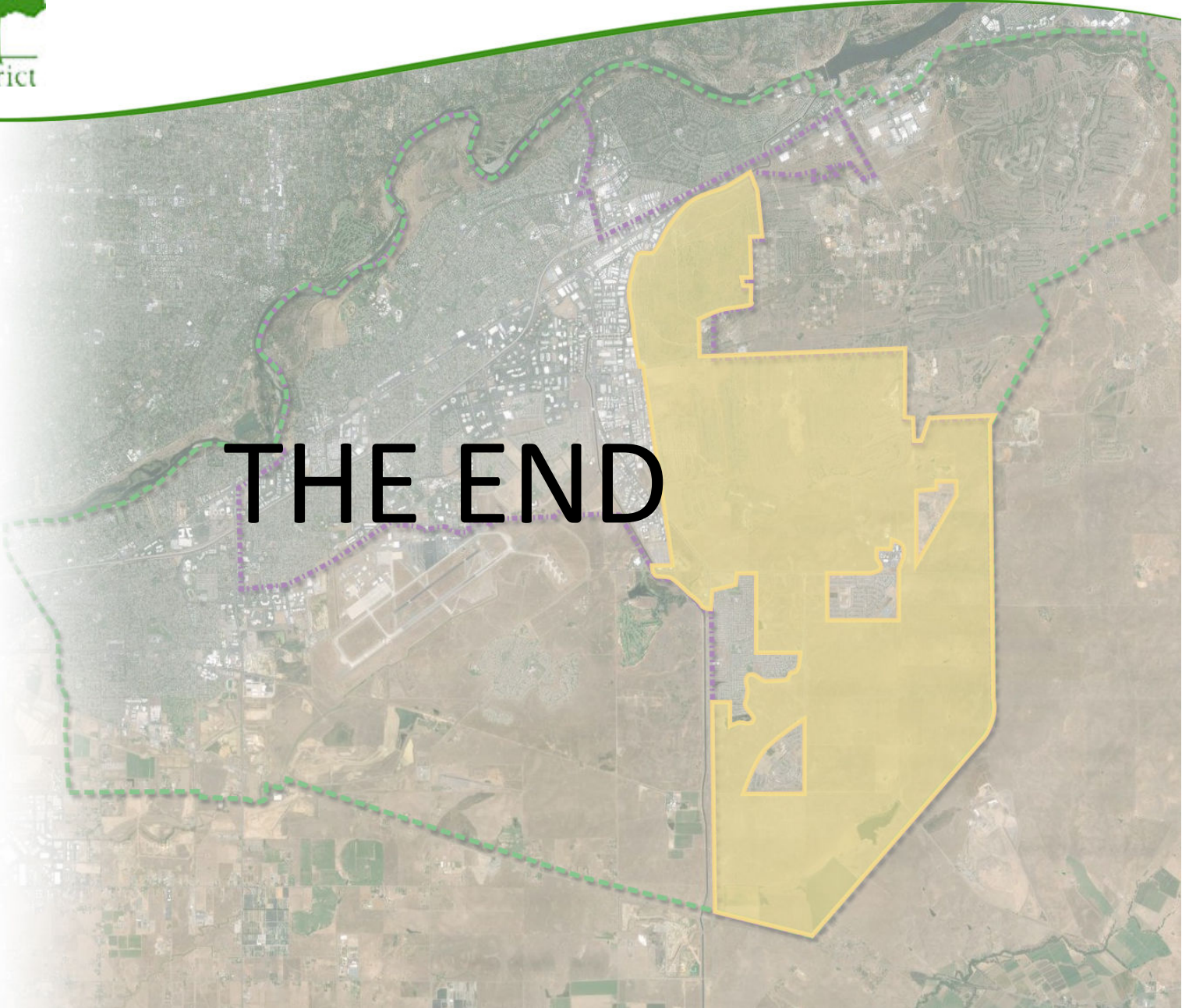
- Construction documents for public bidding are submitted to City Planning and Building Departments for review and approval.
- Changes are made to achieve final approval by the City for permits. Building permit fees are paid.
- District and City staff coordinate on inspections throughout construction.
- District and City staff coordinate final correction lists prior to issuing final construction approval.

- Master Plan will be scheduled for approval by the District's Board after April 2014 Joint Work Session
- City to adopt the park impact fees from the 2014 Nexus Study
- The District requests the City formalize the process for accessing the City's Park Renovation fee.
- Finalize an Agreement between the City and the District on City-owned Open Space - Neighborhood Greens.

Neighborhood Greens: Issues

- Not part of Quimby
- Size
- Planning
- Amenities
- Maintenance
- Propose joint Agreement specific to the planning, development and maintenance of City Open Space





THE END



BOARD OF DIRECTORS

District Office
2729 Prospect Park Drive, Ste. 230
Rancho Cordova, CA 95670

AGENDA – SPECIAL MEETING

Joint Work Session with the City of Rancho Cordova

Date: February 11, 2014

Time: 5:30 p.m.

**Location: 2729 Prospect Park Drive, Rancho Cordova
American River Room - North**

For information regarding this Agenda, please contact:

**Danielle Jones, Clerk of the Board
(916) 842-3311**

Meeting materials will be made available to the public at the same time they are made available to the Board of Directors. Copies of the agenda are available at the District Office, located at the above address. Office hours are 7:30 a.m. to 5:30 p.m. Monday through Thursday; 8:00 a.m. to 5:00 p.m., every other Friday. Electronic copies are available upon request.

The District will provide reasonable accommodations for persons with disabilities planning to participate in Board Meetings who contact the main District Office at least 48 hours before the meeting at (916) 362-1841.

A. Call to Order – Roll Call

B. Public Comment

At a special meeting, citizens may address the Board on any topic within the jurisdiction of the District. Note, under the provisions of the California Government Code, the Board is prohibited from taking action on any unagendized item.

C. Joint Work Session with the Rancho Cordova City Council

D. Adjournment

This agenda was posted and available for public review at the District Office, 2729 Prospect Park Drive, Suite 230 Rancho Cordova, CA 95670 at least 24 hours in advance of the Special Meeting, in accordance with the Ralph M. Brown Act. The agenda is also available online at www.crpdc.com.

Signed February 7, 2014

Danielle Jones
Danielle Jones, Clerk of the Board

**JOINT WORK SESSION AGENDA
BETWEEN THE RANCHO CORDOVA CITY COUNCIL AND THE
CORDOVA RECREATION AND PARK DISTRICT BOARD OF DIRECTORS**

Tuesday, February 11, 2014, 5:30 pm

Clarify the objectives for the joint work sessions and review the agenda (*Laura Mason-Smith, consultant/facilitator*)

- Build a path toward common ground and start meaningfully working together as a team to enhance effectively providing park and recreation services to City of Rancho Cordova residents
- Develop a common vision for growth – build shared understanding of the related Citywide Goals and the District’s overall vision, Strategic Master Plan, and implementation plan related to the huge anticipated growth and development in the District
- Agree on how the District and City can partner to better serve the common good of the citizens of Rancho Cordova

Recognize what the Board and Council value about parks

Develop agreements for how the Council and Board want to work together throughout the meeting process:

- Understand each other’s perspectives
- Develop agreements for how we can best work together

Clarify how the District encourages and facilitates Community Events:

- Historical perspective
- The current process for accessing the facilities
- Questions and discussion about the process

Review CRPD’s informational overview of how the Master Plan for New Development in Incorporated Areas 2014 will be developed:

- Overview of the content, process, and timing (*Laura Taylor, Park Planning and Development Manager*)
- Questions participants would like to see addressed in the Strategic Master Plan

Park Renovation Process

Confirm next steps and the timing/topics for the next joint work session

Close

**JOINT WORK SESSION AGENDA
BETWEEN THE RANCHO CORDOVA CITY COUNCIL AND THE
CORDOVA RECREATION AND PARK DISTRICT BOARD OF DIRECTORS**
Tuesday, February 11, 2014, 5:30 pm

POTENTIAL WORKING AGREEMENTS

- *Listen for understanding and demonstrate respect for all*
- *One speaker at a time, no side conversations, and no one dominating*
- *Each person speaks for herself or himself only (“I” rather than “we” or “they”)*
- *Nothing is obvious until stated – so speak up and surface assumptions*
- *Cell phones off until breaks*
- *Everyone is responsible for what happens – it’s a partnership*

Basic Principles for Effectively Finding Common Ground

- ❖ Focus on *We*, not on *I versus You* -- effective conflict resolution results in mutual benefits.
- ❖ Consider differences in the context of an overall working relationship.
- ❖ Remember that effective conflict resolution ultimately should improve working relationships, since relationship building and conflict resolution are connected.

Process for Finding Common Ground

"Seek first to understand, then to be understood" Stephen Covey

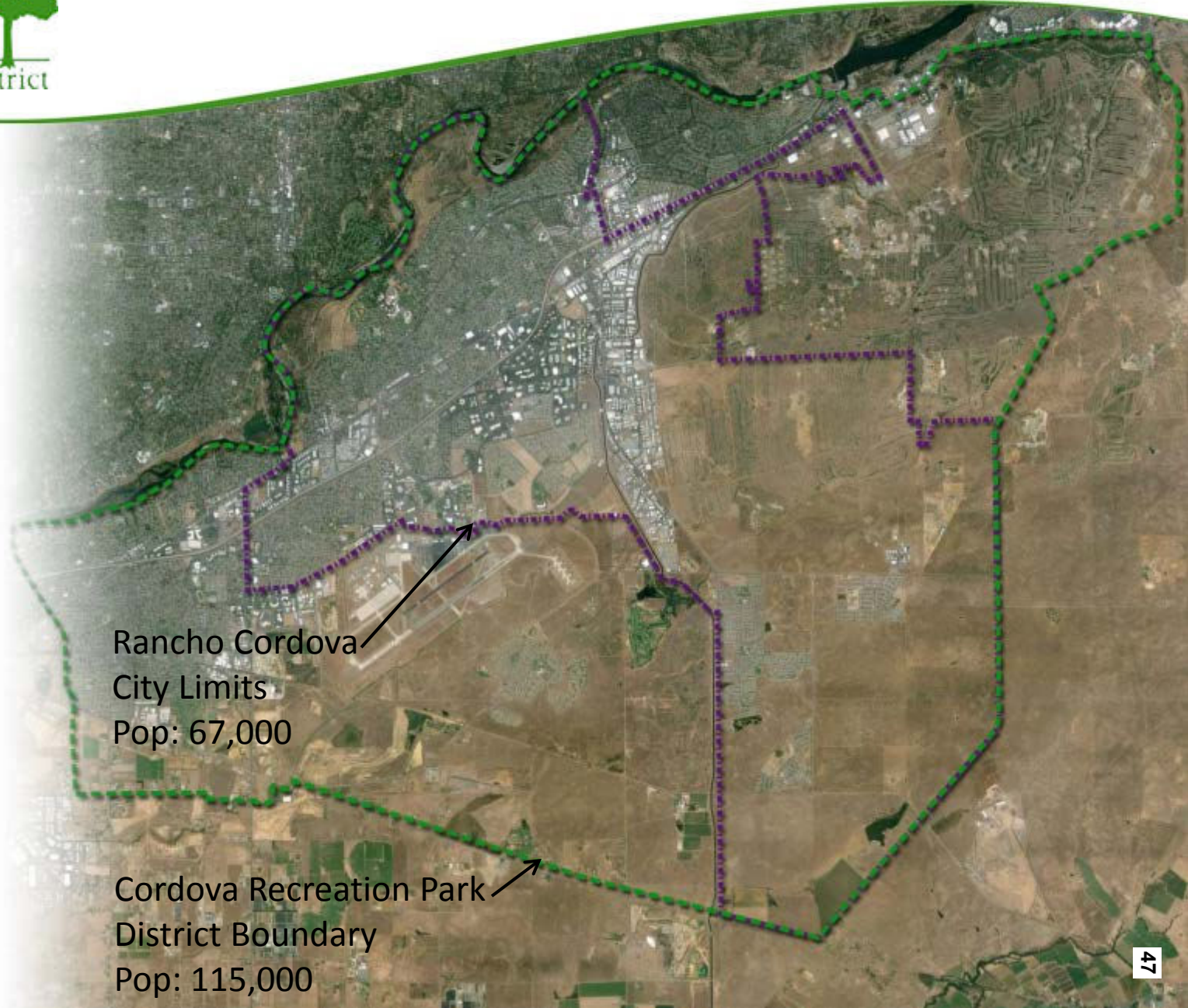
1. Clarify people's perceptions:
 - A. Use "I" messages to express thoughts and feelings.
 - B. Empathetically listen for real meaning (content + emotion = meaning).
 - C. Clarify what you've heard BEFORE you state your own opinions (reflect back in your own words to make sure you have understood correctly).
 - D. State your perspectives, following the process above.
 - E. Listen for the important messages within your own and other people's thoughts and feelings for something that you all can do something about.
2. Recognize how you may have contributed to the current situation, either positively or negatively (be candid with yourself).
3. Focus on individual and shared needs -- what you all want for a good working relationship. Build positive, shared power.
4. Generate options, and assess the pro's and con's from various perspectives.
5. Make mutual-benefit agreements.
6. Define action plans to achieve these agreements.
7. Clarify your process for monitoring results moving forward and adjusting your plans if appropriate.

**DEVELOPMENT OF THE
CRPD MASTER PLAN
FOR
FUTURE BUILD AREAS IN
THE CITY OF RANCHO
CORDOVA
2014**



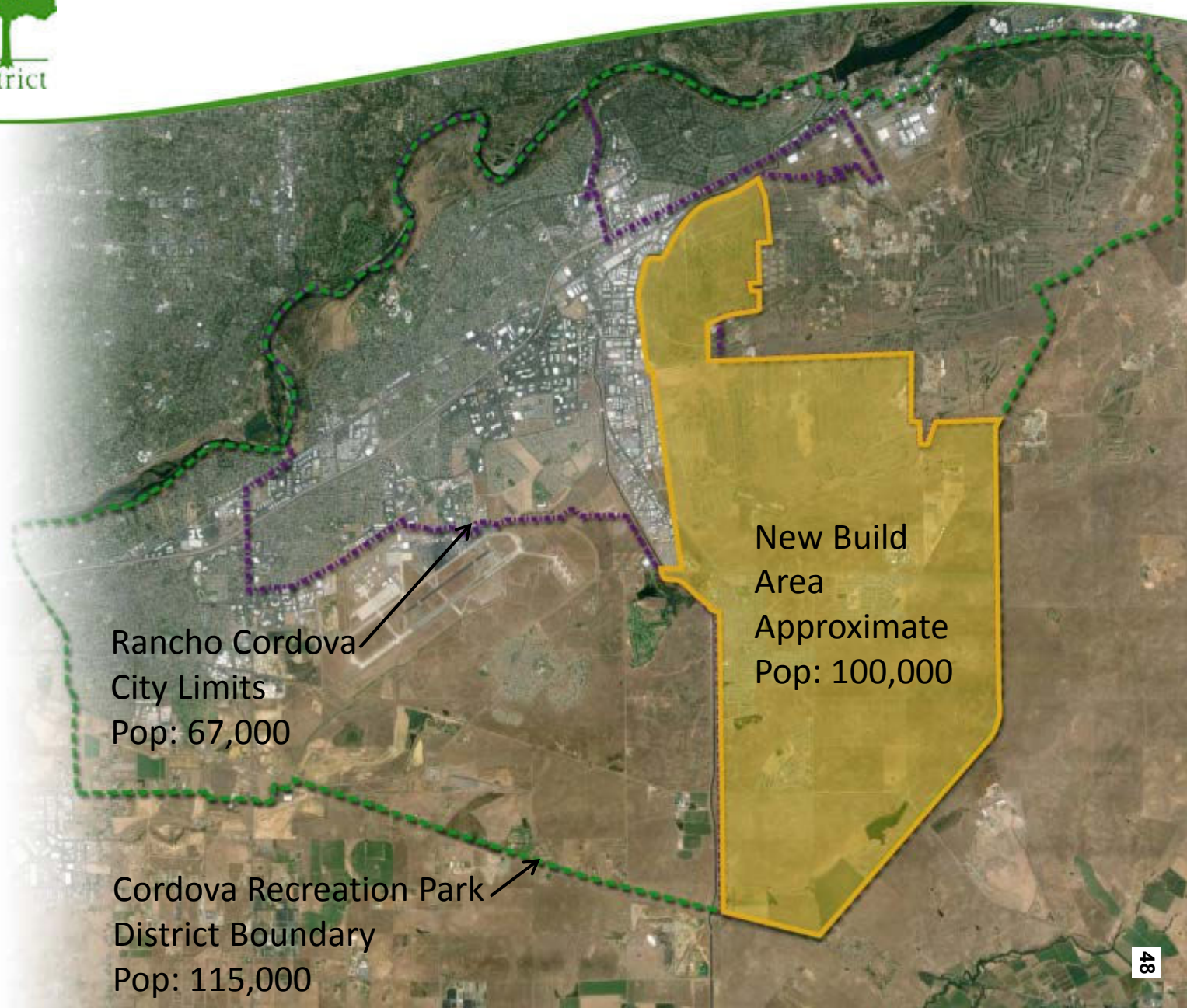
- Present a draft of Master Plan components
- Review major planning and policy decisions since 2005
- Describe current recommendations for levels of service and fees
- Discuss the parks and open space relationship
- Steps needed to complete the “Cordova Recreation and Park District Master Plan for Incorporated Areas”

Project Limits



Rancho Cordova
City Limits
Pop: 67,000

Cordova Recreation Park
District Boundary
Pop: 115,000



Rancho Cordova
City Limits
Pop: 67,000

New Build
Area
Approximate
Pop: 100,000

Cordova Recreation Park
District Boundary
Pop: 115,000

- Guiding documents
- Impact of recession on planning
- Interim period adjustments
- 2014 Nexus Study (draft) - establishes fee rate

History of Approved Documents

MASTER PLAN DEVELOPMENT

FLEXIBLE LIVING DOCUMENT

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

RANCHO CORDOVA DESIGN GUIDELINES

CHAPTER 2

DESIGN GUIDELINES

1. Develop parks that meet the design and locational requirements of the City and Parks District. The City encourages the co-location of parks with schools and other public facilities.
2. Maximize the visual and functional benefits of community open space by locating them in proximity to homes, centers, and other development and designing them as alternative pedestrian and bicycle trailways.
3. Program parks and open spaces with a variety of opportunities for:
 - Sitting and relaxing with a multitude of options and locations;
 - Recreating;
 - Meeting and interacting with neighbors and friends;
 - Nodes along trails and corridor.

DESIGN STANDARDS

1. Provide parks at a rate of at least 7 acres per 1,000 persons.
2. At a minimum, ten percent of all new residential development is set aside as open space that is accessible.



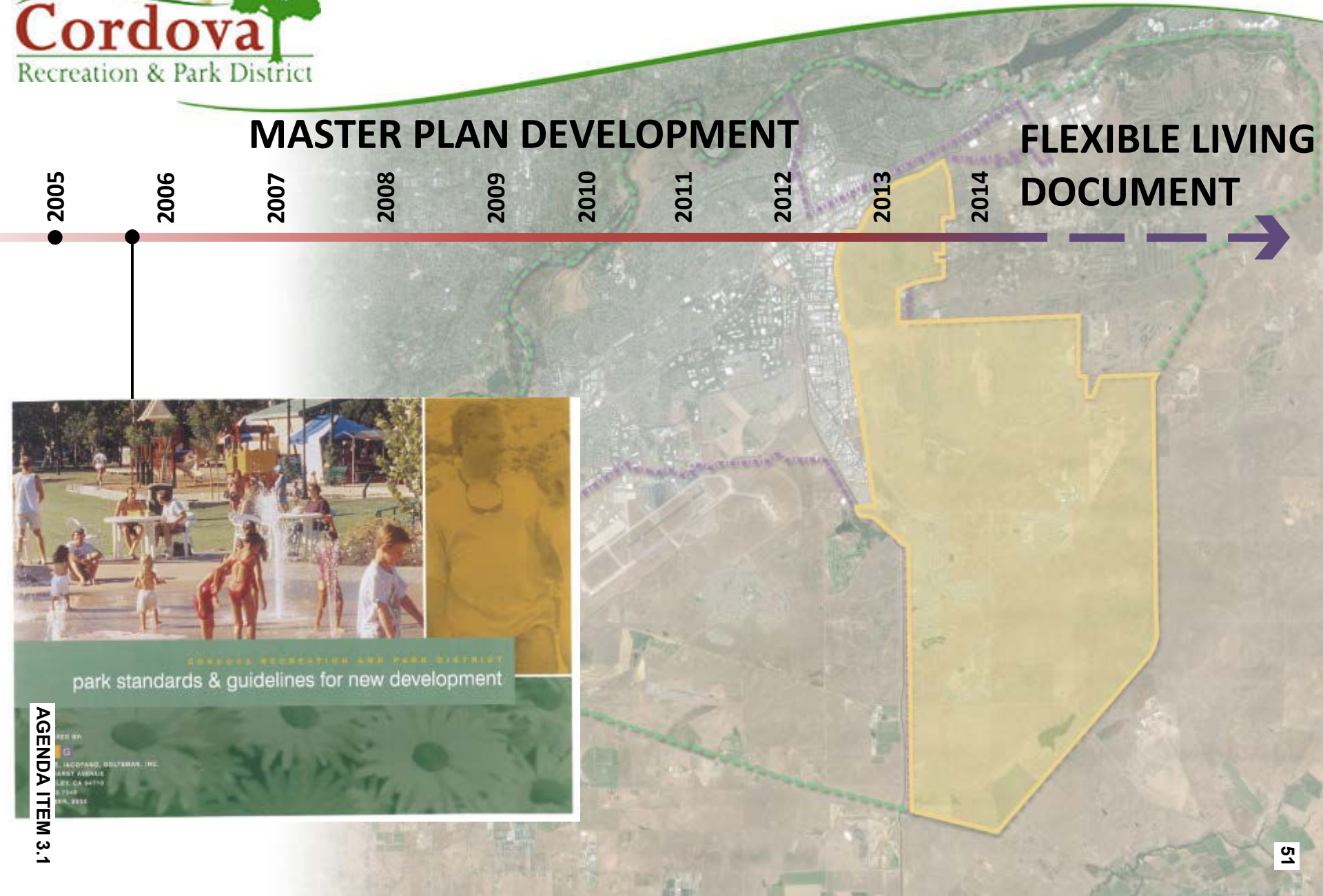
The amphitheatre at Laguna West in Elk Grove, California is a well used facility that promotes community involvement and interaction. The facility is part of the community's larger parks system, which includes soccer fields, lakes, and picnic parks.



The San Luis Obispo Creek in downtown San Luis Obispo, California has been restored and turned into a unique pedestrian environment. Restaurants, businesses, and historic sites (such as the old Mission) front onto the creek with plazas and patio seating.

RANCHO CORDOVA DESIGN GUIDELINES: PROVISIONS FOR A QUALITY COMMUNITY 28

History of Approved Documents





History of Approved Documents



2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

MASTER PLAN DEVELOPMENT

FLEXIBLE LIVING DOCUMENT

GENERAL PLAN
SANTA CRUZ CORDOVA GENERAL PLAN

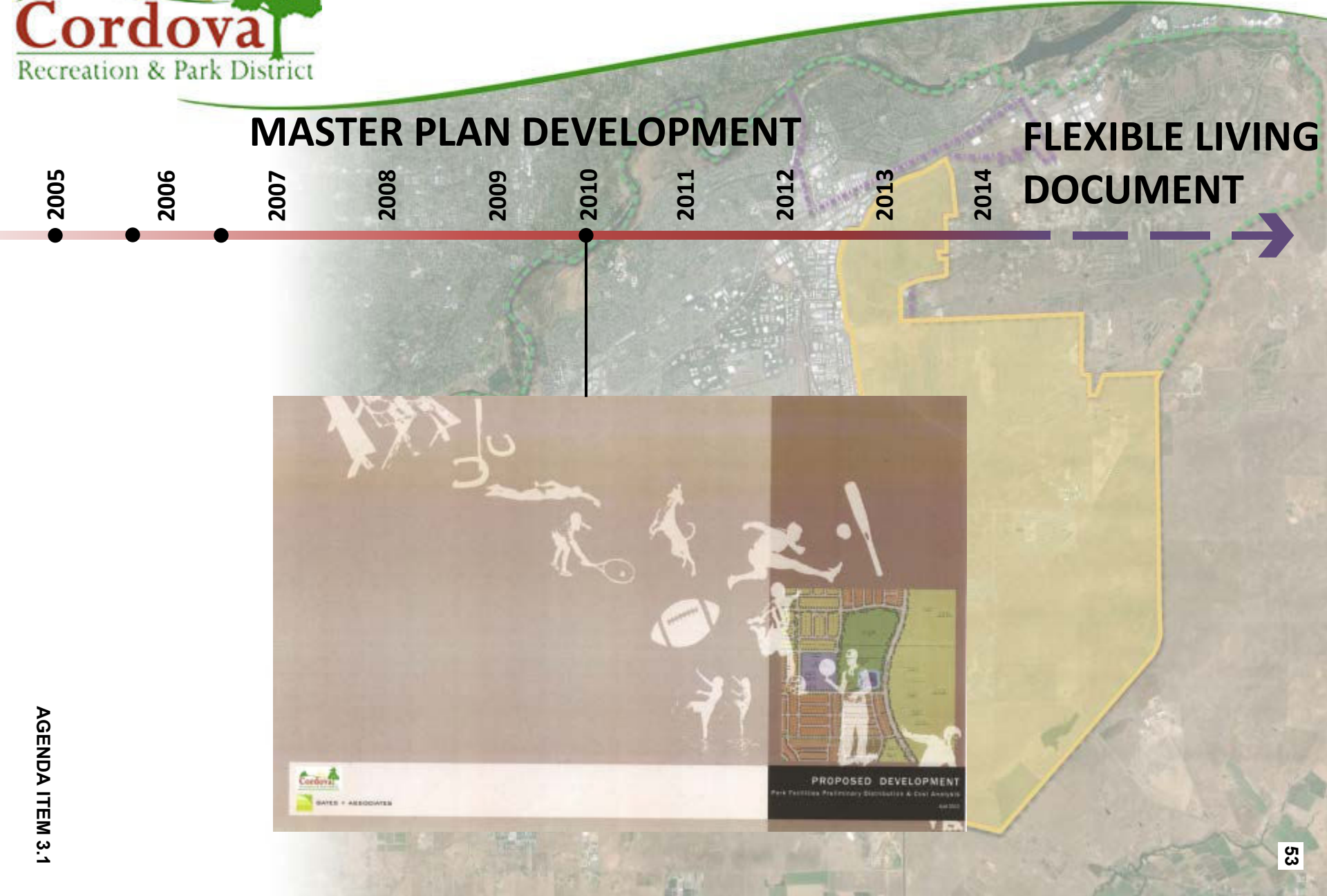
ADOPTED
JUNE 28, 2006

BUILDING OUR CITY
GUIDING OUR FUTURE

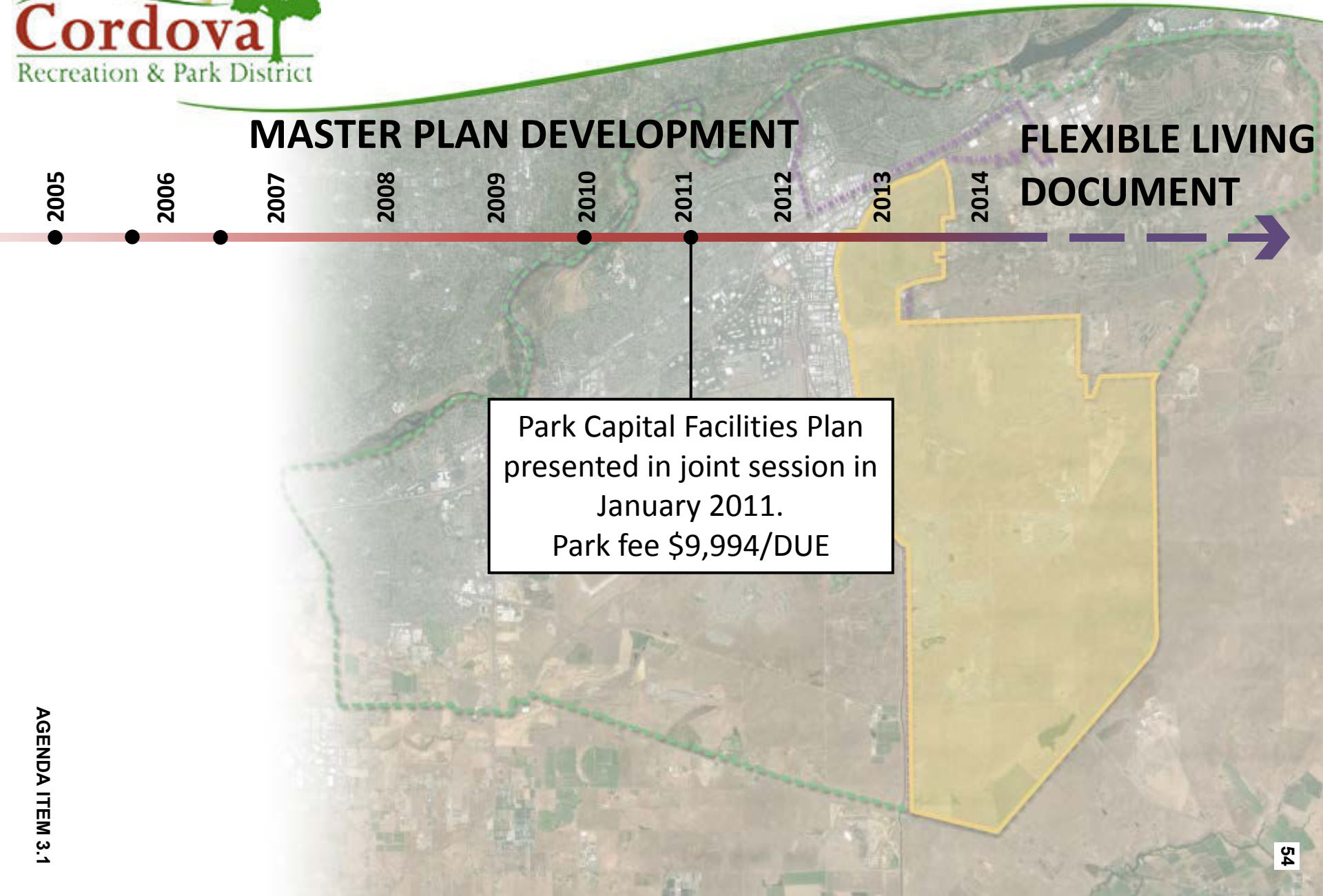
AGENDA ITEM 3.1



History of Approved Documents



History of Approved Documents



History of Approved Documents





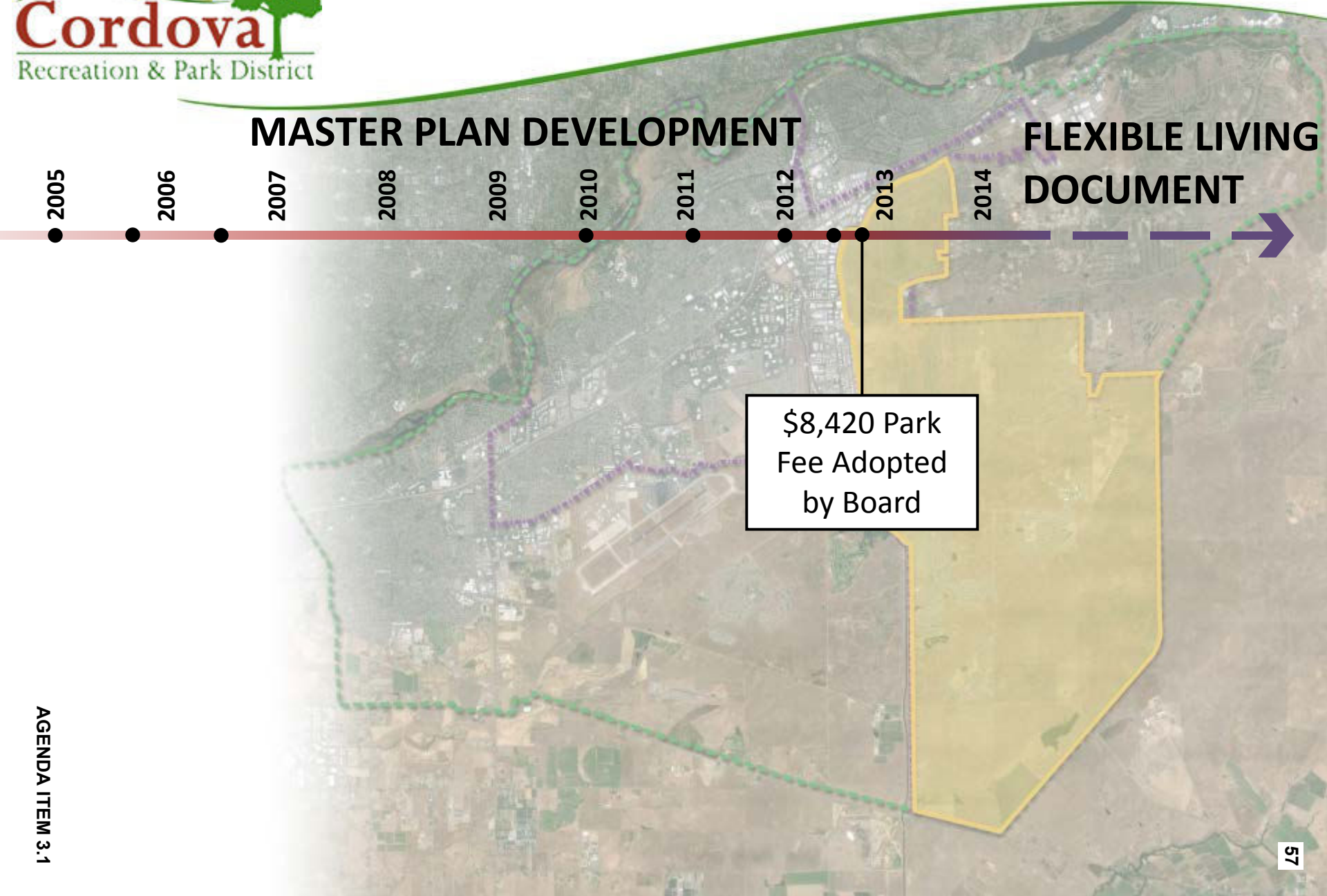
FLEXIBLE LIVING DOCUMENT

2014

AGENDA ITEM 3.1



History of Approved Documents





History of Approved Documents



MASTER PLAN DEVELOPMENT

FLEXIBLE LIVING DOCUMENT

2005

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2007

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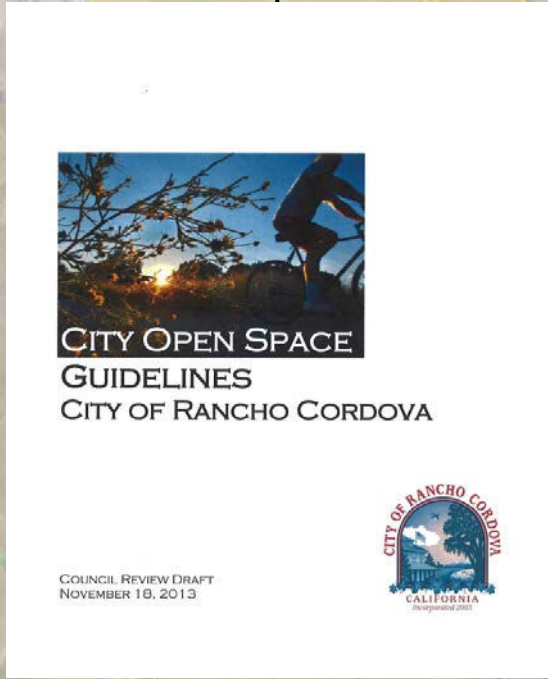
2010

2011

2012

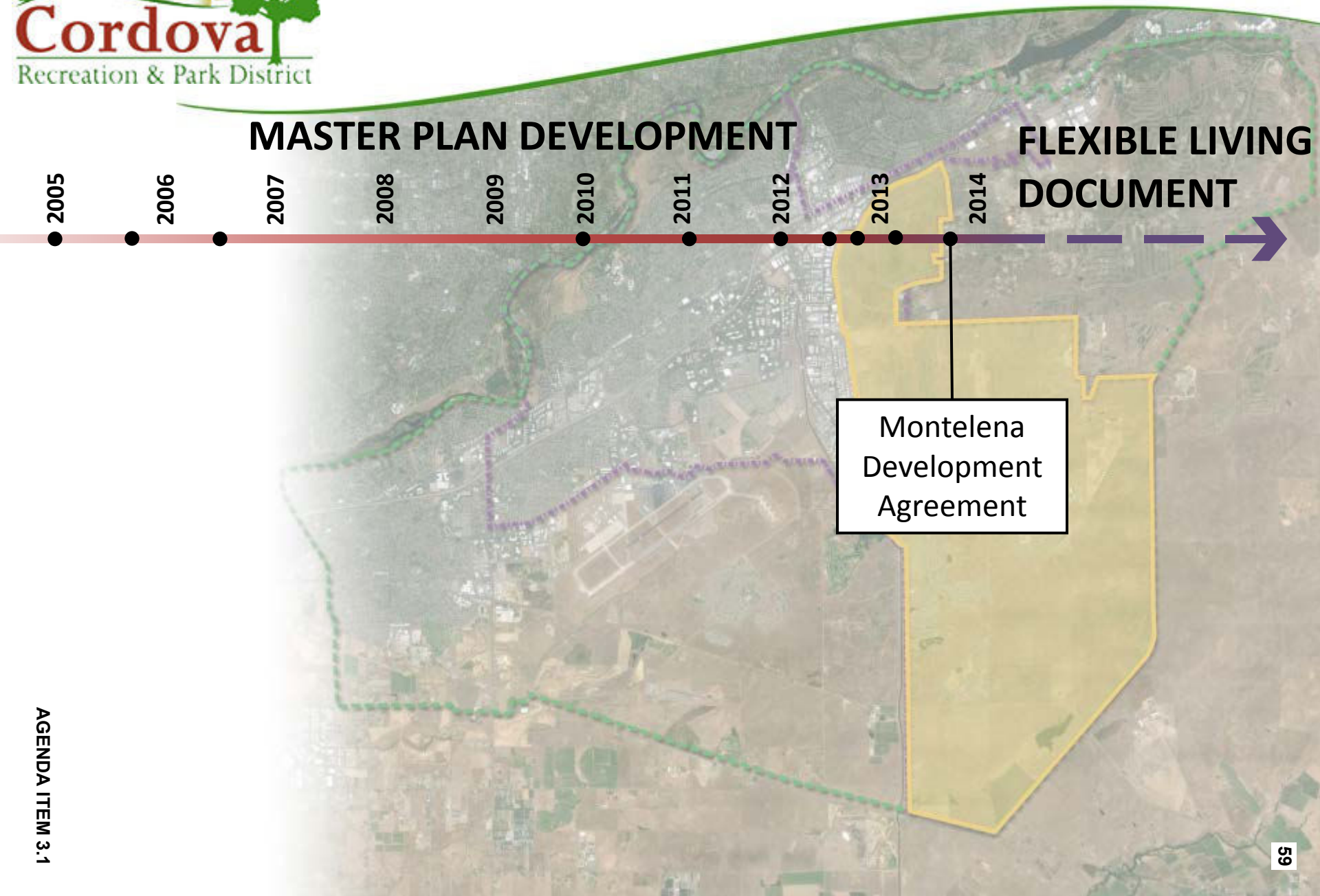
2013

2014





History of Approved Documents





History of Approved Documents



MASTER PLAN DEVELOPMENT

**FLEXIBLE LIVING
DOCUMENT**

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014



CORDOVA RECREATION AND PARK DISTRICT
PARK IMPACT FEE
NEXT'S STUDY

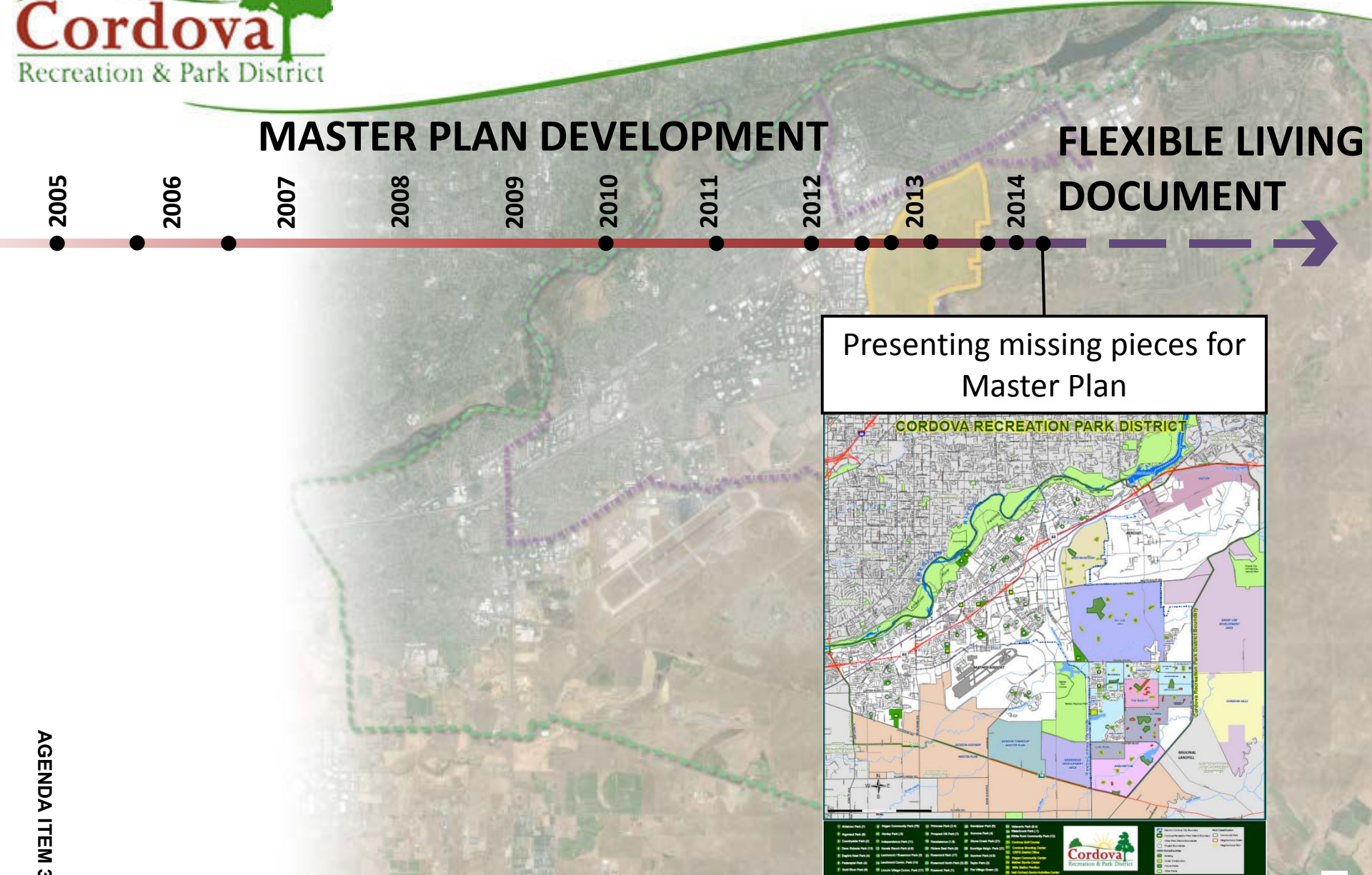
ADMINISTRATIVE DRAFT

January 22, 2014

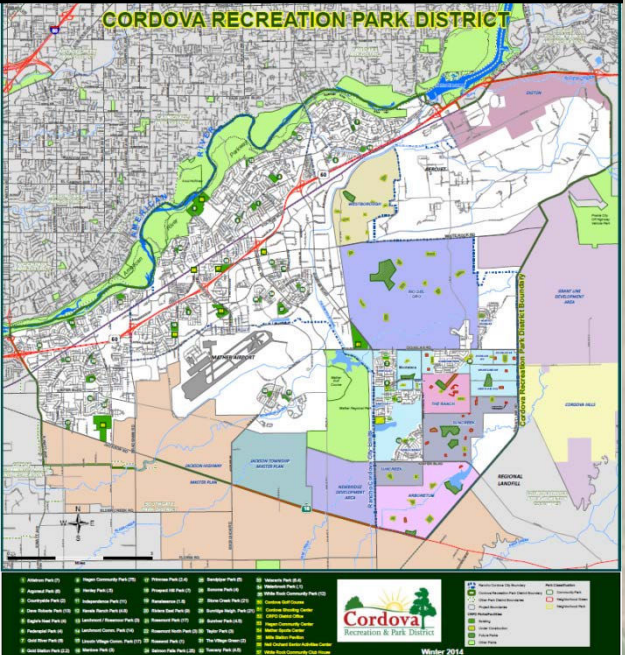
555 University Ave., Suite 200 • SACRAMENTO, CA 95825
Phone: (916) 581-0830 • Fax: (916) 581-0831



History of Approved Documents

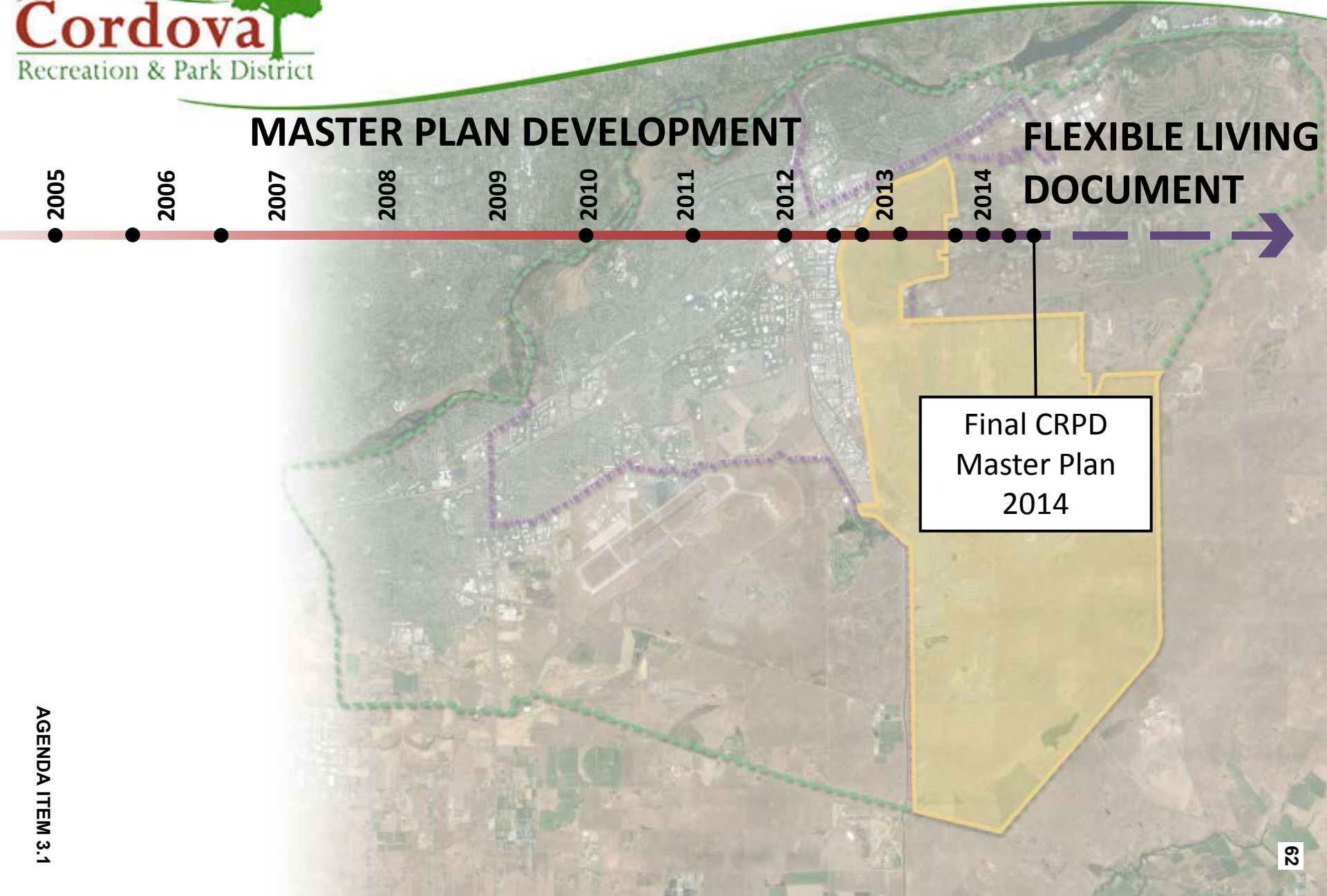


Presenting missing pieces for Master Plan



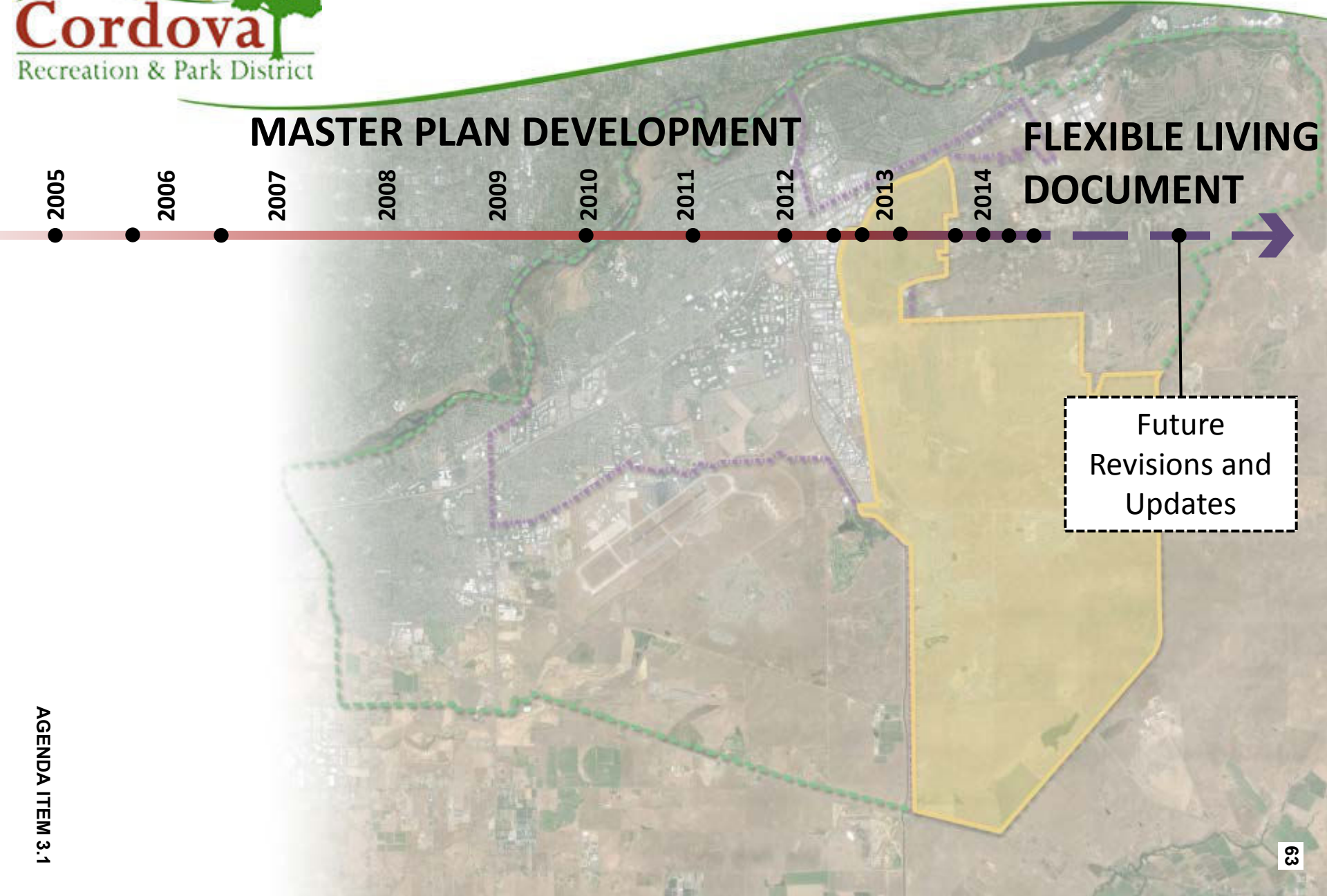


History of Approved Documents





History of Approved Documents



MASTER PLAN DEVELOPMENT

**FLEXIBLE LIVING
DOCUMENT**

Future
Revisions and
Updates

Adjusting for Change

Cordova Recreation and Park District - Capital improvement Plan - New Growth DEVELOPMENT - CITY OF RANCHO CORDOVA
Completed June 2012

Comparative Analysis proposed by Gates and Associates
February 2010 - baseline

[illegible]

Desig	ing (neighborhood turnkey = no design)
Adm	
Art I	
TOT	
Est. I	
Cost	slimby Only
At \$	17%
Cost	g (no large buildings or Aquatic)

National Standards Proposal by Pros
25% reduction in fee

[illegible]

Combined Needs Based Survey and Comparative Analysis
15% Reduction in Fee

[illegible]

Pre-Recession Fees

Park development fee: \$9,995

CFD: \$709

Comparison with other local communities

Prepared by Gates
+ Associates, Feb.
2010



- Community rankings of amenities used as one factor in adjustment of facilities.
- Rankings tempered by Pros Consulting demographic projections and operational experience.

Cordova Rec. and Park District	
Facility/Amenity Priority Rankings	
	Overall Ranking
Walking, biking trails & greenways	1
Small family picnic area & shelters	2
Small neighborhood parks	3
Playground equipment	4
Outdoor swimming pools	5
Indoor / walking running tracks	6
Off-leash dog parks	7
Splash pads / spray grounds	8
Large community parks	9
Nature center	10
Community gardens	11
Large family picnic area & shelters	12
Youth soccer fields	13
Senior center	14
Gyms / indoor recreation or comm. centers	15
Outdoor tennis courts	16
Amphitheaters	17
Disc golf course	18
Outdoor basketball courts	19
Youth baseball fields	20
Adult soccer fields	21
Multi-purpose fields	22
Adult softball fields	23
Youth softball fields	24
Skateboard parks	25
Youth football fields	26
Archery range	27

Figure 41 - Facility/Amenity Priority Rankings

Changes made to achieve 15% reduction:

- Neighborhood Parks made more passive
- Shifted active sport elements and restrooms to community parks
- Basketball courts in neighborhood parks reduced to ½ courts
- Increased the number of multi-use fields and reduced the number of limited-use fields
- Shifted football field and track facilities to school district facilities in a joint-use format.
- Community Parks would include larger but limited district-wide attractions and facilities

Regional Parks

- Two in the District - Mather Sports Complex and Hagan Park
- Available to District-wide residents but also marketed outside of the District
- Sporting facilities are intended to attract regional tournaments
- Designed for large crowds and durability
- Regional use of the facility adds to tourism revenue



Community Parks

- Ideally 15 acres or larger
- Active programming
- Service area radius of 1 – 1 ½ mile
- Street frontage on two sides (High School property on one side may substitute for street frontage)
- In addition to athletic facilities, each community park typically has:
 - Restrooms
 - Play structures - community sized
 - Group shade/picnic areas, large and small
 - Furnishings such as benches, picnic tables, barbeques (large and small), drinking fountains, trash cans, bike racks, etc.
 - Horseshoes – 2 court



Neighborhood Parks

- Ideally two to 15 acres in size
- Service area radius of ½ to ¾ mile
- Residential street frontage on three sides (elementary school property may substitute for one street)
- Each neighborhood park typically has:
 - Play structure serving toddlers to 5 years old and 5 to 10 years old.
 - Group shade/picnic areas, small and medium sized
 - Furnishings such as benches, picnic tables, barbeques (small), and trash cans



City Open Space

(AKA Neighborhood Greens)

- Part of the City of Rancho Cordova Open Space requirement of one acre per 1,000 residents
- Not part of the Quimby park land dedication
- Size typically ranges from ½ to two acres in size
- Small developed and landscaped areas within residential neighborhoods
- The City prefers walkable locations away from parks
- May include interior trail loops and pedestrian paseos as connectors
- May include benches, tables and shade structures
- Design should enhance a “sense of place”



Definitions and Standards



City Open
Space System

Cordova Recreation &
Park District



Neighborhood
Parks

Community
Parks

Community
Facilities

Community Places

Neighborhood Greens

Urban Plazas

Community Gardens

Community-Wide
Open Space

Green Infrastructure

Bike & Pedestrian
Trail System

Green
Streets

Detention Basins/
Drainage Channels

Master Plan Missing Pieces

- Distribution of parks diagram
- Distribution of amenities diagram
- Programmed acreage analysis
- Finance plan

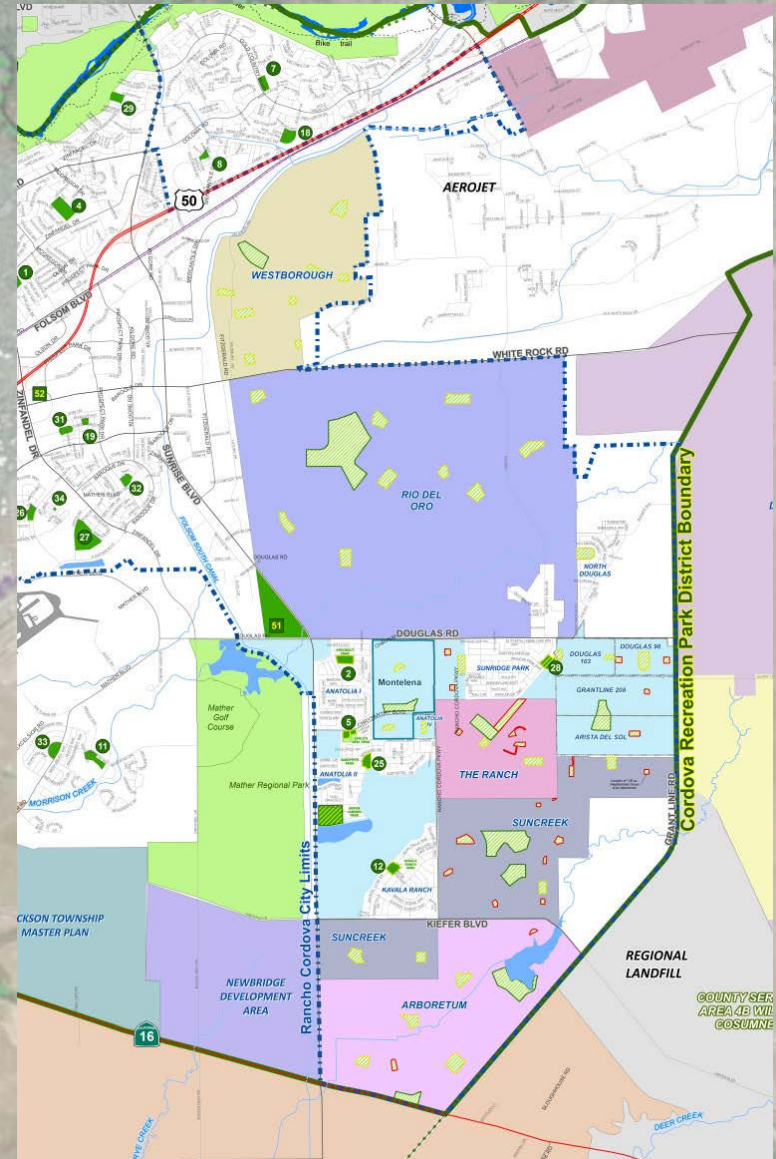
Distribution of New Parks

Proposed Parks

- 8 new Community Parks
- 35 new Neighborhood Parks
- 22 new Neighborhood Greens

Legend

	Rancho Cordova City Boundary
	Cordova Recreation Park District Boundary
	Other Park District Boundaries
	Project Boundaries
CRPD Parks/Facilities	
	Existing
	Under Construction
	Future Parks
	Other Parks
Park Classification	
	Community Park
	Neighborhood Park
	Neighborhood Green



Neighborhood Greens: Issues

- Not part of Quimby
- Size
- Planning
- Amenities
- Maintenance
- Propose joint Agreement specific to the planning, development and maintenance of City Open Space



No gaps



Distribution of Neighborhood Parks

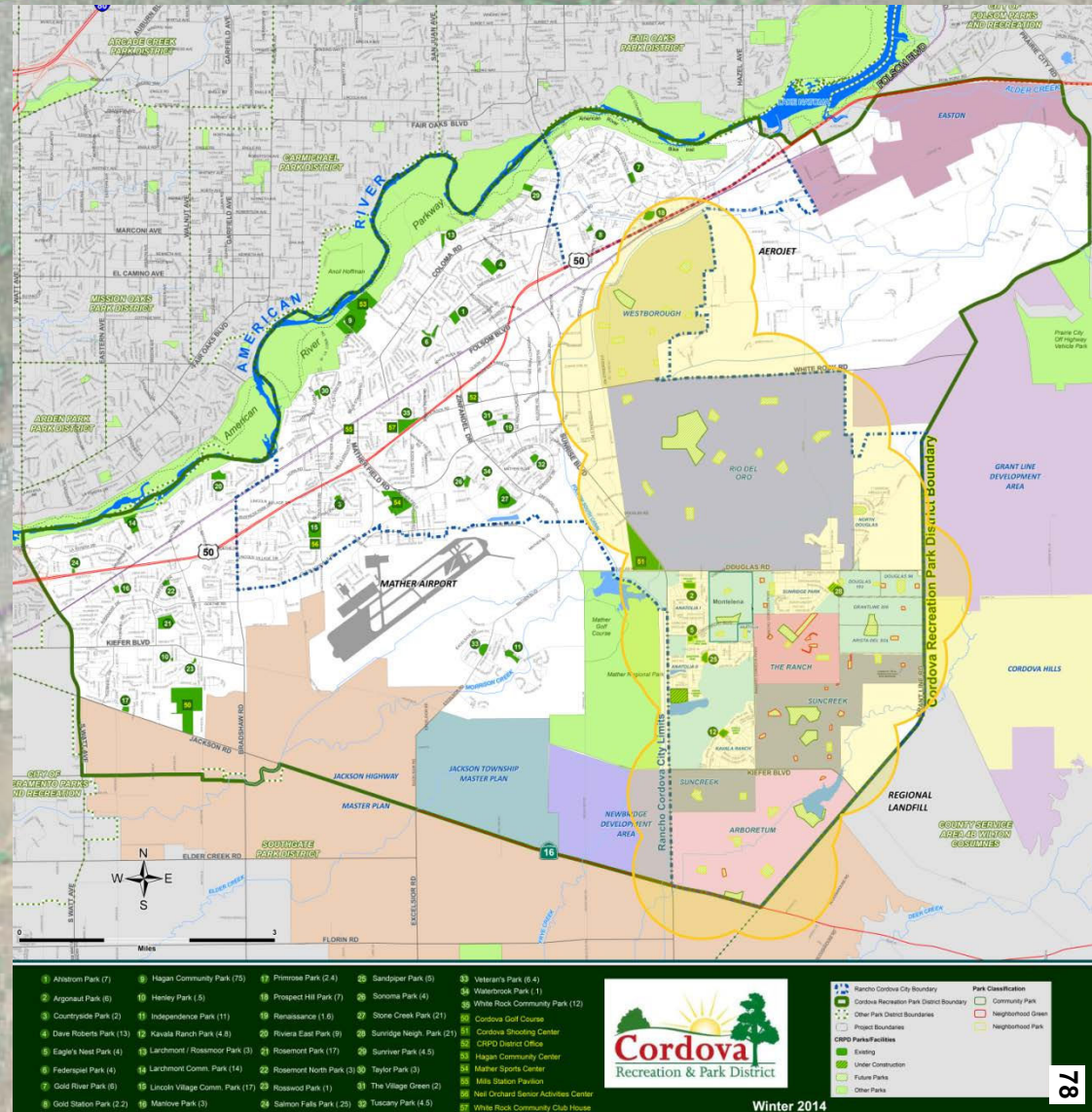
Service Area:

1/2 to 3/4 mile radius

No gaps

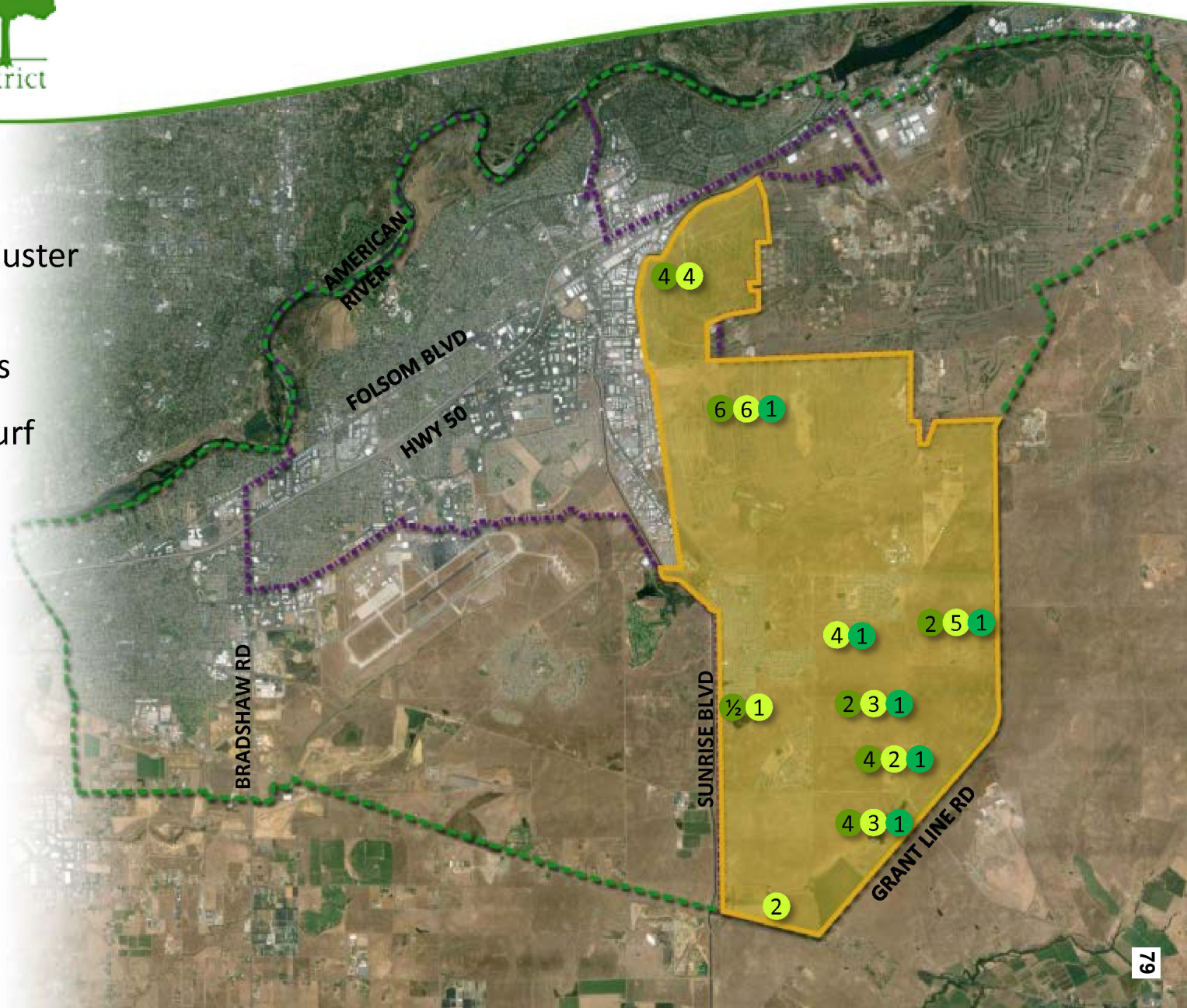


AGENDA ITEM 3.1



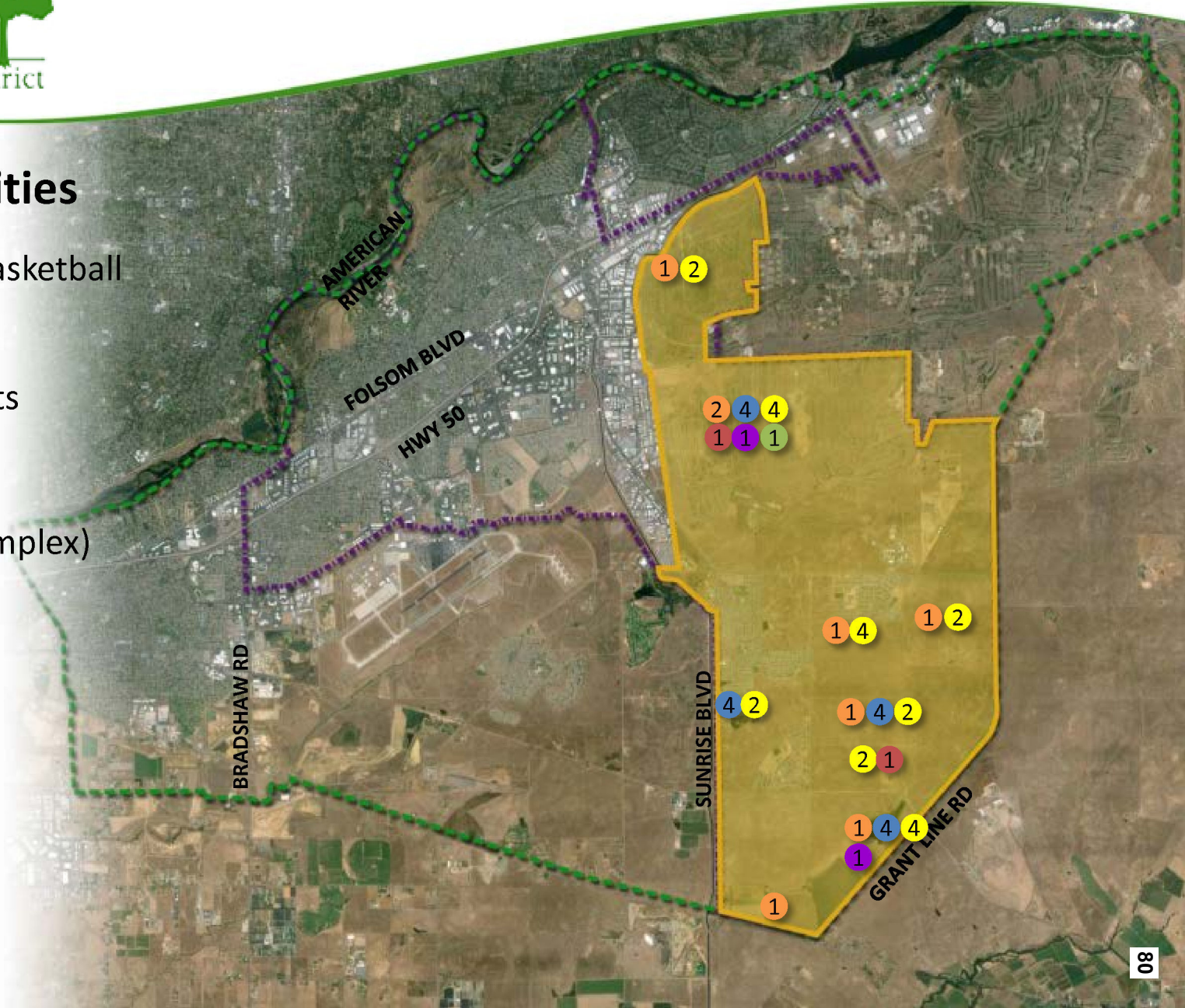
Sport Fields

- Ballfields (cluster of 4 fields)
- Soccer fields
- Multi-use turf



An aerial photograph of a park area with various sports facilities. The image is partially obscured by a semi-transparent white box containing a legend. The legend lists six items, each with a colored circular marker: Full court basketball (orange), Bocce ball (blue), Tennis courts (lighted) (yellow), Volleyball (6-court complex) (red), Skate Park (purple), and Disc Golf Course (green). The background shows a green field, a paved path, and some trees. A dashed green line is visible on the right side of the image, possibly indicating a boundary or path.

- Full court basketball
- Bocce ball
- Tennis courts (lighted)
- Volleyball (6-court complex)
- Skate Park
- Disc Golf Course

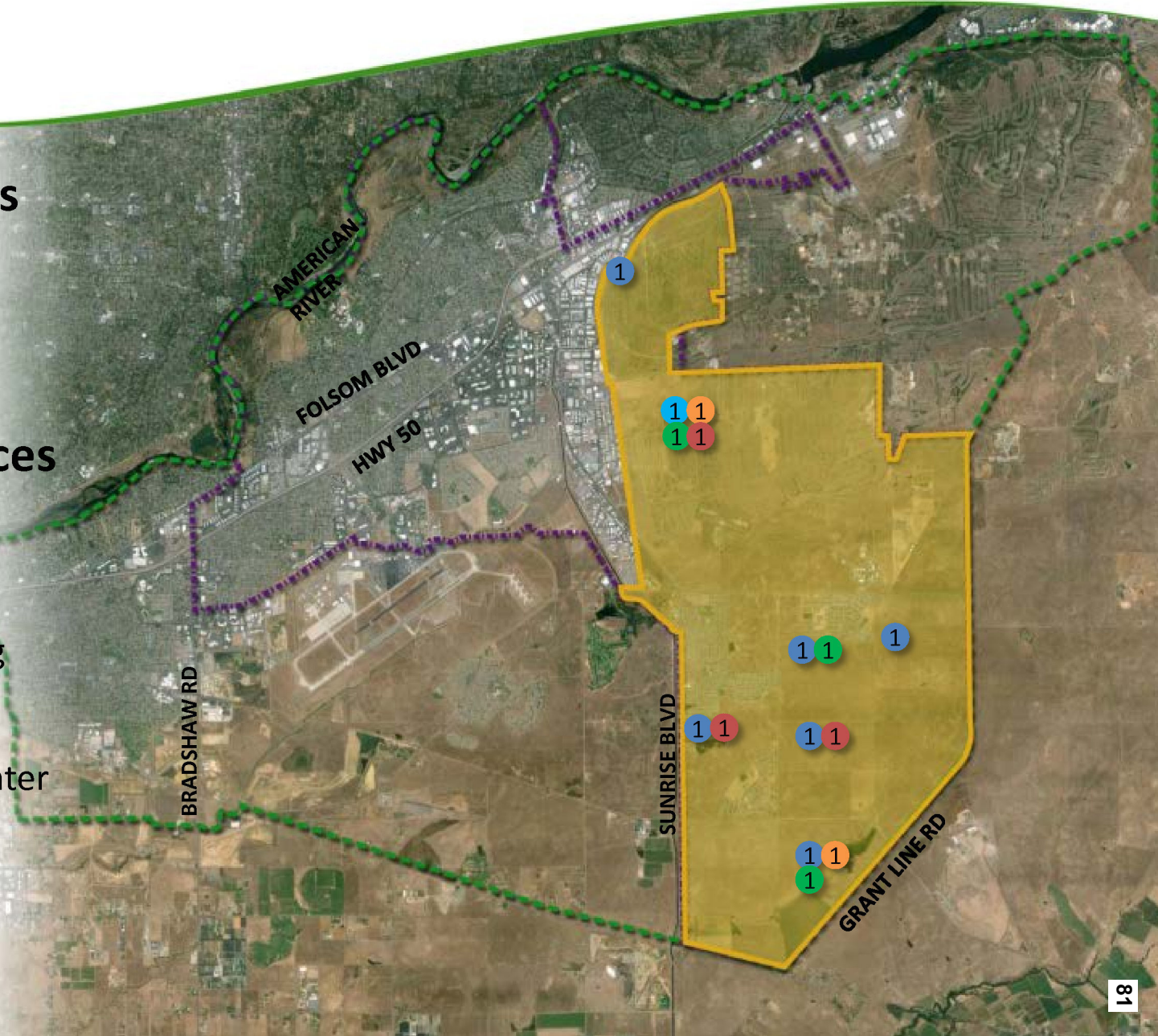


Aquatic Facilities

- Aquatic Center
- Spray Area

Community Spaces

- Amphitheater (500 seats)
- Community Dog Park
- Community Center



DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Westborough	18					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.003	0.380	0.383
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Baseball Field - Little League - Unlighted - Game	8	1.100	0.880	15.840
		Softball Field - Girl's Unlighted - Game	8	0.690	0.790	11.840
		Soccer Field - Bantam - Small - Community	1	0.720	0.950	1.670
		Soccer Field - Bantam - Large - Community	1	1.120	1.050	2.170
		Soccer Field - Bantam - Regulation Grass - Comm	2	1.600	1.370	5.940
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis Courts - Lighted	2	0.064	0.209	0.546
		Horseshoes - Community	2	0.016	0.008	0.048
		Spray Area - Community	1	0.220	0.000	0.220
		Community Gather Place	1	2.000	0.000	2.000
		Restroom Medium - Community	1	0.017	0.000	0.017
TOTALS	18		31	8.210	7.527	15.737

Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Rio Del Oro	104					
		Community Play Area	1	0.400	0.200	0.600
		Play Area - Universal	1	0.750	0.250	1.000
		Group Shade/Picnic Area - Small Community	3	0.003	0.380	1.149
		Group Shade/Picnic Area - Large Community	3	0.150	1.390	4.620
		Group Shade/Picnic Area - Destination	1	0.700	0.300	1.000
		Baseball Field - Little League - Lighted - Game	8	1.100	0.500	12.800
		Softball Field - Girl's Lighted - Game	8	1.100	0.500	12.800
		Softball Field - Adult Lighted - Synthetic	8	1.900	1.180	24.640
		Soccer Field - Bantam - Regulation Grass - Comm	4	1.600	1.370	11.880
		Soccer Field - Regulation Synthetic Turf - Lighted	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	2	0.110	0.300	4.920
		Bocce Ball/Petanque - Competition	4	0.014	0.018	0.128
		Tennis Courts - Lighted	4	0.064	0.209	1.092
		Volleyball (Sand) Tournament	6	0.040	0.280	1.920
		Horseshoes - Community (2 Court)	4	0.016	0.008	0.096
		Skate Park - Community Park	1	0.900	0.600	1.500
		Aquatic Center	1	7.500	2.840	10.340
		Amphitheater - Seating for 500	1	0.000	0.000	0.000
		Community Market Place	1	0.500	0.000	0.500
		Community Gather Place	1	2.000	0.000	2.000
		Teen/Before/After School/Day Camp Activity Cr	1	0.460	0.000	0.460
		Community Center - (24,000 sq ft)	1	0.600	1.400	2.000
		Wellness/Senior Center (12,000 sq ft)	1	0.250	0.820	1.070
		Site Storage Facilities	1	0.250	0.250	0.500
		Corporation Yard	1	7.000	0.000	7.000
		District Offices	1	0.000	0.000	0.000
		Restrooms Medium Community	2	0.017	0.000	0.034
		Restroom/Concession/Storage (1,700 sq ft)	1	0.400	0.000	0.400
		Batting Cages	1	0.150	0.100	0.250
		Dog Park - Community	1	2.500	0.000	2.500
		Water Feature - community	1	0.020	0.030	0.050
		Disc Golf Course	1	0.000	0.000	0.000
Rio Del Oro	104		78	34.254	15.115	49.369

Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Arboretum I	23					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.003	0.380	0.383
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Baseball Field - Little League -Lighted - Game	8	1.100	0.500	12.800
		Softball Field - Girl's Lighted - Game	8	1.100	0.500	12.800
		Soccer Field - Bantam - Large - Comm	1	1.120	1.050	2.170
		Soccer Field - Bantam - Regulation Grass - Comm	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Bocce Ball/Petanque - Competition	4	0.014	0.018	0.128
		Tennis Courts - Lighted	4	0.064	0.209	1.092
		Horseshoes - Community	2	0.016	0.018	0.068
		Skate Park - Community Park	1	0.900	0.600	1.500
		Spray Area - Community	1	0.220	0.000	0.220
		Amphitheater - Seating for 500	1	0.000	0.000	0.000
		Community Gather Place	1	2.000	0.000	2.000
		Site Storage Facilities	1	0.250	0.250	0.500
		Restrooms Medium Community	1	0.017	0.000	0.017
		Sport Park Concession	1	0.000	0.000	0.000
		Batting Cages	1	0.150	0.100	0.250
		Dog Park - Community	1	2.500	0.000	2.500
		Water Feature - Community	1	0.020	0.030	0.050
Arboretum I	23		44	13.894	7.735	21.629

Programmed Acreage

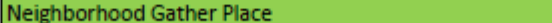
DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Suncreek I	34.2					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	2	0.003	0.380	0.766
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Baseball Field - Little League - Unlighted - Game	4	1.100	0.880	7.920
		Softball Field - Girl's Unlighted - Game	4	0.690	0.790	5.920
		Soccer Field - Bantam - Large - Comm	1	1.120	1.050	2.170
		Soccer Field - Bantam - Regulation Grass - Comm	2	1.600	1.370	5.940
		Multi-Use Turf Area - Large Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Bocce Ball/Petanque - Competition	4	0.014	0.018	0.128
		Tennis Courts - Lighted	2	0.064	0.209	0.546
		Horseshoes - Community	2	0.014	0.018	0.064
		Spray Area - Community	1	0.220	0.000	0.220
		Community Gather Place	1	2.000	0.000	2.000
		Teen/Before/After School/Day Camp Activity Cr	1	0.460	0.000	0.460
		Community Center (24,000)	1	0.600	1.400	2.000
		Site Storage Facilities	1	0.250	0.250	0.500
		Restrooms Medium Community	1	0.017	0.000	0.017
		Sport Park Concession -(Included in Wagon Wheel)	1	0.000	0.000	0.000
		Batting Cages - Small	1	0.000	0.000	0.000
Suncreek I	34.2		33	10.972	9.075	20.047

Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Suncreek II	15.7					
		 Play Area - Neighborhood	0	0	0	0
		Group Shade/Picnic Area - Large Community	1	0.150	0.139	0.289
		Baseball Field - Little League - Unlighted - Game	8	1.100	0.880	15.840
		Softball Field - Girl's Unlighted - Game	8	0.690	0.790	11.840
		Soccer Field - Bantam - Small Community	1	0.720	0.950	1.670
		Soccer Field - Bantam - Regulation Grass - Comm	1	1.600	1.370	2.970
		Multi-Turf Area - Large Neighborhood	1	2.160	0.820	0.400
		Tennis Courts - Lighted	2	0.064	0.209	0.546
		Volleyball (Sand) Tournament	6	0.040	0.280	1.920
		Restrooms Medium Community	1	0.017	0.000	0.017
Suncreek II	15.7		29	6.541	5.438	11.979

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Grantline 208 and Arista Del Sol	18.7					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Small Community	1	0.003	0.380	0.383
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Baseball Field - Little League - Unlighted - Game	4	1.100	0.880	7.920
		Softball Field - Girl's Unlighted - Game	4	0.690	0.790	5.920
		Soccer Field - Small - Bantam Community	1	0.720	0.950	1.670
		Soccer - Large - Bantam Community	1	1.120	1.050	2.170
		Soccer Field - Bantam - Regulation Grass - Comm	3	1.600	1.370	8.910
		Multi-Use Turf Area - Small Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis courts - Lighted	2	0.064	0.209	0.546
		Horseshoes - Community	2	0.014	0.018	0.064
		Spray Area - Community	1	0.220	0.000	0.220
		 Neighborhood Gather Place	0	0.000	0.000	0.000
		Restroom Medium Community	1	0.017	0.000	0.017
Grantline 208 and Arista Del Sol	18.7		24	8.368	8.357	16.725

Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
The Ranch	12.9					
		Community Play Area	1	0.400	0.200	0.600
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Soccer Field - Bantam - Small Community	1	0.720	0.950	1.670
		Soccer Field - Bantam - Large Community	1	1.120	1.050	2.170
		Soccer Field - Bantam - Regulation Grass - Comm	2	0.720	0.950	3.340
		Multi-Use Turf Area - Small Community	1	2.160	0.820	2.980
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Tennis Courts - Lighted	4	0.064	0.209	1.092
		Horseshoes - Community	2	0.014	0.018	0.064
		Spray Area - Community	1	0.220	0.000	0.220
		 Neighborhood Gather Place	0	0.000	0.000	0.000
		Restrooms Medium Community	1	0.017	0.000	0.017
		Dog Park - Community	1	2.500	0.000	2.500
The Ranch	12.9		17	8.195	5.887	14.082

Programmed Acreage

DEVELOPMENT	# OF ACRES	FACILITY/ACTIVITY	# OF AMENITIES	ACTIVITY SPACE REQUIRED (Acres)	SUPPORT SPACE REQUIRED (Acres)	TOTAL ACRES PROGRAMED
		LARGE COMMUNITY PARKS				
		 Possible Addition - Discuss at Development				
		 Acreage Unknown				
Arboretum II	10					
		 Play Area - Neighborhood	0	0.000	0.000	0.000
		Group Shade/Picnic Area - Small Community	1	0.003	0.380	0.383
		Group Shade/Picnic Area - Large Community	1	0.150	1.390	1.540
		Soccer Field - Bantam - Small Community	1	0.720	0.950	1.670
		Soccer Field - Bantam - Regulation Grass - Comm	1	0.720	0.950	1.670
		Basketball Outdoor Community Park (Full Court)	1	0.110	0.300	0.410
		Horseshoes - Community	2	0.014	0.018	0.064
		Restrooms Medium Community	1	0.017	0.000	0.017
Arboretum II	10		8	1.734	3.988	5.722

Table ES-1
Summary of Capital Improvement Costs

Improvements	Total Cost	Cost per Acre ¹	Cost per DUE ²
Basic Park Improvements	\$128,954,070	\$257,908	\$3,766
Playgrounds	\$16,108,764	\$32,218	\$470
Shade Structures	\$7,870,562	\$15,741	\$230
Sports Fields	\$12,551,219	\$25,102	\$367
Sports Courts	\$5,292,370	\$10,585	\$155
Skate Park	\$2,387,440	\$4,775	\$70
Aquatic and Spray Parks	\$15,393,780	\$30,788	\$450
Event Facilities	\$5,002,370	\$10,005	\$146
Offsite Structures	\$42,577,766	\$85,156	\$1,243
Miscellaneous Features	\$3,009,877	\$6,020	\$88
Parking	\$2,138,750	\$4,278	\$62
Design/Engineering (10% of Total Costs)	\$24,128,697	\$48,257	\$705
Construction Management (4%)	\$9,651,479	\$19,303	\$282
Admin Costs (3.5%)	\$8,445,044	\$16,890	\$247
Art in the Park (2%)	\$4,825,739	\$9,651	\$141
Total	\$288,337,927	\$576,676	\$8,420

¹ Total cost divided by 500 acres.

² Based on 34,246 Dwelling Unit Equivalents.

Source: Cordova Recreation and Park District; Goodwin Consulting Group, Inc.

Table 7
Park Fee by Park Category

Park Category	Single Family Unit	Multifamily Unit
Neighborhood Park Fee Component	\$2,779	\$2,189
Community Park Fee Component	\$4,473	\$3,523
District-Wide Park Fee Component	\$921	\$725
Administration Fee	\$247	\$194
Total Park Fee	\$8,420	\$6,632

- Public meetings to approve Nexus Study & final Master Plan document
- Programming for individual parks
 - Include community input for programming individual parks
- City and District staff to continue working together proactively and collaboratively
- Finalize Agreement on open space properties