



**JOINT STUDY SESSION
CITY COUNCIL & CORDOVA RECREATION & PARKS BOARD**

**Mills Middle School
10439 Coloma Road, Rancho Cordova**

**Wednesday, November 9, 2005
6:30 P.M.**

AGENDA

JOINT STUDY SESSION

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Board Members Anderson, Glasscock, Haven, Nickerson & Bd. President
Lund

Public Comment

At a study session or special meeting, citizens wishing to address the Council for **any matter on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. The Mayor will call you to the podium at this point on the agenda. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item. **All speakers are encouraged to keep your comments to three minutes or less and to state your name and community of residence.****

Study Session Items

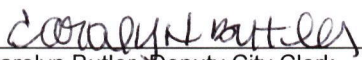
See Attached CRPD Agenda

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) 942-0255 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 9, 2005 Jt. Study Session of the Rancho Cordova City Council and Cordova Recreation & Park District Board was posted on November 3, 2005 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 3rd day of November 2005 at Rancho Cordova, California.


Carolyn Butler, Deputy City Clerk

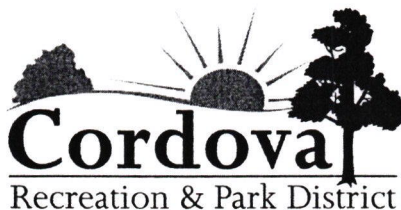


JOINT MEETING OF THE BOARD OF DIRECTORS
AND THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
Wednesday, November 9, 2005 at 6:30 p.m.
Mills Middle School, 10439 Coloma Road

6:00-6:40 Mills Middle School Open for Citizens to Preview Park, Recreation Facilities, and Open Space Concepts

AGENDA

- 6:40 I. Call Meeting to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Public Opportunity to Address the Board or Council on any issue within their respective Jurisdictions not on the agenda.
- 6:45 V. Welcome and Introductions – 10 minutes
Speakers: Eric Lund, Ken Cooley
- 6:55 VI. Business Items
1. Park and Open Space Design Guidelines/Facilities Plan
– by MIG Landscape Architects, Paul Junker, and Greg Foell
– presentation 45 minutes, discussion 50 minutes
– citizen's opportunity to comment on park and open space plans
- 8:30 -BREAK-
- 8:45 2. Park Renovation Fee Project Priorities and Funding Allocations as Presented by CRPD
– presentation by Lee Frechette 10 min, discussion 15 min
- 9:10 3. Review of Current Grant Projects totaling \$6,651,786
– presentation by Charlie Rice 5 minutes, discussion 5 minutes
- 9:20 4. Endorsement of the Mather Sports Center Master Plan – presentation by Jay Beals 10 min, discussion 10 min
Direction on the Preferred Alignment of International Drive with Old Placerville Road– presentation by Cyrus Abhar 10 min, discussion 10 min
- 10:00 VII. Adjourn



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DATE: November 1, 2005
TO: District Board, Mayor and Council Members
FROM: Greg Foell
SUBJECT: Cordova Recreation and Park District Park Standards & Guidelines
for New Development

RECOMMENDATION

City Council direct staff to bring the Cordova Recreation and Park District Park Standards & Guidelines for New Development, incorporating Council and Board suggestions, to the next appropriate City Council meeting for approval.

BACKGROUND

Projected regional growth will bring over 100,000 new residents within the boundaries of Cordova Recreation and Park District (District).

To address the recreation needs of these new residents, the District created a comprehensive set of park standards and guidelines.

For the areas where the District's boundary is contiguous with the City of Rancho Cordova (City), the District has worked closely with the City to develop their open space framework document. The goal of this partnership is to coordinate the two documents so together they will yield the maximum park and open space benefit for the public.

ANALYSIS

The District's "Park Standards & Guidelines for New Development" (Standards) provides quality active recreation facilities in quantities throughout the District that will help ensure a vibrant and livable community for residents and visitors alike.

While the City is responsible for open space and the District is responsible for parks, the two have an integral and overlapping relationship. Therefore, the District and the City have taken great care in defining and coordinating their respective responsibilities for land use.

DISTRICT RESPONSIBILITIES, 5 acres/1,000 population

- Core Recreational Facilities
- Active Sports fields

- Aquatic Center
- Community Center
- Senior Center
- Other Core CRPD Amenities/Facilities
- Joint Use/Partner Facilities

CITY RESPONSIBILITIES

- Additional acreage
 - Tree canopy/Urban forest/Open turf
 - Dog parks
- Community Onsite/Offsite Facilities
 - Urban campground
 - Equestrian center
 - Aeronautic hobby field
 - Paintball
 - BMX track
- Open Space Facilities
- City Community Facilities (added to existing City Community Fee Program)
 - Amphitheater, 2,500 seats
 - Cultural gardens

The land use element of the District's Standards divides the activities/facilities among six park types and quantities as follows:

PARK TYPE	QUANTITY
Large Community Park	1
Community Sports Park	1
Community Parks	6
Large Neighborhood Parks	14
Medium Neighborhood Park	19
Small Neighborhood Park	20
Dog Parks	2*

*Dog parks are likely to be located within community parks

The District's strategy for distributing the park types throughout the planning area is as follows.

1. Park types will be geographically dispersed throughout the community.

2. Every residential unit in a planned new development will be within approximately mile (or 5 minutes) walking distance of a park (see the "Rancho Cordova Open Space Standards").
3. Every park will be connected to every other park by a "green" circulation system of trails, streets and bikeways (see the "Rancho Cordova Open space Standards").
4. No park will be located in isolation from other community-serving facilities or residences.
5. Facilities or activities in and around the park will provide a reason for the community to gather and interact. The facilities selected for a particular park will reflect a set of activities specific to that park.

In addition to the distribution strategy described above, the park facilities will be further tailored to the needs of the community through the use of the following design criteria.

1. Every park will be designed to fit a specific site with its own character. No two parks will look the same.
2. Parks will be designed around activity settings.
3. Parks will be designed with community involvement.
4. Place making features in parks will reflect the culture, values, history and social needs of the local community through landmarks, water features, art, special facilities and layout.
5. Design will build on existing environmental conditions or re-create past environmental features that help to define and enhance the area.
6. Each park will be well designed, have great aesthetic quality, use high quality, diverse and long-lasting building materials, and have unique details.
7. Each park will have art integrated as part of the functional features.
8. Each park design must provide for on-going maintenance by incorporating materials and facilities maintenance standards and requirements as part of the design review process.

9. Each park design will incorporate capital, operations, and maintenance costs in the design process so that a complete financial understanding of each design evolves as the design decisions are made.
10. Park design will take into account that neighborhood needs change over time.

The facilities portion of the standards is based on the Concepts of "Place Making" and "Settings-Based Park Design". "Place Making" is focused on people; it begins with creating a healthy human "habitat" that supports social interaction, cultural identity, safety, physical comfort, beauty, spiritual restoration, and meaning. "Settings-Based Park Design" combines park elements, such as a ball field and a picnic shelter, to create "setting building blocks". These building blocks, in conjunction with adjacent compatible land uses, are then combined to create a special place unique to the community and the surrounding landscape.

The concepts of "Place Making" and "Settings Based Park Design" are carried one step further and significantly enhanced by combining the recreation elements provided by the District with open space elements provided by the City. By coordinating the District's distribution of the parks and recreation elements with the distribution and quantity of City open space, a dynamic relationship is developed. In this relationship each element enhances the other creating a cumulative positive impact on the community, which is much greater than that of each element standing alone.

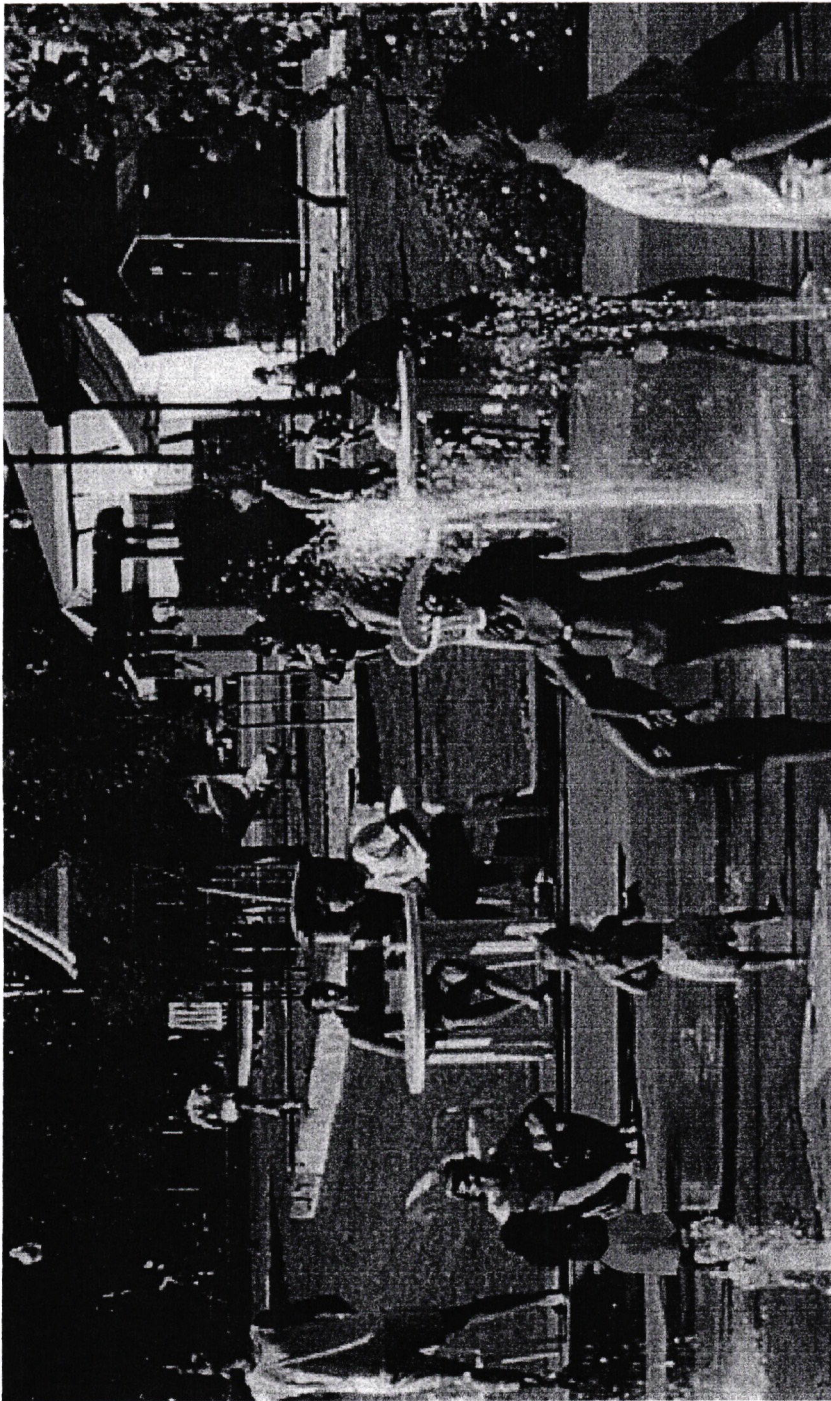
These "Park Standards & Guidelines for New Development" represent a major milestone towards the goal of building a community that is vibrant and dynamic. They will help create public spaces that enhance the community's character and give it an identifiable look and feel. And, they will create a legacy of parks and open space that will be cherished by the community for generations to come.

REQUESTED ACTIONS

Direct staff to bring this item incorporating Council and Board suggestions to the next appropriate City Council meeting for approval.

ATTACHMENTS

Draft Cordova Recreation and Park District Park Standards & Guidelines for New Development, October 2005



CORDOVA RECREATION AND PARK DISTRICT DRAFT park standards & guidelines

DRAFT
PREPARED BY:

M I G

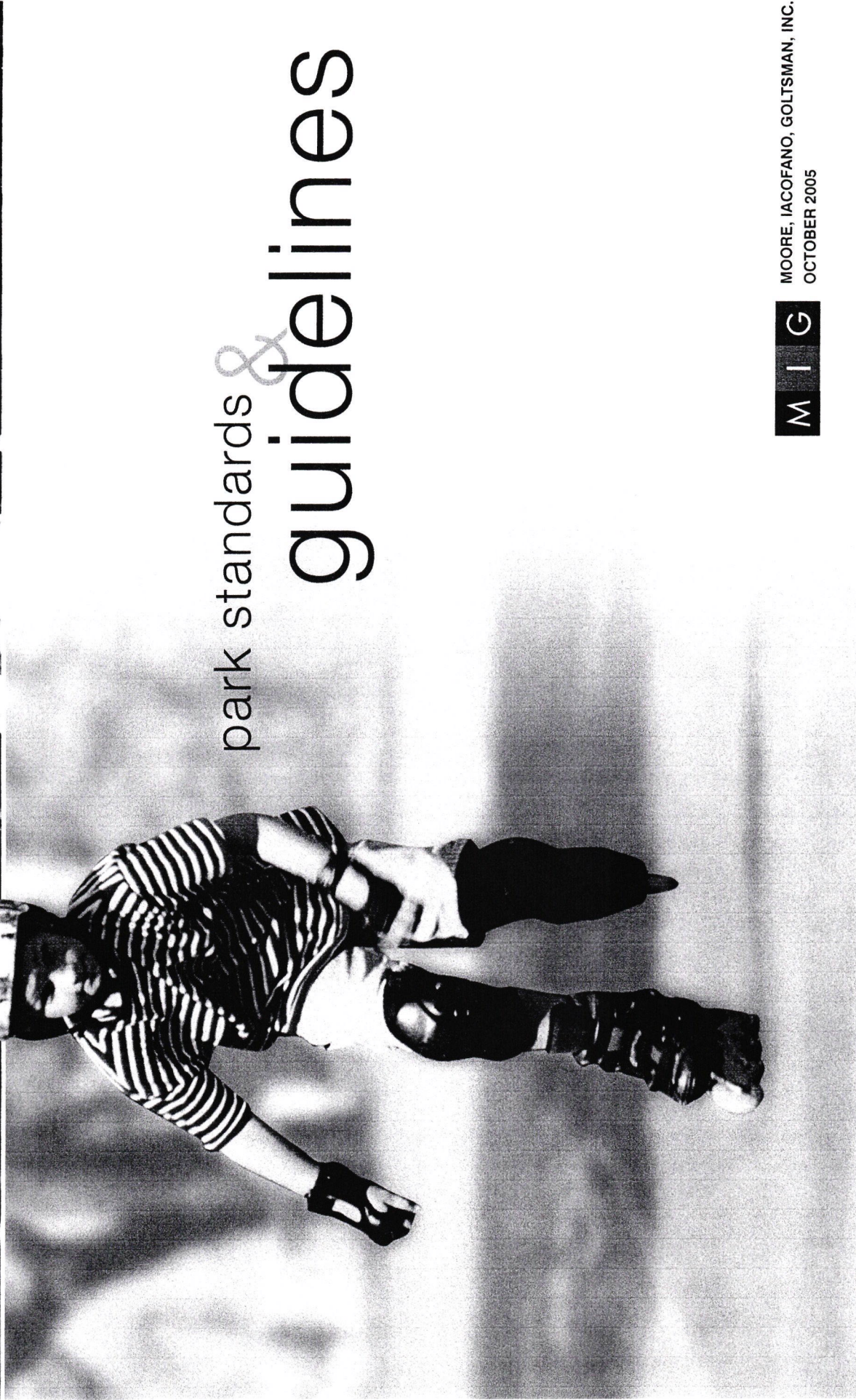
MOORE, IACOFANO, GOLTSMAN, INC.

800 HEARST AVENUE

BERKELEY, CA 94710

510.845.7549

OCTOBER, 2005



park standards & guidelines

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1. INTRODUCTION

The Cordova Recreation and Park District (District) provides park and recreational services to the City of Rancho Cordova (City) as well as the surrounding areas in unincorporated Sacramento County (County). Regional growth will bring over 100,000 new residents to the area in the near future. This report addresses the new parks that will be built in the District as a result of new housing developments.

Rancho Cordova—the newest city in California—will be the recipient of a major portion of this new housing. Rancho Cordova's City Council and the District worked together to develop a vision for the parks and open space system. Rancho Cordova leaders and residents seek to “build a city, not a suburb is a vibrant destination in the region. The City's vision document states:

■ Rancho Cordova will have an identifiable look and feel. You will know immediately that you are in Rancho Cordova—the quality of the built environment, the character of the neighborhoods, and the dynamic sensibility of the public spaces will draw visitors from throughout the region.

■ Rancho Cordova will be a city full of open spaces and opportunities for exercise and recreation. Trails and open spaces will be integrated into the city's neighborhoods, linking people with shopping areas, public areas, and neighboring communities. Civic gathering places will be a focus of activity. They will be places where the community comes together to meet, hear con-

certs, see plays, and experience other cultures. Schools and parks will be integral parts of the community, providing additional opportunities for recreation, arts, or just peace and quiet.

■ Rancho Cordova will be a multicultural city that recognizes and celebrates the many cultures that make up its neighborhoods. The city's public spaces and commercial areas will make important connections with the people, foods, and ideas of other cultures and ethnicities.

The report sets guidelines for the park system that works in concert with the open space framework document, “Rancho Cordova Open Space Standards: Trails, Greenways, and Neighborhood Greens,” and the District's park and recreation master plan. It articulates the vision for the parks, identifies general performance criteria, defines the park types along with their associated facilities and activities, and describes conceptual development costs. These guidelines will be used for all parks under District responsibility.

2. PARKS AND COMMUNITY DEVELOPMENT

Great parks make great cities. In fact, the type, quality, quantity, and care of a city's parks are critical elements that help define a city's quality of life. Parks are an outward reflection of a community's values. They are places where people come together across cultural and class lines to enjoy recreational activities, appreciate the beauty of nature, relieve stress, learn about the natural environment, and feel a sense of identity and connectedness to nature and their community.

Community Livability

When evaluating livability of a community, schools and environmental factors (especially parks, public spaces, and natural features) are the two indicators most often cited as to why someone chooses a particular a community in which to live. (See side bar.)

In fact, parks provide a number of benefits to a community's livability:

1. **Parks help build community connections.** Connection to nature can restore the spirit by creating a sense of place and positive image that increases people's pride in their community. In connected communities people better understand their neighbors, their history and their environment.
2. **Parks promote personal health and human development.** Healthy lifestyles can increase life expectancy by up to two years. Play and sports help develop healthy children, who have better social and motor skills, intellectual capacity, creativity and other life skills.

Quality of Life Indicators

According to a study by the Urban Land Institute, the two key indicators that attract new residents (and thus new businesses) to a community are a *high quality of educational opportunities* and a *high quality environment* (both natural and built). These factors in turn affect economic development, housing and population.

- **Education:** Quality of schools, dropout rate, level of education, availability of early childhood programs, community education
- **Environment:** City image, traffic and public transportation, noise, graffiti, waste management, recycling, green space, water quality, biodiversity, air quality
- **Population/People:** Population growth, ethnicity, age, families and households
- **Standard of Living:** Expenditure per household, income, cost of living
- **Economic Development:** Growth in business, economic growth, employment, retail sales, tourism, new construction
- **Housing:** Costs and affordability, variety of choices, density, home ownership, rental, turnover of property
- **Health:** Mental health and well being, low birth weights, teen pregnancy, life expectancy, infant mortality, access to healthcare, health status, disease, risk factors
- **Safety:** Perceptions of safety, crime, child safety, road casualties

3. **Parks reduce health care and social services costs.**

Healthy lifestyles lead to reductions in medical and mental healthcare costs through lower rates of diabetes, heart disease, cancer, depression, anti-social behavior, smoking and substance abuse.

4. **Parks reduce infrastructure costs.**

Tree cover shades the built environment, diminishing the city's "heat islands" and associated energy costs. Tree cover also filters carbon monoxide, ozone and other pollutants, leading to improved air quality that more readily meets federal requirements. Landscaping provides areas where stormwater can percolate into the ground, reducing costs associated with stormwater runoff systems.

5. **Parks reduce police and justice costs.**

Crime rates decrease when youths have activities and places to gather where they can be part of a connected community.

6. **Parks preserve natural resources.**

Green spaces and vegetation improve air quality and water quality, help prevent flooding, protect watersheds and habitats, and increase biodiversity. They also provide a context for environmental education.

7. **Parks provide significant economic generators.**

Usable open space and recreation areas are relocation magnets; they attract and maintain residents, businesses and tourists. Employees who have access to usable open space near their workplace increase their productivity and decrease absenteeism, staff turnover and on-the-job accidents.

Placemaking as a Development Concept

As a community uses a place regularly, social connections are made, and the spaces that support these connections take on special meaning. Over time these places become more meaningful, and the community values them more and more. "Placemaking" is an approach to creating public places where these meaningful interactions can occur. It is intentional design for social interaction and community identity, and it results in spaces that are not just "public" places, but "community" places.

Placemaking's central focus is people. It begins with creating a healthy human "habitat," a place that supports people's behavioral needs. These needs are:

1. Social interaction and cultural identity
2. Physical comfort and safety
3. Community connections and identity
4. Stimulation and discovery
5. Fun and joy
6. Beauty, spiritual restoration, and meaning.

Research has shown that these needs can be accommodated by effectively addressing the following four key elements: accessibility, comfort, sociability, and activities.

Accessibility

A community place must be very visible and easy to get to. It should provide for easy circulation within it for people of all abilities and ages, as well as ways to reach it by multiple modes of transportation: public transit, car, bicycle, or walking.

Sociability

A community place is one where people see friends and neighbors, and also feel comfortable interacting with new people. A place that fosters this social interaction will have informal food service (as food and drink universally encourage sociability), moveable seating or seating arranged so that people can talk to each other face-to-face, activities to watch or participate in, and natural elements for their calming effect and tendency to create a sharing atmosphere. Water especially is an essential natural element in community spaces because of its universal attraction and ability to provide an array of interactive experiences.

Comfort

A community place makes visitors feel safe and comfortable. It must meet local perceptions of cleanliness and public safety, and provide buildings and pathways designed to a human scale. Community places must also provide shade, protection from wind and weather, and comfortable places to sit and rest.

Activities

A community place is built on the activities and uses found there. These are the elements that give the space vitality and provide the

opportunities for stimulation, discovery, fun, and joy that encourage people to return again and again. It is important to include a variety of activities that appeal to people of all ages and cultures. These activities are supported by facilities, which can be designed at once or designed over time as activity needs are identified.

By understanding what people need and how people use space, the public realm can be developed into vital, distinctive places—places that are well integrated into the community fabric and enrich people's experience of public life. Making each park a special place will go a long way toward creating a city that has a distinctive regional identity, a city that serves the entire spectrum of people in the community through different experiences relative to each park's purpose and community context. How should the District develop a system of parks with the intension of creating these valued community places?

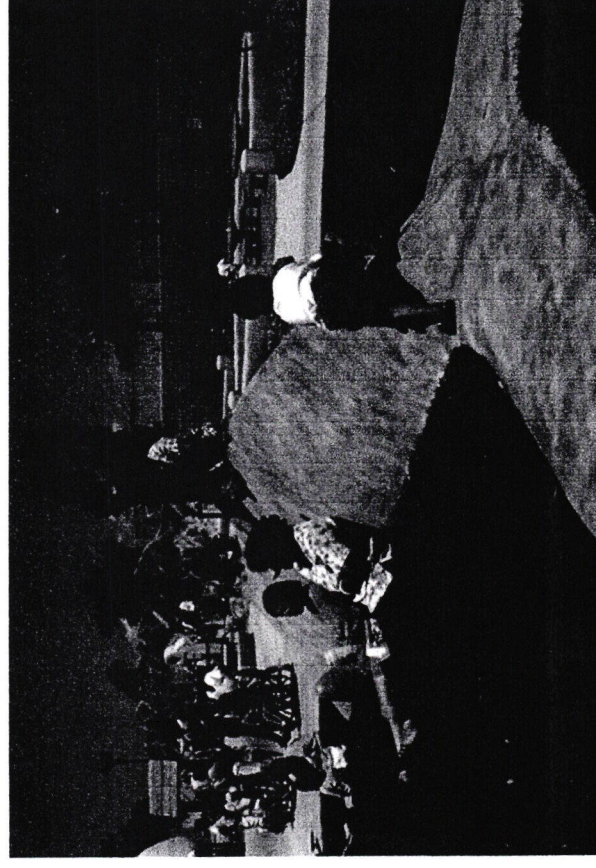
3. RANCHO CORDOVA PARKS DEVELOPMENT PROCESS

The District Board and the City Council have set high standards for parks and open space. The two agencies envision a system of parks and open space that not only meets the active recreational needs of the community, but also provides pedestrian and bicycle circulation, informal places for resting and gathering, relief from dense development, and District community facilities that will enrich the park landscape. Through their planning efforts, the District and the City have determined that the traditional standard of 5 acres of parks per 1,000 residents is not adequate to satisfy the varied community needs associated with parks and open space. To address these varied needs, this document works in combination with the City's "Trails, Greenways, and Gathering Places" document.

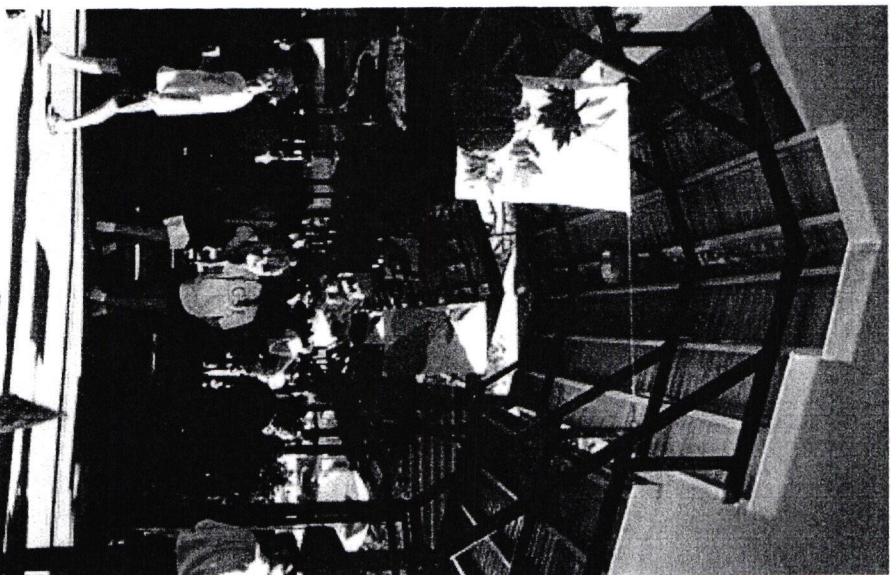
Since the community wants high quality, unique parks, each park will be developed with different features, activities, and identities. This "non-cookie-cutter" approach requires that the facilities that support the different activities be grouped or combined to create activity settings that provide residents a broad range of experiences. In other words, a ball field must be more than just a ball field. For example, while any large patch of grass can be used to play ball, to be a complete activity setting—a place for the entire community—a ball field may need to be grouped with a shade structure, picnic area, small children's play area, a gathering and game-watching area, as well as supporting restrooms, drinking fountains, storage, fencing, and parking. To make it unique to the neighborhood, the shade structure, fencing, or even the backstop can be designed as an art piece or customized to reflect something about the community.

Setting-based Park Design

Setting-based park design refers to designing parks and their facilities with the goal of creating activity *settings* where people share experiences with each other and their environment. Each physical setting in a park is composed of various elements, and these elements support each activity. Together, the setting and the activity allow experiences for the user, and by including combinations of various settings (some usual and some not so usual), the user can choose a broad range of experiences in which to engage. To provide users with meaningful or special experiences, each setting should be context-specific; that is, it should take into consideration the site's physical, social, and cultural conditions. Taking the ball field example above, this setting can be



further combined with other settings such as a library, farmer's market, or water play area to create multiple reasons for the community to gather, and at the same time creating different activities and experiences as a result of their adjacencies. This type of design has a higher probability of resulting in "community" places. Creating settings and combinations of settings is the way that all new park development will be programmed. This type of programming enriches the parks' design thinking and amenities, so that in the Cordova Recreation and Park District, a ball field will no longer be just a ball field.



Activity/Facility Land Use Plan

To accomplish this high quality system based on "placemaking" and "setting-based" park design, the City and the District will work in concert. By applying the District's park acquisition and development fees to projects contiguous to City open space, the resulting synergy produces a completed project with a unified whole that is truly more than the sum of its parts.

The District will ensure that park and active recreation facilities, totaling 5 acres/1000 population, will be provided in the community. The City will acquire the open space land components and associated improvements through a separate mechanism.

While the District will provide 5 acres of parks per 1000 population, the City has determined additional acreage and associated improvements per 1000 residents--provided as City open space--will be required in order to create the overall system envisioned by the District and the City. Following is the park Land Use Plan, which shows activity needs identified by the District, along with support facilities. These activities/facilities are distributed among six park types, and the acreage is also noted. (The park types are further described in section 5.)

Cordova Recreation and Park District Land Use Plan 5 acres per 1,000

Park Types							Activity/ Facility	Units per Population	Units per 100,000 Population	Activity Space Required (Acres)	Support Space Required (Acres)	Total Acreage Per 100K
							Organized Sports Facilities					
Large Community Park	Community Sports Park	Community Parks	Large Neighbor. Park	Med Neighbor. Park	Small Neighborhood Park	Subtotal						
1		1				2	Baseball Field Adult: Lighted	1/50,000	2	2.5	1.48	7.96
1		1				2	Baseball Field Adult: Un-Lighted	1/50,000	2	2.5	1.48	7.96
		8				8	Baseball Field: Little League - Lighted	1/12,500	8	1.1	0.88	15.84
		12	8			20	Baseball Field: Little League Game Field	1/5,000	20	1.1	0.88	39.60
		2				2	Baseball Softball Field Lighted	1/50,000	2	2.5	1.48	7.96
4	2	12	14	2*	1*	33	Basketball, Outdoor	1/3,000	33	0.11	0.3	13.53
1		1				2	Football	1/50,000	2	1.95	1.29	6.48
	1	1				2	Multi-purpose Roller Hockey Arena	1/50,000	2	0.5	Included	1.00
	4					4	Softball Field - Men's Lit	1/25,000	4	1.9	1.18	12.32
		4	4			8	Softball Field Girls Practice	1/12,500	8	0.69	0.79	11.84
		4	3			7	Softball Field Girls: Game	1/15,000	7	0.69	0.79	10.36
		4				4	Softball Field Girls: Lighted	1/25,000	4	0.69	0.79	5.92
				4	4	8	Soccer, Bantam	1/6,000	8	0.72	0.95	13.36
			4	4		8			8	1.12	1.05	17.36
3	3	6	8			20	Soccer, Regulation	1/5,000	20	1.6	1.37	59.40
	2	4				6	Soccer Field: Lighted Synthetic	1/16,000	6	1.6	1.37	17.82
							Other Sports and Game Facilities					
		5				5	Handball	1/20,000	5	0.023	0.051	0.37

Park Types

Large Community Park	Community Sports Park	Community Parks	Large Neighbor. Park	Med Neighbor. Park	Small Neighborhood Park	Subtotal	Activity/ Facility	Units per Population	Units per 100,000 Population	Activity Space Required (Acres)	Support Space Required (Acres)	Total Acreage Per 100K
4	2	12	14	8		40	Horseshoe / Bocce Courts	1/2,500	40	0.014	0.018	1.28
		1				1	Skate Park	1/100,000	1	0.4	0	0.40
			14	16		30	Skate/BMX Street Feature	1/3,333	30	0.006	N/A	0.18
4		6				10	Tennis	1/10,000	10	0.064	0.209	2.73
1		1				2	Track (Fitness): 1/2 Mile	1/50,000	2	0.48	0.1	1.16
2		6	2			10	Volleyball (sand)	1/10,000	10	0.04	0.28	3.20
							Special Recreation and Cultural Facilities					
		2				2	Amphitheater	1/50,000	2	0.16	2.39	5.10
1						1	Aquatic Center (Outdoor)	1/50,000	1	7.5	2.84	10.34
		1				1	Aquatic Center (Indoor)	1/50,000	1	7.5	2.84	10.34
1		1				2	Community Center	1/50,000	2	0.92	3.35	8.54
1		1				2	Community Center (seniors)	1/50,000	2	0.23	0.84	2.14
		1				1	Avocation Classrooms	1/100,000	1			0.00
1						1	Community Market Place	1/100,000	1	0.5	Included	0.50
			3			3	Dog Park: Neighborhood	1/16,000	3	1	0.46	4.38
		1				1	Dog Park: Community	1/50,000	1	3	1.52	4.52

Park Types												
Large Community Park	Community Sports Park	Community Parks	Large Neighbor. Park	Med Neighbor. Park	Small Neighborhood	Subtotal	Activity/ Facility	Units per Population	Units per 100,000 Population	Activity Space Required (Acres)	Support Space Required (Acres)	Total Acreage Per 100K
1		1				2	Lake Feature (Model Boating, Fishing, etc.)	1/50,000	2	2	Included	4.00
			8	12	10	30	ea Play Areas - Neighborhood	1/3,333	30	0.25	0.15	12.00
1		3	4	12	10	30	Play Areas - Natural Play Type	1/3,333	30	0.2	0.1	9.00
1	1	6	2			10	Play Areas - Destination, Community Parks	1/10,000	10	0.4	0.2	6.00
		5				5	Reflecting Pools	1/20,000	5	1	Included	5.00
			14	9		23	Spray Park - Neighborhood-scale	1/4,500	23	0.126	Included	2.90
1		6				7	Spray Park - Community-scale	1/14,300	7	0.22	Included	1.54
1		6	3			10	Water Feature	1/10,000	10	0.05	N/A	0.50
Support Facilities												
3	1	3	14	19		40	Restrooms - Medium	1/2500	40	0.017	Included	0.68
					20	20	Restrooms - Small	1/5000	20	0.005	Included	0.10
1	1	6	5			13	Restrooms/Concession/Storage	1/7,500	13	0.4	Included	5.20
	1					1	Commercial bathing cages & concessions	1/100,000	1	0.4	Included	0.40
1		1				2	Corporation Yard	1/50,000	2	2	0	4.00
1						1	Office Space	1/100,000	1	0	Included	

Park Types

	Park Types						Core Elements	Activity/ Facility	Units per Population	Units per 100,000 Population	Activity Space Required (Acres)	Support Space Required (Acres)	Total Acreage Per 100K
	Large Community Park	Community Sports Park	Community Parks	Large Neighbor. Park	Med Neighbor. Park	Small Neighborhood Park							
	Subtotal												
1				5	8	6	20	Multi-use turf area -Small	1/5,000	20	1	0.6	32.00
	1	6	3				10	Multi-use turf area - Large	1/10,000	10	2.16	0.82	29.80
4	3	8	14	18	20		67	Group Shade/Picnic Area, Small	1/1,500	67	0.003	0.377	25.46
2	1	6	1				10	Group Shade/Picnic Area, Large	1/10,000	10	0.15	1.39	15.40
				10	16	4	30	Neighborhood Gathering Place	1/3,333	30	0.5	Included	15.00
2		6					8	Community Gathering Place	1/12,500	8	2	Included	16
								Trail/Pathway System	1 system/ region		N/A	Included	
	5.6	5.5					11.13	ac Tree Canopy, Open Turf			11.13	Included	11.13

Park Types							Activity/ Facility	Units per Population	Units per 100,000 Population	Activity Space Required (Acres)	Support Space Required (Acres)	Total Acreage Per 100K
Large Community Park	Community Sports Park	Community Parks	Large Neighbor. Park	Med Neighbor. Park	Small Neighborhood Park	Subtotal						
							Desired Land Uses with No Land Allocated at 5 Ac/1000 population rate					
1						1 ea	Archery Range	1 per District	1	Included	Included	
		1				1 ea	Frisbee Course	1/100,000	1	Included	Included	
							Joint-use/ Partner Park Facilities					
							Expand Gym @ Middle Sch	1/50,000	2	0	Included	0
							Expand Gym @ Elementary	1/10,000	10	0	Included	0
							Before/After/Camp	1/6,500	16	0	0	0.00
1						1	Water Park @ 7 acres	1/100,000	1	7	Included	0
		1				1	Track for Fitness and Competition	1/100,000	1	0	0	0.00
						12 ea	Baseball field, Little League, unit practice field		12			
							Subtotal Acreage					500.00
							Acreage/1000 Pop.					5.00

¹"Included" means that all facilities are included in this acreage amount.

²Total area based on 350 sq. ft. per parking space and an additional 30% for circulation, landscape, and other associated s

³ Does not include parking for spectators

⁴ Based on an example aquatic center, Morgan Hill Sports and Aquatic Center designed by Beals Alliance, Inc.

⁵ Based on Alta Mesa Park designed by Beals Alliance, Inc. and The Sacramento County Off Leash Dog Task Force (OLDT

⁶ Area requirements based on standards described in *Time-Saver Standards for Landscape Architecture*, McGraw-Hill, Inc.

⁷ Support space based on 0.9 cars per table.

⁸ Support space based on 1.3 cars per table.

⁹ Acreage counted under multi-use fields

¹⁰ Parking requirements and support space calculations for most sport activities listed here are derived from Regional Sport: Stanislaus County and the City of Modesto by Beals Alliance, Inc. This study analyzed four sports facilities and takes into a needs, but many often neglected planning discrepancies such as parking that must include an access road or left over land activities, and grades. Other parking and spatial needs are based on established standards and anticipated attendance.

Park Acreage Distribution Table

Park Types		
	Large Community Park	
	Community Sports Park	
	Community Parks	
	Large Neighborhood Parks	
	Medium Neighborhood Parks	
	Small Neighborhood Parks	
	Dog Parks *Likely to be located in community parks	
	Subtotal	
Number of Parks	1	1
	1	6
	14	19
	20	2
	61	
Total size per type without additional acreage	87	40
	157	113
	100	52
	500	Acres

While the City of Rancho Cordova is responsible for open space and the District is responsible for parks, these two systems have an integral and overlapping relationship, so responsibility for land uses must be well defined. The land use responsibility will be allocated as follows:

District Responsibilities (5 acres/1000)

- Core Recreational Facilities
- Active Sports Fields
- Aquatic Center
- Community Center
- Senior Center
- Other Core CRPD Amenities/Facilities
- Joint use/Partner facilities

City Responsibilities

- Additional acreage (may be owned by City or dedicated to District)
 - Tree canopy/Urban forest/Open turf
 - Dog parks
- Community Onsite/Offsite Facilities
 - Urban campground
 - Equestrian center
 - Aeronautic hobby field
 - Paintball
 - BMX track
- Open Space Facilities (may be owned by City, HOA, or dedicated to District)
- City Community Facilities
 - Amphitheater, 2500 seats
 - Cultural gardens

4. PARK DEVELOPMENT STANDARDS AND GUIDELINES

The District and the City wish to build a vibrant, community-focused city, not a disconnected suburb, and park development is a crucial part of achieving this goal. If done correctly, the park design process can become a catalyst for community development. The park design goal is to:

- Engage the community of all ages in meaningful participation
- Create one-of-a-kind, context-sensitive places that enrich the human experience
- Promote healthy living for all ages and abilities
- Connect people to people, and people to the place where they live

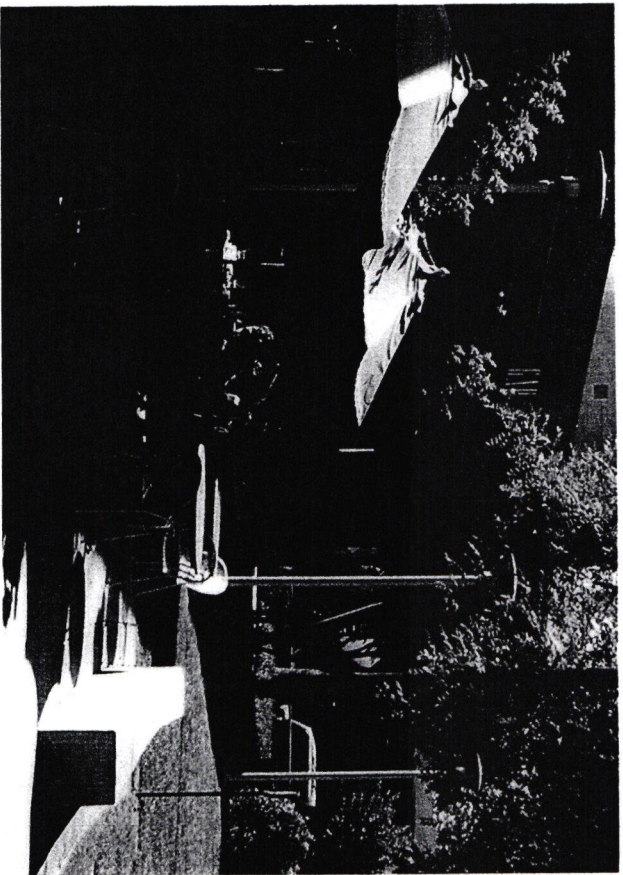
Park System Guidelines

The Park System Guidelines provide a framework for building and locating new parks. They provide a strategy through which the District and City can benefit from a wide range of park types, sizes, geographic locations (each with their own unique character), activity settings, and facilities. When viewed as a whole, the park system and open space framework will create a special community identity for Rancho Cordova and other District parks.

1. Park types will be geographically dispersed throughout the community.



2. Every residential unit in a planned new development will be within approximately 1/4-mile (or 5 minutes) walking distance of a park or open space amenity (see the "Rancho Cordova Open Space Standards").
3. Every park will be connected to every other park by a "green" circulation system of trails, streets and bikeways (see the "Rancho Cordova Open Space Standards").



4. No park will be located in isolation from other community-serving facilities or residences. Locating parks near adjacent gathering places will help activate the park, support neighboring facilities and act as an economic generator that populates nearby businesses with park visitors.

5. Facilities or activities in and around the park will provide a reason for the community to gather and interact. The facilities selected for a particular park will reflect a set of activities specific to that park. These activities will be grouped into settings that help define the park and create an identity. Each park will have “placemaking” features that are appropriate to the park function and neighborhood context.

General Park Design Criteria

The purpose of the Park Design Criteria is to ensure that each park is designed to fit its context, to be different from the other parks in the system, and to function effectively in connecting community members to one another and their environment.

1. Every park will be designed to fit a specific site with its own character. No two parks will look the same. Each park will have features that make it a destination.

2. Parks will be designed around activity settings. The number and type of settings will be determined by park location, park size, park function, adjacencies and community need.



3. Parks will be designed with community involvement. In the case of new parks in new neighborhoods, some parks will be designed based on overall community need as determined by the parks and recreation master plan, but some neighborhood parks or neighborhood greens will be designed after the neighborhood is occupied so the community can participate in their development.
4. Placemaking features in parks will reflect the culture, values, history and social needs of the local community through landmarks, water features, art, special facilities and layout. These features will be layered throughout the design to create meaning and community connection.
5. Design will build on existing environmental conditions or recreate past environmental features that help to define and enhance the area. The result will be a park design that will also function as a teaching tool for learning about the local or regional environment.
6. Each park will be well designed, have great aesthetic quality, use high quality, diverse and long-lasting building materials, and have a variety of well thought-out landscape details.
7. Each park will have art integrated as part of the functional features, rather than solely as stand-alone sculpture. Benches, bridges, lights, signs, water, walls, planters, and shade structures can and should be art.
8. Each park design must provide for on-going maintenance by incorporating materials and facility maintenance standards and requirements as part of the design review process.
9. Each park design will incorporate both capital and operations and

maintenance costs in the design process so that a complete financial understanding of each design evolves as the design decisions are made.

10. Park design will take into account that neighborhood needs change over time. Some flexible space must be built into every project to allow for adaptation as the community grows and changes.

5. INDIVIDUAL PARK TYPE STANDARDS & GUIDELINES

The standards and guidelines for the individual park types represent the vision for a diversified, site-specific, and well-designed park system. The guidelines focus on the description of each park type, program criteria, and facilities. These park types and guidelines are for the District's new park development. The park types are:

- Community Park
- Large Community Park
- Sports Park
- Large Neighborhood Park
- Medium Neighborhood Park
- Small Neighborhood Park

While not part of this document, the neighborhood greens described in the "Rancho Cordova Open Space Standards: Trails, Greenways, and Neighborhood Greens," are also important to the District as integral components of an effective park and open space system. As stated in the previous section, these neighborhood greens are the responsibility of the City of Rancho Cordova.

Community Parks

Community parks are designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks, and may have amenities such as unique natural features or special use facilities (i.e. community center, aquatic center, etc.) or publicly accessible natural preserves. Community parks are large parks intended to serve several neighborhoods.

- **Number:** 6
- **Size:** approximately 20 to 40 acres.
- **Service Area:** this park chiefly serves residents within an approximately 1-mile radius.
- **Location/Adjacencies:** Each community park should be located centrally within its service area, and also adjacent to schools, nature preserves, or other community-serving institutions, such as libraries, service centers, or commercial areas, especially areas with coffee shops, cafes, or other food service. Each park should also be accessible via both the greenway system and a major road.

Program Criteria

1. Include a balance of both sport-focused and non-sport activity settings.

2. Include a balance of high intensity activity areas (large groups, lots of noise and energy), and low intensity settings (smaller groups, quieter activity). Locate high activity areas to minimize impacts on low activity areas and adjacent residences.
3. Include a minimum of 10 activity settings. Each setting must accommodate all age groups.

Facilities

Following is a list of facilities to be divided among the community parks. The numbers in parenthesis denote the facility quantity to be divided.

1. Core Elements (required in each park)

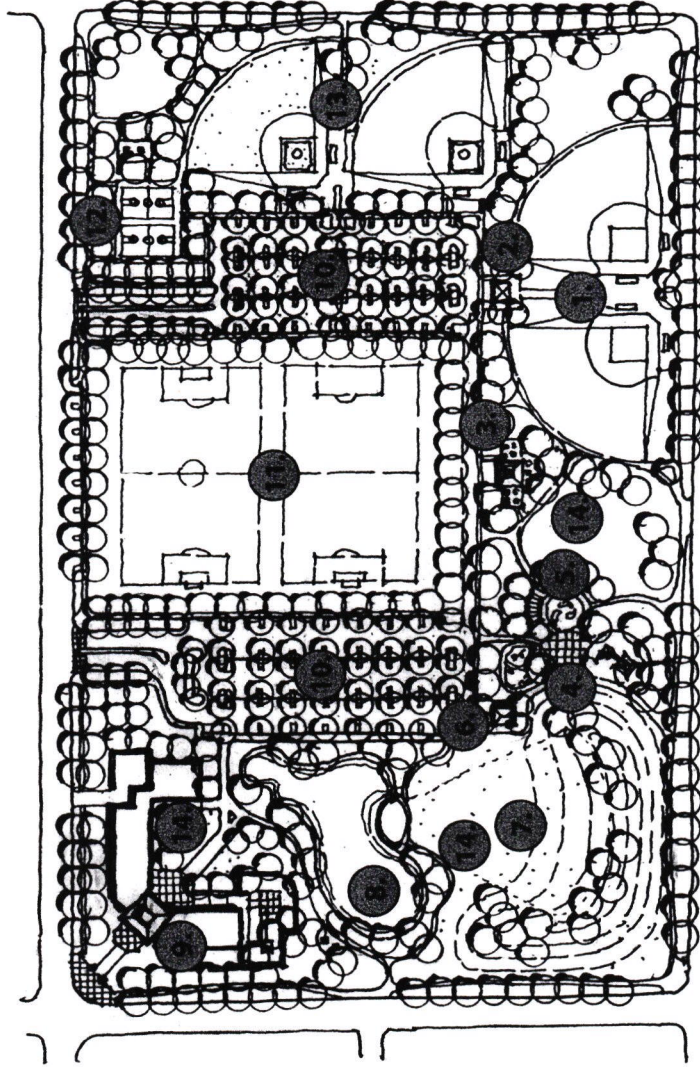
- Open space and gardens
- Small gathering seating areas
- Picnic tables (1 per park acre)
- Multi-use turf areas, large
- Paths and walkways (connected to regional trail/pathway system)
- Destination play areas
- Spray parks
- Water features

2. Sport/Recreational/Cultural Facility Options

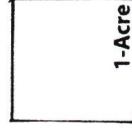
- Baseball fields:
 - Adult, unlighted (2)
 - Little League, lighted (8)
 - Little League, game field (12)
 - Senior/High School, lighted (2)
- Basketball courts, outdoor (12)
- Football field (1)
- Fitness track (1)
- Multi-purpose/roller hockey arena (1)
- Softball fields:
 - Girls' practice (4)
 - Girls' game (4)
 - Girls, lighted (4)
- Soccer fields:
 - Regulation (6)
 - Regulation, lighted, synthetic turf (4)
- Frisbee course (1)
- Handball courts (5)
- Horseshoe/bocce courts (12)
- Skatepark (1)

Community Park Program Diagram

- Tennis courts (6)
- Sand volleyball courts (6)
- Amphitheaters, 500 seats each (2)
- Aquatic center, indoor (1)
- Community Centers:
 - 40,000 sf building (1)
 - 10,000 sf building w/senior center (1)
- Natural play areas (3)
- Dog park areas (2)
- Group picnic areas, small (8)
- Group picnic areas, large (6)
- Lake (1)
- Ponds/Reflecting pools (5)
- 3. Support Facilities
 - Restrooms, medium size (3)
 - Restrooms, large with concessions and storage (6—adjacent to sports fields)
 - Corporation yard (1)
 - Parking



- | | |
|---------------------------|-------------------------------|
| 1. Girl's Softball Fields | 8. Lake |
| 2. Restrooms/Concessions | 9. Community Center |
| 3. Group Picnic Area | 10. Parking |
| 4. Destination Play Area | 11. Soccer (Regulation) |
| 5. Waterspray | 12. Basketball |
| 6. Restroom | 13. Little League Fields |
| 7. Outdoor Amphitheater | 14. Community Gathering Space |



Large Community Park

Like other community parks, this one will be designed to accommodate a wider variety and higher intensity of recreational uses, and may have amenities such as unique natural features or special use facilities (i.e. community center, aquatic center, café, or food concessions). Because of its greater size, it may have more expansive open space areas.

- **Number:** 1
- **Size:** approximately 80-100 acres
- **Service Area:** this park chiefly serves residents within an approximately 1-1/2 mile radius.
- **Location/Adjacencies:** Because of this park's District-wide focus, it should be located centrally to the entire District. It should also be adjacent to nature preserves, or other community-serving institutions, such as libraries, service centers, or commercial areas. Avoid locations that have incompatible uses, such as schools or children-only environments, since the café may serve alcoholic beverages. (See the District's park and recreation master plan for additional location guidelines.) This park may also be located adjacent to a sports park, with a road separating one from the other.

Facilities

Following is a list of facilities to be included in the large community park. The numbers in parenthesis denote the quantity of each facility

type. Any high activity areas shall be located to minimize impacts on low activity areas and adjacent residences.

1. Core Elements (required in each park)

- Open space and gardens
- Small gathering seating areas
- Picnic tables (1 per park acre)
- Multi-use turf areas, small (1)
- Paths and walkways (connected to greenway system)
- Group shade/picnic area, small (4)
- Group shade/picnic area, large (2)
- Community gathering place (1)

2. Sport/Recreational/Cultural Facility Options

- Baseball fields:
 - ☐ Adult, lighted (1)
 - ☐ Adult, un-lighted (1)
- Basketball courts, outdoor (4)
- Football field (1)
- Fitness track (1)

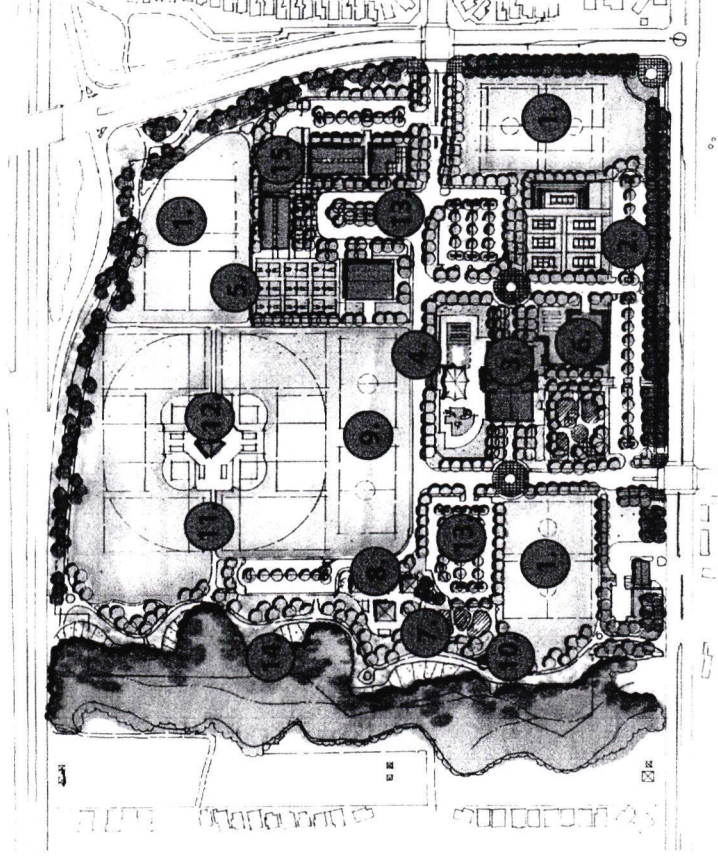
- Soccer fields:
- Regulation (2)
- Horseshoe/bocce courts (4)
- Tennis courts (4)
- Sand volleyball courts (2)
- Archery range (1)
- Aquatic center, outdoor (1)
- Community Center, 40,000 sf building (1)
- Senior Center, 10,000 sf building (1)
- Community Marketplace (1)
- Destination play areas (1)
- Lake (1)
- Natural play area (1)
- Community spray park (1)
- Water feature (1)

3. Support Facilities

- Restrooms, medium (3)
- Restrooms, large with concessions and storage (1)

- Office space
- Corporation yard
- Parking

Large Community Park Program Diagram



- | | | |
|---------------------|--------------------------|--------------------------------------|
| 1. Multi-use Field | 6. Bocce ball | 11. Softball/Little League Fields |
| 2. Tennis Courts | 7. Destination Play Area | 12. Restroom/Concessions/Storage |
| 3. Community Center | 8. Group Picnic Area | 13. Parking |
| 4. Aquatics Center | 9. Soccer (Regulation) | 14. Open Space w/Greenway Connection |
| 5. Basketball | 10. Natural Play Area | 15. Adjacent School Facility |

Sports Park

This park will feature facilities oriented toward adult leagues and tournaments, integrated with areas attractive for the whole family, such as picnic and play areas.

- **Number:** 1
- **Size:** approximately 40 acres.
- **Location/Adjacencies:** Because this park will include high activity areas, it should be located to minimize impacts on adjacent residences. It may be located adjacent to the Large Community Park, with a road separating the two, and it should also be adjacent to other community-serving institutions, such as service centers, or commercial areas. Because the park will include adult beverage service, it should be located away from incompatible uses, such as schools or other child-focused environments.

Facilities

Following is a list of facilities to be included in the sports park. The numbers in parenthesis denote facility quantities.

1. Core Elements (required in each park)
 - Open space and gardens
 - Small gathering/seating areas
 - Picnic tables (1 per park acre)
 - Paths and walkways (connected to greenway system)
 - Multi-use turf area, large (1)

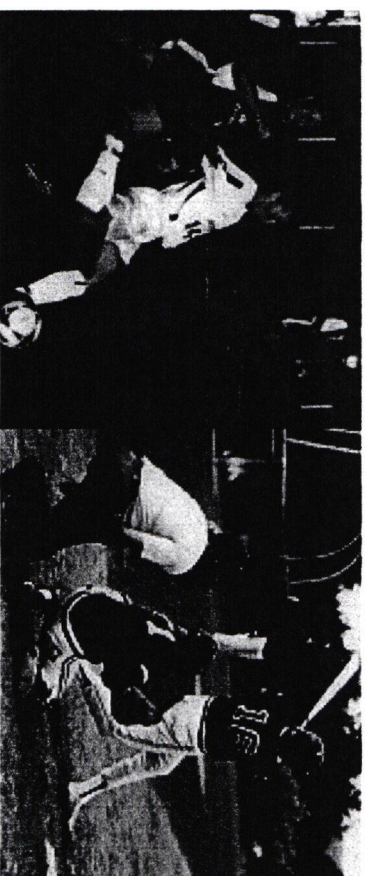
- Group shade/picnic area, small (3)
- Group shade/picnic area, large (1)

2. Sport/Recreational/Cultural Facility Options

- Basketball courts, outdoor (2)
- Multi-purpose/roller hockey arena
- Softball fields:
 - Men's, lighted (4)
- Soccer fields:
 - Regulation (1)
 - Regulation, lighted, synthetic turf (2)
- Horseshoe/bocce courts (2)
- Destination play area (1)

3. Support Facilities

- Restrooms, medium (1)
- Restrooms, large with concessions and storage (1)
- Parking



Large Neighborhood Parks

Large neighborhood parks provide a smaller-scale park experience than the community parks. While sport activities are included, the associated activity settings are smaller.

- **Number:** 14
- **Size:** approximately 8 to 12 acres.
- **Location/Adjacencies:** These parks should be distributed within the corresponding community park service area, emphasizing service to areas that are farther away from the community park. Parks should be easily accessible via the greenway network as well as secondary roads.

Program Criteria

1. In parks that contain sport-focused activity settings, balance these with non-sport activity settings.
2. In parks that contain high intensity activity areas (large groups, lots of noise and energy), balance these with low intensity settings (small groups and quieter activity). Locate these high activity areas to minimize impacts on low activity areas and adjacent residences.
3. Include a minimum of 8 activity settings. Create settings that can be used for all age groups.

Facilities

Following is a list of facilities to be divided among the large neighborhood parks. The numbers in parenthesis denote the facility quantities to be divided.

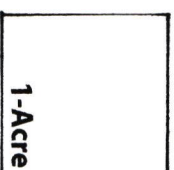
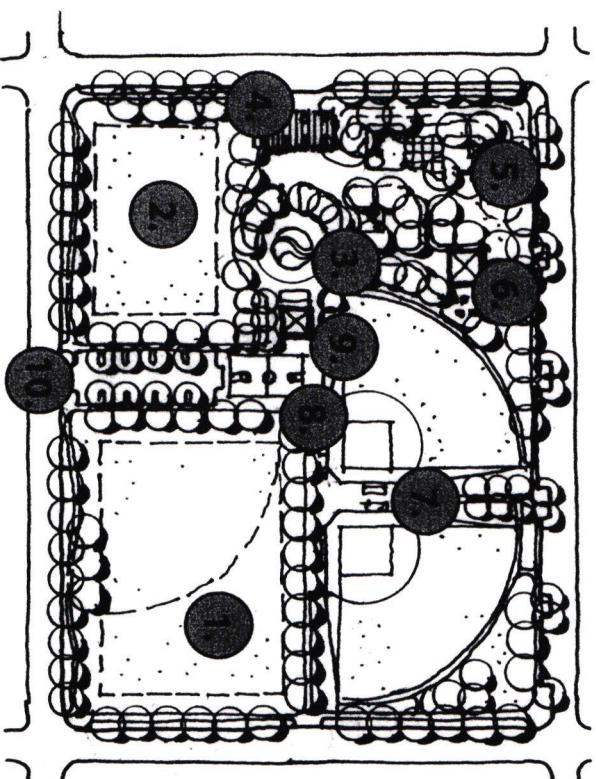
1. Core Elements (required in each park)
 - Open space and gardens
 - Small gathering/seating areas
 - Picnic tables (1 per park acre)
 - Group picnic areas, small (14)
 - Paths and walkways (connected to greenway system)
 - Horseshoe/bocce courts (14)
 - Skate/BMX street features (14)
 - Water spray area (14)
 - Outdoor basketball courts (14)
2. Sport/Recreational/Cultural Facility Options
 - Baseball fields:
 - ☐ Little League game (8)
 - ☐ Little League practice (6)
 - Softball fields:

- Girls game (3)
- Girls practice (4)
- Soccer fields:
 - Bantam (4)
 - Regulation (8)
- Sand volleyball courts (2)
- Dog parks, neighborhood type (6)
- Water features (3)
- Group picnic areas, large (1)
- Multi-use turf, small (5)
- Multi-use turf, large (3)

3. Support Facilities

- Restrooms, medium (1 per park)
- Restrooms, large with concessions and storage (5, located with sports fields)
- Parking

Large Neighborhood Park Program Diagram



- | | |
|--|--------------------------|
| 1. Multi-use Field | 5. Destination Play Area |
| (Bantam Soccer/Softball/Little League) | 6. Group Picnic Area |
| 2. Soccer (Bantam) | 7. Little League Fields |
| 3. Waterspray | 8. Basketball |
| 4. Neighborhood Gathering Space | 9. Restroom |
| | 10. Parking |

Medium Neighborhood Parks

Medium neighborhood parks provide a smaller-scale park experience than the large neighborhood parks. They contain fewer sport activity settings and emphasize settings for smaller groups of people.

- **Number:** 19
- **Size:** approximately 5 to 8 acres.
- **Location/Adjacencies:** These should be distributed within the corresponding community park service area, emphasizing service to areas that are further than approximately ¼ mile to a community park or large neighborhood park. Parks should be easily accessible via both the greenway network and secondary streets.

Program Criteria

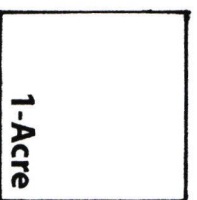
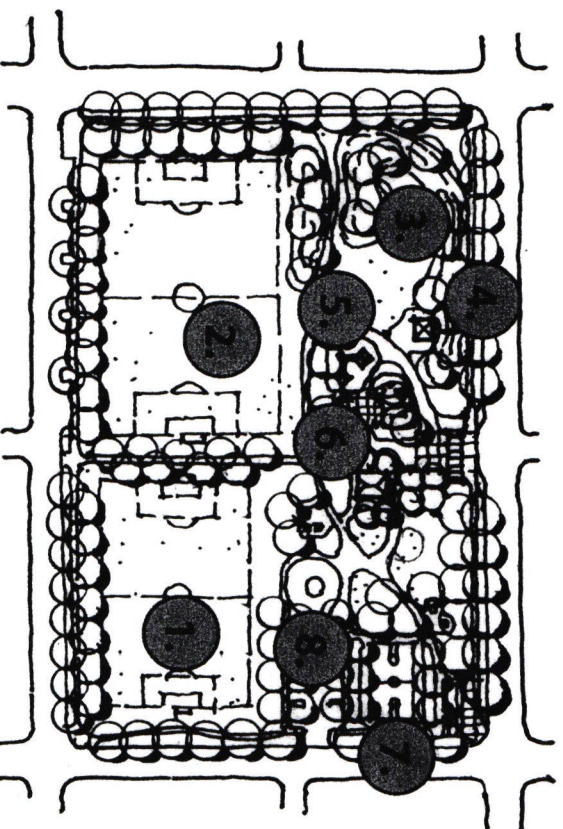
1. In parks that contain sport-focused activity settings, balance these with non-sport activity settings.
2. In parks that contain high intensity activity areas (large groups, lots of noise and energy), balance these with low intensity settings (small groups and quieter activity). Locate high activity areas to minimize impacts on low activity areas and adjacent residences.
3. In each park, include a minimum of 6 activity settings that can be used by all age groups.

Facilities

Following is a list of facilities to be divided among the medium neighborhood parks. The numbers in parenthesis denote the facility quantities to be divided.

1. Core Elements (required in each park)
 - Open space and gardens
 - Small gathering/seating areas
 - Picnic tables (1 per park acre)
 - Paths and walkways (connected to greenway system)
 - Group picnic area, small
2. Sport/Recreational/Cultural Facility Options
 - Baseball, Little League practice fields (6)
 - Outdoor basketball courts (3)
 - Soccer fields:
 - ☐ Bantam, small (4)
 - ☐ Bantam, large (4)
 - ☐ Regulation (3)
 - Multi-use turf areas, small (5)
 - Horseshoe/bocce courts (8)
 - Skate/BMX street features (16)
 - Spray parks (9)
3. Support Facilities
 - Restrooms, medium (19)

Medium Neighborhood Park Program Diagram



- | | |
|---------------------------------|--------------------|
| 1. Soccer (Bantam) | 5. Small Play Area |
| 2. Soccer (Regulation) | 6. Restroom |
| 3. Neighborhood Gathering Space | 7. Basketball |
| 4. Small Group Picnic | 8. Parking |

Small Neighborhood Parks

Small neighborhood parks provide a still smaller-scale park experience than the medium neighborhood parks. They contain a minimum of sport activity settings (primarily non-formal) and provide a greater number of small group settings.

- **Number:** 20
- **Size:** approximately 2 to 5 acres.
- **Location/Adjacencies:** These should be distributed within the corresponding community park service area, emphasizing service to areas more than ¼ mile from any other park type.

Program Criteria

1. In parks that contain high intensity activity areas (large groups, lots of noise and energy), balance these with low intensity settings (small groups and quieter activity). Locate high activity areas to minimize impacts on low activity areas and adjacent residences.
2. In each park, include a minimum of 4 activity settings that can be used by all age groups.

Facilities

Following is a list of facilities to be divided among the small neighborhood parks. The numbers in parenthesis denote the facility quantities to be divided.

1. Core Elements (required in each park)

- Open space and gardens
- Small gathering/seating areas
- Picnic tables (1 per park acre)
- Paths and walkways (connected to greenway system)
- Play areas:
 - Neighborhood play areas (10)
 - Natural play areas (10)

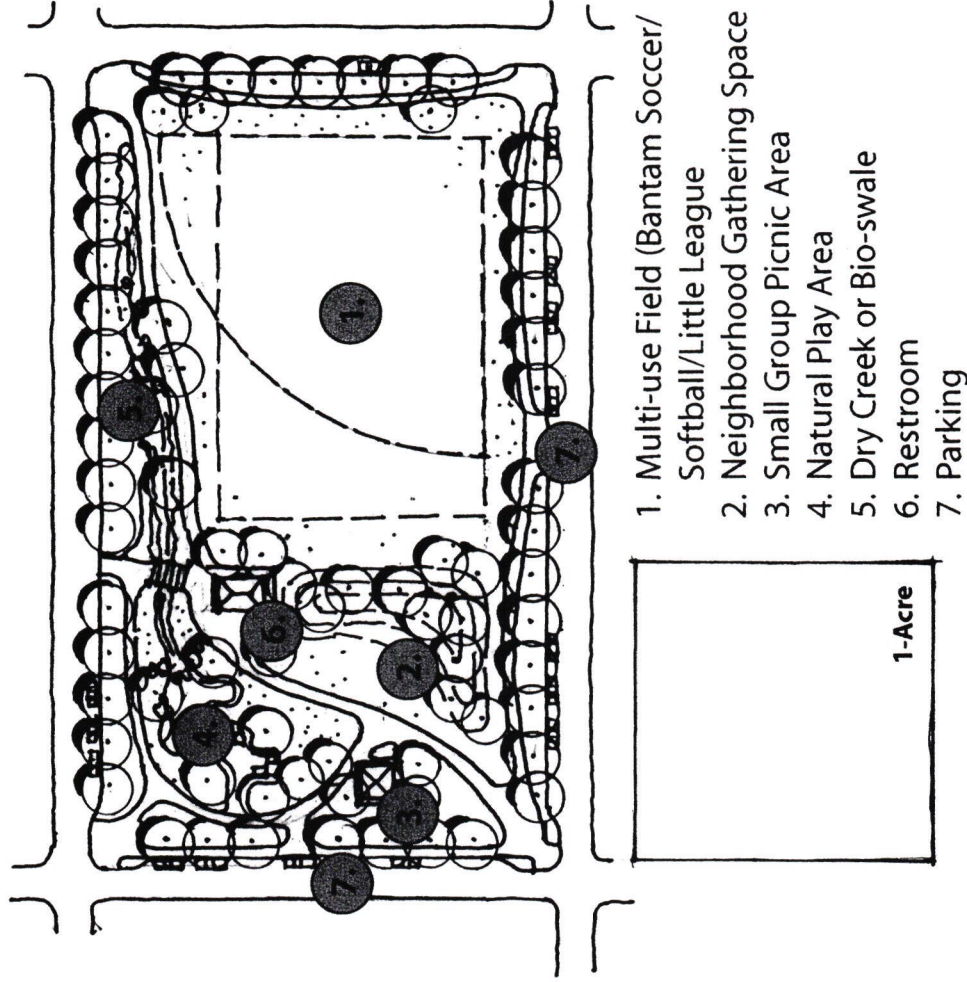
2. Sport/Recreational/Cultural Facility Options

- Outdoor basketball, half courts (6)
- Bantam soccer fields, small (4)
- Multi-use turf areas, small (6)

3. Support Facilities

- Restrooms, small (20)
- Shade structures (20)

Small Neighborhood Park Program Diagram



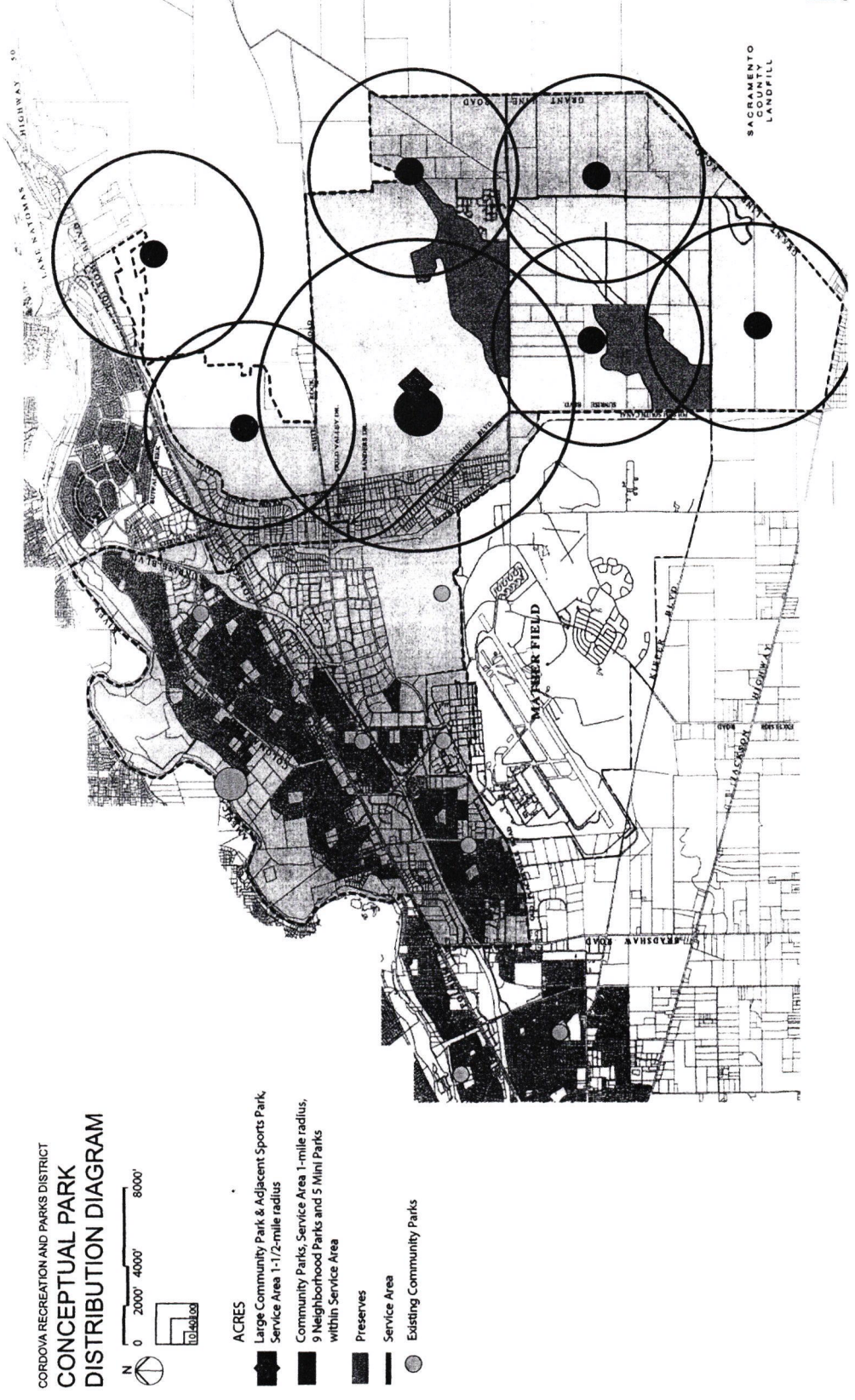
1. Multi-use Field (Bantam Soccer/
Softball/Little League)
2. Neighborhood Gathering Space
3. Small Group Picnic Area
4. Natural Play Area
5. Dry Creek or Bio-swale
6. Restroom
7. Parking

6. CONCEPTUAL PARK DISTRIBUTION

Community Parks

The following map is a conceptual representation of how the major community park service areas might be effectively located in new development areas. The identified locations do not account for specific site issues, such as the availability of appropriately sized parcels or

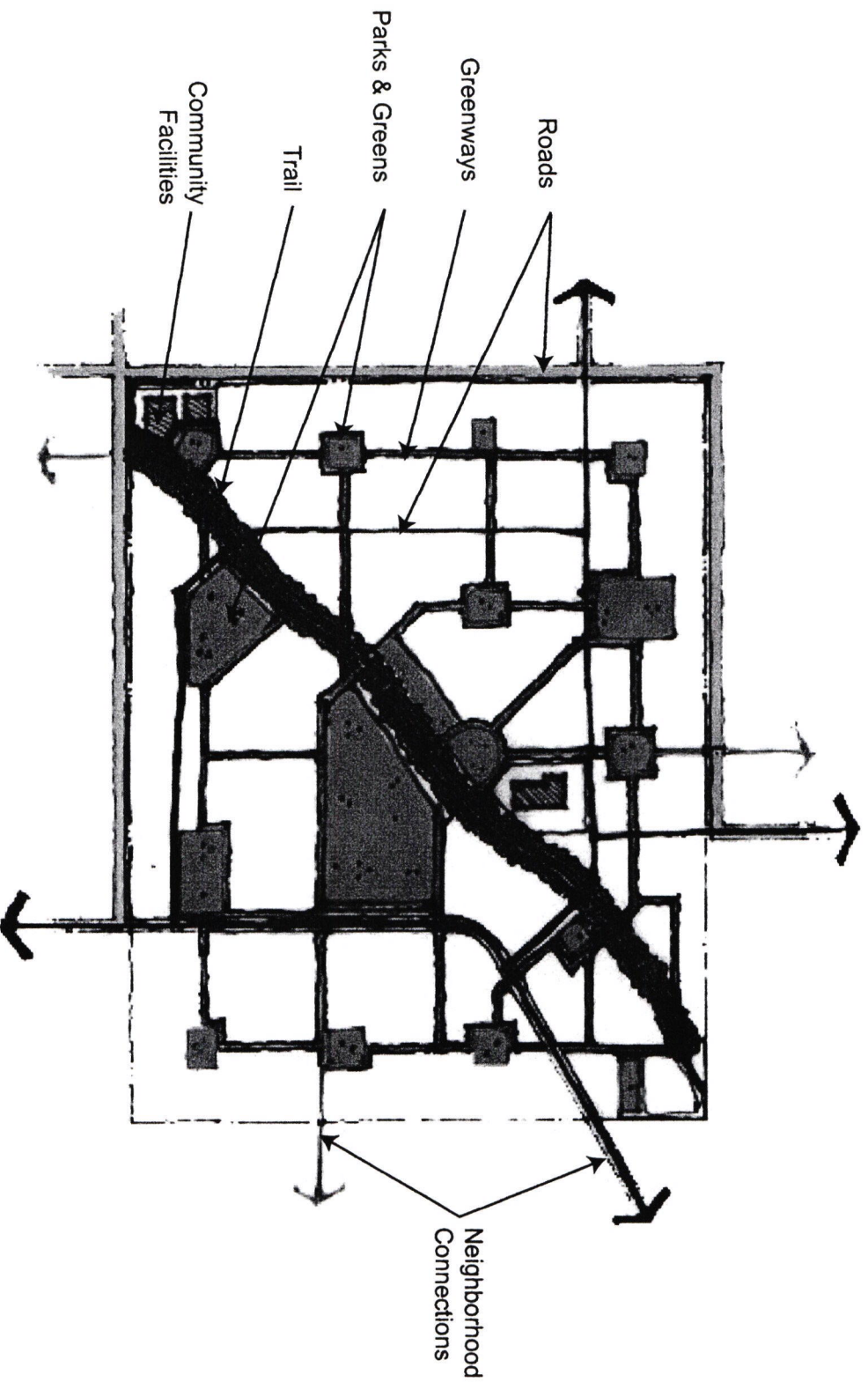
suitable locations adjacent to schools or natural physical features like preserves or vernal pools. Therefore, a detailed master plan is needed to show park distribution relative to housing types and densities, physical site context, and other planned community facilities.



Parks and Connectivity

Zooming in on each community park service area provides a conceptual look at the distribution pattern for neighborhood parks and their relationship to the open space system. The following diagram, also included in the City's open space framework document, shows how these smaller parks should be distributed to serve the adjacent

residents as evenly as possible. Note that in order to facilitate community access to parks via alternative transportation methods (walking, bicycling, etc.), each park should be connected to the City's network of greenways and trails.



7. FACILITY COST ESTIMATES

The following is a summary of how the District and the City will apply their respective development funds to the envisioned park and open space system. The District will construct or ensure the construction of parks and facilities. The City will ensure the construction of open space amenities through a separate mechanism.

Park Facilities Capital Improvement Program

In 2005, the District determined the new park facilities necessary for serving future residential developments. Facility cost estimates resulting from these facilities assumed the future population of the District would grow by at least 100,000 people. Although the future park system may serve an even larger population, this estimate addresses the park and recreational needs for a population increase of 100,000.

The District is in the process of estimating the cost of providing park and recreation amenities. It is anticipated that a park improvement fee will be established that will fund the following types of park and recreation facilities:

- Basic park improvements
- Other park improvements

Each category of facilities also includes placemaking components and a variety of activity settings.

District Basic Park Improvements

Basic park improvement costs for community and neighborhood parks include the following:

- Grading and site clearing
- Soil preparation and amendments
- Basic utilities
- Turf and irrigation
- Walkways
- Destination play areas (community parks)
- Natural play areas (neighborhood parks)
- Lighting and signage
- Trees
- Art in the park

Other District Park Improvements

Additional recreation improvements will be made to park facilities to accommodate the activity settings, along with accompanying art and placemaking components.

- Basketball, tennis, volleyball, and horseshoe/bocce courts

- Sports fields and multi-use turf areas
- Destination play areas
- Large and small group picnic areas
- Gathering places
- Water features, including water spray play areas
- Support facilities, such as corporation yards, restrooms, and parking areas
- Community centers
- Community marketplaces
- Aquatics centers
- Lakes
- Joint-use/Partner facilities

City Open Space/Community Facilities Capital Improvement Program

In addition to District facilities, the parks will include City facilities (see Section 3). Funding for these facilities will be determined by the City of Rancho Cordova.

City Basic Improvements

Basic improvement costs for City facilities include the following:

- Grading and site clearing
- Soil preparation and amendments

- Basic utilities
- Turf and irrigation
- Walkways
- Lighting and signage
- Trees

Other City Improvements

Other City facilities include the following:

- Open turf, tree canopy, circulation
- Dog park areas
- On-site/Off-site facilities (equestrian, campground, aeronautic hobby field, paintball, BMX track)

- Open space facilities

Additional City Improvements/Community Facilities

- Amphitheaters
- Cultural Gardens

8. REFERENCES

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DATE: November 4, 2005
TO: District Board, Mayor and Council Members
FROM: Greg Foell
SUBJECT: Park Renovation Fee & Project Priorities

RECOMMENDATION

Transfer funds from the city secured developer renovation fees account for the following projects and amounts:

- Conceptual Master Plan for the renovation of Hagan Community Park, of which the Cordova Community Pool Complex is an integral component, in the amount of \$250,000.
- Conceptual Master Plan for the renovation of Dave Roberts Community Park in the amount of \$120,000.
- Conceptual Master Plan for the renovation of Lincoln Village Community Park in the amount of \$130,000.
- Americans with Disabilities Act remediation projects in the six neighborhood parks located in the City of Rancho Cordova for the amount of \$500,000.

BACKGROUND

The Cordova Recreation and Park District was established in 1958 to provide park and recreation services to the community. The community and neighborhood parks that lie within the newly formed City of Rancho Cordova were built shortly after, during the early 1960's. The District was known throughout the state as a pioneer in the concept of joint use facilities with schools and for having state of the art parks and facilities such as Cordova Community Park, the Cordova Community Center and the Cordova Community Pool Complex.

Growth and the incorporation of the City of Rancho Cordova have made park revitalization possible. In October of 2003, the City established a park renovation fee of \$733 on each new residential housing unit to provide a funding source for modernization of existing parks and facilities in Rancho Cordova. To date, the

City has collected more than \$1,000,000. Outlined below is the plan to begin the much needed revitalization work utilizing park renovation fees.

The District established a Capital Improvement Plan (CIP) for existing parks and facilities as part of the District's master plan process. The District Master Plan identified priority projects based on community input, regulatory requirements and the condition of specific parks and facilities. While determining funding priorities, the Board of Directors recognized the need to provide a balance in funding between renovations to neighborhood parks, community parks, and recreation facilities such as pools and community centers. This was a difficult task given the limited resources available.

The Board of Directors has prioritized the CIP and District staff is now requesting the City Council's approval of the top priority projects and to fund the community park master plans. This vital first step is necessary for the ultimate completion of the renovations.

ANALYSIS

After more than 40 years of intense use, the system's parks and amenities are in dire need of revitalization. Prior to city incorporation, revenue streams for funding the necessary renovation and modernization were practically nonexistent.

At the Cordova Recreation and Park District meeting of May 25, 2005 the District Board of Directors established the following priorities for park facility renovation in the City of Rancho Cordova:

- | | |
|------------|--------------------------------|
| Priority 1 | Cordova Community Pool Complex |
| Priority 2 | Dave Roberts Community Park |
| Priority 3 | Lincoln Village Community Park |

The development of a Conceptual Master Plan for each of the top-three priority projects is the first step toward eventual project completion. Conceptual Master Plan preparation will include data gathering, existing conditions analysis (site survey, civil, geotechnical, structural engineering and other required studies), community outreach, park concept plan (schematic design and site utilization plan) and a preliminary estimate of construction costs.

- | | |
|------------|-----------------------------------|
| Priority 4 | Neighborhood Park ADA Remediation |
|------------|-----------------------------------|

Planned ADA remediation will involve updating and building walkways, playgrounds, and drinking fountains in the six neighborhood parks located within the City limits. This effort has the advantage of spreading the benefits of the park renovation fee across the City with maximum exposure. These neighborhood

parks are Ahlstrom, Countryside, Federspiel, Larchmont-Rossmorr, Sunriver, and Taylor.

District staff will augment the park renovation fees provided for construction with community outreach, construction documents, working drawings, plan details, and technical specifications, preparation of general provisions, special provisions, Notice of Bids, bidding and contract award and construction administration and supervision services.

PROJECT FINANCING

The ability to fund projects is based on the amount of renovation fees collected over time. This is dependent upon the number of building permits issued per year under the park renovation fee requirement and the amount of the fee. A timeline for acquiring funding for conceptual master plans for three community parks and neighborhood ADA renovations along with completion of the top three Board adopted priorities is shown in Table 2 – Park Renovation Fee Accrual Estimates. Renovation fee estimates were based on 1,800 building permits per year at the current unit fee with a 3% annual inflation adjustment.

If the top three priorities were adopted by the City Council with no additional funding, the following completion dates could be anticipated: The Cordova Community Pool project (based on a \$7 million renovation) would be completed in 2011. The Dave Roberts Park project (based on a \$3 million renovation) would be completed in 2013 and the Lincoln Village Park project (based on a \$3 million renovation) would be completed in 2015.

If renovation activity is to accelerate, then additional funding sources must be identified. The District has been aggressively pursuing grants to supplement the Renovation Fund. Recently the District has acquired a little under \$7 million in state grants for the renovation of existing park facilities including White Rock Community Park and the Mather Sports Center. The District is seeking additional grant funding, both public and private; however, no other grants over \$500,000 have been identified to date. Other possible funding sources may include in lieu fees from infill projects and voter or property owner approved bond measures or assessment districts.

SUMMARY

The total cost for recommendations relative to Priorities 1 through 4 is \$1 million. If project approval is received, work can begin as early as next summer on the Neighborhood Park ADA Remediation Projects. Community Park Conceptual Master Plans would be completed in 2006. These plans will then be brought to the Board of Directors and subsequently to the City Council for concept approval.

REQUESTED ACTIONS

Direct staff to bring this item incorporating Council and Board suggestions to the next appropriate City Council meeting for approval.

ATTACHMENTS

Appendix A - Summary of Parks to Receive Park Renovation Funds
Table 1 – ADA Neighborhood Park Remediation Construction Costs
Table 2 – Park Renovation Fee Accrual Estimates

Appendix A

Summary of Parks to Receive Park Renovation Funds

Priority 1: Cordova Community Pool

The Site

This is a three-pool complex occupying over an acre in conjunction with the Cordova Community Center within the 75 acres comprising Hagan Community Park. There is an 8-lane, 25 yard competition pool, 2 to 2.5 foot deep training pool and 6-lane, 25 yard diving well with 1 meter and 3 meter diving boards. Also, present is a tot wading pool situated for unsupervised access from the park area. Structures include entry/clothes check-in, offices/storage, snack bar, filter building, restrooms and changing rooms. The structures are of wood frame construction except for the restrooms and changing rooms that are tilt-up walls with open roof over changing areas. Two ten-row, two five-row and one three-row bleacher sets are present. There is some turf and trees within the pool area. However, shade is scarce over the bleachers and the extensive concrete pool deck surface. The diving pool boasts a unique underwater viewing window popular with divers and photographers. A large metal container provides additional storage space.

History

The Cordova Community Pool was a state of the art aquatic facility when constructed along with the Cordova Community Center in 1962. It hosted the prestigious State Fair Swim Meet into the early 1970's. It was selected, perhaps because of its underwater viewing window as the site for the National Synchronized Swimming Championships appearing on ABC's Wide World of Sports in 1963. A year later the window was broken-out in an act of vandalism. As a result, the viewing area was fenced off and access has been strictly controlled every since. Despite these precautions in the late 80's the windows were again broken-out by an exploded CO2 cartridge.

Over the years, numerous repairs have been required to keep the pool complex operational. Gunite surfaces have been coated and recoated in fiberglass. Numerous patches have been necessary in the deck to affect circulation system repairs. In 2001 the restrooms were remodeled with a grant from SHRA. Then in August of 2004 these restrooms were severely damaged by fire. At their September 14, 2005 meeting the Board of Directors commissioned Architect John Hanson to design, prepare construction documents and perform construction administration for the pool restroom restoration. Currently the dive

pool loses an estimated 15,000 gallons of water a day from an undefined leak in the circulation system under the pool. It's commonly agreed that the complex has exceeded its anticipated life expectancy and that we are living on borrowed time regarding its operation. Serious problems are brewing in the "guts" of the pool in the plumbing system below the concrete decking and well of the pools. Nothing short of demolition of the existing structures and re-building to District and City standards will secure the future operation of this invaluable community amenity.

Operational Considerations

Use patterns by the public and the cost of operating public pools has significantly changed the formula for successful aquatic center operation in the 40 years since Cordova Community Pool construction. Changing demographics, the proliferation of backyard pools, rising admission fees and the reluctance of parents to allow children to walk or bike distances without parental supervision along with increased chemical and labor costs have greatly intensified the need to generate revenue through aquatic operations.

As a minimum self-sustaining or cost neutral pools are generally large multi-use facilities that not only serve school teams, community and regional swim teams, private classes, rentals, lessons and public swim, but also meet the public desire for new and improved amenities such as shade structures, picnic and sitting areas, heated water, zero depth pool entry, spray features, multi-story water slides, spa-like concessions and restroom/locker room facilities and convenient parking. They represent more than a casual pastime and now have the feel of a resort destination generating regional excitement on the part of patrons.

The new complex must function holistically with the other numerous amenities present in Hagan Park if Cordova Community Pool renovation is to be successful. The pools, community center, walkways and trails, ponds, picnic areas, ballfields, petting barn, train yard, parking and park security require thoughtful and intelligent planning if the 75 acres comprising Hagan Park are to reach their potential of "highest and best use". A comprehensive Hagan Park Master Plan defining the scope of Cordova Community Pool Complex and Cordova Community Center renovation and reconstruction is absolutely essential.

<u>Tentative Construction Timeline</u>	<u>Phase Begins</u>	<u>Phase Ends</u>
Master Planning & Conceptual Design	January 2006	January 2007
Pool Complex Construction Documents	December 2009	July 2010
Bidding & Contract Documents	July 2010	September 2010

Permits

November 2010 December 2010

Project Construction

January 2011 April 2012

Priority 2: Dave Roberts Community Park

The Site

This 13 acre developed community park is located between Williamson Elementary and Billy Mitchell Middle Schools. The parking lot entrance is off Zinfandel Drive and other entries to the park are present from Mapola Way on the west and El Manto Drive from the east. A parking lot at the Mapola Way entrance was abandoned years ago because of problems with after hours drinking. The park is generally well maintained and in good condition, except for the tennis courts which are in need of resurfacing and lighting renovation. Other park improvements found at Dave Roberts Park consist primarily of 11.8 acres of turf, pathway, parking lots, a lighted softball field, four lighted tennis courts, one soccer field, picnic tables, and playground. Middle School P.E. classes use the softball field, tennis courts, and jog through the park. The soccer field is a primary game field for the Rancho Cordova Soccer Club and is also utilized for adult soccer. The softball field is used for summer adult softball, little league baseball and girls softball practice, and in the fall for soccer practice. As is the case with most community parks, Roberts is popular with the neighborhood's dog fanciers. In addition, the Capital Area Youth Tennis Outreach (CAYTO) conducts free youth tennis lessons at the tennis courts.

History

Community Park II as this park was originally known, is an example of mid sixties joint school/park development. The softball field's center and right fields and light standards are positioned on Mitchell Middle School property. The lighted softball field was built in the late sixties and was the first such facility developed by the District. The field served as the primary location for the District's adult softball program along with the Lincoln Village ballfield until the acquisition of the Mather Sports Center in 1994. In February 2005 Callander Associates Landscape Architecture, Inc. was selected as Master Planner for Dave Roberts Park renovation.

Operational Considerations

The following basic improvements are necessary for the smooth operation of a more fully utilized Dave Roberts Community Park:

- Off-Street Parking
- More trees
- Picnic Facilities (individual tables, small and large group sites)

- Walkways linking park amenities
- Park Lighting
- Restrooms
- Irrigation System Upgrade
- Turf Renovation
- Gopher Abatement

Dave Roberts Community Park has the potential to contribute significantly to the enhancement of the community's youth sports program. The development of additional soccer and baseball facilities would make the most of the existing park and school fields and provide valuable opportunities for local youth leagues. The development of two youth baseball fields and a couple of bantam soccer fields and a shared access concession/storage building would provide both leagues with much needed complexes for league and tournament activities.

<u>Tentative Construction Timeline</u>	<u>Phase Begins</u>	<u>Phase Ends</u>
Planning & Conceptual Design	January 2006	July 2006
Construction Documents	July 2011	October 2011
Bidding & Contract Documents	October 2011	January 2011
Permits	February 20012	February 20012
Project Construction	March 20012	March 20013

Priority 3: Lincoln Village Community Park

The Site

Located on the southwest corner of Routier Road and Vanguard Drive this 17 acre park is the system's most amenity-rich park other than Hagan Community. The 8,000 square foot Senior Activity Center, swimming pool, four lighted tennis courts, and lighted adult slow pitch softball field are sited at Lincoln Village. Other improvements include picnic areas, playfields, basketball court, play apparatus, bantam soccer field, two parking lots, restroom pad, horseshoe pit, and shade trees including Rotary Grove, a memorial to deceased Rancho Cordova Rotary Club members.

History

Lincoln Village Community Park was originally constructed in the early 1970's. At park dedication through the acquisition of the Mather Sports Center, the lighted ballfield was along with the Community Park II ballfield, a primary location for the District's adult softball program. Likewise the pool has served as a valuable site for the District's Learn-To-Swim and public swim programs. The back parking lot was gated and locked in the 70's due to late night partying and

other illegal activity. The Senior Activity Center funded by Senior Center Bond money opened in 1987. The pool was renovated in 1999 acquiring zero pool entry and ADA compliant restrooms in a major overhaul.

Operational Considerations

Vibrant recreation programs at the pool and Senior Activity Center have increased the need for expanded off-street parking. Current ballfield orientation is poor, causing problems for the left side of the infield and outfield late in the day. Also, the field sits in a basin and becomes boggy in left field after periods of rain. Without park restrooms some conflict arises between Senior Center staff and park users seeking restroom facilities in Senior Center. Lincoln Village is the only other location in our system besides Hagan Park where a large group picnic area exists with an improved ballfield. It therefore has appeal for large groups planning to combine ball-playing with picnicking. This park has experienced illegal activity periodically during its existence. Experience indicates that increased positive activity would help minimize or possibly eliminate undesirable activity.

With adequate parking, re-grading and relocation of existing amenities where necessary, this park could add additional fields for Mills Little League. Current league facilities are jammed onto Cordova Gardens Elementary School grounds where on-street parking during league activity is a problem.

<u>Tentative Construction Timeline</u>	<u>Phase Begins</u>	<u>Phase Ends</u>
Planning & Conceptual Design	January 2006	July 2006
Construction Documents	July 2013	October 2013
Bidding & Contract Documents	October 2013	January 2014
Permits	February 2014	February 2014
Project Construction	March 2014	March 2015

Priority 4: Neighborhood Park ADA Remediation

The Sites

Ahlstrom Park is a seven acre developed park contiguous to the Cordova Lane Elementary School. It is the home of the Rancho Cordova Little League and the location for the first Park District conducted Easter Egg Hunt some 30 years ago. The park lacks ADA compliant drinking fountains and asphalt pathways need to be repaired and converted to concrete and a concrete pathway added to connect the park's south entrance to the park's main pathway leading to the playground.

Countryside Park is contiguous to the Abraham Lincoln Elementary School. It is a five-acre park containing two picnic tables and a playground. ADA accessibility will be provided by concrete walkways to the tables and playground.

Federspiel Park is the first facility operated by the District. It pre-dates the District having been built in about 1954 along with the first wave of post-World War II track housing in Rancho Cordova. Federspiel is an L-shaped park of five acres. It is a popular location for soccer and pickup football and contains an abandoned pool, playground and several picnic tables. Federspiel is located across the street from Rancho Cordova Elementary School. ADA accessibility requires the installation of concrete walkways to playground and picnic tables and the addition of ADA accessible drinking fountains.

Larchmont-Rossmorr Park is adjacent to the Riverview Elementary School. The playground recently installed there is popular with parents and preschoolers, and with kindergarteners and their parents after school. The regulation soccer field there is also used for games and practices. Larchmont-Rossmorr is a three-acre park. The park's asphalt walkways are in poor condition and need to be converted to concrete.

Sunriver Park is one of the three District parks that border the American River Parkway Bike Trail. A second basketball court was added in the park due to heavy neighborhood use of the first. The bantam soccer field is used for league play and practices. Sunriver has two covered picnic tables and a playground in need of replacement. The Park's five acres are used frequently for Sunriver Neighborhood Association and Sun River Church activities. ADA compliant concrete walkways are required to service the picnic tables and the playground. The asphalt pathway leading to the basketball courts and the Bike Trail is in need of repair and will be updated to concrete to conform to recently established District standards. A new ADA accessible drinking fountain will service the basketball courts.

Taylor Park is a rarity among existing District Parks. It is three acres with significant topographical relief. It has a playground that needs to be connected to the park's main pathway that is asphalt and requires conversion to concrete. Planned tree planting will add much needed shade for Taylor Park visitors. Taylor Park is adjacent to Cordova Meadows Elementary School.

Tentative Construction Timeline

<u>Construction Phase</u>	<u>Phase Begins</u>	<u>Phase Ends</u>
Planning & Conceptual Design	November 2005	March 2006
Construction Documents	March 2006	April 2006

Bidding & Contract Documents	April 2006	May 2006
Permits	June 2006	June 2006
Project Construction	July 2006	December 2006

Table I

ADA Neighborhood Park Remediation Construction Costs

Park	Ahlstrom	Countryside	Federspiel	Larch-Ross	Sunriver	Taylor	Total
Acres	7	5	5	3	5	3	28
Walkways, demo	5,500' @ \$2 11,000	0 0	0 0	700' @ \$2 1,400	1,500' @ \$2 3,000	650' @ \$2 \$1,300	
Walkways, install	1,500' @ \$56(8') 84,000	750' @ \$56(8') 42,000	510' @ \$56(8') 29,000	700' @ \$56(8') 39,000	500' @ \$56(8') 28,000	620' @ \$56(8') 35,000	
Playground	2005 0	1999 0	2000 0	2001 0	1995 100,000	2002 0	
Fountain	2 10,000	1 5,000	2 10,000	1 5,000	1 5,000	0 0	
Cub Cuts & Ramps	1 2,000	1 2,000	2 4,000	0 0	1 2,000	0 0	
Basketball Court	0	0	0	0	10,000	0	
Sub Total	107,000	49,000	43,000	45,400	148,000	36,300	
Contingency (10%)	11,000	4,900	4,300	4,600	14,800	3,600	
Engineering, Permits & Printing (5%)	5,500	2,500	2,200	2,300	7,400	1,800	
Total Costs	123,500	56,400	49,500	52,300	170,200	41,700	493,600

Table 2**Park Renovation Fee - Accrual Estimates**

Park Renovation Fees Calculated at \$759 per unit with a 3% annual inflation factor and estimating 1800 building permits issued per year.

	<u>Year</u>	<u>Fees Collected</u>
1	2006	1,366,200
		<u>-1,000,000</u> ABCD
		366,200
2	2007	1,773,386
3	2008	3,222,788
4	2009	4,715,671
5	2010	6,253,341
6	2011	7,837,142
		<u>-7,000,000</u> E
		837,142
7	2012	2,468,456
8	2013	4,148,710
		<u>-3,000,000</u> F
		1,148,710
9	2014	2,879,371
10	2015	4,661,952
		<u>-3,000,000</u> G
		1,661,952
11	2016	3,498,010
12	2017	5,389,151
13	2018	7,337,025
14	2019	9,343,336
15	2020	11,409,836

Renovation Project Priorities

- A. Hagan Park Master Plan @ \$250,000
- B. Dave Roberts Park Master Plan @ \$120,000
- C. Lincoln Village Park Master Plan @ \$130,000
- D. ADA Neighborhood Park Remediation @ \$500,000
- E. Cordova Community Pool Complex at Hagan Park - \$7 million *
- F. Dave Roberts Park Renovation - \$3 million *
- G. Lincoln Village Park Renovation - \$3 million *

* Listed are rough renovation cost estimates that will be revised based on the park master plans.