

Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Old Business
SUBJECT:	Resolution No. 10719 – A Resolution Approving Parks and Recreation Commission’s Recommendation with respect to the Design, Engineering and Phased Construction of Benevento Family Park
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 10719 – A Resolution Approving Parks and Recreation Commission’s Recommendation with respect to Design, Engineering and Phased Construction of Benevento Family Park.

BACKGROUND / ISSUE

The City of Folsom Parks and Recreation Master Plan (PRMP), approved by the City Council in 2015, identifies a future 19.0-acre park site, of which approximately 9.0-acres are to be developed, referred to as Park Site #51 and now known as Benevento Family Park. Resolution No. 10133, approved by City Council on June 12, 2018, established the new name. The park site is located on Broadstone Parkway and Carpenter Hill Drive. It has several elevations with a large stock pond in the middle that terraces toward Vista dal Lago High School which is adjacent to the site.

At the May 26, 2020 City Council meeting during the annual city budget discussion for the upcoming fiscal year, partial funding for the park in the amount of \$3,000,000 was approved from impact fees for the design, engineering and construction of Benevento. In addition, staff was directed to discuss options for completing Benevento Family Park with the Parks and Recreation Commission in order to determine if the funding appropriated for the design and construction of Benevento funding was the best use of this funding.

At the June 24, 2020 Parks and Recreation Commission meeting, the Commission formed the Benevento Ad-Hoc Subcommittee to evaluate funding previously appropriated for Benevento

Family Park. The Ad-Hoc Subcommittee first met on July 28, 2020, and again on May 25, 2021, to review relevant planning documents.

One critical piece of information in the evaluation process was to have enough details about a proposed park at the site to better understand how development of the site would either be beneficial or not to the residents of the City of Folsom. Having conceptual design ideas and cost estimates would then be the next step.

At the August 25, 2020 City Council meeting, a design contract was approved with Wilson Design Studios Landscape Architects (WDSLAs) for the planning and design of Benevento Family Park as well as Neighborhood Park #3 in the Folsom Plan Area. The focus of the design consultant was to begin with Neighborhood Park #3, but to also to initiate some work on Benevento Family Park in order to develop conceptual design ideas and cost estimates for the Ad-Hoc Subcommittee to work with. The entire planning process includes development of concept ideas, a Rough Order of Magnitude (ROM) Cost Estimate, community outreach, Master Development Plan, preparation of construction documents and specifications, bidding assistance and construction administration assistance. As mentioned above, the process has begun for Benevento but only far enough to have information to evaluate.

POLICY / RULE

No specific policy or rule applies to the approval of recommendations of the Parks and Recreation Commission; however, because of the interest by the City Council at the May 26, 2020 City Council Meeting, staff believes the City Council Approval is warranted.

ANALYSIS

The Ad-Hoc Subcommittee met on May 25, 2021, to review the concept ideas and rough order of magnitude cost completed by WDSLAs. The Subcommittee arrived at the conclusion that completion of the park would be consistent with the 2015 approved PRMP; FMC Section 16.32.040 requiring 5 acres/1,000 population of developed parkland; Folsom 2035 General Plan Goal 1/Policy 1.3 that each residential neighborhood shall be planned with at least one park/recreational/school area within one-half mile; and Folsom 2035 General Plan Goal 36/Policy 36.6 stating that the City shall improve undeveloped and developed parkland as financially feasible. In addition, the Subcommittee agreed that completion of the park provided the following:

- Development of this park brings **equity** to the City where there are existing gaps in parks.
- Development of this park would likely be the last active park developed north of Hwy 50 and thus provide the remaining **needed amenities** in the city's park system.
- Development of this park has **revenue generating** opportunities to offset maintenance costs.
- Development of this park provides **additional opportunities** for programming and joint-use services with the School-District along with the adjacency to Vista del Lago High School

It was noted too at this meeting, that depending upon the final design of the park and funding available, that the ultimate build-out of the park would likely occur in phases.

The Ad-Hoc Subcommittee met again on July 19, 2021 to review the Needs Assessment prepared by Godbe Research. The Needs Assessment was finalized in June and results of the survey completed. There were 10 questions and 787 Folsom residents responded. The results of the survey concluded that there is a high satisfaction with the City's park system and facilities along with the variety of programs we offer. The final question in the survey asked if the respondents preferred an active or passive park, should a new park be developed and the reply was to complete an active park. As such, the Subcommittee felt that this information further supported their recommendation to proceed with the Master Development Plan Process, public outreach, and preparation of construction bid documents and specifications.

Part of the initial park planning work included in the 2015 PRMP is still valid. (See Attachment 2) The PRMP, which was last updated in 2015 and approved by both the Parks and Recreation Commission and the City Council, identifies the following programmed elements and facilities in Benevento.

- Youth Ball Field (lighted)
- Soccer (lighted)
- Pond improvements (potential fishing dock)
- Children's Play area
- Group Picnic Areas (two)
- Restroom Building
- Parking Lot

As stated in the PRMP these programmed elements and facilities are opportunities and suggestions for future parks and not intended to be absolute directives. Part of the planning process for parks includes an assessment of historic use, current and future trends, and an evaluation of past field usage throughout the city. Staff also looks for trends in the recreation industry as a design factor as well. All of this contributes to the determination of what facilities to provide in each park. We also just recently completed a needs assessment survey which provides data regarding current needs.

Research and analysis has determined that the inclusion of 8 sand volleyball courts at Benevento would meet the increased demand for sand volleyball in Folsom as well as provide for growth opportunities within the sport. While the entire park design has not been fully planned or vetted with the nearby community yet, the inclusion of an 8 lighted sand volleyball complex would allow additional rental, clinic, camp and tournament opportunities for the City. Rentals for tournaments alone could offset the yearly maintenance costs of the entire park site. Staff determined that potential annual revenue from the 8-court complex could be approximately \$42,000. This would go towards offsetting the overall Benevento Park maintenance cost of \$43,200 per year. (This maintenance cost is based on recent actual maintenance costs from Econome Family Park at \$3,600/month.)

Based on preliminary site analysis and updated schematic drawing (Attachment 3), an 8-court sand volleyball complex can be accommodated at the Benevento Family Park site and would address the demand for volleyball as well as help to offset some of the annual park maintenance costs.

In summary, the following represents the reasons why the Parks and Recreation Commission has determined that the design, engineering, and phased construction of Benevento Family Park should continue.

1. Aims to meet the requirements of the Folsom Municipal Code toward providing 5.0 acres of parkland per 1,000 population.
2. Meets the spirit of the General Plan by providing parks in all neighborhoods
3. Supports the National Recreation and Park Association's (NRPA) campaign to provide parks within a 10-minute walk of homes.
4. Provides equitable park development in Empire Ranch.
5. Is consistent with the results of the Needs Assessment.
6. Through the inclusion of an 8-court sand volleyball complex, there are recurring revenue generating opportunities available at the park.

FINANCIAL IMPACT

As part of the approved budget for FY 2021/22, \$3,000,000 was appropriated for Benevento Family Park. The remaining funds to complete either a phased park (which would be an additional approximate \$2,400,000) or buildout of the park, would come from a combination of impact fees or other sources (i.e. general fund or grants).

ENVIRONMENTAL REVIEW

Upon approval of moving forward, and with the development of the site-specific Master Plan, staff will prepare environmental documentation in compliance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 10719 - A Resolution Approving Parks and Recreation Commission's Recommendation with respect to the Design, Engineering and Phased Construction of Benevento Family Park
2. Benevento Schematic Design from Parks and Recreation Master Plan 2015 Update
3. Benevento Schematic Design - 2021

Submitted,

Lorraine Poggione, Parks and Recreation Director

ATTACHMENT NO. 1

RESOLUTION NO. 10719

**A RESOLUTION APPROVING PARKS AND RECREATION COMMISSION'S
RECOMMENDATION WITH RESPECT TO THE DESIGN, ENGINEERING
AND PHASED CONSTRUCTION OF BENEVENTO FAMILY PARK**

WHEREAS, the Benevento Family Park project (the "Project") is consistent with the Folsom 2035 General Plan; and

WHEREAS, the Project is consistent with the adopted Parks and Recreation Master Plan – 2015 Update; and

WHEREAS, the Parks and Recreation Commission has reviewed the merits of the project and has recommended to proceed with a phased Project; and

WHEREAS, the recently completed Needs Assessment supports the development of an active park; and

WHEREAS, partial funding in the amount of \$3,000,000 was appropriated in the FY 2021-22 Capital Improvement Plan (CIP) budget; and

WHEREAS, additional funding for the phased project in the amount of \$2,400,000 will need to be appropriated from a combination of impact fees and other funding sources in future approved CIP budgets;

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Folsom approves that the Benevento Family Park Project continues with the design, engineering and phased construction.

PASSED AND ADOPTED this 12th day of October 2021 by the following roll call vote:

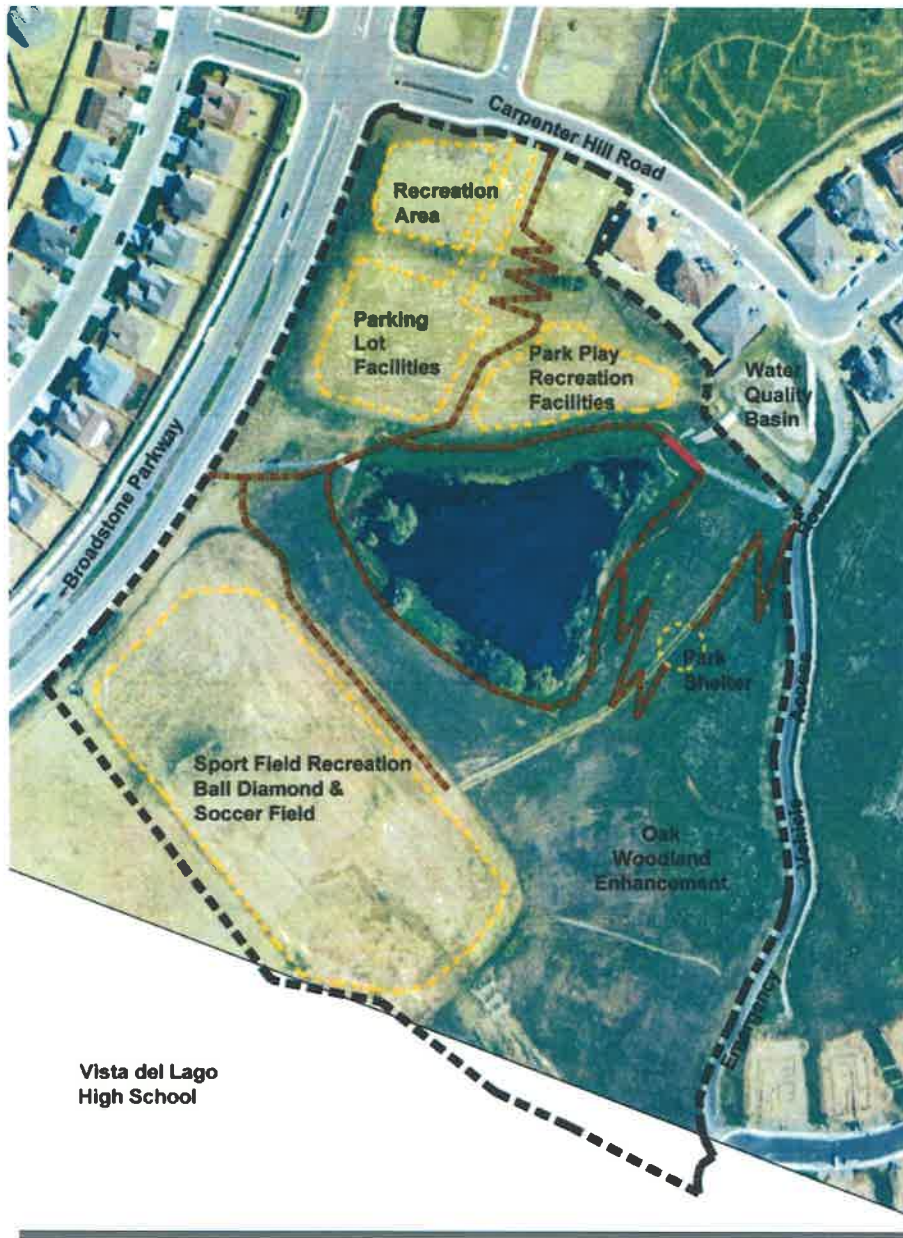
AYES: Councilmember(s)
NOES: Councilmember(s)
ABSENT: Councilmember(s)
ABSTAIN: Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT NO. 2



Park Site #51

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Acres (10 Ac.)	-	9 Ac.	\$1,818,000
Youth Baseball (2)	-	Yes (1)	\$ 145,000
Soccer Field (1)	-	Yes	\$ 46,000
Pond Enhancements		Yes	\$ 250,000
Group Picnic Area (1)	-	Yes (2)	\$ 230,000
Play Equipment	-	Yes	\$ 160,000
Restroom	-	Yes	\$ 215,000
Parking (60 Spaces)	-	Yes (60 Spaces)	\$ 210,000
Site Furnishings	-		\$ 30,000
		Sub Total	\$3,104,000
Design, PM & Contingency			\$ 884,640
		Total	\$3,988,640

1. Additional overlook picnic shelter recommended for additional rental revenue. This would be an architecturally enhanced venue to accommodate weddings, or other unique events.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

ATTACHMENT NO. 3



LEGEND

- SPORTS AMENITIES
- CHILDRENS PLAY AREA
- SOCIAL GATHERING AREAS
- PARKING AREAS
- IRRIGATED PLANTING AREAS
- IRRIGATED SCREENING/ PLANTING BUFFER AREAS
- NATURAL LANDSCAPE AREAS (NON-IRRIGATED)
- EXISTING STOCK POND
- STOCK POND ACCESS
- VEHICULAR TRAFFIC
- VEHICULAR ACCESS
- NO PARKING AREAS ON MAIN STREETS
- PAVED PEDESTRIAN WALKWAY
- PEDESTRIAN PATHWAY (NON-ACCESSIBLE)
- PEDESTRIAN ACCESS
- PEDESTRIAN NODE
- FOLSOM LAKE VIEWS

