

# NORTH HIGHLANDS RECREATION AND PARK DISTRICT

Master Plan of Recreation and Parks  
Prepared By: Agonia And Associates

# ACKNOWLEDGEMENTS

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# INTRODUCTION

The North Highlands Recreation and Park District is located north and east of the City of Sacramento within the County of Sacramento. The District is primarily residential in nature, although there is a growing commercial and industrial development. This Master Plan Report and the study summarize the current and future needs of the District. Existing recreation and park facilities have been evaluated and recommendations are made for renovation and improvement. New park facilities are proposed to meet the current and future demands, to the year 2020.

Recommendations within this Master Plan document identify opportunities and suggestions for future recreation and park facilities. This plan studies the District's entire Recreation and Park System. The recommendations are not intended to be absolute actions or directives. As planning of recreation and park facilities and recreation programming continues into the future, the recommendations provided herein should be taken under advisement, with proper action to be determined at that time.

Recreation is defined as a broad and diverse area of human activity expressed in a range of activities from walking and picnicking for pleasure to participating in organized team sports and major events. Because of varied interest in our diverse population including increased mobility, more leisure time, and greater affluence, the demand for recreation opportunities need to be recognized and addresses by both public agencies and private recreation providers.

With the population of the North Highlands expected to increase considerably by the year 2020, the need for a District Master Plan that addresses the current park facility deficiency and future facility demands becomes imperative.

The North Highlands Recreation and Park District commissioned Agonia and Associates, represented by Henry Agonia and Jack Harrison, to provide the following Master Plan to guide them in satisfying the recreation and park needs of the community and maximizing the District's service potential.

# OVERVIEW

One of the greatest needs anticipated in the District, given the most recent growth projections is to provide a variety of recreation and parks opportunities for both existing and future District residents. To accomplish this, and adequate and well-defined Master Plan of recreation and parks facilities is essential.

There is currently a severe need for additional recreational facilities to accommodate active recreation interest such as baseball, football, soccer, basketball and aquatic programs

In addition to “active “ recreational demand, the District is also experiencing increased demand for more “passive” oriented recreational opportunities and facilities mainly in the existing smaller neighborhood parks, facilities such as picnic pavilions, spray pools and special activity recreational facilities.

The District presently has approximately 72 acres of parkland with and availability of the undeveloped 7.5 acres (Sierra Creek). The development of 10+ acres of new Parkland is currently included in proposed residential development projects.

In order to further the District’s progress, the District should consider the preparation and adoption of the following implementation measures.

1. Immediately implementation of the Master Plan is essential in order to satisfy future needs, and to address the following:
  - Facility and Park Development Standards
  - Park Fee Development Nexus Study
  - Existing Park Facility Improvement Recommendations
  - Adopt Park Construction Development Cost (2007)
  - Establishment of a Mello-Roos Community Facilities District
2. Explore additional public and private funding sources necessary to acquire, operate and maintain District parklands, recreation facilities and programs.
3. Explore opportunities for cooperative agreements with the County of Sacramento and both Rio Linda - Elverta and Sunrise Recreation and Park Districts.
4. Continue to negotiate agreements and work closely with the School Districts, in order that school facilities remain accessible to Districts residents for recreational use after normal school hours and on weekends.

# MASTER PLAN PROCESS

The planning process began with a community needs analysis including data collection; a facility needs assessment, community input and recreation program analysis. The plan will be utilized to guide decisions about parks and recreation facilities in the District through the year 2020.

One of the first tasks in the Master Plan Process was to review existing District documents that relate to recreation and park services. In addition, facilities at existing parks and school recreation sites were inventoried to identify the types of recreation facilities currently available for the residents of the District. The location of existing park and school sites provide a model for growth patterns and the potential recreation facility needs for the future

The District has experience very little new residential development in the recent past. However, the District will encounter continued infill development as well substantial growth of small and large scale residential development in the previous rural western region of the District.

Population research identified the existing and projected number of people in the District. Demographic trends were studied to review population characteristics specific to the North Highlands community that relate to recreation needs. Input from community was obtained through several means, including public presentations, telephone and written survey of District residents and key stakeholders.

Recent planning initiatives were also reviewed to assist in defining the potential changing community trends and opportunity for parkland development in the District.

- McClellan Special Planning Area (McClellan SP)
- McClellan AFB / Watt Avenue Redevelopment Area
- North Watt Avenue Corridor Mobility Strategy
- North Highlands Town Center Development Strategy
- North Watt Avenue Corridor Plan

The planning process and responses noted above were analyzed, quantified, and ultimately converted to a specific set of priorities for types and quantities for both new and existing recreation facilities.

# RECOMMENDATION

The future vision for the North Highlands Recreation and Park District is one of character, continuity, linkage and recreational opportunity. Through the development of a strong neighborhood and community park system spread through the District, and continued presentation of innovative recreation programming for all ages, the District will better meet the recreational needs of existing and future residents.

## **Park Facility Recommendations**

Recreation and Park Facility development should be based on a professional approach that includes good planning; neighborhood /community recreational needs consideration and cost efficiency.

An improvement to existing facilities was the top priority for the participants in the community input and recreation program analysis phase of the Master Plan.

The Plan recommends specific renovations and expansion at many of the existing facilities.

Major Capital Improvements (Capital) and Minor Capital Projects (M&O) for each park facility including the estimated cost for each capital project is provided in the Park Facility Inventory.

## COMMUNITY PARKS

### Freedom Park

Location: Freedom Park Drive, between 32<sup>nd</sup> and 34<sup>th</sup> Streets

Size: 26+ acres

Amenities:

3 Softball Fields (lighted)

Concession Building

Children's Play Area

Shade Structure

Picnic Tables

Restroom Facility

Off-Street Parking

Basketball – full court

Program Activities:

Adult softball

Youth softball

Picnic Facilities – may be reserved

Open Play Area

Horse Shoes

Aviation Museum – tour

Discussion:

This is one of two North Highlands District parks that can be considered a community park, even though it is smaller than community park standards call for, it does serve the entire district with its active sports and large picnic facility. The Aviation Museum is also located at this facility.

Recommendations:

| Recommendation  | Capital          |
|---|------------------|
| <b>Phase 1 Park Renovation</b>  |                  |
| Grading, hardscape / AC paving irrigation, sports courts, site furnishing     | \$1,463,000      |
| <b>Phase 2 Softball Park Site Infrastructure</b>                              |                  |
| Grading/Demo, parking, paths, turf development, irrigation, restroom, etc.    | \$650,000        |
| <b>Phase 3 Play Areas</b>   |                  |
| Water play/splash park, school age play area, tot play area, swings play area | \$300,000        |
| <b>Phase 4 Picnic Shelters</b>  |                  |
| Large picnic area, (2) medium picnic areas                                    | \$300,000        |
| <b>Phase 1 Restroom</b>   | \$300,000        |
| <b>TOTAL</b>  | <b>3,013,000</b> |



## Capehart Youth Center

Location: 7916 Aztec Way, Antelope

Size: 6.42 Acres

Amenities:

|                             |                          |
|-----------------------------|--------------------------|
| Gymnasium                   | Youth Center             |
| Meeting Rooms               | Restrooms                |
| Children Play Area          | Swimming Pool            |
| Picnic Area                 | Basketball Court         |
| Baseball Fields (2 LL)      | Concession Building (LL) |
| Maintenance Building / Yard | Off-Street Parking       |

Program Activities:

|                        |              |
|------------------------|--------------|
| Youth Center           | Basketball   |
| Little League Baseball | Picnic       |
| Day Care               | Meeting room |

Discussion:

This is one of two North Highlands District parks that can be considered a community park, even though it is smaller than community park standards call for, it does serve the entire district with its community center and active sports facilities.

Recommendation:

| Recommendation   | Capital            | M&O             |
|--|--------------------|-----------------|
| Develop a Park Master Plan to include the following:     | \$75,000           |                 |
| Signage monument   |                    | \$15,000        |
| Construct a new Aquatic Facility                         | \$8,000,000        |                 |
| Restrooms  | \$150,000          |                 |
| New drinking fountains inside and out                    |                    | \$15,000        |
| Restrooms that are accessible to gym                     | \$150,000          |                 |
| Trees and shrubs at perimeter of baseball field          | \$50,000           |                 |
| Seal, concrete and paint as necessary                    | \$40,000           |                 |
| Wrought iron fence and gate on Aztec and entrance to gym | \$30,000           |                 |
| <b>TOTAL</b>   | <b>\$8,495,000</b> | <b>\$30,000</b> |

**SPECIAL FACILITIES**

**District Office / Community Center**

Location: 6040 Watt Avenue

Size: 1.41 Acres

Amenities:

- |                       |                     |
|-----------------------|---------------------|
| Auditorium with Stage | Picnic Tables       |
| Meeting Rooms         | Kitchen             |
| District Offices      | Off Street Parking  |
| Mini Park             | Electric Sign Board |

Programs Activities:

- |                                |                            |
|--------------------------------|----------------------------|
| Administrative Daily Functions | Board of Director Meetings |
| Community Meetings/Kitchen     | Wedding Receptions         |
| Youth and Senior Programs      | Contract Classes           |
| Picnic Facilities              |                            |

Discussion:

This facility with it Mini Park and location of Watt Avenue is considered a focal point for recreation and governmental delivery in North Highlands. Thus it is proposed that this concept be expanded through the development of a facility use Master Plan. The Master Plan would focus on combining the facilities of this site with the facilities of SC Joyce Elementary School and the Pacific High School recreation facilities.

Recommendation:

| Recommendation   | Capital                | M&O                  |
|--|------------------------|----------------------|
| Development of a Facility Usage Master Plan to include the following:<br>Identify potential funding sources for proposed improvements identified in Master Plan                            | \$60,000               |                      |
| Face lift on new façade on Community Center and Receptions Center offices. Add brick to match sign out to Community Center & Recreation Center office. Slurry Seal and Stripe Parking Area |                        | \$25,000<br>\$40,000 |
| Renovate restrooms in Community Center, update in Recreation Center  | \$150,000              |                      |
| Fire door exit for District Office   |                        | \$30,000             |
| Remove wallpaper in reception area, office and Recreation Center, repair and repaint   | \$60,000               |                      |
| Replace walk way north side of Bldg, and add loading ramp  |                        | \$25,000             |
| Connect the two buildings and extend the end of the Recreation Center, expand office area  | \$200,000<br>\$300,000 |                      |
| Upgrade the sound system and strobe lighting in Community Center   | \$50,000               |                      |
| <b>TOTAL</b>   | <b>\$820,000</b>       | <b>\$120,000</b>     |

## Highlands Sports Complex

Location: Campus of Verde Jr. High School  
3701 Stephen Drive

Size: School facilities and 8 acres of field area

Amenities:

|                        |                     |
|------------------------|---------------------|
| Gymnasium              | Swimming Pool       |
| Children Play Area     | Restrooms / Showers |
| 2 Softball Fields      | Soccer field        |
| 3 Flag Football Fields | Picnic Area         |

Program Activities:

Basketball  
Swim Programs  
Soccer  
Flag Football  
Picnic

Discussion:

The condition of this School facility is substandard. The Jr. High School is a potentially important community resource that should be upgraded. The site currently provides the only operating swimming facility in North Highlands. The turf area currently utilized for soccer and football is in disrepair and needs to be renovated.

The site would be included in the development of a facility Master Plan that would focus on combining the facilities of the site with the facilities of SC Joyce Elementary School and the District Office.

Recommendation:

| Recommendation   | Capital          | M&O             |
|--|------------------|-----------------|
| Development of a Facility Usage Master Plan to include the following:<br>Identify potential funding sources for proposed improvements. | \$40,000         |                 |
| Refurbish the existing turf areas, new irrigation  | \$100,000        |                 |
| Replace Bleachers and Backstops  | \$60,000         |                 |
| Additional signage for pool along Stephen Drive  |                  | \$10,000        |
| New pool deck, with lights that will illuminate pool, security system , wrought iron fencing and Ac for Pool Office.                   | \$125,000        |                 |
| <b>TOTAL</b>   | <b>\$325,000</b> | <b>\$10,000</b> |

## NEIGHBORHOOD PARKS

### Brock Park

Location: Antelope Road and Holbrook Drive

Size: 9.3 Acres

Amenities:

4 Baseball Fields  
 Concession Building  
 Restrooms  
 Off Street Parking

Bleachers  
 Picnic Tables  
 BBQ

Program Activities:

Little League Baseball  
 Free Play Areas  
 Picnic / BBQ

Discussion:

Currently mainly utilized for Little League Play. The facility is an ideal neighborhood park facility that could be enhanced with the addition of a children play area tree plantings and picnic facilities.

Recommendation:

| Recommendation  | Cost             | M&O             |
|---|------------------|-----------------|
| Provide separate children play area / picnic area for use by neighborhood                           | \$125,000        |                 |
| Landscape improvements  | \$25,000         |                 |
| Children play area  | \$75,000         |                 |
| Picnic Pavilion   | \$60,000         |                 |
| Drinking fountains  |                  | \$4,500         |
| Concrete walking path and the continuation of retaining wall around park and Re-stripe parking area | \$50,000         |                 |
| Redo backstops and fencing  | \$30,000         |                 |
| Replacement park sign on Bainbridge side  |                  | \$8,000         |
| Embankment improvements   | \$20,000         |                 |
| <b>TOTAL</b>  | <b>\$385,000</b> | <b>\$12,500</b> |

## Chardonnay Park

Location: La Tour and Monument Drive

Size: 3.35 acres

Amenities:

- Picnic Area / BBQ
- Children Play Area
- Volleyball Area
- Turf Play area
- Street Parking

Activities:

- Children Play Area
- Picnic
- Volleyball
- Free Play

Discussion:

Chardonnay Park is a neighborhood park facility. It provides open turf for casual play and areas for children play and family picnics.

Recommendation:

| Recommendation  | Capital          | M&O            |
|---|------------------|----------------|
| Landscape improvements  | \$25,000         |                |
| Provide additional picnic areas                               | \$15,000         |                |
| Covered picnic area, closer to playground or an existing slab | \$60,000         |                |
| Additional drinking fountain                                  |                  | \$4,500        |
| Splash park   | \$75,000         |                |
| Volleyball poles  |                  | \$2,000        |
| <b>TOTAL</b>  | <b>\$175,500</b> | <b>\$6,500</b> |

## Karl Rosario Park

Location: Rosario Boulevard and Karl Drive

Size: 3.15 Acres

Amenities:

Picnic Area / BBQ  
 Shade Shelter  
 Children Play Area  
 Gazebo  
 Basketball Court  
 Turf Play Area  
 Street Parking

Activities:

Children Play Area  
 Picnic  
 Basketball  
 Free Play

Discussion:

Carl Rosario Park is a pleasant park primarily devoted to passive recreational use. The park lacks interest, even though there is play equipment, shade shelter and a basketball court.

Recommendation:

| Recommendation  | Capital          | M&O            |
|---|------------------|----------------|
| Landscape improvements  | \$25,000         |                |
| Relocate existing shade shelter, in closer proximity to other park features     | \$12,500         |                |
| Add playground equipment, approximate for ages 2-5                              | \$90,000         |                |
| Splash park   | \$75,000         |                |
| Make the existing half court basketball area into a full court                  | \$15,000         |                |
| Drinking fountain   |                  | \$4,500        |
| Additional covered BBQ area   | \$12,500         |                |
| Security fencing to discourage climbing of wall area or shrubs in front of wall | \$30,000         |                |
| Volleyball poles  |                  | \$2,000        |
| <b>TOTAL</b>  | <b>\$260,000</b> | <b>\$6,500</b> |

## Larchmont Park

Location: Thomas Drive and Floral Drive

Size: 2.58 Acres

Amenities:

Picnic Area / BBQ  
Children Play Area  
Basketball Court  
Soccer Goals  
Turf Play Area  
Street Parking

Activities:

Children Play Area  
Picnic  
Basketball  
Soccer

Discussion:

Larchmont Park, although a passive neighborhood park with children, play area, and picnic facilities, is also very active with the full basketball court and in ground soccer goals.

Recommendations:

| Recommendation  | Capital          | M&O            |
|---|------------------|----------------|
| Update the Children Play Area; add play features for older children | \$75,000         |                |
| Landscape improvements  | \$25,000         |                |
| Picnic Pavilion   | \$60,000         |                |
| Drinking Fountain   |                  | \$4,500        |
| Booster pump  | \$10,000         |                |
| <b>TOTAL</b>  | <b>\$170,000</b> | <b>\$4,500</b> |

## Planehaven Park

Location: North Air and Rockwell

Size 1.69 Acres

Amenities:

- Picnic Area / BBQ
- Children Play Area
- Hard Surface Court
- Turf Play Area
- Street Parking

Activities:

- Children Play Area
- Picnic
- Free Play

Discussion:

Planehaven Park provides open turf for casual play and children play area, there are also facilities for family picnics.

Recommendations:

| Recommendation  | Capital          | M&O            |
|---|------------------|----------------|
| Basketball court  | \$40,000         |                |
| Landscape improvements                                      | \$25,000         |                |
| Provide for additional picnic facilities with shade shelter | \$60,000         |                |
| Drinking Fountain   |                  | \$4,500        |
| Picnic Pavilion   | \$25,000         |                |
| Volleyball poles, sand and backstop for field area          | \$35,000         |                |
| Horseshoe pits  |                  | \$3,000        |
| Walking path around perimeter, paved or concrete            | \$60,000         |                |
| Playground(s) – age appropriate                             | \$100,000        |                |
| <b>TOTAL</b>  | <b>\$345,500</b> | <b>\$7,500</b> |



## Memorial Park

Location: 3951 Blackfield Drive

Size 6.01 Acres

Amenities:

- Benches
- Turf Area
- Restrooms (not functional)
- Children Play Area (in disrepair)
- Street Parking

Activities:

Open Play

Discussion:

Memorial Park is a 6-acre park that is currently not providing the appropriate recreational opportunity for a park of this size. The park site should be redeveloped.

| Recommendation   | Capital          |
|--|------------------|
| Develop the park site -- Irrigation, grading, drainage and utilities | \$300,000        |
| Install mow strip and new bollards                                   | \$30,000         |
| Paved or concrete walking path around entire park                    | \$30,000         |
| Landscape improvements   | \$25,000         |
| Picnic pavilion  | \$60,000         |
|  |                  |
|  |                  |
| <b>TOTAL</b>   | <b>\$445,000</b> |

## Ridgepoint Park

Location: 4680 Monument Drive

Size: 6.0 Acres

Amenities:

Children Play Area  
Full Basketball Court  
2 Baseball Fields  
Gymnasium (School)  
Restrooms (School)  
Turf Play Area  
Street Parking

Activities:

Children Play Area  
Basketball  
Free Play  
Baseball  
Free Play

Discussion:

Ridgepoint Park is a joint-use facility with Rio Linda School District. It provides both school facilities and park facilities for use by neighborhood residents. Children Play Area is accessible during school operations.

Recommendation:

| Recommendation            | Capital          | M&O            |
|---------------------------|------------------|----------------|
| Picnic Pavilion           | \$60,000         |                |
| Drinking Fountain         |                  | \$4,500        |
| Replace backstop          | \$20,000         |                |
| Additional Play equipment | \$50,000         |                |
| Landscape improvements    | \$10,000         |                |
| <b>TOTAL</b>              | <b>\$140,000</b> | <b>\$4,500</b> |

## Ruth Inman Park

Location: Watt and Airbase Drive

Size: .86 Acres

Amenities:

Turf Area  
Benches  
Rose Garden  
Landscaped Area  
Welcome Sign  
Street Parking

Activities:

Rest Area  
Beautification  
Signage

Discussion:

Site serves as a welcome to North Highlands and a place to sit on the existing benches and observe the surround area and activities.

Recommendation:

| Recommendation  | Capital          |
|---|------------------|
| Improve signage   | \$20,000         |
| Landscape improvements  | \$10,000         |
| Revitalize the Rose Garden                                      | \$10,000         |
| Electricity or irrigation clocks to complete irrigation hook-up | \$25,000         |
| Modern benches, possibly several more                           | \$15,000         |
| Possible artwork, statutes, etc.                                | \$10,000         |
| Signage lighting  | \$25,000         |
| <b>TOTAL</b>  | <b>\$115,000</b> |

## Sierra Creek Park

Location: Watt Avenue, near Davidson

Size: 7.4 Acres

Amenities:

Natural Habit Area  
Turf Walking Area  
Creek

Activities:

Natural Habit Viewing

Discussion:

This 7.5-acre park site is the only District Park current acreage that has not been developed. The District has not had the funds to develop the park site that was formally for such purpose. The funding for limited development however will be made available through Park Development Fees received from the development of the Lakes at Antelope, residential development.

Recommendation:

| Recommendation  | Capital            |
|---|--------------------|
| Upon receipt of Park Development Fees, initiate the park development process: Seek additional grant funding to complete park development planning |                    |
| Design, Engineering, Fee and Administration   | \$298,800          |
| Site Improvements   | \$1,080,000        |
| Facility Improvements   | \$580,000          |
|   |                    |
|   |                    |
| <b>TOTAL</b>  | <b>\$1,958,800</b> |

## Strizek Park

Location: 3829 Stephen Drive

Size: 4.58 Acres

### Amenities:

Clubhouse (Head Start)  
Picnic Area / BBQ  
Children Play Area  
Free Play Area  
Soccer Goals  
Off Street Parking  
Walking Path

### Activities:

Head Start Program  
Picnic  
Children Play Area  
Soccer  
Free Play  
Walking

### Discussion:

Strizek Park is a model neighborhood park facility. It provides the proper mix of open turf for casual games or practice, and play areas for both toddlers and younger children. The large trees provide excellent shade to enhance the picnic facilities and the off street parking is adequate for typical park usage.

### Recommendation:

| Recommendation   | Capital          | M&O             |
|--|------------------|-----------------|
| Provide additional restroom facilities                                     | \$150,000        |                 |
| Restore drinking fountains and add additional units                        |                  | \$8,500         |
| Splash park  | \$75,000         |                 |
| Walking paths through the park , concrete, decomposed granite              | \$60,000         |                 |
| Additional playground equipment, ages 2-5                                  | \$90,000         |                 |
| Picnic Pavilion  | \$60,000         |                 |
| Group picnic / BBQ   | \$25,500         |                 |
| Replace soccer posts   |                  | \$2,000         |
| Replace entire irrigation system, and separate potable and drinkable water | \$100,000        |                 |
| Slurry Park area and stripe  | \$40,000         |                 |
| <b>TOTAL</b>   | <b>\$600,500</b> | <b>\$10,500</b> |

**North Highlands Recreation and Park District  
Inventory of Existing District Park Sites**

| Park Name                          | Location  | APN(s)  | Acres | Comments                        |
|------------------------------------|---|---|-------|---------------------------------|
| Brock Park Sports Complex          | Antelope Road east of Holbrook Way                      | 219-0020-024<br>219-0020-025                        | 9.3   | Sports fields                   |
| Capehart Sports Complex            | Aztec Way south of Dudley Elementary School             | 203-0100-077  | 6.42  | Community Park<br>Swimming pool |
| Chardonay Park                     | Northeast corner of Cherbourg Drive at LaTour Drive     | 219-0310-023  | 3.35  | Basic improvements              |
| No. Highlands Community Center     | 6040 Watt Avenue south of F.C. Joyce Elementary School  | 218-0010-009  | 1.41  | Includes NHRPD offices          |
| Ruth Inman Park (aka Gateway Park) | Watt Avenue north of Airbase Drive                      | 218-0275-003<br>218-0276.001                        | 0.86  | North Highlands gateway on Watt |
| Karl Rosario Park                  | Karl Drive at Rosario Boulevard                         | <b>218-0081-054</b><br>218-0081-019<br>218-0091-035 | 3.15  | Basic improvements              |
| Larchmont Park                     | Northwest corner of Thomas Drive and Van Owen Street    | 200-0332-001  | 2.58  | Basic improvements              |
| Memorial Park                      | Blackfield Drive west of Holmes Elementary School       | 219-0020-007  | 6.01  | Basic improvements              |
| Planehaven Park                    | North Airway Drive off Wings Way                        | 218-0273-027<br>218-0273-028                        | 1.69  | Basic improvements              |
| Ridgepoint Park                    | Galbrath Drive west of Ridgepoint Elementary School     | 219-0042-028  | 6.00  | Basic improvements              |
| Sierra Creek Park                  | Watt Avenue next to Spinelli Elementary                 | 203-0310-045  | 7.44  | Not developed                   |
| Strizek Park                       | 3829 Stephen Drive, next to Futures Charter High School | 217-0110-003  | 4.58  | Basic improvements              |
| Freedom Park                       | Freedom Park Drive west of 34 <sup>th</sup> Street      | 215-0300-078  | 19.32 | Community Park Sports field     |
|                                    |   | <b>Total Acres</b>                                  | 71.84 |                                 |
|                                    | <b>North Highlands RP District</b>                      | Est. Population                                     | 41835 |                                 |
|                                    | Park Acres per 1,000 residents in district              |   | 1.72  |                                 |

## New Park Development Capital Improvement Plan

The changing land use and anticipated new residential development in the North Highlands Recreation and Park District community will place an increased demand for recreation and park facilities.

The proposed new park facilities, although the location of each may not be specific at this time, are anticipated to be constructed in conjunction with the residential development projected for the north westerly area of the District and the Watt Avenue corridor..

The proposed park facilities and estimated construction cost are as follows:

| <u>Proposed Park Facilities</u>                       | <u>Estimated Construction Cost*</u> |
|---|-------------------------------------|
| River Lakes Park<br>2 Acre, Mini Park                 | \$600,000                           |
| Elverta Park<br>5 Acre, Neighborhood Park             | \$1,632,335                         |
| Sierra Creek Park<br>7.5 Acre, Neighborhood Park      | \$2,558,800                         |
| New Park<br>6 Acre, Neighborhood Park                 | \$1,958,800                         |
| New Park<br>20 Acre, Community Park                   | \$6,518,775                         |
| New Community Center<br>25,000 SF Building            | \$7,531,626                         |
| Capehart Community Park<br>Aquatic /Swimming Facility | \$7,629,200                         |
| Freedom Community Park<br>Phase, 2-3-4                | \$1,250,000                         |
| New Park Development / Capital Improvement Plan       | <b>Total \$29,679,536</b>           |

\* Construction Cost Source: SCI Consulting Group

## IMPLEMENTATION / FINANCING

As a result of the Master Plan adoption, a Capital Improvement and Implementation schedule should be developed for each existing and proposed park. It is anticipated that the District will experience a shortfall in funding for capital improvements understanding the current fiscal, environment therefore; a variety of methods for funding facility development should be explored.

Park and Recreation Districts have used various financing methods to finance the acquisition, development, maintenance and operation of parks and recreation facilities. The financing methods include: Community Services District, Benefit Assessment District, Quimby Fees, AB 1600 Impact Fees, Development Agreement Exactions, General obligation bonds, Mello Roos Bonds and assessments, Certificates of Participation, Community Development Block Grant, Redevelopment Tax Increment, Joint Venture Partnerships, and privately financed development.

The various methods of funding the Improvement Plan are probably only limited by one's imagination, however, the following funding resources are those most commonly used.

Generally, these subdivide into three general categories: 1) Development or private project specific; 2) Public project specific; and 3) Stemming from police powers. In addition, other sources of external funding may be available including State and Federal programs and private/quasi-private sources.

### **Development or Project Specific Funding Sources**

**(Note: The following three sources are the recommended methods for funding the new park facility Capital Improvement Plan.)**

These funding sources are derived directly from land development. They are:

1. Quimby Act and Park in-lieu fees – (allowable under Government Code 66477)

Park in-lieu fees stem from the Quimby Act. It includes dedication of land for parks or where a subdivision is exchanged for a small fee in lieu of dedicating the



land. The project proponent must pay cash, which the District can use in lieu of dedication.

The major drawbacks of this type of financing are four: 1) Infill projects such as condos, apartments or mixed-use developments are exempt; 2) the fee applies primarily to parkland and land improvements in new neighborhoods; and 3) it doesn't apply to commercial, retail or industrial development. Because of its limitations, many recreation and park districts prefer Development Impact Fees or other methods to that of Quimby Act.

## 2. Development Impact Fees (Public Facilities Fees)

As mentioned, in addition to Quimby Act fees, one of the prime possibilities for recreation and park district capital funding for new parks is Development Impact Fees (AB 1600 fees). This is the primary method currently implemented by the North Highlands Recreation and Park District. Three criteria exist for development impact fees: 1) they only apply to new development; 2) they may only be assessed for new capital costs related to the new development; and 3) a defined nexus or benefit/beneficiary relationship to cost must be established.

Within this limitation, park facility fees may be established for all land uses under the premise those residents, workers, shoppers and tourists are users of district parks.

In lieu fees under the aforementioned Quimby cannot be assessed for non-subdivision land uses. Some communities use Quimby dedication or fees for residential subdivisions but establish park facility fees for in fill residential development commercial and industrial development not covered by Quimby. In theory except for Operation and Maintenance (O&M) costs, this fee may be established for park improvements as well.

## 3. Development Agreements

A Development Agreement is a contract between the local agency and a developer that outlines in detail the responsibilities of each resulting in a commitment to the developer of vested rights to subdivide and develop, most often exempting the developer from the vagaries of future changes in zoning or land use policy.

The key issue in these agreements is that the developer is assured the right to develop in exchange for negotiated exactions (quid pro quo).

Because they are voluntary contracts rather than mandated policies, local agencies may use development agreements to exact in kind or cash payments for public facilities in excess of those required exclusively by the development which can benefit those outside the development and thereby circumvent the “nexus” of development fees limitation. The value of development agreements to the developer should not be understated.

The agreement if negotiated properly by a local community and a developer can be quite valuable to the developer in terms of his/her land acquisition price and releases, timing and phasing and preferential treatment by front end investors and construction loan lenders. Because of the certainty implicit in such agreements, the developer’s risk is limited to such items as the private market interest rates, the lending environment, without also enduring the vagaries of the political system. Because of reduced risk, a developer will be willing to “pay” for such negotiated rights.

Exactions from development agreements are additive to public facility fees. Since no restrictions are placed on use of these contract-based exactions (fees) a local agency has wide latitude and must determine where these funds are applied to local government budget line items.

In most cases, however, since these are capital funds, these exactions are spread among various capital improvements.

### **Public Project Specific Funding Sources**

Whereas the first three funding mechanisms were private development project specific and stemming from private development, this next group of funding sources stem from the actual project proposed (public project specific).

#### **1. Mello Roos District (Special District)**

**(Note: This funding source is recommended for maintenance and operation costs of all new park facilities.)**

A Mello Roos District implements a special on-going tax on the district residents, not the developer. It is secured by property within a district and is levied each year for specific public projects for acquisition development and maintenance.

This tax burdens the buyer, whereas, the previous fees/extractions burdened the seller.

Recreation and Park District facilities may be funded using a Mello Roos District. However, since the funds are project specific, a two-thirds voter approval is necessary. If there are more than 12 registered voters, each voter is entitled to one vote. If there are 12 or fewer voters within the district boundaries, the vote is landowner based at one vote per acre.

The only caveat on a landowner-based vote is that the tax thus approved must be for new services or facilities, not replacement of existing services.

In most cases, a Mello Roos District is overlaid over a newly developing area and can be used in addition to or complementary to the developer based funding previously cited. Tax revenues can be used for maintenance as well as improvements and acquisition and the resulting tax formula can be quite flexible.

## 2. Benefit Assessment Districts

Both neighborhood specific and area specific districts can be formed for park development, acquisition or O&M. In all cases, a strict association of costs versus benefits is required. An assessment district does not require a vote but a protest petition of a majority of property owners normally causes a sponsor to abandon the idea.

## 3. General Obligation Bonds

A General Obligation Bond, secured however by an Agency's taxing powers is the least expensive form of public debt. It does require a two-thirds voter approval. If the vote is approved, ad valorem taxes are simply increased in a specific amount for a specific period.

If district residents are in favor of a park and recreation plan and such a plan has been fully explained, there is no simpler and cost effective way to pay for park acquisition and capital improvements. Bond proceeds may not be used for O&M.

## 4. Certificates of Participation

COP's, as discussed earlier, require a revenue source to fund payment and repay them. Some facilities that charge user fees such as golf courses, swimming pools, music and theater facilities can often justify use of this source of funding.

Sometimes a revenue enhancement technique based on some form of user fees as a first source of repayment backed by assessment district fee can work quite well. Park development, except for very special uses, is not liable to generate sufficient cash to be considered acceptable security for a COP issuance. A local community organization sponsor where some form of sale/leaseback can occur may, in very special circumstances, make COP's viable.

## 5. Land Lease Revenues

Although not called for in the Park Plan, some of the potential sites may have some commercial use capability. In most districts, citizens shy away from government involvement in "business enterprises" even including asset management for a "profit."

However, if some commercial development is possible, land leased by a local agency back to a private developer or non-profit (McClellan Aviation Museum) can generate revenues which can, on occasion significantly contribute to public services, non-revenue uses in conjunction with COP's or revenue leasehold bonds.

## Other Funding Sources

Whereas the previous discussion in this chapter centered around 1) Development specific projects funding (developer or resident based), and 2) public project specific funding (public projected based) this section on *other funding sources* deals with sources external to the district.

### State and Federal Sources of Parks and Open Space Funding

Historically, the State and Federal government have been excellent sources of funding for local government agencies. However, since a budget crisis exists at both levels of government, the funding is quite restrictive. Some still remain on a limited basis. The likelihood of these sources is reviewed as follows:

#### 1. Direct Legislation

If the district has a program beneficial to the region, State legislative representatives and Congressional representatives can and often do introduce specific Recreation and Park projects, which have more than a limited community appeal.

Normally, these types of special legislation have three criteria:

- a) They are of a scale or type, which has at least district -wide appeal (voters overwhelmingly for the project) or better yet, State and National appeal, e.g. acquire land to develop an Air Plane Museum.
- b) Requires a community to retain a Sacramento-based and/or Washington, D.C. based legislative affairs representative (lobbyist).
- c) Requires a community to show documented backing from surrounding jurisdictions and “in vogue” vested interest groups.

## 2. Program Funds

At the State and Federal level, periodically authorization and budgeting occurs for special programs considered to be in the national or State interest. Due to budget restrictions at the State and Federal level, most of these types of funds are no longer available. Recent sources are summarized below.

Park Bonds – In November of 2006 the voters approved two State Bond Acts, (Proposition 84 and Proposition 1C) that will provide funding for local government park and recreation facilities. The grant funding criteria for these bond acts have not been determined, however, both funding source will be competitive grants programs, with no per-capita funding as in past bond acts.

Trails Grant Program – State and Federal funding of these programs has diminished dramatically in recent years. Future funding is uncertain.

Federal Land and Water Conservation Fund (Administered by the State Department of Parks and Recreation) – This program has been severely restricted. It was originally funded for acquisition and development of outdoor recreation areas and facilities. Current grants range from \$10,000 to \$500,000.

Certified Local Government Grants (State Department of Parks and Recreation) – This program is primarily to enhance preservation efforts of cultural resources and/or the National Register of historic places. Grants range from \$2,000 to \$30,000. This can be highly competitive and time consuming.

Community Development Block Grants (CDBG) Sacramento County has experience with and has utilized these HUD grants to municipalities for financing public improvements.

### **Private/Quasi Private Sources**

Several other sources exist which have been used by municipalities in the past. Most are self-evident; they are only listed as follows:

- Cooperative agreement with school districts, county agencies, local districts & other landowning public agencies.
- In kind donations from local citizens/citizen groups.
- Joint ventures with local public service organizations such as Boy and Girl Scouts, YWCA, YMCA, etc.

### ***Public-Private Joint Development Agreements***

It is potentially feasible for a community to pursue development and/or operation of golf and multi-sport facilities with private entities. There are companies that specialize in “turnkey” development of revenue generating recreational facilities, particularly golf courses and softball facilities. “Turn-key” refers to the full service nature of the company wherein they provide planning, financing and construction services as well as management and operations assistance. These are primarily oriented toward profit making ventures but arrangements with public entities and non-profits can be structured to comply with limitations associated with public financing and non-profit organizations.

Another possibility for a joint development project would be associated with development of a multi-purpose sports complex. In some areas, the local YMCA has interest in establishing a facility where the family-oriented nature and growth potential of the area meet their criteria. Some of the broad-based services available through the YMCA include day/after school care, camping, arts and crafts, as well as organized sports.

Another example agreement implemented by districts includes agreements between the District and a private recreational operator, which provides for the private company to develop and operate, for example, a childcare centers at a

community park. Essentially, the agreement constitutes a long-term ground lease that provides for the private development and operation of the recreational facility while the District City is paid rent. Additionally, the agreement includes a provision whereby a school district may conduct classes during certain school hours. As compensation to the District, the estimated value of school use of the facility is credited against city use of school district athletic facilities.

Three other areas are listed. They are: 1) Non-profit Advocacy Organizations; 2) Corporate grants; and 3) Foundations.

Non-profit Advocacy Organizations – Normally a political body is considered as a non-qualifying agency in terms of advocacy since it has public sources of funding and buying power. To overcome this image and attendant legal restrictions, a political body can be instrumental in assisting local residents or vested interests to form a non-profit advocacy organization (District Foundation). Due to recent complications created by Federal and State regulations, such organizations require financial sponsorship, which a local community may provide.

Corporate/Individual Grants – As a result of the recession in the first half of this decade, this source of funds has become extremely competitive. Normally, this source of funds is negotiated with a locally based corporation as part of both its philanthropic program and its public relations program. Further, such grants are project specific and usually limited in nature. A District Foundation can prevail on a local corporation or a local family with ties to the community for a grant, or endowment for such items as a park, swimming pool, senior citizens center, community center, etc. Normally the facility is named after the donor. This type of grant normally requires political backing and is best handled in the political arena either by local politicians or non-profit advocacy groups.

## Park Design Standards

### Neighborhood Park Design Standards

Neighborhood parks are intended to serve the daily needs of the local population. These facilities could adjoin school sites where possible to encourage joint use, and are ideally within walking distance, or close proximity to the residents they serve. They should allow for access from two public streets and include both passive and active recreational areas, with playground equipment, sports and picnic facilities, restrooms, security lighting, off-street parking, and visibility from streets to enhance security. Neighborhood parks should be at least 5 acres, with a minimum of three acres of flat space that can support public use.

### Community Park Design Standards

Community parks are designed to serve the entire community with special facilities, such as community centers, swimming pools, sports complexes, group picnic facilities, amphitheatres, large areas to support special events and large passive areas.

| <u>Type</u>       | <u>Service Area</u> | <u>Size</u> | <u>Standard</u>          |
|-------------------|---------------------|-------------|--------------------------|
| Neighborhood Park | ¼ to ½ miles        | 5-15 acres  | 2.5 acres<br>/1,000 pop. |
| Community Park    | ½ to 3.0 miles      | 15-50 acres | 2.5 acres<br>/1,000 pop. |

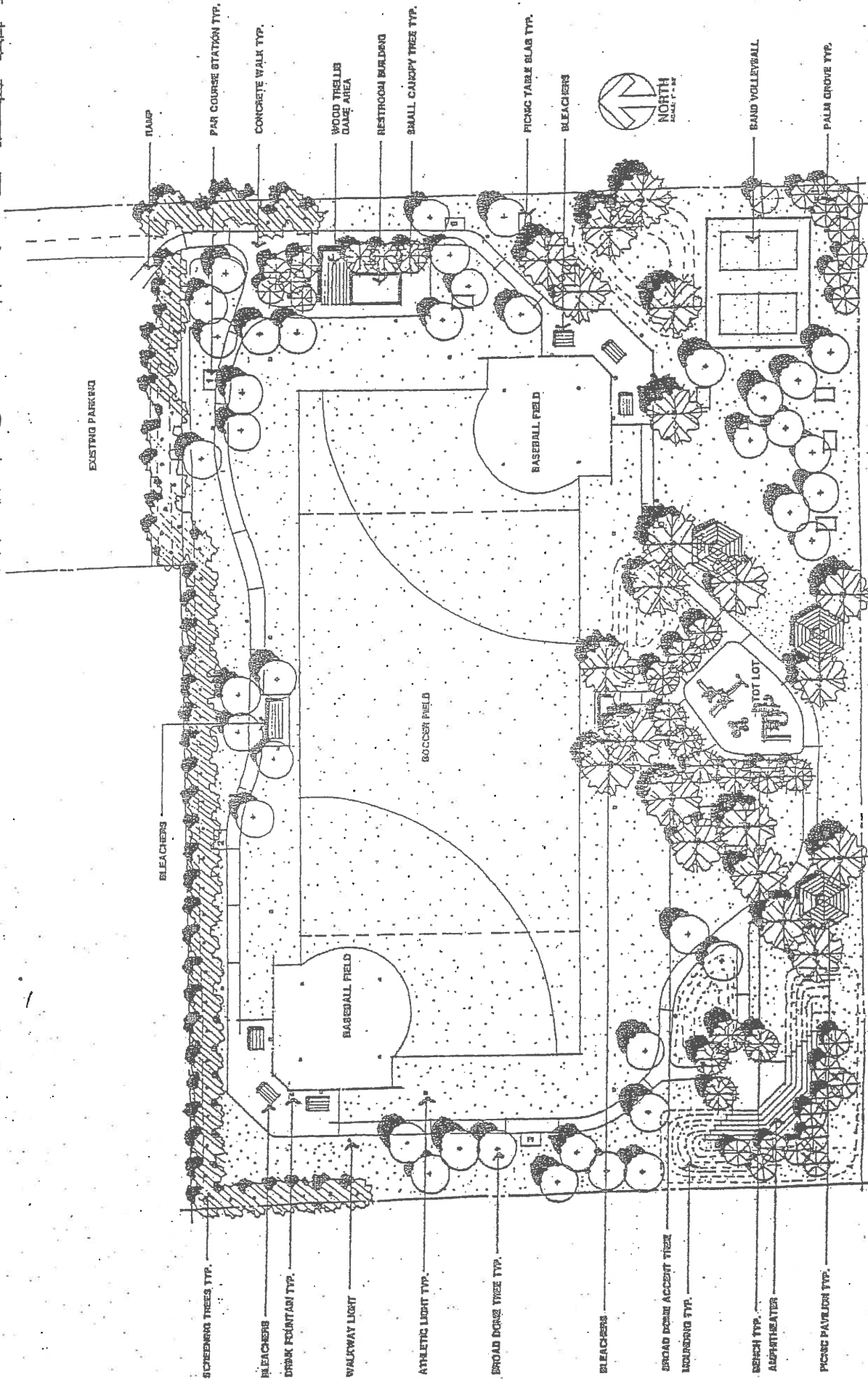


## Summary of Land and Facility Needs

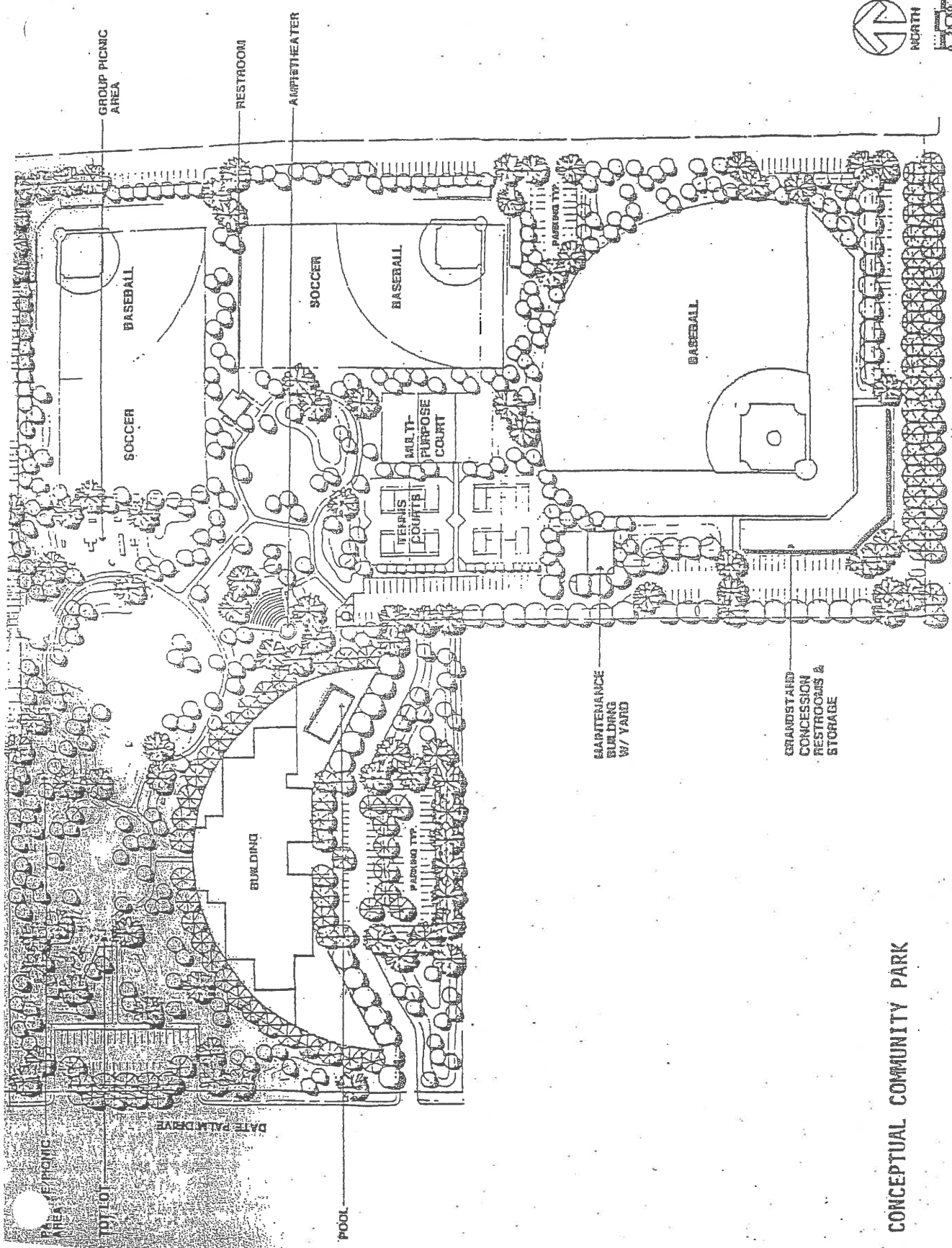
| <u>Park Area or Facility</u> | <u>Standard</u>           |
|------------------------------|---------------------------|
| Neighborhood Park            | 2.5 ac / 1,000 pop        |
| Community Park               | 2.5 ac / 1,000 pop        |
| <b>Total Park Land</b>       | <b>5.0 ac / 1,000 pop</b> |

| <u>Facilities</u> | <u>Standard</u>  |
|-------------------|------------------|
| Baseball Fields   | 2 per 10,000 pop |
| Softball Fields   | 1 per 10,000 pop |
| Soccer Field      | 1 per 3,800 pop  |
| Football Fields   | 1 per 18,000 pop |
| Tennis Courts     | 1 per 2,000 pop  |
| Volleyball Courts | 1 per 5,000 pop  |
| Gymnasium         | 1 per 30,000 pop |
| Basketball Court  | 1 per 5,000 pop  |
| Community Center  | 1 per 40,000 pop |
| Youth Center      | 1 per 40,000 pop |
| Senior Center     | 1 per 30,000 pop |
| Swimming Pool     | 1 per 20,000 pop |
| Bocce Court       | 1 per 50,000 pop |

# MASTER PLAN



CONCEPTUAL NEIGHBORHOOD PARK



SCALE: 1" = 200'  
 DATE: 11/16/16  
 DRAWN BY: [illegible]

DESIGNED BY: [illegible]  
 CHECKED BY: [illegible]  
 APPROVED BY: [illegible]

DINAH SHORE DRIVE

CONCEPTUAL COMMUNITY PARK

**ESTIMATED PARK FACILITIES COSTS - North Highlands Recreation and Park District**

**Community Park Costs**

| Item  | Units   | Unit Cost   | Construction Cost  | Totals      |
|---|---------|-------------|--------------------|-------------|
| <b>Design, Engineering, Fees and Admin</b>  |         |             |                    |             |
| Design, Eng, Fees and Admin<br>(Est'd at 15% of site & capital improvement costs) | 15%     | \$5,668,500 | <u>\$850,275</u>   | \$850,275   |
| <b>Site Improvements</b>  |         |             |                    |             |
| On-site improvements [1]  | 20 AC   | \$170,000   | <u>\$3,400,000</u> | \$3,400,000 |
| <b>Facilities Improvements</b>  |         |             |                    |             |
| Street frontage   | 1500 LF | \$150       | \$225,000          |             |
| Off street parking per stall  | 250 EA  | \$1,500     | \$375,000          |             |
| Play structures   | 4 EA    | \$100,000   | \$400,000          |             |
| Soccer fields   | 2 EA    | \$50,000    | \$100,000          |             |
| Baseball fields   | 3 EA    | \$50,000    | \$150,000          |             |
| Basketball courts   | 3 EA    | \$40,000    | \$120,000          |             |
| Tennis courts   | 4 EA    | \$75,000    | \$300,000          |             |
| Restrooms   | 3 EA    | \$150,000   | \$450,000          |             |
| Shade structures  | 2 EA    | \$60,000    | \$120,000          |             |
| Players benches   | 8 EA    | \$500       | \$4,000            |             |
| Bleachers   | 4 EA    | \$2,500     | \$10,000           |             |
| Entry sign  | 1 EA    | \$6,500     | \$6,500            |             |
| Benches   | 10 EA   | \$800       | <u>\$8,000</u>     | \$2,268,500 |
| <b>Total facilities improvement cost</b>  |         |             |                    | \$2,268,500 |
| <b>Total Costs</b>  |         |             |                    | \$6,518,775 |
| <b>Total Cost per Acre</b>  |         |             |                    | \$325,939   |
| <b>Acres per 1,000 population</b>   |         |             |                    | 2.50        |

[1] Onsite improvements include site grading, utility connections, soil preparation & amendments, automatic irrigation, turf & landscape installation, and concrete pathways

Sources: SCI Consulting Group, Jerry Fox - park construction manager & development consultant, Cordova Park Standards and guidelines for new development by MIG Inc., El Dorado Hills CSD Master Plan by MIG Inc., and other park districts in the Sacramento region.

**ESTIMATED PARK FACILITIES COSTS - North Highlands Recreation and Park District**

**Neighborhood Park Costs**

| Item  | Units  | Unit Cost   | Construction Cost  | Totals      |
|---|--------|-------------|--------------------|-------------|
| <b>Design, Engineering, Fees and Admin</b>  |        |             |                    |             |
| Design, Eng, Fees and Admin<br>(Est'd at 18% of site & capital improvement costs) | 18%    | \$1,660,000 | <u>\$298,800</u>   | \$298,800   |
| <b>Site Improvements</b>  |        |             |                    |             |
| Onsite improvements [1]   | 6 AC   | \$180,000   | <u>\$1,080,000</u> | \$1,080,000 |
| <b>Facilities Improvements</b>  |        |             |                    |             |
| Street frontage   | 500 LF | \$150       | \$75,000           |             |
| Off street parking per stall  | 24 EA  | \$1,500     | \$36,000           |             |
| Play structures   | 1 EA   | \$100,000   | \$100,000          |             |
| Soccer field  | 2 EA   | \$50,000    | \$100,000          |             |
| Basketball court  | 1 EA   | \$40,000    | \$40,000           |             |
| Restroom  | 1 EA   | \$150,000   | \$150,000          |             |
| Shade structure   | 1 EA   | \$60,000    | \$60,000           |             |
| Players benches   | 4 EA   | \$500       | \$2,000            |             |
| Bleachers   | 2 EA   | \$2,500     | \$5,000            |             |
| Entry sign  | 1 EA   | \$4,000     | \$4,000            |             |
| Benches   | 10 EA  | \$800       | <u>\$8,000</u>     |             |
| <b>Total facilities improvement cost</b>  |        |             |                    | \$580,000   |
| <b>Total Costs</b>  |        |             |                    | \$1,958,800 |
| <b>Total Cost per Acre</b>  |        |             |                    | \$326,467   |
| <b>Acres per 1,000 population</b>   |        |             |                    | 2.50        |

[1] Onsite improvements include site grading, utility connections, soil preparation & amendments, automatic irrigation, turf & landscape installation, and concrete pathways .

Sources: SCI Consulting Group, Jerry Fox - park construction manager & development consultant, Cordova Park Standards and guidelines for new development by MIG Inc., El Dorado Hills CSD Master Plan by MIG Inc., and other park districts in the Sacramento region.

**ESTIMATED PARK FACILITIES COSTS - North Highlands Recreation and Park District**

**Community Center Costs**

| Item   | Units      | Unit Cost   | Construction Cost | Totals      |
|--|------------|-------------|-------------------|-------------|
| <b>Design, Engineering, Fees and Admin</b>         |            |             |                   |             |
| Design, Eng, Fees and Admin                        | 15%        | \$6,549,240 | <u>\$982,386</u>  | \$982,386   |
| (Est'd at 15% of site & capital improvement costs) |            |             |                   |             |
| <b>Site Improvements</b>                           |            |             |                   |             |
| Site grading                                       | 217,800 SF | \$0.80      | \$174,240         |             |
| Utilities  | 1 LS       | \$300,000   | \$300,000         |             |
| Parking: off-street stalls                         | 120 EA     | \$1,500     | \$180,000         |             |
| Landscaping  | 1 LS       | \$150,000   | <u>\$150,000</u>  |             |
| <b>Subtotal Site Improvements</b>                  |            |             |                   | \$804,240   |
| <b>Facilities Improvements</b>                     |            |             |                   |             |
| Building Area [1]                                  | 25,000 SF  | \$225       | \$5,625,000       |             |
| Furnishings, Fixtures, Equipment                   | 1 LS       | \$120,000   | <u>\$120,000</u>  |             |
| <b>Total facilities improvement cost</b>           |            |             |                   | \$5,745,000 |
| <b>Total Costs</b>                                 |            |             |                   | \$7,531,626 |
| <b>Population Served</b>                           |            |             |                   | 25,000      |

[1] Assumes 25,000 SF building including small and large meeting rooms, multi-purpose room, gymnasium, and administration facilities. Other agency community center standards include Cordova RPD at 80,000 SF, El Dorado Hills CSD at 27,000 SF plus 14,500 SF for admin. facilities.

Sources: SCI Consulting Group, Jerry Fox - park construction manager & development consultant, Cordova Park Standards and guidelines for new development by MIG Inc., El Dorado Hills CSD Master Plan by MIG Inc., and other park districts in the Sacramento region.

**ESTIMATED PARK FACILITIES COSTS - North Highlands Recreation and Park District**

**Aquatics/Swimming Facility Costs**

| Item   | Units      | Unit Cost   | Construction Cost | Totals      |
|--|------------|-------------|-------------------|-------------|
| <b>Design, Engineering, Fees and Admin</b>         |            |             |                   |             |
| Design, Eng, Fees and Admin                        | 15%        | \$6,634,088 | \$995,113         |             |
| (Est'd at 15% of site & capital improvement costs) |            |             |                   | \$995,113   |
| <b>Site Improvements</b>                           |            |             |                   |             |
| Site grading                                       | 261,360 SF | \$0.80      | \$209,088         |             |
| Utilities  | 1 LS       | \$300,000   | \$300,000         |             |
| Parking: off-street stalls                         | 100 EA     | \$1,500     | \$150,000         |             |
| Landscaping  | 1 LS       | \$150,000   | \$150,000         |             |
| <b>Subtotal Site Improvements</b>                  |            |             |                   | \$809,088   |
| <b>Facilities Improvements</b>                     |            |             |                   |             |
| Pool   | 16875 SF   | \$160       | \$2,700,000       |             |
| Slide  | 100 LF     | \$400       | \$40,000          |             |
| Zero entry pool                                    | 4050 SF    | \$200       | \$810,000         |             |
| Children's water play area                         | 1 LS       | \$250,000   | \$250,000         |             |
| Equipment building                                 | 1000 SF    | \$325       | \$325,000         |             |
| Bathhouse  | 3500 SF    | \$400       | \$1,400,000       |             |
| Bathhouse fixtures                                 | 1 LS       | \$100,000   | \$100,000         |             |
| Concession area                                    | 800 SF     | \$250       | \$200,000         |             |
| <b>Total facilities improvement cost</b>           |            |             |                   | \$5,825,000 |
| <b>Total Costs</b>                                 |            |             |                   | \$7,629,201 |
| <b>Population Served</b>                           |            |             |                   | 20,000      |

Sources: SCI Consulting Group, Aquatic Design Group, Arch-Pac, Inc., and Jones & Madhavan.

## **Detention Basins and Drainage Corridors**

In some of the developing portions of the District, wetlands and sensitive habitat areas are being preserved for open space and creek ways to convey flood water.

- The District should actively work with developers to insure that these sensitive open space areas are preserved and that every effort be made to include public access use as part of managing these open space areas
- The District should incorporate natural and open space areas that are set aside for drainage ways, detention basins, creeks, wetlands and open space preserves as part of the District park system.
- Detention basins to serve multiple functions of flood control, improving water quality, providing wildlife habitat, enhancing environmental quality, and also providing recreational opportunities, should be encouraged.
- Protect the values of creek ways as a resource for wildlife habitat and wildlife migratory corridors as a valuable landscape and visual amenity in a neighborhood and as a potential for recreational opportunities.



# North Highlands Recreation and Park District

## Master Plan

### Needs Assessment

Our project team has completed the needs assessment phase of the District Park and Recreation Master Plan. A complete description of the methodology and the sources of information we used will be included in the Appendix of the final plan. The purpose of this memorandum is to provide the District with a summary of the research findings and our assessment.

The research phase of this project included the collection of written data, surveys, questionnaires, and personal interviews. The information gained from all these sources was used to make the following findings:

- ✓ The majority of adults surveyed rated the NHRPD facilities and programs as good or excellent.
- ✓ The population of the District is projected to remain relatively unchanged to 2010.
- ✓ The average age of District residents is younger (30.4 years) than the average for the region (34.4 years).
- ✓ District residents have expressed a strong desire for a central community gathering place and major events that would bring the community together.
- ✓ The number of District families with minor children (37% is higher than the average for other communities in the region (33%).
- ✓ NHRPD does not offer certain programs which are typical for community recreation such as pre-school classes, programs for the disabled, sports skills classes such as tennis, golf, etc.
- ✓ The average adult income (\$14,109) is substantially less than the average (\$22,302) for the county.
- ✓ Park districts in the area do not charge non-district fees, which encourage participation by non-residents.
- ✓ The number of adults who have less than a high school education is higher in North Highlands (24%) than the average for the County (15%).
- ✓ NHRPD facilities are well distributed, with at least one facility in each of its eight census tracts.

- ✓ Residents prefer to see improvements to existing facilities before funds are spent on acquiring and developing new sites.
- ✓ Many organized sports programs use District facilities but are not sponsored or conducted by the District.
- ✓ There is community support for adding new play equipment, restrooms, drinking fountains and shade structures.

#### Needs Assessment Summary:

Historically, much of the identity of North Highlands has been tied to being the home of the McClellan Air Force Base. The base closure and conversion to civilian activities has impacted the community in various ways. One impact that represents a potential opportunity for the NHRPD is the loss of community identity. Residents have expressed the need for a central “facility” or “place” where people could gather to build community connection and pride. Both Freedom Park and the North Highlands Community Center “Complex” have the potential for being a positive focal point for the community.

The population of North Highlands is projected to remain substantially the same over the next 5-10 years. The most significant change may come from the redevelopment and use of McClellan and the Watt Avenue Corridor. None of these changes is expected to result in a change to the population, both in numbers and demographically. Since the base has sufficient open space and recreation facilities to support base residents and visitors, its redevelopment will not have much impact on District programs and facilities. For the remainder of the population of North Highlands, the District can meet park and recreation needs by developing Sierra Creek Park redeveloping Memorial Park and upgrading its existing programs and facilities, and by collaborating with other recreation providers in the area.

Based upon the demographics of the community, i.e. generally younger and with lower income, the District should increase its efforts to provide attractive and inexpensive recreation services and facilities. One example is the need to provide safe well-maintained and equipped neighborhood parks. This would include restrooms, updated play equipment, family and group picnic shade structures. In addition, the District should make its facilities available to organizations that provide programs aimed at assisting persons with low incomes, or other limitations or special needs.

In summary, we believe the District can increase its value to the community by being a catalyst for community gatherings and community pride, by upgrading and expanding its facilities, and by collaborating with other recreation and social service agencies to provide services within North Highlands and/or referring residents to other districts or service providers.

# Needs Assessment

## Purpose, Methodology and Schedule

### I. Purpose

The primary purpose of the Needs Assessment is to provide staff, residents and other stakeholders an opportunity to share their opinions about the recreation and facility needs within the NHRPD (District).

### II. Methodology

#### Data Collection and Analysis

- ✓ Program and facility information from providers within and adjacent to the district.
- ✓ Demographic data from the 2000 Census.
- ✓ Existing enrollment and future projects for local schools.
- ✓ Population projects for District (SACOG).
- ✓ Key stakeholder groups and individuals.
- ✓ Agreements between the District and others for facility use.
- ✓ District recreation program attendance for 2003.
- ✓ Board of Director meeting minutes for 2003.

### III. Stakeholder Interviews

- ✓ Staff
- ✓ Board Members
- ✓ User group representatives, other residents interested in the District

### IV. Survey Methodology

- ✓ Existing program and facility users
- ✓ Send home via elementary schools
- ✓ Visitors to district offices
- ✓ Stakeholders (during interviews)
- ✓ Resident (intercept surveys)

# NORTH HIGHLANDS RECREATION AND PARK DISTRICT BOUNDARY & VICINITY MAP

