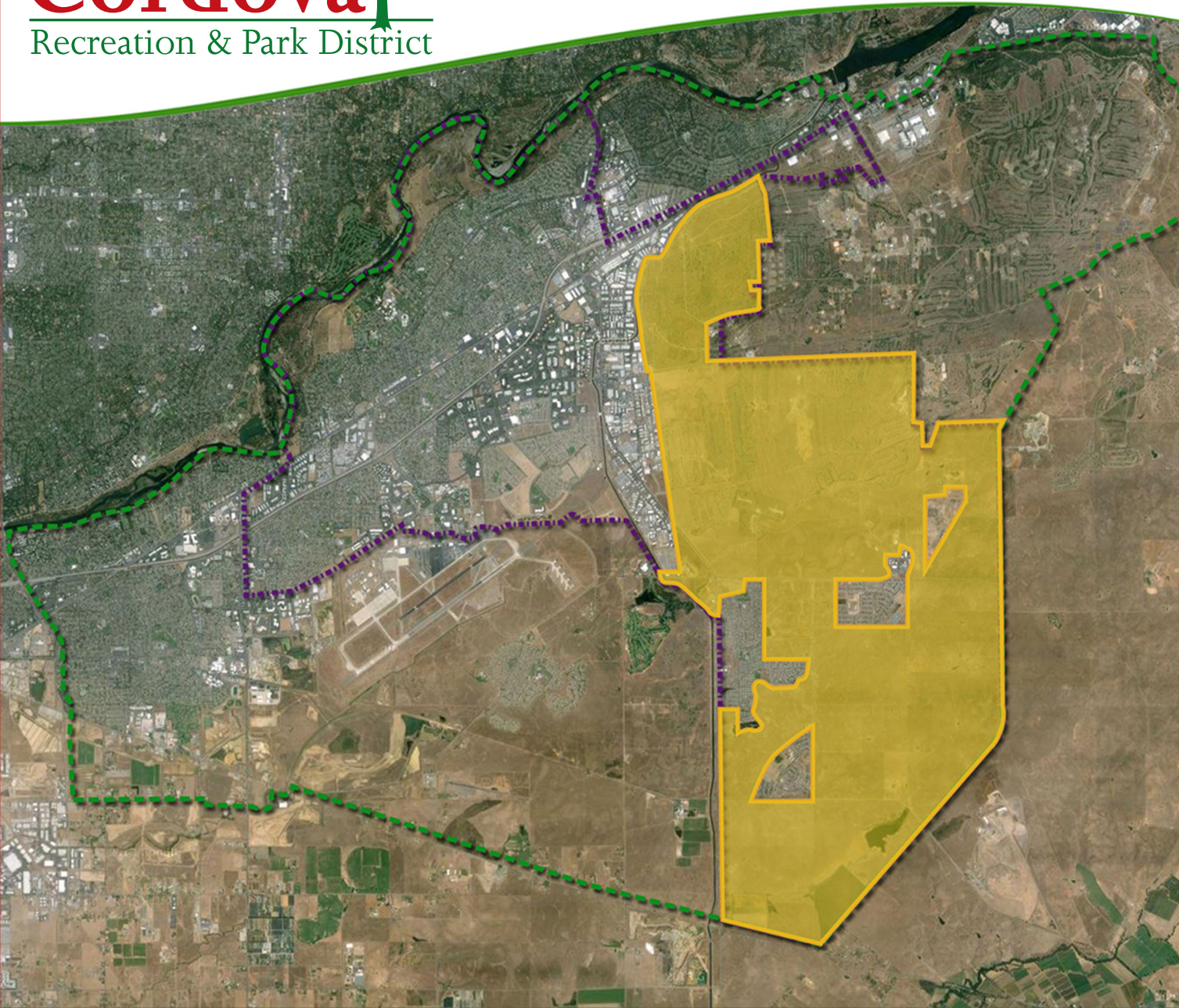


Master Plan for New Development in Incorporated Areas 2014



ACKNOWLEDGEMENTS

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**Cordova Recreation and Park District
Master Plan for New Development in Incorporated Areas
2014**

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5. *Proposed Development Park Facilities Preliminary Distribution & Cost Analysis*, April 2010 by Gates + Associates
6. *Capital Facilities Plan Summary, Cordova Recreation and Park District*, April 2010, by Gates + Associates and former District Administrator, David Edmonds
7. *Cordova Recreation and Park District Capital Improvement Plan – New Growth Development – City of Rancho Cordova*, June 2012, by Doug Critchfield of CRPD in consultation with PROS Consulting
8. *Cordova Recreation and Park District Inventory and Assessment Plan*, 2012, by PROS Consulting (Note: This document was formerly titled “Strategic Master Plan”.)
9. *CRPD Board Action on September 12, 2012 approving a District-wide Development Impact Fee Program with a cost per Dwelling Unit Equivalent (DUE) of \$8,420*
10. *CRPD Board Adoption of Resolution 13/14-24 of the Formation of Community Facilities District No. 2014-01 (Montelena)*
11. *Cordova Recreation and Park District Park Impact Fee Nexus Study*, March 2014, by Goodwin Consulting Group
12. *Cordova Recreation and Park District “Design Standards, Constuction Specifications and Details”*, revised August 2014.

BACKGROUND

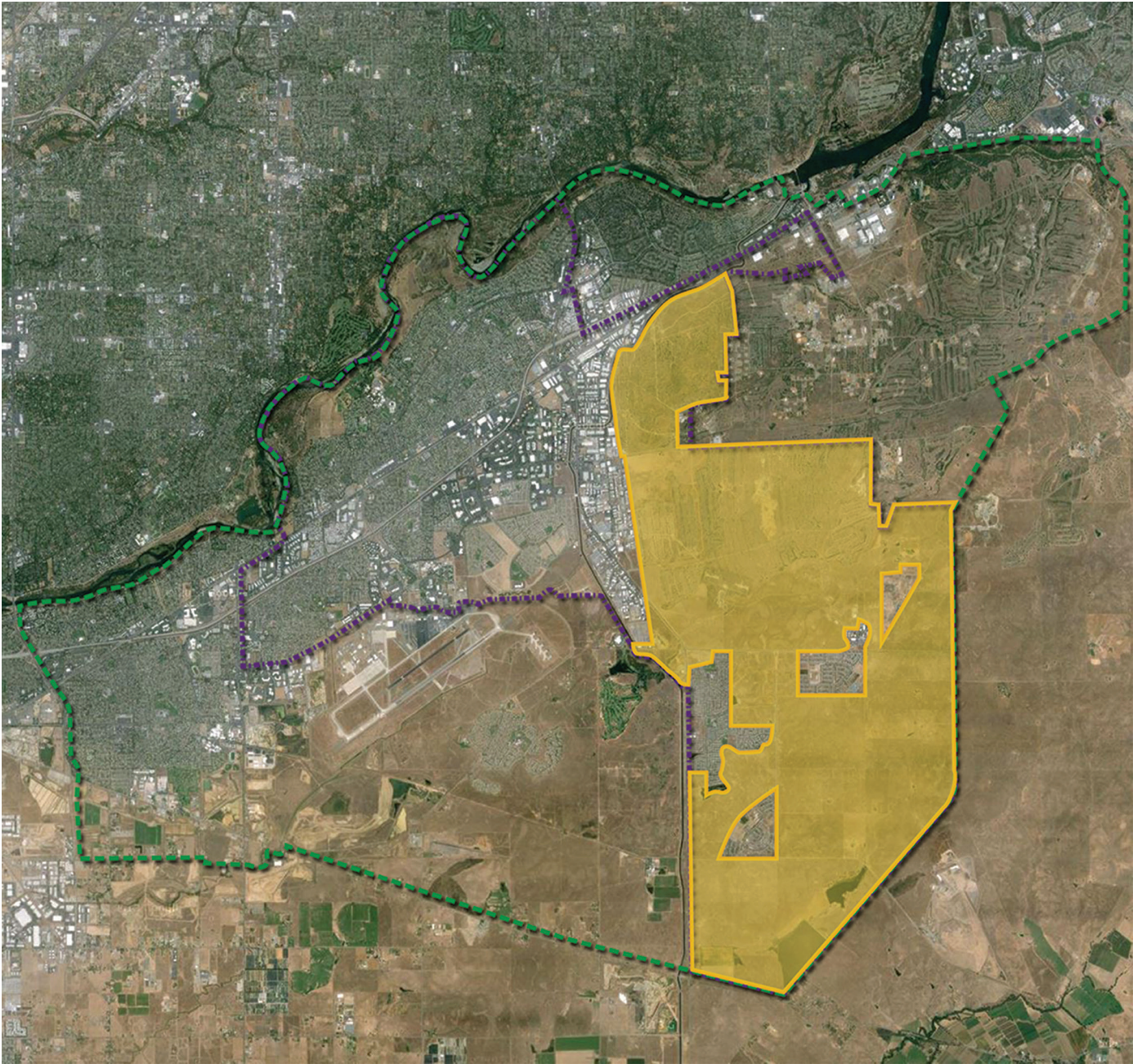
The Cordova Recreation and Park District (the District or CRPD) was formed in 1958. Up until the 1990's the District was focused on meeting the recreation needs of residents and focused on sports organizations and maintaining assets with little funding. Development pressure in the 1990's drove the need for District master planning to fully develop financing plans for capital improvements and long-term maintenance. Master planning in cooperation with the City of Rancho Cordova became an absolute necessity when the City incorporated in 2003.

This Master Plan addresses undeveloped areas in the City of Rancho Cordova City Limits. It focuses on park and recreation facilities that will be needed by the future population. The City limits fall entirely within the boundary of the Cordova Recreation and Park District (Map 1). The City's area of influence (aka Planning Area Boundary) is very similar to the boundaries of the District (Map 2). The District and the City have cooperated in planning efforts since the City's inception. Both the City and the District hired the same consulting firm to develop their first design guidelines. For the past decade Cordova Recreation and Park District (CRPD) has conducted several planning and financing efforts leading up to the development of a final master plan. In the early 2000's planning goals and proposed amenities were extensive. The standards set by other local communities were used for comparison to assist in the development of the District's standards. The other local communities programming goals were near to or greater than the levels proposed in District's documents of the early 2000's. The proposed levels of improvements were later found to be too expensive for the developing community to bear. Affordability and sustainability of the proposed programming levels became a major issue with the great recession that started in 2007.

Upon the City of Rancho Cordova's incorporation in 2003, Cordova Recreation and Park District participated with the City envisioning the ultimate goals for a well planned community that included parks and open space. The Quimby Act was amended in 1982 to limit park land dedication requirements to a maximum of 5 acres per 1000 population. There was concern by City representatives early on that the District had heavily programmed the parks. The City wanted to ensure adequate unprogrammed and passive open space for City residents. The City initiated a separate requirement for two acres of open space for every 1,000 residents. The City's open space requirement is not part of the Quimby park land requirement. The coordinated planning effort between the City and the District is demonstrated by the fact that the design guidelines for the District parks and the City's open space were prepared by the same consulting firm, Moore, Iacofano, Goltsman, Inc. (MIG) under separate contracts. The two agencies purposely coordinated through the same consultant. Recently the City reduced the open space requirement to one acre per 1,000 residents for reasons that will be explained later in this document.

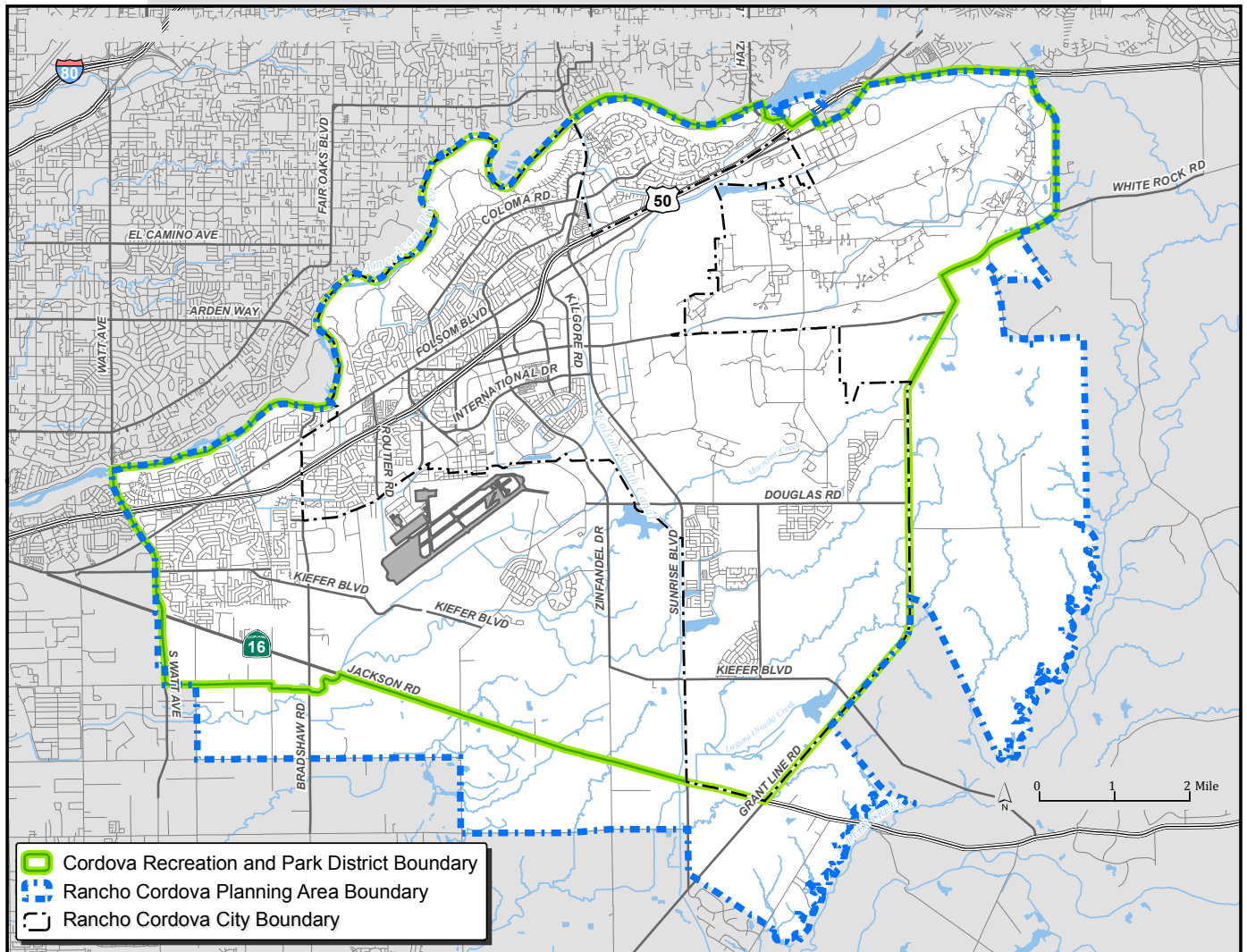
This document will introduce, describe and incorporate the guiding planning and financing publications used by the District since the early 2000's. The guiding premises of successive documents were adjusted slightly to accommodate changes in the District and/or economic realities. The adjustments will be explained as those documents are incorporated into this cohesive master planning document.

Project Limits



Map 1 – CRPD, City of Rancho Cordova, and New Build Area boundaries

Cordova Recreation and Park District – Rancho Cordova Planning Area



Map 2 – CRPD and City of Rancho Cordova boundaries



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EXECUTIVE SUMMARY

Approximately two thirds of the area within the Cordova Recreation and Park District boundary is undeveloped. At current growth rates the District's population will more than double in the next 40 years. The District's park system will be greatly expanded to meet the demands of population growth. The District has prepared to meet the challenge.

This document consolidates ten years of planning efforts by the District for areas within the City limits of Rancho Cordova. The District has worked in concert with the City of Rancho Cordova's leaders to set goals, plan and to implement a premier system of parks and open space. The Master Plan continues that coordination by describing how the City will be involved in the park development process. The District's goals and strategies were recently summarized in the 2012 *Inventory and Assessment Plan*. The goal for land and facilities is two parts; provide five acres of neighborhood parks and community parks per 1,000 residents to meet Quimby requirements, and to provide safe, functional and well-maintained facilities to meet the recommended standard for assets to equitably meet the CRPD population needs.

The community participated in public meetings and surveys conducted in 2008. PROS Consulting found that the District caters to a very wide and diverse population base. The consultant used the data to provide a prioritized list of facility/amenity and recreation program needs for the community. The model used a weighted scoring system balancing community survey results, survey ranking of importance for facilities and programs, and the consultant's evaluation of facility priority based on the survey, demographics, trends and overall community input. The ranking for facilities and amenities showed that walking, biking trail and greenways, small family picnic area and shelters and small neighborhood parks were the top three facilities followed by playground equipment, outdoor swimming pools, and indoor running/walking tracks.

A major component of this master plan is establishing the level of service, or number of amenities, to serve the population. Near the end of the ten year planning effort, it was found that the levels of service proposed in early 2000 were not fully fundable or sustainable. The proposed service levels were reevaluated in 2012 combining comparative performance standards by Gates + Associates and the needs-based analysis performed by PROS Consulting to generate a program that was flexible, operationally feasible, financially sustainable, and addressed community needs.

A distribution and space analysis was derived from the proposed level of service. The analysis shows that parks and amenities required by the level of service standard are well distributed around the future development area of Rancho Cordova. The analysis is conceptual and flexible to allow adjustments as individual developments come forward.

The District has ensured the level of service and resulting Capital Improvement Plan is fundable. Park land in the new build areas will be dedicated as authorized by the Quimby Act. A large majority of the cost of new construction will come from impact fees from new residential development. The timing of implementation will be dependent upon the rate of residential development. A Nexus Study (in 2013 dollars) prepared by Goodwin Consulting found that a park fee of \$8,420 per single-family residence is needed to fund the Capital Improvement Plan. The District Board adopted the Park Fee Nexus Study in April 2014.

The successful implementation of the Master Plan will require continued cooperation and coordina-

tion between the District and the City of Rancho Cordova representatives. Two Joint Work Sessions between the District Board and Rancho Cordova City Council were conducted to review the content of this Master Plan. There will be many more opportunities to coordinate between the agencies as the development of each project becomes eminent. For larger community parks the District will conduct public meetings to take input from the public as well as all agencies, organizations and other stakeholders. The programming for each new community park will be finalized based on the input received. A concept plan derived from the program statement for each park will be presented in a follow up public meeting for additional review and comment by interested parties. Construction plans are routinely submitted to City Planning and Building Departments for review and approval.

Several action items between the District and the City have been identified to pave the way for smooth implementation of a premier system of parks, trails and open space as envisioned in the District and City's planning guidelines. The District will promote a participatory design process including the City and community in the park development process which is detailed in Chapter 9 and briefly stated here. The City should adopt the District's Park Fee as justified in the Nexus Study. An agreement should be formalized between the District and the City about design, construction, funding and maintenance of the City's open space. Both the City and the District should work together to secure funding to renovate the existing park system where adequate funding methods are not in place, especially high cost renovations such as the Cordova Community Pool.

This Master Plan focuses on the future development areas within the Rancho Cordova City Limits. The District and the City have the same goal – to provide current and future citizens a premier system of parks, trails and open space to enhance quality of life and the desirability of the area to live, work and play. The City and District representatives must continue to work together to make this vision a reality.



CHAPTER 1

INTRODUCTION

The Cordova Recreation and Park District (the District or CRPD) encompasses 75 square miles in Sacramento County, California. The 2010 US Census estimates the population within the District's boundaries to be 115,000 (67,000 in the City of Rancho Cordova and 48,000 in the County). It is one of the largest Independent Special Districts in the Sacramento area providing recreation and park services separate from Sacramento County and The City of Rancho Cordova. The District currently has 35 parks, a regional sports center, a golf course, shooting center, a senior center, and two community buildings. Approximately one half of the land area within the District's boundaries is undeveloped. The undeveloped areas are fairly evenly split between the land authorities of the County and the City.

Future development inside the Rancho Cordova City Limits is expected to increase the City's population by 100,000. The District's standards have been established and refined through the decade-long planning process. The District is well-positioned to manage the development of future parks and facilities that will be needed to serve the City's growing population. The District intends to apply the standards set by this document to the unincorporated areas within the District's boundaries. Much of the new development areas in the County are within the City of Rancho Cordova's area of influence and could eventually be annexed into the City. In general terms development in the unincorporated areas could add another 50,000 to 100,000 residents to the District depending on the density of development.



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CHAPTER 2

PLAN DEVELOPMENT & CONTINUATION PROCESS

Organization of the Master Plan Document

This document contains elements typical to a master plan and is broadly organized into chapters with applicable references. The referenced documents were prepared and completed separately over the past ten years. Each chapter describes the documents contributing to that master planning element. Where it is practical, a duplication of the relevant information is included herein. Where it is not practical to duplicate, the reference is provided below.

The guiding premises of some documents are adjusted slightly to accommodate for changes in the District and/or economic realities. Any conceptual changes or adjustments to original documents are explained as those documents are incorporated into this master plan. The goal is to provide a cohesive master plan document that adapts to recent changes yet retains the integrity of those original documents.

Guiding Documents

- ◆ *City of Rancho Cordova Design Guidelines*, 2005, by Pacific Municipal Consultants(PMC)
The newly formed City of Rancho Cordova published Design Guidelines in 2005, referenced in this Master Plan as “City Guidelines”. These standards suggested a City Open Space standard of 2 acres/1000 over the 5 acre Quimby park standard. The City wanted to offset the heavily programmed park land with additional open space to ensure enough passive areas.
- ◆ *Cordova Recreation and Park District Park Standards & Guidelines for New Development*, October, 2005, by MIG (Guidelines)
The District hired MIG to establish standards and guidelines for parks, referenced in this Master Plan as “Park Guidelines”. The District’s Guidelines for Park Development worked in concert with the City’s Open Space Guidelines. This document described the Master Plan vision and set initial standards for amenities.
- ◆ *Rancho Cordova General Plan*, 2006
The City’s General Plan includes a “Park and Open Space Element” that sets a goal for a premier system of Parks and Open Space. The City’s Open space requirement was set at 1.75 acres/1,000 in this document.
- ◆ *Proposed Development Park Facilities Preliminary Distribution & Cost Analysis*, April 2010 by Gates + Associates
The District hired Gates + Associates to prepare a Capital Improvement Plan based on the earlier 2005 Guidelines by PMC. The Gates Study landed amenities into proposed parkland at the predetermined standard (the number of amenities per 100,000 population).
- ◆ *Capital Facilities Plan Summary, Cordova Recreation and Park District*, April 2010, by Gates + Associates and former District Administrator, David Edmonds

The vision provided in the Guidelines by PMC, the Capital Improvement Plan by Gates and the cost to develop and maintain park property was summarized in the document referenced above. The summary was presented to the District Board and City Council in a Joint Work Session in 2011 by former District Administrator, David Edmonds. By the time the information was consolidated and presented, the recession was in full swing and the cost for both the park improvement fee and maintenance would not be supported by the development community.

- ◆ *Cordova Recreation and Park District Capital Improvement Plan – New Growth Development – City of Rancho Cordova*, June 2012, by Doug Critchfield of CRPD in consultation with PROS Consulting

This spreadsheet printed in 11 X 17 inch format documents the comparisons and considerations made when reducing the overall cost of the capital improvement plan and long-term maintenance. The information presented in this spreadsheet was incorporated into the service level standards published in the *Cordova Recreation and Park District Inventory and Assessment Plan* described below.

- ◆ *Cordova Recreation and Park District Inventory and Assessment Plan*, 2012, by PROS Consulting

The District Inventory & Assessment Plan included some elements of a master plan but more accurately contained a self-evaluation of the state of the District leading up to its publication. With the arrival of a new District Administrator, Jim Rodems, the planning effort took a hard look at the affordability and sustainability of the previously set level of service. The final publication of this document adjusted the recommended level of service to a level that would be accepted by the development community and with a maintenance fee that would be palatable to future residents.

This document was originally titled “*Strategic Master Plan*” but was later renamed the “*Inventory and Assessment Plan*” because it lacked elements typical to a complete master plan.

- ◆ *CRPD Board Action on September 12, 2012 approving a District-wide Development Impact Fee Program with a cost per Dwelling Unit Equivalent (DUE) of \$8,420*

A staff report presented to the District Board of Directors on this topic summarized the evolution of the level or service standards, adjustment to the capital improvement plan and resulting final park development fee based on a per dwelling unit cost of \$8,420.

- ◆ *City of Rancho Cordova Open Space Guidelines, January 2014*

The City has adopted Open Space Guidelines that describe its intent for City Open space. In general, the City Open Space requirement is a combination of community places and green infrastructure. The community places component includes a requirement of 1.0 acres of land per 1,000 residents, with land to be divided between small, local green spaces (neighborhood greens) and larger community serving facilities. green infrastructure refers primarily to pedestrian and bicycle mobility, including trails adjacent to roads, separated trail corridors and major trail routes that extend throughout the City.

- ◆ *CRPD Board Adoption of Resolution 13/14-24 of the Formation of Community Facilities District No. 2014-01 (Montelena)*

A staff report presented to the Board of Directors on January 15, 2014 on this topic explains the maintenance services and replacements to be funded by a special tax allowed by the Mello-Roos Community Facilities Act of 1982. The resolution establishes an annual tax rate on single-family residences within the CFD of \$350.

- ◆ *Cordova Recreation and Park District Park Impact Fee Nexus Study*, March 2014, by Goodwin Consulting Group

The District hired Goodwin Consulting Group to prepare an Impact Fee Nexus Study that complies with Assembly Bill 1600 and demonstrates a nexus between the park improvement fee and residential development. The Land Authorities (City and County) require this document to formally adopt the District's fee.

Future Revisions

A master plan must remain flexible to allow for changing demographics, trends in recreation, community needs and fiscal climates. The Master Plan should be updated every five to ten years. Park impact fees and maintenance (Community Facility District (CFD)) fees should be adjusted for inflation annually. The California Government Code requires the District to publish a report describing impact fee expenditures every five years. This five-year requirement may well serve as a trigger to update the master plan as a result of the findings.



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CHAPTER 3

GOALS

The District’s mission is to “create and maintain excellent leisure facilities and recreation programs that inspire and illuminate the human spirit.” A variety of documents contribute to this mission, beginning with the 2005 *Cordova Recreation and Park District Park Standards & Guidelines for New Development*, portions of which are reproduced below.

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 concerts, 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.

Cordova Recreation and Park District Park Standards and Design Guidelines | 7

An update to the text above is that Rancho Cordova is no longer the newest city in California.

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 community in which to live. (See sidebar.)

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 and 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 intention 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.

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.

The *City of Rancho Cordova General Plan* formalized the vision that both City and District representatives worked together refining in the year following incorporation. The General Plan summarized the content of the respective Guidelines with a stated goal, policies and action items. Pages 6 and 7 of the General Plan, Section VII Open Space, Parks and Trails Element directly apply to parks and recreation and are inserted below.



VII OPEN SPACE, PARKS, AND TRAILS ELEMENT



GOAL OSPT.1 - CREATE A PREMIER SYSTEM OF PUBLIC PARKS AND RECREATION PROGRAMS THAT MEET THE NEEDS OF ALL RESIDENTS.

Policy OSPT.1.1 - Review all proposals for new residential development to ensure each project complies with the City's minimum standards for parkland dedication, and is consistent with Cordova Recreation and Park District goals.

- **Action OSPT.1.1.1** - Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.
- **Action OSPT.1.1.2** – Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland including grading, circulation, and drainage.
- **Action OSPT.1.1.3** – Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.

Policy OSPT.1.2 - Coordinate with the Cordova Recreation and Park District to ensure that parks are provided, developed, and operated in a way that ensures that the City's parks goals are achieved throughout the community.

Policy OSPT.1.3 - Encourage park development adjacent to school sites and other compatible uses (public and private) for enhanced civic space and integration into the community.

- **Action OSPT.1.3.1** – Continue to lead the region in the co-location of park and school sites and promote joint use agreements between school and park districts.
- **Action OSPT.1.3.2** – Work collaboratively with the Park District in the land planning process to support the co-location of park with public/quasi-public and non-residential lands to encourage the integration of compatible uses and creation of dynamic gathering places within the City's neighborhoods. Well-designed pedestrian and bicycle connectivity between compatible uses will be a critical component of success.

Cross reference:
ISF 2.3

VII OPEN SPACE, PARKS, AND TRAILS ELEMENT



Policy OSPT.1.4 – Ensure that adequate and reliable funding sources are established for the long-term maintenance of parks and trails.

- **Action OSPT.1.4.1** - Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and/or related facilities.
- **Action OSPT.1.4.2** - Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.

Policy OSPT.1.5 - Support the Cordova Recreation and Park District in their construction and maintenance of recreational facilities.

- **Action OSPT.1.5.1** - Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.
- **Action OSPT.1.5.2** - Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.
- **Action OSPT.1.5.3** - Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.



Policy OSPT.1.6 – Provide sports and recreation facilities sufficient to attract regional sporting events.

- **Action OSPT.1.6.1** - Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.
- **Action OSPT.1.6.2** – Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.

Cross reference:
ED 1.9.1

Cross reference:
ED 1.9.3 and
1.9.4

The *Inventory and Assessment Plan* further refined the goal and strategies more concisely than the two earlier publications.

8.5 LAND / FACILITIES

8.5.1 GOAL FOR LAND / FACILITIES

Provide 5 acres of neighborhood parks and community parks per 1,000 residents to meet QUIMBY requirements. To provide safe, functional and well-maintained facilities to meet the recommended standard for assets to equitably meet the CRPD population

8.5.1.1 STRATEGY

- Develop neighborhood parks, community parks and recreation facilities in the underserved areas of the District
- Partner with the school Districts to develop or enhance school sites, when practical, to develop land and facility offerings
- Establish an acquisition and site selection criteria for acquiring appropriate types of park land based on unmet needs
- Ensure consistency system-wide through design principles, standards and branding guidelines
- Ensure safe and inviting parks to maximize use and minimize liability
- Leverage signature parks and facilities to enhance the livability of CRPD and generate economic impact through tourism