

Arden Park and Cresta Park Master Plan

April 2004



1.0 Master Plan – Arden Park and Cresta Park

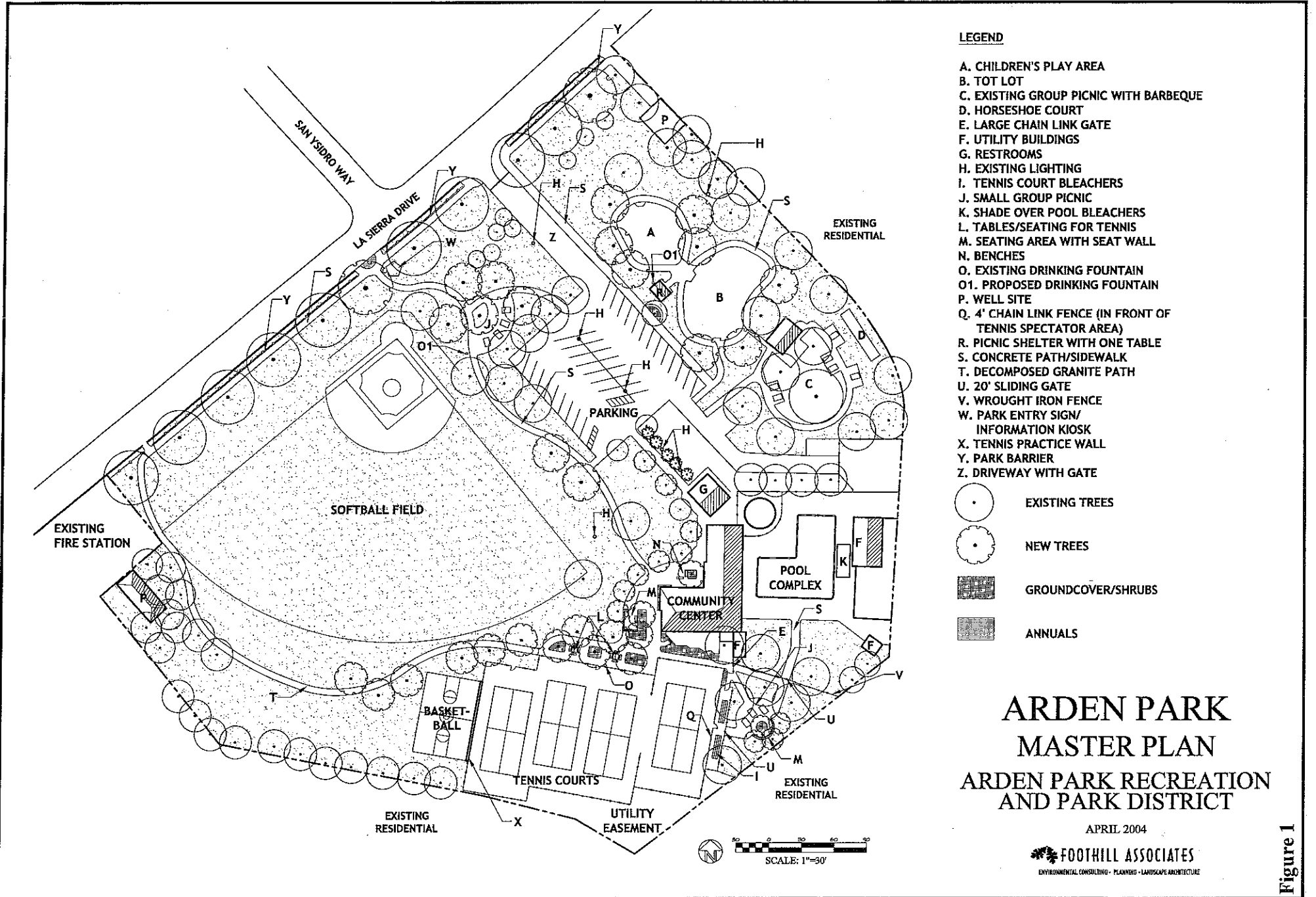
1.1 The Master Plan

The Arden Park Recreation and Park District is responsible for administering and maintaining two neighborhood parks within the Arden Park neighborhood. The larger of the two, Arden Park, which is approximately eight acres, offers numerous facilities and programs including a community center, softball field, tennis courts, swimming pool and children's playgrounds. Cresta Park, at approximately four and one half acres, offers a soccer field, tennis court and children's playgrounds. Both parks provide open green spaces for neighborhood enjoyment and relaxation as well as opportunities for exercise and community interaction and are therefore, valuable community assets. The purpose of this Master Plan is to update the existing master plan for the two parks prepared in 1998 and to provide the district with guidance on needed improvements and enhancements for the parks.

1.2 The Master Planning Process

The process to develop the Master Plan for Arden Park and Cresta Park encompassed the following steps:

- Site inventory, assessment and obtaining public input.
- Evaluation and development of conceptual ideas to improve the parks.
- Development of Alternative Concept Plans.
- Public presentation of Alternative Concept Plans and public comments.
- Reexamination of the Alternative Concept Plans.
- Development of Draft Master Plan.
- Presentation of Draft Master Plan and cost estimates to District Board.
- Preparation of Revised Master Plan for both Arden and Cresta Park.
- Presentation of Arden and Cresta Park Master Plans to District Board.



LEGEND

- A. CHILDREN'S PLAY AREA
- B. TOT LOT
- C. EXISTING GROUP PICNIC WITH BARBEQUE
- D. HORSESHOE COURT
- E. LARGE CHAIN LINK GATE
- F. UTILITY BUILDINGS
- G. RESTROOMS
- H. EXISTING LIGHTING
- I. TENNIS COURT BLEACHERS
- J. SMALL GROUP PICNIC
- K. SHADE OVER POOL BLEACHERS
- L. TABLES/SEATING FOR TENNIS
- M. SEATING AREA WITH SEAT WALL
- N. BENCHES
- O. EXISTING DRINKING FOUNTAIN
- O1. PROPOSED DRINKING FOUNTAIN
- P. WELL SITE
- Q. 4' CHAIN LINK FENCE (IN FRONT OF TENNIS SPECTATOR AREA)
- R. PICNIC SHELTER WITH ONE TABLE
- S. CONCRETE PATH/SIDEWALK
- T. DECOMPOSED GRANITE PATH
- U. 20' SLIDING GATE
- V. WROUGHT IRON FENCE
- W. PARK ENTRY SIGN/ INFORMATION KIOSK
- X. TENNIS PRACTICE WALL
- Y. PARK BARRIER
- Z. DRIVEWAY WITH GATE

○ EXISTING TREES

○ NEW TREES

■ GROUNDCOVER/SHRUBS

■ ANNUALS

ARDEN PARK MASTER PLAN

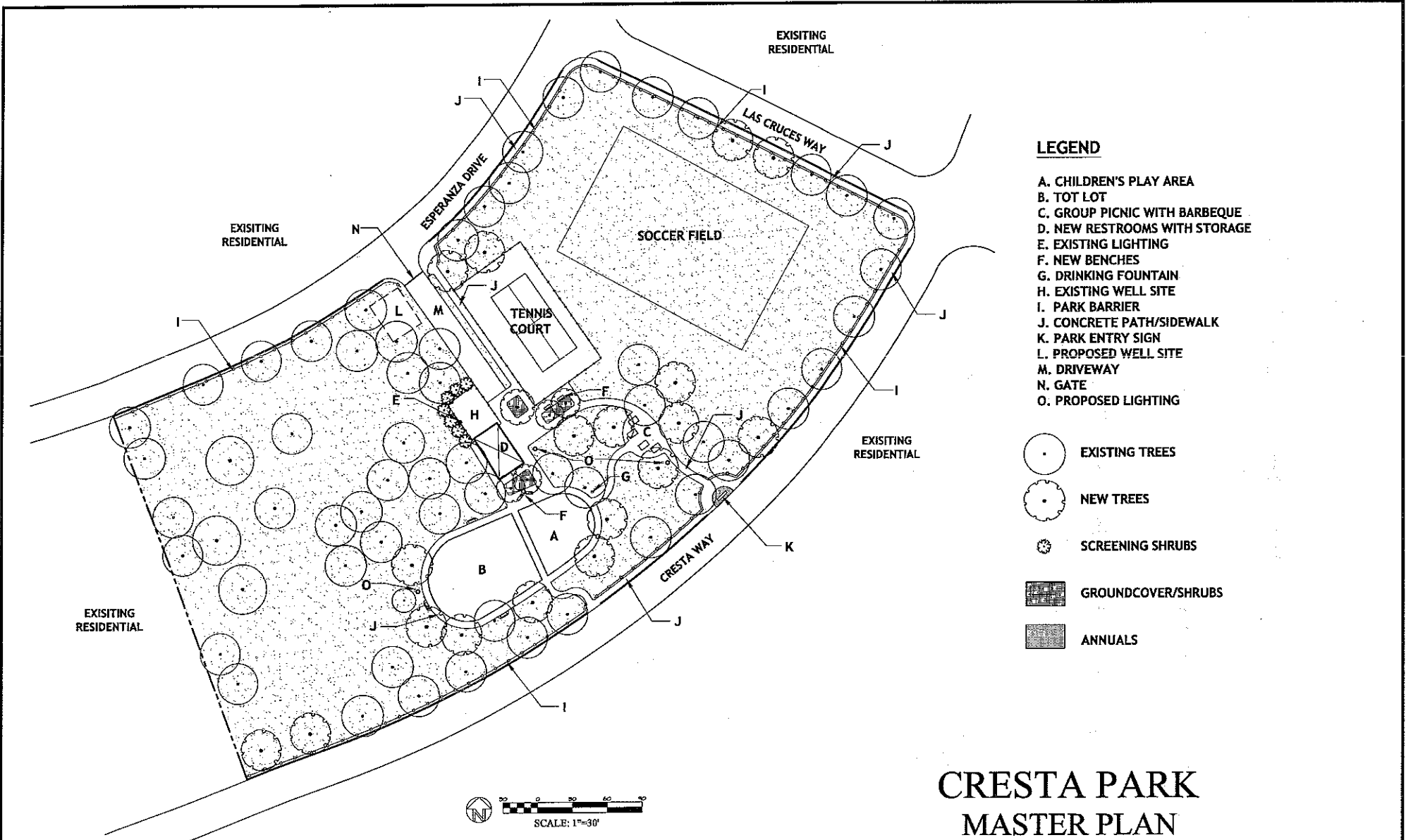
ARDEN PARK RECREATION AND PARK DISTRICT

APRIL 2004

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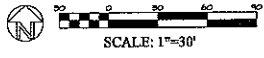
Figure 1



LEGEND

- A. CHILDREN'S PLAY AREA
- B. TOT LOT
- C. GROUP PICNIC WITH BARBEQUE
- D. NEW RESTROOMS WITH STORAGE
- E. EXISTING LIGHTING
- F. NEW BENCHES
- G. DRINKING FOUNTAIN
- H. EXISTING WELL SITE
- I. PARK BARRIER
- J. CONCRETE PATH/SIDEWALK
- K. PARK ENTRY SIGN
- L. PROPOSED WELL SITE
- M. DRIVEWAY
- N. GATE
- O. PROPOSED LIGHTING

-  EXISTING TREES
-  NEW TREES
-  SCREENING SHRUBS
-  GROUNDCOVER/SHRUBS
-  ANNUALS



**CRESTA PARK
MASTER PLAN**
ARDEN PARK RECREATION AND PARK DISTRICT

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Figure 2

2.0 Needs Identification and Public Input

Through the above mentioned Master Planning Process, the following needs were identified by district, staff, the Board and the Public.

2.1 *Summary of Needs Identified by Arden Park Recreation and Park District Staff*

Arden Park:

- Widen entry drive to allow larger vehicles to pass both ways safely.
- More walkways in the park/redesign existing walkways.
- Shuffleboard courts are underutilized.
- Horseshoe Court orientation is unsafe, horseshoes are sometimes thrown into entry drive, consider relocation.
- Drainage problems in softball outfield near basketball court is causing court surface to crack.
- Basketball standards are old/unsafe.
- Consider a 4th tennis court for tournament play.
- Handball court is mostly used as a tennis practice wall. It is also a target for graffiti.
- Redesign of tennis court entry needed.
- Picnic area between tennis courts and swimming pool needs to be redesigned to better serve those areas.
- Wood bollards along streets are old and need replacing.

Cresta Park:

- Liquid Amber trees next to tennis court cause problems with litter and shadows on the court.
- Current basketball court is not used/poorly designed.
- Consider impacts of park activities to residents on the west side of park.
- Current well site behind restroom building will be relocated north closer to the street. There is the potential to acquire the old well site.
- Drainage problems on soccer field.
- Consider walkways along the street.
- Wood bollards around perimeter of park need replacing.

2.2 Summary of Needs Identified from First Public Meeting held February 2, 2004

During the first public meeting, a presentation was made outlining the needs identified by the District Board and staff. The participants were then divided into three discussion groups of approximately 8-10 people each to discover the needs and wishes of the residents who attended the meeting. Their input is summarized below:

Arden Park:

- Relocate basketball court, possibly to the area where the shuffleboard and horseshoe courts are currently.
- Part time coffee stand, snack kiosk or food concession.
- Shade needed over bleachers beside pool.
- Walkways from parking lot to tennis courts need replacing-some are too narrow and unsafe.
- Improve entrance to the park. Utilize an information board/kiosk or events board to advertise events.
- Drinking fountain needed near tot lot/children's play area.
- Add picnic tables near softball field.
- Noise from generator for bounce house is a problem for neighboring residents. Provide electrical outlet that is not near homes.

Cresta Park:

- Lack of lighting is a safety issue. Use lighting that doesn't cause light pollution.
- Bathrooms not clean, needs renovating-possibly provide a new building with restrooms.
- Need more walkways in the park and along the streets.
- Fence between children's play area and the street.
- Improve the picnic areas, possibly relocate or consolidate the two picnic areas into one.
- Improve drainage of soccer field, expand soccer field.
- Add equipment for exercise circuit.

Both Parks:

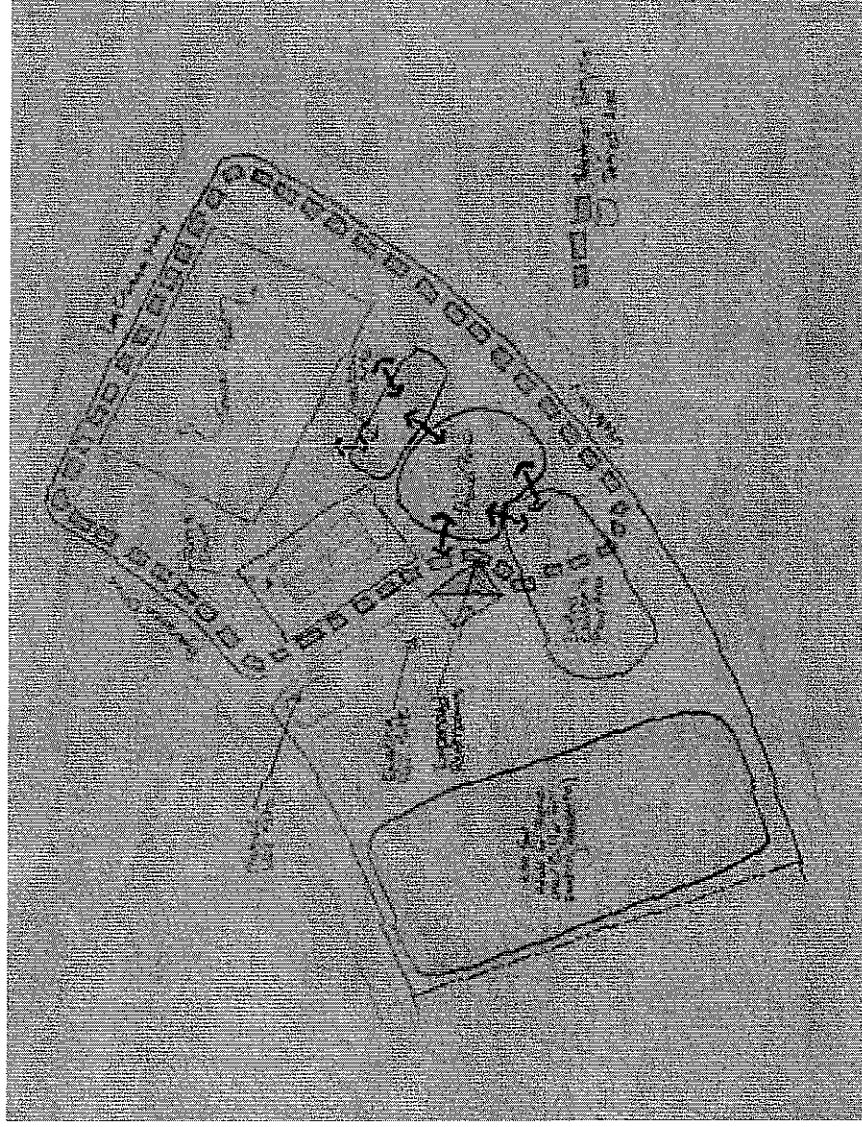
- Signage, indicating hours of operation and when bathrooms are open.
- Need more trees, especially to provide shade for the play areas.
- Assess health of trees since some are in decline, take better care of trees, replace dead or dying trees, and participate in the Arden Park Tree Replacement Program.
- Need more walkways in both parks and walkways along the streets.
- Limit advertising of park events to just neighborhood residents.
- Implement/enforce size limitations on group activities that do not have a permit.

- Provide pedestrian access that ties parks to the rest of the neighborhood.
- Jogging course around parks.
- Provide doggie disposal bags.

2.3 Summary of Second Public Meeting held March 1, 2004.

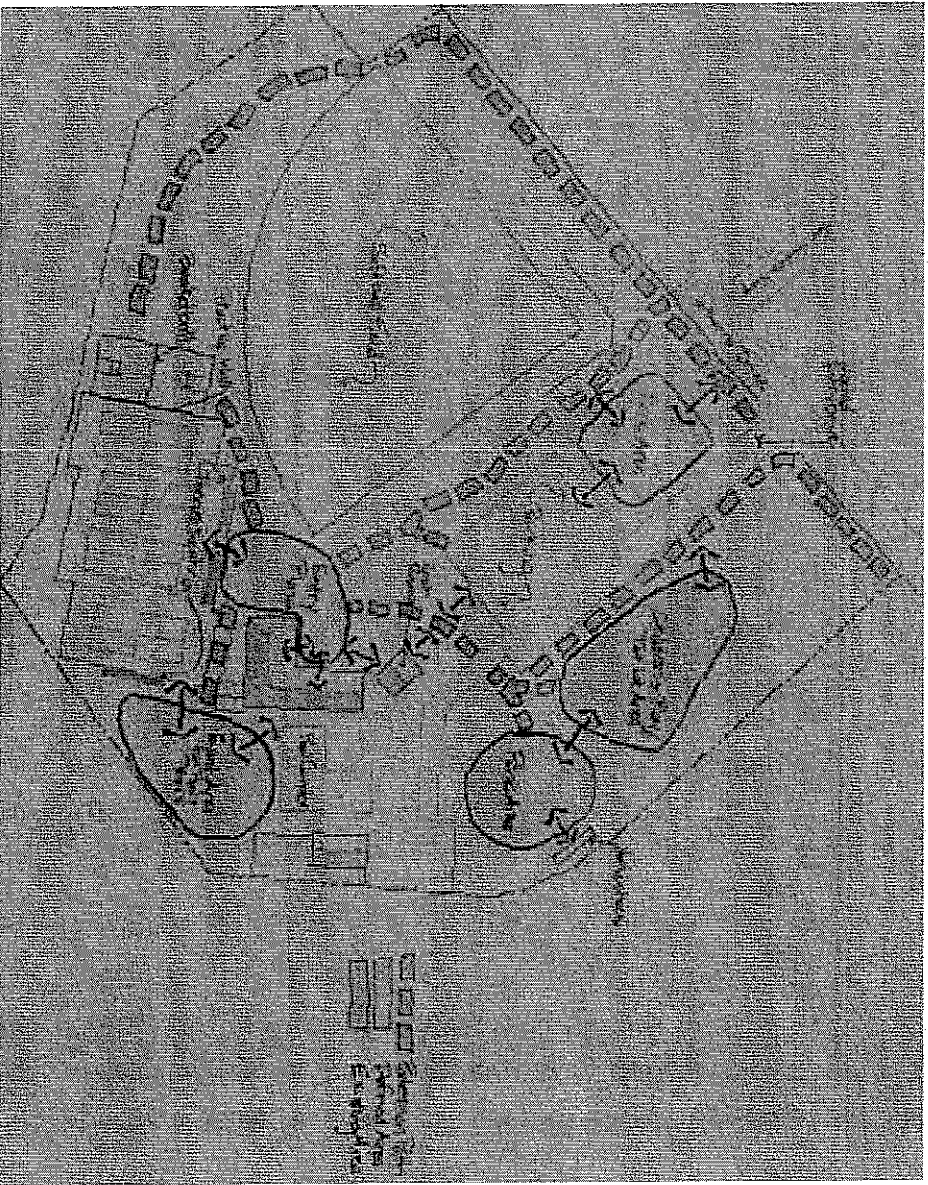
Based on input from the park district and public, alternative Concept Plans for the two parks were presented to the District Board during a second public meeting. Two alternatives for Arden Park and one alternative for Cresta Park were presented. The plan presented for Cresta Park limits pedestrian circulation and programmed activities to the east side of the park, incorporates walkways along the street, eliminates the basketball court, consolidates the picnic areas to one enhanced group picnic area just east of the play areas and reserves the west side of the park for passive use (see figure below).

Figure 3 – Cresta Park Concept Plan



Two concepts for Arden Park were presented. Concept A includes a widened entry drive, replacement of the shuffleboard/horseshoe court area with a group picnic facility, relocation of the horseshoe court next to the existing group picnic area, improvement of existing walkways and addition of sidewalks next to the street. Improvements to the tennis court complex include the addition of a fourth tennis court, replacing the handball court with a tennis practice wall along the west edge of the tennis courts, spectator seating and casual seating at the entrance to the tennis courts. This concept also includes a new basketball court, an entry plaza in front of the community center with group seating that can be used for outdoor classrooms and an event area between the tennis courts and the pool complex. Concept B is similar to concept A with the exception of the basketball court being relocated to the area currently occupied by the shuffleboard courts. Feedback during the public meeting indicated a preference for Concept A, shown below.

Figure 4 – Arden Park, Concept A



3.0 Conclusions and Recommendations

Following are conclusions and recommendations for each park individually, followed by recommendations that apply to both parks.

3.1 Arden Park

Arden Park offers a wide variety of facilities and programs for the community including a community center, restrooms, softball field, swimming pool, tennis courts, group picnic facilities and children's play areas to name a few.

Based on the master planning process and public input, the improvements to the park are identified on the Master Plan (Figure 1) and include:

- ✓ • Widening of the entry drive to offer safer passage of vehicles entering and leaving the park.
- ✓ • Removal of the shuffleboard court which is underused and replacing it with a group picnic area near the softball field.
- ✓ • Relocation of the horseshoe court near the existing group picnic area.
- ✓ • Enhancements to the tennis complex including a 4th tennis court, spectator seating for tournament play, an informal seating area at the entrance to the tennis courts and a tennis practice wall.
- Shaded seating areas in front of the community center which can also be used as outdoor classrooms.
- Shade over the pool bleachers.
- ✓ • A picnic/seating area between the tennis courts and pool complex designed to be used whenever there is an event taking place at either facility. The use of gates to close off the tennis courts when a pool event is taking place and visa-versa provides flexibility for this area.
- A new basketball court relocated to make room for the 4th tennis court yet still adjacent to the tennis complex.
- New drinking fountain next to the children's play area and tot lot.
- Replacement of the existing drinking fountain next to the softball field with a new one that is located between the group picnic area and softball field.
- ✓ • Replace unsafe walkways in the park and install new walkways to provide additional pedestrian access and circulation.
- ✓ • Informational Kiosk at the entrance to the park.
- Additional trees to provide shade for the children's play areas and seating areas.

Other recommendations that are not shown on the Graphic Master Plan include:

- Regrade the area in the softball outfield that currently has drainage problems and install a drainage system to prevent damage to the new basketball court.

- The area for the new tennis court must be regraded to bring it up to the level of the existing tennis courts. A retaining wall would be installed between the tennis court and basketball court, incorporated with the practice wall, to accommodate the grade difference.
- Provide extra reinforcing for paving in and leading to the picnic area between the tennis courts and pool to allow utility trucks to access the adjacent easement.

3.2 Cresta Park

Cresta Park is the smaller of the two parks in the Arden Park Recreation and Park District with fewer facilities, currently a multi-use soccer field, tennis court and a children's play area are found here. This park is quieter and intended for more passive park use than Arden Park. The existing well site, currently located directly behind the restroom building, will be relocated by Sacramento County to a site just north of the current location close to the street. The old well site may become available to the park provided the County does not need a filtration system for the new well. This determination will not be made until the end of 2004 or early 2005. Due to the uncertainty of this determination, the current well site location was not addressed in this Master Plan.

Based on the master planning process and public input, improvements to the park are identified on the Master Plan (Figure 2) and include:

- Replacement of the existing restroom and storage building.
- Removal of the existing standard basketball court.
- Addition of a pedestrian walk through the middle of the park and along the streets on the east half of the park
- Consolidation of the two picnic areas into a group picnic area with 4 tables and barbeque located between the children's play areas and the soccer field.
- Removal of the liquid amber trees next to the tennis court.
- Shaded seating areas in the center of the park near the children's playgrounds and tennis court.
- Additional trees to provide shade for the play areas.
- Additional security lighting.
- A drinking fountain that would serve the picnic and play areas.

Other recommendations that are not shown on the graphic Master Plan include:

- Regrade the soccer field and install a drainage system to address problems with the field becoming soggy in the winter.

3.3 Both Parks

Aerial photographs were used to locate existing features in both parks in preparing the Master Plan. Because the trees were in full foliage when the photographs were taken, it was not possible to precisely determine tree locations. For this reason, the alignment of the sidewalks next to roads is preliminary and may change once an engineer's survey is conducted to more precisely locate the trees.

The following are recommendations that apply to both Arden and Cresta Parks:

- Remove dead and declining trees over time and plant additional park trees. Establish a tree maintenance program and prune mistletoe from existing trees.
- Incorporate the use of signage in the parks to indicate park hours, rules, programs and activities.
- Replace the bollards with a low barrier that will help protect the parks (see Appendix B for a conceptual sketch).
- Update and improve the irrigation systems in the two parks. Refer to Appendix C for recommendations prepared by Irrigation Consultation and Evaluation in October 2003 for specific recommendations for updating the irrigation system at Cresta Park.

3.4 Funding

The above recommended enhancements to Arden Park and Cresta Park should be phased over a number of years as funds become available. Negotiations should also occur with the County of Sacramento to assist with funding of the new restroom/storage building in Cresta Park in exchange for the new well site or for providing space for a filtration system if that is deemed to be necessary.

4.0 Preliminary Cost Estimates

Arden Park - 8 ACRES

FOOTHILL ASSOCIATES ESTIMATE

I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT
1	Site Preparation including Drainage	LS	1	57,000.00	57,000
2	Site Furnishings (picnic tables, benches, etc.)	LS	1	41,000.00	41,000
3	Paths, Sidewalks, Pads and Park Barrier	LS	1	116,000.00	116,000
4	Improvements to Tennis Complex	LS	1	73,000.00	73,000
5	Improvements to Pool Complex	LS	1	19,000.00	19,000
6	New Plant Materials	LS	1	22,500.00	22,500
7	Horseshoe Court	LS	1	2,500.00	2,500
8	Basketball Court	LS	1	30,000.00	30,000
9	Update Irrigation System	LS	1	15,000	15,000
	Sub Total				376,000
	10% Contingency				37,600
	TOTAL ESTIMATED COST				413,600
	4/20/2004				

**Appendix A – Meeting Agenda and
Summary for First Public Meeting**



**ARDEN AND CRESTA PARK MASTER PLAN
AGENDA
FOR FIRST PUBLIC MEETING**

- 1. WELCOME, INTRODUCTION AND BACKGROUND**
Pat Fenwick, District Administrator

- 2. ARDEN AND CRESTA PARK – EXISTING CONDITIONS**
Roy Imai, Project Manager, Foothill Associates

Master Planning Process:

- Site inventory, Assessment, and Obtaining Public Input (2/2/04)
- Evaluation and Development of Conceptual Ideas to Improve the Parks
- Development of Alternative Concept Plans
- Public Presentation of Alternative Concept Plans and Public Comments (3/1/04)
- Reexamination of the Alternative Concept Plans
- Development of Draft Master Plan
- Presentation of Draft Master Plan and Cost Estimate to District Board (3/16/04)
- Preparation of Revised Master Plans for both Arden and Cresta Park
- Presentation of Arden and Cresta Park Master Plans to District Board (?)

Master Plan - Goals and Objectives

Arden Park -- Needs and Concerns

Cresta Park - Needs and Concerns

- 3. BREAK (10")**

- 4. GROUP DISCUSSIONS**

Attendees form into discussion groups of 6-8 people with a facilitator and a note taker.

The group will spend 30" discussing the issues and concerns important to residents in master planning and improving Arden and Cresta Park. Following the 30" discussion period, the attendees will reconvene as one body and one spokes person from each group will summarize the results of their discussions and identify the issues and concerns important to each group and the respective parks.

- 5. CONCLUSION:**
Roy Imai, Project Manager, Foothill Associates

Conclude the First Meeting, thank the participants, indicate how the information obtained will be used, and remind the participants about the next meeting on March 1, 2004.

If you have comments or question after the meeting, please call Roy Imai or Beverly Bass at Foothill Associates, 435-1202, or email Roy at roy@foothill.com.



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MEETING SUMMARY

To: Patrick Fenwick, District Administrator
Company: Arden Park Recreation and Park District
From: Foothill Associates
Subject: Arden and Cresta Park Master Plan

Date	Start	End	Next Meeting	Time	Prepared by
02/02/2004	7:00 p.m.	9:00 p.m.	03/01/2004	7:00 p.m.	Beverly Bass
Purpose:					
Public Meeting					
Attendees:					
			Abb.		Copies To:
Patrick Fenwick		PF	Arden Park Community Center		PF
Roy Imai		RI	Arden Park Recreation and Park District		
Beverly Bass		BB	Foothill Associates		
Members of Board and Public Participants					

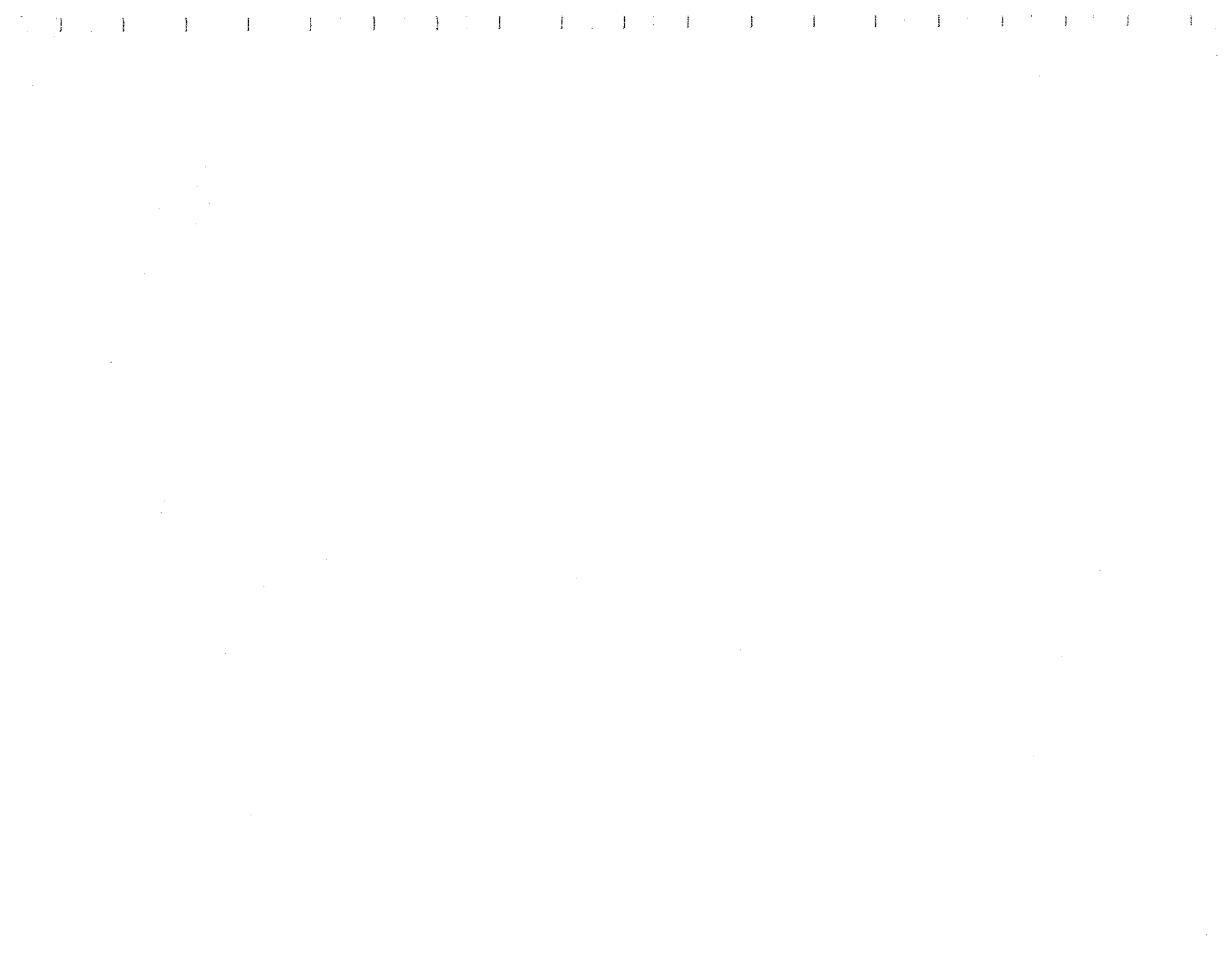
Item	Summary of Meeting	Responsibility	Due Date
1	Introductions to Project by PF and RI.		
2	Arden and Cresta Park-Existing Conditions.		
2a	Description of Master Planning Process.		
2b	Discussion of Master Plan goals and objectives.		
3	Needs and concerns identified by district staff-Arden Park.		
3a	Widen entry drive.		
3b	More walkways in the park/extend play area walkway to the street		
3c	Shuffleboard courts are underutilized.		
3d	Horseshoe pit needs to be relocated.		
3e	Drainage problems near basketball court causing cracking of court surface.		
3f	Basketball standards: old, unsafe and need replacing.		
3g	Consider four tennis courts rather than three.		
3h	Consider seating area for tennis spectators.		
3i	Redesign the area north of tennis courts.		
3j	Picnic area between tennis courts and swimming pool could be redesigned to better serve those areas.		
3k	Wood bollards need replacing.		
4	Needs and concerns identified by district staff-Cresta Park.		
4a	Liquid Amber trees next to tennis court, cause problems with litter and shadows on play surface.		

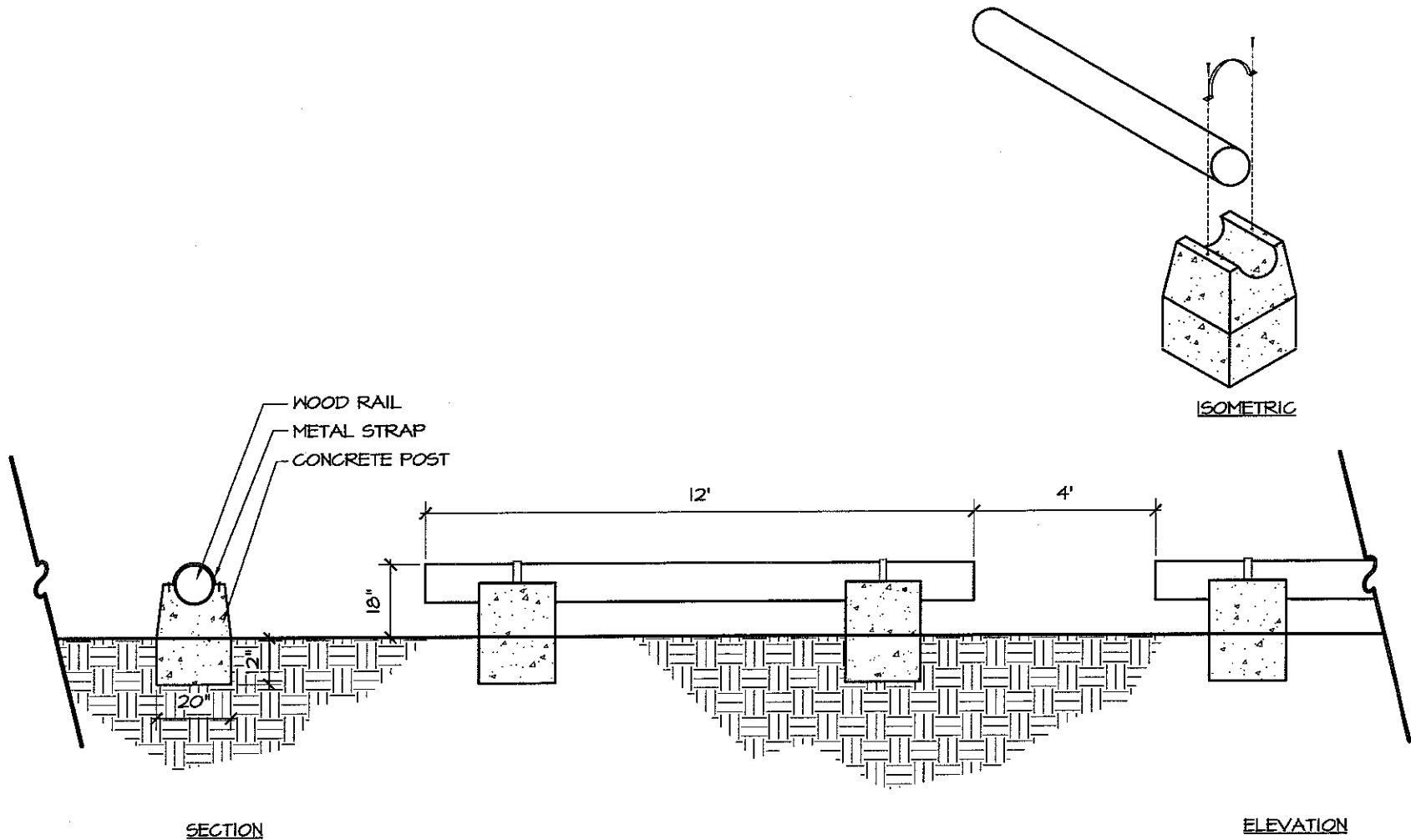
4b	Current basketball court is not used/poorly designed.		
4c	Consider impacts on residents on west side of park.		
4d	Current well site will be relocated closer to street-potential to acquire old well site.		
4e	Soccer field needs better drainage.		
4f	Consider walkways along streets.		
4g	Wood bollards need replacing.		
5	Break to review plans/documents.		
6	Group discussions – Concerns listed and shared by group-Cresta Park		
6a	Lack of lighting is a safety issue, needs central lighting of building, use lighting that doesn't cause light pollution.		
6b	Bathrooms-not clean, need to be repainted a neutral color, need new building for bathrooms. Suggested that County provide new building with restrooms in exchange for providing site for well filtration system.		
6c	Need more walkways in the park and along streets.		
6d	Suggestion of a fence between children's play area and the street.		
6e	Improve picnic areas, relocate picnic areas, consolidate two picnic areas into one.		
6f	Soccer field: Improve drainage at soccer field, expand soccer field.		
6g	Add equipment for exercise circuit.		
7	Group discussions -- Concerns listed and shared by group-Arden Park		
7a	Noise from generator for bounce house is a problem. Provide electrical outlet that is away from residences.		
7b	Need ideas for fire station acquisition.		
7c	Need more pool special events such as midnight swims, community swim nights, more community pool usage.		
7d	Relocate basketball court. Relocate activities such as basketball, tennis, swimming to more visible place. Move basketball court to current shuffleboard location.		
7e	Add fourth tennis court.		
7f	Part time coffee stand, snack kiosk, food concession.		
7g	Community Center Services: Computer terminals, tool lending library, etc. Consider remodeling kitchen to include stove/oven.		
7h	More senior programs/events-exercise, computers, etc.		
7i	Shade over bleachers by the pool. Share cost with swim team.		
7j	Walkways from parking to tennis courts need replacing-safety issue.		
7k	Improve entrance: Utilize information board/kiosk-events board to advertise events.		
7l	Drinking fountain near tot-lot/children's play.		
7m	Add picnic tables near softball field.		
8	Group discussions -- Concerns listed and shared by group-Both Parks		
8a	Signage: Indicate hours of operations and when bathrooms are open.		

8b	Need more trees, especially to provide shade for parking lot and play areas.		
8c	Take better care of existing trees, assess health of trees, some are in decline, remove mistletoe, replace dead or dying trees, initiate tree replacement program.		
8d	Need more/better walkways in both parks. Need walkways along streets. Make pedestrian access to parks safer. Walkways can be permeable surface such as decomposed granite.		
8e	Wire buildings for security system/surveillance cameras.		
8f	Limit advertising of park events (easter egg hunt, 4 th of July, etc) to just neighborhood residents.		
8g	Add a demonstration garden (one or both parks).		
8h	Implement/enforce size limitation on group activities that do not have a permit.		
8i	Tie parks to schools and the rest of neighborhood with pedestrian trails, walks.		
8j	Jogging course around parks.		
8k	Acquire land in northwest part of Arden Park for a pocket park.		
8l	Provide doggie disposal bags.		
9	Thanked the participants and concluded the workshop. Reminded participants of next meeting on March 1, 2004 from 7:00 to 9:00 pm.		

Unless participants notify otherwise, this meeting summary will be considered correct and accurate.

**Appendix B – Conceptual Sketch of Park
Barrier**





PARK BARRIER SKETCH
NOT TO SCALE

**Appendix C – Cresta Park Irrigation
Evaluation**

