



**COSUMNES**  
COMMUNITY SERVICES DISTRICT

# Unity Park: Conceptual Master Plan

June 20, 2023 | COSUMNES COMMUNITY SERVICES DISTRICT



## Our Mission

The Cosumnes CSD is dedicated to enhancing the quality of life of the residents, businesses, visitors, and employees within our diverse community by protecting lives, property, and the environment through superior fire suppression, emergency medical services, fire prevention, and special operations response; and by providing parks and recreation services through well-maintained parks and recreational opportunities for health, wellness, and social interactions.

## Our Vision

Be an innovative, inclusive, and intentional, regional leader committed to providing exceptional services that exceed expectations and enhance the quality of life of those we serve.



# Our Values

## Safety & Mitigating Risk

We protect District employees, as well as mitigate risk and exposure of the District and public.

## Financial Responsibility

We are an accountable, transparent, and stable Agency as we provide quality services through progressive innovations.

## High-Quality Workforce

We develop and train a high-quality workforce with emphasis on professionalism, diversity, equity and inclusion, succession planning, competency, and organizational growth.

## Service to the Community

We deliver the highest levels of service to the residents, visitors, and businesses within the District.

## Diversity, Equity & Access

We ensure diversity, equity, and inclusion in all aspects of district work.



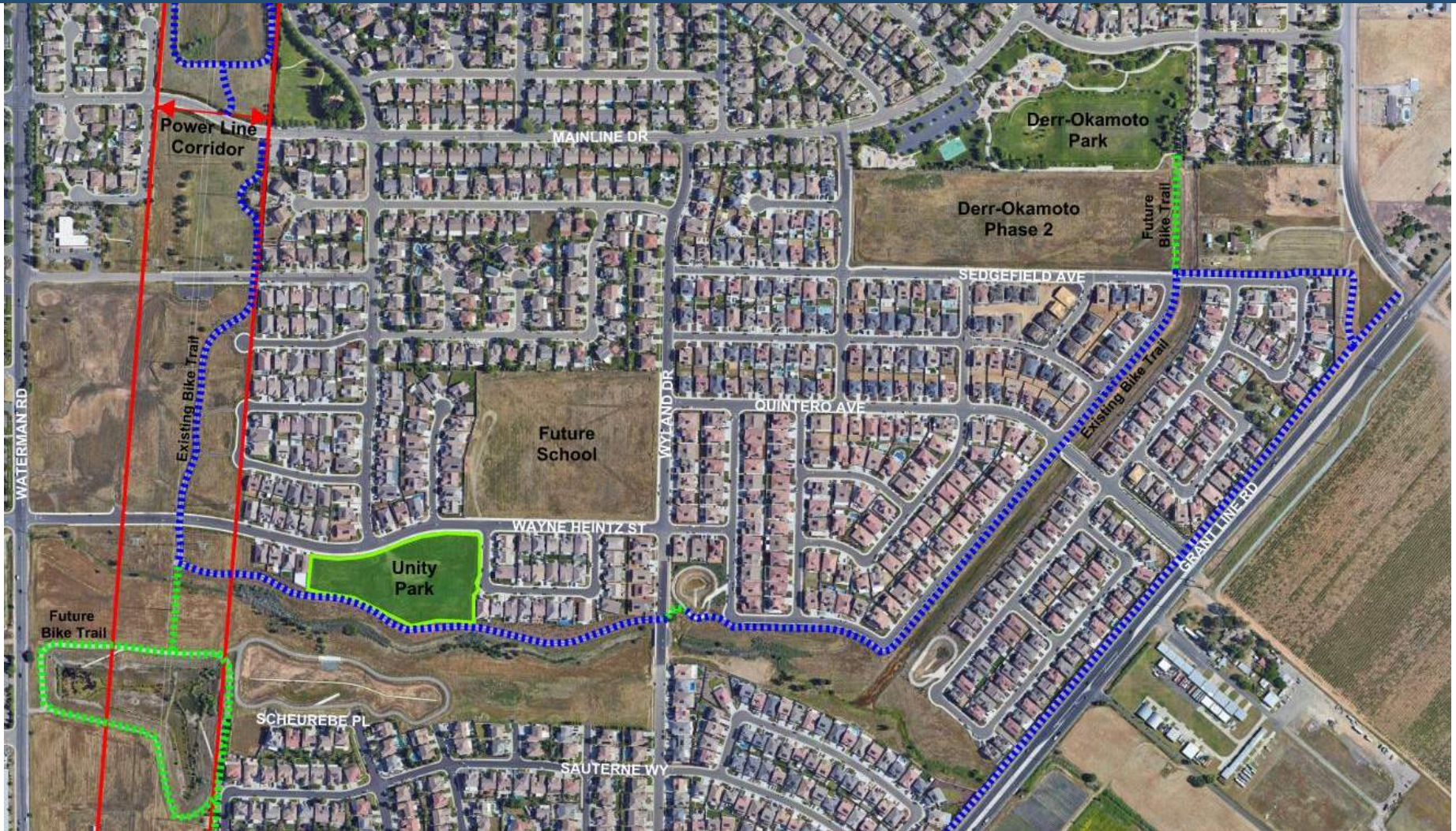
# Community Outreach Agenda

- Welcome
- Park Location
- Park Planning Process and Funding
- Park Design Principles
- Community Meeting #1
- Conceptual Master Plan
- Next Steps
- Questions

# East Elk Grove Park Locations

- Berens Park (2.6 acres)
- Derr-Okamoto Park (21 acres)
- Fleming Park (2 acres)
- Gates Park (2.4 acres)
- Lewis Park (2.5 acres)
- Miles Park (2 acres)
- Simpson Park (7.8 acres)
- Strong Park (7.9 acres)
- **Unity Park** (4 acres)
- Wright Park (17.5 acres)





# Park Planning Process

## Currently Step Two: Public Involvement

- Two Public Workshops
- Website Interaction
- Ongoing Public Feedback

<b>Time Varies</b>	<b>Step One: Parkland Acquisition and Initial Environmental Review</b> <ul style="list-style-type: none"><li>• Acquire park land through Quimby dedication or purchase</li><li>• Park land must comply with CSD standards</li><li>• Review previous environmental information</li><li>• Process any Federal environmental permits</li><li>• CSD Board accepts deed</li></ul>	
<b>3 Months</b>	<b>Step Two: Public Involvement</b> <ul style="list-style-type: none"><li>• Includes public workshops, user group meetings, website interaction, ongoing public feedback</li><li>• Staff develops a master plan based on stakeholder consensus</li></ul>	
<b>2-5 Months</b>	<b>Step Three: Environmental Documentation (CEQA)</b> <ul style="list-style-type: none"><li>• Potential impacts identified and mitigated</li><li>• Environmental document and permitting (if required)</li></ul>	
<b>2 Months</b>	<b>Step Four: Master Plan and Environmental Document Approval</b> <ul style="list-style-type: none"><li>• CSD Board reviews and approves environmental document and Master Plan</li></ul>	
<b>6 Months</b>	<b>Step Five: Design Development &amp; Construction Documents</b> <ul style="list-style-type: none"><li>• Design development to refine master plan</li><li>• Preparation of construction documents: plans, specifications, and estimates</li></ul>	
<b>3 Months</b>	<b>Step Six: Plan Review and Permits</b> <ul style="list-style-type: none"><li>• Construction documents submitted to outside agencies for approval</li></ul>	
<b>2 Months</b>	<b>Step Seven: Bid and Award of Contract</b> <ul style="list-style-type: none"><li>• Advertisement of bid and bid opening</li><li>• Staff reviews bids for compliance</li><li>• CSD Board awards contract to lowest responsible bidder</li></ul>	
<b>6-18 Months</b>	<b>Step Eight: Construction</b> <ul style="list-style-type: none"><li>• Sign agreements, analyze insurances, and arrange pre-construction meeting</li><li>• Contractor on site building the park</li></ul>	
<b>3 Months</b>	<b>Step Nine: Establishment Period</b> <ul style="list-style-type: none"><li>• Plant establishment/grow-in period</li></ul>	
	<b>Step Ten: Park Dedication</b> <ul style="list-style-type: none"><li>• Grand opening</li></ul>	

# Funding



## Capital Improvement Plan (CIP)

The Unity Park budget is outlined in the latest CIP document as follows:

- Park Construction Budget: \$2,080,000
- Design Cost: \$250,000
- Construction Management: \$150,000
- Permit Fees: \$50,000



# Park Design Principles



**Unity Park** is defined as a neighborhood park (3 to 9 acres in size)

Neighborhood parks typically include the following amenities:

- Playgrounds for 2-5 and 5-12 age groups
- Non-programmed grass fields or open space
- Sport court(s) (one or two small)
- Picnic area with shade structure
- Looped trail
- Site furnishings (benches, tables, etc.)
- Security lighting
- 85% active space and 15% passive space

# Community Meeting #1

May 2, 2023

- 44 participants attended
- 7 group designs created
- Residents provided additional comments for a two week period afterwards



## Group Designs

- Large Open Grass Area
- Adult Fitness near Trail
- Children's Play Area
- Picnic Area with Shade
- Pickle ball/Tennis courts
- Water Play
- Nature/Meditation Area near Homes
- Art
- Basketball
- Dog Park
- Restrooms



## Online Comments

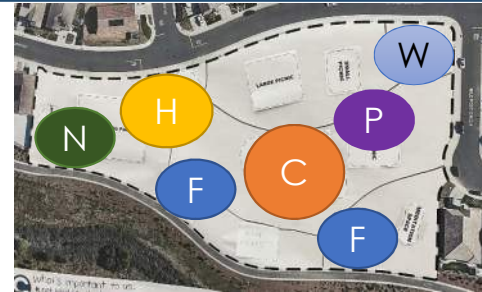
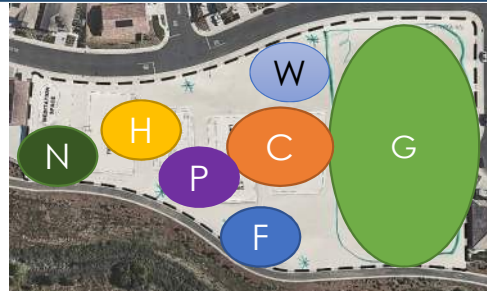
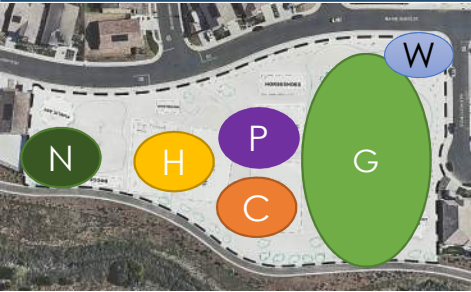
- 36 online comment forms
- 83% of respondents live in the neighborhood
- Majority 'Yes' Votes
  - Open Grass
  - Half Court Basketball
  - Shaded Picnic Area
- Majority 'No' Votes
  - Pickle Ball/Tennis Courts
  - Skate Elements
  - Dog Park

Item	Yes	No	Other	Comments
Notes				
Dog bowl on existing fountain				
Dog bowl on existing fountain				
Call of balls, soccer field, circumscribed about traffic, 1 tennis court only				
Followers with jointed hands, dog bowl on existing fountain				
Clanking toys, slides, swings				
Butterfly garden				
Not to 6 pickleball courts, modification, existing garden, lots of trees, dog bowl on existing fountain				
Additional or more existing landscape comes to trail, lots of shade and gathering areas, concerns of traffic from pickleball and dog bowl				
Saved box and rope climbing area				
More pickleball + more trees from leafy boulevards				
Control playground, all inclusive play, abatement on play area, like District 56, NO Fiber in play area, music play instruments, swings				
Small & Large dog park, poured-in-place rubber at play areas, lots of trees, two baby swings, two big kid swings				
Barbecues, no to many pickleball courts				
Alarmed at pickleball lobbyists				
Not more than 2 tennis courts				
Swings near pickleball area				
Gravelled walking paths				
Poured-in-place rubber in play area				
Parking				
Pickleball is too loud				
No areas				
Walking path				
Barbecues, park for all ages to enjoy, swings				
Barbecues, park for all ages to enjoy, swings				
Original play structures, grass edge, lots of trees, new house with slide, NO sand pit				
Clanking structure				
NO soccer, please read our design in case soccer can't make the capitol meeting				
Children's activities, no pickleball				
Court, choose items to minimize parking issues				
Concrete play structure, looped rail, choose items to lessen traffic, add speed bumps				
Parking, barbecues, add speed bumps				
Poured-in-place rubber in play area, hand washing area, good lighting				
Swimming pool, shade over all play equipment, trees and natural landscape				
Lighted pickleball courts				

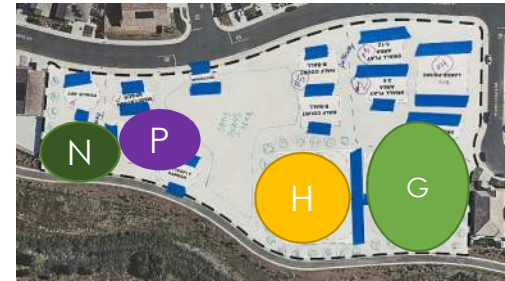
# Park Element Summary

Park Amenity	Public Meeting Group Designs								Online Public Comments		
	Black	Red	Blue	Yellow	Green	Purple	Maroon	Group Totals	Online 'Yes' Vote	Online 'No' Vote	Grand Total
Open Green Space								6	9	3	12
Small Picnic Area								6			6
Meditation Space								6	3		9
Public Art								6			6
Large Picnic Area								5	28		33
Large Play Area								5	21		26
Adult Fitness								5	8	1	12
Native Plant Garden								5	3		8
Pickleball								5	9	13	1
Water Play								4	11		15
Restroom								4	3	3	4
Half Court Basketball								4	15	4	15
Small Dog Park								3	4	7	0
Butterfly Garden								3	2		5
Tennis Courts								2	7	6	3

# Group Design Consistencies



- Large Open Grass Area 
- Adult Fitness near Trail 
- Centrally located Children's Play Area 
- Centrally located Picnic Area 
- High Activity Areas 
- Art/Water Feature 
- Nature/Meditation Area near Trail 



# Unity Park: Conceptual Master Plan



## PLAN LEGEND

<b>A</b> PICNIC AREA W/ SHADE SHELTER	<b>E</b> NET CLIMBER	<b>I</b> PLAYGROUND WOOD FIBER	<b>M</b> DECOMPOSED GRANITE WALKING TRAIL	<b>O</b> ADULT FITNESS AREA	<b>U</b> BIKE RACKS
<b>B</b> PUBLIC ART / WATER PLAY	<b>F</b> 2-5 YEAR OLD PLAYGROUND	<b>J</b> DEMONSTRATION GARDEN	<b>N</b> INFORMAL OPEN GRASS AREA	<b>R</b> PUBLIC ART AREA	<b>V</b> POURED-IN-PLACE RUBBER SURFACING
<b>C</b> SMALL PICNIC AREA	<b>G</b> 5-12 YEAR OLD PLAYGROUND	<b>K</b> PARK SIGN	<b>P</b> PLANTING AREA	<b>S</b> PARK BENCH	<b>W</b> DECORATIVE SEATWALL
<b>D</b> REFLEXOLOGY PATH	<b>H</b> SHADE CANOPY	<b>L</b> CONCRETE PATHWAY	<b>P</b> GRASS MOUNDING	<b>T</b> HALF COURT BASKETBALL	<b>X</b> EXISTING OAK TREES TO REMAIN

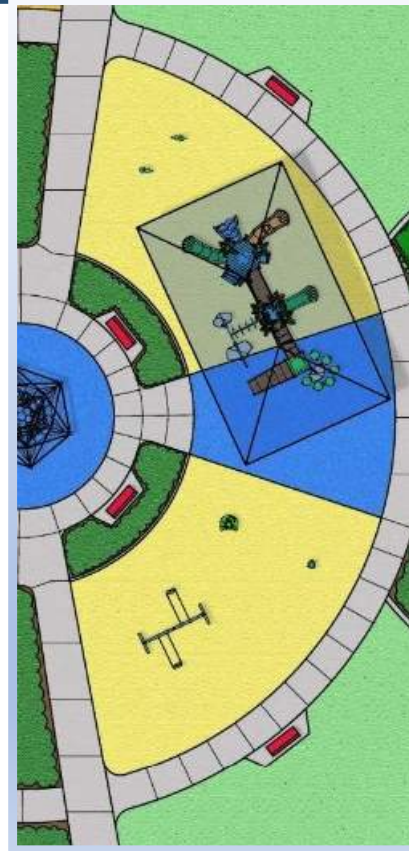


# Play Area: 2 to 5 Age Group





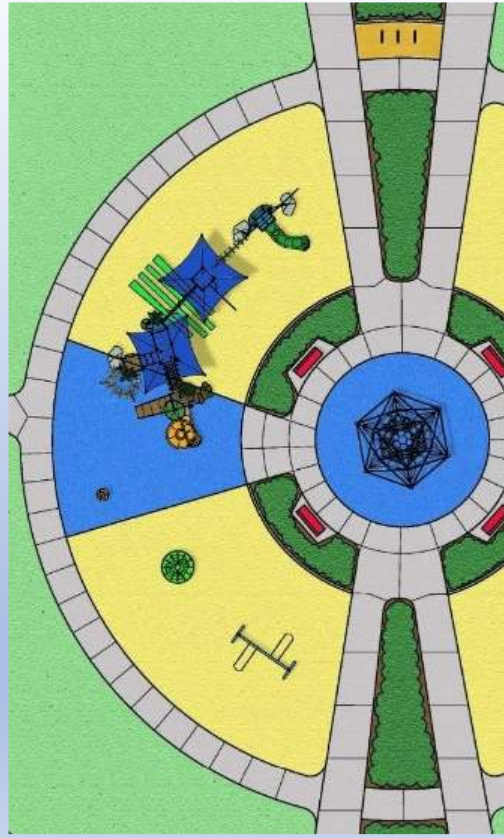
# Play Area: 2 to 5 Age Group



# Play Area: 5 to 12 Age Group



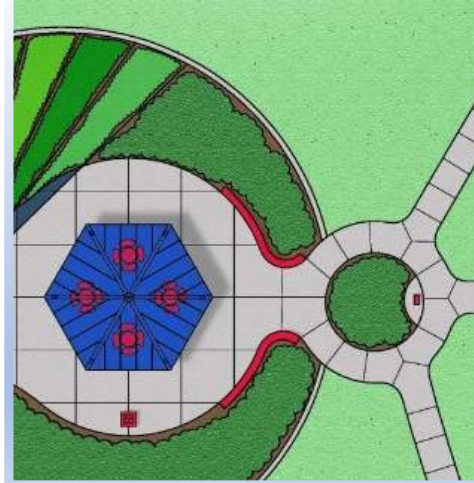
# Play Area: 5 to 12 Age Group



# Picnic and Gathering



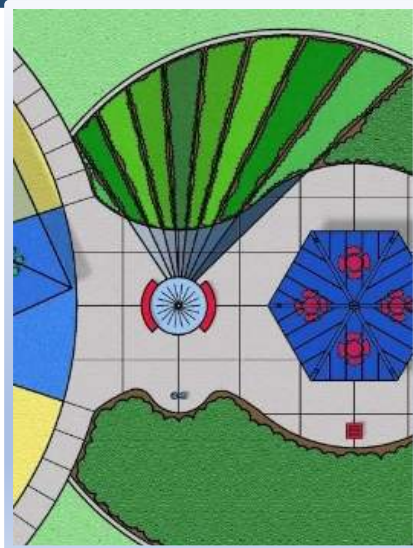
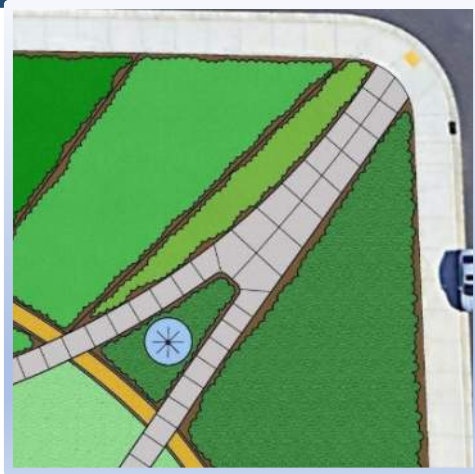
# Picnic and Gathering



# Public Art



# Public Art



# Adult Fitness near Trail





# Adult Fitness near Trail



# Sport Court



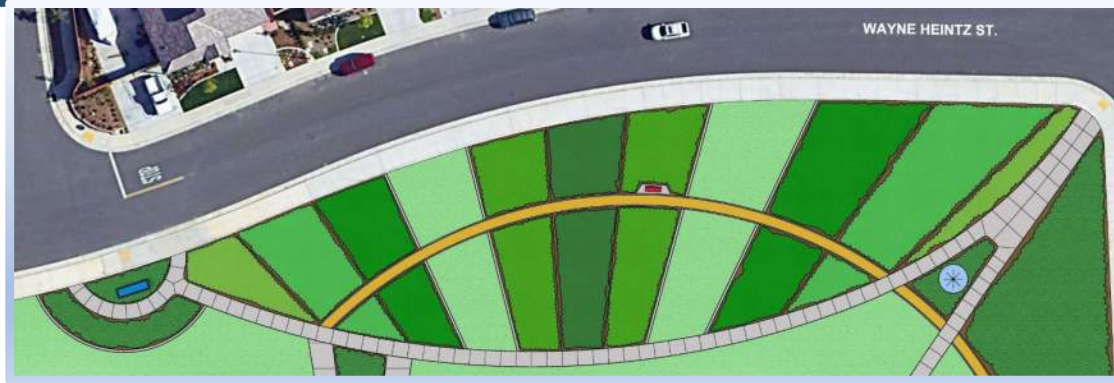
# Sport Court



# Formal Landscape Statement



# Formal Landscape Statement



# Non-programmed Green Space



# Non-programmed Green Space



# Demonstration Garden/Reflexology





# Demonstration Garden/Reflexology



# Next Steps

- Concept Plan posted to website
- 2-week public comment period
- Master Plan/Environmental to Board (tentatively August 16<sup>th</sup>)
- Construction Drawings (6 months)
- Project Out to Bid (2 months)
- Construction (8 months)
- Plant Establishment Period (3 months)
- Grand Opening (anticipated late 2025)





Unity Park

Questions?