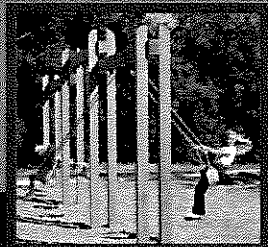


CARMICHAEL

recreation & park district

MASTER PLAN

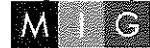
March 2008



CARMICHAEL RECREATION AND PARK DISTRICT

RECREATION AND PARK DISTRICT MASTER PLAN

Prepared by:



Moore Iacofano Goltsman, Inc.
815 SW 2nd Avenue, Suite 200
Portland, OR 97204
(503) 297-1005
www.migcom.com

Jerry Draggoo, Senior Planning Consultant
Lynn Weigand, Former Project Manager
Jose de Jesus Leal, Project Associate
Holly Kuljian, Project Associate
Katy Wolf, Project Assistant

March 2008

TABLE OF CONTENTS

INTRODUCTION	1
Planning Area	
Community Profile	
Planning Process	
Report Organization	
COMMUNITY NEEDS ASSESSMENT	7
Methodology	
Key Public Involvement Findings	
Parkland Needs Assessment	
Recreation Facility Needs Assessment	
Aquatic Facility Needs Assessment	
RECOMMENDATIONS	15
Existing Parks	
New Parks and Recreation Facilities	
Additional Recommendations	
IMPLEMENTATION	27
Projected Capital and Non-Capital Costs	
Potential Funding Sources	
Financing Strategy	
BIBLIOGRAPHY	37
APPENDIX A:	
RESOURCE INVENTORY	
APPENDIX B:	
COMMUNITY SURVEY REPORT	
APPENDIX C:	
NEEDS ASSESSMENT	

APPENDIX D:
COST ASSUMPTIONS

APPENDIX E:
SITE ANALYSIS MAPS

TABLES

Table 1: Existing Park Level of Service and Standards

Table 2: Existing Recreation Facility Level of Service and Guidelines

Table 3: Projected Capital Costs

Table 4: Package A - Summary of Funding Sources (Six Years)

Table 5: Package A -Recommended Projects and Associated Costs (Six Years)

FIGURES

Figure 1: Planning Process

INTRODUCTION

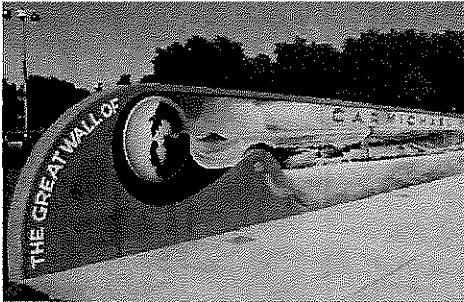


INTRODUCTION

The Carmichael Recreation and Park District (CRPD) has served as the primary recreation provider for the community of Carmichael, California since 1945. Carmichael lies in northeastern Sacramento County, just east of the City of Sacramento itself.

This Plan provides a road map for CRPD that will allow it to continue to provide high quality, well-managed, well-maintained parks and recreation facilities. Over the course of the planning process, CRPD engaged the ideas and opinions of almost 400 residents, an effort which has resulted in a truly community-driven, community-oriented tool. The hope is that the District can use this momentum and this

Plan for years to come as it works with citizens to improve its recreation and park system and make Carmichael a better place to live, work, and play.



PLANNING AREA

Because Carmichael is not an incorporated city or town, the community's boundaries are not clearly defined. However, both the U.S. Census Bureau and Sacramento Area Council of Governments (SACOG) have designated their own boundaries around the area of Carmichael in order to facilitate planning. The Census terms this area the "Carmichael census designated place," or CDP, and SACOG uses the name "Regional Analysis District 10," or RAD 10.

The Carmichael CDP and RAD 10 boundaries are nearly coterminous, bounded by the American River to the south, San Juan Avenue to the east, Madison Avenue to the north, and Arcade Creek and Walnut Avenue to the west. Altogether, the CDP/RAD 10 boundary covers approximately 11 square miles. Most of this area is technically served by CRPD. However, the CDP/RAD 10 boundary is slightly larger than that of the Carmichael Recreation and Park District.

Census CDP data was the source of all "current" (2000) demographic information used in this report, such as race, age, language, income, and occupation data. SACOG's RAD 10 data was used for analyses for which projections were required, such as level of service analyses. In particular, RAD 10 data was utilized for its population projection information.

COMMUNITY PROFILE

In 2000, SACOG estimated that the total population of RAD 10, or the Carmichael CDP, was 51,870. This represents a 7.6% increase from ten years prior, when the population of the community numbered 48,176. Population projections show a slow, steady growth rate. According to estimates from SACOG, the total household population in Carmichael is expected to grow by 4.8% to 53,580 by 2035. This represents an increase of approximately 70 persons annually. Given the SACOG assumption, the Carmichael planning area should reach a total household population of approximately 52,315 by 2017, the planning horizon for the Recreation and Park District Master Plan.

Carmichael has traditionally been a young community, with a large number of families. Age trends show that since 1990, older age groups are actually growing fastest relative to other age groups in the community. This aging trend is consistent with demographics across the country.

Trends show that Carmichael is also slowly diversifying. In 2000, 9% of the community's population had been born in a country outside the United States. The majority of these were from Europe, Asia, and Latin America. That year, 12.3% of the population over the age of 5 spoke a language other than English in the home. Of those, most spoke Spanish or other Indo-European languages.

In 2000, the U.S. Census reported that the largest percentage of Carmichael residents worked in management and professional occupations. A large portion also worked in sales and office occupations. Education, health, and social services comprised the predominant industries for Carmichael employees. As with national trends, Carmichael's job growth appears to be concentrated in the management, professional, and service industries.

The 2000 median income in Carmichael was \$47,041. This income was very similar to the state median of \$47,493. In 2000, 9.8% of Carmichael residents lived below the poverty level.



PLANNING IMPLICATIONS

Carmichael's slow and steady projected growth, coupled with its shifting demographics, will influence the community's recreation and park needs over the course of the next ten years. As Carmichael nears buildout, CRPD will need to be proactive in planning for future park and recreation facilities. Redevelopment and infill will become more important as the potential for system expansion wanes.

Existing recreation trends will continue to play an important role in terms of programming existing and future park sites. Youth and families will maintain a strong presence in parks and recreation in Carmichael, bringing with them an interest in active recreation. Simultaneously, however, Carmichael will diversify, and the community's growing diversity will mean new demands for park and recreation facilities. Outreach to new and growing populations, including older adults, will be critical to the success of Carmichael's park and recreation services, as will the District's ability to adapt its services to meet the needs of these populations.

PLANNING PROCESS

The planning process for the Recreation and Park District Master Plan was designed to take into account the unique historical, demographic, and physical characteristics of Carmichael, along with the recreation needs of the residents who live there. The planning process included four phases, as shown in Figure 1.

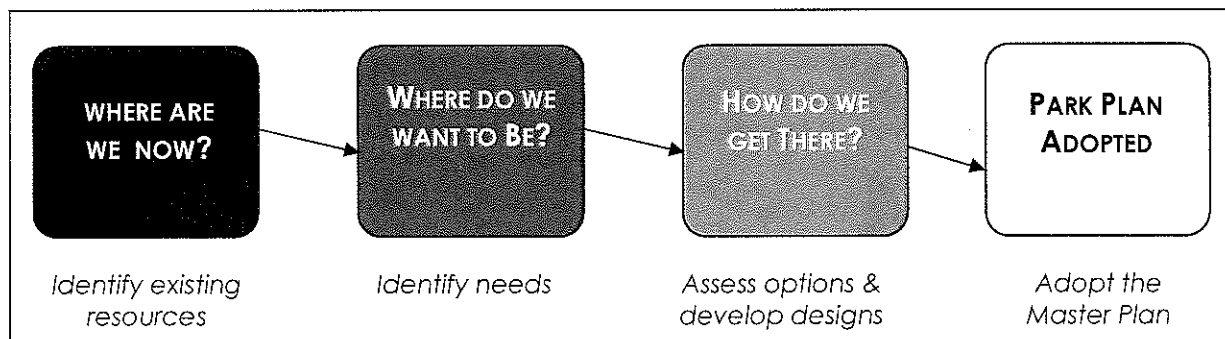


Figure 1: Planning Process

PHASE I: RESOURCE IDENTIFICATION

Phase I included an inventory and review of existing park and recreation facilities. This phase also included introductory workshops with staff and the Advisory Board to identify key issues for the Plan. Phase I culminated in an evaluation of each of Carmichael's existing park and recreation facility sites. The Park and Recreation Resource Inventory can be found in Appendix A.

PHASE II: COMMUNITY NEEDS ASSESSMENT

Phase II involved outreach to the community through a Community Survey. Through this forum, community members were able to identify major park and recreation needs and priorities. Key public involvement findings, along with an analysis of park and recreation facilities, were incorporated into the Community Needs Assessment report.

PHASE III: DESIGN PROGRAM DEVELOPMENT

Based on the findings of the Community Needs Assessment, a set of design programs were developed for each of Carmichael's existing park sites. Public workshops were held to gather input and ultimately review the design programs. Upon review, capital improvement plans were developed to identify costs associated with each of the design programs. Based on these capital project costs, potential financing options were identified.

PHASE IV: PLAN DEVELOPMENT

In Phase IV, all products of earlier phases were compiled into the Carmichael Recreation and Park District Master Plan, which was presented to and reviewed by CRPD staff and Advisory Board members. When adopted, the final document will guide parks and recreation service delivery in the planning area for the next ten years.

REPORT ORGANIZATION

This report is organized into four chapters and four appendices:

- *Chapter One: Introduction* provides a description of the planning area, details the planning process, and outlines the organization of this report.
- *Chapter Two: Community Needs Assessment* summarizes the results of the needs assessment, including the Community Survey, the existing level of service for all park types and recreation facilities

in Carmichael, and the proposed standards and guidelines that form the basis of this Plan.

- *Chapter Three: Recommendations* presents capital and non-capital projects that will be initiated over the next ten years to help the District meet community needs.
- *Chapter Four: Implementation* describes high priority capital and non-capital project costs, as well as potential funding sources associated with Plan implementation.

Appendices include:

- *Appendix A: Park and Recreation Resource Inventory* contains a complete inventory of parks, open space, and recreation facilities within the Carmichael planning area.
- *Appendix B: Community Survey Report* includes a summary of the Community Survey conducted as part of the Master Plan process.
- *Appendix C: Community Needs Assessment* includes the full text of the Community Needs Assessment document.
- *Appendix D: Cost Assumptions* presents development costs for capital and non-capital projects based on data from comparable agencies.

COMMUNITY NEEDS
ASSESSMENT



COMMUNITY NEEDS ASSESSMENT

This chapter summarizes the public involvement and technical analysis conducted as part of the Carmichael Recreation and Park District Master Plan. The Community Needs Assessment:



- identifies existing park and recreation resources owned by both the Carmichael Recreation and Park District and other public providers;
- identifies key public involvement findings as they relate to park and recreation facility needs;
- calculates the current level of service provided by parks and recreation facilities in Carmichael; and
- assesses the need for park and recreation facilities in the CRPD planning area.

The complete Community Needs Assessment is included in Appendix C.

METHODOLOGY

A variety of tools were used to assess the current and future need for park and recreation facilities in Carmichael:

REVIEW OF TRENDS

The following sources were consulted to identify local, state, and national trends in sports and recreation:

- *National Sporting Goods Association (NSGA)*: The NSGA is the national association for sporting goods retailers and conducts an annual nationwide study to determine trends in recreation participation.
- *California State Outdoor Recreation Plan (SCORP)*: The SCORP is a five-year statewide recreation plan published by California State Parks. The SCORP identifies outdoor recreation issues and opportunities to explore state and local response strategies. It includes valuable data on current trends in recreation participation and demand in California.

PARK AND RECREATION FACILITY INVENTORY

In late 2006, staff compiled an inventory of parks, open spaces, and recreation facilities owned and operated by the Carmichael Recreation and Park District. This inventory is provided in Appendix A.

STANDARDS ANALYSIS

To help determine the need for park and recreation facilities within the planning area, CRPD's current level of service for each park and recreation facility type was compared to other level of service standards, which are also expressed in acres/1,000 residents. The sources for these comparable standards were:

- *Comparable California Agencies:* For parkland, the existing levels of service for two comparable park and recreation districts - Sunrise and Mission Oaks - were averaged. To produce comparable recreation facility guidelines, the recreation facility standards of the Fulton-El Camino Recreation and Park District and Sacramento County were averaged. In some cases, the level of service of the Arcade Creek Recreation and Park District is cited as well.
- *National Recreation and Park Association (NRPA):* For more than 30 years, the NRPA has recommended guidelines for park and recreation facilities that have been modified and adapted by agencies across the country.

DEMAND ANALYSIS

Community demand, as indicated by public involvement, informed the needs assessment for park and recreation facilities as well. For example, demand data for some parks and facilities, as measured by the Community Survey, was used to develop facility guidelines. These proposed guidelines were then compared directly to the park and facility supply.

KEY PUBLIC INVOLVEMENT FINDINGS

A statistically valid survey, designed to elicit information about the recreation patterns, interests, preferences and opinions of adults in Carmichael, was conducted between February and April, 2007. Specifically, the survey sought to obtain data on patterns of local park use; preferences for certain park features; development priorities for parkland and facilities; park development funding opinions and preferences; and programming participation habits. Key results from

the survey are summarized below. Complete results are included in Appendix B.



PARK USE PATTERNS

- Neighborhood parks were used most frequently by Community Survey respondents. Write-in comments revealed that Carmichael Park, Del Campo Park, and La Sierra Community Center are the District facilities most often visited in Carmichael. Sacramento County's Ancil Hoffman Park was also very popular among respondents.
- Two of the top reasons respondents do not use park facilities in Carmichael are a lack of knowledge about facilities and a lack of awareness regarding facility locations. This may indicate a need for enhanced informational materials about the park system.
- Respondents also avoid park facilities in Carmichael because they are too far away, indicating that both neighborhood and large multi-use facilities feel inaccessible to residents. Respondents rarely indicated they avoid park facilities in Carmichael due to crowding or transportation-related issues.
- The following factors should be explored in more depth to increase park use in Carmichael: the completeness, appeal and distribution of informational materials (brochures, maps, the website and program guides); the visibility of local resources (maps and signage); and the existence of subtle barriers to access (cyclist and pedestrian linkages to parks).

DEVELOPMENT PRIORITIES

- An overwhelming number of respondents (97%) feel that parks are important or very important to Carmichael's quality of life.
- The development of small, neighborhood parks is a top priority in Carmichael. When viewed in conjunction with previous data regarding knowledge of park locations and amenities, improved information about park locations appears even more important.
- Other facility types desired by respondents include large, multi-use parks, natural areas, and parks with water frontage.

- The amenities desired in parks vary by facility type, but the top three include walking paths, restrooms and open areas to play and picnic. All of these amenities could be provided in facilities most desired by Carmichael residents (local parks, natural areas).
- When asked about District-wide needs (as compared to Carmichael's needs), survey respondents indicated natural areas and aquatic facilities are most needed by District residents.
- The aquatic facility type most preferred is a large swim complex.
- Little interest exists in developing new or additional sport fields.

FUNDING OPTIONS, MARKETING AND PROGRAMS

- Respondents are most in favor of passing a bond to pay for park improvements. A large percentage (73%) said they would vote in favor of a dedicated tax measure as well.
- The threshold for what respondents would pay in taxes is likely about \$50 per household annually. Note: a subsequent survey taken at the conclusion of the study found that financial support had waned when the amount was exceeded.
- Most respondents had never used the departmental website. Those with children had the highest rates of website use.
- Those who use the website do so to obtain information for programs and classes.
- Most respondents do not participate in programming offered by the District. Those with children are most likely to participate.
- Most respondents indicated they do not participate in programs offered by the District because they are too busy or have no time, the most common answer to recreation participation questions.
- Other top answers included a lack of awareness about programs and a lack of interesting programs. This indicates a need for improved education about departmental offerings and a need for more targeted efforts at class development.

PARKLAND NEEDS ASSESSMENT

The parkland needs analysis discusses the need for each of CRPD's five major park types, including neighborhood parks, community parks, large urban parks, natural areas, and other parkland. Table 1 summarizes the anticipated need for each of these park types.

TABLE 1: EXISTING PARK LEVEL OF SERVICE AND STANDARDS

Park Type ^A	Historic NRP/PA Standards	Average Level of Service for Comparable Agencies ^B	CRPD Existing Parks	CRPD Acres	CRPD Existing Level of Service (acres per 1,000 population)	Proposed Standard	Additional Acres Needed to Meet Standard	
							Current Population ^C (2000)	Projected Population (2017)
Neighborhood Parks	2.0	1.32	6	43.60	.84	2.00	60.14	61.03
Community Parks	8.0	.68	2	58.60	1.13	1.00	-6.73	-6.29
Large Urban Parks	N/A	N/A	1	38.00	0.73	1.00	13.87	14.32
Natural Areas	N/A	.59	1	17.20	0.33	.50	8.74	8.96
Other Parkland	N/A	.10	3	20.13	0.39	.50	5.81	6.03
TOTAL	10.0	2.7	13	177.53	3.42	5.00	81.83	84.05

^A See Appendix A

^B Comparable agencies include the Sunrise Recreation and Park District and the Mission Oaks Park District. For natural areas and other parkland, only Sunrise Recreation and Park District's level of service is represented, as data was not available for Mission Oaks.

^C Represents the 2000 household population (SACOG).

TABLE 2: EXISTING RECREATION FACILITY LEVEL OF SERVICE AND GUIDELINES

Facility	Historic NRPA Guidelines	Average Standard for Comparable Agencies ^A	CRPD Facilities	CRPD Existing Level of Service	Proposed Guideline	Facilities Needed	
						Current Population ^B (2000) 51,870	Projected Population (2017) 52,315
Baseball/Softball Fields	1/ 5,000	1/ 7,400	12	1/ 4,323	1/ 4,000	1	1
Basketball Courts	1/ 5,000	1/ 5,000	8	1/ 6,484	1/ 6,000	1	1
Community Centers	N/A	1/ 25,000	1	1/ 51,870	1/ 50,000	0	0
Dog Parks	N/A	N/A	1	1/ 51,870	1/ 20,000	2	2
Gymnasiums	N/A	N/A	2	1/ 25,935	1/ 20,000	1	1
Skate Parks	N/A	N/A	1	1/ 51,870	1/ 30,000	1	1
Soccer Fields	1/ 10,000	1/ 7,900	3	1/ 17,290	1/ 10,000	2	2
Tennis Courts	1/ 2,000	1/ 3,750	6	1/ 8,645	1/ 5,000	4	4

^A Comparable agencies include the Fulton-El Camino Recreation and Park District and Sacramento County.

^B Represents the 2000 household population (SACOG).

- *Neighborhood Parks:* A standard of 2 acres/1,000 is proposed for neighborhood parks. It results in a need for 60.14 acres of additional neighborhood parkland at the current time and 61.03 by the end of the 10 year planning horizon.
- *Community Parks:* A standard of 1 acre/1,000 residents is suggested for community parks. This standard results in a current surplus of 6.73 acres and a projected surplus of 6.29 acres of community parkland.
- *Large Urban Parks:* A standard of 1 acre/1,000 residents is suggested for large urban parks. This standard results in a current need of 13.87 acres and a projected need of 14.32 acres of land for large urban parks.
- *Natural Areas:* A standard of .5 acres/1,000 residents is suggested for natural areas. This guideline is designed to help formalize the existing use of some of the District's undeveloped sites by supporting their permanent designation as natural areas. The guideline results in a need for 8.74 acres at the present time and 8.96 acres to accommodate the population at the end of the 10 year planning horizon.
- *Other Parkland:* A standard of .5 acres/1,000 is proposed for other parkland, which includes both mini parks and special use areas. This standard is designed to allow the District to consider acquisition opportunities for mini parks and special use areas as the opportunities arise. It results in a small need for 5.81 acres at the present time and 6.03 acres at the end of the planning horizon.

RECREATION FACILITY NEEDS ASSESSMENT

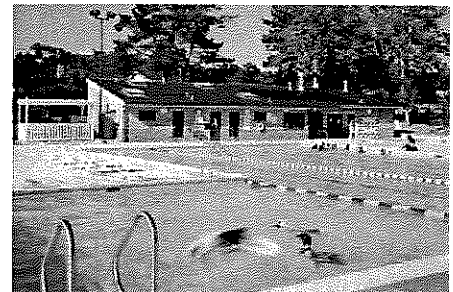
The recreation facility needs analysis includes a discussion of the need for recreation facilities in Carmichael, including baseball and softball fields, basketball courts, community centers, dog parks, gymnasiums, skate parks, soccer fields, tennis courts, and trails. Table 2 summarizes the need for each of these recreation facilities.

- *Baseball and Softball Fields:* A guideline of one baseball/softball field per 4,000 residents is recommended. This guideline results in a current and future need for one additional baseball/softball field.
- *Basketball Courts:* A guideline of one outdoor basketball court/6,000 residents is proposed. This guideline results in the need for one additional court.

- *Community Centers:* A guideline of one community center/50,000 residents is proposed. Given this guideline, CRPD needs no additional community centers. CRPD should, however, focus on improving or expanding its existing community center, La Sierra.
- *Dog Parks:* A guideline of 1 dog park/20,000 residents is proposed. This guideline results in the need for two more dog parks.
- *Gymnasiums:* A guideline of one gym/20,000 residents is recommended. This guideline results in the need for one additional gym.
- *Skate Parks:* Given the increasing popularity of skateboarding, it is suggested that CRPD adopt a guideline of one skate park/ 30,000. The proposed guideline results in the need for one additional skate park.
- *Soccer Fields:* A guideline of one soccer field/10,000 residents is suggested. This guideline results in the need for two additional soccer fields.
- *Tennis Courts:* A guideline of one tennis court/5,000 is proposed. This guideline results in the need for four additional tennis courts.
- *Trails:* No formal trail guideline is proposed at this time. Instead, the District should focus on developing internal trail networks in its major parks and natural areas.

AQUATIC FACILITY NEEDS ANALYSIS

The Needs Assessment also included an analysis of CRPD's need for aquatic facilities. The analysis found that one aquatic complex, consisting of either a leisure pool or a multi-pool complex that includes both leisure and conventional pool elements, will be adequate to accommodate Carmichael's future population. Carmichael Park is the recommended location, with La Sierra a potential alternative.



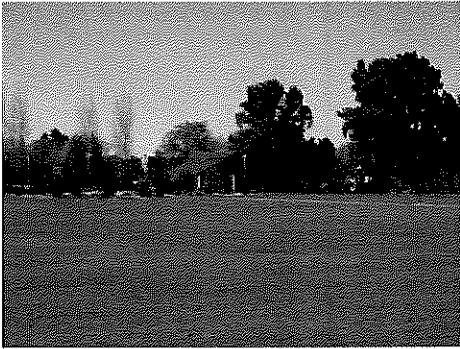
RECOMMENDATIONS



RECOMMENDATIONS

The following recommendations are based on the findings of the CRPD park evaluation and the Community Needs Assessment, and are designed to enhance the Carmichael recreation and park system.

These recommendations include improvements to existing parks and system-wide improvements. The Community Survey report can be found in Appendix B, and Appendix C contains the complete Community Needs Assessment.



The recommendations contained in this Plan are designed to ensure that each of CRPD's parks provides high-quality recreation opportunities for community residents. Many Plan recommendations emphasize improvements to existing parks and facilities. The Plan includes specific design programs for each of the community's existing park sites – programs which replace aging amenities, such as picnic areas, parking, and shade structures, and add valuable recreation facilities, such as trails and play equipment. These upgrades are designed to protect existing investments, enhance user safety and ADA accessibility, maximize maintenance efficiencies, and better-support recreation activities.

The Plan also proposes a new aquatic facility in Carmichael Park, which will replace the defunct swimming pool that operated in the park until recently. The original proposal was for a leisure pool concept offering a wide variety of swimming facilities and activities. This concept required a much larger footprint than the original pool, a secondary access and more parking. This approach would require considerable changes to Carmichael Park. Subsequent meetings with the neighborhood found little support for any changes to the park.

In summary, the Plan proposes new facilities and plan frameworks that will encourage active, healthy lifestyles by supporting the interests that appeal to residents most.

EXISTING PARKS

Among this Plan's major recommendations are improvements and renovations to existing parks in Carmichael.

BIRD TRACK PARK

Bird Track Park is a one-acre developed mini-park in a residential area. The overall site is in relatively good condition. Bird Track Park is not a candidate for a sports field due to its small size.

RECOMMENDATIONS FOR MAINTENANCE

- Repair turf area
- Remove mistletoe

RECOMMENDATIONS FOR IMPROVEMENTS

- Move picnic tables from back area toward the front to improve visibility
- Add more paths (preferably soft surface)
- Regrade slope to improve visibility into back portion of the park
- Provide portable restroom
- Remove horseshoe pits

CAPRA PARK SITE

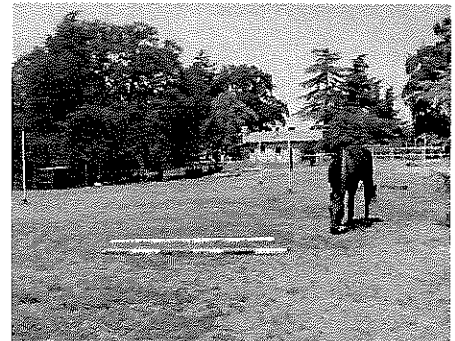
Capra Park is a 6.7-acre undeveloped neighborhood park site that currently has fenced horse corrals and stables as well as a residential unit. The park should provide for some public use while retaining its natural feel.

RECOMMENDATIONS FOR MAINTENANCE

- Establish a volunteer group to assist with maintenance and operations

RECOMMENDATIONS FOR IMPROVEMENTS

- Develop an appropriate, low-intensity public use for the site that can retain its natural amenities, such as a working farm. The farm could feature farm animals and equipment and a demonstration garden featuring crops grown in the region. It also could include a covered area with an interpretive exhibit and the potential to host programs, and a staging area for seasonal use, such as an autumn pumpkin patch.



- Add a family picnic area (two to three picnic tables and possibly a small shelter)
- Move the entry to Kenneth Avenue and provide a small parking area accessible from Kenneth
- Build a new sidewalk on the Kenneth Avenue frontage of the park
- Add small community garden
- Add a portable restroom



CARDINAL OAKS PARK

Cardinal Park is a 7.4-acre developed neighborhood park well-positioned between El Camino and Kenneth Avenue. Connections to the park, parking and accessibility are important improvements to be considered. The park has ongoing security issues that need to be monitored.

RECOMMENDATIONS FOR MAINTENANCE

- Remove horseshoe pits

RECOMMENDATIONS FOR IMPROVEMENTS

- Add new parking near the El Camino entrance
- Relocate and convert volleyball court to sand volleyball court
- Upgrade paths and entrances for accessibility
- Build sidewalk along El Camino

CARMICHAEL PARK

Carmichael Park is the centerpiece of the CRPD park system and serves the entire Carmichael community. The 38-acre park includes five baseball/softball fields, a basketball court, dog parks, a group picnic area, playgrounds, restrooms, tennis courts, a volleyball court, Community Clubhouse, and Veterans' Memorial Building. The site was formerly the home of CRPD's aquatic facility.

RECOMMENDATIONS FOR IMPROVEMENTS

A subsequent meeting following the submittal of the draft plan revealed strong interest in maintaining Carmichael Park in its current configuration. The exception was the development of a new aquatic facility.

In general, the consensus was to leave the park in its current configuration. If funds become available in the future, the District may wish to upgrade the facilities that exist on the site. If a new aquatic facility is developed, some minor changes will be required to accommodate the additional space.

DEL CAMPO PARK

Del Campo Park has 13.3 acres of developed community park area and 8.3 acres of undeveloped park area. The creek has the potential to be a focal point for passive park uses and to enhance the natural elements of the park. The community wishes to maintain the natural vegetation and habitat that it provides for birds and other wildlife.

RECOMMENDATIONS FOR MAINTENANCE

- Repair and upgrade soccer field (drainage and grading) and seating, ensure field is accessible
- Repair turf areas (improve drainage, re-seed)
- Clean up the creek, improve drainage/detention to reduce flooding, make the creek more attractive and a focal point of the natural areas of the park
- Repair existing playground
- Repair lighting
- Repair Native American garden site
- Add more garbage containers
- Repair broken bollards



OPPORTUNITIES FOR NEW AMENITIES

- Re-site picnic tables in more conducive locations, upgrade for accessibility, add new picnic tables
- Add more trees and planting areas, incorporating native and drought tolerant vegetation throughout the park
- Upgrade parking lots for ADA accessibility; incorporate sustainable features such as pervious pavers and drainage swales, into parking areas
- Upgrade playground elements, add swings and other elements for older children
- Incorporate a water play area or spray feature for children



- Construct new, soft-surface pathways throughout the site for walking and running
 - Build a shade structure
 - Improve park entrances
 - Improve signage to the park, provide directions from nearby arterial streets such as Dewey and Winding Way
 - Provide two sets of dog features (dog drinking fountain, and pet waste station)
 - Add new bridges and interpretive features along the creek

GLANCY OAKS PARK

Glancy Oaks Park is a 3-acre developed neighborhood park in excellent overall condition. While the park is small, it could handle some additional amenities if desired.

RECOMMENDATIONS FOR MAINTENANCE

- Upgrade entry plantings
- Refill mulch at playground for accessibility
- Remove screening to enhance visibility into the park

RECOMMENDATIONS FOR IMPROVEMENTS

- Upgrade entrances for accessibility
- Add a picnic area, shade structure, and BBQ area for residents to gather and host neighborhood events
- Add play features, such as swings, for older children
- Provide dog features (dog drinking fountain and pet waste station)
- Add more seating in the form of benches or low seating walls near children's play area for parents to watch children
- Add portable restroom

JAN DRIVE PARK SITE

Jan Drive Park Site is a 13.6-acre undeveloped neighborhood park which includes a riparian area with seasonal water. This park is an excellent site for a natural park and would benefit from trails

construction. The neighborhood would like to maintain the natural setting while improving visibility and pathways in the park.

RECOMMENDATIONS FOR MAINTENANCE

- Clear site of small non-native scrub and encourage native vegetation
- Remove barbed wire fence surrounding park
- Add trash cans when site is improved

OPPORTUNITIES FOR NEW AMENITIES

- Add perimeter sidewalk on Salmaan
- Provide dog walking features (dog drinking fountain, and pet waste station)
- Provide accessible and visible entrances
- Add signage and interpretive features
- Upgrade and expand the trail system using maintainable, soft-surface materials to prevent use by motorized vehicles.
- Provide several small picnic sites throughout the park
- Add children’s play equipment and an open turf area for children’s play
- Add a drinking fountain
- Provide a portable restroom
- Install appropriate barriers to prevent vehicular access

LA SIERRA COMMUNITY CENTER

La Sierra Community Center is a 37-acre developed Community Center on a former school site. Currently, most of the classroom space is leased to outside, nonprofit alternative education providers. The site also includes a Chautauqua Theatre that is run by a separate theater company and the Sacramento Fine Arts Center.



RECOMMENDATIONS FOR MAINTENANCE

- Repair baseball/softball fields

RECOMMENDATIONS FOR IMPROVEMENTS

- Provide electronic reader board at entry
- Upgrade soccer fields to all weather surface (seek grant funding)

- Add lighting to soccer fields (seek grant funding)
- Add new softball fields
- Repair baseball fields (drainage, grading, turf repair)
- Relocate basket ball courts on site
- Asphalt parking lot at Engle entrance is very large and depending on need, a portion could be used for another purpose
- Resurface parking lots
- Increase soccer parking by using adjacent school district property
- Upgrade restroom facilities
- Enhance picnic areas; make ADA accessible, replace worn tables
- Upgrade concession stand by improving exterior appearance,
- Build perimeter sidewalk connecting to surrounding area
- Add new, accessible playground and tot lot
- Add more trees and native vegetation
- Provide shade structures
- Add track or running trails
- Plant vegetative screen at west end



O'DONNELL HERITAGE PARK SITE
 O'Donnell Heritage Park Site is a 9.4-acre undeveloped neighborhood park. The site has adequate room for active recreation and natural areas.

RECOMMENDATIONS FOR MAINTENANCE

- Clear site of small non-native scrub
- Prune trees

OPPORTUNITIES FOR NEW AMENITIES

- Build a sidewalk (next to street) on Rappahannock
- Make entries visible and distinct; upgrade for accessibility
- Provide dog walking features (dog drinking fountain and pet waste station)
- Add park signage
- Add to/enhance existing trails; consider a perimeter trail for walking and jogging

- Provide a picnic area and shelter for small groups (up to 50 people)
- Add drinking fountain
- Provide portable restroom
- Add a children’s play area, including play equipment and an open lawn area (designed to reflect the natural ambiance of the park site)
- Add adult fitness equipment, including an exercise course and climbing boulders

SCHWEITZER GROVE NATURE AREA

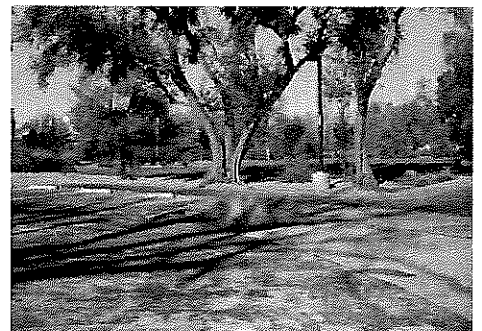
Schweitzer Grove Nature Area is a 17.2-acre nature area. A large portion of the site is covered by a eucalyptus grove. There is also an area with an oak restoration project underway. The setting and mature trees make it ideal for passive uses and nature areas.

RECOMMENDATIONS FOR MAINTENANCE

- Improve drainage in places
- Clear non-native and dead vegetation
- Maintain the native oaks

RECOMMENDATIONS FOR IMPROVEMENTS

- Provide directional signage at San Juan and Sumter Drive. If signage results in excessive parking on Sumter, consider adding a small parking lot within the Nature Grove
- Add dog walking features (dog drinking fountain and pet waste station)
- Add park signage
- Build soft-surface, multi-use trails for walking, and jogging
- Add benches or boulders for sitting



SUTTER – JENSEN COMMUNITY PARK

The Sutter Park site is a 10.8-acre undeveloped community park that also contains the Jensen Botanical Garden, the Carmichael Community Garden, the Garfield House, and the former Property, for a total of 19.5 acres. The Charles C. Jensen Botanical Garden is a community botanical garden with small paths that meander around planted areas and over a creek. Currently recognized as individual

sites, these facilities should be integrated and managed as one, with effort put toward retaining the unique identity of the Botanical Garden and the Garfield House. An opportunity exists to create a central entry from Fair Oaks Boulevard and additional parking (with potential property acquisition). The park provides an opportunity to create an educational and teaching facility at the community garden as well.

RECOMMENDATIONS FOR MAINTENANCE

- Maintain vegetation and pathways
- Add trash cans
- Repair dirt pathways



OPPORTUNITIES FOR NEW AMENITIES

- Upgrade entrances and paths for accessibility
- Add new entry signs
- Build new soft-surface walking trails connecting the sites
- Build a picnic area and a gazebo near the gardens
- Add a playground, tot lot and open lawn area for informal play in the area not needed for the community gardens
- Rebuild parking lot with pervious paving
- Improve entry from Fair Oaks Boulevard and expand parking
- Provide accessible options in the community gardens and upgrade the facilities there; consider possible garden expansion
- Re-use the existing residence on site for neighbor-friendly public use, possibly in connection with the community gardens
- Encourage native and drought-tolerant plant materials in the Sutter Park section of the property
- Add parking off Fair Oaks Boulevard through potential property acquisition
- Add sound wall along Fair Oaks Boulevard to mitigate traffic noise
- Improve planting areas (theme plantings such as a native display area) with interpretive signs
- Add small picnic area

- Renovate Garfield House for community use and install sewer connection
- Remove Jensen House to provide more space for gardens/parking

NEW PARKS AND RECREATION FACILITIES

The community of Carmichael is situated within an urban context, one ripe with recreational opportunities for Carmichael residents. Because of this context, parkland and recreation facility acquisition is not required by this Plan, although a technical need for such facilities does exist. Adjacent parkland and facilities can and should be utilized by Carmichael residents to meet needs not fulfilled by the District.

While CRPD should focus its efforts on developing or redeveloping existing sites, opportunity-based acquisition is supported by this Plan. In other words, high-quality parkland or recreation facilities should be considered for acquisition if they become available for purchase by the CRPD.

Finally, this Plan recommends that the District preserve some natural areas in its existing undeveloped parks in order to accommodate the need for natural open space in the community.



ADDITIONAL RECOMMENDATIONS

During the process of updating the Recreation and Park District Master Plan, residents identified several other areas where the District can improve, strengthen, and further develop its services. This section provides both strategies and specific recommendations for partnerships, plans and assessments, park and facility planning, and financing system improvements.

PARTNERSHIPS

Collaboration among service providers has become increasingly important in meeting community needs for facilities, programs, and services. Specific recommendations for CRPD include:

- Facilitate collaboration among area recreation providers, including Sacramento County, local school districts, neighboring towns, and other public and private agencies to improve services and maximize efficiency

- Continue cultivating positive, strong relationships with partners
- Coordinate with local school districts for use of adjacent facilities
- Partner with businesses to provide services and amenities, such as vendors in parks
- Pursue and maintain partnerships with public, private, and non-profit organizations to acquire, develop, and maintain parks, open space, and recreation facilities that reflect the objectives and goals of this Plan, such as community centers and athletic fields

PARK AND FACILITY PLANNING

Specific recommendations affecting park and facility planning include:

- Evaluate how well potential acquisitions support the goals and guidelines identified in this Plan
- Conduct a feasibility study prior to design and development of all new major facilities

FINANCING

The following recommendations pertain to the Department's financial resources:

- Maximize donations, grants, and partnerships to increase the resources available for parks and recreation
- Encourage donations of land, facilities, equipment, services, and gifts that are consistent with the goals and objectives of this Master Plan, and benefit the larger community
- Explore opportunities to add revenue-generating facilities to parks where appropriate, such as concessions, rental equipment, and group rentals.
- Re-evaluate annually the prioritization of and timeline for the implementation of projects within the park system, as part of the development of the annual parks and recreation capital improvement budget
- Re-assess the prioritization of capital projects when updating the long-range park and recreation capital improvement plan every five years

- Create a “replacement fund” to be able to act on necessary maintenance and/or replacement of damaged or unsafe facilities, equipment, and other assets
- Develop a public relations plan and assess public support for funding mechanisms prior to implementing projects

IMPLEMENTATION



IMPLEMENTATION

The development of the Master Plan involved a detailed analysis of the Carmichael park system and an assessment of park and recreation needs. As might be expected, the cost of meeting these needs exceeds CRPD's existing financial capacity. The District will have to use a combination of traditional and alternative funding mechanisms in order to achieve its short term and long term park and facility goals.



This chapter identifies the cost of capital and non-capital park and recreation projects. In addition, it suggests a number of funding sources which might be used to finance the park and facility improvements identified in this Plan.

Without outside funding (i.e., a tax-supported measure), it will be difficult for CRPD to finance much of the needed improvements. However, a recent survey of property owners revealed less than the needed support for passage of a tax supported measure. As a result, the financing and implementation chapter has been scaled back from the original proposal to rely primarily on grants and other non-taxable measures. This strategy is described on page 32.

PROJECTED CAPITAL & NON-CAPITAL COSTS

Using cost assumptions based on comparable agency and CRPD data, projected costs for capital projects were developed (Table 3). Altogether, these projects including a maintenance sinking fund will cost the District an estimated \$30,283,000 to implement in the long term.

TABLE 3: PROJECTED CAPITAL COSTS

Project	Cost	
Capital Projects		
Carmichael Park	\$2,000,000	
Aquatic Center	\$10,000,000	
Existing Park Upgrades	Bird Track Park	\$193,700
	Cardinal Oaks Park	\$258,200
	Glancy Oaks Park	\$265,900
	La Sierra Community Center	\$4,065,200
	SUBTOTAL	\$4,783,000
EXISTING PARK SITE DEVELOPMENT	Capra Park Site	\$500,000
	Del Campo Park	\$300,000
	Jan Drive Park Site	\$2,000,000
	O'Donnell Heritage Park Site	\$1,000,000
	Schweitzer Grove Nature Area	\$200,000
	Sutter Jensen Community Park	\$5,000,000
SUBTOTAL	\$9,000,000	
TOTAL CAPITAL PROJECT COSTS	\$ 25,783,000	
MAINTENANCE SINKING FUND	\$4,500,000	
TOTAL ALL COST	\$30,283,000	

Because the anticipated cost of these projects will exceed the District's financial means, projects were prioritized according to need and funding opportunity. Through this prioritization process, the following two priorities emerged:

- *Develop undeveloped park sites:* Providing park and recreation facilities in underserved areas are a high priority and should be implemented as funds become available.
- *Develop an aquatic facility:* Replacing the outdoor pool that has been closed for several years is a high priority since it will provide a much-desired benefit to the community. However, a funding source for this project has not been identified

POTENTIAL FUNDING SOURCES

The following are funding sources that are commonly used for financing park and facility improvements.

- *General Fund:* This is the District's primary source for operating revenue and comes primarily from taxes levied on property within the District boundary. Since park improvements must compete with other District operations for these funds, this can be an unstable source.
- *Development Impact Fees:* Development Impact Fees are paid by residential developers to offset the cost of additional park and facility needs created by their developments. Two statutes apply to park development fees in California:
 - *The Quimby Act:* Quimby Act fees (in-lieu fees) are applied to the development of subdivided, single family property. The revenue from these fees can be used to purchase land or improve existing parks. Quimby fees are calculated based on the cost of land acquisition and the maximum state standard of 5 acres/1,000 residents. Specific standards vary according to the community's existing level of service.
 - *AB1600:* AB1600 creates the framework for Park Impact Fees. These fees are charged to developers to offset the cost of maintaining a certain parkland level of service. Impact fees can be used for land acquisition or development, but not for maintenance or upgrade of existing facilities
- *Landscaping and Lighting Assessment District:* This funding mechanism permits a public agency to assess housing units or land parcels. The assessment revenues can be used for park land acquisition, development, and/or maintenance. The agency can choose to use the revenue generated on a pay-as-you-go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment. Establishment of a district or revision to an assessment district requires a vote of property owners. The majority of returned votes must be in favor of establishing the district.
- *General Obligation Bond:* These are voter-approved bonds with the assessment placed on real property for a specified period of time (usually 15-20 years). Passage of a General Obligation bond

requires a two-thirds voter majority. The money can only be used for capital improvements, not maintenance. Major disadvantages of this funding option are the high approval requirement and the high interest costs.

- *Revenue Bonds:* These bonds are sold and paid from the revenue produced from the operation of a facility.
- *Donations:* The donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise money for specific projects.
- *Exchange of Property:* If the District has an excess piece of property with some development value it could be traded for a private piece of property more suitable for park use.
- *Joint Public/Private Partnership:* The concept of public/private partnerships has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer are a free site, tax advantages, and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
- *Public Land Trusts:* Private land trusts such as the Trust for Public Land, Inc. and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
- *Government Grant Programs:* There are a number of government grant programs for park and recreation projects. Key programs are:
 - *Safe, Accountable, Flexible, Efficient Transportation Equity Act - a Legacy for Users (SAFETEA-LU):* Originally known as the Intermodal Surface Transportation Efficiency Act (ISTEA), this program funds a wide variety of transportation-related projects. In 1998, it was reauthorized under the name Transportation Equity Act for the 21st Century (TEA-21). The act was authorized again in 2005 as SAFETEA-LU, with similar provisions to ISTEA and TEA-21. In addition to bicycle, pedestrian, and trail-related capital projects, SAFETEA-LU funds can generally be used for landscape and amenity improvements related to trails and transportation.

The money can also be used for maintenance. SAFETEA-LU funds are primarily focused on regional systems and not local neighborhood trails. Over the years, California has received considerable revenue for trail-related projects from TEA funds.

- *Land and Water Conservation Funds:* This grant program is funded by the National Park Service and administered by California State Parks. In the past this was one of the major sources of grant money for local agencies, but, starting in the 1990s, this grant program was severely cut. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
- *Urban Forestry Grants:* There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.
- *US Fish and Wildlife Service (USFW):* USFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- *California Department of Fish and Wildlife (CDFW):* CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- *State Bicycle Funds:* This is revenue from state gas taxes that is distributed to California cities for the development of bicycle lanes. This can be a good funding source for developing bicycle lanes and off-street bicycle trails.
- *Recreation Trails Program:* This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include 1) maintenance and restoration of existing trails, 2) development and rehabilitation of trailhead facilities, 3) construction of new recreation trails, and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.

- *Statewide Park Bond (Proposition 40)*: In recent years, California passed two state-wide bond measures for funding parks and open space projects. The funding program has several elements including a grant based on a per capita allocation, a matching grant and several competitive grant programs.
- *Other State Funds*: An additional grant source from the State of California includes the Youth Soccer Recreation Program Grant. Project grants range from \$75,000-\$1,000,000.
- *Private Grants and Foundations*: Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or projects of extreme need.

FINANCING STRATEGY (SHORT TERM)

The cost of addressing all capital and non-capital projects presented in the Plan exceeds the District's financial capacity in the short term. Therefore, short term six-year capital facilities plan was developed that funds the District's highest-priority projects. The highest priority is the development of the four undeveloped sites (Capra, Jan Drive, O'Donnell and Sutter Jensen parks). This position is supported by the results of the April Survey conducted by MIG which listed small neighborhood parks as a top priority.

Because the public expressed a need for neighborhood parks as well as other facilities but was unwilling to fund them, only two options existed for park and facility improvements: 1) continue to hold the undeveloped sites until a more suitable funding environment is found, or 2) sell some portions of the four undeveloped sites and use the revenue to develop the remaining portions. This second option was presented in the 1984 Park and Recreation Plan but the District chose not to pursue it hoping that an alternative funding program could be found. Now, 23 years later, the neighborhoods where these park sites are found continues to be without recreation facilities.

It is the recommendation of the planning team that after 23 years, something should be done with the four park sites. While there does not appear to be the financial support to develop them, the need continues in these areas for park facilities. With this in mind, it is recommended that portions of each of the four undeveloped sites be

sold with the revenue specifically allocated to the development of the remaining portions. Since all four sites exceed the minimal size as recommended by national and state guidelines (see page 5 of Appendix C), portions of each site could be sold and still meet the recognized standard for a neighborhood park.

The development of an aquatic facility was also a high priority item, but because of the cost for even a limited facility, some type of tax supported measure would be needed. While a multi-faceted leisure pool was proposed in the earlier draft report, the lack of financial support identified in the later survey precluded this option. As a result, a scaled down version of a standard 8 lane 25 yard swimming pool is now recommended. This reduced the cost from \$8 million to 4 million. Since the revenue source for construction of this type of facility is not identified, it is only discussed here as a future item when financing can be created.

FUNDING SOURCES

The following is a forecast of revenue sources for the first six-year funding cycle.

- *In-Lieu Fees (current) - \$200,600:* In Lieu Fees are fees paid by developers for park and facility improvements. Currently the District has \$442,622 from in-lieu fees. Of this amount, about \$242,000 is committed to existing projects.
- *In-Lieu Fees (future) - \$600,000:* While the District has been receiving \$200,000-300,000 in in-lieu fees per year, a projected decrease in housing starts will likely result in a reduction in fee income. As a result, it is assumed that about \$100,000 in in-lieu fees will be generated annually for the next six years.
- *Impact Fees :* Impact fees are fees paid by developers for park and facility improvements. At the present time, this funding mechanism has not been approved at the County level, although a recently-completed Nexus Study forecasted an average rate per household of \$6,581.
- *Grants - \$525,000:* About \$525,000 in grants have been awarded to the District and are committed to specific projects. It is assumed that this amount will occur again over the next six years.
- *Donations - \$40,000:* Currently the District has \$20,000 in this account. In addition, it is assumed that about \$40,000 will be

generated from donations over the course of the next six years.

- *Contingency Account:* While \$230,000 is in this account, this money is allocated to operations and equipment.
- *Miscellaneous Sources - \$60,000:* Miscellaneous sources are those unanticipated funds that the District receives.
- *Sale of Property:* The District received close to \$1 million for the sale of a portion of the Palm Avenue property. This money was committed to developing the remaining portion of the site. This is a viable option for producing revenue to develop portions of the four remaining undeveloped park sites.
- *Landscape and Lighting Assessment District - Variable:* A Landscape and Lighting Assessment District (LLAD) generates revenue for debt service and operations. The recent survey revealed little support for creating a new assessment district.

FINANCING PACKAGE A

Project Priority:

- Development of four existing undeveloped sites

Package A will fund portions of four undeveloped park sites - Capra, Jan Drive, O'Donnell and Sutter-Jensen Parks. Portions of each site would be sold with the revenue used to develop the remaining portions. In addition to the land sales, other revenue sources such as grants and donations can be used to leverage the money generated from surplus land sales.



TABLE 4: PACKAGE A SUMMARY OF FUNDING SOURCES (SIX YEARS)

Revenue Source	Amount
In-Lieu Fees (current available)	\$200,600
In-Lieu Fees (future)	\$600,000
Impact Fees	NIC
Grants	\$525,000
Donations	\$40,000
Miscellaneous	\$60,000
Land Sales	\$9,074,400
TOTAL	\$10,500,000

TABLE 5: PACKAGE A RECOMMENDED PROJECTS
AND ASSOCIATED COSTS (SIX YEARS)

Project	Amount
Capra Park Site	\$500,000
Jan Drive Park Site	\$2,000,000
O'Donnell Heritage Park Site	\$1,000,000
Sutter-Jensen Park Site	\$5,000,000
Maintenance Sinking Fund (10 years)	\$2,000,000
TOTAL	\$10,500,000

Features of Package A

- Develops four new park sites which will benefit those neighborhoods as well as relieve some pressure on Carmichael Park
- This option does not fund any of the existing park upgrades. This will occur on a pay-as-you-go over time.
- The overall funding/development package pays for about 33% of the total needs expressed in Table 3. The remaining portion of \$17,283,000 will need to be financed later under a new funding package.
- Does not fund the aquatic center
- Provides for a Maintenance Sinking Fund for 10 years.

FINANCING PACKAGE B

Package B is the development of the aquatic facility. However, the scale has been reduced from a \$10 million multi-pool aquatic center to a basic \$4 million standard 25 yard swimming pool. However, the funding for this project has not been identified. It is recommended that this project be kept on the forefront until the public is willing to fund it, or other funding sources become available (i.e., grants, gifts, etc.).

BIBLIOGRAPHY

California State Parks. December 2003. *Public Opinions and Attitudes on Outdoor Recreation in California*. Sacramento: California State Parks.

California State Parks. 2002. *California Outdoor Recreation Plan*. Sacramento: California State Parks.

California State Parks. 2005. *Parks and Recreation Trends in California*. Sacramento: California State Parks.

Carmichael Recreation and Park District. 1984. *Master Plan*.

Carmichael Recreation and Park District. 2004. *Strategic Plan 2004*.

MIG, Inc. October 2001. *Fulton-El Camino Recreation and Park District Recreation and Park Plan*.

Mission Oaks Recreation and Park District. 2000. *Master Plan Update*.

National Recreation and Park Association. 1983. *Park, Recreation, Open Space and Greenway Guidelines*. Alexandria, VA: NRPA.

National Recreation and Park Association. 1995. *Park, Recreation, Open Space and Greenway Guidelines*. Alexandria, VA: NRPA.

National Sporting Goods Association. August 2005. *2004 Sports Participation*. www.ngsa.org.

US Census Bureau. 2000. *United States Census 2000*.

Quadriga Landscape Architecture and Planning, Inc. *Arcade Creek Recreation and Park District 2001 Master Plan Update*.

BIBLIOGRAPHY



BIBLIOGRAPHY

- California State Parks. December 2003. *Public Opinions and Attitudes on Outdoor Recreation in California*. Sacramento: California State Parks.
- California State Parks. 2002. *California Outdoor Recreation Plan*. Sacramento: California State Parks.
- California State Parks. 2005. *Parks and Recreation Trends in California*. Sacramento: California State Parks.
- Carmichael Recreation and Park District. 1984. *Master Plan*.
- Carmichael Recreation and Park District. 2004. *Strategic Plan 2004*.
- MIG, Inc. October 2001. *Fulton-El Camino Recreation and Park District Recreation and Park Plan*.
- Mission Oaks Recreation and Park District. 2000. *Master Plan Update*.
- National Recreation and Park Association. 1983. *Park, Recreation, Open Space and Greenway Guidelines*. Alexandria, VA: NRPA.
- National Recreation and Park Association. 1995. *Park, Recreation, Open Space and Greenway Guidelines*. Alexandria, VA: NRPA.
- National Sporting Goods Association. August 2005. *2004 Sports Participation*. www.ngsa.org.
- US Census Bureau. 2000. *United States Census 2000*.
- Quadriga Landscape Architecture and Planning, Inc. *Arcade Creek Recreation and Park District 2001 Master Plan Update*.

APPENDIX A: PARK AND
RECREATION RESOURCE
INVENTORY



CARMICHAEL RECREATION & PARK DISTRICT INVENTORY

Park Name	Total Site Acreage	Developed Acreage	Baseball/ Softball Field	Basketball Court	Community Garden	Disc Golf	Dog Park	Picnic Area	Gymnasium	Playground	Pool	Restrooms	Skate Park	Soccer Field	Tennis Court	Theater	Trail	Volleyball
Capra Park	6.7	0.0																
Cardinal Oaks Park ^A	7.4	7.4	1					2		1		portable					concrete path	1
Glancy Oaks Park	3.0	3.0		1						1							concrete path	
Jan Drive Site	13.6	0.0															rough trails	
O'Donnell Heritage Park	9.4	0.0																
Palm Avenue Site	3.5	0.0															rough trails	
Subtotal	43.6	10.4	1	1	0	0	0	2	0	2	0	0	0	0	0	0	N/A	1
Community Parks																		
Del Campo Park ^A	21.6	13.3						1		1		portable		1			concrete paths	1
La Sierra Community Center ^B	37.0	37.0	6	6				1	2			in complex	1	2		1		
Subtotal	58.6	50.3	6	6	0	0	0	2	2	1	0	0	1	3	0	1	N/A	1
Large Urban Parks																		
Carmichael Park	38.0	38.0	5	1			1	1		3		1			6	1	concrete paths	1
Subtotal	38.0	38.0	5	1	0	0	1	1	0	3	0	1	0	0	6	1	N/A	1
Natural Areas																		
Schweitzer Grove Nature Area	17.2	0.0					1					portable					rough trails	
Subtotal	17.2	0.0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	N/A	0
Other Parkland																		
Bird Track Park	1.0	1.0						1		1							dirt trails	
Jensen Botanical Garden ^C	8.6	6.0																
Sutter Site	10.5	0.0			1							portable						
Subtotal	20.1	7.0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	N/A	0
Total	177.5	105.7	12	8	1	1	1	6	2	7	0	1	1	3	6	2	N/A	3

^A Volleyball courts are currently unusable. Because they could be used with small investment on the part of the District, they have been included in the inventory.
^B Basketball courts at La Sierra are currently unusable. Because they could be used with small investment on the part of the District, they have been included in the inventory.
^C Includes the Garfield house site.

APPENDIX B: COMMUNITY
SURVEY REPORT



APPENDIX B: COMMUNITY SURVEY REPORT

A statistically valid survey, designed to elicit information about the recreation patterns, interests, preferences and opinions of adults in Carmichael, was conducted between February and April, 2007. Specifically, the survey sought to obtain data on the following topics:

- Patterns of local park use;
- Preferences for certain park features;
- Development priorities for park land and facilities;
- Development priorities for water recreation amenities;
- Park development funding opinions and preferences;
- Public use of departmental website use; and
- Programming participation habits.

Data obtained from this survey will be used to guide the development of the Carmichael Recreation & Park District's 2007 Recreation & Parks Master Plan.

SURVEY METHODOLOGY

SAMPLE SELECTION

The recreation survey used a random sample of 1,600 addresses selected from a current list of residential telephone subscribers in Carmichael. Addresses were chosen so that every household would have an equal chance of being selected. Surveys were then mailed to the selected addresses. The survey instrument is included at the end of this summary.

SURVEY ADMINISTRATION

Each household selected for participation was mailed a survey and a postage-paid envelope to facilitate return. Approximately three weeks after the initial mailing, a follow-up mailing was sent to households that had not responded. At the close of the survey on April 10, 2007, a total of 342 surveys had been returned. The overall rate of return for the community survey is calculated below.

TABLE B-1 SURVEY RETURN RATE CALCULATION

Total number of surveys sent	1600
Surveys deemed "undeliverable"	-166
Effective survey distribution	1434
Surveys returned by 4/10/07	342
Response Rate	23.9%

This response rate allows for a 95% confidence level with a margin of error no greater than 5.30%. In other words, one can be 95% confident that the survey findings vary no more than +/- 5.30% from the results that would have been obtained if everyone in the District had been surveyed. This is close to the industry standard of a 95% confidence level with a margin of error of +/- 5.00%.

SUB-SAMPLE RESULTS

In some cases in this report, survey responses are analyzed by sub-sample groups (cross-tabulations by age, gender or the presence of children in a home) to gain a more nuanced understanding of the opinions of a particular demographic in the community. Because these sub-sample analyses rely upon a smaller sample size than the recreation survey as a whole, their conclusions do not meet the same standards for reliability for the entire survey, as noted above. For example, results cross-tabulated by gender will be assessing the opinions of female or male respondents only. Thus, a higher margin of error exists for these analyses due to the smaller sample size of female or male respondents (versus both genders combined).

OTHER NOTES

In survey data tables provided herein, "Total" equals the total number of responses received for each question. This number may vary from the total number of surveys received due to invalid responses, the lack of a response for a particular question by a survey participant, or because a question allowed for two or more responses. For each question, the answer choices are listed along with the number of responses for each answer and the percentage that number represents of the total responses received.

KEY FINDINGS

DEMOGRAPHIC DATA

- Seniors responded to this survey more than other age groups.
- Men and women responded to this survey at nearly equal rates.
- Three-quarters of respondents to this survey have no children (youth age 18 or younger) living in their home.
- Cross-tabulating survey data by age, gender and the presence of children in a home had little impact on the interpretation of the majority of survey answers.

PARK USE PATTERNS

Neighborhood parks are used most frequently by respondents. Write-in comments revealed that Carmichael Park, Del Campo Park and La Sierra Community Center are the District facilities most often visited in Carmichael. Sacramento County's Ancil Hoffman Park was also very popular among respondents.

- Two of the top reasons respondents do not use park facilities in Carmichael are a lack of knowledge about facilities and a lack of awareness regarding facility locations. This may indicate a need for enhanced informational materials about the park system.
- Respondents also avoid park facilities in Carmichael because they are too far away, indicating that both neighborhood and large multi-use facilities feel inaccessible to residents.
- Respondents rarely indicated they avoid park facilities in Carmichael due to crowding or transportation-related issues.
- The following factors should be explored in more depth to assist in increasing park use in Carmichael: the completeness, appeal and distribution of informational materials (brochures, maps, the website and program guides); the visibility of local resources (maps and signage); and the existence of subtle barriers to access (cyclist and pedestrian linkages to parks).

DEVELOPMENT PRIORITIES

- An overwhelming number of respondents (97%) feel that parks are important or very important to Carmichael's quality of life.
- The development of small, neighborhood parks is a top priority in Carmichael. When viewed in conjunction with previous data

regarding knowledge of park locations and amenities, improved information about park locations appears even more important.

- Other facility types desired by respondents include large, multi-use parks, natural areas, and parks with water frontage.
- The amenities desired in parks vary by facility type, but the top three include walking paths, restrooms and open areas to play and picnic. All of these amenities could be provided in facilities most desired by Carmichael residents (local parks, natural areas).
- When asked about District-wide needs (as compared to Carmichael's needs), survey respondents indicated natural areas and aquatic facilities are most needed by District residents.
- The aquatic facility type most preferred is a large swim complex.
- Little interest exists in developing new or additional sport fields.

FUNDING OPTIONS/PREFERENCES

- Respondents are most in favor of passing a bond to pay for park improvements. A large percentage (73%) said they would vote in favor of a dedicated tax measure as well.
- The threshold for what respondents would pay in taxes is likely about \$50 per household annually.

ACCESSING INFORMATION

- Most respondents had never used the departmental website. Those with children had the highest rates of website use.
- Those who use the website do so to register for programs and classes.

PROGRAMMING PREFERENCES

- Most respondents do not participate in programming offered by the District. Those with children are most likely to participate.
- Most respondents indicated they do not participate in programs offered by the District because they are too busy or have no time, the most common answer to recreation participation questions.
- Other top answers included a lack of awareness about programs and a lack of interesting programs. This indicates a need for improved education about departmental offerings and a need for more targeted efforts at class development.

DEMOGRAPHIC DATA

1) What year were you born? (Question 17 on Survey)

	Survey = 327	Census = 49,724
18-24 (1989 - 1983)	3 0.9%	4,090 8.2%
25-34 (1982 - 1973)	17 5.2%	5,507 11.1%
35-44 (1972 - 1963)	34 10.4%	7,749 15.6%
45-54 (1962 - 1953)	74 22.6%	7,514 15.1%
55-64 (1952 - 1943)	66 20.2%	4,799 9.7%
65+ (1942 -)	133 40.7%	8,485 17.1%

Observations:

- The “total” number of respondents to this question (327) did not equal the total number of respondents to the survey (342). This indicates that some participants did not answer this question.
- A very high percentage of respondents were 65 years of age and older. This is typical for surveys of this type, but the skew toward an older perspective should be noted when assessing survey data.
- The age breakdown of residents of Carmichael, according to the 2000 U.S. Census, is noted in the third column above (youth are excluded from this table, but represent 23.3% of the population).

2) What is your gender? (Question 18 on Survey)

	Total = 332
Female	162 48.8%
Male	170 51.2%

Observations:

- The “total” number of respondents to this question (332) did not equal the total number of respondents to the survey (342). This indicates that some participants did not answer this question.

- Men and women answered this survey in nearly equal numbers, resulting in very even representation between these two groups.

3) Do you have children age 18 or younger living in your home? (Question 19 on Survey)

Total = 335	
No	250 74.6%
Yes	85 25.4%

Observations:

- The vast majority of respondents have no children living with them. This is likely due to the high number of respondents age 65 and older.

4) In your opinion, which age group is most underserved by current recreation services? (Question 15 on Survey)

Total = 284	
Seniors	96 33.8%
High School youth	62 21.8%
Elementary and middle school youth	55 19.4%
Adults	54 19.0%
Preschoolers	17 6.0%

Observations:

- The age group respondents feel is most underserved by current recreation services in Carmichael is "seniors." This could indicate a lack of programs, services and accessible facilities for senior individuals, but results may also be skewed by the strong senior response to this survey.
- When responses to this question are cross-tabulated by youth presence in a household, respondents with children feel that high

school, middle school and elementary-aged youth are most underserved by current recreation services.

5) In your opinion, which group type is most underserved by current recreation services? (Question 16 on Survey)

	Total = 216
Singles	59 27.3%
People with disabilities	52 24.1%
Families	52 21.4%
Couples	34 15.7%
People from diverse cultures	19 8.8%

Observations:

- “Singles” are the demographic group survey respondents feel are most underserved by current recreation services. This may be attributable to the high level of senior response to this survey, and the number of widows/widowers in the community. Greater outreach should be conducted to discern the meaning of this survey result with regard to recreation programming.
- Those with disabilities also ranked high in the demographic group respondents feel is most underserved. An analysis of ADA provisions and disability-appropriate programming should be conducted to discern why this was a frequently-chosen answer.

PARK USE PATTERNS

6) Please take a moment to think about park use during different seasons. On average, how often do you use the following parks and community facilities? Please check the appropriate box. (Question 4 on Survey)

	Total	Once a week or more	One-two times per month	Less than five times per year	Never
Neighborhood Parks	296 100.0%	76 25.7%	81 27.4%	83 28.0%	56 18.9%
Carmichael Park	308 100.0%	53 17.2%	64 20.8%	144 46.8%	47 15.2%
School Ground	268 100.0%	38 14.2%	28 10.4%	64 23.9%	138 51.5%
La Sierra Community Center	269 100.0%	20 7.4%	31 11.5%	105 39.0%	113 42.0%

Observations:

- Neighborhood parks are used most frequently for recreation by survey respondents in Carmichael. Over 50% of respondents use these facilities once a month or more; only 19% of respondents never use neighborhood parks.
- Carmichael Park is used with some frequency by respondents for recreation. Only 17% of respondents use this facility more than once a week, but only 15% of respondents never use this facility. The majority of respondents use Carmichael Park once a year or more, but less than once a week.
- School grounds are rarely used for recreation by respondents to this survey. Over 50% of respondents never use school facilities for recreation.
- La Sierra Community Center is used for recreation the least by survey respondents. Over 80% of respondents use the facility less than five times per year or "never."
- Little significant data was generated via write-in responses regarding non-use of the facilities above.

7) If [you never use the facilities listed above], please tell us your reasons.
(Question 4 on Survey)

Observations:

- “Not interested/no time” was the top reason respondents do not use the park facilities in Carmichael. This is a frequent top answer to park use questions of this type.
- “Don’t know what is available” also ranked highly among the list of reasons respondents do not use parks in Carmichael. This may indicate a need for enhanced education about the recreation opportunities offered by the Carmichael Recreation and Park District.
- “Don’t know where they are” ranked moderately as a reason for non-use of each park site, again indicating a possible need to improve the content and/or distribution of informational materials about the Carmichael Recreation and Park District.
- “Don’t know where they are” ranked particularly high for neighborhood parks as compared to Carmichael Park, school grounds and La Sierra Community Center, indicating a greater lack of awareness of local facilities than others in Carmichael.
- “Too far away” ranked highly as a reason respondents do not use neighborhood parks, Carmichael Park and La Sierra Community Center. Considering other responses regarding respondents’ park development priorities, it appears that both neighborhood parks and large, multi-use facilities are either inaccessible or in short supply for residents of Carmichael.
- Maintenance and safety issues ranked mid-way in the list of reasons respondents do not use parks, indicating the District is doing a relatively good job at creating a sense of safety and cleanliness for park users.
- Carmichael Park received slightly lower marks with regard to safety and cleanliness than the other three facilities, possibly indicating improvements are needed at this facility.
- Crowding and a lack of transportation to facilities ranked low among the list of reasons respondents do not use the parks in Carmichael.
- Little significant data was generated via write-in responses regarding non-use of neighborhood parks, Carmichael Park, La Sierra Community Center and school grounds.

The lists below rank how often survey respondents selected the 10 answer choices provided for this question for each facility. A space for write-in comments was also provided; significant write-in answers are noted at the end of each list, and all write-ins are provided in Appendix B.

NEIGHBORHOOD PARKS

Rankings:

- Not interested/ no time;
- Don't know where they are;
- Don't know what is available;
- Too far away;
- Other;
- Lack of facilities;
- Feel unsafe;
- Poorly maintained;
- Inconvenient location;
- Too crowded;
- Don't have transportation;

CARMICHAEL PARK

Rankings:

- Not interested/ no time;
- Too far away;
- Other;
- Don't know what is available;
- Feel unsafe;
- Poorly maintained;
- Inconvenient location;
- Don't know where they are;
- Lack of facilities;
- Too crowded;
- Don't have transportation;

SCHOOL GROUNDS

Rankings:

- Not interested/ no time;
- Other;
- Don't know what is available;
- Lack of facilities;
- Inconvenient location;
- Poorly maintained;
- Feel unsafe;
- Don't know where they are;
- Too far away;
- Don't have transportation;
- Too crowded;

**LA SIERRA COMMUNITY
CENTER**

Rankings:

- Not interested/no time;
- Don't know what is available;
- Other;
- Too far away;
- Don't know where they are;
- Don't know where they are;
- Lack of facilities;
- Inconvenient location;
- Poorly maintained;
- Feel unsafe;
- Don't have transportation;
- Too crowded;

6) What park do you visit most often in the Carmichael area? (*Question 5 on Survey - A space for write-in comments was provided; responses were tallied and top answers noted below. All write-ins are provided in Appendix B.*)

Observations:

- Carmichael Park was the park most selected by respondents, with over 130 of 285 write-in responses in favor of this facility.
- Other popular city facilities include Del Camp Park and La Sierra Community Center, which received 16 and 15 tallies apiece.
- Ancil Hoffman Park (and its nature center, Effie Yeaw) were also very popular among write-ins, with 58 selections. These facilities are owned and maintained by Sacramento County.
- Bannister Park, owned by the Fair Oaks Recreation and Park District, and the American River Parkway, owned by Sacramento County, were also popular among users, with 17 write-in comments.

DEVELOPMENT PRIORITIES

7) How important are parks, recreation services and open space to Carmichael's quality of life? (*Question 1 on Survey*)

	Total = 335
Very Important	216 64.5%
Important - Very Important	93 27.8%
Important	18 5.4%
Not Important - Important	7 2.1%
Not Important	1 0.3%
No Opinion	0 0.0%

Observations:

- Over 97% of respondents feel that parks are important to Carmichael's quality of life.

8) Of the following, what type of park is most needed in Carmichael? (*Question 2 on Survey*)

	Total = 518
Small parks in my neighborhood	146 28.2%
Large multi-use parks that serve the whole community	96 18.5%
Natural areas	95 18.3%
Parks with river, creek or water frontage	75 14.5%
Linear trail corridors	45 8.7%
No additional parks or natural areas are needed	32 6.2%
A park consisting primarily of sports fields	29 5.6%

Observations:

- Small neighborhood park development is the clear top priority of survey respondents. This correlates with other observations that survey respondents do not know where neighborhood parks are located or what amenities are available within them.
- Large multi-use parks and natural areas had a nearly equivalent number of selections as the second most-needed park facility in Carmichael.
- When viewed in conjunction with park amenity preferences (see below), multi-use parks are likely valued for the provision of open space for generalized recreation and social gathering. This is logical given the physical build-out of Carmichael, which has only one large, open grassy parcel and no plazas for gathering.
- Likewise, natural areas are likely desired due to the build-out of Carmichael, which has few areas in close proximity to residents designated for this use. In addition, walking paths are a common feature in natural areas, and are strongly desired by survey respondents (see below).
- Little interest was expressed by survey respondents in the creation of parks with sports fields or sport complexes.

9) For the type of park (chosen from question #2), which of these features is most needed? (*Question 3 on Survey*)

Generalized responses to this question:

Total = 607	
Walking paths	148 24.4%
Restrooms	125 20.6%
Open areas for picnicking and playing	124 20.4%
Playground equipment	92 15.2%
Benches	78 12.9%
Other	40 6.6%

Responses cross-tabulated by facility type:

	#2 Of the following, what type of park is most needed in Carmichael?							
	Total	Small parks in my neighborhood	Large multi-use parks that serve whole community	Natural areas	A park consisting primarily of sports fields	Parks with river, creek or water frontage	Linear trail corridors	No additional parks or natural areas are needed
	607	323	198	194	77	163	93	31
Walking paths	148 24.4 %	66 20.4% 44.6%	34 17.2% 23.0%	66 34.0% 44.6%	10 13.0% 6.8%	48 29.4% 32.4%	29 31.2% 19.6%	4 12.9% 2.7%
Restrooms	125 20.6 %	66 20.4% 52.8%	43 21.7% 34.4%	40 20.6% 32.0%	21 27.3% 16.8%	32 19.6% 25.6%	15 16.1% 12.0%	7 22.6% 5.6%
Open areas for picnicking/playing	124 20.4 %	66 20.4% 53.2%	52 26.3% 41.9%	37 19.1% 29.8%	17 22.1% 13.7%	33 20.2% 26.6%	20 21.5% 16.1%	4 12.9% 3.2%
Playground equipment	92 15.2 %	64 19.8% 69.6%	37 18.7% 40.2%	17 8.8% 18.5%	13 16.9% 14.1%	17 10.4% 18.5%	8 8.6% 8.7%	2 6.5% 2.2%
Benches	78 12.9 %	50 15.5% 64.1%	21 10.6% 26.9%	25 12.9% 32.1%	12 15.6% 15.4%	22 13.5% 28.2%	14 15.1% 17.9%	7 22.6% 9.0%
Other	40 6.6%	11 3.4% 27.5%	11 5.6% 27.5%	9 4.6% 22.5%	4 5.2% 10.0%	11 6.7% 27.5%	7 7.5% 17.5%	7 22.6% 17.5%

Observations on general responses:

- Walking paths, restrooms and open areas for playing/picnicking are the amenities most desired for parks by survey respondents. Desired amenities vary, however, by facility type (see below).
- Write-in comments revealed a general interest in walking and cycling trails, basic park amenities (benches, restrooms, trash cans), sport fields, and water facilities (pool, aquatic center).

Observations on site-specific responses:

- When the results of Question 3 ("which...park features are most needed?") are cross-tabulated by Question 2 ("what type of park is most needed...?"), one can derive what types of amenities respondents feel are most needed in different types of facility.
- Respondents who indicated that neighborhood parks are most needed in Carmichael showed a nearly equivalent interest in the

following park amenities: walking paths, restrooms, open areas for picnicking and playing, and playground equipment.

- Respondents who indicated that large, multi-use parks are most needed in Carmichael showed a preference for open areas for picnicking and playing for these facilities.
- Respondents who desire more natural areas in Carmichael showed a strong preference for walking paths in these facilities.
- Respondents who want parks with river, creek or water frontage also showed a strong preference for walking paths.
- Respondents indicated that a park consisting primarily of sport fields and linear trail corridors are needed in Carmichael less than other facility types.

Observations as a result of other cross-tabulations:

- When the results of Question 3 (“which...park features are most needed?”) are cross-tabulated by data regarding the presence of children in a household, a slight trend can be observed. Note that due to the smaller sub-sample size of this cross-tabulation, results have a higher margin of error than the survey as a whole.
- Those without children in the home appear to have a stronger preference for walking paths (26%) than those with children in the home (19%).
- Inversely, those with children in the home appear to have a stronger preference for playground equipment (23%) than those without children (12%).

10) What facilities are most needed district-wide? (Question 6 on Survey)

	Total = 373
Natural areas	152 40.8%
Aquatic facilities	130 34.9%
Sports fields	49 13.1%
Indoor recreation space	42 11.3%

Observations:

- When the District as a whole is considered, natural areas are the facility type respondents feel are the most needed. This is logical given that Carmichael is a built-out city, and few natural areas are locally accessible.
- Aquatic facilities are also strongly desired for the District. Preferences for creation of a new aquatic facility are explored in detail in the question below; a feasibility study for a new aquatic center is also being conducted in conjunction with this plan.
- Sports fields were rarely selected in comparison to natural areas or aquatic facilities. This correlates with other observations from this survey that showed little interest in sports-oriented parks.
- When the results of this question are cross-tabulated by gender and the presence of youth in a home, slight trends are observed. Note that the results of these cross-tabulations have a higher margin of error than the survey as a whole.
- Men appear to want sport fields more than women; 16% of men selected this option and 10% of women want this facility type.
- Women appear to want aquatic facilities more than men; 40% of women selected this option as compared to 29% of men.
- Those without youth in the home appear to want natural areas more than those with children. Childless homes selected natural areas as a most-needed facility 46% of the time, as compared to 28% of the homes with children.
- Those with children appear to want aquatic facilities and sport fields more than those without. Respondents from homes with children selected aquatic centers as a most-needed facility 40% of the time (versus 33% for those without); 18% of homes with kids selected sport fields (versus 11% for those without).
- When write-in responses are considered, trails and pathways received six votes, the most of any write-in response.

11) Many people think that Carmichael needs an aquatic facility to replace the closed pool at Carmichael Park. What is the preferred method to meet aquatic needs? (Question 7 on Survey)

Total = 328	
Aquatic complex (multiple pools for lap swimming and play) at Carmichael Park	209 63.7%
Single pool at Carmichael Park	61 18.6%
Water playgrounds in neighborhood parks	29 8.8%
Small pools in neighborhood parks	29 8.8%

Observations:

- If the pool at Carmichael Park is to be replaced, a large aquatic complex is the preferred option. When cross-tabulations are considered, this is the clear favorite of those of all ages surveyed, as well as those with and without children.
- Men appeared to have a slight preference for a “single pool at Carmichael Park” (25%) as compared to women (13%); women appeared to have a strong preference for a complex (72%) as compared to men (55%).

FUNDING OPINIONS AND PREFERENCES

12) How should the district pay for park improvements? (*Question 8 on Survey*)

	Total = 708
Pass a bond measure paid for by taxes	362 51.1%
Sell some undeveloped park land	235 33.2%
Establish an annual tax assessment and make improvements as funds are available	111 15.7%

Observations:

- Passage of a bond is the preferred method for funding park improvements.

13) Are you willing to vote for a tax measure dedicated to park improvements? (*Question 9 on Survey*)

	Total = 319
Yes	232 72.7%
No	87 27.3%

Observations:

- A very high number of respondents are willing to vote in favor of a tax measure dedicated to park improvements.
- When compared to answers to the previous question, it is clear that respondents would prefer other methods (bond, surplus sales), however, over a tax assessment.

14) If you are willing to vote for a tax measure, how much would you be willing to support? (Question 10 on Survey)

Total = 244	
Up to \$25 annually per household	84 34.4%
Up to \$50 annually per household	69 28.3%
Up to \$75 annually per household	19 7.8%
Up to \$100 annually per household	54 22.1%
More than \$100 annually per household	18 7.4%

Observations:

- Respondents to this question are willing to pay substantially more in taxes than for parks than other communities recently surveyed by MIG. Over one-third of respondents would prefer to pay the minimum tax offered, but relatively similar numbers of respondents would pay \$50 to \$100 annually per household.
- Cross-tabulations provide additional insight into how much tax supporters would be willing to pay in taxes, although results for cross-tabulations do have a higher margin of error than results for the survey as a whole due to smaller sample sizes.
- The majority of childless homes are willing to pay \$50 or less in taxes (31% would pay \$25 or less, and 34% would pay \$50 or less). Few of these individuals would pay up to or more than \$100 per household, annually.
- Of those with children in the home, 41% would pay \$25 or less in taxes, but a rather large percentage of these respondents (31%) would pay up to \$100 annually per household.
- Similar trends were observed when results are cross-tabulated by age. Approximately one-third of respondents of 18-64 want to pay \$25 or less per household, annually, but about one-quarter of respondents in each age bracket would pay up to \$50 or up to \$100 annually per household.
- Those 65 and older appear willing to pay up to only \$50 annually per household; higher amounts have far fewer supporters in this age bracket.

ACCESSING INFORMATION

15) How often have you accessed the Carmichael Recreation & Park District website at www.carmichaelpark.com? (Question 11 on Survey)

Total = 330	
Never	240 72.7%
In the last year	47 14.2%
In the last 6 months	32 9.7%
In the last week	11 3.3%

Observations:

- The majority of survey respondents have never used the District website to get information about parks.
- Rates of website use were higher for those with children than those without, and higher for younger respondents.

16) When you use the website, what do you most commonly look for? (Check all that apply) (Question 12 on Survey)

Total = 164	
To register for programs or check times and locations of activities and events	55 33.5%
General information about the District (contact information, news, etc.)	37 22.6%
To find park locations, hours and other site specific information	33 20.1%
Other: _____	32 19.5%
Search for job openings	7 4.3%

Observations:

- Most respondents use the District website to register for programs and classes, a trend more likely for those with children.
- Few use the website to search for job openings.

PROGRAMMING PREFERENCES

17) Do you currently, or have you within the past year, participated in programs offered by Carmichael Recreation & Park District? (Question 13 on Survey)

	Total = 331
No	237 71.6%
Yes	97 28.4%

Observations:

- The majority of survey respondents do not participate in programming offered by the District. Cross-tabulations reveal that those with children are most likely to participate (46%).

18) If you answered no...why do you not participate? (Question 14 on Survey - respondents were directed to check all that apply.)

	Total = 301
Too busy, no time	92 30.6%
Not aware of programs	65 21.6%
Don't have activities I'm interested in	61 20.3%
Held at inconvenient times	28 9.3%
Physical limitation	19 6.3%
Too expensive	11 3.7%
Poor quality of programs	9 3.0%
Held at inconvenient locations	7 2.3%
Need childcare in order to participate	5 1.7%
Lack of transportation	3 1.0%
Classes or programs are full	1 0.3%

Observations:

- “Too busy/no time” was the top reason respondents do not participate in recreation programming in Carmichael. This is a frequent top answer to questions of this type.
- “Not aware of programs” also ranked highly among the list of reasons respondents do not participate in District programming. This may indicate a need for improved outreach or advertising regarding the recreation opportunities offered by the Carmichael Recreation and Park District.
- “Don’t have activities I’m interested in” rounded out the top three responses to this question. This may indicate a need for increased surveying of residents regarding program preferences, or generally a need for more diverse program offerings.
- Other responses to this question were selected with much less frequency than the top three responses, indicating the District may be able to focus its efforts on awareness and new program development to address primary non-participation issues.
- Cross-tabulations to this question by age, gender, and the presence of children in the home did not reveal any significant discrepancies in participation by demographic group.

OTHER COMMENTS

When asked if they had any additional comments or suggestions not addressed by the survey instrument, responses were thematic. The most notable responses are summarized below.

- Recreation programs and classes that serve a wide audience are needed, including opportunities for youth and the disabled:

“You have nothing for disabled. When my child was younger we tried swimming but was asked to leave. We stay for that session but didn't come back. When in 2005-6 call for private tennis when told daughter was disabled the time slot were taken. We go to the city of Sacto for outdoor play.”

“It would be nice to have ballet, gymnastics classes for young children (4 yrs.) that used to be offered. Also, more yoga classes for adults.”
- Enhanced aquatic facilities are needed:

“Replacing pool at Carmichael Park should be a main priority.”

"Aquatic complex would be great for Carmichael and its residents."

"I really like Carmichael Park and it's very convenient to me. Would love to see a disabled-accessible pool (shallow steps, rails)."

- Preserving and improving existing natural area resources is a top priority for respondents, as is measured growth:

"Don't miss opportunities to make tough decisions now that will make Carmichael a special place to live for our children and grandchildren."

"We need all the open space areas kept as attractive and inviting as possible. Carmichael is becoming - has become - wall to wall houses and businesses."

"Most people in Carmichael like the more rural setting and diversity of the area east of Fair Oaks Blvd. And River access. Preserve the natural setting!"

- Security may be an issue in some parks, particularly Carmichael Park:

"Carmichael Park should be able to close areas adjacent to residences at night. Current conditions lead to partying in park at all hours of night. Excessive noise for neighboring residences and on occasion criminal activity."

"I don't feel that Carmichael Park is safe or well kept."

- Many people appear to be very satisfied with the recreation services and facilities in the District:

"Carmichael has been my home since 1952 - have enjoyed living here - provided facilities for my 4 children when they were at home."

"Just continue to be proactive in serving the community members. Currently it is being done well."

"Have lived in Carmichael since 1962 and the parks have always been a highlight for Carmichael. Keep them that way."

5. What park do you visit most often in the Carmichael area?

6. What facilities are most needed district-wide?

- Aquatic facilities
- Sports fields
- Natural areas
- Indoor recreation space
- Other: _____

7. Many people think that Carmichael needs an aquatic facility to replace the closed pool at Carmichael Park. What is the preferred method to meet aquatic needs?

- Aquatic complex (multiple pools for lap swimming and play) at Carmichael Park
- Single pool at Carmichael Park
- Small pools in neighborhood parks.
- Water playgrounds in neighborhood parks

8. How should the district pay for park improvements?

- Pass a bond measure paid for by taxes
- Sell some undeveloped park land
- Establish an annual tax assessment and make improvements as funds are available.

9. Are you willing to vote for a tax measure dedicated to park improvements?

- Yes
- No

10. If you are willing to vote for a tax measure, how much would you be willing to support?

- More than \$100 annually per household
- Up to \$100 annually per household
- Up to \$75 annually per household
- Up to \$50 annually per household
- Up to \$25 annually per household

11. How often have you accessed the Carmichael Recreation & Park District website at www.carmichaelpark.com?

- In the last week
- In the last 6 months
- In the last year
- Never

12. When you use the website, what do you most commonly look for? (check all that apply)

- General information about the District (contact information, news, etc...)
- To find park locations, hours and other site specific information
- To register for programs or check times and locations of activities and events
- Search for job openings
- Other: _____

13. Do you currently, or have you within the past year, participated in programs offered by Carmichael Recreation & Park District?

- Yes
- No

14. If you answered no to question #13, why do you not participate? (check all that apply)

- Not aware of programs
- Don't have activities I'm interested in
- Poor quality of programs
- Held at inconvenient times
- Held at inconvenient locations
- Classes or programs are full
- Need childcare in order to participate
- Too busy; no time
- Lack of transportation
- Too expensive
- Physical limitation

15. In your opinion, which age group is most underserved by current recreation services?

- Preschoolers
- Elementary and middle school youth
- High school youth
- Adults
- Seniors

16. In your opinion, which group type is most underserved by current recreation services?

- Singles
- Couples
- Families
- People from diverse cultures
- People with disabilities

17. What year were you born? _____

18. What is your gender?

- Male
- Female

19. Do you have children age 18 or younger living in your home?

- Yes
- No

20. Do you have any suggestions or comments you would like to add?

APPENDIX C: COMMUNITY
NEEDS ASSESSMENT

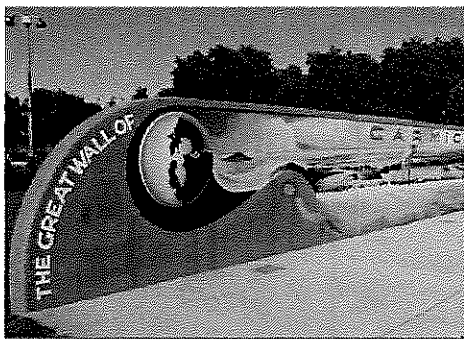


APPENDIX C: COMMUNITY NEEDS ASSESSMENT

The Carmichael Recreation and Parks District (CRPD) has served as the primary recreation provider for the community of Carmichael, California since 1945. Carmichael lies in northeastern Sacramento County and just east of the City of Sacramento itself.

This Community Needs Assessment provides a summary of public involvement and technical analysis conducted as part of the Carmichael Recreation and Parks Master Plan. It:

- defines the Carmichael planning area;
- identifies existing park and recreation resources owned by both the Carmichael Recreation and Parks District and other public providers;
- identifies key public involvement findings as they relate to park and recreation facility needs;
- calculates the current level of service provided by parks and recreation facilities in Carmichael; and
- assesses the need for parks and recreation facilities in the CRPD planning area.



PLANNING AREA

Because Carmichael is not an incorporated city or town, the community's boundaries are not clearly defined. However, both the U.S. Census Bureau and Sacramento Area Council of Governments (SACOG) have designated their own boundaries around the area of Carmichael in order to facilitate planning. The Census terms this area the "Carmichael census designated place," or CDP, and SACOG uses the name "Regional Analysis District 10," or RAD 10.

The Carmichael CDP or RAD 10 is bounded by the American River on the south, San Juan Avenue on the east, Madison Avenue to the north, and Arcade Creek and Walnut Avenue to the west. Altogether, the CDP covers approximately 11 square miles. Most of this area is technically served by the Carmichael Recreation and Park District. However, the CDP's area is slightly larger than that of the CPRD. For

the purposes of levels of service analysis, SACOG's RAD 10 population projections were used.

TERMINOLOGY

The following terms are used throughout the Community Needs Assessment.

LEVEL OF SERVICE

Level of service (LOS) describes the number of parks and recreation facilities currently provided within the planning area as a ratio of acres or facilities to number of residents. Usually, park level of service is expressed in acres per 1,000 persons. Facility levels of service are often written in terms of the number of people served by one facility.

ADOPTED STANDARDS

Adopted parkland standards are expressed in terms of acres per 1,000 residents and serve as goals that guide the development of a park system. The purpose of these standards is to balance development between different park types, active, and passive recreation in accordance with community values.

GUIDELINES

The parks and recreation facility analysis also recommends guidelines for specific recreation facilities within the planning area. These guidelines are expressed as ratios of facilities to residents. Because new recreation trends are always emerging, these general guidelines are not meant to serve as formal standards.

METHODOLOGY

A variety of tools were used to assess current and future need for parks and recreation facilities in Carmichael:

PUBLIC INVOLVEMENT

All results of Master Plan public involvement were used in the development of this report, including the Community Survey and meetings of the CRPD Advisory Board of Directors.

REVIEW OF TRENDS

The following sources were consulted in order to identify local, state, and national trends in sports and recreation:

- *National Sporting Goods Association (NSGA)*: The NSGA is the national association for sporting goods retailers and conducts an annual nationwide study in order to determine trends in recreation participation.
- *California State Outdoor Recreation Plan (SCORP)*: The SCORP is a five-year statewide recreation plan published by California State Parks. The SCORP identifies outdoor recreation issues and opportunities and to explore state and local response strategies. It includes valuable data on current trends in recreation participation and demand in California.

PARKS AND RECREATION FACILITY INVENTORY

In late 2006, staff compiled an inventory of parks, open spaces, and recreation facilities owned and operated by the Carmichael Recreation and Parks District. This inventory is provided in Appendix A.

STANDARDS ANALYSIS

To help determine the need for park and recreation facilities within the planning area, the CRPD's current level of service for each park and recreation facility type was compared to other levels of service and standards, which are also expressed in acres/1,000 residents. The sources for these comparable levels of service and standards were:

- *Comparable California Agencies*: For parkland, the existing levels of service for two comparable park and recreation districts, Sunrise and Mission Oaks, were averaged. To produce comparable recreation facility guidelines, the recreation facility standards of the Fulton-El Camino Recreation and Park District and Sacramento County were averaged. In some cases, the level of service of the Arcade Creek Recreation and Park District is cited as well.
- *National Recreation and Park Association (NRPA)*: For more than 30 years, the NRPA has recommended guidelines for parks and recreation facilities that have been modified and adapted by agencies across the country.

DEMAND ANALYSIS

Community demand, as indicated by public involvement, informed the needs assessment for parks and recreation facilities as well. For example, demand data for some parks and facilities, as measured by

the Community Survey, was used to develop facility guidelines. These proposed guidelines were then compared directly to park or facility supply.

PARKLAND NEEDS ANALYSIS

The parkland needs assessment discusses the current and projected need for each of the community's five major park types:

- Mini Parks
- Neighborhood Parks
- Community Parks
- Natural Areas
- Special Use Areas

Appendix A includes a complete inventory of existing parkland owned by the CRPD.

In order to assess the need for each of the park types in Carmichael's system, a series of standards were developed. These standards were based on the results of public involvement activities, current recreation trends, and comparison to other, comparable communities. Carmichael's existing inventory and level of service were then compared against these proposed standards, resulting in a standards based-assessment of need.

In the case of several park types, no formal standards have been proposed. Instead, future acquisitions should be based on opportunity and resource value. This will allow the District more flexibility in its parkland acquisition and development in the future.

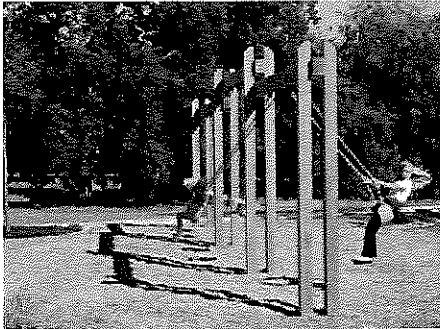
Table C-1 shows existing level of service, proposed standards, and current and anticipated need for each of the five park classifications in the Carmichael system. Average standards for neighboring agencies and NRPA guidelines are presented in Table C-1 for purposes of comparison.

NEIGHBORHOOD PARKS

Neighborhood parks are designed primarily for unsupervised, non-organized recreation. Located within walking and bicycling distance



of most users, these parks are generally three to ten acres in size and serve residents within a half-mile radius.,



Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve neighborhood open space. Neighborhood parks often include amenities such as playgrounds, turf areas, picnic tables, and benches.

OVERVIEW

Currently, the CRPD has six neighborhood parks, three of which are developed. These neighborhood parks vary from three to 13 acres in size and contain a variety of amenities, including sports fields, community gardens, playgrounds, basketball courts, and picnic areas. Altogether, the CRPD's existing neighborhood parks total 43.6 acres. 12.4 of these acres are currently developed. All of the District's existing developed neighborhood park acreage is located in the southern part of the community. Many of the District's undeveloped sites have been in its inventory since the mid to late 1970s.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- 44% of Community Survey respondents indicated that small parks in neighborhoods were the most needed park type in Carmichael, ranking them first on a list of seven park types.
- 81.4% of Community Survey respondents indicated that they had used a neighborhood park at least once during the prior year. Neighborhood parks were used by more respondents than school grounds or the La Sierra Community Center.
- Neighborhood parks were also used more frequently than other park types. 31.5% of respondents who reported use of neighborhood parks had used them once a week or more, making neighborhood parks by far the most frequently used park type in the CRPD.
- Findings from the 2002 report on Public Opinions and Attitudes on Outdoor Recreation in California indicate that proximity correlates strongly with frequency of park use.

TABLE C-1: EXISTING PARK LEVEL OF SERVICE AND STANDARDS

Park Type	Historic NRPA Standards	Average Level of Service for Comparable Agencies ^A	CRPD Existing Parks	CRPD Acres	CRPD Existing Level of Service (acres per 1,000 population)	Proposed Standard	Additional Acres Needed to Meet Standard	
							Current Population ^B (2000)	Projected Population (2017)
Neighborhood Parks	2.0	1.32	6	43.60	.84	2.00	60.14	61.03
Community Parks	8.0	.68	3	96.60	1.86	2.00	7.14	8.03
Natural Areas	N/A	.59	1	17.20	0.33	.50	8.74	8.96
Other Parkland	N/A	.10	3	20.13	0.39	.50	5.81	6.03
TOTAL	10.0	2.7	13	177.53	3.42	5.00	81.82	84.05

^A Comparable agencies include the Sunrise Recreation and Park District and the Mission Oaks Park District. For natural areas and other parkland, only Sunrise Recreation and Park District's level of service is represented, as data was not available for Mission Oaks.

^B Represents the 2000 household population (SACOG).

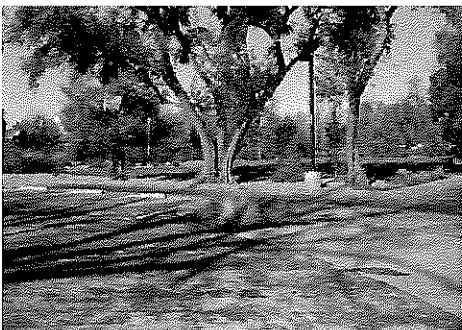
Thus, while local parks like neighborhood parks may not be the park type favored by Californians, they are the most frequently used. Over one-third (38.6%) of Californians surveyed reported that they used local parks at least once a month.

- Participation in neighborhood park recreation like picnicking and playground activities was high among California residents in 2002. 76.7% of residents surveyed for the report on *Public Opinions and Attitudes on Outdoor Recreation in California* indicated that they participate in picnicking and 39% in playground activities, ranking these activities 7th and 16th respectively out of 55.

LEVEL OF SERVICE ANALYSIS

When the acreage of developed and undeveloped neighborhood parks in Carmichael is combined, the CRPD provides an existing neighborhood park level of service of .84 acres/1,000 persons. This level of service falls well short of the average standard for comparable California agencies, 1.32 acres/1,000, and the historic NRPA guideline of 2 acres/1,000.

Because there is clear support in Carmichael for additional neighborhood park development, a neighborhood parkland standard of 2 acres/1,000 is proposed. It results in a large need for 60.14 additional acres of neighborhood parkland at the current time and 61.03 by the end of the 10 year planning horizon. In the short term, since because the CPRD has so many undeveloped neighborhood park sites, it is suggested that the District focus on developing these sites rather than acquiring new ones. A summary of the standards analysis for neighborhood parks is included in Table C-1.



COMMUNITY PARKS

Community parks are planned to provide opportunities for both structured, active and passive, informal recreation. Community parks generally include facilities that attract people from the entire community, such as pools, lighted fields, and recreation centers, and require support facilities, such as parking and restrooms. These parks may also include significant natural areas and trails. The optimal size of community parks is a minimum of 20 acres.

OVERVIEW

The CRPD currently operates three developed community parks, Carmichael Park, Del Campo Park, and the La Sierra Community Center. These sites range from 21 to 38 acres in size and altogether provide the community with 96.6 acres of community parkland.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- 28.5% of Community Survey respondents indicated a need for large multi-use parks that serve the whole community, ranking this park type second on a list of seven.
- On the Community Survey, respondents reported higher overall use of a community park, Carmichael Park, than neighborhood parks, school grounds, or the La Sierra Community Center. 84.6% of respondents indicated that they had used the park during the prior year.
- According to the 2002 report on *Public Opinions and Attitudes on Outdoor Recreation in California*, 82.6% of California residents surveyed participated in outdoor events likely to happen in community parks in 2002, making this the fourth most common activity statewide.

LEVEL OF SERVICE ANALYSIS

The District's current level of service with respect to community parks is 1.86 acres/1,000 persons. This level of service is well above the average standard for comparable agencies, .68/1,000. However, it falls far below the historic NRPA guidelines for community parks of 8 acres/1,000.

There is relatively strong interest in Carmichael for large, community-oriented parks and active recreation facilities. There also appears to be capacity in Carmichael's existing community parks for the development and redevelopment of elements that support active recreation. At the present time, it is suggested that the CRPD adopt a standard of 2 acres/1,000 for community parks. This standard is designed to allow the District to make necessary acquisitions that will supplement existing park acreage and accommodate additional recreation facilities. It results in a current need of 7.14 acres and a future need for 8.03. Table C-1 includes a summary of the standards analysis for community parks in Carmichael.



NATURAL AREAS

Natural areas are permanent, undeveloped green spaces which are managed for both their natural value as well as for recreational use. Natural areas can range in size from one to more than 1,000 acres, and may include wetlands, wildlife habitats, or stream corridors. Natural areas provide opportunities for nature-based recreation, such as bird-watching and environmental education. These parks may preserve or protect environmentally sensitive areas, such as unique and/or endangered plant species.

OVERVIEW

At the present time, the CRPD owns one natural area at Schweitzer Grove. Schweitzer Grove is a 17.2 acre park in the eastern part of the District. It is currently used predominantly for walking and disc golf. The CRPD also owns a number of undeveloped neighborhood park sites that have essentially functioned as natural areas since their acquisition in the mid and late 1970s. Many of these have paths that are used by Carmichael residents for walking.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Natural areas ranked high in terms of need on the Carmichael Community Survey. 28.2% of survey respondents felt that additional natural areas are needed in the community.
- When asked what facilities are needed District-wide, 44.9%, or almost half, of Community Survey respondents indicated a need for natural areas, ranking them first on a list of four.
- According to the 2002 report on *Public Opinions and Attitudes on Outdoor Recreation in California*, almost all Californians (96.7%) agreed or strongly agreed that maintaining the natural environment in outdoor recreation areas is important.
- In the same study, 29.6% of California residents reported that they most enjoy visiting natural and undeveloped areas, making natural area parks the second most popular among California residents. 35.4% reported that they most like to visit "developed nature-oriented parks," a similar park category.

LEVEL OF SERVICE ANALYSIS

The CRPD's existing level of service for natural areas is .33 acres/1,000 persons. This level of service falls short of the average standard of comparable agencies, .59 acres/1,000. There is no historic NRPA guideline for natural areas.

A flexible guideline, rather than a formal standard, is proposed for natural areas. This guideline, .5 acres/1,000, is designed to encourage the designation of some of the District's undeveloped sites as permanent natural areas. It should also allow the District to respond to open space acquisition opportunities, when possible, as they arise. It results in a need for 8.74 acres at the present time and 8.96 acres to accommodate the future population. A summary of this analysis appears in Table C-1.

OTHER PARKLAND

Other parkland includes both mini parks and special use areas. Mini parks are typically located on small lots of zero to three acres in size. These parks are designed to serve residents within a ¼-mile walking radius, or in the immediately adjacent neighborhoods. Mini parks provide basic neighborhood recreation amenities, like playgrounds, benches, and landscaping. Special use areas are freestanding specialized facilities, such as community centers, aquatic centers, sports complexes, or skate parks. Since special use areas vary widely in function, there are no minimum sizes. However, special use areas must be large enough to accommodate the intended use. Support facilities including parking and restrooms are often included.



OVERVIEW

The CRPD has three sites which are classified as other parkland. These include two adjacent special use areas, the Jensen Botanical Garden and the Sutter site. Together, these two sites house a botanical garden, a community garden, and the Garfield House, which is available for event rental. The special use areas also include a series of dirt walking trails. The District's other parkland category also includes one mini park, Bird Track Park. Bird Track Park is a one acre site located in the northeastern part of the District. It hosts a

playground and a small picnic area. Altogether, these other parkland sites total 20.13 acres in size.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Community Survey responses did not reveal a significant need for other parkland. For example, only 8.2% of Community Survey respondents indicated a need for parks consisting primarily of sports fields, ranking this park type last on a list of seven.

LEVEL OF SERVICE ANALYSIS

The CRPD's existing level of service with respect to other parkland is .39 acres/1,000 residents. This level of service exceeds the average standard of comparable cities, .1 acres/1,000. There are no historic NRPA guidelines for mini parks or special use areas.

In order to allow the CRPD latitude in responding to potential acquisition opportunities, a flexible guideline of .5 acres/1,000 is proposed for other parkland. It results in a small need for 5.81 acres of other parkland at the present time and 6.03 by the end of the planning horizon. These acquisitions should generally be made as the opportunity or the need arises. For example, there may be potential for the acquisition of small parcels suitable for special facilities with high community demand, such as gyms and sports fields, in the future.

RECREATION FACILITY NEEDS ANALYSIS

Currently, the CRPD owns a variety of recreation facilities. The need for the following facilities is assessed in this recreation facility needs analysis:



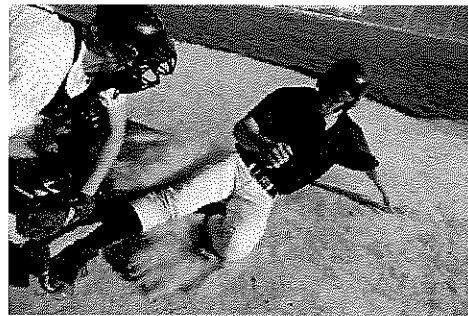
- Baseball/Softball Fields
- Basketball Courts
- Community Centers
- Dog Parks
- Gymnasiums
- Skate Parks
- Soccer Fields
- Tennis Courts
- Trails

In order to assess the CRPD's current and future need for recreation facilities, a series of guidelines were developed. These guidelines were informed by the District's current level of service for recreation facilities, the NRPA's historic guidelines, and community support, as measured through public involvement. No formal standards for recreation facilities are proposed.

Table C-2 includes historic NRPA guidelines and existing levels of service for existing CRPD recreation facilities. Table 2 also includes proposed recreation facility guidelines, existing facility needs, and anticipated deficits as well. Appendix A includes a complete inventory of the CRPD's recreation facilities.

BASEBALL/SOFTBALL FIELDS

Baseball fields must have a backstop and dugouts, and may have a grass infield. Softball fields must have a skinned infield. Both field types must have dugouts or screened player benches. Outfield and baseline dimensions vary according to intended age group and league. An outfield fence, although desirable, is not required. Fields must be level without holes.



OVERVIEW

Currently, the CRPD has 12 baseball and softball fields in its inventory. Six of these are located in the little league complex at La Sierra Community Center, five are housed at Carmichael Park, and Cardinal Oaks Park has one.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Only 15.2% of Community Survey respondents indicated a need for sports fields in Carmichael.¹
- Carmichael has traditionally been home to a high percentage of youth and families. This demographic is typically interested in field sports.
- According to the 2003 *Report on Public Opinions and Attitudes on Outdoor Recreation in California*, 27.1% of California residents

¹ This finding may be biased by the age of the Community Survey sample, which tended towards older adults. 43.4% of survey respondents were over the age of 65.

surveyed had participated in softball or baseball in 2002, ranking it 22nd on a list of 55 outdoor recreation activities.

- Baseball and softball also ranked fairly high in terms of mean number of days of participation by Californians, at 8.6. These sports ranked 13th on the same list of 55 outdoor recreation activities in terms of frequency of participation.
- The National Sporting Goods Association reported in 2005 that baseball increased by 2.9% between 2003 and 2004, while softball actually declined in percent participation.
- Baseball and softball ranked 20th and 23rd respectively in terms of total participation in 2004 according to the NSGA. 15.9% of respondents nationwide indicated participation in baseball, and 12.5% in softball.

LEVEL OF SERVICE ANALYSIS

The CRPD's existing level of service for baseball and softball fields is one per 4,323 residents. This level of service exceeds both the average standard for comparable agencies, one per 7,400, and the historic NRPA guideline of 1/5,000.

Given the historic popularity of active recreation and youth athletics in Carmichael and the state, a guideline of one baseball/softball field/4,000 is proposed. This guideline results in a current and future need for one additional baseball/softball field. This field should be located in a community park site, such as Del Campo or Carmichael Park. A summary of this analysis appears in Table C-2.



BASKETBALL COURTS

Outdoor basketball courts may be half court or full court, and are generally used for informal, pickup games. Basketball courts are usually constructed in pairs at larger parks and schools. Courts must include regulation hoops and lines. The playing area should be covered with asphalt or some other hard surface. No major cracks or

irregularities should exist.

TABLE C-2: EXISTING RECREATION FACILITY LEVEL OF SERVICE AND GUIDELINES

Facility	Historic NRPA Guidelines	Average Standard for Comparable Agencies ^A	CRPD Facilities	CRPD Existing Level of Service	Proposed Guideline	Facilities Needed	
						Current Population (2000) 51,870	Projected Population (2017) 52,315
Baseball/Softball Fields	1/ 5,000	1/ 7,400	12	1/ 4,323	1/ 4,000	1	1
Basketball Courts	1/ 5,000	1/ 5,000	8	1/ 6,484	1/ 6,000	1	1
Community Centers	N/A	1/ 25,000	1	1/ 51,870	1/ 50,000	0	0
Dog Parks	N/A	N/A	1	1/ 51,870	1/ 20,000	2	2
Gymnasiums	N/A	N/A	2	1/ 25,935	1/ 20,000	1	1
Skate Parks	N/A	N/A	1	1/ 51,870	1/ 30,000	1	1
Soccer Fields	1/ 10,000	1/ 7,900	3	1/ 17,290	1/ 10,000	2	2
Tennis Courts	1/ 2,000	1/ 3,750	6	1/ 8,645	1/ 5,000	4	4

^A Comparable agencies include the Fulton-El Camino Recreation and Park District and Sacramento County.

^B Represents the 2000 household population (SACOG).

OVERVIEW

The CRPD currently has eight outdoor basketball courts. Carmichael Park has one full court, Glancy Oaks Park houses two half courts, and the La Sierra Community Center has six. La Sierra's basketball courts are currently in poor condition and need to be renovated.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Basketball was popular among residents in the 2002 *Public Opinions and Attitudes on Outdoor Recreation in California* survey. 25.2% of survey respondents reported participation in basketball, making it the 23rd most popular outdoor activity out of 55 statewide. Basketball ranked higher than every other major team sport but baseball.
- Basketball ranked fairly high in terms of mean number of days of participation by Californians, at 6.2. Basketball ranked 18th out of 55 outdoor recreation activities.

LEVEL OF SERVICE ANALYSIS

The District's existing level of service with respect to basketball courts is 1/6,484 residents. This level of service does not meet the NRPA's historic guideline of one court/5,000. Nor does it meet the average standard of comparable agencies, 1/5,000.

Because outdoor basketball courts are generally popular, they are often treated as a standard element of community park design. In keeping with this practice, it is suggested that the CRPD pursue a strategy of developing at least two basketball courts in each of its community parks. At the present time, Carmichael Park has only one basketball court and Del Campo has none. However, Del Campo is located adjacent to a school, which provides basketball courts for public use. If one basketball court were added to Carmichael Park the District would have a total of nine. By dividing this figure into the future population, a proposed guideline of one court per 6,000 persons can be derived. This guideline, as designed, results in a total current and future need for one additional basketball court. A summary of this analysis appears in Table C-2.

COMMUNITY CENTERS

Community centers are facilities which provide a focus for recreational, social, educational, and cultural activities within a neighborhood or community. Community centers generally vary from 10,000 to 80,000 square feet in size and may contain gymnasiums, indoor tracks, fitness areas, pools, meeting rooms, teen spaces, office space, and other community amenities.



OVERVIEW

At the present time, the CRPD operates one community center, the La Sierra Community Center. This 165,000 square foot building includes large event space, community meeting rooms, large and small gymnasiums, a gymnastics center, a kids' hangout, an art gallery, and a theater. The La Sierra Community Center is used by a variety of Carmichael's athletic and arts-based groups.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- 57.8% of Community Survey respondents indicated that they had used the La Sierra Community Center during the prior year. La Sierra received more overall use by residents than school grounds, but less than Carmichael Park and the neighborhood parks.
- On a list of four recreation facilities, Community Survey respondents indicated the least need for indoor recreation space. Only 11.1% of respondents reported a need for this type of facility.

LEVEL OF SERVICE ANALYSIS

The existing level of service for community centers in the CRPD is one center/51,870 persons. This level of service falls well short of the average standard for comparable agencies, one center/25,000. The NRPA has no recommended guideline for community centers. Because the La Sierra Community Center appears to meet the community's existing needs for indoor recreation space, it is suggested that the District focus on improving and expanding this asset rather than developing an additional multi-use community center. A guideline of one community center/50,000 residents is proposed. Given this guideline, Carmichael needs no more community centers now or in the near future. A summary of the level of service analysis for community centers appears in Table C-2.



DOG PARKS

Dog parks can be either free-standing facilities or dedicated portions of larger parks. In either case, these areas are designed as off-leash areas for dog owners and dogs. Dog parks should include shade structures, trash receptacles, drinking fountains, and seating areas and may include special features, such as bag holders.

OVERVIEW

There is currently one dog park in Carmichael, located at Carmichael Park. This dog park needs to be renovated or potentially moved to an alternative site.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Carmichael's existing dog park is frequently used by residents.

LEVEL OF SERVICE ANALYSIS

At the present time, Carmichael's level of service for dog parks is 1/51,870 residents. Neither comparable agencies nor the NRPA have existing standards or guidelines for dog parks.

It is suggested that the CRPD adopt a guideline of one dog park/20,000. This guideline results in a need for two additional off leash areas at the present time. These dog parks should be located at community parks or large neighborhood parks, and one should be developed at Del Campo Park. A summary of the level of service analysis for dog parks appears in Table C-2.

GYMNASIUMS

Gymnasium dimensions vary according to intended use, but in order to accommodate regulation basketball, gyms should be 84 feet in length by 50 feet in width. The playing surface should consist of resilient flooring materials. Gymnasiums may be located in free-standing facilities, but more often are located within community centers.

OVERVIEW

The District has two existing gymnasiums. These are both located at the La Sierra Community Center. One of these, the Johnson Gymnasium, is used for adult and youth programming at night and school programming during the day. The smaller gym is currently

undergoing renovation. Like the Johnson Gym, the smaller gym is regularly programmed.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- According to District staff, Carmichael's existing gymnasiums are at programming capacity.
- According to the NSGA, basketball is among the most popular athletic activities nationwide. In 2004, 27.8% of respondents to their national survey indicated that they participate in the sport, ranking basketball 12th of 45 and higher than any other major organized team sport.
- Basketball also ranked high on the 2002 *Public Opinions and Attitudes on Outdoor Recreation in California* survey, where 25.2% of survey respondents reported participation in basketball.

LEVEL OF SERVICE ANALYSIS

The CRPD's existing level of service for gyms is 1/25,935 persons. Comparable agencies had not set standards for gymnasiums, nor has the NRPA.

The need for gymnasium space in Carmichael is more noticeable than that for community centers. Given the clear gym demand, a guideline of one gym/20,000 is recommended. This guideline results in the need for one additional gymnasium to accommodate the current and future population.

A new, full-sized gymnasium should only be developed in concert with a new community center. Since additional community centers are not recommended at this time, it may prove difficult to accommodate additional gymnasiums. Instead, it is suggested that the District pursue one of two strategies in order to relieve programming pressure in its existing gymnasium space: develop additional gymnasium space as expansions to its La Sierra complex or pursue access to gym space through partnerships with schools or other local agencies. This is fairly common with park and recreation agencies that need space but cannot necessarily justify the cost of a large facility. A summary of the level of service analysis for gyms appears in Table C-2.



SKATE PARKS

Skate parks vary in size, with 20,000 square feet as a general standard for a full-size, dedicated facility. Skate parks must have a concrete or other hard surface, and may include half pipes, quarter pipes, and handrails. A skate park may also contain other features designed for tricks, such as ramps, stairs, trick boxes, or pyramids.

OVERVIEW

The CRPD currently has one skate park, located at the La Sierra Community Center. The skate park was built on the site of a former pool and will be moved to an alternative site in the near future. The new skate park could potentially include BMX elements as well.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- According to the NSGA, nationwide participation in skateboarding increased by 15.1% from 2003 to 2004, ranking it 6th of 45 in terms of participation increase.
- Since it appeals to a limited age group, however, skateboarding still ranks relatively low in terms of total participation. In the 2002 report on *Public Opinions and Attitudes on Outdoor Recreation in California*, only 9.1% of respondents indicated that they participated in skateboarding.
- According to the NSGA, 10.3% of respondents nationwide participated in the sport in 2004, ranking it 26th out of 45.

LEVEL OF SERVICE ANALYSIS

The CRPD's current level of service for skate parks is one park/51,870 residents. The Department has no existing standard for skate parks, nor does the NRPA.

Given the increasing popularity of skating state and nationwide, it is recommended that the CRPD adopt a guideline of one skate park/30,000. This guideline results in the need for one additional skate park, which could be located in one of the CRPD's community parks. A summary of the level of service analysis for skate parks appears in Table C-2.

In addition, the District should pursue design guidelines that support "skate spots," or smaller skating venues for use by younger children

and beginners, in neighborhood parks. Skate spots should include elements that function both as skate features and typical park amenities, such as benches or ramps, and be integrated into the neighborhood park design. This approach has been adopted successfully by many communities in the west.

SOCCKER FIELDS

Soccer field dimensions can vary in dimension according to the intended age group. However, in order to support regulation play, a soccer field must be at least 50 yards x 80 yards for youth and 60-75 yards x 110-120 yards for adults. Portable goals may be used. Fields must be level without holes or mounds.

OVERVIEW

Currently, the CRPD has three soccer fields in its inventory. One of these is located at Del Campo Park, and two are located at the La Sierra Community Center.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- Only 15.2% of Community Survey respondents indicated a need for sports fields in Carmichael, ranking these facilities third on a list of four recreation facility types.²
- Carmichael has traditionally been home to a high percentage of youth and families. This demographic is typically interested in field sports.
- According to the 2003 *Report on Public Opinions and Attitudes on Outdoor Recreation in California*, soccer ranked high in terms of participation rates statewide, at 23.1% (26th).
- Soccer ranked higher in terms of mean number of days of participation by Californians, at 7.8, ranking it 14th of 55 outdoor recreation activities.
- The NSGA reported in 2004 that participation in soccer has increased 2.2% since 2003. In 2004, soccer ranked 21st out of 45 sporting activities ranked by the NSGA in terms of total participation nationwide.

LEVEL OF SERVICE ANALYSIS

² This finding may be biased by the age of the Community Survey sample, which tended towards older adults. 43.4% of survey respondents were over the age of 65.

The CRPD's existing level of service for soccer fields is one field per 17,290 residents. This level of service falls short of the historic NRPA guideline of one soccer field/10,000 residents, and falls short of the average standard for comparable agencies, 1/7,900, as well.

Because of soccer's historic popularity in both California and the greater Sacramento area, it is suggested that the District adopt the NRPA guideline of 1/10,000 for soccer fields. Given this guideline, the CRPD currently needs two additional soccer fields to accommodate the existing and future populations. The CRPD should consider lighting this field to allow for extended year round use. A summary of the needs analysis for sports fields appears in Table C-2.



TENNIS COURTS

Tennis courts are generally constructed in pairs or groupings of four or more. They are usually located at larger parks, such as community parks, or at high and middle schools.

OVERVIEW

The District currently owns and operates six tennis courts, all of which are located at Carmichael Park. These courts are lighted.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- According to the 2002 report on *Public Opinions and Attitudes on Outdoor Recreation in California*, 18.8% of residents surveyed participated in tennis activities, ranking the sport 33rd of 55 outdoor recreation activities.
- Interest in tennis appears to be growing slowly nationwide, with only a .5% increase from 2003 to 2004. It ranked 27th on a list 45 recreation activities ranked by the NSGA in 2004.

LEVEL OF SERVICE ANALYSIS

The District's current level of service for tennis courts is 1/8,645. This level of service falls well below the NRPA guideline of one per 2,000. It also falls below the average standard for comparable agencies, 1/3,750.

A guideline of one/5,000 persons is proposed for tennis courts. This guideline results in a current need for four additional tennis courts. These courts should be located in community parks or large

neighborhood parks. A summary of the level of service analysis for tennis courts appears in Table C-2.

TRAILS

Trails can be soft-surfaced or hard-surfaced.

Examples of soft surfaces include soil, crushed rock, and wood chips. Hardened surfaces include asphalt (permeable or impermeable); concrete; crushed rock or soil stabilized with resin products or cement; open or solid masonry; and boardwalks. Most soft surfaces do not provide accessibility for people with disabilities, but are preferable for some recreation activities, such as running. Most hardened surfaces are accessible, with the exception of some masonry surfaces. Hard-surfaced, multi-use pathway designs may incorporate adjacent soft-surfaced paths for running or equestrian use.



OVERVIEW

At the present time, the CRPD's parks house trails of varying condition and length. Some parks, such as Carmichael Park and Del Campo Park, have concrete paths which connect their facilities and amenities internally. Other parks, including the Schweitzer Grove Nature Area and Jensen Botanical Garden, host rough dirt trails.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- When asked to identify the most needed features for preferred park types, 43.4% of respondents selected walking paths, ranking these features first on a list of six.
- According to the *Report on Public Opinions and Attitudes on Outdoor Recreation in California*, 91.1% of Californian's had participated in walking for fitness and fun in the prior year in 2003, making it the most popular recreation activity in the state.
- According to the NSGA, in 2004 more Americans participated in exercise walking than any other sporting activity.
- Exercise walking is also on the rise, according to the NSGA. Participation in walking for exercise increased by 3.8% from 2003 to 2004.

LEVEL OF SERVICE ANALYSIS

Because many of the CRPD's trails are informal in nature, no quantitative level of service analysis was conducted. However, comparable California agencies do support trail standards. The NRPA has no existing guideline for trails.

No guideline for trails is suggested at this time. Instead, the District should focus on developing internal trail networks in each of its major parks and natural areas that encourage walking as a recreational activity. In addition, the District should pursue opportunities for the development of larger regional trail networks in concert with other entities in the surrounding area, such as Sacramento County.

AQUATIC FACILITY NEEDS ANALYSIS

The outdoor swimming pool at Carmichael Park was state of the art when it was opened in 1955. The pool was rectangular, with 7-lanes and two diving boards. Through the early part of this decade, the CRPD made several efforts to maintain use of the pool. The District replaced the chlorinating system in 2001-02. In 2002-03, the District contracted with an engineer to evaluate and develop plans to improve the drainage system. Based on the results of the engineer's work, the District repaired various leaks. After this work was completed, however, problems with the pool continued. The District was forced to close the pool in 2003, although the unused pool and pool house still remain at Carmichael Park. Since the Carmichael Park swimming pool was the only pool in the District, the CRPD does not currently operate a swimming pool.



Some comparable agencies provide swimming pools, while others do not. The Fulton-El Camino Recreation and Park District operates one pool, a heated outdoor facility with a slide, one meter diving board, and indoor and outdoor showers. The Fulton-El Camino District previously operated a second swimming pool, which was closed at the recommendation of its system-wide master plan in 2001. The Sunrise Park and Recreation District also currently operates one pool. Neither the Arcade Creek Recreation and Park District or the Mission Oaks Parks and Recreation District presently operate pools.

PUBLIC INVOLVEMENT FINDINGS/TRENDS

- In response to a question asking what facilities are most needed in the CRPD, Community Survey respondents selected aquatics facilities one-third of the time, with only natural areas receiving more responses. Adults ages 35 – 44, generally the group with younger children, chose aquatic facilities most often.
- When asked about the preferred methods for meeting aquatic needs, almost two-thirds of Community Survey respondents (63.3%) chose an aquatic complex at Carmichael Park. This option was favored more than a single pool at Carmichael Park, which was chosen by less than 20% of residents.
- Community Survey respondents from all age groups favored the multiple pools option. However, adults ages 35 – 44 favored this option at a much higher rate than other age groups. Although the multiple pools option was most favored by adults age 55 and older, this age group did select the single pool option more frequently than other age groups, and were the reason this response received about 18% of responses communitywide.
- The presence of children in a household appears to correlate with some of the aquatics facilities results on the Community Survey. Respondents with children prioritized aquatic facilities higher than those without children, while those without children placed a higher priority on natural areas. The single pool aquatic facility option received greater support from respondents without children, and the water playgrounds option received more support from respondents with children.
- According to the 2002 *Public Opinions and Attitudes on Outdoor Recreation in California*, 59.5% of Californians surveyed had swam in a pool at least once during the prior year, ranking this activity 11th on a list of 55 outdoor recreation activities.
- Swimming also ranked high in terms of frequency of participation (6th), with a mean participation of 18.6 days per year.
- According to NSGA 2004 participation data, 53.4% Americans surveyed participated in swimming.

AQUATICS TRENDS

Since the construction of Carmichael's swimming pool more than fifty years ago, there have been innovations in aquatic design,

programming, and management that have changed the look and function of public swimming pools.



CONVENTIONAL VS. LEISURE POOL

Swimming pools can be separated into two basic classes:

- *Conventional Swimming Pool:* A conventional pool is usually rectangular in shape and ranges in depth from about 3 feet to 12 feet. This type of pool is typically built in lengths appropriate for competitive swimming, such as 25 yards or 25 meters. The original Carmichael Park swimming pool was a conventional swimming pool. A true competitive pool is 50 meters in length, and may have a shallow depth of five feet.
- *Recreation or Leisure Pool:* A leisure pool is generally free-form in shape and often varies from 0 to 4 or 6 feet in depth. The bulk of the pool area in a leisure pool is usually 4 feet or less in depth. This type of pool often has a beach-style sloped entry, facilitating access for users, including people with disabilities. These pools usually are heated to a warmer temperature and contain a shallow area for small children, along with free play area and special effects facilities, such as water slides, bubble pool, current channel, vortex, or water playground. The leisure pool is a place for fun and water play rather than competitive swimming.

These two types of pools attract different interest groups and age profiles. As a result, they have different operating requirements, user capacities, and revenue generation potential. Survey data has shown that leisure pools draw from two to three times more annual swimmers than the conventional pool. The leisure pool can also accommodate more swimmers per square foot of water area due to the shallow water.

INDOOR VS. OUTDOOR

Swimming pools can be either outdoors or located within an enclosure or structure. Because of Sacramento's temperate climate, most public swimming pools in the region are outdoor facilities.

AQUATIC PROGRAMMING

Traditional types of aquatic programming include swimming instruction, open swims, lap swimming, and competitive swimming. In the past several decades, new program types have emerged which

require changes in pool design. Facilities should be designed to support all types of aquatics programming, and be adaptable to changes in the future.

Examples of new and emerging aquatics programs include:

- *Aquatic Exercise:* Aquatic exercise can range from “aquaerobics” to current channel walking or running, where users walk against the current. Aquatic exercise can be designed to be lower intensity or high intensity. Higher intensity classes need cooler water temperatures, similar to lap and competitive swimming.
- *Therapeutic Aquatics:* Therapeutic aquatics usually take place in a warm pool, as high as 90 to 92 degrees, for arthritis or joint therapy. The water adds buoyancy, reducing joint stress and making the water an excellent location for low impact physical therapy, rehabilitation, and weight loss programs.
- *Movies and Social Gatherings:* Many agencies offer “dive in swims”, nights where pools are open in the evening and movies are shown on a large screen. Teens also favor social programming in a pool setting, such as dances and music. Pool facilities need ample deck space to support new program types.
- *Pool Parties and Private Rentals:* Modern facilities are usually designed to support pool parties, with indoor party rooms or outdoor picnic pavilions available for private rental. Sometimes agencies also rent out an entire facility, usually during off hours, for private events.

MANAGEMENT OPTIONS

Traditionally, park and recreation agencies own and operate swimming pools. With increasing budget constraints, however, many public agencies have explored alternative management options. In some of these cases, agencies have partnered with other providers to build and operate aquatic facilities. Often, agencies partner with non-profit organizations such as the YMCA. In these cases, the public agency may provide the land while the non-profit builds and manages the facility. Public/private ventures, where a private provider operates the facility for-profit, have also been successful.

LEVEL OF SERVICE ANALYSIS

An aquatic facility level of service is a tool that can help agencies determine the type, location, and amount of aquatic facilities needed

in their planning area. Level of service can be determined and expressed in a number of ways. Various methods of defining aquatic facility level of service are described below.

POPULATION GUIDELINES

The historic NRPA guideline for aquatic facilities is population based: 1 pool per 20,000 residents. This guideline has been adopted by many agencies across the country, but has some inherent issues. Foremost, there is no technical guideline for what constitutes a pool. Is a 50 meter pool the same as a 25 yard pool? Is a 20' x 30' pool equivalent to a large leisure pool with multiple play features? What if there are two pools in one location? Some communities simplify this problem by adopting a population guideline that identifies square footage of water area per 1,000 residents. At this time, it is not recommended that CRPD adopt a population guideline for aquatic facilities.



COMMUNITY DEMAND

It is clear that there is demand for an aquatic facility in Carmichael, as shown by the results of the Community Survey. This demand is consistent with state and national data on the popularity of swimming. The CRPD also has a large number of families with children, the biggest users of aquatic facilities. Since community demand exists, the question for the CRPD is whether the community can afford the initial capital expense of a new facility, as well as the ongoing operating costs.

SUBSIDY LEVEL

Swimming pools generally require an ongoing operating subsidy, which makes up the difference between the cost to operate the facility and the revenue generated by it. The degree of subsidy depends on the type of facility, the success in generating revenue, and the market.

Aquatic facilities are generally costly to operate. Labor costs, including benefits, are typically the biggest operating expenditures. Utilities are also a significant cost. Other costs include marketing, maintenance, insurance, equipment, and supplies.

Of all the types of facilities and programs, aquatics are often among the most popular. Because of their popularity, swimming pools and programs provide multiple opportunities to generate revenue. Daily

recreation admissions, including swim passes and punch cards, typically generate the most revenue for pools. Swim lessons also generate significant revenue. Aquatics programs, rentals, and competitive swim meets provide some income as well. Some agencies also find that concessions generate revenue, with the amount of revenue depending on the facilities as well as the items offered.

The type of aquatic facility greatly affects its revenue generation rate. Facilities containing only conventional pools have been found to have the lowest revenue generation, generally requiring at least a 40% operating subsidy even for the best performing facilities. Combined conventional and leisure pools generally fare better, and may only require a 20-25% operating subsidy. Leisure-only facilities can be designed to recover operating costs fully, and sometimes even generate a profit. However, leisure-only facilities may not allow the full range of aquatics programming desired by the community.

MARKET (SERVICE) AREA

Market area also affects the ability of a facility to generate revenue, thus reducing the subsidy level. The primary market area for a swimming pool is the area generating most of the paid admissions. This area usually includes all those residents living within a five-mile radius or 15 minutes driving time.

The pool location will impact the potential market area. Carmichael Park is centrally located, on an arterial street, and appears to be central to the potential market area. La Sierra Community Center is also centrally located, and potentially large enough to support the addition of an aquatic complex.

The siting of the complex will also affect the market area. The facility should have good visibility and access from a major street, as well as adequate parking, and suitable changing facilities/locker rooms.

RECOMMENDED LEVEL OF SERVICE

At this time, it is suggested that the CPRD develop either a leisure pool or a multi-pool complex that includes a leisure pool and a conventional pool. A 50 meter pool should be avoided, due to the high operating cost and lower level of use of this type of facility. One aquatic complex will be adequate to accommodate the Carmichael area's future population.

Carmichael Park is the recommended location, with La Sierra a potential alternative location. If the pool is developed in Carmichael Park, the suitability of the existing location should be reevaluated.

The facility should be designed to generate revenue and minimize operating subsidy, while supporting the full range of aquatics programming and activities desired by the community.

APPENDIX D: COST
ASSUMPTIONS



COST ASSUMPTIONS

Item	Cost/Unit
Acquisition	
Park/facility acquisition	\$500,000 /acre
Planning	
Neighborhood Park	\$50,000 each
Community Park	\$100,000 each
Natural Area	\$35,000 each
Park Development	
Neighborhood Park	\$300,000 /acre
Community Park	\$500,000 /acre
Natural Area	\$30,000 /acre
Facility Development	
Baseball field	\$65,000 each
Basketball courts	\$40,000 each
Community garden	\$5,000 each
Concession stand	\$20,000 each
Dog park	\$35,000 each
Gathering plaza	\$275,000 each
Picnic area (small)	\$15,000 each
Picnic area (large)	\$90,000 each
Play area (small)	\$100,000 each
Play area (large)	\$500,000 each
Sand volleyball	\$25,000 each
Shade structure	\$5,000 each
Skate park	\$650,000 each
Soccer field	\$50,000 each
Soccer field (synthetic)	\$960,000 each
Sprayground	\$75,000 each
Tennis court	\$80,000 each
Trail (paved)	\$2.50 /s.f
Trail (pedestrian)	\$1 /s.f.
Amenities	
Bench	\$1,000 each
Bollard	\$1,000 each
Bridge (prefabricated)	\$75,000 each
Dog facilities	\$500 each
Entry feature	\$250,000 each
Parking	\$1,165 /car
Picnic tables	\$1,000 each
Reader board	\$1,000 each
Restrooms	\$60,000 each
Signs	\$5,000 each
Sewer installation	\$40 /l.f.
Trees	\$100 each
Water fountain	\$1,000 each

