

# 2020-2021 Capital Projects Workshop

January 21, 2020

Today

District  
Development

Fiscal Year  
2020-2021

Planning &  
Construction  
Department



# Areas of Responsibility

- Capital Improvement Projects
- Capital Facility Projects
- Conceptual Design, Design Development & Construction Documents
- Landscape Architectural Services
- Project Specifications
- Project Estimating, Budgeting & Accounting
- Bid Document Preparation, Advertisement, Bid Walks, Award & Reporting
- DIR/Prevailing Wage Reporting & Management
- Permitting & Land Use Authority Review
- CEQA, Biological & Environmental Reviews
- Stormwater Pollution Prevention Plan (SWPPP) Preparation, Management & Oversight
- Land Acquisition & Vacant Property Management
- Residential Construction Market Monitoring & Tract/Parcel Map Review
- Quimby Act & Park Development Fee Map Conditions & Compliance
- Proposition 218 Waiver Records
- NOR Park Maintenance District Annual Special Assessment
- Chevron North Meadows Maintenance District Annual Special Assessment
- Fund Balances for City Quimby, County Quimby, City Park Development Fees, County Park Development Fees & Associated Interest
- District Master Plan & Standards
- Grant Research, Writing, Application, Administration & Audit
- City & County General Plan & Planning Correspondence
- Record Management for Existing Construction Fixed Assets
- Record Management for Archive Plans, As Builts, Specifications & Lapsed Fixed Assets
- Current Safety Committee Chair
- ...other duties as assigned...

Why CP Workshop?

The Team

## Capital Projects Workshop

- Formerly Capital Improvement Workshop (CIP) and was focused around new development/improvements only
- Essential for the protection and control of park development to meet the needs of NOR constituents, both short term and long term
- Fundamental for the implementation, development and progression of the District Master Plan
- Demonstrates practical application of Quimby and impact fees to NOR Constituents
- Opens dialogue between staff, the Board and constituents to anticipate and plan for the upcoming fiscal and 5 year planning terms
- Assists staff in maintaining financial, historical and compliant records to meet both state and local government code





Steph Sanders, ASLA, PLA  
Landscape Architect & Park Planner

- Happily employed by NOR since 2013
- Over 12 years experience in both private and public realms of landscape architecture and construction management
- Specialize in stormwater management, irrigation systems and landscape illustration
- Favorite part of career is the process of ideas to reality...close second would be demolition and construction
- Born and raised in Minnesota; Bakersfield has been home since 2007
- Mom to Henry and Sadie
- Loves to do kitchen science experiments, read and write, play in the dirt and be outdoors, play games and color.



Josh Herrboldt  
Park Development Technician

- Happily employed by NOR since 2015
- Worked within Creative Services, Recreation and Planning Departments at NOR; started as a Rec Leader at the Veteran's Hall
- Strengths in GIS mapping, drafting, project oversight and organization
- Favorite part of my career is the balance of being in the office and out in the field; also the problem solving that comes with design constraints.
- Graduated from CSUB with a background in Geology
- Born and raised in Bakersfield
- Enjoys active sports like snowboarding and softball, also is into computer science and coding, is a sports fanatic, loves furry felines and secretly enjoys calculus.



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# TODAY

## ***Achievements:***

- Greenacres master planting around community center
- Acquired Coffee/Etchart future park site (6 acres)
- Worked with Vaughn Water to secure water for the future Nord/Hageman park site and a new well site at Almondale Park
- Moved Capital Facilities (former major maintenance) and Capital Improvements to Planning & Construction Department, now known as Capital Projects
- Submitted Prop. 68 Per Capita application
- Submitted Prop. 68 Statewide Parks Program application for development of RiverLakes remainder
- Renovated 3/4 of Riverview's parking lot
- Completed abatement and mitigation of North Chester warehouse
- Completed replacement of the remaining NOR Pool coping

## ***Opportunities:***

- District Master Plan
- Continued design development & planning for RiverLakes remainder, Phase 1 (pending Prop. 68)
- What to do with the Rosedale site?
- Design development & planning for Stockdale River Ranch in conjunction with Bolthouse Properties
- Cooperation with developers and other entities for the use and sharing of ArcGIS data
- LWCF, CDBG, CNRA grant resources

Current Financials

Current Land Holdings

Maintenance Districts

Year in Review

# Quimby & Development Fee Fund Balances:

*As of January 2020*

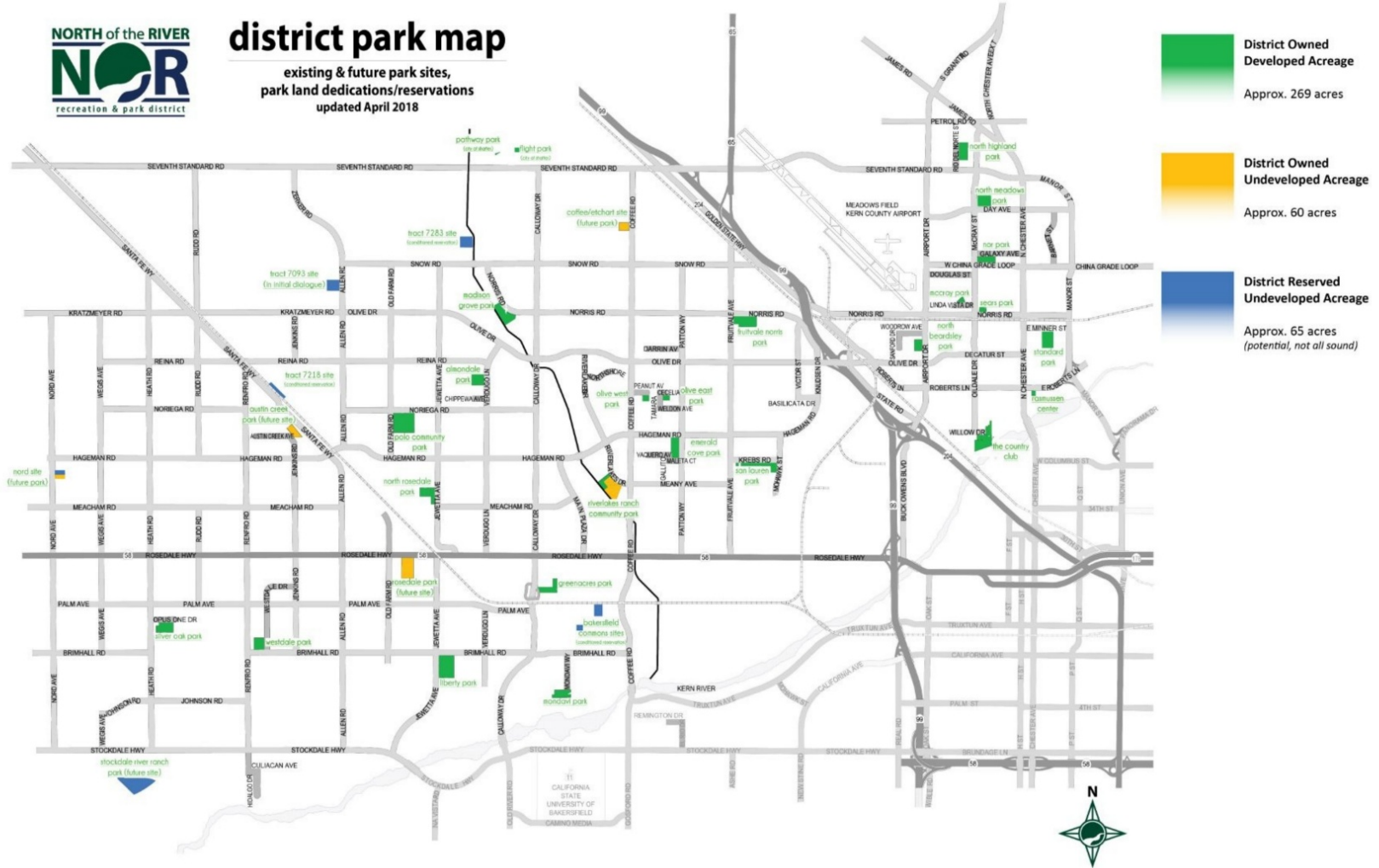
COUNTY FUNDS		CITY FUNDS	
FUND 25201	\$341,054	FUND 25200	\$300,992
FUND 25202	\$1,289,092	FUND 208-32	\$3,198,980





# district park map

existing & future park sites,  
park land dedications/reservations  
updated April 2018

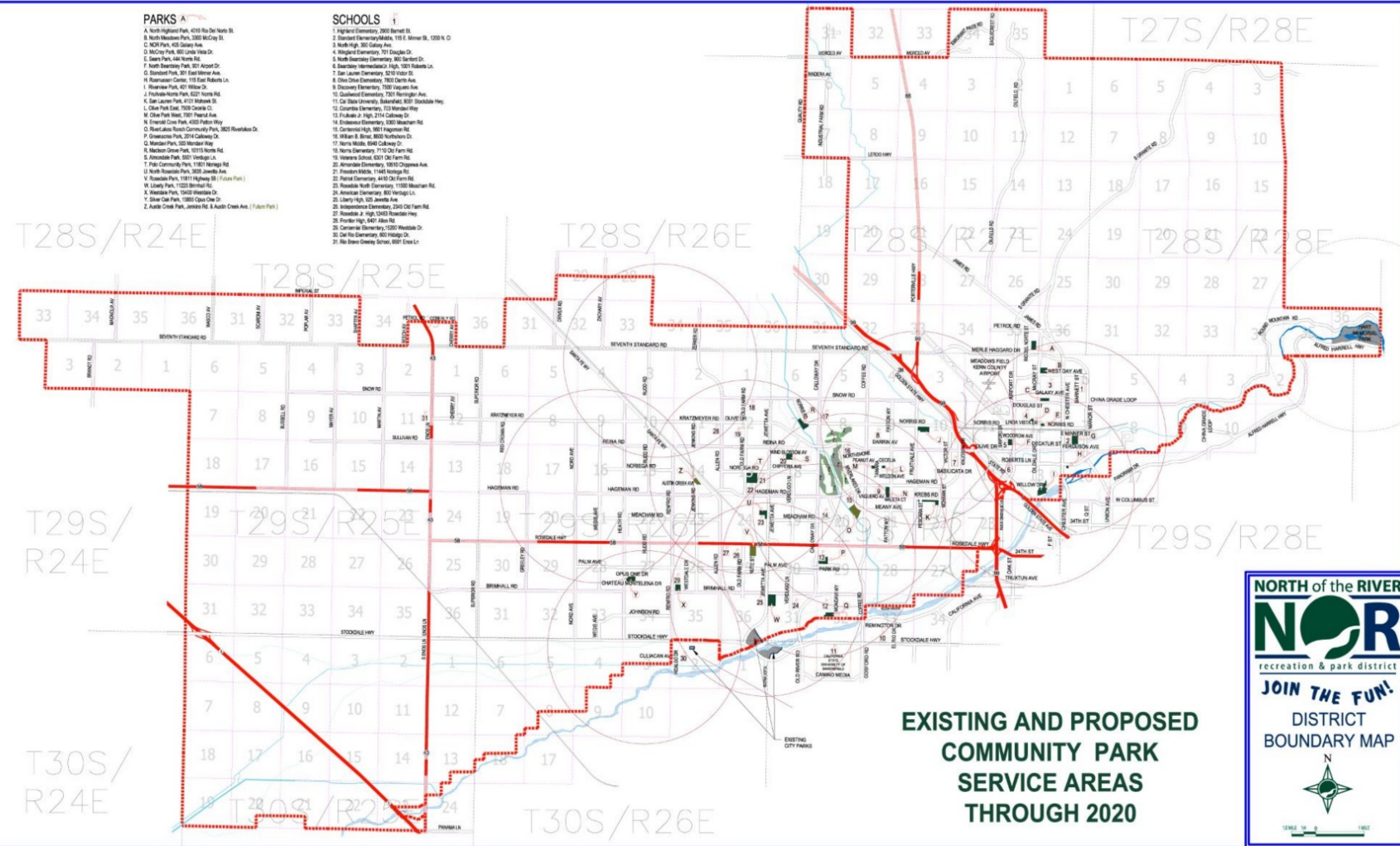


**PARKS**

- A. North Highland Park, 4015 Rio Del Norte Dr.
- B. North Mountain Park, 3503 McCray St.
- C. North Park, 4025 Canyon Ave.
- D. McKinley Park, 801 Linda Vista Dr.
- E. Sibley Park, 4410 Sibley Ave.
- F. North Mountain Park, 571 Airport Dr.
- G. Sibley Park, 4410 Sibley Ave.
- H. Renaissance Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Wilbur Dr.
- J. Franklin-King Park, 5227 North Rd.
- K. Lake Linn Park, 4113 Johnson St.
- L. Clark Park East, 7300 Columbia St.
- M. Olive Park West, 7307 Phoebe Ave.
- N. Emerald Creek Park, 4010 Palmyra Way.
- O. River-Lake Ranch Community Park, 3822 Riverdale Dr.
- P. Greenway Park, 2214 Columbia St.
- Q. Mountain Park, 252 Mountain Way.
- R. Mountain View Park, 4015 Mountain Rd.
- S. Annapolis Park, 3801 Woodlark Dr.
- T. Park Community Park, 1907 Mountain Rd.
- U. North Mountain Park, 3503 Johnson Ave.
- V. Mountain Park, 1811 Mountain St. (Fossil Park)
- W. Liberty Park, 1022 Birchfield Dr.
- X. Mountain Park, 3503 Johnson Ave.
- Y. Silver Oak Park, 1088 Olive Circle Dr.
- Z. Austin Creek Park, James Rd. & Austin Creek Ave. (Fossil Park)

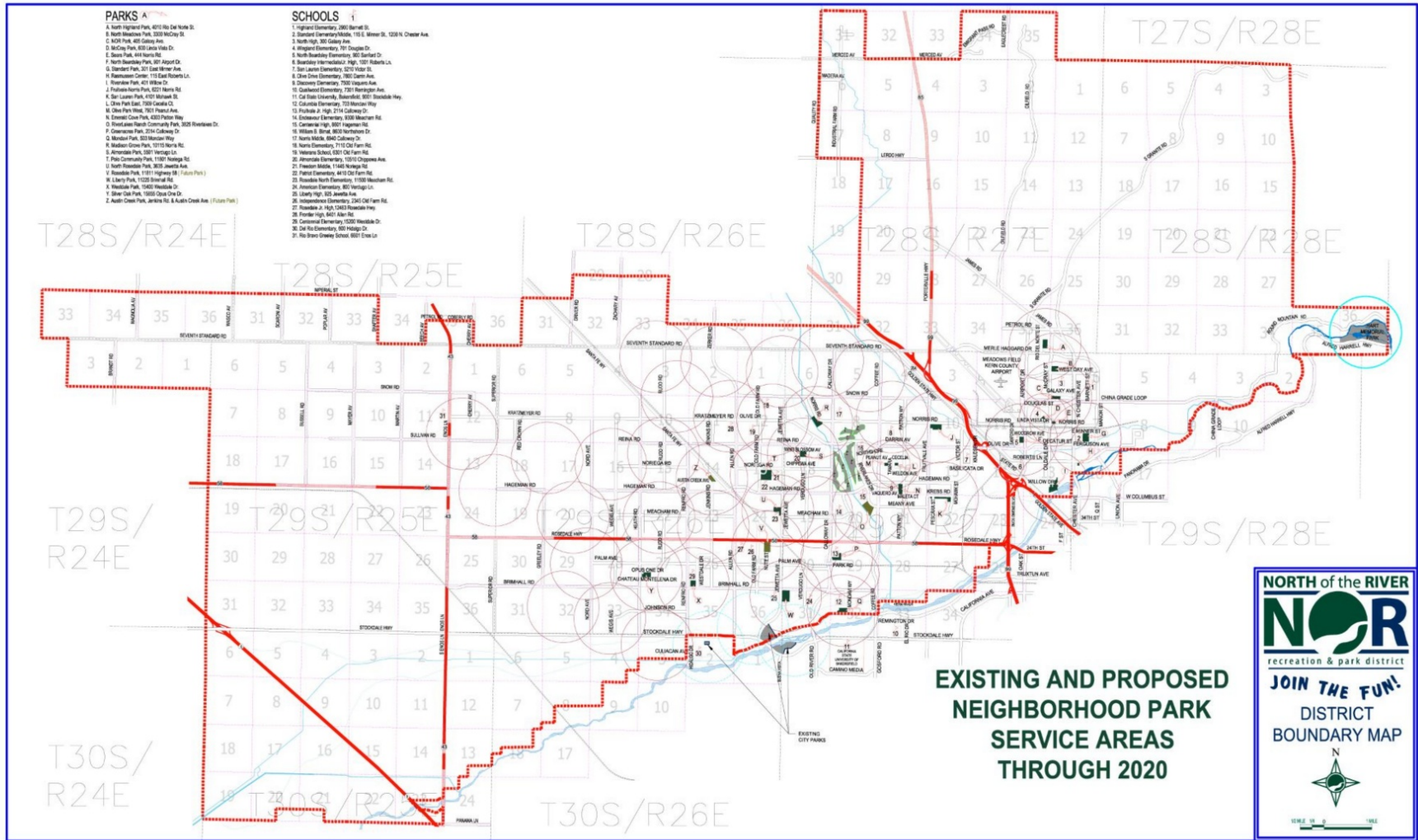
**SCHOOLS**

- 1. Highland Elementary, 3001 Harvest St.
- 2. Summit Elementary/Middle, 118 E. Miner St., 1200 N. O.
- 3. North Hill, 302 Canyon Ave.
- 4. Highland Elementary, 701 Douglas Dr.
- 5. North Mountain Elementary, 3601 Sibley Dr.
- 6. Riverside Elementary/J. High, 1001 Roberts Ln.
- 7. Lake Linn Elementary, 5227 North Rd.
- 8. Olive Creek Elementary, 802 North Ave.
- 9. Discovery Elementary, 7300 Laguna Ave.
- 10. Oakland Elementary, 745 Riverbender Ave.
- 11. Car Stone Elementary, Mountain Rd. / Stonehill Hwy.
- 12. Columbia Elementary, 113 Mountain Way.
- 13. Franklin J. High, 2114 Columbia St.
- 14. Columbia Elementary, 2002 Mountain Rd.
- 15. Cornerstone High, 3001 Highway Rd.
- 16. West Hill, 8000 Northwood Dr.
- 17. North Mountain, 3840 Columbia Dr.
- 18. North Mountain, 7110 East Farm Rd.
- 19. Veterans School, 4301 Oak Farm Rd.
- 20. Mountain Elementary, 18101 Chapman Ave.
- 21. Mountain Middle, 11443 Northrup Rd.
- 22. Mountain Elementary, 4810 Oak Farm Rd.
- 23. Mountain Elementary, 11000 Mountain Rd.
- 24. Mountain Elementary, 801 Highway Ln.
- 25. Liberty High, 602 Johnson Ave.
- 26. Independence Elementary, 2445 Oak Farm Rd.
- 27. Mountain J. High, 15015 Mountain Way.
- 28. Pioneer High, 1407 Allen Rd.
- 29. Cornerstone Elementary, 1222 Mountain Dr.
- 30. Oak Hill Elementary, 602 Highway Dr.
- 31. Oak Hill Elementary, 602 Highway Dr.
- 32. Oak Hill Elementary, 602 Highway Dr.
- 33. Oak Hill Elementary, 602 Highway Dr.
- 34. Oak Hill Elementary, 602 Highway Dr.
- 35. Oak Hill Elementary, 602 Highway Dr.
- 36. Oak Hill Elementary, 602 Highway Dr.



**EXISTING AND PROPOSED  
COMMUNITY PARK  
SERVICE AREAS  
THROUGH 2020**

**NORTH of the RIVER**  
**NOR**  
 recreation & park district  
**JOIN THE FUN!**  
 DISTRICT  
 BOUNDARY MAP  
 N  
 1:2500 1:5000 1:10000





# Maintenance District Fund Balances:

*As of January 2020*

## NORTH MEADOWS MAINTENANCE DISTRICT

FUND  
42412  
2019-2020  
INCOME

**\$322,000**

2020-2021  
ESTIMATED  
ANNUAL  
INCOME

**\$322,000**

## NOR MAINTENANCE DISTRICT

FUND  
40285

**\$1,438,583**

2019-2020  
ESTIMATE\*

**\$1,738,538**

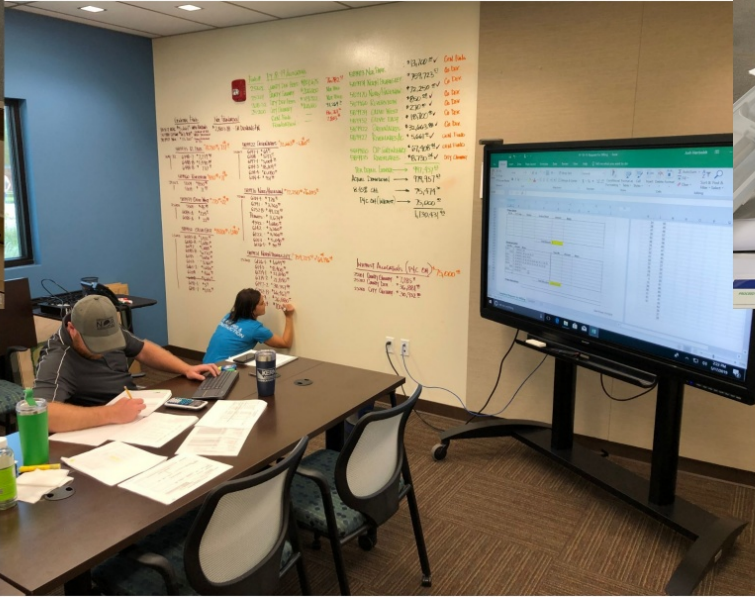
\*Estimate is based on annual income of approximately \$300,000 without any withdrawal

















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# Quimby & Development Fee Projections

## COUNTY FUNDS

## CITY FUNDS

FUND  
25201

Relatively quiet; MFR would provide a major boost. Few new SFR tract maps in development.

FUND  
25200

Relatively quiet; new MFR is prepared and waiting for market conditions. Few new SFR tract maps in development; SRR in the works.

FUND  
25202

Same as 2018-2019; remaining lots with gradual build-out. Undetermined growth due to uncertain state of economy & construction market.

FUND  
208-32

Same as 2018-2019; remaining lots with gradual build-out. More lots available than the County. Growth unknown due to the state of the residential construction market.





**North of the River Recreation and Park District**  
 Proposed Capital Improvement Plan Fiscal Year 2020-2021

Project	Projected Cost	Projected Start Year	Applicable Funding Source(s)	Land Acquisition	Site Surveys, Geotechnical Study, Community Mtgs.	Preliminary Design, Site Dev. Plan, Grant Application	Environmental, Site Plan Review, City/Co. Applications	Construction Document Preparation (In House)	Buidling Permits, Fees, Project Bid & Award	Construction, Post Const., Grant Final, Notice of Completion	Estimated Time to Completion
6(f)(3) Conversion Paperwork	In Kind	2019	7								<b>4-6 months</b>
Madison Grove Multi Purpose Field Lighting	\$450,000	2021	B		2 mo.	2 mo.	2 mo.	2 mo.	1 mo.	1 mo.	<b>10 months</b>
Master Plan 2020-2030	\$175,000	2020	7								<b>1-2 years, 2021</b>
RiverLakes Community Park (Remaining 20 +/- ac.)	\$3,800,000	2019	B,1		4 mo.	10 mo.	6 mo.	9 mo.	5 mo.	16 mo.	<b>4+/- years</b>
Standard Park Irrigation Renovation	\$850,000	--	1,3,6				3 mo.	3 mo.	3 mo.	8 mo.	<b>14 months</b>
Stockdale River Ranch Master Park Plan & Design	--	2019	12	-	-	8-12 mo.	-	6-12 mo.	-	12-18 mo.	<b>3 +/- years</b>

Funding Source Key

- 1 = Grants-LWCF
- 2 = Grants, Federal
- 3 = Grants-CDBG
- 4 = Prop. 218 Maint. Fund, NM
- 5 = Prop. 218 Maint. Fund, NOR
- 6 = Unfunded

- 7 = In Kind
- 8 = Public-Private Partnership
- 9 = Insurance
- 10 = Financing
- 11 = Not Used
- 12 = Developer Contributions

- A = In Lieu/Quimby
- B = Development Fee

## Potential Capital Projects

- Greenacres Community Center and Gymnasium roof repairs/replacement
- Riverview Community Center interior improvements (flooring, paint, etc.)
- Madison Grove Park booster pump
- Gymnasium backboards/pulley system replacement at Greenacres & Riverview
- Laser leveling of fields at Polo Community Park
- Phased irrigation controller replacement for District wide smart irrigation system management and water conservation
- District-wide security system equipment and service contract modernization
- Parking lot renovations
- Greenacres courtyard renovation
- District wide replacement of wood trash receptacles and benches with District standard powder coated ductile iron model
- Master tree and shrub planting plans for sites with sufficient irrigation
- Replacement of HVAC units, multiple sites, for energy efficiency
- Resurfacing of sports courts
- Total replacement of Standard Park irrigation system

# FY 2020-2021 Goals

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- Focus on NOR Master Plan 2020-2030
- Continue ground planning for RiverLakes Remainder-Prop. 68 availability & District revenue generation
- Progress on Stockdale River Ranch design and developer collaboration
- Complete 6(f)(3) conversion paperwork (multiple sites-Mondavi, Almondale, Fruitvale Norris, Olive Park West)
- Capital Facilities projects as finances allow
- Continually research and apply for grants to facilitate completion of current and future Capital Projects.



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## **Community Wants/Needs** **(based on workshop input, no precise order)**

- Shade Trees
- Skatepark & Pump Track
- All Inclusive/Unlimited/Rope Playgrounds
- Outdoor Training Equipment & Walking Paths
- Dog Park
- Community Centers & Meeting Rooms
- Outdoor Amphitheater/Plaza
- Picnic Shelters
- Softball and Batting Cages
- Pickleball

The  
Process

Design  
Development

# Community Input Assemblage

NOR Community Meetings								
Photo Name	Meeting #1		Meeting #2		Meeting #3		Meeting #4	
	Red Sticker	Green Sticker	Red Sticker	Green Sticker	Red Sticker	Green Sticker	Red Sticker	Green Sticker
Basketball		1			1	1		1
Ropes	4	1	4				1	1
Pickleball	1	1	1	4				1
Baseball	1		2	2	1			
Softball		1	1	4	1			
Community Centers	1	2	2	2	1	1		1
Outdoor Training Equipment	1	2	4		2	1		2
Community Gardens	1	2	2		1		1	
Outdoor Amphitheater	1	2		2	1	2	1	
Bocce Ball				1				
Indoor Volleyball			1	3		1		1
Horseshoes				1				
Open Turf Area			3	1		2	1	
Senior Facilities	1		1	1		1		
Archery		1	1	2			1	
Batting Cages	3	1	1	3	1			
Soccer Fields			3		2		1	1
Unlimited Playground		2	1	3	1	1	1	2
Rugby Fields				1				1
Flag Football Fields	1	1	1		1			1
Disc Golf	2	1	2		1		1	
Aquatics Facility	2		1		1	2	1	1
Skateparks	1	2		15				2
Meeting Rooms			4			1		
Outdoor Plaza	2	1	4		1	1	1	
Tennis	1	2						1
Post & Deck			1			2	1	1
Picnic Shelters	3		4		1	1		
Pump Track	2	3	1	8				1
Aerial Aircraft				3		1		1
Indoor Basketball			3	2				
Walking Paths	1	2	1	2	2	1	2	
Public Art		3	4					
Horse Trails	1		5			1	1	
All Inclusives	1	4	1	4	3	2		3
Volleyball			1		1	1		
Dog Park	4	1	4	1		2	1	1
Lacrosse Fields	1		2					1



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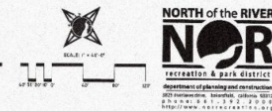
# District Accountability

- Health, safety & welfare of constituents
- Financial- in both expenditures & revenue
- Growth, planning & maintenance for the future
- Sustainability



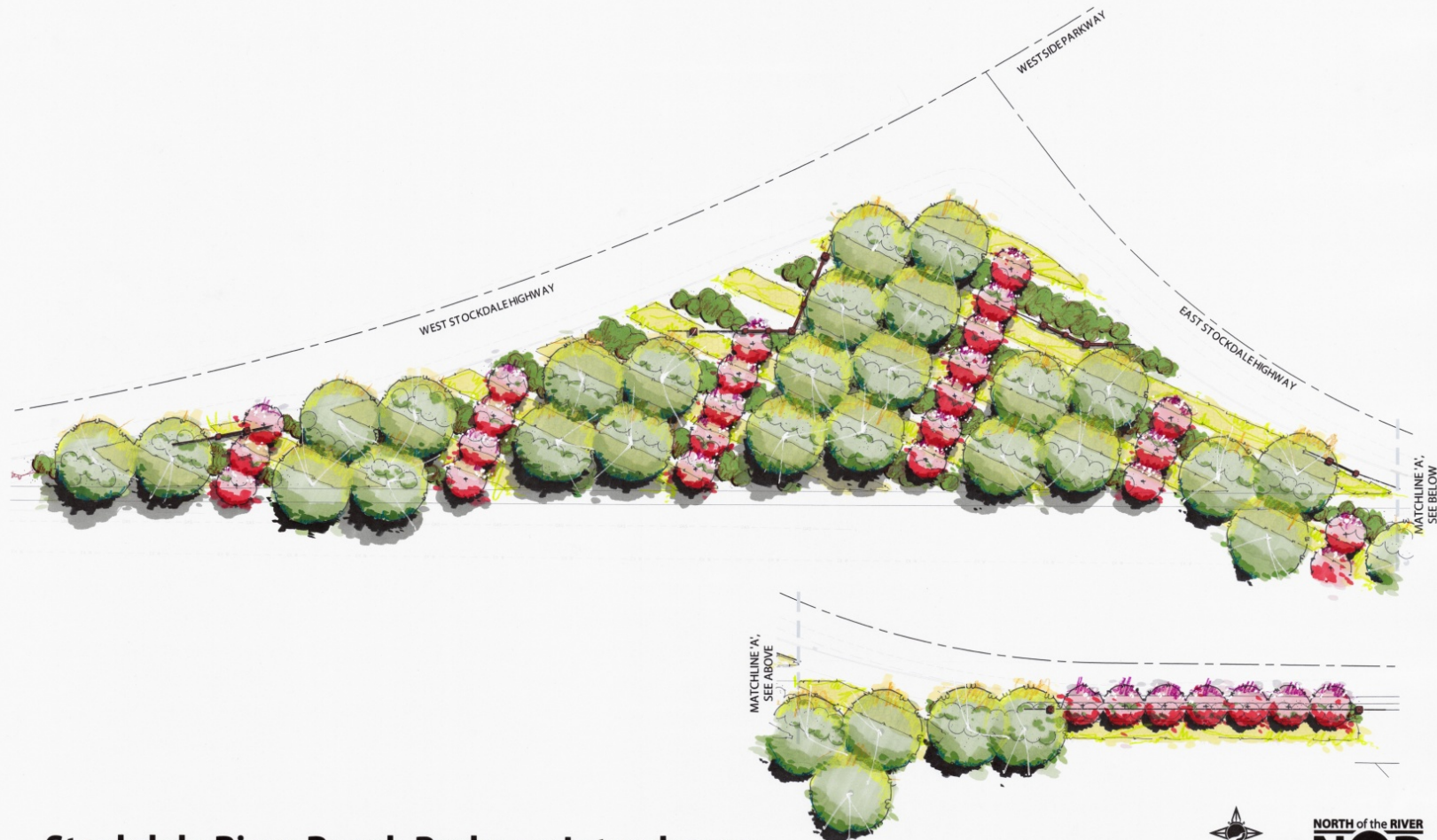
## RiverLakes Ranch Community Park Expansion

CONCEPTUAL LANDSCAPE PLAN









**Stockdale River Ranch Parkway Interchange**  
 CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 30'-0"

**NORTH of the RIVER**  
**NOR**  
 RECREATING & PARK DISTRICT  
 department of planning and construction  
 3031 Mountain Drive, Lakewood, Colorado 80122  
 PHONE: 303.752.2000  
 FAX: 303.752.2000  
 WWW: www.northoftheriver.org

Stockdale River Ranch Parkway Interchange for Stockdale River Ranch Parkway Interchange

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## North of the River Recreation & Park District

- Created in 1955
- Encompasses over 215 sq miles
- Services 135,000 residents
- Nearly 270 acres of developed park land
- 24 developed park sites
- Four Community Centers

Existing  
Parks

## Almondale Park

- New irrigation point of connection/pump; better, more even irrigation distribution; potential to replant shrubs and planter areas
- Plant trees
- Vaughn Water well site to be constructed in the near future
- 6(f)(3) conversion required

## Emerald Cove Park

- Parking has always been a concern
- Minor irrigation adjustments, plant trees
- City is responsible Hageman frontage; need to address issues with trees.
- Update site furnishings

## Fruitvale Norris Park

- Dugouts & access just updated
- Fields 1 & 2 regraded & new infill by volunteer staff and baseball group
- Irrigation system needs reconstruction, whole park irrigation modernization needed
- 6(f)(3) conversion required for KCFD easment
- Replace trees after irrigation system is renewed
- Update site furnishings

## Liberty Park

- Fields recently laser leveled
- Minor irrigation system adjustments
- Plant trees
- Update lighting to LED



# Greenacres Park & Community Center

- Center has been updated with interior & exterior paint, new flooring, exterior improvements including **trees & shrubs**
- Revamped irrigation system as needed
- Converted tennis courts to Pickleplex
- Addition of shade structure and bleachers at GA Aquatic Center--**slated for 2020.**
- Demolition of tot pool
- Needs new roof on gym; additional roofing issues
- **Needs new basketball pulley lift system**
- Plant trees **site wise**
- Update site furnishings
- Address aging picnic shelter
- Address aging glulam (arches) on gym
- Address courtyard & drainage issues

## Madison Grove Park

- Recent scout project repainted restroom and planted trees
- Irrigation system needs booster pump for efficiency
- Plant trees once irrigation system is modernized
- Opportunity to light multipurpose field for expanded use and rentals

## McCray Park

- Renovate irrigation system
- Update site furnishings
- **Replace drinking fountain per community request**
- Plant trees
- One of the oldest parks in the County

## Mondavi Park

- City of Bakersfield expanded water well site; needs 6(f)(3) conversion completed
- Improve irrigation system; plant trees and shrubs to freshen look of park
- Update park lights to LED
- Address parking lot

## NOR Park & Community Pool

- Renovate irrigation system & address water connections
- Convert NOR Park to a traditional park; possible pool expansion with splash pad?
- Plant trees **once irrigation system is complete**
- Shop expansion and storage room
- Possible 1/2 multipurpose field?



# North Beardsley Park

- Skatepark open and operable
- Reconstructed & modernized irrigation system
- Renovate ballfield backstops & lighting
- Replace restroom by ballfield
- Update/replace site furnishings

# North Highland Park

- Renovate irrigation system
- Remodel/replace restroom building
- Update site furnishings
- Replant trees
- Paint structures

# North Meadows Park

- Paint exterior structures
- Improve irrigation system; plant trees and shrubs to freshen look of park
- Renovate turf areas
- Renovate parking lot

# North Meadows Streetscapes

- Create master plant list for NM Streetscape area; low maintenance
- Created phased plan for rehabilitation; **unknown when funds will be available for Phase 1**
- **Possible grant opportunities for streetscape replanting?**
- Future phases dependent on NM Maintenance District tax revenues.

## North Rosedale Park

- Ball fields recently laser leveled
- New irrigation pump, fertilizer injector and controls
- Update site furnishings
- Replant trees and shrubs to freshen look of park
- Update lighting to LED
- Ongoing concerns with Rosedale North School & south ballfield
- Possible skate spot?

## Olive Park East

- Replaced playground destroyed by arson October 2018
- Update site furnishings
- Irrigation system renozzled with Cal Water Service Grant
- Replant trees
- Replaced disc golf hole for 'around 9' game
- Replace park lighting



## Olive Park West

- Use park site for 6(f)(3) conversion offset
- Update site furnishings
- Renovation of irrigation system based on Cal Water Service grant availability
- Replant trees
- Address basketball court drainage problem
- Replace park lighting

## Polo Community Park

- Opportunity for dog park
- Ball fields recently laser leveled
- Potential community center site
- Potential to expand shop area
- Address ongoing irrigation system issues
- Plant trees

## Rasmussen Senior Center

- Recently replaced main & dining hall flooring, interior paint
- Complete remaining flooring to be replaced
- Replace remaining HVAC units
- **Removed dilapidated exterior shuffleboard courts**
- Upgrade lighting to LED

## RiverLakes Ranch Community Park

- Clean up existing parking lot planter areas, add shrubs with development of remainder
- Replace plant material lost around Administrative Complex

# Riverview Community Center & Park

- Recently repainted exterior of community center
- Interior paint is possible Capital Facilities project for FY 20-21
- Converted gymnastics room into a multi-purpose room
- Completed various roof repairs
- Modernize irrigation system; remove excess meters, address coverage
- Plant trees
- Address lot line adjustment; merge parcels and clean up recorded mapping
- Update site furnishings
- **3/4 parking lot renovation completed Summer 2019**
- Replace lighting with LED
- Need to laser level and renovate ballfield
- Modernize various community center facilities
- Update building signage

## San Lauren Park

- Recently added secondary gate to dog park; opportunity to add small dog park
- Challenges with PG&E transmission lines-PG&E continues to remove trees due to revised planting guidelines
- Renovate irrigation system for efficiency

## Sears Park

- Replaced roof on ranger building, repaired fascia
- Modernize irrigation system; plant trees once efficiency is addressed
- Update site furnishings
- Potential to convert building into a facility for future District use--in house screen printing?



## Silver Oak Park

- Address multiple drainage issues throughout park site
- Rehabilitate multipurpose fields
- Replant trees

## Standard Park

- Ballfield turned over to Standard School District; **only one available field**
- Major irrigation issues; best to abandon existing and start fresh
- Address northwest restroom; either remove or renovate
- Update site furnishings
- Reconstruct all **sports** fields
- Reseed and replant entire park; have tree assessment done
- Opportunity to light multipurpose field
- Upgrade all lighting to LED

# Westdale Park

- Update site furnishings
- Upgrade lighting to LED
- Repaint exterior structures
- Replant trees and shrubs throughout park
- Opportunity to add a perimeter sidewalk for marked walking
- Adjust existing irrigation system

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