



Benevento Family Park Master Plan Update

APPROVAL OF BENEVENTO FAMILY PARK MASTER PLAN

- Community Recreation Needs and Service Gaps
- Neighborhood Compatibility
- Long Term Operational Sustainability
- Fiscal Responsibility



Benevento Family Park

AGENDA TOPICS

- Identify items for consideration
- Identify key design decisions
- Park Master Plans A and B
- Framework for Public Survey
- Recommend a final path forward



Themes Community Feedback

PASSIVE VS ACTIVE RECREATION UPPER TERRACES

- Adjacent residents have expressed concern of amenities located along Carpenter Hill—traffic, noise, safety, compatibility, and how this will affect their quality of life.
- Resident's desire for a more active park on the upper terraces.



Active Vs Passive



PARKS & RECREATION COMMISSION TO CONSIDER:

- Any additional mitigation measures that should be considered.
- The property is designated and zoned as park land.
- The Park Master Plan determines how it functions, but recreational use has always been the intended purpose.



PARKS & RECREATION COMMISSION TO CONSIDER:

- Due to feedback from the community and sensitivity of the park site, staff are recommending a survey to gather data.
- If the Commission supports the overall direction that staff recommends but would like refinements to specific elements along Carpenter Hill Road or others, that can always be incorporated into the final recommendation to go to City Council.

Benevento Family Park

CITY OF FOLSOM POLICY

- 5 acres of parkland per 1,000 population (Folsom Municipal Code and Parks & Recreation Master Plan)
- Benevento will be the **third of six parks** planned in the Empire Ranch Neighborhood



Process & Roles for Park Success

PARKS & RECREATION COMMISSION

- Advisory / recommending body to City Council
- Reviews community input alongside staff

STAFF

- Subject matter experts and steward public funds
- Facilitate community desires with feasibility, maintenance, and long-term operations
- **Build confidence and consensus**

COMMUNITY

- Helps identify what matters most
- Weighs priorities (Fields vs Sport Courts, parking vs green space, etc.)
- **Become partners in the park's success**



What is a Park Master Plan?

A PARK MASTER PLAN IS:

- **A concept-level** roadmap for the park
- Defines overall layout, circulation, and major amenities
- Establishes a budget framework
- Aligns with City policies, impact fee assumptions, service standards, and maintenance requirements

A PARK MASTER PLAN IS NOT:

- Final construction drawings
- Detailed engineering or material specifications
- The last opportunity to refine design details

Moving Forward Together

REALITIES OF THE PROCESS

- **Compromise**
- Differing Perspectives
- Not every requested amenity can be accommodated
- Funding, maintenance considerations and long-term sustainability must guide decisions



COMMUNITY OUTREACH

- **2022:** Two Public Workshops
- **September 2025:** Initial concept presented with the intention to go out to bid for construction of Phase I; **plan was NOT supported**
- **October 2025:** Reviewed revised design, discussed amenities, circulation, noise, and programming; **plan was NOT supported**
- **December 2025 “Big Design Reveal”:** Preferred 2025 Master Plan presented; **community confirmed support**

JANUARY 6: PARKS & RECREATION COMMISSION MEETING

Benevento Family Plan, Action Item

Defer the decision on the Benevento Family Park Master Plan to next month and to obtain cost estimates for certain amenities that were removed from the final plan (e.g., dock), with the caveat that the Planning, Development & Renovations Subcommittee meet to further discuss Benevento prior to the next Commission meeting.

2026 Background

JANUARY 16: SUBCOMMITTEE MEETING

(Followed by meetings with staff, residents, and City Council Member)

FEBRUARY 3: PARKS & RECREATION COMMISSION MEETING

Project update presented to the Commission

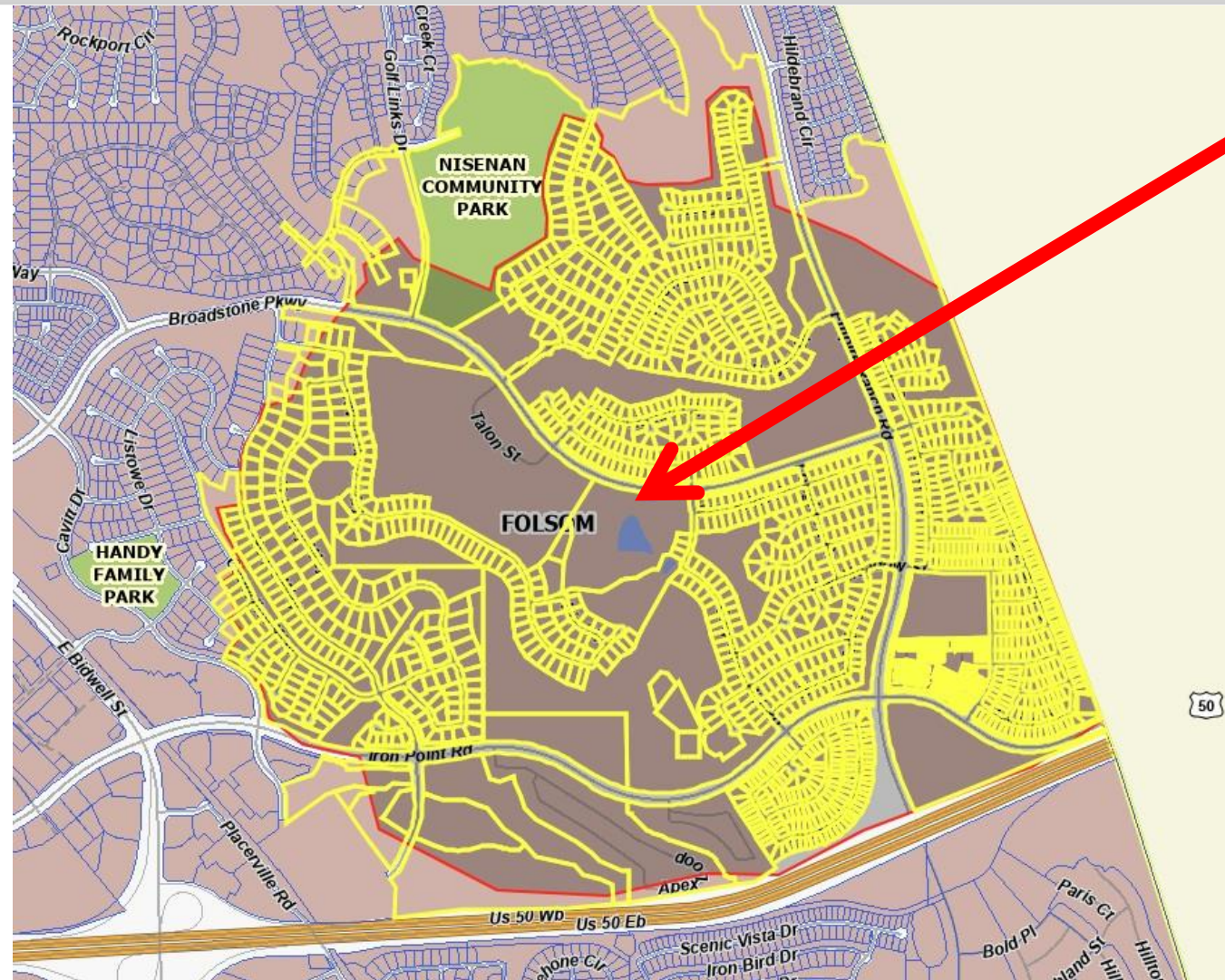


NOTICE OF MARCH 3 PARKS & RECREATION COMMISSION MEETING

Multiple Notification Methods Used

- 1,633 mailers went out within a ½ mile radius (10-minute walk) service radius
- Four yard signs in the neighborhood
- February 26 e-news
- Social media postings

Community Outreach - Mailers



Benevento Family
Park

1,633 households within
1/2 mile neighborhood
park service radius

Community Outreach – Yard Signs



Yard Sign, Typical

Benevento Family
Park

Neighborhood Concerns

JULY 2021 PETITION TO ELIMINATE PARKING LOT ON CARPENTER HILL (31 SIGNATURES)

Benevento Family Park Design

We Request the Carpenter Hill entrance to be "WALK IN" only.

Demand Joint

Name	Address	Phone	Note/Signature
1 Kim Tawata	█ Carpenter Hill Rd	█	
2 Erik Ward	█ Morningside Ct	█	E. Ward
3 David Ward	█ Morningside Ct.	█	D. Ward
4 John Pultz	█ Fenceline Dr	█	J. Pultz
5 Paul Han	█ Fenceline Dr	█	P. Han
6 Hannah Han	"	█	H. Han
7 FRANK MUKHTI	█ FENCELINE DR	█	F. Mukhti
8 KARTEEK R	█ FENCELINE DR.	█	K. R.
9 Kimberly Stubbs	█ Carpenter Hill Rd.	█	K. Stubbs
10 Dean A Sawyer	█ FENCELINE DR	█	D. Sawyer
11 DAVID FORNIZ	█ FENCELINE DR	█	D. Forniz
12 John MATHIE	█ Fenceline Dr.	█	J. Mathie
13 Nayef Kipper	█ CARPENTER HILL	█	N. Kipper
14 OTTO KNOZ	█ CARPENTER HILL	█	O. Knorz
15 Faiyaz Ahmed	█ Fenceline Dr	█	F. Ahmed
16 Sultana Begum	"	█	S. Begum
17 Alex Davoodi	█ Carpenter Hill	█	A. Davoodi
18 Hanjone Diaz	█ Carpenter Hill	█	H. Diaz
19 Brian Morgan	█ Carpenter Hill	█	B. Morgan
20 Kim-Anh Nguyen	█ Fenceline Dr	█	K. Nguyen
21 Bao Le	█ Fenceline Dr	█	B. Le

2102 F talked

Benevento Family Park Design

We Request the Carpenter Hill entrance to be "WALK IN" only.

Name	Address	Phone	Note/Signature
22 MITUL MEHTA	█ Fenceline Dr	█	M. Mehta
23 PAUL SMITH	█ CARPENTER HILL RD	█	P. Smith
24 Taberna Smik	█ Carpenter Hill Rd	█	T. Smik
25 PRASHANTH ANKODI	█ FENCELINE DR	█	P. Ankodi
26 Vaikunthan Renganathan	█ Carpenter Hill Rd	█	V. Renganathan
27 Roberta Garcia	█ Carpenter Hill	█	R. Garcia
28 LEUNG FENG	█ CARPENTER HILL	█	L. Feng
29 Jason Xu	█ Fenceline Dr	█	J. Xu
30 Samantha Poore	█ Fenceline Drive	█	S. Poore
31 Tina Peterson	█ Carpenter Hill Rd	█	T. Peterson
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JANUARY 2026 PETITION TO SUPPORT COMMUNITY PREPARED PLAN (212 SIGNATURES)



BENEVENTO Family Park – Approval of Redesign



I, Mindy Spoto have reviewed the above proposed redesign of Benevento Park and approve of the amenities and features of the park.

Signature Mindy Spoto Date 1/15/26
Home Address 3040 Osprey Ct. Folsom
Phone Number 916-799-9531

Comments on favorite features of the park

The courts, more parking, close to home, pond, basketball, sand volleyball. My kids have to cross busy streets to get to any parks, my whole family plays basketball, my son & his, daughters play soccer or sand volleyball.

BENEVENTO Family Park – Community Update & Request for Support

Thank you for your continued interest and valuable feedback regarding the development of BENEVENTO Family Park. The initial plan, created in collaboration with the City of Folsom and its designers, included a wide range of amenities intended to serve the families of Empire Ranch and establish this park as a premier community destination.

Since the original design, several modifications have significantly reduced the park's features and left key areas underutilized. In response, we have developed a revised plan that restores many of the original amenities while addressing concerns from nearby residents about sound and lighting. Notably, the pickleball courts and other active sports facilities have been relocated to the lower tier adjacent to Vista Del Lago High School to minimize their impact on neighboring homes.

The updated design features two distinct zones:

- **Upper Tiers (Family Play Area):** Includes children's play structures, bocce and cornhole courts, a basketball court, shaded seating, and a large lawn overlooking the pond—ideal for family activities and relaxation.
- **Lower Tier (Active Sports Area):** Offers a multi-use soccer field, sand volleyball courts, and pickleball courts to support local youth sports and community recreation.

Both areas are connected by trails encircling the pond, which will feature a dock to provide safe fishing access and protect the surrounding environment. We are partnering with the *Wildbird Habitat Project* to provide receptacles to maintain the pond's cleanliness and support local wildlife.

We are facing a tight deadline to secure approval from the Parks & Recreation Commission and Folsom City Council. Our next meeting with the Commission is scheduled for Friday, January 16th. This is a crucial opportunity to advocate for a park that meets the community's needs and expectations.

If you support this plan, please add your name, address (to confirm residency), and a contact method (phone or email) to the attached form.

Thank you for your support and for helping us create a park that will benefit our community for years to come.



Benevento Family Park

FUNDING

City Council Appropriated - \$7.9M

- Park Construction Cost: \$6,000,000
- Design and Engineering Cost: \$800,000
- Permit Fees: \$65,000
- Staff Administration Costs \$220,000
- Project Contingency:\$760,000

Total: \$7,845,000

Funding Source

- Fund 411/412 Impact Fees
- Fund 240 Quimby Fees



Cost Estimating – Track Record of 10 % Accuracy



Consultant Cost Estimating Performance reflects strong cost estimating and current market awareness.

Prospector Park (Opened March 2023)

- Engineer's Estimate: \$8,449,586
- Low Bid: \$8,626,000
- **Difference: +2%**

Knight's Landing (2023)

- Estimate: \$5,083,329
- Low Bid: \$5,128,324
- **Difference: +1%**

Larry Gury Phase 2 - Southgate (2023)

- Estimate (Base Bid): \$3,053,059
- Low Bid: \$2,979,365
- **Difference: -2%**

City of Vacaville – Pheasant Country Park Improvements (2023)

- Estimate: \$714,831
- Low Bid: \$775,780
- **Difference: +8%**

City of Vacaville – Trower Park Landscape Improvements (2025)

- Estimate: \$2,249,070
- Low Bid: \$2,249,108
- **Difference: +/-0%**

How Professional Cost Estimating Works

INDUSTRY BASED METHODOLOGY

- Detailed quantity take-offs (grading, concrete, utilities, amenities)
- Current regional unit pricing
- Based on recent public park bid results
- Includes escalation and contingency allowances

CONTINUOUS UPDATES

- Refined as design advances
- Calibrated with actual bid data
- Adjusted for site factors (Geotechnical Report findings)

WHY IT MATTERS

- Provides realistic plan comparisons
- Aligns scope with available funding
- Reduces risk of budget surprises

Benevento Topography



Carpenter Hill Road



Carpenter Hill Road & Broadstone Parkway

- 15'+ Elevation change from road to park site



Broadstone Parkway

- 15' to 20' Elevation change from road to park site

CONCEPT A: PREFERRED 2025 MASTER PLAN

- Overview of park layout and major program elements
- **\$6,000,000** Construction Estimate is **within budget.**
- Design intent focused on:
 - Complete, functional park at opening
 - Long-term maintenance sustainability
 - Equity and community benefit





LAYOUT KEYNOTES

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> 1. PARK SIGNAGE, TYP. OF (1) 2. BROADSTONE PARKWAY PARKING LOT WITH 82 PARKING SPACES 3. CONCRETE PATHWAY, TYP. 4. 40' X 30' SHADE STRUCTURE W/ PICNIC TABLE SEATING, TYP. OF (1) 5. CORNHOLE/ BOCCIE COURT AREA 6. TWO-STALL, ALL GENDER RESTROOM W/ SMALL MAINTENANCE STORAGE ROOM 7. 5 1/2 YEAR CHILDREN'S PLAY AREA W/ OVERHEAD FABRIC SHADE SAILS AND BENCH SEATING 8. 2-5 YEAR CHILDREN'S PLAY AREA W/ OVERHEAD FABRIC SHADE SAILS AND BENCH SEATING | <ul style="list-style-type: none"> 9. QUIET PLAY AREA 10. 24' SQ. SHADE STRUCTURE W/ PICNIC TABLE SEATING, TYP. OF (1) 11. (1) 94' X 50' BASKETBALL COURT 12. (2) SAND VOLLEYBALL COURTS (90' X 100') 13. MULTI-USE FIELD 14. ACCESS ROAD CONNECTION TO HIGH SCHOOL FOR CAMPUS MAINTENANCE 15. CONCRETE ADA RAMP & STAIRS CONNECTION TO POND AREA 16. POND OVERLOOK W/ BENCH SEATING 17. NATURAL SURFACE DEMAND PATH CONNECTION TO UPPER BIKE TRAIL | <ul style="list-style-type: none"> 18. CONCRETE PATH OVER EXISTING DRAINAGE OUTFALL STRUCTURE 19. CONCRETE ADA RAMP & STAIRS CONNECTION TO UPPER PASSIVE LAWN AREA 20. 10' WIDE PATHWAY/MAINTENANCE ACCESS 21. OVERLOOK W/ SHADE TREES & BENCH SEATING 22. NON-PROGRAMMED GREEN SPACE 23. NATIVE PLANTING AREA |
|---|--|--|

Concept A - 2025 Preferred Master Plan

\$6,000,000 Construction Cost

BENEVENTO FAMILY PARK

FOLSOM, CA

MASTER PLAN

DECEMBER 10, 2025



CONCEPT B: AMENDED VERSION OF THE 2022 FINAL SCHEMATIC DESIGN

- Overview of park layout and major program elements
- **\$8,100,000** Construction Cost Estimate; **over budget**
- Design intent focused on
 - Providing active amenities on the upper terraces, including a combined 2-5 and 5-12 play area and a parking lot off Carpenter Hill Road
 - Focus on views from the park site



- KEYNOTE LEGEND**
- 1 PARKING LOT
 - 2 TURF AREA
 - 3 RESTROOM
 - 4 ADA RAMP
 - 5 SHADE SAIL COVERED PLAYGROUND
 - 6 LIGHTED BASKETBALL COURT
 - 7 SAND VOLLEYBALL
 - 8 LIGHTED PICKLEBALL COURT
 - 9 SOCCER FIELD
 - 10 SHADE STRUCTURE 24'x24'
 - 11 SHADE STRUCTURE 30'x40'
 - 12 DOCK
 - 13 CONCRETE PATH
 - 14 DECOMPOSED GRANITE PATH
 - 15 PARK OVERLOOK

Concept B - 2022 Amended Master Plan – Fully Developed
\$8,100,000 Construction Cost – Over Budget

CONCEPT B: MODIFIED TO REMAIN WITHIN BUDGET

- Activation of the upper terraces required reductions to other park elements; community input is needed to help prioritize remaining amenities.
- No additional funding is available
- **\$6,400,000** Construction Estimate, is **within budget**
- Design intent focused on
 - Providing active amenities on the upper terraces, including a combined 2-5 and 5-12 play area and a parking lot off Carpenter Hill Road, formal overlook



Concept B - Modified
\$6,400,000 Construction Cost

SHARED ELEMENTS IN BOTH PLANS

- Restroom Building
- Playground (separated 2–5 and 5–12 or combined)
- Large Group Picnic Area
- Basketball Court
- 2 Sand Volleyball Courts
- Stairs/ADA Ramps Connecting Terraces
- Maintain Planting Around Pond
- Streetscape Planting
- Non-programmed Grass Areas

UPPER TERRACE USE DIFFERENCES

Concept A: Passive, non-programmed amenities

- Open lawn areas
- Informal gathering spaces
- Flexible community use

Concept B: Active, non-programmed amenities

- Parking lot
- Play area
- Formal overlook

TWO SIMILAR DESIGN APPROACHES

- Both concepts reflect community values and viable park design solutions.
- The distinction is not about overall vision, it is about the **character and intensity of use on the upper terraces.**
- Survey results will inform decisions on prioritized sports courts (pickleball, volleyball, basketball, etc.)

Additive Bid Alternates & Design Flexibility



IMPLEMENTING THE MASTER PLAN WITH AVAILABLE FUNDING

- As the design is refined, staff and the consultant team will identify clearly defined additive bid alternates
- Potential additive alternates:
 - Fishing dock
 - Pickleball courts
 - Lighted sports courts
- Add alternates allow the City to align the final scope with available construction funding
- This approach maintains flexibility while preserving the integrity of the core park program

PUBLIC PREFERENCE VOTING FRAMEWORK

Purpose: Gather community input to guide park design and prioritize amenities.

Upper Terraces:

- Lower terrace stays the same.
- Choose one approach for upper terraces:
 - **Passive:** Trails & flexible green space
 - **Active:** Playground, parking, overlook

Amenities & Features:

- Rank sports options: pickleball, basketball, volleyball, multi-use field
- Sports Court lighting for evening play?
- Fishing dock at pond?
- With limited funding, rank priorities: Shade over playground, shaded picnic areas, pathways, fishing dock

Benevento Upcoming Meetings



TENTATIVE DATES

- **March 3:** Presentation of Master Plan and discussion around community input, budget and intent to construct park in one phase
- **March 3 through March 11:** Online Survey Available
- **March 31:** Parks & Recreation Commission Action Item Approval of Preferred Master Plan
- **April 28:** City Council Meeting Approval of Master Plan

Benevento Upcoming Meetings



PARKS & RECREATION COMMISSION MEETING

- March 31, 2026 at 6:30 p.m.
- Folsom City Hall, Council Chambers

CITY COUNCIL MEETING

- April 28, 2026 at 6:30 p.m.
- Folsom City Hall, Council Chambers

ONLINE SURVEY

Opens on Tuesday, **March 3** at 5:00 p.m.

Closes on Wednesday, **March 11th** at 5:00 p.m.

For questions, please email parkplanning@folsom.ca.us

To stay up-to-date on project information and meeting dates, check www.folsom.ca.us/ParksAndRecProjects



BENEVENTO FAMILY PARK



Building a park for generations.