

# Benevento Family Park Master Plan Update

## Purpose of Today's Update

- Brief Background
- Review project budget and fiscal constraints
- Present the **Preferred 2025 Master Plan** and cost estimate
- Compare with an alternative **Community-Amended version of the 2022 Final Schematic Design**
- Identify key design decisions
- Public preference voting

## Key Milestones

**2020:** Design contract approved for Benevento and Prospector Parks

**2021:** Ad-Hoc Subcommittee reviews concepts, costs, and needs assessment

**2021:** Commission and Council support continued design and **phased construction**

**2022:** Commission approve Master Plan and **Phase I**

## COMMUNITY OUTREACH

Continuous dialogue with residents to refine park features and priorities

**2022:** Two Public Workshops (idea generation and refined concepts developed)

**September 2025:** Initial concept presented with the intention to go out to bid for construction; feedback indicated **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, 2026:** Benevento Family Park Master plan presented as an action item. *Motion was made by Commissioner Chair Hedges to defer to next month the decision on Benevento Family Park Master Plan and to get costs on some of the amenities that were taken out of the final plan (i.e., dock), with the caveat that the Planning, Development & Renovations Subcommittee meet to discuss Benevento further before the next Commission Meeting. This motion was seconded by Commissioner Wagner.*

**February 3, 2026 Parks & Recreation Commission Meeting:** Project update presented to the Commission

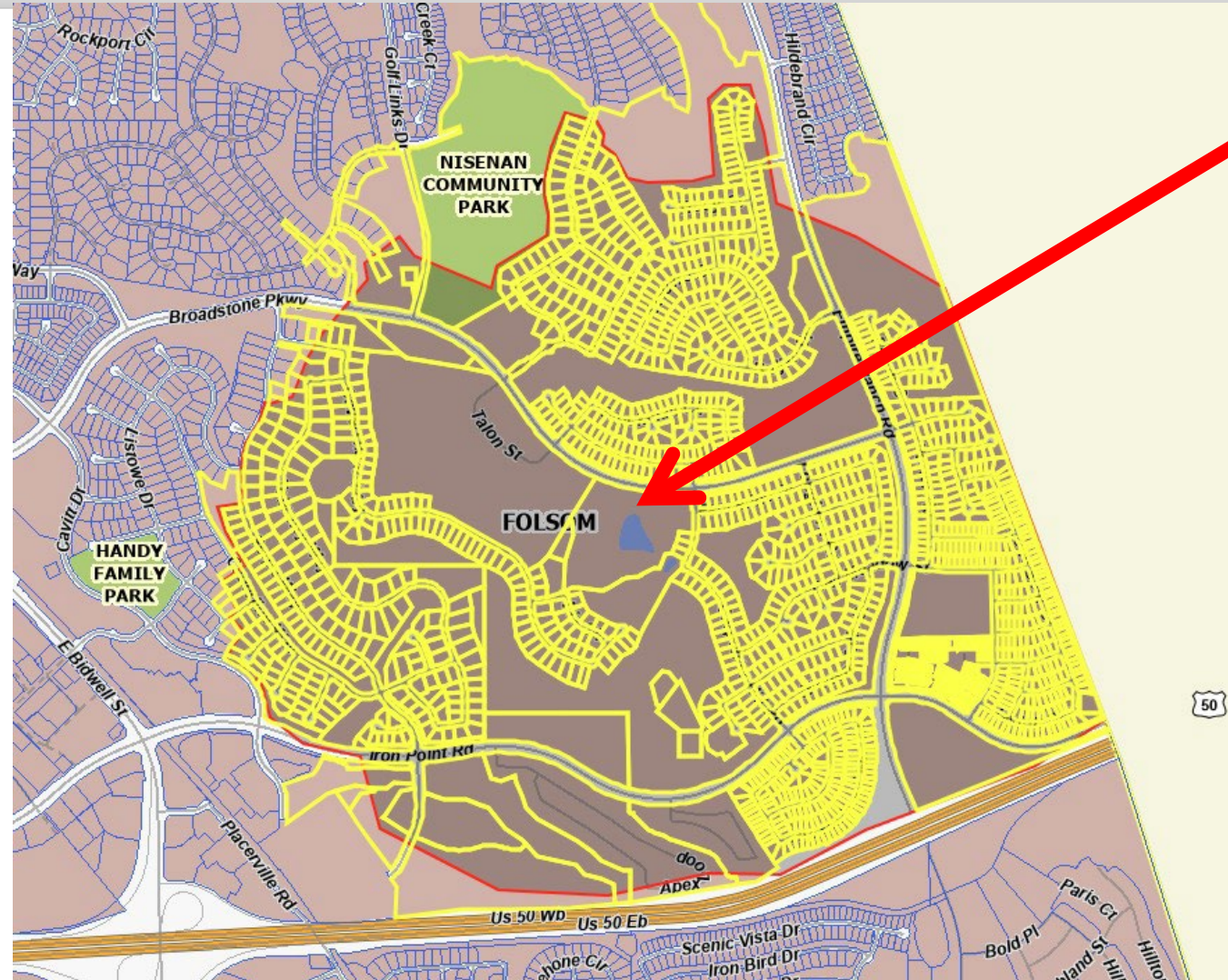
**March 3, 2026 Parks & Recreation Commission Meeting:** Project update presented to the Commission including information about an upcoming on-line survey to determine community support

## Outreach for March 3 Parks & Recreation Commission Meeting

- Outreach conducted consistent with NRPA best practices
- Emphasis on early and inclusive community engagement
- Multiple Notification Methods Used
  - ½ Mile Radius (10-minute walk) Service Radius for Neighborhood Park
  - 1,633 mailers
  - 4 Yard Signs in Neighborhood
  - E News
  - Social Media Channels

# Community Outreach - Mailers

1,633 households within  
½ mile neighborhood  
park service radius



Benevento Family  
Park

# Community Outreach – Yard Signs



Yard Sign, Typical

Benevento Family  
Park

# Neighborhood Concerns

## July 2021 Petition to eliminate parking lot on Carpenter Hill Road (31 Signatures)

### Benevento Family Park Design

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

*Handwritten: Demand July*

Name	Address	Phone	Note/Signature
1 Kim Tawata	█ Carpenter Hill Rd	█	
2 Eita Ward	█ Morningside Ct	█	<i>Eillard</i>
3 David Ward	█ Morningside Ct.	█	<i>David</i>
4 John Pultz	█ Fenceline Dr	█	<i>John</i>
5 Paul Han	█ Fenceline Dr	█	<i>Paul</i>
6 Hannah Han	"	█	<i>Hannah</i>
7 FRANK MUKHTIA	█ FENCELINE DR	█	<i>Frank</i>
8 KARTEEK R	█ FENCELINE DR.	█	<i>Karteek</i>
9 Kimberly Stubbe	█ Carpenter Hill Rd.	█	<i>Kimberly</i>
10 DEAN A SALTER	█ FENCELINE DR	█	<i>Dean</i>
11 DAVID FORD	█ FENCELINE DR	█	<i>David</i>
12 John Matice	█ Fenceline Dr.	█	<i>John</i>
13 ROYCE KUPPER	█ CARPENTER HILL	█	<i>Royce</i>
14 OTTO KNOTA	█ CARPENTER HILL RD	█	<i>Otto</i>
15 Faizaz Ahmed	█ Fenceline Dr	█	<i>Faizaz</i>
16 Sultana Begum	"	█	<i>Sultana</i>
17 Alex Davoedi	█ carpenter Hill	█	<i>Alex</i>
18 Marjorie Diaz	█ Carpenter Hill	█	<i>Marjorie</i>
19 Brian Morgan	█ Carpenter Hill	█	<i>Brian</i>
20 Kim-Anh Nguyen	█ Fenceline Dr	█	<i>Kim-Anh</i>
21 Bao Le	█ Fenceline Dr	█	<i>Bao</i>

*Handwritten: 2102 F talked*

### Benevento Family Park Design

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

*Handwritten: Carpenter Hill*

Name	Address	Phone	Note/Signature
22 MITUL MEHTA	█ Fenceline Dr	█	<i>Mitul</i>
23 Paul Smith	█ CARPENTER HILL RD	█	<i>Paul</i>
24 Taberha Smith	█ Carpenter Hill Rd	█	<i>Taberha</i>
25 PRASHANTH ANAND	█ FENCELINE DR	█	<i>Prashanth</i>
26 Vaikunthan Renganathan	█ Carpenter Hill Rd	█	<i>R. Vaikunthan</i>
27 Roberta Garcia	█ Carpenter Hill	█	<i>Roberta</i>
28 LONG FERO	█ CARPENTER HILL	█	<i>Long</i>
29 Jason Xu	█ Fenceline Dr	█	<i>Jason</i>
30 Samaranta Ponds	█ Fenceline Drive	█	<i>Samaranta</i>
31 Tina Peterson	█ Carpenter Hill Rd	█	<i>Tina</i>
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			

# Neighborhood Concerns

## January 2026 Petition to Support Community Prepared Plan (212 Signatures)

### 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 – 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.

Mindy Spoto 1/15/26  
Signature Date  
2094 Esprey Ct. Folsom  
Home Address  
916-799-9531  
Phone Number

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 park, my whole family plays basketball, my son wishes, daughter is play soccer or sand volleyball*

# 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

## Preferred 2025 Master Plan

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

## 2025 Preferred Master Plan – Fully Developed \$6,000,000 Construction Cost

**BENEVENTO FAMILY PARK**

FOLSOM, CA

**MASTER PLAN**

DECEMBER 10, 2025



## **Community-Amended version of the 2022 Final Schmetic Design**

- Overview of park layout and major program elements
- Total project cost estimate
- 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



- 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

**2022 Community Amended Master Plan – Fully Developed**  
**\$8,100,000 Construction Cost**



- 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

**2022 Community Amended Master Plan – Phase I**  
**\$6,400,000 Construction Cost**

# Community Amended Version of the 2022 Final Schematic Design Amenities



## What is Included in Phase I Based on Available Funding

- Parking Lot on Lower Terrace (80 Stalls)
- Parking Lot on Upper Terrace (22 Stalls, Carpenter Hill Road)
- Restroom Building
- Park Overlook
- Large Shaded Group Picnic (30' x 40')
- Combined 2-5 and 5-12 Play Area w/ Shade
- Basketball Court
- 2 Sand Volleyball Court
- 4 Pickleball Courts
- Stairs/ADA Ramps connecting terraces
- Maintain Planting Around Pond
- Streetscape Planting
- Pathway Connecting Terraces
- Non-Programmed Grass Areas

## Shared Elements in Both Plans

- Restroom Building
- 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

## Key Differences

<u>Item</u>	<u>Preferred Master Plan</u>	<u>Community Amended Plan (PHASE I)</u>
<b>Parking</b>	Single lot (80 Lower)	Two lots (80 lower + 22 upper)
<b>Play Areas</b>	Separate age groups + quiet play	Combined play area with shade
<b>Field Space</b>	Multi-use field (soccer/lacrosse)	No field
<b>Pickleball</b>	Not included	4 courts
<b>Bocce/Cornhole</b>	Included	Not included
<b>Trails</b>	Loop paths + pond trail + upper trail connection	Terrace connection only
<b>Entry Feature</b>	Entry Plaza	Park Overlook

## Two Design Approaches

### Different Program Priorities and Funding Strategies

- Both concepts reflect community values and viable park design solutions.
- The primary differences relate to **how amenities are prioritized and how available funding is allocated.**

## **2025 Preferred Master Plan**

- Balanced mix of active and passive amenities
- Includes multi-use field and separated play areas
- Single consolidated parking lot
- Expanded walking paths and trail connections
- Designed to be constructed in one phase within available funding

## Community Amended Master Plan

- Emphasis on sports court and combined play area
- Includes 4 pickleball courts
- Two parking lots (upper and lower terraces)
- Park overlook feature
- Designed to be implemented in **multiple phases over time**

## Key Distinction

- The **2025 Preferred Master Plan** allocates funding to deliver a complete park in a single build.
- The **Community Amended Master Plan** allocates funding toward higher initial parking facilities and court capacity, requiring phased implementation of remaining amenities.

# Additive Bid Alternates & Design Flexibility



## **Implementing the Master Plan within 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
- 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

- Overall preferred plan:
  - 2025 Preferred Master Plan
  - Community Amended Master Plan
- Specific design decisions:
  - Include or exclude:
    - Play areas on upper terrace
    - Restrooms on upper tier
    - Parking on upper terrace
- Court use:
  - Pickleball vs. basketball

## Tentative Dates

- **March 3** –Presentation of Master Plan and discussion around community input, budget and intent to construct park in one phase
- **March 4 through March 10** – Online Survey Available
- **March 31** – Parks & Recreation Commission Action Item Approval of Preferred Master Plan
- **April 28** - City Council Meeting Approval of Master Plan

## Tentative Dates

- **March 3** –Presentation of Master Plan and discussion around community input, budget and intent to construct park in one phase
- **March 4 through March 10** – Online Survey Available
- **March 31** – Parks & Recreation Commission Action Item Approval of Preferred Master Plan
- **April 28** - City Council Meeting Approval of Master Plan