



Benevento Family Park Master Development Plan

APPROVAL OF BENEVENTO FAMILY PARK MASTER DEVELOPMENT PLAN

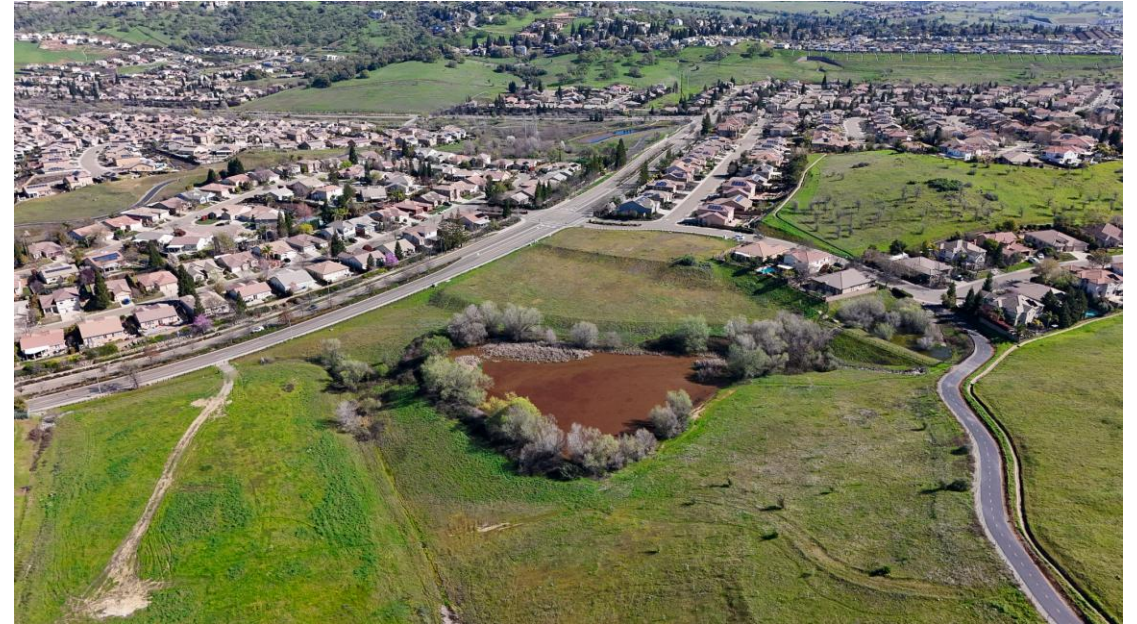
- **Responds to Updated Community Input**
2022 plan revised following significant community feedback in 2025–2026
- **Balances Active Recreation Needs and Site Constraints**
Reflects strong preference for active amenities while working within topography and pond features
- **Addresses Neighborhood Compatibility Concerns**
Refined access, parking, and amenity placement to reduce impacts

APPROVAL OF BENEVENTO FAMILY PARK MASTER DEVELOPMENT PLAN

- **Updated Costs Reflect Current Market Conditions**
Incorporates escalation, refined design, and site-specific construction challenges
- **Maintains Long-Term Operational and Fiscal Sustainability**
Flexibility with add alternates while preserving contingency for risk management

Project Overview

- 19- acre park site, approximately 8.0 acres to be developed
- Three terraced elevations with a central pond
- Master Plan originally approved in 2022 by Parks & Recreation Commission
- Ongoing design refinement and community engagement



Community Outreach

- Sept 2025: Initial update, feedback prompted revisions
- Oct 2025: Workshop on amenities and design
- Dec 2025: Big Design Reveal with positive feedback
- Ongoing Commission updates (Jan–March 2026)
- Online survey (March 3–11, 500+ responses)





LAYOUT KEYNOTES

1. CARPENTER HILL ROAD PARKING LOT WITH 37 PARKING SPACES
2. BROADSTONE PARKWAY PARKING LOT WITH 84 PARKING SPACES
3. CONCRETE PATHWAY, TYP.
4. DECOMPOSED GRANITE PATHWAY, TYP.
5. (4) LIGHTED PICKLEBALL COURTS
6. COMBINED 2-5 YEARS & 5-12 YEARS CHILDREN'S PLAY AREA W/ HILLSIDE PLAY
7. (2) MULTI-USER, ALL GENDER RESTROOM
8. (2) 30' x 40' SHADE STRUCTURE
9. (2) 20' X 20' SHADE STRUCTURE
10. 10' X 10' SHADE STRUCTURE
11. WOOD BRIDGE PATHWAY WITH INTERPRETIVE SIGNAGE
12. ACCESS ROAD W/ REMOVABLE BOLLARDS FOR MAINTENANCE AND HIGH SCHOOL CAMPUS USE
13. (3) ADA RAMP CONCRETE PATHWAY
14. (8) LIGHTED SAND VOLLEYBALL COURTS
15. MULTI-USE FIELD WITH BERMED SPECTATOR SEATING
16. (2) BOCCIE COURTS
17. PARK SIGNAGE, TYPE OF 2
18. WOOD PLATFORM/PATHWAY WITH INTERPRETIVE SIGNAGE
19. DOCK/ STOCK POND ACCESS
20. FOOD TRUCK AREA W/ REMOVABLE BOLLARDS
21. GREEN SPACE
22. NATIVE PLANTING AREA

2022 Master Plan



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2022 Master Plan - Phase I





LAYOUT KEYNOTES

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|---|--|--|

2025 Preferred Master Plan

BENEVENTO FAMILY PARK

FOLSOM, CA

MASTER PLAN

DECEMBER 10, 2025



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.

Outreach Efforts

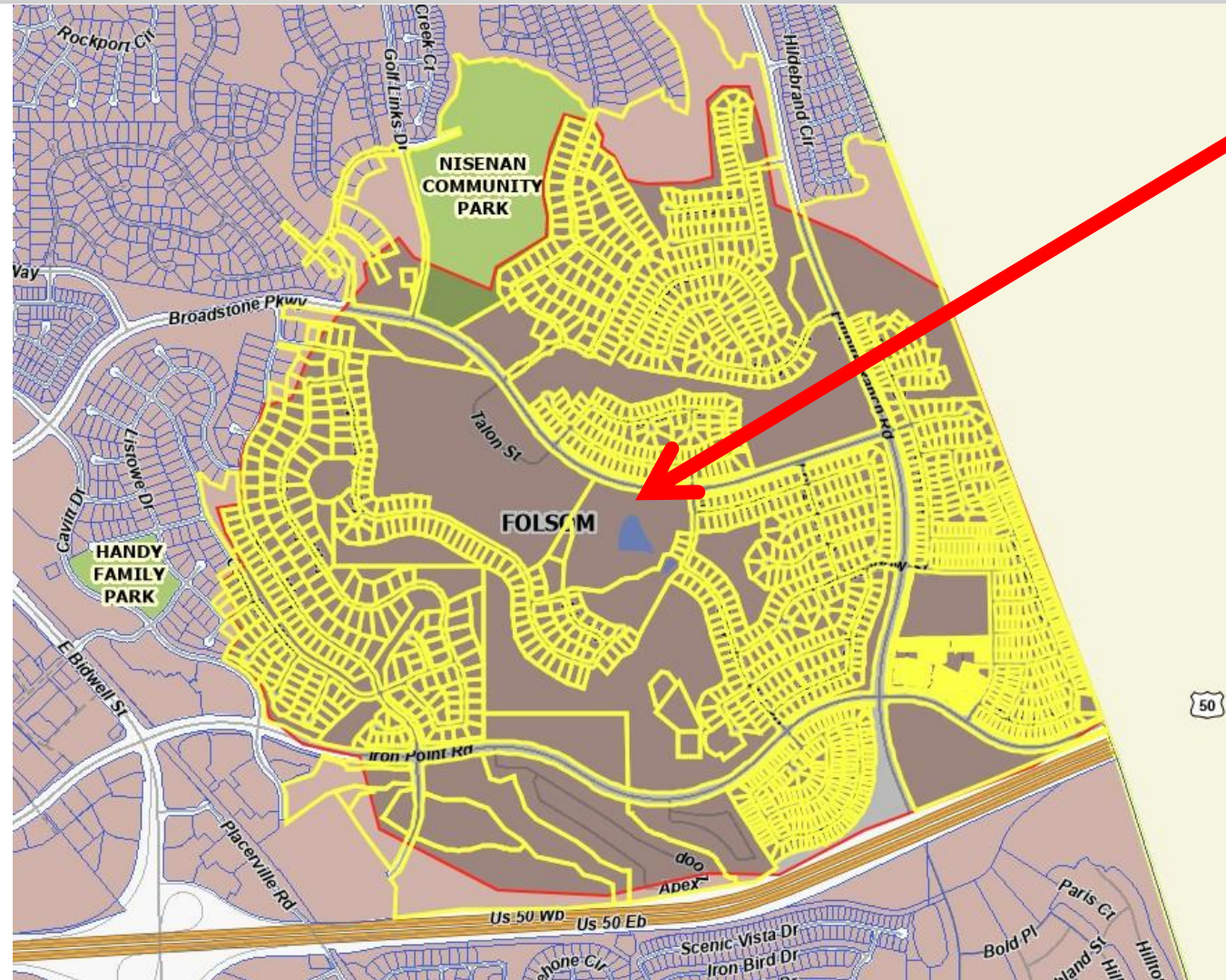
- Jan. 13 and Jan. 28 meetings with **Folsom Cordova Unified School District**
- January 13 Meeting with **User Groups**
- Jan. 16 **Planning & Development Subcommittee** meeting
- Jan. 16 and Jan. 23 meetings with **residents**
- March 27 meetings with **residents**

- **Noticing of January, February and March Parks & Recreation Commission Meetings**
- **Noticing of April City Council 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
- City 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 MURKINE	█ FENCELINE DR	█	F. Murkine
8 KARTEER 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. Knoz
15 Faiyaz Ahmed	█ Fenceline Dr	█	F. Ahmed
16 Sultana Begum	"	█	S. Begum
17 Alex Davoodi	█ Carpenter Hill	█	A. Davoodi
18 Hanjone Dias	█ Carpenter Hill	█	H. Dias
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 Smith	█ Carpenter Hill Rd	█	T. Smith
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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42			

JANUARY 2026 PETITION TO SUPPORT COMMUNITY PREPARED PLAN (212 SIGNATURES)



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 daughter 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.



Online Survey



Purpose

- Gather community input ensuring inclusive participation beyond public meetings and workshops
- Understand neighborhood priorities, preferences, and concerns
- Inform the park design for amenities and layout

Details

- Conducted online from **March 3 – March 11**
- **545 Responses from residents city-wide and surrounding Cities (i.e. Orangevale and Loomis)**
- **250 Responses from residents that live within a ½ mile radius of the park**
- Strong level of engagement demonstrating community interest in the park's future



LAYOUT KEYNOTES

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Concept 1 - 2025 Preferred Master Plan

BENEVENTO FAMILY PARK

FOLSOM, CA

MASTER PLAN

DECEMBER 10, 2025



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 2 - 2022 Amended Master Plan –

Which approach do you prefer for the upper terraces at Benevento Family Park?

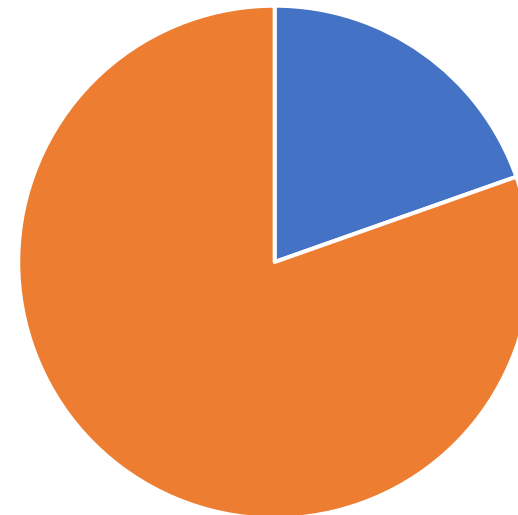
½ Mile Radius

Option 1: Passive, non-programmed amenities
(trails and flexible-use green space)

- **49 responses (20%)**

Option 2: Active, non-programmed amenities
(playground, parking lot, basketball, overlook)

- **201 responses (80%)**



■ Option 1 ■ Option 2

Which approach do you prefer for the upper terraces at Benevento Family Park?

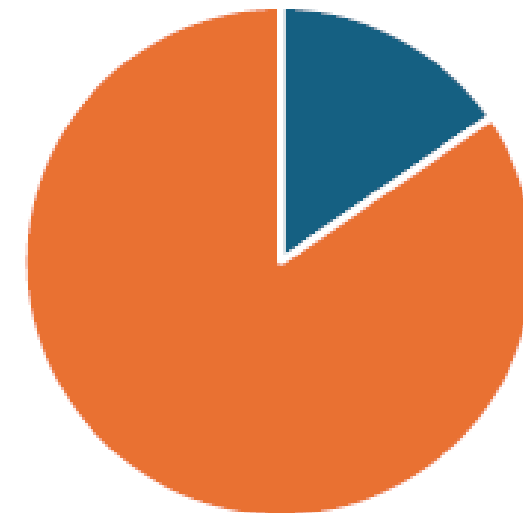
Citywide

Option 1: Passive, non-programmed amenities (trails and flexible-use green space)

- **84 responses (15%)**

Option 2: Active, non-programmed amenities (playground, parking lot, basketball, overlook)

- **461 responses (85%)**



■ Option 1 ■ Option 2

Online Survey Results

Drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred).

½ Mile Radius

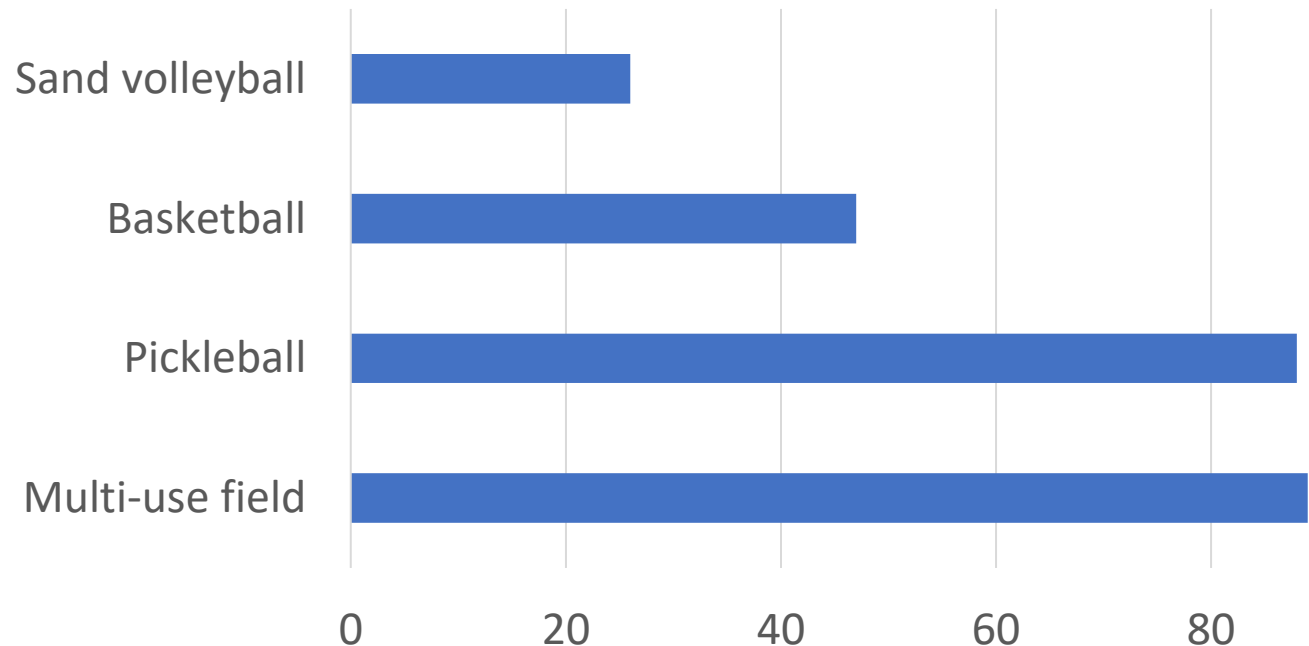
Results for First Choice

Multi-use field = 89 responses (35%)

Pickleball = 88 responses (35%)

Basketball = 47 responses (19%)

Sand volleyball = 26 responses (10%)



Online Survey Results

Drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred).

Citywide

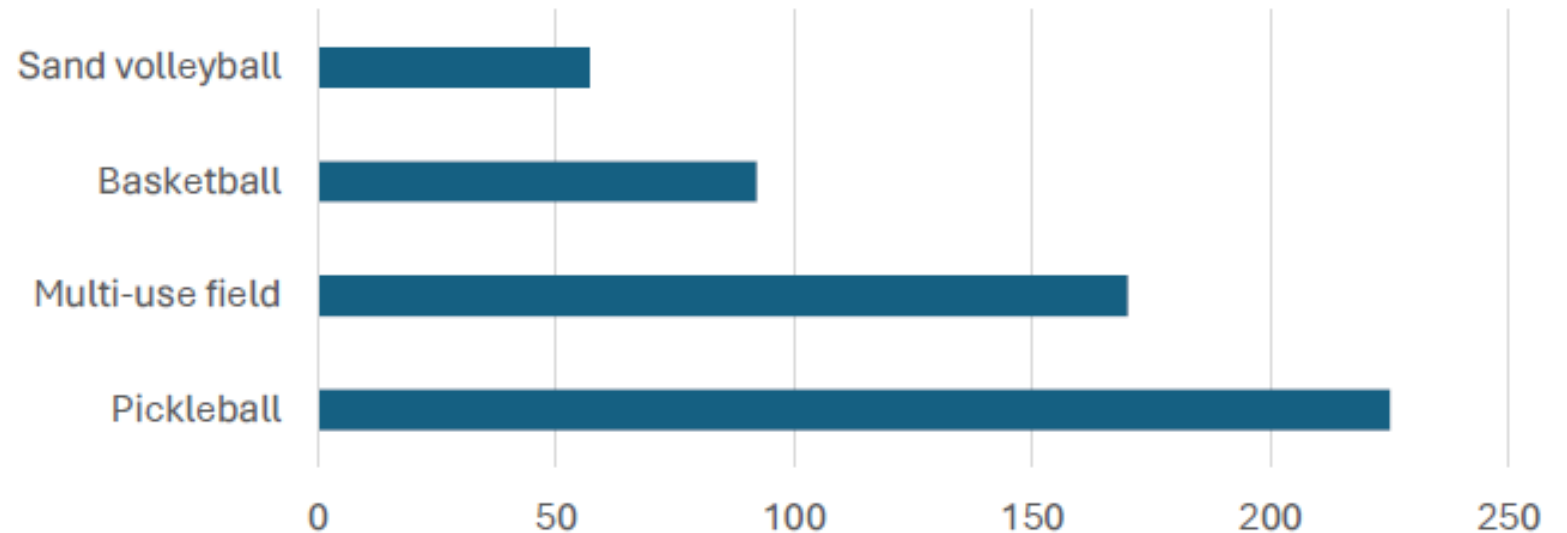
Results for First Choice

Pickleball = 226 responses (41%)

Multi-use field = 170 responses (31%)

Basketball = 92 responses (17%)

Sand volleyball = 57 responses (11%)



Online Survey Results

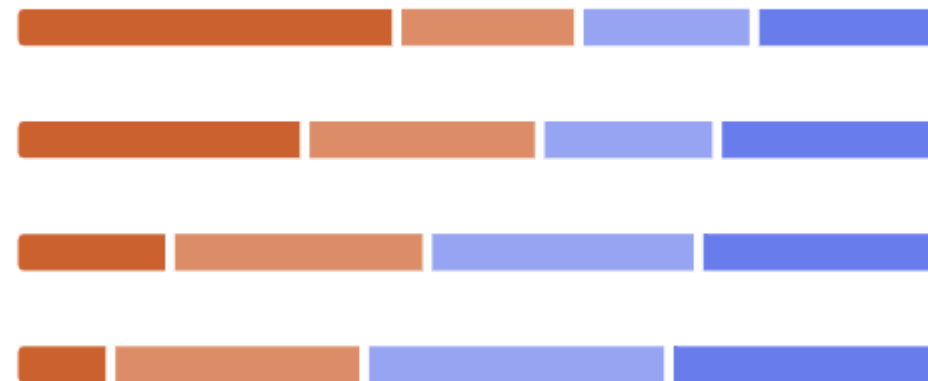
Drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred).

Citywide

Rank Options

- 1 Pickleball courts
- 2 Multi-use field (e.g. soccer, lacrosse, etc)
- 3 Basketball courts
- 4 Sand volleyball courts

First choice ● ● ● ● Last choice



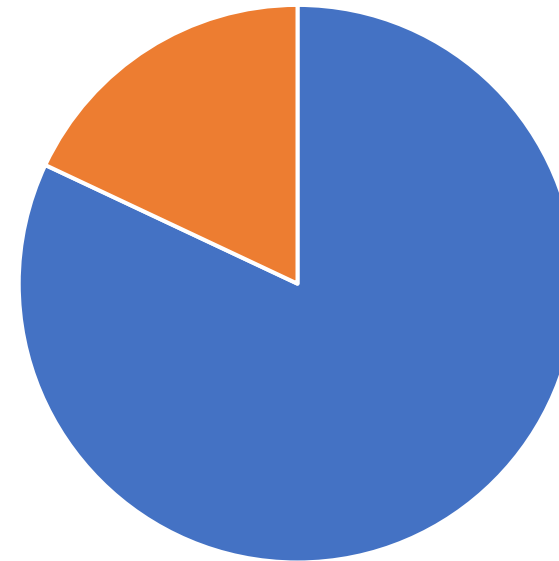
Online Survey Results

Do you support lighting for sports courts to allow for evening use if funding is available?

½ Mile Radius

Yes = 205 responses (82%)

No = 45 responses (18%)



■ Yes ■ No

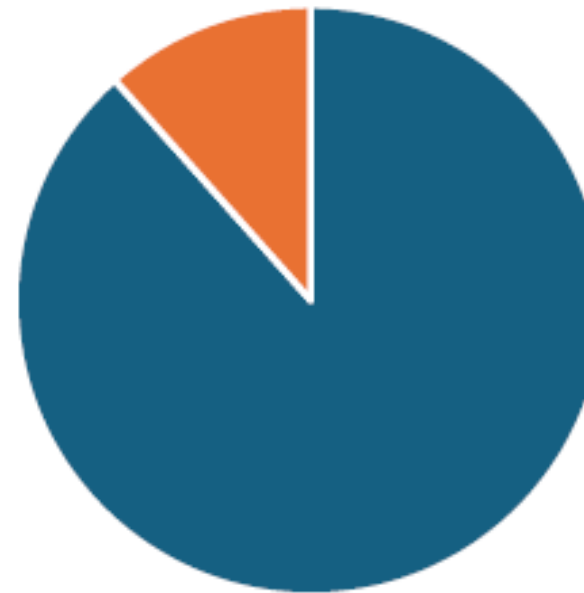
Online Survey Results

Do you support lighting for sports courts to allow for evening use if funding is available?

Citywide

Yes = 482 responses (88%)

No = 63 responses (12%)



■ Yes ■ No

Online Survey Results

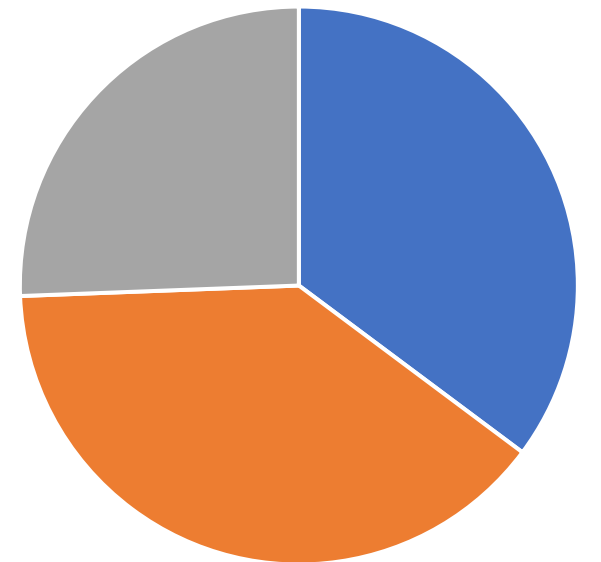
Do you support including a fishing dock at the pond, understanding that it may reduce funding available for other park amenities?

½ Mile Radius

Yes = 88 responses (35%)

No = 98 responses (39%)

No preference = 64 responses (26%)



■ Yes ■ No ■ No preference

Online Survey Results

Do you support including a fishing dock at the pond, understanding that it may reduce funding available for other park amenities?

Citywide

Yes = 198 responses (36%)

No = 206 responses (38%)

No preference = 141 responses (26%)



■ Yes ■ No ■ No preference

Online Survey Results

With limited funding available for amenities, please drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred). $\frac{1}{2}$ Mile Radius

Results for First Choice

Shade Structure over play equipment at playgrounds

- 147 responses (59%)

Additional shaded group picnic area

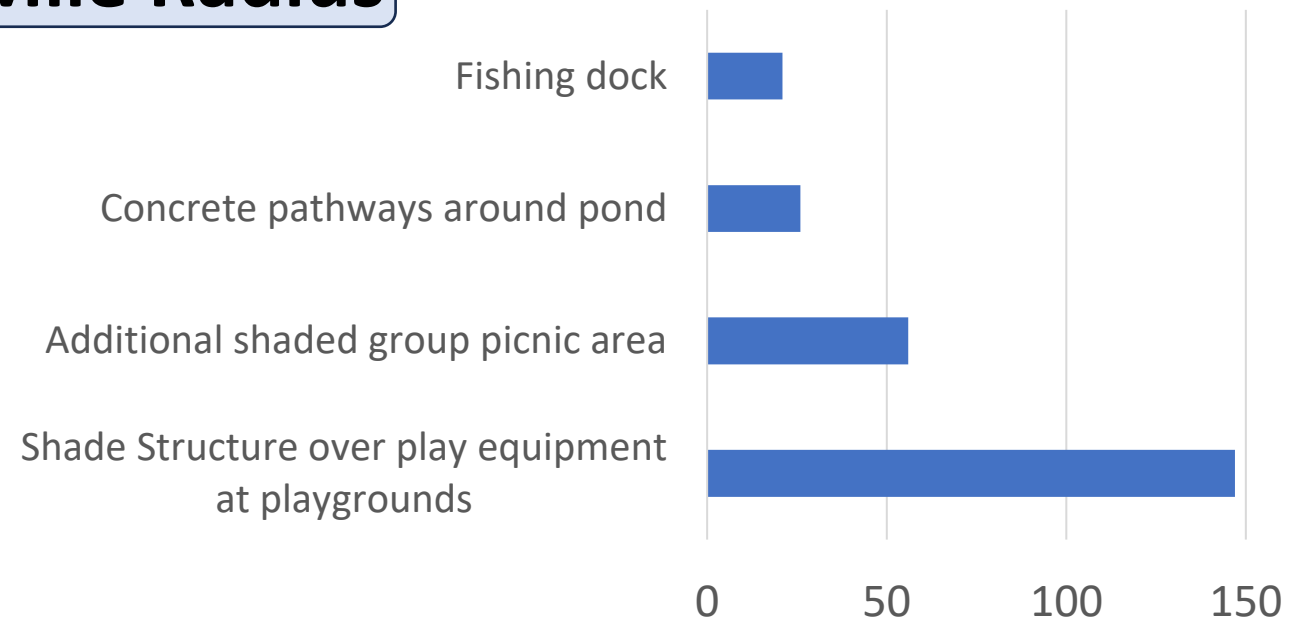
- 56 responses (22%)

Concrete pathways around pond

- 26 responses (10%)

Fishing dock

- 21 responses (8%)



Online Survey Results

With limited funding available for amenities, please drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred). **Citywide**

Results for First Choice

Shade Structure over play equipment at playgrounds

- 324 responses (59%)

Additional shaded group picnic area

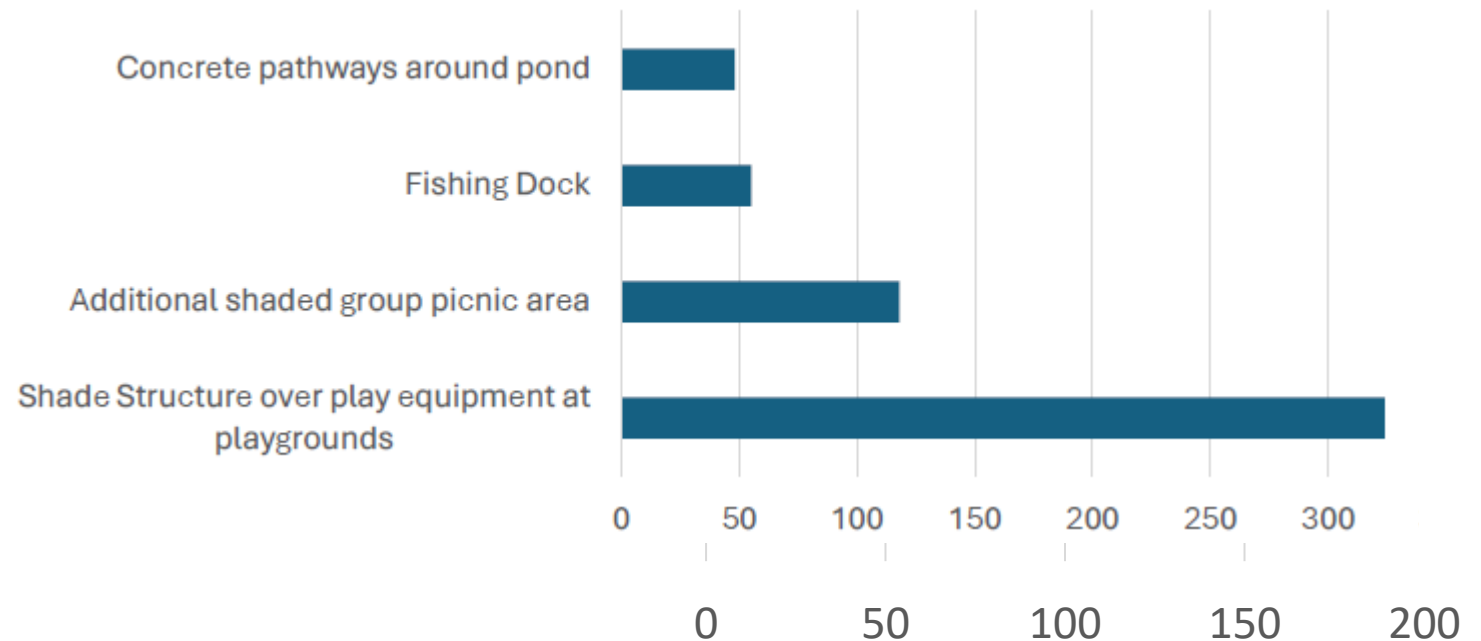
- 118 responses (22%)

Fishing dock

- 55 responses (10%)

Concrete pathways around pond

- 48 responses (9%)



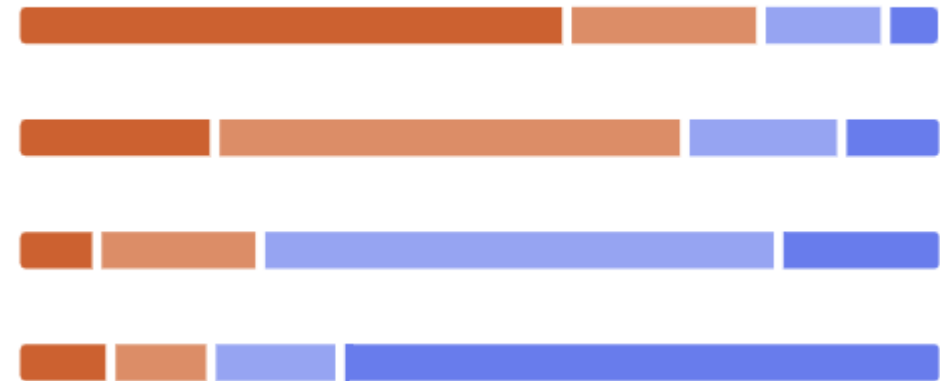
Online Survey Results

With limited funding available for amenities, please drag and drop the options below to rank them from 1 (most preferred) to 4 (least preferred). **Citywide**

Rank Options

- 1 Shade Structure over play equipment at playgrounds
- 2 Additional shaded group picnic area
- 3 Concrete pathways around pond
- 4 Fishing dock

First choice ● ● ● ● Last choice



REALITIES OF THE PROCESS

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



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



Understanding Contingencies

Construction Contingency

- 10% required by the Folsom Municipal Code
- Included in the project construction cost estimate
- Covers:
 - unforeseen field conditions
 - Quantity adjustments
 - Minor design modifications

Understanding Contingencies

Project Contingency

- Protects the project from risk
- Covers broader project uncertainties beyond construction
- Accounts for design refinement, permitting and regulatory requirements
- Provides for flexibility for scope adjustments based on Council direction (ie add alternates)
- Helps manage inflation and escalation
- Ensures the City can deliver the full project within the project budget

Site Challenges & Risk Factors

- Geotechnical constraints include:
 - Undocumented fill (over-excavation required)
 - Shallow metavolcanic bedrock
 - Large boulders (24")
- Potential impacts:
 - Increased construction cost
 - Drainage and grading complexity
- Additional uncertainty through:
 - CEQA review
 - Permitting requirements

Construction Cost Escalation

DGS California Construction Cost Index 2021-2025

2025	2024	2023	2022	2021
3.9%	2.3%	9.4%	9.3%	13.4%

- Average 7% annual escalation
- Potentially a \$200,000 increase in a 6 month (3.5%) for a \$6m project

Benevento Family Park



Master Development Plan



LAYOUT KEYNOTES

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| 2. BROADSTONE PARKWAY PARKING LOT WITH 81 PARKING SPACES | 12. EXISTING FOOT PATH TO BE RETAINED | 21. CARPENTER HILL ROAD PARKING LOT WITH 26 PARKING SPACES |
| 3. CONCRETE PATHWAY, TYP. | 13. CONCRETE ADA RAMP & STAIRS CONNECTION TO CHILDREN'S PLAY AREA | 22. OVERLOOK WITH SHADE TREES & BENCH SEATING |
| 4. TWO-STALL, ALL GENDER RESTROOM | 14. UNPROGRAMMED LAWN/GREEN SPACE | 23. NATIVE HYDRANGEA |
| 5. ELECTRICAL/MAINTENANCE AREA | 15. 2-5 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING | |
| 6. (4) LIGHTED PICKLEBALL COURTS WITH BENCH SEATING | 16. 5-12 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING | |
| 7. BASKETBALL COURT WITH BENCH SEATING | 17. 40' X 30' SHADE STRUCTURE W/ PICNIC TABLE SEATING | |
| 8. 24' 90' SHADE STRUCTURE W/ PICNIC TABLE SEATING | 18. 10' WIDE MAINTENANCE ACCESS PATHWAY | |
| 9. MULTI-USE FIELD (240' X 195') | 19. POND OVERLOOK WITH BENCH SEATING | |
| 10. 10' WIDE GRAVEL ACCESS ROAD CONNECTION TO HIGH SCHOOL FOR CAMPUS MAINTENANCE | | |



BENEVENTO FAMILY PARK
FOLSOM, CA

MASTER DEVELOPMENT PLAN
MARCH 31, 2026

CITY OF FOLSOM
PARKS & RECREATION

wilson design studio
20001 Shreve, Suite 218
Sacramento, CA 95831
916.424.3874 | www.wilsondesign.com

Benevento Theme

A Cohesive Vision

- Benevento Family Park is guided by a **Nature and Wellness** theme
- Reflects the site's natural features and the **Benevento family legacy**

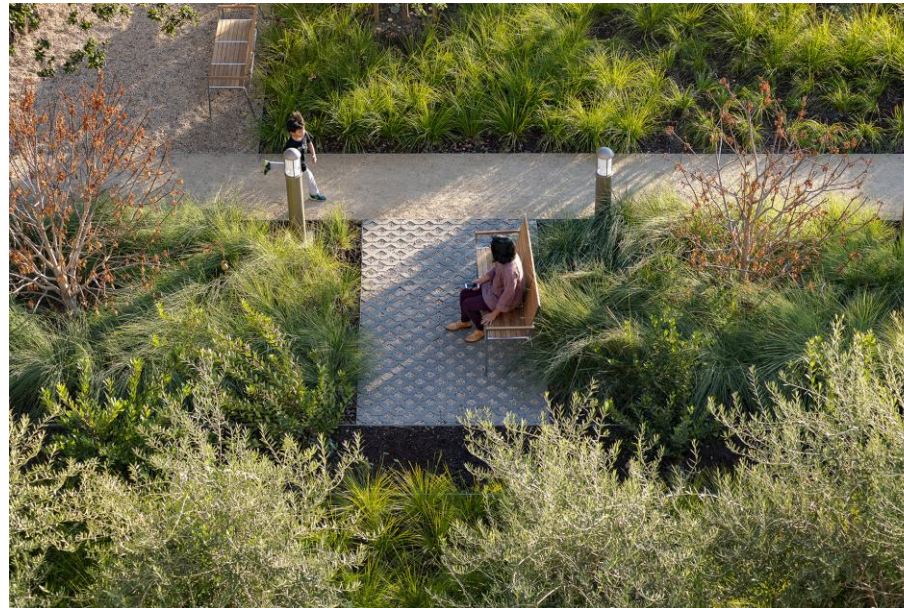


Nature: Preserve & Experience

- Preserve and enhance existing landscape and habitat
- Pond serves as a central feature for views, habitat, and passive recreation
- Native & drought-tolerant landscaping
- Nature themed play elements
- Shaded groves, trails, and interpretive features



NATURE THEMED AMENITIES



NATURE THEMED PLAY



NATURE THEMED PLAY



Wellness: Move & Connect

- Promote active recreation and healthy lifestyles
- Key amenities:
 - Pickleball courts
 - Basketball courts
 - Multi-use soccer field
- Walking/jogging loops & outdoor fitness areas
- Spaces for gathering, play, and community connection



WELLNESS THEMED AMENITIES



Multi-use Field
Pickleball Courts
Basketball Court



Additive Alternates Overview

- Following the March 31, 2026 Parks & Recreation Commission meeting, staff evaluated additional enhancements
- Developed an **Additive Alternate Plan** for City Council consideration
- Add Alternates are:
 - Fully designed
 - Included in bid documents
 - Priced separately by contractors at time of bidding
- Allows City to:
 - Establish a base project cost (base bid)
 - Add enhancements (add alts) if funding allows

Why Use Additive Alternates

- Provides flexibility at time of bid
- Maximizes project value within available budget
- Common approach in public projects
- Maintains Fiscal Control

Proposed Add Alternates

1. Basketball Court Lighting

Extends evening use

Estimated Cost: **\$68,200**

2. Two Lighted Sand Volleyball Courts

Located on middle terrace with fencing

Requires relocation of group picnic area

Estimated Cost: **\$250,720**

3. Fishing Dock & Accessible Path

Dock at pond with ADA access

Estimated Cost: **\$419,725**

Additional design costs: \$74,000

**Total Cost to Include all
Add Alts: \$812,645**



LAYOUT KEYNOTES

- 1. PARK SIGNAGE, TYP. OF (2)
- 2. BROADSTONE PARKWAY PARKING LOT WITH 81 PARKING SPACES
- 3. CONCRETE PATHWAY, TYP.
- 4. TWO-STALL, ALL GENDER RESTROOM
- 5. ELECTRICAL/MAINTENANCE AREA
- 6. (4) LIGHTED PICKLEBALL COURTS WITH BENCH SEATING
- 7. BASKETBALL COURT WITH BENCH SEATING
- 8. 24' SQ. SHADE STRUCTURE W/ PICNIC TABLE SEATING
- 9. MULTI-USE FIELD (240' X 195')
- 10. 10' WIDE GRAVEL ACCESS ROAD CONNECTION TO HIGH SCHOOL FOR CAMPUS MAINTENANCE

- 11. CONCRETE ADA RAMP & STAIR CONNECTION TO POND AREA
- 12. EXISTING FOOT PATH TO BE RETAINED
- 13. CONCRETE ADA RAMP & STAIRS CONNECTION TO CHILDREN'S PLAY AREA
- 14. UNPROGRAMMED LAWN/GREEN SPACE
- 15. 2-5 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING
- 16. 5-12 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING
- 17. 40' X 30' SHADE STRUCTURE W/ PICNIC TABLE SEATING
- 18. 10' WIDE MAINTENANCE ACCESS PATHWAY (8' AC WITH 12" CONCRETE BANDS
- 19. POND OVERLOOK WITH BENCH SEATING

- 20. CONCRETE ADA RAMP & STAIRS CONNECTION TO UPPER PARKING AREA
- 21. CARPENTER HILL ROAD PARKING LOT WITH 26 PARKING SPACES
- 22. OVERLOOK WITH SHADE TREES & BENCH SEATING
- 23. NATIVE HYDROSEED

ADD ALTERNATES

- 24. ADD ALT #1: LIGHTING AT THE BASKETBALL COURT
- 25. ADD ALT #2: (2) LIGHTED SAND VOLLEYBALL COURTS WITH PROTECTIVE FENCING ADJACENT TO BROADSTONE PARKWAY
- 26. ADD ALT #3: 6' WIDE ACCESSIBLE CONCRETE PATHWAY AROUND POND TO FISHING DOCK



BENEVENTO FAMILY PARK

FOLSOM, CA

MASTER DEVELOPMENT PLAN - ALTERNATE

APRIL 28, 2026



2520 I Street, Suite 200
Sacramento, CA 95871
916.424.5874 | www.wilson.com

RECOMMENDATION

The Parks and Recreation Commission recommends approval of Resolution No. 11596 –
A Resolution Approving the Parks & Recreation Commission’s Recommendation to Approve the Benevento Family Park Master Development Plan



LAYOUT KEYNOTES

- | | | |
|--|--|---|
| 1. PARK BENCH, TYP. OF 123 | 11. CONCRETE ADA RAMP & STAIR CONNECTION TO POND AREA | 20. CONCRETE ADA RAMP & STAIRS CONNECTION TO UPPER PARKING AREA |
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| 9. MULTI-USE FIELD (240' X 195') | 19. POND OVERLOOK WITH BENCH SEATING | |
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BENEVENTO FAMILY PARK
FOLSOM, CA

MASTER DEVELOPMENT PLAN
MARCH 31, 2026

CITY OF FOLSOM
PARKS & RECREATION

wilson design studio
2000 - 20th St., Suite 210
Sacramento, CA 95811
916.434.3874 | www.wilsondesign.com



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