

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: TIM BERNARD, PARK PLANNER ASSISTANT  
JEN SANTOS, DEPUTY DIRECTOR – PARKS  
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT  
SUBJECT: ADOPTION OF MASTER PLAN AMENDMENT FOR DUTCH  
FLOHR NEIGHBORHOOD PARK

AGENDA ACTION: PUBLIC HEARING

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RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council conduct a public hearing, and thereafter by resolution, adopt the Master Plan Amendment for Dutch Flohr Neighborhood Park to include ADA compatible paths, picnic areas, children's play areas for ages 2-5 and 5-12, table tennis, chess, corn hole, fitness stations, monument sign, and multi-use turf area.

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EXECUTIVE SUMMARY

The purpose of the proposed Dutch Flohr Neighborhood Park Master Plan Amendment is to provide an updated park master plan that includes the neighborhood's desired Park amenities based on their input through public meetings and surveys.

BACKGROUND

Dutch Flohr Neighborhood Park is 2.38-acre property located at 1160 Exeter Drive in Northwest Santa Rosa, immediately adjacent to Albert F. Biella Elementary School. Amenities include adult fitness area, picnic areas, lawn with established ornamental trees, trash cans, drinking fountain, paths, and two play areas for ages 2-5 & 5-12.

The current play areas for preschoolers (age 2-5 years) and school age children (age 5-12 years) have equipment from 1989 when the Park was dedicated to the City. The two play areas are located at a distance too great to allow for supervision of children in both areas at the same time and need replacement and relocation. Additionally, associated pathways, benches and fitness equipment need to be updated to current standards.

On October 27, 2020 Council approved an Agreement Number F002247 with Plural, San Francisco, CA to provide landscape architectural and engineering services for

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Dutch Flohr Neighborhood Park Master Plan Amendment.

On February 18, 2021 City staff, in conjunction with design consultant, Plural, conducted the first in a series of virtual meetings with the neighbors from the Dutch Flohr Park area. Two additional virtual meetings were held on May 27, 2021 and August 19, 2021. At each new meeting, the previous comments collected were analyzed and presented in support of the updated draft Master Plan Amendment.

Design consultant, Plural, assisted City staff with a detailed review of the master planning process, and summaries of all input received cumulatively in support of the Master Plan Amendment at the October 27, 2021 BOCS meeting. The BOCS recommended approval of the Dutch Flohr Master Plan Amendment to Council.

### PRIOR CITY COUNCIL REVIEW

Not applicable

### ANALYSIS

A Master Plan Amendment is needed to engage the neighborhood to update and bring the current Park amenities up to current standards. Design consultant, Plural, worked in conjunction with City staff and the neighborhood to prepare graphics and provide research regarding opportunities and constraints to update the Dutch Flohr Neighborhood Park.

The following public meetings were held to solicit feedback from the neighborhood regarding their desired park amenities.

- February 18, 2021- 1<sup>st</sup> neighborhood zoom meeting and online survey
- May 27, 2021- 2<sup>nd</sup> neighborhood zoom meeting and online survey
- August 19, 2021- 3<sup>rd</sup> neighborhood zoom meeting and online survey
- October 27, 2021- at BOCS (received BOCS recommendation)

Throughout the design process, the Biella Elementary school principal was vital to engaging parents and students in the master planning process. Students provided artistic drawings of the Park site and what amenities they envisioned at the Park and provided their verbal input at three virtual student assemblies.

At the first neighborhood meeting, participants were provided with basic information regarding the site opportunities and constraints. The Park has many established ornamental trees in the interior of the Park space and has redwoods on the north and east perimeter. These trees were established as important assets to retain in the design of the Park. The master plan process was discussed, including the schedule from the first master planning meeting to the beginning of construction. The information and background allowed residents to provide meaningful feedback regarding desired

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amenities. Participants provided their feedback on themes and where the new playgrounds and fitness equipment was best suited. The theme that received the most interest was the “enchanted forest”.

During the second neighborhood meeting the theme and amenities were further refined. More trees were added as well as boulders for climbing, defining spaces, and helping to stabilize grade changes. Swinging was established as very important, so each play area has swings. Sand play was also desired to be incorporated into the design. The play area designed for children ages 2-5 years of age will have a play structure and spring riders. The 5-12 year old area will have a play structure and feature a zip line. This feature has strong support. The main entry to the Park features a bioretention area with seating and educational signage. Street trees will be added along Exeter Drive to provide shade and soften the western edge.

At the third neighborhood meeting further input from the neighborhood was received and of note was the request for games. Ultimately, the games that were chosen by the neighborhood (table tennis, chess, and corn hole) were placed along paths and near the playground areas.

An on-line survey was available after each public meeting for anyone that was not able to attend the three neighborhood meetings. The virtual meetings were recorded and available for viewing as well.

The Master Plan Amendment reflects the neighbor’s desire to update the play areas and move them adjacent to each other, update the fitness equipment and bring pathways and other features into current standards. More specifically, the Master Plan Amendment provides for ADA compliant paths, picnic areas, children’s play areas for ages 2-5 and 5-12, table tennis, chess, corn hole, fitness stations, monument sign, and multi-use turf area.

Each meeting involved the following outreach strategy.

- Direct mail postcard to 2,356 residents and property owners in a half mile radius of the Park (1<sup>st</sup> meeting only)
- Facebook posts on Rec & Parks page, and shared to TPW & City main page
- Facebook Events posted to Rec & Parks, and shared to TPW & City main page
- City website updated on main calendar and Park Projects page
- City Connections Articles and meeting links. 103K subscribers
- Nextdoor posts targeting five neighborhoods (10/21, 8/16, 6/8, 5/24, 3/9, 2/9)
- Onsite postings with A-frames signs on pathway at entry to park
- E-bulletin to 8,018 subscribers 10/25 (3<sup>rd</sup> meeting only)
- Biella School Parent Squared newsletter posting before each meeting

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### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund. Funds for this project are available from Zone 1 - Park Development Impact Fees Fund 09598 – Northwest Zone Play Equipment Rehabilitation.

### ENVIRONMENTAL IMPACT

This action is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities. Specifically, the project consists of the minor alteration of an existing public facility resulting in a negligible or no expansion in use.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On October 27, 2021 the Board of Community Services (BOCS) received a presentation of the Master Plan Amendment process from City staff and design consultant, Plural. A very detailed and thorough presentation of all collected data, summaries of community meetings and outreach, and every update to the draft Master Plan Amendment was provided to the BOCS. The BOCS received public comments, discussed the draft Master Plan Amendment, and voted unanimously in favor of the proposed Park Master Plan Amendment and recommends Council approval of the same.

### NOTIFICATION

The proposed Master Plan Amendment was noticed for a Public Hearing. Notification was provided by posting a sign on site, publishing notice in a newspaper of general circulation, mailing notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place, and bulletin board postings at City Hall and on the Recreation and Parks website.

### ATTACHMENTS

- Resolution
- Exhibit A- Dutch Flohr Master Plan Amendment

### CONTACT

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