



City of Rohnert Park Parks and Recreation Commission Report

DATE: August 6, 2018

ITEM No: 6

SUBJECT: Proposed Park Dedication and In-Lieu Fee for the Station Avenue Final Development Plan and Tentative Parcel Map

LOCATION: The former State Farm campus and the City's existing Corporation Yard, 6400 State Farm Drive and 600 Enterprise Drive (APNs 143-051-072 and 141-051-089)

APPLICANT: David Bouquillon, Laulima Development

Proposal

The applicant is proposing to develop the 32 acres of the combined properties as an urban, mixed-use project incorporating retail, office, hotel, and residential uses. The residential component of the project includes 460 units with an estimate population of 920 people. Based on a park dedication requirement of 5 acres per 1,000 population, the project requires 4.6 acres of parkland.

The applicant is proposing to comply with the project's parkland obligation through a combination of park dedication and payment of park in-lieu fees as is permissible by Section 16.14.020 of the City's Subdivision Ordinance. Specifically the applicant is proposing to satisfy its 4.6 acre obligation through dedication of 1.1 acres of public park land, which will be improved with \$700,000 of amenities including a playground, gathering area, peace garden and dog park and payment of a \$881,325 in-lieu fee. While the applicant's development proposal also includes private open space, the applicant is not seeking any park credit for the private open space.

Project Background

In early 2016, the City adopted its Central Rohnert Park Priority Development Area Plan (PDA Plan). At approximately the same time, the Planning Commission and City Council approved the Preliminary Development Plan for the Rohnert Crossings project proposed by SunCal for the former State Farm property. That plan called for 400 dwelling units with approximately 100,000

square feet of office and retail. In 2017, the City learned that SunCal had placed the property on the market. It was then purchased by Laulima Development in late 2017.

Laulima has applied for a Final Development Plan and a tentative map for their project, which is currently known as “Station Avenue”. The project description calls for 460 residential units, 130,000 square feet of retail space, 120,000 square feet of office space, and a 156 room hotel, all developed around a central plaza.

The centerpiece of the project is an approximately one acre ‘station’ plaza and lawn anchored on the eastern end by a ‘station building’ that leads to the SMART platform. There is approximately one and a half additional acres of private open space planned to be scattered throughout the site, complemented by high quality outdoor amenities. In addition, the applicant is proposing 1.1 acres of publicly dedicated parkland located on the south side of the development for easy access from both residential uses on the site and those on Enterprise Drive. Like the SunCal plan, the project configures some of the perimeter open space areas to take advantage of the existing redwood trees. The project also proposes linear open space area between the townhouse buildings to provide pedestrian connectivity. The site plan (oriented with north facing left) is below.

Figure 1 – Project Site Plan



General Plan

Rohnert Park’s General Plan 2000, Chapter 5 Open Space, Parks, and Public Facilities, includes goals and policies for development and preservation of parks and open space within the City with an overall goal of providing an integrated system of parks and trails throughout the City. General Plan Policy OS-11 establishes a parkland dedication or in-lieu fee at a standard of five acres per 1,000 new residents. The General Plan Policy is further developed in the City’s Subdivision Ordinance, which provides the authority for parkland and fee exaction and the methodology for fee

calculation. The City’s Park and Recreation Master Plan also helps guide implementation of the General Plan by providing specific guidance on the park features that will best enhance the City’s existing park assets.

Central Rohnert Park Priority Development Area Plan

The City of Rohnert Park approved the Central Rohnert Park Priority Development Area Plan (PDA Plan) in 2016. The PDA Plan included the proposed development in its “Station Center Subarea”, which is illustrated in Figure 2. Based on significant public input regarding the need for true “downtown”, the Station Center subarea has been designated for mixed-use redevelopment that includes a mix of commercial and residential land uses that are integrated with SMART station. Because the PDA Plan introduced residential redevelopment onto this site, the proposal triggers the General Plan’s park dedication requirement.

Figure 2 – Conceptual Station Center Subarea from the PDA



Preliminary Development Plan

The Commission recommended approval of a Preliminary Development Plan on this site in early 2016. That Preliminary Development Plan, developed by the previous applicant SunCal, included approximately 400 high and medium density residential units, 90,000-117,100 square feet of commercial uses, 3.25 acres of developed parks and approximately 1.85 acres of open space. The parks included a 1.83-acre park/town square at the intersection of State Farm Drive and Rohnert Park Expressway a 0.63-acre park along Rohnert Park Expressway near the SMART Station a 0.31-acre “central park”, and a 0.48-acre SMART Station Park. Proposed open space included approximately 1.85 acres encompassing the existing redwood grove along the perimeter of the site.

Area Parks Context

In addition to the proposed onsite facilities, the Station Center subarea has easy access to City Center Plaza (0.1 miles), the Copeland Creek Trail (0.1 miles) and Alicia Park (.25 miles). Figure 3 illustrates the relationship to neighboring park facilities.

Figure 3 – Project Location Map with Area Parks



Parks and Recreation Facilities Master Plan (“Master Plan”)

The City’s Parks and Recreation Facilities Master Plan guides the implementation of General Plan policies with respect to parks. Policy 1.3.1 of the Master Plan encourages “turn-key” development of new parks, meaning that the City should require improved parkland, rather than simply raw acreage, in order to ensure that new parks can immediately provide service to the community.

As part of preparing its Final Development Plan, the applicant reviewed the Parks and Recreation Facilities Master Plan and met with the City’s Community Services Supervisor to help define the public park proposal, based on the guidance established by the Master Plan. The proposed amenities within the public park, including large and small dog parks, a children’s play area that supports creative play and the more passive gathering area and peace garden are consistent with the current version of the Master Plan.

Subdivision Ordinance

Rohnert Park Municipal Code Section 16.14.020 (Park Dedication) establishes the City’s procedure for requiring parkland dedication or payment of in-lieu fees at a ratio of five acres per 1000 residents, which is consistent with California Government Code Section 66477, the portion of the Subdivision Map Act, referred to as the Quimby Act. Land dedication and fees collected pursuant to the City’s Subdivision Ordinance (and the Quimby Act) may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities or the development of public school grounds.

As noted above, the project is estimated to consist of 460 multi-family dwelling units, 920 persons, and have a park dedication requirement of 4.6 acres. Based on the price that Laulima paid to purchase its 29.88 acre site, the current land value is \$451,807 per acre, which means that the 4.6 acre park obligation has a current value \$2,078,312. The Subdivision ordinance allows the

obligation to be satisfied by some combination of land dedication, improvements and in-lieu fees, as long as the City receives a value of \$2,078,312.

Applicant’s Proposal

The applicant proposes to dedicate 1.1 acres of improved parkland to the City. The area for the park dedication is centered between the residential components of the subject project to the north and the existing residential developments along Enterprise Drive to the south. Based on feedback received from the Commission, the parkland proposal has been modified to be more responsive to the Commission’s goals.

The triangular park that was previously presented to the Parks Commission will remain largely as proposed. It will incorporate a play area for children, and a dog park (split into separate areas for small dogs and large dogs). At the suggestion of the Commission the applicant proposes to enlarge the dog park area to incorporate additional space and room for amenities. As noted above, based on a meeting with Community Services staff, the children’s play area will be designed to incorporate creative play concepts. Additional parkland has been created to the east and west of the triangular area, which will consist of more passive open areas, including a gathering space as suggested by the Commission. The western-most portion of the dedicated parkland, roughly at the intersection of State Farm Drive and Enterprise is planned as a peace garden. Based again on feedback received from staff, the other more passive areas of the parkland are proposed to include game tables and a peace garden. Based on a review of the development costs of the recently constructed Twin Creeks Park, the applicant anticipates the amenities will have a value of \$700,000.

Figure 4 below provides details about the triangular shaped neighborhood park. Figures 5 and 6 show the location of the additional parkland areas.

Figure 4 – Partial Neighborhood Park Detail



Figure 5 – Land Use Map with Park Dedication



Figure 6 – Building Massing with Park Dedication (red)



The applicant is proposing to satisfy the remainder of its park obligation by paying a fee of \$881,235. Table 1, below summaries the calculations which ensure that the City has received the full required value of park land.

Table 1 – Park Dedication, Amenities, and In-Lieu Fee Obligation

Total Acres of Parkland Obligation	Total Acres to be Dedicated	Acres to be Provided by In-Lieu Fee or Amenities	Value per Acre	Total for Amenities and In-Lieu Fee	Total for Park Amenities	Remaining Obligation to be Satisfied by Fee
4.6 acres	1.1 acres	3.5 acres	\$451,807	\$1,581,325	\$700,000	\$881,325

Private Open Space

The project applicant is not requesting partial credit, as allowed by the ordinance, for any private open space. The central plaza, stage area, the apartment complex open space and amenities, the open space between and around the townhouses, and other miscellaneous areas will all provide significant open space for the project beyond the 1.1 acres the applicant proposes to dedicate. However, the value of this private open space will not be used to reduce the total 4.6 acre public park obligation.

Staff Analysis

There are several justifications for allowing an in-lieu fee for this project. The Municipal Code allows multiple paths for arriving at an in-lieu fee. Municipal Code Section 16.14.020.F allows an in-lieu fee where the proposed subdivision is fifty parcels or less. However, it does not preclude a project from dedicating actual parkland voluntarily. Additionally, Municipal Code Section 16.14.020.G specifically allows for a combination of in-lieu fees when a major part of the needed parkland has already been acquired for the project and only a small portion of additional land from the site is needed. Based on the prevalence of other parks and recreational amenities in the area, including the City Center Plaza, the Copeland Creek Trail, the SMART multi-use path, and the nearby Santa Alicia Park, this would be applicable in this situation.

Municipal Code Section 16.14.020.E. also allows the payment of fees in-lieu of dedication of parkland if one or more of the following criteria can be met:

- **There is no park or recreation facility designated in the general plan within a proposed subdivision,**
- **The dedication of land is not feasible or compatible with the general plan, or**
- **The city has previously acquired the necessary park property, or**
- **The city council determines that a fee is more appropriate**

Because the applicant is proposing a blend of park dedication and fees, the criteria is used to help evaluate if the balance is appropriate.

Criteria 1: There is no park or recreation facility designated in the general plan within a proposed subdivision. As illustrated in Figure 2, when the City Council adopted the Central Rohnert Park Priority Development Plan, it amended the General Plan to include the Station Area concept plan, which includes some park and open space areas. As such the General Plan does require park and open space within this project, however, the General Plan did not specify the mix of private and

public open space. The applicant's proposal is generally consistent with conceptual plan for the Station Center Subarea, however the applicant is choosing to keep a portion of the open space as private property. As such, staff believes that payment of an in-lieu fee to satisfy a portion of the park obligation is not precluded by this criteria.

Criteria 2: The dedication of land is not feasible or compatible with the general plan. The dedication of some park land is clearly feasible and compatible with the General Plan. However, the General Plan also envisions this site as part of an urban style, mixed used downtown, where suburban style parks are not appropriate. Because the applicant's overall proposal is consistent with the General Plan's vision of a vibrant, urban-style space and because the applicant's public park proposal is well located to serve the residential component of its project, as well as the surrounding neighborhood, staff believes that payment of an in-lieu fee to satisfy a portion of the park obligation is not precluded by this criteria.

Criteria 3: The city has previously acquired the necessary park property: While the City has not previously acquired all the park and open space area required for this site, Figure 2 illustrates that the site benefits from proximity to existing parks, plazas and trails, suggesting that it may not be necessary to concentrate all the park land on the site in order for the residents of the site to benefit from park and open space amenities. In fact, staff believes that in-lieu fee revenue may provide more benefit for the residents of this area, because the City will have a source of revenue to undertake improvements in existing park, plaza and open space areas to make them more enjoyable and useable for the public.

Criteria 4: The city council determines that a fee is more appropriate. Staff believes that given the General Plan goals for a vibrant downtown area, the availability of existing parks, plazas and open space in the area, the quality and placement of the proposed public park improvements on the site and overall consistency of the proposed project with the General Plan, that payment of some in-lieu fee is not only appropriate, but in fact beneficial, for the City and the existing and future residents of this neighborhood.

Staff Recommendation

Based on the information presented in this report, City staff is recommending that the Parks and Recreation Commission find that a combination of a 1.1 acre park dedication, \$700,000 in park amenities, and \$881,325 in in-lieu fees is consistent with the Subdivision Ordinance, and recommend it as such to the Planning Commission. Staff recommends the specific findings related to the park as required by 16.14.020(K)(1) (as to the Final development Plan) and (2) (as to the tentative map):

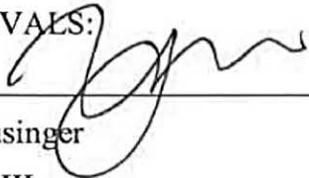
- The size, layout and configuration of the park conforms with the City's General Plan and the City's Zoning Ordinance;
- The size, layout and configuration of the park and the dedication conforms to the applicable parks and recreation commission standards and direction provided by the Commissions;
- Providing credits for park improvements is desirable in order to achieve a complete, turn-key park for the neighborhood; and
- The proposed improvements reflect the recommendations of the Park and Recreation Master Plan and the Park and Recreation Commission; and
- The proposed combination of dedication and in-lieu fee is appropriate in this case due to the nature of the development, the guidance of the General Plan and the Parks & Recreation Master Plan, and the location of land within the project available for dedication. The needed park will

be acquired by dedication and improved and a fee required for the additional amount of land that would otherwise be required.

Attachments:

- A. Select Pages from the Final Development Plan
- B. Resolution

APPROVALS:



Zach Tusinger
Planner III

8/2/18

Date



Mary Grace Pawson
Development Services Director

8/2/18

Date

STATION AVENUE FINAL DEVELOPMENT PLAN

6 AUG 2018

Applicant: Laulima Rohnert Station LLC
Contact: David Bouquillon
111 Pine Street, Suite 1315
San Francisco, CA 94104

Prepared by: Laulima Development LLC
Contact: Jes Slavik
111 Pine Street, Suite 1315
San Francisco, CA 94104

In consultation with:
Studio Outside
Carlile Macy





DEVELOPMENT PLAN

Buildings B1, C1 & D1
 Ground Level: Retail
 Second Level: Office
 3rd, 4th & 5th: Residential

Building F1
 Ground Level: Retail
 Second Level: Parking
 3rd, 4th & 5th: Residential

Building G1
 Ground Level: Retail
 2nd, 3rd & 4th Levels: Office

Buildings A1, A2, D2, D3, E1 & E2
 Ground Level: Retail

Building D4
 Ground Level: Retail
 Ground Level: Maintenance

Building B2
 Ground Level: Retail
 Second Level: Retail

Building A3
 Ground Level: Parking
 2nd, 3rd & 4th: Parking

Building A4
 Ground Level: Hotel
 2nd, 3rd, 4th & 5th: Hotel

Buildings C2-C4 & F2-F4
 Three Levels: Row Houses

Buildings H1-H8, J1-J8, K1-K5 & L1-L4
 Three Levels: Townhouse

FIGURE 1, DEVELOPMENT PLAN





FIGURE 35, STATION SQUARE – CONCEPTUAL RENDERING



FIGURE 36, BUILDING G1 – CONCEPTUAL RENDERING



FIGURE 37, ROHNERT PARK EXPRESSWAY ENTRY – CONCEPTUAL RENDERING



FIGURE 38, STATION AVENUE AT STATE FARM DRIVE – CONCEPTUAL RENDERING



FIGURE 39, STATION SQUARE MARKET – CONCEPTUAL RENDERING



FIGURE 40, BUILDING F1 – CONCEPTUAL RENDERING



FIGURE 41, SMART PORTAL – CONCEPTUAL RENDERING

- Mixed-use
- High Density Residential
- Parks/Open Space

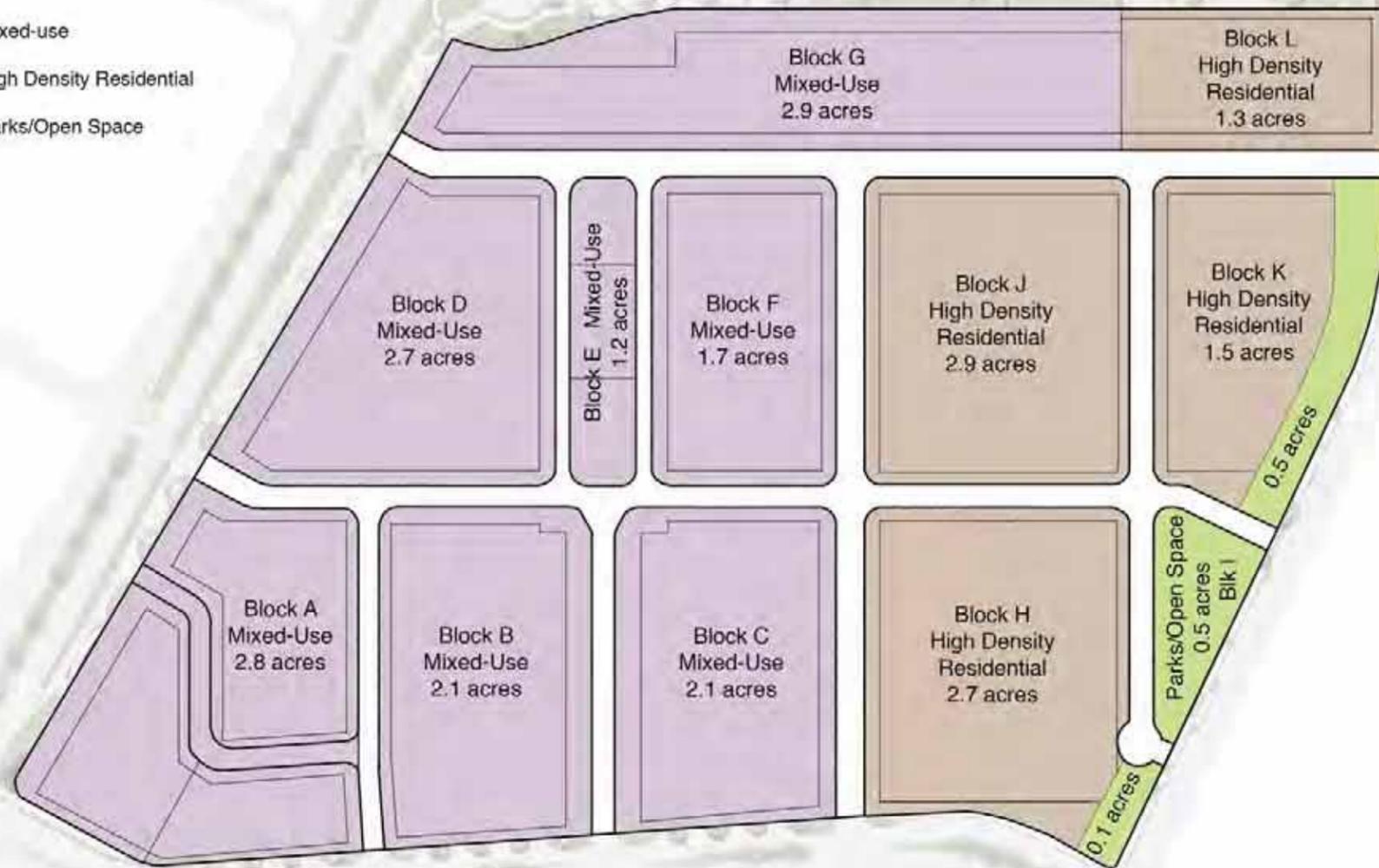


FIGURE 43, LAND USE DESIGNATIONS

EXISTING – PRIORITY DEVELOPMENT AREA LAND USES

As part of the PDA, the Station Center subarea is recommended to be developed as a Planned Development zoning district. Existing Station Center planned land uses in this subarea include:

- **Station Center–Residential Mixed-Use**, which permits residences, organized in a pedestrian-oriented environment in a horizontal or vertical mixed-use configuration, with residential densities of 15 to 45 dwelling units per acre and maximum 2.0 FAR. Compatible businesses and retail and services are proposed to be permitted, preferably at ground level. Open space or community amenities for the public and residents are encouraged in this subarea.
- **Station Center–Commercial Mixed-Use** supports a variety of service, retail, and civic uses organized in a pedestrian-oriented environment, in a horizontal or vertical mixed-use configuration, and encourages new civic and open space uses. This district permits a maximum 1.5 FAR.
- **Station Center–Office** allows for all types of administrative, financial, business, professional, medical, public office, and/or public institutional uses, such as government or nonprofit offices. This district permits a maximum 1.0 FAR.
- **Station Center–High-Density Residential** permits a wide range of single-family to multifamily housing, at densities ranging from 12 to 75 units per acre.
- **Station Center–Parks/Open Space** is subject to the same uses as the existing OS-EC district, except that it permits a maximum development potential of one percent of the total land use area to provide opportunities for small retail pavilions and other neighborhood or transit services.

PROPOSED – STATION AVENUE DEVELOPMENT LAND USES

Station Avenue Development proposed to reduce the number of land uses to three. Proposed Rohnert Station Development planned land uses include:

- **Station Avenue–Mixed-Use** permits retail, office, hospitality (including hotels, meeting and conference facilities, and supporting food service) and residences (including apartments, lofts and townhouse) in a pedestrian-oriented environment in a horizontal or vertical mixed-use configuration, organized with residential densities of 15 to 50 dwelling units per acre and maximum 2.0 FAR. Community amenities for the public and residents are encouraged in this subarea.
- **Station Avenue–High-Density Residential** permits a wide range of detached single-family and multifamily housing, at densities ranging from 12 to 75 units per gross acre.
- **Station Avenue–Parks/Open Space** public open space and parks for use by the community.

NOTES SCHEDULE

SYMBOL DESCRIPTION

- ① **STREETSCAPE A:** A varied deciduous street-tree with high canopies relating to adjacent views into program and architecture. A low-water-use ground cover/ shrub planting will be installed between the back of sidewalk and site wall. The site wall is to act as a buffer between adjacent program and is to be at a minimum of 36" inches.
- ② **STREETSCAPE B:** A consistent deciduous street-tree with high canopies within the walkway with a low-water-use ground cover/ shrub planting that will be installed between back of curb and sidewalk.
- ③ **PARKING AREAS:** Deciduous trees will be planted at parking islands and within medians to provide shade over vehicles and drive aisles. Medians will be curbsless to allow for the collection of storm-water runoff.
- ④ **RESIDENTIAL GATHERING AREA:** The area design (to be completed) will consist of various seating areas.
- ⑤ **NEIGHBORHOOD PARK:** The park design will include various amenities, including a dog park and a childrens play-scape area.
- ⑥ **SITE ENTRIES:** Entries to Rohnert Station along major roads adjacent to the site will include enhanced planting. Site walls will provide opportunities for signage and branding.
- ⑦ **STATION SQUARE ENTRY:** The central main vehicular drop-off to Station Square will be accented with a water feature.
- ⑧ **STATION SQUARE CONCEPT:** The curbsless plaza design (to be completed) will include outdoor dining opportunities, central landscape and amenity focal points (e.g., water feature and sculptures) The square will also incorporate a lawn for program use and informal seating areas through the use of seat walls.
- ⑨ **RIDE SERVICE DROP-OFF:** Ride service drop-off locations to have architectural kiosk that acts as a beacon for these locations and adds protection from inclement weather. Drop-off areas will slope up to curbsless to enhance the pedestrian experience.



FIGURE 58, LANDSCAPE CONCEPT PLAN

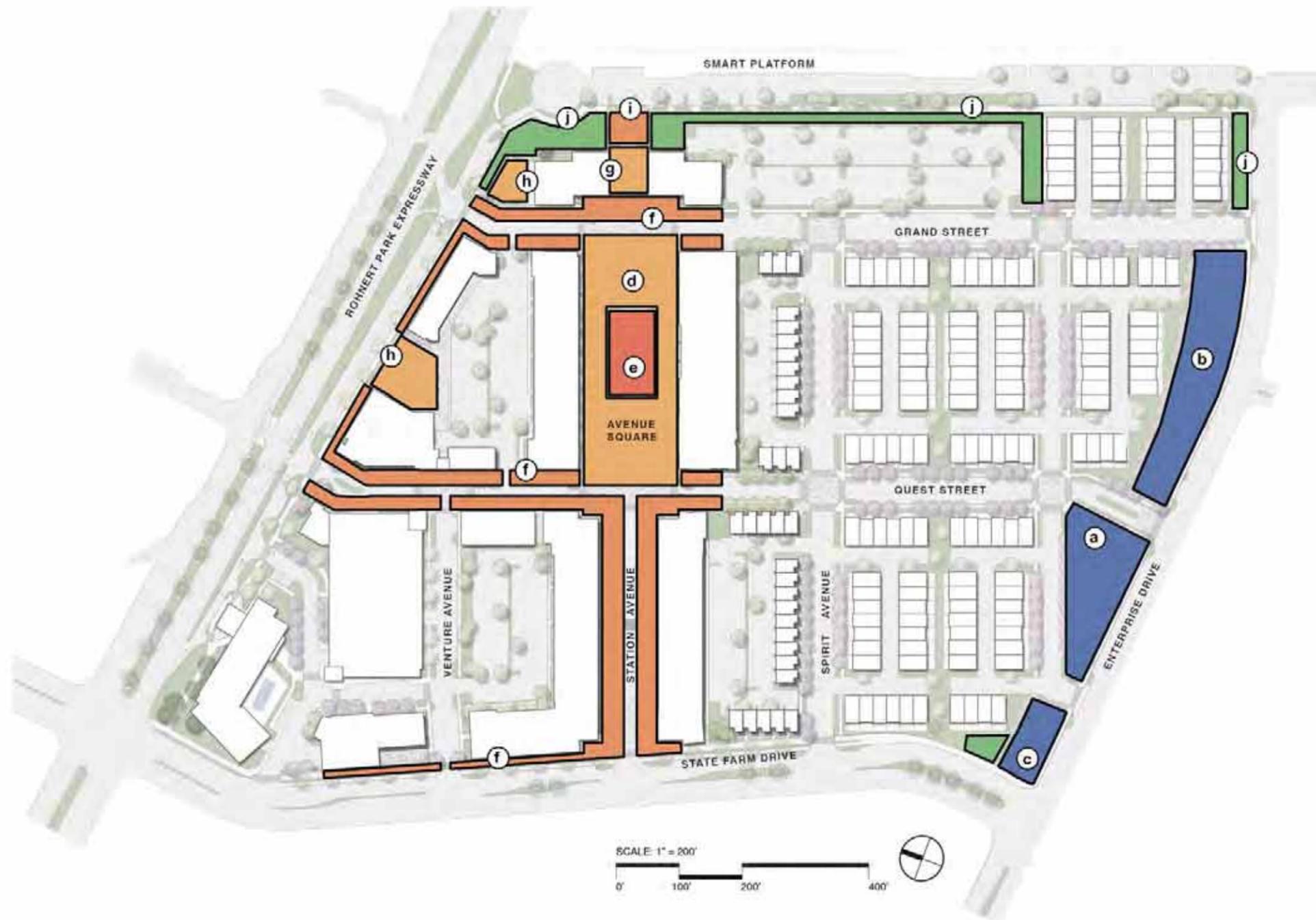


FIGURE 61, PUBLIC PLACE DIAGRAM

Public Places, Parks and Open Space

High-density, mixed-use development requirements for public places differ from standard suburban park and open space requirements. As an alternative to parks and open space, Rohnert Station Development proposes creating project-appropriate public places that enhance the quality of life for on-site and community residents, as well as visitors to the development.

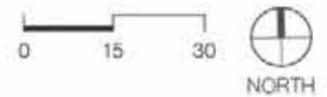
- a – neighborhood park – public**
public park including childrens playscape and a dog park, for on-site and neighborhood residents
- b – gathering spot – public**
public park area including gathering area with various seating options
- c – peace garden – public**
public park area including a path and peace poles
- d – avenue square**
retail and restaurants (with sidewalk seating) activate a pedestrian zone, enhanced with placemaking features including public art, lighting, fountains, street furniture, and other amenities
- e – avenue living room and lawn**
central to Avenue Square, a landscaped open space is programmed with events, concerts, and seasonal activities (ice skating)
- f – active pedestrian zones**
retail and restaurants (with sidewalk seating) activate a pedestrian zone, enhanced with placemaking features including public art, lighting, fountains, street furniture, and other amenities
- g – station portal**
a covered connection between the SMART platform and Station Square is activated with seating, public amenities (restrooms and security) and concierge, and ATM's
- h – outdoor seating patios**
various restaurant outdoor seating presents a variety of outdoor seating opportunities
- i – transition plaza**
a small plaza connectin the Station Portal to the SMART platform
- j – edge parks**
located on the edge of the project, these open spaces allow for the retention of existng redwood trees as well a other existng trees.

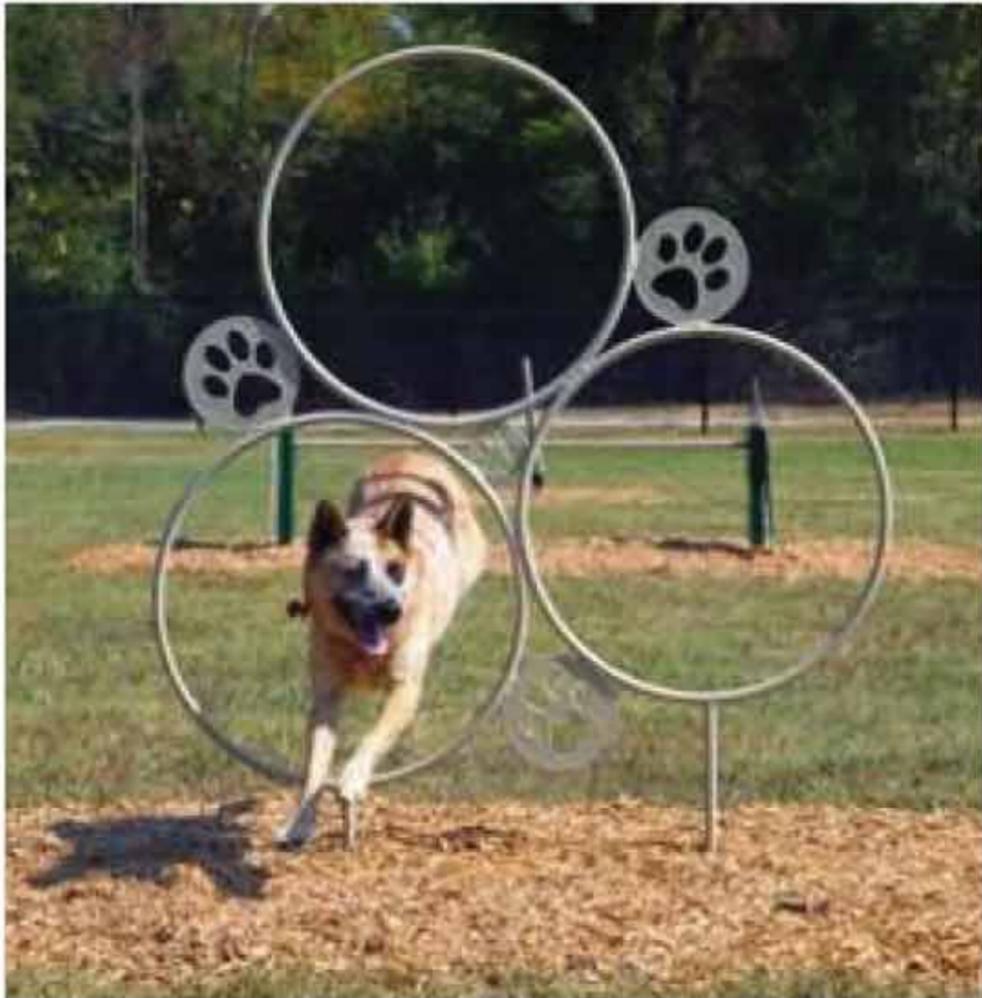
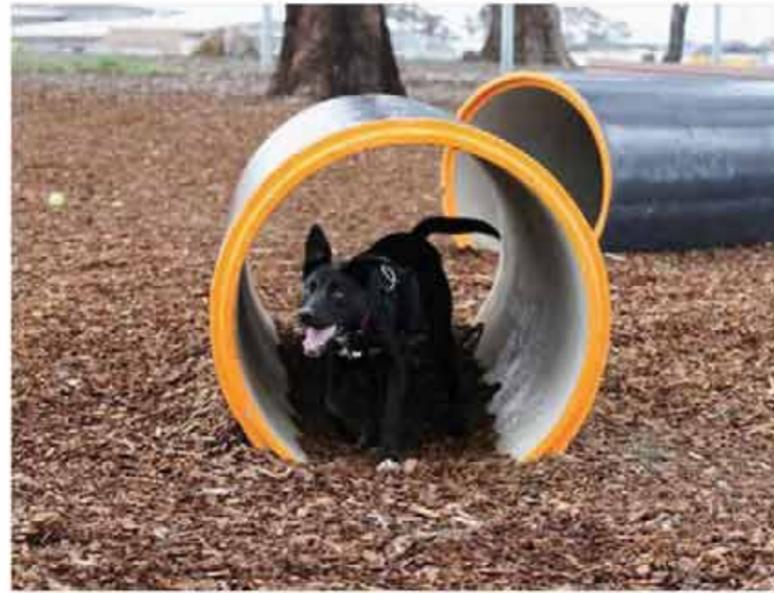
LEGEND:

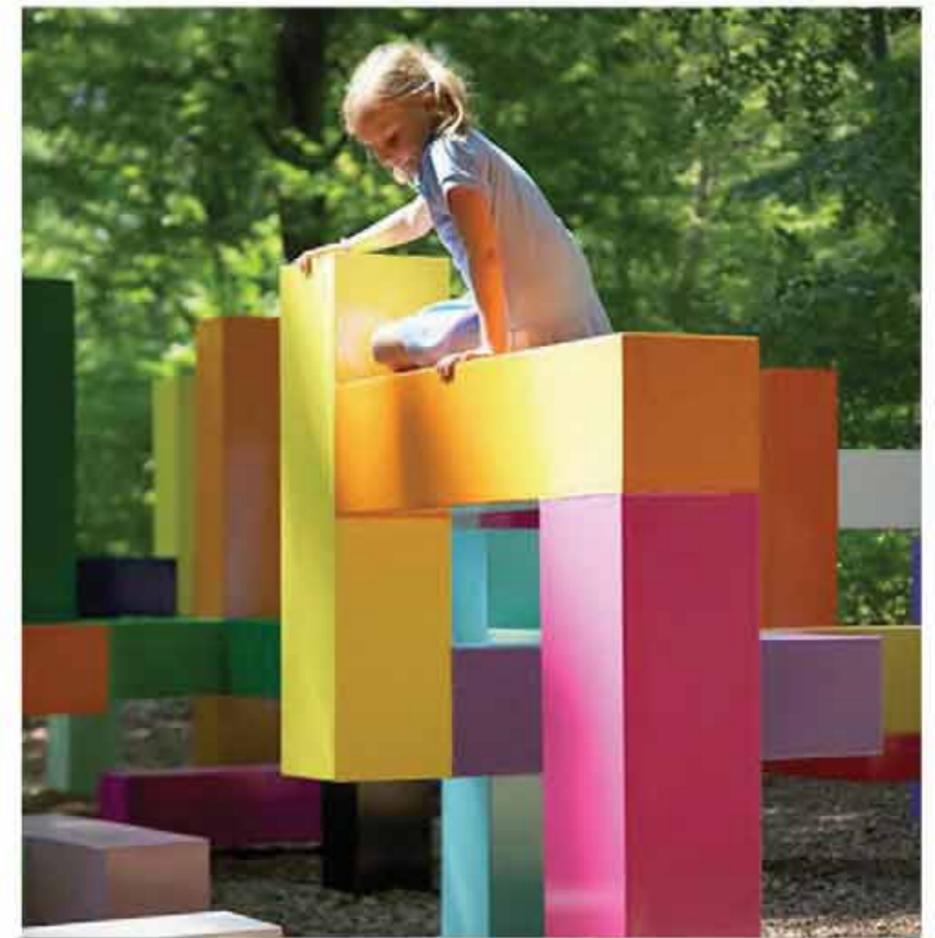
- | | | | | | |
|------------------------------------|----------------------------|---------------------------|---|--------------------------|------------------------------|
| (A) CHILDREN'S CREATIVE PLAY-SCAPE | (D) PARKING | (G) SIGNAGE & WAY FINDING | (J) INFORMAL GATHERING SPACE | (M) PLANTING TYPE B | (P) TREE + BERM - (EXISTING) |
| (B) SMALL DOG PARK | (E) PARK ENTRANCE - (MAIN) | (H) TREE GRATE | (K) ENHANCED CROSSWALKS | (N) 5' CONCRETE SIDEWALK | (Q) ORNAMENTAL TREE |
| (C) LARGE DOG PARK | (F) GATHERING SPACE | (I) DRIVE LANES | (L) PLANTING TYPE A - (COLOR + TEXTURE) | (O) STREET TREE | |

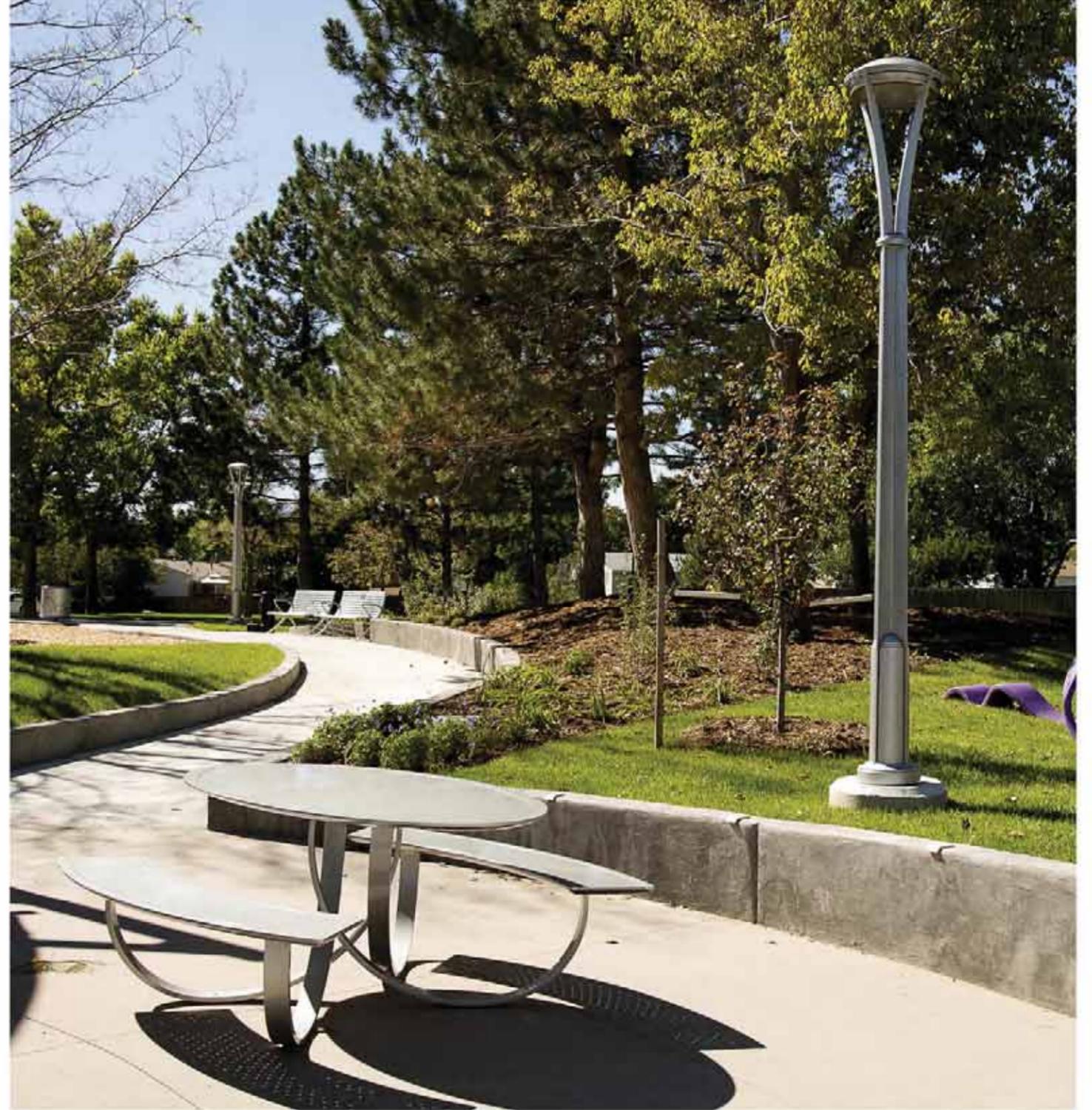


FIGURE 70, NEIGHBORHOOD PARK CONCEPTUAL PLAN









PARKS AND RECREATION COMMISSION

RESOLUTION NO. 2018-03

**A RESOLUTION OF THE PARKS AND RECREATION COMMISSION OF THE CITY OF ROHNERT PARK MAKING FINDINGS OF CONFORMANCE RELATED TO PARK DEDDICATION AND IN-LIEU FEES FOR THE ROHNERT STATION (STATION AVENUE) PROJECT LOCATED AT 6400 STATE FARM DRIVE AND 600 ENTERPRISE DRIVE,
APNS: 143-051-072 AND 141-051-089**

WHEREAS, the City of Rohnert Park Municipal Code requires that prior to approval of a Final Development Plan and/or Tentative Map, the Parks and Recreation Commission shall review the size, layout and configuration of any proposed parkland and/or payment of comparable park in-lieu fees for conformance with the City's general plan, any applicable specific plans, the zoning ordinance and any applicable parks and recreation commission standards; and

WHEREAS, the City of Rohnert Park's Parks and Recreation Commission has previously reviewed and recommended approval of the Preliminary Development Plan for the Rohnert Station (Station Avenue) project (at that time called Rohnert Crossings), including proposed parkland; and

WHEREAS, the applicant, David Bouquillon, on behalf of Laulima Development has applied for a Tentative Parcel Map and Final Development Plan for the Rohnert Station (Station Avenue) project on the former State Farm campus and the City's existing Corporation Yard; and

WHEREAS, for the 32-acre project planned within the Priority Development Plan Area's Station Center Subarea, 460 multi-family residential units of a mixed-use urban design are planned; and

WHEREAS, the proposed project is in close proximity to existing parks and amenities such as Santa Alicia Park, the Copeland Creek Trail, the SMART multi-use path, and the City Center Plaza; and

WHEREAS, the General Plan and Central Rohnert Park Priority Development Area Plan, envision the project site as an urban-style, downtown development with higher density land uses than other planned developments and specific plan areas in the City; and

WHEREAS, based on the expected number of persons per household within the Rohnert Station project and a required parkland ratio of five acres per 1,000 persons, the applicant is obligated by the Rohnert Park Municipal Code to provide a total of 4.6 acres of parkland, parkland improvements and amenities, payment of in-lieu fees, or some combination thereof; and

WHEREAS, based on the methodology outlined in the Rohnert Park Municipal Code, the value of the parkland is \$451,807 per acre making the total value of the dedication requirement equal to \$2,078,312; and

WHEREAS, the applicant proposes dedicating 1.1 acres of parkland to the City, providing \$700,000.00 in park improvements and amenities, and making a payment of \$881,325.00 as fees in lieu of parkland dedication as part of a Tentative Map and Final Development Plan which together satisfy the total parkland obligation required by the Municipal Code; and

WHEREAS, the City of Rohnert Park Municipal Code requires that prior to approval of a Final Development Plan and/or Tentative Map, the Parks and Recreation Commission shall review the size, layout and configuration of any proposed parkland for conformance with the City's general plan, any applicable specific plans, the zoning ordinance and any applicable parks and recreation commission standards; and

WHEREAS, the City of Rohnert Park Municipal Code requires that prior to approval of a Tentative Map, the Parks and Recreation Commission shall also provide recommendations on the preferred improvements for the proposed park and desirability of giving credits for those improvements; and

NOW, THEREFORE BE IT RESOLVED THAT THE PARKS AND RECREATION COMMISSION OF THE CITY OF ROHNERT PARK DOES DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. The Parks and Recreation Commission hereby finds as follows:

- (a) That the size, layout and configuration of the proposed park are consistent with the City's General Plan, the Central Rohnert Park Priority Development Area Plan, , the Zoning Ordinance and the approved Preliminary Development Plan for the site. Specifically the proposed park complies with *General Plan Goal OS-G - Provide additional parkland in the city to meet the standards of required park acreage for new residents.*
- (b) That the proposed dedication and parkland, including the dog park, gathering space, and playground area, are consistent with Parks and Recreation Commission standards including the City's Park and Recreation Master Plan.
- (c) That the proposed park amenities are consistent with the preferred amenities described in the City's Park and Recreation Master Plan and reflect new and unique amenities for the City's park system.
- (d) That providing credits for park improvements is desirable in order to achieve a complete, turn-key park for the neighborhood, and that the amount of \$700,000.00 for the credits is appropriate.
- (e) That the combination of dedication and payment of an in-lieu fee of \$881,325.00 is appropriate in this case, due to the nature of the development, the guidance of the General Plan, the location of the project and the availability of land for dedication. The value of the fee that is comparable to dedication of the required parkland and reflects the current value of the land.

Section 3. The Parks and Recreation Commission hereby recommends as follows: the acceptance of 1.1 acres of dedicated parkland, allowing credit to be given for \$700,000.00 in improvements to that parkland, and the payment of an in-lieu fee of \$881,325.00. Further, the Commission will review the proposed park improvements upon additional design refinement by the applicant at a later date, and may allocate money from the in-lieu fee amount to be spent on improvements and amenities for the 1.1 acre parkland beyond the \$700,000 previously committed.

Section 4. The Director of Development Services is hereby authorized and directed to forward this resolution to Planning Commission in support of its review of the Final Development Plan and Tentative Map for the Rohnert Station (Station Avenue) Project.

DULY AND REGULARLY ADOPTED this 6th day of August, 2018 by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

BIRD _____ BLACK _____ CANTERBURY _____ BORR _____ GRIFFIN _____

Bonnie Black, Chairperson
City of Rohnert, Park Parks and Recreation Commission

Attest: _____
Cindy Bagley, Community Services Manager