



## Appendix A: Park and Facility Inventory

Table A-1 Arcata Park and Facility Inventory: City Parks and Facilities

PARK NAME	TOTAL ACREAGE	ATHLETIC FIELDS				OUTDOOR ATHLETIC FACILITIES			INDOOR FACILITIES			OTHER PARK AMENITIES								
		BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK	TENNIS COURT	COMMUNITY CENTER	GYMNASIUM	POOL	OFF- STREET PARKING	TRAILS	COMMUNITY GARDEN	BOCCE	GROUP PICNIC AREA	PICNIC TABLE	PLAYGROUND	RESTROOMS	OTHER
NEIGHBORHOOD PARKS																				
Bloomfield Park	0.23																X	1		
Cahill Park	0.73																X	1		
Chevret-Vaissade Park	1.47					1											X	1		
Ennes Park	0.47																X	1		
Greenview Park	0.36					1											X	1		
Janes Creek Meadows Park	0.82												X				X	1		
Mountain View Park	0.26																X	1		
Rotary Park	0.28					1											X	1		
Stewart Park	1.29																X	1		
Vinum Park	0.09																X	1		
Westwood Manor Park	1.72																X	1		
Windsong Park	1.74																X	1		
Subtotal	9.46	0	0	0	0	3	0	0	0	0	0	0	1	0	0	0	12	12	0	
COMMUNITY PARKS																				
Arcata Community Park	30.35			3	2	1			1	1		1	X				X	1	1	Commercial Kitchen. Lighted softball field
Redwood Park	26.21					1			2			1	X			2	X	1	1	Redwood Lodge, Redwood Lounge, Boy Scout Hut, stage area
Subtotal	56.56	0	0	3	2	2	0	0	3	1	0	2	2	0	0	2	2	2	2	
SPECIAL USE AREAS																				
Arcata Ball Park	4.15	1							1			1							1	Concession stand, Judo Hut, maintenance building, lighted ballfield
Arcata Plaza	1.01																			
Arcata Skate Park	0.65							1											1	Skate park
Bayside Park	4.72											1		1					1	Greenhouse, tool shed, market stand
Larson Park	2.18								3			1	X		2	1	X	1		Gazebo, tennis courts are lighted
Pacific Union Park	4.15			2	1							1							1	Maintenance shop
Subtotal	16.86	1	0	2	1	0	1	3	1	0	0	4	1	1	2	1	1	1	4	
LINEAR PARKS/GREENWAYS																				
D Street Linear Park	1.23								1			1	X							Neighborhood Center; commercial Kitchen, Sports flooring
Janes Creek Linear Park	1.04												X							
Valley West Park	3.59																X	1		
Subtotal	5.86	0	0	0	0	0	0	0	1	0	0	1	2	0	0	0	1	1	0	
NATURAL AREAS																				
11th & M Street Wetland	0.45																			
Aldergrove Marsh	23.02												X							
Arcata Baylands	570.72												future							
Arcata Community Forest: Community Park Tract	610.29											1	X							
Arcata Community Forest: Jacoby Creek and Sunny Brae Tracts ^	2,069.70												X							
Arcata Marsh & Wildlife Sanctuary	226.38								1			1	X							Interpretive Center
Butcher Slough/Jolly Giant Creek Restoration Area	11.58																			
California Avenue Open Space	0.94																			
Janes Creek Open Space	2.55																			
Janes Creek Meadows Open Space	9.74												X							
Jolly Giant Creek Open Space	0.07																			
McDaniel Slough	88.40												X							
Sellers Pond Open Space	7.34																			
Sunny Brae Park	2.93												X							
Woodland Heights Park	0.94																			
Zehndner Avenue Open Space	0.35																			
Subtotal	3,625.40	0	0	0	0	0	0	0	1	0	0	2	7	0	0	0	0	0	0	
UNDEVELOPED SITES																				
California Park	1.31																			
Ennes Park Expansion	4.12																			
Carlson Park ^	19.80												planned			planned	planned			River access
Shay Park	4.66												X							
Subtotal	29.89	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
TOTAL	3,744.03	1	0	5	3	5	1	3	6	1	0	9	14	1	2	3	16	16	6	

<sup>A</sup> This number represents the total deeded acreage for both forests. This accounts for 797 acres within the City Limits, and 1272.7 acres outside the City Limits. These forests are counted as two separate sites.

<sup>B</sup> Carlson Park is not yet City-owned. However, this site is anticipated to be acquired before the end of the planning process.

Table A-2: Arcata Park and Facility Inventory: Schools

PARK NAME	TOTAL ACREAGE <sup>4</sup>	SCHOOLS that help meet City recreation needs	DEDICATED ATHLETIC FIELDS				OUTDOOR ATHLETIC FACILITIES				INDOOR FACILITIES		OTHER PARK AMENITIES				
			BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK/AREA	TENNIS COURT	TRACK	GYMNASIUM	POOL	DISC GOLF	PICNIC SHELTER	PICNIC AREA	PLAYGROUND	RESTROOMS <sup>1</sup>
ARCATA SCHOOLS																	
Arcata High (9-12 Grade)	28.88		1		1	1	1		3		1						
Arcata Elementary (K-5 Grade)	11.33	√			1		1									1	
Jacoby Creek Charter School (K-8 Grade)	10.34	√	1				2			1	1		1			2	
Pacific Union Elementary (K-8 Grade)	11.10	√					1				1					1	
Sunny Brae Middle (6-8 Grade)	10.19	√			1		1				1					1	
Subtotal	71.84		2	0	3	1	6	0	3	1	4	0	1	0	0	5	0
PRIVATE/CHARTER SCHOOLS																	
Arcata Christian	1.68										1						
Blue Heron Learning Center	0.20		1														
Arcata School District Charter	7.82	√			2		3									2	
St. Mary's Catholic School/Laurel Tree Learning Center	13.67				1		2				1						
Trillium Charter	0.58															1	
Union Street Charter / Equinox Center	0.93															1	
Subtotal	24.89		1	0	3	0	5	0	0	0	2	0	0	0	0	4	0
COLLEGES/UNIVERSITIES																	
Humboldt State University <sup>2</sup>	134.51			1	1	1	1			1	2	1	1		Y		1
Subtotal	134.51		0	1	1	1	1	0	0	1	2	1	1	0	1	0	1
OTHER SCHOOLS <sup>3</sup>																	
Arcata Children's Center	0.36																
Juell's Nursery School	0.81																
Mad River Montessori Preschool	1.32																
Mistwood Center for Education	0.37																
Northcoast Children Services	0.32															2	
Northcoast Preparatory & Performing Arts	1.80																
Subtotal	4.99		0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
TOTAL	236.24		3	1	7	2	12	0	3	2	8	1	2	0	1	11	1

<sup>1</sup> This category includes outdoor restrooms only.

<sup>2</sup> Other schools are noted for information only. Their facilities will not be counted in the needs assessment.

<sup>3</sup> HSU also operates the Humboldt Bay Aquatic Center, located in Eureka.

<sup>4</sup> Total acres includes building foot prints and open space.

Table A-3: Arcata Park and Facility Inventory: Other Providers

PARK NAME	OWNERSHIP	TOTAL ACREAGE	ATHLETIC FIELDS				OUTDOOR ATHLETIC FACILITIES			INDOOR FACILITIES			OTHER PARK AMENITIES					
			BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK	TENNIS COURT	COMMUNITY CENTER	GYMNASIUM	POOL	COMMUNITY GARDEN	PICNIC SHELTER	PICNIC AREA	PLAYGROUND	RESTROOMS	Trails in linear feet/miles
SPECIAL USE AREAS																		
Arcata Pool N.H.P.R.D.	Public / Contract	0.00										1					Y	
Arcata Little League	Non-Profit		2															
Baywood Golf Course	Private Country Club	200.00								1 clubhouse		1					Y	18 holes golf
HealthSPORT <sup>1</sup>	Private	0.00									1	1					Y	
Subtotal		200.00	2	0	0	0	0	0	0	1	1	3	0	0	0	0	3	N/A
LINEAR PARK/GREENWAY																		
Hammond Coastal Trail	Humboldt County																	5.5
Subtotal		0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.5
NATURAL AREAS																		
BLM - Ma-l:el South	BLM	154.00																1 mile
Friends of the Dunes	Non-Profit	61.00													Y			1 mile
HBMWD Pump Station Parks	District	24.00												1	4		2	Disc Golf Course
Humboldt Bay Wildlife Refuge	USFWS	770.75													Y	1		Y
Jacoby Creek Land Trust	Land Trust	63.00																
Lamphere Christian Dunes	Fish and Wildlife	38.00																
Mad River Slough and Wildlife Area	California	294.78																Y
Mad River Beach and Coastal Areas	Humboldt County																	
Subtotal		1,405.53	0	0	0	0	0	0	0	0	0	0	0	1	6	1	2	N/A
TOTAL		1,605.53	2	0	0	0	0	0	0	1	1	3	0	1	6	1	5	N/A

<sup>1</sup> HealthSPORT also has weight rooms, cardio areas, two studios and on-site childcare.

Table A-4: Arcata Park and Facility Inventory: Trails

TRAIL NAME	EXISTING MILEAGE	PROPOSED MILEAGE*	TOTAL MILEAGE	HARD SURFACED	SOFT SURFACED	SIGNAGE	TRAILHEADS WITH PARKING
Aldergrove Marsh	0.7		0.7		Yes		Yes
Arcata Baylands		0.9	0.9		Yes	Yes	Yes
Arcata Community Forest Trails	10.9	0.2	11.1		Yes	Yes	Yes
Arcata Community Park		0.5	0.5	Yes	---		Yes
Arcata Marsh and Wildlife Sanctuary	4.4		4.4		Yes	Yes	Yes
Humboldt Bay Trail	0.0		0.0		Yes	Yes	Yes
Janes Creek Meadows	0.7		0.7		Yes		
McDaniels Slough	0.9		0.9		Yes	Yes	Yes
Redwood Park	0.5		0.5		Yes		Yes
Shay Park	0.3		0.3		Yes		
Sunny Brae Park		0.2	0.2		Yes		
United Indian Health Services	0.5		0.5	---	Yes	Yes	Yes
<b>TOTAL</b>	<b>18.9</b>	<b>1.8</b>	<b>20.7</b>	<b>1</b>	<b>12</b>	<b>6</b>	<b>9</b>

\* Proposed trail acreage is an estimate based on 2009 anticipated routes, which have been further updated

Table A-5: Arcata Park and Facility Inventory: Trails by Type

TRAIL NAME	EXISTING MILEAGE	PROPOSED MILEAGE*	TOTAL MILEAGE	HARD SURFACED	SOFT SURFACED	SIGNAGE	TRAILHEAD WITH PARKING	NOTES
<b>PEDESTRIAN AND BICYCLE TRAILS</b>								
Arcata Community Forest Trails	0.7		0.7		Y	Yes	Yes	
Arcata Marsh and Wildlife Sanctuary	4.4		4.4		Y	Yes	Yes	
Redwood Park	0.2		0.2		Y		Yes	
<i>Subtotal</i>	5.3	0.0	5.3		3	2	3	
<b>PEDESTRIAN, BIKE and EQUESTRIAN TRAILS</b>								
Arcata Community Forest Trails	7.7		7.7					
<i>Subtotal</i>	7.7	0.0	7.7					
<b>PEDESTRIAN ONLY TRAILS</b>								
Aldergrove Marsh	0.7		0.7		Yes		Yes	
Arcata Baylands		0.9	0.9		Yes			
Arcata Community Forest Trails	2.5	0.2	2.7		Yes			
Arcata Community Park		0.5	0.5	Yes				
Janes Creek Meadows	0.7		0.7		Yes			
McDaniels Slough	0.9		0.9		Yes			
Redwood Park	0.3		0.3		Yes			
Shay Park	0.3		0.3		Yes			
Sunny Brae Park		0.2	0.2		Yes			
United Indian Health Services	0.5		0.5		Yes	Yes	Yes	Not City Owned or Maintained
<i>Subtotal</i>	5.9	1.8	7.7	1	9	1	2	
<i>TOTAL</i>	18.9	1.8	20.7	1	12	3	5	

\* Proposed trail acreage is an estimate based on 2009 anticipated routes, which have been further updated in 2010.



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## Appendix B:

### Design and Development Guidelines

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND SERVICE	EXAMPLES	MINIMUM RESOURCES	ADDITIONAL RESOURCES	CONFLICTING RESOURCES
All Parks	All parks in Arcata must meet minimum guidelines for design and development. Minimum resources for all parks are highlighted here.	<ul style="list-style-type: none"><li>• Provide open space</li><li>• Enhance City identity</li><li>• Provide opportunities for outdoor recreation</li></ul>	<ul style="list-style-type: none"><li>• Size should be appropriate for park type and use</li></ul>		<ul style="list-style-type: none"><li>• Park identification sign</li><li>• ADA-compliant pathway system</li><li>• Any required safety features</li><li>• Site-appropriate landscaping (trees, shrubs, native flora and fauna)</li><li>• Appropriate site furnishings (bike rack, benches, trash/recycle receptacles, etc)</li></ul>	<ul style="list-style-type: none"><li>• Safety lighting</li><li>• Additional beautification and landscaping at appropriate sites (floral plantings, hanging baskets, lawns, gardens, etc.)</li><li>• Active-use facilities and natural areas should be separated, but natural areas may be incorporated into all park types</li><li>• Public art</li></ul>	<ul style="list-style-type: none"><li>• Facilities and/or landscaping that does not appropriately reflect the park environment, character, or intended use</li></ul>
Neighborhood Parks	Located within walking and bicycling distance of most users, neighborhood parks are small parks that provide access to basic recreation opportunities for nearby residents. Designed primarily for non-supervised, non-organized recreation activities, neighborhood parks often include amenities such as playground equipment, outdoor basketball courts, picnic tables, pathways, and multi-use open grass areas. Neighborhood parks may include small scale natural areas, such as riparian areas, and can contribute to environmental sustainability by incorporating sustainable design elements.	<ul style="list-style-type: none"><li>• Provide close-to-home opportunities for physical activity</li><li>• Support family and small group gatherings</li><li>• Enhance neighborhood identity</li><li>• Preserve open space within neighborhoods</li><li>• Promote health and wellness</li><li>• Provide opportunities for outdoor recreation</li></ul>	<ul style="list-style-type: none"><li>• Typically 1-5 acres</li><li>• Serves residents located within walking and biking distance</li><li>• Larger parks may serve residents within a ½ mile</li><li>• Small parks (less than 1 acre) may serve residents within a ¼ mile or less</li></ul>	<ul style="list-style-type: none"><li>• Bloomfield Park</li><li>• Cahill Park</li><li>• Chevret-Vaissade Park</li><li>• Ennes Park</li><li>• Greenview Park</li><li>• Janes Creek Meadows Park</li><li>• Mountain View Park</li><li>• Rotary Park</li><li>• Stewart Park</li><li>• Vinum Park</li><li>• Westwood Manor Park</li><li>• Windsong Park</li></ul>	<ul style="list-style-type: none"><li>• Children’s play area*</li><li>• Picnic tables and benches</li><li>• Perimeter path or sidewalks</li><li>• Open turf area/ multi-use field</li><li>• At least one additional, active recreation resource (see next column)*</li><li>• On-street parking</li></ul>	<ul style="list-style-type: none"><li>• Sports courts (basketball, tennis, wall ball, handball, racquetball, and/or volleyball courts)</li><li>• Other small-scale active recreation resources (skate spot, horseshoe pits, par course, shuffleboard lane, etc.)</li><li>• Table shelter, shade structure or gazebo</li><li>• Informal sports fields (baseball, soccer, softball, multi-purpose)</li><li>• Off-street parking</li></ul>	<ul style="list-style-type: none"><li>• Destination facilities or resources with citywide draw</li><li>• Game-quality sports fields (baseball, football, soccer, softball)</li><li>• Sports complexes</li><li>• Community or recreation centers</li><li>• Large-group facilities</li><li>• Spray grounds or swimming pools (indoor or outdoor)</li><li>• Permanent restrooms</li></ul>

\*Neighborhood parks should include play area(s) to serve children ages 2-12, along with an additional active recreation resource, where feasible. The presence and design of these resources may be influenced by site constraints.



CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND SERVICE	EXAMPLES	MINIMUM RESOURCES	ADDITIONAL RESOURCES	CONFLICTING RESOURCES
Community Parks	Community parks are larger parks that provide both active and passive recreation opportunities that appeal to the entire community. These sites generally include organized, active recreation, supported by facilities such as sport fields and outdoor courts. These parks also serve as community gathering spaces, offering a variety of facilities that can accommodate small or large groups, such as recreation centers, group picnic areas and shelters, rental space, festival space, amphitheaters, and large playgrounds. Since community parks generally attract a large number of people from a wide geographic area, support facilities are required, such as off-street parking and restrooms. Community parks may also include significant natural areas and trails.	<ul style="list-style-type: none"><li>• Provide a variety of accessible recreation opportunities for all ages</li><li>• Serve as community gathering places, providing social opportunities that bring diverse groups of people together and build stronger families and communities</li><li>• Contribute to community identity</li><li>• Serve recreation needs of individual, families, small and large groups</li><li>• Provide close-to-home opportunities for physical activity</li><li>• Promote lifelong fitness, health and wellness</li><li>• Connect residents to nature and relieve stress from urban living</li><li>• Preserve open space</li><li>• Provide opportunities for outdoor recreation</li></ul>	<ul style="list-style-type: none"><li>• Optimum size 15-30 acres</li><li>• May draw residents from the entire community</li><li>• Provides access from a collector or arterial street</li><li>• Should be located to incorporate bus and transit access</li><li>• Supports bicycle and pedestrian access</li></ul>	<ul style="list-style-type: none"><li>• Arcata Community Park</li><li>• Redwood Park</li></ul>	<ul style="list-style-type: none"><li>• Children’s play area</li><li>• Picnic tables and benches</li><li>• Picnic shelter, group picnic area, shade structure or gazebo</li><li>• Sport courts (basketball tennis, wall ball, and/or volleyball courts)</li><li>• Open turf area</li><li>• Multi-purpose trails and pathways</li><li>• At least one additional, active recreation resource (see next column)</li><li>• Off-street parking</li><li>• Restrooms (permanent; sufficient to support large-group facilities; additional portables may be brought in for special events)</li></ul>	<ul style="list-style-type: none"><li>• Active recreation resources (bocce, handball/racquetball court, croquet court, disc golf course, fitness stations/ par course, tennis backboard, horseshoe pit, shuffleboard lanes, mini skate park, etc.)</li><li>• Sports fields (baseball, football, rugby, soccer, softball, multi-purpose)</li><li>• Special use trails and pathways (e.g., looped path, fitness or jogging trails, mountain biking, equestrian, nature or interpretive trails)</li><li>• Community garden</li><li>• Off-leash dog area</li><li>• Outdoor stage</li><li>• Upgraded utility service to support special events</li><li>• Other facilities with community-wide draw (amphitheater/concert venue, arboretum, botanical garden, aquatic center, sports tournament complex; indoor nature center; multi-purpose recreation or community center)</li><li>• Natural areas</li><li>• Maintenance facilities</li></ul>	<ul style="list-style-type: none"><li>• Any development that damages protected natural areas or resources</li></ul>

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND SERVICE	EXAMPLES	MINIMUM RESOURCES	ADDITIONAL RESOURCES	CONFLICTING RESOURCES
Special Use Areas	Special use areas include stand-alone recreation facilities not located within larger parks. These include single-purpose sites, such as community centers, aquatic centers, sports complexes, boat ramps, skate parks, outdoor theaters, urban plazas, and gardens. Outdoor areas may incorporate native plantings or small natural areas.	<ul style="list-style-type: none"><li>• Promote a variety of personal, social, and economic benefits depending on facility type and location</li><li>• Provide local, citywide and/or regional opportunities for recreation, social and cultural activities</li><li>• Serve recreation needs of targeted user groups</li><li>• May attract new residents and businesses and support tourism</li><li>• Contribute to community identity</li></ul>	<ul style="list-style-type: none"><li>• Ideal size is determined by use</li><li>• The size of the service area is determined by the type of facilities and opportunities offered</li><li>• The type of access required also depends on the use, but should include where appropriate pedestrian, bicycle, boat, public and private transit</li></ul>	<ul style="list-style-type: none"><li>• Arcata Ball Park</li><li>• Arcata Plaza</li><li>• Arcata Skate Park</li><li>• Bayside Park</li><li>• Larson Park</li><li>• Pacific Union Park</li></ul>	<ul style="list-style-type: none"><li>• Features and facilities to support a specialized recreation opportunity</li></ul>	<ul style="list-style-type: none"><li>• Specialized active recreation facilities (bocce courts, skate park, tennis center, climbing wall, gymnasium)</li><li>• Sport fields or tournament complexes</li><li>• Children’s play area</li><li>• Multi-purpose community or recreation center, nature center</li><li>• Motorized or non-motorized boat launch</li><li>• Commercial ventures or features; concessions; farm market</li><li>• Historical or interpretive facilities</li><li>• Community garden, botanical garden, arboretum, greenhouse, farm extension</li><li>• Off-leash dog area</li><li>• Large-group areas, reunion venues, wedding space</li><li>• Infrastructure to support large community events; festival space; stage/amphitheatre</li><li>• Memorials, flag poles, or benches</li><li>• Natural areas</li><li>• Maintenance facilities</li><li>• Multi-use trails</li><li>• Parking (on-street or off-street as needed to support use)</li><li>• Restrooms (permanent or portable)</li></ul>	<ul style="list-style-type: none"><li>• Any resource, amenity, or facility that conflicts with the intended purpose of the site</li></ul>

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND SERVICE	EXAMPLES	MINIMUM RESOURCES	ADDITIONAL RESOURCES	CONFLICTING RESOURCES
Linear Parks/Greenways	Greenways and linear parks include natural or built corridors used to link features together and provide green buffers between communities or around the city. Greenways and linear parks typically support trail-oriented activities, including walking, jogging, biking, skating, etc. These parks may incorporate smaller scale neighborhood park amenities, such as play areas, picnic areas, or exercise trails. Linear parks may include abandoned railroad lines, active transportation or utility rights-of-way, wildlife corridors, or elongated natural areas defined by drainage features or topographical changes. Greenways and linear parks may be of various lengths and widths, and these corridors typically support facilities such as viewing areas, picnic tables, or trailheads.	<ul style="list-style-type: none"><li>• Enhance connectivity, creating more tightly-knit communities</li><li>• Improve children’s access to schools</li><li>• Provide opportunities for active, non-motorized transportation, promoting health and fitness</li><li>• Increase opportunities to experience nature</li><li>• Connect residents to nature and relieves stress from urban living</li><li>• Contribute to community identity and quality of life</li><li>• May protect valuable natural corridors</li><li>• May contribute to the environmental health of the community, including protecting the tree canopy and improving water and air quality</li><li>• Provide opportunities for nature-based recreation and environmental education</li></ul>	<ul style="list-style-type: none"><li>• The size, shape, and service area will vary depending on its function and use</li><li>• Trail corridors should be located to support or incorporate pedestrian, bicycle, automotive, bus and transit access</li></ul>	<ul style="list-style-type: none"><li>• Janes Creek Linear Park</li><li>• D Street Linear Park</li><li>• Valley West Park</li></ul>	<ul style="list-style-type: none"><li>• Green space (landscaped or natural)</li></ul>	<ul style="list-style-type: none"><li>• Picnic tables</li><li>• Small group picnic areas and shelters</li><li>• Multi-purpose or special use trails</li><li>• Trailhead, trail kiosk, or entry</li><li>• Interpretive and directional signage</li><li>• Viewpoints, viewing blinds, or boardwalks</li><li>• Par course</li><li>• Small play area</li><li>• Small active use amenity</li><li>• Parking at trailhead (on-street or off-street)</li><li>• Restroom (portable or permanent) at trailhead</li></ul>	<ul style="list-style-type: none"><li>• Active-use facilities and natural areas should be separated</li></ul>

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND SERVICE	EXAMPLES	MINIMUM RESOURCES	ADDITIONAL RESOURCES	CONFLICTING RESOURCES
Natural Areas	Natural areas are undeveloped lands left in a natural state for conservation or outdoor recreation. These parks are designed to protect and manage unique or significant natural features, such as rivers and streams, wetlands and marshes, steep hillsides, environmentally sensitive areas, and wildlife habitats. Some natural areas may have limited access due to resource conservation needs. Where appropriate, natural areas may support passive, outdoor recreation, such as trail-related opportunities, bird and wildlife viewing, environmental interpretation and education, and nature photography. The size and shape of the natural area will vary depending on the resource it protects.	<ul style="list-style-type: none"><li>• Protect valuable natural resources and open space</li><li>• Contribute to the environmental health of the community, by providing a number of ecological benefits, such as shoreline protection, wildlife habitat, stormwater filtration, riparian corridor and wetland preservation, and erosion control</li><li>• Contribute to community identity and quality of life</li><li>• Improve the aesthetic quality and beauty of Arcata</li><li>• Provide opportunities for nature-based recreation and environmental education</li><li>• Promote conservation and stewardship</li><li>• Enhance community and individual appreciation for nature</li><li>• Improve health and wellness by providing a physical and mental refuge from the built environment</li></ul>	<ul style="list-style-type: none"><li>• The size, shape, and service area will vary depending on its function and use</li></ul>	<ul style="list-style-type: none"><li>• I 1th &amp; M Street Wetland</li><li>• Aldergrove Marsh</li><li>• Arcata Baylands</li><li>• Arcata Community Forest</li><li>• Arcata Marsh &amp; Wildlife Sanctuary</li><li>• Butcher Slough/Jolly Giant Creek Restoration Area</li><li>• Jacoby Creek and Sunny Brae Forests A</li><li>• Janes Creek Open Space</li><li>• Janes Creek Meadows Open Space</li><li>• Jolly Giant Creek Open Space</li><li>• McDaniel Slough</li><li>• Sellers Pond Open Space</li><li>• Sunny Brae Park</li><li>• Woodland Heights Park</li><li>• Zehndner Avenue Open Space</li></ul>	<ul style="list-style-type: none"><li>• Natural open space</li></ul>	<ul style="list-style-type: none"><li>• Trail or pathway system</li><li>• Trailhead, trail kiosk, or entry</li><li>• Interpretive and directional signage</li><li>• Viewpoints, viewing blinds, boardwalks, or viewing piers</li><li>• Interpretive center, educational facilities or classrooms (indoor or outdoor)</li><li>• Preservation areas (with no public access)</li><li>• Picnic tables</li><li>• Shelter or gazebo</li><li>• Open grass areas</li><li>• Nature-themed recreation elements or active recreation elements appropriate for natural areas (e.g., playground, ropes course, par course, Frisbee golf, canopy tours, mountain biking trails, dirt BMX course, etc.)</li><li>• Dog play area (fenced or fenceless)</li><li>• Parking (on-street or off-street)</li><li>• Restrooms (portable or permanent)</li></ul>	<ul style="list-style-type: none"><li>• Sports facilities (fields, paved courts, etc.)</li><li>• Any resource and level of development that conflicts with the intended purpose of the site</li><li>• Any development that damages protected natural resources</li></ul>



## Appendix C:

### Park System Cost Estimates

## PARK SYSTEM COST ESTIMATES

Appendix C presents the park costs associated with maintaining, improving, and expanding park system. This appendix includes two tables:

- **Table C-1: Park System Cost Estimates** identifies costs by site for capital improvements, land acquisition, park development, future reinvestment and maintenance.
- **Table C-2: Arcata Average Costs** reflects the cost per acre for acquisition, design, development, improvements, and maintenance for each park type. These average costs are used to calculate the total costs noted in Table C-1.



### A. PARK COST ESTIMATES

Table C-1 presents the costs associated with the current park system, as well as maintenance costs that will be incurred after sites are renovated and new parks are brought online. The goal of this table to identify the amount of funding needed to create a sustainable park system, where assets are maintained to contribute to community livability and vitality.

The table illustrates the costs for all recommended park system improvements to meet identified recreation needs through the year 2020. The utility of this spreadsheet is that maintenance and capital can be calculated quickly if priorities and available funding changes. Consequently, this appendix provides a useful tool to gauge project costs as funding resources decline and/or rebound in the future.

In Table C-1, individual park sites are noted by their park classification, as these appear in the City's park and facility inventory. Existing park sites appear first, followed by proposed new parks, partnerships, and non-capital projects. Information in the table is organized as noted below.

#### *Site Information*

The first three columns include reference information about each park or proposed site:

- **Park Name:** This is the site name as noted in the inventory. In some cases, proposed parks are identified by their proposed location.
- **Total Acres:** This column reflects park acreage, as noted in the park and facility inventory. Target acreage for proposed parks is noted as well.
- **Park Type:** This column notes the existing or proposed park type.

## Capital Costs

The next several columns note the projects needs and estimated costs associated with recommended capital projects, including park acquisition, design, development, improvements, and partner site improvements/investment. Recommendations are noted by an “X” indicating the type of improvement needed. Total capital costs are noted for each site at the end. Each category is described below:

- **Parkland Acquisition:** Land acquisition for various types of parks can be targeted in areas of identified need. In some areas, it may be wise to acquire park sites in targeted areas when opportunities arise, or before the opportunity is lost. Acquisition costs vary by the type of the park land that is acquired.
- **Park Design/Planning:** New park designs or master plans will be needed at new sites, along with several existing sites where redevelopment is recommended. As noted in Chapter 5, these may range from simple site designs to full master planning efforts.
- **Park Development:** Parks should be developed or redeveloped according to the Design and Development Guidelines presented in Appendix B. Sites may be developed/redeveloped in phases as funding allows. In the table, the percentage of anticipated development through 2020 is noted (% redeveloped). Existing parks may only need to be partially redeveloped based on the extent of needed improvements.
- **Improvement:** While some existing City parks need redevelopment, some site only need minor improvements (which do not require a new site design or master plan). This may include adding site furnishings and playgrounds as per design guidelines, improving trail access to facilities within the park, or other minor improvements.
- **Partner Site Improvements:** This Plan recommends that the City of Arcata collaborate with key partners (namely schools) to meet some identified recreation needs. This column represents an anticipated City contribution to site improvements or enhancements.
- **% Redeveloped:** This column notes the anticipated level of park development—in either development of a new park or redevelopment of an existing park—through the year 2020.

## Reinvestment Costs

Capital reinvestment involves replacing outdated or worn facilities as scheduled based on their age and use. Funds should be set aside annually so that the City has money on hand to replace facilities when needed. This reduces the need to remove unsafe facilities or sink funds inefficiently into facilities that are past their prime. This section of the table notes:

- **Total Reinvestment Costs:** A total is presented based on funds set aside through the planning horizon (2020). Since these are future reinvestment costs, the amount is based on the anticipated development if recommended park projects were carried out immediately.
- **Annual Reinvestment Costs:** This column notes the amount that should be set aside annually after the park is developed or improved. Even before a site is redeveloped,

the City can begin to set aside funds for site improvements. Reinvestment costs may be less if parks are well maintained, but more if basic and preventative maintenance are not well funded.

### *Maintenance Costs*

The final three columns note annual maintenance costs to take care of the park system. Maintenance costs are divided into three service tiers: low, medium, and high. The assignment of sites to maintenance tiers should reflect the amount of maintenance needed at the site, based on factors such as the level of development and frequency of use. However, the availability of maintenance funds will also play a role in the maintenance level of service.

- **Low LOS:** This basic level of care provides only the required maintenance, including litter removal, graffiti removal, mowing and restroom cleaning. It provides sufficient maintenance for health and safety, but not for asset preservation. Under this level, capital maintenance/reinvestment needs will be accelerated in developed parks. Small, infrequently used neighborhood parks may be maintained at this level.
- **Medium LOS:** This enhanced level of care typically includes higher maintenance frequencies (e.g., for litter removal, mowing, and restroom cleaning) and additional maintenance tasks for facilities or landscaping for preservation of assets. This moderate level of service is often needed at sites with moderately-high use to offset impacts. Special use parks, linear parks, and more frequently used neighborhood parks should be maintained at this level, when feasible, because of their level of use.
- **High LOS:** This highest level of detailed maintenance typically includes higher task frequencies, extra attention to specialized facilities (e.g., community centers, sports field complexes) and specialized landscaping and pruning. Because of costs, this highest level of service is often provided at the City's community parks or signature parks (sites with high visibility and use).

Maintenance level of service for natural area also can be carried out at various levels:

- **Low LOS:** This basic level of care allows for hazard removal and checks for invasive species. A low level of service can be applied to undeveloped natural areas, with minimal public access or use.
- **Medium LOS:** These sites will be managed to control invasive species and to ensure appropriate use. This level of service also allows for some trail upkeep and an enhanced level of care for moderately developed natural areas.
- **High LOS:** This highest level of service applies to high-use natural areas with well-developed passive recreation facilities. A natural resource management plan may provide specific direction on maintaining or improving the natural resource value of these sites.

### **B. AVERAGE COSTS**

Table C-2 identifies average costs per acre for park maintenance, development, and improvements. Average costs are customized for the City of Arcata, based on their unique park system and the City's anticipated development for each park type.



## Cost Assumptions

All costs presented are estimated in 2009 dollars, not accounting for inflation. To assist City planners into the future, these costs should be adjusted for inflation as well as the changing market value of labor and materials. Costs are based on the following assumptions:

- Average real estate costs for land acquisition range on average from \$50,000 to \$200,000 per acre. Special use sites (such as riverfront property) are presumed to be more expensive than natural areas. Large parcels outside the City may be acquired more cheaply than indicated.
- In Arcata, park designs and master plans will cost on average \$25,000 to \$75,000 per site, depending on factors such as the level of public involvement in the process. Simple site designs may be completed for less with City involvement.
- Park development costs are set according to industry standards for the Northwest. Average costs range from \$100,000 per acre for natural area development (with passive use facilities) to \$450,000 per acre for community parks. Note that most natural areas are not 100% developed, and other park types can incorporate natural areas that will decrease development costs. However, costly special use facilities (e.g., a recreation or aquatic center) would cost more than projected.
- Costs for site improvements were determined per site based on anticipated upgrades and the average size of parks within each type. For example, \$75,000 was allotted for neighborhood parks to cover a playground replacement or similar projects. This is a flat cost, not a cost per acre.
- Costs for improvements at partnership sites were based on the assumption that the City would contribute the same amount as a neighborhood park upgrade (\$75,000 for school sites). This is a flat cost, not a cost per acre.
- Capital reinvestment costs are based on an average 15-year lifecycle for playgrounds and other amenities. Per-acre reinvestment costs are much higher for neighborhood parks because of the level of development in these smaller parks. Costs range from \$1,500 for natural areas to \$250,000 per acre for neighborhood parks for improvements every 15 years. These will cover anticipated lifecycle upgrades, such as replacing playgrounds, resurfacing sport courts, painting and implementing concrete improvements for the skate park, repaving or resurfacing trails, repairing and reseeding turf areas, installing high efficiency irrigation systems, renovating restrooms, etc.

In all cases, costs for trail corridors (linear parks) are based on acreage associated with a minimum 20-foot corridor (2.4 acres per mile). Key findings related to this information are presented in Chapter 6.

Table C-1: City of Arcata Park System Cost Estimates

		Recommended Capital Improvements								Maintenance Tier				
PARK NAME	TOTAL ACRES	Acquistion	Design/Plan	Development	Improvement	Improve Partner Site	Total Project Cost	Reinvestment Total	Annual Reinvestment	Low	Medium	High	Maintenace Tier	Maintenance Cost
EXISTING PARK SYSTEM														
NEIGHBORHOOD PARKS														
Bloomfield Park	0.23		\$ 15,000	\$ 80,500			\$ 95,500	\$ 57,500	\$ 3,833	\$ 1,150	\$ 1,380	\$ 1,610	Medium	\$ 1,380
Cahill Park	0.73		\$ 15,000	\$ 127,750			\$ 142,750	\$ 182,500	\$ 12,167	\$ 3,650	\$ 4,380	\$ 5,110	Medium	\$ 4,380
Chevret-Vaissade Park	1.47				\$ 75,000		\$ 75,000	\$ 367,500	\$ 24,500	\$ 7,350	\$ 8,820	\$ 10,290	Medium	\$ 8,820
Ennes Park (See NP-1 for park expansion)	0.47		\$ 15,000	\$ 164,500			\$ 179,500	\$ 117,500	\$ 7,833	\$ 2,350	\$ 2,820	\$ 3,290	Medium	\$ 2,820
Greenview Park	0.36		\$ 15,000	\$ 126,000			\$ 141,000	\$ 90,000	\$ 6,000	\$ 1,800	\$ 2,160	\$ 2,520	Medium	\$ 2,160
Janes Creek Meadows Park	0.82				\$ 75,000		\$ 75,000	\$ 205,000	\$ 13,667	\$ 4,100	\$ 4,920	\$ 5,740	Medium	\$ 4,920
Mountain View Park	0.26				\$ 75,000		\$ 75,000	\$ 65,000	\$ 4,333	\$ 1,300	\$ 1,560	\$ 1,820	Medium	\$ 1,560
Rotary Park	0.28		\$ 15,000	\$ 98,000			\$ 113,000	\$ 70,000	\$ 4,667	\$ 1,400	\$ 1,680	\$ 1,960	Medium	\$ 1,680
Stewart Park	1.29				\$ 75,000		\$ 75,000	\$ 322,500	\$ 21,500	\$ 6,450	\$ 7,740	\$ 9,030	Medium	\$ 7,740
Vinum Park	0.09						\$ -	\$ 22,500	\$ 1,500	\$ 450	\$ 540	\$ 630	Medium	\$ 540
Westwood Manor Park	1.72		\$ 15,000	\$ 602,000			\$ 617,000	\$ 430,000	\$ 28,667	\$ 8,600	\$ 10,320	\$ 12,040	Medium	\$ 10,320
Windsong Park	1.74				\$ 75,000		\$ 75,000	\$ 435,000	\$ 29,000	\$ 8,700	\$ 10,440	\$ 12,180	Medium	\$ 10,440
Subtotal	9.46	\$ -	\$ 90,000	\$ 1,198,750	\$ 375,000	\$ -	\$ 1,663,750	\$ 2,365,000	\$ 157,667	\$ 47,300	\$ 56,760	\$ 66,220		\$ 56,760
COMMUNITY PARKS														
Arcata Community Park	30.35			\$ 1,365,750			\$ 1,365,750	\$ 3,035,000	\$ 202,333	\$ 212,450	\$ 273,150	\$ 333,850	High	\$ 333,850
Redwood Park	26.21		\$ 75,000	\$ 8,845,875			\$ 8,920,875	\$ 2,621,000	\$ 174,733	\$ 183,470	\$ 235,890	\$ 288,310	High	\$ 288,310
Subtotal	56.56	\$ -	\$ 75,000	\$ 10,211,625	\$ -	\$ -	\$ 10,286,625	\$ 5,656,000	\$ 377,067	\$ 395,920	\$ 509,040	\$ 622,160		\$ 622,160
SPECIAL USE AREAS														
Arcata Ball Park	4.15			\$ 830,000			\$ 830,000	\$ 622,500	\$ 41,500	\$ 24,900	\$ 29,050	\$ 33,200	High	\$ 33,200
Arcata Plaza	1.01			\$ 303,000			\$ 303,000	\$ 151,500	\$ 10,100	\$ 6,060	\$ 7,070	\$ 8,080	High	\$ 8,080
Arcata Skate Park	0.65				\$ 250,000		\$ 250,000	\$ 97,500	\$ 6,500	\$ 3,900	\$ 4,550	\$ 5,200	High	\$ 5,200
Bayside Park	4.72		\$ 50,000	\$ 944,000			\$ 994,000	\$ 708,000	\$ 47,200	\$ 28,320	\$ 33,040	\$ 37,760	Medium	\$ 33,040
Larson Park	2.18			\$ 436,000			\$ 436,000	\$ 327,000	\$ 21,800	\$ 13,080	\$ 15,260	\$ 17,440	High	\$ 17,440
Pacific Union Park	4.15				\$ 250,000		\$ 250,000	\$ 622,500	\$ 41,500	\$ 24,900	\$ 29,050	\$ 33,200	High	\$ 33,200
Subtotal	16.86	\$ -	\$ 50,000	\$ 2,513,000	\$ 500,000	\$ -	\$ 3,063,000	\$ 2,529,000	\$ 168,600	\$ 101,160	\$ 118,020	\$ 134,880		\$ 130,160
LINEAR PARKS/GREENWAYS														
D Street Linear Park	1.23		\$ 25,000	\$ 184,500			\$ 209,500	\$ 123,000	\$ 8,200	\$ 8,610	\$ 9,840	\$ 11,070	High	\$ 11,070
Janes Creek Linear Park	1.04				\$ 150,000		\$ 150,000	\$ 104,000	\$ 6,933	\$ 7,280	\$ 8,320	\$ 9,360	High	\$ 9,360
Valley West Park (See LP-1 for park expansion)	3.59		\$ 25,000	\$ 359,000			\$ 384,000	\$ 359,000	\$ 23,933	\$ 25,130	\$ 28,720	\$ 32,310	High	\$ 32,310
Subtotal	5.86	\$ -	\$ 50,000	\$ 543,500	\$ 150,000	\$ -	\$ 743,500	\$ 586,000	\$ 39,067	\$ 41,020	\$ 46,880	\$ 52,740		\$ 52,740
Subtotal Developed Parks	88.74	\$ -	\$ 265,000	\$ 14,466,875	\$ 1,025,000	\$ -	\$ 15,756,875	\$ 11,136,000	\$ 742,400	\$ 585,400	\$ 730,700	\$ 876,000	\$ -	\$ 861,820
NATURAL AREAS														
11th & M Street Wetland	0.45						\$ -	\$ 450	\$ 30	\$ 113	\$ 225	\$ 450	Low	\$ 113
Aldergrove Marsh	23.02				\$ 100,000		\$ 100,000	\$ 23,020	\$ 1,535	\$ 5,755	\$ 11,510	\$ 23,020	Low	\$ 5,755
Arcata Baylands	570.72		\$ 25,000	\$ 5,707,200			\$ 5,732,200	\$ 570,720	\$ 38,048	\$ 142,680	\$ 285,360	\$ 570,720	Medium	\$ 285,360
Arcata Forest: Community Park Tract	610.29			\$ 1,220,580			\$ 1,220,580	\$ 610,290	\$ 40,686	\$ 152,573	\$ 305,145	\$ 610,290	Low	\$ 152,573
Arcata Forest: Jacoby Creek and Sunny Brae Tract	2,069.70		\$ 25,000	\$ 4,139,400			\$ 4,164,400	\$ 2,069,700	\$ 137,980	\$ 517,425	\$ 1,034,850	\$ 2,069,700	Low	\$ 517,425
Arcata Marsh & Wildlife Sanctuary	226.38			\$ 1,131,900			\$ 1,131,900	\$ 226,380	\$ 15,092	\$ 56,595	\$ 113,190	\$ 226,380	High	\$ 226,380
Butcher Slough/Jolly Giant Creek Restoration Area	11.58				\$ 100,000		\$ 100,000	\$ 11,580	\$ 772	\$ 2,895	\$ 5,790	\$ 11,580	Low	\$ 2,895
California Avenue Open Space	0.94						\$ -	\$ 940	\$ 63	\$ 235	\$ 470	\$ 940	Low	\$ 235
Janes Creek Open Space	2.55						\$ -	\$ 2,550	\$ 170	\$ 638	\$ 1,275	\$ 2,550	Low	\$ 638
Janes Creek Meadows Open Space	9.74				\$ 100,000		\$ 100,000	\$ 9,740	\$ 649	\$ 2,435	\$ 4,870	\$ 9,740	Medium	\$ 4,870
Jolly Giant Creek Open Space	0.07						\$ -	\$ 70	\$ 5	\$ 18	\$ 35	\$ 70	Low	\$ 18
McDaniel Slough	88.40				\$ 100,000		\$ 100,000	\$ 88,400	\$ 5,893	\$ 22,100	\$ 44,200	\$ 88,400	Low	\$ 22,100
Sellers Pond Open Space	7.34		\$ 25,000		\$ 100,000		\$ 125,000	\$ 7,340	\$ 489	\$ 1,835	\$ 3,670	\$ 7,340	Low	\$ 1,835
Sunny Brae Park	2.93				\$ 100,000		\$ 100,000	\$ 2,930	\$ 195	\$ 733	\$ 1,465	\$ 2,930	Medium	\$ 1,465
Woodland Heights Park (See NP-6 for park expansion)	0.94		\$ 25,000	\$ 94,000			\$ 119,000	\$ 940	\$ 63	\$ 235	\$ 470	\$ 940	High	\$ 940
Zehndner Avenue Open Space	0.35						\$ -	\$ 350	\$ 23	\$ 88	\$ 175	\$ 350	Low	\$ 88
Subtotal	3,625.40	\$ -	\$ 100,000	\$ 12,293,080	\$ 600,000	\$ -	\$ 12,993,080	\$ 3,625,400	\$ 241,693	\$ 906,350	\$ 1,812,700	\$ 3,625,400		\$ 1,222,688
EXISTING PARK SYSTEM TOTAL	3,714.14	0	365,000	26,759,955	1,625,000	0	28,749,955	14,761,400	984,093	1,491,750	2,543,400	4,501,400		2,084,508

Table C-1: City of Arcata Park System Cost Estimates

		Recommended Capital Improvements								Maintenance Tier				
PARK NAME	TOTAL ACRES	Acquistion	Design/Plan	Development	Improvement	Improve Partner Site	Total Project Cost	Reinvestment Total	Annual Reinvestment	Low	Medium	High	Maintenace Tier	Maintenance Cost
PROPOSED PARKS														
PROPOSED NEIGHBORHOOD PARKS							\$ -							
Ennes Park Expansion (NP-1)	4.12		\$ 15,000	\$ 1,442,000			\$ 1,457,000	\$ 1,030,000	\$ 68,667	\$ 20,600	\$ 24,720	\$ 28,840	Medium	\$ 24,720
North of Samoa (NP-2)	3.00	\$ 450,000	\$ 15,000	\$ 1,050,000			\$ 1,515,000	\$ 750,000	\$ 50,000	\$ 15,000	\$ 18,000	\$ 21,000	Medium	\$ 18,000
South of Samoa (NP-3)	5.00	\$ 750,000	\$ 15,000	\$ 1,750,000			\$ 2,515,000	\$ 1,250,000	\$ 83,333	\$ 25,000	\$ 30,000	\$ 35,000	Medium	\$ 30,000
Sunny Brae Area (NP-4)	4.00	\$ 600,000	\$ 15,000	\$ 1,400,000			\$ 2,015,000	\$ 1,000,000	\$ 66,667	\$ 20,000	\$ 24,000	\$ 28,000	Medium	\$ 24,000
California Park (NP-5)	1.31		\$ 15,000	\$ 458,500			\$ 473,500	\$ 327,500	\$ 21,833	\$ 6,550	\$ 7,860	\$ 9,170	Medium	\$ 7,860
California Park Expansion (NP-5)	0.69	\$ 103,500		\$ 241,500			\$ 345,000	\$ 172,500	\$ 11,500	\$ 3,450	\$ 4,140	\$ 4,830	Medium	\$ 4,140
Woodland Heights Expansion (NP-6)	1.06	\$ 159,000		\$ 371,000			\$ 530,000	\$ 265,000	\$ 17,667	\$ 5,300	\$ 6,360	\$ 7,420	Medium	\$ 6,360
Subtotal	19.18	\$ 2,062,500	\$ 75,000	\$ 6,713,000	\$ -	\$ -	\$ 8,850,500	\$ 4,795,000	\$ 319,667	\$ 95,900	\$ 115,080	\$ 134,260		\$ 115,080
PROPOSED SPECIAL USE AREAS							\$ -							
Carlson Park (SU-1)	19.80	\$ 3,960,000	\$ 50,000	\$ 7,920,000			\$ 11,930,000	\$ 2,970,000	\$ 198,000	\$ 118,800	\$ 138,600	\$ 158,400	High	\$ 158,400
Shay Park (SU-2)	4.66		\$ 50,000	\$ 1,864,000			\$ 1,914,000	\$ 699,000	\$ 46,600	\$ 27,960	\$ 32,620	\$ 37,280	Medium	\$ 32,620
Subtotal	24.46	\$ 3,960,000	\$ 100,000	\$ 9,784,000	\$ -	\$ -	\$ 13,844,000	\$ 3,669,000	\$ 244,600	\$ 146,760	\$ 171,220	\$ 195,680		\$ 191,020
PROPOSED LINEAR PARKS/GREENWAYS							\$ -							
Valley West Expansion (LP-1)	3.00	\$ 450,000	\$ 25,000	\$ 600,000			\$ 1,075,000	\$ 300,000	\$ 20,000	\$ 21,000	\$ 24,000	\$ 27,000	High	\$ 27,000
Subtotal	3.00	\$ 450,000	\$ 25,000	\$ 600,000	\$ -	\$ -	\$ 1,075,000	\$ 300,000	\$ 20,000	\$ 21,000	\$ 24,000	\$ 27,000		\$ 27,000
PROPOSED TRAILS*							\$ -							
Arcata Rail with Trail Corridor (T-1)	10.80		\$ 25,000	\$ 2,160,000			\$ 2,185,000	\$ 1,080,000	\$ 72,000	\$ 75,600	\$ 86,400	\$ 97,200	High	\$ 97,200
Annie & Mary Rail Trail (T-2)	3.60		\$ 25,000	\$ 720,000			\$ 745,000	\$ 360,000	\$ 24,000	\$ 25,200	\$ 28,800	\$ 32,400	Medium	\$ 28,800
Aldergrove Open Space/Arcata Community Forest Trail (T-3)	2.40	\$ 360,000	\$ 25,000	\$ 480,000			\$ 865,000	\$ 240,000	\$ 16,000	\$ 16,800	\$ 19,200	\$ 21,600	Medium	\$ 19,200
Route 255 Rail with Trail (T-4)	4.80		\$ 25,000	\$ 960,000			\$ 985,000	\$ 480,000	\$ 32,000	\$ 33,600	\$ 38,400	\$ 43,200	Medium	\$ 38,400
Trail Opportunity Fund	25.00	\$ 3,750,000	\$ 25,000	\$ 5,000,000			\$ 8,775,000	\$ 2,500,000	\$ 166,667	\$ 175,000	\$ 200,000	\$ 225,000	Medium	\$ 200,000
Subtotal	46.60	\$ 4,110,000	\$ 125,000	\$ 9,320,000	\$ -	\$ -	\$ 13,555,000	\$ 2,500,000	\$ 310,667	\$ 326,200	\$ 372,800	\$ 419,400		\$ 383,600
PROPOSED NATURAL AREAS							\$ -							
Natural Area Opportunity Fund	75.00	\$ 3,750,000	\$ 25,000	\$ 7,500,000			\$ 11,275,000	\$ 75,000	\$ 5,000	\$ 18,750	\$ 37,500	\$ 75,000	Medium	\$ 37,500
Subtotal	75.00	\$ 3,750,000	\$ 25,000	\$ 7,500,000	\$ -	\$ -	\$ 11,275,000	\$ 75,000	\$ 5,000	\$ 18,750	\$ 37,500	\$ 75,000		\$ 37,500
PARTNER SITE IMPROVEMENTS							\$ -							
Bloomfield Campus						\$ 75,000	\$ 75,000	\$ -	\$ -					
Arcata Elementary Campus						\$ 75,000	\$ 75,000	\$ -	\$ -					
Pacific Union Campus						\$ 75,000	\$ 75,000	\$ -	\$ -					
Subtotal	0.00	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
NON-CAPITAL PROJECTS AND PLANS							\$ -		\$ -					
ADA Transition Plan			\$ 50,000				\$ 50,000		\$ -					
Natural Resource/Open Space Management Plan			\$ 75,000				\$ 75,000		\$ -					
Maintenance Management Plan			\$ 100,000				\$ 100,000		\$ -					
Subtotal	0.00	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
PROPOSED PARK SYSTEM TOTAL	168.24	\$ 14,332,500	\$ 575,000	\$ 33,917,000	\$ -	\$ 225,000	\$ 49,049,500	\$ 11,339,000	\$ 899,933	\$ 608,610	\$ 720,600	\$ 851,340		\$ 754,200
EXISTING AND PROPOSED PARKS	3,882.38	14,332,500	940,000	60,676,955	1,625,000	225,000	77,799,455	11,339,000	1,884,027	2,100,360	3,264,000	5,352,740		2,838,708

Note: The total for the existing park system does not include undeveloped parks. California Park, Carlson Park, Shay Park, and the Ennes Park Expansion Area are noted with proposed parks.

\* Proposed trail acreage is an estimate based on 2009 anticipated routes, which have been further updated in 2010. Acreage assumes a 20-foot corridor, but may vary depending on final routes for proposed trails upon development.

Table C-2: City of Arcata Average Costs

PARK TYPE	MAINTENANCE COST (PER ACRE)			ACQUISITION (Per Acre)	DESIGN/PLAN (Per Site)	DEVELOPMENT (Per Acre)	IMPROVEMENT (Per Site)	PARTNERSHIP (Per Site)	REINVESTMENT (Per Acre*)
	Low	Medium	High						
<b>Neighborhood Parks</b>	\$5,000	\$6,000	\$7,000	\$150,000	\$15,000	\$350,000	\$75,000	\$75,000	\$250,000
<b>Community Park</b>	\$7,000	\$9,000	\$11,000	\$100,000	\$75,000	\$450,000	\$150,000	\$75,000	\$100,000
<b>Special Use Parks</b>	\$6,000	\$7,000	\$8,000	\$200,000	\$50,000	\$400,000	\$250,000	\$75,000	\$150,000
<b>Linear Parks/Greenways</b>	\$7,000	\$8,000	\$9,000	\$150,000	\$25,000	\$200,000	\$150,000	\$75,000	\$100,000
<b>Natural Areas</b>	\$250	\$500	\$1,000	\$50,000	\$25,000	\$100,000	\$100,000	\$75,000	\$1,000
<b>Undeveloped Sites</b>	\$250	\$500	\$1,000	N/A	N/A	N/A	N/A	N/A	\$0

## Notes:

Park acquisition and development costs are based on the proposed type of park. Undeveloped costs apply to maintenance only for undeveloped park sites in the city.

Linear Parks/Greenways apply to developed trail corridors with support amenities. Undeveloped greenways left in a natural state as a buffer between uses will have costs similar to natural areas.

Acreage for trail corridors assumes a minimum 20-foot width. (1 trail mile = 2.4 acres)

Capital reinvestment costs are based on an average 15 year lifecycle of playgrounds and other amenities. Per-acre reinvestment costs are much higher for neighborhood parks because of the level of development in these smaller parks.



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## Appendix D:

### Priority Project Cost Estimates

Table D-1: Priority Project Cost Estimates

PARK NAME	TOTAL ACRES	Park Type	Recommended Capital Improvements										Reinvestment		Maintenance Tier						
			Acquisition	Design/Plan	Development	Improvement	Improve Partner Site	% Redeveloped	Acquisition	Design/Plan	Development	Improvement	Improve Partner Site	Total Project Cost	Reinvestment Total	Annual Reinvestment	Low	Medium	High	Maintenace Tier	Maintenance Cost
EXISTING PARK SYSTEM																					
NEIGHBORHOOD PARKS																					
Bloomfield Park	0.23	NP		x				100%		\$ 15,000				\$ 15,000	\$ 57,500	\$ 3,833	\$ 1,150	\$ 1,380	\$ 1,610	Medium	\$ 1,380
Cahill Park	0.73	NP						50%						\$ -	\$ 182,500	\$ 12,167	\$ 3,650	\$ 4,380	\$ 5,110	Medium	\$ 4,380
Chevret-Vaissade Park	1.47	NP				x						\$ 75,000		\$ 75,000	\$ 367,500	\$ 24,500	\$ 7,350	\$ 8,820	\$ 10,290	Medium	\$ 8,820
Ennes Park (See NP-1 for park expansion)	0.47	NP		x	x			25%		\$ 15,000	\$ 41,125			\$ 56,125	\$ 117,500	\$ 7,833	\$ 2,350	\$ 2,820	\$ 3,290	Medium	\$ 2,820
Greenview Park	0.36	NP						100%						\$ -	\$ 90,000	\$ 6,000	\$ 1,800	\$ 2,160	\$ 2,520	Medium	\$ 2,160
Janes Creek Meadows Park	0.82	NP				x						\$ 75,000		\$ 75,000	\$ 205,000	\$ 13,667	\$ 4,100	\$ 4,920	\$ 5,740	Medium	\$ 4,920
Mountain View Park	0.26	NP												\$ -	\$ 65,000	\$ 4,333	\$ 1,300	\$ 1,560	\$ 1,820	Medium	\$ 1,560
Rotary Park	0.28	NP		x	x			100%		\$ 15,000	\$ 98,000			\$ 113,000	\$ 70,000	\$ 4,667	\$ 1,400	\$ 1,680	\$ 1,960	Medium	\$ 1,680
Stewart Park	1.29	NP				x						\$ 75,000		\$ 75,000	\$ 322,500	\$ 21,500	\$ 6,450	\$ 7,740	\$ 9,030	Medium	\$ 7,740
Vinum Park	0.09	NP												\$ -	\$ 22,500	\$ 1,500	\$ 450	\$ 540	\$ 630	Medium	\$ 540
Westwood Manor Park	1.72	NP						100%						\$ -	\$ 430,000	\$ 28,667	\$ 8,600	\$ 10,320	\$ 12,040	Medium	\$ 10,320
Windsong Park	1.74	NP												\$ -	\$ 435,000	\$ 29,000	\$ 8,700	\$ 10,440	\$ 12,180	Medium	\$ 10,440
Subtotal	9.46								\$ -	\$ 45,000	\$ 139,125	\$ 225,000	\$ -	\$ 409,125	\$ 2,365,000	\$ 157,667	\$ 47,300	\$ 56,760	\$ 66,220		\$ 56,760
COMMUNITY PARKS																					
Arcata Community Park	30.35	CP			x			5%			\$ 682,875			\$ 682,875	\$ 3,035,000	\$ 202,333	\$ 212,450	\$ 273,150	\$ 333,850	High	\$ 333,850
Redwood Park	26.21	CP		x	x			50%		\$ 75,000	\$ 5,897,250			\$ 5,972,250	\$ 2,621,000	\$ 174,733	\$ 183,470	\$ 235,890	\$ 288,310	High	\$ 288,310
Subtotal	56.56								\$ -	\$ 75,000	\$ 6,580,125	\$ -	\$ -	\$ 6,655,125	\$ 5,656,000	\$ 377,067	\$ 395,920	\$ 509,040	\$ 622,160		\$ 622,160
SPECIAL USE AREAS																					
Arcata Ball Park	4.15	SU			x			35%			\$ 581,000			\$ 581,000	\$ 622,500	\$ 41,500	\$ 24,900	\$ 29,050	\$ 33,200	High	\$ 33,200
Arcata Plaza	1.01	SU			x			35%			\$ 141,400			\$ 141,400	\$ 151,500	\$ 10,100	\$ 6,060	\$ 7,070	\$ 8,080	High	\$ 8,080
Arcata Skate Park	0.65	SU				x						\$ 250,000		\$ 250,000	\$ 97,500	\$ 6,500	\$ 3,900	\$ 4,550	\$ 5,200	High	\$ 5,200
Bayside Park	4.72	SU		x	x			20%		\$ 50,000	\$ 377,600			\$ 427,600	\$ 708,000	\$ 47,200	\$ 28,320	\$ 33,040	\$ 37,760	Medium	\$ 33,040
Larson Park	2.18	SU			x			50%			\$ 436,000			\$ 436,000	\$ 327,000	\$ 21,800	\$ 13,080	\$ 15,260	\$ 17,440	High	\$ 17,440
Pacific Union Park	4.15	SU												\$ -	\$ 622,500	\$ 41,500	\$ 24,900	\$ 29,050	\$ 33,200	High	\$ 33,200
Subtotal	16.86								\$ -	\$ 50,000	\$ 1,536,000	\$ 250,000	\$ -	\$ 1,836,000	\$ 2,529,000	\$ 168,600	\$ 101,160	\$ 118,020	\$ 134,880		\$ 130,160
LINEAR PARKS/GREENWAYS																					
D Street Linear Park	1.23	LP						75%						\$ -	\$ 123,000	\$ 8,200	\$ 8,610	\$ 9,840	\$ 11,070	High	\$ 11,070
Janes Creek Linear Park	1.04	LP												\$ -	\$ 104,000	\$ 6,933	\$ 7,280	\$ 8,320	\$ 9,360	High	\$ 9,360
Valley West Park (See LP-1 for park expansion)	3.59	LP		x	x			50%		\$ 25,000	\$ 359,000			\$ 384,000	\$ 359,000	\$ 23,933	\$ 25,130	\$ 28,720	\$ 32,310	High	\$ 32,310
Subtotal	5.86								\$ -	\$ 25,000	\$ 359,000	\$ -	\$ -	\$ 384,000	\$ 586,000	\$ 39,067	\$ 41,020	\$ 46,880	\$ 52,740		\$ 52,740
Subtotal Developed Parks	88.74		0	0	0	0	0	0%	\$ -	\$ 195,000	\$ 8,614,250	\$ 475,000	\$ -	\$ 9,284,250	\$ 11,136,000	\$ 742,400	\$ 585,400	\$ 730,700	\$ 876,000	\$ -	\$ 861,820
NATURAL AREAS																					
11th & M Street Wetland	0.45	NA												\$ -	\$ 450	\$ 30	\$ 113	\$ 225	\$ 450	Low	\$ 113
Aldergrove Marsh	23.02	NA												\$ -	\$ 23,020	\$ 1,535	\$ 5,755	\$ 11,510	\$ 23,020	Low	\$ 5,755
Arcata Baylands	570.72	NA		x	x			5%		\$ 25,000	\$ 2,853,600			\$ 2,878,600	\$ 570,720	\$ 38,048	\$ 142,680	\$ 285,360	\$ 570,720	Medium	\$ 285,360
Arcata Forest: Community Park Tract	610.29	NA			x			2%			\$ 1,220,580			\$ 1,220,580	\$ 610,290	\$ 40,686	\$ 152,573	\$ 305,145	\$ 610,290	Low	\$ 152,573
Arcata Forest: Jacoby Creek and Sunny Brae Tract	2,069.70	NA				x		2%				\$ 100,000		\$ 100,000	\$ 2,069,700	\$ 137,980	\$ 517,425	\$ 1,034,850	\$ 2,069,700	Low	\$ 517,425
Arcata Marsh & Wildlife Sanctuary	226.38	NA			x			4%			\$ 905,520			\$ 905,520	\$ 226,380	\$ 15,092	\$ 56,595	\$ 113,190	\$ 226,380	High	\$ 226,380
Butcher Slough/Jolly Giant Creek Restoration Area	11.58	NA												\$ -	\$ 11,580	\$ 772	\$ 2,895	\$ 5,790	\$ 11,580	Low	\$ 2,895
California Avenue Open Space	0.94	NA												\$ -	\$ 940	\$ 63	\$ 235	\$ 470	\$ 940	Low	\$ 235
Janes Creek Open Space	2.55	NA												\$ -	\$ 2,550	\$ 170	\$ 638	\$ 1,275	\$ 2,550	Low	\$ 638
Janes Creek Meadows Open Space	9.74	NA				x						\$ 100,000		\$ 100,000	\$ 9,740	\$ 649	\$ 2,435	\$ 4,870	\$ 9,740	Medium	\$ 4,870
Jolly Giant Creek Open Space	0.07	NA												\$ -	\$ 70	\$ 5	\$ 18	\$ 35	\$ 70	Low	\$ 18
McDaniel Slough	88.40	NA				x						\$ 100,000		\$ 100,000	\$ 88,400	\$ 5,893	\$ 22,100	\$ 44,200	\$ 88,400	Low	\$ 22,100
Sellers Pond Open Space	7.34	NA												\$ -	\$ 7,340	\$ 489	\$ 1,835	\$ 3,670	\$ 7,340	Low	\$ 1,835
Sunny Brae Park	2.93	NA				x						\$ 100,000		\$ 100,000	\$ 2,930	\$ 195	\$ 733	\$ 1,465	\$ 2,930	Medium	\$ 1,465
Woodland Heights Park (See NP-6 for park expansion)	0.94	NA		x	x			100%		\$ 25,000	\$ 94,000			\$ 119,000	\$ 940	\$ 63	\$ 235	\$ 470	\$ 940	High	\$ 940
Zehndner Avenue Open Space	0.35	NA												\$ -	\$ 350	\$ 23	\$ 88	\$ 175	\$ 350	Low	\$ 88
Subtotal	3,625.40								\$ -	\$ 50,000	\$ 5,073,700	\$ 400,000	\$ -	\$ 5,523,700	\$ 3,625,400	\$ 241,693	\$ 906,350	\$ 1,812,700	\$ 3,625,400		\$ 1,222,688
EXISTING PARK SYSTEM TOTAL	3,714.14								0	245,000	13,687,950	875,000	0	14,807,950	14,761,400	984,093	1,491,750	2,543,400	4,501,400		2,084,508

Table D-1: Priority Project Cost Estimates

PARK NAME	TOTAL ACRES	Park Type	Recommended Capital Improvements											Reinvestment		Maintenance Tier											
			Acquisition	Design/Plan	Development	Improvement	Improve Partner Site	% Redeveloped	Acquisition	Design/Plan	Development	Improvement	Improve Partner Site	Total Project Cost	Reinvestment Total	Annual Reinvestment	Low	Medium	High	Maintenace Tier	Maintenance Cost						
PROPOSED PARKS																											
PROPOSED NEIGHBORHOOD PARKS																											
Ennes Park Expansion (NP-1)	4.12	NP		x	x			25%		\$ 15,000	\$ 360,500				\$ 375,500	\$ 1,030,000	\$ 68,667	\$ 20,600	\$ 24,720	\$ 28,840	Medium	\$ 24,720					
North of Samoa (NP-2)	3.00	NP						100%							\$ -	\$ 750,000	\$ 50,000	\$ 15,000	\$ 18,000	\$ 21,000	Medium	\$ 18,000					
South of Samoa (NP-3)	5.00	NP	x					100%	\$ 750,000						\$ 750,000	\$ 1,250,000	\$ 83,333	\$ 25,000	\$ 30,000	\$ 35,000	Medium	\$ 30,000					
Sunny Brae Area (NP-4)	4.00	NP						100%							\$ -	\$ 1,000,000	\$ 66,667	\$ 20,000	\$ 24,000	\$ 28,000	Medium	\$ 24,000					
California Park (NP-5)	1.31	NP						100%							\$ -	\$ 327,500	\$ 21,833	\$ 6,550	\$ 7,860	\$ 9,170	Medium	\$ 7,860					
California Park Expansion (NP-5)	0.69	NP						100%							\$ -	\$ 172,500	\$ 11,500	\$ 3,450	\$ 4,140	\$ 4,830	Medium	\$ 4,140					
Woodland Heights Expansion (NP-6)	1.06	NP						100%							\$ -	\$ 265,000	\$ 17,667	\$ 5,300	\$ 6,360	\$ 7,420	Medium	\$ 6,360					
Subtotal	19.18		0	0	0	0	0	625%	\$ 750,000	\$ 15,000	\$ 360,500	\$ -	\$ -	\$ 1,125,500	\$ 4,795,000	\$ 319,667	\$ 95,900	\$ 115,080	\$ 134,260		\$ 115,080						
PROPOSED SPECIAL USE AREAS															\$ -												
Carlson Park (SU-1)	19.80	SU	x	x	x			100%	\$ 3,960,000	\$ 50,000	\$ 7,920,000				\$ 11,930,000	\$ 2,970,000	\$ 198,000	\$ 118,800	\$ 138,600	\$ 158,400	High	\$ 158,400					
Shay Park (SU-2)	4.66	SU			x			100%			\$ 1,864,000				\$ 1,864,000	\$ 699,000	\$ 46,600	\$ 27,960	\$ 32,620	\$ 37,280	Medium	\$ 32,620					
Subtotal	24.46		0	0	0	0	0	200%	\$ 3,960,000	\$ 50,000	\$ 9,784,000	\$ -	\$ -	\$ 13,794,000	\$ 3,669,000	\$ 244,600	\$ 146,760	\$ 171,220	\$ 195,680		\$ 191,020						
PROPOSED LINEAR PARKS/GREENWAYS															\$ -												
Valley West Expansion (LP-1)	3.00	LP	x	x	x			100%	\$ 450,000	\$ 25,000	\$ 600,000				\$ 1,075,000	\$ 300,000	\$ 20,000	\$ 21,000	\$ 24,000	\$ 27,000	High	\$ 27,000					
Subtotal	3.00		0	0	0	0	0	100%	\$ 450,000	\$ 25,000	\$ 600,000	\$ -	\$ -	\$ 1,075,000	\$ 300,000	\$ 20,000	\$ 21,000	\$ 24,000	\$ 27,000		\$ 27,000						
PROPOSED TRAILS*															\$ -												
Arcata Rail with Trail Corridor (T-1)	10.80	LP		x	x			100%		\$ 25,000	\$ 2,160,000				\$ 2,185,000	\$ 1,080,000	\$ 72,000	\$ 75,600	\$ 86,400	\$ 97,200	High	\$ 97,200					
Annie & Mary Rail Trail (T-2)	3.60	LP						100%							\$ -	\$ 360,000	\$ 24,000	\$ 25,200	\$ 28,800	\$ 32,400	Medium	\$ 28,800					
Aldergrove Open Space/Arcata Community Forest Trail (T-3)	2.40	LP						100%							\$ -	\$ 240,000	\$ 16,000	\$ 16,800	\$ 19,200	\$ 21,600	Medium	\$ 19,200					
Route 255 Rail with Trail (T-4)	4.80	LP						100%							\$ -	\$ 480,000	\$ 32,000	\$ 33,600	\$ 38,400	\$ 43,200	Medium	\$ 38,400					
Trail Opportunity Fund	25.00	LP	x	x	x			100%	\$ 3,750,000	\$ 25,000	\$ 5,000,000				\$ 8,775,000	\$ 2,500,000	\$ 166,667	\$ 175,000	\$ 200,000	\$ 225,000	Medium	\$ 200,000					
Subtotal	46.60		0	0	0	0	0	100%	\$ 3,750,000	\$ 50,000	\$ 7,160,000	\$ -	\$ -	\$ 10,960,000	\$ 2,500,000	\$ 310,667	\$ 326,200	\$ 372,800	\$ 419,400		\$ 383,600						
PROPOSED NATURAL AREAS															\$ -												
Natural Area Opportunity Fund	75.00	NA						100%							\$ -	\$ 75,000	\$ 5,000	\$ 18,750	\$ 37,500	\$ 75,000	Medium	\$ 37,500					
Subtotal	75.00		0	0	0	0	0	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 5,000	\$ 18,750	\$ 37,500	\$ 75,000		\$ 37,500					
PARTNER SITE IMPROVEMENTS															\$ -												
Bloomfield Campus		NP													\$ -	\$ -	\$ -										
Arcata Elementary Campus		NP													\$ -	\$ -	\$ -										
Pacific Union Campus		NP													\$ -	\$ -	\$ -										
Subtotal	0.00		0	0	0	0	0	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -					
NON-CAPITAL PROJECTS AND PLANS															\$ -		\$ -										
ADA Transition Plan				x						\$ 50,000					\$ 50,000		\$ -										
Natural Resource/Open Space Management Plan										\$ 75,000					\$ 75,000		\$ -										
Maintenance Management Plan				x						\$ 100,000					\$ 100,000		\$ -										
Subtotal	0.00		0	0	0	0	0	0%	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -					
PROPOSED PARK SYSTEM TOTAL									\$ 8,910,000	\$ 365,000	\$ 17,904,500	\$ -	\$ -	\$ 27,179,500	\$ 11,339,000	\$ 899,933	\$ 608,610	\$ 720,600	\$ 851,340		\$ 754,200						
EXISTING AND PROPOSED PARKS									3,882.38						8,910,000	610,000	31,592,450	875,000	0	41,987,450	11,339,000	1,884,027	2,100,360	3,264,000	5,352,740		2,838,700

Note: The total for the existing park system does not include undeveloped parks. California Park, Carlson Park, Shay Park, and the Ennes Park Expansion Area are noted with proposed parks.

\* Proposed trail acreage is an estimate based on 2009 anticipated routes, which have been further updated in 2010. Acreage assumes a 20-foot corridor, but may vary depending on final routes for proposed trails upon development.



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## Appendix E: Potential Sources of Funding



## POTENTIAL SOURCES OF FUNDING

There are a number of possible funding sources for programs, non-capital projects, parks and facilities acquisition, development, and maintenance. This appendix provides an overview of potential funding sources for park and recreation projects. Most sources are limited in scope and can only be used to fund specific types of projects. Because of these limitations, the City of Arcata will have to carefully consider all funding options to determine the best strategy for implementing system improvements, especially those that increase the need for maintenance or operations funding.



- General Fund:** The primary source for both operating and capital funding in Arcata comes primarily from the City's General Fund. The General Fund is the pool of unrestricted tax dollars that a City uses to pay for most of the services it provides. General funds are allocated out in the budgeting process and dollars for park operations must compete with other city needs for limited resources.
- Quimby Act:** A city may require the dedication of land or payment of fees in lieu thereof (or a combination of both) when residential land is subdivided. Dedicated land or fees charged under the Quimby Act are calculated based on a State standard not exceeding 3 acres per 1,000 population, unless the amount of existing parkland exceeds that limit up to a maximum of 5 acres/1,000 population. This ratio is based on the amount of developed park acreage (such as neighborhood and community parks) in relation to the city's population as *shown in the most recent available federal census*.

The land and/or fees are to be used for developing new parks or rehabilitating existing developed parks or recreational facilities to serve the subdivided areas. These fees cannot be used for maintenance and operations. Any fees collected shall be committed within five years after payment or the issuance of building permits on one-half of the lots created, whichever occurs later.

- Parkland In-Lieu Fees:** Parkland-In-Lieu fees are collected from subdividers for the purpose of acquiring necessary land, developing new parks, or rehabilitating existing parks and recreational facilities reasonably related to serving the subdivision. These fees are authorized through the Quimby Act (see above).
- Parking In-Lieu Fees:** This fee is collected from developers in lieu of providing off-street parking and is set aside for future construction of off-street parking.
- Park and Recreation Impact Fees:** Impact fees are paid by developers for the impact of their residential project on the existing park system. The money received

can be used for the acquisition and development of parks, open space, trails and other recreational facilities. Under AB1600, fees can be charged for all types of residential development, and in some cases, non-residential development. The fee is applied at the time of acquiring the building permit. Park Impact Mitigation Fees must be based on the current level of service to ensure that new development does not pay for any existing deficiencies in park development. AB1600 requires certain procedures for calculating and administering the fee.

- **Residential Construction Tax:** A tax of 1% of the value of multi-family structures is levied as a residential construction tax for acquisition, improvement, expansion and maintenance of City parks.
- **Special Assessment District:** The City administers two active districts to fund development and maintenance of open spaces dedicated with subdivision development: Windsong Landscaping and Janes Creek Meadows. Properties within these districts are assessed amounts as an addition to their property tax bills.
- **Mello-Roos Community Facility District:** The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (a “CFD”) to finance public improvements and services. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. Formation of a CFD requires a two thirds vote of residents living within the proposed boundaries. If there are fewer than 12 residents then the vote is instead conducted of current landowners. The assessment cannot be based on property value; instead it is based on the size of the property or square footage of structures. By law, the CFD is also entitled to recover expenses needed to form the CFD and administer the annual special taxes and bonded debt. The special assessment continues until bonds are paid off and then is typically reduced to a level to maintain the investments.
- **Landscaping and Lighting Act:** This funding mechanism permits a public agency to assess housing units or land parcels for a variety of city services. The assessment revenues can be used for parkland acquisition, development and/or maintenance. The agency can choose to use the revenue generated on a pay as you go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment. Establishment of a district or revision to an existing assessment district requires a simple majority vote of property owners. Because establishing a landscape and lighting district requires only a simple majority vote of property owners, it has become a popular option to general obligation bonds.
- **Community Development Block Grant (CDBG) Funds:** Grants from the Federal Department of Housing and Urban Development (HUD) are available for a wide variety of projects. These funds are mainly used for projects and programs in the lower income areas of a community.

- **General Obligation Bond:** These are voter-approved bonds with the assessment placed on real property. The money can only be used for capital improvements and not maintenance. This property tax is levied for a specified period of time (usually 15-20 years). Passage requires a two-thirds majority approval by the voters. Major disadvantages of this funding option are the high approval requirement and the interest costs.
- **Revenue Bonds:** These bonds are sold to finance revenue generating facilities, such as community centers, performing arts centers and in some cases sports complexes. The interest and capital are paid from the revenue produced from the operation of such a facility. Typically the City will have to guarantee the repayment, meaning that if revenue does not cover the necessary payments the City will be required to pay in some other way.
- **Forest Revenue Timber Sales:** The City of Arcata receives funding for timber harvested from the Arcata Community Forest and the Jacoby Creek Community Forest. Funds can be used for capital projects.
- **Rents and Fees:** The City of Arcata owns a variety of public buildings, sports fields, and facilities that generate revenue from rents and user fees. Examples include fees generated from the Recreation Department's gymnastics, youth basketball, and preschool program. In addition, non residents are charged an additional 15% surcharge of the program fee. The Parks and Recreation Department also publishes a quarterly newsletter that generates revenue from classified ads and advertisements. Revenue can be used for operations and maintenance.
- **Donations:** The donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. Such service agencies as Lions and Rotary often fund small projects such as playground improvements.
- **Exchange or Sale of Property:** If the City has an excess piece of property with some development value it could be traded for a private piece of property more suitable for park use.
- **Infrastructure Projects:** As a key part of a City's green infrastructure, park and open space projects can often be vital parts of other infrastructure projects or funded using sources originally designed for transportation, stormwater, flood protection and other engineered infrastructure projects.
- **Joint Public/Private Partnership:** This concept has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.

- **City Redevelopment Funds:** Redevelopment projects often capitalize on the benefits of a new park or recreation facility to catalyze a revitalization project. Redevelopment funds, often Tax Increment Financing (TIF) dollars, should be considered for projects within existing or proposed redevelopment areas.
- **Government Grant Programs:** There are a number of government grant programs for park and recreation projects. Key programs are:
  - **Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU):** Originally called The *Intermodal Surface Transportation Efficiency Act* (ISTEA) and modified in 1998 to become the Transportation Efficiency Act for the 21st Century (TEA-21), this legislation was reauthorized through 2005. The latest iteration is authorized through 2009. Under this legislation, federal funding is passed through the states to a wide variety of transportation-related projects. Over the years, California has received considerable revenue for trail related projects from TEA funds. In terms of recreation, the program primarily funds landscape and amenity improvements related to trail and transportation projects. The money can be used for both maintenance and capital construction, and is focused primarily on regional systems. SAFTEA-LU includes a pilot program for Safe Routes to School that aims to encourage and enable primary and secondary school children to walk and bicycle to school.
  - **Land and Water Conservation Funds:** This grant program is funded by the National Park Service and administered by California State Parks. In the past this was one of the major sources of grant money for local agencies. In the 1990s, funding at the federal level was severely cut and has never been funded to the level it once had. The funds can be used for acquisition and development of outdoor facilities and requires a 50% match.
  - **Urban Forestry Grants:** There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.
  - **US Fish and Wildlife Service (USFW):** USFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
  - **California Department of Fish and Wildlife (CDFW):** CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
  - **State Bicycle Funds:** This is revenue from state gas taxes that is distributed to California cities for the development of bicycle lanes. This can be a good funding source for developing bicycle lanes and off street bicycle trails.

- **Recreation Trails Program:** This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include 1) maintenance and restoration of existing trails, 2) development and rehabilitation of trailhead facilities, 3) construction of new recreation trails, and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.
- **Statewide Park Programs (Proposition 12, 40, and 84):** In recent years, California has passed two statewide bond measures for funding parks and open space projects. In addition voters have approved a \$368 million grant program as part of the Sustainable Communities and Climate Change Reduction. Proposition 12 and 40 per capita money has been allocated and the guidelines for the Proposition 84 program are currently in review. This program will fund project that result in a new recreation opportunity. Therefore property acquisition must be accompanied by development.
- **Other State Funds:** The State of California maintains a comprehensive list of grant programs available for park projects, located at <http://www.parks.ca.gov> under park and recreation technical services.
- **Private Grants and Foundations:** Grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.