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## ARD considers park for Baltimore Ravine project

Board looking at possible impacts of the development

By Jenna Nielsen, Journal Staff Writer

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Auburn Recreation District directors would like to see some sort of park facilities within the proposed Baltimore Ravine project.

Directors discussed what they would like to see the project include and what impacts they feel the development could have on the district during a workshop Thursday night.

The proposed development, in the early planning stages, could add more than 1,000 new homes, several condominiums, office space, senior living and retail shopping roughly two miles from Auburn's Downtown district.

Directors also said they would like to use additional facility impact fees generated from the development to make improvements and upgrades to existing facilities.

"Recreation Park is already past max capacity," Chairman Scott Holbrook said. "I think we should definitely have some sort of park within the development to offset that overflow."

The proposal for the project, submitted by Roseville developer Stephen Des Jardins and loosely named Baltimore Ravine, would include the development of approximately 294 acres bounded by the Union Pacific Railroad track to the south, Auburn Folsom Road to the east and the Interstate 80 to the north and northwest.

The project's entrances would be Hermal Drive off Auburn Folsom Road and Werner Road near Interstate 80. Perry Ranch Road will not be used as an access point.

The project site borders ARD property.

Kate Kirsh, vice president of the Rocklin-based Foothills Associates environmental consulting and planning firm, presented various options to the board Thursday in terms of how they could approach mitigations for the project.

"You basically need to look at what level of services you want to offer," Kirsh said. "And you need to decide how you want to proceed — what impact fee do you need to support these levels?"

Kirsh suggested the board consider initiating a nexus study, to determine what an appropriate impact fee would be.

The impact fee would be based on the number of residents per dwelling unit within the project.

Exact density levels for the project have not been determined, but rough estimates suggest the project could see anywhere from 2,002 to 2,779 new residents.

Directors also discussed the need to communicate with city and county officials on the project.

Director Jimmy Carroll said he is eager to work with the other jurisdictions.

"I look forward to working with the city," he said. "A few years ago, with Project Auburn, they extended the olive branch to us. And I think this is an unprecedented time for unity in this town."

ARD staff is expected to put the information discussed Thursday into a report for board approval.

The item could come to the board later this month or in May.

The Journal's Jenna Nielsen can be reached at jennan@goldcountrymedia.com or comment on this story at auburnjournal.com.

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