

CHAPTER 2

PARKS & FACILITIES ASSESSMENTS



EVALUATION CRITERIA

The quality of each asset within the overall Department is an important factor when evaluating the current level of service provided. Parks that are not properly maintained, outdated, and/or do not provide a certain quality of experience to the user will not attract park visitors. By examining how each park compares to one another, department staff can evaluate current maintenance practices, prioritize park improvement projects, and identify gaps in coverage across the entire City system.



METHODOLOGY

For each asset, a grading standard has been assigned to the observed amenities within it. These scores are qualitative in nature and are determined based on the observations of the personnel conducting the field inventory. These categories were evaluated based on the individual asset's condition as opposed to the overall system during the inventory. If the condition of the existing amenity and/or facility was well below that of similar equipment in other parks, it was noted as such in the matrix. Number values then were used to provide a numerical score for the park based on the number of opportunities and quality of opportunities offered.

The quality of each asset was assessed as a part of the on-site review and inventory. The following factors were the primary categories reviewed during the inventory phase:

- ▲ Asset Age
- ▲ Asset Size
- ▲ Asset Condition
- ▲ Asset Connectivity (Vehicular, Non-Vehicular and Contextual)

The Following Scoring System Was Used

GRADING STANDARD F/PRIORITY 1 *Currently Critical*

Conditions in this category require immediate action by the end of the current fiscal year to:

- ▲ Correct a safety hazard
- ▲ Stop accelerated deterioration
- ▲ Return a facility/system to operational status

GRADING STANDARD D/PRIORITY 2 *Potentially Critical*

Conditions in this category, if not corrected expeditiously, will become critical soon. Situations within this category include:

- ▲ Correct a safety hazard
- ▲ Stop accelerated deterioration
- ▲ Return a facility/system to operational status

GRADING STANDARD C/PRIORITY 3 *Necessary, but Not Yet Critical*

Conditions in this category require appropriate attention to preclude predictable deterioration and associated damage or higher costs if deferred further.

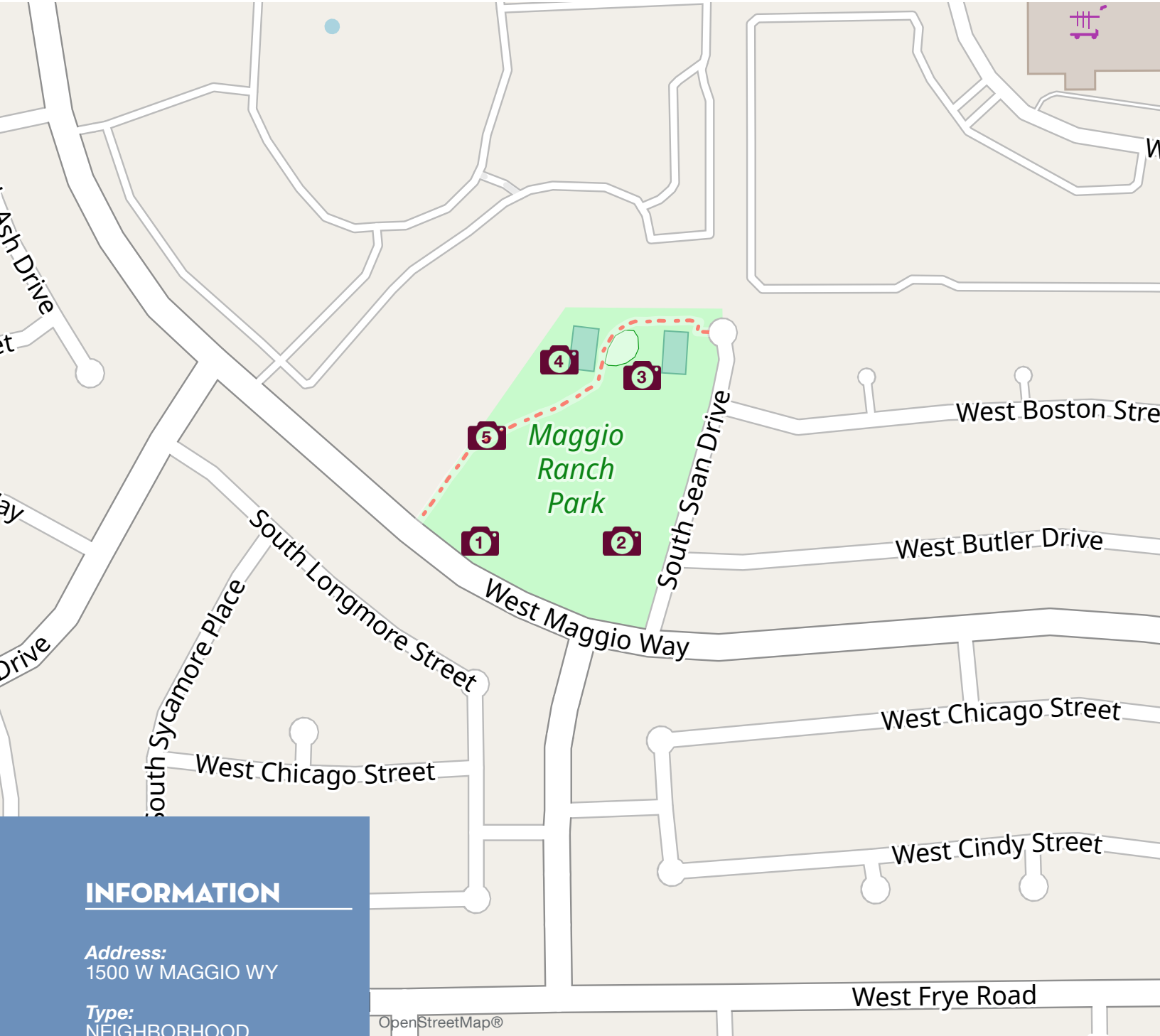
GRADING STANDARD B/PRIORITY 4 *Recommended*

Conditions in this category include items that represent a sensible improvement to existing conditions, include finishes that have deteriorated and are required to maintain the required aesthetic standards. These are not required for the most basic functioning of the facility.

GRADING STANDARD A/PRIORITY 5 *Early in Lifecycle*

Conditions in this category function properly and are early enough in their lifecycle that improvements are not currently needed.

MAGGIO RANCH PARK



INFORMATION

Address:
1500 W MAGGIO WY

Type:
NEIGHBORHOOD

Size:
5.28 TOTAL ACRES

Year Constructed:
1994

Planning Area:
NORTH

DESCRIPTION:

Maggio Ranch is a 5-acre neighborhood park. The park was constructed in 1994 and is located in the City's north planning area. The park serves the Maggio Ranch subdivision. Key park amenities include basketball and volleyball courts, open turf areas, and playgrounds.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	2	Consider resurfacing
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	4	3	Visible chipping of paint/coating from use
DOG BAG STATION	5	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	5.28	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Dated high pressure sodium lighting fixtures throughout park
OPEN TURF AREA (AC)	3.2	3	Inconsistent turf quality; possible irrigation issues
PICNIC TABLE	5	2	Worn, rusting, uneven surfaces
PLAYGROUND (SHADED)	2	3	Two of the same 2-5 structures; no 5-12 structures
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.13	3	Tree roots encroaching on sidewalks
TRASH RECEPTACLE	18	3	Signs of use, fading, chipping, etc.
VOLLEYBALL COURT (SAND)	1	2	Needs additional sand, no net, tree debris





Overall Drainage

The park provides offsite storm drain outfall for Maggio Way and Sean Drive via storm drain outlet pipes in the north east corner of the park. The outlets utilize riprap in the decomposed granite areas. The turf area in the northeast corner is depressed from the central turf area creating a drainage basin.



South Turf Area

The south turf area is in fair condition with some hard compaction areas throughout. Some of the steeper bank slopes along Maggio Way are worn and new curb and decomposed granite on steeper slopes is recommended. An aeration and soil agronomy test to evaluate soil condition is also recommended.

North Turf Area

The north turf area is in a worn condition. Several established and mature shade trees make it difficult for turf to grow in the playground area. It is recommended that staff look into reducing turf in shaded areas.



Sand Volleyball Court

The sand volleyball court is in poor condition (net has been removed due to COVID-19). The court has high-pressure sodium lighting. LED fixture replacement for the sand volleyball court is recommended.

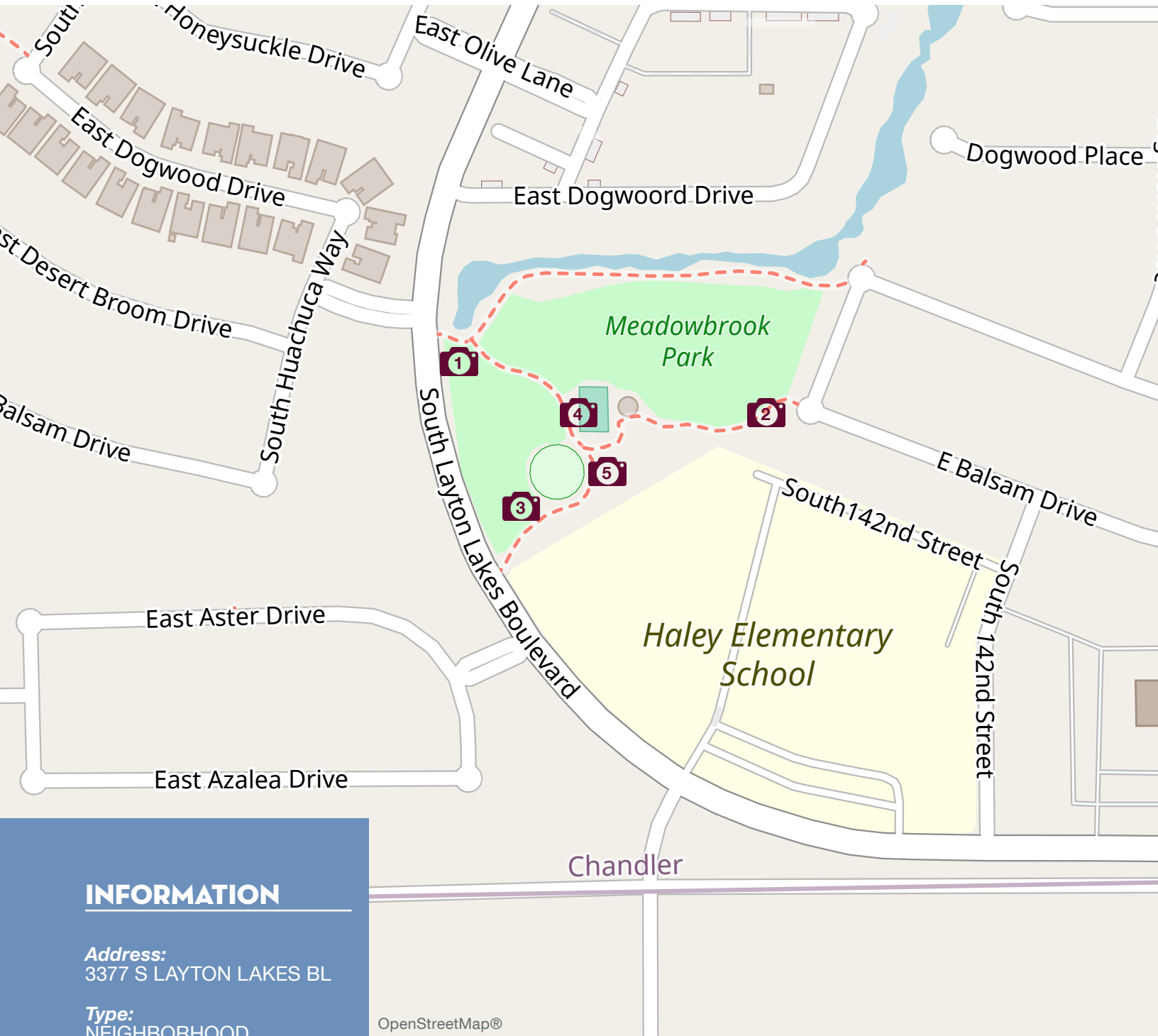


Site Lighting

The pedestrian lights are high-pressure sodium fixtures.



MEADOWBROOK PARK



OpenStreetMap®

INFORMATION

Address:
3377 S LAYTON LAKES BL

Type:
NEIGHBORHOOD

Size:
7.09 TOTAL ACRES

Year Constructed:
2018

Planning Area:
SOUTHEAST

DESCRIPTION:

Meadowbrook Park is a seven-acre neighborhood park. The park was constructed in 2018 and is located in the City's southeast planning area. The park serves the Layton Lakes subdivision and is adjacent to Haley Elementary School. Key amenities include basketball and volleyball courts, fitness stations, horseshoe pit, open turf areas and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Newer condition
BBQ PIT/ GRILL	1	3	General signs of use/wear
BEAN BAG TOSS (CORNHOLE)	1	4	Good condition; minor chipping from use
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	3	4	Newer condition
DRINKING FOUNTAIN	1	4	Good condition
FITNESS STATION	10	4	Newer condition
HORSESHOE PIT	1	3	Wear due to use; surfacing displaced
IRRIGATION SYSTEM (AC)	7.09	4	Visual assessment only
LAKE / POND	0.71	4	Water feature adjacent to park, stream
LIGHTING (SITE, SPORTS, PED, ETC)	27	4	Newer condition
OPEN TURF AREA (AC)	4.6	4	General good condition; minor brown/low spots
PICNIC TABLE	10	4	Good condition
PLAYGROUND (SHADED)	1	5	Newer condition
RAMADA	1	4	Newer condition
SIGNAGE (PARK ENTRY)	2	4	Newer condition
SIGNAGE (REGULATORY)	3	4	Slight wear and fading
TRAIL - NON PAVED (MI)	0.43	3	Minor low spots from use
TRAIL - PAVED (MI)	0.59	4	Good condition
TRASH RECEPTACLE	8	4	Good condition
VOLLEYBALL COURT (SAND)	1	4	Good condition; surface disruption from use





Turf Areas

The turf is in excellent condition with strong growth. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.



Overall Drainage

The park has three turf areas on the northwest, southeast, and the middle area around the playground which make up the park. The park does not receive offsite storm water runoff from the adjacent street frontage. The site self retains onsite drainage to the surrounding turf areas.

Playground

The synthetic turf surfacing is in average condition. The header curbs and sidewalk areas are in new condition and the equipment is also in new condition.



Courts

The sand volleyball and basketball courts are in new condition. The courts have LED light fixtures.



Sidewalk and Concrete Plaza Areas

The concrete sidewalk is in good condition.



MOUNTAIN VIEW PARK



INFORMATION

Address:
575 S TWELVE OAKS BL

Type:
NEIGHBORHOOD

Size:
18.07 TOTAL ACRES

Year Constructed:
1989

Planning Area:
WEST

Santan Freeway ←

Santan Freeway →

OpenStreetMap®

DESCRIPTION:

Mountain View Park is an 18-acre neighborhood park. The park was constructed in 1989 and is located in the City's west planning area. The park serves the Twelve Oaks subdivision and is adjacent to the Kyrene del Pueblo Middle School. Key park amenities include basketball and volleyball courts, open turf areas, playground, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Consider restriping; previous vandalism; minor cracking
BBQ PIT/ GRILL	6	3	Normal signs of use; consider deep clean
BENCH	13	3	Visible chipping of paint/coating from use
BIKE RACK/ LOOP	1	3	Good condition, no visible signs of chipping/ rust
DOG BAG STATION	4	3	Fading and wear due to age and exposure
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	18.07	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	32	3	Average condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	10.5	2	Inconsistent turf quality; empty patches
PICNIC TABLE	6	2	Poor condition
PLAYGROUND (SHADED)	1	3	Some play equipment showing sun damage; refresh wood chips; consider ADA access improvements
RAMADA	1	3	Dated; decent condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	4	3	Good condition
TRAIL - PAVED (MI)	1.06	3	Tree roots encroaching on sidewalks
TRASH RECEPTACLE	21	2	Signs of use, fading, chipping, etc.
VOLLEYBALL COURT (SAND)	1	3	Good condition; post and net show aging





Overall Drainage

The park has four large turf areas. The southern basin has a headwall in decomposed granite, while the northern area has a headwall in the turf area. The northern turf basin does not appear to receive offsite flows and serves as overflow for the southern turf basin. It is recommended that the offsite volume, which outfalls into the southern turf basin, be evaluated as it does not appear to need to utilize the northern basin to equalize the storage volume.



Concrete Header Curb

There are several areas within the perimeter of the turf basins where the concrete header curb is broken or displaced. Header replacement is recommended to provide separation from turf and decomposed granite.

Turf

The overall turf is in below-average condition with several worn areas throughout all the basins, including sideslopes. The condition is due to lack of irrigation maintenance not activity. The turf has silty, crusty film from incoming offsite drainage in the southern turf area. The ground appears to be very compacted. An aeration and soil agronomy test is recommended to evaluate soil condition.



Basketball Court

The concrete post-tension court appears to be one of the older courts in the system but is in good condition. The existing court lighting is high-pressure sodium. LED fixture replacement is recommended.

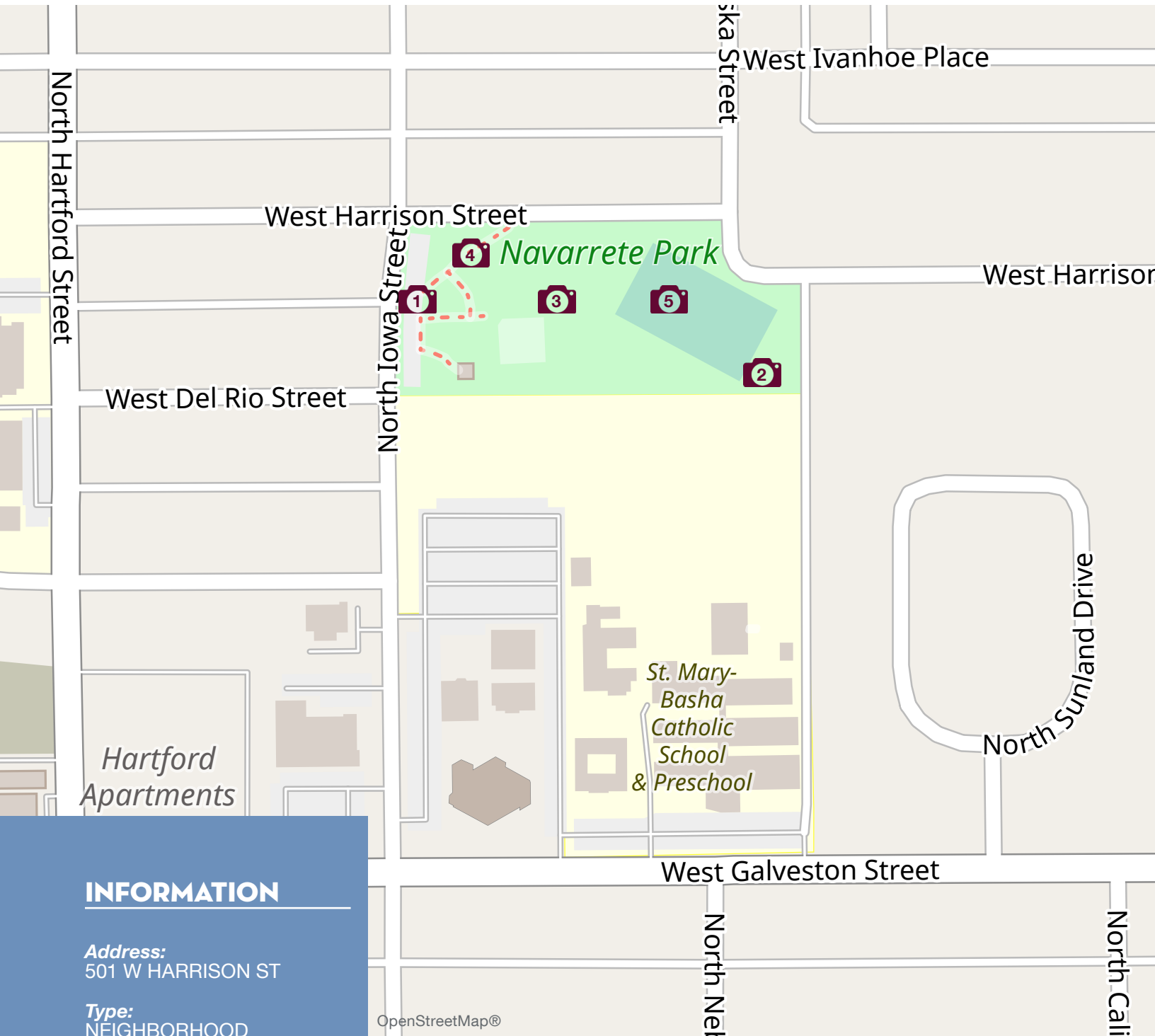


Site Lighting

The park lighting (pathway, basketball court, and volleyball courts) have high-pressure sodium light fixtures. LED fixture replacement is recommended.



NAVARRETE PARK



INFORMATION

Address:
501 W HARRISON ST

Type:
NEIGHBORHOOD

Size:
4.37 TOTAL ACRES

Year Constructed:
1969

Planning Area:
NORTH

DESCRIPTION:

Navarrete Park is a four-acre neighborhood park. The park was constructed in 1969 and is located in the City's north planning area. The park is adjacent to the St. Mary Basha Catholic School and serves the Hartford Estates subdivision. Key park amenities include open turf areas, playground, shade ramada, and a restroom building.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	5	3	Normal signs of use; consider deep clean
BENCH	2	3	Visible chipping of paint/coating from use
DOG BAG STATION	2	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	4.37	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	29	3	Dated lighting fixtures throughout park
OPEN TURF AREA (AC)	2.5	2	Inconsistent turf conditions
PARKING LOT (SPACES)	25	3	Fair to poor condition; consider repaving
PICNIC TABLE	8	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	2	Equipment worn; needs additional wood chips; consider alternate play surface
RAMADA	1	2	Aging but well-maintained
RESTROOM BUILDING	1	4	Good condition
SIGNAGE (PARK ENTRY)	2	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.11	3	Good condition
TRASH RECEPTACLE	14	3	Signs of use, fading, chipping, etc.





Parking Area

The existing parking lot was crack sealed and seal coated recently. The parking area needs to be replaced as the asphalt-concrete pavement has reached its life expectancy.



Irrigation

The park is watered with flood irrigation.

Turf Area

The turf area is in fair condition but the berm separating the two irrigation flood valves is worn.



Site Lighting

The park lighting has a mixture of pedestrian lighting and actual street light poles. The site park lighting is high-pressure sodium. LED fixture replacement for the pathway lighting is recommended.

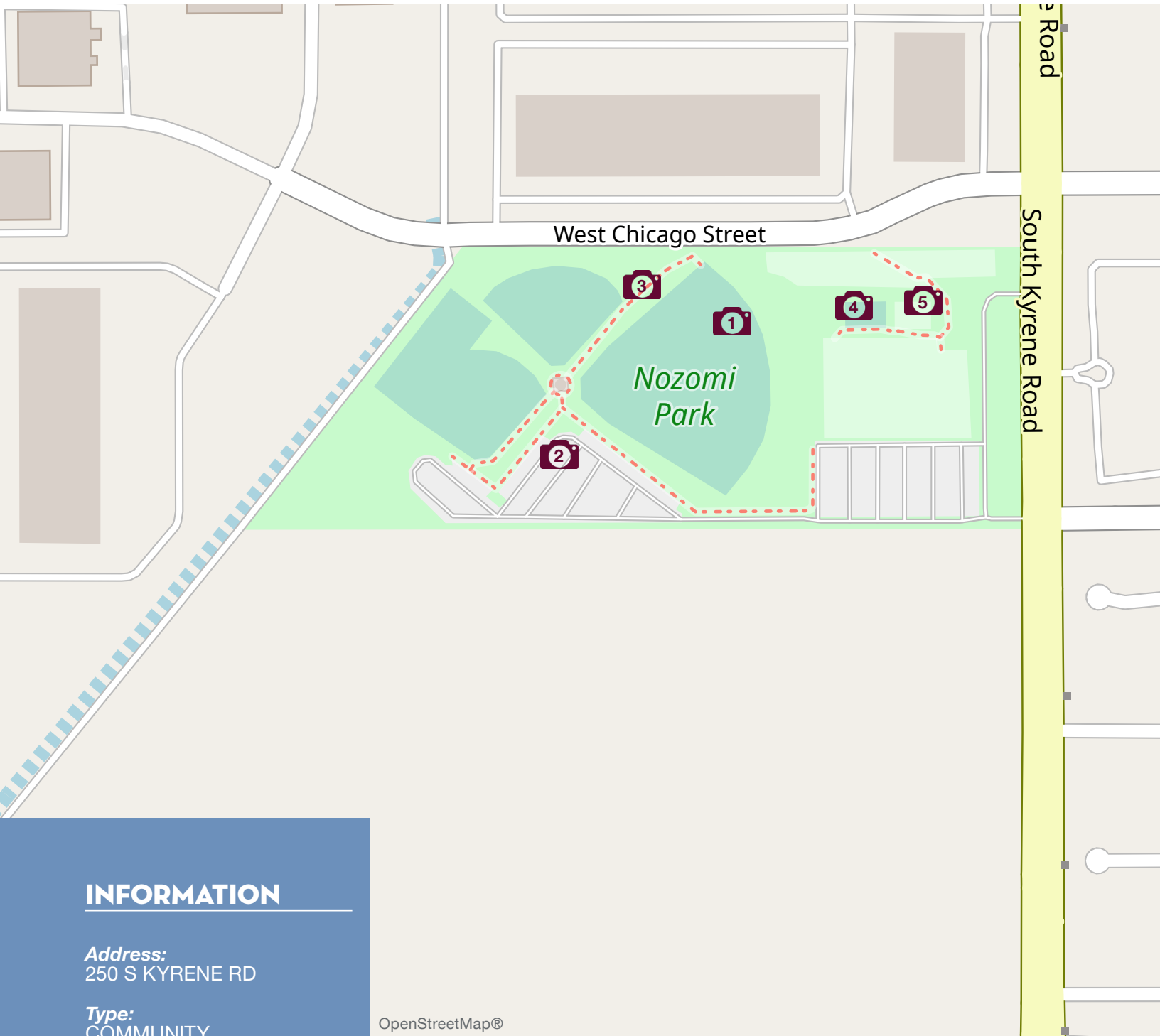


Overall Drainage

The park does not receive any offsite drainage. The park self retains onsite drainage in the large turf area.



NOZOMI PARK



INFORMATION

Address:
250 S KYRENE RD

Type:
COMMUNITY

Size:
21.36 TOTAL ACRES

Year Constructed:
2004

Planning Area:
WEST

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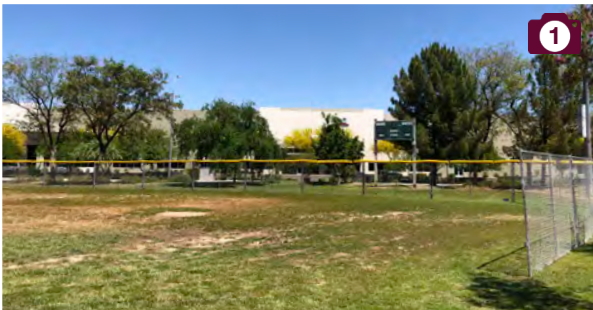
DESCRIPTION:

Nozomi Park is a 21-acre community park. The park was constructed in 2004 and is located in the City's west planning area. The property is leased from the Tempe Union School District. Key park amenities include aquatic center, baseball and multi-use fields, dog park, open turf areas, playground, volleyball court, and shade ramadas.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASEBALL FIELD (LIGHTED)	3	2	Poor condition; some turf issues; potential irrigation issue on field three
BBQ PIT/ GRILL	3	3	Normal signs of use; consider deep clean
BENCH	19	3	Vary considerably; consider permanent benches
BIKE RACK/ LOOP	3	3	Fading due to exposure and age
BLEACHERS	7	3	Visible chipping of paint/coating from use
DOG BAG STATION	8	3	Minor signs of water damage/staining
DOG PARK	1	3	Moderate condition; patchy turf; nice amenities
DRINKING FOUNTAIN	6	3	Minor signs of water damage/staining
FLAG POLE	2	3	Showing signs of age and weathering
IRRIGATION SYSTEM (AC)	21.36	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	59	3	Poles and LED fixtures show signs of age and weathering
MULTIUSE FIELD (LIGHTED)	1	3	Fair condition; some turf issues; potential irrigation issue
OPEN TURF AREA (AC)	1.7	2	Some turf issues; potential irrigation issue
PARKING LOT (SPACES)	346	3	Consider resealing parking lots; provide ADA improvements
PICNIC TABLE	9	3	Average condition; styles vary
PLAYGROUND (SHADED)	1	3	Fair condition; some turf issues; consider adding wood chips
RAMADA	3	3	Good condition; well maintained
RESTROOM BUILDING	2	3	Good condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition; minor signs of fading beginning
TRAIL - NON PAVED (MI)	1.51	3	Minor low spots from use
TRAIL - PAVED (MI)	0.55	3	Minor signs of cracking and settling
TRASH RECEPTACLE	43	2	Styles vary; many temporary receptacles
VOLLEYBALL COURT (SAND)	1	3	Net, posts, and sand in good condition



Turf Fields

Baseball field turf areas are in poor condition with several worn areas and very compacted ground. The condition is due to lack of irrigation maintenance not activity. An aeration and soil agronomy test to evaluate soil conditioning is recommended.



West Parking Area

The parking area is in good condition and has positive drainage to the west. A crack seal and seal coat of all surface cracks every three years is recommended. The existing pavement and subbase can age another 10 years with recommended crack seal/seal coat due to positive drainage conveyance.

Overall Drainage

The park is not utilized for offsite drainage conveyance. Any onsite drainage is self-contained within the turf areas.



Site Lighting

The pathway and playground lighting is LED fixture on stone poles.



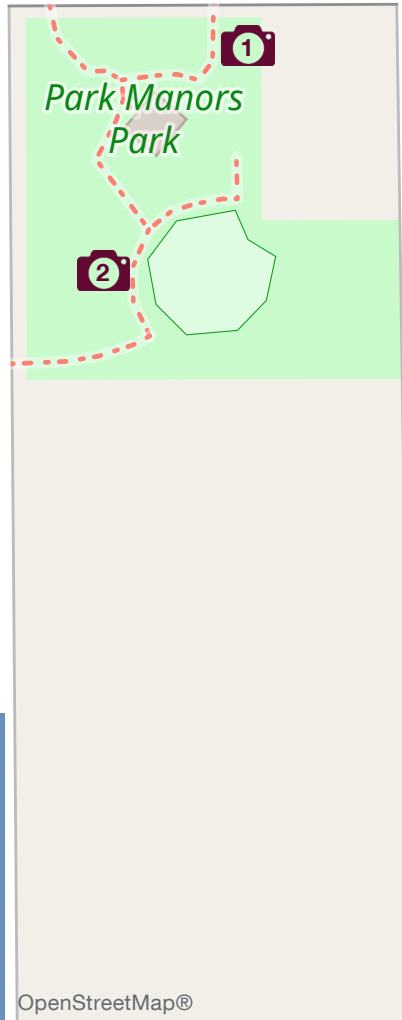
Sand Volleyball Court

The sand volleyball court is in good condition. The court has high-pressure sodium lighting. LED fixture replacement for the sand volleyball court is recommended.



PARK MANORS PARK

e Street



Chandler High School

INFORMATION

Address:
395 W ERIE ST

Type:
NEIGHBORHOOD

Size:
0.29 TOTAL ACRES

Year Constructed:
1999

Planning Area:
NORTH

DESCRIPTION:

Park Manors Park is a ¼ acre neighborhood park. The park was constructed in 1999 and is located the City's north planning area. The park serves the Parks Manors subdivision and is adjacent to Chandler High School and the Chandler Center for the Arts. Key park amenities include open turf areas and a playground.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Fair Condition
BENCH	3	3	Fair Condition
DRINKING FOUNTAIN	1	3	Fair Condition
IRRIGATION SYSTEM (AC)	0.29	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	4	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	0.2	4	Good condition, few dry patches
PICNIC TABLE	2	3	Fair Condition
PLAYGROUND (SHADED)	1	3	Equipment is showing wear; shade in fair condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	1	3	Good condition
TRAIL - PAVED (MI)	0.05	3	Minor signs of cracking and settling
TRASH RECEPTACLE	2	3	Fair Condition



Turf Area

The turf area is in good condition with some minor worn areas. Some hard compaction areas throughout turf areas are visible. An aeration and soil agronomy test to evaluate soil condition is recommended.

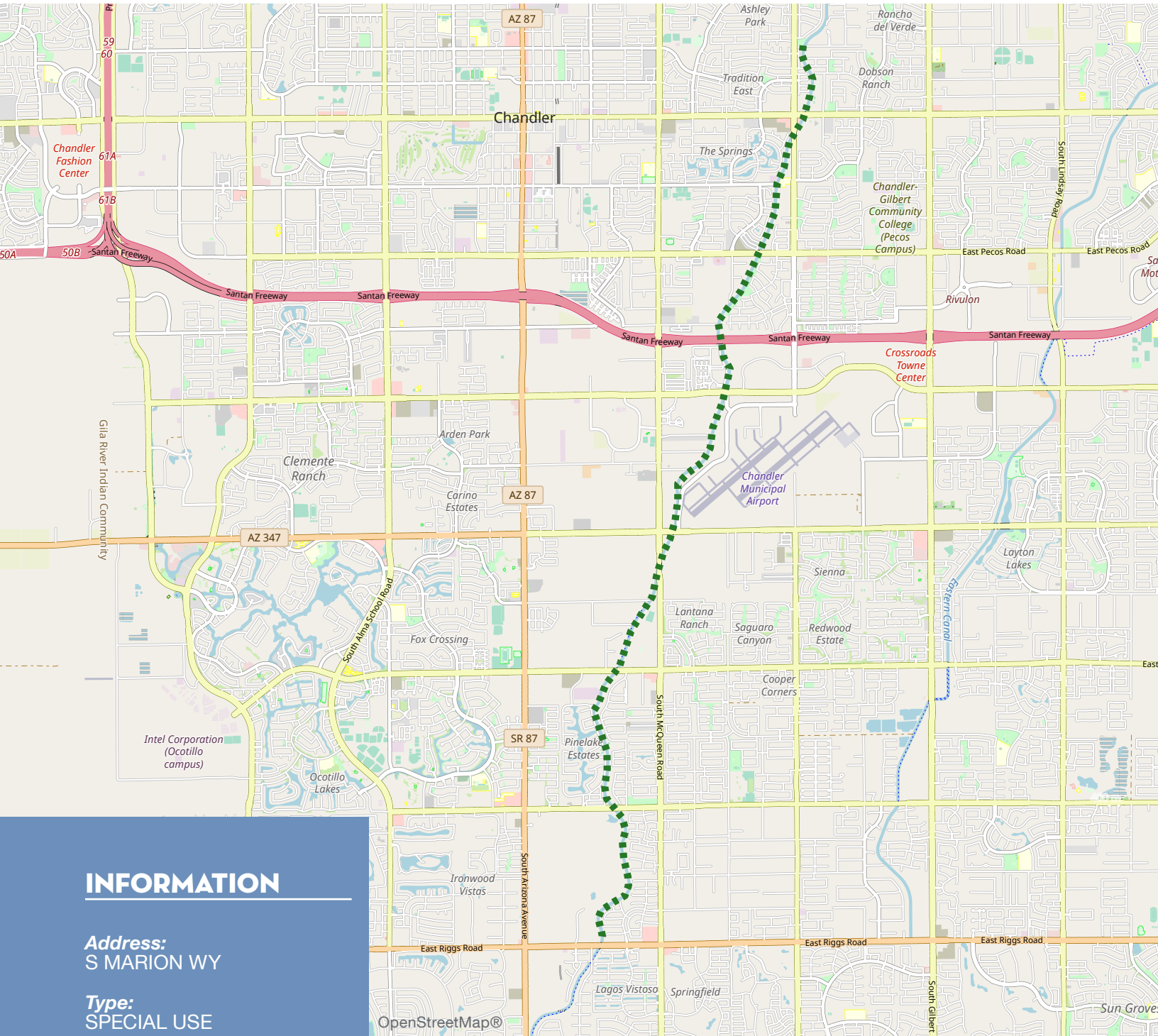


Sidewalk

The concrete sidewalk is in good condition. Some minor heaving on a few panels is present.



PASEO TRAIL



INFORMATION

Address:
S MARION WY

Type:
SPECIAL USE

Size:
80.55 TOTAL ACRES
(7.25 MILES)

Year Constructed:
2009

Planning Area:
NORTH/ SOUTHEAST

DESCRIPTION:

The Paseo Trail is an 80-acre special-use park and is approximately 7.25 miles long. The trail was constructed in 2009 and is located within the City's north and southeast planning areas. The trail includes the Paseo Crossing and Canyon Oaks Greenbelts. Key park amenities include enhanced landscaping, benches, walking paths, and a shade ramada.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	28	2	Obvious signs of age, wear, rust, and discoloration
DOG BAG STATION	6	2	Fading and discoloration due to age and weathering
IRRIGATION SYSTEM (AC)	80.55	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	366	3	Varies: Some poles and fixtures dated and weathering, others in better condition
PICNIC TABLE	1	3	Signs of use and age
RAMADA	1	3	Minor signs of fading and chipping/dents
SIGNAGE (PARK ENTRY)	1	3	Signs of age and weathering
SIGNAGE (REGULATORY)	25	2	Obvious signs of discoloration, weathering, and age
TRAIL - NON PAVED (MI)	0.3	3	Includes equestrian; lack of clear demarcation; low spots
TRAIL - PAVED (MI)	6.6	4	Average condition; signs of chipping and settling
TRASH RECEPTACLE	30	2	Age, wear, minor rust, and discoloration

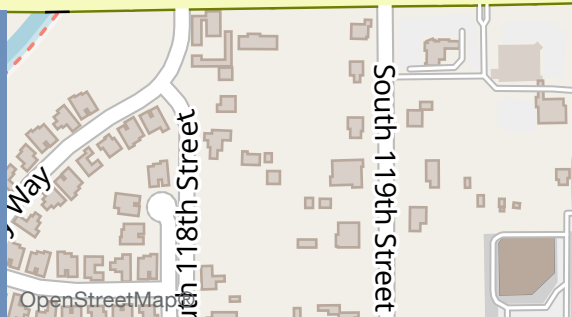
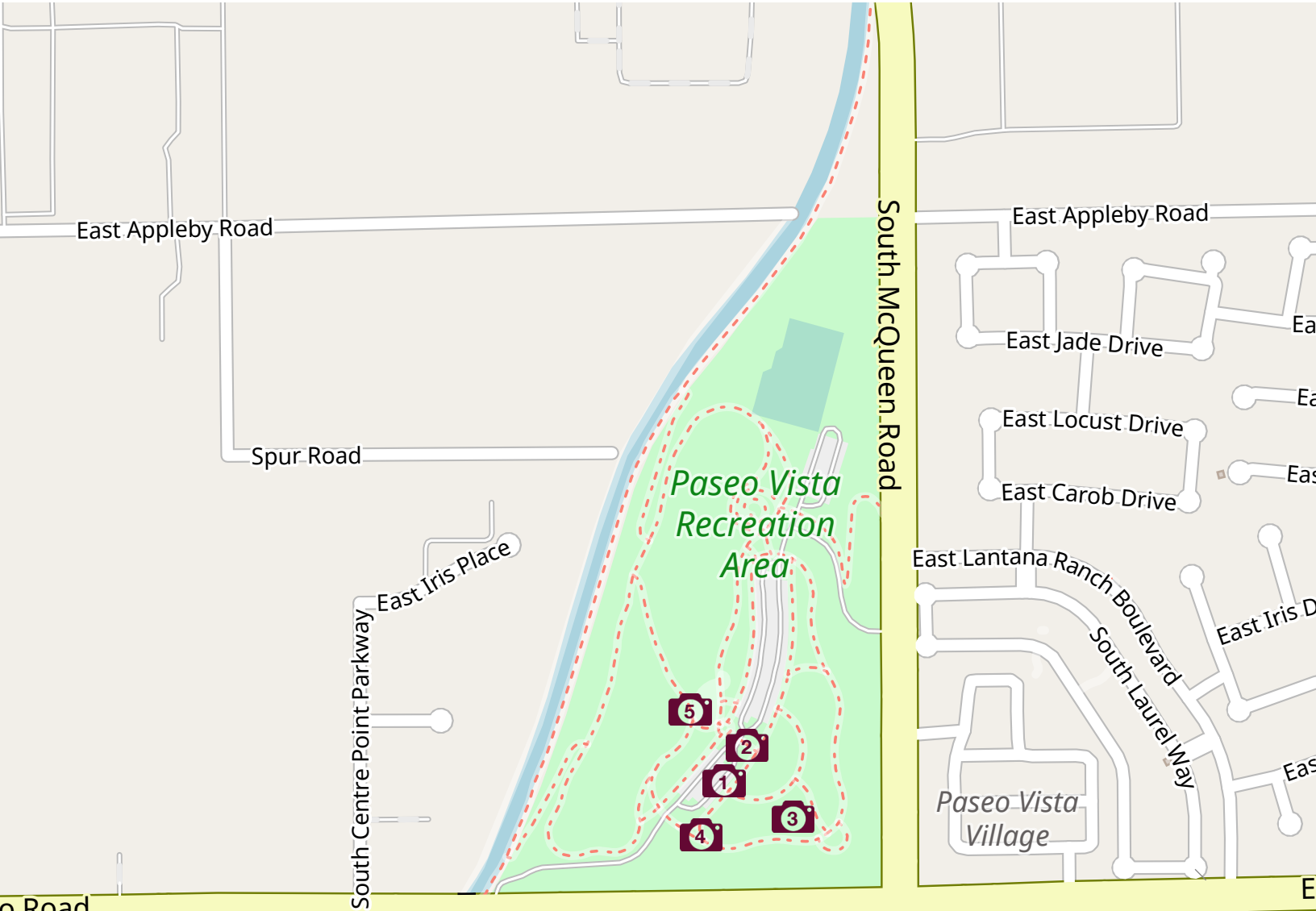


Site Lighting

The site lighting, high-pressure sodium fixtures and poles are in a mix of average and good condition due to varying installation ages. The replacement of fixtures with LED can be deferred until the current fixtures reach their lifecycle.



PASEO VISTA RECREATION AREA



INFORMATION

Address:
3850 S MCQUEEN RD

Type:
SPECIAL USE

Size:
62.50 TOTAL ACRES

Year Constructed:
2009

Planning Area:
SOUTHEAST

DESCRIPTION:

Paseo Vista Recreation Area is a 62-acre special use park. The park was constructed in 2009 and is located in the City's southeast planning area. Key park amenities include an archery range, disc golf course, dog park, open turf area, public art, restroom building, shade ramadas, and structures.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
ARCHERY RANGE	1	3	Visible signs of wear from usage
BENCH	37	4	Good condition
BIKE RACK/ LOOP	4	3	Visible signs of wear from usage
DISC GOLF COURSE	1	3	Signs of fading due to exposure and use
DOG BAG STATION	17	3	Signs of use and discoloration due to exposure
DOG PARK	1	4	Significant turf wear; amenities in good condition
DRINKING FOUNTAIN	2	3	Minor water/rust damage
IRRIGATION SYSTEM (AC)	18.50	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	99	3	Newer poles and fixtures; signs of fading due to exposure
MAINTENANCE YARD/ BUILDING	1	3	Appears to be in average state of condition
OPEN TURF AREA (AC)	1.0	3	Multiple low/bare spots; uneven turf growth
PARKING LOT (SPACES)	416	2	Surfacing chipped and quite rough finish, millings
PICNIC TABLE	8	3	Normal wear and usage patterns
PLAYGROUND (NON-SHADED)	2	4	Equipment in good condition, playability limited
PUBLIC ART	3	3	Exposure has created some visible fading
RAMADA	12	4	Archery area heavily used; other built in seat/table combos show wear from usage
RESTROOM BUILDING	4	4	Newer prefab structures; no access to interior
SHADE STRUCTURE (STAND-ALONE)	2	4	Fabric and structures in good condition at dog park
SIGNAGE (PARK ENTRY)	2	4	Good condition; specific to facility
SIGNAGE (REGULATORY)	13	3	Fading due to wear and exposure
TRAIL - NON PAVED (MI)	1.2	4	Good condition; expected low spots and disrupted surfacing due to typical usage
TRASH RECEPTACLE	99	3	Signs of wear and fading from exposure; minor chipping





Overall Drainage

The park is on top of a former landfill and does not provide any offsite drainage storage as the overall site elevation is higher than the surrounding areas. The park uses a lot of riprap drainage swales to collect and convey onsite runoff from the parking area to the west.



Parking Area

The parking area is in poor shape. Several pot holes and aggregate-exposed asphalt millings pavement areas are present throughout.

Site Lighting

The pedestrian and parking area lights are high-pressure sodium fixtures. LED fixture replacement along pathways is recommended.



Dog Park

The turf in the dog park is in good condition with some worn areas, fencing, and header curb. The site furniture/amenities are in good condition.

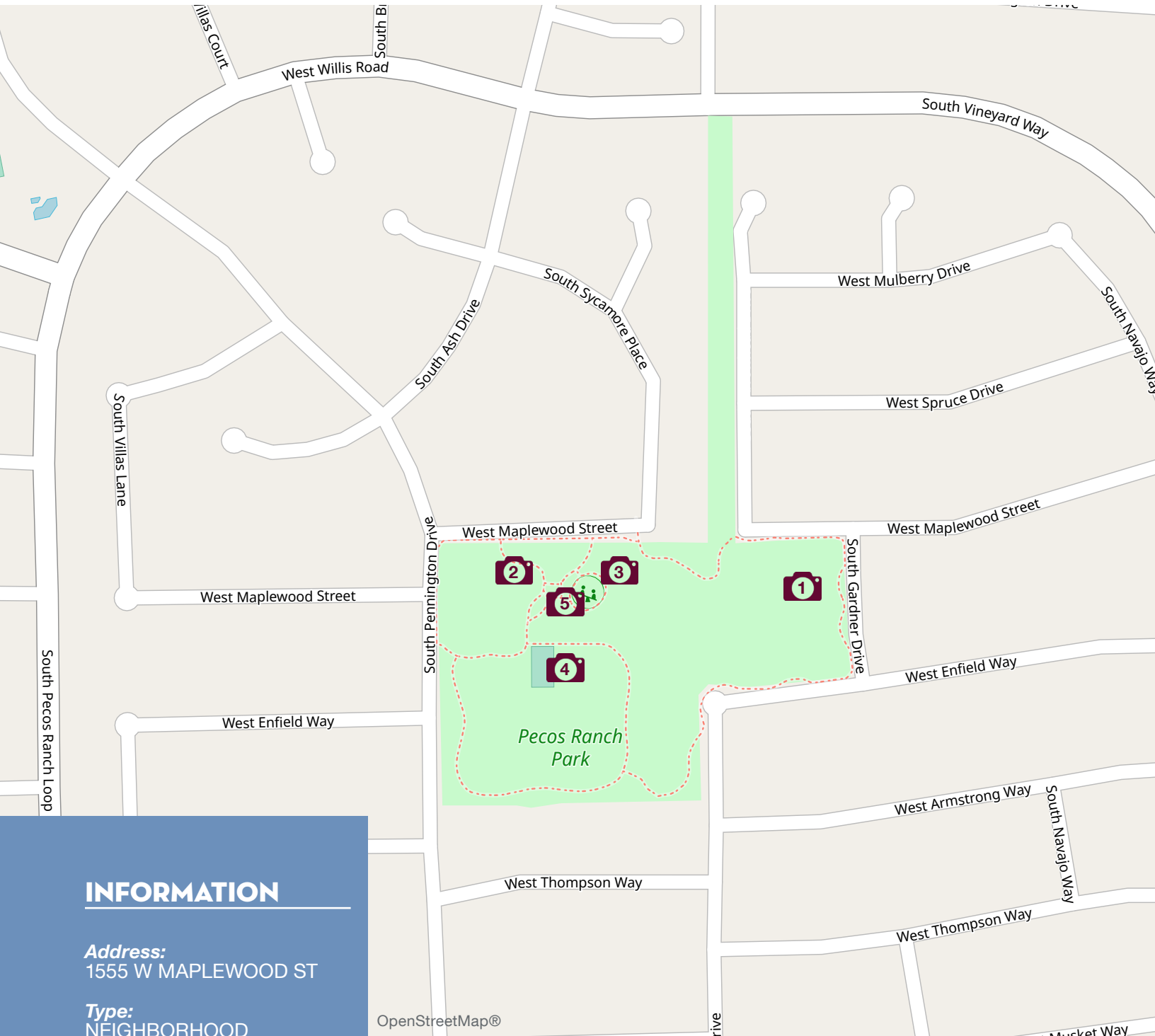


Playground

The playground area is in good shape. The header curbs, sidewalk areas and play equipment are in good condition.



PECOS RANCH PARK



INFORMATION

Address:
1555 W MAPLEWOOD ST

Type:
NEIGHBORHOOD

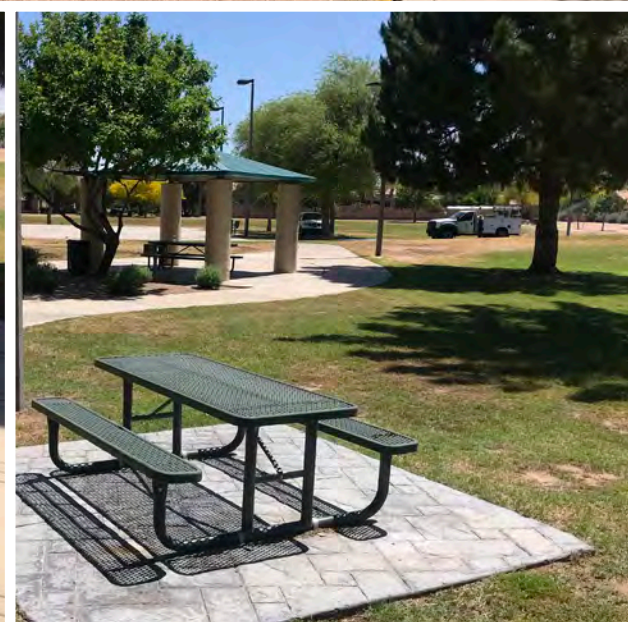
Size:
10.61 TOTAL ACRES

Year Constructed:
1994

Planning Area:
SOUTHWEST

DESCRIPTION:

Pecos Ranch Park is a 10-acre neighborhood park. The park was constructed in 1994 and is located in the City's southwest planning area. The park serves the Pecos Ranch and Somercrest at the Vineyards subdivisions. Key park amenities include basketball and multi-use courts, open turf areas, playground, and shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Poles and hoops are aging; surface showing signs of wear
BBQ PIT/ GRILL	1	3	Normal wear from usage/age; consider deep clean
BENCH	7	3	Minor fading from exposure; some chipping
BIKE RACK/ LOOP	1	3	Normal wear from usage/age
DOG BAG STATION	6	3	Minor fading due to age and exposure
DRINKING FOUNTAIN	1	3	Good condition
IRRIGATION SYSTEM (AC)	10.61	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	44	3	Newer LED fixtures; poles show minor signs of weathering
OPEN TURF AREA (AC)	7.3	2	Multiple low/bare spots, uneven turf, and slope erosion
PICKLEBALL COURT	1	2	Surface wear, aging, and exposure
PICNIC TABLE	5	3	Normal wear from usage/age
PLAYGROUND (SHADED)	1	5	Brand new structure and surfacing installed
RAMADA	1	3	Good condition; signs of wear due to age and exposure
SIGNAGE (PARK ENTRY)	1	2	Obvious signs of fading and discoloration due to exposure
SIGNAGE (REGULATORY)	5	3	Minor fading due to age
TRAIL - PAVED (MI)	2.38	3	Signs of cracking and settling
TRASH RECEPTACLE	15	3	Fading due to exposure, signs of dents, and minor rust





East Turf Basin Area

The east turf basin turf is in good condition with some worn/silted areas at the basin low point in the middle. The area is very compacted throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.



Playground/West Turf Area

The west turf area is in good condition with some worn areas. The area is very compacted throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.

Sidewalk and concrete plaza areas

The concrete sidewalk is in average condition, but there are some cracked panels throughout the pathways and plaza areas.



Courts

The basketball court is in good condition and the multi-use court is in average condition. The lighting for each is high-pressure sodium.

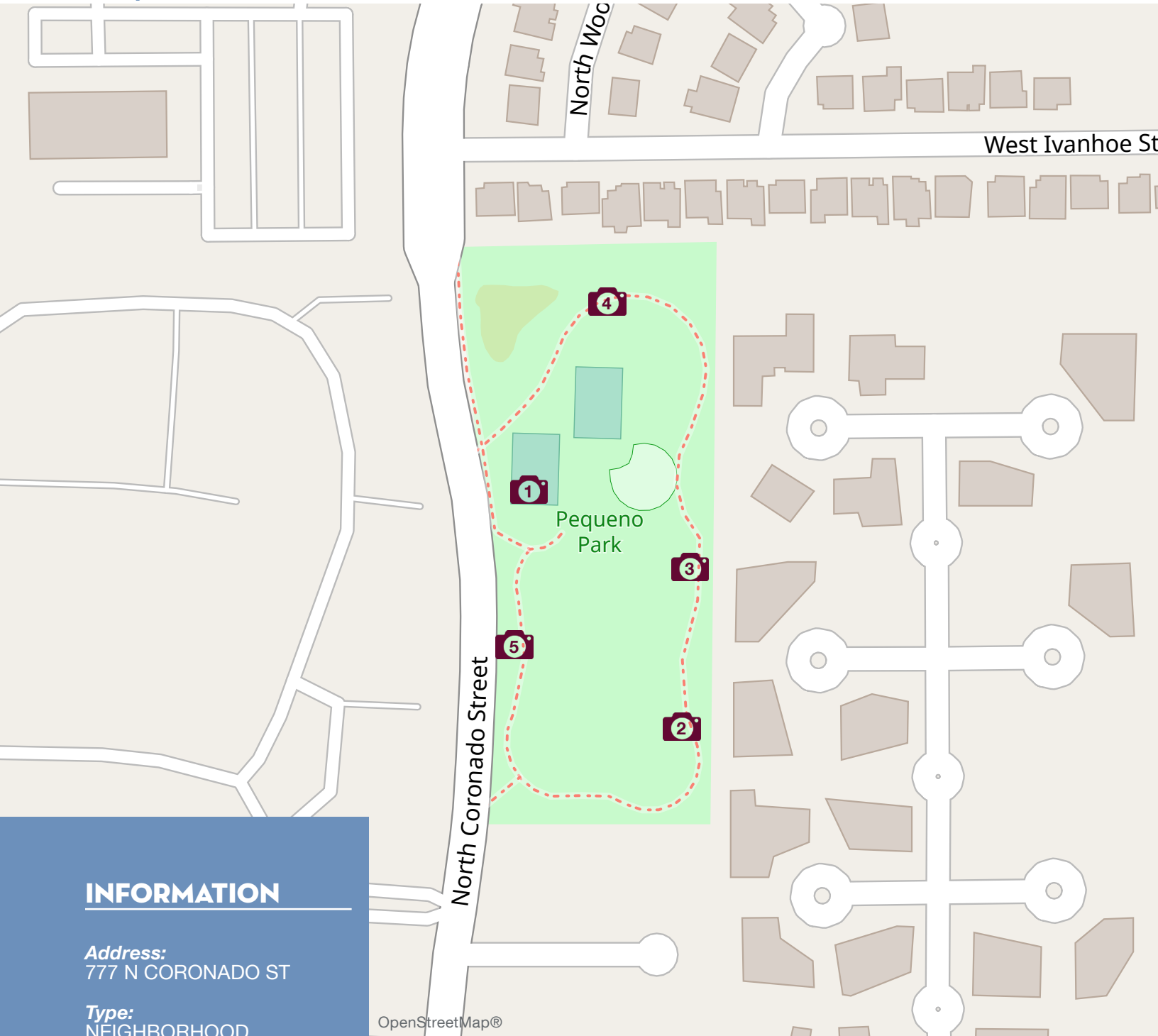


Playground

The playground area is in great shape, while the header curbs and sidewalk areas have some cracking. The play equipment is in good condition.



PEQUENO PARK



INFORMATION

Address:
777 N CORONADO ST

Type:
NEIGHBORHOOD

Size:
4.54 TOTAL ACRES

Year Constructed:
2002

Planning Area:
NORTH

DESCRIPTION:

Pequeno Park is a four-acre neighborhood park. The park was constructed in 2002 and is located in the City’s north planning area. The park serves the Coronado Crossing and Cayley Manor subdivisions. Key park amenities include basketball and multi-use courts, open turf areas and a playground.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Poles and hoop aging; surfacing showing signs of cracking and settling
BBQ PIT/ GRILL	1	3	Normal wear; consider deep clean
BENCH	7	3	Signs of wear from usage; minor rust at mounting
DOG BAG STATION	3	3	Fading due to wear and exposure
DRINKING FOUNTAIN	1	3	Normal signs of usage; minor water marks/damage
IRRIGATION SYSTEM (AC)	4.54	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	28	3	Poles and high pressure sodium fixtures showing signs of age and exposure
MULTIUSE COURT (LIGHTED)	1	3	Good condition; no striped or marked use
OPEN TURF AREA (AC)	2.3	3	Multiple low/bare spots
PICNIC TABLE	3	3	Fading from exposure/age; minor chipping of coating
PLAYGROUND (SHADED)	1	3	Shade structures aging; surfacing settling and signs of wear
PUBLIC ART	1	3	Sundial
SIGNAGE (PARK ENTRY)	1	2	Weathering and discoloration due to exposure and age
SIGNAGE (REGULATORY)	3	3	Fading and wear from usage
TRAIL - PAVED (MI)	0.41	3	Minor signs of cracking/settling
TRASH RECEPTACLE	9	3	Normal signs of wear from usage and age





Overall Drainage

The park provides offsite drainage storage for Coronado Street, which has two surface flow scuppers at the south and north park frontage areas. These two collection points both convey runoff to decomposed granite areas. The south conveys storm water along the decomposed granite perimeter of the park. The north scupper outlets to a basin around the basketball courts, which has caused some erosion on the sideslopes due to the steep bank slopes from the depth of basin to the finish floor of the basketball court.



Turf

The turf is in overall good condition, but does have heavy compaction throughout the middle of the turf area. There are areas of standing water from the spray irrigation. The areas around the playground have nice established trees providing good shade; however, the tree areas within the turf turn into muddy spots as the grass does not grow from the shade. Recommend aeration and soil agronomy to evaluate soil conditioning. Recommend turf reduction in mature shade tree areas and more decomposed granite with less irrigation.

Established Trees

There are several areas with established trees being located near the sidewalk. This has caused some cracking/heaving. The City has replaced some of these, but they are being replaced in the same location as the existing tree and will cause further uprooting in the future. A concrete sidewalk relocation to provide better separation from the tree root zones is recommended.



Site Lighting

The park pathway lighting utilizes high-pressure sodium light fixtures. LED fixture replacement for court lighting is recommended.



Sidewalk

The concrete sidewalk is in good condition. There are some overspray areas from the irrigation heads.



PIMA PARK



INFORMATION

Address:
625 N MCQUEEN RD

Type:
COMMUNITY

Size:
31.68 TOTAL ACRES

Year Constructed:
1980

Planning Area:
NORTH

DESCRIPTION:

Pima Park is a 31-acre community park. The park was constructed in 1980 and is located in the City's north planning area. The park is located adjacent to Sanborn Elementary School and the Tradition subdivision. Key park amenities include baseball and multi-use fields, horseshoe pits, open turf areas, playground, restroom building, and shade structures.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASEBALL FIELD (LIGHTED)	1	3	Good condition; some fence bowing and repair; minor surface grading issues
BBQ PIT/ GRILL	3	3	Normal wear from age and usage; consider deep clean
BENCH	17	4	Good condition; minor chips, dents, and rust
BLEACHERS	5	2	Dents and wear from usage, age, and exposure
DOG BAG STATION	7	3	Fading due to age and exposure
DRINKING FOUNTAIN	3	3	Minor signs of water staining and damage
HORSESHOE PIT	2	3	Normal signs of surface wear; backstops in good condition
IRRIGATION SYSTEM (AC)	31.68	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	116	3	Poles and fixtures dated, upgrade fields to LED
MULTIUSE FIELD (NON-LIGHTED)	1	3	Standing water areas, low/bare spots, and slope erosion
OPEN TURF AREA (AC)	11.7	3	Visible bare/brown spots and uneven turf growth
PARKING LOT (SPACES)	89	3	Older surfacing, multiple cracks, and uneven spots
PICNIC TABLE	14	3	Good condition; minor chips, dents, and rust
PLAYGROUND (SHADED)	1	3	Surfacing worn and settling; structure colors fading due to age
RAMADA	5	3	New and old mix; showing signs of weathering
RESTROOM BUILDING	1	4	Appears in good condition
SHADE STRUCTURE (STAND-ALONE)	5	4	Newer fabric and supports at ballfields
SIGNAGE (PARK ENTRY)	2	3	Minor signs of fading and wear from exposure
SIGNAGE (REGULATORY)	6	3	Fading from age and exposure
SOFTBALL FIELD (LIGHTED)	1	3	Good condition; some fence bowing and repair; minor surface grading issues
TRAIL - PAVED (MI)	1.69	3	Signs of cracking and settling
TRASH RECEPTACLE	38	3	Normal signs of wear due to age



Overall Drainage

The Park provides offsite drainage runoff conveyance and storage for the adjacent street frontages. The McQueen Road offsite drainage is conveyed to a decomposed granite basin at the southwest corner of the park. Superstition Blvd has a stormdrain which outlets offsite drainage to the southern turf basin. Thatcher Blvd & Superstition Blvd have a large box culvert which provides offsite drainage conveyance through the southern turf area of the site.



Turf Areas

The turf is in average condition was being flood irrigated at the time of this site visit. The area was compacted throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.

Sidewalk and Concrete Plaza Areas

Concrete sidewalk is in average condition.



Baseball Fields

The baseball field turf is in average condition with worn and patchy areas throughout. Field is pretty compacted throughout. The fields have metal halide sports lighting. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.



Site Lighting

The site lighting is high pressure sodium fixtures with a combination of pole and bollards that have decorative fixtures throughout the park.



PINE SHADOWS PARK



INFORMATION

Address:
5300 W GALVESTON ST

Type:
NEIGHBORHOOD

Size:
5.28 TOTAL ACRES

Year Constructed:
1997

Planning Area:
WEST

OpenStreetMap®

DESCRIPTION:

Pine Shadows Park is a five-acre neighborhood park. The park was constructed in 1997 and is located in the City's west planning area. The park serves the Pineview Unit Two subdivision and is adjacent to Kyrene la Mirada Elementary School. Key park amenities include open turf areas, playgrounds, and a volleyball court.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Fair Condition
BENCH	3	3	Fair Condition
BIKE RACK/ LOOP	1	3	Fair Condition
DOG BAG STATION	3	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	5.28	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	9	3	Dated lighting fixtures throughout park
OPEN TURF AREA (AC)	4.8	3	Multiple trip hazards; consider stump removal
PICNIC TABLE	5	3	Fair condition
PLAYGROUND (NON-SHADED)	1	5	Ages 2-5 play not shaded
PLAYGROUND (SHADED)	1	5	Newer equipment; provide ADA access
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.20	3	Good condition
TRASH RECEPTACLE	4	3	Fair Condition
VOLLEYBALL COURT (SAND)	1	4	Post, net, and sand in good condition



Overall Drainage

The park has three turf areas. The east turf area is a basin providing retention for offsite storm water from Ponderosa Ave and Galveston Street. Both have curb inlets from the street which discharge to the basin. The west decomposed granite area is another basin that provides storage for the offsite flows from Galveston Street. The north park boundary is along a drainage basin area serving as an outfall for the northern subdivision, which conveys drainage runoff along a central alley.



Concrete Header Curb

There are several areas within the perimeter of the turf basins where the concrete header curb is broken or displaced. These need replacement to provide separation from turf and decomposed granite.



East Basin Turf

The turf is in good condition on basin floor, but is in poor condition on bank sideslopes. There are several worn areas throughout all the basins, including worn sideslopes. It is recommended that staff look at removing turf from steep basin sideslopes and realign header curb. The turf has silty, crusty film from incoming offsite drainage in the southern turf area. This area utilizes sprinkler irrigation and does not receive flood irrigation.



West Turf Area

This turf area is flat and does not serve as a retention basin. The turf is in average condition with several worn areas. The ground is very compacted. This area also utilizes flood irrigation for watering. The worn condition of slopes is due to lack of irrigation maintenance not activity.

Site Lighting

The park lighting (pathways) have high-pressure sodium light fixtures. LED fixture replacement for court lighting is recommended.



Playground

The playground area, header curbs, and sidewalk areas are in good condition and the equipment is also in new condition.



Picnic Area

The picnic tables are on exposed concrete slabs within the flood irrigation flood pool.



PINELAKE PARK



INFORMATION

Address:
598 E CRESCENT WY

Type:
NEIGHBORHOOD

Size:
7.80 TOTAL ACRES

Year Constructed:
2006

Planning Area:
SOUTHEAST

DESCRIPTION:

Pinelake Park is a seven-acre neighborhood park. The park was constructed in 2006 and is located in the City's southeast planning area. The park serves the Pinelake Estates subdivision and is directly adjacent to Crossbow Park. Key park amenities include basketball and volleyball courts, horseshoe pits, open turf areas, playgrounds, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Poles, backboards, surfacing showing signs of wear
BBQ PIT/ GRILL	2	3	Normal wear from usage; consider deep clean
BENCH	13	2	Visible signs of rust and wear
BIKE RACK/ LOOP	1	2	Visible signs of rust and wear from usage
DOG BAG STATION	4	3	Fading and wear from age and exposure
DRINKING FOUNTAIN	1	3	Normal wear; minor water/rust damage
HORSESHOE PIT	2	3	Signs of usage and wear
IRRIGATION SYSTEM (AC)	7.80	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Poles and high pressure sodium fixtures in generally good condition
OPEN TURF AREA (AC)	3.5	2	Multiple bare/brown spots, grading, and erosion issues
PLAYGROUND (SHADED)	2	4	Surfacing showing signs of settling; shade fabric fading due to exposure
RAMADA	1	4	Good condition; minor signs of weathering
SIGNAGE (PARK ENTRY)	2	2	Obvious signs of discoloration and weathering due to age
SIGNAGE (REGULATORY)	4	3	Fading due to exposure and age
TRAIL - PAVED (MI)	0.89	3	Signs of cracking and settling
TRASH RECEPTACLE	14	3	Normal wear due to age, dents, and fading
VOLLEYBALL COURT (SAND)	1	2	Poles showing rust and water damage





West Turf Open Area

The west turf area has several worn/non-growing areas on the berm slopes and in the areas with the established trees. The condition of slopes is due to lack of irrigation maintenance not activity. The area is very compacted throughout. An aeration and soil agronomy test to evaluate soil conditioning is recommended. In addition, it is suggested that staff reduce turf to decomposed granite in areas with established shade trees.



North Turf Area

The north turf area has several worn/non-growing areas on the berm slopes and in the areas with the established trees. The condition of slopes is due to lack of irrigation maintenance not activity. The area is very compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.

Sidewalk

The concrete sidewalk has some cracking throughout.



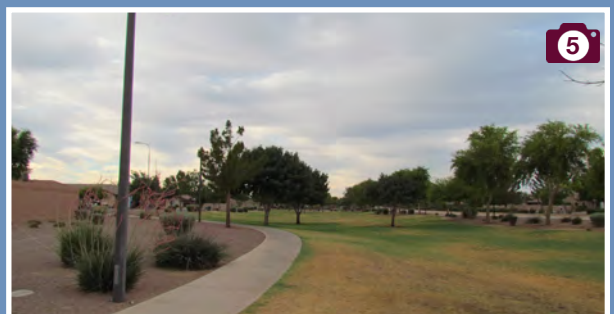
Sand Volleyball Court

The sand volleyball court is in average to poor condition. The court has high-pressure sodium lighting. LED fixture replacement for court lighting is recommended.

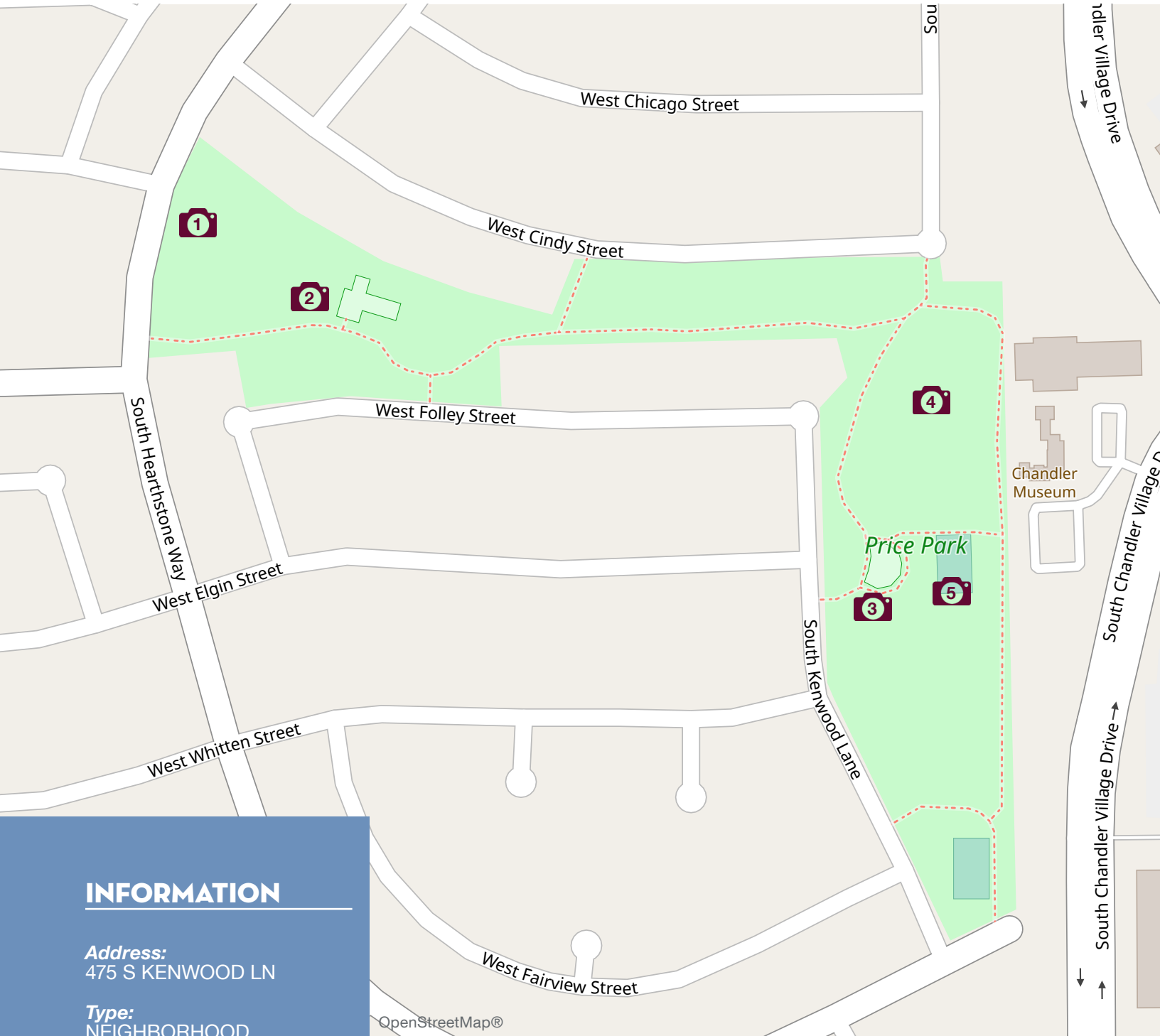


Site Lighting

The pedestrian pathway lighting is high-pressure sodium. LED fixture replacement is recommended.



PRICE PARK



INFORMATION

Address:
475 S KENWOOD LN

Type:
NEIGHBORHOOD

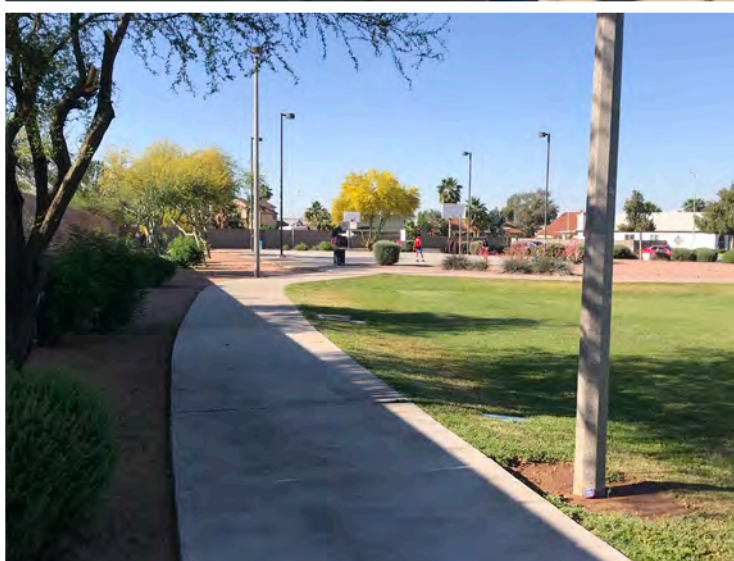
Size:
12.57 TOTAL ACRES

Year Constructed:
1993

Planning Area:
WEST

DESCRIPTION:

Price Park is a 12-acre neighborhood park. The park was constructed in 1993 and is located in the City's west planning area. The park is directly adjacent to the Chandler Museum and serves the Hearthstone subdivision. Key park amenities include basketball and volleyball courts, multi-use fields, playgrounds, and shade ramadas.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Goals and standards showing signs of age
BBQ PIT/ GRILL	1	3	Normal wear from age/usage; consider deep clean
BENCH	5	3	Minor chipping and wear from usage and age
BIKE RACK/ LOOP	3	3	Visible signs of fading from exposure and age
DOG BAG STATION	3	3	Fading from exposure and usage
DRINKING FOUNTAIN	2	3	Visible signs of water damage and rust
IRRIGATION SYSTEM (AC)	12.57	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	39	3	Fixtures and poles showing age
OPEN TURF AREA (AC)	6.8	3	Low/brown spots and minor slope erosion
PICNIC TABLE	10	2	Various ages of tables, rust, and weathering
PLAYGROUND (SHADED)	3	4	Newer surfacing; minor signs of settling; shade fabric showing fading from exposure
RAMADA	1	3	Signs of wear through usage and exposure
SIGNAGE (PARK ENTRY)	2	3	Minor wear from exposure
SIGNAGE (REGULATORY)	5	2	Minor fading due to exposure
TRAIL - PAVED (MI)	0.37	3	Condition varies; some signs of cracking/ settling
TRASH RECEPTACLE	15	2	Visible signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Surface low spots form use; poles showing age and wear





Overall Drainage

The park has two halves that are connected through a linear corridor. The west half of the park provides a lower basin for a storm drain pipe outlet on the north side of the park with a large riprap lined basin floor. Offsite drainage from Hearthstone Way is conveyed to the basin by concrete scupper. The basin also provides storage for the adjacent subdivision to the north with the storm drain outlet within the basin.



Turf Area West

The west turf areas are in average condition. The ground is compacted. It is recommended that staff look at eliminating turf on severe perimeter sideslopes, regrading and placing decomposed granite.

Concrete Plaza

The concrete plaza has several cracked areas and heaving panels.



Irrigation System

The east area of the park utilizes flood irrigation on all turf areas. Concrete sidewalk relocation providing better separation from the tree root zones is recommended.



Courts

The sand volleyball court is in average condition and the concrete post-tension court is in goof condition. The court has high-pressure sodium lights. LED fixture replacement for court lighting is recommended.



PROVINCES PARK



INFORMATION

Address:
1258 E ORCHID LN

Type:
NEIGHBORHOOD

Size:
5.97 TOTAL ACRES

Year Constructed:
1999

Planning Area:
NORTH

DESCRIPTION:

Provinces is a five-acre neighborhood park. The park was constructed in 1999 and is located in the City's north planning area. The park serves the Strawberry Point subdivision and is adjacent to Shumway Elementary School. Key park amenities include open turf areas, playground, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	2	3	Normal signs of wear from usage
BENCH	4	3	Normal signs of wear from usage
DOG BAG STATION	4	3	Fair condition
DRINKING FOUNTAIN	1	3	Normal signs of wear from usage
IRRIGATION SYSTEM (AC)	5.97	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	22	3	Poles and high pressure sodium fixtures showing signs of age and exposure
OPEN TURF AREA (AC)	4.8	3	Turf in moderate condition, irrigation issues and erosion
PICNIC TABLE	1	3	Normal signs of wear from usage
PLAYGROUND (SHADED)	1	3	Needs ADA improvements
RAMADA	1	3	Fair condition but aging
SIGNAGE (PARK ENTRY)	1	3	Nice condition; great surrounding planting
SIGNAGE (REGULATORY)	3	3	Slight exposure fading
TRAIL - PAVED (MI)	0.48	3	Light settling; surrounding erosion
TRASH RECEPTACLE	5	3	Normal signs of wear from usage





Overall Drainage

The park has three turf basin areas around the perimeter of the park, which provides storm water runoff from offsite flows. There are several storm drain outfall points along the perimeter of the park.



Turf

The turf sideslopes are very worn and compacted. Turf on floor of basin is in average condition but is very compacted with some worn spots. A reduction of turf in the mature tree canopy areas is recommended. The worn condition of slopes is due to lack of irrigation maintenance not activity.

Sidewalk

The concrete sidewalk is in average condition. There are a few panels that show some vertical separation.



Established Trees

There are several areas with established trees being located near the sidewalk, which has caused some cracking/heaving issues. The City has replaced some of the sidewalk but they were replaced in the same location as the existing tree and will cause further uprooting in the future. It is recommended that a concrete sidewalk relocation plan be undertaken to provide better separation from the tree root zones.



Site Lighting

The park pathway light fixtures are high-pressure sodium. LED fixture replacement for the pathway lighting is recommended.



PUEBLO ALTO PARK

North McClintock Drive

West Calle Primera



West Calle Segunda

North Valencia Place

OpenStreetMap®

INFORMATION

Address:
3948 W CALLE SEGUNDA

Type:
NEIGHBORHOOD

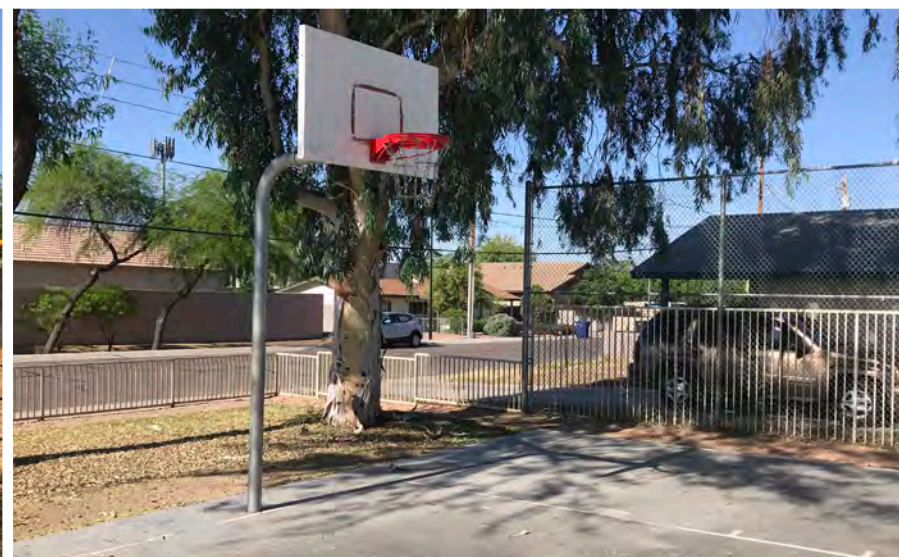
Size:
0.25 TOTAL ACRES

Year Constructed:
1997

Planning Area:
WEST

DESCRIPTION:

Pueblo Alto Park is a ¼-acre neighborhood park. The park was constructed in 1997 and is located in the City's west planning area. The park serves the Tradition Unit 3 subdivision. Key park amenities include a basketball court, playground, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Pole and hoop showing wear from usage; court in good condition
BBQ PIT/ GRILL	1	3	Normal wear from usage and age
BENCH	3	3	Signs of wear from use and age; minor chipping and rust
FENCING (LF)	1	3	Some weathering and minor signs of rust
IRRIGATION SYSTEM (AC)	0.25	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	4	2	Age, weathering, and use
OPEN TURF AREA (AC)	0.1	3	Average condition
PICNIC TABLE	1	3	Signs of wear from use and age, minor chipping and rust
PLAYGROUND (SHADED)	1	4	Newer structure; some surface settling; shade fabric in good condition
RAMADA	1	2	Signs of weathering, rust, and roof damage
SIGNAGE (PARK ENTRY)	1	3	Minor fading due to exposure
SIGNAGE (REGULATORY)	1	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.01	3	Average condition
TRASH RECEPTACLE	1	3	Signs of weathering and rust





Small Turf Areas

The park has some small turf areas throughout the park amenities, between the playground, ramada, and basketball court. The turf is in poor condition due to size and existing trees. The ground is very compacted. Recommend removal due to non-usable size.



Concrete Plaza Areas

The concrete is in average condition. No structural or safety issues, only discoloration and worn panels.

Basketball Court

The concrete basketball court is in good condition. Location is along a residential property line and not ideal.



Site Lighting

The site lighting is high pressure sodium fixtures, LED fixture replacement recommended.



Playground

Playground area is in good condition, access ramp has settled.



QUAIL HAVEN PARK



INFORMATION

Address:
4675 S ADAMS AV

Type:
NEIGHBORHOOD

Size:
9.77 TOTAL ACRES

Year Constructed:
2004

Planning Area:
SOUTHEAST

DESCRIPTION:

Quail Haven Park is a nine-acre neighborhood park. The park was constructed in 2004 and is located in the southeast planning area. The park serves the Symphony 2 subdivision and is directly adjacent to San Tan Elementary School. Key park amenities, include basketball and volleyball courts, open turf areas, playground, and shade structures.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	2	Hoops, poles, and surface wear; fading from age
BBQ PIT/ GRILL	2	3	Normal signs of wear from usage
BENCH	2	2	Visible damage, uneven seat, and loose planks
BIKE RACK/ LOOP	3	3	Normal wear from usage
DOG BAG STATION	3	3	Fading and wear from exposure
DRINKING FOUNTAIN	2	3	Good condition; minor water staining
IRRIGATION SYSTEM (AC)	9.77	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	40	3	Newer poles and high pressure sodium fixtures; signs of age and wear
OPEN TURF AREA (AC)	3.9	3	Low/brown spots, uneven turf growth, and slope erosion
PICNIC TABLE	5	4	Good condition
PLAYGROUND (SHADED)	1	3	Shade fabric discoloration; minor surfacing wear/settling
SHADE STRUCTURE (STAND-ALONE)	2	4	Good condition; minor fabric fading
SIGNAGE (PARK ENTRY)	1	3	Signs of weathering and discoloration
SIGNAGE (REGULATORY)	2	3	Fading due to exposure and age
TRAIL - NON PAVED (MI)	0.17	3	Some grading low spots due to usage
TRAIL - PAVED (MI)	0.39	3	Minor signs of cracking and settling
TRASH RECEPTACLE	5	2	Signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Poles aging; surface displacement from usage





Overall Drainage

The park has a large circular turf area. The site has large decomposed granite areas along the offsite street frontage. There is a scupper at the midpoint of Adams Avenue that outlets to the decomposed granite basin area.



Turf Area

The overall open space turf is in good condition with some worn areas. The ground appears to be compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.

Sidewalk

The concrete sidewalk has some cracking throughout.



Sand Volleyball Court

The sand volleyball court is in good condition. The court has high-pressure sodium lighting. LED fixture replacement for court lighting is recommended.

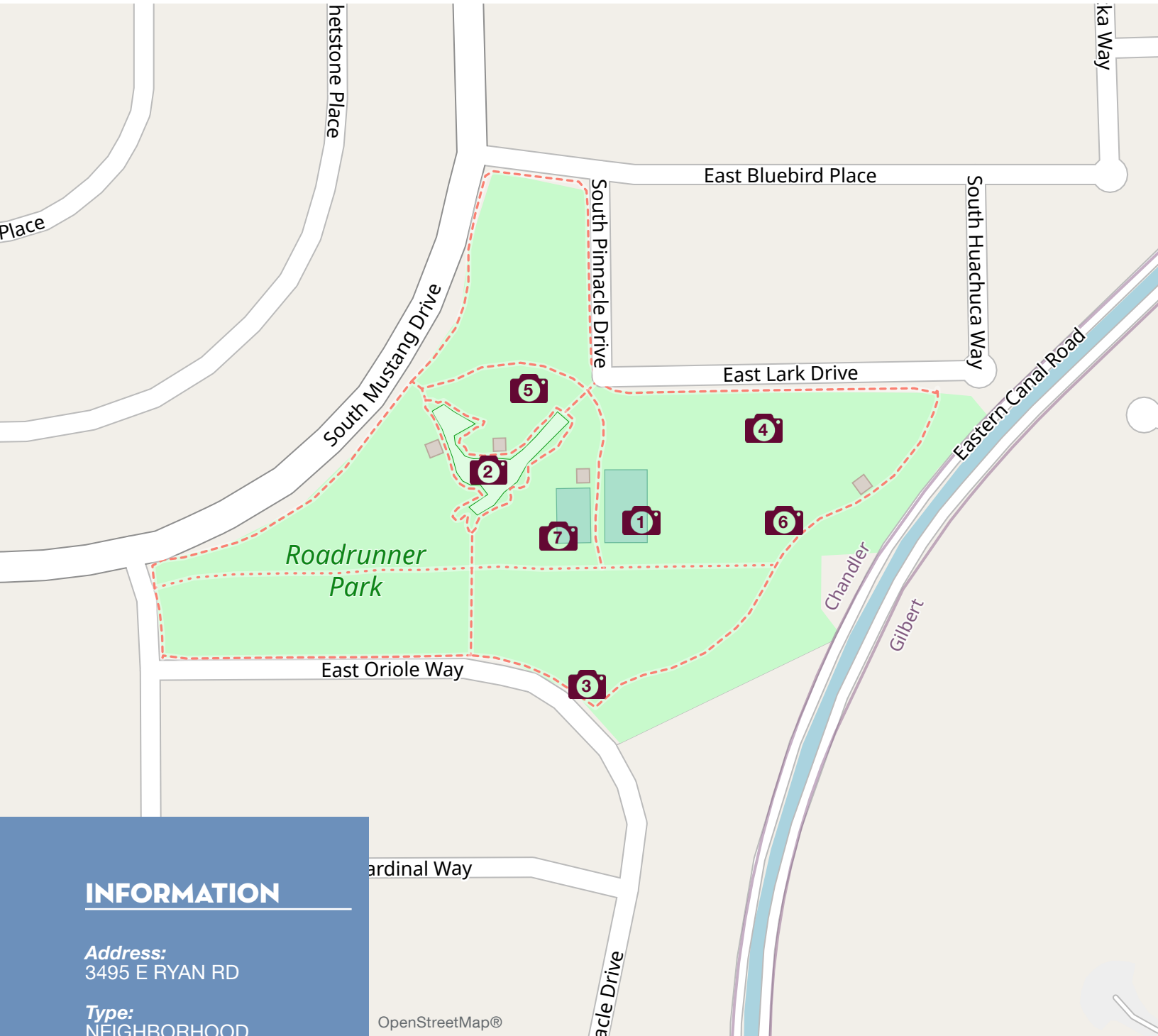


Site Lighting

The pedestrian pathway lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.



ROADRUNNER PARK



INFORMATION

Address:
3495 E RYAN RD

Type:
NEIGHBORHOOD

Size:
10.24 TOTAL ACRES

Year Constructed:
2013

Planning Area:
SOUTHEAST

DESCRIPTION:

Roadrunner Park is a 10-acre neighborhood park. The park was constructed in 2013 and is located in the City's southeast planning area. The park serves the Paseo Trail, Eagle Glen and Peterson Farms subdivisions. Key park amenities include basketball and volleyball courts, open turf areas, playgrounds, and shade ramadas.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Newer condition
BBQ PIT/ GRILL	4	3	Normal signs of usage; consider deep clean
BENCH	20	3	Signs of wear from usage; minor coating chipping
BIKE RACK/ LOOP	2	4	Newer condition
DOG BAG STATION	7	4	Newer condition
DRINKING FOUNTAIN	2	3	Signs of water staining due to use
IRRIGATION SYSTEM (AC)	10.24	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	50	4	Newer condition
OPEN TURF AREA (AC)	7.1	4	Good condition; minor brown/bare spots
PICNIC TABLE	4	4	Newer condition
PLAYGROUND (SHADED)	2	4	Structure good condition; surfacing settled, dispersed
RAMADA	4	4	Newer condition
SIGNAGE (PARK ENTRY)	2	4	Newer condition
SIGNAGE (REGULATORY)	4	3	Good condition; minor fading from exposure
TRAIL - NON PAVED (MI)	0.17	3	Misc. low spots from use and normal wear
TRAIL - PAVED (MI)	0.56	4	Newer condition
TRASH RECEPTACLE	13	3	Signs of wear from usage; minor coating chipping
VOLLEYBALL COURT (SAND)	1	4	Newer condition



Basketball Court

The concrete is in good condition. The court lighting has high-pressure sodium lighting. LED fixture replacement for court lighting is recommended.



Playground

The playground area, header curbs, and sidewalk areas are in good condition and equipment is in good condition. The playground has LED lighting fixtures.



Overall Drainage

The park retains onsite drainage with the turf areas and has drywells to drain turf basin areas. The park does not receive any offsite drainage from the adjacent street frontage.



Turf Area

The overall open space turf area is in good condition with some worn areas. The overall ground appears compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.

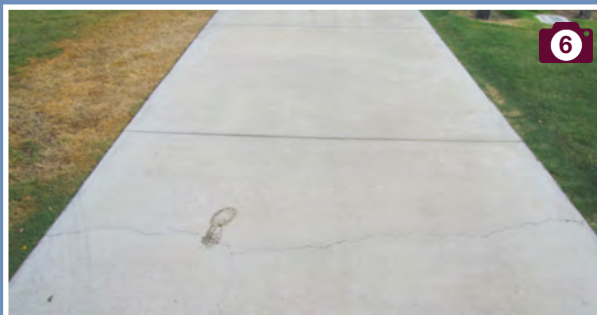
Turf Area around Playground Area

The turf around the playground area is in good condition, but there are worn areas. An aeration and soil agronomy test to evaluate soil condition is recommended. The worn condition of slopes is due to lack of irrigation maintenance not activity.



Sidewalk

The concrete sidewalk has some cracking throughout.



Sand Volleyball Court

The sand volleyball court is in good condition. The court has high-pressure sodium lighting. LED fixture replacement for court lighting is recommended.

