

# 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 Parks that are not properly maintained, outdated, and/or do not provide a certain quality of experience to the user will not attract park visitors.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.

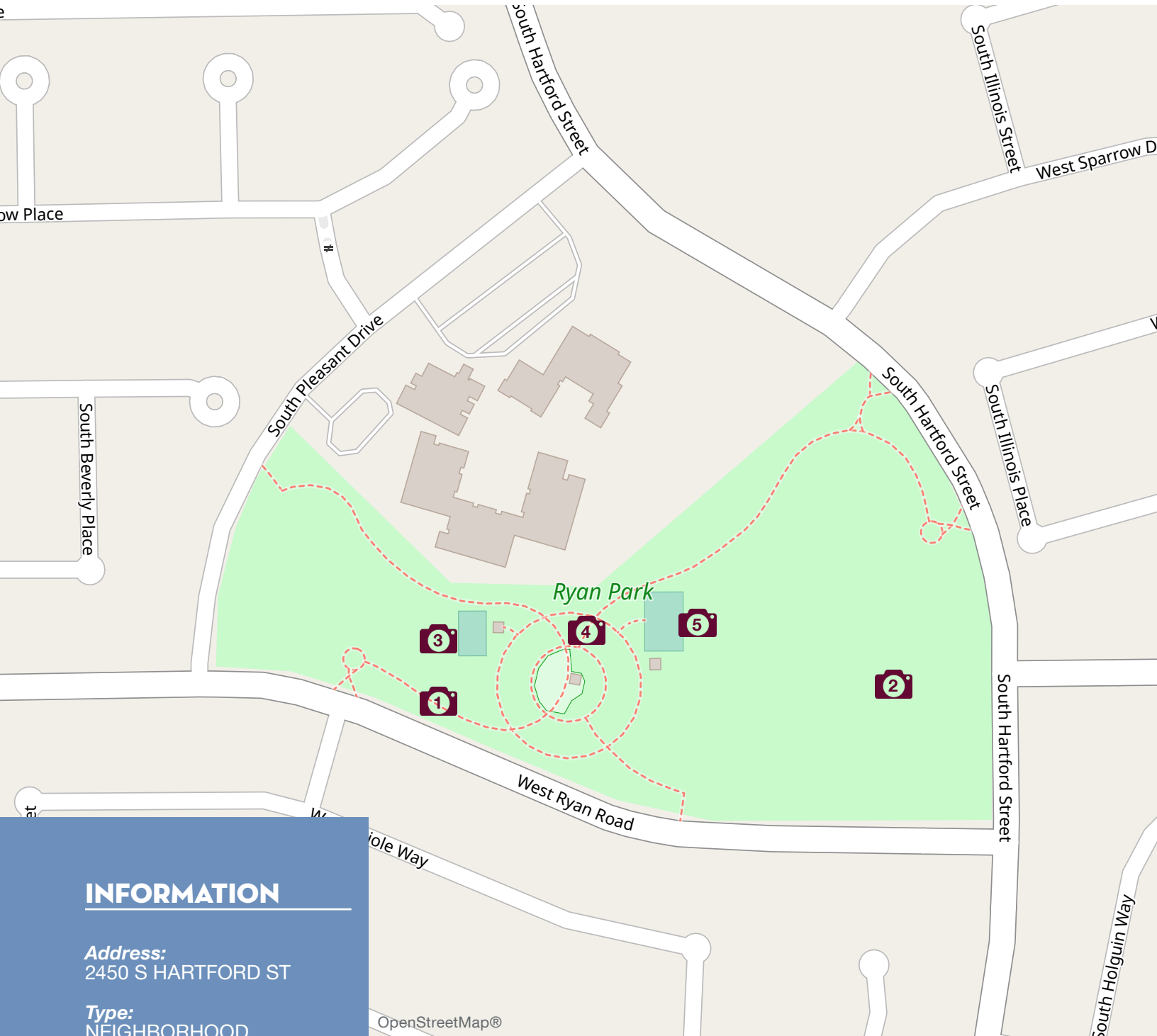
#### **GRADING STANDARD B/PRIORITY 4** *Recommended*

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.

# RYAN PARK



## INFORMATION

**Address:**  
2450 S HARTFORD ST

**Type:**  
NEIGHBORHOOD

**Size:**  
13.85 TOTAL ACRES

**Year Constructed:**  
2006

**Planning Area:**  
SOUTHWEST

## DESCRIPTION:

Ryan Park is a 13-acre neighborhood park. The park was constructed in 2006 and is located in the City's southwest planning area. The park is adjacent to Hancock Elementary School and serves the Arden Park subdivision. Key park amenities include basketball, multi-use and volleyball courts, multi-use field, open turf area, playgrounds, and shade structures.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Good condition; signs of wear from usage and exposure
BBQ PIT/ GRILL	1	3	Signs of normal wear; consider deep clean
BENCH	17	2	Visible signs of rust and weathering due to use and exposure
BIKE RACK/ LOOP	2	3	Normal signs of wear and minor chipping
DOG BAG STATION	6	3	Fading due to exposure and usage
DRINKING FOUNTAIN	2	3	Good condition; minor signs of water staining
IRRIGATION SYSTEM (AC)	13.85	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	2	Noticeable light damage/vandalism
LIGHTING (SITE, SPORTS, PED, ETC)	21	3	Poles and fixtures weathering due to exposure
MULTIUSE COURT (NON-LIGHTED)	1	3	Good condition; signs of wear from usage and exposure
OPEN TURF AREA (AC)	8.8	2	Low spots, bare/brown inconsistent turf, and slope erosion
PICNIC TABLE	10	2	Visible signs of rust and weathering
PLAYGROUND (SHADED)	2	3	Surface showing wear signs of settling; shade fabric fading
SHADE STRUCTURE (STAND-ALONE)	4	3	Fabric discoloration from exposure
SIGNAGE (PARK ENTRY)	2	3	Fading from age and exposure
SIGNAGE (REGULATORY)	3	3	Fading from age and exposure
TRAIL - PAVED (MI)	0.57	3	Minor signs of cracking and settling
TRASH RECEPTACLE	25	2	Rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Signs of use and wear; minor pole water damage





### Overall Drainage

*The park's west turf area provides retention storage for offsite drainage from the adjacent street frontage.*



### East Turf Area

*The east turf basin turf is in below-average condition with some worn areas. The condition 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 and recommendations for amendments is suggested.*

### Sand Volleyball Court

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



### Sidewalk and concrete plaza areas

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

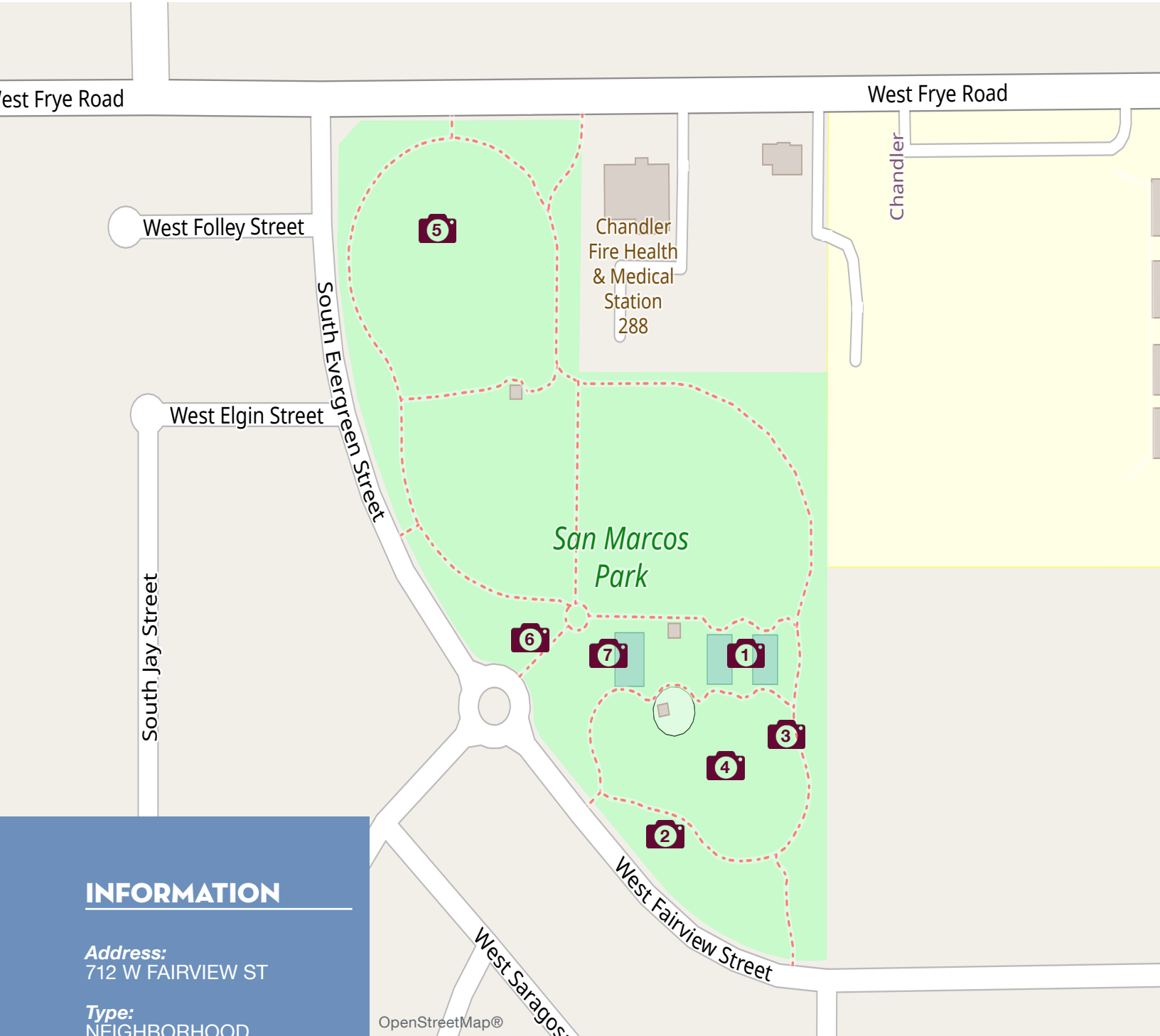


### Basketball Court

*The concrete post-tension court is in good condition and the lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.*



# SAN MARCOS PARK



## INFORMATION

**Address:**  
712 W FAIRVIEW ST

**Type:**  
NEIGHBORHOOD

**Size:**  
14.65 TOTAL ACRES

**Year Constructed:**  
1994

**Planning Area:**  
NORTH

## DESCRIPTION:

San Marcos Park is a 14-acre neighborhood park. The park was constructed in 1994 and is located in the City's north planning area. The park serves the San Marcos Estates subdivision and is directly adjacent to San Marcos Elementary School. Key park amenities include basketball and volleyball courts, open turf areas, playground, and shade ramadas.





## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	2	5	Court in good condition; dated light fixtures
BBQ PIT/ GRILL	3	3	Normal signs of wear from usage
BIKE RACK/ LOOP	3	5	Rack in good condition
DOG BAG STATION	3	3	Fair condition
DRINKING FOUNTAIN	1	3	Normal signs of wear from usage
IRRIGATION SYSTEM (AC)	14.65	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	41	3	Dated poles and fixtures
OPEN TURF AREA (AC)	7.9	3	Large turf areas in good condition; smaller in poor condition, flood irrigated
PICNIC TABLE	5	3	Normal signs of wear from usage
PLAYGROUND (SHADED)	1	4	Needs ADA improvements
RAMADA	2	2	Wood structure; dated and showing signs of wear
SIGNAGE (PARK ENTRY)	2	3	Good condition
SIGNAGE (REGULATORY)	4	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.96	3	Tree roots impacting sidewalk integrity
TRASH RECEPTACLE	21	3	Normal signs of wear from usage
VOLLEYBALL COURT (SAND)	1	3	Needs regrading and additional sand



### Basketball Court (East and West)

*The concrete post-tension court is in good condition and the lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.*



### Site Lighting

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



### Overall Drainage

The park does not have or provide any offsite drainage conveyance from the surrounding streets. There is a large regional retention basin west of the park. The park provides onsite drainage storage throughout the park within the established turf areas. There are some rilling areas along the south of the park at the elevated flood irrigation gate structure.



### South Turf Area

The south turf area is in average condition with some hard compaction throughout the turf areas. An aeration and soil agronomy test to evaluate soil condition is recommended.

### North Turf Area

The north turf area is in good condition. There are some hard compaction areas throughout the turf. An aeration and soil agronomy test to evaluate soil condition is recommended.



### Sidewalk and Concrete Plaza Areas

The concrete sidewalk is in average condition as there are several cracked panels throughout the pathways and plaza areas.

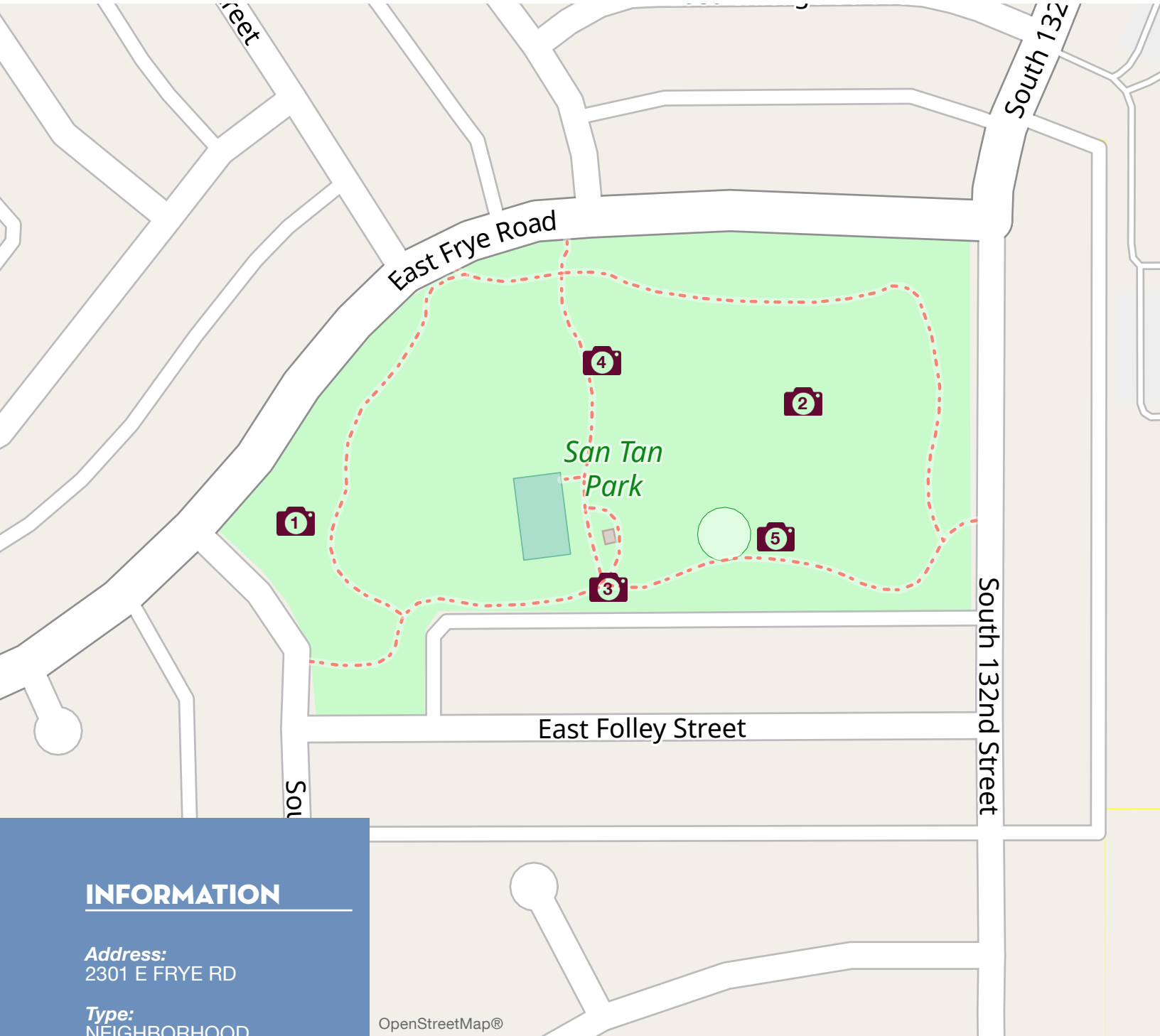


### Sand Volleyball Court

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



# SAN TAN PARK



## INFORMATION

**Address:**  
2301 E FRYE RD

**Type:**  
NEIGHBORHOOD

**Size:**  
9.71 TOTAL ACRES

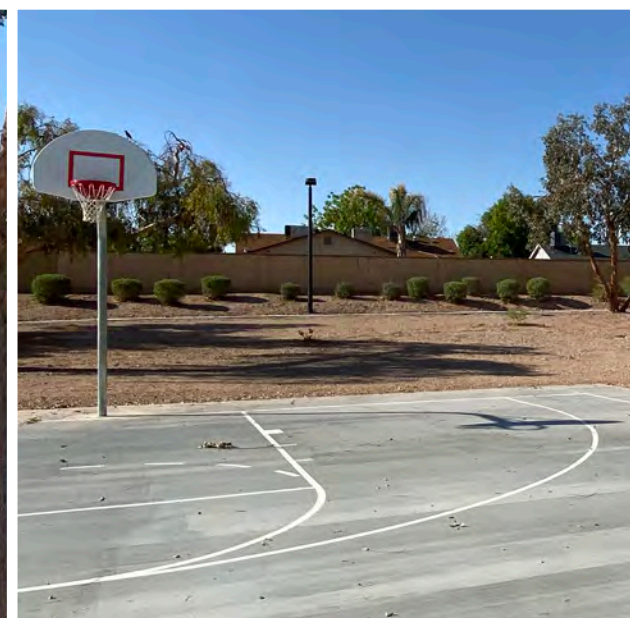
**Year Constructed:**  
1995

**Planning Area:**  
NORTH

OpenStreetMap®

## DESCRIPTION:

San Tan Park is a nine-acre neighborhood park. The park was constructed in 1995 and is located in the City's north planning area. The park serves the Colonia Coronita subdivision. Key park amenities include a basketball court, playground, and a shade ramada.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	5	Updated court, lighting
BBQ PIT/ GRILL	1	5	Normal wear from use
BENCH	10	5	Great condition
DOG BAG STATION	3	5	Great condition – new
IRRIGATION SYSTEM (AC)	9.71	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	16	5	Great condition – contemporary
OPEN TURF AREA (AC)	3	4	Some brown spots; overall healthy
PICNIC TABLE	3	4	Mismatched picnic tables in relatively good condition
PLAYGROUND (SHADED)	2	5	New playground and shade; vandalism on shade sail
RAMADA	1	3	Old but well maintained, will likely need replaced soon
SIGNAGE (PARK ENTRY)	1	3	Average condition; some paint chipping/fading
SIGNAGE (REGULATORY)	3	3	Standard signage at each point of entry
TRAIL - PAVED (MI)	0.29	5	Good condition
TRASH RECEPTACLE	3	4	Condition varies; some showing signs of age





### Overall Drainage

The park has three large storm drain outfalls in the north, northeast, and southwest corners of the park that convey offsite drainage to the park area. The northeast corner basin is primarily in a decomposed granite area and is very silted. The southwest corner is primarily within the decomposed granite area, but does reach the lower turf area in the basin.



### Turf

The turf is in good condition. There are some worn areas that the City recently has been addressing with new sod. 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 is in good condition.



### Site Lighting

The concrete post-tension court is in great condition and has LED lighting. The park pathway lighting is also LED.



### Playground

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



# SHAWNEE PARK



## INFORMATION

**Address:**  
1400 W MESQUITE ST

**Type:**  
NEIGHBORHOOD

**Size:**  
17.55 TOTAL ACRES

**Year Constructed:**  
1983

**Planning Area:**  
NORTH

## DESCRIPTION:

Shawnee Park is a 17-acre neighborhood park. The park was constructed in 1983 and is located in the City's north planning area. The park serves the College Park and Saratoga Square subdivisions and is adjacent to Pomeroy Elementary School. Key park amenities include a dog park, open turf areas, playgrounds, restroom building, and a softball field.





## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	3	3	Normal wear from usage; consider deep clean
BENCH	14	4	Good condition
BLEACHERS	3	3	Minor damage from use and exposure
DOG BAG STATION	15	3	Fading due to age and exposure
DOG PARK	1.00	3	Amenities show signs of wear, multiple brown spots, and slope erosion
DRINKING FOUNTAIN	1	3	Normal wear from usage with minor rust
IRRIGATION SYSTEM (AC)	17.55	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	31	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	6.5	3	Low spots, uneven turf, and slope drainage
PARKING LOT (SPACES)	40	3	Some surface cracking, chipping
PICNIC TABLE	27	3	Fading and coating chipping due to use
PLAYGROUND (SHADED)	2	4	Good condition; minor signs of surface wear/ settling
RAMADA	3	4	Good condition
RESTROOM BUILDING	1	3,4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	1	3	Fading due to age and exposure
SIGNAGE (REGULATORY)	7	3	Fading due to age and exposure
SOFTBALL FIELD (LIGHTED)	1	3	Minor low spots; infield and fencing in good condition
TRAIL - PAVED (MI)	0.89	3	Signs of cracking and settling
TRASH RECEPTACLE	230	3	Signs of wear from usage and exposure



### Overall Drainage

The park has three turf retention basins providing storage for offsite drainage runoff. Mesquite Street has two large scuppers that convey drainage to the turf basins on the west and east sides of the park. The north basin has two storm drain outlets which convey offsite drainage from Shawnee Drive.



### Turf

The turf is in good condition. There are some hard compaction areas throughout the turf. An aeration and soil agronomy to evaluate soil condition is recommended.



### Park Pathway

The perimeter pathway is a combination asphalt/concrete sidewalk pathway that has utilized concrete repairs within the asphalt. The pathway has cracks within the asphalt pathway. Staff should evaluate the overall pathway and the perimeter sideslopes for future replacement. There are a few panels with cracks that have been marked for removal.



### South Parking Area

The parking area was recently crack sealed and seal coated. The parking area has positive drainage as runoff is conveyed to the east to the basin by open curb cut and scupper pans. Even with the recent crack seal and the seal coat the parking area is in average condition. The asphalt-concrete pavement seems to have exceeded its lifespan and will need to be replaced in a couple years.

### Established Trees

A concrete sidewalk relocation is recommended to provide better separation from the tree root zones.



### Site Lighting

The sports lighting is metal halide and the site lighting is high-pressure sodium. The metal halide sports lighting is in good condition. LED fixture replacement for pathway/site lighting is recommended.

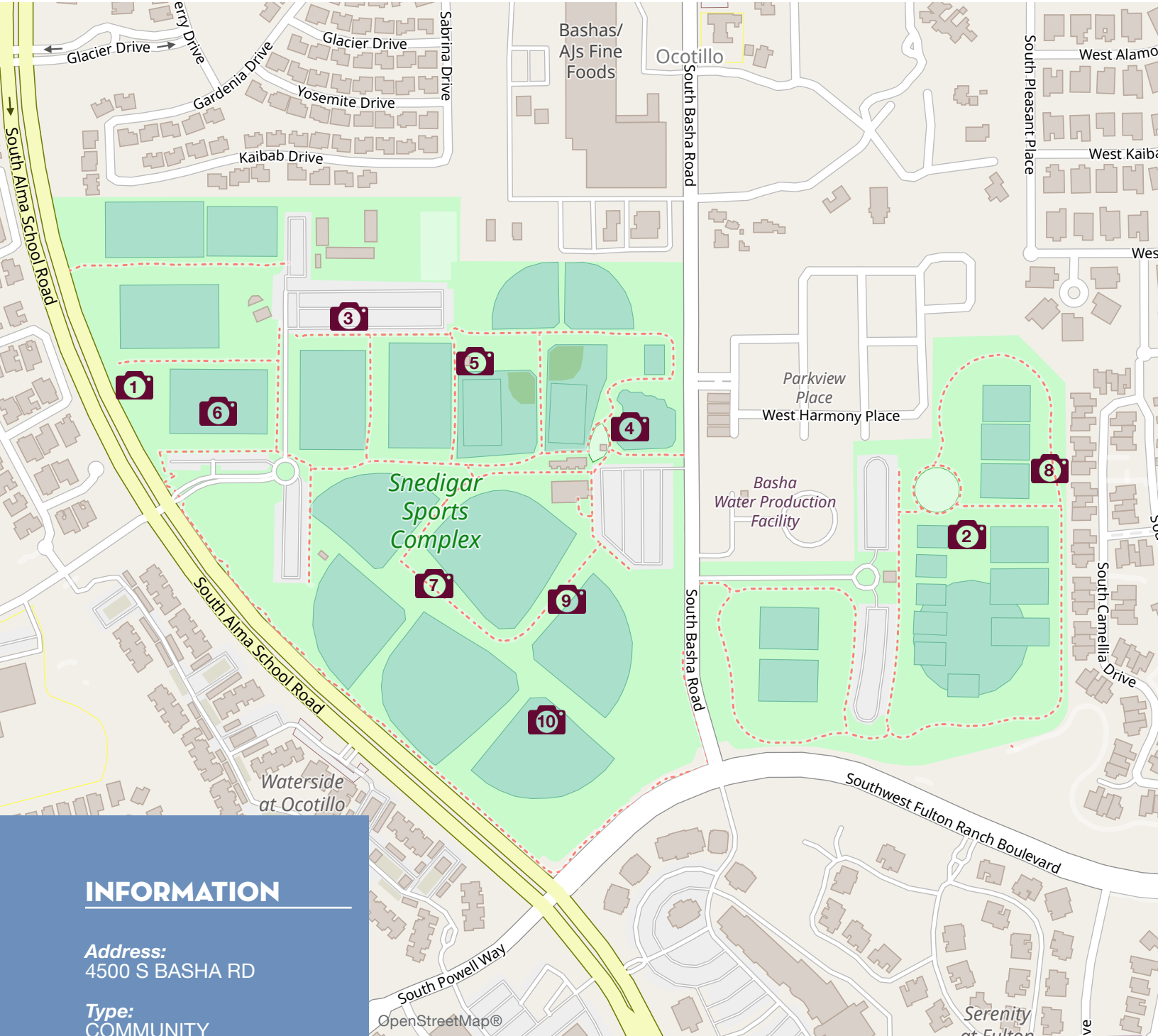


### Decomposed Granite Sideslopes

The decomposed granite slopes have some minor rilling.



# SNEDIGAR SPORTSPLEX



## INFORMATION

**Address:**  
4500 S BASHA RD

**Type:**  
COMMUNITY

**Size:**  
90.83 TOTAL ACRES

**Year Constructed:**  
1991

**Planning Area:**  
SOUTHWEST

## DESCRIPTION:

Snedigar Sportsplex is a 90-acre community park. The park was constructed in 1991 and 2008 and is located in the City's southwest planning area. Key park amenities include baseball, soccer and softball fields, bike park, dog park, open turf areas, playgrounds, shade ramadas, restroom buildings, and shade structures.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASEBALL FIELD (LIGHTED)	6	2	4 little league fields, low/brown spots, slope erosion
BBQ PIT/ GRILL	5	3	Normal wear through usage, consider deep clean
BENCH	88	3	Fading from exposure, signs of chipping and rust
BIKE RACK/ LOOP	3	4	Good condition
BIKE/ SKATE PARK (SF)	30,000	3	Normal wear due to age
BLEACHERS	4	3	Normal wear due to age
CRICKET FIELD	1	3	Low spots and inconsistent turf growth
DOG BAG STATION	12	3	Fading and wear due to age and exposure
DOG PARK	1	3	Good condition, signs of heavy use
DRINKING FOUNTAIN	5	4	Mix of new and old
FLAG POLE	2	2	Signs of age and weathering
IRRIGATION SYSTEM (AC)	90.83	3	Visual assessment only
KIOSK (INTERPRETIVE)	3	3	Wear and fading due to age and exposure
LIGHTING (SITE, SPORTS, PED, ETC)	178	3	Newer technology fixtures
MAINTENANCE YARD/ BUILDING	1	2	Signs of age and use; no access to interior
MULTIUSE FIELD (LIGHTED)	8	2	Low spots, inconsistent turf growth, and slope erosion
MULTIUSE FIELD (NON-LIGHTED)	4	3	Generally good condition
OPEN TURF AREA (AC)	3.6	2	Low spots and inconsistent turf growth
PARKING LOT (SPACES)	871	3	Signs of cracking, chipping, and rough surfaces
PICNIC TABLE	99	3	Signs of rust and chipping
PLAYGROUND (NON-SHADED)	2	3	Surfacing settling
PLAYGROUND (SHADED)	2	4	Newer condition
RAMADA	12	3	Mix of new and old, roof damage, rust, and weathering
RESTROOM BUILDING	3	3	Good condition; no access to interior
SHADE STRUCTURE (STAND-ALONE)	2	3	Good condition; mix of new and old
SIGNAGE (PARK ENTRY)	5	4	Good condition
SIGNAGE (REGULATORY)	14	3	Fading from exposure and age
SOFTBALL FIELD (LIGHTED)	4	3	Low spots and inconsistent turf growth
TRAIL - PAVED (MI)	3.15	3	Signs of cracking and settling
TRASH RECEPTACLE	230	3	Signs of wear from usage and exposure



### Overall Drainage

*This large sports complex provides several acres of sports fields for both baseball and multi-purpose use. The park is split by Basha Road and provides offsite drainage storage for both Basha and Alma School Roads along the street frontage utilizing decomposed granite and turf basins. The offsite conveyance utilizes scuppers and catch-basin inlets.*



### East Multi-Use Fields

*The turf is in poor condition with some worn areas in middle field area and along side slopes throughout. The condition of slopes is due to lack of irrigation maintenance not activity. The ground is compacted throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.*

### North Parking Area

*The parking area is in average condition. There are several 3/4-inch to 1-inch cracks that should be crack sealed to prevent further infiltration of moisture. The drainage has positive conveyance to scuppers, which outlet to surrounding turf area.*



### Skate Park

*Skate Park in good condition with sealed cracks throughout.*



### Group Ramada at Multi-use Fields

*The group ramada structure is in good condition. The concrete area pad is in good condition.*



# SNEDIGAR SPORTSPLEX

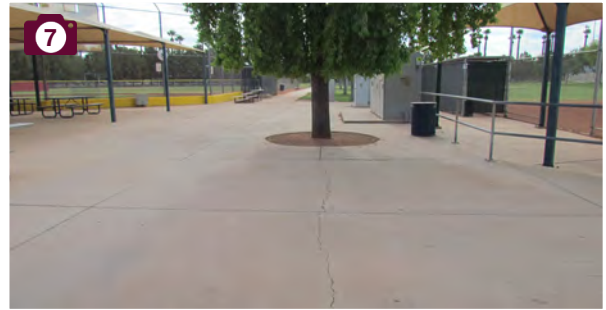
## Flood Irrigation

The park has a large network of underground pipe line providing the large turf areas throughout the park with flood irrigation.



## Sidewalk

The concrete sidewalk is in good condition. There are some cracked panels throughout the pathways and plaza areas.



## Site Lighting

The pedestrian and parking area lights are high pressure sodium fixtures that are in good condition. Recommend replacement of fixtures with LED when the current fixtures reach SUSTAINABLE PROJECTS.



## Sports Lighting

The multi-use and baseball fields sports lighting is metal halide.



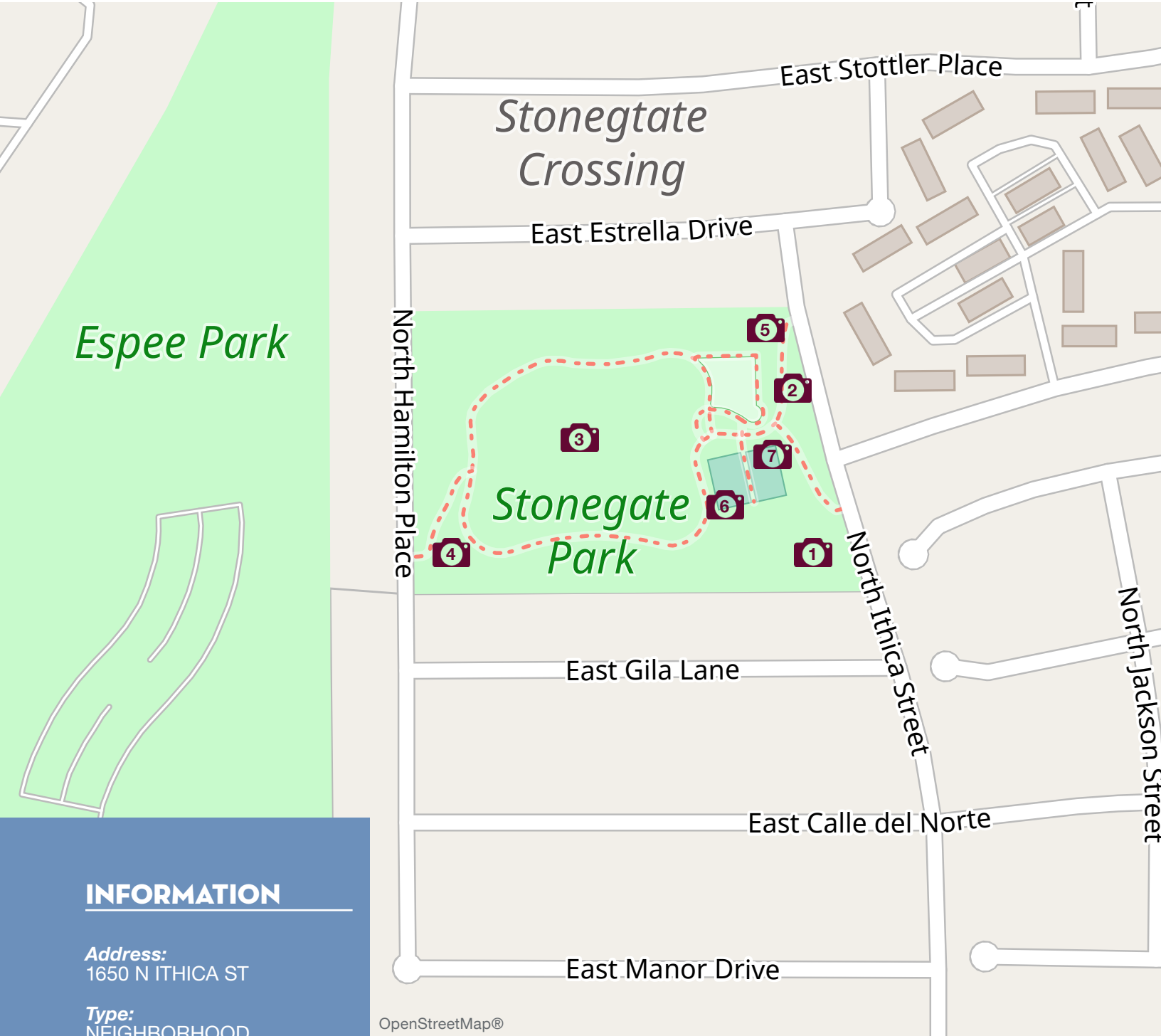
## South Baseball Fields

The south baseball fields have some some yellow areas but overall condition is good.





# STONEGATE PARK



## INFORMATION

**Address:**  
1650 N ITHICA ST

**Type:**  
NEIGHBORHOOD

**Size:**  
8.32 TOTAL ACRES

**Year Constructed:**  
1984

**Planning Area:**  
NORTH

## DESCRIPTION:

Stonegate Park is an eight-acre neighborhood park. The park was constructed in 1984 and is located in the City's north planning area. The park serves the Stonegate Crossing subdivision and is adjacent to Espee Park. 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	Dated light fixtures
BBQ PIT/ GRILL	1	3	Fair condition
BENCH	5	3	Fair condition; sun exposure
DOG BAG STATION	2	3	Fair condition
DRINKING FOUNTAIN	1	3	Typical wear from being used and exposure
IRRIGATION SYSTEM (AC)	8.32	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	31	3	Recently updated
OPEN TURF AREA (AC)	4.8	3	Great condition; good irrigation coverage; slope erosion
PICNIC TABLE	3	3	Good condition; well maintained
PLAYGROUND (SHADED)	2	3	Fair condition; needs additional wood chips
RAMADA	1	4	Great condition; well maintained
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.48	3	Good condition; minor cracking
TRASH RECEPTACLE	8	4	Good condition; well maintained
VOLLEYBALL COURT (SAND)	1	3	Needs regrading



### Overall Drainage

The park turf basin provides retention for the surrounding offsite storm water runoff for Hamilton Place and Ithica Street. The northwest and south east corners have stormdrain outlets and the southwest corner utilizes a concrete scupper.



### Ithica Street Turf Side Slope

The turf side slope has several large worn areas. There is some rilling on the decomposed granite slope off the sidewalk. An aeration and soil agronomy test to evaluate soil conditioning is recommended.



### Turf at Lower Basin

*The turf floor of the basin is in overall good condition. There are some worn areas within the floor of the basin area and the turf areas appear pretty compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.*



### Sidewalk

*The concrete sidewalk is in good condition. There are a few panels with cracking and vertical separation.*

### Established Trees

*There are several areas with established trees being located near the sidewalk causing some cracking/heaving. The City has replaced some of these areas, 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 providing better separation from the tree root zone is recommended.*



### 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.*

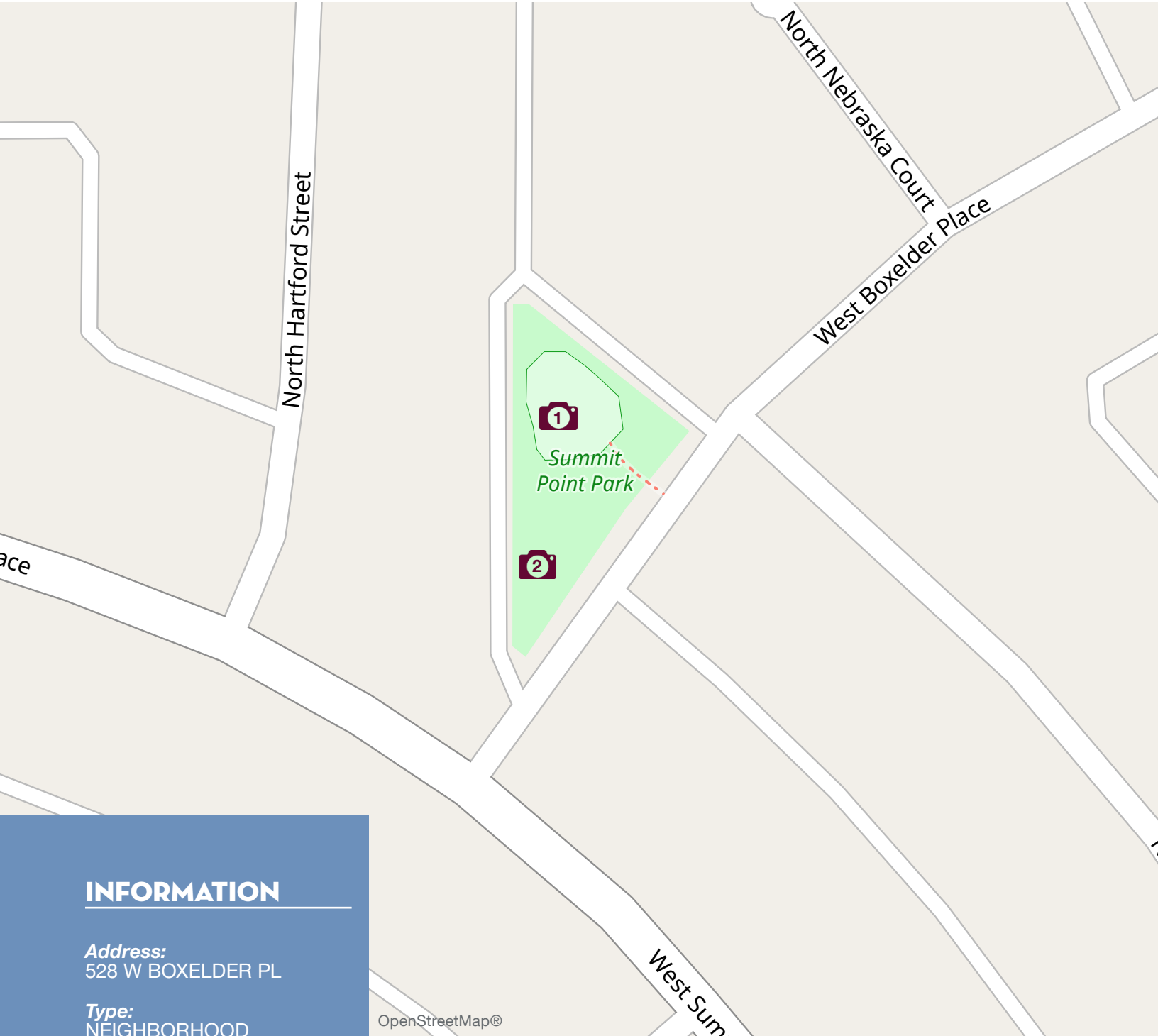


### Basketball Court

*The concrete post-tension court is in good condition and the lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.*



# SUMMIT POINT PARK



## INFORMATION

**Address:**  
528 W BOXELDER PL

**Type:**  
NEIGHBORHOOD

**Size:**  
0.29 TOTAL ACRES

**Year Constructed:**  
1987

**Planning Area:**  
NORTH

## DESCRIPTION:

Summit Point Park is a ¼-acre neighborhood park. The park was constructed in 1984 and is located in the City's north planning area. The park serves the New Horizons subdivision. Key park amenities include fitness stations, open turf areas, playground, and shade structures.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BEAN BAG TOSS (CORNHOLE)	1	5	New condition
BENCH	4	5	New condition
DOG BAG STATION	1	4	Good condition; minor signs of wear
FENCING (LF)	350	4	CMU/fence; good condition
FITNESS STATION	4	5	New condition
IRRIGATION SYSTEM (AC)	0.29	5	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	3	4	Good condition
OPEN TURF AREA (AC)	0.1	5	New condition
PICNIC TABLE	2	5	New condition
PLAYGROUND (SHADED)	1	5	New surfacing and structures
SHADE STRUCTURE (STAND-ALONE)	1	5	New condition
SIGNAGE (PARK ENTRY)	1	3	Minor signs of exposure; additional signage at entry (overhead)
SIGNAGE (REGULATORY)	1	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.01	5	New condition
TRASH RECEPTACLE	1	5	New condition







### Sidewalk and Playground

*The concrete sidewalks and playground are brand new and in good condition.*

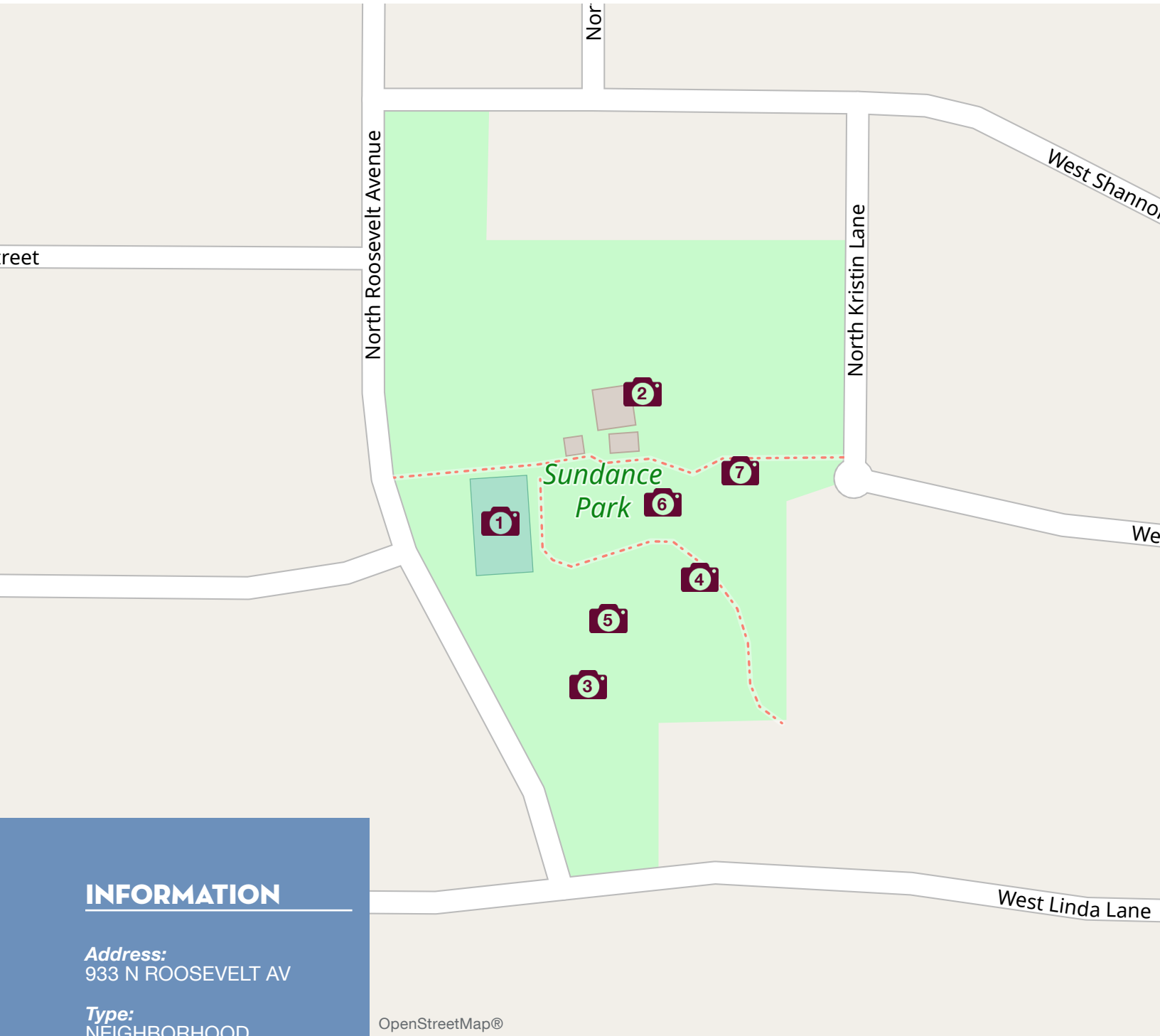


### Overall Drainage

*This small pocket park is not utilized for offsite drainage conveyance. Any onsite drainage is self-contained within the turf area.*



# SUNDANCE PARK



OpenStreetMap®

## INFORMATION

**Address:**  
933 N ROOSEVELT AV

**Type:**  
NEIGHBORHOOD

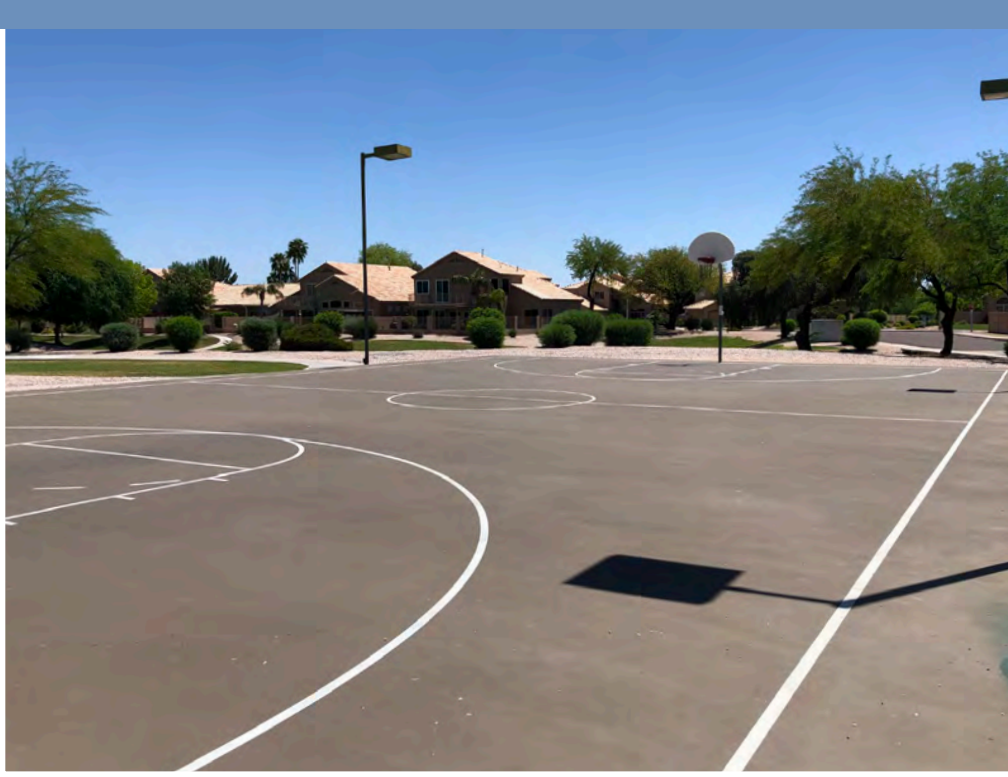
**Size:**  
3.52 TOTAL ACRES

**Year Constructed:**  
1993

**Planning Area:**  
WEST

## DESCRIPTION:

Sundance Park is a three-acre neighborhood park. The park was constructed in 1993 and is located in the City's west planning area. The park serves the Warner Ranch subdivision. 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	3	Poor to moderate condition; reseal surface; dated light fixtures
BENCH	2	3	Good to moderate condition
DOG BAG STATION	2	3	Good condition; minor signs of wear
DRINKING FOUNTAIN	1	3	Good condition; minor signs of water staining
IRRIGATION SYSTEM (AC)	3.52	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Poles and LED fixtures show signs of age and weathering
OPEN TURF AREA (AC)	1.5	3	Moderate condition
PICNIC TABLE	5	3	Good condition; minor signs of wear
PLAYGROUND (SHADED)	2	3	Moderate condition; consider shading all equipment and making ADA access improvements
RAMADA	1	3	Good condition; signs of wear
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.12	3	Good condition
TRASH RECEPTACLE	7	3	Moderate condition; consider making permanent
VOLLEYBALL COURT (SAND)	1	3	Sand needs regrading



### Basketball Court

The concrete post-tension court has some wear in the acrylic surfacing. The existing court lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.



### Playground

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



### Overall Drainage

The park has two turf areas, with the south turf area serving as a retention basin providing storage for Roosevelt Avenue and Dublin Lane. Offsite runoff enters the basin from the street via concrete scuppers and riprap swales.



### Concrete Header Curb

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

### Turf Lower Basin

The turf floor of the basin is in moderate condition there is a worn area in the middle of the basin. The sideslopes along the perimeter of the retention basin have some wear spots. The worn condition of slopes is due to lack of irrigation maintenance, not activity.



### Sand Volleyball Court

The sand volleyball court is in average condition and the curb and net are in working condition. The lighting utilizes sodium fixtures. LED fixture replacement for court lighting is recommended.

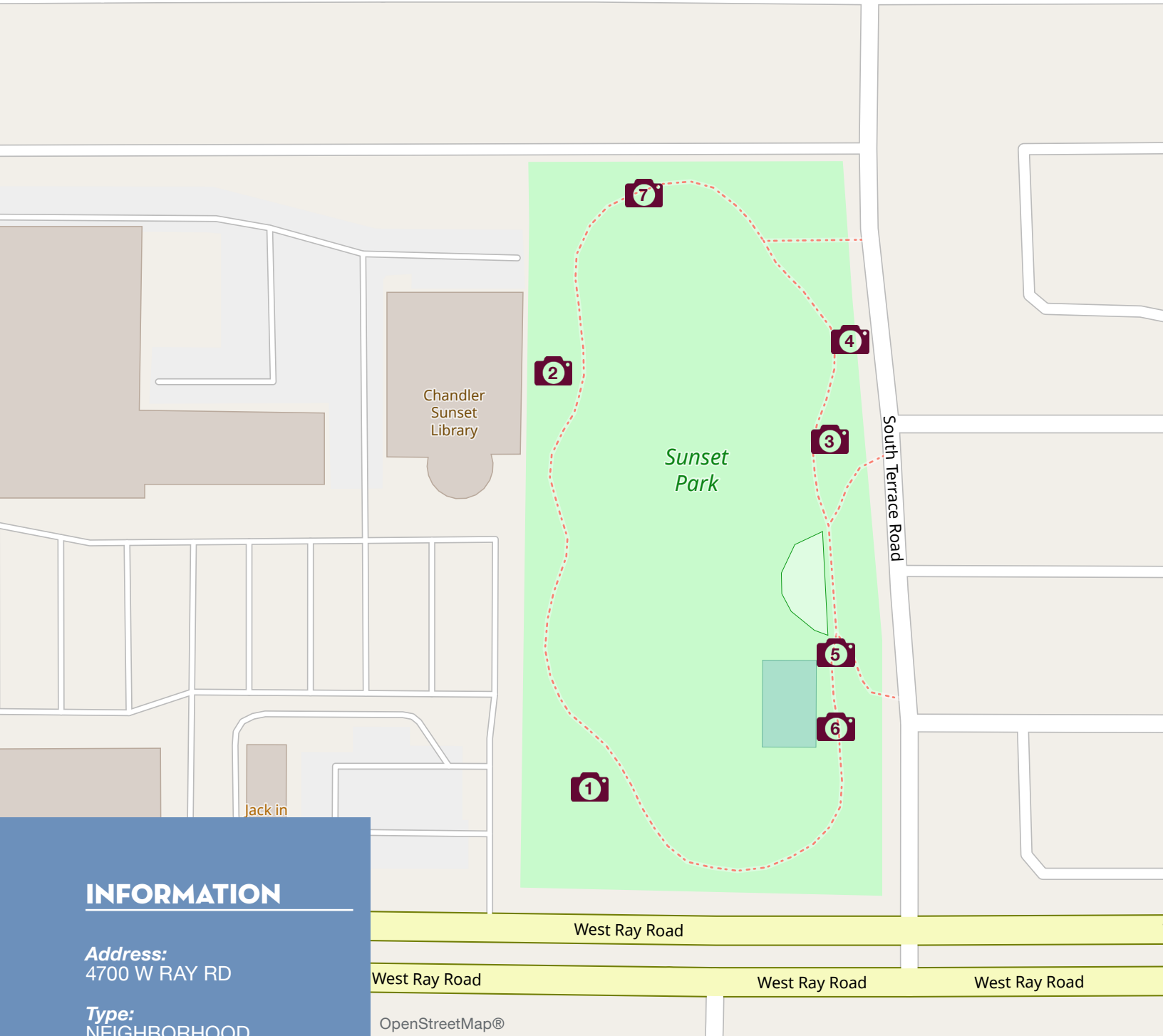


### Site Lighting

The park lighting (basketball court and volleyball courts) have high-pressure sodium light fixtures. The pathway lighting has new LED fixtures with stone poles. LED fixture replacement for court lighting is recommended.



# SUNSET PARK



## INFORMATION

**Address:**  
4700 W RAY RD

**Type:**  
NEIGHBORHOOD

**Size:**  
4.99 TOTAL ACRES

**Year Constructed:**  
1999

**Planning Area:**  
WEST

## DESCRIPTION:

Sunset Park is a 4-acre neighborhood park. The park was constructed in 1999 and is located in the City's west planning area. The park serves the Suggs Corona Village subdivision and is adjacent to the public library. Key park amenities include open turf areas, playground, volleyball court, and shade ramada.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	2	3	Moderate condition; consider deep cleaning
BENCH	7	3	Moderate condition
DOG BAG STATION	3	3	Moderate condition
DRINKING FOUNTAIN	1	3	Moderate condition
IRRIGATION SYSTEM (AC)	4.99	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	14	3	Dated, high pressure sodium fixtures
OPEN TURF AREA (AC)	4.8	3	Good to moderate condition, some dry patches
PICNIC TABLE	7	3	Moderate condition
PLAYGROUND (NON-SHADED)	1	2	Equipment fading, deck worn/chipping
RAMADA	1	3	Good condition, well maintained
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.36	3	Fair condition, replace asphalt with concrete
TRASH RECEPTACLE	12	3	Moderate condition, some rust
VOLLEYBALL COURT (SAND)	1	3	Drainage issue



### Ray Road Drainage

Ray Road has a concrete scupper pan which outlets to the park to a turf basin outside the main turf area. This basin has two 4" storm drain pipes which bleed off/equalize this outer perimeter basin to the overall park turf basin. This basin has a drywell. The end of the spillway has standing water as the drywell in the turf area is higher than the spillway outlet.



### Library

The library is along the west park boundary and the parking area has two storm drain outlets to the park turf basin. These outlets utilize storm drain with headwalls and loose riprap. These two headwalls are situated within the park upper perimeter sidewalk slope prior to the perimeter concrete/asphalt pathway.





### **Turf Area**

*The park slopes are steep along perimeter, especially adjacent to Terrace Road. It is recommended that staff look at eliminating turf on severe perimeter sideslopes and regrading and placing decomposed granite.*



### **Terrace Road**

*Terrace Road has a combination scupper and storm drain which outlet into the park outer perimeter basin area which utilizes a MAG 206 concrete sidewalk scupper to convey runoff from the outer perimeter to the turf basin.*

### **Park Pathway**

*The perimeter pathway is a combination asphalt/concrete sidewalk pathway that has utilized concrete repairs within the asphalt. The pathway has cracks within the asphalt areas. The City should evaluate the overall pathway and the perimeter sideslopes to regrade and replace the pathway in the future.*



### **Sand Volleyball Court**

*The sand volleyball court is in average condition. There is a drainage issue with water draining from the steep sideslope across the asphalt path and concrete to the sand area. LED fixture replacement for court lighting is recommended.*

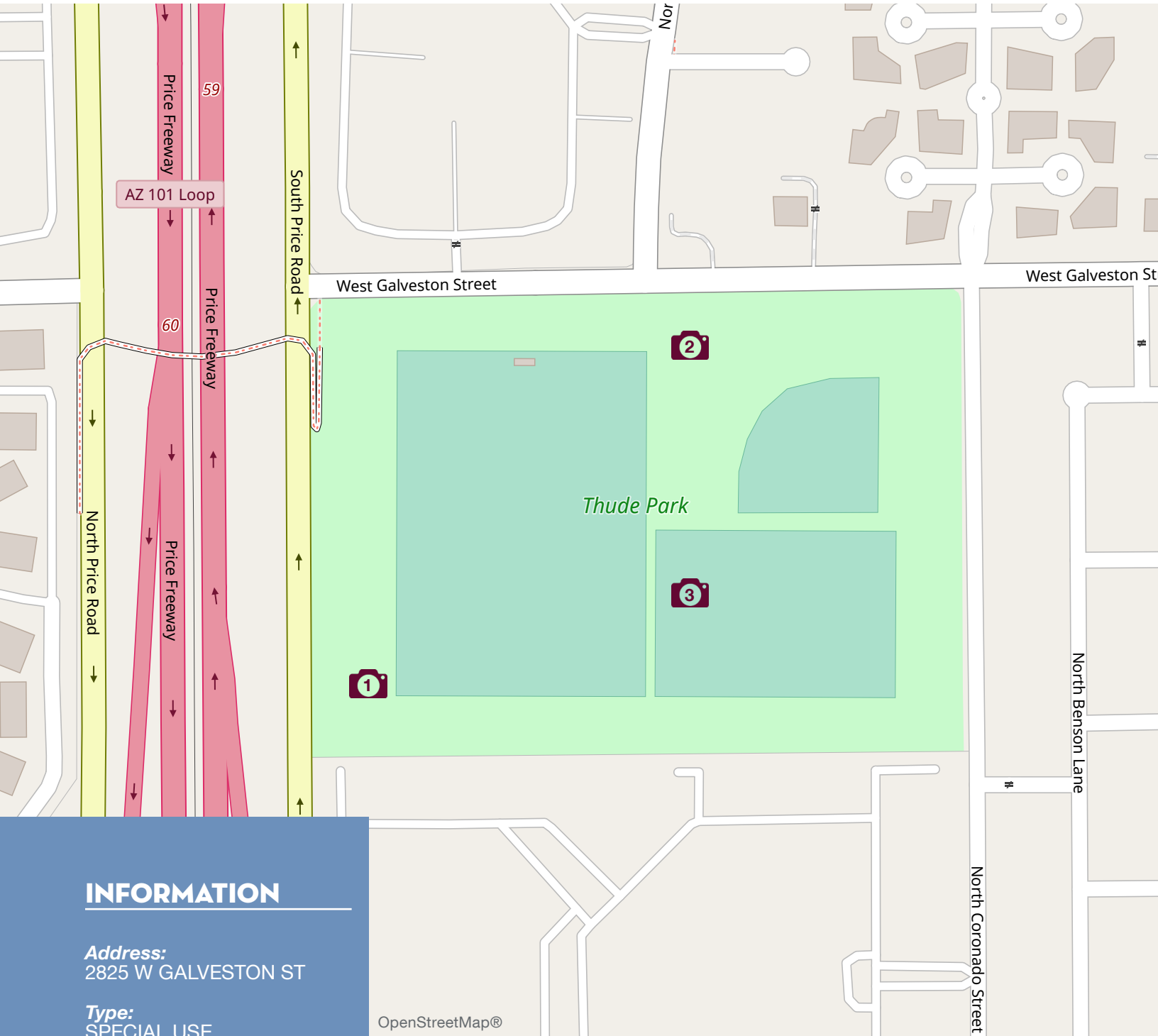


### **Site Lighting**

*The park pathway lighting and volleyball court have high-pressure sodium light fixtures. LED fixture replacement for court lighting is recommended.*



# THUDE PARK



## INFORMATION

**Address:**  
2825 W GALVESTON ST

**Type:**  
SPECIAL USE

**Size:**  
25.98 TOTAL ACRES

**Year Constructed:**  
1995

**Planning Area:**  
NORTH

## DESCRIPTION:

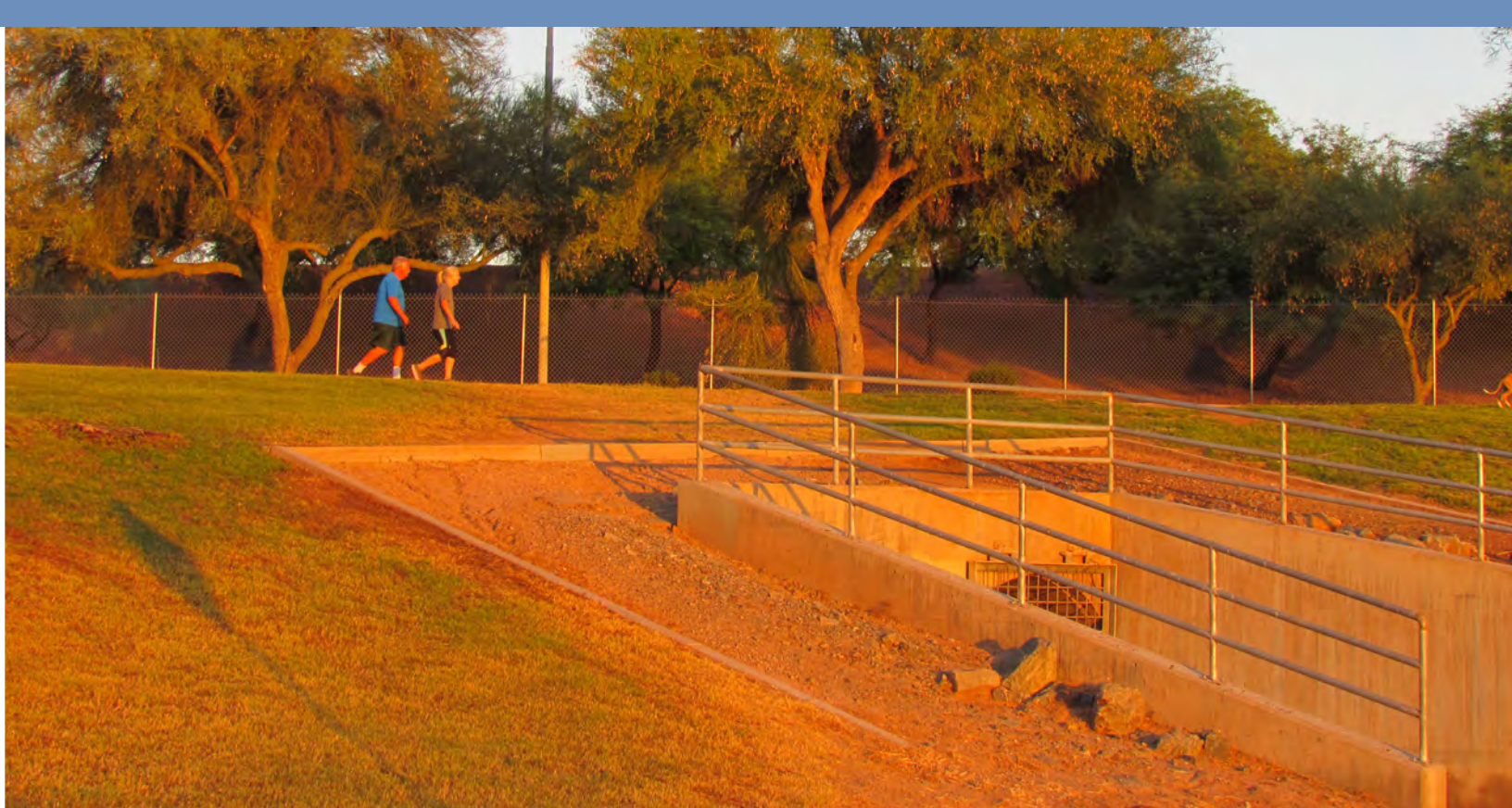
Thude Park is a 25-acre special use park. The park was constructed in 1995 and is located in the City's north planning area. The park is located in a retention basin and serves the Grand Reserve, Coronado Crossing, and Cayley Manor subdivisions. Key park amenities include softball field, open turf area, shade ramada, and RC airplane area.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Wear and staining from usage; consider deep clean
BENCH	4	3	Signs of usage and age; minor damage
DOG BAG STATION	8	3	Minor signs of fading from exposure
FENCING (LF)	650	3	Chainlink along Price Road
IRRIGATION SYSTEM (AC)	25.98	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Fading from exposure and age
OPEN TURF AREA (AC)	4.0	3	Low spots, bare spots, and slope erosion
RAMADA	1	3	Minor signs of rust and weathering
RC AIRPLANE FLYING AREA	5	3	Relatively good condition
SIGNAGE (REGULATORY)	4	3	Fading from exposure and age
SOFTBALL FIELD (NON-LIGHTED)	1	2	Significant signs of age, use, and wear
TRAIL - NON PAVED (MI)	0.78	3	Low spots and surface regrading due to use
TRASH RECEPTACLE	25	3	Signs of usage and age; minor damage





### Overall Drainage

*Thude Park is a regional retention basin facility with storm drain outlets at and along the perimeter of the park.*



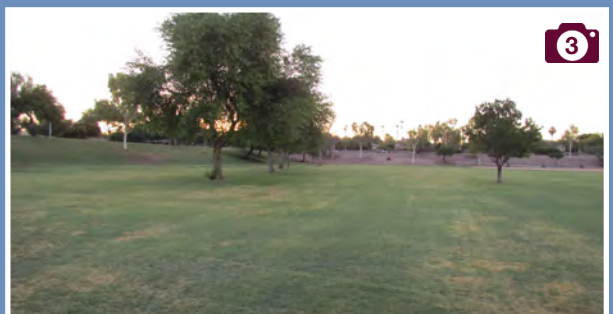
### Turf Area

*The park perimeter has some worn areas, but overall the slopes look good. Some of the decomposed granite slopes are showing minor rilling, but overall in good condition.*

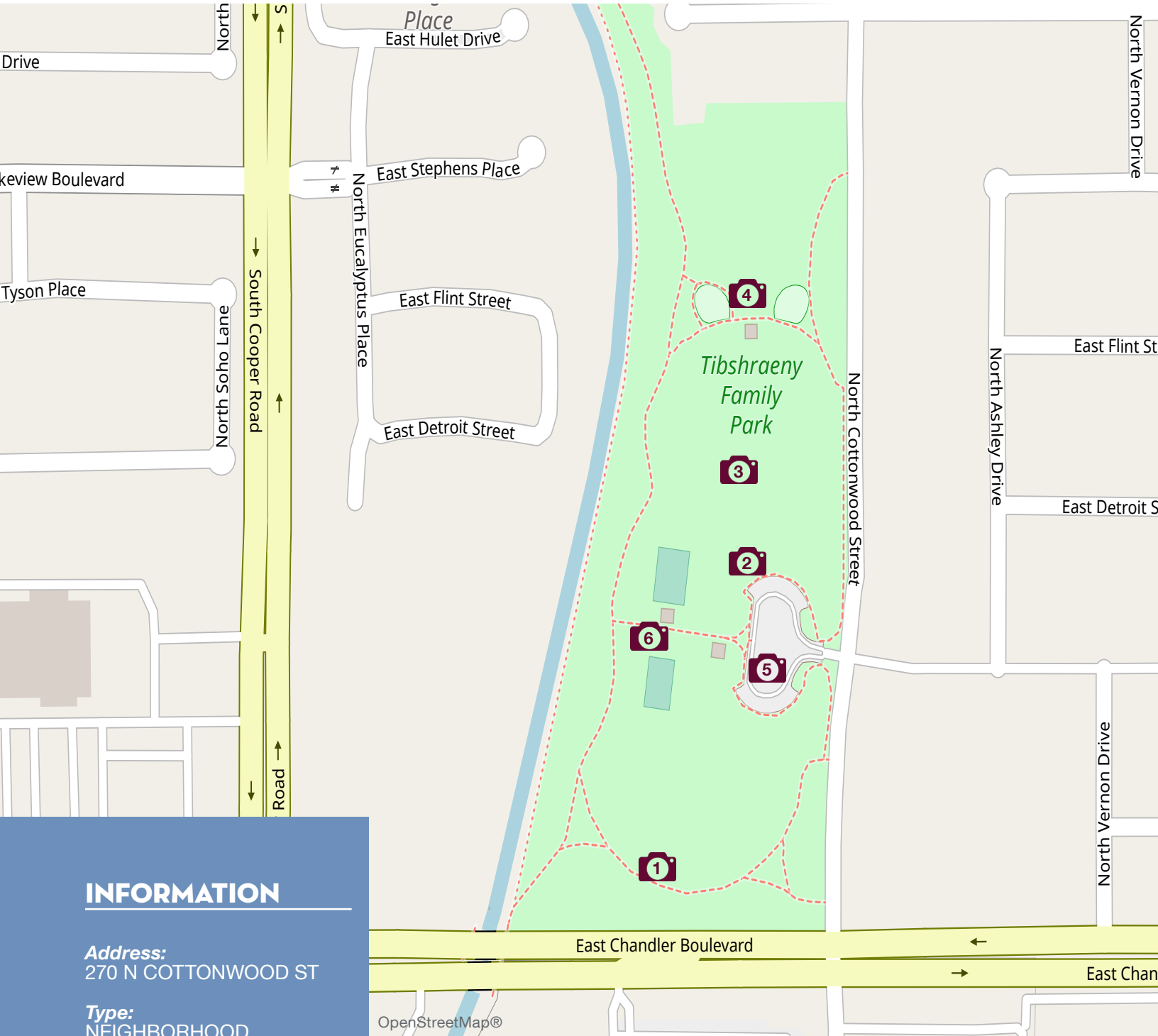


### Turf Lower Basin

*The turf floor of the basin is in average condition. There are some worn areas and the basin is compacted throughout. An aeration and soil agronomy to evaluate soil condition is recommended.*



# TIBSHRAENY FAMILY PARK



## INFORMATION

**Address:**  
270 N COTTONWOOD ST

**Type:**  
NEIGHBORHOOD

**Size:**  
16.34 TOTAL ACRES

**Year Constructed:**  
2007

**Planning Area:**  
NORTH

## DESCRIPTION:

Tibshraeny Family Park is a 16-acre neighborhood park. The park was constructed in 2007 and is located in the City's north planning area. The park serves the Mammoth Park subdivision. Key park amenities include basketball and volleyball court, open turf areas, playgrounds, shade ramadas, and a restroom building.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BBQ PIT/ GRILL	1	3	Normal signs of wear from usage
BENCH	13	3	Minor signs of fading and chipping due to exposure and use
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	5	3	Minor fading due to use and exposure
DRINKING FOUNTAIN	2	3	Good condition; minor water staining
IRRIGATION SYSTEM (AC)	16.34	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	4	Good condition
LIGHTING (SITE, SPORTS, PED, ETC)	35	4	Good condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	6.8	3	Average condition; minor low/bare spots
PARKING LOT (SPACES)	26	4	Good condition
PICNIC TABLE	4	3,4	Good condition; minor signs of wear and use
PLAYGROUND (SHADED)	2	4	Newer surfacing; minor settling
RAMADA	2	3	Minor signs of rust and some fading due to exposure
RESTROOM BUILDING	1	4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	4	3	Minor fading due to exposure
SIGNAGE (REGULATORY)	6	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.24	4	Good condition
TRASH RECEPTACLE	33	3	Minor signs of fading and chipping due to exposure and use
VOLLEYBALL COURT (SAND)	1	3	Poles have water staining, damage, and surfacing worn due to use



### Site Lighting

*The pedestrian and parking area lights are high-pressure sodium fixtures, which are in good condition.*





### Overall Drainage

The park provides offsite storm drain outfall for Cottonwood Street and Chandler Boulevard via concrete scuppers. The two scupper pan outlets on Cottonwood Street are fairly close to the playground area and park northeast corner sidewalk. The east scupper brings offsite drainage across the sidewalk to get to the turf area. The west scupper near the playground has rip rap swale to a sidewalk scupper which conveys runoff to the turf basin area.



### Turf

The turf is in average condition. There are some hard compaction areas throughout turf areas. An aeration and soil agronomy to evaluate soil condition is recommended.

### Sidewalk

The concrete sidewalk is in good condition. There are a few panels with some heaving in the playground plaza area.



### Parking Area

The parking area is in good condition. It appears to have been seal coated in the last couple of years. There are a few 3/4" to 1" cracks that should be crack sealed to prevent further infiltration of moisture. Drainage has positive conveyance to scuppers that outlet to surrounding turf area. A crack seal and seal coat every three to five years is recommended.

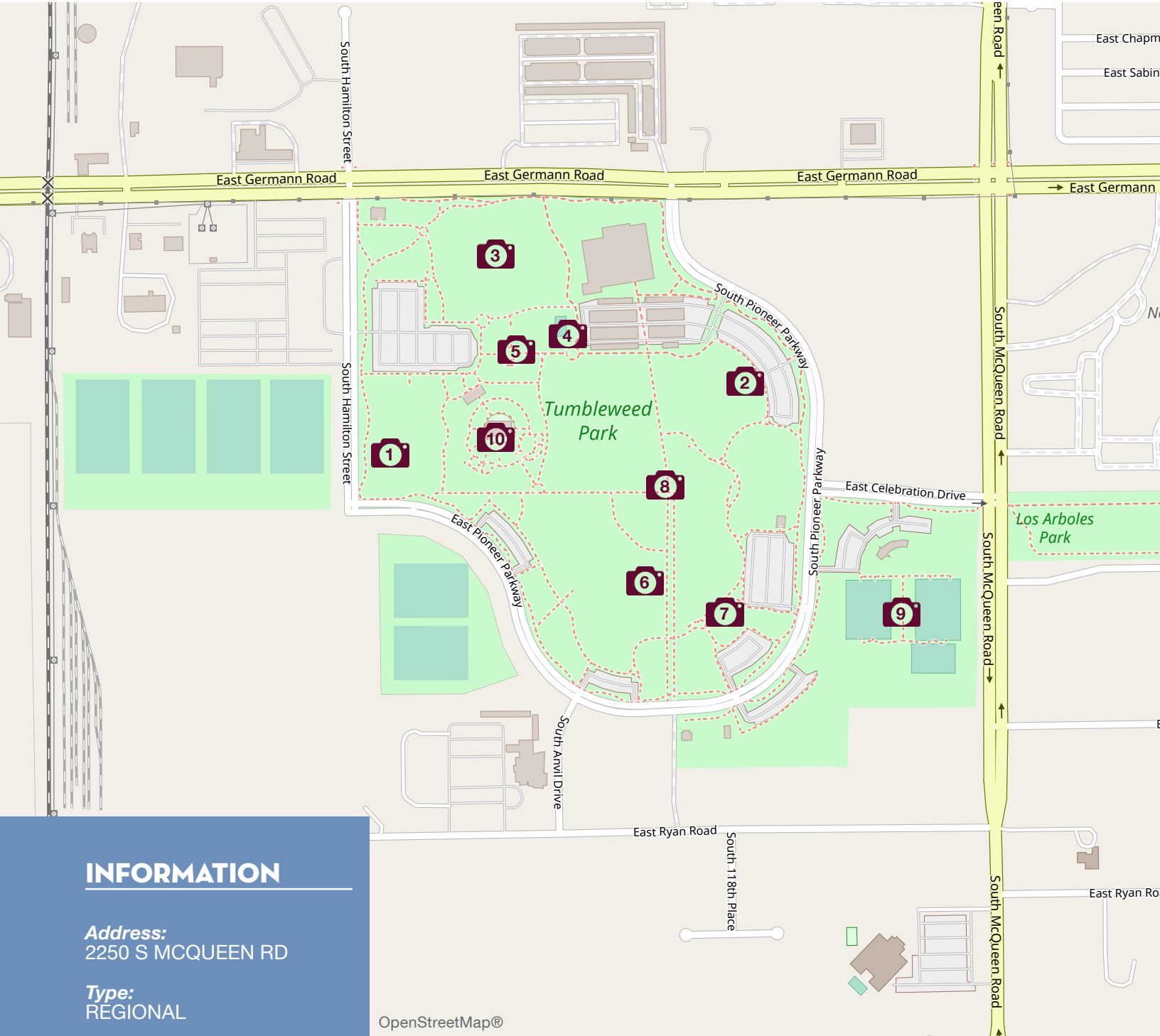


### Basketball and San Volleyball Courts

The concrete post-tension court and sand volleyball court are in good condition and the lighting is high-pressure sodium.



# TUMBLEWEED PARK



## INFORMATION

**Address:**  
2250 S MCQUEEN RD

**Type:**  
REGIONAL

**Size:**  
211.10 TOTAL ACRES  
(77.95 ACRES  
UNDEVELOPED)

**Year Constructed:**  
2002

**Planning Area:**  
SOUTHEAST

## DESCRIPTION:

Tumbleweed Park is a 211-acre regional park. The park was constructed in 2002 and is located in the City's southeast planning area. Key park amenities include bocce and volleyball courts, horseshoe pit, multi-use fields, open turf areas, playgrounds, public art, shade ramadas, restroom buildings, and tennis courts.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	25	3	Wear due to heavy use; consider deep clean
BEAN BAG TOSS (CORNHOLE)	1	3	Signs of wear due to use and age
BENCH	110	2	Mix of old and new; various levels of wear, rust, etc.
BIKE RACK/ LOOP	9	2	Visible signs of rust and weathering
BLEACHERS	6	4	Good condition; built in at tennis center w/shade
BOCCE BALL COURT	2	4	Newer condition
DECORATIVE FOUNTAIN	1	3	Showing signs of aging; generally good condition
DOG BAG STATION	4	3	Fading and wear due to use and exposure
DRINKING FOUNTAIN	10	2	Signs of rust, wear, and weathering
FENCING (LF)	887	2	Some in need of repair; missing or damaged parts
FLAG POLE	4	3	Average condition
HORSESHOE PIT	1	3	Signs of wear due to usage
IRRIGATION SYSTEM (AC)	211.10	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	314	3	Fixtures and poles show signs of age and weathering
MULTIUSE FIELD (LIGHTED)	9	3	Good condition, future field expansion under construction
MULTIUSE FIELD (NON-LIGHTED)	2	3	Good condition, future field expansion under construction
OPEN TURF AREA (AC)	19.3	2	Low spots, slope erosion, and brown/bare spots
PARKING LOT (SPACES)	961	3	Average condition
PICNIC TABLE	145	2	Visible signs of rust, use, and wear
PLAYGROUND (NON-SHADED)	4	2	Visible signs of use, wear, and weathering
PLAYGROUND (SHADED)	2	3	Surfacing wear and settling
PUBLIC ART	1	4	Sculpture; good condition
RAMADA	22	2	Visible signs of severe rust, use, and wear
RESTROOM BUILDING	4	2	Older restrooms are original; no access to interior
SHADE STRUCTURE (STAND-ALONE)	17	3	Generally good condition; some signs of wear and use
SIGNAGE (PARK ENTRY)	16	3	Signs of fading due to exposure
SIGNAGE (REGULATORY)	13	3	Signs of fading due to exposure
TENNIS CENTER	1	3	Good condition
TENNIS COURT (LIGHTED)	15	4	Great condition
TRAIL - NON PAVED (MI)	1.17	2	Low spots, wear, and drainage issues
TRAIL - PAVED (MI)	5.30	2	Obvious signs of cracking and settling
TRASH RECEPTACLE	196	2	Many signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Poles show signs of water damage



### Overall Drainage

The park has a series of large turf areas throughout the park providing areas for storm water retention. These depressed turf basins balance retention with the use of flood irrigation as the primary source to water the turf and field areas. The flood irrigation utilizes several connector equalizer pipes to provide flood irrigation coverage throughout the park. The park provides offsite storm water storage for Pioneer Parkway along the adjacent street way frontage with a series of basins.



### Perimeter Parking Lots

The Tumbleweed Recreation Center parking lot was recently seal coated and restriped. This parking area had the most surface cracks, generally 1/2" to 1" at worst. Overall in good condition. The trash enclosure area could benefit from a concrete pad in lieu of the asphalt-concrete pavement at the turn in location in front of the refuse containers. A seal coat and crack seal of the parking areas every two to three years to maintain is recommended.

### Northwest Turf Area

The northwest multi-use fields are in good condition. There are compacted areas throughout. These fields are flood irrigated from the perimeter concrete lined channel. The fields have metal-halide Musco sports lighting. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.



### Sand Volleyball Court

The sand volleyball area is in good condition. The net posts show some wear. The lighting is high-pressure sodium. Replacing the lighting with LED fixtures is recommended.



### Group Ramada (Main)

The group ramada structure is in average condition. The concrete area pad is in good condition, with minor hairline cracking in some areas. There is some staining and discoloration from use. The group ramada concrete may benefit from a soda wash treatment to clean the surface area. Additional application of an epoxy or polymer sealant to help protect it from staining/discoloring and surface wear is also suggested.



# TUMBLEWEED PARK

## Flood Irrigation

The park has a large network of concrete lined channels providing flood irrigation to the turf areas throughout the park.



## Sidewalk

The concrete sidewalk is in good condition. There are some cracked panels throughout the pathways and plaza areas.



## Celebration Plaza and Earthend Promenade

The area has a fountain backdrop that has not been in use for some time. The earthened promenade overall is in good condition throughout. There are some small areas of rilling and broken header curb. The concrete irrigation channel is in good condition with some cracked concrete areas throughout the channel. The trees are relatively close to the concrete lined channel, but little overturning was observed.



## Tennis Courts

The tennis courts are in excellent condition, surfacing has been maintained. The light fixtures are high-pressure sodium. The replacement of lighting with LED fixtures is recommended.

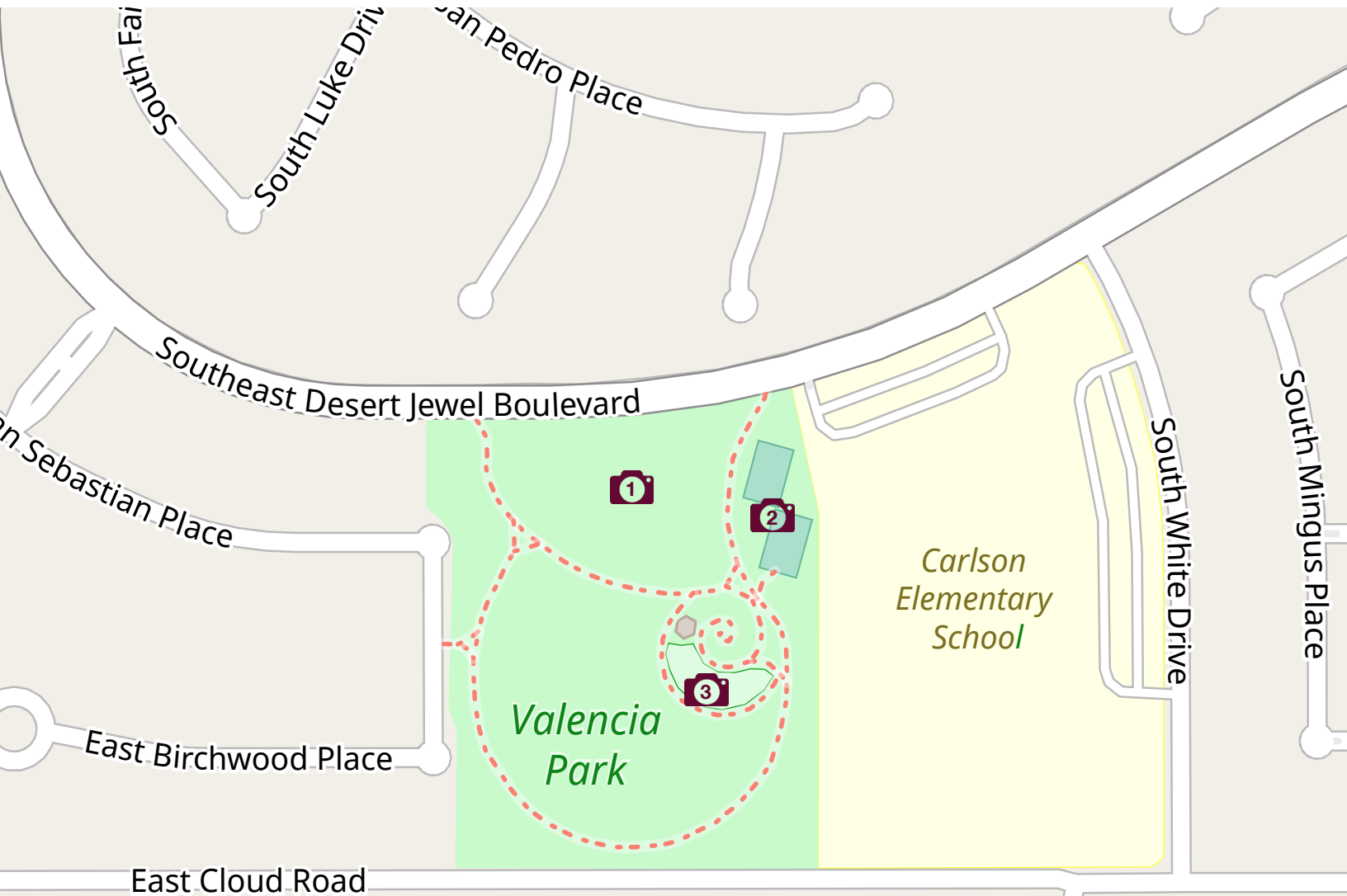


## Playtopia

The playground area is in good shape and the surrounding concrete sidewalk and concrete curb is in good condition and well maintained.



# VALENCIA PARK



## INFORMATION

**Address:**  
3701 E DESERT JEWEL BL

**Type:**  
NEIGHBORHOOD

**Size:**  
9.35 TOTAL ACRES

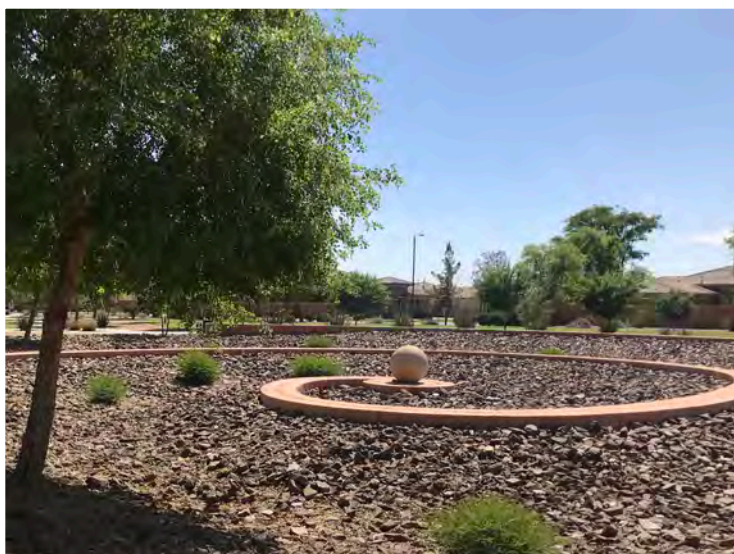
**Year Constructed:**  
2014

**Planning Area:**  
SOUTHEAST

## DESCRIPTION:

Valencia Park is a nine-acre neighborhood park. The park was constructed in 2014 and is located in the City's southeast planning area. The park serves the Valencia 2 subdivision and is adjacent to Carlson Elementary School. Key park amenities include basketball and volleyball courts, horseshoe pit, open turf areas, playgrounds, public art, and shade ramadas.





## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BBQ PIT/ GRILL	2	3	Normal wear from usage
BENCH	15	4	Good condition
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	4	3	Fading and wear from exposure and usage
DRINKING FOUNTAIN	1	3	Good condition; minor signs of water damage
HORSESHOE PIT	1	4	Good condition; surface displaced due to use
IRRIGATION SYSTEM (AC)	9.35	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	4	Good condition
OPEN TURF AREA (AC)	5.1	4	Good condition; minor brown spots
PICNIC TABLE	8	4	Good condition
PLAYGROUND (NON-SHADED)	1	4	Good condition; minor wear and settling
PLAYGROUND (SHADED)	2	4	Good condition; minor wear and settling
PUBLIC ART	2	4	Circular and drainage area features
RAMADA	2	4	Good condition; minor signs of fading/exposure
SIGNAGE (PARK ENTRY)	1	4	Good condition
SIGNAGE (REGULATORY)	4	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.63	4	Good condition
TRASH RECEPTACLE	14	4	Good condition
VOLLEYBALL COURT (SAND)	1	3	Poles show signs of water damage; surface displacement from usage





### North Turf Area

*The turf is in good condition with a couple of small worn areas. An aeration and soil agronomy test to evaluate soil condition and suggestions for amendments is recommended.*



### Sand Volleyball Court

*The sand volleyball is in good condition. The court has high pressure sodium light fixtures. Recommend LED fixture replacement for court lighting.*

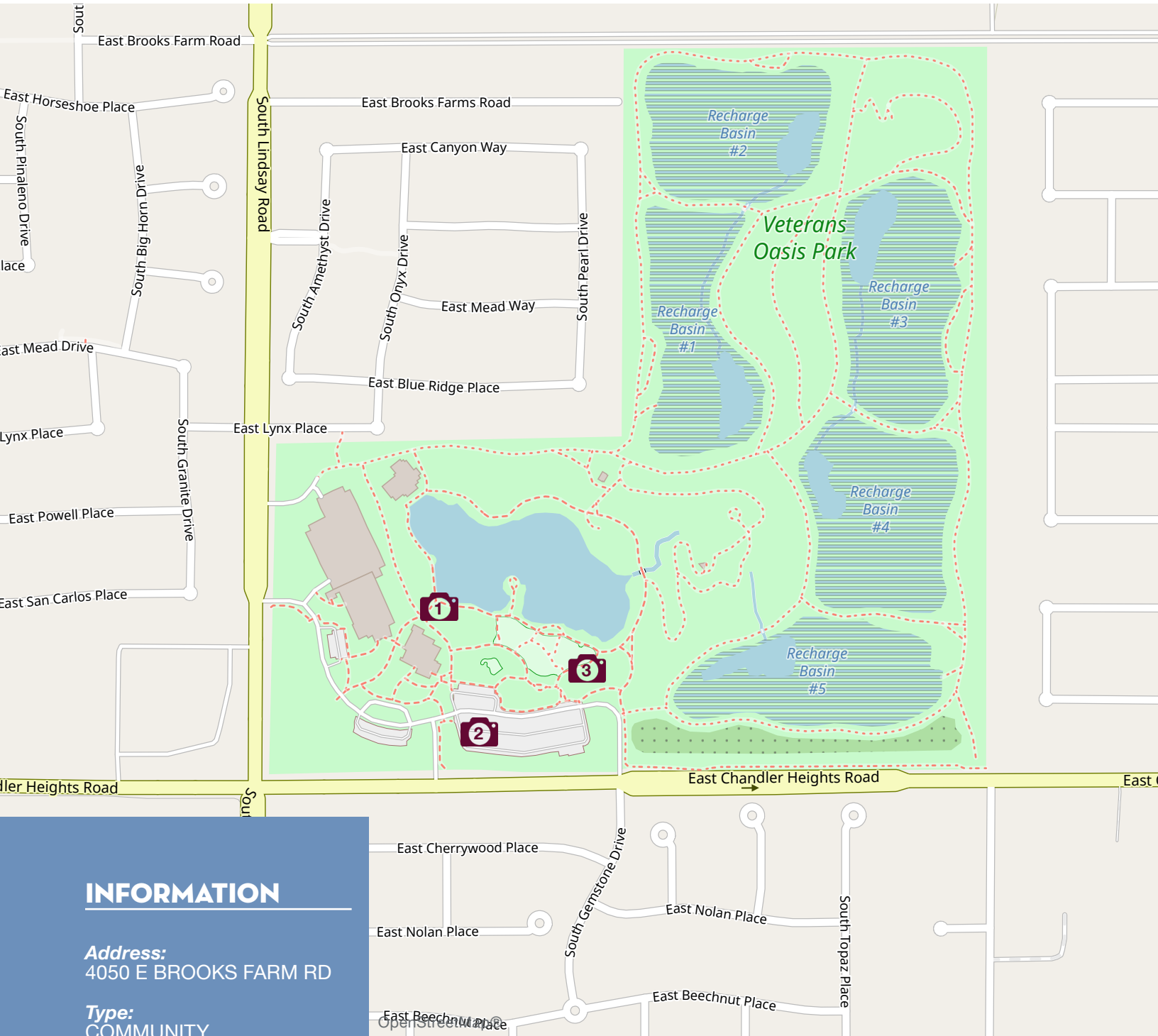


### Playground

*The header curbs and sidewalk are in good condition and the play equipment is in new condition.*



# VETERANS OASIS PARK



## INFORMATION

**Address:**  
4050 E BROOKS FARM RD

**Type:**  
COMMUNITY

**Size:**  
113 TOTAL ACRES

**Year Constructed:**  
2007

**Planning Area:**  
SOUTHEAST

## DESCRIPTION:

Veterans Oasis Park is a 113-acre community park. The park was constructed in 2007 and is located in the City's southeast planning area. Key park amenities include a lake, observation point, open turf areas, shade ramadas, restroom building, and a veteran's memorial.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	5	3	Normal signs of wear from age; consider deep clean
BENCH	25	3	Minor fading and wear due to usage and exposure
BIKE RACK/ LOOP	6	3	Minor fading and wear due to usage and exposure
DOG BAG STATION	7	3	Minor fading due to exposure
DRINKING FOUNTAIN	3	3	Some signs usage and minor water staining
FLAG POLE	7	4	Good condition
IRRIGATION SYSTEM (AC)	34.75	4	Visual assessment only
LAKE / POND	6.18	4	Generally good condition
LIGHTING (SITE, SPORTS, PED, ETC)	133	3	Signs of exposure and age
MAINTENANCE YARD/ BUILDING	1	3	Good condition; no access to interior
OPEN TURF AREA (AC)	2.0	3	Low spots, brown/bare spots, and turf inconsistency
PARKING LOT (SPACES)	230	5	Good condition; recent resurfacing/restriping
PICNIC TABLE	24	3	Minor fading and wear due to usage and exposure
RAMADA	9	3	Signs of wear and discoloration
RESTROOM BUILDING	1	4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	25	4	Good condition
SIGNAGE (REGULATORY)	12	3	Some fading due to exposure
TRAIL - NON PAVED (MI)	2.5	3	Generally good condition; minor settling
TRAIL - PAVED (MI)	1.65	3	Some surface displacement from use
TRASH RECEPTACLE	61	3	Minor fading and wear due to usage and exposure
VETERANS MEMORIAL	1	5	Memorial newer than rest of the park





### Lake Edge / Concrete Multi-Use Pathway

*The concrete multi-use path and lake are in good condition.*



### Parking Areas

*The parking areas are in good condition and have been seal coated recently. It is recommended that seal coat and crack seal of the parking areas is done every two to three years to maintain the asphalt in good condition.*

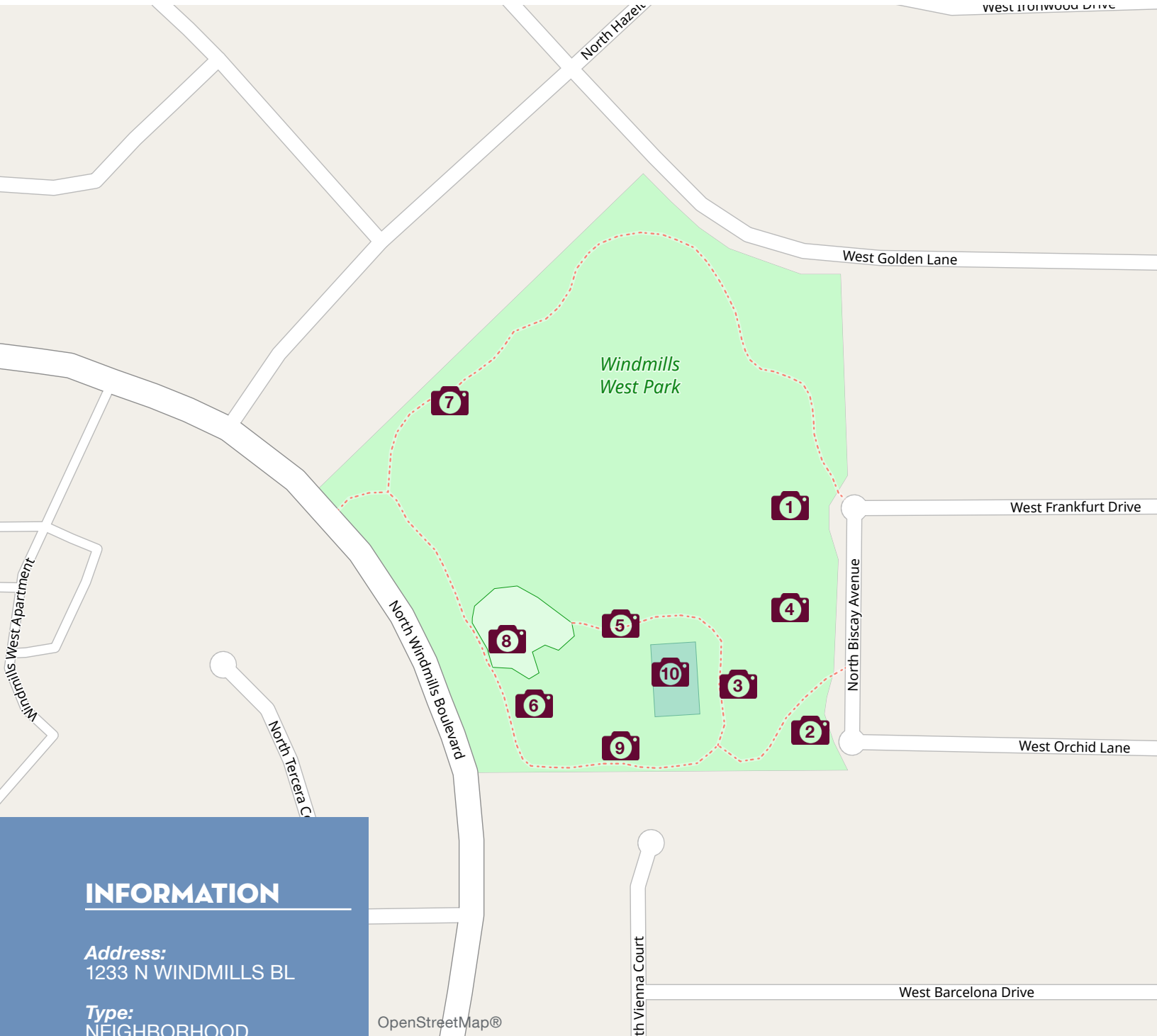


### Site Lighting

*The site lighting is high pressure sodium fixtures with a combination of light poles, bollards with decorative fixtures throughout the park. The fixtures and poles are in average condition, replacement of fixtures with LED should be deferred until current fixtures reach their lifecycle.*



# WINDMILLS WEST PARK



## INFORMATION

**Address:**  
1233 N WINDMILLS BL

**Type:**  
NEIGHBORHOOD

**Size:**  
6.32 TOTAL ACRES

**Year Constructed:**  
1990

**Planning Area:**  
WEST

## DESCRIPTION:

Windmills West Park is a five-acre neighborhood park. The park was constructed in 1990 and is located in the City's west planning area. The park serves the Windmills West subdivision. Key park amenities include open turf areas, playgrounds, and a volleyball court.



## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	8	3	Moderate condition; some exposure damage
DOG BAG STATION	4	3	Moderate condition; some exposure damage
DRINKING FOUNTAIN	1	3	Moderate condition; some exposure damage
IRRIGATION SYSTEM (AC)	6.32	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Moderate condition; some rusting, high pressure sodium fixtures
OPEN TURF AREA (AC)	3.2	3	Moderate condition; some erosion on slopes
PICNIC TABLE	3	3	Moderate condition; some exposure damage
PLAYGROUND (SHADED)	2	4	Good condition; shaded with swings
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	3.33	3	Good condition; minimal cracking and settling
TRASH RECEPTACLE	11	3	Moderate condition; some exposure damage
VOLLEYBALL COURT (SAND)	1	4	Sand and net in good condition



# WINDMILLS WEST PARK

## Windmills Blvd

Windmills Boulevard utilizes a concrete scupper at the northwest corner and utilizes a riprap spillway to the turf area.



## Biscay Avenue

Biscay Avenue has two scuppers which convey drainage to the park area.



## Turf Area

The park slopes are steep along perimeter. It is recommended that staff look at eliminating turf on severe perimeter sideslopes and regrading and placing decomposed granite.



## Turf Lower Basin

The turf floor of the basin is in average condition. There are some worn areas at the offsite drainage collection points. The turf berm separating the two turf retention areas has some wear spots on the top and along the steeper sideslopes. There are drywells along the perimeter of the basin. There is a large tree that is very close to one of the drywells. An aeration and soil agronomy test to evaluate soil condition is recommended.



## Sidewalk

The concrete sidewalk is in good 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 causing some cracking/heaving. The City has replaced some of these areas, but they are being replaced in the same location as the existing trees which will cause further uprooting in the future. A concrete sidewalk relocation to provide better separation from the tree root zone is recommended.*



### Site Lighting

*The park pathway lighting and volleyball court 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 play equipment is also in good condition.*



### Park Pathway

*Staff should evaluate the overall pathway and the perimeter sideslopes for regrading and replacement.*



### Sand Volleyball Court

*The sand volleyball court is in good condition. The court does not have lighting.*



# WINN PARK

Light &  
Life Church



## INFORMATION

**Address:**  
56 E MORELOS ST

**Type:**  
NEIGHBORHOOD

**Size:**  
0.80 TOTAL ACRES

**Year Constructed:**  
1986

**Planning Area:**  
NORTH

## DESCRIPTION:

Winn Park is a  $\frac{3}{4}$ -acre neighborhood park. The park was constructed in 1986 and is located in the City's north planning area. The park serves the Dobson subdivision. Key park amenities include basketball court, playground, and open turf areas.

## AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	2	Moderate cracking
IRRIGATION SYSTEM (AC)	0.80	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	9	3	Good condition
OPEN TURF AREA (AC)	0.5	1	Turf in poor condition, likely irrigation issues
PLAYGROUND (SHADED)	1	4	Needs surfacing improvements
TRAIL - PAVED (MI)	0.01	3	Good condition
TRASH RECEPTACLE	2	3	Moderate condition; some exposure damage



### Turf Area

The turf area is in poor condition and appears very compacted and worn throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments/new turf is suggested.



### Basketball Court

The concrete basketball court is in poor condition. The concrete pad has been replaced on one half of the court. The lighting is high-pressure sodium. Replacement of half of the slab and the light fixtures with LED is recommended.



