

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 Parks that are not properly maintained, outdated, and/or do not provide a certain quality of experience to the user will not attract park visitors.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

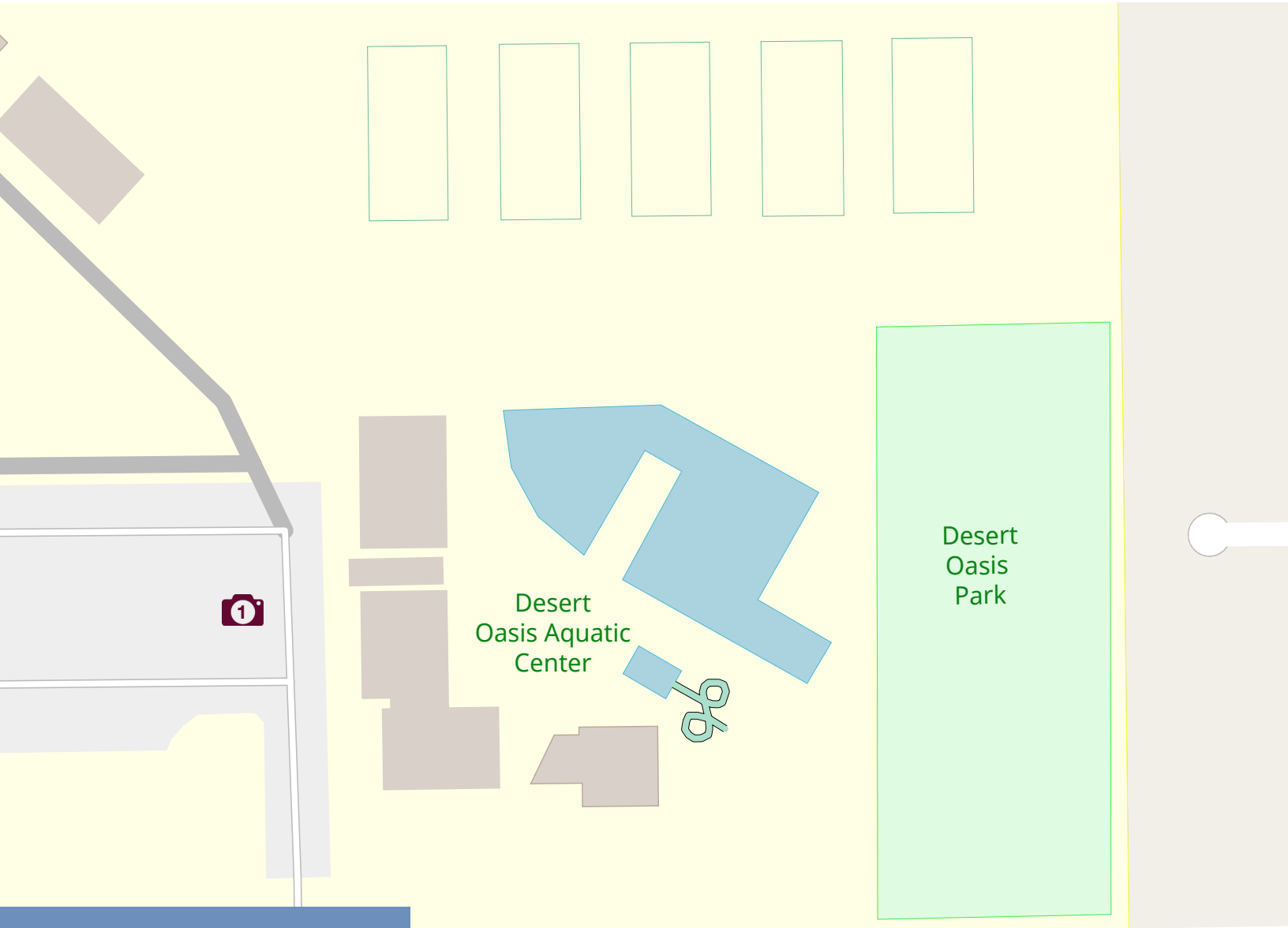
GRADING STANDARD B/PRIORITY 4 *Recommended*

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.

DESERT OASIS PARK



INFORMATION

Address:
1400 W SUMMIT PL

Type:
NEIGHBORHOOD

Size:
0.72 TOTAL ACRES

Year Constructed:
1992

Planning Area:
NORTH

West Summit Place

OpenStreetMap®

DESCRIPTION:

Desert Oasis Park is a ¼-acre neighborhood park. The park was constructed in 1992 and is located in the City's north planning area. The park is directly adjacent to the Summit Academy and the Desert Oasis Aquatic Center. The park serves the Parkwood Estates subdivision and users of the aquatic center. Key park amenities include playground, open turf areas, volleyball court, and shade ramada.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Signs of wear due to usage, consider deep clean
DRINKING FOUNTAIN	1	4	Good condition, signs of water damage due to use
IRRIGATION SYSTEM (AC)	0.72	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	5	3	Signs of weathering
OPEN TURF AREA (AC)	0.1	4	Misc. low and brown spots, turf in good condition
PICNIC TABLE	4	4	Good condition, minor signs of wear due to usage
PLAYGROUND (SHADED)	1	4	Surfacing in good shape
RAMADA	1	4	Minimal shade provided, good condition, minimal fading and damage visible
SIGNAGE (PARK ENTRY)	1	3	Colors fading due to exposure
SIGNAGE (REGULATORY)	1	3	Signs of fading and wear due to exposure
TRAIL - PAVED (MI)	0.04	3	Signs of wear, minor cracking/settling
TRASH RECEPTACLE	2	3	Signs of usage and exposure
VOLLEYBALL COURT (SAND)	1	3	Average condition, signs of heavy usage and wear

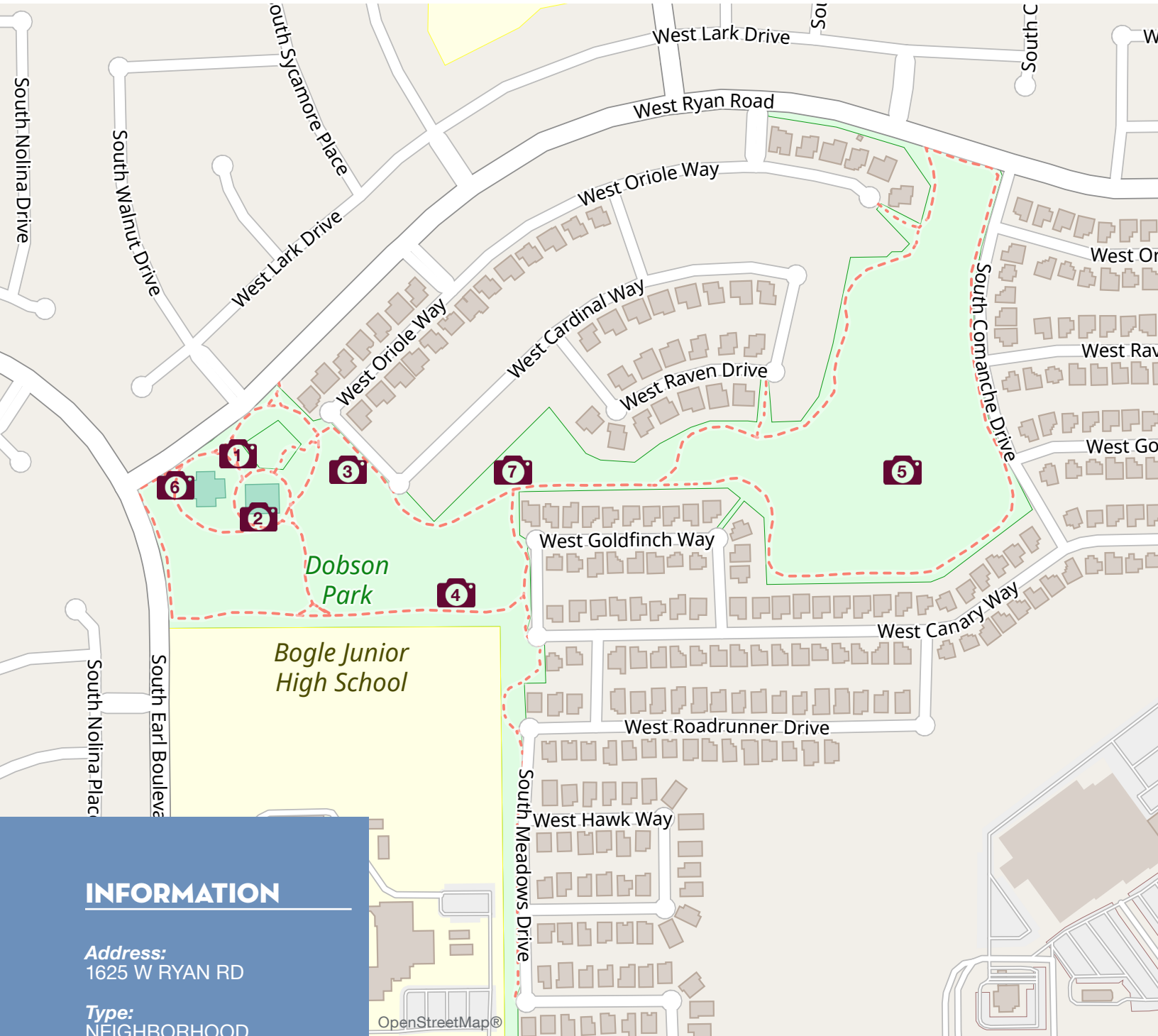


Parking Lot

The adjacent parking lot pavement is in average condition. The asphalt-concrete pavement cracks range from 1/2" to 1" in width. The drive aisles have been resurfaced in the past. The parking areas appear to be original pavement. A seal coat of all surface cracks every three years is recommended. The existing drive-aisle pavement and subbase can age another 10 years with recommended seal coat due to positive drainage conveyance.



DOBSON PARK



INFORMATION

Address:
1625 W RYAN RD

Type:
NEIGHBORHOOD

Size:
12.45 TOTAL ACRES

Year Constructed:
1994

Planning Area:
SOUTHWEST

DESCRIPTION:

Dobson Park is a 12-acre neighborhood park. The park was constructed in 1994 and is located in the City's southwest planning area. The park serves the Clemente Ranch subdivision and is adjacent to Bogle Junior High School. 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)	3	3	One full/two half courts, surfacing in good condition
BBQ PIT/ GRILL	6	3	Signs of wear due to usage; consider deep clean
BENCH	23	3	Signs of wear due to usage and exposure
BIKE RACK/ LOOP	1	3	Minor chipping and dents due to use
DOG BAG STATION	3	3	Fading and wear due to exposure and general use
DRINKING FOUNTAIN	1	3	Minor signs of water damage and rust
IRRIGATION SYSTEM (AC)	12.45	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	3	Older poles and fixtures
OPEN TURF AREA (AC)	9.1	2	Inconsistent turf with low/brown/bare spots
PICNIC TABLE	9	3	General signs of wear and usage, paint/coating chipping, and minor rust visible
PLAYGROUND (SHADED)	2	4	Shade structure is showing signs of age; surfacing average; shade fabric faded due to exposure
RAMADA	6	2	Visible signs of age and rust damage; fading due to exposure
SIGNAGE (PARK ENTRY)	2	3	Color fading due to exposure
SIGNAGE (REGULATORY)	5	3	Fading due to exposure and age
TRAIL - PAVED (MI)	0.98	3	Signs of wear, cracking, and settling
TRASH RECEPTACLE	15	3	Chipping and dents due to normal use
VOLLEYBALL COURT (SAND)	2	3	Minor surface settling from use



Sidewalk and concrete plaza areas

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



Basketball and Sand Volleyball Courts

The concrete post-tension court and sand volleyball court are in good condition. The courts have high-pressure sodium lighting. LED fixture replacement for court lighting is recommended.



Overall Drainage

The park has two large turf areas in the south area of the park. The east half provides retention storage for offsite storm water runoff from Sycamore Place and Meadows Drive. This basin has two storm drain outfalls along the Sycamore Place frontage. The southern portion of the east basin has a storm drain outfall at the midpoint of Meadows Drive.



South Turf Area (east half)

The south turf area is in poor condition with several worn and dead zones. The worn condition of slopes is due to lack of irrigation maintenance, not activity. The ground is very compacted throughout. An aeration and soil agronomy test is recommended to evaluate soil condition.

North Turf Area (west half)

The south turf area is in poor condition with several worn and dead zones. The ground appears very compacted throughout. An aeration and soil agronomy test is recommended to evaluate soil condition.



Turf Area around Playground and Court Area

The turf is in poor condition with several worn and dead zones. The ground appears very compacted throughout. An aeration and soil agronomy test is recommended to evaluate soil condition. The worn condition of slopes is due to lack of irrigation maintenance not activity.

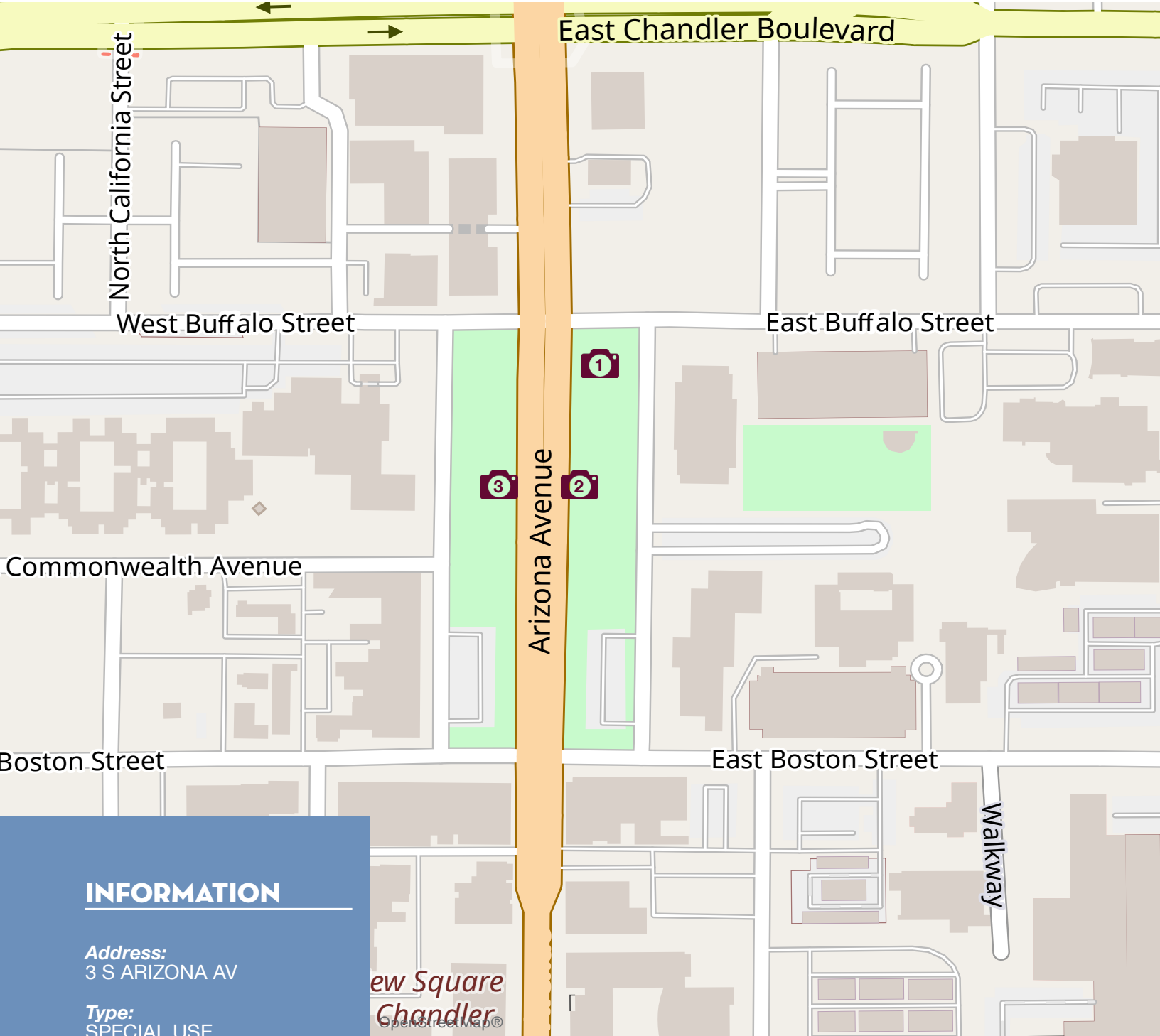


Sidewalk

Concrete sidewalk has some cracking throughout.



DR. AJ CHANDLER PARK



INFORMATION

Address:
3 S ARIZONA AV

Type:
SPECIAL USE

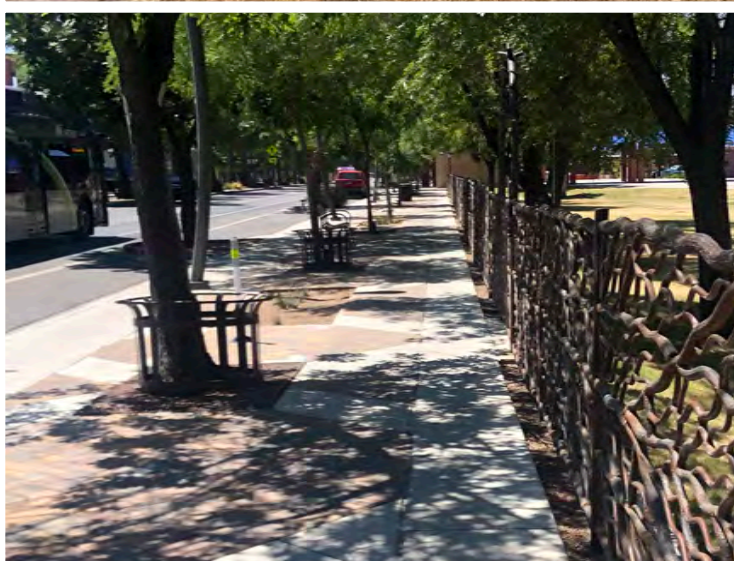
Size:
3.52 TOTAL ACRES

Year Constructed:
1912

Planning Area:
NORTH

DESCRIPTION:

Dr. AJ Chandler Park is a three-acre special use park. The park was constructed in 1912 and is located in the City's north planning area. The park is the oldest in the City and serves as the entry to its governmental building complex. Key park amenities include open turf areas, restroom building, and shade structures.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	23	5	Contemporary style, area newly renovated
BIKE RACK/ LOOP	2	5	Contemporary style, area newly renovated
DECORATIVE FOUNTAIN	2	3	Look well-maintained, but dated
DRINKING FOUNTAIN	1	3	Average condition
IRRIGATION SYSTEM (AC)	3.52	2	Visual assessment only
KIOSK (INTERPRETIVE)	7	3	Average condition
LIGHTING (SITE, SPORTS, PED, ETC)	76	5	Contemporary style, area newly renovated
OPEN TURF AREA (AC)	2.6	2	Poor turf quality
PARKING LOT (SPACES)	138	3	Paver surfacing, some settling
RESTROOM BUILDING	1	3	Average condition
SHADE STRUCTURE (STAND-ALONE)	21	5	Contemporary style, area newly renovated
SIGNAGE (PARK ENTRY)	8	5	Contemporary style, area newly renovated
SIGNAGE (REGULATORY)	4	5	Contemporary style, area newly renovated
TRAIL - PAVED (MI)	0.24	3	Average condition
TRASH RECEPTACLE	51	5	Contemporary style, area newly renovated





Turf Areas

The turf areas have patches of yellow with some green areas. Ground is pretty compacted throughout. Large shade tree canopies have contributed to non growth turf areas. The condition is due to lack of irrigation maintenance not activity. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested



Sidewalk and Pavers at Plaza Areas

The concrete sidewalk is in good condition. Pavers are in good condition with no noticeable settlement.

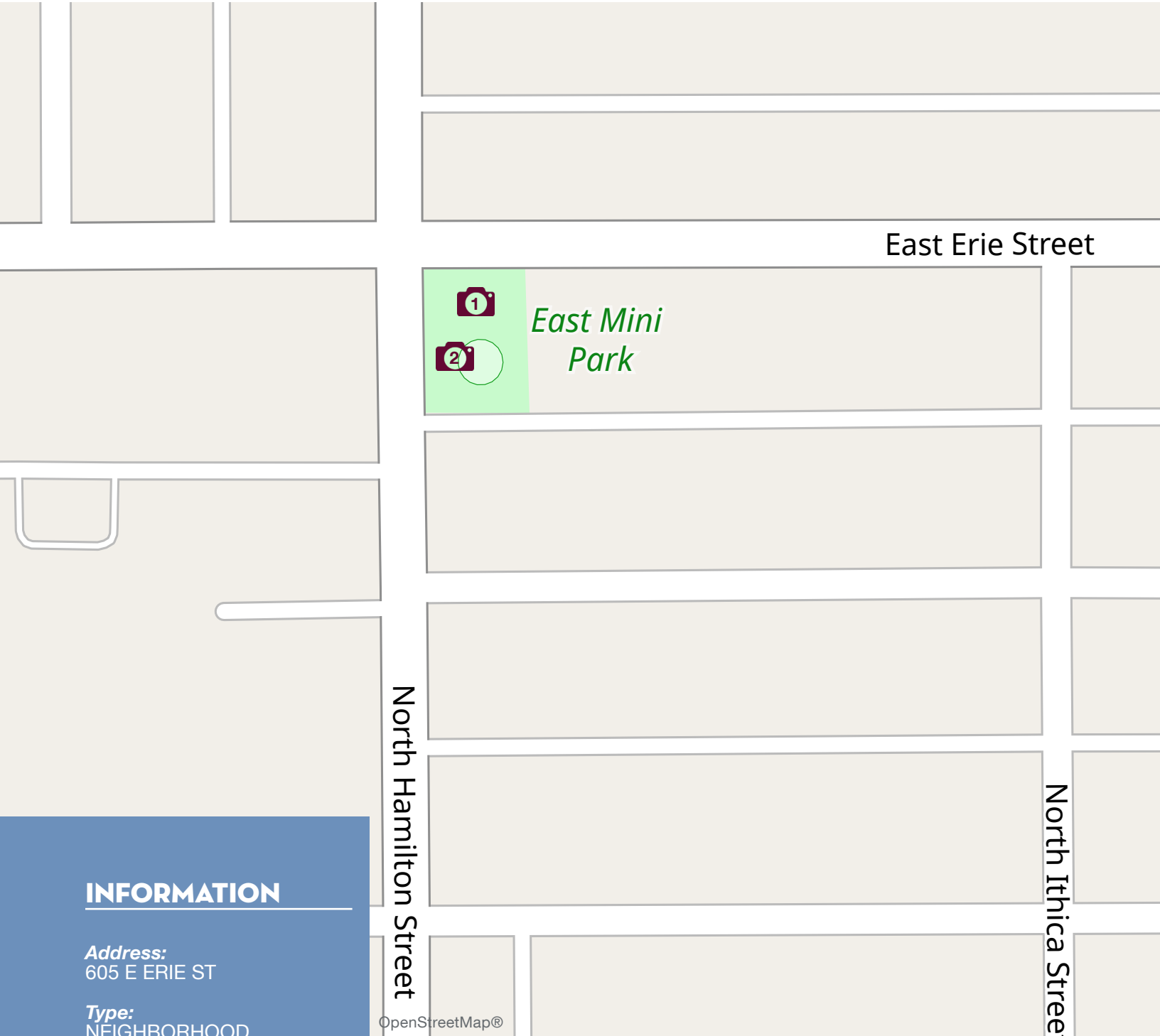


Site Lighting

The site lighting utilizes high pressure sodium. The light fixtures are architectural themed fixture and replacement is recommended if the entire park was to be redesigned.



EAST MINI PARK



INFORMATION

Address:
605 E ERIE ST

Type:
NEIGHBORHOOD

Size:
0.26 TOTAL ACRES

Year Constructed:
1970

Planning Area:
NORTH

DESCRIPTION:

East Mini Park is a ¼-acre neighborhood park. The park was constructed in 1970 and is located in the City’s north planning area. The park serves the Tradition subdivision. Key park amenities include open turf area and a shaded playground.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Average condition; typical signs of use
BENCH	1	3	Average condition; typical signs of use
IRRIGATION SYSTEM (AC)	0.26	2	Visual assessment only
OPEN TURF AREA (AC)	0.3	2	Turf in poor to moderate condition
PICNIC TABLE	1	2	Picnic table is rusting
PLAYGROUND (SHADED)	1	2	Playground equipment is well-used, paint and deck worn; ADA transition; playground is adjacent to alley and residence; consider providing buffer
TRAIL - PAVED (MI)	0.01	3	Average condition
TRASH RECEPTACLE	2	2	Receptacles don't match, some are temporary, and permanent receptacle is rusting and in middle of turf area



Turf Area

The turf has worn areas throughout and is in average condition. Large mature trees with large shade canopies have contributed to the non-growth areas. The ground is compacted throughout. An aeration and soil agronomy test to evaluate soil condition and recommendations for amendments is suggested.

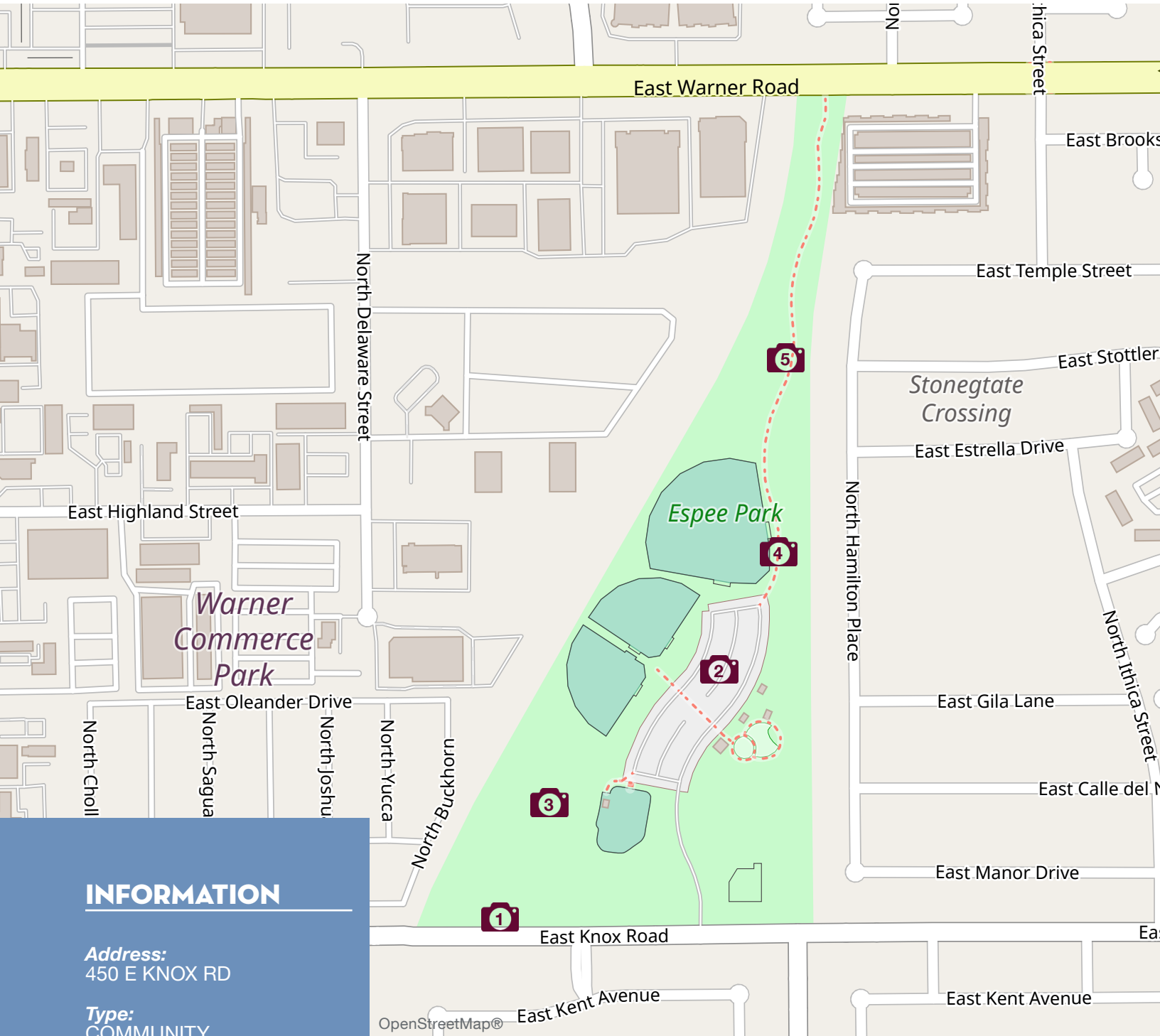


Site Lighting

The site lighting is high pressure sodium fixtures with a combination of shoebox and decorative fixtures throughout the park. Recommend deferring replacement of fixtures with LED until the current fixtures reach SUSTAINABLE PROJECTS.



ESPEE PARK



INFORMATION

Address:
450 E KNOX RD

Type:
COMMUNITY

Size:
32.77 TOTAL ACRES

Year Constructed:
2004

Planning Area:
NORTH

DESCRIPTION:

Espee Park is a 32-acre community park. The park was constructed in 2004 and is located in the City's north planning area. Key park amenities include baseball fields, bike park, open turf areas, playgrounds, shade ramadas, and a restroom building.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASEBALL FIELD (LIGHTED)	3	3	Field 1 – in-field in good condition, out field needs attention; Field 2-3 in good condition, consider more access paths to the fields
BBQ PIT/ GRILL	3	3	Normal wear and tear due to use; consider deep clean
BENCH	13	3	Normal wear through usage and age
BIKE RACK/ LOOP	3	3	Normal wear through usage and age
BIKE/ SKATE PARK (SF)	30,000	4	Well maintained; consider improving perimeter landscape and fence (rusted, needs paint)
BLEACHERS	6	3	Seating area and shade at ball fields is in good condition
DOG BAG STATION	3	3	Fading and wear due to exposure and general use
DRINKING FOUNTAIN	4	3	Average condition; typical signs of wear
FLAG POLE	1	3	Showing signs of age and weathering
IRRIGATION SYSTEM (AC)	32.77	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	55	3	Poles and high pressure sodium fixtures show signs of age and weathering
OPEN TURF AREA (AC)	9.0	3	Inconsistent turf area; brown spots on slopes and smaller areas in poor condition
PARKING LOT (SPACES)	220	4	Well maintained; decent shade
PICNIC TABLE	12	3	Powder coating showing sun damage; well used
PLAYGROUND (SHADED)	2	3	Play equipment is well-used; pour-in-place areas should be evaluated and replaced
RAMADA	4	2	Dated, paint chipping, and picnic tables are well-used
RESTROOM BUILDING	1	3	Outside: well used; exterior showing signs of age
SHADE STRUCTURE (STAND-ALONE)	3	3	Fabric in good condition
SIGNAGE (PARK ENTRY)	3	3	Good condition showing sun fade
SIGNAGE (REGULATORY)	10	3	Slightly aged by sun and needs paint touch up
SPRAY PAD	1	3	Surface in good condition; spray features showing signs of age/faded
TRAIL - PAVED (MI)	0.93	3	Mature tree roots undermining integrity of concrete
TRASH RECEPTACLE	40	3	Signs of wear, chipping, and rust



Overall Drainage

The parking areas have positive drainage to the east and west turf drainage basins. The surface drainage is conveyed via concrete scupper pans. Offsite Drainage is conveyed to the south turf basin by scupper.



Central Parking Area

The central parking area has recently been sealed and restriped. The parking lot is in excellent condition.

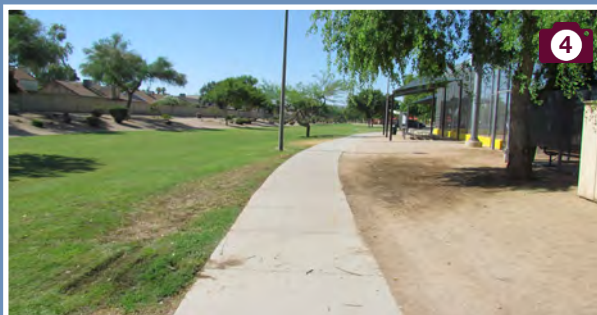
South Turf Area

This turf area is in average condition. There are worn areas on the middle berm as flood irrigation does not reach this area. There are also worn areas on the sideslope areas around the skate park area. The condition of slopes is due to lack of irrigation maintenance not activity. An aeration and soil agronomy test is recommended to evaluate soil conditioning.



Sidewalk

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

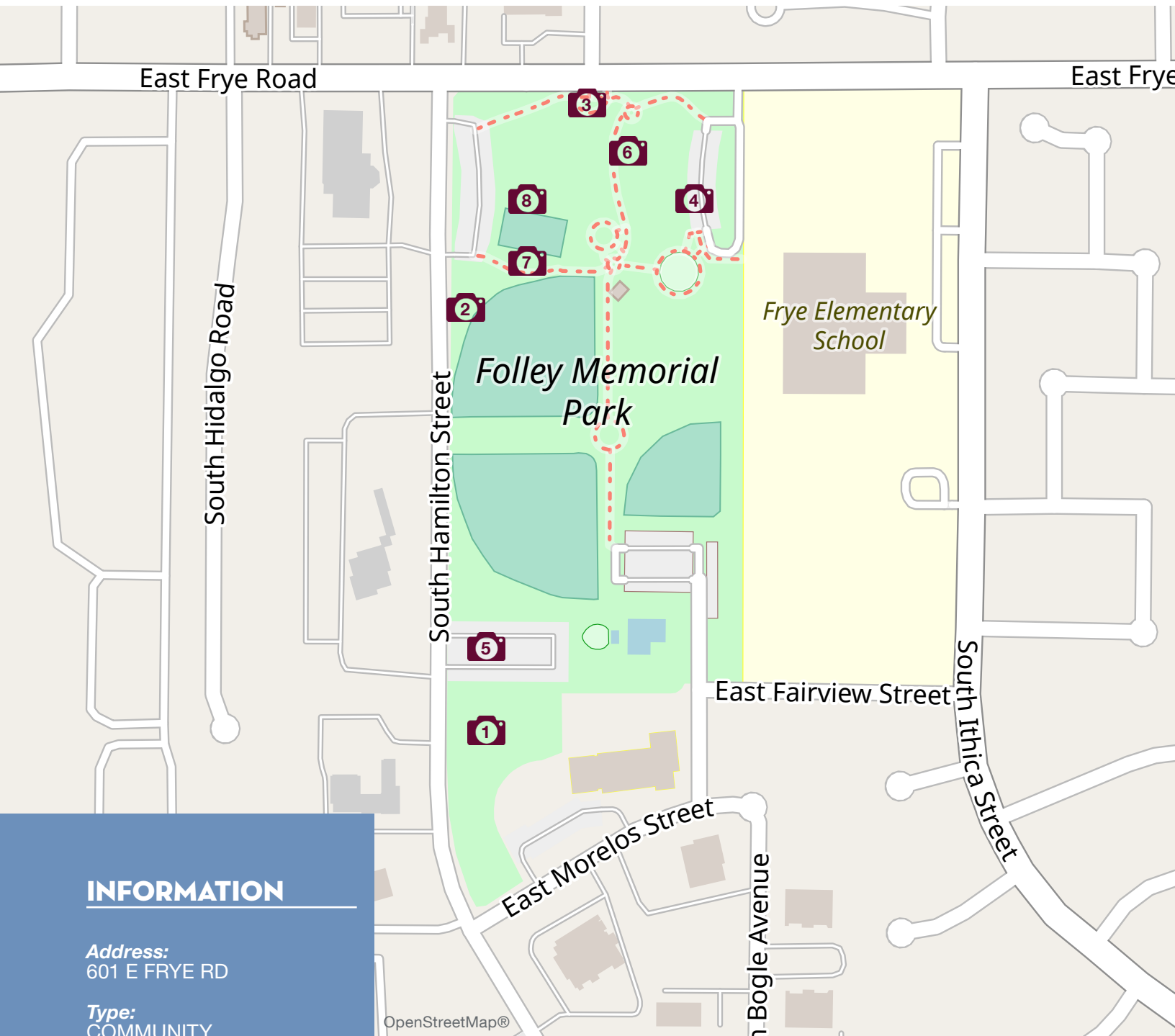


Site Lighting

The pathway lighting is high-pressure sodium. Fixtures appear to be in good shape.



FOLLEY MEMORIAL PARK



INFORMATION

Address:
601 E FRYE RD

Type:
COMMUNITY

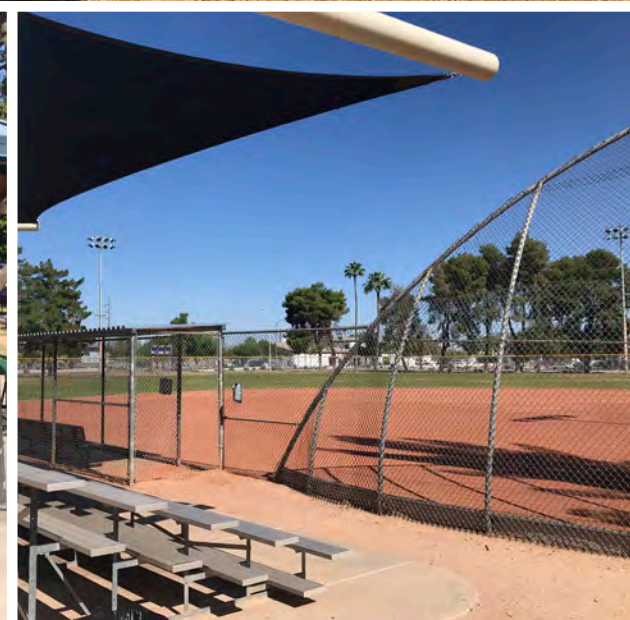
Size:
22.86 TOTAL ACRES

Year Constructed:
1974

Planning Area:
NORTH

DESCRIPTION:

Folley Memorial Park is a 22-acre community park. The park was constructed in 1974, is located in the City's north planning area, and is adjacent to Frye Elementary School. Key park amenities include basketball courts, open turf areas, playground, shade ramadas, restroom building, and softball fields.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	2	4	Court surface, hoops, and posts in good condition
BBQ PIT/ GRILL	9	3	Obvious signs of usage; consider deep clean
BENCH	23	3	Signs of fading due to exposure and age; normal usage
BIKE RACK/ LOOP	1	4	Good condition; no visible signs of chipping/rust
BLEACHERS	5	3	Good condition; minor signs of wear
DOG BAG STATION	4	3	Faded due to usage and age
DRINKING FOUNTAIN	2	3	Minor signs of water and rust damage
IRRIGATION SYSTEM (AC)	22.86	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	63	3	Older poles and fixtures
OPEN TURF AREA (AC)	3.1	3	Low and brown spots; uneven in areas
PARKING LOT (SPACES)	271	2	Signs of cracking, chipped, and weathered surfacing
PICNIC TABLE	45	3	Most in good condition; minor wear and chipping
PLAYGROUND (SHADED)	1	4	Surfacing settling
RAMADA	9	3	Mix of old and new; older showing visible signs of age/wear due to use and exposure; consider replacement
RESTROOM BUILDING	1	2	Poor Condition, constructed in 2000
SIGNAGE (PARK ENTRY)	4	3	Color fade due to age and exposure
SIGNAGE (REGULATORY)	5	3	Fading due to use and age
SOFTBALL FIELD (LIGHTED)	3	3	Average condition; minor low spots and fence bowing
SOFTBALL FIELD (NON-LIGHTED)	1	3	Average condition; minor low spots and fence bowing
TRAIL - PAVED (MI)	0.92	3	Good condition; some signs of cracking and settling
TRASH RECEPTACLE	63	3	Visible signs of wear and weathering



Overall Drainage

The park is self-retaining for the onsite storm water. There is a small dirt basin along South Hamilton Street that has a scupper providing offsite runoff collection.



Turf at Fields

The turf in the field areas is in average condition. The fields are flood irrigated. An aeration and soil agronomy test is recommended to evaluate soil conditioning.

Turf at Ramadas

The turf within the ramada area is in average condition. There are several worn or non-growing dirt areas due to the foot traffic and the shade from mature trees. The ground is very compacted throughout. An aeration and soil agronomy test is recommended to evaluate soil condition.



Northeast Parking Area

The parking area is in average condition and has positive drainage to the west. The existing parking lot lighting is high-pressure sodium. A crack seal of all surface cracks and seal coat every three years is recommended. The existing pavement and subbase can age another 10 years with the recommended crack seal/seal coat due to positive drainage conveyance. Installing new LED fixtures in the parking lot is also recommended.



Southwest Parking area off Hamilton Street

The pavement is in moderate condition. Lot contains new LED fixtures for lighting. A 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.



FOLLEY MEMORIAL PARK



Established Trees

Several areas with established trees located near the sidewalk have some cracking/heaving. Some have been replaced by the City, 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 zone is recommended.



Sidewalk

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

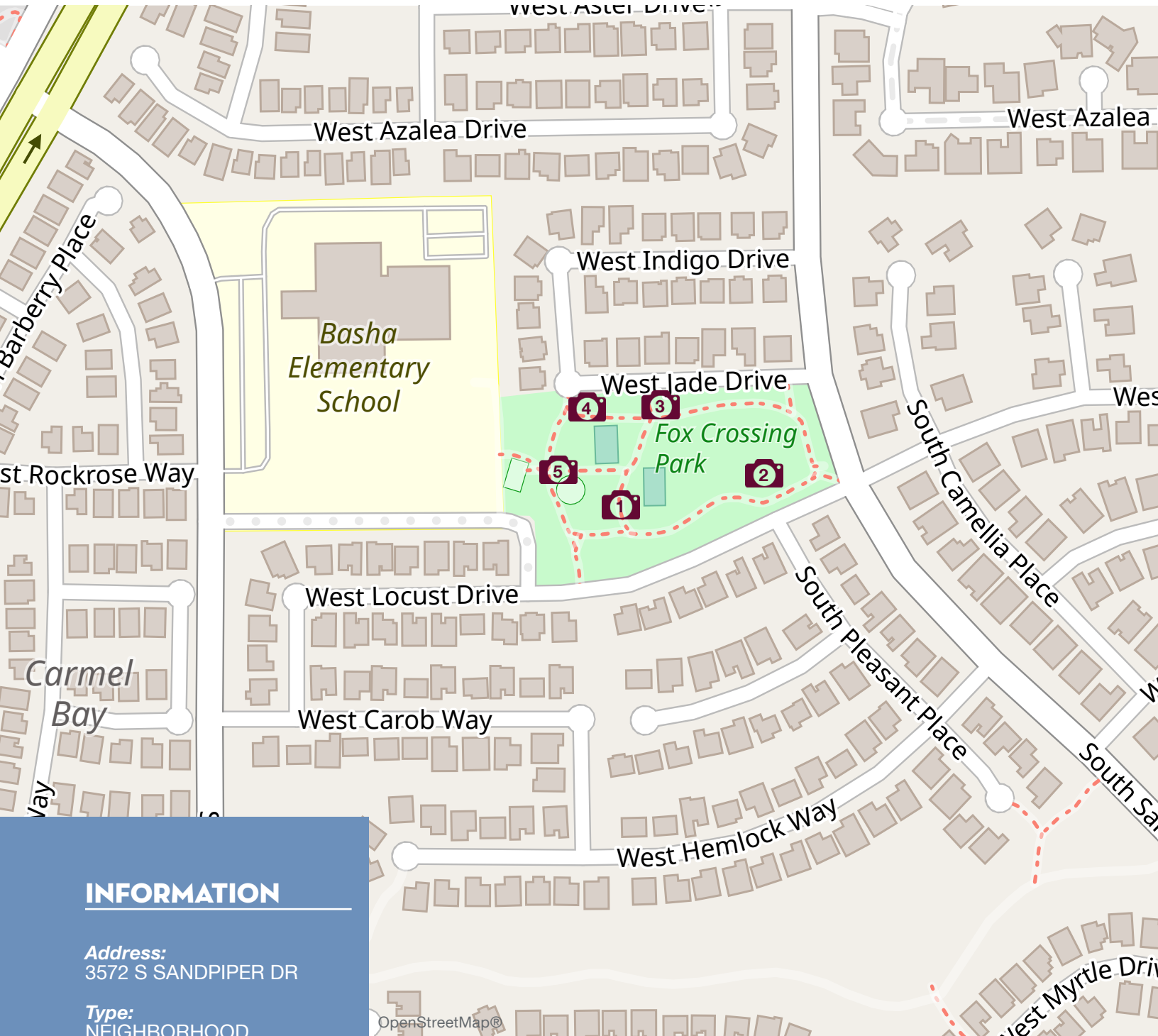


Basketball Court

The concrete post-tension courts are in good condition and the lighting has new LED fixtures on stone poles.



FOX CROSSING PARK



INFORMATION

Address:
3572 S SANDPIPER DR

Type:
NEIGHBORHOOD

Size:
5.16 TOTAL ACRES

Year Constructed:
1999

Planning Area:
SOUTHWEST

DESCRIPTION:

Fox Crossing Park is a five-acre neighborhood park. The park was constructed in 1999 and is located in the City's southwest planning area. The park serves the Fox Crossing subdivision and is adjacent to Basha Elementary School. 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	2	Signs of use; significant wear
BBQ PIT/ GRILL	1	3	Normal wear and tear due to use; consider deep clean
BENCH	6	3	Signs of wear, chipping, and minor rust
DOG BAG STATION	2	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	5.16	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	30	3	Poles and high pressure sodium fixtures show signs of age and weathering
OPEN TURF AREA (AC)	3.2	1	Low/bare spots; uneven turf growth
PICNIC TABLE	3	3	Normal wear through usage and age
PLAYGROUND (NON-SHADED)	1	3	Swing set; surface material newer; minor settling
PLAYGROUND (SHADED)	1	3	Surfacing has low spots due to use; appears to be newer material
RAMADA	1	3	Minor signs of rust and weathering
SIGNAGE (PARK ENTRY)	1	3	Good condition; minor color fade
SIGNAGE (REGULATORY)	3	3	Fading due to age and exposure
TRAIL - PAVED (MI)	0.51	3	Minor cracking and settling
TRASH RECEPTACLE	7	3	Signs of wear, chipping, and minor rust
VOLLEYBALL COURT (SAND)	1	3	Surfacing settling due to use and age





Playground Turf Area

The south east turf area has several worn/non-growing areas on the berm slopes and in the areas with established trees. The condition is due to lack of irrigation maintenance not activity. The area appears very compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended. Additionally, reducing turf and adding decomposed granite in areas with established shade trees is also recommended.



East Turf Area

The east turf area is in average condition with several worn areas. The area appears very compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.

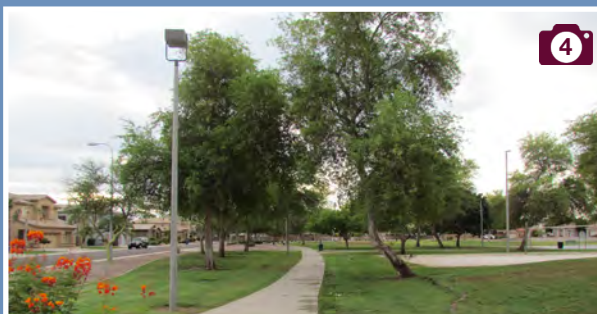
Sidewalk

The concrete sidewalk has some cracking throughout.



Site Lighting

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

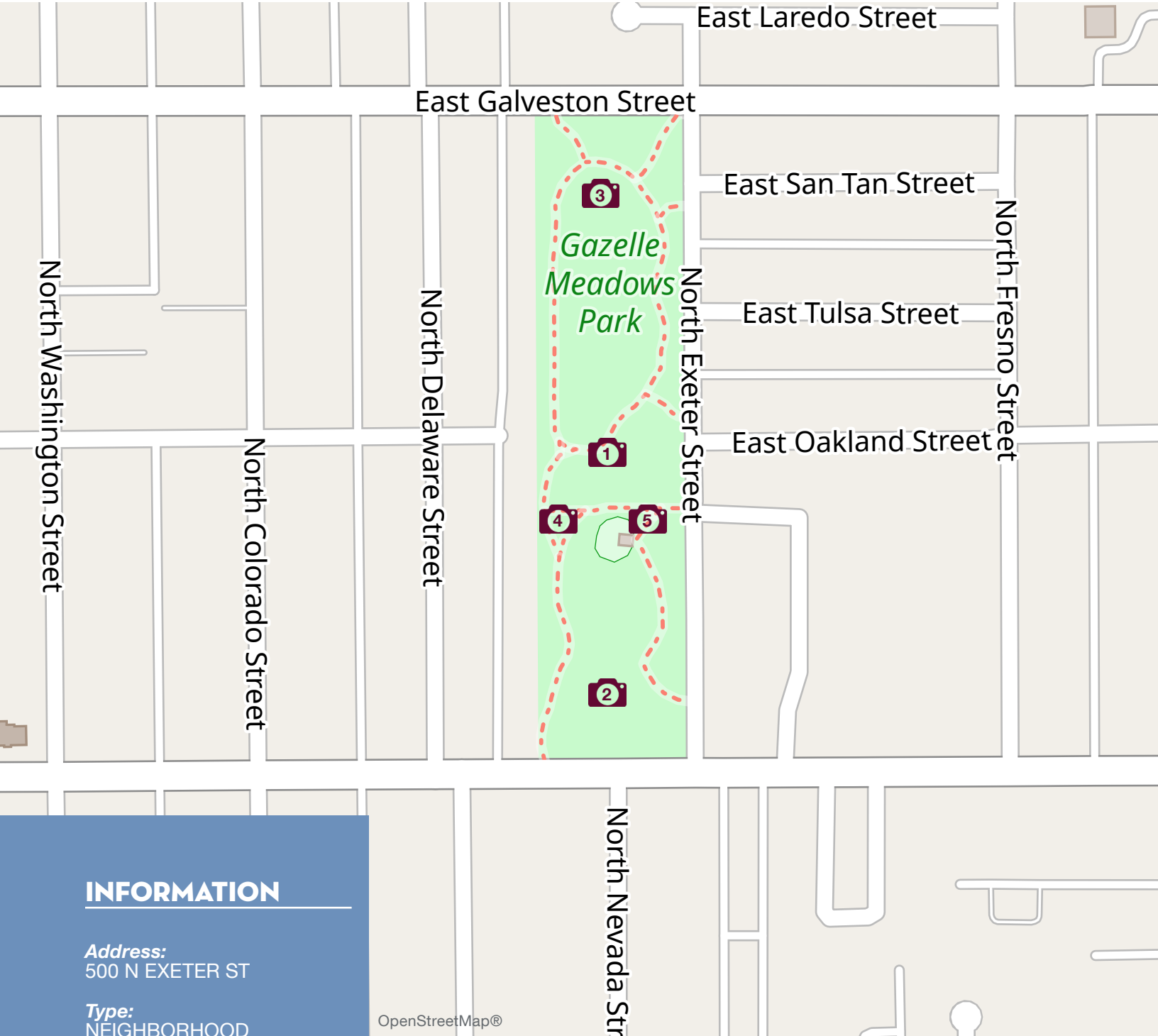


Playground

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



GAZELLE MEADOWS PARK



OpenStreetMap®

INFORMATION

Address:
500 N EXETER ST

Type:
NEIGHBORHOOD

Size:
8.39 TOTAL ACRES

Year Constructed:
1985

Planning Area:
NORTH

DESCRIPTION:

Gazelle Meadows Park is an eight-acre neighborhood park. The park was constructed in 1985 and is located in the City's north planning area. The park serves the San Tan Vista subdivision. Key park amenities include open turf areas, playgrounds, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	2	3	Normal wear and tear due to use; consider deep clean
BENCH	11	3	Replace wood benches
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	8.39	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	3.3	2	Turf in average to poor condition, apparent irrigation issues
PICNIC TABLE	9	2	Worn; paint chipping; rusting
PLAYGROUND (SHADED)	2	5	Play equipment appears to be new; lacks ADA access; consider shade over 2-5 play area; refresh wood chips
RAMADA	1	2	Dated structure: worn, faded, and needs paint
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Showing signs of light wear
TRAIL - PAVED (MI)	0.63	3	Minor cracking and settling
TRASH RECEPTACLE	11	3	Signs of wear, chipping, and minor rust





Overall Drainage

The original approach to the storm drain runoff, distribution, and storage of the offsite drainage was poorly engineered in regards to the park. All of the storm drain outlets are without headwalls and exposed and failing or corrugated metal pipe. It is recommend that re-evaluating the drainage areas in this park be undertaken. Removing the drainage structure and pipe near the playground and redeveloping the central drainage area in the primary play and amenity area is also recommended.



South Turf Area

The south turf is in average condition. There are some hard compaction areas throughout turf areas. The storm drain outlet areas in the south area near Erie Street show worn turf and the area is very compacted. An aeration and soil agronomy test to evaluate soil condition is recommended.

North Turf Area

The north turf area is in poor condition. There are a lot of worn areas throughout and the area is very compacted. 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 average condition. There are cracked panels throughout the park and several areas have been previously replaced.

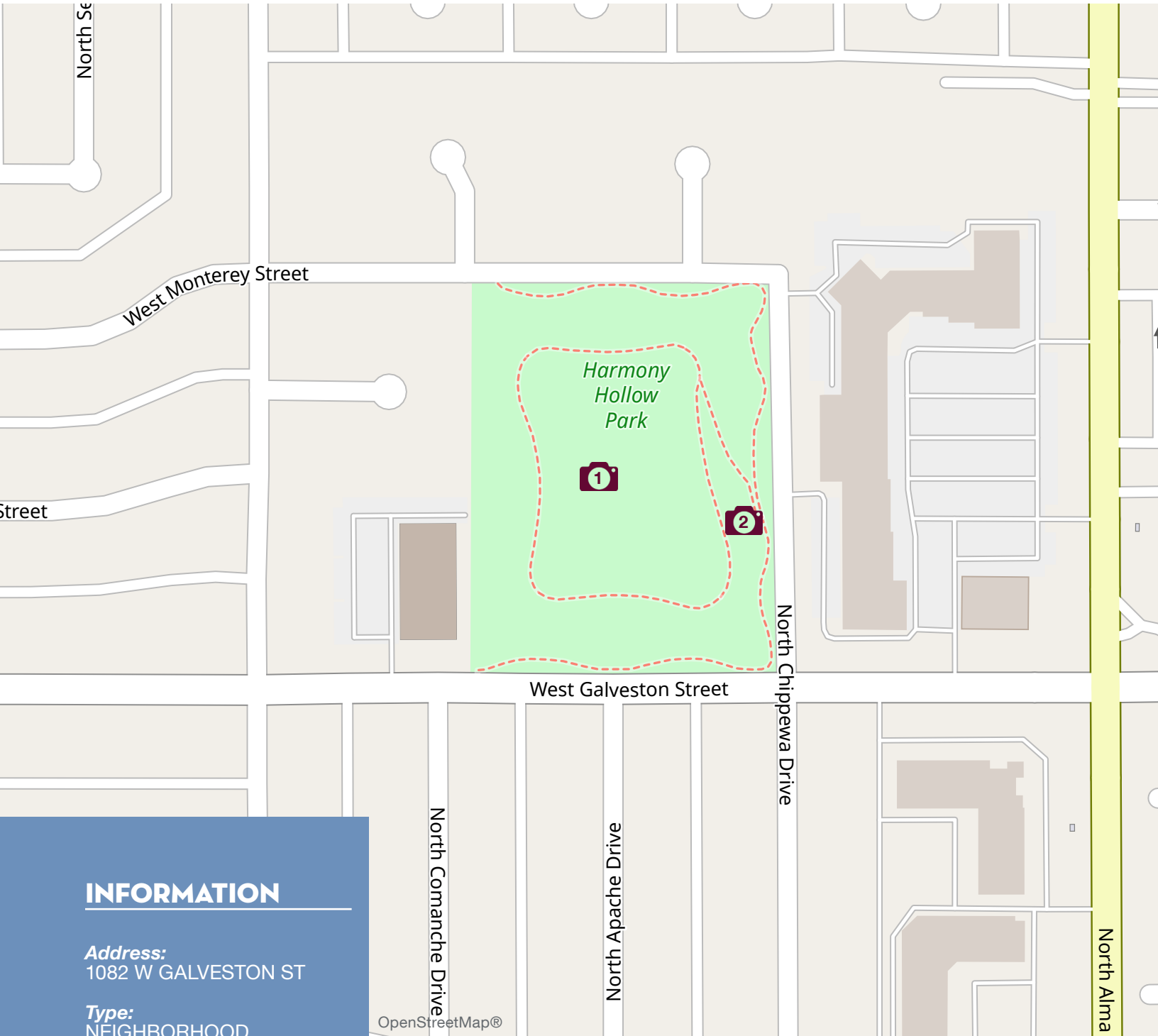


Playground

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



HARMONY HOLLOW PARK



INFORMATION

Address:
1082 W GALVESTON ST

Type:
NEIGHBORHOOD

Size:
6.06 TOTAL ACRES

Year Constructed:
2003

Planning Area:
NORTH

DESCRIPTION:

Harmony Hollow Park is a six-acre neighborhood park. The park was constructed in 2003 and is located in the City's north planning area. The park serves the Saba Circle and Clinch Estates subdivisions. Key park amenities include open turf areas, dog bag stations, and walking paths.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	6.06	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	13	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	4.9	2	Some erosion on slopes; potential irrigation issues
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Fading due to age and exposure
TRAIL - PAVED (MI)	0.55	3	Minor cracking and settling; flooding in pathway
TRASH RECEPTACLE	4	3	Signs of wear, chipping, and minor rust



Turf in Basin

The turf in the west basin is in average condition and there are some wear areas on the floor and sideslopes. The condition of slopes is due to lack of irrigation maintenance not activity. The turf areas appear pretty compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.



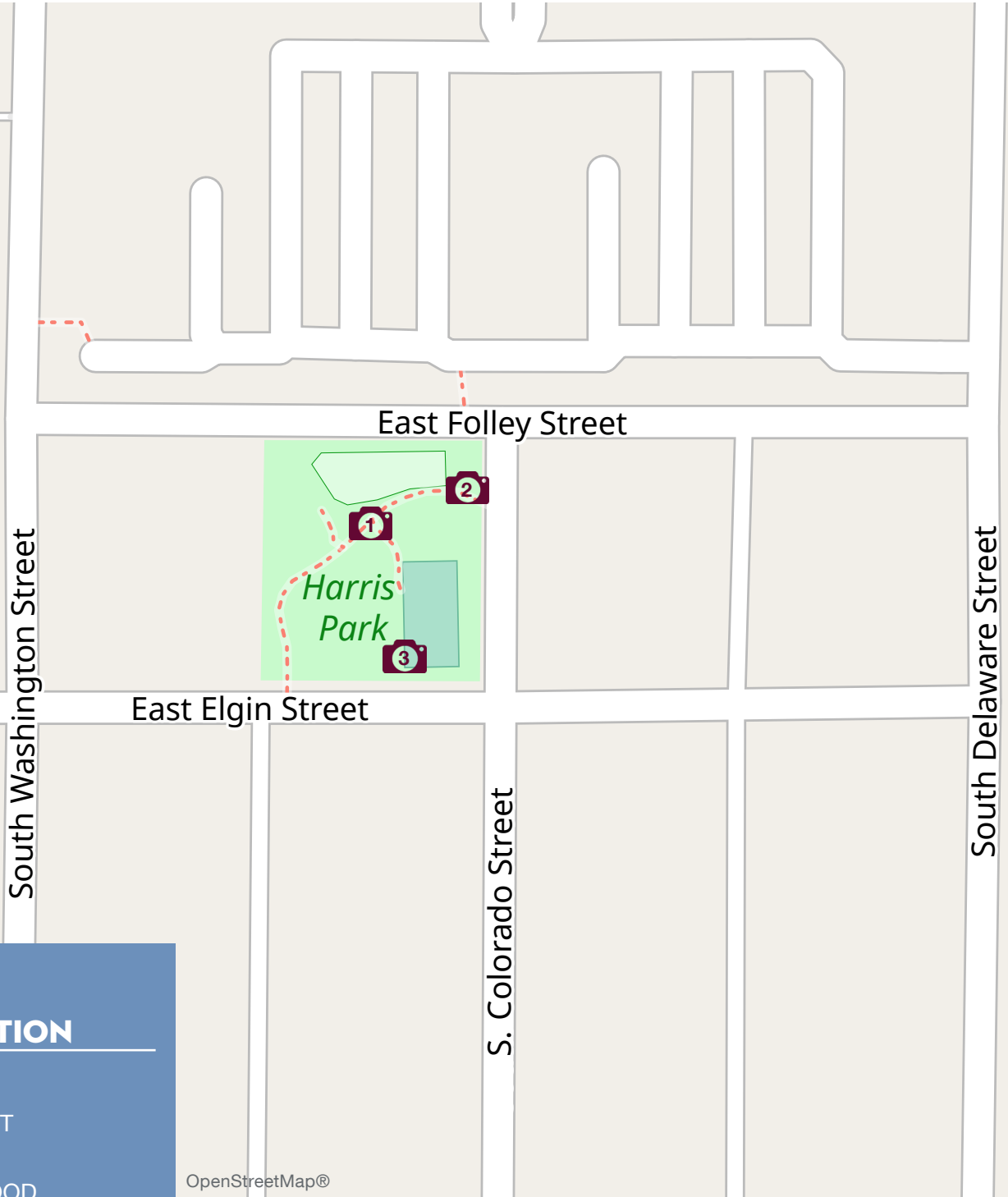
Sidewalk

The concrete sidewalk is in average condition. There are a number of panels with minor cracking, which should be monitored but there does not appear to be any vertical separation.



N.J. HARRIS PARK

FLO Yoga & Cycle



INFORMATION

Address:
150 E ELGIN ST

Type:
NEIGHBORHOOD

Size:
0.66 TOTAL ACRES

Year Constructed:
1967

Planning Area:
NORTH

DESCRIPTION:

N.J. Harris Park is a ½-acre neighborhood park. The park was constructed in 1967 and is located in the City's north planning area. The park serves the Dobson subdivision. Key park amenities include a basketball court, open turf area, and a shade structure.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BEAN BAG TOSS (CORNHOLE)	1	4	Good condition
BENCH	9	4	Good condition; minor signs of use and exposure
BIKE RACK/ LOOP	1	4	Good condition; no visible signs of chipping/ rust
DOG BAG STATION	2	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	0.66	2	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	5	4	Good condition
OPEN TURF AREA (AC)	0.3	2	Turf area in poor to moderate condition; patchy
PICNIC TABLE	4	4	Most in good condition; minor wear and chipping
SHADE STRUCTURE (STAND-ALONE)	1	4	Fabric in good condition
SIGNAGE (REGULATORY)	1	3	Slightly aged by sun and needs paint touch up
TRAIL - PAVED (MI)	0.01	4	Good condition
TRASH RECEPTACLE	4	3	Consider relocating trash from under tree to eliminate bird droppings





Turf Area

The north turf area is in poor condition with a lot of worn areas and very compacted throughout. An aeration and soil agronomy test to evaluate soil condition is recommended.



Sidewalk

The concrete sidewalk and park pathways are in new condition.

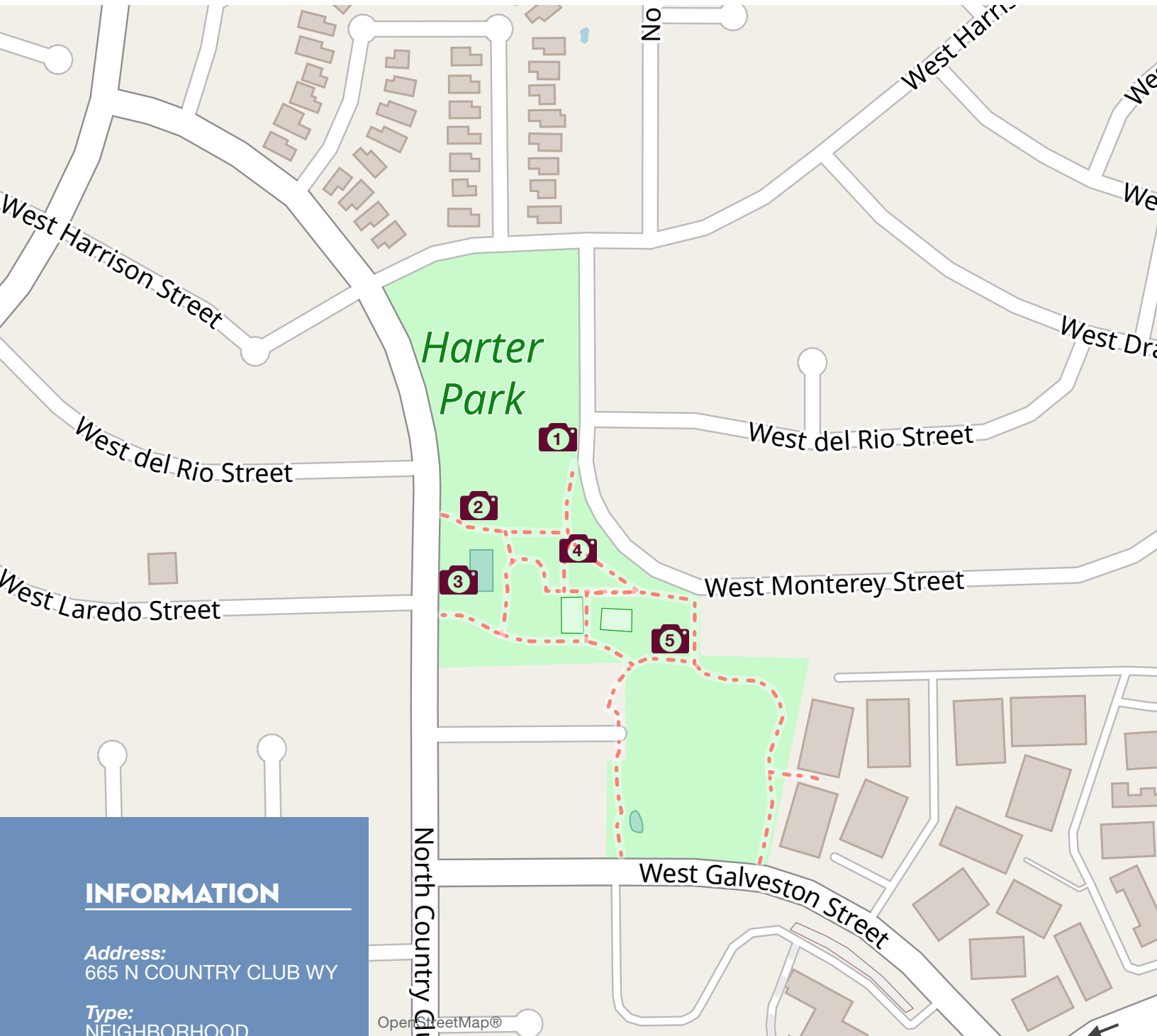


Basketball Court

The concrete post-tension court is in good condition and the lighting is LED fixtures.



HARTER PARK



INFORMATION

Address:
665 N COUNTRY CLUB WY

Type:
NEIGHBORHOOD

Size:
8.65 TOTAL ACRES

Year Constructed:
1993

Planning Area:
WEST

DESCRIPTION:

Harter Park is an eight-acre neighborhood park. The park was constructed in 1993 and is located in the City's west planning area. The park serves the Copperfield Estates, Sun Rise, and Dividend Center subdivisions. Key park amenities include basketball and volleyball courts, open turf areas, playgrounds, and a shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Court surface, hoops, and posts in good condition
BENCH	9	4	Good condition; minor signs of use and exposure
BIKE RACK/ LOOP	2	4	Good condition; no visible signs of chipping/rust
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	4	Good condition; light signs of wear
IRRIGATION SYSTEM (AC)	8.65	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	20	5	Updated LED; good condition
OPEN TURF AREA (AC)	4.2	3	Erosion on slopes; irrigation issues at south turf area
PICNIC TABLE	2	4	Good condition
PLAYGROUND (SHADED)	2	4	Good condition with ADA access
RAMADA	1	5	New condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Good condition
TRAIL - PAVED (MI)	0.62	4	Good condition; minor cracking and settling
TRASH RECEPTACLE	12	4	Minor signs of wear
VOLLEYBALL COURT (SAND)	1	4	Net, posts, sand in good condition





Overall Drainage

The north turf area serves as a large retention basin for the surrounding subdivision. The offsite drainage is conveyed to the north retention basin through an existing 32-foot-wide scupper with eight (four-foot-wide openings from N. Madrid Lane. There are no signs of erosion at the drainage conveyance transition point from scupper pan to turf. The basin has existing drywells.



Turf

The southern turf area is in average condition. The middle turf area near the playground has non-growing areas under the larger tree shade canopies. The northern turf area has some dead zones. The coverage and condition of the sprinkler irrigation should be verified. An aeration and soil agronomy test to evaluate soil condition is recommended.

Basketball Court

The concrete post-tension court in good condition, with very minimal hairline cracks. The court has LED lighting which is in new condition.



Site Lighting

The playground, basketball, and sand volleyball courts all have new LED light fixtures and poles.

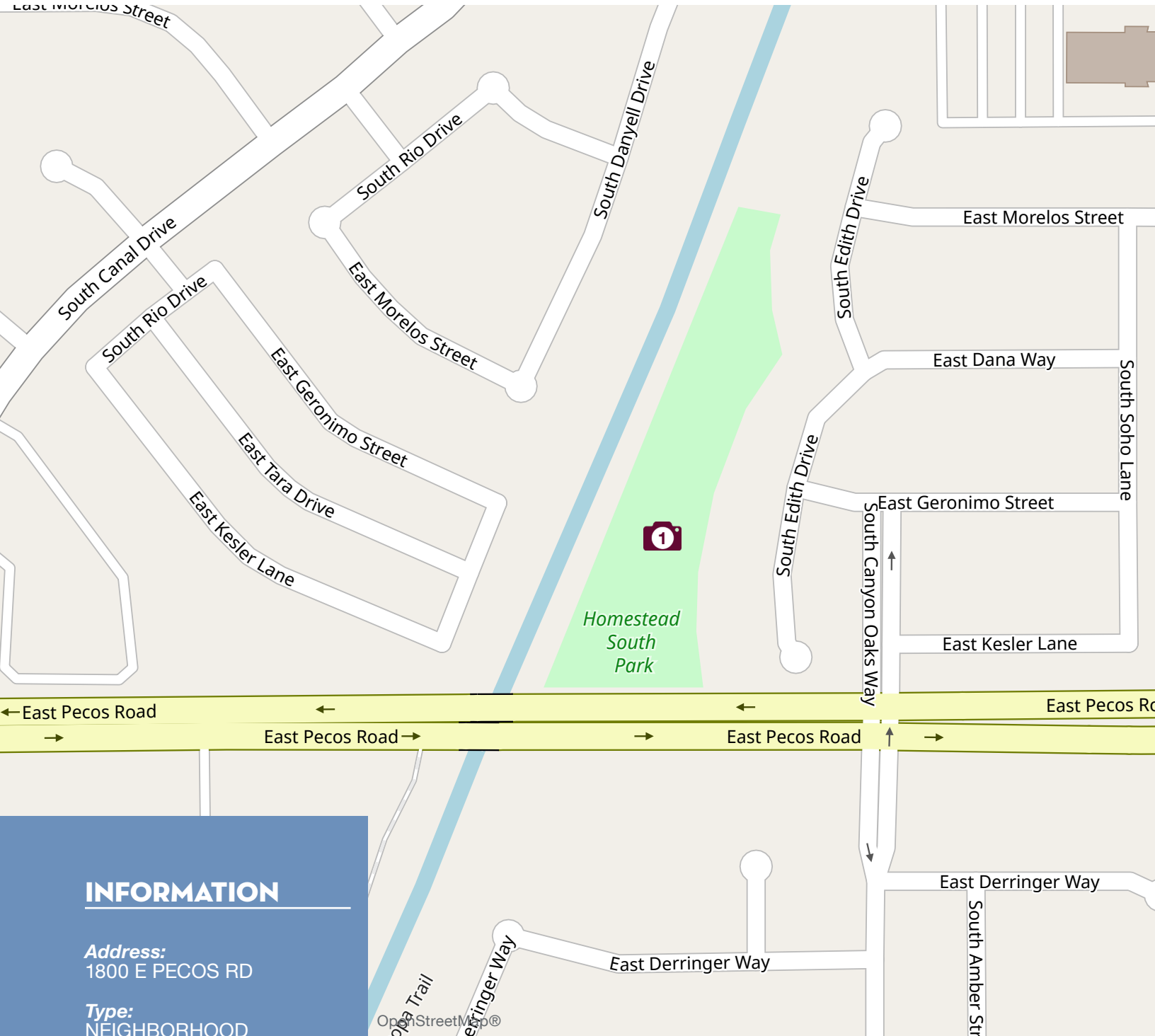


Irrigation Standpipe/Outlet Structure

An existing irrigation stand pipe/outlet structure in the middle of the park area has a concrete scupper pan, which outlets via a sidewalk scupper to the middle turf area near the swings. It is unclear if all turf areas receive flood irrigation or just the middle and south turf areas.



HOMESTEAD SOUTH PARK



INFORMATION

Address:
1800 E PECOS RD

Type:
NEIGHBORHOOD

Size:
4.98 TOTAL ACRES

Year Constructed:
2018

Planning Area:
NORTH

DESCRIPTION:

Homestead South Park is a 4.98-acre neighborhood park. The park was constructed in 2018 and is located in the City's north planning area. The park serves the Sirona subdivision. Key park amenities include fitness stations, open turf areas, and a playground.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	2	5	Condition like new
BIKE RACK/ LOOP	2	5	Condition like new
FITNESS STATION	3	5	Condition like new
IRRIGATION SYSTEM (AC)	4.98	5	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	7	5	Condition like new
OPEN TURF AREA (AC)	2.6	4	Good condition, minor inconsistencies in turf quality
PLAYGROUND (SHADED)	1	5	Condition like new
SIGNAGE (PARK ENTRY)	1	4	Good condition
SIGNAGE (REGULATORY)	1	4	Good condition, minor signs of fading beginning
TRAIL - PAVED (MI)	0.16	5	Condition like new
TRASH RECEPTACLE	1	4	Good condition, minor signs of wear

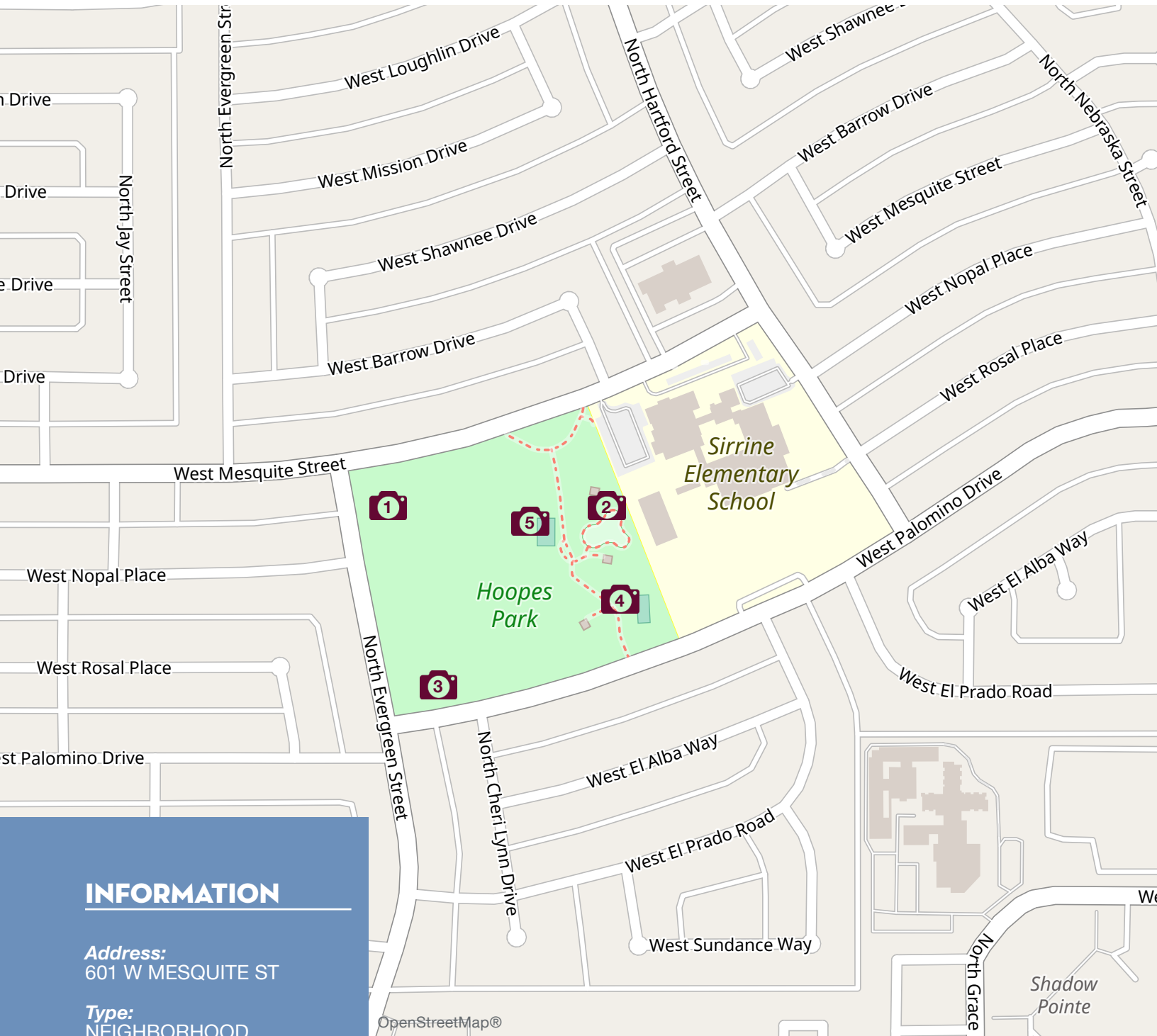


Turf Area

The turf is in good condition with some wear areas, but showing strong growth. An aeration and soil agronomy to evaluate soil condition and recommendations for amendments.



HOOPES PARK



INFORMATION

Address:
601 W MESQUITE ST

Type:
NEIGHBORHOOD

Size:
12.54 TOTAL ACRES

Year Constructed:
1984

Planning Area:
NORTH

DESCRIPTION:

Hoopes Park is a 12-acre neighborhood park. The park was constructed in 1984 and is located in the City's north planning area. The park is adjacent to Serrine Elementary School and serves the Mastercraft East subdivision. Key park amenities include a basketball court, multi-use field, open turf areas, playground, and shade ramada.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	4	Normal wear from use; little to no cracking
BBQ PIT/ GRILL	4	3	Normal wear from use
BENCH	5	4	Minor chipping and fading due to use and exposure
BIKE RACK/ LOOP	1	3	Clearly visible signs of rust and chipping
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Visible minor water and rust damage
IRRIGATION SYSTEM (AC)	12.54	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	24	4	Newer poles and fixtures
OPEN TURF AREA (AC)	9.8	3	Low/bare spots, inconsistent growth on slopes and shaded areas
PICNIC TABLE	14	3	Normal wear and chipping from use
PLAYGROUND (SHADED)	1	4	Surfacing settling; structure in good condition
RAMADA	3	3	Signs of wear and aging
SIGNAGE (PARK ENTRY)	2	3	Faded due to exposure and age
SIGNAGE (REGULATORY)	4	3	Faded from exposure and use
TRAIL - PAVED (MI)	0.41	3	Normal wear; minor signs of cracking
TRASH RECEPTACLE	23	3	Minor signs of fading and chipping from use and exposure





Overall Drainage

The park's lower turf area on the west side of the park site provides drainage storage for offsite storm water from Mesquite Street and Evergreen Street. The offsite runoff is conveyed by storm drain entering at the north east area of the lower basin. A large riprap-lined area connects the three storm drain pipe outlets. The riprap is held in place with a concrete-header curb.



Ramadas

The park has older ramada structures funded through the Land and Water Conservation Fund, which is a federal program providing Cities with grants to promote outdoor recreation. Some rusting at the ramada column foundations is present.

Irrigation System

The park utilizes domestic water and has booster pump. It also utilizes flood irrigation for the lower turf basin with delivery structures from Palomino Drive Frontage. Some erosion is present from the water delivery caused by the upper flood irrigation stand pipe structure.



Sidewalk

The concrete sidewalk is in average condition. A few panels show some cracking.

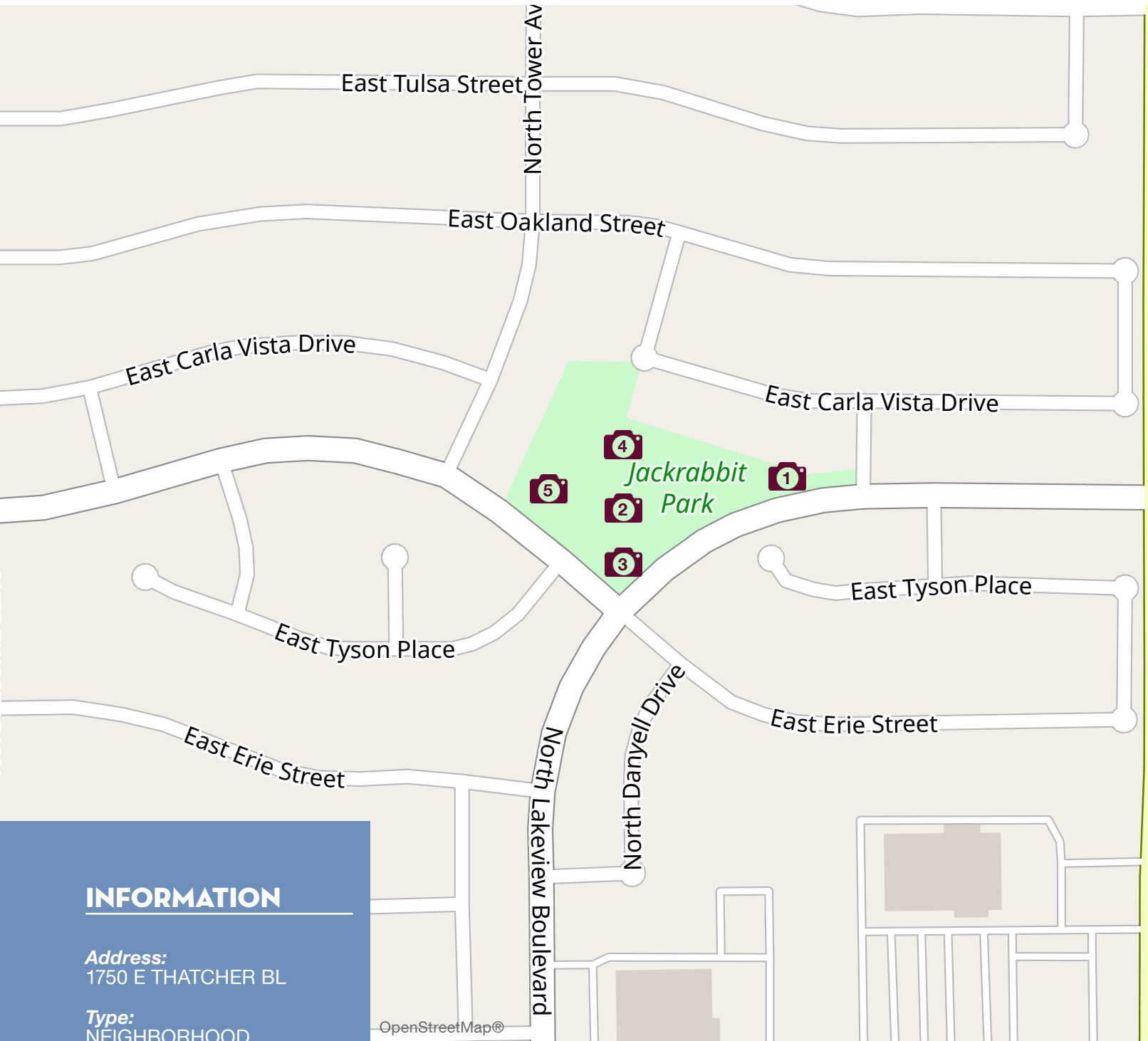


Basketball Court

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



JACKRABBIT PARK



INFORMATION

Address:
1750 E THATCHER BL

Type:
NEIGHBORHOOD

Size:
2.79 TOTAL ACRES

Year Constructed:
1995

Planning Area:
NORTH

DESCRIPTION:

Jackrabbit Park is a two-acre neighborhood park. The park was constructed in 1995 and is located in the City's north planning area. The park serves the Tradition East subdivision. Key park amenities include open turf areas and a playground.



AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	5	3	Visible chipping of paint/coating from use
DOG BAG STATION	2	3	Fading and wear from exposure
IRRIGATION SYSTEM (AC)	2.79	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	3	3	Signs of weathering and exposure, high pressure sodium fixtures
OPEN TURF AREA (AC)	1.1	4	Bare spots/low spots; turf in good condition
PICNIC TABLE	2	3	Faded and chipped due to age and exposure
PLAYGROUND (SHADED)	1	4	Minor damage to shade structure (holes); surfacing newer
SIGNAGE (PARK ENTRY)	1	3	Minor wear, fading, and weathering
SIGNAGE (REGULATORY)	2	3	Faded due to exposure and age
TRAIL - PAVED (MI)	0.11	4	Good condition; minor settling and cracks
TRASH RECEPTACLE	7	3	Signs of use, dents, chipping, etc.





Overall Drainage

The park provides storage for surrounding offsite drainage runoff and has multiple access points with storm drain outlet points and scuppers. The east basin has three storm drain outlets within a headwall and outlets to a decomposed granite area that has become fairly silted. There is a grouted riprap channel, which connects to the turf area, but drainage fans out in the decomposed granite area.



Turf

The turf is in good condition but there are a few worn areas. The ground appears very compacted throughout. 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 but there are a few panels with cracking.



Site Lighting

The lighting around the path in the park is high-pressure sodium. LED fixture replacement is recommended.



Playground

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





AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BASKETBALL COURT (LIGHTED)	1	3	Good condition; wear of striping
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	14	4	Newer condition
DOG BAG STATION	3	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Signs of normal use; minor water damage
HORSESHOE PIT	2	2	Damaged backstops; surface wear due to use
IRRIGATION SYSTEM (AC)	15.64	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	41	3	Generally good condition; minor weathering, high pressure sodium fixtures
MULTIUSE COURT (LIGHTED)	1	3	Pickleball court included, good condition, wear of striping
OPEN TURF AREA (AC)	9.9	2	Low spots; inconsistent turf quality areas in shaded areas
PICKLEBALL COURT	1	3	Good condition; wear of striping
PICNIC TABLE	6	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	4	Newer structure; minor surface settling
RAMADA	1	2	Signs of age, fading, and weathering due to age
SIGNAGE (PARK ENTRY)	1	3	Visible signs of weathering/fading
SIGNAGE (REGULATORY)	4	3	Minor signs of fading due to exposure
TRAIL - PAVED (MI)	0.71	3	Signs of cracking, settling, and wear
TRASH RECEPTACLE	10	4	Newer condition





Turf Areas

The turf is in below-average condition with worn areas and compaction 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.

Pickleball Court and Play Court

Concrete pickleball and play court are in good condition and court lighting is high-pressure sodium. LED fixture replacement for court lighting is recommended.



Site Lighting

The site lighting is high-pressure sodium fixtures with a combination of shoebox and decorative fixtures throughout the park. The fixtures and poles are in good condition. The replacement of existing fixtures with LED can wait until the current fixtures reach their lifecycle.

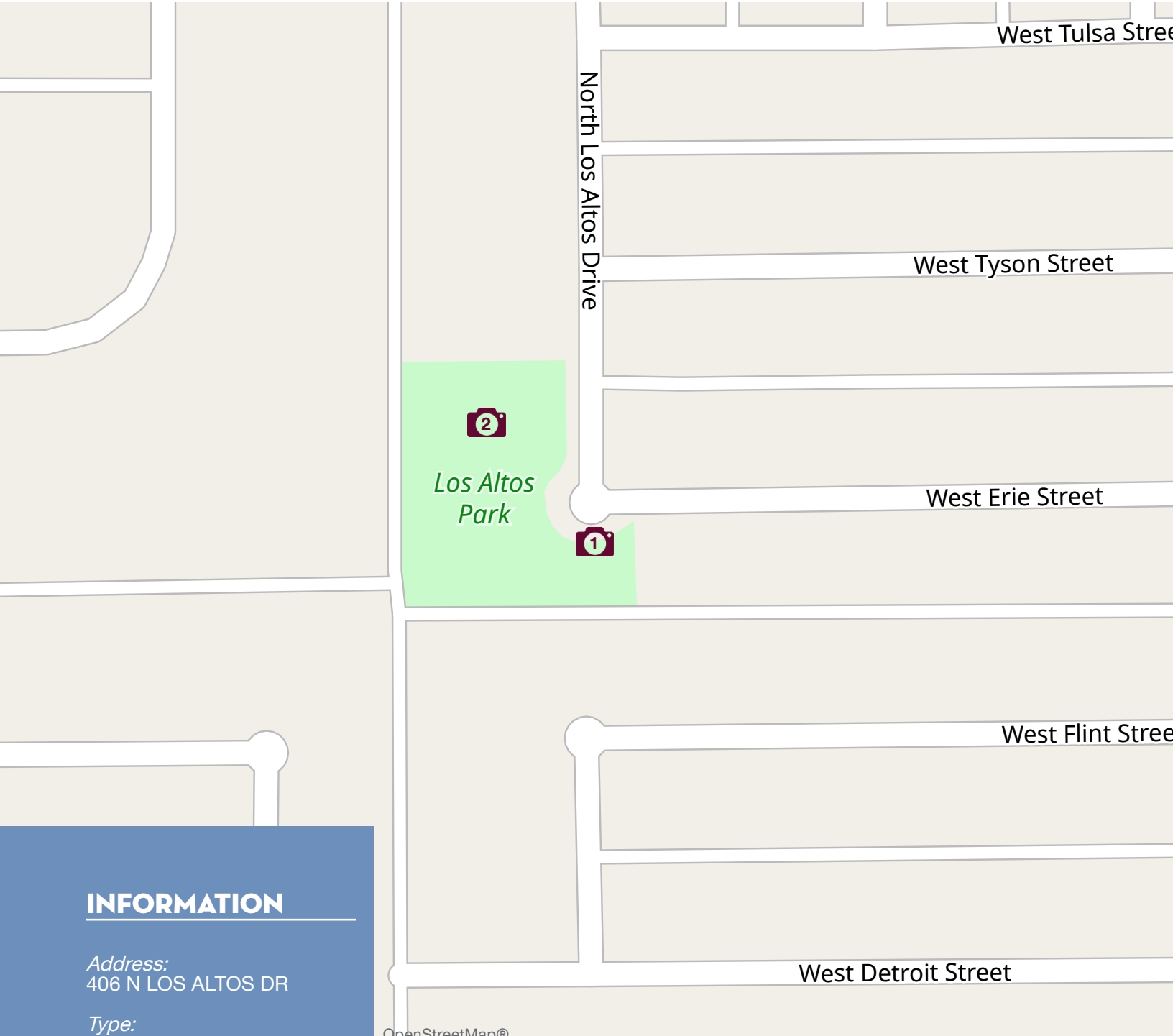


Playground

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



LOS ALTOS PARK



INFORMATION

Address:
406 N LOS ALTOS DR

Type:
NEIGHBORHOOD

Size:
1.17 TOTAL ACRES

Year Constructed:
1999

Planning Area:
NORTH

DESCRIPTION:

Los Altos Park is a 1-acre neighborhood park. The park was constructed in 1999 and is located in the City's north planning area. The park serves the Home Place subdivision. Key park amenities include a playground and open turf area.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	6	3	Visible chipping of paint/coating from use
DOG BAG STATION	1	3	Fading due to exposure and age
IRRIGATION SYSTEM (AC)	1.17	3	Visual assessment only
OPEN TURF AREA (AC)	0.4	2	Turf in relatively poor condition; few usable areas; mainly used for drainage
PICNIC TABLE	2	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	2	Worn; deck chipping and rusting
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	1	3	Good condition; minor signs of fading beginning
TRAIL - PAVED (MI)	0.03	3	Average condition
TRASH RECEPTACLE	2	3	Signs of use, fading, chipping, etc.



Overall Drainage

The park provides retention for Erie Street along the perimeter of the park. Offsite drainage is conveyed to the perimeter of the park through three concrete scupper areas. The perimeter park basin utilizes large riprap rock in the lower basin areas.

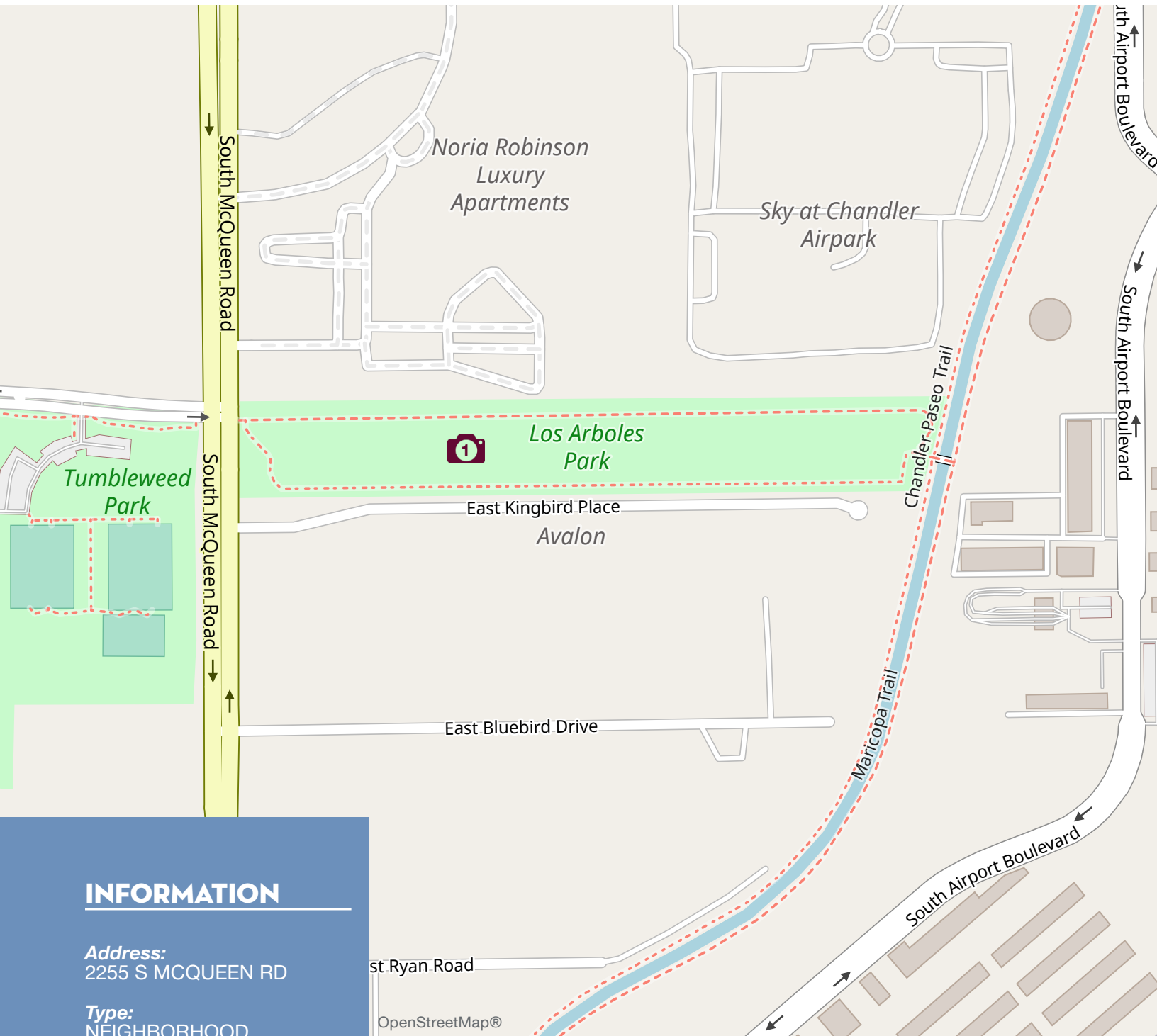


Turf Area

The turf area is in poor condition. The slopes are difficult for turf to establish on and around the playground area. An aeration and soil agronomy test to evaluate soil condition is recommended.



LOS ARBOLES PARK



INFORMATION

Address:
2255 S MCQUEEN RD

Type:
NEIGHBORHOOD

Size:
11.37 TOTAL ACRES

Year Constructed:
2003

Planning Area:
SOUTHEAST

DESCRIPTION:

Los Arboles Park is an 11-acre neighborhood park. The park was constructed in 2003 and is located in the City's southeast planning area. The park is located adjacent to Tumbleweed Park and connects it with the Paseo Trail. Key park amenities include benches, dog bag stations, and walking paths.

AMENITIES AND ASSESSMENT

Amenity	Qty	Grade	Notes
BENCH	5	3	Stone benches and a hitching post showing age and wear
DOG BAG STATION	2	3	Fading and wear due to age and exposure
DRINKING FOUNTAIN	1	3	Minor signs of water damage/ staining
IRRIGATION SYSTEM (AC)	11.37	3	Minor signs of water damage/staining
LIGHTING (SITE, SPORTS, PED, ETC)	22	3	Signs of age and weathering
SIGNAGE (PARK ENTRY)	1	2	Visible signs of discoloration, weathering, and fading
SIGNAGE (REGULATORY)	1	3	Fading and wear due to exposure
TRAIL - NON PAVED (MI)	0.40	3	Minor disruption of surfacing due to wear
TRAIL - PAVED (MI)	0.41	3	Minor signs of cracking and settling
TRASH RECEPTACLE	3	2	Visible signs of rust and age



Overall Drainage

This linear park provides a concrete multi-use path and DG pathway connection to the Paseo Trail System along the consolidated canal. The park has four large overgrown agricultural field areas, which are depressed and utilizes flood irrigation fed from the existing concrete lined channel. The park does not receive and offsite storm water runoff from the adjacent street frontage. The site self retains onsite drainage to the surrounding turf areas.

