

- DRAFT FINAL -



City of
Santa Rosa

June 10, 2022

PARKS

PRIORITIZATION REPORT



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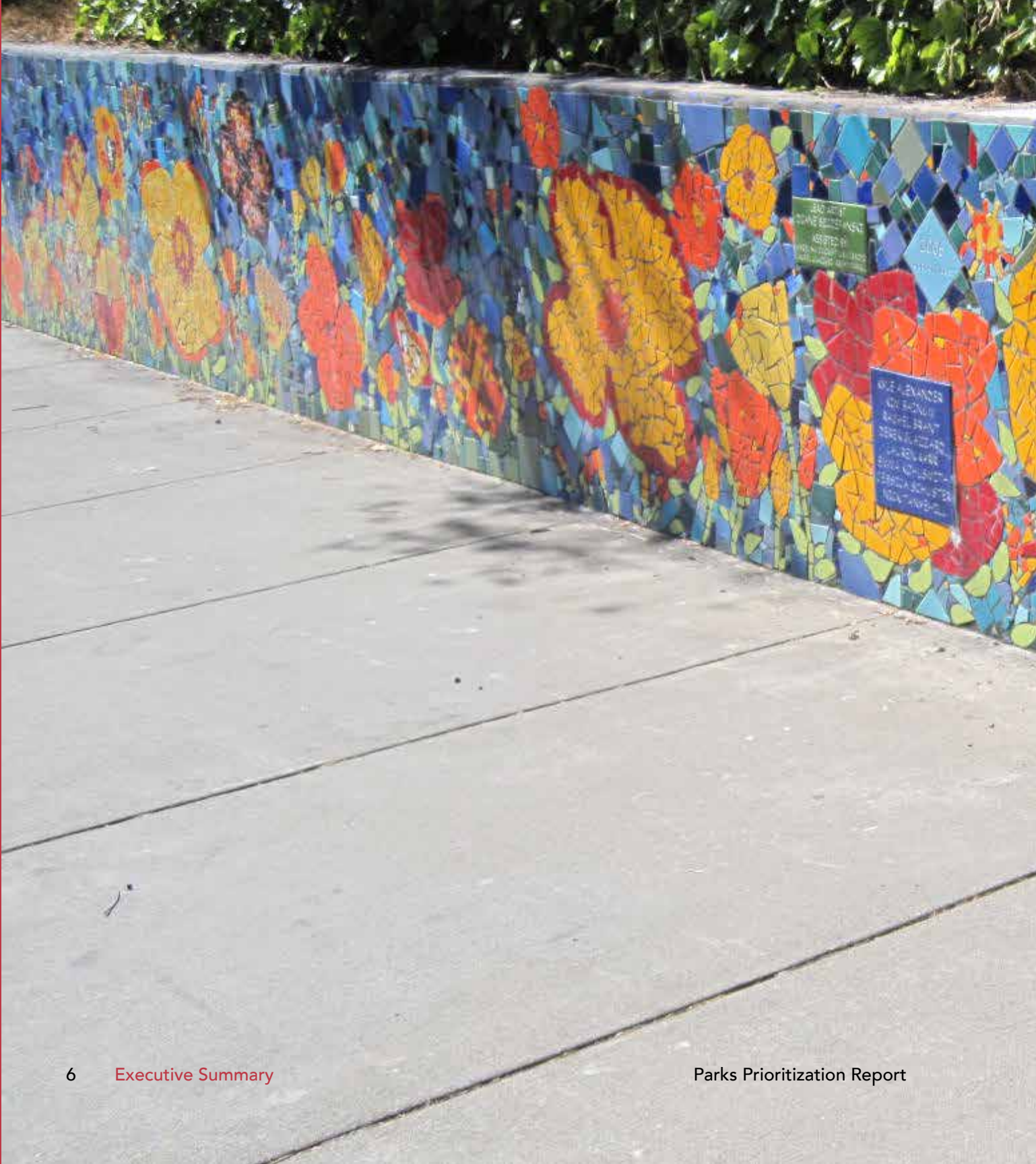
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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

The Parks Prioritization Report is a system-wide park assessment prepared for the City of Santa Rosa. The report evaluates parks and roadway landscapes maintained by the Recreation and Parks Department and provides a tool to help determine the allocation of funding for capital projects. Taking into account factors including condition, level of recreation programming, degree of accessibility, and play value, the report establishes a priority ranking based on each site's need for improvements. The report is intended to be utilized by City Staff, City Council, the Board of Community Services, and the community to provide a transparent look into the City's current park system and allow collective and well-informed decision making to improve park facilities and roadway landscapes over time. The report includes a description of the ranking methodology, a summary of each park and roadway landscape, and an analysis of the ranking results.

INTRODUCTION





INTRODUCTION

BACKGROUND

In February 2021, the City of Santa Rosa (City) embarked on developing a comprehensive, system-wide report for parks and roadway landscapes maintained by the Recreation and Parks Department that would be a tool to prioritize the allocation of funding for improvements.

The City's park system is divided by Highways 101 and 12, creating four quadrants, and is made up of over 1,000 acres contained in over 100 park sites and over 70 acres of roadway landscapes. 85 of Santa Rosa's parks and 13 acres of roadway landscapes were assessed as a part of this report. Park sites are categorized into six park types, including neighborhood parks, community parks, special purpose parks, open spaces, public gathering areas and plazas, and trail parks. A number of city parks were not included as part of this report due to being under development. The selection of roadway landscapes that were evaluated represent a sample of the roadway landscape conditions found throughout the City to provide a general understanding of the overall condition of roadway landscapes maintained by the Recreation and Parks department.

Though the City's Recreation and Parks Department maintains all park sites on a scheduled basis, and a maintenance contractor provides mowing and blowing services at all park sites, the condition of park sites continue to be burdened by an insufficient quantity of maintenance staff since the 2008 economic recession. This has resulted in the current state of the City's park system, which has a substantial number of deferred maintenance deficiencies that need to be



Figure 1: Citywide Parks Map

addressed in order to uphold the condition of parks to a standard that provides value to the community.

Measure M – Parks for All, a sales tax that funds park improvements and maintenance, was passed by Sonoma County voters in 2018. Measure M funds, in addition to other funding sources, provides the City with the opportunity to begin addressing deferred maintenance needs across the park system. This report evaluates existing parks and roadway landscapes and determines the prioritization of these facilities to enable the City to make objective decisions on how to best utilize available funds for park improvements.

PURPOSE

The Parks Prioritization Report determines a ranking for each park facility based on the level of need it has for new improvements. The City will utilize the report to develop an effective approach to using the financial resources available to improve park infrastructure. This system-wide ranking provides the City with a decision-making tool to

help determine how best to allocate funding for improvements across the entire system. A methodology using both qualitative and quantitative data was created to determine the objective system-wide ranking. Objectivity was an essential factor in determining park and roadway landscape rankings to ensure proper and efficient use of City financial resources.

The report will be primarily viewed and used by Park Planning Staff to make decisions on future capital improvement projects and by Parks Maintenance Staff to identify park amenities that are in critical need of attention. The report is also a resource for City Council and the Board of Community Services to assist in making informed decisions regarding park improvement projects and for the community to gain a holistic understanding of not only the parks in their neighborhood but also the condition of parks throughout the city. Application of this report will help move towards an improved park system that provides enjoyment and added play value to the community.

HOW TO USE THIS REPORT

Introduction: Explains the reasons for the development of the report and who the Report was written for. It also includes a summary of updates to the Report.

Process: Describes the approach to creating the prioritization ranking and the methodologies used for each ranking and supplemental category. Also includes a summary of the financial resources available for park improvements.

Park Ranking: Includes a cut sheet for each park and roadway landscape that contains the data for each ranking and a supplemental category specific to that

site. Parks are sorted into the six park types and ordered alphabetically within each park type grouping.

Analysis: Includes an analysis of findings from the ranking results by evaluating the highest rank parks across the City within each quadrant and based on cost.

Acknowledgments: Includes a list of contributors to the Report.

Appendices: Includes references that supplement information described in the Report. A glossary can be found that describes terminology used within the Report.

REVISIONS

The Report is a living document that will periodically receive updates to reflect changes in the condition of existing parks as well as the addition of new parks into the City’s park system. This section summarizes updates made to the report.

#	DATE	DESCRIPTION

Figure 2: Revision Table

PROCESS





PROCESS

CONDITION ASSESSMENT

The team performed a system-wide condition assessment to determine the current state of each park and roadway landscape. This included the evaluation of all the assets and amenities found at each site.

Prior to site investigations, an asset and amenity list was developed as well as an established rating criteria for each type of asset, see Figures 9 and 10. Amenities are defined as attributes of a park that have a designated use, such as sports fields, playgrounds, and dog parks. Assets are defined as specific components that make up a park amenity. For an amenity such as a playground, the assets would be identified as the play equipment, play surfacing, perimeter fencing, and so forth, see Figure 3 for examples.

The asset and amenity list represent all typical conditions across the park system. The rating criteria establishes a common scale in order to maintain objective results. For the site investigations, assets within each category were rated based on the rating criteria. The average rating of all the assets within an amenity was calculated to determine the amenity rating. The same approach was used to assess both park and roadway landscape conditions, though fewer amenities were identified to capture the components of a roadway landscape. In a number of cases, critical assets were established within an amenity. A critical asset is an asset that is essential to the function and usability of an amenity. The rating of an amenity cannot exceed the rating of its critical assets. The rating of an amenity will defer to the rating of its critical assets if the critical asset rating is lower than the average rating of all the assets.

A number of amenities, including irrigation, lighting, drainage, structures, and water features, were initially given a limited assessment due to the limitations posed for testing and verifying the functionality of such amenities. For these limited assessment items, checklists were developed for Park Maintenance Staff, who are more familiar with these items, to provide input. The combination of site investigations and city staff input resulted in a more complete and accurate conditions assessment.

Select structures, which had already been evaluated in the Facilities Condition Assessment (2018), were excluded from the assessment. These structures included

buildings, such as community centers and restrooms, swimming pool facilities, shade structures, and bridges. Riparian zones and natural landscape areas that do not receive regular maintenance, such as weeding, pruning, and blowing, were also excluded from the assessment since they are not perceived as potential candidates for capital improvements unlike typical park amenities.

The result of the condition assessment provides a rating for each asset and amenity for a given park. The data was used to generate an overall condition ranking for the park to be used as one of the priority ranking categories, which is further explored in the next chapter.



Amenity = Playground
Assets = Equipment
Curb
Surfacing
Furnishings
Barriers
Signs



Amenity = Tennis Courts
Assets = Lighting
Equipment
Surfacing
Furnishings
Barriers
Signs

Figure 3: Example Amenities vs Assets

AMENITY & ASSET LIST

Below is the complete list of amenities (indicated in red text) and their associated assets (in black text) used to evaluate the various elements at each park. Critical assets are identified with an asterisk (*).

GENERAL FURNISHINGS

Benches
Tables
Bike Racks
Drinking Fountains
Flag Pole
Trash/Recycling Receptacle

GENERAL LANDSCAPE

Turf
Non-Turf Ornamental
Landscape
Unplanted Landscape
Natural Landscape

GENERAL TREES

Park Trees
Trees in Natural Areas

GENERAL HARDSCAPE

Asphalt
Concrete
Pavers
Decomposed Granite
Amphitheater

GENERAL IRRIGATION

System Operation
System Type
Controller

GENERAL LIGHTING

System Operation

GENERAL BARRIERS

Fencing / Walls
Gates
Guardrails
Handrails
Bollards

GENERAL SIGNAGE

Park ID
Wayfinding
Park Rules
Traffic Signs
Interpretive Signage
Kiosks

GENERAL DRAINAGE

Culvert
Curb and Gutter
Drain Inlet
Swales

GENERAL STRUCTURES

Sheds

PICNIC AREAS

Tables*
Kiosk / Sign
Barbecues
Specialty Barbecue
Hot Coal Bin
Surfacing
Trash Receptacles
Shade Trees

PARKING LOT

Wheel Stops
Lighting
Surfacing*
Signage
Striping

FITNESS EQUIPMENT

Equipment*
Surfacing
Barriers

PLAYGROUND

Equipment*
Curb
Surfacing
Furnishings
Barriers
Signs
Water Play
Drainage

SPORTS FIELD

Surfacing*
Field Striping
Equipment
Barriers
Furnishings
Signage
Lighting
Scoreboard
Irrigation
Drainage

SPORTS COURT

Surfacing*
Field Striping
Equipment
Barriers
Furnishings
Signage
Lighting
Scoreboard
Irrigation
Drainage

TRAILS

Trailhead Sign
Distance Marker
Surfacing*
Furnishings
Barriers

DOG PARK

Surfacing
Drinking Fountain
Barriers*
Benches
Trash Receptacles
Signage

SKATE PARK

Surfacing*
Skate Features
Barriers
Furnishings

BIKE PUMP TRACK

Surfacing*
Barriers
Furnishings

WATER FEATURE

Barriers
Lighting
Docks
Boat Ramps
Mechanical
Pump
Surfacing
Furnishings

SPRAYGROUND

Equipment*
Surfacing
Shade
Furnishings
Barriers

COMMUNITY GARDENS

Barriers*
Surfacing
Storage
Irrigation
Raised Beds
Furnishings

RANKING METHODOLOGY

This Report provides an overall ranking of each park that is represented by a weighted average of four categories: condition, level of recreation programming, play value, and degree of accessibility. The ranking can be used to compare a park's level of priority against other parks within the City's park system. **The lower the park ranking, the higher the priority it is for improvements.** The overall priority ranking is a weighted average of the four priority ranking categories; condition is weighted at 70%, while recreation programming, play value, and accessibility are each weighted at 10%, see Figure 4.

Rankings for roadway landscapes are exclusively based on the condition ranking due to the fact that rankings within the three other categories do not vary when applied to roadway settings. Figure 5 represents the ranking system for each priority ranking category and how they impact the overall park rank. The supplemental categories provide additional information for each park amenity that do not impact the overall park ranking, this includes a cost estimate for the replacement of each amenity and the estimated life span remaining for each amenity.

OVERALL PRIORITY RANKING =

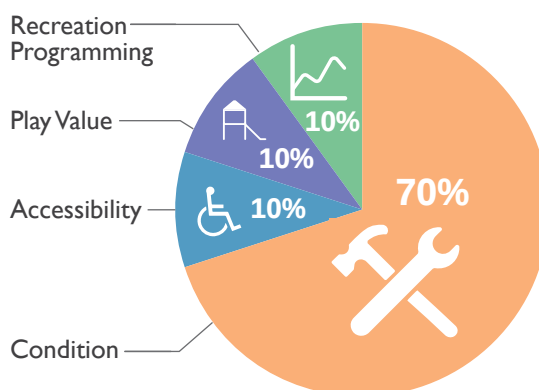


Figure 4: Priority Ranking Weighted Values

Similar to the conditions assessment, assets such as buildings, swimming pools, shade structures, bridges, and riparian areas were not taken into account when calculating the results for the priority ranking categories or supplemental categories. Buildings, swimming pools, shade structures, and bridges were not taken into account for the priority ranking categories or supplemental categories because they were already evaluated in the Facilities Condition Assessment (2018). Riparian areas were not taken in account because riparian areas are never completely replaced, and instead require mitigation.

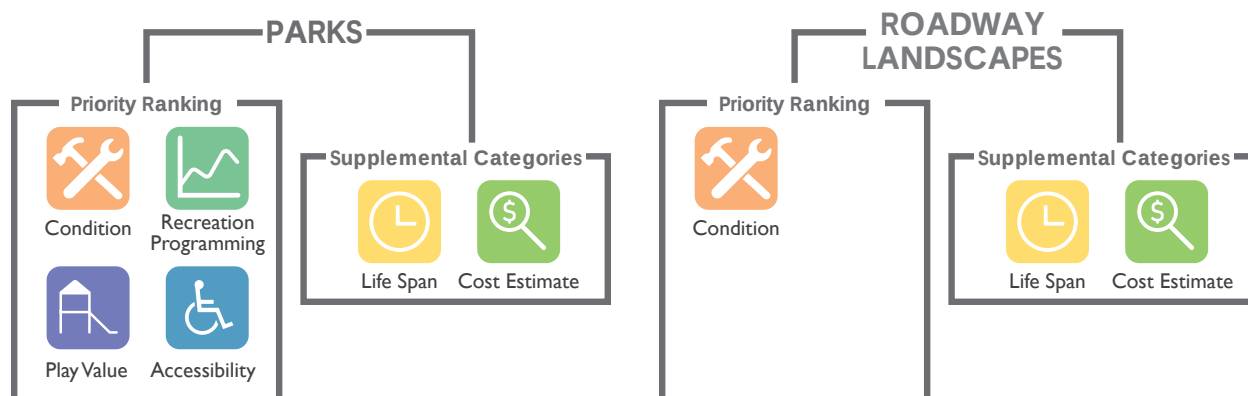


Figure 5: Park and Roadway Categories

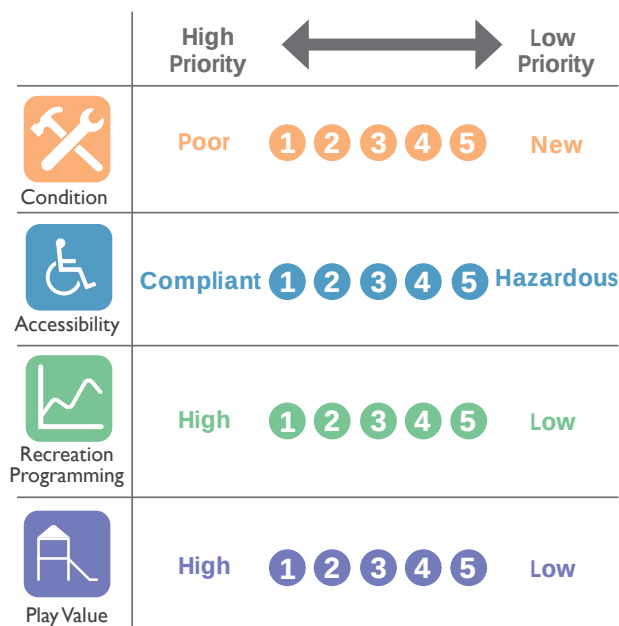


Figure 6: Priority Ranking Categories

PRIORITY RANKING CATEGORIES

Condition

The condition ranking of each park and roadway landscape is the average of the condition of all amenity ratings assigned to each site. The condition ranking compares sites to a “new” site, and not sites to each other. The condition ranking contributes the most to the overall park rank at a weighted value of 70% of the total park ranking. Condition is the primary driver for how a park should rank relative to other parks due to condition being the best indicator for a park’s need for improvements. The other ranking categories are intended to distinguish the priority between parks with similar condition rankings.

Recreation Programming

Recreation programming was used to evaluate how frequently an amenity is utilized by the community. The data used to develop the ranking method was the amount of revenue generated by the amenities within a park. The City does not have available data collected to

quantify park usage, therefore revenue amounts generated at the parks provide quantifiable data to evaluate the level of programming that occurs, as well as the frequency of use of an amenity. Revenue generation fee data from 2019 is used in this report to generation the recreation programming ranking.

Park rankings and individual amenity rankings for recreational programming used a one through five numerical ranking system with a revenue range for each rank. The table below identifies the range of revenue generation associated with each rank:

RECREATION PROGRAMMING RANKING	REVENUE GENERATION AMOUNT
1	OVER \$50K
2	\$10K TO \$50K
3	\$5K TO \$10K
4	\$1 TO \$5K
5	\$0

Figure 7: Recreation Programming Ranking



Figure 8: Recreation Programming Scale

Condition Rating Criteria

General	
5	New or near new condition, no visible defects
4	No longer new, light / normal signs of wear, superficial damage / no major defects
3	Functioning as intended, noticeable signs of deterioration, some minor repairs are required
2	Multiple major defects, Signs of excessive wear, not fully functioning, needs substantial repair
1	Not functional, unsafe to use, replacement is required
Hardscape / Surfacing	
5	New or near new condition, no visible defects
4	No longer new, light / normal signs of wear, superficial damage / no major defects. Sand, gravel or mulch with light weed growth.
3	Surface is moderately worn with limited cracking and lifting, markings need maintenance. Sand, gravel or mulch with significant weed growth
2	Surface is heavily worn and uneven throughout, with major cracking and lifting, markings worn or absent. Sand, gravel or mulch is thin / bare in spots, weedy
1	Hazardous: major holes, buckling or erosion. Sand, gravel or mulch is missing / heavily eroded.
Signage	
5	New or near new condition, no visible defects, fully legible
4	No longer new, light / normal signs of wear, fully legible
3	Functioning as intended, noticeable signs of deterioration, some minor repairs are required
2	Multiple major defects, signs of excessive wear, not fully legible, needs substantial repair
1	Not functional, unsafe to use, replacement is required, illegible
Turf / Ornamental Landscape	
5	Vigorous and healthy, no signs of defect
4	Moderate levels of annual weeds and gaps / dieback can be addressed with regular maintenance
3	Weedy, significant gaps / dieback requiring rehabilitation
2	Major defects, rehabilitation not expected
1	Dead or missing plant material, potentially hazardous
Unplanted Landscape	
5	Fresh mulch, little to no weed growth
4	Mostly mulched with moderate weed growth, needs regular maintenance
3	Patchy mulch with significant weed growth, needs significant work
2	Little to no mulch present, very weedy
1	No mulch present, noxious weeds observed, potential fire hazard
Trees	
5	All trees appear vigorous and healthy, with no obvious structural damage.
4	Most trees appear vigorous and healthy, with limited signs of structural damage and dieback.
3	Mixed canopy with up to 25% of trees showing signs of significant structural damage or dieback.
2	More than half of trees appear unhealthy or have significant signs of structural damage and dieback.
1	Most trees have significant damage or dieback, or are dead; trees should be assessed for hazards.
Lighting	
5	City Standard, new LED fixtures
4	LED fixtures, not new but fully functional and in good condition
3	Fixtures not LED, but system is fully functional and in good condition
2	Fixtures not LED; parts of the system are damaged or not functional
1	Lighting not functional

Figure 9: Condition Rating Criteria

Irrigation	
5	New system, equipment meets current City standards and is designed for MWELO
4	Equipment meets current City standards and is water efficient, normal maintenance needs with no major problems.
3	Outdated equipment doesn't meet City standards, system functional but not water efficient
2	Outdated equipment, parts of system are not functional, has multiple minor leaks, coverage problems apparent from plant dieback
1	Major system breaks / not functional

Figure 9 (continued): Condition Rating Criteria

Condition Rating Examples



Figure 10: Condition Rating Examples

Play Value

Play value identifies high-touch amenities that are associated with active uses such as exercise, recreation, and organized activities. Such amenities frequently experience rigorous use and therefore accelerated wear. Examples of high play value amenities include playgrounds, sports fields, and sports courts. Amenities with minimal or no play value are associated with passive use amenities or park infrastructure amenities that are not high-touch surfaces. Examples of low park value amenities include drainage, irrigation, and lighting. Each amenity received a play value ranking based on the play value ranking table in Figure 11. Each park's play value ranking is the same as its lowest value play value ranking amenity.

Accessibility

An ADA assessment is an evaluation of an existing condition's compliance with the American with Disabilities Act (ADA) regulations, which establishes accessibility standards for properties to serve people with disabilities. ADA assessments were

AMENITY	PLAY VALUE RANKING
Playground	1
Sports Field	1
Sports Court	1
Skate Park	2
Sprayground	2
Fitness Equipment	3
Dog Park	3
Community Garden	3
Picnic Areas	4
Trails	4
Parking Lot	5
Water Feature	5
General Furnishings	5
General Landscape	5
General Trees	5
General Hardscape	5
General Irrigation	5
General Lighting	5
General Barriers	5
General Signage	5
General Drainage	5
General Structures	5

Figure 11: Play Value Ranking



Figure 12: ADA Ranking Scale

conducted in 2013 and 2016 for the City's parks system, which identified ADA deficiencies for the majority of parks. As part of this report, the existing 2013 and 2016 assessments were reviewed and evaluated on-site to verify whether or not items within those reports have been addressed.

The accessibility rankings in this Report are to not be utilized independently as the only source for ADA compliance information for parks.

ADA items were ranked based off of how hazardous an item is and how much the item impedes someone's ability

to access park amenities, see Figure 13 for examples. Deficiencies that are more hazardous to users would result in a lower rank, implying the priority for replacement of this amenity is greater.

Amenities receiving a lower rank on this scale will be elevated in priority for replacement. ADA items pertaining to restrooms, interior of buildings, or face of buildings were not evaluated as part of this Report.

The average rank of all the ADA accessibility deficiencies found within an asset will be used to determine the rank of each amenity. The total park rank is determined by using a weighted average

ADA ranking examples

Ranking	Examples of ADA Deficiencies
5	ADA assessment reports did not identify any deficiencies or deficiencies have been addressed
4	Door or gate not in compliance (requires >5lbs of force to operate or is missing kick plate) Sign: present but is not in compliance (mounting height, text size, location, content) Striping faded (crosswalks, ADA parking stalls)
3	Obstruction of overhead clearance Some accessible furnishings or companion seating provided, but the minimum is not met Required sign or striping missing Play Areas: No transfer system or transfer system not in compliance with ADA Diameter of handrails at ramps not between 1.25" and 1.5"
2	No landing, landing too short, or landing slopes along path of travel No accessible furnishing, companion seating, or other accessible space is provided Distance between accessible access points is not compliant Drinking fountain not high/low Transfer system does not serve at least 50% of elevated play components Minimum number of ground level play components on accessible route not met Non-compliant play area path width (36" < 60") Play Equipment is not in compliance with ADA; not a safety hazard*
1	Lifting, cracks, or gaps in pavement Non-compliant slope or cross-slope Surfacing is not accessible Missing truncated domes Curb ramp not in compliance Play Equipment is not in compliance with ADA; safety hazard*

Figure 13: ADA Ranking Examples

of all amenity rankings. The weighted average takes into account the quantity of ADA deficiencies within an amenity along with its average rank.

In the situation that ADA reports were not available for a park, the ADA ranking matches the condition ranking. This approach was determined using the rationale that ADA deficiencies are assumed to be more prevalent at parks that are in poor condition and compliance with ADA standards are assumed to be more likely met at parks in newer and better condition.

SUPPLEMENTAL CATEGORIES

Life Span

The life span category provides an approximate duration of time remaining until an amenity needs to be replaced. Approximate total life spans were determined through research, consultation with manufacturers, and professional opinions. The remaining life span of an amenity is calculated by taking a percentage of the total life span. The percentage is based off the amenity's conditions ranking, see Figure 14 and 15.

CONDITION RATING 	% OF USEFUL LIFE SPAN REMAINING
5	100%
4	75%
3	50%
2	25%
1	0%

Figure 14: Useful Life Span Remaining

For general park categories, such as general furnishings, each category is given an average life span based upon its most common or prevalent components. In the case of furnishings, the prevalent components include benches and tables.

For amenities with a mixture of elements with different life spans, the life span for the amenity is based on its "critical item." If the critical item is in poor condition, then the amenity itself is no longer usable or cannot be properly used, and the condition cannot be adequately resolved through repair. For example:

Tennis courts: The critical item is surfacing. If the surfacing has a lot of cracks and bumps, then the tennis court cannot be used properly. Even if the net and fence are in pristine condition, play will be hindered by the condition of the surface. It is assumed that once surfacing has reached the end of its useful life, the extent of work required to repair it will justify improvement of the entire amenity.

Playgrounds: The critical item is the play equipment. Even though surfacing is critical to playground safety and function, it is reasonable to expect to repair or replace surfacing without replacing the entire amenity. Replacement of equipment, however, would require replacement of the whole amenity, including surfacing.

ASSET	TOTAL LIFE SPAN	CONDITION RANKING 	%	LIFE SPAN 
TABLE	20	4	75%	15 YEARS

Figure 15: Life Span Calculation

Cost Estimate

The cost estimate process for determining a replacement cost for each amenity, as well as for the total park, required a two-step process. Step one involved extracting the square footage of each amenity within the park using data provided by the City's GIS database. Step two involved determining a unit cost per square foot for each amenity using recent bid results.

Bid results from the past few years were compiled to determine the average unit cost per square foot for each amenity. Each unit cost number acquired from a bid result was adjusted to accommodate inflation to reflect anticipated 2022 bid costs. The unit costs for construction were then adjusted to account for soft costs including design, surveying, engineering, testing, inspections, and City administration across the board.

The square footage for each amenity is multiplied by the unit cost to generate an estimate of combined construction costs and soft costs required to replace each amenity. The sum of all amenity replacement costs amounts to the total estimated cost to replace all the amenities in the park.

Structures, including community centers and restrooms, swimming pool facilities, shade structures and bridges, in addition to riparian zones within parks, were excluded from the estimated replacement costs.

Park Amenity	Estimated Design + Construction Cost (Unit Cost per SF)
General Furnishings	\$0.75
General Landscape	\$3.66
General Trees	\$0.38
General Hardscape	\$46.82
General Irrigation	\$4.76
General Lighting	\$0.80
General Barriers	\$0.31
General Signage	\$0.32
General Drainage	\$1.97
General Structures	\$279.72
Picnic Areas	\$74.36
Parking Lot	\$26.38
Fitness Equipment	\$77.57
Playground	\$124.22
Tennis Court	\$31.84
Pickleball Court	\$22.72
Bocce/Horseshoe Court	\$45.99
Basketball Court / Handball	\$24.43
Volleyball Court	\$33.57
Soccer Field	\$7.76
Softball/Baseball Field	\$32.83
Football Field	\$6.45
Track and Field	\$23.40
Trails	\$12.50
Dog Park	\$20.32
Skate Park	\$56.70
Bike Pump Track	\$41.44
Water Feature	\$207.20
Sprayground	\$1,165.10
Community Gardens	\$54.23

Figure 16: Estimated Unit Cost Table



Figure 17: Asset Areas Extracted from GIS

FUNDING SOURCES

As this Report provides a holistic overview on the City's parks and roadway landscapes, and the prioritization of their need for improvement, this chapter reviews the available funding sources. The funding sources available for capital projects excludes the department's funds that are dedicated for operations and maintenance. Funding sources for capital projects include the Measure M - Parks for All sales tax, park development impact (PDI) fees, and grant funding. General Fund contributions are typically not available for capital improvements, however, they do contribute toward maintenance and operation efforts for parks. All revenue generated by park facilities is directed to the General Fund and not to the Recreation & Parks Department.

Measure M

Measure M – Parks for All is a sales tax that supports Sonoma County's regional and city parks, and is estimated

to provide \$1.9 million to Santa Rosa between the years of 2019 and 2029. Santa Rosa's City Council has approved the following allocation of Measure M funding: utilize approximately 50% of funds for capital improvements, utilize approximately 40% of funds for park maintenance enhancements, utilize approximately 10% of funds for recreation programming enhancements. This approved funding plan allocates \$950k annually to capital improvements that follow the specific allowable uses as defined in the Sonoma County Measure M Expenditure Plan. Allowable capital improvements include improving and developing athletic fields, playgrounds, restrooms, picnic areas and visitor amenities; creating and expanding parks, trails, bikeways, public art, and recreation and historical facilities; and planning and developing bike paths and trails with connections to schools, community spaces and regional trails; and improving trails along waterways and riparian areas to benefit fish, wildlife, habitat, and water quality.

Park Development Impact Fees

Park Development Impact (PDI) fees are revenue sources for capital projects. PDI fees are one-time fees paid by developers in-lieu of park land dedication, for the City to utilize for development of new parks or improvements to existing park facilities. PDI fees collected for each quadrant must be utilized on capital projects within the same quadrant and must be used for the development of new amenities or complete replacement of existing amenities and cannot be used for minor repair or maintenance. PDI revenue is dependent on the development market and varies year to year.

Grant Revenue

Grants are another important source of funding for building new, and renovating existing park facilities. Grant funding is available from various sources and is subject to wide variance from year to year. Grant funding is commonly received on a reimbursement basis and may be subject to a local match requirement where local funds must be utilized from an appropriate funding source.

PARK RANKING





PARK RANKING

The park ranking chapter consists of the ranking results for each park and roadway landscape. The parks and roadway landscapes are organized into sub-chapters based on park type or roadway landscape, which include:



Community Parks



Neighborhood Parks



Open Spaces



Public Gathering Areas & Plazas



Special Purpose Parks



Trail Parks



Roadways Landscapes

At the beginning of each sub-chapter, a summary matrix is provided as an overview of each park that is included within the given park type. Within each sub-chapter, the parks are organized in alphabetical order. The following represents the color coding found within the ranking matrix of each park and roadway landscape based on each amenities rank, where 1 is the highest priority and 5 is the lowest priority.

- 1.0 to 1.9, highest priority
- 2.0 to 2.9
- 3.0 to 3.9
- 4.0 to 4.9
- 5.0, lowest priority

COMMUNITY PARKS



COMMUNITY PARKS

Twelve community parks that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each community park based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the community parks in order of priority ranking, the parks identified in gray were not assessed by this Report.

Community Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Youth Community Park	2.5	15.1	73.8	\$ 44,837,076	NW	CP
2	Northwest Community Park	2.5	14.0	35.1	\$ 27,127,956	NW	CP
3	Southwest Community Park	2.5	11.7	19.8	\$ 17,767,728	SW	CP
4	Doyle Community Park	2.5	14.2	21.8	\$ 18,209,391	NE	CP
5	Rincon Valley Community Park	2.5	12.7	18.9	\$ 14,774,691	NE	CP
6	Howarth Community Park	2.6	14.4	137.8	\$ 86,874,681	SE	CP
7	Finley Community Park	2.6	14.3	12.2	\$ 12,823,091	NW	CP
8	A Place to Play Community Park	2.7	13.6	77.2	\$ 51,368,135	NW	CP
9	Franklin Community Park	2.8	14.8	13.4	\$ 10,426,680	NE	CP
10	Galvin Community Park	2.8	16.1	23.4	\$ 26,267,160	SE	CP
11	Skyhawk Community Park	3.1	16.2	20.8	\$ 13,173,720	NE	CP
12	Nagasawa Community Park	3.4	13.8	33.2	\$ 32,663,391	NE	CP
-	Kawana Spring Community Park (Future)	-	-	20.0	-	SE	CP
-	Roseland Creek Community Park (Future)	-	-	19.1	-	SW	CP



A PLACE TO PLAY



PARK TYPE



Community
Park

QUADRANT



Northwest

SIZE (ACRES)

77.2

ADDRESS

2375 West
Third Street

PRIORITY OUT OF 12 COMMUNITY PARKS

8

SUMMARY

A Place to Play Community Park is a 77.2 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, a parking lot, playgrounds, athletic fields, trails, a dog park, and a remote-control car race track.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. A Place to Play Community Park has a high level of recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the general hardscape and signage. Concrete pavement is cracked and uneven in places and the decomposed granite has significant weeds. There are park rules signs in poor locations and interpretive signs that are damaged and illegible.

RANKING MATRIX - A PLACE TO PLAY

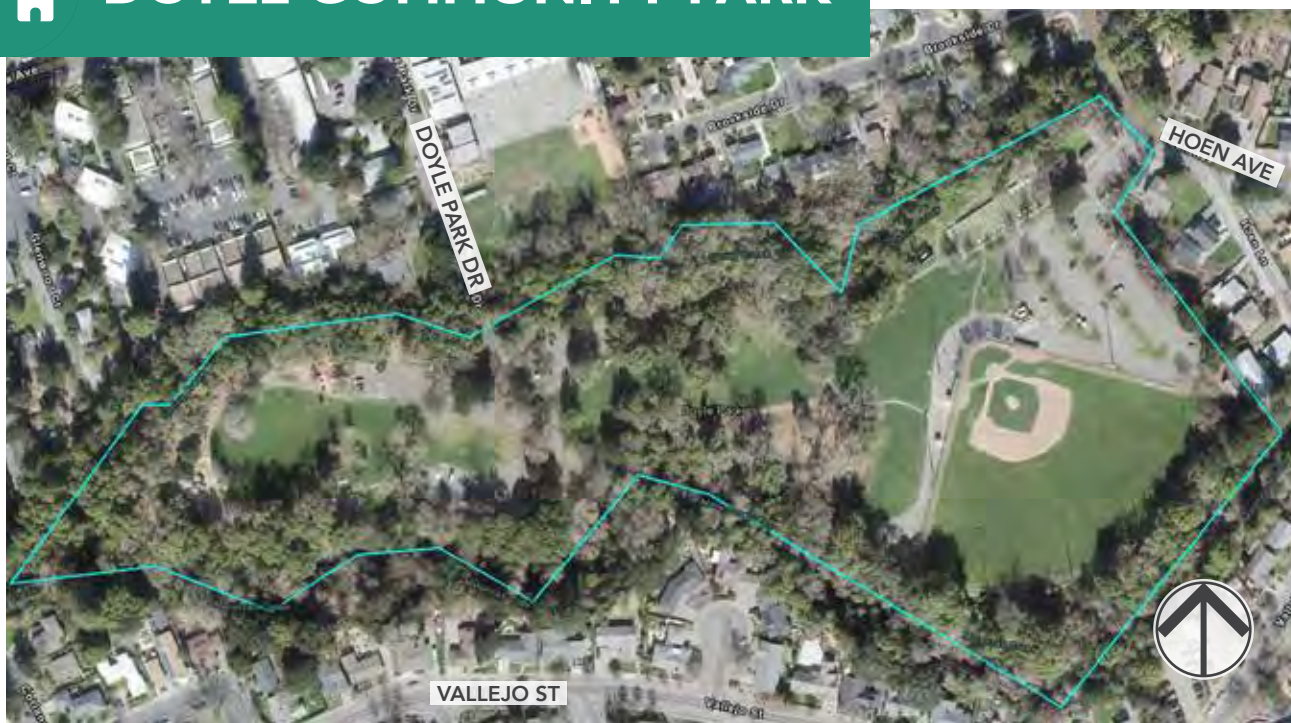
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	2.0	1.0	1.8	13.6	\$ 51,368,135
General Furnishings	3.0	5.0	5.0	2.0	10.0	\$ 1,703,514
General Landscape	3.0	4.0	5.0	-	12.5	\$ 7,002,907
General Trees	3.0	5.0	5.0	-	25.0	\$ 729,298
General Hardscape	1.5	4.0	5.0	1.0	2.5	\$ 4,612,380
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 9,117,996
General Barriers	4.0	5.0	5.0	-	22.5	\$ 969,582
General Signage	2.3	5.0	5.0	4.0	6.7	\$ 991,510
General Drainage	4.0	5.0	5.0	-	26.3	\$ 6,140,912
General Structures	3.0	5.0	5.0	-	15.0	\$ 35,043
Picnic Areas	3.0	5.0	4.0	1.5	10.0	\$ 780,706
Parking Lot	3.5	4.0	5.0	3.0	11.3	\$ 6,716,857
Playground	3.3	5.0	1.0	1.0	15.0	\$ 517,118
Sports Field: Baseball	3.0	4.0	1.0	-	7.5	\$ 1,425,551
Sports Field: Baseball	2.0	4.0	1.0	2.0	3.8	\$ 4,228,891
Sports Field: Soccer	3.0	2.0	1.0	-	10.0	\$ 4,641,668
Trails	4.0	5.0	4.0	-	11.3	-
Dog Park	3.2	5.0	3.0	4.0	30.0	\$ 691,907
Remote Control Car Race Track	2.5	5.0	3.0	-	7.5	\$ 1,062,297

Note: See the appendices for asset rankings





DOYLE COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northeast

SIZE (ACRES)

21.8

ADDRESS

700 Doyle
Park Dr

PRIORITY OUT OF 12 COMMUNITY PARKS

4

SUMMARY

Doyle Park is a 21.8 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains athletic fields, multiple picnic areas, playgrounds, a dog park, horseshoe courts, and fitness equipment stations along the park's walking path.

The overall condition of the park is adequate, with a majority of the amenities functional and a few in need of servicing. Doyle Park has a very high level of recreation programming, very high play value, and has a number of significantly non-compliant ADA features.

The critical condition amenities within the park are the fitness equipment, parking lot, and storage sheds. The fitness equipment is damaged due to excessive wear and is unsafe to use, the parking lot has substantial cracking and undulations throughout the asphalt pavement, and the storage shed has signs of severe deterioration.

RANKING MATRIX - DOYLE COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	1.0	1.0	1.8	14.2	\$ 18,209,391
General Furnishings	3.0	5.0	5.0	2.0	10.0	\$ 450,492
General Landscape	3.0	4.0	5.0	-	12.5	\$ 1,674,144
General Trees	4.0	5.0	5.0	-	37.5	\$ 174,349
General Hardscape	3.5	1.0	5.0	1.0	12.5	\$ 2,140,809
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 2,179,786
General Barriers	3.0	5.0	5.0	2.0	15.0	\$ 247,850
General Signage	4.5	5.0	5.0	4.0	17.5	\$ 253,456
General Drainage	3.0	5.0	5.0	-	17.5	\$ 1,569,776
General Structures	2.0	5.0	5.0	-	7.5	\$ 72,619
Picnic Areas	4.0	4.0	4.0	2.0	15.0	\$ 1,218,345
Parking Lot	2.0	5.0	5.0	1.5	3.8	\$ 2,507,497
Fitness Equipment	1.0	5.0	3.0	-	0.0	\$ 77,569
Playground	3.3	5.0	1.0	3.0	15.0	\$ 712,848
Sports Field: Baseball	3.0	3.0	1.0	2.0	7.5	\$ 3,373,876
Sports Court: Horseshoe	3.9	5.0	1.0	1.5	11.3	\$ 349,879
Dog Park	3.0	5.0	3.0	3.0	20.0	\$ 568,835

Note: See the appendices for asset rankings





FINLEY COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northwest

SIZE (ACRES)

12.2

ADDRESS

2060 West
College Ave

PRIORITY OUT OF 12 COMMUNITY PARKS

7

SUMMARY

Finley Community Park is a 12.2 acre community park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a parking lot, playgrounds, and multiple sport courts.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Finley Community Park has a high level of recreation programming, high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the playground and volleyball court. The playground rubber surfacing is deteriorating and peeling back in some areas and the playground equipment is showing significant wear. At the volleyball court, the net is missing and the sand surfacing has significant weed growth.



RANKING MATRIX - FINLEY COMMUNITY PARK

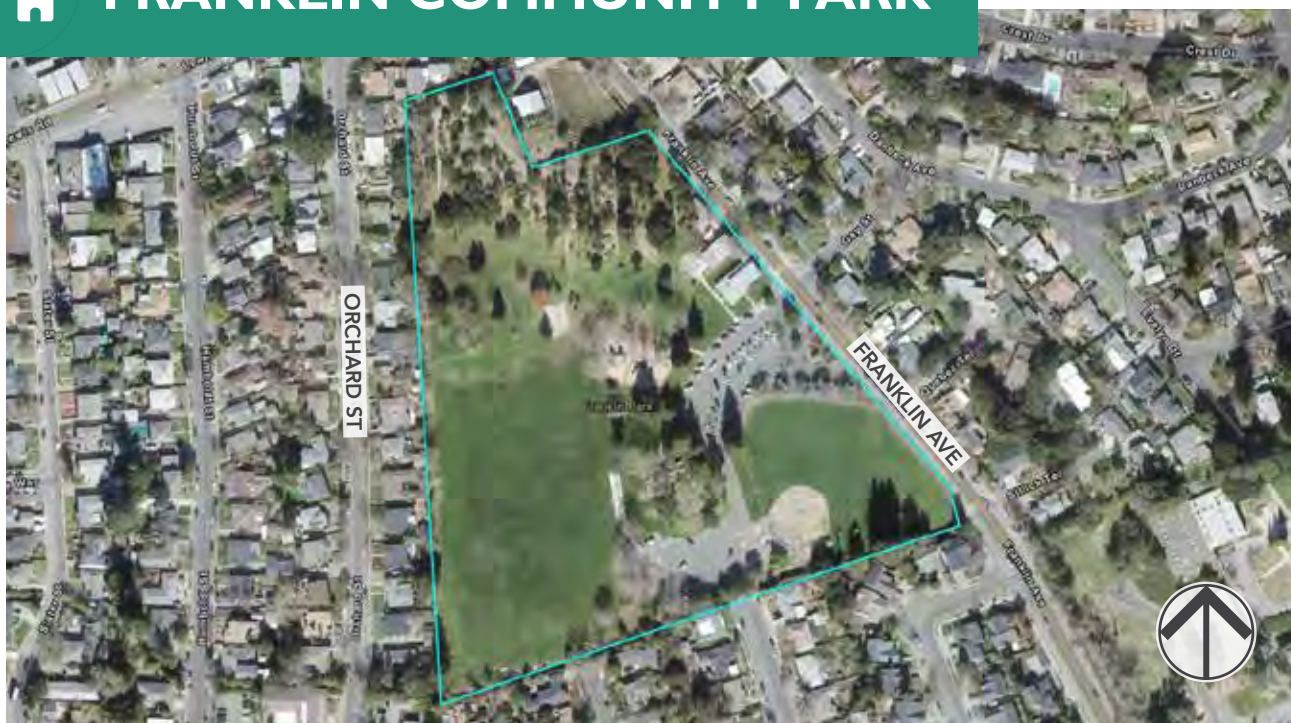
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	2.0	2.0	1.7	14.3	\$ 12,823,091
General Furnishings	3.8	5.0	5.0	2.0	13.8	\$ 352,991
General Landscape	3.0	4.0	5.0	-	12.5	\$ 1,345,071
General Trees	4.0	5.0	5.0	-	37.5	\$ 140,079
General Hardscape	3.3	5.0	5.0	1.0	11.7	\$ 2,773,311
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 1,751,322
General Lighting	3.0	5.0	5.0	-	20.0	\$ 425,466
General Barriers	4.0	5.0	5.0	-	22.5	\$ 165,476
General Signage	2.5	5.0	5.0	4.0	7.5	\$ 169,219
General Drainage	4.0	5.0	5.0	-	26.3	\$ 1,048,056
General Structures	3.0	5.0	5.0	-	15.0	\$ 26,333
Picnic Areas	3.0	2.0	4.0	2.0	10.0	\$ 1,018,790
Picnic Areas (in Turf)	3.0	5.0	4.0	-	10.0	\$ 281,656
Parking Lot	3.0	4.0	5.0	-	7.5	\$ 1,030,836
Playground	2.0	5.0	1.0	2.0	5.0	\$ 912,703
Sports Court: Tennis/Pickleball	3.0	4.0	1.0	4.0	10.0	\$ 827,114
Sports Court: Basketball	3.8	5.0	1.0	2.0	18.8	\$ 111,605
Sports Court: Horseshoe	2.0	5.0	1.0	4.0	3.8	\$ 77,907
Sports Court: Volleyball	2.7	5.0	1.0	-	10.0	\$ 365,158

Note: See the appendices for asset rankings





FRANKLIN COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northeast

SIZE (ACRES)

13.4

ADDRESS

2095 Franklin Ave

PRIORITY OUT OF 12 COMMUNITY PARKS

9

SUMMARY

Franklin Community Park is a 13.4 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, a parking lot, playgrounds, and athletic fields.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Franklin Community Park has a moderate level of recreation programming, very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the presence of temporary trash receptacles indicates a demand for more permanent receptacles.



RANKING MATRIX - FRANKLIN COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	3.0	1.0	2.4	14.8	\$ 10,426,680
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 348,158
General Landscape	3.0	5.0	5.0	-	12.5	\$ 1,485,127
General Trees	4.0	5.0	5.0	-	37.5	\$ 154,664
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 260,873
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 1,933,680
General Lighting	3.0	5.0	5.0	-	20.0	\$ 460,377
General Barriers	4.0	5.0	5.0	-	22.5	\$ 179,055
General Signage	3.0	5.0	5.0	3.7	10.0	\$ 183,104
General Drainage	4.0	5.0	5.0	-	26.3	\$ 1,134,054
General Structures	3.0	5.0	5.0	-	15.0	\$ 85,593
Picnic Areas	2.8	4.0	4.0	2.8	10.0	\$ 527,027
Parking Lot	3.0	4.0	5.0	2.5	7.5	\$ 1,360,679
Playground	3.0	5.0	1.0	2.5	15.0	\$ 1,287,459
Sports Field: Soccer	4.0	3.0	1.0	-	15.0	\$ 635,742
Sports Field: Softball	2.0	3.0	1.0	-	3.8	\$ 391,088

Note: See the appendices for asset rankings





GALVIN COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Southeast

SIZE (ACRES)

23.4

ADDRESS

3330 Yulupa Ave

PRIORITY OUT OF 12 COMMUNITY PARKS

10

SUMMARY

Galvin Park is a 23.4 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains picnic areas, playgrounds, athletic fields, a dog park, and a casting pool.

The overall condition of the park is good, with a majority of the amenities in good condition. Galvin Park has a very high level of recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the tennis courts and structures. Tennis courts #9 and #10 have cracking throughout the court surfacing. The storage shed near tennis court #1 has been vandalized.



RANKING MATRIX - GALVIN COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.5	1.0	1.0	1.8	16.1	\$ 26,267,160
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 477,751
General Landscape	3.0	5.0	5.0	-	12.5	\$ 1,949,541
General Trees	4.0	5.0	5.0	-	37.5	\$ 203,029
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 1,925,366
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 2,538,361
General Lighting	4.0	5.0	5.0	-	30.0	\$ 803,463
General Barriers	3.0	5.0	5.0	-	15.0	\$ 312,491
General Signage	4.0	5.0	5.0	-	15.0	\$ 319,558
General Drainage	3.0	5.0	5.0	-	17.5	\$ 1,979,182
General Structures	2.0	5.0	5.0	4.0	7.5	\$ 130,400
Picnic Areas	3.7	4.0	4.0	2.0	15.0	\$ 1,117,177
Parking Lot	3.0	4.0	5.0	2.0	7.5	\$ 1,620,410
Playground	3.9	5.0	1.0	2.7	15.0	\$ 515,250
Sports Field: Soccer	4.0	3.0	1.0	2.0	15.0	\$ 3,492,924
Sports Court: Tennis (Courts 1-6)	4.0	4.0	1.0	-	15.0	\$ 1,468,831
Sports Court: Tennis (Courts 7-8, 11-12)	4.0	4.0	1.0	-	15.0	\$ 979,221
Sports Court: Youth Tennis (Courts 9-10)	2.0	4.0	1.0	-	5.0	\$ 489,610
Sports Field: Baseball	4.0	2.0	1.0	-	11.3	\$ 1,839,705
Dog Park	3.4	5.0	3.0	-	30.0	\$ 395,006
Water Feature	3.5	5.0	5.0	-	15.0	\$ 3,709,884

Note: See the appendices for asset rankings





HOWARTH COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Southeast

SIZE (ACRES)

137.8

ADDRESS

630 Summerfield
Road

PRIORITY OUT OF 12 COMMUNITY PARKS

6

SUMMARY

Howarth Park, home of camp Wa-Tam, is a 137.8 acre community park located in the southeast quadrant of Santa Rosa, CA. The park contains various amenities including, but not limited to, picnic areas, playgrounds, athletic fields, sport courts, trails, and a lake with a boat launch.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Howarth Park has a very high level of recreation programming, very high play value, and has a number of significantly non-compliant ADA elements.

The critical condition amenities within the park are the playgrounds and tennis courts. The sand play areas have low levels of sand and portions of the tennis court surfacing have substantial cracking, making those areas unplayable.



RANKING MATRIX - HOWARTH COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	1.0	1.0	1.8	14.4	\$ 86,874,681
General Furnishings	3.2	5.0	5.0	2.0	10.8	\$ 3,607,233
General Landscape	3.3	4.0	5.0	-	14.6	\$ 15,971,966
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,663,355
General Hardscape	3.5	1.0	5.0	1.0	12.5	\$ 12,950,780
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 20,795,981
General Lighting	3.0	5.0	5.0	-	20.0	\$ 3,999,350
General Barriers	4.1	5.0	5.0	-	23.4	\$ 1,555,468
General Signage	3.7	5.0	5.0	4.0	13.3	\$ 1,590,646
General Drainage	3.0	5.0	5.0	-	17.5	\$ 9,851,661
General Structures	3.0	5.0	5.0	-	15.0	\$ 121,360
Picnic Areas: Party Areas A-D	3.4	3.0	4.0	2.0	15.0	\$ 685,245
Picnic Areas: Near Gazebo	3.0	3.0	4.0	2.0	10.0	\$ 528,496
Picnic Areas: Lower & Upper Oak	3.1	3.0	4.0	2.7	15.0	\$ 2,802,541
Picnic Areas: Cypress Point	3.0	4.0	4.0	2.0	10.0	\$ 641,765
Parking Lot	3.0	4.0	5.0	1.0	7.5	\$ 4,176,215
Playground: 1, Land of Imagination	2.5	5.0	1.0	-	15.0	\$ 1,580,005
Playground: 2	3.3	5.0	1.0	-	15.0	\$ 501,028
Sports Field: Baseball/Softball	3.5	4.0	1.0	3.5	11.3	\$ 2,271,391
Sports Court: Pickleball	4.0	4.0	1.0	-	15.0	\$ 214,880
Sports Court: Tennis	1.0	4.0	1.0	4.0	0.0	\$ 1,074,402
Trails	4.0	4.0	4.0	-	11.3	*see note
Water Feature	3.5	5.0	5.0	1.5	15.0	\$ 290,914

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings



NAGASAWA COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northeast

SIZE (ACRES)

33.2

ADDRESS

1313 Fountaingrove
Parkway

PRIORITY OUT OF 12 COMMUNITY PARKS

12

SUMMARY

Nagasawa Community Park is a 33.2 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains a parking lot, trails and a boat launch into Fountaingrove Lake.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Nagasawa Community Park does not have recreation programming, has moderate play value, and has a few significantly non-compliant ADA features.

The critical condition amenity within the park is the irrigation system, which was damaged by the 2017 wildfire.



RANKING MATRIX - NAGASAWA COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	4.0	1.4	13.8	\$ 32,663,391
General Furnishings	2.7	5.0	5.0	2.0	8.3	\$ 638,752
General Landscape	4.0	5.0	5.0	-	18.8	\$ 2,916,325
General Trees	3.0	5.0	5.0	-	25.0	\$ 303,712
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 365,296
General Irrigation	1.0	5.0	5.0	-	0.0	\$ 3,797,143
General Barriers	3.8	5.0	5.0	-	20.6	\$ 296,457
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 303,161
General Drainage	4.0	5.0	5.0	-	26.3	\$ 1,877,628
Parking Lot	3.8	5.0	5.0	-	10.5	\$ 1,192,464
Trails	2.0	5.0	4.0	-	3.8	*see note
Water Feature	5.0	5.0	5.0	-	-	\$ 20,972,453

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings





NORTHWEST COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northwest

SIZE (ACRES)

35.1

ADDRESS

2880 West
Steele Ln

PRIORITY OUT OF 12 COMMUNITY PARKS

2

SUMMARY

Northwest Community Park is a 35.1 acre community park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a parking lot, playgrounds, athletic fields, a dog park, and a bike pump track.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Northwest Community Park has a very high level of recreation programming, very high play value, and a number of significantly non-compliant ADA features.

The critical condition amenities within the park are the landscape, hardscape, and rugby field. The landscape has a substantial amount of weeds, the hardscape has deterioration in the asphalt pavement, and the rugby field has issues with irrigation coverage and furnishings that are worn.



RANKING MATRIX - NORTHWEST COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	1.0	1.0	1.4	14.0	\$ 27,127,956
General Furnishings	2.3	5.0	5.0	2.0	6.7	\$ 681,342
General Landscape	2.0	5.0	5.0	-	6.3	\$ 2,911,839
General Trees	4.0	5.0	5.0	-	37.5	\$ 303,245
General Hardscape	2.0	4.0	5.0	1.0	5.0	\$ 2,323,783
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 3,791,302
General Lighting	3.0	5.0	5.0	-	20.0	\$ 1,195,636
General Barriers	3.0	5.0	5.0	-	15.0	\$ 465,019
General Signage	2.7	5.0	5.0	-	8.3	\$ 475,536
General Drainage	4.0	5.0	5.0	-	26.3	\$ 2,945,228
General Structures	4.0	5.0	5.0	-	22.5	\$ 223,623
Picnic Areas	2.8	5.0	4.0	1.7	10.0	\$ 379,669
Parking Lot	4.0	5.0	5.0	-	11.3	\$ 448,047
Playground	3.0	5.0	1.0	2.3	10.0	\$ 684,095
Sports Field: Softball	3.2	1.0	1.0	-	11.3	\$ 6,066,025
Sports Field: Soccer	4.0	3.0	1.0	-	15.0	\$ 1,647,906
Sports Field: Track & Field	3.0	5.0	1.0	-	9.0	\$ 939,374
Sports Field: Rugby	2.8	5.0	1.0	-	10.0	\$ 479,453
Dog Park	2.8	5.0	3.0	-	20.0	\$ 612,648
Bike Pump Track	3.0	5.0	2.0	-	10.0	\$ 554,184

Note: See the appendices for asset rankings





RINCON VALLEY COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northeast

SIZE (ACRES)

18.9

ADDRESS

5108 Badger Rd

PRIORITY OUT OF 12 COMMUNITY PARKS

5

SUMMARY

Rincon Valley Community Park is an 18.9 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, parking lots, playgrounds, a soccer field, horseshoe pits, a softball field, and a dog park.

The overall condition of the park is adequate, with a majority of the amenities fully functional, while a few are in poor condition. Rincon Valley Community Park has a high level of recreation programming, very high play value, and has a number of significantly non-compliant ADA elements.

The critical condition amenities within the park are the playground and the dog park. The playground equipment has splintering wood, corrosion on metal surfaces, paint deterioration and substantial damage to the rubber tile surfacing. The dog park fence and gate have minor damage, the site furnishings are aged and deficient in quantity, and the drinking fountain is leaking.

RANKING MATRIX - RINCON VALLEY COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.9	2.0	1.0	2.0	12.7	\$ 14,774,691
General Landscape	3.0	4.0	5.0	-	12.5	\$ 2,054,513
General Trees	4.0	5.0	5.0	-	37.5	\$ 213,961
General Hardscape	3.7	5.0	5.0	1.0	13.3	\$ 1,697,591
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 2,675,038
General Barriers	4.0	5.0	5.0	-	22.5	\$ 247,770
General Signage	3.7	5.0	5.0	3.5	13.3	\$ 253,373
General Drainage	3.0	5.0	5.0	-	17.5	\$ 1,569,266
General Structures	3.0	5.0	5.0	3.0	15.0	\$ 61,742
Picnic Areas: North	3.0	4.0	4.0	1.5	10.0	\$ 54,010
Picnic Areas: South	3.1	4.0	4.0	2.3	15.0	\$ 60,632
Parking Lot	3.0	4.0	5.0	2.3	7.5	\$ 1,224,758
Playground	2.0	5.0	1.0	1.5	5.0	\$ 650,593
Sports Field: Soccer	3.0	4.0	1.0	2.0	10.0	\$ 1,672,736
Sports Court: Horseshoe	1.0	5.0	1.0	-	0.0	\$ 107,985
Sports Field: Softball	3.0	4.0	1.0	-	7.5	\$ 1,188,156
Dog Park	2.0	5.0	3.0	4.0	10.0	\$ 530,038

Note: See the appendices for asset rankings





SKYHAWK COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northeast

SIZE (ACRES)

20.8

ADDRESS

5750 Mountain
Hawk

PRIORITY OUT OF 12 COMMUNITY PARKS

11

SUMMARY

Skyhawk Community Park is a 20.8 acre community park located in the northeast quadrant of Santa Rosa, CA. The park contains playgrounds, soccer fields, softball fields, and trails.

The overall condition of the park is good and a majority of the amenities are in good condition. Skyhawk Community Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenity is the park's trail, which has significant cracking in the asphalt, moderate weed growth, and damaged fencing.



RANKING MATRIX - SKYHAWK COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	1.0	1.3	16.2	\$ 13,173,720
General Furnishings	3.7	5.0	5.0	2.0	13.3	\$ 578,608
General Landscape	3.0	5.0	5.0	-	12.5	\$ 2,687,037
General Trees	4.0	5.0	5.0	-	37.5	\$ 279,834
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 1,667,547
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 3,498,603
General Lighting	3.0	5.0	5.0	-	20.0	\$ 677,346
General Barriers	3.0	5.0	5.0	-	15.0	\$ 263,440
General Signage	3.7	5.0	5.0	-	13.3	\$ 269,398
General Drainage	4.0	5.0	5.0	-	26.3	\$ 1,668,517
Playground	3.0	5.0	1.0	1.5	10.0	\$ 291,950
Sports Field: Soccer/Softball	3.0	5.0	1.0	-	10.0	\$ 833,993
Sports Field: Soccer	3.8	5.0	1.0	-	15.0	\$ 224,336
Trails	2.0	5.0	4.0	-	3.8	\$ 233,112

Note: See the appendices for asset rankings





SOUTHWEST COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Southwest

SIZE (ACRES)

19.8

ADDRESS

1698 Hearn Ave

PRIORITY OUT OF 12 COMMUNITY PARKS

3

SUMMARY

Southwest Park is a 19.8 acre community park located in the southwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, basketball courts, soccer fields, a softball field, and a parking lot.

The overall condition of the park is below adequate, with a majority of the amenities fully functional, while a few others are in critical condition. Southwest Park has a moderate level of recreation programming, very high play value, and has several significantly non-compliant ADA elements.

The critical condition amenities within the park are the general hardscape and the gravel parking lot. The asphalt has major cracking, while the parking lot has uneven surfacing and substantial pot holes.



RANKING MATRIX - SOUTHWEST COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	3.0	1.0	1.6	11.7	\$ 17,767,728
General Furnishings	3.5	5.0	5.0	-	12.5	\$ 550,613
General Landscape	2.5	5.0	5.0	-	9.4	\$ 2,077,887
General Trees	4.0	5.0	5.0	-	37.5	\$ 216,396
General Hardscape	1.0	4.0	5.0	1.0	0.0	\$ 5,382,594
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 2,705,472
General Barriers	3.5	5.0	5.0	1.0	18.8	\$ 267,736
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 273,791
General Drainage	3.3	5.0	5.0	-	19.7	\$ 1,695,724
Picnic Areas	3.0	4.0	4.0	2.0	10.0	\$ 795,069
Parking Lot: #1	3.0	4.0	5.0	1.0	7.5	\$ 853,582
Parking Lot: #2	1.0	5.0	5.0	-	0.0	\$ 464,580
Playground	3.0	5.0	1.0	1.3	10.0	\$ 478,578
Sports Court: Basketball	2.0	5.0	1.0	-	6.3	\$ 257,776
Sports Field: Soccer	3.2	4.0	1.0	-	15.0	\$ 488,420
Sports Field: Softball	2.0	5.0	1.0	-	3.8	\$ 1,259,509

Note: See the appendices for asset rankings





YOUTH COMMUNITY PARK



PARK TYPE



Community
Park

QUADRANT



Northwest

SIZE (ACRES)

73.8

ADDRESS

1701 Fulton Rd

PRIORITY OUT OF 12 COMMUNITY PARKS

1

SUMMARY

Youth Community Park, home of camp Yu-Chi, is a 73.8 acre park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, playgrounds, trails, and a skate park. There are also a temporary disc golf course and a temporary bike pump track on site that are not operated by the Recreation and Parks Department and a miniature gauge train on site that is maintained by a community group.

The overall condition of the park is adequate, with a majority of the amenities fully functional, while a few others are in critical condition. Youth Community Park has a very high level of recreation programming, very high play value, and has a number of significantly non-compliant ADA elements.

The critical condition amenity within the park is the trail, which has uneven surfacing throughout.



RANKING MATRIX - YOUTH COMMUNITY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	1.0	1.0	1.2	15.1	\$ 44,837,076
General Furnishings	4.0	5.0	5.0	2.0	15.0	\$ 2,321,200
General Landscape	3.0	4.0	5.0	-	12.5	\$ 11,007,970
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,146,394
General Hardscape	3.0	1.0	5.0	1.0	10.0	\$ 1,917,016
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 14,332,709
General Lighting	3.0	5.0	5.0	-	20.0	\$ 2,499,776
General Barriers	2.7	5.0	5.0	-	12.5	\$ 972,238
General Signage	3.0	5.0	5.0	-	10.0	\$ 994,226
General Drainage	4.0	5.0	5.0	-	26.3	\$ 6,157,736
General Structures	4.0	5.0	5.0	-	22.5	\$ 112,357
Picnic Areas	3.0	4.0	4.0	1.0	10.0	\$ 250,770
Parking Lot	3.0	4.0	5.0	1.0	7.5	\$ 1,031,087
Playground	3.2	5.0	1.0	1.5	15.0	\$ 1,023,845
*Sports Field: Disc Golf	1.0	5.0	1.0	-	0.0	-
Trails	1.5	5.0	4.0	-	3.8	**see note
Skate Park	2.8	5.0	2.0	-	20.0	\$ 1,069,754
*Bike Pump Track	4.0	5.0	2.0	-	15.0	-

*Disc Golf Course and Bike Pump Track are temporary amenities and are not operated by the Recreation and Parks Department.

**A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings



NEIGHBORHOOD PARKS



NEIGHBORHOOD PARKS

Fifty neighborhood parks that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each neighborhood park based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the neighborhood parks in order of priority ranking, the parks identified in gray were not assessed by this Report.

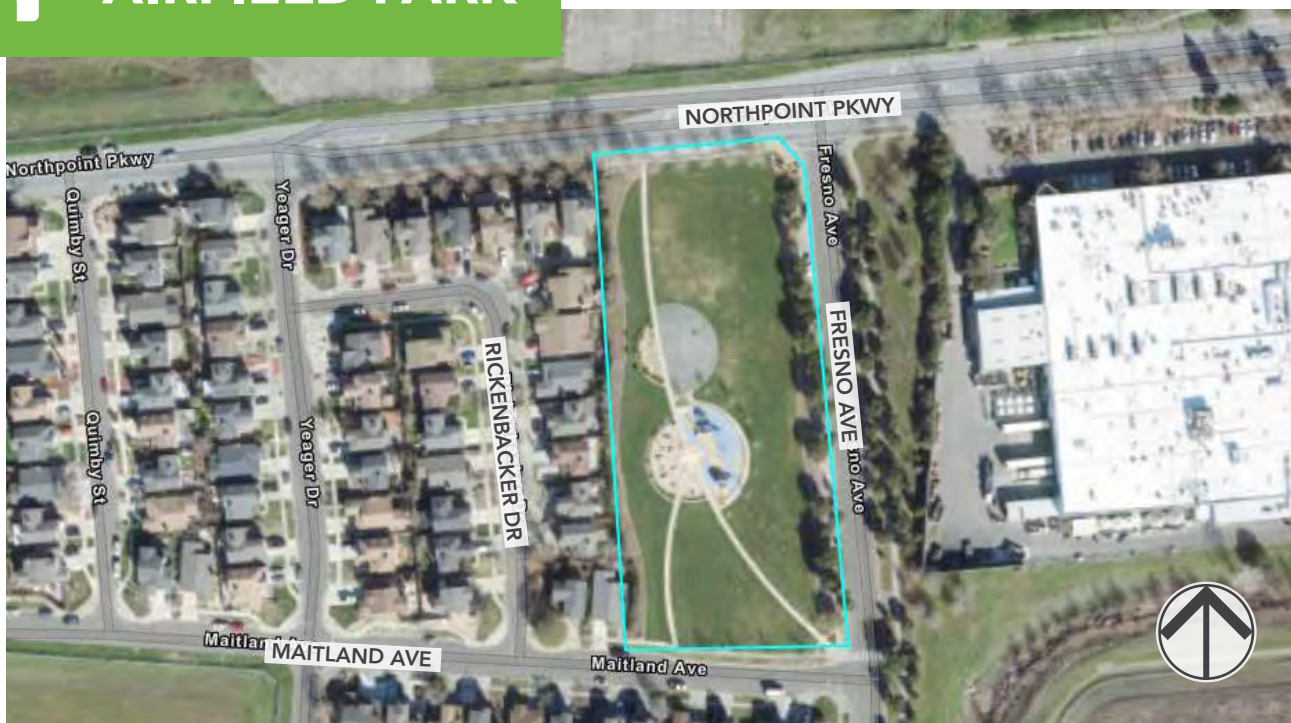
Neighborhood Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Jacobs Park (Lincoln School)	2.3	9.5	6.9	\$ 5,089,625	NW	NP
2	South Davis Park	2.6	13.6	1.3	\$ 1,418,918	SW	NP
3	Martin Luther King Jr. Park	2.7	13.4	5.4	\$ 5,146,137	SE	NP
4	Live Oak Park	2.7	14.7	4.9	\$ 3,456,191	NW	NP
5	Bicentennial Park	2.8	14.8	5.3	\$ 6,025,186	NW	NP
6	Peterson Lane Park	2.8	13.6	4.0	\$ 3,281,990	NW	NP
7	Juilliard Park	2.8	16.0	9.1	\$ 10,187,312	NE	NP
8	Hidden Valley Park	2.8	15.4	8.2	\$ 5,053,685	NE	NP
9	Brendon Park	2.9	15.1	1.4	\$ 1,925,815	NW	NP
10	Tanglewood Park	2.9	14.0	7.8	\$ 5,334,531	NE	NP
11	Jennings Park	2.9	15.0	6.6	\$ 3,922,385	NW	NP
12	Pioneer Park	2.9	15.3	4.5	\$ 4,668,338	NW	NP
13	Cook School Park	3.0	15.9	0.9	\$ 1,363,826	SW	NP
14	DeMeo Park	3.0	17.2	1.0	\$ 1,437,841	NW	NP
15	Humboldt Park	3.0	16.4	0.5	\$ 709,544	NE	NP
16	Eastside Park	3.0	16.8	0.4	\$ 962,609	NE	NP
17	North Park	3.0	15.2	1.0	\$ 961,376	NE	NP
18	Steele Lane Park	3.0	15.9	2.4	\$ 2,361,427	NE	NP
19	Westgate Park	3.0	16.5	2.4	\$ 1,753,464	NW	NP
20	Oaklake Green Park	3.1	16.4	3.7	\$ 2,650,452	NE	NP
21	Pearblossom Park	3.1	16.3	3.1	\$ 3,161,271	SW	NP
22	Rinconada Park	3.1	14.7	2.2	\$ 1,290,982	NE	NP
23	Brush Creek Park	3.1	15.7	2.2	\$ 2,774,595	NE	NP
24	Colgan Creek Park	3.1	16.2	2.8	\$ 3,034,739	SE	NP
25	Flat Rock Park	3.1	13.2	5.4	\$ 1,981,199	SE	NP

Neighborhood Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
26	Sonoma Avenue Park	3.1	14.7	1.8	\$ 1,646,397	NE	NP
27	Village Green Park	3.1	15.0	2.0	\$ 2,081,640	SW	NP
28	Peter Springs Park	3.1	16.9	1.2	\$ 923,826	SE	NP
29	Rae Street Park	3.1	17.1	0.8	\$ 841,822	NE	NP
30	Olive Park	3.1	17.3	0.9	\$ 1,347,291	NW	NP
31	Bellevue Ranch Park	3.1	16.6	3.5	\$ 3,758,003	SW	NP
32	Mesquite Park	3.1	18.1	4.0	\$ 2,682,854	SE	NP
33	Harvest Park	3.2	16.9	3.3	\$ 3,882,737	SE	NP
34	Fremont Park	3.2	13.7	1.7	\$ 1,941,379	NE	NP
35	Matanzas Park	3.2	18.8	1.1	\$ 1,139,441	SE	NP
36	Red Hawk Park	3.2	17.5	0.4	\$ 770,932	SE	NP
37	Frances Nielsen Ranch Park	3.3	16.7	6.0	\$ 3,043,018	NE	NP
38	Haydn Village Park	3.3	18.1	0.1	\$ 168,614	NW	NP
39	DeTurk Park	3.4	18.8	1.0	\$ 1,031,358	NW	NP
40	Airfield Park	3.4	19.0	3.9	\$ 2,911,833	SW	NP
41	Railroad Depot Park	3.6	17.3	0.3	\$ 291,744	NW	NP
42	Bayer Park and Gardens	3.7	21.7	6.0	\$ 10,124,418	SW	NP
43	Finali Park	3.7	22.1	2.8	\$ 3,060,027	NW	NP
44	Strawberry Park	3.8	16.9	5.8	\$ 2,796,006	SE	NP
45	Trailhead Park	3.8	17.2	4.2	\$ 2,191,514	SE	NP
46	Prince Memorial Greenway	3.8	18.8	4.1	\$ 6,071,503	NW	NP
47	Triangle Park	3.8	20.6	0.1	\$ 52,205	NE	NP
48	Dauenhauer Park	3.9	25.9	2.5	\$ 2,398,128	SE	NP
49	Prince Gateway Park	3.9	21.8	0.5	\$ 1,060,495	NE	NP
50	Coffey Park	4.4	25.8	5.9	\$ 5,966,960	NW	NP
-	Dutch Flohr (In Design)	-	-	2.4	-	NW	NP
-	Fir Ridge Park	-	-	1.1	-	NE	NP
-	Jack London Park (Future)	-	-	2.2	-	NW	NP
-	Kawana Tokay Park (Future)	-	-	0.6	-	SE	NP
-	Lower Colgan Creek Park (Future)	-	-	1.8	-	SW	NP
-	Meadows Park (Future)	-	-	3.7	-	SW	NP
-	Piedra Park (Future)	-	-	0.2	-	NE	NP
-	Rincon Ridge Park	-	-	10.1	-	NE	NP
-	Tenth Street Park (Future)	-	-	0.1	-	NW	NP

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AIRFIELD PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

3.1

ADDRESS

4051 Fresno Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

40

SUMMARY

Airfield Park is a 3.1 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground and a basketball court.

The overall condition of the park is good and a majority of the amenities are in good condition. Airfield Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park. However, the playground has missing signage and the trees around the picnic areas have died or been removed.



RANKING MATRIX - AIRFIELD PARK

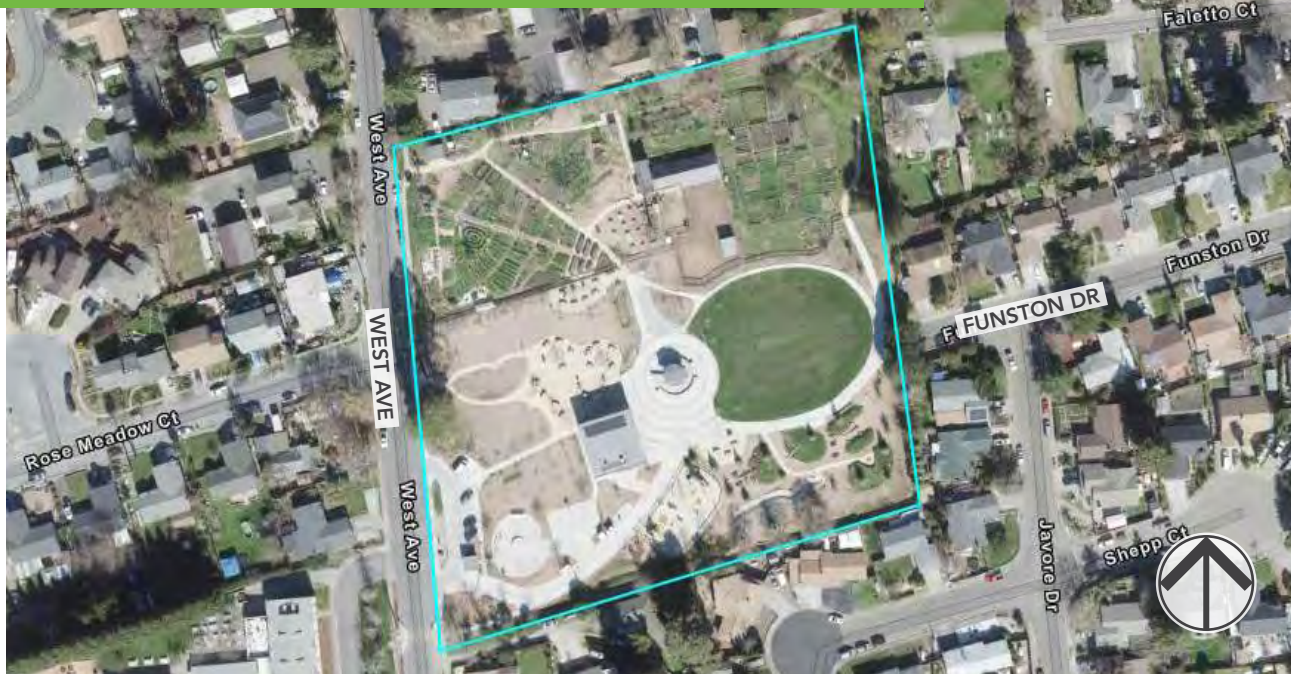
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.8	5.0	1.0	1.6	19.0	\$ 2,911,833
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 92,568
General Landscape	3.3	5.0	5.0	-	14.6	\$ 399,769
General Trees	4.0	5.0	5.0	-	37.5	\$ 41,633
General Hardscape	3.3	5.0	5.0	1.0	11.7	\$ 652,336
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 520,511
General Barriers	4.0	5.0	5.0	-	22.5	\$ 42,017
General Signage	4.5	5.0	5.0	4.0	17.5	\$ 42,968
General Drainage	4.0	5.0	5.0	-	26.3	\$ 266,120
Picnic Areas	3.0	5.0	4.0	-	15.0	\$ 145,910
Playground	3.7	5.0	1.0	-	15.0	\$ 587,203
Sports Court: Basketball	4.0	5.0	1.0	-	18.8	\$ 120,798

Note: See the appendices for asset rankings





BAYER PARK AND GARDENS



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

6.0

ADDRESS

1550 West Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

42

SUMMARY

Bayer Park and Gardens is a 6.0 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains a skate park, picnic areas, a parking lot, fitness equipment, playgrounds, sport courts, and a community garden.

The overall condition of the park is very good, a majority of the amenities are functional, and the park is not anticipated to need major improvements in the near-term. Bayer Park and Gardens has a high level of recreation programming, very high play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical condition amenities within the park. However, the playground mulch will soon need replenishing and the volleyball court does not have a net.



RANKING MATRIX - BAYER PARK AND GARDENS

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	4.2	2.0	1.0	4.2	21.7	\$ 10,124,418
General Furnishings	4.3	5.0	5.0	-	16.7	\$ 109,225
General Landscape	3.5	4.0	5.0	-	15.6	\$ 349,805
General Trees	4.0	5.0	5.0	-	37.5	\$ 36,429
General Hardscape	5.0	4.0	5.0	-	20.0	\$ 2,058,947
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 455,457
General Lighting	5.0	5.0	5.0	-	40.0	\$ 199,571
General Barriers	3.7	5.0	5.0	-	20.0	\$ 77,619
General Signage	4.7	5.0	5.0	-	18.3	\$ 79,374
General Drainage	4.0	5.0	5.0	-	26.3	\$ 491,605
General Structures	4.0	5.0	5.0	-	22.5	\$ 61,752
Picnic Areas	4.4	4.0	4.0	-	20.0	\$ 1,195,955
Parking Lot	5.0	5.0	5.0	-	15.0	\$ 125,403
Fitness Equipment	4.0	5.0	3.0	-	15.0	\$ 64,069
Playground 1	3.0	5.0	1.0	-	10.0	\$ 322,579
Playground 2	4.5	5.0	1.0	-	20.0	\$ 47,320
Sports Court: Basketball	5.0	5.0	1.0	-	25.0	\$ 23,844
Sports Court: Volleyball	3.0	5.0	1.0	-	10.0	\$ 61,828
Skate Park	5.0	5.0	2.0	-	40.0	\$ 174,867
Community Gardens	4.0	5.0	3.0	-	22.5	\$ 4,188,769

Note: See the appendices for asset rankings





BELLEVUE RANCH PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

3.5

ADDRESS

2646 Arrowhead Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

31

SUMMARY

Bellevue Ranch Park is a 3.5 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains a playground, a basketball court and a handball court.

The overall condition of the park is good and a majority of the amenities are fully functional. Bellevue Rank Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the ornamental landscape areas, which have large gaps in vegetation, significant weeds and no mulch, and furnishings where there is a deficient quantity of trash receptacles.



RANKING MATRIX - BELLEVUE RANCH PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	1.0	1.6	16.6	\$ 3,758,003
General Furnishings	3.4	5.0	5.0	-	12.0	\$ 107,557
General Landscape	2.7	5.0	5.0	-	10.4	\$ 420,506
General Trees	4.0	5.0	5.0	-	37.5	\$ 43,792
General Hardscape	3.5	5.0	5.0	1.0	12.5	\$ 1,321,249
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 547,512
General Barriers	4.0	5.0	5.0	-	22.5	\$ 47,663
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 48,741
General Drainage	3.5	5.0	5.0	-	21.9	\$ 301,876
Playground	3.2	5.0	1.0	2.0	15.0	\$ 846,088
Sports Court: Basketball	3.0	5.0	1.0	-	12.5	\$ 51,251
Sports Court: Handball	3.0	5.0	1.0	-	7.5	\$ 21,768

Note: See the appendices for asset rankings





BICENTENNIAL PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

5.3

ADDRESS

974 Russell Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

5

SUMMARY

Bicentennial Park is a 5.3 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, basketball court and horseshoe court.

The overall condition of the park is adequate, aside from a number of deficient amenities. Bicentennial Park has minimal recreation programming, very high play value, and a few significantly non-compliant ADA features.

The critical condition amenities within the park are the playground and horseshoe pit. The playground equipment is missing components and the wood fiber surfacing requires replenishing. The horseshoe pit has damaged equipment and excessive wear in the sand and paver surfacing.



RANKING MATRIX - BICENTENNIAL PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.0	4.0	1.0	1.8	14.8	\$ 6,025,186
General Furnishings	2.5	5.0	5.0	2.0	7.5	\$ 157,678
General Landscape	3.0	5.0	5.0	-	12.5	\$ 647,011
General Trees	4.0	5.0	5.0	-	37.5	\$ 67,381
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 1,545,814
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 842,428
General Lighting	3.0	5.0	5.0	-	20.0	\$ 186,432
General Barriers	3.5	5.0	5.0	-	18.8	\$ 72,509
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 74,149
General Drainage	4.0	5.0	5.0	-	26.3	\$ 459,240
Picnic Areas	3.0	5.0	4.0	-	10.0	\$ 505,013
Playground	2.0	5.0	1.0	2.0	5.0	\$ 1,305,953
Sports Court: Basketball	3.3	5.0	1.0	-	18.8	\$ 104,721
Sports Court: Horseshoe	2.0	5.0	1.0	1.0	3.8	\$ 56,857

Note: See the appendices for asset rankings





BRENDON PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

1.4

ADDRESS

1743 Greeneich Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

9

SUMMARY

Brendon Park is a 1.4 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, and a volleyball court.

The overall condition of the park is adequate, with a few amenities broken and not functioning. Brendon Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the playground, volleyball court and hardscape. The playground has sand surfacing that is weedy and heavily compacted and play equipment that is showing excessive wear. The volleyball court net is missing and therefore unplayable. Asphalt and concrete pavement throughout the site have severe cracking, and there is a deficient quantity of trash receptacles.



RANKING MATRIX - BRENDON PARK

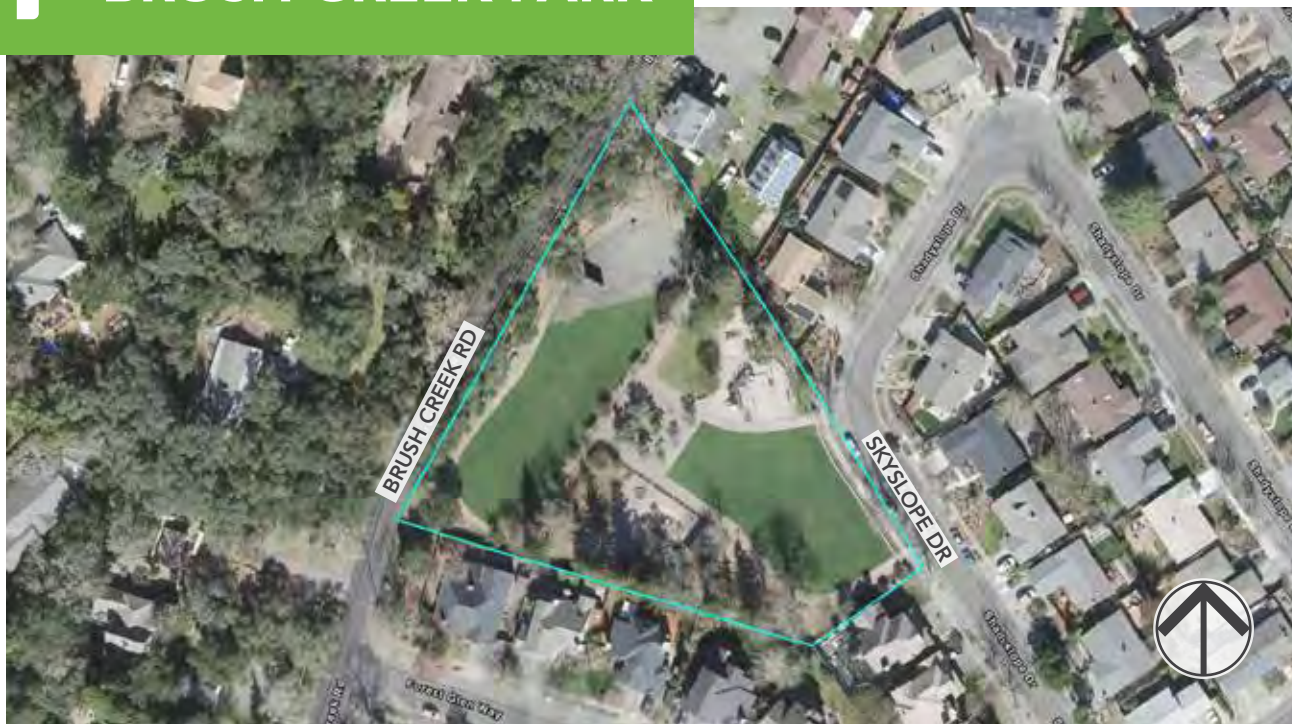
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.0	5.0	1.0	1.6	15.1	\$ 1,925,815
General Furnishings	1.5	5.0	5.0	-	2.5	\$ 36,353
General Landscape	3.0	5.0	5.0	-	12.5	\$ 147,597
General Trees	4.0	5.0	5.0	-	37.5	\$ 15,371
General Hardscape	2.0	5.0	5.0	1.0	5.0	\$ 376,542
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 192,176
General Lighting	3.0	5.0	5.0	-	20.0	\$ 48,669
General Barriers	3.5	5.0	5.0	-	18.8	\$ 18,929
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 19,357
General Drainage	4.0	5.0	5.0	-	26.3	\$ 119,887
Picnic Areas	3.0	5.0	4.0	-	15.0	\$ 65,088
Playground	2.0	5.0	1.0	1.5	5.0	\$ 753,369
Sports Court: Volleyball	3.0	5.0	1.0	-	10.0	\$ 132,476

Note: See the appendices for asset rankings





BRUSH CREEK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

2.2

ADDRESS

1180 Brush
Creek Rd

PRIORITY OUT OF 50 COMMUNITY PARKS

23

SUMMARY

Brush Creek Park is a 2.2 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, handball court and basketball court.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Brush Creek Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the picnic areas, which have uneven surfacing within the concrete pavement and pavers.



RANKING MATRIX - BRUSH CREEK PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	4.0	1.0	2.6	15.7	\$ 2,774,595
General Furnishings	3.5	5.0	5.0	2.0	12.5	\$ 63,829
General Landscape	3.0	5.0	5.0	-	12.5	\$ 242,223
General Trees	4.0	5.0	5.0	-	37.5	\$ 25,226
General Hardscape	3.0	4.0	5.0	-	10.0	\$ 877,873
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 315,381
General Lighting	3.0	5.0	5.0	-	20.0	\$ 76,562
General Barriers	3.3	5.0	5.0	-	16.9	\$ 29,777
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 30,451
General Drainage	4.0	5.0	5.0	-	26.3	\$ 188,595
Picnic Areas	3.0	5.0	4.0	1.0	10.0	\$ 198,435
Playground	3.0	5.0	1.0	2.0	10.0	\$ 662,680
Sports Court: Handball	3.0	5.0	1.0	-	7.5	\$ 12,110
Sports Court: Basketball	3.0	5.0	1.0	-	12.5	\$ 51,455

Note: See the appendices for asset rankings





COFFEY PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

5.9

ADDRESS

1524 Amanda Pl

PRIORITY OUT OF 50 COMMUNITY PARKS

50

SUMMARY

Coffey Park is a 5.9 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, playgrounds, fitness equipment and a dog park.

The overall condition of the park is very good, a majority of the amenities are functional, and the park is not anticipated to need major improvements in the near-term. Coffey Park does not have recreation programming, has very high play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical condition amenities within the park, though portions of dried turf imply there is deficient coverage by the irrigation system.



RANKING MATRIX - COFFEY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	4.7	5.0	1.0	4.7	25.8	\$ 5,966,960
General Furnishings	5.0	5.0	5.0	-	20.0	\$ 172,903
General Landscape	3.7	5.0	5.0	-	16.7	\$ 764,359
General Trees	5.0	5.0	5.0	-	50.0	\$ 79,602
General Hardscape	5.0	5.0	5.0	-	20.0	\$ 861,428
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 995,219
General Lighting	5.0	5.0	5.0	-	40.0	\$ 204,168
General Barriers	5.0	5.0	5.0	-	30.0	\$ 79,407
General Signage	5.0	5.0	5.0	-	20.0	\$ 81,203
General Drainage	4.0	5.0	5.0	-	26.3	\$ 502,930
Picnic Areas	5.0	5.0	4.0	-	20.0	\$ 371,824
Fitness Equipment	5.0	5.0	3.0	-	20.0	\$ 217,192
Playground	5.0	5.0	1.0	-	20.0	\$ 1,478,233
Dog Park	5.0	5.0	3.0	-	40.0	\$ 158,491

Note: See the appendices for asset rankings





COLGAN CREEK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

2.8

ADDRESS

2036 Bedford St

PRIORITY OUT OF 50 COMMUNITY PARKS

24

SUMMARY

Colgan Creek Park is a 2.8 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains picnic areas, playgrounds, a basketball court, and a trail.

The overall condition of the park is adequate aside from a few deficient amenities. Colgan Creek Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the playground and trails. The playground equipment shows signs of excessive wear and broken components with weeds growing in the sand surfacing. The trails have major cracking throughout the asphalt pavement.



RANKING MATRIX - COLGAN CREEK PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	1.0	1.6	16.2	\$ 3,034,739
General Furnishings	3.4	5.0	5.0	2.0	12.0	\$ 67,277
General Landscape	3.3	5.0	5.0	-	14.6	\$ 281,201
General Trees	4.0	5.0	5.0	-	37.5	\$ 29,285
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 593,762
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 366,132
General Lighting	2.0	5.0	5.0	-	10.0	\$ 96,579
General Barriers	3.0	5.0	5.0	-	15.0	\$ 37,563
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 38,412
General Drainage	4.0	5.0	5.0	-	26.3	\$ 237,905
Picnic Areas	4.0	5.0	4.0	-	15.0	\$ 102,941
Playground	2.0	5.0	1.0	2.0	5.0	\$ 861,351
Sports Court: Basketball	4.3	5.0	1.0	1.0	25.0	\$ 79,407
Trails	2.0	5.0	4.0	-	3.8	\$ 242,923

Note: See the appendices for asset rankings





COOK SCHOOL PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

0.9

ADDRESS

2525 Gardner Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

13

SUMMARY

Cook School Park is a 0.9 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains a playground, a dog park, and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Cook School Park does not have recreation programming, has low play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the signage, which is illegible due to wear, and a deficient quantity of trash receptacles.



RANKING MATRIX - COOK SCHOOL PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	1.0	1.9	15.9	\$ 1,363,826
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 17,692
General Landscape	3.0	5.0	5.0	-	12.5	\$ 53,256
General Trees	4.0	5.0	5.0	-	37.5	\$ 5,546
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 421,061
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 69,341
General Barriers	4.0	5.0	5.0	-	22.5	\$ 11,519
General Signage	2.0	5.0	5.0	4.0	5.0	\$ 11,779
General Drainage	3.3	5.0	5.0	-	20.4	\$ 72,954
Playground	3.0	5.0	1.0	2.0	10.0	\$ 511,630
Dog Park	3.2	5.0	3.0	3.0	20.0	\$ 189,049

Note: See the appendices for asset rankings





DAUENHAUER PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

2.5

ADDRESS

1700 Allan Way

PRIORITY OUT OF 50 COMMUNITY PARKS

48

SUMMARY

Dauenhauer Park is a 2.5 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains playgrounds, a basketball court, and natural turf.

The overall condition of the park is very good, a majority of the amenities are functional, and the park is not anticipated to need major improvements in the near-term. Dauenhauer Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities at the park, though the basketball court lacks court striping.



RANKING MATRIX - DAUENHAUER PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	4.4	5.0	1.0	1.7	25.9	\$ 2,398,128
General Furnishings	4.3	5.0	5.0	2.0	16.3	\$ 78,603
General Landscape	4.0	5.0	5.0	-	18.8	\$ 316,099
General Trees	5.0	5.0	5.0	-	50.0	\$ 32,919
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 853,006
General Irrigation	5.0	5.0	5.0	-	25.0	\$ 411,570
General Lighting	5.0	5.0	5.0	-	40.0	\$ 87,807
General Barriers	4.0	5.0	5.0	-	22.5	\$ 34,151
General Signage	4.5	5.0	5.0	4.0	17.5	\$ 34,923
General Drainage	5.0	5.0	5.0	-	35.0	\$ 216,297
Playground	4.3	5.0	1.0	-	20.0	\$ 262,948
Sports Court: Basketball	3.3	5.0	1.0	-	25.0	\$ 69,807

Note: See the appendices for asset rankings





DEMEO PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

1.0

ADDRESS

610 Polk St

PRIORITY OUT OF 50 COMMUNITY PARKS

14

SUMMARY

DeMeo Park is a 1.0 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains a playground, a basketball court and bocce courts.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. DeMeo Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though there appears to be a deficient quantity of trash receptacles.



RANKING MATRIX - DEMEO PARK

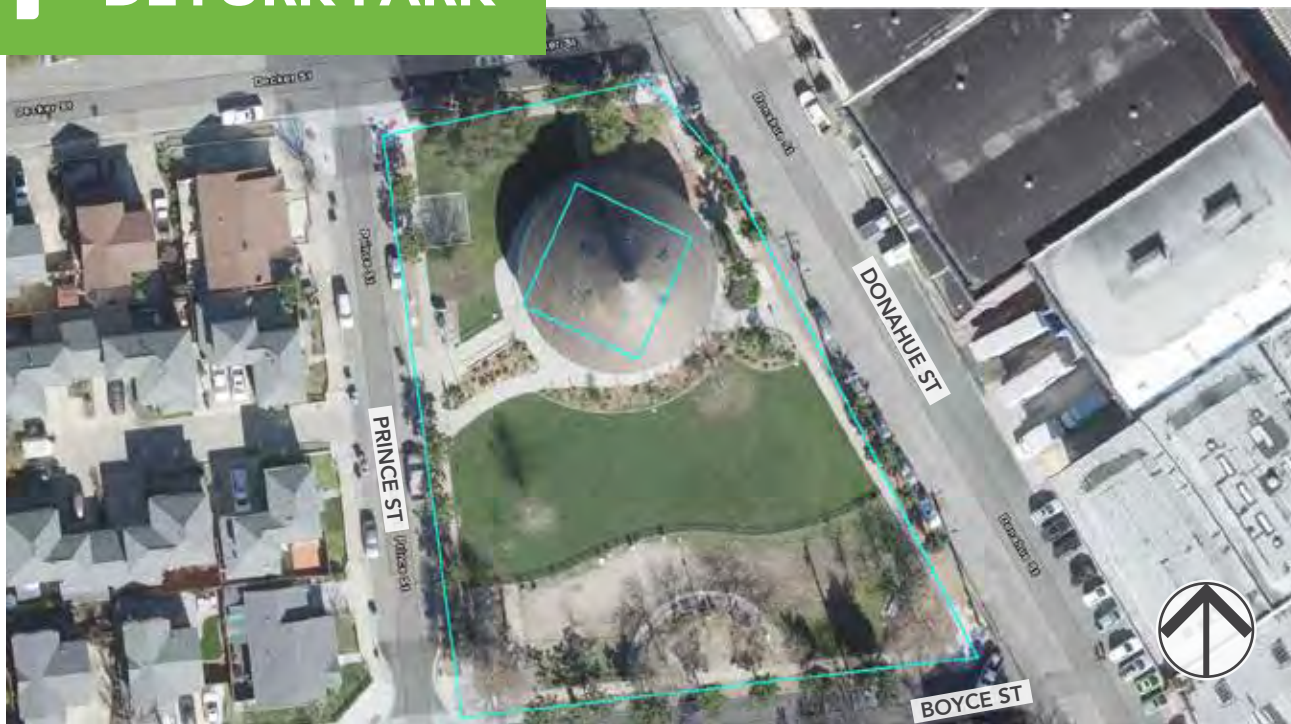
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	4.0	1.0	1.1	17.2	\$ 1,437,841
General Furnishings	2.3	5.0	5.0	-	6.7	\$ 25,242
General Landscape	3.0	5.0	5.0	-	12.5	\$ 94,918
General Trees	4.0	5.0	5.0	-	37.5	\$ 9,885
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 358,340
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 123,586
General Lighting	4.0	5.0	5.0	-	30.0	\$ 33,627
General Barriers	4.0	5.0	5.0	-	22.5	\$ 13,078
General Signage	3.0	5.0	5.0	-	10.0	\$ 13,374
General Drainage	4.0	5.0	5.0	-	26.3	\$ 82,833
Picnic Areas	3.2	5.0	4.0	-	15.0	\$ 91,759
Playground	4.0	5.0	1.0	1.5	15.0	\$ 477,709
Sports Court: Basketball	3.3	5.0	1.0	-	18.8	\$ 43,175
Sports Court: Bocce	3.9	5.0	1.0	-	7.5	\$ 70,315

Note: See the appendices for asset rankings





DETURK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

1.0

ADDRESS

819 Donahue St

PRIORITY OUT OF 50 COMMUNITY PARKS

39

SUMMARY

DeTurk Park is a 1.0 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains a dog park, natural turf, and also features the DeTurk Round Barn, which was not evaluated as part of this assessment.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. DeTurk Park does not have recreation programming apart from the barn, has moderate play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the signage, which is illegible due to wear, and a deficient quantity of trash receptacles.



RANKING MATRIX - DETURK PARK

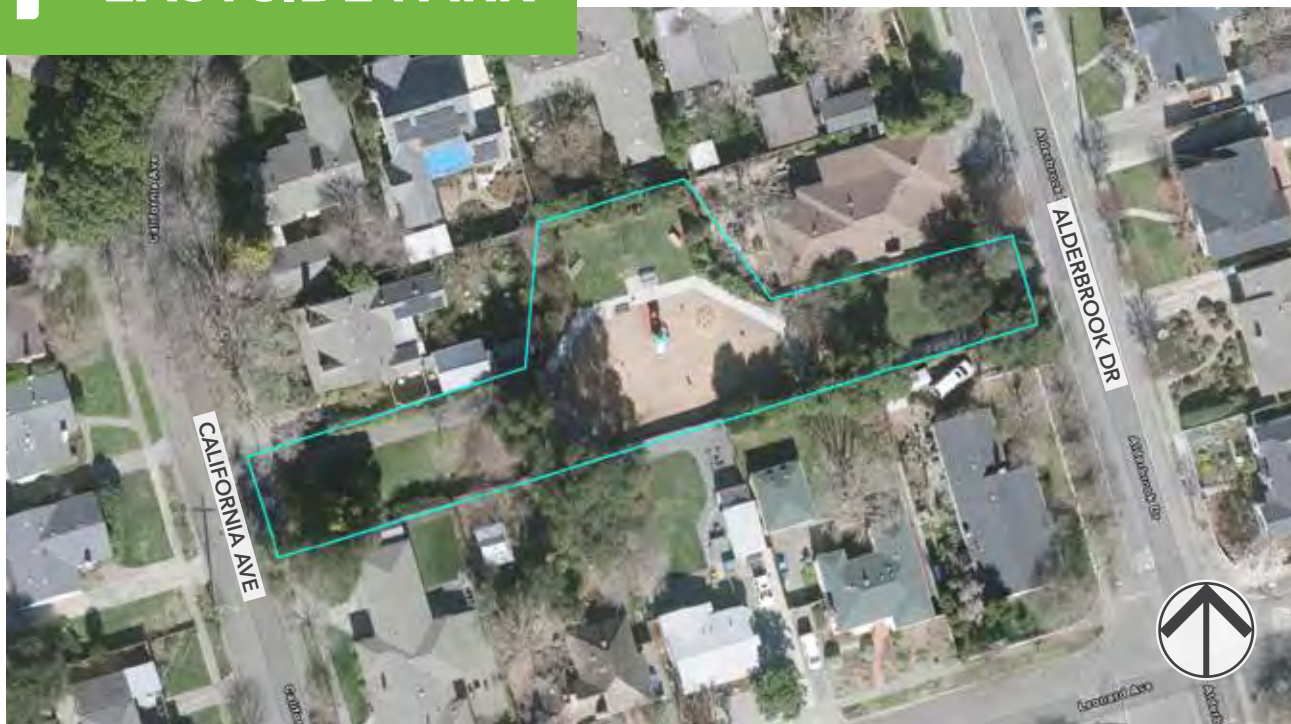
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	3.0	1.7	18.8	\$ 1,031,358
General Furnishings	2.8	5.0	5.0	2.0	8.8	\$ 25,871
General Landscape	4.0	5.0	5.0	-	18.8	\$ 84,462
General Trees	4.0	5.0	5.0	-	37.5	\$ 8,796
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 501,759
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 109,972
General Lighting	3.0	5.0	5.0	-	20.0	\$ 33,653
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 13,385
General Drainage	4.0	5.0	5.0	-	26.3	\$ 82,898
Parking Lot	3.8	5.0	5.0	-	11.3	\$ 16,707
Dog Park	3.3	5.0	3.0	1.0	30.0	\$ 153,858

Note: See the appendices for asset rankings





EASTSIDE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

0.4

ADDRESS

169 Alderbrook Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

16

SUMMARY

Eastside Park is a 0.4 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground, natural turf, and picnic tables.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Eastside Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the signage, which is illegible due to wear, and a deficient quantity of trash receptacles.



RANKING MATRIX - EASTSIDE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	2.0	16.8	\$ 962,609
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 9,094
General Landscape	2.7	5.0	5.0	-	10.4	\$ 30,753
General Trees	4.0	5.0	5.0	-	37.5	\$ 3,203
General Hardscape	3.5	5.0	5.0	1.0	12.5	\$ 173,191
General Irrigation	4.5	5.0	5.0	-	21.9	\$ 40,041
General Lighting	3.0	5.0	5.0	-	20.0	\$ 13,872
General Barriers	3.0	5.0	5.0	-	15.0	\$ 5,395
General Signage	2.0	5.0	5.0	4.0	5.0	\$ 5,517
General Drainage	4.5	5.0	5.0	-	30.6	\$ 34,170
Playground	3.0	5.0	1.0	2.0	10.0	\$ 647,372

Note: See the appendices for asset rankings





FINALI PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

2.8

ADDRESS

1420 Range Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

43

SUMMARY

Finali Park is a 2.8 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, a dog park and a community garden.

The overall condition of the park is very good, a majority of the amenities are functional, and the park is not anticipated to need major improvements in the near-term. Finali Park does not have recreation programming, has very high play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical conditions amenities at this park. However, the wood fiber at the playgrounds will soon require replenishing and the ornamental planting areas have weeds and require additional mulch.



RANKING MATRIX - FINALI PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.9	5.0	1.0	3.9	22.1	\$ 3,060,027
General Furnishings	4.8	5.0	5.0	-	18.8	\$ 77,641
General Landscape	2.7	5.0	5.0	-	10.4	\$ 307,058
General Trees	4.0	5.0	5.0	-	37.5	\$ 31,978
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 908,815
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 399,799
General Lighting	4.0	5.0	5.0	-	30.0	\$ 96,233
General Barriers	4.0	5.0	5.0	-	22.5	\$ 37,428
General Signage	4.0	5.0	5.0	-	15.0	\$ 38,274
General Drainage	4.0	5.0	5.0	-	26.3	\$ 237,052
Picnic Areas	3.8	5.0	4.0	-	20.0	\$ 98,141
Playground	4.0	5.0	1.0	-	20.0	\$ 453,573
Dog Park	4.0	5.0	3.0	-	30.0	\$ 159,493
Community Gardens	4.0	5.0	3.0	-	22.5	\$ 214,541

Note: See the appendices for asset rankings





FLAT ROCK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

5.4

ADDRESS

4230 Flat
Rock Circle

PRIORITY OUT OF 50 COMMUNITY PARKS

25

SUMMARY

Flat Rock Park is a 5.4 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains trails alongside a riparian habitat.

The overall condition of the park is poor. Flat Rock Park does not have recreation programming, has low play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park include deficient trash receptacles, dense weeds in the natural landscapes, missing bollards, deficient signage and significant cracking in the asphalt pavement.

Flat Rock Park is identified by the City as a neighborhood park, though many of the park's characteristics closely resemble a typical trail park.



RANKING MATRIX - FLAT ROCK PARK

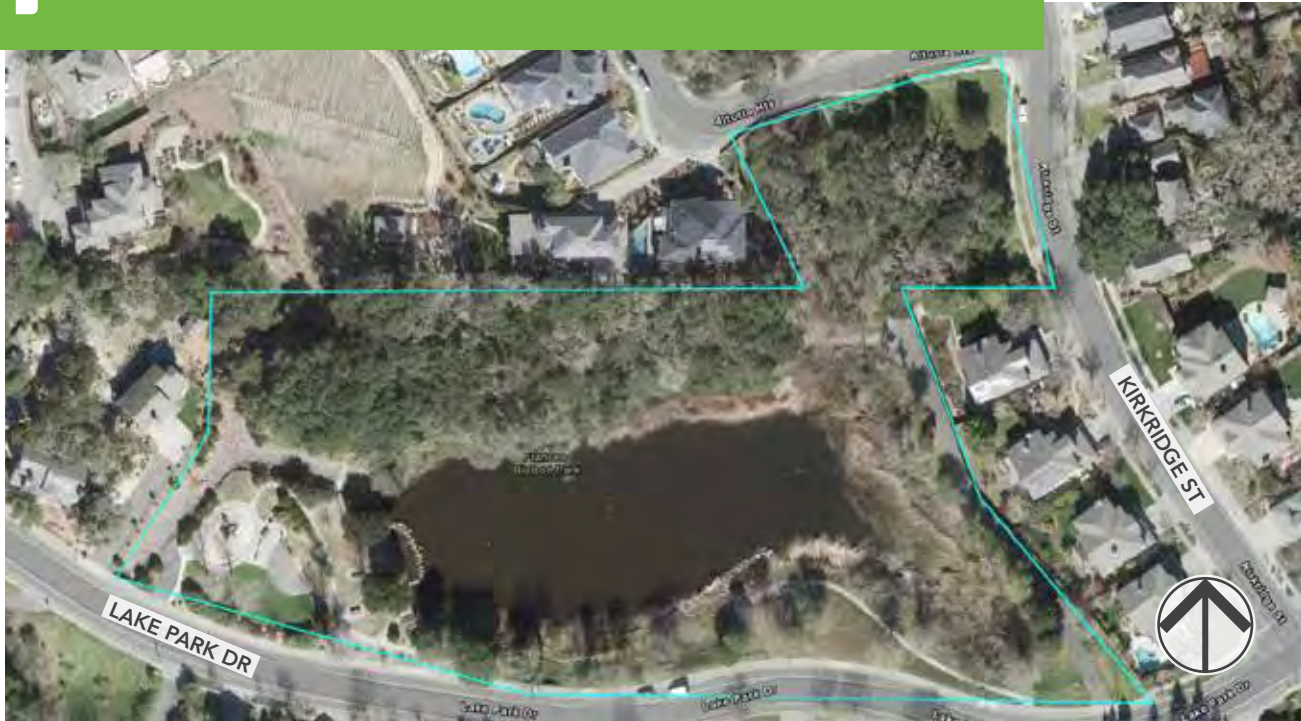
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.6	5.0	5.0	2.6	13.2	\$ 1,981,199
General Furnishings	1.0	5.0	5.0	-	0.0	\$ 150,795
General Landscape	2.0	5.0	5.0	-	6.3	\$ 691,743
General Trees	4.0	5.0	5.0	-	37.5	\$ 72,040
General Hardscape	2.0	5.0	5.0	-	5.0	\$ 543,992
General Barriers	2.0	5.0	5.0	-	7.5	\$ 62,544
General Signage	3.0	5.0	5.0	-	10.0	\$ 63,959
General Drainage	4.0	5.0	5.0	-	26.3	\$ 396,127

Note: See the appendices for asset rankings





FRANCES NIELSEN RANCH PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

6.0

ADDRESS

3565 Lake
Park Drive

PRIORITY OUT OF 50 COMMUNITY PARKS

37

SUMMARY

Frances Nielsen Ranch Park is a 6.0 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, playgrounds, a basketball court, trails and a lake.

The overall condition of the park is good, with a majority of the amenities in good condition. Frances Nielsen Ranch Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the required signage at the playground is deficient.



RANKING MATRIX - FRANCES NIELSEN RANCH PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.8	5.0	1.0	1.6	19.0	\$ 2,911,833
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 92,568
General Landscape	3.3	5.0	5.0	-	14.6	\$ 399,769
General Trees	4.0	5.0	5.0	-	37.5	\$ 41,633
General Hardscape	3.3	5.0	5.0	1.0	11.7	\$ 652,336
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 520,511
General Barriers	4.0	5.0	5.0	-	22.5	\$ 42,017
General Signage	4.5	5.0	5.0	4.0	17.5	\$ 42,968
General Drainage	4.0	5.0	5.0	-	26.3	\$ 266,120
Picnic Areas	3.0	5.0	4.0	-	15.0	\$ 145,910
Playground	3.7	5.0	1.0	-	15.0	\$ 587,203
Sports Court: Basketball	4.0	5.0	1.0	-	18.8	\$ 120,798

Note: See the appendices for asset rankings





FREMONT PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

1.7

ADDRESS

860 Fifth Street

PRIORITY OUT OF 50 COMMUNITY PARKS

34

SUMMARY

Fremont Park is a 1.7 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a water feature and natural turf.

The overall condition of the park is below adequate, with a few of the amenities broken and not functioning. Fremont Park does not have recreation programming, has low play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the turf areas, which are experiencing significant dieback, the irrigation system, which does not appear to be operating, and the water feature, which is not functioning.



RANKING MATRIX - FREMONT PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.9	5.0	5.0	1.6	13.7	\$ 1,941,379
General Furnishings	4.0	5.0	5.0	2.0	15.0	\$ 55,002
General Landscape	2.5	5.0	5.0	-	9.4	\$ 192,995
General Trees	4.0	5.0	5.0	-	37.5	\$ 20,099
General Hardscape	3.3	5.0	5.0	1.0	11.7	\$ 957,860
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 251,286
General Lighting	2.0	5.0	5.0	-	10.0	\$ 59,560
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 23,689
General Drainage	3.0	5.0	5.0	-	17.5	\$ 146,715
Water Feature	1.0	5.0	5.0	-	0.0	\$ 234,175

Note: See the appendices for asset rankings





HARVEST PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

3.3

ADDRESS

245 Burt St

PRIORITY OUT OF 50 COMMUNITY PARKS

33

SUMMARY

Harvest Park is a 3.3 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, and a dog park.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Harvest Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenity within the park is the dog park, which has substantial weeds and holes in the mulch surfacing, broken components within the gate, and a deficient quantity of trash receptacles. The playgrounds also have a deficient level of wood fiber surfacing.



RANKING MATRIX - HARVEST PARK

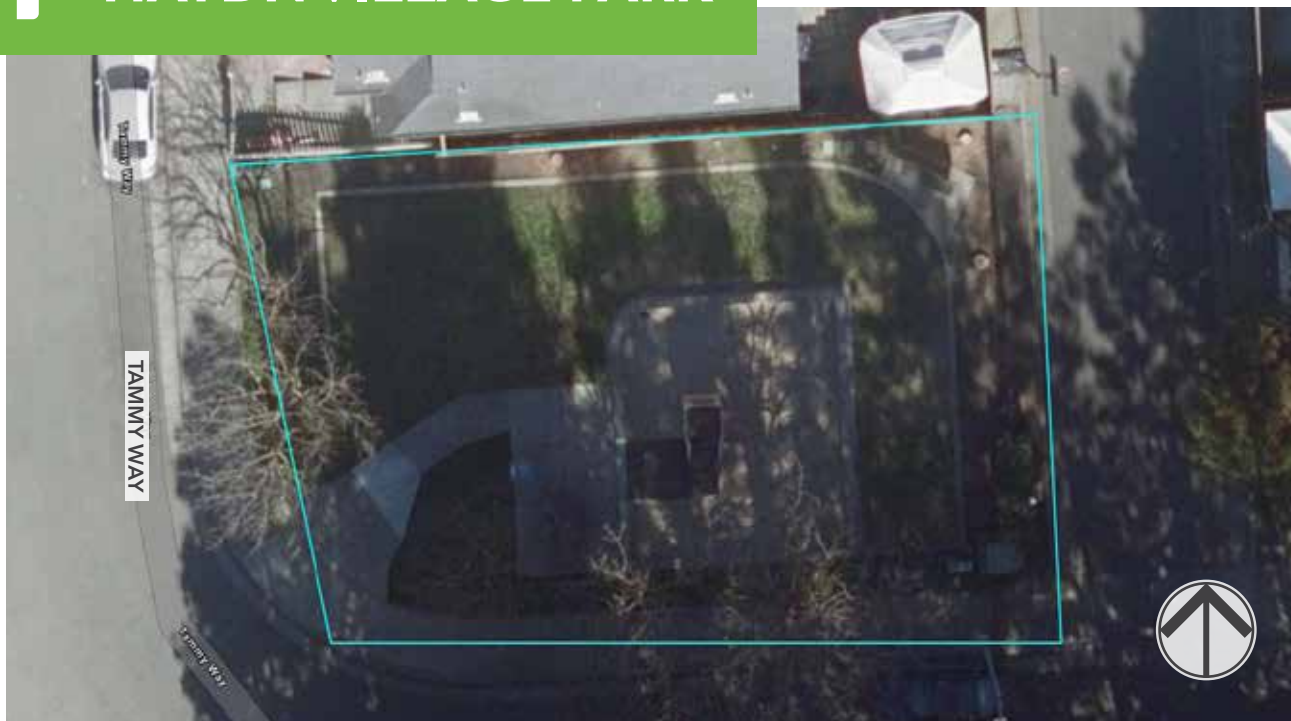
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	1.0	2.6	16.9	\$ 3,882,737
General Furnishings	4.0	5.0	5.0	2.0	15.0	\$ 92,060
General Landscape	2.7	5.0	5.0	-	10.4	\$ 363,466
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 1,085,471
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 473,243
General Lighting	4.0	5.0	5.0	-	30.0	\$ 116,370
General Barriers	4.0	5.0	5.0	-	22.5	\$ 45,260
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 46,284
General Drainage	3.3	5.0	5.0	-	20.4	\$ 286,657
Picnic Areas	3.8	5.0	4.0	-	15.0	\$ 425,626
Playground	2.9	5.0	1.0	2.3	15.0	\$ 675,560
Dog Park	1.0	5.0	3.0	4.0	0.0	\$ 234,889

Note: See the appendices for asset rankings





HAYDN VILLAGE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

0.1

ADDRESS

1400 Tammy Way

PRIORITY OUT OF 50 COMMUNITY PARKS

38

SUMMARY

Haydn Park is a 0.1 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is good, and a majority of the amenities are fully functional. Haydn Park does not have recreation programming, has low play value, and has a few non-compliant ADA features.

The critical condition amenity within the park is the playground equipment, which is showing excessive wear due to its age.



RANKING MATRIX - HAYDN VILLAGE PARK

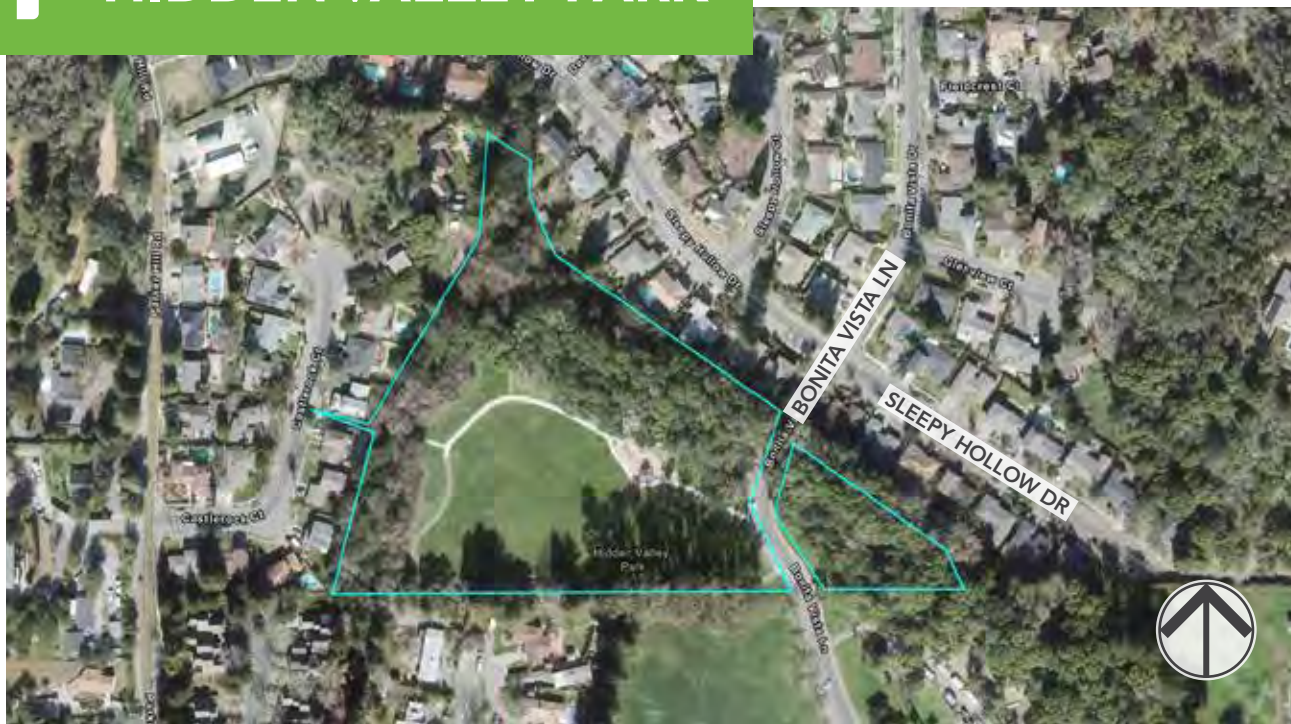
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition 	Recreation Programming 	Play Value 	Accessibility 	Lifespan 	Cost Estimate 
General Furnishings	2.7	5.0	5.0	2.0	8.3	\$ 2,978
General Landscape	2.5	5.0	5.0	-	9.4	\$ 10,221
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,064
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 54,765
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 13,308
General Barriers	4.0	5.0	5.0	-	22.5	\$ 1,422
General Signage	5.0	5.0	5.0	-	20.0	\$ 1,454
General Drainage	4.0	5.0	5.0	-	26.3	\$ 9,004
Playground	2.0	5.0	1.0	2.0	5.0	\$ 74,399

Note: See the appendices for asset rankings





HIDDEN VALLEY PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

8.2

ADDRESS

3455 Bonita
Vista Ln

PRIORITY OUT OF 50 COMMUNITY PARKS

8

SUMMARY

Hidden Valley Park is a 8.2 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, and trails.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Hidden Valley Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the gravel paths on the trails have uneven surfacing, noxious weeds were found within the natural landscape, and trash receptacles appear to be deficient.



RANKING MATRIX - HIDDEN VALLEY PARK

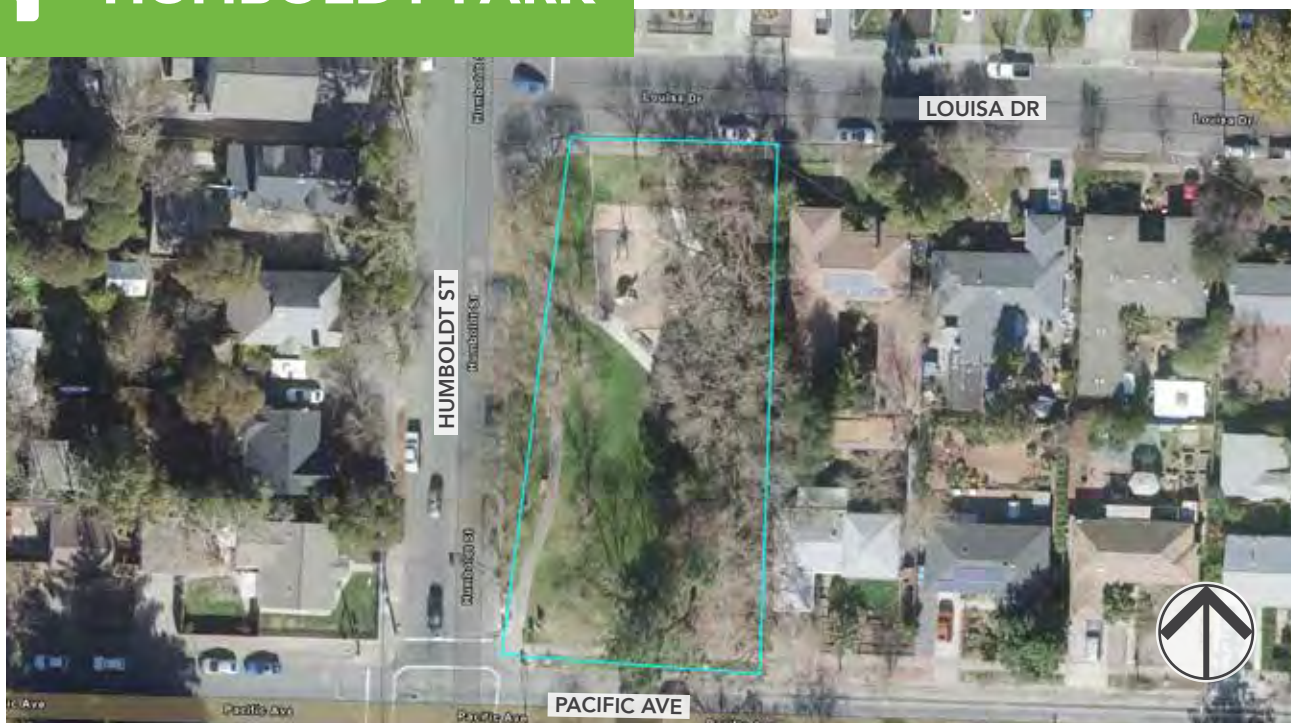
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	1.0	1.4	15.4	\$ 5,053,685
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 232,648
General Landscape	2.0	5.0	5.0	-	6.3	\$ 1,077,464
General Trees	4.0	5.0	5.0	-	37.5	\$ 112,209
General Hardscape	2.3	5.0	5.0	1.0	6.7	\$ 708,222
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 1,402,891
General Lighting	3.0	5.0	5.0	-	20.0	\$ 251,299
General Barriers	3.0	5.0	5.0	-	15.0	\$ 97,738
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 99,948
General Drainage	4.0	5.0	5.0	-	26.3	\$ 619,029
Picnic Areas	3.6	5.0	4.0	2.0	15.0	\$ 65,686
Playground	3.4	5.0	1.0	-	15.0	\$ 386,550

Note: See the appendices for asset rankings





HUMBOLDT PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

0.5

ADDRESS

1172 Humboldt St

PRIORITY OUT OF 50 COMMUNITY PARKS

15

SUMMARY

Humboldt Park is a 0.5 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Humboldt Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the presence of temporary trash receptacles indicates a deficient number of permanent receptacles in the park.



RANKING MATRIX - HUMBOLDT PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	1.8	16.4	\$ 709,544
General Furnishings	2.5	5.0	5.0	2.0	7.5	\$ 15,785
General Landscape	2.3	5.0	5.0	-	8.3	\$ 61,333
General Trees	4.0	5.0	5.0	-	37.5	\$ 6,387
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 198,753
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 79,858
General Lighting	3.0	5.0	5.0	-	20.0	\$ 18,610
General Signage	3.3	5.0	5.0	4.0	11.7	\$ 7,402
General Drainage	4.0	5.0	5.0	-	26.3	\$ 45,841
General Structures	3.0	5.0	5.0	-	15.0	*see note
Playground	3.9	5.0	1.0	-	15.0	\$ 275,575

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings





JACOBS PARK (LINCOLN SCHOOL)



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

6.9

ADDRESS

828 W Ninth St

PRIORITY OUT OF 50 COMMUNITY PARKS

1

SUMMARY

Jacobs Park (Lincoln School) is a 6.9 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, and athletic fields.

The overall condition of the park is poor, with a number of the amenities being excessively worn and having missing or damaged components. Jacobs Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the playground, baseball field, and volleyball court. The playground equipment is heavily worn and is missing components, and the playground rubber tile is deteriorating and creates a tripping hazard. The baseball field has weeds throughout the infield and illegible signage. The volleyball court surfacing is dead turf, the net posts are damaged, and the net is missing.

RANKING MATRIX - JACOBS PARK (LINCOLN SCHOOL)

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.3	4.0	1.0	2.0	9.5	\$ 5,089,625
General Furnishings	1.0	5.0	5.0	-	0.0	\$ 160,912
General Landscape	2.0	5.0	5.0	-	6.3	\$ 758,717
General Trees	4.0	5.0	5.0	-	37.5	\$ 79,014
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 315,207
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 987,873
General Lighting	1.0	5.0	5.0	-	0.0	\$ 242,019
General Barriers	3.0	5.0	5.0	-	15.0	\$ 94,129
General Signage	2.5	5.0	5.0	4.0	7.5	\$ 96,257
General Drainage	2.5	5.0	5.0	-	13.1	\$ 596,170
General Structures	3.0	5.0	5.0	-	15.0	\$ 11,695
Picnic Areas	2.0	5.0	4.0	-	5.0	\$ 89,473
Playground	2.0	5.0	1.0	-	5.0	\$ 736,102
Sports Field: Baseball	1.0	5.0	1.0	-	0.0	\$ 277,846
Sports Field: Soccer	3.0	4.0	1.0	-	10.0	\$ 507,362
Sports Court: Volleyball	2.0	5.0	1.0	-	5.0	\$ 136,847

Note: See the appendices for asset rankings





JENNINGS PARK AT HELEN LEHMAN ELEMENTARY SCHOOL



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

6.6

ADDRESS

1688 Clover Ln

PRIORITY OUT OF 50 COMMUNITY PARKS

11

SUMMARY

Jennings Park at Helen Lehman Elementary School is a 6.6 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains softball fields and soccer fields.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Jennings Park has minimal recreation programming, very high play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the irrigation system, where extensive dieback is observable within the natural turf. Temporary trash receptacles are present, which suggests a deficient number of permanent receptacles in the park.



RANKING MATRIX - JENNINGS PARK AT HELEN LEHMAN ELEMENTARY SCHOOL

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.0	4.0	1.0	3.0	15.0	\$ 3,922,385
General Furnishings	1.0	5.0	5.0	-	0.0	\$ 121,577
General Landscape	3.0	5.0	5.0	-	12.5	\$ 581,266
General Trees	4.0	5.0	5.0	-	37.5	\$ 60,534
General Hardscape	4.0	4.0	5.0	-	15.0	\$ 134,419
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 756,826
General Barriers	3.3	5.0	5.0	-	17.5	\$ 89,009
General Signage	2.0	5.0	5.0	-	5.0	\$ 91,022
General Drainage	4.0	5.0	5.0	-	26.3	\$ 563,744
General Structures	4.0	5.0	5.0	-	22.5	\$ 15,344
Sports Field: Softball	1.0	4.0	1.0	-	0.0	\$ 801,787
Sports Field: Soccer	3.0	4.0	1.0	-	10.0	\$ 706,856

Note: See the appendices for asset rankings





JUILLIARD PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

9.1

ADDRESS

227 Santa Rosa
Avenue

PRIORITY OUT OF 50 COMMUNITY PARKS

7

SUMMARY

Juilliard Park is a 9.1 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground, bocce ball courts, and a water feature.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Juilliard Park has a high level of recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The park does not have critical condition amenities, though the stone pavers are cracked and damaged, and the stone veneer around the flag pole has minor damage.



RANKING MATRIX - JULLIARD PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	2.0	1.0	1.9	16.0	\$ 10,187,312
General Furnishings	3.0	5.0	5.0	3.0	10.0	\$ 278,086
General Landscape	4.5	4.0	5.0	-	21.9	\$ 1,104,497
General Trees	4.0	5.0	5.0	-	37.5	\$ 115,025
General Hardscape	2.5	3.0	5.0	1.0	7.5	\$ 3,187,063
General Irrigation	4.5	5.0	5.0	-	21.9	\$ 1,438,089
General Lighting	3.0	5.0	5.0	-	20.0	\$ 315,960
General Barriers	4.0	5.0	5.0	-	22.5	\$ 122,886
General Signage	2.5	5.0	5.0	3.7	7.5	\$ 125,666
General Drainage	3.0	5.0	5.0	-	17.5	\$ 778,309
General Structures	2.0	5.0	5.0	-	7.5	\$ 45,981
Playground	3.0	5.0	1.0	-	10.0	\$ 240,888
Sports Court: Bocce	3.7	4.0	1.0	2.0	10.0	\$ 211,079
Water Feature	4.0	5.0	5.0	-	15.0	\$ 2,009,524
Community Gardens	3.0	5.0	3.0	1.0	15.0	\$ 214,261

Note: See the appendices for asset rankings





LIVE OAK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

4.9

ADDRESS

2490 Darla Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

4

SUMMARY

Live Oak Park is a 4.9 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is below adequate, with a few of the amenities broken and not functioning. Live Oak Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenity within the park is the playground, which has a damaged equipment component and is unsafe to use.



RANKING MATRIX - LIVE OAK PARK

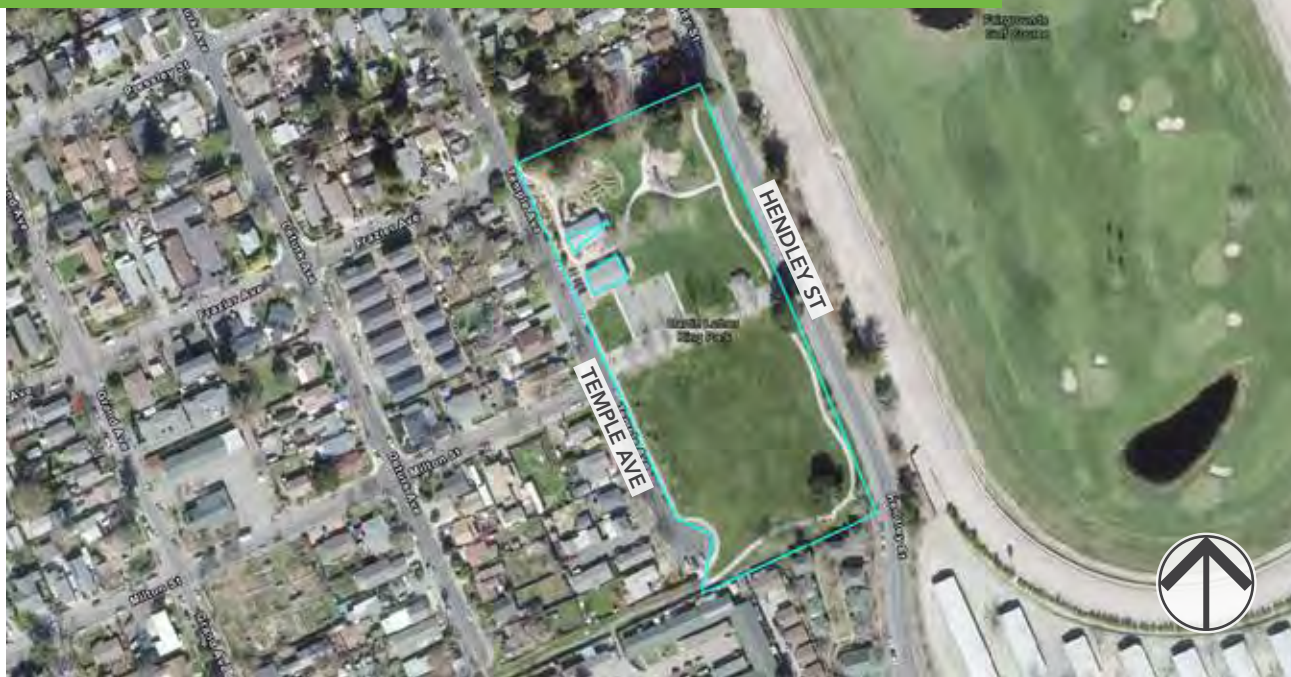
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.9	4.0	1.0	2.1	14.7	\$ 3,456,191
General Furnishings	3.3	5.0	5.0	2.0	11.3	\$ 155,950
General Landscape	3.3	5.0	5.0	-	14.6	\$ 734,000
General Trees	4.0	5.0	5.0	-	37.5	\$ 76,440
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 324,331
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 955,691
General Lighting	3.0	5.0	5.0	-	20.0	\$ 169,464
General Barriers	2.0	5.0	5.0	-	7.5	\$ 65,910
General Signage	2.5	5.0	5.0	4.0	7.5	\$ 67,400
General Drainage	4.0	5.0	5.0	-	26.3	\$ 417,444
Playground	1.0	5.0	1.0	2.0	0.0	\$ 489,560

Note: See the appendices for asset rankings





MARTIN LUTHER KING JR. PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

5.4

ADDRESS

1208 South
Hendley St

PRIORITY OUT OF 50 COMMUNITY PARKS

2

SUMMARY

Martin Luther King Jr. Park is a 5.4 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains picnic areas, a parking lot, a playground, a basketball court and soccer fields.

The overall condition of the park is below adequate, with some amenities in poor condition, while others remain fully functional. Martin Luther King Jr. Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the landscape, hardscape, sheds, parking lot, and basketball court. The landscape is weedy and a portion of the turf is damaged, the hardscape has large holes in the asphalt pavement, the storage shed and parking lot surface have excessive wear, and the basketball surfacing has major cracking and weed growth. The decomposed granite surfacing in the picnic area also has substantial weed growth.

RANKING MATRIX - MARTIN LUTHER KING JR. PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.9	4.0	1.0	1.6	13.4	\$ 5,146,137
General Furnishings	2.8	5.0	5.0	2.0	8.8	\$ 139,164
General Landscape	2.3	5.0	5.0	-	8.3	\$ 558,396
General Trees	4.0	5.0	5.0	-	37.5	\$ 58,153
General Hardscape	2.0	4.0	5.0	1.0	5.0	\$ 1,457,057
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 727,049
General Lighting	3.0	5.0	5.0	-	20.0	\$ 186,951
General Barriers	4.0	5.0	5.0	-	22.5	\$ 72,711
General Signage	2.5	5.0	5.0	4.0	7.5	\$ 74,355
General Drainage	3.0	5.0	5.0	-	17.5	\$ 460,518
Picnic Areas	2.8	5.0	4.0	2.0	10.0	\$ 285,921
Parking Lot	2.0	5.0	5.0	-	3.8	\$ 38,968
Playground	3.0	5.0	1.0	-	10.0	\$ 670,091
Sports Court: Basketball	2.0	5.0	1.0	-	6.3	\$ 168,408
Sports Field: Soccer	3.5	4.0	1.0	-	15.0	\$ 248,396

Note: See the appendices for asset rankings





MATANZAS PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

1.1

ADDRESS

1900 Woodward Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

35

SUMMARY

Matanzas Park is a 1.1 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is good, and a majority of the amenities are in good condition. Matanzas Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the site furnishings. The presence of temporary trash receptacles suggest a deficient number of permanent receptacles in the park.



RANKING MATRIX - MATANZAS PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.5	5.0	1.0	1.4	18.8	\$ 1,139,441
General Furnishings	1.0	5.0	5.0	2.0	0.0	\$ 33,820
General Landscape	4.0	5.0	5.0	-	18.8	\$ 141,966
General Trees	4.0	5.0	5.0	-	37.5	\$ 14,785
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 290,707
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 184,844
General Drainage	4.0	5.0	5.0	-	26.3	\$ 94,852
Playground	3.6	5.0	1.0	2.0	15.0	\$ 378,466

Note: See the appendices for asset rankings





MESQUITE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

4.0

ADDRESS

2250 Mesquite Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

32

SUMMARY

Mesquite Park is a 4.0 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Mesquite Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no amenities in critical condition at the park. However, the rubber surfacing at the playground is experiencing wear, and the irrigation for the natural turf has coverage issues.



RANKING MATRIX - MESQUITE PARK

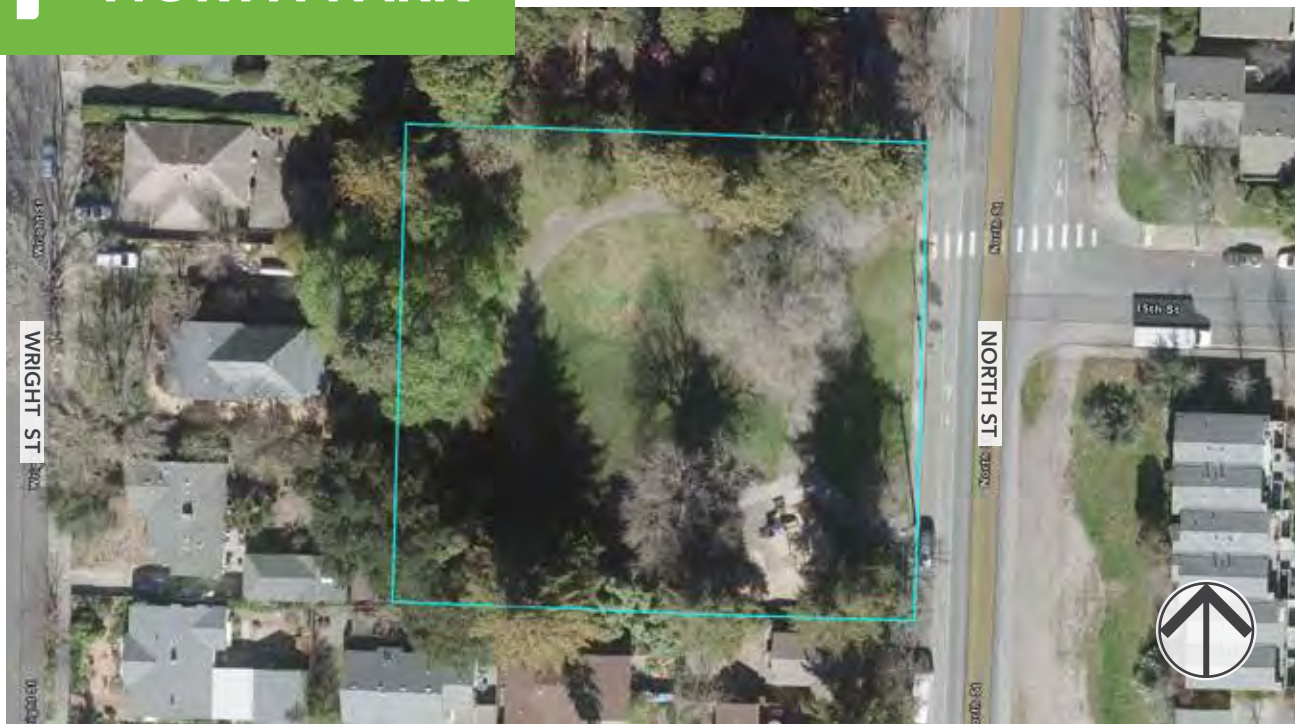
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	1.0	1.6	18.1	\$ 2,682,854
General Furnishings	2.7	5.0	5.0	-	8.3	\$ 128,355
General Landscape	2.5	5.0	5.0	-	9.4	\$ 601,160
General Trees	4.0	5.0	5.0	-	37.5	\$ 62,606
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 304,834
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 782,728
General Lighting	4.0	5.0	5.0	-	30.0	\$ 138,269
General Barriers	3.3	5.0	5.0	-	17.5	\$ 53,777
General Signage	4.0	5.0	5.0	4.0	15.0	\$ 54,993
General Drainage	4.0	5.0	5.0	-	26.3	\$ 340,601
Playground	3.7	5.0	1.0	2.0	15.0	\$ 215,529

Note: See the appendices for asset rankings





NORTH PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

1.0

ADDRESS

921 North St

PRIORITY OUT OF 50 COMMUNITY PARKS

17

SUMMARY

North Park is a 1.0 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. North Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenity within the park is the hardscape, which has significant cracking and uneven surfaces.



RANKING MATRIX - NORTH PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	2.0	15.2	\$ 961,376
General Furnishings	3.5	5.0	5.0	2.0	12.5	\$ 29,745
General Landscape	2.5	5.0	5.0	-	9.4	\$ 124,516
General Trees	4.0	5.0	5.0	-	37.5	\$ 12,967
General Hardscape	2.0	5.0	5.0	1.0	5.0	\$ 260,093
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 162,123
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 13,324
General Drainage	3.0	5.0	5.0	-	17.5	\$ 82,522
Playground	3.9	5.0	1.0	-	15.0	\$ 276,086

Note: See the appendices for asset rankings





OAKLAKE GREEN PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

3.7

ADDRESS

429 Garfield
Park Avenue

PRIORITY OUT OF 50 COMMUNITY PARKS

20

SUMMARY

Oaklake Green Park is a 3.7 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground, natural turf, and riparian habitat.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Oaklake Green Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the furnishings due to graffiti and deficiency. A number of light poles have been damaged. The playground is below adequate due to insufficient mulch surfacing, damaged play area curb, and drainage issues.



RANKING MATRIX - OAKLAKE GREEN PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	2.2	16.4	\$ 2,650,452
General Furnishings	2.0	5.0	5.0	2.0	5.0	\$ 111,331
General Landscape	3.5	5.0	5.0	-	15.6	\$ 524,720
General Trees	4.0	5.0	5.0	-	37.5	\$ 54,645
General Hardscape	3.5	5.0	5.0	1.0	12.5	\$ 222,239
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 683,201
General Lighting	2.0	5.0	5.0	-	10.0	\$ 122,175
General Barriers	4.0	5.0	5.0	-	22.5	\$ 47,517
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 48,592
General Drainage	4.0	5.0	5.0	-	26.3	\$ 300,955
Playground	2.7	5.0	1.0	2.0	10.0	\$ 535,077

Note: See the appendices for asset rankings





OLIVE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

0.9

ADDRESS

105 Orange St

PRIORITY OUT OF 50 COMMUNITY PARKS

30

SUMMARY

Olive Park is a 0.9 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains a playground, natural turf, and a shade structure.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Olive Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the site furnishings, due to non-operational drinking fountains and a deficient quantity of trash receptacles.



RANKING MATRIX - OLIVE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	1.0	1.4	17.3	\$ 1,347,291
General Furnishings	1.5	5.0	5.0	-	2.5	\$ 25,358
General Landscape	2.5	5.0	5.0	-	9.4	\$ 77,511
General Trees	4.0	5.0	5.0	-	37.5	\$ 8,072
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 588,427
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 100,922
General Lighting	3.0	5.0	5.0	-	20.0	\$ 29,753
General Barriers	4.0	5.0	5.0	-	22.5	\$ 11,572
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 11,834
General Drainage	4.0	5.0	5.0	-	26.3	\$ 73,292
Playground	4.0	5.0	1.0	2.0	15.0	\$ 420,550

Note: See the appendices for asset rankings





PEARBLOSSOM PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

3.1

ADDRESS

2850 Edgewater Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

21

SUMMARY

Pearblossom Park is a 3.1 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground and a basketball court.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Pearblossom Park does not have recreation programming, has very high play value, and has a number of significantly non-compliant ADA features.

The park does not have critical condition amenities, though there are portions of the ornamental landscape that are dead or missing and the spray irrigation for the natural turf has coverage issues.



RANKING MATRIX - PEARBLOSSOM PARK

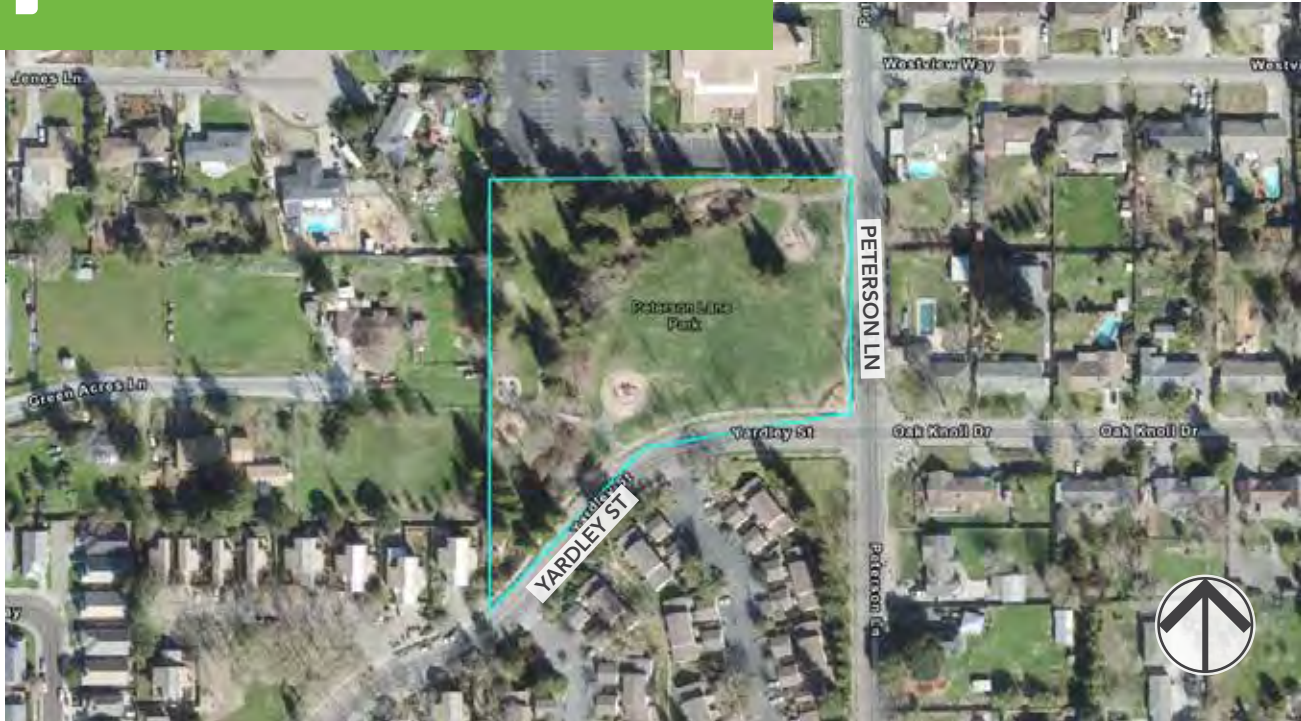
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	1.0	1.5	16.3	\$ 3,161,271
General Furnishings	3.4	5.0	5.0	-	12.0	\$ 90,596
General Landscape	2.0	5.0	5.0	-	6.3	\$ 361,024
General Trees	4.0	5.0	5.0	-	37.5	\$ 37,598
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 1,025,462
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 470,064
General Barriers	4.0	5.0	5.0	-	22.5	\$ 41,296
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 42,230
General Drainage	4.0	5.0	5.0	-	26.3	\$ 261,551
Picnic Areas	3.0	5.0	4.0	-	15.0	\$ 353,301
Playground	3.4	5.0	1.0	1.0	15.0	\$ 376,470
Sports Court: Basketball	3.0	5.0	1.0	-	12.5	\$ 101,680

Note: See the appendices for asset rankings





PETERSON LANE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

4.0

ADDRESS

1719 Peterson Ln

PRIORITY OUT OF 50 COMMUNITY PARKS

6

SUMMARY

Peterson Lane Park is a 4.0 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains picnic areas, fitness equipment and playgrounds.

The overall condition of the park is poor, with a majority of the amenities experiencing excessive wear and deterioration. Peterson Lane Park does not have recreation programming, has very high play value, and has a number of significantly non-compliant ADA features.

The critical condition amenities within the park are the barriers, playground, picnic area, and fitness equipment. The barriers have missing bollards, the playground has low levels of mulch surfacing, the fitness equipment has excessive wear, and the picnic areas have damaged furnishings.



RANKING MATRIX - PETERSON LANE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	1.0	2.3	13.6	\$ 3,281,990
General Furnishings	2.5	5.0	5.0	2.0	7.5	\$ 113,528
General Landscape	2.8	5.0	5.0	-	10.9	\$ 491,950
General Trees	4.0	5.0	5.0	-	37.5	\$ 51,233
General Hardscape	2.0	5.0	5.0	1.0	5.0	\$ 683,110
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 640,534
General Lighting	3.0	5.0	5.0	-	20.0	\$ 125,336
General Barriers	2.0	5.0	5.0	-	7.5	\$ 48,747
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 49,849
General Drainage	4.0	5.0	5.0	-	26.3	\$ 308,741
Picnic Areas	2.0	5.0	4.0	2.0	5.0	\$ 76,806
Fitness Equipment	2.0	5.0	3.0	-	5.0	\$ 158,540
Playground	2.3	5.0	1.0	-	10.0	\$ 533,615

Note: See the appendices for asset rankings





PETER SPRINGS PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

1.2

ADDRESS

819 Carley Rd

PRIORITY OUT OF 50 COMMUNITY PARKS

28

SUMMARY

Peter Springs Park is a 1.2 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains a playground and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Peter Springs Park has minimal recreation programming, very high play value, and has a few non-compliant ADA features.

The critical condition amenity within the park is the playground, due to the play equipment missing a swing and experiencing excessive wear and the sand surfacing level being low and having weeds.



RANKING MATRIX - PETER SPRINGS PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	4.0	1.0	2.2	16.9	\$ 923,826
General Furnishings	2.3	5.0	5.0	2.0	6.7	\$ 39,560
General Landscape	4.0	5.0	5.0	-	18.8	\$ 178,748
General Trees	4.0	5.0	5.0	-	37.5	\$ 18,615
General Hardscape	4.0	4.0	5.0	1.0	15.0	\$ 177,629
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 232,735
General Barriers	3.0	5.0	5.0	-	15.0	\$ 16,750
General Signage	4.0	5.0	5.0	4.0	15.0	\$ 17,129
General Drainage	4.0	5.0	5.0	-	26.3	\$ 106,090
Playground	2.0	5.0	1.0	2.0	5.0	\$ 136,569

Note: See the appendices for asset rankings





PIONEER PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

4.5

ADDRESS

2062 Peterson Ln

PRIORITY OUT OF 50 COMMUNITY PARKS

12

SUMMARY

Pioneer Park is a 4.5 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains playgrounds, multiple sport courts, and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Pioneer Park has minimal recreation programming, very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenity within the park is the horseshoe pit, which has deteriorating lumber, aged surfacing, and pavement uplifting due to tree roots.



RANKING MATRIX - PIONEER PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	4.0	1.0	1.7	15.3	\$ 4,668,338
General Furnishings	3.4	5.0	5.0	-	12.0	\$ 138,760
General Landscape	3.0	5.0	5.0	-	12.5	\$ 548,597
General Trees	4.0	5.0	5.0	-	37.5	\$ 57,132
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 1,626,484
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 714,290
General Lighting	3.0	5.0	5.0	-	20.0	\$ 158,067
General Barriers	3.5	5.0	5.0	-	18.8	\$ 61,477
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 62,867
General Drainage	4.0	5.0	5.0	-	26.3	\$ 389,369
Picnic Areas	3.4	5.0	4.0	1.0	15.0	\$ 129,224
Playground	3.0	5.0	1.0	2.0	10.0	\$ 643,199
Sports Court: Horseshoe	2.0	5.0	1.0	-	3.8	\$ 17,859
Sports Court: Basketball	3.0	5.0	1.0	1.0	12.5	\$ 101,600
Sports Court: Handball	3.0	5.0	1.0	-	7.5	\$ 19,411

Note: See the appendices for asset rankings





PRINCE GATEWAY PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

0.5

ADDRESS

171 Santa Rosa Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

49

SUMMARY

Prince Gateway Park is a 0.5 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a sprayground and interpretive signage.

The overall condition of the park is good, with a majority of the amenities being fully functional and fairly new. Prince Gateway Park does not have recreation programming, has moderate play value, and has a minor non-compliant ADA element.

The park does not have critical condition amenities, though the sprayground's UV light was identified as outdated.



RANKING MATRIX - PRINCE GATEWAY PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	4.0	5.0	2.0	4.0	21.8	\$ 1,060,495
General Furnishings	3.7	5.0	5.0	-	13.3	\$ 15,735
General Landscape	4.5	5.0	5.0	-	21.9	\$ 36,877
General Trees	5.0	5.0	5.0	-	50.0	\$ 3,840
General Hardscape	4.7	5.0	5.0	-	18.3	\$ 508,763
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 48,015
General Lighting	3.0	5.0	5.0	-	20.0	\$ 17,037
General Barriers	4.3	5.0	5.0	-	25.0	\$ 6,626
General Signage	4.0	5.0	5.0	4.0	15.0	\$ 6,776
General Drainage	4.5	5.0	5.0	-	30.6	\$ 41,968
Sprayground	2.0	5.0	2.0	-	5.0	\$ 374,857

Note: See the appendices for asset rankings





PRINCE MEMORIAL GREENWAY



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

4.1

ADDRESS

151 Santa Rosa Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

46

SUMMARY

Prince Memorial Greenway is a 4.1 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains a walking path along a creek with occasional seating and landscape areas.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Prince Memorial Greenway does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the irrigation system, which was indicated to be non-operational due to the lack of mainline and backflow installation.



RANKING MATRIX - PRINCE MEMORIAL GREENWAY

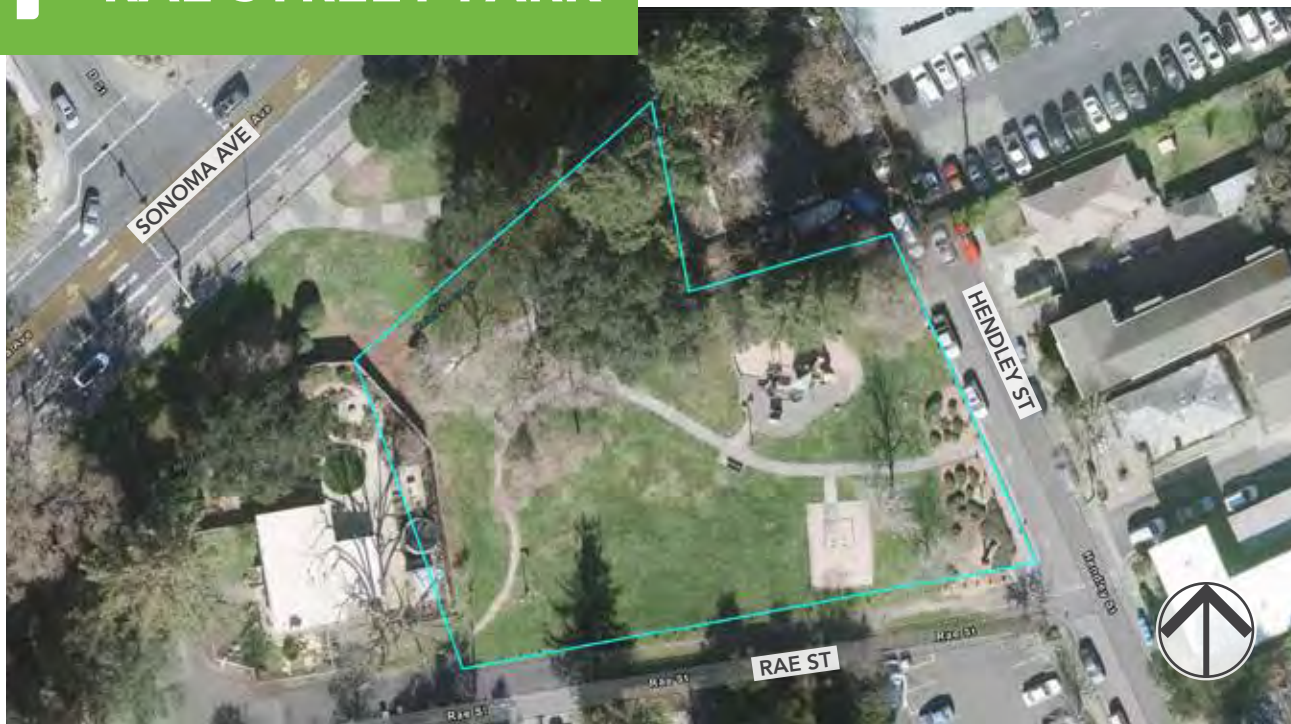
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.5	5.0	5.0	3.5	18.8	\$ 6,071,503
General Furnishings	3.0	5.0	5.0	-	10.0	\$ 133,767
General Landscape	3.5	5.0	5.0	-	15.6	\$ 289,283
General Trees	4.0	5.0	5.0	-	37.5	\$ 30,127
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 4,635,407
General Irrigation	2.5	5.0	5.0	-	9.4	\$ 376,655
General Lighting	3.0	5.0	5.0	-	20.0	\$ 142,651
General Barriers	4.0	5.0	5.0	-	22.5	\$ 55,481
General Signage	3.7	5.0	5.0	-	13.3	\$ 56,736
General Drainage	4.0	5.0	5.0	-	26.3	\$ 351,396

Note: See the appendices for asset rankings





RAE STREET PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

0.8

ADDRESS

715 Rae St

PRIORITY OUT OF 50 COMMUNITY PARKS

29

SUMMARY

Rae Street Park is a 0.8 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains playgrounds and natural turf.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Rae Street Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the irrigation system is identified by maintenance staff as below adequate.



RANKING MATRIX - RAE STREET PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	1.0	2.0	17.1	\$ 841,822
General Furnishings	3.0	5.0	5.0	2.0	10.0	\$ 25,323
General Landscape	3.0	5.0	5.0	-	12.5	\$ 115,190
General Trees	4.0	5.0	5.0	-	37.5	\$ 11,996
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 103,838
General Irrigation	2.5	5.0	5.0	-	9.4	\$ 149,981
General Lighting	3.0	5.0	5.0	-	20.0	\$ 29,018
General Barriers	3.0	5.0	5.0	-	15.0	\$ 11,286
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 11,541
General Drainage	4.0	5.0	5.0	-	26.3	\$ 71,479
Playground	3.9	5.0	1.0	-	15.0	\$ 312,171

Note: See the appendices for asset rankings





RAILROAD DEPOT PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

0.3

ADDRESS

9 4th St

PRIORITY OUT OF 50 COMMUNITY PARKS

41

SUMMARY

Railroad Depot Park is a 0.3 acre neighborhood park located in the northwest quadrant of Santa Rosa, CA. The park contains natural turf, a few site furnishings, and several art pieces.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Railroad Depot Park does not have recreation programming, has low play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park, though the park rules sign is in a poor location. The monument sign is frequently vandalized.



RANKING MATRIX - RAILROAD DEPOT PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	5.0	1.8	17.3	\$ 291,744
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 8,544
General Landscape	3.3	5.0	5.0	-	14.6	\$ 27,718
General Trees	3.0	5.0	5.0	-	25.0	\$ 2,887
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 177,781
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 36,089
General Lighting	3.0	5.0	5.0	-	20.0	\$ 9,112
General Barriers	4.0	5.0	5.0	-	22.5	\$ 3,544
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 3,624
General Drainage	4.0	5.0	5.0	-	26.3	\$ 22,445

Note: See the appendices for asset rankings





RED HAWK PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

0.4

ADDRESS

3000 Terrimay Ln

PRIORITY OUT OF 50 COMMUNITY PARKS

36

SUMMARY

Red Hawk Park is a 0.4 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains playgrounds and natural turf.

The overall condition of the park is good, and a majority of the amenities are in good condition. Red Hawk Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA features.

There are no critical condition amenities within the park though the presence of temporary trash receptacles suggests a deficient number of permanent receptacles in the park.



RANKING MATRIX - RED HAWK PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.5	5.0	1.0	1.9	17.5	\$ 770,932
General Furnishings	3.0	5.0	5.0	-	10.0	\$ 12,567
General Landscape	3.0	5.0	5.0	-	12.5	\$ 36,056
General Trees	4.0	5.0	5.0	-	37.5	\$ 3,755
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 321,795
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 46,946
General Barriers	3.0	5.0	5.0	-	15.0	\$ 5,964
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 6,099
General Drainage	4.0	5.0	5.0	-	26.3	\$ 37,776
Playground	3.0	5.0	1.0	2.0	10.0	\$ 299,974

Note: See the appendices for asset rankings





RINCONADA PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

2.2

ADDRESS

4459 Yukon Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

22

SUMMARY

Rinconada Park is a 2.2 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains natural turf and trails alongside riparian habitat.

The overall condition of the park is below adequate, with a few amenities broken and not functioning. Rinconada Park does not have recreation programming, has moderate play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the general hardscape, trail surfacing, and site furnishings. The hardscape has cracking and lifting and there is a deficient number of benches and trash receptacles.



RANKING MATRIX - RINCONADA PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	4.0	2.0	14.7	\$ 1,290,982
General Furnishings	1.0	5.0	5.0	-	0.0	\$ 68,322
General Landscape	4.0	5.0	5.0	-	18.8	\$ 327,095
General Trees	4.0	5.0	5.0	-	37.5	\$ 34,064
General Hardscape	2.0	5.0	5.0	1.0	5.0	\$ 71,271
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 425,888
General Lighting	3.0	5.0	5.0	-	20.0	\$ 75,614
General Barriers	3.5	5.0	5.0	-	18.8	\$ 29,409
General Signage	2.0	5.0	5.0	4.0	5.0	\$ 30,074
General Drainage	4.0	5.0	5.0	-	26.3	\$ 186,261
Trails	1.0	5.0	4.0	-	0.0	\$ 42,984

Note: See the appendices for asset rankings





SONOMA AVENUE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

1.8

ADDRESS

729 Sonoma Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

26

SUMMARY

Sonoma Avenue Park is a 1.8 acre park located in the northeast quadrant of Santa Rosa, CA. The park contains a water feature with a pedestrian bridge, landscaping, and walking paths.

The overall condition of the park is adequate, with some amenities being functional and others being deficient. Sonoma Avenue Park does not have recreation programming, has low play value, and has a number of significantly non-compliant ADA elements.

The critical condition amenities within the park are the irrigation system and the water feature. The irrigation system uses battery powered nodes and has coverage issues, while the water feature is functioning but the water and basin are polluted.



RANKING MATRIX - SONOMA AVENUE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	5.0	1.2	14.7	\$ 1,646,397
General Furnishings	2.0	5.0	5.0	2.0	5.0	\$ 55,385
General Landscape	2.7	5.0	5.0	-	10.4	\$ 201,557
General Trees	4.0	5.0	5.0	-	37.5	\$ 20,991
General Hardscape	3.0	5.0	5.0	1.0	10.0	\$ 867,870
General Irrigation	1.0	5.0	5.0	-	0.0	\$ 262,434
General Drainage	5.0	5.0	5.0	-	35.0	\$ 146,126
General Structures	3.0	5.0	5.0	-	15.0	\$ 25,323
Water Feature	2.0	5.0	5.0	-	5.0	\$ 66,710

Note: See the appendices for asset rankings





SOUTH DAVIS PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

1.3

ADDRESS

712 S Davis St

PRIORITY OUT OF 50 COMMUNITY PARKS

2

SUMMARY

South Davis Park is a 1.3 acre park located in the southwest quadrant of Santa Rosa, CA. The park contains a playground and a basketball court.

The overall condition of the park is below adequate, with a number of the amenities nearing critical condition. South Davis Park has minimal recreation programming, very high play value, and a number of significantly non-compliant ADA elements.

The critical condition amenity is the basketball court due to the uneven and cracking asphalt surfacing and the heavily-weathered equipment.



RANKING MATRIX - SOUTH DAVIS PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	4.0	1.0	1.5	13.6	\$ 1,418,918
General Furnishings	2.3	5.0	5.0	2.0	6.7	\$ 40,810
General Landscape	2.5	5.0	5.0	-	9.4	\$ 170,869
General Trees	4.0	5.0	5.0	-	37.5	\$ 17,795
General Hardscape	3.0	4.0	5.0	1.0	10.0	\$ 356,400
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 222,476
General Lighting	3.0	5.0	5.0	-	20.0	\$ 46,893
General Barriers	3.0	5.0	5.0	-	15.0	\$ 18,238
General Signage	2.0	5.0	5.0	4.0	5.0	\$ 18,650
General Drainage	2.0	5.0	5.0	-	8.8	\$ 115,511
Playground	4.0	5.0	1.0	2.0	15.0	\$ 383,902
Sports Court: Basketball	2.0	5.0	1.0	-	6.3	\$ 27,375

Note: See the appendices for asset rankings





STEELE LANE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

2.4

ADDRESS

130 Schurman Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

18

SUMMARY

Steele Lane Park is a 2.4 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground, natural turf, and walking paths.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Steele Lane Park does not have recreation programming, has very high play value, and generally complies with ADA standards with the exception of having a few non-compliant items.

There are no critical condition amenities within the park, but the general irrigation and general landscape are in below adequate condition. The irrigation overspray causes weed growth within the play area, and there are substantial weeds in the landscape areas.



RANKING MATRIX - STEELE LANE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	1.5	15.9	\$ 2,361,427
General Furnishings	3.0	5.0	5.0	-	10.0	\$ 71,261
General Landscape	2.7	5.0	5.0	-	10.4	\$ 323,533
General Trees	4.0	5.0	5.0	-	37.5	\$ 33,693
General Hardscape	3.0	5.0	5.0	2.0	10.0	\$ 300,149
General Irrigation	2.5	5.0	5.0	-	9.4	\$ 421,250
General Lighting	3.0	5.0	5.0	-	20.0	\$ 82,292
General Barriers	3.0	5.0	5.0	-	15.0	\$ 32,006
General Signage	3.7	5.0	5.0	4.0	13.3	\$ 32,730
General Drainage	4.0	5.0	5.0	-	26.3	\$ 202,712
Playground	3.0	5.0	1.0	1.0	15.0	\$ 848,925
Trails	3.5	5.0	4.0	1.0	7.5	\$ 12,876

Note: See the appendices for asset rankings





STRAWBERRY PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

5.8

ADDRESS

2311 Horseshoe Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

44

SUMMARY

Strawberry Park is a 5.8 acre neighborhood park located in the southeast quadrant of Santa Rosa, CA. The park contains a natural turf area and a trail alongside a riparian habitat.

The overall condition of the park is good, and a majority of the amenities are in good condition. Strawberry Park does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical condition amenities within the park, but the general hardscape is in below adequate condition due to cracking in both the concrete and asphalt pavement.



RANKING MATRIX - STRAWBERRY PARK

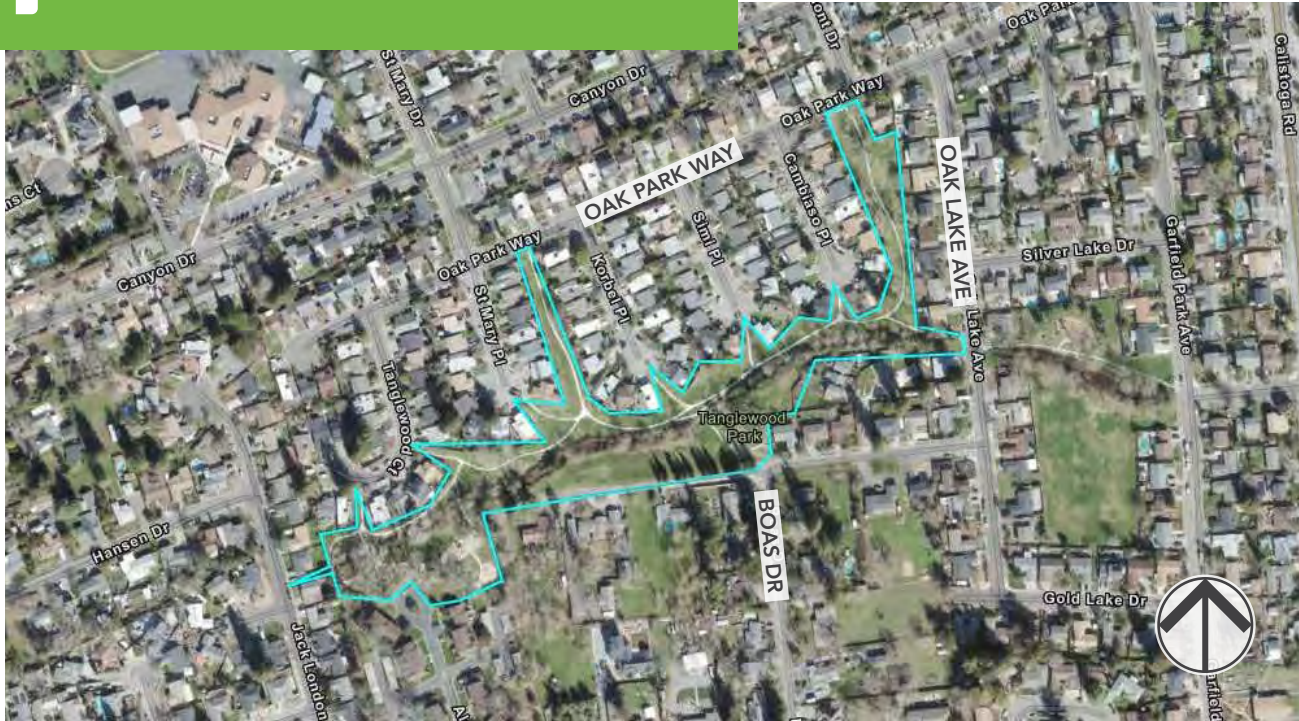
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.6	5.0	4.0	3.6	16.9	\$ 2,796,006
General Furnishings	4.5	5.0	5.0	-	17.5	\$ 147,008
General Landscape	4.0	5.0	5.0	-	18.8	\$ 700,035
General Trees	3.0	5.0	5.0	-	25.0	\$ 72,903
General Hardscape	2.5	5.0	5.0	-	7.5	\$ 201,742
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 911,466
General Barriers	4.0	5.0	5.0	-	22.5	\$ 66,200
General Signage	4.0	5.0	5.0	-	15.0	\$ 67,697
General Drainage	4.0	5.0	5.0	-	26.3	\$ 419,281
Trails	3.0	5.0	4.0	-	7.5	\$ 209,674

Note: See the appendices for asset rankings





TANGLEWOOD PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

7.8

ADDRESS

5174 Oak Pk Way

PRIORITY OUT OF 50 COMMUNITY PARKS

10

SUMMARY

Tanglewood Park is a 7.8 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a playground, a basketball court, and lengthy walking paths along a riparian habitat.

The overall condition of the park is adequate, with a majority of the amenities being functional and a few being in need of servicing. Tanglewood Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA elements.

The critical condition amenity within the park is the basketball court, which has major cracking, uneven pavement, faded striping, and severe weed growth within the surfacing.



RANKING MATRIX - TANGLEWOOD PARK

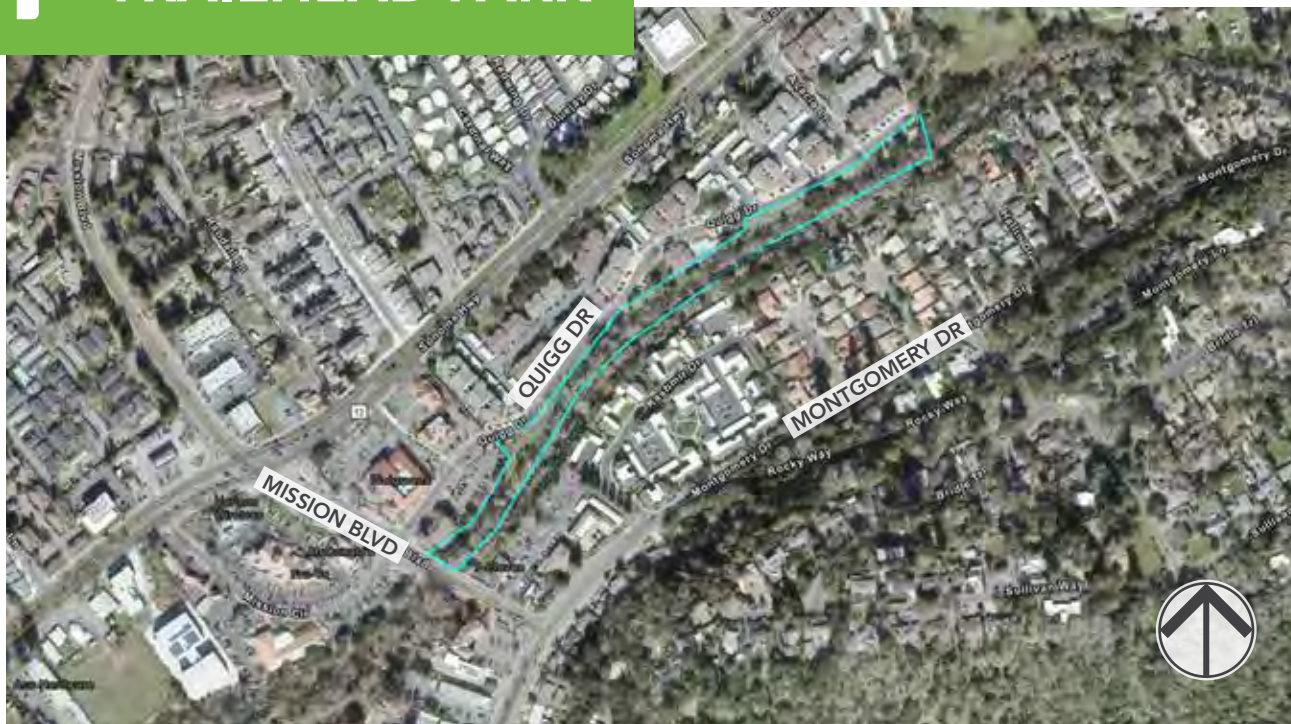
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.0	5.0	1.0	1.6	14.0	\$ 5,334,531
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 217,443
General Landscape	3.5	5.0	5.0	-	15.6	\$ 957,692
General Trees	4.0	5.0	5.0	-	37.5	\$ 99,736
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 1,293,838
General Irrigation	3.5	5.0	5.0	-	15.6	\$ 1,246,944
General Lighting	2.0	5.0	5.0	-	10.0	\$ 236,831
General Barriers	3.0	5.0	5.0	-	15.0	\$ 92,111
General Signage	3.5	5.0	5.0	4.0	12.5	\$ 94,194
General Drainage	3.0	5.0	5.0	-	17.5	\$ 583,390
Playground	3.0	5.0	1.0	2.0	10.0	\$ 449,968
Sports Court: Basketball	1.0	5.0	1.0	1.0	0.0	\$ 62,382

Note: See the appendices for asset rankings





TRAILHEAD PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southeast

SIZE (ACRES)

4.2

ADDRESS

4684 Quigg Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

45

SUMMARY

Trailhead Park is a 4.2 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains picnic areas and trails along a riparian habitat.

The overall condition of the park is good, and a majority of the amenities are in good condition. Trailhead Park does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no amenities in critical condition at the park. However, the landscape areas require mulch replenishing.



RANKING MATRIX - TRAILHEAD PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.6	5.0	4.0	3.6	17.2	\$ 2,191,514
General Furnishings	3.3	5.0	5.0	-	11.3	\$ 90,133
General Landscape	2.5	5.0	5.0	-	9.4	\$ 413,625
General Trees	4.0	5.0	5.0	-	37.5	\$ 43,076
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 323,168
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 538,552
General Barriers	3.8	5.0	5.0	-	20.6	\$ 44,182
General Signage	3.3	5.0	5.0	-	11.7	\$ 45,181
General Drainage	4.0	5.0	5.0	-	26.3	\$ 279,828
Picnic Areas	3.0	5.0	4.0	-	10.0	\$ 169,538
Trails	4.0	5.0	4.0	-	11.3	\$ 244,231

Note: See the appendices for asset rankings





TRIANGLE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northeast

SIZE (ACRES)

0.1

ADDRESS

0 Clyde Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

47

SUMMARY

Triangle Park is a 0.1 acre neighborhood park located in the northeast quadrant of Santa Rosa, CA. The park contains a small natural turf area and a few benches.

The overall condition of the park is good, and a majority of the amenities are in good condition. Triangle Park does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical condition amenities within the park, but the natural turf is dead, potentially due to drought measures.



RANKING MATRIX - TRIANGLE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.5	5.0	5.0	3.5	20.6	\$ 52,205
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 3,403
General Landscape	2.0	5.0	5.0	-	6.3	\$ 16,568
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,725
General Irrigation	2.5	5.0	5.0	-	9.4	\$ 21,571
General Drainage	5.0	5.0	5.0	-	35.0	\$ 8,938

Note: See the appendices for asset rankings





VILLAGE GREEN PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Southwest

SIZE (ACRES)

2.0

ADDRESS

3945 New
Zealand Ave

PRIORITY OUT OF 50 COMMUNITY PARKS

27

SUMMARY

Village Green Park is a 2.0 acre neighborhood park located in the southwest quadrant of Santa Rosa, CA. The park contains picnic areas, a playground, and a basketball court.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Village Green Park does not have recreation programming, has very high play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

There are no critical condition amenities within the park, though a portion of the concrete pavement has significant cracking, and the quantity of trash receptacles throughout the park is deficient.



RANKING MATRIX - VILLAGE GREEN PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	1.0	3.1	15.0	\$ 2,081,640
General Furnishings	2.7	5.0	5.0	-	8.3	\$ 57,496
General Landscape	2.7	5.0	5.0	-	10.4	\$ 233,817
General Trees	4.0	5.0	5.0	-	37.5	\$ 24,350
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 590,707
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 304,436
General Barriers	3.5	5.0	5.0	-	18.8	\$ 26,552
General Signage	3.5	5.0	5.0	-	12.5	\$ 27,153
General Drainage	3.0	5.0	5.0	-	17.5	\$ 168,172
Picnic Areas	2.3	5.0	4.0	-	10.0	\$ 232,053
Playground	3.1	5.0	1.0	-	15.0	\$ 349,752
Sports Court: Basketball	3.0	5.0	1.0	-	12.5	\$ 67,152

Note: See the appendices for asset rankings





WESTGATE PARK



PARK TYPE



Neighborhood
Park

QUADRANT



Northwest

SIZE (ACRES)

2.4

ADDRESS

209 Westbrook Dr

PRIORITY OUT OF 50 COMMUNITY PARKS

18

SUMMARY

Westgate Park is a 2.4 acre park located in the northwest quadrant of Santa Rosa, CA. The park contains a playground, a large natural turf field, and a basketball half-court.

The overall condition of the park is adequate. Westgate Park does not have recreation programming, has very high play value, and has a few significantly non-compliant ADA elements.

There are no critical condition amenities within the park, though there are a few general amenities that are nearing the end of their life span, such as the bollards and park signage.



RANKING MATRIX - WESTGATE PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	1.0	2.0	16.5	\$ 1,753,464
General Furnishings	2.7	5.0	5.0	-	8.3	\$ 74,830
General Landscape	3.0	5.0	5.0	-	12.5	\$ 351,999
General Trees	4.0	5.0	5.0	-	37.5	\$ 36,658
General Hardscape	4.0	5.0	5.0	1.0	15.0	\$ 158,176
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 458,313
General Barriers	2.0	5.0	5.0	-	7.5	\$ 32,583
General Signage	2.0	5.0	5.0	4.0	5.0	\$ 33,320
General Drainage	4.0	5.0	5.0	-	26.3	\$ 206,369
Playground	3.6	5.0	1.0	2.0	15.0	\$ 348,447
Sports Court: Basketball	3.4	5.0	1.0	-	25.0	\$ 52,770

Note: See the appendices for asset rankings



OPEN SPACES



OPEN SPACES

Twelve open spaces that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each open space based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the open spaces in order of priority ranking, the parks identified in gray were not assessed by this Report.

Open Spaces - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Frances Nielsen Open Space	2.7	10.8	7.9	\$ 2,028,790	NE	OS
2	Parktrail Open Space	3.1	13.5	24.9	\$ 7,462,667	SE	OS
3	Owls Nest Open Space	3.2	18.3	15.0	\$ 3,134,127	NE	OS
4	Parker Hill Open Space	3.2	14.2	4.3	\$ 1,099,983	NE	OS
5	Fravel Lane Open Space	3.2	16.5	2.9	\$ 827,794.25	NE	OS
6	Vietnam Vets Memorial Trail Open Space	3.4	15.2	11.4	\$ 3,720,669	SE	OS
7	Thomas Lake Harris Open Space	3.4	16.0	6.2	\$ 2,275,898	NE	OS
8	Skyhawk Creek Open Space	3.6	19.8	2.6	\$ 595,816	SE	OS
9	Boas Village Creek Open Space	3.9	20.3	0.5	\$ 225,963	SE	OS
10	Mary Traverso Open Space	4.0	21.0	3.6	\$ 497,761	SE	OS
11	Skyhawk Open Space	4.0	17.5	21.7	\$ 8,493,984	NE	OS
12	Airfield Fresno Mitigation Open Space	4.1	18.4	3.1	\$ 1,134,647	SW	OS
-	Rincon Ridge Open Space	-	-	1.8	-	NE	OS



AIRFIELD FRESNO MITIGATION OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Southwest

SIZE (ACRES)

3.9

ADDRESS

5020 Yeager Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

12

SUMMARY

Airfield Fresno Open Space is a 3.9 acre park located in the southwest quadrant of Santa Rosa, CA. The area is not accessible to the general public for it is an important migration corridor managed by the Recreation and Parks Department for the California Tiger Salamander.

The overall condition of the park is good. Airfield Fresno Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

There are no critical condition amenities within the park. However, the locking mechanism for the entry gate is damaged.



RANKING MATRIX - AIRFIELD FRESNO MITIGATION OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.9	5.0	5.0	3.9	18.4	\$ 1,134,647
General Landscape	3.5	5.0	5.0	-	15.6	\$ 614,988
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 77,594
General Barriers	3.0	5.0	5.0	-	15.0	\$ 52,903
General Signage	5.0	5.0	5.0	-	20.0	\$ 54,099
General Drainage	4.0	5.0	5.0	-	26.3	\$ 335,063

Note: See the appendices for asset rankings





BOAS VILLAGE CREEK OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Southeast

SIZE (ACRES)

0.5

ADDRESS

0 Santa Rosa
Creek Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

9

SUMMARY

Boas Village Creek Open Space is a 0.5 acre open space park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is adequate. Boas Village Creek Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenities within the park is the irrigated groundcover landscape, which is weedy and partially dead.



RANKING MATRIX - BOAS VILLAGE CREEK OPEN SPACE

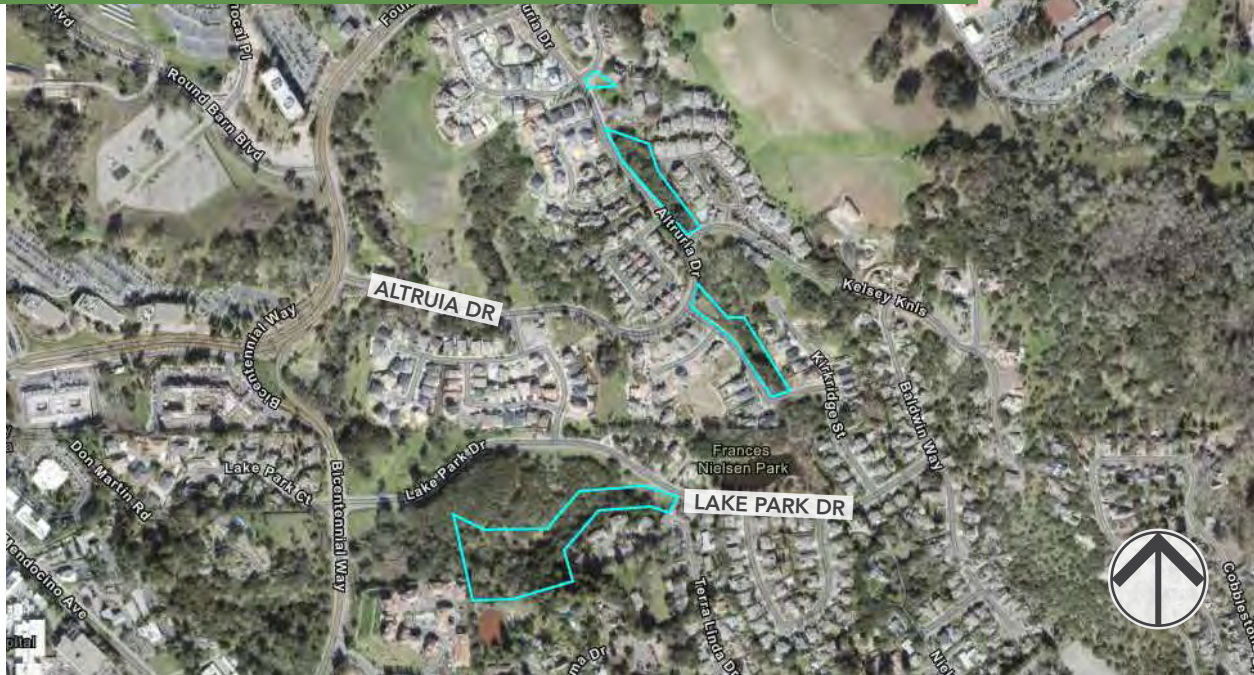
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.6	5.0	5.0	3.6	20.3	\$ 225,963
General Landscape	3.0	5.0	5.0	-	12.5	\$ 61,839
General Trees	4.0	5.0	5.0	-	37.5	\$ 6,440
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 42,033
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 80,516
General Drainage	3.0	5.0	5.0	-	17.5	\$ 35,134

Note: See the appendices for asset rankings





FRANCES NIELSEN OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

7.9

ADDRESS

0 Altruria Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

1

SUMMARY

Frances Nielsen Open Space is 7.9 acre open space park located in the northeast quadrant of Santa Rosa, CA.

The overall condition of the park is poor. Frances Nielsen Open Space does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

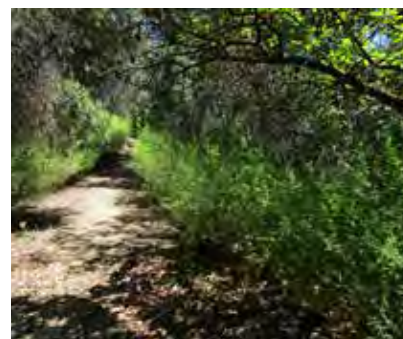
The critical condition amenities within the park are the natural landscape and signage. There were noxious weeds and a deficient amount of park signage.



RANKING MATRIX - FRANCES NIELSEN OPEN SPACE

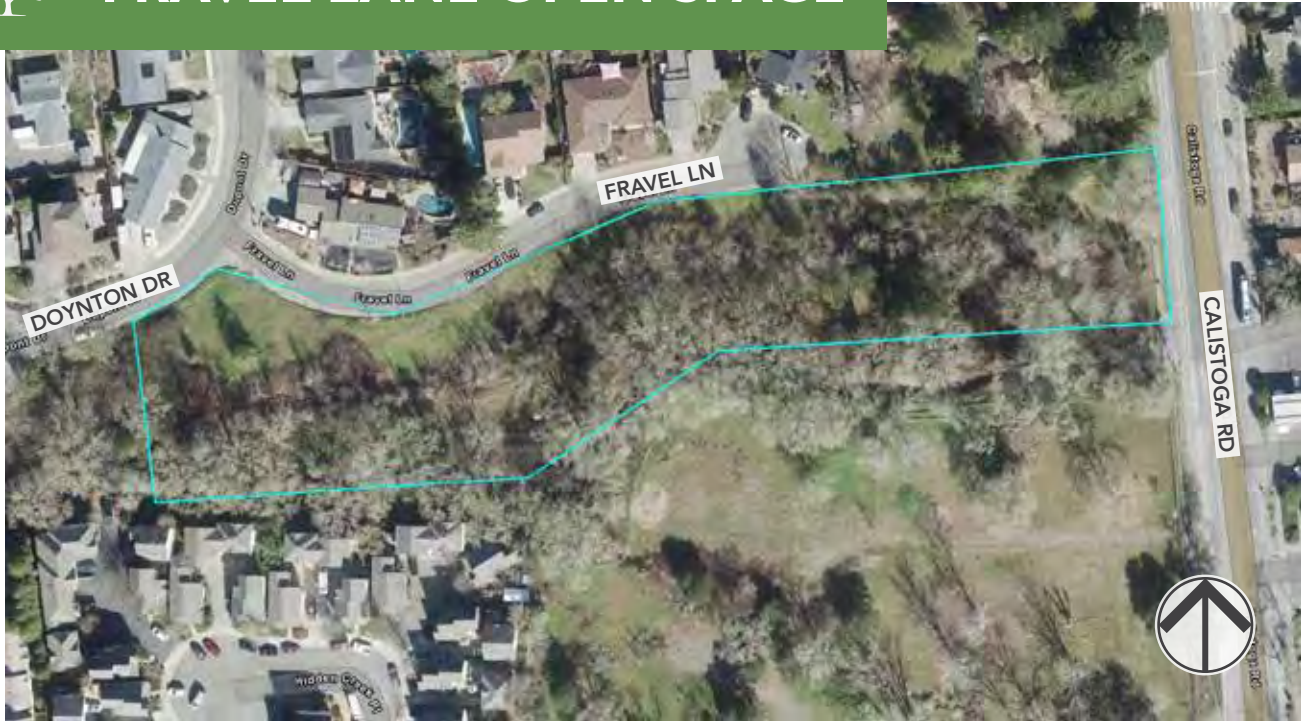
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.3	5.0	4.0	2.3	10.8	\$ 2,028,790
General Landscape	1.0	5.0	5.0	-	0.0	\$ 1,066,876
General Trees	3.0	5.0	5.0	-	25.0	\$ 111,107
General Barriers	3.0	5.0	5.0	-	15.0	\$ 92,765
General Signage	1.0	5.0	5.0	-	0.0	\$ 94,863
General Drainage	3.0	5.0	5.0	-	17.5	\$ 587,535
Trails	3.0	5.0	4.0	-	7.5	\$ 75,642

Note: See the appendices for asset rankings





FRAVEL LANE OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

2.6

ADDRESS

0 Fravel Ln

PRIORITY OUT OF 12 OPEN SPACE PARKS

5

SUMMARY

Fravel Lane Open Space is a 2.6 acre open space park located in the northeast quadrant of Santa Rosa, CA.

The overall condition of the park is below adequate. Fravel Lane Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenity within the park is the asphalt pavement, which has major buckling across the surface.



RANKING MATRIX - FRAVEL LANE OPEN SPACE

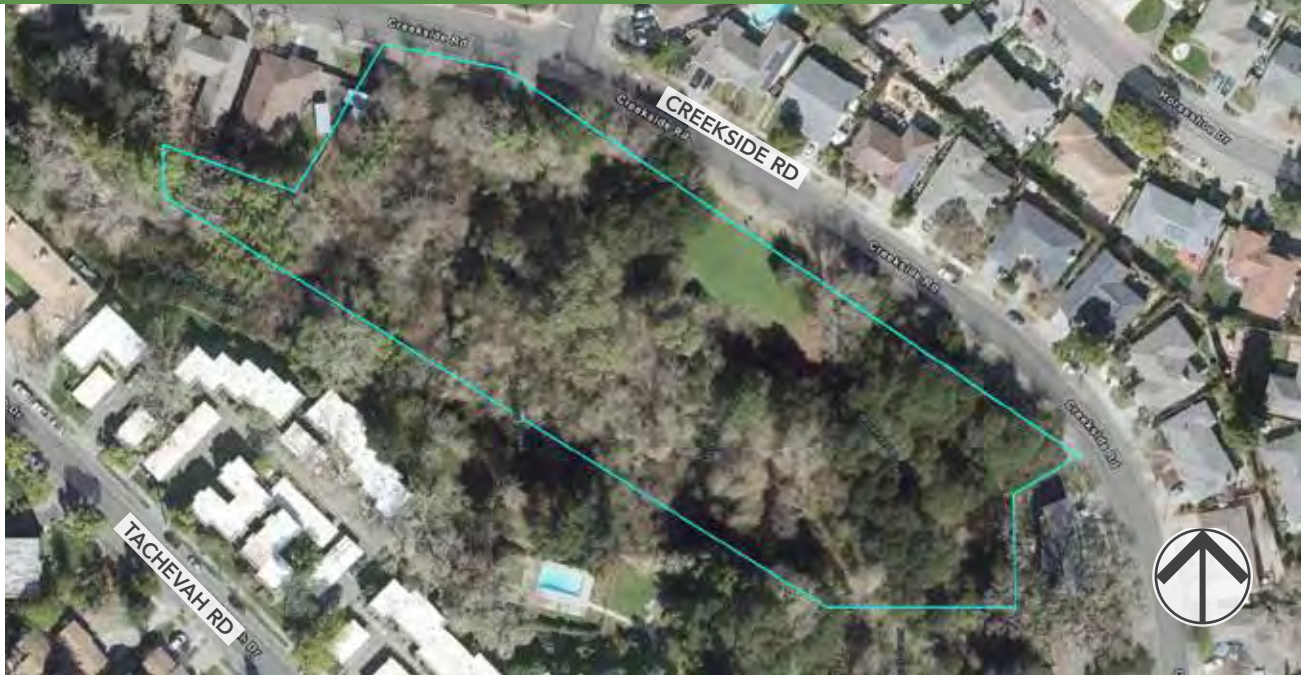
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	5.0	2.8	16.5	\$ 827,794
General Landscape	3.0	5.0	5.0	-	12.5	\$ 408,437
General Trees	4.0	5.0	5.0	-	37.5	\$ 42,536
General Hardscape	1.0	5.0	5.0	-	0.0	\$ 116,012
General Barriers	3.0	5.0	5.0	-	15.0	\$ 35,564
General Drainage	3.0	5.0	5.0	-	17.5	\$ 225,245

Note: See the appendices for asset rankings





MARY TRAVERSO OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Southeast

SIZE (ACRES)

3.6

ADDRESS

0 Creekside Rd

PRIORITY OUT OF 12 OPEN SPACE PARKS

10

SUMMARY

Mary Traverso Open Space, formerly Creekside Open Space, is a 3.6 acre open space park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is good. Mary Traverso Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The park does not have critical condition amenities, though a trash receptacle has been damaged and is no longer functional.



RANKING MATRIX - MARY TRAVERSO OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.7	5.0	5.0	3.7	21.0	\$ 497,761
General Furnishings	3.5	5.0	5.0	-	12.5	\$ 38,737
General Landscape	4.0	5.0	5.0	-	18.8	\$ 175,879
General Trees	4.0	5.0	5.0	-	37.5	\$ 18,316
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 163,068
General Drainage	4.0	5.0	5.0	-	26.3	\$ 101,760

Note: See the appendices for asset rankings





OWLS NEST OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

15.0

ADDRESS

0 Owls Nest Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

3

SUMMARY

Owls Nest Open Space is a 15.0 acre open space park located in the northeast quadrant of Santa Rosa, CA.

The overall condition of the park is below adequate. Owls Nest Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenity within the park is the natural landscape, which include portions of tall, overgrown grasses that pose a fire hazard and require mowing.



RANKING MATRIX - OWLS NEST OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.7	5.0	5.0	2.7	18.3	\$ 3,134,127
General Landscape	1.0	5.0	5.0	-	0.0	\$ 1,906,803
General Trees	4.0	5.0	5.0	-	37.5	\$ 198,579
General Drainage	3.0	5.0	5.0	-	17.5	\$ 1,028,745

Note: See the appendices for asset rankings





PARKER HILL OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

4.3

ADDRESS

3881 Parker
Hill Rd

PRIORITY OUT OF 12 OPEN SPACE PARKS

4

SUMMARY

Parker Hill Open Space is a 4.3 acre open space park located in the northeast quadrant of Santa Rosa, CA.

The overall condition of the park is below adequate. Parker Hill Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

There are no amenities in critical condition at the park. However, a number of trees and portions of the landscape have been impacted due to fire damage from the 2017 wildfires.



RANKING MATRIX - PARKER HILL OPEN SPACE

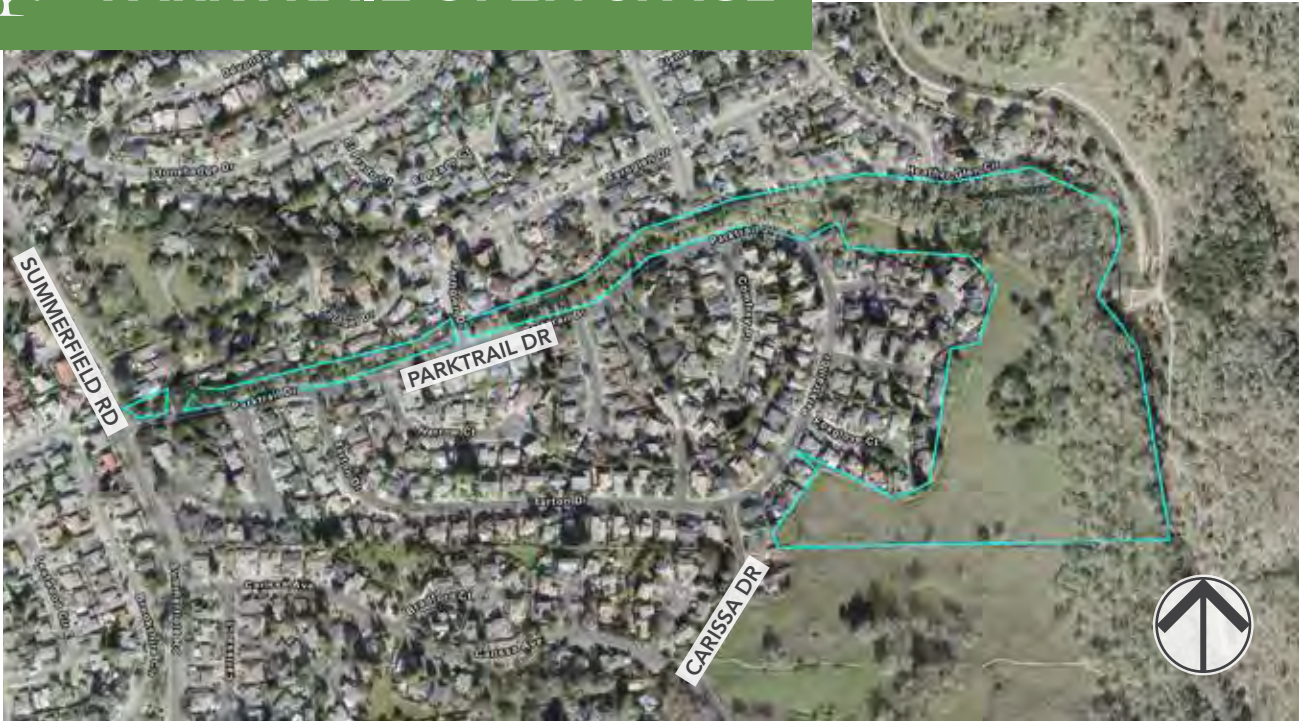
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.7	5.0	5.0	2.7	14.2	\$ 1,099,983
General Landscape	3.0	5.0	5.0	-	12.5	\$ 669,230
General Trees	2.0	5.0	5.0	-	12.5	\$ 69,695
General Drainage	3.0	5.0	5.0	-	17.5	\$ 361,058

Note: See the appendices for asset rankings





PARKTRAIL OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Southeast

SIZE (ACRES)

24.9

ADDRESS

4837 Parktrail Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

2

SUMMARY

Parktrail Open Space is a 24.9 acre open space park located in the southeast quadrant of Santa Rosa, CA. The park contains trails that meander through large swaths of natural areas.

The overall condition of the park is below adequate, primarily due to the trail condition. Parktrail Open Space does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenities within the park are the trail and the site furnishings. The trail surface is uneven with frequent rocks and boulder obstructing the path, the site furnishings are severely worn, and the quantity of trash receptacles is deficient.



RANKING MATRIX - PARK TRAIL OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	4.0	2.8	13.5	\$ 7,462,667
General Furnishings	1.5	5.0	5.0	-	2.5	\$ 758,250
General Landscape	3.0	5.0	5.0	-	12.5	\$ 3,691,966
General Trees	3.0	5.0	5.0	-	25.0	\$ 384,489
General Barriers	3.3	5.0	5.0	-	16.9	\$ 314,493
General Signage	2.5	5.0	5.0	-	7.5	\$ 321,606
General Drainage	4.0	5.0	5.0	-	26.3	\$ 1,991,863
Trails	2.0	5.0	4.0	-	3.8	*see note

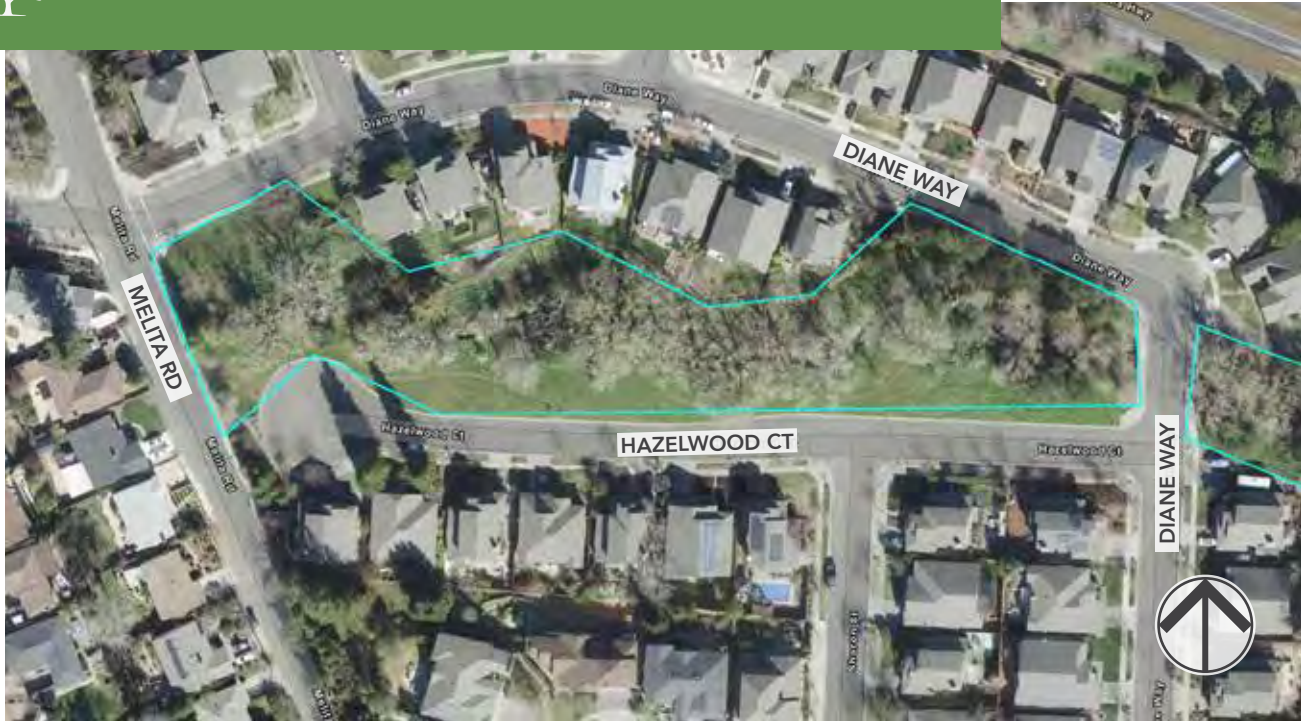
*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings





SKYHAWK CREEK OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Southeast

SIZE (ACRES)

2.6

ADDRESS

0 Diane Way

PRIORITY OUT OF 12 OPEN SPACE PARKS

8

SUMMARY

Skyhawk Creek Open Space is a 2.6 acre open space park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is adequate. Skyhawk Creek Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no amenities in critical or poor condition at the park. However, a number of trees have been impacted due to fire damage from the 2017 wildfires.



RANKING MATRIX - SKYHAWK CREEK OPEN SPACE

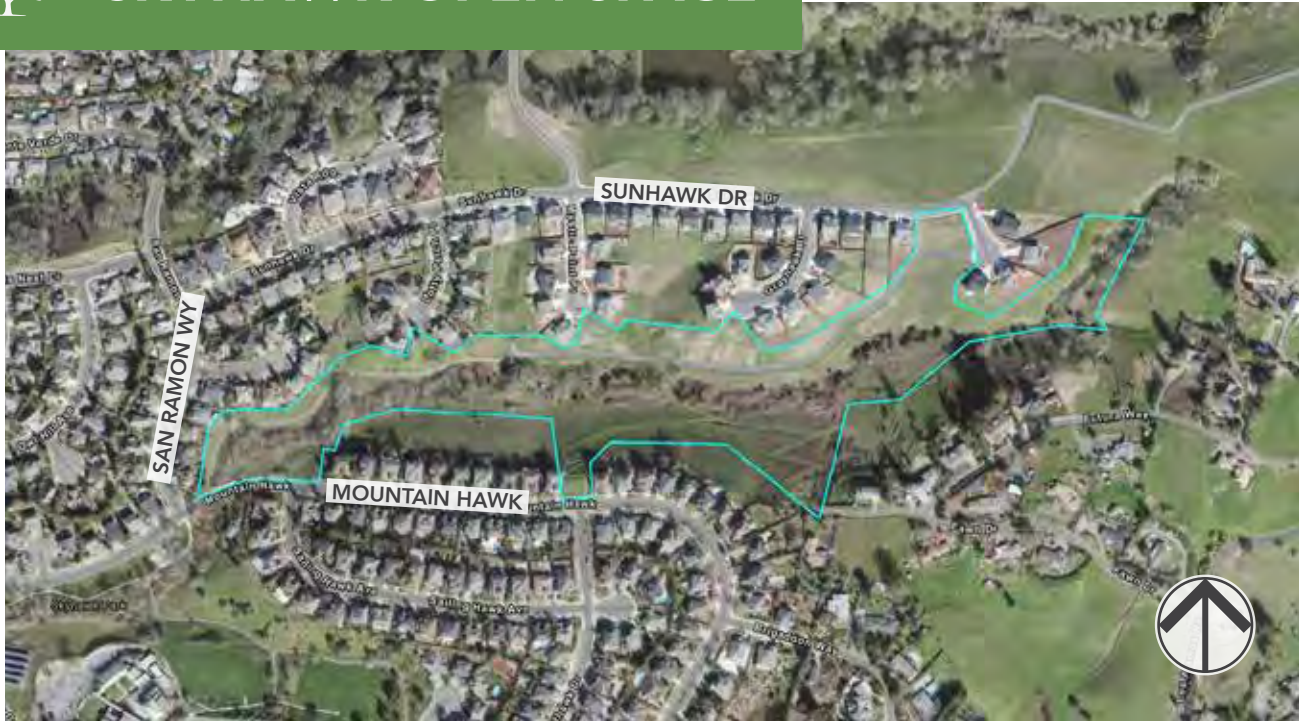
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	5.0	3.3	19.8	\$ 595,816
General Landscape	4.0	5.0	5.0	-	18.8	\$ 344,634
General Trees	3.0	5.0	5.0	-	25.0	\$ 35,891
General Barriers	3.0	5.0	5.0	-	15.0	\$ 29,357
General Drainage	3.3	5.0	5.0	-	20.4	\$ 185,934

Note: See the appendices for asset rankings





SKYHAWK OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

21.7

ADDRESS

0 Mountain Hawk

PRIORITY OUT OF 12 OPEN SPACE PARKS

11

SUMMARY

Skyhawk Open Space is a 21.7 acre open space park located in the northeast quadrant of Santa Rosa, CA.

The overall condition of the park is good. Skyhawk Open Space does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no amenities in critical or poor condition at the park. However, a number of trees have been impacted due to fire damage from the 2017 wildfires.



RANKING MATRIX - SKYHAWK OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.7	5.0	5.0	3.7	17.5	\$ 8,493,984
General Landscape	4.0	5.0	5.0	-	-	\$ 2,996,387
General Trees	2.0	5.0	5.0	-	12.5	\$ 312,050
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 2,891,929
General Barriers	4.0	5.0	5.0	-	22.5	\$ 274,482
General Signage	5.0	5.0	5.0	-	20.0	\$ 280,689
General Drainage	3.0	5.0	5.0	-	17.5	\$ 1,738,447

Note: See the appendices for asset rankings





THOMAS LAKE HARRIS OPEN SPACE



PARK TYPE



Open
Spaces

QUADRANT



Northeast

SIZE (ACRES)

6.2

ADDRESS

700 Doyle Park Dr

PRIORITY OUT OF 12 OPEN SPACE PARKS

7

SUMMARY

Thomas Lake Harris Open Space is a 6.2 acre open space park located in the northeast quadrant of Santa Rosa, CA. The park only has general amenities.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Thomas Lake Harris Open does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the general landscape due to the dense invasive plants observed within the natural landscape.



RANKING MATRIX - THOMAS LAKE HARRIS OPEN SPACE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.0	5.0	5.0	3.0	16.0	\$ 2,275,898
General Landscape	1.0	5.0	5.0	-	0.0	\$ 944,985
General Trees	3.0	5.0	5.0	-	25.0	\$ 98,413
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 612,298
General Barriers	4.0	5.0	5.0	-	22.5	\$ 84,570
General Drainage	3.0	5.0	5.0	-	17.5	\$ 535,632

Note: See the appendices for asset rankings





VIETNAM VETERANS MEMORIAL TRAIL



PARK TYPE



Open
Spaces

QUADRANT



Southeast

SIZE (ACRES)

11.4

ADDRESS

4776 Carissa Ave

PRIORITY OUT OF 12 OPEN SPACE PARKS

6

SUMMARY

The Vietnam Veterans Memorial Trail is a 11.4 acre open space park located in the southeast quadrant of Santa Rosa, CA. The park contains trails that meander through large swaths of natural areas.

The overall condition of the park is adequate, a with a few site furnishings in poor condition. Vietnam Veterans Memorial Trail does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenities within the park are the site furnishings. Site furnishings are severely worn, and the quantity of trash receptacles is deficient.



RANKING MATRIX - VIETNAM VETERANS MEMORIAL TRAIL

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	4.0	3.1	15.2	\$ 3,720,669
General Furnishings	1.5	5.0	5.0	-	2.5	\$ 373,054
General Landscape	4.0	5.0	5.0	-	18.8	\$ 1,812,224
General Trees	4.0	5.0	5.0	-	37.5	\$ 188,729
General Hardscape	4.0	5.0	5.0	-	15.0	\$ 53,724
General Barriers	2.5	5.0	5.0	-	11.3	\$ 154,728
General Signage	3.5	5.0	5.0	-	12.5	\$ 158,228
General Drainage	3.3	5.0	5.0	-	20.4	\$ 979,982
Trails	2.0	5.0	4.0	-	3.8	*see note

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings



PUBLIC GATHERING AREAS & PLAZAS



PUBLIC GATHERING AREAS & PLAZAS

Three public gathering areas & plazas that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each public gathering areas & plazas based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the public gathering areas & plazas in order of priority ranking, the parks identified in gray were not assessed by this Report.

Public Gathering Areas and Plazas - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Jeju Way	3.5	15.6	0.1	\$ 214,309	NE	PA
2	Comstock Mall Park	3.7	17.4	0.4	\$ 763,071	NE	PA
3	Courthouse Square	4.8	25.8	2.7	\$ 4,859,650	NE	PA



COMSTOCK MALL



PARK TYPE



Public Gathering
Areas & Plazas

QUADRANT



Northeast

SIZE (ACRES)

0.4

ADDRESS

2nd Street

PRIORITY OUT OF 3 PUBLIC GATHERING AREAS & PLAZAS

2

SUMMARY

Comstock Mall is a 0.4 acre public gathering area located in the northeast quadrant of Santa Rosa, CA. The park contains a hardscape plaza between buildings with seating and a water feature.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Comstock Mall does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the irrigation system, which does not appear to be operational.



RANKING MATRIX - COMSTOCK MALL

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.4	5.0	5.0	3.4	17.4	\$ 763,071
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 11,792
General Landscape	3.0	5.0	5.0	-	12.5	\$ 12,199
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,270
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 578,941
General Irrigation	1.0	5.0	5.0	-	0.0	\$ 15,884
General Lighting	3.0	5.0	5.0	-	20.0	\$ 12,916
General Barriers	4.0	5.0	5.0	-	22.5	\$ 5,023
General Signage	4.0	5.0	5.0	-	15.0	\$ 5,137
General Drainage	4.0	5.0	5.0	-	26.3	\$ 31,815
Water Feature	3.5	5.0	5.0	-	15.0	\$ 88,093

Note: See the appendices for asset rankings





COURTHOUSE SQUARE



PARK TYPE



Public Gathering
Areas & Plazas

QUADRANT



Northeast

SIZE (ACRES)

2.7

ADDRESS

69 Old Courthouse
Square

PRIORITY OUT OF 3 PUBLIC GATHERING AREAS & PLAZAS

3

SUMMARY

Courthouse Square is a 2.7 acre public gathering area located in the northeast quadrant of Santa Rosa, CA. The park contains a plaza area, tables and benches, and two parking areas.

The overall condition of the park is very good, a majority of the amenities are functional, and the park is not anticipated to need major improvements in the near-term. Courthouse Square does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

There are no critical condition amenities at the park.



RANKING MATRIX - COURTHOUSE SQUARE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	4.7	5.0	5.0	4.7	25.8	\$ 4,859,650
General Furnishings	4.7	5.0	5.0	-	18.3	\$ 87,598
General Landscape	5.0	5.0	5.0	-	25.0	\$ 59,762
General Trees	5.0	5.0	5.0	-	50.0	\$ 6,224
General Hardscape	5.0	5.0	5.0	-	20.0	\$ 3,481,250
General Irrigation	5.0	5.0	5.0	-	25.0	\$ 77,812
General Lighting	4.0	5.0	5.0	-	30.0	\$ 93,416
General Barriers	4.0	5.0	5.0	-	22.5	\$ 36,332
General Signage	5.0	5.0	5.0	-	20.0	\$ 37,154
General Drainage	5.0	5.0	5.0	-	35.0	\$ 230,114
General Structures	4.0	5.0	5.0	-	22.5	\$ 72,315
Parking Lot	5.0	5.0	5.0	-	15.0	\$ 677,672

Note: See the appendices for asset rankings





JEJU WAY



PARK TYPE



Public Gathering
Areas & Plazas

QUADRANT



Northeast

SIZE (ACRES)

0.1

ADDRESS

717 4th Street

PRIORITY OUT OF 3 PUBLIC GATHERING AREAS & PLAZAS

1

SUMMARY

Jeju Way is a 0.1 acre public gathering area located in the northeast quadrant of Santa Rosa, CA. The park contains a walking path and landscape area between buildings with murals.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Jeju Way does not have recreation programming, has low play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The park does not have critical condition amenities, though a number of broken irrigation heads were identified and do not appear to be functional.



RANKING MATRIX - JEJU WAY

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	5.0	3.1	15.6	\$ 214,309
General Furnishings	4.0	5.0	5.0	-	15.0	\$ 2,862
General Landscape	3.0	5.0	5.0	-	12.5	\$ 4,747
General Trees	4.0	5.0	5.0	-	37.5	\$ 494
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 117,648
General Lighting	3.0	5.0	5.0	-	20.0	\$ 3,321
General Signage	4.0	5.0	5.0	-	15.0	\$ 1,321
General Drainage	3.0	5.0	5.0	-	17.5	\$ 8,181
Water Feature	1.0	5.0	5.0	-	0.0	\$ 69,554

Note: See the appendices for asset rankings



SPECIAL PURPOSE PARKS



SPECIAL PURPOSE PARKS

Three special purpose parks that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each special purpose park based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one, (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the special purpose parks in order of priority ranking, the parks identified in gray were not assessed by this Report.

Special Purpose Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Bennett Valley Golf Course	2.9	14.2	153.0	\$ 85,194,416	SE	SP
2	Luther Burbank Home and Gardens	3.2	17.4	1.6	\$ 2,834,273	NE	SP
3	Santa Rosa Rural Cemetery	3.9	19.6	15.8	\$ 6,687,387	NE	SP



BENNETT VALLEY GOLF COURSE



PARK TYPE



Special
Purpose Parks

QUADRANT



Southeast

SIZE (ACRES)

153.0

ADDRESS

3330 Yulupa Ave

PRIORITY OUT OF 3 SPECIAL PURPOSE PARKS

1

SUMMARY

Bennett Valley Golf Course is a 153.0 acre special purpose park located in the southeast quadrant of Santa Rosa, CA. The park is an 18-hole golf course and contains natural turf, trees, pathways, and golf equipment.

The overall condition of the park is very good. Bennett Valley Golf Course does not have recreation programming managed by the Recreation and Parks Department, has very high play value, and has a few significantly non-compliant ADA features.

The critical condition amenities within the park are the irrigation and lighting. The irrigation is outdated and does not meet current best practices, and there are a few light posts that have been damaged.



RANKING MATRIX - BENNETT VALLEY GOLF COURSE

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	1.0	1.7	14.2	\$ 85,194,416
General Furnishings	4.0	5.0	5.0	2.0	15.0	\$ 2,484,580
General Landscape	3.7	5.0	5.0	-	16.7	\$ 10,904,355
General Trees	4.0	5.0	5.0	-	37.5	\$ 1,135,603
General Hardscape	3.7	5.0	5.0	1.0	13.3	\$ 10,174,879
General Irrigation	1.0	5.0	5.0	-	0.0	\$ 14,197,800
General Lighting	2.0	5.0	5.0	-	10.0	\$ 4,954,247
General Barriers	3.5	5.0	5.0	-	18.8	\$ 1,926,856
General Signage	3.0	5.0	5.0	4.0	10.0	\$ 1,970,434
General Drainage	1.0	5.0	5.0	-	0.0	\$ 12,203,872
General Structures	4.0	5.0	5.0	-	22.5	\$ 27,117
Parking Lot	3.8	5.0	5.0	2.5	11.3	\$ 2,873,003
Sports Field: Golf Course	3.0	5.0	1.0	1.5	15.0	\$ 19,962,725
Sports Field: Driving Range	3.1	5.0	1.0	2.0	15.0	\$ 2,378,945

Note: See the appendices for asset rankings





LUTHER BURBANK HOME AND GARDENS



PARK TYPE



Special
Purpose Parks

QUADRANT



Northeast

SIZE (ACRES)

1.6

ADDRESS

204 Santa Rosa
Avenue

PRIORITY OUT OF 3 SPECIAL PURPOSE PARKS

2

SUMMARY

Luther Burbank Home and Gardens is a 1.6 acre special purpose park that is registered as a National, State, City, and Horticultural Historic Landmark. The gardens are located in the northeast quadrant of Santa Rosa, CA. The park contains ornamental landscapes, garden beds, and a water feature. The park also includes a restaurant and event building that were assessed within the Facilities Condition Assessment (2018). Luther Burbank Home and Gardens is maintained and operated by the namesake nonprofit organization.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Luther Burbank Home and Garden does not have recreation programming managed by the Recreation and Parks Department, has moderate play value, and has a few significantly non-compliant ADA features.

The park does not have critical condition items, though the brick paver pathways have areas with uneven surfaces.

RANKING MATRIX - LUTHER BURBANK HOME AND GARDENS

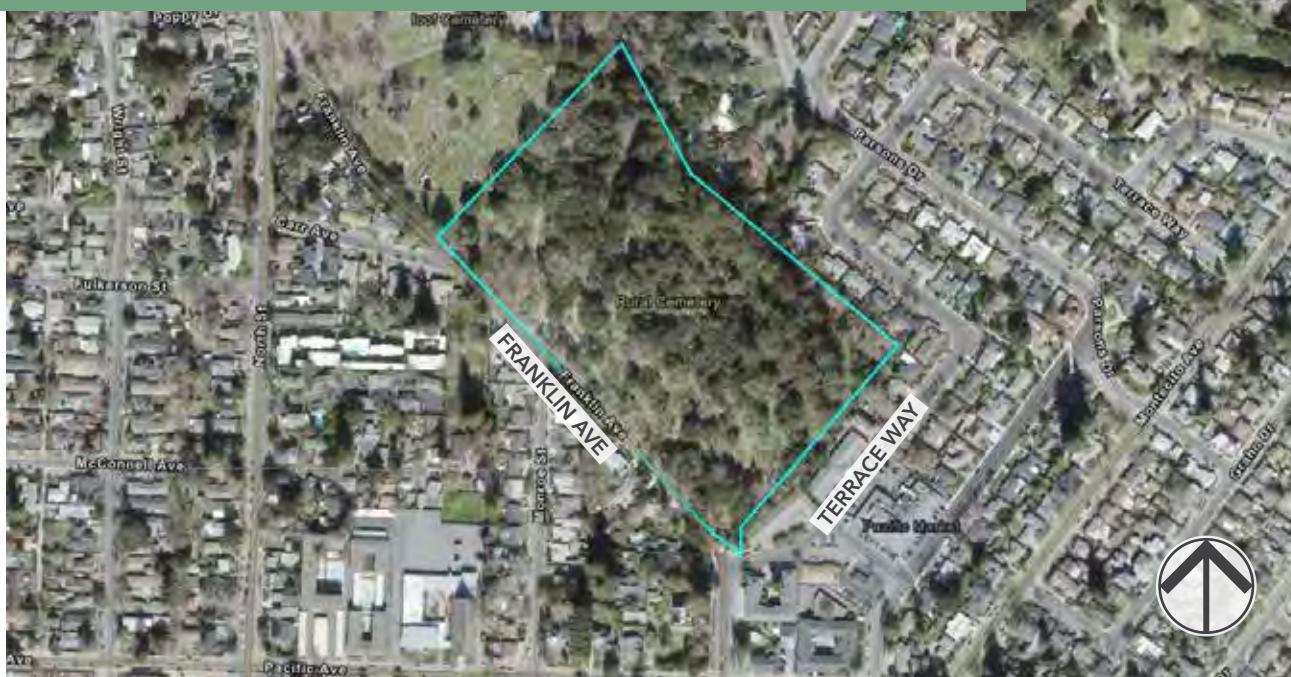
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.3	5.0	3.0	1.1	17.4	\$ 2,834,273
General Furnishings	3.2	5.0	5.0	2.0	11.0	\$ 40,694
General Landscape	3.0	5.0	5.0	2.0	12.5	\$ 93,393
General Trees	4.0	5.0	5.0	-	37.5	\$ 9,726
General Hardscape	2.5	5.0	5.0	1.0	7.5	\$ 1,336,871
General Irrigation	2.5	5.0	5.0	-	9.4	\$ 121,601
General Lighting	3.0	5.0	5.0	-	20.0	\$ 56,090
General Barriers	4.0	5.0	5.0	-	22.5	\$ 21,815
General Signage	4.3	5.0	5.0	-	16.7	\$ 22,308
General Drainage	4.0	5.0	5.0	-	26.3	\$ 138,166
General Structures	3.0	5.0	5.0	-	15.0	\$ 25,622
Water Feature	3.5	5.0	5.0	-	15.0	\$ 146,880
Community Gardens	3.0	5.0	3.0	-	15.0	\$ 821,107

Note: See the appendices for asset rankings





SANTA ROSA RURAL CEMETERY



PARK TYPE



Special
Purpose Parks

QUADRANT



Northeast

SIZE (ACRES)

15.8

ADDRESS

1600 Franklin
Avenue

PRIORITY OUT OF 3 SPECIAL PURPOSE PARKS

3

SUMMARY

Santa Rosa Rural Cemetery is a 15.8 acre special purpose park that is registered as a historic landmark. The cemetery is located in the northeast quadrant of Santa Rosa, CA. The park contains general park infrastructure such as landscape, pathways, and furnishings but no additional amenities.

The overall condition of the park is good, and a majority of the amenities are in good condition. Santa Rosa Rural Cemetery does not have recreation programming, has low play value, and generally complies with ADA standards with only a few minor non-compliant items.

There are no amenities in critical condition except for the general furnishings due to a deficient quantity of trash receptacles.



RANKING MATRIX - SANTA ROSA RURAL CEMETERY

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.6	5.0	5.0	3.5	19.6	\$ 6,687,387
General Furnishings	2.0	5.0	5.0	-	5.0	\$ 406,733
General Landscape	3.5	5.0	5.0	-	15.6	\$ 1,970,237
General Trees	4.0	5.0	5.0	-	37.5	\$ 205,185
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 130,258
General Irrigation	4.0	5.0	5.0	-	18.8	\$ 2,565,307
General Barriers	3.7	5.0	5.0	-	20.0	\$ 168,697
General Signage	4.0	5.0	5.0	3.5	15.0	\$ 172,513
General Drainage	5.0	5.0	5.0	-	35.0	\$ 1,068,457

Note: See the appendices for asset rankings



TRAIL PARKS



TRAIL PARKS

Five trail parks that are owned and maintained by the City were evaluated as part of this report. This section evaluates the priority ranking of each trail park based on condition, recreation programming, play value, and accessibility. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall park. Parks with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while parks that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the trail parks in order of priority ranking, the parks identified in gray were not assessed by this Report.

Trail Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Newhall Bike Trail	3.1	14.4	1.0	\$ 479,668	SE	TR
2	Hampton Woods Trail	3.2	14.7	11.2	\$ 4,941,373	SE	TR
3	Pearblossom Trail	3.4	17.9	2.4	\$ 1,681,990	SW	TR
4	Fourth and Farmers Creek Trail	3.5	19.8	3.0	\$ 615,687	SE	TR
5	Upper Brush Creek Trail Park	3.5	16.5	11.7	\$ 3,053,911	NE	TR



FOURTH AND FARMERS CREEK TRAIL



PARK TYPE



Trail Parks

QUADRANT



Southeast

SIZE (ACRES)

3.0

ADDRESS

0 Hwy 12

PRIORITY OUT OF 5 TRAIL PARKS

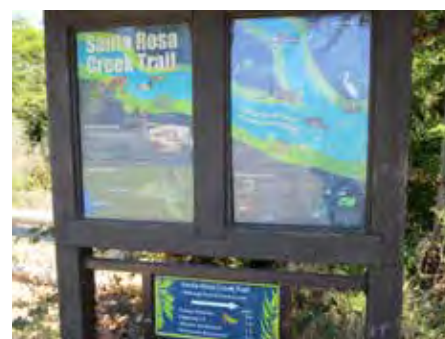
4

SUMMARY

Fourth and Farmers Creek Trail is a 3.0 acre trail park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is adequate, aside from a few deficient amenities. Fourth and Farmers Creek Trail does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenity within the park is the trail, where portions of the dirt surfacing are substantially uneven and concrete debris obstructs the path.



RANKING MATRIX - FOURTH AND FARMERS CREEK TRAIL

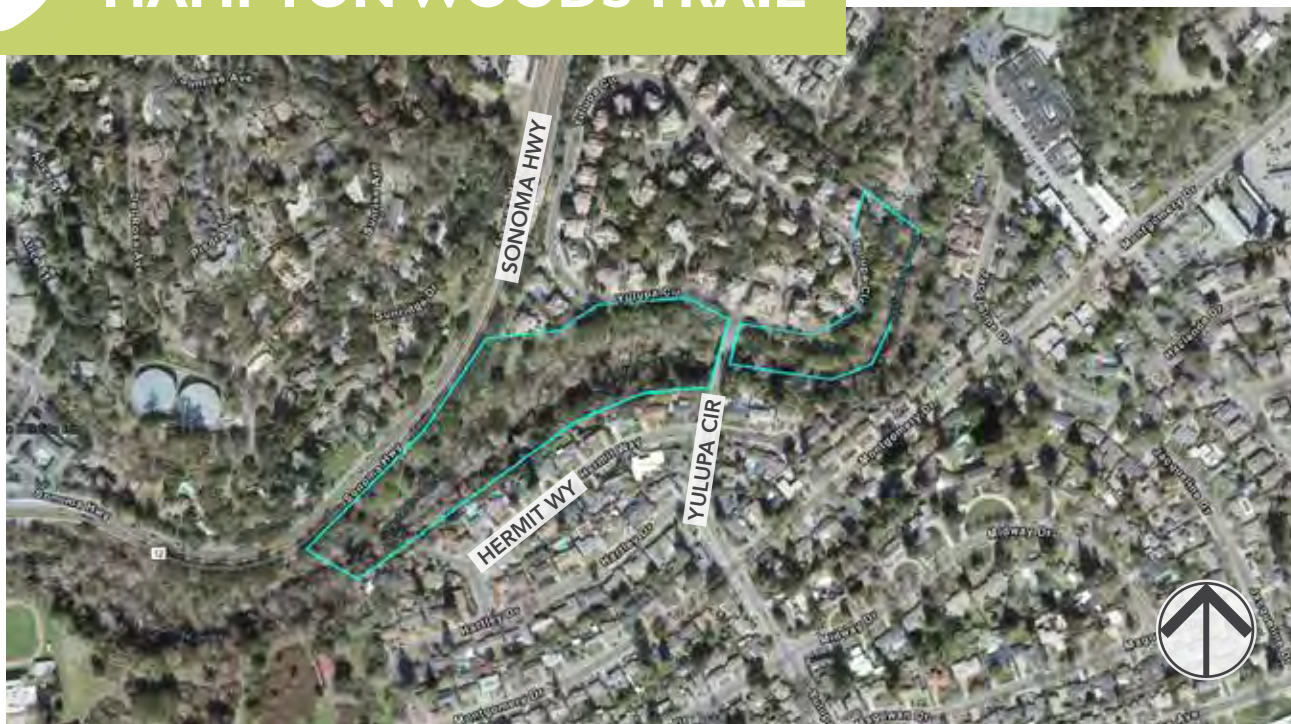
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	4.0	3.2	19.8	\$ 615,687
General Landscape	3.0	5.0	5.0	-	12.5	\$ 348,738
General Trees	4.0	5.0	5.0	-	37.5	\$ 36,318
General Barriers	4.0	5.0	5.0	-	22.5	\$ 29,976
General Drainage	4.0	5.0	5.0	-	26.3	\$ 189,854
Trails	1.0	5.0	4.0	-	0.0	\$ 10,801

Note: See the appendices for asset rankings





HAMPTON WOODS TRAIL



PARK TYPE



Trail Parks

QUADRANT



Southeast

SIZE (ACRES)

11.2

ADDRESS

0 Yulupa Cir

PRIORITY OUT OF 5 TRAIL PARKS

2

SUMMARY

Hampton Woods Trail is a 11.2 acre trail park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is below adequate. Hampton Woods Trail does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessment.

The critical condition amenities within the park are the site furnishings due to a deficient quantity of trash receptacles, and the irrigation, which does not appear to be operational.



RANKING MATRIX - HAMPTON WOODS TRAIL

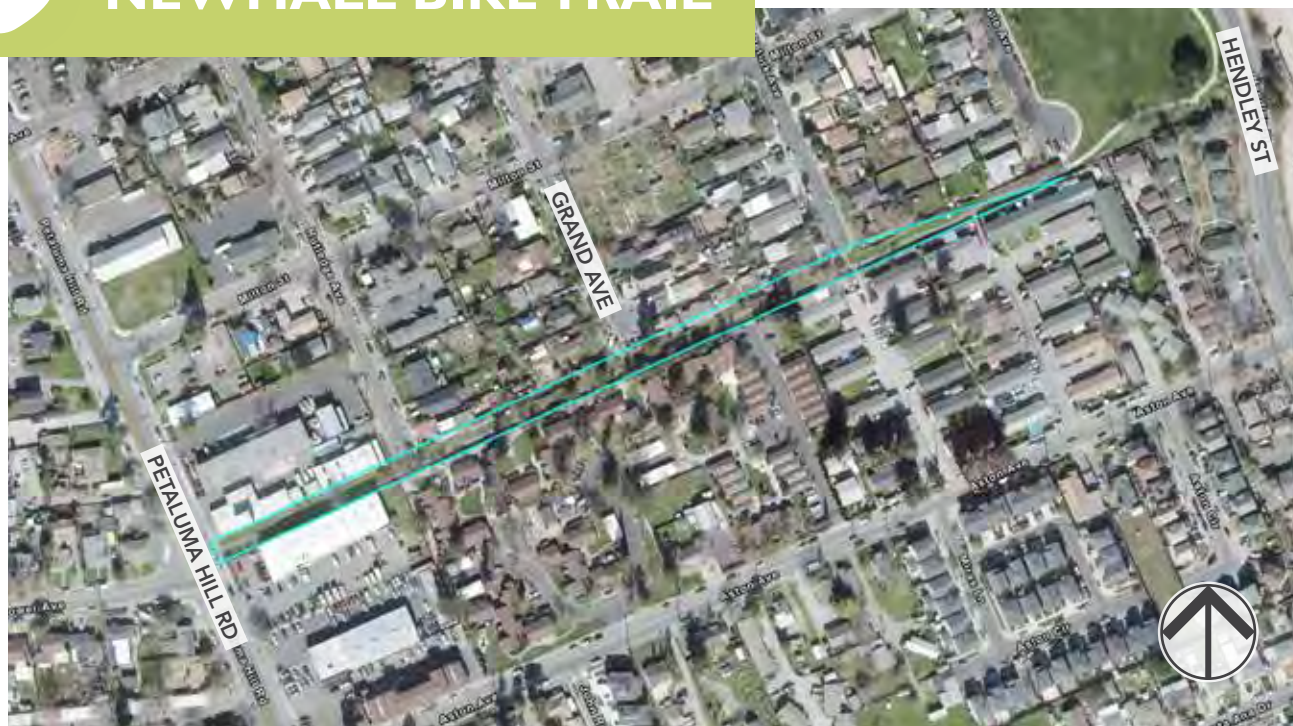
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.9	5.0	4.0	2.9	14.7	\$ 4,941,373
General Furnishings	2.5	5.0	5.0	-	7.5	\$ 291,368
General Landscape	3.0	5.0	5.0	-	12.5	\$ 1,418,686
General Trees	4.0	5.0	5.0	-	37.5	\$ 147,745
General Irrigation	2.0	5.0	5.0	-	6.3	\$ 1,847,172
General Barriers	3.0	5.0	5.0	-	15.0	\$ 125,522
General Signage	2.0	5.0	5.0	-	5.0	\$ 128,361
General Drainage	4.0	5.0	5.0	-	26.3	\$ 795,003
Trails	3.0	5.0	4.0	-	7.5	\$ 187,516

Note: See the appendices for asset rankings





NEWHALL BIKE TRAIL



PARK TYPE



Trail Parks

QUADRANT



Southeast

SIZE (ACRES)

1.0

ADDRESS

0 Newhall St

PRIORITY OUT OF 5 TRAIL PARKS

1

SUMMARY

Newhall Bike Trail is a 1.0 acre trail park located in the southeast quadrant of Santa Rosa, CA.

The overall condition of the park is below adequate due to the trail condition. Newhall Bike Trail does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the hardscape, which has severe cracking and weed growth within the pavement.



RANKING MATRIX - NEWHALL BIKE TRAIL

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	2.8	5.0	4.0	2.8	14.4	\$ 479,668
General Landscape	4.0	5.0	5.0	-	18.8	\$ 118,097
General Trees	4.0	5.0	5.0	-	37.5	\$ 12,299
General Hardscape	2.0	5.0	5.0	-	5.0	\$ 49,898
General Lighting	3.0	5.0	5.0	-	20.0	\$ 36,079
General Barriers	3.0	5.0	5.0	-	15.0	\$ 14,032
General Signage	3.0	5.0	5.0	-	10.0	\$ 14,349
General Drainage	2.0	5.0	5.0	-	8.8	\$ 88,873
Trails	1.0	5.0	4.0	-	0.0	\$ 146,041

Note: See the appendices for asset rankings





PEARBLOSSOM TRAIL



PARK TYPE



Trail Parks

QUADRANT



Southwest

SIZE (ACRES)

2.4

ADDRESS

0 Edgewater Dr

PRIORITY OUT OF 5 TRAIL PARKS

3

SUMMARY

Pearblossom Trail is a 2.4 acre trail park located in the southwest quadrant of Santa Rosa, CA, and is adjacent to Pearblossom Park. The park consists of primarily general amenities and trails.

The overall condition of the park is adequate, and a majority of the amenities are fully functional. Pearblossom Trail does not have recreation programming, has moderate play value, and has moderate non-compliant ADA features based off the of the condition ranking.

The park does not have critical condition amenities, though there are portions of the ornamental landscape that are dead or missing, and the spray irrigation for the natural turf has coverage issues.



RANKING MATRIX - PEARBLOSSOM TRAIL

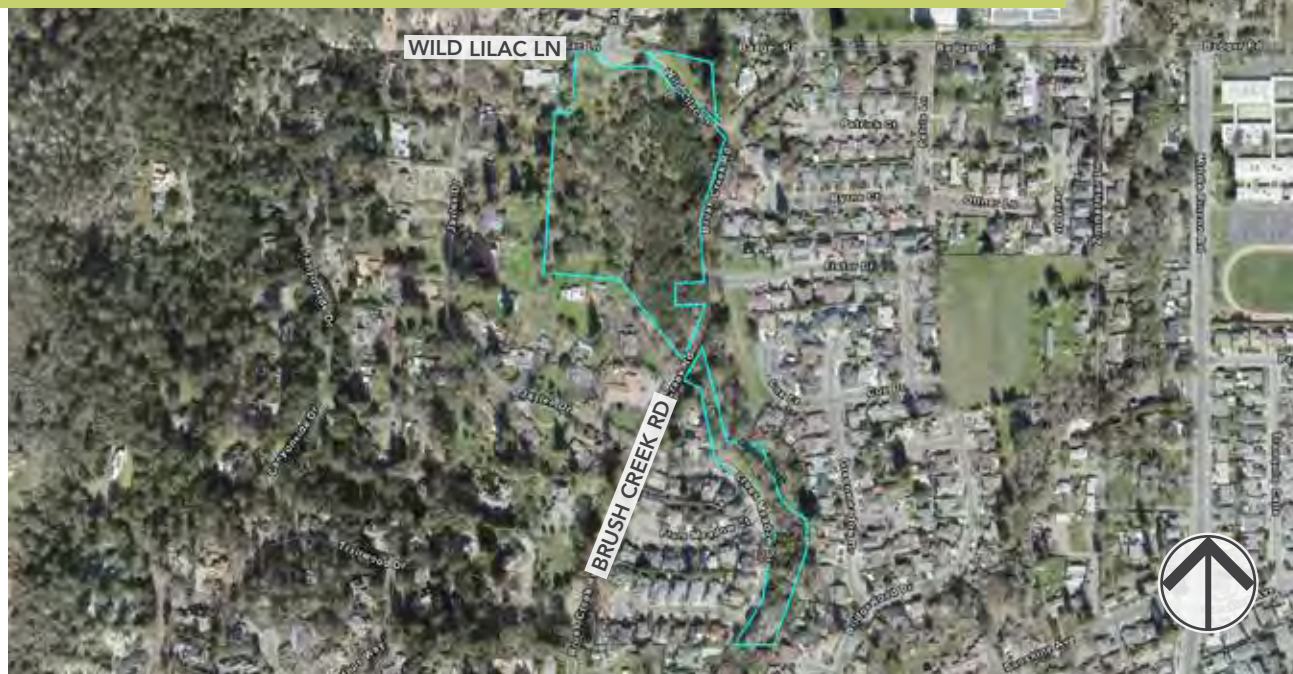
Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.1	5.0	4.0	3.1	17.9	\$ 1,681,990
General Landscape	2.0	5.0	5.0	-	6.3	\$ 252,811
General Trees	4.0	5.0	5.0	-	37.5	\$ 26,328
General Hardscape	2.0	5.0	5.0	-	5.0	\$ 432,638
General Irrigation	3.0	5.0	5.0	-	12.5	\$ 329,167
General Lighting	4.0	5.0	5.0	-	30.0	\$ 84,991
General Drainage	4.0	5.0	5.0	-	26.3	\$ 209,359
Trails	3.0	5.0	4.0	-	7.5	\$ 346,696

Note: See the appendices for asset rankings





UPPER BRUSH CREEK TRAIL PARK



PARK TYPE



Trail Parks

QUADRANT



Northeast

SIZE (ACRES)

11.7

ADDRESS

0 Brush Creek Rd

PRIORITY OUT OF 5 TRAIL PARKS

5

SUMMARY

Upper Brush Creek Trail Park is a 11.7 acre trail park located in the northeast quadrant of Santa Rosa, CA. The park contains natural landscape and packed earth trails.

The overall condition of the park is adequate. Upper Brush Creek Trail Park does not have recreation programming, has moderate play value, and does not have non-compliant features identified by the 2013 and 2016 ADA assessments.

The critical condition amenity within the park is the trail due to a number of holes throughout the park, a lack of signage, and the informal bike jumps created near Wild Lilac Lane.



RANKING MATRIX - UPPER BRUSH CREEK TRAIL PARK

Amenities	Priority Ranking Categories				Supplemental Categories	
	Condition	Recreation Programming	Play Value	Accessibility	Lifespan	Cost Estimate
						
	3.2	5.0	4.0	3.2	16.5	\$ 3,053,911
General Landscape	4.0	5.0	5.0	-	18.8	\$ 1,651,762
General Trees	4.0	5.0	5.0	-	37.5	\$ 172,018
General Hardscape	3.0	5.0	5.0	-	10.0	\$ 185,997
General Signage	4.0	5.0	5.0	-	15.0	\$ 145,150
General Drainage	3.0	5.0	5.0	-	17.5	\$ 898,984
Trails	1.0	5.0	4.0	-	0.0	-

Note: See the appendices for asset rankings



ROADWAY LANDSCAPES



ROADWAY LANDSCAPES

Fifty-six roadway landscapes that are owned and maintained by the Recreation and Parks Department were evaluated as part of this report. This section evaluates the priority ranking of each roadway based on condition. In addition, the approximate lifespan and the estimated replacement cost is provided for each amenity as well as the overall roadway landscapes. Roadway landscapes with a priority ranking closer to one (1) are identified as having a higher priority for new improvements, while roadway landscapes that rank closer to five (5) have a lower priority for improvement needs. The table below identifies the roadway landscapes in order of priority ranking.

Rank	Roadway Landscape	Priority ranking	Lifespan	Estimated Replacement Cost
1	I00020NW	1.0	0.0	\$ 12,765
2	I00023NW	1.0	0.0	\$ 19,326
3	I00011NW	1.7	8.3	\$ 36,079
4	I00003NW	2.0	12.5	\$ 8,739
5	I00032NE	2.0	7.9	\$ 15,185
7	M00010NW	2.3	11.9	\$ 85,907
8	I00008NE	2.3	14.6	\$ 8,250
6	M00006SW	2.5	13.1	\$ 104,664
9	M00018NW	2.5	13.1	\$ 259,721
10	M00021NW	2.5	13.1	\$ 62,048
11	M00028NE	2.6	14.0	\$ 18,729
23	I00005SE	2.7	17.6	\$ 33,389
12	F00014SW	2.8	14.7	\$ 55,086
18	F00016NW	2.8	14.7	\$ 1,136,874
13	I00012SE	2.8	15.8	\$ 27,055
14	F00005SW	2.9	15.9	\$ 2,175,101
15	C00003NW	3.0	10.0	\$ 84,160
16	C00005SW	3.0	10.0	\$ 67,252
17	C00006NE	3.0	10.0	\$ 15,087
19	F00033NE	3.0	18.4	\$ 147,558
20	I00025NE	3.0	18.8	\$ 56,758
21	M00021NE	3.0	16.5	\$ 821,708
22	F00001SW	3.1	17.4	\$ 279,585
27	M00010SE	3.1	18.5	\$ 100,722
28	B00001NE	3.2	18.8	\$ 726,144
26	I00019SE	3.3	17.8	\$ 32,656
24	F00002SE	3.4	19.0	\$ 489,033
25	F00013NE	3.4	19.0	\$ 93,894

Rank	Roadway Landscape	Priority ranking	Lifespan	Estimated Replacement Cost
39	M00049NE	3.4	20.3	\$ 142,888
29	C00012SE	3.5	18.1	\$ 8,718
30	C00053NE	3.5	16.3	\$ 24,332
31	M00001SW	3.5	19.4	\$ 134,637
32	M00006SE	3.5	20.6	\$ 673,072
33	M00008NE	3.5	19.6	\$ 16,761
34	M00007SE	3.5	20.6	\$ 127,740
35	M00008SE	3.5	20.6	\$ 191,443
42	I00015SE	3.5	22.8	\$ 46,847
36	F00020SE	3.6	20.8	\$ 46,883
37	I00022SE	3.6	20.3	\$ 270,709
38	C00007NW	3.7	13.3	\$ 53,575
40	C00015SE	3.8	19.4	\$ 12,173
41	M00002NW	3.8	20.9	\$ 208,304
43	I00028NE	3.8	23.4	\$ 2,049
44	C00001NW	4.0	15.0	\$ 8,132
45	C00001SW	4.0	15.0	\$ 22,556
46	C00004SW	4.0	15.0	\$ 19,776
47	C00008SW	4.0	15.0	\$ 8,246
48	C00009SE	4.0	22.5	\$ 104,578
49	C00013NW	4.0	15.0	\$ 50,486
50	C00017SE	4.0	15.0	\$ 5,079
51	C00056NE	4.0	15.0	\$ 64,599
52	I00017NW	4.0	25.0	\$ 35,251
53	M00011SW	4.0	23.3	\$ 143,071
54	M00029NW	4.2	25.0	\$ 56,137
55	I00042NE	4.5	21.9	\$ 2,172
56	C00045NE	5.0	27.5	\$ 18,478



B00001NE

OVERALL
PRIORITY RANK

3.2

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

29,767

MEDIAN TYPE

BUFFER

MATERIAL

MIXED

ADDRESS

965 Sonoma Ave,
Santa Rosa, CA
95404

RANK OUT OF 56 ROADWAY LANDSCAPES

28



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.2	18.8	\$ 726,144
General Landscape	2.0	6	\$ 69,839
General Trees	4.0	38	\$ 7,273
General Hardscape	4.0	15	\$ 499,377
General Irrigation	1.0	0	\$ 90,933
General Drainage	5.0	35	\$ 58,722

Note: See the appendices for asset rankings





C0000 I NW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

174

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

W College Ave
@ Maxwell Dr

RANK OUT OF 56 ROADWAY LANDSCAPES

44



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate 
	4.0	15.0	\$ 8,132
General Hardscape	4.0	15	\$ 8,132

Note: See the appendices for asset rankings





C0000 ISW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

482

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Dutton Ave.
@ HWY 12
(South side)

RANK OUT OF 56 ROADWAY LANDSCAPES

45



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.0	15.0	\$ 22,556
General Hardscape	4.0	15	\$ 22,556

Note: See the appendices for asset rankings





C00003NW

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

1,798

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Guerneville Rd.
@ Ridley Ave.
(East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

15



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	 3.0	 10.0	 \$ 84,160
General Hardscape	3.0	10	\$ 84,160

Note: See the appendices for asset rankings





C00004SW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

422

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

N Wright Rd.
@ Sebastopol
(North side)

RANK OUT OF 56 ROADWAY LANDSCAPES

46



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
			
	4.0	15.0	\$ 8,246
General Hardscape	4.0	15	\$ 8,246

Note: See the appendices for asset rankings





C00005SW

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

1,436

MEDIAN TYPE

FRONTAGE

MATERIAL

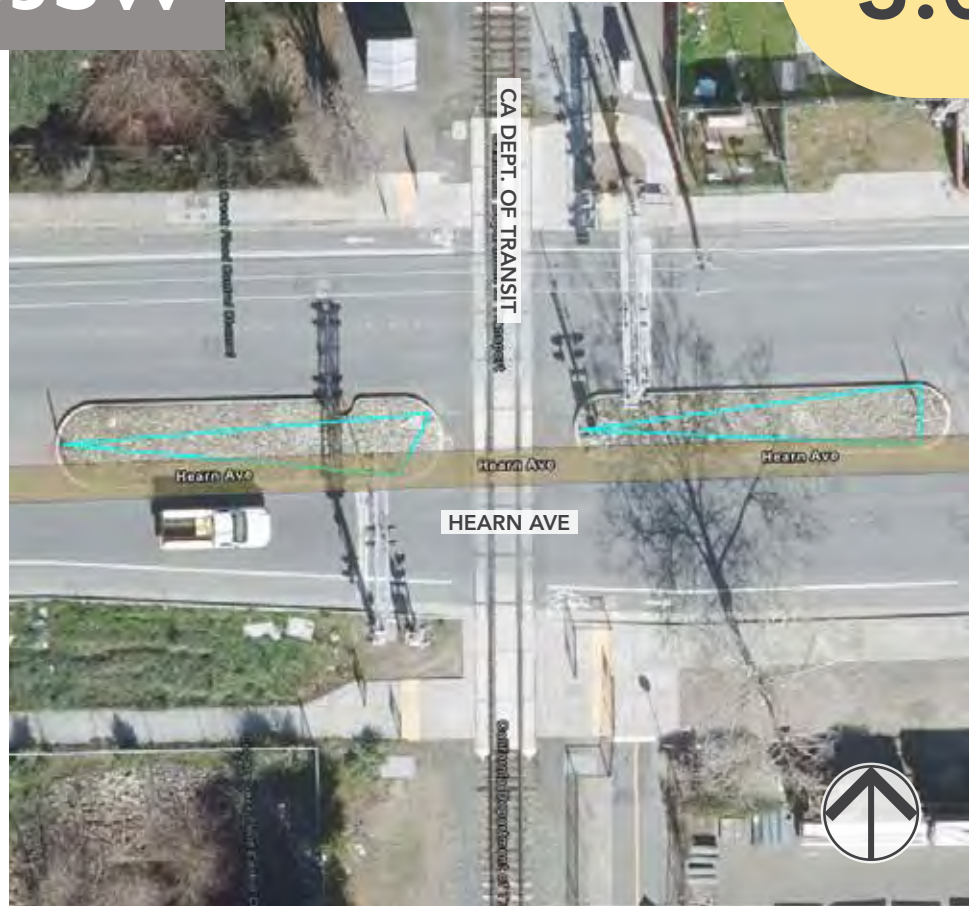
IMPERMEABLE

ADDRESS

Hearn Ave. @
RR Crossing
(Both sides)

RANK OUT OF 56 ROADWAY LANDSCAPES

16



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.0	10.0	\$ 67,252
General Hardscape	3.0	10	\$ 67,252

Note: See the appendices for asset rankings





C00006NE

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

322

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Mendocino
Ave. @ College
Ave. (East Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

17



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.0	10.0	\$ 15,087
General Hardscape	3.0	10	\$ 15,087

Note: See the appendices for asset rankings





C00007NW

OVERALL
PRIORITY RANK

3.7

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

1,144

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Guerneville Rd
@ RR Crossing
(Both Sides)

RANK OUT OF 56 ROADWAY LANDSCAPES

38



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.7	13.3	\$ 53,575
General Hardscape	3.7	13	\$ 53,575

Note: See the appendices for asset rankings





C00008SW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

176

MEDIAN TYPE

MEDIAN

MATERIAL

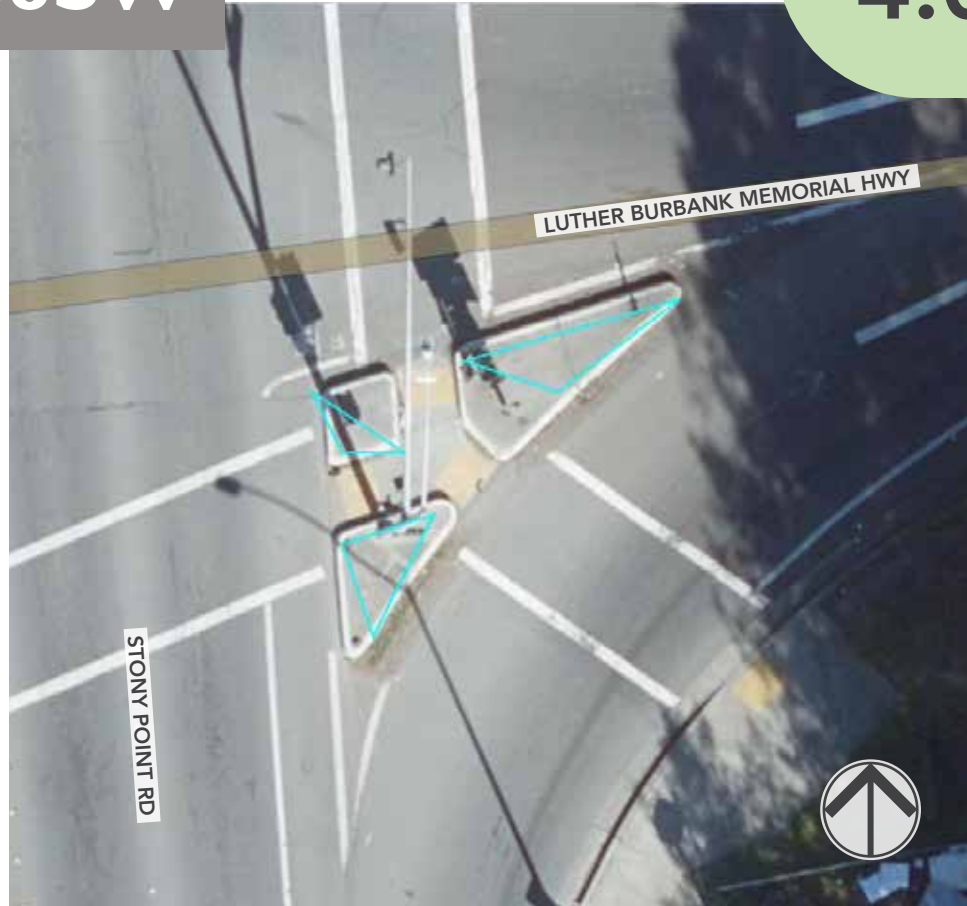
IMPERMEABLE

ADDRESS

Stony Point
Rd. @ HWY
12 Ramp

RANK OUT OF 56 ROADWAY LANDSCAPES

47



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.0	15.0	\$ 8,246
General Hardscape	4.0	15	\$ 8,246

Note: See the appendices for asset rankings





C00009SE

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

2,143

MEDIAN TYPE

MEDIAN

MATERIAL

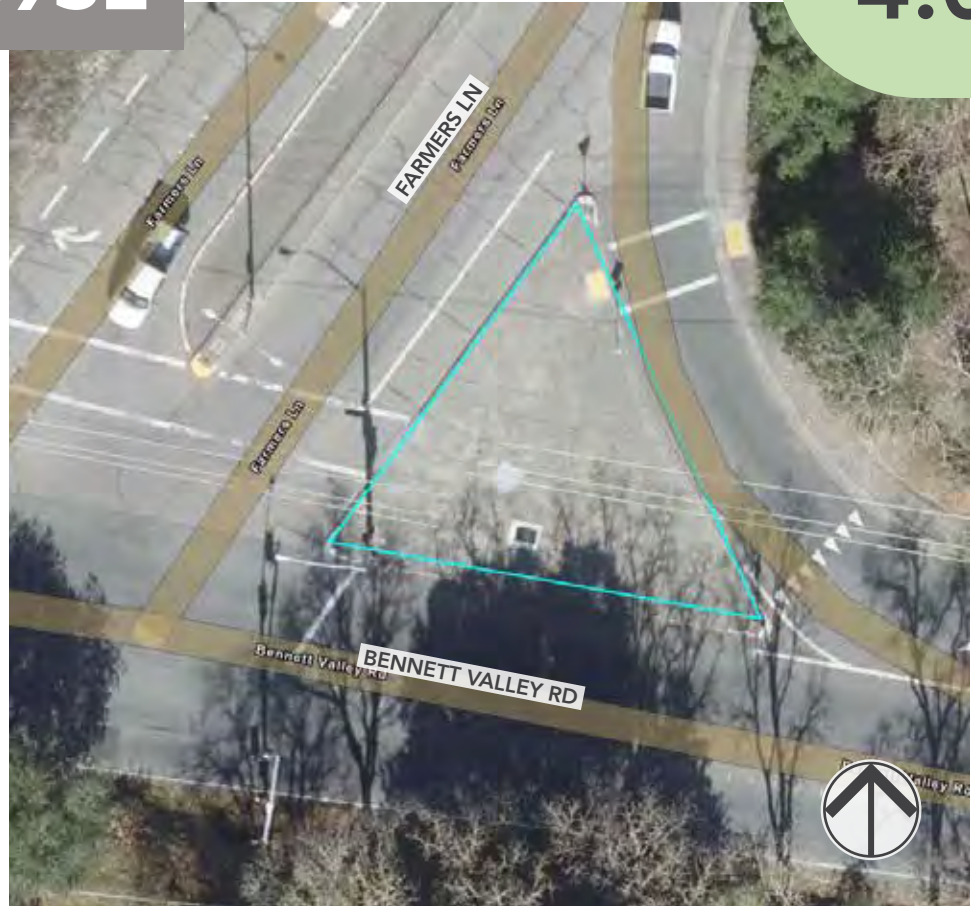
IMPERMEABLE

ADDRESS

Bennett Valley
Rd. @ Farmers
Lane (East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

48



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.0	22.5	\$ 104,578
General Hardscape	3.0	10	\$ 100,350
General Drainage	5.0	35	\$ 4,228

Note: See the appendices for asset rankings





C00012SE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

179

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Montgomery
Dr. @ Mission
Blvd. (All)

RANK OUT OF 56 ROADWAY LANDSCAPES

29



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
			
	3.5	18.1	\$ 8,718
General Hardscape	3.0	10	\$ 8,366
General Drainage	4.0	26	\$ 353

Note: See the appendices for asset rankings





C00013NW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

1,078

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Range Ave. @
Piner (Both sides
and South)

RANK OUT OF 56 ROADWAY LANDSCAPES

49



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate 
	4.0	15.0	\$ 50,486
General Hardscape	4.0	15	\$ 50,486

Note: See the appendices for asset rankings





C00015SE

OVERALL
PRIORITY RANK

3.8

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

249

MEDIAN TYPE

MEDIAN

MATERIAL

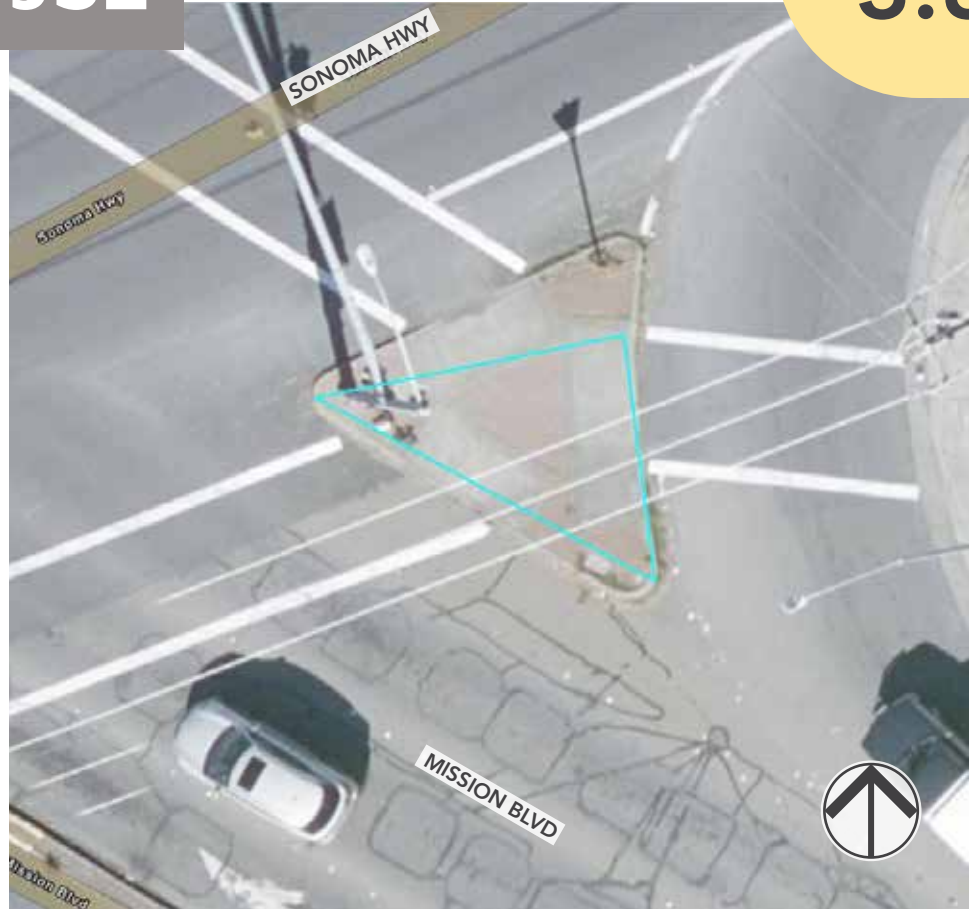
IMPERMEABLE

ADDRESS

Mission Blvd.
@ HWY 12
(East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

40



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate 
	3.8	19.4	\$ 12,173
General Hardscape	3.5	13	\$ 11,680
General Drainage	4.0	26	\$ 492

Note: See the appendices for asset rankings





4.0

Roadway

Southeast

108

MEDIAN

ADDRESS
Montgomery Dr.
@ Farmers Ln.
(East side)

**RANK OUT OF
56 ROADWAY
LANDSCAPES**

50



Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate
	4.0	15.0	\$ 5,079
	General Hardscape	4.0	15

A photograph showing a street intersection. A car is visible in the distance, and there are trees and buildings in the background. The image is taken from a low angle, possibly from a vehicle's dashboard.





C00045NE

OVERALL
PRIORITY RANK

5.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

379

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

3rd Rd. Street @
Brookwood Ave.
(East Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

56



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	5.0	27.5	\$ 18,478
General Hardscape	5.0	20	\$ 17,731
General Drainage	5.0	35	\$ 747

Note: See the appendices for asset rankings





C00053NE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

499

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Rieblie Rd. @
Mark West
Springs Rd.

RANK OUT OF 56 ROADWAY LANDSCAPES

30



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	16.3	\$ 24,332
General Hardscape	4.0	15	\$ 23,348
General Drainage	3.0	18	\$ 984

Note: See the appendices for asset rankings





C00056NE

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

1,380

MEDIAN TYPE

MEDIAN

MATERIAL

IMPERMEABLE

ADDRESS

Mendocino O/C
@ Mendocino Ave

RANK OUT OF 56 ROADWAY LANDSCAPES

51



RANKING MATRIX

Amenities	Priority Ranking Category		Supplemental Categories	
	Condition	Lifespan	Cost Estimate	
				
	4.0	15.0	\$	64,599
General Hardscape	4.0	15	\$	64,599

Note: See the appendices for asset rankings





F0000 I SW

OVERALL
PRIORITY RANK

3.1

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

17,220

MEDIAN TYPE FRONTAGE

MATERIAL

MIXED

ADDRESS

Southwest corner
of Sebastopol Rd.
and Lombardi Ln

RANK OUT OF 56 ROADWAY LANDSCAPES

22



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.1	17.4	\$ 279,585
General Landscape	3.0	13	\$ 53,915
General Trees	4.0	38	\$ 5,615
General Hardscape	3.0	10	\$ 115,886
General Irrigation	2.5	9	\$ 70,198
General Drainage	3.0	18	\$ 33,971

Note: See the appendices for asset rankings





F00002SE

OVERALL
PRIORITY RANK

3.4

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

26,770

MEDIAN TYPE FRONTAGE

MATERIAL MIXED

ADDRESS

South side HWY
12 both sides of
Queen Anne Dr.

RANK OUT OF 56 ROADWAY LANDSCAPES

24



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.4	19.0	\$ 489,033
General Landscape	3.0	13	\$ 78,580
General Trees	4.0	38	\$ 8,183
General Hardscape	4.0	15	\$ 247,147
General Irrigation	3.0	13	\$ 102,314
General Drainage	3.0	18	\$ 52,809

Note: See the appendices for asset rankings





F00005SW

OVERALL
PRIORITY RANK

2.8

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

129,631

MEDIAN TYPE FRONTAGE

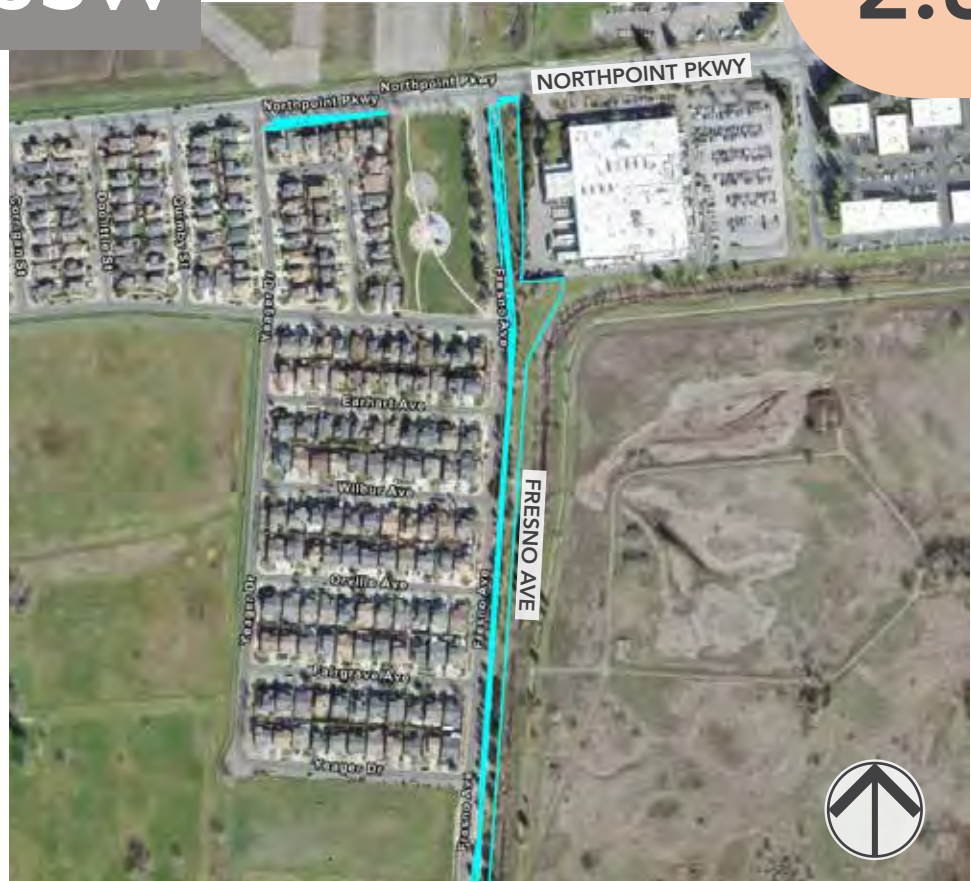
MATERIAL MIXED

ADDRESS

Trail along E. Side
of Fresno Ave
& frontage on
Northpoint Pkwy,
E. of Yeager Dr

RANK OUT OF 56 ROADWAY LANDSCAPES

14



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.9	15.9	\$ 2,175,101
General Landscape	2.5	9	\$ 399,088
General Trees	4.0	38	\$ 41,562
General Hardscape	4.0	15	\$ 959,099
General Irrigation	1.0	0	\$ 519,625
General Drainage	3.0	18	\$ 255,727

Note: See the appendices for asset rankings





F00013NE

OVERALL
PRIORITY RANK

3.4

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

2,991

MEDIAN TYPE FRONTAGE

MATERIAL MIXED

ADDRESS

N Side of HWY
12 230 ft East
of Acacia Ln

RANK OUT OF 56 ROADWAY LANDSCAPES 25



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.4	19.0	\$ 93,894
General Landscape	3.0	13	\$ 5,003
General Trees	4.0	38	\$ 521
General Hardscape	4.0	15	\$ 75,955
General Irrigation	3.0	13	\$ 6,514
General Drainage	3.0	18	\$ 5,900

Note: See the appendices for asset rankings





F00014SW

OVERALL
PRIORITY RANK

2.8

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

1,780

MEDIAN TYPE FRONTAGE

MATERIAL

MIXED

ADDRESS

NE corner of
Trombetta St
& Stony Point
Rd across from
Gardner Ave

RANK OUT OF 56 ROADWAYS

12



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.8	14.7	\$ 55,086
General Landscape	2.0	6	\$ 2,717
General Trees	4.0	38	\$ 283
General Hardscape	4.0	15	\$ 48,548
General Irrigation	1.0	0	\$ 3,538

Note: See the appendices for asset rankings





F00016NW

OVERALL
PRIORITY RANK

3.6

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

67,116

MEDIAN TYPE FRONTAGE

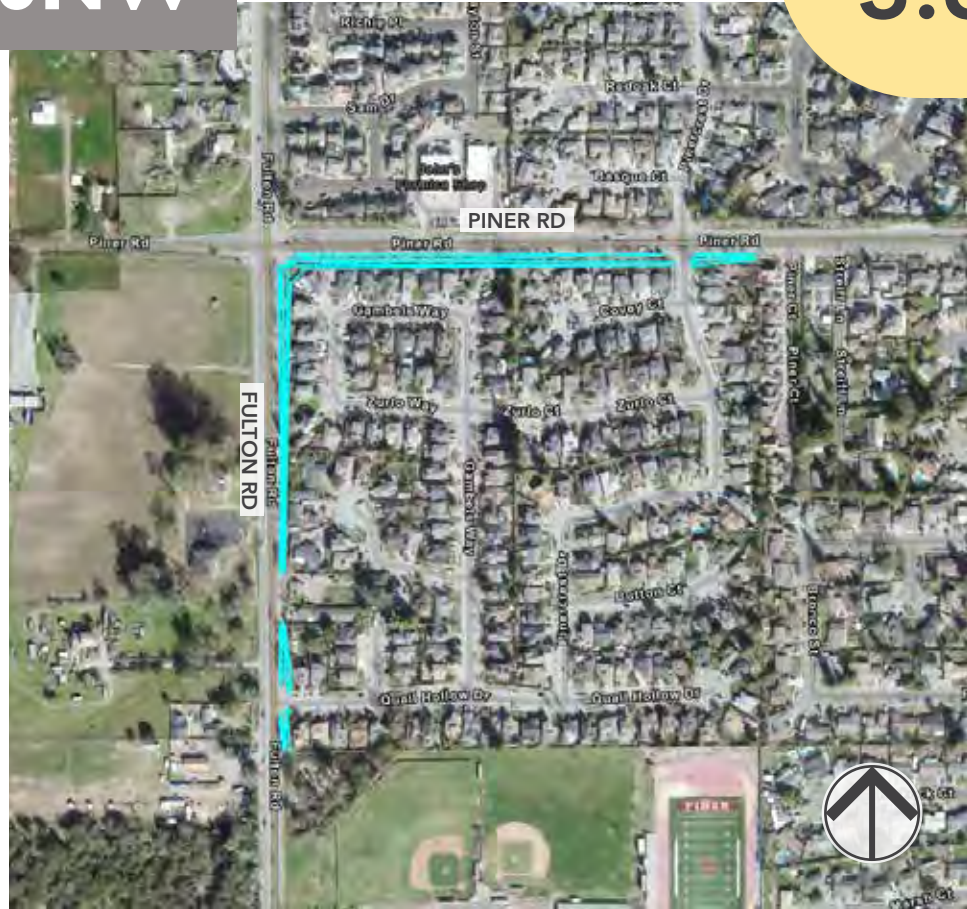
MATERIAL MIXED

ADDRESS

SE Corner of
Fulton Rd and
Piner Rd

RANK OUT OF 56 ROADWAY LANDSCAPES

18



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.6	20.8	\$ 46,883
General Landscape	3.0	13	\$ 4,639
General Trees	4.0	38	\$ 483
General Hardscape	4.0	15	\$ 31,874
General Irrigation	3.0	13	\$ 6,041
General Drainage	4.0	26	\$ 3,846

Note: See the appendices for asset rankings





F00020SE

OVERALL
PRIORITY RANK

3.6

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

1,950

MEDIAN TYPE FRONTAGE

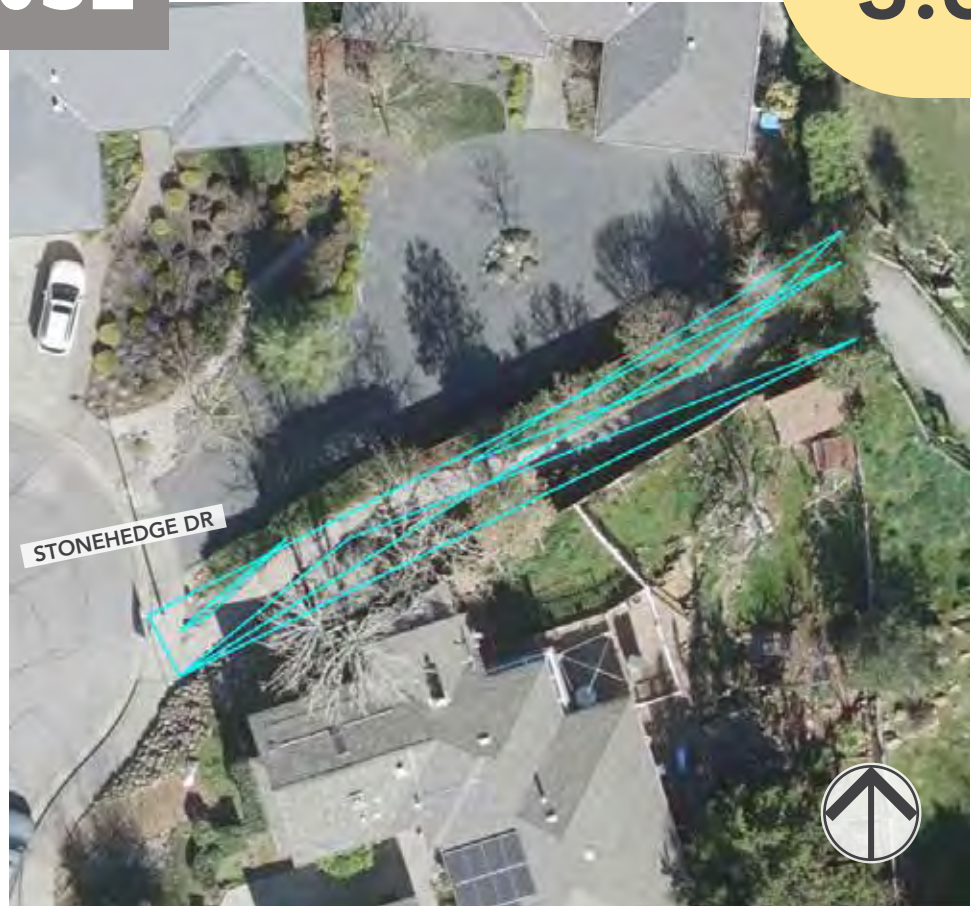
MATERIAL MIXED

ADDRESS

Public access to
Annadel State Park
from corner of
Stonehedge Dr. &
Westminster Pl

RANK OUT OF 56 ROADWAY LANDSCAPES

36



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.6	20.8	\$ 46,883
General Landscape	3.0	13	\$ 4,639
General Trees	4.0	38	\$ 483
General Hardscape	4.0	15	\$ 31,874
General Irrigation	3.0	13	\$ 6,041
General Drainage	4.0	26	\$ 3,846

Note: See the appendices for asset rankings





F00033NE

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

13,700

MEDIAN TYPE FRONTAGE

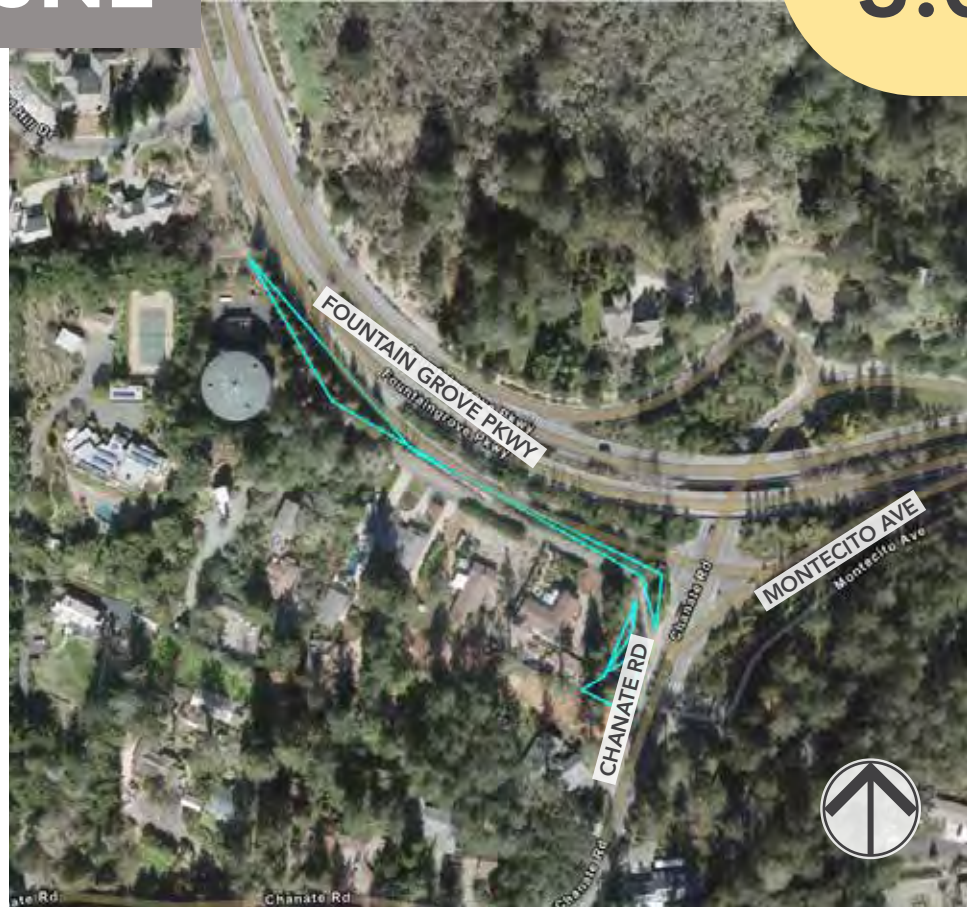
MATERIAL PERMEABLE

ADDRESS

Fountain
Grove Pkwy @
Chanate Rd

RANK OUT OF 56 ROADWAY LANDSCAPES

19



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.0	18.4	\$ 147,558
General Landscape	3.0	13	\$ 50,093
General Trees	4.0	38	\$ 5,217
General Irrigation	2.0	6	\$ 65,222
General Drainage	3.0	18	\$ 27,026

Note: See the appendices for asset rankings





100003NW

OVERALL
PRIORITY RANK

2.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

993

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

West 9th St. @
West 8th St.
(West Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

4



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.0	12.5	\$ 8,739
General Landscape	1.0	0	\$ 3,632
General Trees	4.0	38	\$ 378
General Irrigation	1.0	0	\$ 4,729

Note: See the appendices for asset rankings





I00005SE

OVERALL
PRIORITY RANK

2.7

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

3,100

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Holland Dr. @
Bennett Valley Rd

RANK OUT OF 56 ROADWAY LANDSCAPES

23



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.7	17.6	\$ 33,389
General Landscape	1.0	0	\$ 11,335
General Trees	4.0	38	\$ 1,180
General Irrigation	1.0	0	\$ 14,758
General Drainage	4.8	33	\$ 6,115

Note: See the appendices for asset rankings





I00008NE

OVERALL
PRIORITY RANK

2.3

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

938

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Woodland
Shadows Pl. @
Montecito Ave.

RANK OUT OF 56 ROADWAY LANDSCAPES

8



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.3	14.6	\$ 8,250
General Landscape	2.0	6	\$ 3,429
General Trees	4.0	38	\$ 357
General Irrigation	1.0	0	\$ 4,464

Note: See the appendices for asset rankings





1.7

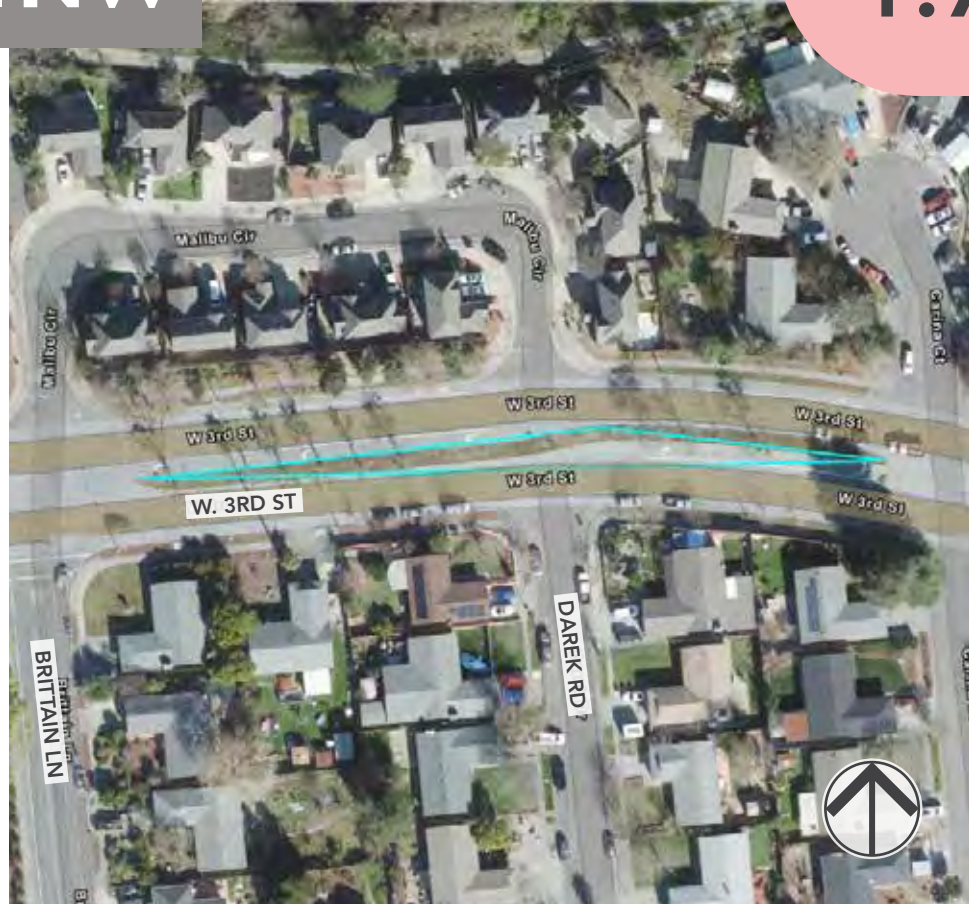
Roadway

Northwest

4,101

RANK OUT OF 56 ROADWAY LANDSCAPES

3



Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate
	1.7	8.3	\$ 36,079
	General Landscape	1.0	0
General Trees	3.0	25	\$ 1,562
General Irrigation	1.0	0	\$ 19,523

A photograph showing a residential street scene. In the foreground, there is a wide, dry, yellowed grassy area, possibly a lawn or a cleared field, which appears to be in poor health. A concrete curb separates this area from a paved asphalt road. In the background, there are several houses with dark roofs and large, mature trees with green foliage. A few cars are parked along the street. The sky is clear and blue.





1000 I 2SE

OVERALL
PRIORITY RANK

2.8

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

2,512

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Montgomery Dr
@ Mission Blvd
(West Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

13



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.8	15.8	\$ 27,055
General Landscape	1.0	0	\$ 9,185
General Trees	4.0	38	\$ 957
General Hardscape	4.0	15	*see note
General Irrigation	1.0	0	\$ 11,959
General Drainage	4.0	26	\$ 4,955

*A cost estimate is not provided due to square footage data being unavailable.
Note: See the appendices for asset rankings.





100015SE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

4,349

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Bellevue @
Terrimay Ln

RANK OUT OF 56 ROADWAY LANDSCAPES

42



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	22.8	\$ 46,847
General Landscape	2.0	6	\$ 15,904
General Trees	4.0	38	\$ 1,656
General Irrigation	3.0	13	\$ 20,707
General Drainage	5.0	35	\$ 8,580

Note: See the appendices for asset rankings





1000 I 7NW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

4,007

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Steele Way @
Guerneville Rd

RANK OUT OF 56 ROADWAY LANDSCAPES

52



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
			
	4.0	25.0	\$ 35,251
General Landscape	4.0	19	\$ 14,650
General Trees	4.0	38	\$ 1,526
General Irrigation	4.0	19	\$ 19,075

Note: See the appendices for asset rankings





100019SE

OVERALL
PRIORITY RANK

3.3

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

3,712

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Baker O/C @
Santa Rosa Ave

RANK OUT OF 56 ROADWAY LANDSCAPES

26



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.3	17.8	\$ 32,656
General Landscape	3.0	13	\$ 13,572
General Trees	4.0	38	\$ 1,413
General Hardscape	4.0	15	*see note
General Irrigation	2.0	6	\$ 17,671

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings





100020NW

OVERALL
PRIORITY RANK

1.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

1,516

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Guerneville Rd
@ Fulton Rd.
(West Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

1



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	1.0	0.0	\$ 12,765
General Landscape	1.0	0	\$ 5,545
General Irrigation	1.0	0	\$ 7,220

Note: See the appendices for asset rankings





I00022SE

OVERALL
PRIORITY RANK

3.6

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

25,133

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Oakmont Dr. from
HWY 12 to E. of
Laurel Leaf Pl

RANK OUT OF 56 ROADWAY LANDSCAPES

37



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.6	20.3	\$ 270,709
General Landscape	4.0	19	\$ 91,900
General Trees	4.0	38	\$ 9,571
General Hardscape	4.0	15	*see note
General Irrigation	3.0	13	\$ 119,657
General Drainage	3.0	18	\$ 49,581

*A cost estimate is not provided due to square footage data being unavailable.
Note: See the appendices for asset rankings





I00023NW

OVERALL
PRIORITY RANK

1.0

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

2,296

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

West 3rd St.
@ Darla Dr.
(East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

2



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	1.0	0.0	\$ 19,326
General Landscape	1.0	0	\$ 8,395
General Irrigation	1.0	0	\$ 10,931

Note: See the appendices for asset rankings





I 00025NE

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

6,451

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Juliet Dr. @
Piedra Ln.

RANK OUT OF
56 ROADWAY
LANDSCAPES

20



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.0	18.8	\$ 56,758
General Landscape	3.0	13	\$ 23,588
General Trees	4.0	38	\$ 2,457
General Irrigation	2.0	6	\$ 30,713

Note: See the appendices for asset rankings





I00028NE

OVERALL
PRIORITY RANK

3.8

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

341

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Lewis Rd @
Franklin Ave

RANK OUT OF 56 ROADWAY LANDSCAPES

43



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.8	23.4	\$ 2,049
General Landscape	2.0	6	\$ 1,247
General Trees	4.0	38	\$ 130
General Hardscape	4.0	15	*see note
General Drainage	5.0	35	\$ 673

*A cost estimate is not provided due to square footage data being unavailable.

Note: See the appendices for asset rankings





I00032NE

OVERALL
PRIORITY RANK

2.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

1,461

MEDIAN TYPE

MEDIAN

MATERIAL

PERMEABLE

ADDRESS

Los Alamos
Rd @ HWY 12
(North Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

5



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.0	7.9	\$ 15,185
General Landscape	2.0	6	\$ 5,344
General Irrigation	1.0	0	\$ 6,958
General Drainage	3.0	18	\$ 2,883

Note: See the appendices for asset rankings





I00042NE

OVERALL
PRIORITY RANK

4.5

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

258

MEDIAN TYPE

MEDIAN

MATERIAL

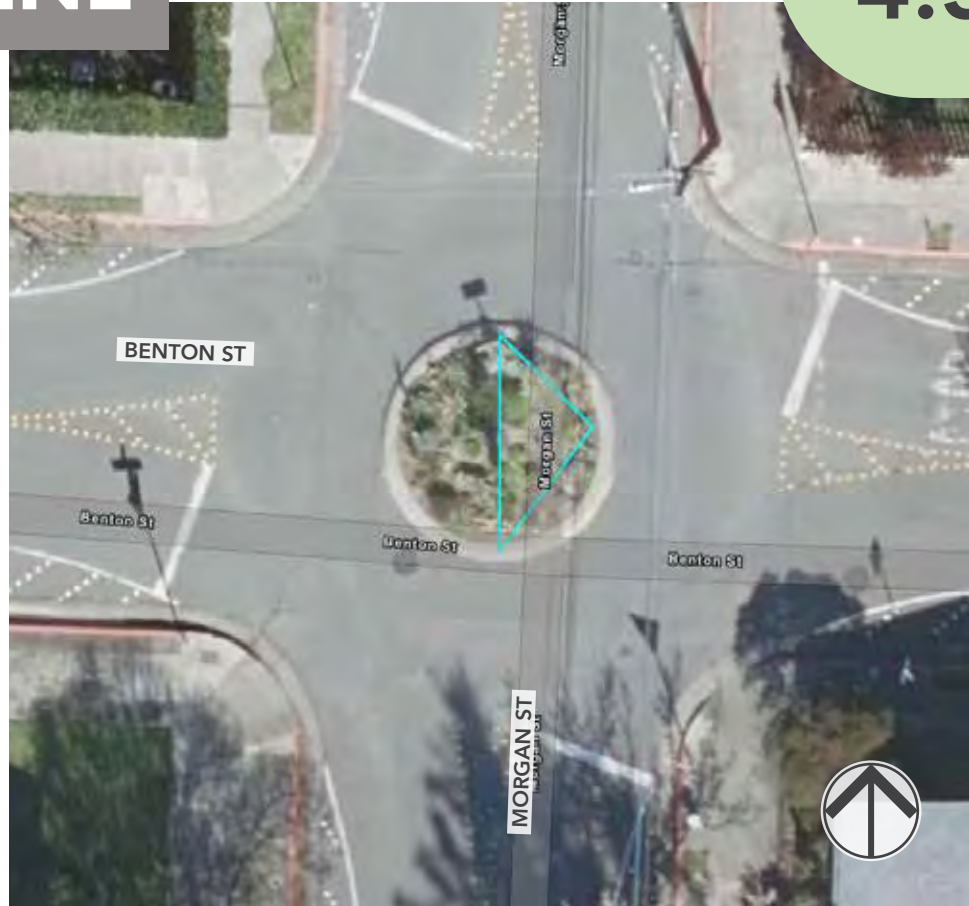
PERMEABLE

ADDRESS

Benton St @
Morgan St
(Circle)

RANK OUT OF 56 ROADWAY LANDSCAPES

55



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.5	21.9	\$ 2,172
General Landscape	5.0	25	\$ 944
General Irrigation	4.0	19	\$ 1,229

Note: See the appendices for asset rankings





M00001SW

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

8,363

MEDIAN TYPE

MEDIAN

MATERIAL

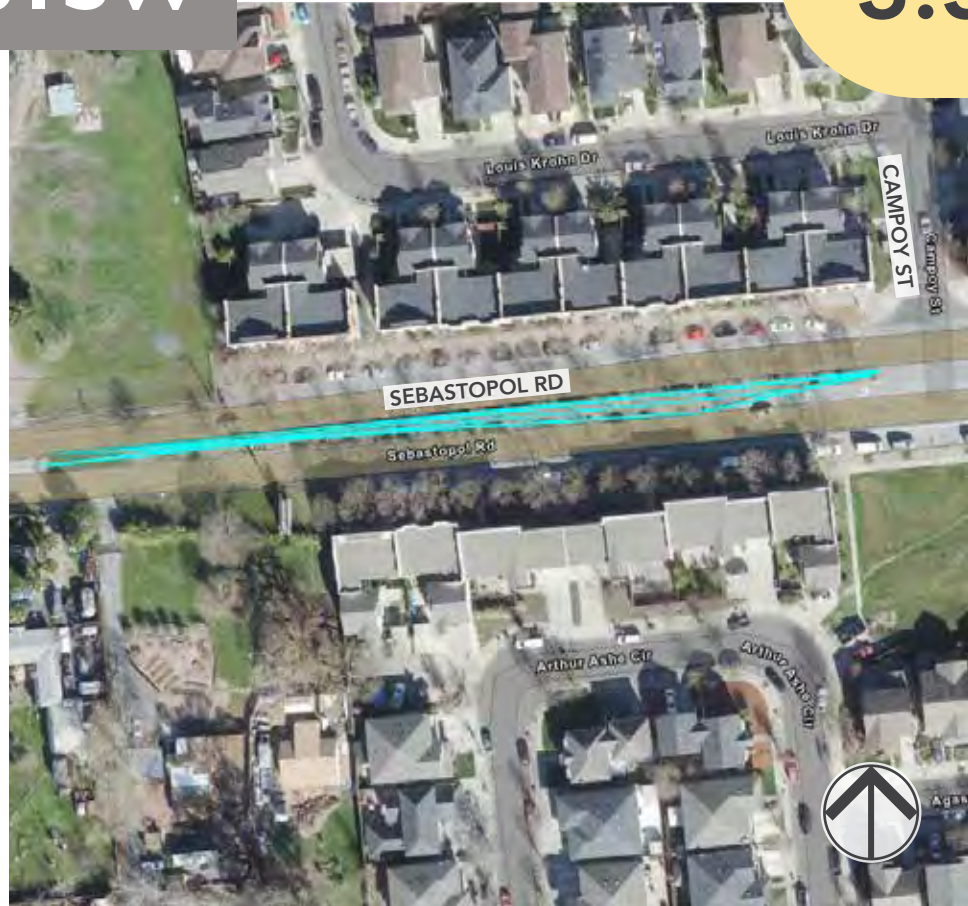
MIXED

ADDRESS

Sebastopol Rd
@ Campoy St
(West side)

RANK OUT OF 56 ROADWAY LANDSCAPES

31



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	19.4	\$ 134,637
General Landscape	3.0	13	\$ 24,706
General Trees	4.0	38	\$ 2,573
General Hardscape	4.0	15	\$ 75,191
General Irrigation	3.0	13	\$ 32,168

Note: See the appendices for asset rankings





M00002NW

OVERALL
PRIORITY RANK

3.8

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

10,694

MEDIAN TYPE

MEDIAN

MATERIAL

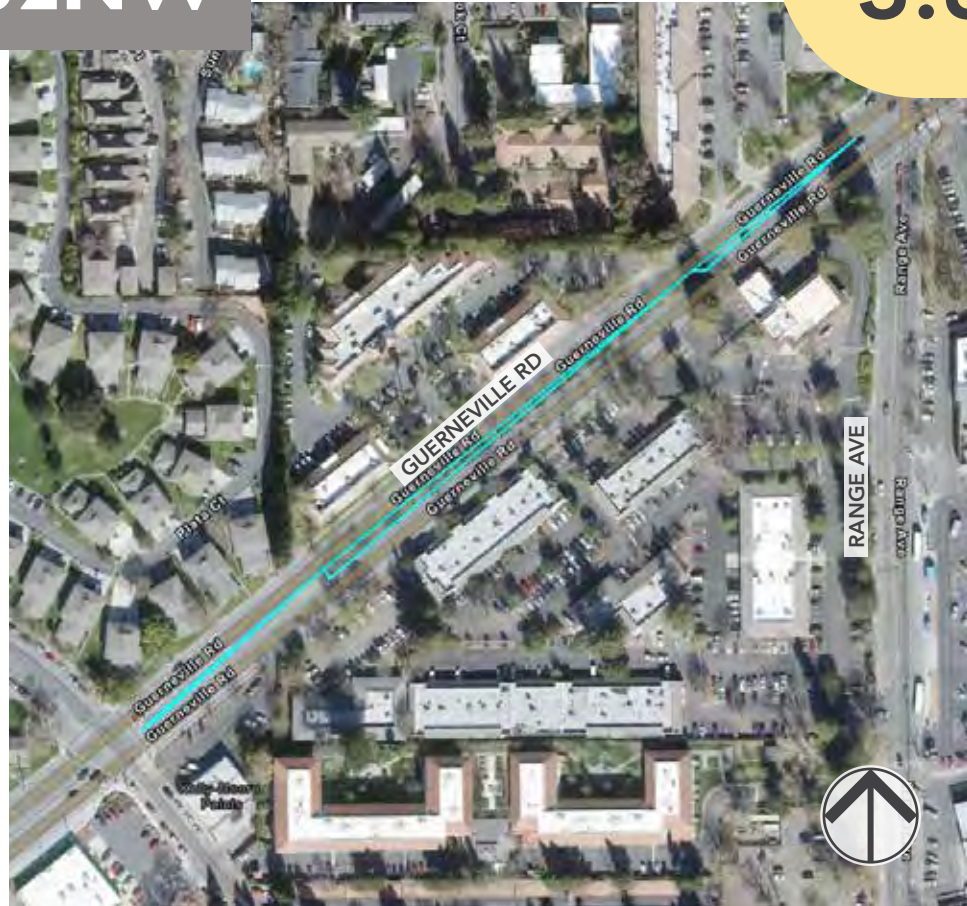
MIXED

ADDRESS

Guerneville Rd
@ Herbert Ln
(Northeast side)

RANK OUT OF 56 ROADWAY LANDSCAPES

41



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.8	20.9	\$ 208,304
General Landscape	4.0	19	\$ 28,117
General Trees	4.0	38	\$ 2,928
General Hardscape	4.0	15	\$ 140,650
General Irrigation	3.0	13	\$ 36,609

Note: See the appendices for asset rankings





3.5

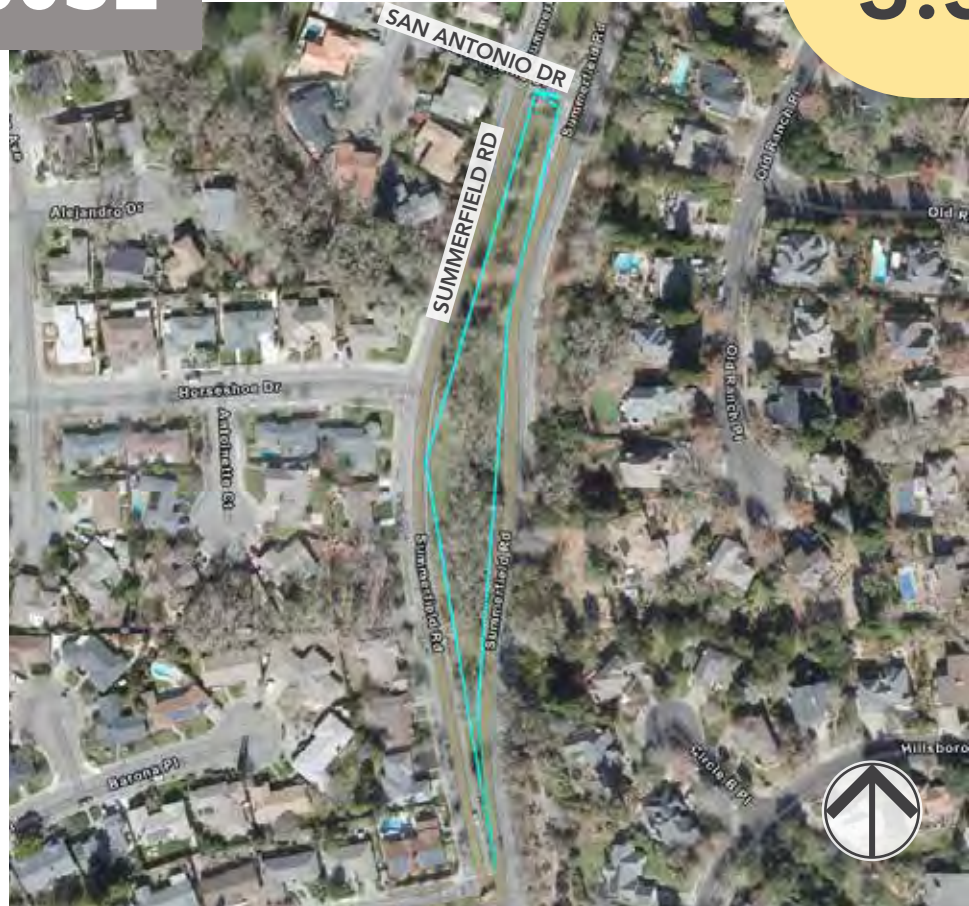
Roadway

Southeast

62,014

RANK OUT OF 56 ROADWAY LANDSCAPES

32



Amenities	Priority Ranking Category	Supplemental Categories	
	Condition 	Lifespan 	Cost Estimate
	3.5	20.6	\$ 673,072
General Landscape	2.0	6	\$ 226,262
General Trees	4.0	38	\$ 23,563
General Hardscape	4.0	15	\$ 6,309
General Irrigation	2.5	9	\$ 294,600
General Drainage	5.0	35	\$ 122,337





M00006SW

OVERALL
PRIORITY RANK

2.5

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

4,699

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

Sebastopol Rd
@ N Wright Rd
(East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

6



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.5	13.1	\$ 104,664
General Landscape	1.0	0	\$ 11,090
General Trees	4.0	38	\$ 1,155
General Hardscape	4.0	15	\$ 77,980
General Irrigation	1.0	0	\$ 14,439

Note: See the appendices for asset rankings





M00007SE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

11,117

MEDIAN TYPE

MEDIAN

MATERIAL

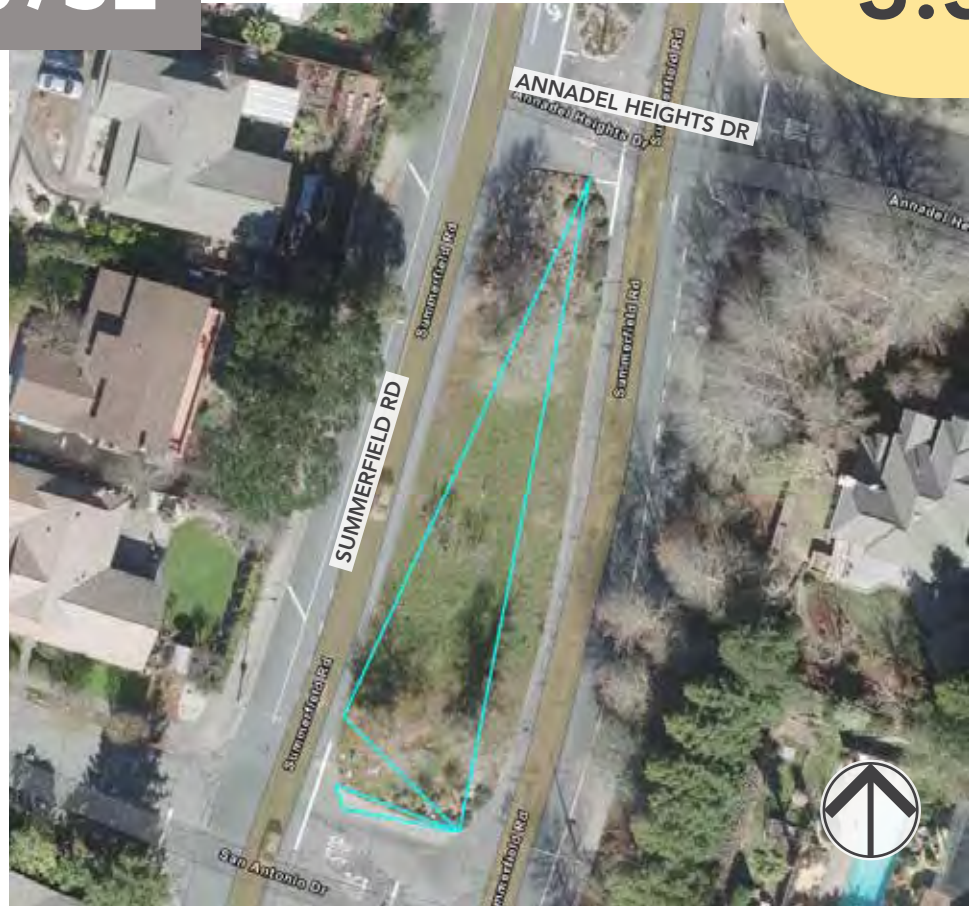
MIXED

ADDRESS

Summerfield Rd @
Annadel Heights Dr
(South side)

RANK OUT OF 56 ROADWAY LANDSCAPES

34



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	20.6	\$ 127,740
General Landscape	2.0	6	\$ 39,878
General Trees	4.0	38	\$ 4,153
General Hardscape	4.0	15	\$ 9,857
General Irrigation	2.5	9	\$ 51,922
General Drainage	5.0	35	\$ 21,930

Note: See the appendices for asset rankings





M00008NE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

564

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

Mountain Hawk
Dr @ Raters Dr
(North side)

RANK OUT OF 56 ROADWAY LANDSCAPES

33



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	19.6	\$ 16,761
General Landscape	3.0	13	\$ 1,036
General Trees	4.0	38	\$ 108
General Hardscape	4.0	15	\$ 13,153
General Irrigation	3.5	16	\$ 1,350
General Drainage	3.0	18	\$ 1,113

Note: See the appendices for asset rankings





M00008SE

OVERALL
PRIORITY RANK

3.5

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

17,364

MEDIAN TYPE

MEDIAN

MATERIAL

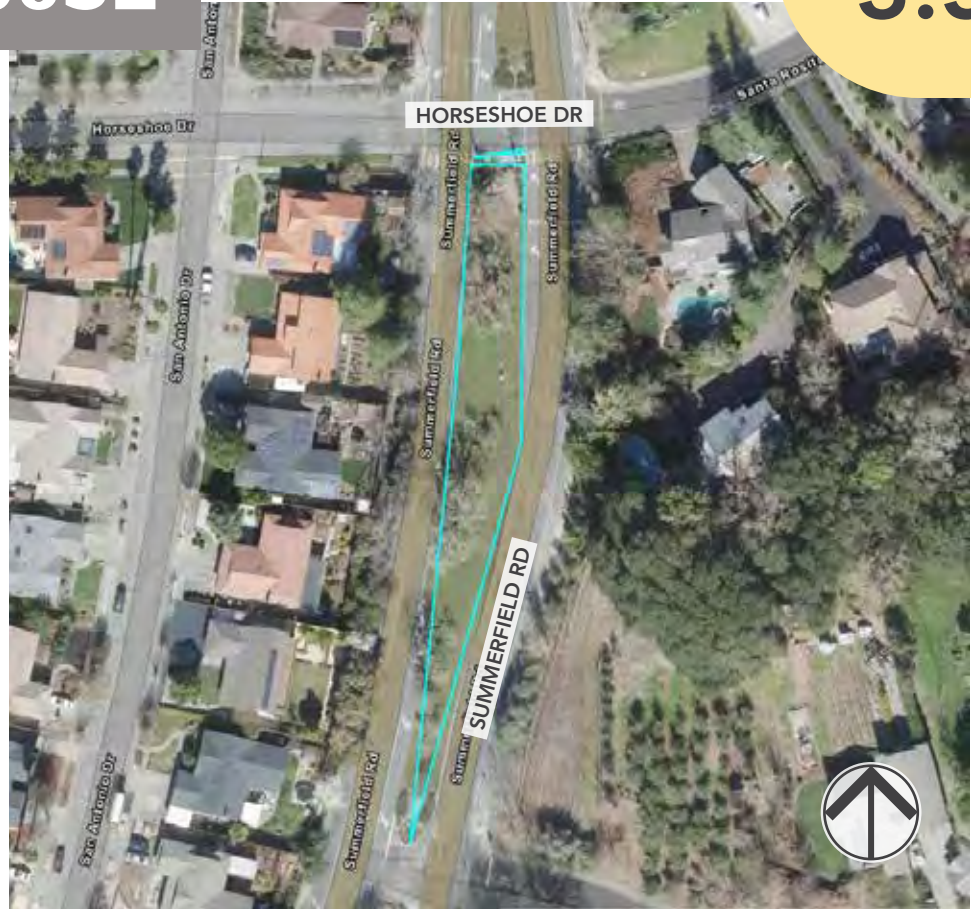
MIXED

ADDRESS

Summerfield Rd
@ Santa Rosita Ct
(South side)

RANK OUT OF 56 ROADWAY LANDSCAPES

35



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.5	20.6	\$ 191,443
General Landscape	2.0	6	\$ 63,065
General Trees	4.0	38	\$ 6,568
General Hardscape	4.0	15	\$ 5,444
General Irrigation	2.5	9	\$ 82,113
General Drainage	5.0	35	\$ 34,254

Note: See the appendices for asset rankings





M00010NW

OVERALL
PRIORITY RANK
2.3

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

3,391

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

Stony Point Rd.
@ Finley Park
(South entrance)

RANK OUT OF 56 ROADWAY LANDSCAPES

7



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.3	11.9	\$ 85,907
General Landscape	1.0	0	\$ 7,007
General Trees	4.0	38	\$ 730
General Hardscape	3.0	10	\$ 69,048
General Irrigation	1.0	0	\$ 9,123

Note: See the appendices for asset rankings





M00010SE

OVERALL
PRIORITY RANK

3.1

TYPE



Roadway

QUADRANT



Southeast

SIZE (SF)

5,312

MEDIAN TYPE

MEDIAN

MATERIAL

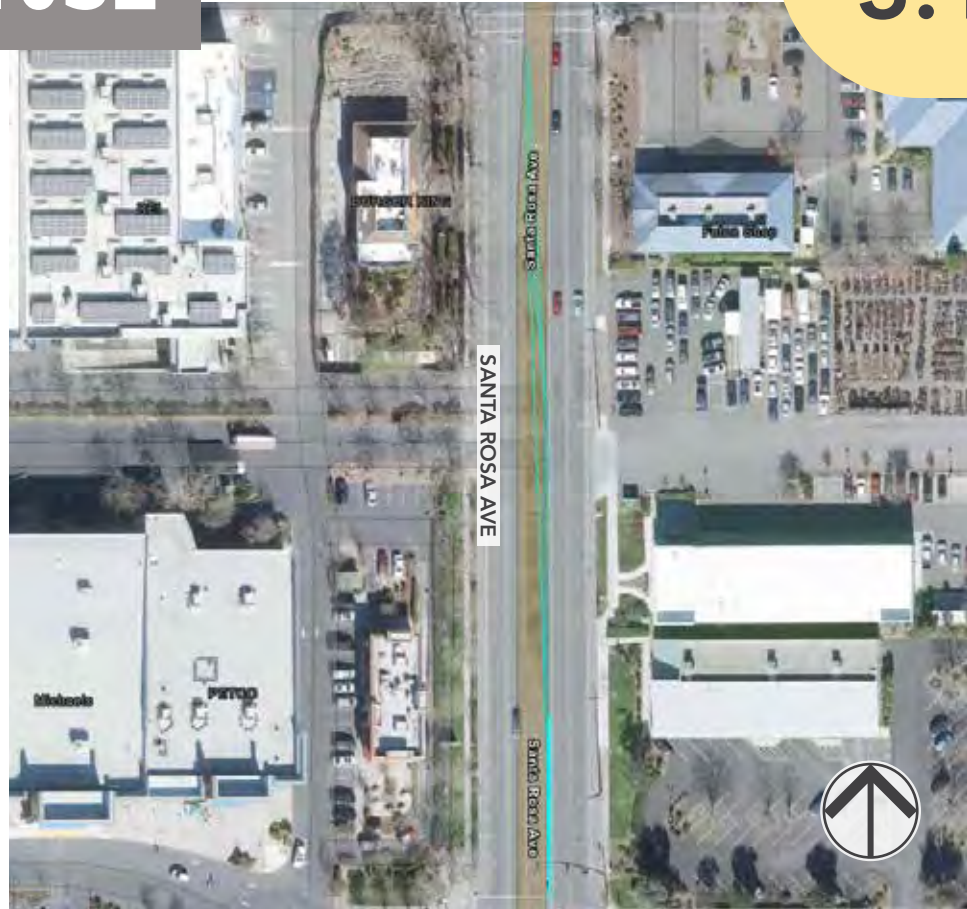
MIXED

ADDRESS

Santa Rosa Ave
@ Burt St

RANK OUT OF 56 ROADWAY LANDSCAPES

27



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.1	18.5	\$ 100,722
General Landscape	2.0	6	\$ 15,239
General Trees	4.0	38	\$ 1,587
General Hardscape	2.5	8	\$ 53,574
General Irrigation	2.0	6	\$ 19,842
General Drainage	5.0	35	\$ 10,479

Note: See the appendices for asset rankings





M000 I I SW

OVERALL
PRIORITY RANK

4.0

TYPE



Roadway

QUADRANT



Southwest

SIZE (SF)

6,255

MEDIAN TYPE

MEDIAN

MATERIAL

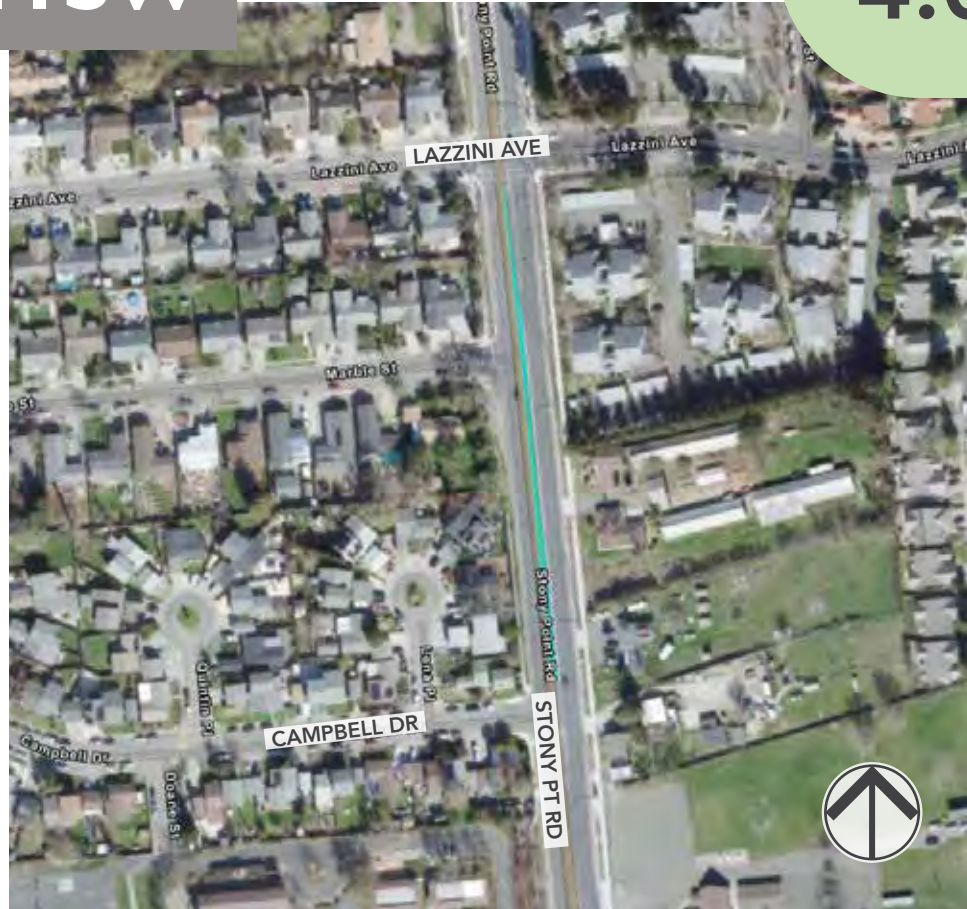
MIXED

ADDRESS

Stony Pt Rd @
Campbell Dr
(North side)

RANK OUT OF 56 ROADWAY LANDSCAPES

53



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.0	23.3	\$ 143,071
General Landscape	4.0	19	\$ 15,592
General Trees	4.0	38	\$ 1,624
General Hardscape	4.0	15	\$ 93,214
General Irrigation	4.0	19	\$ 20,301
General Drainage	4.0	26	\$ 12,340

Note: See the appendices for asset rankings





M00018NW

OVERALL
PRIORITY RANK

2.5

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

11,665

MEDIAN TYPE

MEDIAN

MATERIAL

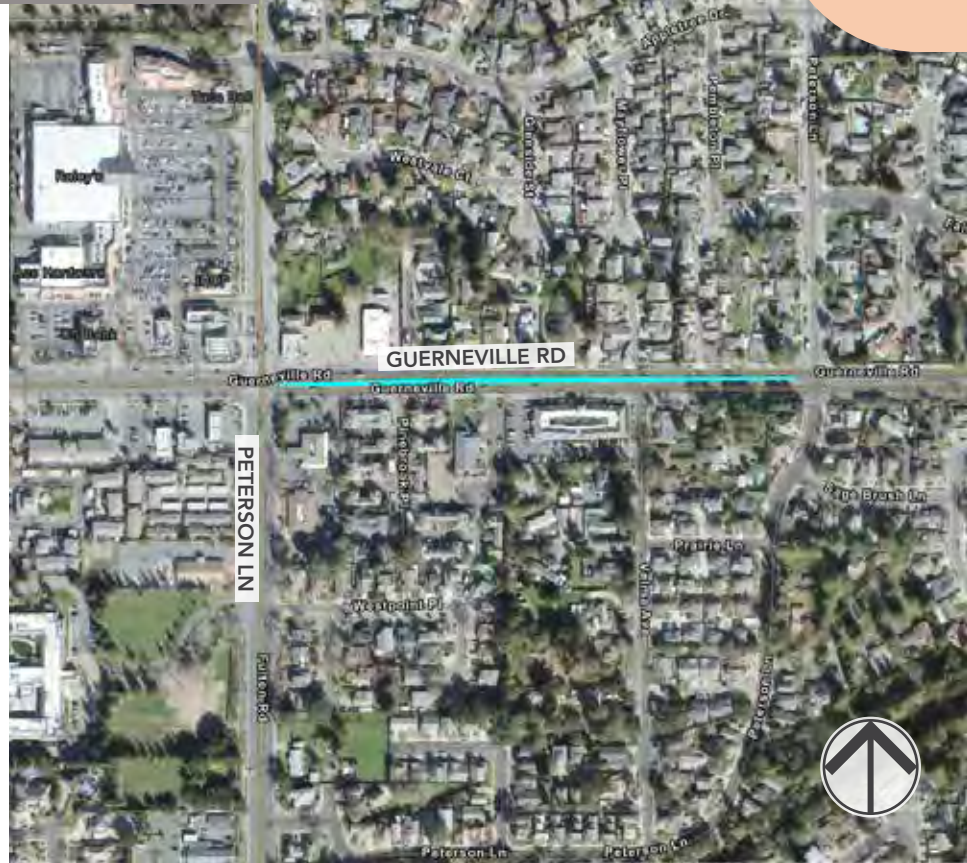
MIXED

ADDRESS

Guerneville Rd
@ Fulton Rd
(East side)

RANK OUT OF 56 ROADWAY LANDSCAPES

9



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.5	13.1	\$ 259,721
General Landscape	1.0	0	\$ 27,547
General Trees	4.0	38	\$ 2,869
General Hardscape	4.0	15	\$ 193,440
General Irrigation	1.0	0	\$ 35,866

Note: See the appendices for asset rankings





M00021NE

OVERALL
PRIORITY RANK

3.0

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

45,200

MEDIAN TYPE

MEDIAN

MATERIAL

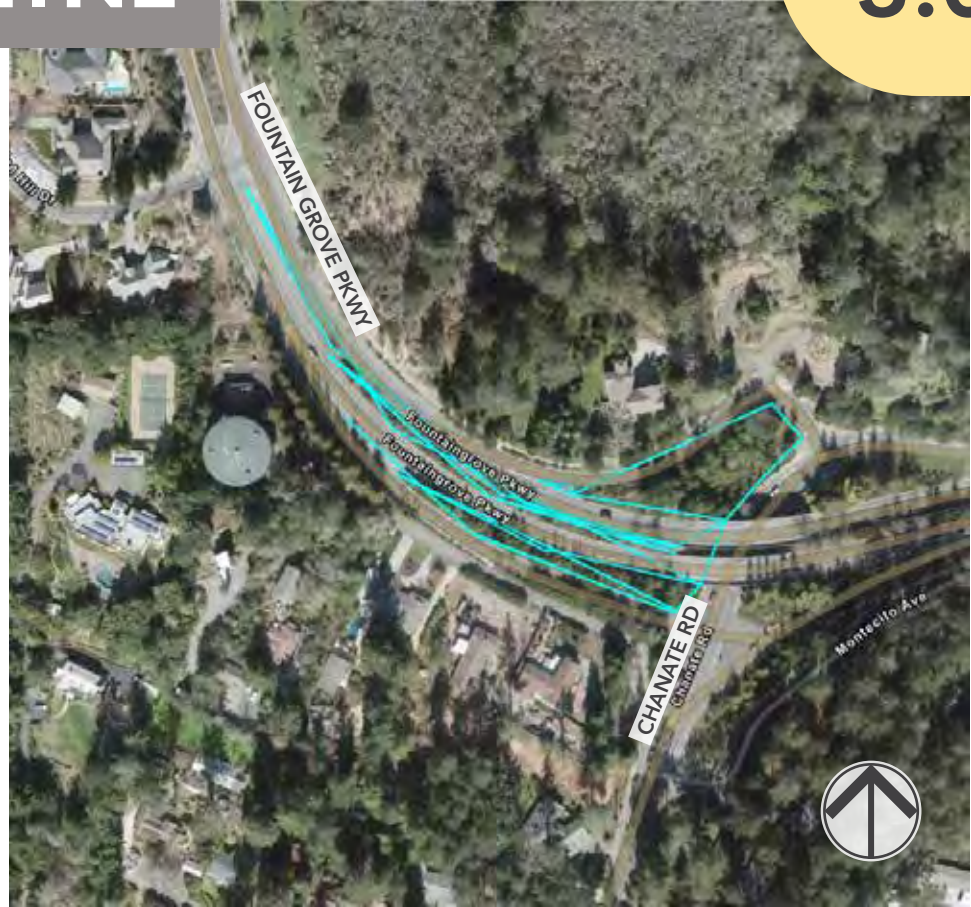
MIXED

ADDRESS

Fountain Grove
Pky @ Chanate Rd
(West side)

RANK OUT OF 56 ROADWAY LANDSCAPES

21



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.0	16.5	\$ 821,708
General Landscape	3.0	13	\$ 133,068
General Trees	4.0	38	\$ 13,858
General Hardscape	4.0	15	\$ 412,356
General Irrigation	1.0	0	\$ 173,259
General Drainage	3.0	18	\$ 89,167

Note: See the appendices for asset rankings





M00021NW

OVERALL
PRIORITY RANK

2.5

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

3,438

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

Marlow Rd @
Guerneville Rd

RANK OUT OF 56 ROADWAY LANDSCAPES

10



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.5	13.1	\$ 62,048
General Landscape	1.0	0	\$ 9,513
General Trees	4.0	38	\$ 991
General Hardscape	4.0	15	\$ 39,157
General Irrigation	1.0	0	\$ 12,387

Note: See the appendices for asset rankings





M00028NE

OVERALL
PRIORITY RANK

2.6

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

1,650

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

Montecito Blvd
@ Rincon Valley
Library

RANK OUT OF 56 ROADWAY LANDSCAPES

11



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	2.6	14.0	\$ 18,729
General Landscape	1.0	0	\$ 5,942
General Trees	4.0	38	\$ 619
General Hardscape	4.0	15	\$ 1,176
General Irrigation	1.0	0	\$ 7,737
General Drainage	3.0	18	\$ 3,255

Note: See the appendices for asset rankings





M00029NW

OVERALL
PRIORITY RANK

4.2

TYPE



Roadway

QUADRANT



Northwest

SIZE (SF)

2,185

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

3rd Street @
Wilson St

RANK OUT OF 56 ROADWAY LANDSCAPES

54



RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	4.2	25.0	\$ 56,137
General Landscape	4.0	19	\$ 4,852
General Trees	4.0	38	\$ 505
General Hardscape	4.0	15	\$ 40,151
General Irrigation	4.0	19	\$ 6,318
General Drainage	5.0	35	\$ 4,310

Note: See the appendices for asset rankings





M00049NE

OVERALL
PRIORITY RANK

3.4

TYPE



Roadway

QUADRANT



Northeast

SIZE (SF)

11,704

MEDIAN TYPE

MEDIAN

MATERIAL

MIXED

ADDRESS

County Center Dr
@ Professional Dr
(North Side)

RANK OUT OF 56 ROADWAY LANDSCAPES

39



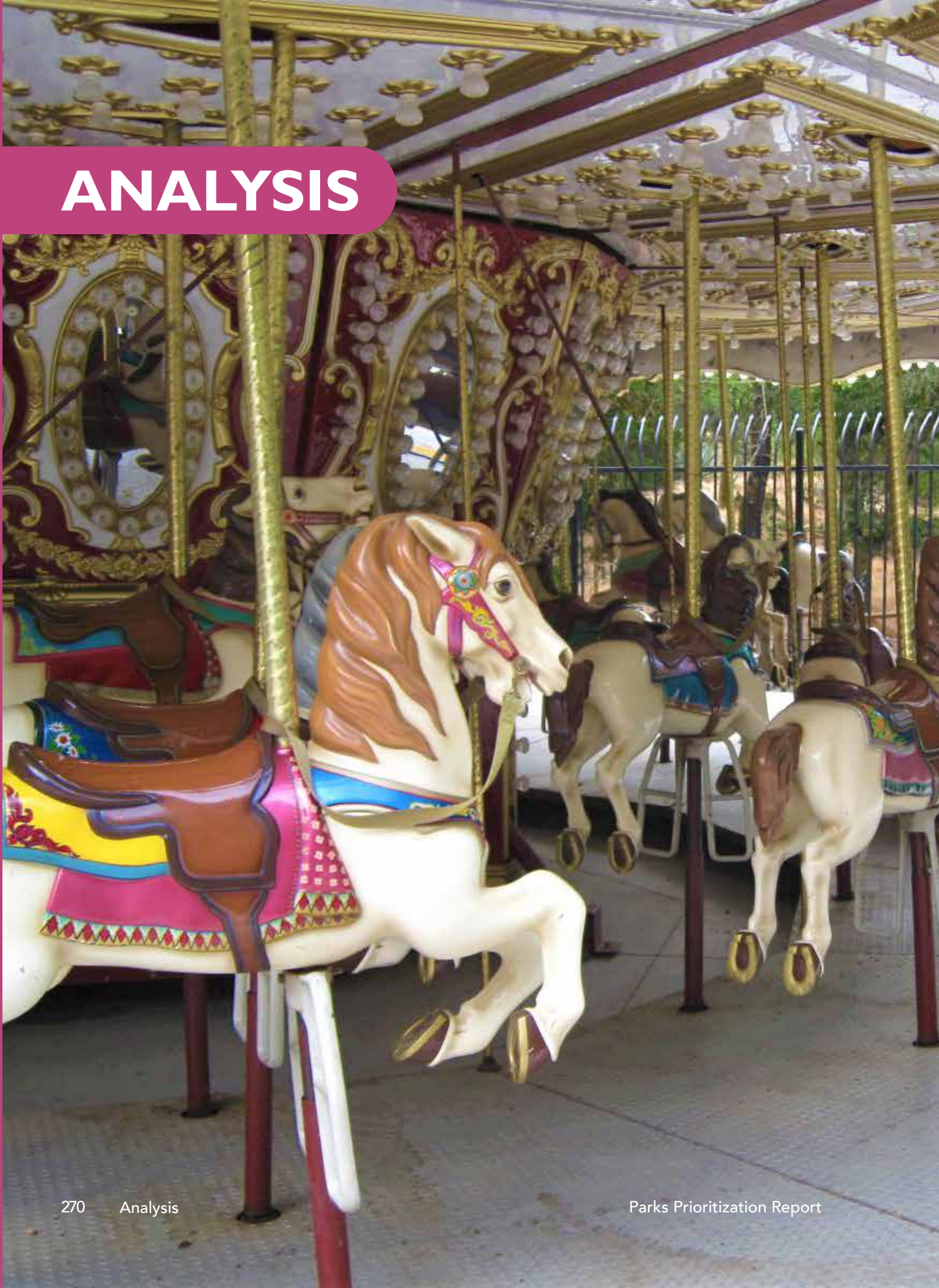
RANKING MATRIX

Amenities	Priority Ranking Category	Supplemental Categories	
	Condition	Lifespan	Cost Estimate
	3.4	20.3	\$ 142,888
General Landscape	3.0	13	\$ 41,175
General Trees	4.0	38	\$ 4,288
General Hardscape	3.0	10	\$ 20,725
General Irrigation	2.0	6	\$ 53,612
General Drainage	5.0	35	\$ 23,088

Note: See the appendices for asset rankings



ANALYSIS





ANALYSIS

The information generated in the park ranking chapter can be organized in various ways to analyze the needs throughout the park system. The Analysis Chapter considers various park characteristics to analyze park priority rankings through different lenses. Some examples of what this chapter identifies, includes high priority parks that are related or differentiated by quadrant, park type, City Council District, or replacement cost.

CITYWIDE ANALYSIS

The citywide analysis takes into account all 85 parks that were assessed as part of this report. The parks are organized based on priority ranking, starting with the highest priority rank to the lowest, where a rank of 1 is the park in need of the most improvements and has the highest priority ranking, while a rank of 85 is the park that needs little to no improvements and is the lowest priority ranked park. Figure 19 identifies the location of the ten highest priority parks within the City's park system. Observations made based on this analysis include, none of the ten highest priority parks fall within the southwest quadrant, and the most frequent park type that occurs within the ten highest priority parks is community park, which pertains to four of the parks.

● All Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
1	Jacobs Park (Lincoln School)	2.3	9.5	6.9	\$ 5,089,625	NW	NP
2	Youth Community Park	2.5	15.1	73.8	\$ 44,837,076	NW	CP
3	Northwest Community Park	2.5	14.0	35.1	\$ 27,127,956	NW	CP
4	Southwest Community Park	2.5	11.7	19.8	\$ 17,767,728	SW	CP
5	Doyle Community Park	2.5	14.2	21.8	\$ 18,209,391	NE	CP
6	Rincon Valley Community Park	2.5	12.7	18.9	\$ 14,774,691	NE	CP
7	South Davis Park	2.6	13.6	1.3	\$ 1,418,918	SW	NP
8	Howarth Community Park	2.6	14.4	137.8	\$ 86,874,681	SE	CP
9	Finley Community Park	2.6	14.3	12.2	\$ 12,823,091	NW	CP
10	A Place to Play Community Park	2.7	13.6	77.2	\$ 51,368,135	NW	CP
11	Martin Luther King Jr. Park	2.7	13.4	5.4	\$ 5,146,137	SE	NP
12	Frances Nielsen Open Space	2.7	10.8	7.9	\$ 2,028,790	NE	OS
13	Live Oak Park	2.7	14.7	4.9	\$ 3,456,191	NW	NP
14	Bicentennial Park	2.8	14.8	5.3	\$ 6,025,186	NW	NP
15	Peterson Lane Park	2.8	13.6	4.0	\$ 3,281,990	NW	NP
16	Juilliard Park	2.8	16.0	9.1	\$ 10,187,312	NE	NP
17	Franklin Community Park	2.8	14.8	13.4	\$ 10,426,680	NE	CP
18	Galvin Community Park	2.8	16.1	23.4	\$ 26,267,160	SE	CP
19	Hidden Valley Park	2.8	15.4	8.2	\$ 5,053,685	NE	NP
20	Brendon Park	2.9	15.1	1.4	\$ 1,925,815	NW	NP
21	Tanglewood Park	2.9	14.0	7.8	\$ 5,334,531	NE	NP
22	Jennings Park	2.9	15.0	6.6	\$ 3,922,385	NW	NP
23	Pioneer Park	2.9	15.3	4.5	\$ 4,668,338	NW	NP
24	Bennett Valley Golf Course	2.9	14.2	153.0	\$ 85,194,416	SE	SP
25	Cook School Park	3.0	15.9	0.9	\$ 1,363,826	SW	NP
26	DeMeo Park	3.0	17.2	1.0	\$ 1,437,841	NW	NP
27	Humboldt Park	3.0	16.4	0.5	\$ 709,544	NE	NP

Figure 18: Citywide Analysis Table

All Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
28	Eastside Park	3.0	16.8	0.4	\$ 962,609	NE	NP
29	North Park	3.0	15.2	1.0	\$ 961,376	NE	NP
30	Steele Lane Park	3.0	15.9	2.4	\$ 2,361,427	NE	NP
31	Westgate Park	3.0	16.5	2.4	\$ 1,753,464	NW	NP
32	Oaklake Green Park	3.1	16.4	3.7	\$ 2,650,452	NE	NP
33	Pearblossom Park	3.1	16.3	3.1	\$ 3,161,271	SW	NP
34	Rinconada Park	3.1	14.7	2.2	\$ 1,290,982	NE	NP
35	Westgate Park	3.1	15.7	2.2	\$ 2,774,595	NE	NP
36	Colgan Creek Park	3.1	16.2	2.8	\$ 3,034,739	SE	NP
37	Flat Rock Park	3.1	13.2	5.4	\$ 1,981,199	SE	NP
38	Sonoma Avenue Park	3.1	14.7	1.8	\$ 1,646,397	NE	NP
39	Village Green Park	3.1	15.0	2.0	\$ 2,081,640	SW	NP
40	Peter Springs Park	3.1	16.9	1.2	\$ 923,826	SE	NP
41	Rae Street Park	3.1	17.1	0.8	\$ 841,822	NE	NP
42	Skyhawk Community Park	3.1	16.2	20.8	\$ 13,173,720	NE	CP
43	Olive Park	3.1	17.3	0.9	\$ 1,347,291	NW	NP
44	Bellevue Ranch Park	3.1	16.6	3.5	\$ 3,758,003	SW	NP
45	Mesquite Park	3.1	18.1	4.0	\$ 2,682,854	SE	NP
46	Newhall Bike Trail	3.1	14.4	1.0	\$ 479,668	SE	TR
47	Parktrail Open Space	3.1	13.5	24.9	\$ 7,462,667	SE	OS
48	Owls Nest Open Space	3.2	18.3	15.0	\$ 3,134,127	NE	OS
49	Parker Hill Open Space	3.2	14.2	4.3	\$ 1,099,983	NE	OS
50	Harvest Park	3.2	16.9	3.3	\$ 3,882,737	SE	NP
51	Fremont Park	3.2	13.7	1.7	\$ 1,941,379	NE	NP
52	Matanzas Park	3.2	18.8	1.1	\$ 1,139,441	SE	NP
53	Hampton Woods Trail	3.2	14.7	11.2	\$ 4,941,373	SE	TR
54	Luther Burbank Home and Gardens	3.2	17.4	1.6	\$ 2,834,273	NE	SP
55	Fravel Lane Open Space	3.2	16.5	2.9	\$ 827,794.25	NE	OS
56	Red Hawk Park	3.2	17.5	0.4	\$ 770,932	SE	NP
57	Frances Nielsen Ranch Park	3.3	16.7	6.0	\$ 3,043,018	NE	NP
58	Haydn Village Park	3.3	18.1	0.1	\$ 168,614	NW	NP
59	DeTurk Park	3.4	18.8	1.0	\$ 1,031,358	NW	NP
60	Nagasawa Community Park	3.4	13.8	33.2	\$ 32,663,391	NE	CP
61	Pearblossom Trail	3.4	17.9	2.4	\$ 1,681,990	SW	TR
62	Vietnam Vets Memorial Trail Open Space	3.4	15.2	11.4	\$ 3,720,669	SE	OS
63	Thomas Lake Harris Open Space	3.4	16.0	6.2	\$ 2,275,898	NE	OS
64	Airfield Park	3.4	19.0	3.9	\$ 2,911,833	SW	NP
65	Fourth and Farmers Creek Trail	3.5	19.8	3.0	\$ 615,687	SE	TR

Figure 18 (continued): Citywide Analysis Table

All Parks - Ranked by Priority Ranking							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
66	Upper Brush Creek Trail Park	3.5	16.5	11.7	\$ 3,053,911	NE	TR
67	Jeju Way	3.5	15.6	0.1	\$ 214,309	NE	PA
68	Railroad Depot Park	3.6	17.3	0.3	\$ 291,744	NW	NP
69	Skyhawk Creek Open Space	3.6	19.8	2.6	\$ 595,816	SE	OS
70	Bayer Park and Gardens	3.7	21.7	6.0	\$ 10,124,418	SW	NP
71	Comstock Mall Park	3.7	17.4	0.4	\$ 763,071	NE	PA
72	Finali Park	3.7	22.1	2.8	\$ 3,060,027	NW	NP
73	Strawberry Park	3.8	16.9	5.8	\$ 2,796,006	SE	NP
74	Trailhead Park	3.8	17.2	4.2	\$ 2,191,514	SE	NP
75	Prince Memorial Greenway	3.8	18.8	4.1	\$ 6,071,503	NW	NP
76	Triangle Park	3.8	20.6	0.1	\$ 52,205	NE	NP
77	Dauenhauer Park	3.9	25.9	2.5	\$ 2,398,128	SE	NP
78	Santa Rosa Rural Cemetery	3.9	19.6	15.8	\$ 6,687,387	NE	SP
79	Boas Village Creek Open Space	3.9	20.3	0.5	\$ 225,963	SE	OS
80	Mary Traverso Open Space	4.0	21.0	3.6	\$ 497,761	SE	OS
81	Skyhawk Open Space	4.0	17.5	21.7	\$ 8,493,984	NE	OS
82	Prince Gateway Park	3.9	21.8	0.5	\$ 1,060,495	NE	NP
83	Airfield Fresno Mitigation Open Space	4.1	18.4	3.1	\$ 1,134,647	SW	OS
84	Coffey Park	4.4	25.8	5.9	\$ 5,966,960	NW	NP
85	Courthouse Square	4.8	25.8	2.7	\$ 4,859,650	NE	PA
-	Dutch Flohr (In Design)	-	-	2.4	-	NW	NP
-	Fir Ridge Park	-	-	1.1	-	NE	NP
-	Jack London Park (Future)	-	-	2.2	-	NW	NP
-	Kawana Spring Community Park (Future)	-	-	20.0	-	SE	CP
-	Kawana Tokay Park (Future)	-	-	0.6	-	SE	NP
-	Lower Colgan Creek Park (Future)	-	-	1.8	-	SW	NP
-	Meadows Park (Future)	-	-	3.7	-	SW	NP
-	Piedra Park (Future)	-	-	0.2	-	NE	NP
-	Rincon Ridge Open Space	-	-	1.8	-	NE	OS
-	Rincon Ridge Park	-	-	10.1	-	NE	NP
-	Roseland Creek Community Park (Future)	-	-	19.1	-	SW	CP
-	Tenth Street Park (Future)	-	-	0.1	-	NW	NP

Figure 18 (continued): Citywide Analysis Table

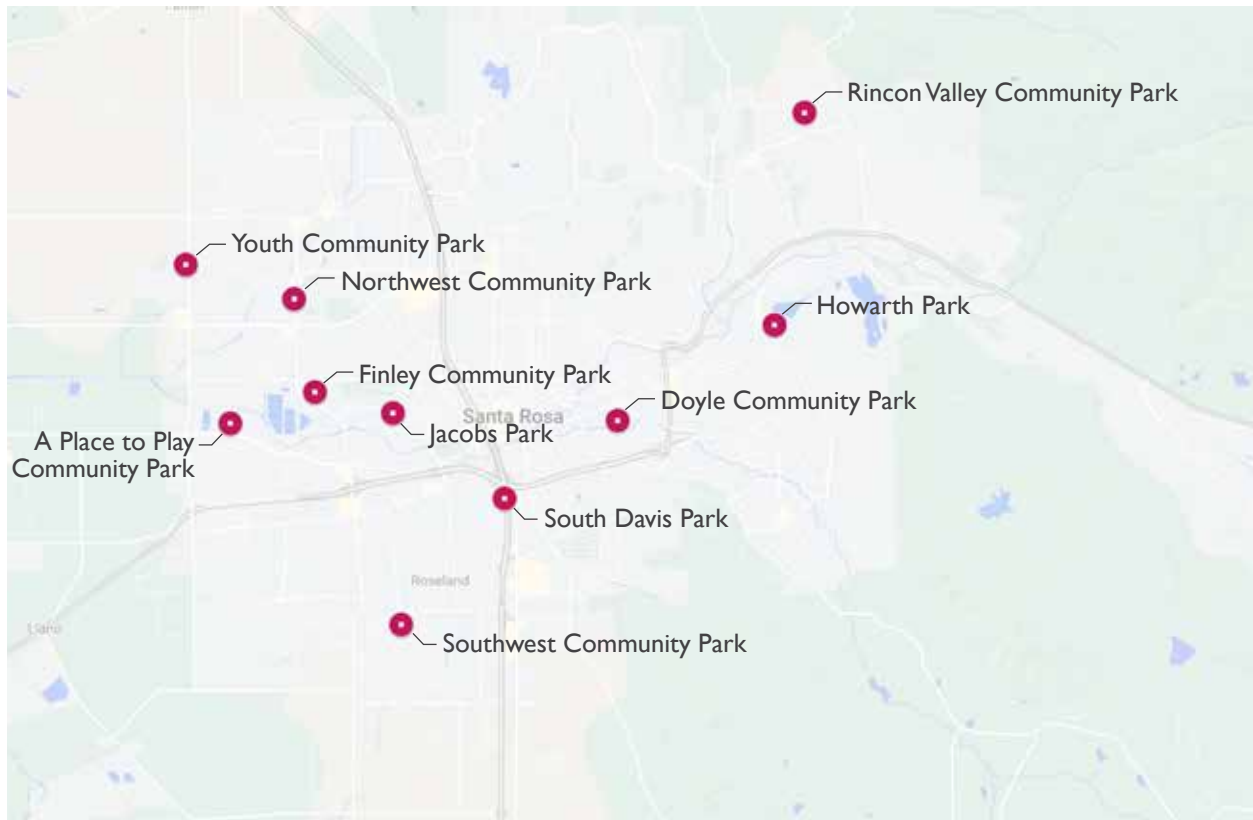


Figure 19: Citywide Analysis Map

COST ANALYSIS

The cost estimate analysis identifies the five highest and five lowest cost parks for a full park replacement. The five highest cost parks range between \$30 million to \$90 million for replacement costs. The five lowest cost parks range between \$50,000 to \$260,000. Figure 21 identifies the location of the five highest cost parks, and five lowest cost parks.

Highest and Lowest Cost for Full Park Replacement							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
5 Highest Cost for Full Park Replacement							
1	Howarth Community Park	2.6	14.2	137.8	\$ 86,874,681	SE	CP
2	Bennett Valley Golf Course	2.9	14.2	153.0	\$ 85,194,416	SE	SP
3	A Place to Play Community Park	2.7	14.1	77.2	\$ 51,368,135	NW	CP
4	Youth Community Park	2.5	16.0	73.8	\$ 44,837,076	NW	CP
5	Nagasawa Community Park	3.4	13.8	33.2	\$ 32,663,391	NE	CP
5 Lowest Cost for Full Park Replacement							
1	Triangle Park	3.8	20.63	0.1	\$ 52,205	NE	NP
2	Haydn Village Park	3.3	18.08	0.1	\$ 168,614	NW	NP
3	Jeju Way	3.5	15.56	0.1	\$ 214,309	NE	PA
4	Boas Village Creek Open Space	3.9	20.25	0.5	\$ 225,963	SE	OS
5	Railroad Depot Park	3.6	17.31	0.3	\$ 291,744	NW	NP

Figure 20: Cost Analysis Table

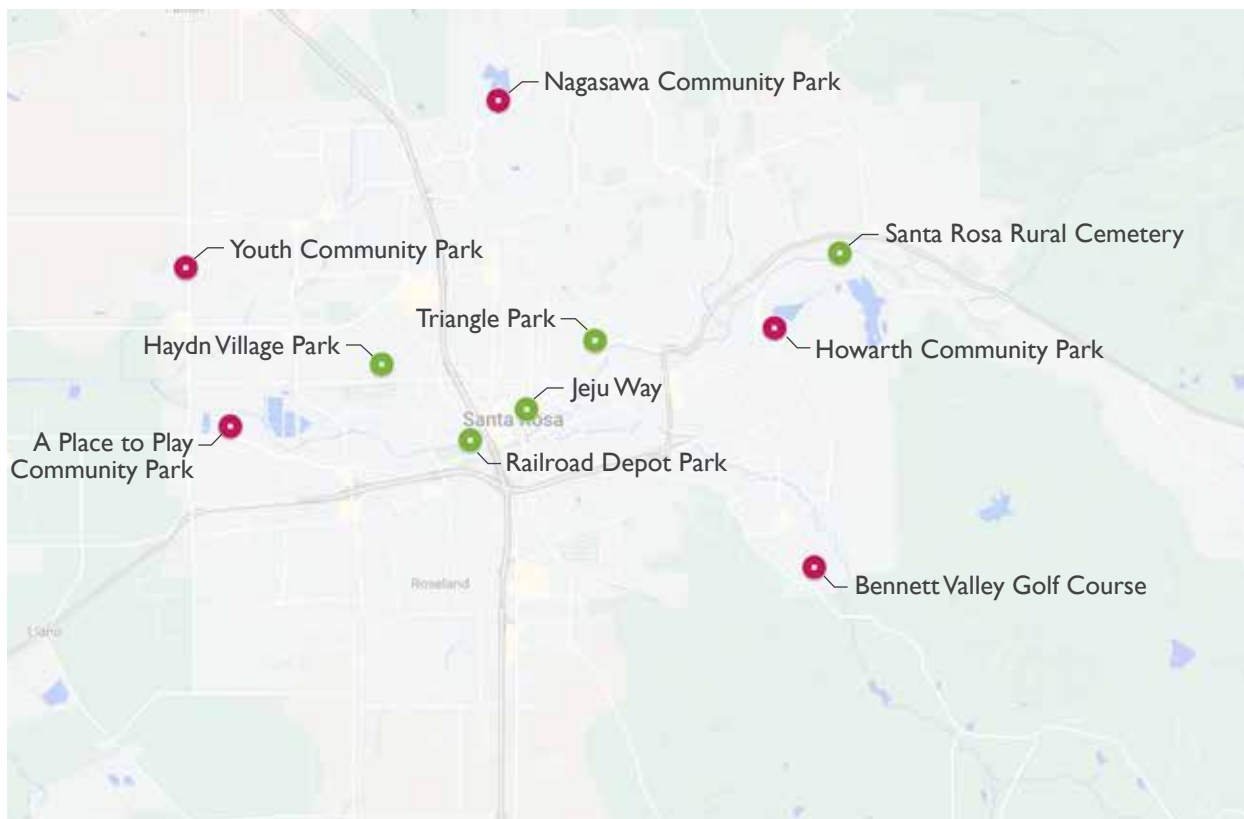


Figure 21: Cost Analysis Map

QUADRANT ANALYSIS

The quadrant analysis identifies the three highest priority and three lowest priority parks within each of the four quadrants within the City, which include northwest, northeast, southwest, and southeast. The three highest priority and three lowest priority parks are relatively comparable in ranking across the four quadrants. Figure 22 and 23 identify the location of the highest priority parks within each quadrant, and Figure 24 and 25 identify the location of the lowest priority parks, regardless of park type.

Highest Priority Ranked Parks in Each Quadrant							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
■ Northeast Quadrant - Highest Priority Ranked Parks							
1	Doyle Community Park	2.5	14.2	21.8	\$ 18,209,391	NE	CP
2	Rincon Valley Community Park	2.5	13.4	18.9	\$ 14,774,691	NE	CP
3	Frances Nielsen Open Space	2.7	10.8	7.9	\$ 2,028,790	NE	OS
■ Northwest Quadrant - Highest Priority Ranked Parks							
1	Jacobs Park (Lincoln School)	2.3	10.29	6.9	\$ 5,089,625	NW	NP
2	Youth Community Park	2.5	16.02	73.8	\$ 44,837,076	NW	CP
3	Northwest Community Park	2.5	14.08	35.1	\$ 27,127,956	NW	CP
■ Southeast Quadrant - Highest Priority Ranked Parks							
1	Howarth Community Park	2.6	14.25	137.8	\$ 86,874,681	SE	CP
2	Martin Luther King Jr. Park	2.7	13.05	5.4	\$ 5,146,137	SE	NP
3	Galvin Community Park	2.8	16.13	23.4	\$ 26,267,160	SE	CP
■ Southwest Quadrant - Highest Priority Ranked Parks							
1	Southwest Community Park	2.5	11.4	19.8	\$ 17,767,728	SW	CP
2	South Davis Park	2.6	13.56	1.3	\$ 1,418,918	SW	NP
3	Cook School Park	3.0	15.85	0.9	\$ 1,363,826	SW	NP

Figure 22: Quadrant Analysis Table - Highest Priority

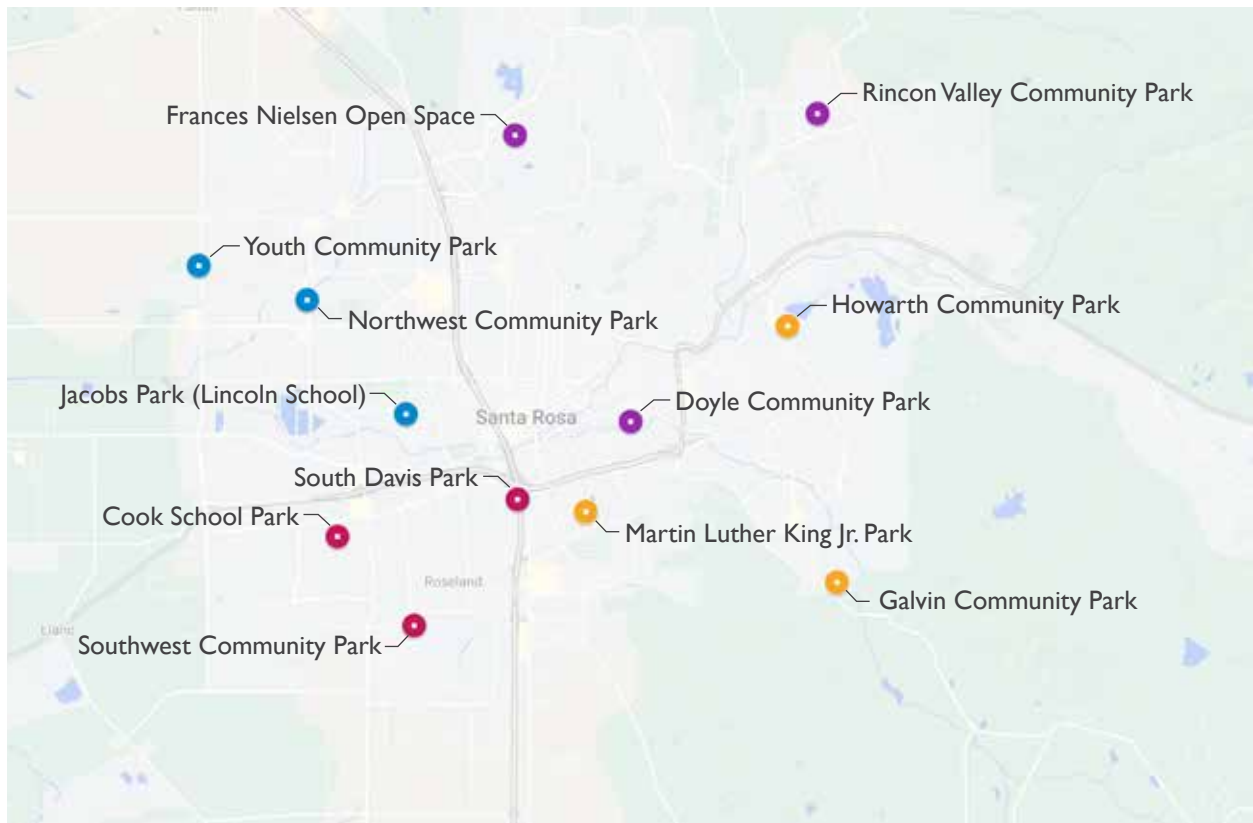


Figure 23: Quadrant Analysis Map - Highest Priority

Lowest Priority Ranked Parks in Each Quadrant							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
• Northeast Quadrant - Lowest Priority Ranked Parks							
1	Courthouse Square	4.8	25.8	2.7	\$ 4,859,650	NE	PA
2	Prince Gateway Park	4.0	21.8	0.5	\$ 1,060,495	NE	NP
3	Skyhawk Open Space	4.0	17.5	21.7	\$ 8,493,984	NE	OS
• Northwest Quadrant - Lowest Priority Ranked Parks							
1	Coffey Park	4.4	25.8	5.9	\$ 5,966,960	NW	NP
2	Prince Memorial Greenway	3.8	18.84	4.1	\$ 6,071,503	NW	NP
3	Finali Park	3.7	22.05	2.8	\$ 3,060,027	NW	NP
• Southeast Quadrant - Lowest Priority Ranked Parks							
1	Mary Traverso Open Space	4.0	21	3.6	\$ 497,761	SE	OS
2	Boas Village Creek Open Space	3.9	20.25	0.5	\$ 225,963	SE	OS
3	Dauenhauer Park	3.9	25.91	2.5	\$ 2,398,128	SE	NP
• Southwest Quadrant - Lowest Priority Ranked Parks							
1	Airfield Fresno Mitigation Open Space	4.1	18.4	3.1	\$ 1,134,647	SW	OS
2	Bayer Park and Gardens	3.7	21.7	6.0	\$ 10,124,418	SW	NP
3	Airfield Park	3.4	19.0	3.9	\$ 2,911,833	SW	NP

Figure 24: Quadrant Analysis Table - Lowest Priority

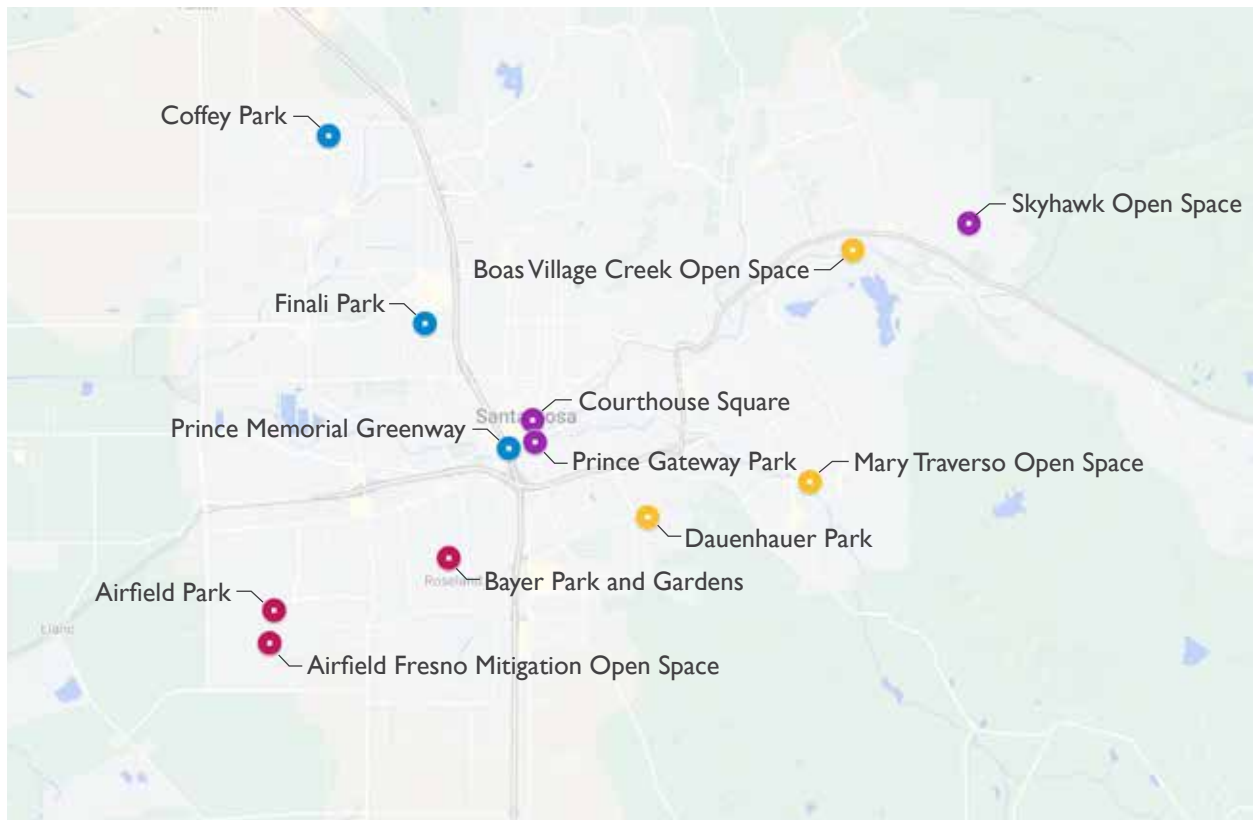


Figure 25: Quadrant Analysis Map - Highest Priority

CITY COUNCIL DISTRICT ANALYSIS

The City Council District analysis identifies the highest priority park within each of the seven City Council Districts across the City. The City Council Districts are based off the 2010 Census. The City is anticipating an update to the Council District boundaries based upon the 2020 Census. Figure 27 identifies the location of each park.

Highest Priority Ranked Park in Each City Council District							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
● District 1 - Highest Priority Ranked Park							
1	Southwest Community Park	2.5	11.4	19.8	\$ 17,767,728	SW	CP
● District 2 - Highest Priority Ranked Park							
1	Doyle Community Park	2.5	14.19	21.8	\$ 18,209,391	NE	CP
● District 3 - Highest Priority Ranked Park							
1	Rincon Valley Community Park	2.5	13.4	18.9	\$ 14,774,691	NE	CP
District 4 - Highest Priority Ranked Park							
1	Frances Nielsen Open Space	2.7	10.83	7.9	\$ 2,028,790	NE	OS
● District 5 - Highest Priority Ranked Park							
1	Jacobs Park (Lincoln School)	2.3	10.29	6.9	\$ 5,089,625	NW	NP
● District 6 - Highest Priority Ranked Park							
1	Bicentennial Park	2.8	14.81	5.3	\$ 6,025,186	NW	NP
● District 7 - Highest Priority Ranked Park							
1	A Place to Play Community Park	2.7	14.05	77.2	\$ 51,368,135	NW	CP

Figure 26: City Council District Analysis Table

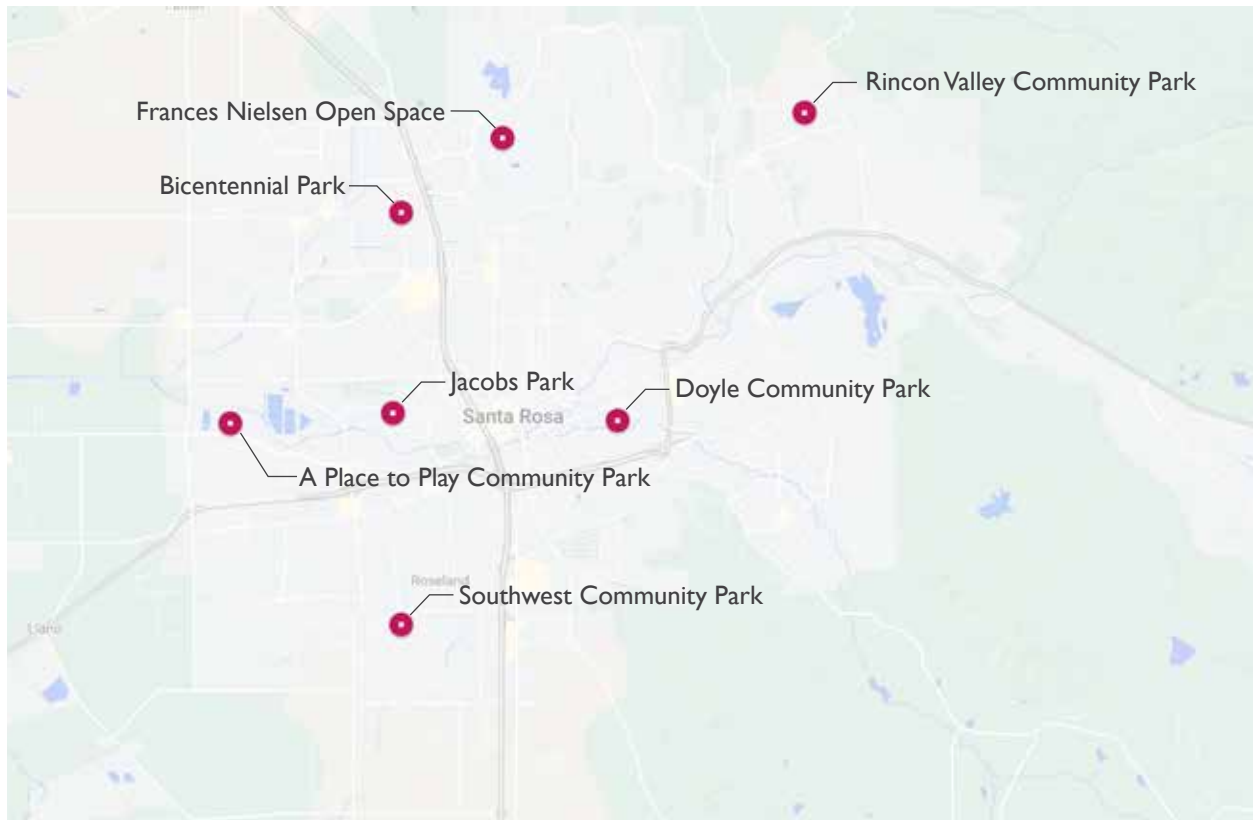


Figure 27: City Council District Analysis Map

PARK TYPE ANALYSIS

The park type analysis identifies the three highest priority parks for each park type, which include: community parks, neighborhood parks, trail parks, open spaces, special purpose park, and public gathering areas and plazas. Figure 29 identifies the location of each parks.

Highest Priority Ranked Parks in Each Park Type							
Rank	Park	Priority Ranking	Lifespan	Area (Acres)	Estimated Replacement Cost	Quadrant	Park Type
Community Parks - Highest Priority Ranked Parks							
1	Youth Community Park	2.5	16.02	73.8	\$ 44,837,076	NW	CP
2	Northwest Community Park	2.5	14.08	35.1	\$ 27,127,956	NW	CP
3	Southwest Community Park	2.5	11.4	19.8	\$ 17,767,728	SW	CP
Neighborhood Parks - Highest Priority Ranked Parks							
1	Jacobs Park (Lincoln School)	2.3	10.29	6.9	\$ 5,089,625	NW	NP
2	South Davis Park	2.6	13.56	1.3	\$ 1,418,918	SW	NP
3	Martin Luther King Jr. Park	2.7	13.05	5.4	\$ 5,146,137	SE	NP
Open Spaces - Highest Priority Ranked Parks							
1	Frances Nielsen Open Space	2.7	10.83	7.9	\$ 2,028,790	NE	OS
2	Parktrail Open Space	3.1	13.48	24.9	\$ 7,462,667	SE	OS
3	Owls Nest Open Space	3.2	18.3	15.0	\$ 3,134,127	NE	OS
Public Gathering Areas & Plazas - Highest Priority Ranked Parks							
67	Jeju Way	3.5	15.56	0.1	\$ 214,309	NE	PA
71	Comstock Mall Park	3.7	17.38	0.4	\$ 763,071	NE	PA
85	Courthouse Square	4.8	25.76	2.7	\$ 4,859,650	NE	PA
Special Purpose Parks - Highest Priority Ranked Parks							
1	Bennett Valley Golf Course	2.9	14.23	153.0	\$ 85,194,416	SE	SP
2	Luther Burbank Home and Gardens	3.2	17.36	1.6	\$ 2,834,273	NE	SP
3	Santa Rosa Rural Cemetery	3.9	19.61	15.8	\$ 6,687,387	NE	SP
Trail Parks - Highest Priority Ranked Parks							
1	Newhall Bike Trail	3.1	14.38	1.0	\$ 479,668	SE	TR
2	Hampton Woods Trail	3.2	14.69	11.2	\$ 4,941,373	SE	TR
3	Pearblossom Trail	3.4	17.86	2.4	\$ 1,681,990	SW	TR

Figure 28: Park Type Analysis Table

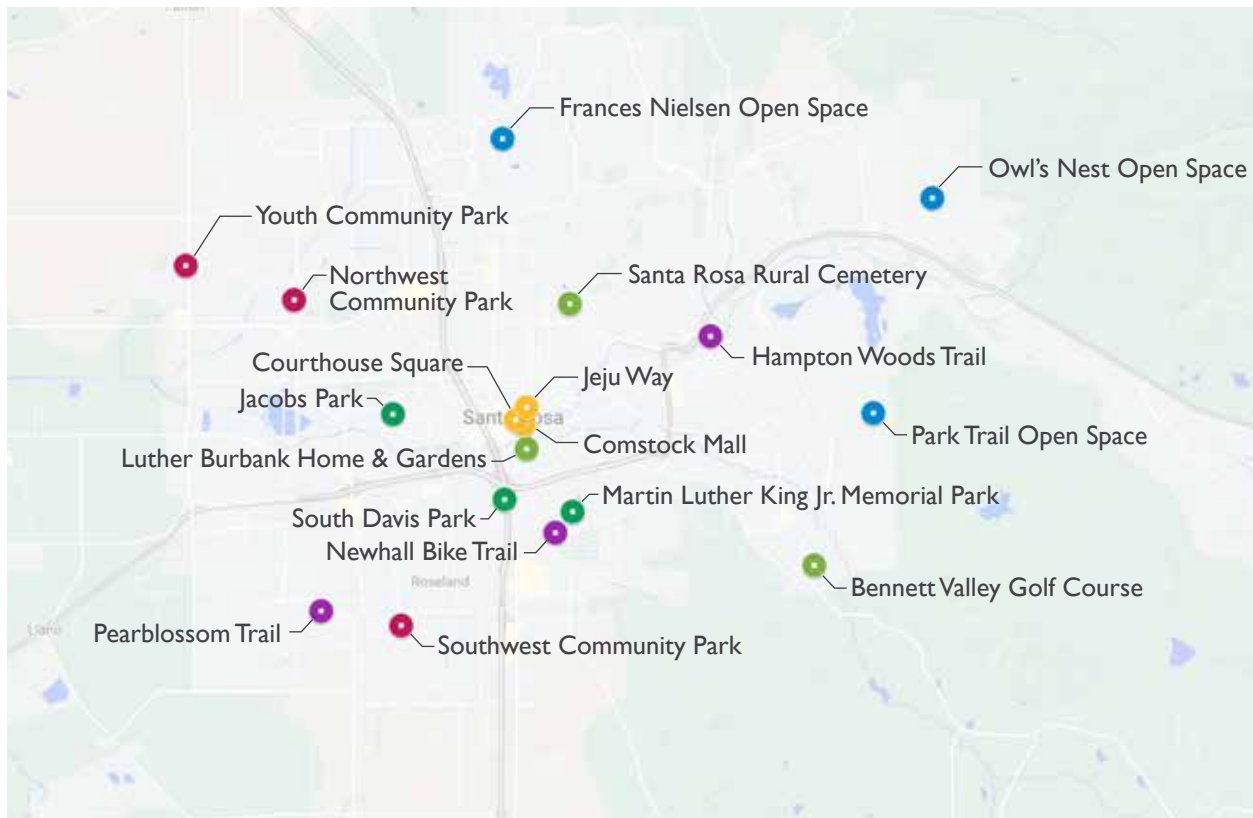


Figure 29: Park Type Analysis Map

PLAYGROUND ANALYSIS

The playground analysis identifies all playgrounds found within the City parks assessed as a part of this Report. The playgrounds are categorized into each of the four quadrants and are organized by condition, from worst to best.

All Playgrounds by Quadrant and Ranked by Condition							
Rank	Playground	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Northeast Quadrant - Playgrounds							
1	Rincon Valley Community Park	2.0	5	5,237	\$ 650,593	NE	CP
2	Oaklake Green Park	2.7	10	4,307	\$ 535,077	NE	NP
3	Brush Creek Park	3.0	10	5,335	\$ 662,680	NE	NP
4	Eastside Park	3.0	10	5,211	\$ 647,372	NE	NP
5	Franklin Community Park	3.0	15	10,364	\$ 1,287,459	NE	CP
6	Juilliard Park	3.0	10	1,939	\$ 240,888	NE	NP
7	Sky Hawk Community Park	3.0	10	2,350	\$ 291,950	NE	CP
8	Steele Lane Park	3.0	15	6,834	\$ 848,925	NE	NP
9	Tanglewood Park	3.0	10	3,622	\$ 449,968	NE	NP
10	Doyle Community Park	3.3	15	5,739	\$ 712,848	NE	CP
11	Frances Nielsen Open Space	3.3	15	1,517	\$ 188,393	NE	OS
12	Hidden Valley Park	3.4	15	3,112	\$ 386,550	NE	NP
13	Rae Street Park	3.9	15	2,513	\$ 312,171	NE	NP
14	North Park	3.9	15	2,223	\$ 276,086	NE	NP
15	Humboldt Park	3.9	15	2,218	\$ 275,575	NE	NP
Northwest Quadrant - Playgrounds							
1	Live Oak Park	1.0	0	3,941	\$ 489,560	NW	NP
2	Bicentennial Park	2.0	5	10,513	\$ 1,305,953	NW	NP
3	Brendon Park	2.0	5	6,065	\$ 753,369	NW	NP
4	Finley Community Park	2.0	5	7,347	\$ 912,703	NW	CP
5	Haydn Village Park	2.0	5	599	\$ 74,399	NW	NP
6	Jacobs Park (Lincoln School)	2.0	5	5,926	\$ 736,102	NW	NP
7	Peterson Lane Park	2.3	10	4,296	\$ 533,615	NW	NP
8	Northwest Community Park	3.0	10	5,507	\$ 684,095	NW	CP
9	Pioneer Park	3.0	10	5,178	\$ 643,199	NW	NP
10	Youth Community Park	3.2	15	8,242	\$ 1,023,845	NW	CP
11	A Place to Play Community Park	3.3	15	4,163	\$ 517,118	NW	CP
12	Westgate Park	3.6	15	2,805	\$ 348,447	NW	NP
13	DeMeo Park	4.0	15	3,846	\$ 477,709	NW	NP
14	Finali Park	4.0	20	3,651	\$ 453,573	NW	NP
15	Olive Park	4.0	15	3,385	\$ 420,550	NW	NP
16	Coffey Park	5.0	20	11,900	\$ 1,478,233	NW	NP

Figure 30: Playground Analysis

All Playgrounds by Quadrant and Ranked by Condition							
Rank	Playground	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Southeast Quadrant - Playgrounds							
1	Colgan Creek Park	2.0	5	6,934	\$ 861,351	SE	NP
2	Peter Springs Park	2.0	5	1,099	\$ 136,569	SE	NP
3	Howarth Community Park #1 Land of Imagination	2.5	15	12,719	\$ 1,580,005	SE	CP
4	Harvest Park	2.9	15	5,438	\$ 675,560	SE	NP
5	Martin Luther King Jr. Park	3.0	10	5,394	\$ 670,091	SE	NP
6	Red Hawk Park	3.0	10	2,415	\$ 299,974	SE	NP
7	Howarth Community Park #2	3.3	15	4,033	\$ 501,028	SE	CP
8	Matanzas Park	3.6	15	3,047	\$ 378,466	SE	NP
9	Mesquite Park	3.7	15	1,735	\$ 215,529	SE	NP
10	Galvin Community Park	3.9	15	4,148	\$ 515,250	SE	CP
11	Dauenhauer Park	4.3	20	2,117	\$ 262,948	SE	NP
Southwest Quadrant - Playgrounds							
1	Bayer Park and Gardens #1	3.0	10	2,597	\$ 322,579	SW	NP
2	Cook School Park	3.0	10	4,119	\$ 511,630	SW	NP
3	Southwest Community Park	3.0	10	3,853	\$ 478,578	SW	CP
4	Village Green Park	3.0	15	2,816	\$ 349,752	SW	NP
5	Bellevue Ranch Park	3.2	15	6,811	\$ 846,088	SW	NP
6	Pearblossom Park	3.4	15	3,031	\$ 376,470	SW	NP
7	Airfield Park	3.7	15	4,727	\$ 587,203	SW	NP
8	South Davis Park	4.0	15	3,090	\$ 383,902	SW	NP
9	Bayer Park and Gardens #2	4.5	20	1,937	\$ 47,320	SW	NP

Figure 30 (continued): Playground Analysis

SPORTS FIELD ANALYSIS

The sports field analysis identifies all sports fields found within the City parks assessed as a part of this Report. The sports fields are categorized into each of the four quadrants and are organized by condition, from worst to best.

All Sports Fields by Quadrant and Ranked by Condition								
Rank	Park	Sport Type	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Northeast Quadrant - Sports Fields								
1	Franklin Community Park	Softball	2.0	4	11,913	\$ 391,088	NE	CP
2	Doyle Community Park	Baseball	3.0	7.5	138,131	\$ 3,373,876	NE	CP
3	Rincon Valley Community Park	Soccer	3.0	10	68,484	\$ 1,672,736	NE	CP
4	Skyhawk Community Park	Soccer / Softball	3.0	10	25,405	\$ 833,993	NE	CP
5	Rincon Valley Community Park	Softball	3.0	8	36,193	\$ 1,188,156	NE	CP
6	Skyhawk Community Park	Soccer	3.8	15	28,896	\$ 224,336	NE	CP
7	Franklin Community Park	Soccer	4.0	15	81,888	\$ 635,742	NE	CP
Northwest Quadrant - Sports Fields								
1	Youth Community Park	*Disc Golf	1.0	0	-	-	NW	CP
2	Jacobs Park (Lincoln School)	Baseball	1.0	0	11,375	\$ 277,846	NW	NP
3	Jennings Park	Softball	1.0	0	32,826	\$ 801,787	NW	NP
4	A Place to Play Community Park	Baseball (Paul Cousins)	2.0	4	128,819	\$ 4,228,891	NW	CP
5	Northwest Community Park	Rugby	2.8	10	74,307	\$ 479,453	NW	CP
6	A Place to Play Community Park	Baseball	3.0	7.5	43,425	\$ 1,425,551	NW	CP
7	A Place to Play Community Park	Soccer	3.0	10	597,882	\$ 4,641,668	NW	CP
8	Jacobs Park (Lincoln School)	Soccer	3.0	10	65,352	\$ 507,362	NW	NP
9	Jennings Park	Soccer	3.0	10	91,048	\$ 706,856	NW	NP
10	Northwest Community Park	Track & Field	3.0	9	40,150	\$ 939,374	NW	CP
11	Northwest Community Park	Softball	3.2	11	248,351	\$ 6,066,025	NW	CP
12	Northwest Community Park	Soccer	4.0	15	212,263	\$ 1,647,906	NW	CP

Figure 31: Sports Field Analysis

All Sports Fields by Quadrant and Ranked by Condition								
Rank	Park	Sport Type	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Southeast Quadrant - Sports Fields								
1	Galvin Community Park	Youth Tennis (9-10)	2.0	5	15,375	\$ 489,610	SE	CP
2	Bennett Valley Golf Course	Golf Course	3.0	15	2,571,349	\$ 19,962,725	SE	SP
3	Bennett Valley Golf Course	Drive Range	3.1	15	306,426	\$ 2,378,945	SE	SP
4	Martin Luther King Jr. Park	Soccer	3.5	15	31,995	\$ 248,396	SE	NP
5	Howarth Community Park	Baseball / Softball	3.5	11	69,190	\$ 2,271,391	SE	CP
6	Galvin Community Park	Baseball	4.0	11	75,320	\$ 1,839,705	SE	CP
7	Galvin Community Park	Soccer	4.0	15	143,005	\$ 3,492,924	SE	CP
Southwest Quadrant - Sports Fields								
1	Southwest Community Park	Softball	2.0	4	38,367	\$ 1,259,509	SW	CP
2	Southwest Community Park	Soccer	3.2	15	62,912	\$ 488,420	SW	CP

Figure 31 (continued): Sports Field Analysis

SPORTS COURT ANALYSIS

The sports court analysis identifies the sports courts found within the City parks assessed as a part of this Report. The sports courts are categorized into each of the four quadrants and are organized by condition, from worst to best.

All Sports Courts by Quadrant and Ranked by Condition								
Rank	Park	Sport Type	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Northeast Quadrant - Sports Courts								
1	Tanglewood Park	Basketball	1.0	0	2,554	\$ 62,382	NE	NP
2	Rincon Valley Community Park	Horseshoe	1.0	0	2,348	\$ 107,985	NE	CP
3	Brush Creek Park	Basketball	3.0	13	2,107	\$ 51,455	NE	NP
4	Brush Creek Park	Handball	3.0	8	496	\$ 12,110	NE	NP
5	Juilliard Park	Bocce	3.7	10	8,642	\$ 211,079	NE	NP
6	Doyle Community Park	Horseshoe	3.9	11	7,608	\$ 349,879	NE	CP
7	Frances Nielsen Ranch Park	Basketball	4.0	19	934	\$ 22,807	NE	NP
Northwest Quadrant - Sports Courts								
1	Bicentennial Park	Horseshoe	2.0	4	1,236	\$ 56,857	NW	NP
2	Finley Community Park	Horseshoe	2.0	4	1,694	\$ 77,907	NW	CP
3	Pioneer Park	Horseshoe	2.0	4	731	\$ 17,859	NW	NP
4	Jacobs Park (Lincoln School)	Volleyball	2.0	5	4,077	\$ 136,847	NW	NP
5	Finley Community Park	Volleyball	2.7	10	7,940	\$ 365,158	NW	CP
6	Pioneer Park	Basketball	3.0	13	4,160	\$ 101,600	NW	NP
7	Pioneer Park	Handball	3.0	8	795	\$ 19,411	NW	NP
8	Finley Community Park	Tennis / Pickleball	3.0	10	25,973	\$ 827,114	NW	CP
9	Brendon Park	Volleyball	3.0	10	5,424	\$ 132,476	NW	NP
10	DeMeo Park	Basketball	3.3	19	1,768	\$ 43,175	NW	NP
11	Bicentennial Park	Basketball	3.3	19	4,287	\$ 104,721	NW	NP
12	Westgate Park	Basketball	3.4	25	2,160	\$ 52,770	NW	NP
13	Finley Community Park	Basketball	3.8	19	4,569	\$ 111,605	NW	CP
14	DeMeo Park	Bocce	3.9	7.5	1,529	\$ 70,315	NW	NP

Figure 32: Sports Court Analysis

All Sports Courts by Quadrant and Ranked by Condition								
Rank	Park	Sport Type	Condition	Lifespan	Area (SF)	Estimated Replacement Cost	Quadrant	Park Type
Southeast Quadrant - Sports Courts								
1	Howarth Community Park	Tennis	1.0	0	33,739	\$ 1,074,402	SE	CP
2	Martin Luther King Jr. Park	Basketball	2.0	6	6,895	\$ 168,408	SE	NP
3	Galvin Community Park	Youth Tennis (9-10)	2.0	5	15,375	\$ 489,610	SE	CP
4	Dauenhauer Park	Basketball	3.3	25	2,858	\$ 69,807	SE	NP
5	Howarth Community Park	Pickleball	4.0	15	6,748	\$ 214,880	SE	CP
6	Galvin Community Park	Tennis (1-6)	4.0	15	46,125	\$ 1,468,831	SE	CP
7	Galvin Community Park	Tennis (7-8, 11-12)	4.0	15	30,750	\$ 979,221	SE	CP
8	Colgan Creek Park	Basketball	4.3	25	3,251	\$ 79,407	SE	NP
Southwest Quadrant - Sports Courts								
1	South Davis Park	Basketball	2.0	6	1,121	\$ 27,375	SW	NP
2	Southwest Community Park	Basketball	2.0	6	10,554	\$ 257,776	SW	CP
3	Bellevue Ranch Park	Basketball	3.0	13	2,098	\$ 51,251	SW	NP
4	Pearblossom Park	Basketball	3.0	13	4,163	\$ 101,680	SW	NP
5	Village Green Park	Basketball	3.0	13	2,749	\$ 67,152	SW	NP
6	Bellevue Ranch Park	Handball	3.0	8	891	\$ 21,768	SW	NP
7	Bayer Park and Gardens	Volleyball	3.0	10	1,842	\$ 61,828	SW	NP
8	Airfield Park	Basketball	4.0	19	4,946	\$ 120,798	SW	NP
9	Bayer Park and Gardens	Basketball	5.0	25	976	\$ 23,844	SW	NP

Figure 32 (continued): Sports Court Analysis

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