



- CITY OF WATSONVILLE -

# WATSONVILLE PARKS ASSESSMENT REPORT

City Council | May 14, 2024



Watsonville  
CALIFORNIA



# AGENDA

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1. Project Background
2. Project Goals
3. Process
4. Findings & Recommendations

# PROJECT BACKGROUND

- 24 of 26 City Parks
- 5 County Parks

OVERALL PARK AND RECREATION SYSTEM  
OVERALL CITY PARKS EXISTING CONDITIONS

## City Parks Master Plan City of Watsonville



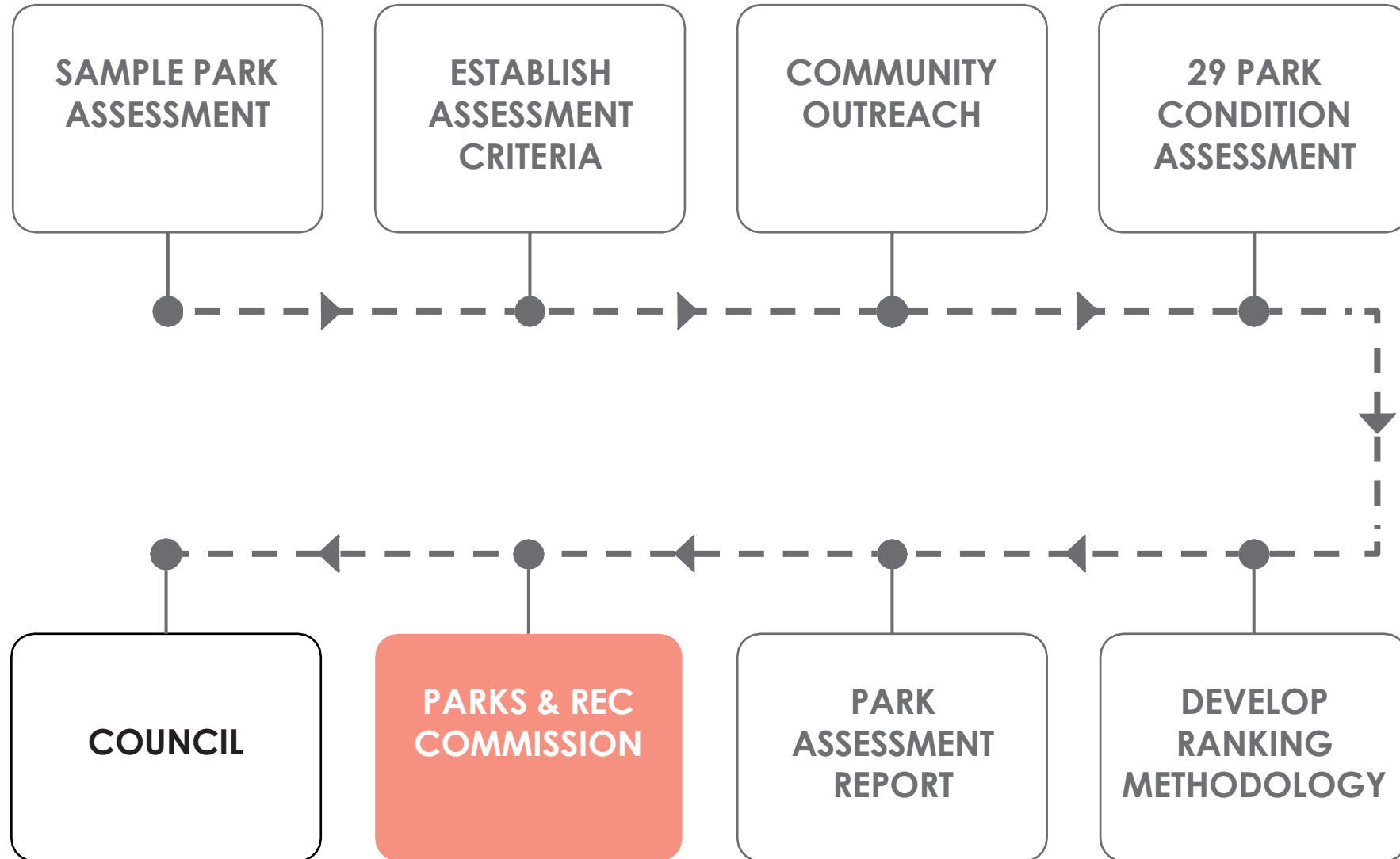
**MEASURE**  
**R**  
COMMUNITY INVESTMENT  
TAX MEASURE

# PROJECT GOALS

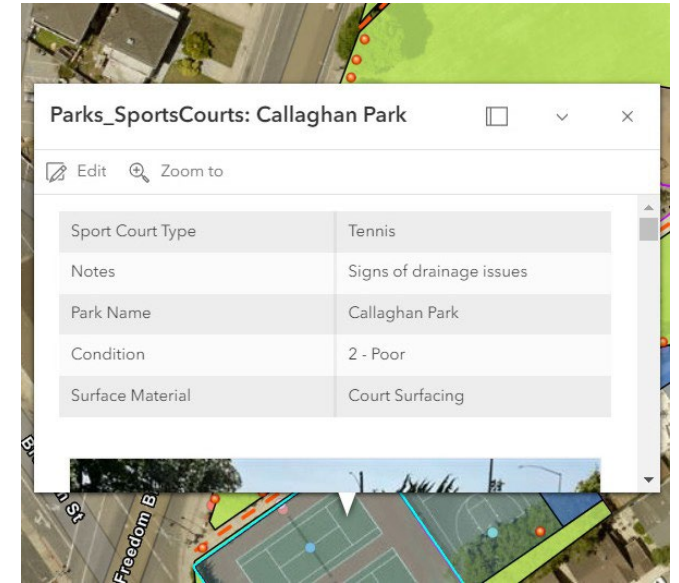
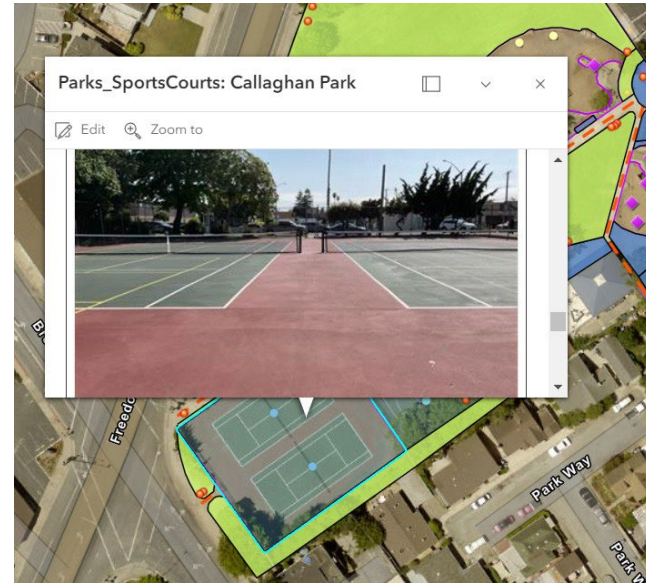
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- 1** Provide the City, County, and greater Watsonville community a tool to equitably allocate financial resources to improve park infrastructure.
- 2** Identify the current condition of the park system.
- 3** Develop a data-driven ranking methodology to prioritize park improvement needs.
- 4** Equip Park Staff with documentation of quantities, locations and conditions of park amenities, which can be updated in the future.
- 5** Provide planning level cost estimates for park improvements based on current conditions.

# PROCESS



# PROCESS | CONDITION ASSESSMENT



# PROCESS | CONDITION RATING CRITERIA

1

**Failed**

Not Functional,  
Unsafe



2

**Poor**

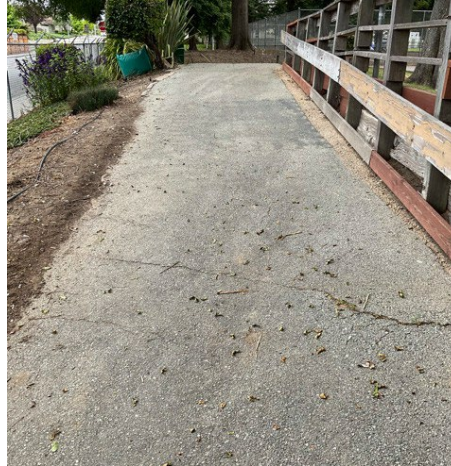
Major Defects



3

**Fair**

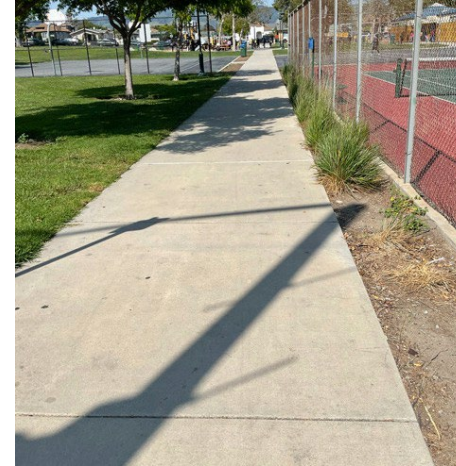
Normal Wear,  
Functional



4

**Good**

Light/Normal  
Wear



5

**Excellent**

New or Near New

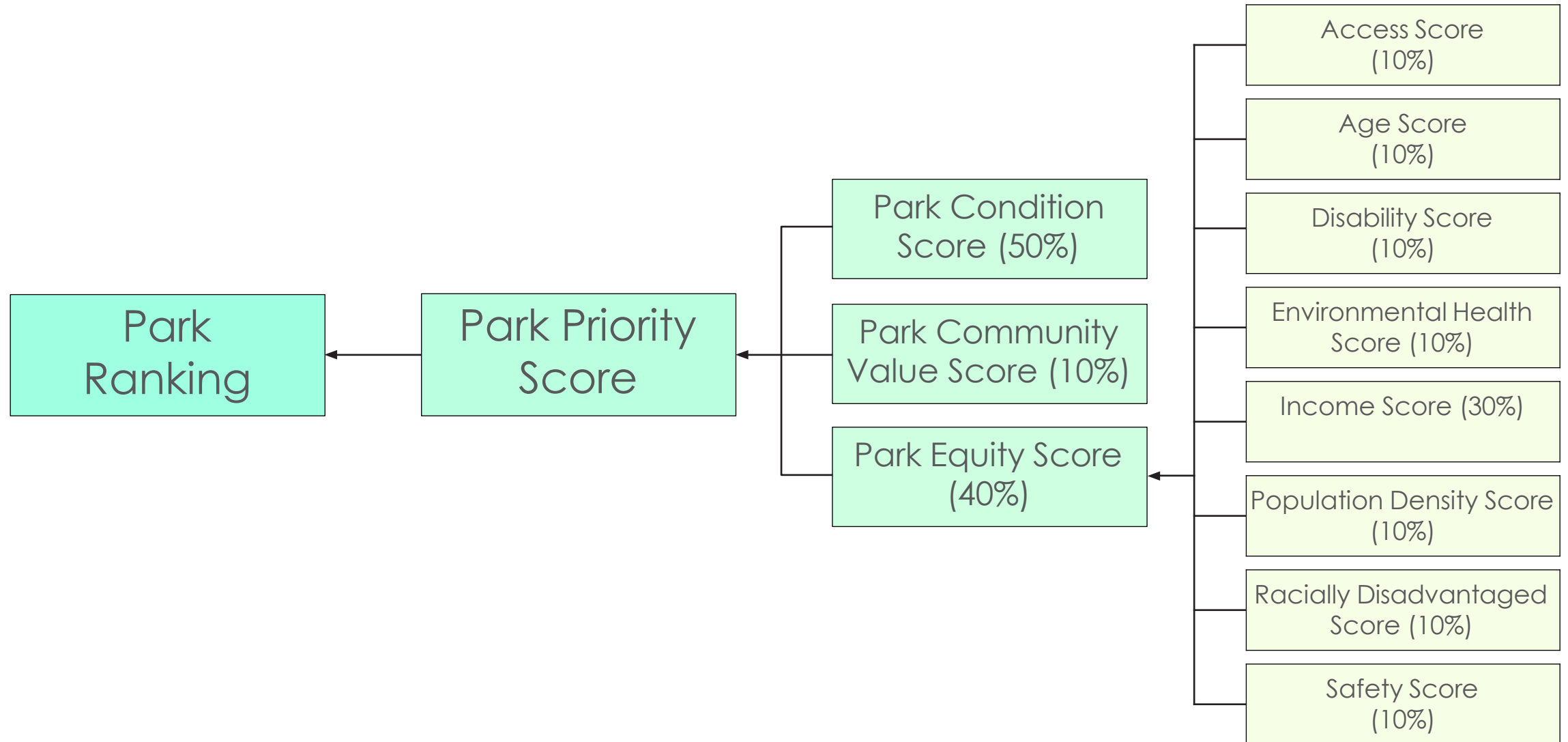


TABLE OF ESTIMATED INFRASTRUCTURE UNIT COST 1 OF 6							
Park Infrastructure Category	Park Infrastructure	Material / Type	Height / Width	Unit	Unit Cost	Estimated Construction Cost	Estimated Construction + Soft Cost
Amenity	Basketball Hoop	N/A	N/A	EA	\$6,000.00	\$11,154.00	\$16,731.00
Amenity	Bench	N/A	N/A	EA	\$3,000.00	\$5,577.00	\$8,365.50
Amenity	Bike Rack	N/A	N/A	EA	\$1,200.00	\$2,230.80	\$3,346.20

CITY PARKS ESTIMATED COSTS				
Park	Estimated Construction Cost	Estimated Construction & Soft Cost	Estimated Construction Cost to Replace Infrastructure with Condition Rating 1 or 2	Estimated Construction & Soft Cost to Replace Only Infrastructure with Condition Rating 1 or 2
AristaPark	\$520,000	\$780,000	\$201,000	\$301,000
AtriPark	\$204,000	\$306,000	\$55,000	\$83,000



# PROCESS | PRIORITY RANKING



# PROCESS | PARK COMMUNITY VALUE SCORE



**WATSONVILLE QUESTIONNAIRE**

We want to know which parks shown on board A you enjoy the most, if there are any new amenities you like to see provided, and which amenities you want more of. All questions about parks are related to parks in and close to the City of Watsonville. Each Park Board lists the existing amenities for all of one chart.

- How old are you?**  
 12 and Under     13 to 21
- Where do you live?**  
 In Watsonville  
 In Pajaro Valley, Outside of Watsonville  
 Outside of Watsonville, and in Santa Cruz  
 Outside of Santa Cruz County, and if so, which City?
- How often do you visit a park show?**  
 Multiple times to once per week  
 Once to several times per month  
 Once every few months
- Please tell us how strongly you prioritize their efforts and maintenance, and amenities.**  
 Strongly Agree     Agree  
 Neutral     Strongly Dislike

**EVALUACIÓN DE PARQUES DE WATSONVILLE ENCUESTA**

Queremos saber qué parques de los que se muestran en el tablero A usted que le gustara ver proporcionadas y qué nuevas amenidades tuviera que elegir. Todas las preguntas sobre parques están relacionadas con los parques que se muestran en el tablero A (parques dentro y cercanos de la ciudad de Watsonville). Cada tablero A (parques dentro y cercanos de la ciudad de Watsonville) enumera los servicios existentes para todos los sitios de parques de la ciudad en un gráfico.

- ¿Qué edad tiene Usted?**  
 12 y menos     13 a 21     22 a 64     65 o mayor
- ¿Dónde vive?**  
 Dentro de Watsonville  
 En el valle de Pajaro, fuera de los límites de la Ciudad  
 Fuera de Watsonville y dentro del Condado de Santa Cruz  
 Fuera del Condado de Santa Cruz y fuera del valle de Pajaro. Si es así, ¿Cuál Ciudad?
- ¿Qué tan seguido visita uno de los parques que están en el Tablero A?**  
 Múltiples veces a una vez por semana     Una vez al año  
 Una vez a varias veces por mes     Una vez cada par de años
- Por favor díganos qué tan de acuerdo está con la siguiente afirmación:**  
**“Es importante que la Ciudad de Watsonville y el condado de Santa Cruz prioricen sus esfuerzos y financiamiento para la seguridad, el mantenimiento y los servicios de los parques.”**  
 Muy de acuerdo     De acuerdo  
 Neutral     Mucho en desacuerdo

**5. Favor de poner en orden como valora cada una de las siguientes Amenidades:**  
 (5 = Más Alto, 4 = Alto, 3 = Mediano, 2 = Bajo, 1 = Más Bajo)

- Plantas ornamentales
- Paisaje Natural/ Espacio abierto
- Césped recreacional / abierto
- Arte Público
- Iluminación de Parques
- Áreas de juego
- Baños
- Senderos para caminar
- Acceso a los senderos/ dique
- Estacionamiento
- Muelle para pescar/ Andar en barco
- Parques de Mascotas
- Áreas de Picnic
- Equipo de Ejercicio
- Golf de discos
- Paredes para pelotas
- Canchas de baloncesto
- Canchas de Balonce
- Cancha de Balonmano
- Canchas para jugar Isteradura
- Canchas de Pickleball
- Canchas de Tenis
- Canchas de voleibol
- Pista de bicicletas
- Parques de Patinaje
- Canchas de Béisbol
- Canchas de Fútbol

Number of Park Infrastructure Components with a Community Rating of 1	Community Value Score
20 or More	1
15 to 19	2
10 to 14	3
5 to 9	4
0 to 4	5

# PROCESS | PARK EQUITY SCORE

## Access Score (10%)

Park Acreage	Access Score
Under 2.5 Acres	1
2.5 Acres to under 5 Acres	2
5 Acres to under 10 Acres	3
10 Acres to under 20 Acres	4
Over 20 Acres	5

## Age Score (10%)

Percentage of People Under 18 Years Old and 65 Years Old and Over	Age Score
50% to 100%	1
45% to under 50%	2
35% to under 45%	3
25% to under 35%	4
0% to under 25%	5

## Disability Score (10%)

Percentage of People with a Disability	Disability Score
20% to 100%	1
15% to under 20%	2
10% to under 15%	3
5% to under 10%	4
0% to under 5%	5

## Environmental Health Score (10%)

CalEnviroScreen Score	Environmental Health Score
40 to 100	1
30 to under 40	2
20 to under 30	3
10 to under 20	4
0 to under 10	5

# PROCESS | PARK EQUITY SCORE

## Income Score (30%)

Income Category	Income Range	Income Rating
Extremely Low	\$0 to \$39,999	1
Very Low	\$40,000 to \$74,999	2
Low	\$75,000 to \$99,999	3
Median	\$100,000 to \$124,999	4
Moderate & Above	\$125,000 or more	5

## Racially Disadvantaged Score (10%)

Percentage of Racially Disadvantaged Individuals	Racially Disadvantaged Score
80% to 100%	1
60% to under 80%	2
40% to under 60%	3
20% to under 40%	4
0% to under 20%	5

## Population Density Score (10%)

Population Density	Population Density Score
10,000 or more people per square mile	1
5,000 to under 10,000 people per square mile	2
2,500 to under 5,000 people per square mile	3
500 to under 2,500 people per square mile	4
Under 500 people per square mile	5

## Safety Score (10%)

City Parks	
Reported Crimes	Park Safety Score
25 or More Reported Crimes	1
15 to 24 Reported Crimes	2
11 to 14 Reported Crimes	3
6 to 10 Reported Crimes	4
0 to 5 Reported Crimes	5

County Parks	
Reported Crimes	Park Safety Score
10 or More Reported Crimes	1
8 to 9 Reported Crimes	2
6 to 7 Reported Crimes	3
4 to 5 Reported Crimes	4
0 to 3 Reported Crimes	5

PARK DESCRIPTION

CITY PARK | POCKET PARK | 0.3 ACRES | 52 ARISTA COURT

## ARISTA PARK

### PARK LIMITS



SITE MAP

### PARK RANK & SCORES

City Park Priority Rank	22
Park Priority	3.01
Condition	3.24
Community Value	4.00
Equity	2.48
Access	1.00
Age	3.00
Income	3.28
Disability	3.00
Environmental	2.00
Population Density	2.00
Racially Disadvantaged	2.00
Safety	2.00

PARK SCORES

CONDITION & COST RESULTS

### CONDITION ASSESSMENT

Park Infrastructure Category	Average Condition Rating	Park Infrastructure Category Score	Replacement Cost	Condition 1 & 2 Replacement Cost
Amenity	3.00	2.79	\$12,000	N/A
Barrier	3.67	3.33	\$81,000	N/A
DogPark	N/A	N/A	N/A	N/A
Landscape	3.00	2.76	\$106,000	\$8,000
Lighting	4.00	3.09	\$47,000	N/A
ParkingLot	N/A	N/A	N/A	N/A
Path	3.50	2.84	\$46,000	N/A
Playground	2.50	2.34	\$39,000	\$7,000
PlayStructure	2.00	2.09	\$186,000	\$186,000
Plaza	3.50	3.24	\$4,000	N/A
Signage	N/A	N/A	N/A	N/A
SportsCourt	N/A	N/A	N/A	N/A
SportsField	N/A	N/A	N/A	N/A
Structure	N/A	N/A	N/A	N/A
Utilities	N/A	N/A	N/A	N/A
WasteReceptacle	4.00	3.49	\$3,000	N/A
<b>ESTIMATED CONSTRUCTION COST</b>			<b>\$520,000</b>	<b>\$201,000</b>
<b>TOTAL ESTIMATED COST</b>			<b>\$780,000</b>	<b>\$83,000</b>

### CENSUS & ACCESS DATA

Census Tract	1224.02
Block Group	BG2
Census Block	1008
Census Tract GeoID	6087122400
Acres of Park Land within 0.5 mile	3

CENSUS & ACCESS DATA



PHOTOS

Note: See Figure 12 for a summary of meanings for each score

March 2024  
Watsonville Parks Assessment Report

DRAFT  
PARK SUMMARIES 46

# FINDINGS

## River Park

Priority Rank: 1

Condition: 2.56

Com. Value: 1.00

Equity: 2.30

Full Renov: \$3.6M

Critical Items: \$1.8M



## Callaghan Park

Priority Rank: 2

Condition: 2.97

Com. Value: 1.00

Equity: 2.16

Full Renov: \$6.2M

Critical Items: \$1.7M



## Las Brisas Park

Priority Rank: 24

Condition: 3.41

Com. Value: 3.00

Equity: 3.36

Full Renov: \$1.8M

Critical Items: N/A



## FINDINGS

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Estimated Cost to Replace All Park Infrastructure:

**\$78,967,000**

Estimated Cost to Replace All Critical Infrastructure:

**\$28,934,000**

Estimated Cost to Replace All Critical Infrastructure for the 5 Highest Priority Parks:

**\$4,185,000**

- 1** Identify park infrastructure in critical condition and address them as funding becomes available
- 2** Begin preparing funding for park infrastructure with a condition rating of 3, in anticipation of the eventual deterioration in the future.
- 3** Update the park infrastructure database on an ongoing basis to accurately document quantity, location and condition. Target a comprehensive update every 10 years.
- 4** Develop and implement a planned maintenance program for infrastructure to extend the lifespan of existing parks.



## FINDINGS | DEFERRED MAINTENANCE NEEDS

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<b>ITEM</b>	<b>COSTS</b>
Ramsay Park	\$33,500,000
City Plaza	\$6,500,000
All other Parks (1s and 2s)	\$29,000,000
Rec Facilities	\$25,000,000
<b>TOTAL NEEDS</b>	<b>\$94,000,000</b>

## **Leverage Measure R and CIP funds to:**

- 1 Address deficiencies at River Park (Priority Rank #1)
  - Begin to address condition 1's and 2's, including fence repair
  - RFP for Park Master Plan for River Park
  
- 2 Finish additional projects at Callaghan Park (Priority Rank #2)
  - Begin to address condition 1's and 2's
  - Court conversion
  
- 3 Prioritize condition 1's and 2's at all Parks

## **Maintain GIS Asset inventory**

## **Develop Policies that institutionalize the Department's commitment to Equity and Financial Sustainability**



THANK YOU

