



Kiwanis Park Management Plan Inventory and Assessment

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GREENPLAY LLC

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Kiwanis Park: Inventory and Assessment

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EXECUTIVE SUMMARY

Kiwanis Park and Kiwanis Recreation Center have been treasured community gathering spaces for four and a half decades. This inventory and assessment of the existing facilities and amenities aims to guide decision making for maintenance strategies and future improvements. The main park and recreation center features include:

- Sport Courts and Fields
- Playgrounds and Splash Playground
- Ramadas, Picnic Areas, and Event Spaces
- Lake with Fishing and Boating
- Recreation Center with Wave Pool and Tennis Center
- Batting Range
- Walking and Biking Paths

Many of the newer primary park features are popular public amenities that are in excellent condition and rated significantly above average compared with typical park facilities, including the Tennis Center and “The Cloud” water play area. Of the 56 primary assets counted in the inventory, approximately 90% are rated as being of average condition or higher. The facilities identified as below average quality include:

- Concession building and restroom north of the lake
- Dick and Jane Neuheisel Sister Cities Garden
- Ruben Romero playground
- North playground
- Softball complex common areas

Of the 633 support assets tallied, almost 80% of these assets are rated at average or above average condition. The support assets that have been identified as below average condition:

- Amphitheater (west of lake)
- Boat docks
- Precast concrete benches with back
- Wooden bridge trellises
- Masonry drinking fountains
- Horseshoes (Ruben Romero Picnic Area)
- Lakeside fishing ramadas
- Recycling receptacle (55-gallon drum)
- Restroom building (lake concessions)
- Public art piece, “Adornment”
- Storage containers
- Trash receptacles (55-gallon drum)

The following pages of this report detail the condition findings of the primary inventoried assets as well as provide context regarding climate, site topography, and park access. Appendix A maps the asset locations that correspond to the condition and accessibility findings tabulated in Appendix B.



The list below summarizes the current land cover data for the park:

- Asphalt: 10.24 acres
- Concrete Paths: 15,900 linear feet
- Granite, decomposed: 16.7 acres
- Infield: 52,380 square feet
- Rubberized surface: 13,574 square feet
- Sand: 68,103 square feet
- Trees: 1,854
- Turf: 54.88 acres
- Water Surface: 12.7 acres

INTRODUCTION

Kiwanis Park is a unique facility within the Tempe park system. The park has served Tempe and area residents since 1974 and was the first community park in the city. At 125 acres, the park's setting is focused around the 12.7-acre lake. The park, which is just over 1 mile long (between Guadalupe and Baseline Roads), varies between approximately 1/8- to 1/4-mile wide, and runs alongside Salt River Project's Western Canal and the Western Canal Multi-use Path on an angle. Kiwanis Park is uncharacteristic for a Valley-area park with its unique dramatic undulating hills and rolling grassed areas.

Kiwanis Park provides several active and passive/open space recreation opportunities for the community. Kiwanis Recreation Center opened in 1988 and includes the Valley's first and only indoor wave pool. The southern half of the park is bisected by All America Way, a two-vehicle lane boulevard street with on-street bicycle lanes. It also provides parallel parking for most of its almost three-quarter-mile length. On-site parking is located in multiple areas of the park.

A fundamental part of the planning process is to assess Kiwanis Park's Service Level, which is a City of Tempe Parks and Recreation Division qualitative maintenance standard scale that its facilities are assigned based on facility function, use, popularity, and recreation provided to the greater Tempe community. To assess the Service Level, the GreenPlay team began by conducting an inventory, mapping amenities, and providing a general assessment of Kiwanis Park's recreation opportunities and facilities. The result is a comprehensive accounting of the park's primary and support assets, from the largest primary assets, such as the lake and the Kiwanis Recreation Center, to smaller support assets, such as picnic tables, benches, and drinking fountains. The assessment will provide the City of Tempe with a clear understanding of the current Kiwanis Park assets and their existing conditions. The database will allow city staff to quickly access the park inventory and assessment information, which will aid in park planning and asset management budgeting efforts. The inventory and assessment will also provide a greater understanding of park maintenance, user needs, and subsequently a better overall park experience for the community.



INVENTORY

The following tables indicate the park assets that were inventoried during the site visit phase of the inventory. Table 1 includes primary assets, which are amenities that users would specifically go to Kiwanis Park or Kiwanis Recreation Center to use as a primary purpose for their visit. Table 2 includes the support assets, which are amenities that enhance or contribute to user experiences of the primary assets, contribute to user visits, are a lesser component of a primary asset, or are not features of the park that are ordinarily the primary reason for a visit to Kiwanis Park or Kiwanis Recreation Center.

Item	Code	Item	Code
Area	AR	Operations and Maintenance Yard	OM
Basketball Court	BB	Path Network	PN
Batting Range	BR	Playground	PL
Concessions	CO	Ramada (reservable)	RA
Fitness Center	FC	Recreation/Community Center	KRC
Gymnasium	GYM	Softball Field	SF
Lake	LA	Swimming Pool	SP
Loop Trail/5k Route	LT	Tennis Center	KTC
Multi-use Field	MF	Volleyball Court	VC
Open Space Area	OS	Water Play	WP

Item	Code	Item	Code
Administrative	AD	Pet Waste Bag Dispenser	PW
Amphitheater	AM	Picnic Table	PT
Bench	BE	Public Art	PA
Bicycle Rack	BI	Recycling Dumpster	RD
Bleacher	BL	Recycling Receptacle	RE
Boat Dock	BD	Ramada (fabric canopy)	RF
Bridge Trellis	BT	Ramada (non-reservable)	RN
Chair	CH	Restroom Building	RR
Drinking Fountain	DF	Rose Garden	RG
Equipment Building	EB	Sign	SI
Flagpole	FP	Storage	ST
Grill	GR	Trash Dumpster	TD
Horseshoes	HS	Trash Receptacle	TR
Kiosk	KI		

The second step of the inventory process was to visit Kiwanis Park and Kiwanis Recreation Center and evaluate the assets, which was completed in April 2019. The visits included an inventory of the primary assets listed in Table 1 and were evaluated based on the criteria in Table 3. Support assets listed in Table 2 were also generally evaluated based on the criteria in Table 3 as well as the following:

- Does a park facility of this size, with the existing primary assets, need this support asset?
- Is there a sufficient number of each support asset present for a park facility of this size and capacity?
- Is this support asset located appropriately within the park facility for convenient use by the public?
- Is this support asset operational, functional, and safe, or should it be repaired, removed, or replaced?

In addition to tangible features in the list of support assets, categories that were an evaluation of the broad “sense of place” or overall function of the park facility’s design were also included. These broad categories

were evaluated by assessing the overall facility and access, as well as the site’s setting. As a follow-up to the GreenPlay team’s evaluation, the data will be reviewed and finalized with City staff, including necessary corrections and input of missing information.

Table 3. Primary and Support Asset Rating Scale	
Rating	Description
5	An asset that is of excellent quality and condition and significantly above the average of park amenities in Tempe. No enhancements are necessary; however, continued maintenance is required to uphold this elevated level of service.
4	An asset that is of great quality and condition and above the average amenity level of service.
3	An asset that is of average quality and condition.
2	An asset that is of below-average quality and condition.
1	An asset that is significantly below average in quality and condition. The amenity may be unusable or already removed but not replaced with this ranking.
0	An asset that is significantly below average because it is dangerous in quality and condition. Assets with a rating of ‘0’ are a hazard and need to be removed or replaced.

PRIMARY ASSET ASSESSMENT (PARK)

Area 1 (Dick and Jane Neuheisel Sister Cities Garden)



- **Quantity:** 1
- **Location:** West of All America Way and south of the Ruben Romero Area
- **Installation/Renovation:** Unknown
- **Approximate Size:** 2.5 acres (accommodates up to 250 users)
- **Condition Rating:** 1 (significantly below average)
- **Comments:** This area commemorates the Tempe Sister Cities international exchange program and is intended to honor its members, volunteers, program participants, and supporters. However, many plaques are missing, granite bases broken or missing, and

concrete walls have spalling concrete due to structural steel rusting. The plaques, boulders, and planters are spread across the basin area in an unorganized manner that deters the area from being used to its fullest potential for year-round use. The secluded setting offers privacy, but also complicates its location from being known, visited, or surveilled. The Garden is available for recreational use or by reservation.

Area 2 (Ruben Romero Picnic Area)



- **Quantity:** 1
- **Location:** Southwest of the lake
- **Installation/Renovation:** Unknown
- **Approximate Size:** 4.5 acres (accommodates up to 1,000 users)
- **Condition Rating:** 3 (average)
- **Comments:** This area is enclosed by fencing, secured by locked gates, and is available only by reservation. It can be divided into two sub-areas (north and south) with roughly equivalent supporting assets. Each sub-area contains large group ramadas, picnic tables, grills, and trash receptacles. Additional assets

include volleyball courts, horseshoes, a playground, and restrooms. The secluded setting offers privacy for events, but also complicates its location from being known, visited, or surveilled. Except on weekends when it has a reserved use, the area is below average in utilization.

Area 3 (Fiesta Group Ramadas)



- **Quantity:** 6 ramadas (a seventh ramada was removed due to storm damage; the associated picnic tables remain in place uncovered)
- **Location:** East of All America Way and north of Volleyball Courts 3–5
- **Installation/Renovation:** Minor renovation in 2013
- **Approximate Size:** 13,500 square feet (three ramadas are roughly 65' x 24' and three are roughly 44' x 24'); this area accommodates up to 250 users)
- **Condition Rating:** 3 (average)
- **Comments:** Each ramada pod is available for

recreational use or by reservation. The entire area is also available for reservation. Support assets include

picnic tables, grills, and trash receptacles. Adjacent primary assets include three volleyball courts, a playground, and a basketball court.

Basketball 1–3



- **Quantity:** 3
- **Location:** Ruben Romero (2) and Fiesta (1)
- **Installation/Renovation:** Resurfaced in 2015 (Ruben Romero) and 2019 (Fiesta)
- **Approximate Size:** 4,000 square feet
- **Condition Rating:** 4 (above average)
- **Comments:** The solar orientation of the courts is generally north-south, which is ideal. The Ruben Romero courts are only available when the area is open.

Concessions



- **Quantity:** 1
- **Location:** North of lake
- **Installation/Renovation:** Unknown
- **Approximate Size:** 24' x 24' (576 square feet)
- **Condition Rating:** 2 (below average)
- **Comments:** This masonry structure that appears to be original to the park. It includes two main rooms – the concessions window area and a kitchen area. The kitchen area is not used to its highest potential as it doesn't meet Maricopa County Department of Environmental Services codes. Food concessions are limited to pre-packaged goods. Storage is limited. The

concessionaire uses two 8' x 25' mobile containers for additional storage.

Lake



- **Quantity:** 1
- **Location:** West of Mill Avenue and north of All America Way
- **Installation/Renovation:** The lake edge was renovated and the lake aeration system was added in 2018. The lake edge shelf was cleaned approximately ten years ago at which time a new irrigation pump station and fish habitats were also installed.
- **Approximate Size:** 12.7 acres
- **Condition Rating:** 3 (average)
- **Comments:** The lake is the visual focal point of the park and is prominently visible from most of the

north park areas and is intermittently visible from along Mill Avenue and All America Way. The lake is encircled by a 0.72-mile sidewalk path that is frequently used by passive exercise walkers. The open space surrounding the lake is used for fishing, photography, etc. It is included in the Arizona Game and Fish Department's Community Fishing Program and, depending on season, is stocked with catfish, trout, sunfish, and bass. Support assets include two boat docks and seven fishing ramadas, all of which are scheduled for replacement or renovation for their continued use. The park concessionaire provides boat rentals as well. The lake is used for irrigation storage for the park and serves as a stormwater basin for the

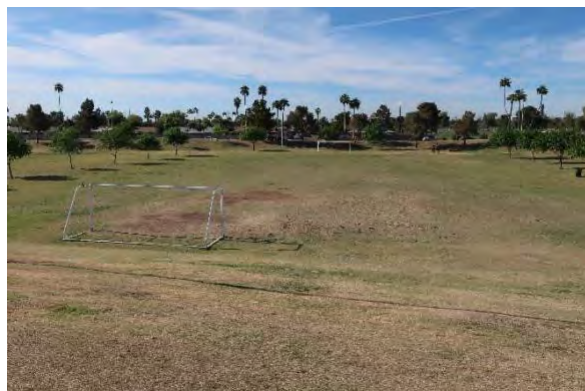
surrounding residential community, which affects its water quality. The lake's water source is from the adjacent Western Canal and from stormwater.

Loop Trail / 5k Route



- **Quantity:** 3
- **Location:** Throughout park
- **Installation/Renovation:** N/A
- **Approximate Size:** Length varies
- **Condition Rating:** 3 (average)
- **Comments:** The route that is used most often is known as the Doug Conley Memorial Route. None of the routes appear to be signed, but rather are likely signed as events are staged.

Multi-use Fields 1–4



- **Quantity:** 4
- **Location:** south of Baseline Road (1) and north of Guadalupe Road (3)
- **Installation/Renovation:** Unknown
- **Approximate Size:** 7.5 acres
- **Condition Rating:** 3 (average)
- **Comments:** The field turf is bermudagrass and is not overseeded for winter grass. None of the fields are lighted for night-time use, which limits league play to late afternoon and weekend use. The three south fields' solar orientation is north-south, which is ideal. The north field's solar orientation is northeast-southwest,

which is slightly less than ideal. The fields are available for recreational use or by reservation.

Open Space Area



- **Quantity:** 4
- **Location:** South of Baseline Road, east of the lake, northeast of the Fiesta Group Ramadas, and east of the batting range
- **Installation/Renovation:** Unknown
- **Approximate Size:** 2.5 to 4.5 acres
- **Condition Rating:** 3 (average)
- **Comments:** Three of these large turf areas have significant elevation variation, creating berms in some areas that form visual barriers into the park. These areas are typically underutilized even as open play areas.

Operations and Maintenance Yard



- **Quantity:** 1
- **Location:** West of All America Way and north of the Robert L. Hawk Police Station and Guadalupe Road
- **Installation/Renovation:** Minor/limited renovation in 2001
- **Approximate Size:** 3.5 acres (including equestrian exercise area)
- **Condition Rating:** 2 (below average)
- **Comments:** Though not a primary recreational asset, this yard is a primary park feature in terms of space and function. At its southern end, the yard

houses Fleet Services. The building north of this shop has administrative offices for the Parks and Recreation Division. The northern portion of the yard features equestrian stables and staging areas for the Tempe Police Mounted Unit as well as storage areas.

Path Network



- **Quantity:** N/A
- **Location:** Parkwide
- **Installation/Renovation:** Unknown
- **Approximate Size:** 15,900 linear feet of concrete paths and sidewalks (3.01 miles), not including sidewalks attached to streets and parking lots
- **Condition Rating:** 3 (average)
- **Comments:** The on-site path network is extensive and includes walkways of varying widths and topography. Of the approximate length above, the route around the lake is approximately 3,900 linear feet (0.74 miles). Offsite paths that connect to the park

include the Western Canal Multi-use Path along the western park boundary and the El Paso Gasline Multi-use Path north of Aguilar Elementary School.

Playground 1



- **Quantity:** 2 (separate areas for ages 2–5 and ages 5–12)
- **Location:** East of Fiesta Group Ramadas
- **Installation/Renovation:** 2015
- **Approximate Size:** 40,000 square feet
- **Condition Rating:** 4 (above average)
- **Comments:** The playground offers a wide array of play opportunities. Play surfaces include rubberized surfacing and sand. The area is lighted and partially shaded. Support assets in the vicinity include benches, picnic tables, drinking fountains, trash receptacles, and restrooms.

Playground 2



- **Quantity:** 1 (ages 2–5)
- **Location:** Ruben Romero Corporate Area
- **Installation/Renovation:** Unknown
- **Approximate Size:** 1600 square feet
- **Condition Rating:** 1 (significantly below average)
- **Comments:** This small playground offers minimal play opportunities. The play surface is sand. There is no play specific lighting nor is there shade provided. It is not an accessible playground and is likely considered to be grandfathered as being developed prior to the enactment of the Americans with Disabilities Act.

Playground 3



- **Quantity:** 1 (ages 2–5)
- **Location:** North of the lake near “The Cloud”
- **Installation/Renovation:** The last renovation was prior to 2004
- **Approximate Size:** 12,000 square feet
- **Condition Rating:** 2 (below average, but well maintained)
- **Comments:** This playground offers a moderate array of play opportunities. It is lighted and partially shaded by a large fabric structure. Play surfaces include rubberized surfacing and sand. Support assets in the vicinity include benches, drinking fountains,

trash receptacles, ramadas, picnic tables, and restrooms.

Ramadas 1–15



- **Quantity:** 15
- **Location:** Around the lake
- **Installation/Renovation:** between 2005 and 2008
- **Approximate Size:** 20' x 20' (400 square feet) and 20' x 40' (800 square feet)
- **Condition Rating:** 3 (average)
- **Comments:** The park’s original custom ramadas were replaced with hipped metal roof/masonry column ramadas that are very typical of many current-era Valley area parks. The ramadas include picnic tables, grills, and trash receptacles. All are available for recreational use and by reservation. The seven fishing

ramadas are not included in this category as a primary asset as they are support assets to the lake primary asset and are not reserveable.

Softball Complex (Fields 1–4)



- **Quantity:** 4
- **Location:** East of All America Way between the Fiesta Group Ramadas and the Batting Range
- **Installation/Renovation:** The infields were renovated to include dustless infield mix in 2017 and 2018. The restroom facility was removed and replaced in 2016. Backstops on three of the four fields were replaced in the early 2010s.
- **Approximate Size:** The varying field sizes limits the quality of league play that can be offered at the park. The infield base distances are 60 feet, 65 feet, and 70 feet. The outfield fence lengths vary greatly,

with the field lengths being:

- Southeast 300'
 - Northeast 275'-290'
 - Northwest 235'-260'
 - Southwest 225'-265'
- **Condition Rating:** 3 (average)
 - **Comments:** League and recreational softball activity is offered at the park with these fenced and lighted fields. Other supporting assets include bleachers and trash receptacles. Other than a few scattered trees and windscreens over the dugouts, there is no shade provided.

Volleyball Courts 3–5 (Fiesta Volleyball: West, Center, East)



- **Quantity:** 3
- **Location:** South of the Fiesta Group Ramadas
- **Installation/Renovation:** Unknown
- **Approximate Size:** 13,000 square feet (total sand area)
- **Condition Rating:** 3 (average)
- **Comments:** These sand courts are lighted for night-time use, are enclosed with a chain-link fence, and include a court watering system. Support amenities include bleachers and adjacent restrooms. The courts' solar orientation is generally north-south.

Volleyball Courts 6 and 7 (Ruben Romero Volleyball: West and East)



- **Quantity:** 2
- **Location:** Ruben Romero Picnic Area
- **Installation/Renovation:** Unknown
- **Approximate Size:** 18,100 square feet (total sand area)
- **Condition Rating:** 3 (average)
- **Comments:** These sand courts are lighted for night-time use. Support amenities include adjacent restrooms. The solar orientation of the courts is generally north-south.

Water Play (The Cloud)



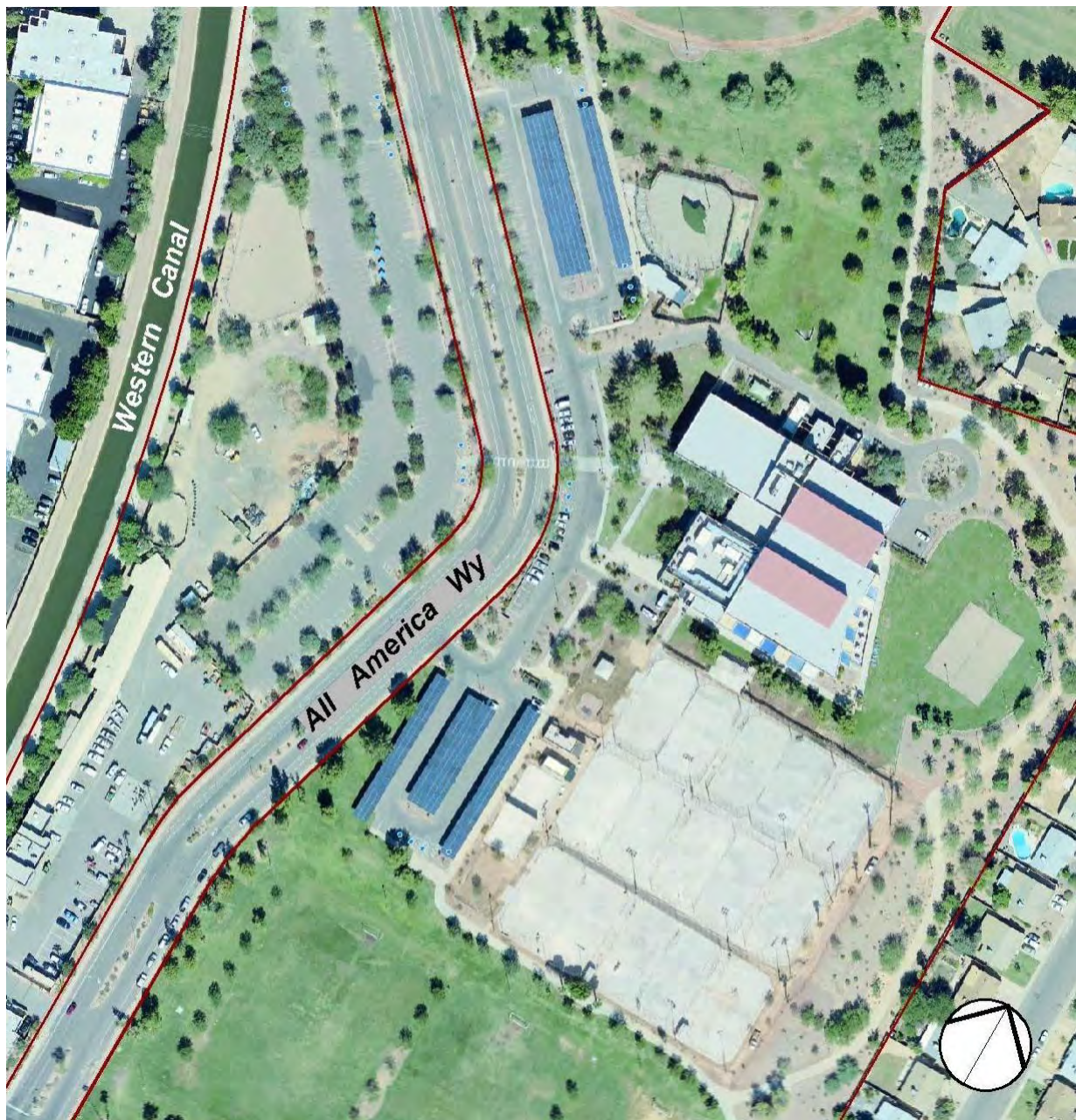
adjacent small 10' x 10' equipment building.

- **Quantity:** 1
- **Location:** south of Baseline Road
- **Installation/Renovation:** Opened in 2018
- **Approximate Size:** 5,000 square feet
- **Condition Rating:** 5 (significantly above average)
- **Comments:** “The Cloud” is Tempe’s largest water play attraction. The amenity has several water features, including a storm sequence replete with thundering sound effects and lighting. The splash playground includes shade over much of the area. Supporting assets include picnic tables, benches, trash receptacles, and adjacent ramadas. Support amenities include an

PRIMARY ASSET ASSESSMENT (RECREATION CENTER)

For the most part, the Recreation Center has the same primary assets since it opened in 1988. These assets include:

- Swimming pool (with a wave pool, six lap lanes, and a double-spiral water slide)
- Gymnasium (basketball, volleyball, pickleball, etc.)
- Fitness center
- Batting range
- Tennis Center
- Reservable Corporate Ramada and Picnic Area south of pool (includes Ramada A and Volleyball Courts 1 and 2)
- Reservable fenced group area north of gym (includes Ramada B)



Batting Range



- **Quantity:** 10 cages (baseball, slow-pitch softball, and fast-pitch softball)
- **Location:** North of Kiwanis Recreation Center
- **Installation/Renovation:** August 1990. Renovation in October 1997. Pitching machines replaced in April 2015.
- **Approximate Size:** 19,800 square feet (total fenced enclosures)
- **Condition Rating:** 4 (above average)
- **Comments:** A T-ball area for younger age users who are not ready for batting cages is available. The

City took over operation in August 1990. The batting range is operated by Tempe staff.

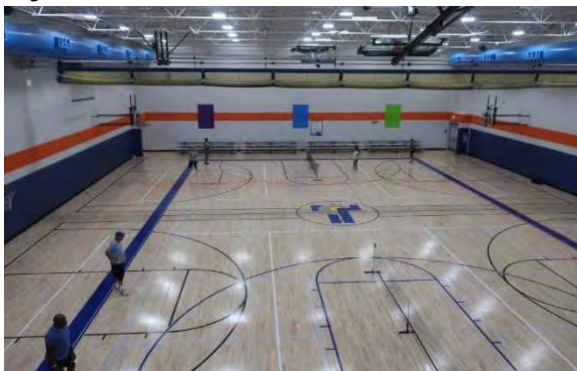
Fitness Center



- **Quantity:** 1
- **Location:** Kiwanis Recreation Center
- **Installation/Renovation:** September 2008
- **Approximate Size:** 26' x 46' (1,196 square foot)
- **Condition Rating:** 4 (above average comparatively for its size)
- **Comments:** The fitness center provides approximately 25 fitness equipment stations. The fitness center is available for recreational use. Equipment includes treadmills (3), recumbent bikes (2), upright bikes (2), weight benches (2), Paramount

Cable System strength training, a Precor cable cross machine, and an array of portable equipment. The adjacent multi-purpose rooms are available for group fitness classes.

Gymnasium



- **Quantity:** 1 multi-purpose court (striped for one basketball court, two basketball courts cross-way, two volleyball courts, and three pickle ball courts)
- **Location:** Kiwanis Recreation Center
- **Installation/Renovation:** Renovated in April 1988 for installation of Robbins hardwood floors, restriping, and painting
- **Approximate Size:** 9,500 square feet
- **Condition Rating:** 4 (above average)
- **Comments:** The gymnasium is used for recreational use and league play, and is also available

by reservation for athletic and non-athletic events.

Ramada A (Corporate Ramada and Picnic Area)



- **Quantity:** 1
- **Location:** South of Kiwanis Recreation Center
- **Installation/Renovation:** April 1989
- **Approximate Size:** 28' x 45' (1,260 square feet), which is part of larger 1-acre space
- **Condition Rating:** 3 (average)
- **Comments:** This hipped metal roof ramada includes picnic tables. The ramada is available for recreational use during swimming pool hours and by reservation. Reservation of the Corporate Ramada and Picnic Area includes the use of this ramada, Volleyball

Courts 1 and 2, as well as the surrounding open space. This area is primarily accessible via the pool room.

Ramada B (Oasis Ramada)



- **Quantity:** 1
- **Location:** North of Kiwanis Recreation Center
- **Installation/Renovation:** April 2010
- **Approximate Size:** 16' x 25' (400 square feet); 4,000 square feet (larger fenced area)
- **Condition Rating:** 3 (average)
- **Comments:** The Oasis Ramada is a fabric covered ramada that includes picnic tables. The surrounding fenced area provides several other non-covered picnic tables included with the reservation.

Recreation/Community Center



- **Quantity:** 1
- **Location:** East of All America Way, north of the Tennis Center
- **Installation/Renovation:** 1988
- **Approximate Size:** 52,000 square feet (1st floor), 2,500 square feet (2nd floor)
- **Condition Rating:** 3 (average)
- **Comments:** The Kiwanis Park Recreation Center is open year-round and used extensively for recreation leagues, classes, programs, and events. As with any aging recreation facility over 30 years of age, there are constant maintenance concerns for roofing,

mechanical, plumbing, HVAC, technology, and electrical issues. Storage is very limited, and staff utilize two 8' x 40' mobile containers for additional storage. Additionally, the second floor does not have elevator access.

Swimming Pool



- **Quantity:** 1 (includes six lap lanes)
- **Location:** Kiwanis Recreation Center
- **Installation/Renovation:** opened in April 1988
- **Approximate Size:** 26,600 square feet (pool room)
- **Condition Rating:** 4 (above average)
- **Comments:** The Kiwanis Wave Pool is the first and only indoor wave pool in the Valley and is open year-round and used extensively for recreational use (swimming lessons, lap swimming, water fitness, public drop-in swim, etc.). However, the pool's lap

lanes are too short for competitive swimming. The water slide is showing signs of deterioration and requires constant fiberglass and paint touch-ups. The pool mechanical systems are in good working order and the pool room interior walls have been recently painted. The HVAC mechanical system has moderate ability to keep the air fresh within the pool room, even with recent modifications.

Tennis Center



- **Quantity:** 15 courts full courts (with dual striping for junior tennis) and 2 practice half courts
- **Location:** South of Kiwanis Recreation Center
- **Installation/Renovation:** Renovated in 2019 to replace former asphalt courts with post-tensioned concrete and access space between courts
- **Approximate Size:** 3.1 acres (total fenced enclosure)
- **Condition Rating:** 5 (significantly above average)
- **Comments:** Court orientations are north-south, which is ideal. New LED lighting was installed as well as a PlaySight™ Smart Courts video system. The

courts are available for recreational use, league play, tournaments, and by reservation. Support amenities include a ramada, picnic tables, spectator shade, court cabanas, bleachers, and a restroom.

Volleyball Courts 1 and 2 (KRC Volleyball: North and South)



- **Quantity:** 2
- **Location:** East of Kiwanis Recreation Center (in the Corporate Ramada and Picnic Area)
- **Installation/Renovation:** Unknown
- **Approximate Size:** 7,900 square feet (total sand area)
- **Condition Rating:** 3 (average)
- **Comments:** These sand courts are lighted for night-time use and include a court watering system. These courts are oriented east-west, though the ideal solar orientation for courts is north-south.

SUPPORT ASSET ASSESSMENT (PARK)

The park includes a vast list of support assets across its 125 acres. These support assets contribute to the user experience or the primary assets by offering convenience, comfort, and/or aesthetic enhancement. Several support assets are rated as being above average in terms of typical park offerings in the region, including:

- GRID bike station pay-per-use concessionaire near the Recreation Center entrance
- Equipment building for “The Cloud” water play area
- Custom Corten steel pet waste bag dispenser
- Non-reservable ramada at the Tennis Center
- Custom Corten steel signage at the El Paso Gas Line Path
- Dual trash and recycling receptacles

As age and condition can vary dramatically of an individual asset in each item, the overall condition of each item group is indicated in the Support Assets Assessment in Appendix B. **Error! Reference source not found.** The following support assets are rated as being in poor condition, outdated, and/or aesthetically poor:

- Amphitheater (west of lake)
- Amphitheater (Dick and Jane Neuheisel Sister Cities Garden)
- Boat docks
- Precast benches with back
- Bridge trellises
- Masonry drinking fountains
- Flagpoles
- Horseshoes (Ruben Romero Picnic Area)
- Lakeside fishing ramadas
- Public art piece, “Adornment”
- Recycling receptacle
- Restroom building (lake concessions)
- Storage containers
- Trash receptacles (55-gallon drum)



SUPPORT ASSET ASSESSMENT (RECREATION CENTER)

Kiwanis Recreation Center includes support assets within the building. These support assets contribute to the recreation center user experience and opportunities or provide administrative functions.

Administrative offices

There are three administrative offices on the first floor. The second floor includes an approximately 28' x 28' administrative area with three office areas and storage space. The offices of average quality. Access to the second floor is via two stairways only; there is no elevator for accessibility.



Concessions

The pool room concession area is of average quality with many commercial fixtures allowing the concessionaire to offer more than just pre-packaged food products. However, due to the recreation center's maxed-out electrical system, no new equipment or greater loads can be added to the kitchen. Additionally, there are deck side picnic and patio tables available in the pool room.



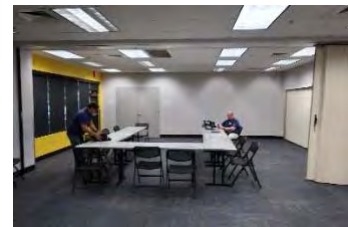
Locker rooms

The swimming pool includes men's and women's locker rooms with individual lockers, showers, and restrooms of average quality. The locker rooms have direct access to the pool room. The locker rooms are also used by gym, courts, and fitness room users. A family changing room is available. However, there is no direct access to the pool room.



Meeting rooms

The first floor of the recreation center includes two approximately 22' x 26' meeting rooms of above average quality plus storage areas. The rooms are separated by a folding partition, which can be opened to create one combined room for larger needs.



The second floor of the recreation center includes an approximately 28' x 30' community meeting room of above average quality. The room's observation windows overlook the swimming pool. Similar to the administrative offices, access is via two stairways only; there is no elevator for accessibility.



PARKING INVENTORY

Table 4 tallies parking quantities for both on-site and on-street parking. The on-site parking includes marked accessible parking spaces, some of which do not meet ADA requirements per the “Site Accessibility Evaluation” of Kiwanis Park prepared by Accessology. Two of the on-site parking lots provide cantilevered solar panel shade structures over much of the available spaces.

Park users also have on-street parallel parking available along All-America Way (both sides), North Park Area drive (both sides), and Mill (south bound side only included). Portions of All America Way are designated with red curbs for emergency access only and are not available for on-street parking. On-street parking quantities provided in Table 4 are calculated based on the City of Tempe standard 22-foot-long parallel parking stall. While the total on-street parking quantity is 359, achieving this total number would require striping the individual parallel stalls on the street. Without striping to guide park users, the highest parking efficiency will not be reached. Currently, there are no accessible on-street parking spaces. The Public Right of Way Accessibility Guidelines (PROWAG) Section R214 “On-Street Parking Spaces” tabulates required accessible spaces for on-street parking pay stations. While the on-street parking at Kiwanis Park is not paid parking, this standard may be used as a guide for establishing recommended accessible on-street parking quantities.

Table 4. Parking Counts				
Location	Total Qty.	Accessible Qty.*	Percent Accessible	Solar Canopy
ON-SITE PARKING	SUBTOTAL:	1,040	39	3.8%
Batting Range	119	5	4.2%	Yes
Recreation Center	27	3	11.1%	No
Tennis Center	86	4	4.7%	Yes
Recreation Center, west of All America Way	377	9	2.4%	No
Ruben Romero Picnic Area	194	9	4.6%	No
North Lake	206	7	3.4%	No
Ramada 8	31	2	6.5%	No
ON-STREET PARKING	SUBTOTAL:	359	0	0.0%
All America Way	182	0	0.0%	n/a
Lake, north entry drive	73	0	0.0%	n/a
Mill Avenue, southbound only	104	0	0.0%	n/a
PARKING TOTAL	1,399	39	2.8%	

*Quantity that are signed and/or striped as accessible, notwithstanding accessibility issues.

ENVIRONMENTAL SETTING

This section describes the environmental setting and the resources that can be found at Kiwanis Park and vicinity. It provides a framework for evaluation and will help the City to make informed decisions regarding additional new recreational development in the park.

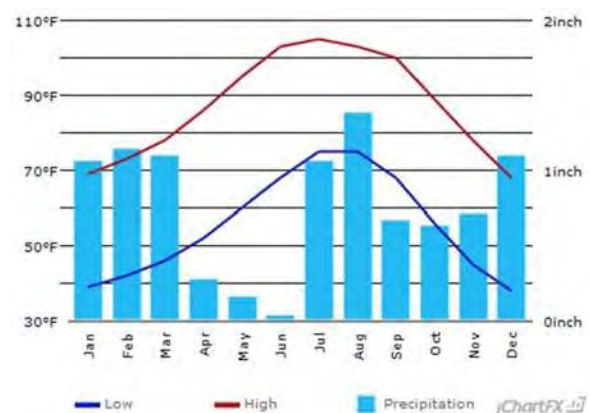
Area Characteristics and Climate

Kiwanis Park is located in the center of the City of Tempe. It is located with two major east-west arterials as boundaries, Baseline Road and Guadalupe Road, which also provide easy park access. The adjacent subdivision to the east, University Royal 2, was platted in 1972 with home construction soon following. Neighboring Aguilar Elementary School was constructed in the mid-1970s and underwent a complete tear-down and rebuild in 2010.

Adjoining the park on its west property line is the SRP Western Canal, which was constructed from 1912 to 1913 and provided water for the surrounding agricultural area. Historical images prior to the park's construction in the mid-1970s show that the park site was in agricultural use as crop production.

Except for a few scattered buttes, the Tempe area is a relatively flat plain that gently slopes towards the Salt River approximately four miles to the north. The eastern foothills of Phoenix South Mountain Park are two miles to the west. The park's average elevation is approximately 1,180 feet above mean sea level.

With the park's setting in the Sonoran Desert, Tempe experiences an arid, desert climate. Most months are characterized by moderate temperatures in the winter and high temperatures in the summer. Year-round, most days have low humidity and are sunny. In late summer, the monsoon season brings a temporary rise in humidity and an occasional tropical storm from the south and south-east. Temperatures can reach 120° in the summer and drop as low as 25° in the winter. The average high daytime temperature is 105° in July and the average low nighttime temperature is 38° degrees in December. Average annual precipitation is 9.33 inches, with the most rainfall occurring between July–August and December–March.



Average Temperature and Precipitation.
Source: <https://www.usclimatedata.com>

Existing Site Characteristics

Kiwanis Park totals approximately 125 acres. Unlike the surrounding flat plain, the park's topography has been created to include small rolling hills across the park proper that drop to the Kiwanis Lake elevation, which is roughly 15 feet below street grade. The park is irrigated via a pumping system with the lake as its reservoir, which is filled from the Western Canal. Additionally, the stormwater runoff from the surrounding area to the east drains into Kiwanis Lake.

Aesthetics: Existing aesthetics in the project area include views of the urban park, distant mountains, and adjacent suburban, commercial, and industrial developments.

Biological Resources: Most of the property is covered by an urban landscape setting that includes xeriscape and turf horticultural areas. No rare species of plants are known to exist on the project site. However, plants that are considered protected by the Arizona Native Plants law (ARS §3-901 to §3-934) may occur on the property as ornamental plantings. According to the Arizona Game and Fish Department's Online

Environmental Review Tool, the park area is of low to moderate value per the Species and Habitat Conservation Guide.

Geology: The site's original soils were identified as Laveen Loam with 0 to 1 percent slopes, which is considered to be prime farmland if irrigated. The natural landform location for Laveen loam is as alluvial fans and stream terraces with a parent material of well drained, mixed alluvium. Salinity maximum in profile is very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm). Available water storage in the profile is high (about 10.2 inches). Laveen Loam's USDA texture classification is Loam.

Hydrology: Based on the Arizona Department of Water Resources Well Registry, Salt River Project has two wells in the vicinity. The depth to groundwater is 88 feet (reported in 2018) and 120 feet (reported in 2008) below ground surface. The Well Registry includes several monitoring wells in the vicinity, presumably related to the industrial land uses located west of Western Canal.

Land Use and Planning: Per the City of Tempe Zoning Map, the park property is zoned Single Family Residential (R1-6) and Agriculture (AG). Land annexed into the City have an automatic zone of AG until such time as the City Council adopts a different zoning district for the annexed area. The AG zone is considered a residential district. Adjacent zoning includes:

- General Industrial District (GID) to the north and southwest
- Planned Commercial Center Neighborhood (PCC-1) along Baseline Road
- Single Family Residential (R1-6) to the east
- Agriculture (AG) to the south (Ken McDonald Golf Course)
- Heavy Industrial (Maricopa County Zoning IND-3) to the west within the county island

Transportation

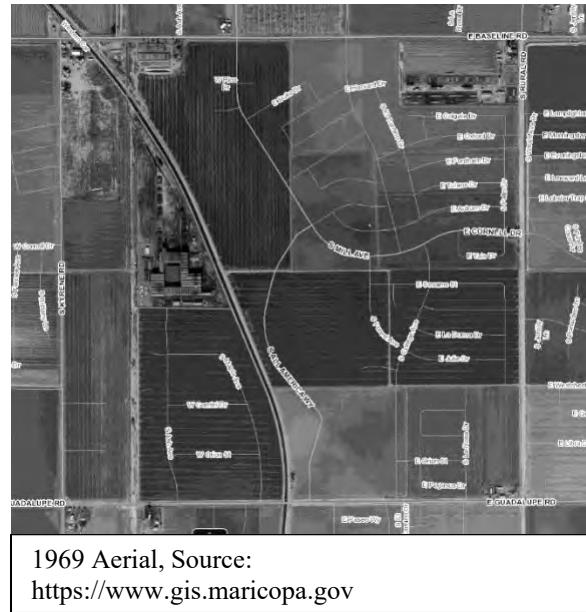
Vehicular: The park lies between two arterials, Baseline Road and Guadalupe Roads. Additionally, Mill Avenue, Cornell Drive, and All America Way are classified as collectors, providing convenient vehicular access to the park from the north, east, and south. Western Canal is a physical barrier, obstructing vehicular access from the west. US 60 is located one-half mile to the north of Baseline Road.

Transit: The City of Tempe and Valley Metro operate multiple routes that travel adjacent to the park and provide stops nearby. The routes include:

- Orbit Saturn – Cornell Drive and All America Way with flag stops in the park
- Route 62 (Hardy/Guadalupe) – Guadalupe Road
- Route 66 (Mill/Kyrene) – Baseline Road
- Route 65 (Mill/Kyrene) – Baseline Road
- Route 77 (Baseline) – Baseline Road
- Route 521 (Tempe Express 1) – Mill Avenue and Cornell Drive

Multi-use Path: Non-motorized access is available to the park from:

- Western Canal Multi-use Path
- El Paso Multi-use Path



The Western Canal Multi-use Path runs along the eastern bank of the Western Canal and is immediately adjacent to the park, while the El Paso Multi-use path connects the surrounding neighborhood to the east border of the park shared with Aguilar Elementary School. The park's sidewalk system provides direct connection to these multi-use paths in three locations. Both multi-use paths feature a 10-foot wide concrete ADA compliant path, complete with lighting, landscaping, rest nodes, and public art.

Bicycle: BIKEiT is Tempe's system of wayfinding signage that identify lower-stress bike facilities placed on either off-street pathways, or streets with low motorized traffic volumes and speeds. Bike boulevards are meant to connect Tempe neighborhoods to major activity centers and destinations; catering to cyclists of all ages and abilities. There are three dedicated BIKEiT bike boulevards that converge onto Kiwanis Park:

- Handlebars (runs north to south along the Western Canal)
- Pedal (runs north to south along College Avenue)
- Spoke (runs east to west along Cornell Drive/Southshore Drive)

In addition to these three bike boulevards that directly connect to Kiwanis Park, another nearby bike boulevard, Brake, runs east to west approximately one-half mile south of the park along Mineral Road and connects riders to the Handlebars route along Western Canal, which in turn provides access to the park. Though not a designated bike boulevard, bicycle lanes are also provided along Guadalupe Road.



Appendix A: Inventory and Assessment Maps



Map 1

Map 2

Map 3

Map 4

Map 5

Map 6

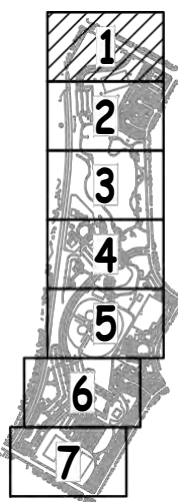
Map 7



Kiwanis Park: Inventory and Assessment Maps



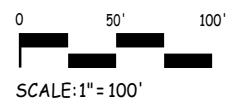
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MATCH LINE: SEE MAP No. 2



Kiwanis Park: Inventory and Assessment Maps



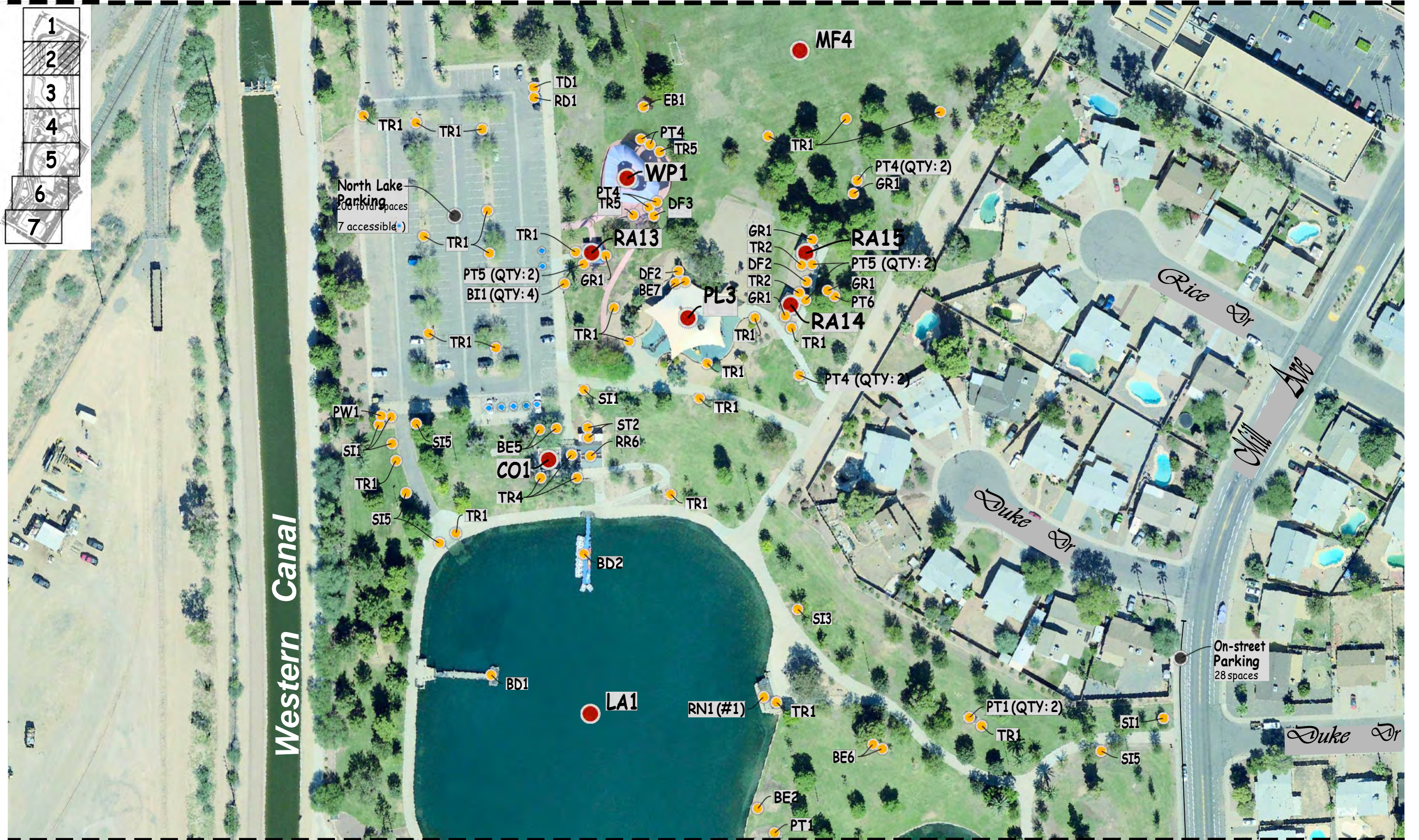
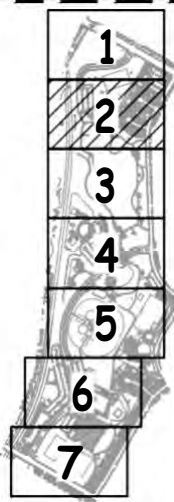
NOVEMBER 2019

PRIMARY ASSETS

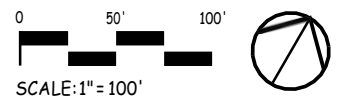
- AR Area
- BB Basketball Court
- BR Batting Range
- CO Concessions
- FC Fitness Center
- GYM Gymnasium
- LA Lake
- LT Loop Trail/5k Route
- MF Multi-use Field
- OM Operations/Mainten. Yard
- OS Open Space Area
- PL Playground
- PN Path Network
- RA Ramada (reservable)
- RC Recreation Center
- SF Softball Field
- SP Swimming Pool
- TC Tennis Center
- VC Volleyball Court
- WP Water Play

SUPPORT ASSETS

- AD Administrative
- AM Amphitheater
- BD Boat Dock
- BE Bench
- BT Bicycle Rack
- BL Bleacher
- HS Horseshoes
- KI Kiosk
- CH Chair
- DF Drinking Fountain
- EB Equipment Building
- FP Flagpole
- GR Grill
- HS Horseshoes
- KI Kiosk
- PA Public Art
- PT Picnic Table
- PW Pet Waste Bag Dispenser
- RD Recycling Dumpster
- RE Recycling Receptacle
- RF Ramada (fabric canopy)
- RG Rose Garden
- RN Ramada (non-reservable)
- RR Restroom Building
- SI Sign
- ST Storage
- TD Trash Dumpster
- TR Trash Receptacle



Kiwanis Park: Inventory and Assessment Maps



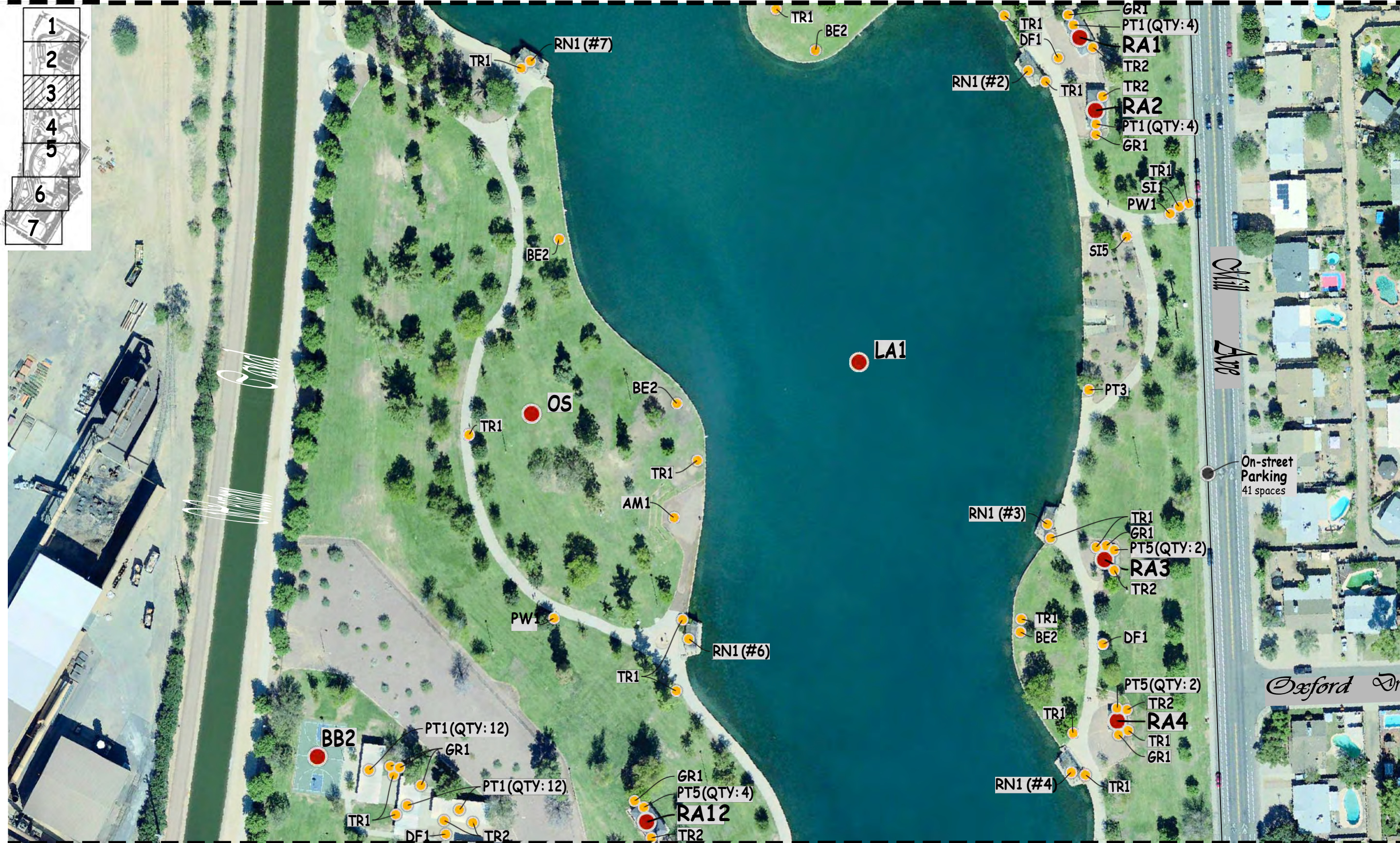
NOVEMBER 2019

PRIMARY ASSETS

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Kiwanis Park: Inventory and Assessment Maps

NOVEMBER 2019

SCALE: 1" = 100'

0 50' 100'

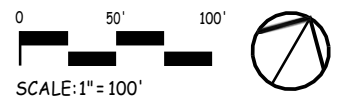
PRIMARY ASSETS		SUPPORT ASSETS	
AR Area	LT Loop Trail/5k Route	RC Recreation Center	AD Administrative
BB Basketball Court	MF Multi-use Field	SF Softball Field	AM Amphitheater
BR Batting Range	OM Operations/Mainten. Yard	SP Swimming Pool	BD Boat Dock
CO Concessions	OS Open Space Area	TC Tennis Center	BE Bench
FC Fitness Center	PL Playground	VC Volleyball Court	FP Flagpole
GYM Gymnasium	PN Path Network	WP Water Play	BT Bicycle Rack
LA Lake	RA Ramada (reservable)		BL Bleacher
			HS Horseshoes
			KI Kiosk
			PA Public Art
			PT Picnic Table
			PW Pet Waste Bag Dispenser
			RD Recycling Dumpster
			RE Recycling Receptacle
			RF Ramada (fabric canopy)
			RG Rose Garden
			RN Ramada (non-reservable)
			RR Restroom Building
			SI Sign
			ST Storage
			TD Trash Dumpster
			TR Trash Receptacle



MATCH LINE: SEE MAP No. 6



Kiwanis Park: Inventory and Assessment Maps



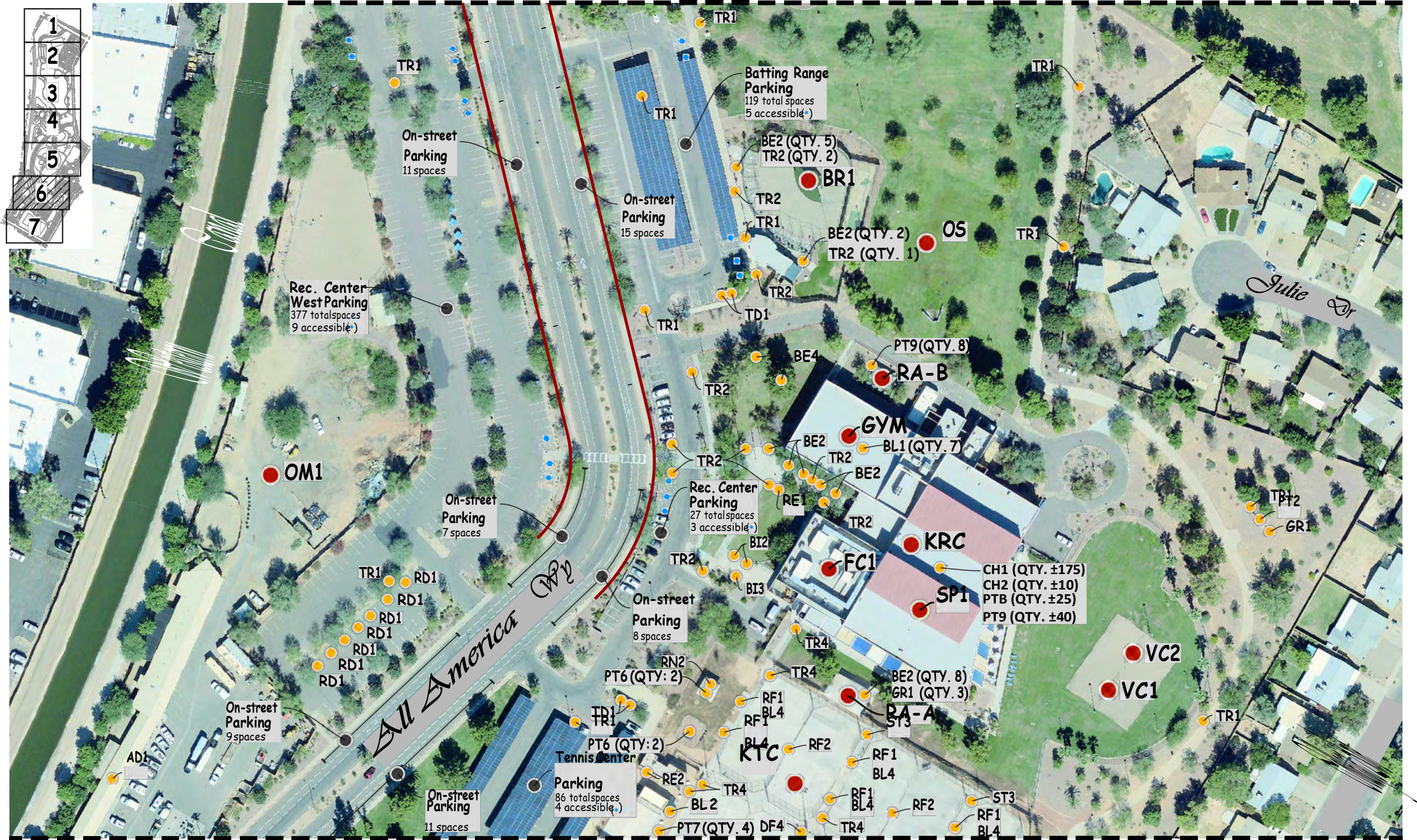
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PRIMARY ASSETS

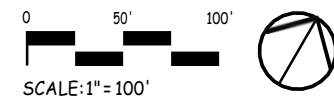
AR Area	LT Loop Trail/5k Route	RC Recreation Center
BB Basketball Court	MF Multi-use Field	SF Softball Field
BR Batting Range	OM Operations/Mainten. Yard	SP Swimming Pool
CO Concessions	OS Open Space Area	TC Tennis Center
FC Fitness Center	PL Playground	VC Volleyball Court
GYM Gymnasium	PN Path Network	WP Water Play
LA Lake	RA Ramada (reservable)	

SUPPORT ASSETS

AD Administrative	CH Chair	PA Public Art	RN Ramada (non-reservable)
AM Amphitheater	DF Drinking Fountain	PT Picnic Table	RR Restroom Building
BD Boat Dock	EB Equipment Building	PW Pet Waste Bag Dispenser	SI Sign
BE Bench	FP Flagpole	RD Recycling Dumpster	ST Storage
BI Bicycle Rack	GR Grill	RE Recycling Receptacle	TD Trash Dumpster
BL Bleacher	HS Horseshoes	RF Ramada (fabric canopy)	TR Trash Receptacle
BT Bridge Trellis	KI Kiosk	RG Rose Garden	



Kiwanis Park: Inventory and Assessment Maps



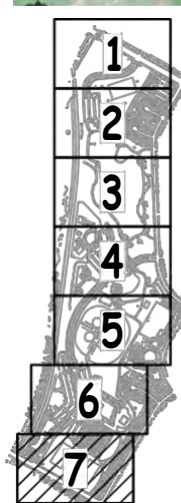
NOVEMBER 2019

PRIMARY ASSETS

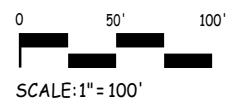
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Kiwanis Park: Inventory and Assessment Maps



NOVEMBER 2019

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Appendix B: Asset Assessment Matrices



Primary Assets Assessment (Park)

ID	Qty.	Item	Condition (1-5)*	Lights	Shade	Accessibility Finding (3)	Comments
AR1	1	Area, Sister Cities Garden	1	Yes	Yes		Accommodates 250
AR2	1	Area, Ruben Romero	3	Yes	Yes	37	Accommodates 1000
AR3	1	Area, Fiesta	3	Yes	Yes	38	Accommodates 250
BB1	1	Basketball Court	4	Yes	No (2)		Outdoor, east of Fiesta
BB2	1	Basketball Court	4	Yes	No (2)		Outdoor, Ruben Romero
BB3	1	Basketball Court	4	Yes	No (2)		Outdoor, Ruben Romero
CO1	1	Concessions	2	Yes	Yes	1, 9	Lake
LA1	1	Lake	3	No (1)	N/A	2, 3, 4, 5, 6, 7, 8	Fishing, boating, and irrigation storage are primary uses
LT1	1	Loop Trail/5k Route	N/A	N/A	N/A		Doug Conley Memorial Route
LT2	1	Loop Trail/5k Route	N/A	N/A	N/A		
LT3	1	Loop Trail/5k Route	N/A	N/A	N/A		
MF1	1	Multi-use Field	3	No (1)	Yes (2)		South park area
MF2	1	Multi-use Field	3	No (1)	Yes (2)		South park area
MF3	1	Multi-use Field	3	No (1)	Yes (2)		South park area
MF4	1	Multi-use Field	3	No (1)	Yes (2)	13	North park area
OS	4	Open Space Area	3	Yes	Yes		Unprogrammed spaces 1.5 acres and larger
OM1	1	Operations/Maint. Yard	3	N/A	N/A		
PN	1	Path Network	3	Yes	Yes (2)	10	
PL1	1	Playground	4	Yes	Yes		Fiesta, age 2-5 and age 5-12 areas
PL2	1	Playground	1	Yes	No	40	Ruben Romero, ages 2-5
PL3	1	Playground	2	Yes	Yes	12, 28, 29, 30, 31, 32	North of lake, ages 2-5
RA1	1	Ramada	3		Yes	11	Individual reservable
RA2	1	Ramada	3		Yes	11	Individual reservable
RA3	1	Ramada	3		Yes		Individual reservable
RA4	1	Ramada	3		Yes	11	Individual reservable
RA5	1	Ramada	3		Yes	11	Individual reservable
RA6	1	Ramada	3		Yes		Individual reservable
RA7	1	Ramada	3		Yes		Individual reservable
RA8	1	Ramada	3		Yes		Individual reservable
RA9	1	Ramada	3		Yes		Individual reservable
RA10	1	Ramada	3		Yes		Individual reservable
RA11	1	Ramada	3		Yes		Individual reservable
RA12	1	Ramada	3		Yes		Individual reservable
RA13	1	Ramada	3		Yes	34	Individual reservable
RA14	1	Ramada	3		Yes	33	Individual reservable
RA15	1	Ramada	3		Yes		Individual reservable
SF1	1	Softball Field	3	Yes	No (2)		Northeast field
SF2	1	Softball Field	3	Yes	No (2)		Southeast field
SF3	1	Softball Field	3	Yes	No (2)		Southwest field
SF4	1	Softball Field	3	Yes	No (2)		Northwest field
VC3	1	Volleyball	3	Yes	No		Fiesta
VC4	1	Volleyball	3	Yes	No		Fiesta
VC5	1	Volleyball	3	Yes	No		Fiesta
VC6	1	Volleyball	3	Yes	No		Ruben Romero
VC7	1	Volleyball	3	Yes	No (2)		Ruben Romero
WP1	1	Water Play Area	5	Yes	Yes		The Cloud

Notes: * See Table 3 of the report for the grading scale.

(1) Generally, only area security lighting only. No lighting specifically for the asset's function (if required).

(2) Minimal shade is adjacent only. No shade specifically for the asset's function (if required).

(3) Accessibility Findings are per the "Site Accessibility Evaluation" report by Accessology.

Primary Assets Assessment (Recreation Center)

ID	Qty.	Item	Condition (1-5)*	Lights	Shade	Comments
BR1	1	Batting Range	4	Yes	No	
FC1	1	Fitness Center	4	Yes	N/A	
GYM	1	Gymnasium	4	Yes	N/A	Multi-use court (basketball, volleyball, pickleball, etc.)
RA-A	1	Ramada	3	Yes	Yes	Corporate Area, individual reservable
RA-B	1	Ramada	3	Yes	Yes	Oasis Ramada, individual reservable
KRC	1	Recreation Center	3	Indoor	Indoor	Kiwanis Recreation Center
SP1	1	Swimming Pool	4	Yes	N/A	Indoor, wave pool with lap lanes
KTC	1	Tennis Center	5	Yes	No (2)	Kiwanis Tennis Center
VC1	1	Volleyball	3	Yes	No	Sand court in Corporate Area
VC2	1	Volleyball	3	Yes	No	Sand court in Corporate Area

Notes: * See Table 3 of the report for the grading scale.

(2) Minimal shade is adjacent only. No shade specifically for the asset's function (if required).

Support Assets Assessment (Park)

ID	Qty.	Item	Condition (1-5)	Accessibility Finding (3)	Comments
AD1	1	Administrative	3		Parks Maintenance, Fleet Services, Police Station
AM1	1	Amphitheater	2		West of lake
AM2	1	Amphitheater with Stage	1		Sister Cities Garden
BE1	2	Bench with Back	3		6' long, expanded metal, plastisol coated, portable
BE2	25	Bench with Back	3		6' long, expanded metal, plastisol coated, mounted
BE5	2	Bench with Back	3		8' long, expanded metal, plastisol coated, mounted
BE6	2	Bench with Back	0		6' long, precast concrete
BE7	2	Bench with Back	3		6' long, aluminum, mounted
BE3	2	Bench without Back	3		6' long, expanded metal, plastisol coated, mounted
BE4	2	Bench without Back	3		Circular at tree
BI1	10	Bicycle Rack	3		Hoop style, single
BI2	4	Bicycle Rack	3		Custom, bicycle silhouette
BI3	1	Bicycle Rack	5		Bike share concessionaire, "GRID"
BL1	2	Bleachers	3		15' long, 3-tier aluminum
BL2	5	Bleachers	3		15' long, 5-tier aluminum
BL3	7	Bleachers	3		15' long, 10-tier aluminum
BD1	1	Boat Dock	1		West
BD2	1	Boat Dock	2		North
BT1	2	Bridge Trellis	1		North and south sides of All America Way
DF1	13	Drinking Fountain	3		Pedestal, non-chilled
DF2	4	Drinking Fountain	1		Masonry
DF3	1	Drinking Fountain	3		Pedestal, chilled
EB1	1	Equipment Building	4		Splash pad equipment building
EB2	1	Equipment Building	3		Irrigation pump station
FP1	10	Flagpole	3		Sister Cities Garden
GR1	34	Grill	3		Various sizes, post-mounted
HS1	2	Horseshoes	2	35	Ruben Romero
KI1	1	Kiosk	3		Ruben Romero
PW1	3	Pet Waste Bag Dispenser	3	18, 19, 20, 21	
PW2	1	Pet Waste Bag Dispenser	4		Custom, Corten steel
PT1	159	Picnic Table	3	36	8' long, expanded metal, plastisol coated, mounted
PT2	6	Picnic Table	3	36	10' long, expanded metal, plastisol coated, mounted
PT3	2	Picnic Table	3	36	8' long, aluminum, portable
PT4	10	Picnic Table	3	36	8' long, expanded metal, plastisol coated, portable
PT5	38	Picnic Table	3	36	12' long, expanded metal, plastisol coated, mounted
PT6	1	Picnic Table	3	36	8' long, precast concrete
PA1	1	Public Art	1		"Adornment" by Michael Anderson south of lake
PA2	1	Public Art	5		"Pedestrian Tracings" by Chris Trumble at El Paso Gas Line Path
PA3	1	Public Art	4		"Western Lights" by Laurie Lundquist at Western Canal
RN1	7	Ramada (non-reservable)	2		Lakeside fishing
RD1	8	Recycling Dumpster	3		
RE1	1	Recycling Receptacle	2		55-gallon drum, portable
RE2	1	Recycling Receptacle	3		Manufactured
RR1	1	Restroom Bldg	3		Fiesta
RR2	1	Restroom Bldg	3		Softball fields

Support Assets Assessment (Park)

ID	Qty.	Item	Condition (1-5)	Accessibility Finding (3)	Comments
RR3	1	Restroom Bldg	3		Sister Cities Garden
RR4	1	Restroom Bldg	3	41, 42, 43	Ruben Romero
RR5	1	Restroom Bldg	3	14, 15, 16, 17	Northeast of Ruben Romero
RR6	1	Restroom Bldg	1	22, 23, 24, 25, 26, 27	Concession
RG1	1	Rose Garden	3		Rose garden south of lake
SI1	13	Sign	3		Park rules
SI2	8	Sign	3		Botanical
SI3	37	Sign	3		Memorial plaque(s)
SI4	3	Sign	4		Custom, Corten steel at El Paso Gas Line Path
SI5	12	Sign	3		Park informational
SI6	4	Sign	3		Monument
ST1	1	Storage	3		Recreation group, former restroom
ST2	3	Storage	1		Recreation group, mobile container
TD1	5	Trash Dumpster	3		
TR1	107	Trash Receptacle	2		55-gallon drum, portable
TR2	35	Trash Receptacle	3		Expanded metal, plastisol coated, mounted
TR3	12	Trash Receptacle	3		Stamped metal, painted, mounted
TR4	3	Trash Receptacle	3		Precast concrete
TR5	2	Trash/Recycling Receptacle	4		Combination, manufactured

Notes: Condition is in general for most or all instances of the supporting asset type.

* See Table 3 of the report for the grading scale.

(3) Accessibility Findings are per the "Site Accessibility Evaluation" report by Accessology.

Support Assets Assessment (Recreation Center)

ID	Qty.	Item	Condition (1-5)	Accessibility Finding (3)	Comments
BE2	7	Bench with Back	5		6' long, exp. metal, plastisol coated, mounted
BL1	7	Bleachers	5		15' long, 3-tier aluminum
BL2	1	Bleachers	5		15' long, 5-tier aluminum
BL4	15	Bleacher	5		12' long, 3-tier aluminum
CH1	+/-175	Chair	4		Portable, plastic webbing deck chair
CH2	+/-10	Chair	4		Portable, plastic webbing lounge deck chair
DF4	2	Drinking Fountain	5		Pedestal, chilled, w/ bottle filler
GR1	3	Grill	4		Various sizes, post-mounted
PT6	4	Picnic Table	5		6' long, exp. metal, plastisol coated, portable
PT7	4	Picnic Table	5		36" round, metal table w/ attached seating
PT8	+/-25	Picnic Table	4		36" round, some with umbrellas
PT9	+/-48	Picnic Table	4		6' long, plastic folding w/ bench
RE2	11	Recycling Receptacle	5		Manufactured
RF1	15	Ramada (fabric canopy)	5		Fabric, court-side
RF2	9	Ramada (fabric canopy)	5		Fabric, on-court w/ benches
RN2	1	Ramada (non-reservable)	5		Tennis Center
ST3	4	Storage	5		8' x 16' Shed
TR2	3	Trash Receptacle	4		Expanded metal, plastisol coated, mounted
TR4	1	Trash Receptacle	4		Precast concrete

Notes: Condition is in general for most or all instances of the supporting asset type.

* See Table 3 of the report for the grading scale.

(3) Accessibility Findings are per the "Site Accessibility Evaluation" report by Accessology.