

# Memorandum

**TO:** NEIGHBORHOOD SERVICES  
AND EDUCATION COMMITTEE

**FROM:** Jon Cicirelli

**SUBJECT:** SUSTAINABLE PARK  
MAINTENANCE

**DATE:** January 27, 2020

Approved

Date

2-3-20

## RECOMMENDATION

Accept the Department of Parks, Recreation and Neighborhood Services' report on Sustainable Park Maintenance.

## OUTCOME

This report provides the Neighborhood Services and Education Committee with updates on park maintenance operations, including 2019 Park Condition Assessment results.

## BACKGROUND

The Department strives to ensure the proper maintenance and operation of more than 200 City parks and open spaces, and to provide opportunities for residents and visitors to play, learn, and socialize. Parks maintenance highlights two of the five guiding principles from the Department's *ActivateSJ* 20-year strategic plan: Nature, and Stewardship. To this end, maintenance service for the City's parks system includes:

- Grounds maintenance such as turf maintenance, tree maintenance, and landscaping;
- Custodial and janitorial services, including litter and refuse collection;
- Landscape rehabilitation;
- Repairs to equipment, such as irrigation systems and playgrounds; and
- Special event services, including preparation, event set-up, tear-down and clean-up.

The Department regularly monitors parks, trails, and facility conditions using various data sources, including basic maintenance inspections conducted by staff, resident reports submitted to the Park Concerns email and hotline, reports submitted by other City departments, and extensive annual Park Condition Assessments (PCAs). The PCAs are a point-in-time evaluation of various park features, such as turf appearance, picnic areas, and playgrounds, which are assessed and assigned a point score based on the criteria defined in *Attachment A*. Staff

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**Subject: Sustainable Park Maintenance**

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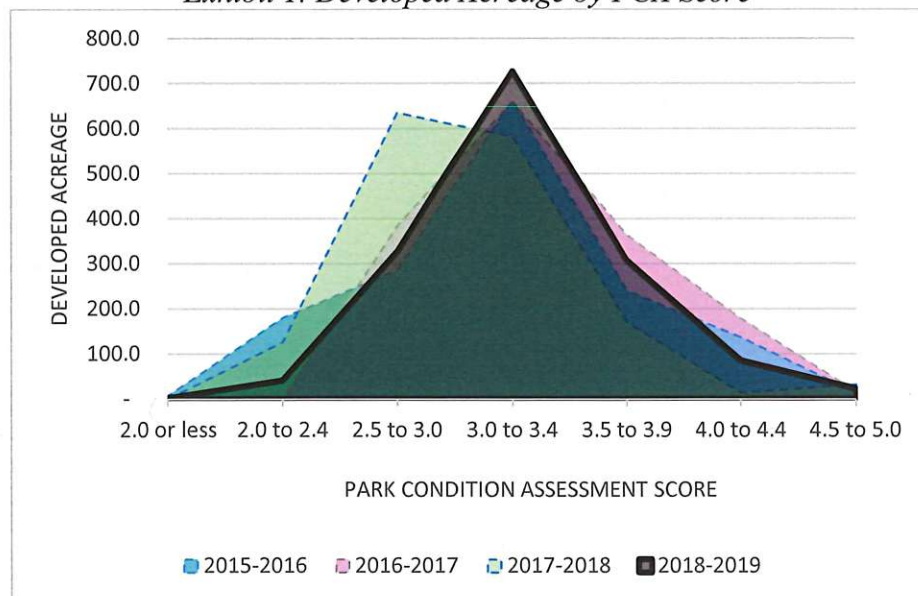
aggregates the points assigned to individual features of a park to calculate an overall average PCA score for a park (see *Attachment B*). Compiled in the summer/fall, staff's PCA scores reflect the previous fiscal year's level of service (i.e., 2019 PCAs record the condition of a park in summer/fall of 2019, which is primarily the result of the service a park received during 2018-2019.)

Staff retrieves service delivery data for each park from the Department's Business Intelligence database and analyzes them along with the park's rating. Individual park service levels will differ due to variations in size, complexity, usage levels, and funding allocations; however, a review of Business Intelligence data indicates minimum service levels are not being met given current demand and resources. Efficiency enhancements and current efforts are preventing the decline of park conditions, however, with existing resource levels the PCA scores indicate only marginal improvement. *Attachment C* provides an overall average PCA score for each Council District, based on the parks in that district.

## **ANALYSIS**

Based on the 2019 assessment, the City's parks are in "acceptable" condition, earning an average cumulative score of 3.4<sup>1</sup> an increase from last year of 0.1. On a per-park basis, 55 percent of parks PCA scores increased, 36 percent decreased, and 9 percent did not change. *Exhibit 1* below displays the number of acres by PCA score for the last four years.

*Exhibit 1. Developed Acreage by PCA Score*



<sup>1</sup> The Department defines "acceptable" as a score of 3.0 or better on a scale of 1.0 – 5.0, with a perfect score of 5.0 reflecting a new or like-new park or park feature. In this context, a park with a score of "acceptable" may adequately serve the community's needs at present, but may also require a higher level of care and service to maintain the current PCA score in the future.



In considering this graph, it is important to note that the department increased the acreage in the “acceptable or better” range (3.0+), which reduced the amount of acreage under the “acceptable” 3.0 threshold by 29 percent, from 449.3 acres in 2018 to 318.9 in 2019. Staff attributes this positive change to the addition of 9.0 FTE maintenance positions added in the 2017-2018 Adopted Operating Budget, and the 11.77 FTE maintenance positions added in 2018-2019.

The overall PCA score distribution above is influenced by the condition of particular park assets, including playgrounds, tot-lots, drinking fountains, landscape beds, sport fields, turf appearance, etc. There is a strong correlation between the overall age of the parks and the conditions of those assets. Looking forward to 2019-2020, the Department added 13 FTE to address parks heavily impacted by gophers and ground squirrels which create unsafe conditions. Park maintenance teams were assembled specifically to address the most impacted parks and perform restoration of damaged parks and fields.

The addition of maintenance staff from 2017 through 2019 and the implementation of standardized maintenance are responsible for reducing the overall number of acres below the acceptable level of 3.0 PCA by 42 percent. The reduction of 442.9 acres over the two-year period is directly correlated to improvements in technology, operational efficiencies, and increasing maintenance hours per acre.

Each year the Department evaluates the conditions of facilities that it maintains, including library grounds, community center grounds, and civic grounds. Though these sites are typically maintained by a contracted service, the Department still assess their condition utilizing the same criteria. For 2019, these facilities had an overall PCA score of 3.2, with approximately 76 percent of sites rating above the “acceptable” level of 3.0 (versus 82 percent in 2018, respectively). Some of the assets that contributed to the overall decline include playgrounds/tot lots, landscaped beds and shrubs, and drinking fountains at these locations. The Department is actively working on addressing these issues through the contracted service provider and internal staff.

### **Successes and Challenges**

The number of parks and civic grounds receiving a score below “acceptable” dropped from 53 in 2017-2018 to 45 in 2018-2019. As noted earlier, staff attributes this success to the addition of 11.77 FTE park maintenance staff in 2018-2019, and the implementation of standardizing park maintenance. However, many older parks are seeing the need for additional capital investments as they age. The attention needed to maintain older parks detracts staff attention from other higher-scored parks and adversely offsets any improvements that newer facilities might have on the overall PCA score. In 2019-2020, the deferred maintenance infrastructure backlog of capital repair needs for parks is estimated at \$382.1million versus the \$341.4 million estimated in 2018-2019.

Despite the Department’s recent ability to increase the system-wide PCA score from 3.3 in 2018 to 3.4 in 2019, staff faces persistent and significant challenges to maintaining an acceptable

rating of the City's parks system. The growth in the size of the park system and the parallel growth in the Department's infrastructure backlog (due to aging) continue to challenge efforts to mitigate decreases in older facilities' PCA scores. In addition, the impact of homeless individuals living in parks diverts regular resources away from standard maintenance and creates the need for higher levels of attention. Park maintenance through the core of the City is particularly difficult to sustain as there is a constant demand to meet even basic daily needs for trash service and bathroom cleanliness. The standard parks maintenance resources are simply inadequate in these situations.

In line with staff's efforts to keep up with the maintenance demands of a growing and aging parks system, the Department is committed to advancing environmental, economic, and social practices that enhance quality of life and promote responsible management of resources. As such, the Department continues to seek near-term solutions to immediate parks maintenance issues, while taking into account the broader implications of how its approach to operations and maintenance will impact future generations. A few of these efforts are highlighted below.

#### *Success #1: Staffing Stabilization*

The Department continues to focus on the operational challenges that come with managing a large staffing model, including how best to address large volumes of ongoing recruitment needs.

To address these issues, in partnership with the Human Resources Department, the Department continues to prioritize hiring to fully leverage its budgeted staffing resources. The Department has had some success and has reduced the parks maintenance vacancy rate from 18 percent at the beginning of 2017-2018, to 14 percent in spring 2018, and then to 12 percent in June of 2019. While regular attrition and turnover continues (promotions, retirements, etc.), the number of park maintenance hours is increasing, and park conditions are anticipated to stabilize, although infrastructure will continue to decline without significant capital investment (pavement, playgrounds, bathrooms, etc.).

#### *Success #2: Best Practices, Park Concern Focus*

The Department receives reports about the park system from the public through the Park Concern hotline and email system. Priority park concerns are items reported by the public that are deemed health and safety issues, and have a 24-hour timeline for staff to mitigate. Priority corrective work orders are items reported by staff through inspections, and have a 24-hour timeline for staff to mitigate. Examples include, fallen branches, broken glass, and broken equipment.

Starting in 2018 the Department focused on how to best address the most serious concerns. In 2018 staff completed 58 percent of health and safety park concerns within the 24-hour requirement. In 2019 staff completed 82 percent of priority park concerns within the 24-hour requirement. The 25 percent increase was attributed to improvements using the worker order system. The Department's target for 2020 is 100 percent.



### *Success #3: Identifying Areas of Efficiencies*

The Department continues to identify efficiencies that lead to increases in direct service hours. Staff instituted a maintenance standards program that improved the regular service and mowing of parks, the evaluation of park route efficiencies, and the tracking and timely resolution of corrective work orders. Due to the success of this pilot program, the Department began implementing these standards across all eight park maintenance districts in fall of 2019.

The department implemented the installation of 77 smart meters to minimize the use of irrigation water; the use of GPS units on mowers and vehicles to minimize travel and downtime; and the deployment of specialized teams that can resolve high-volume, high-energy, high-expertise field issues in a way that is targeted and expedient. The Department plans to continue these efforts while identifying and exploring other efficiencies and best practices to enhance the quality of services to all locations within the park system.

### *Success #4: Parks Rehabilitation "Strike Team"*

The Strike Team is part of a pilot program funded by the Subdivision Park Trust Fund, which was created to address infrastructure backlog projects within the specific nexus of the developments for which fees were collected.

The Strike Team has proven to be an efficient means to address the growing infrastructure backlog, completing more than 90 percent of its projects on time and on (or below) budget. The Department proposed to extend the Strike Team through June 2022 and was approved as part of the 2019-2020 budget process. Staff prioritize projects based on PCA scores, locations where Park Trust Fund monies are available, locations where other minor capital projects are planned, and projects requiring immediate repairs to ensure health and safety.

### *Challenge #1: Water Conservation and Rates*

Increases in water rates will continue to have an impact on the quality of parks. In 2017-2018, the Department's water consumption was 69 percent of the pre-drought level in 2013-2014 due to conservation efforts. However, over the same time, the cost per unit for water doubled. Staff anticipates water rates to continue to rise for the foreseeable future. Staff partnered with the Information Technology Department to create a centralized smart irrigation system to cost-effectively monitor and manage irrigation at 77 parks. By utilizing weather data, centrally programming controllers, and receiving alerts when problems arise, staff anticipates the smart irrigation controllers will save 10 to 30 percent of water use.

### *Challenge #2: Efforts in Integrated Pest Management*

In addition to water conservation, Integrated Pest Management is an ecosystem-based strategy that emphasizes the use of multiple pest control methods, prioritizing non- or low-chemical techniques to manage pests, including weeds. In 2018, the Department identified

turf conditions as a major impact to overall park conditions during the PCA process. Staff conducted a focused project at Murdock Park to document the impact of a team focused on reducing the number of safety concerns related to ground squirrels and gophers. The pilot was successful reducing the number of safety hazards from 224 to only 4. The City Council approved an expansion of the effort citywide, funding 8.0 FTE in the 2019-2020 budget process. The new team is expected to make improvements to 10-15 parks in 2019-2020.

The Department is intent on mitigating the environmental impacts of pest management in conjunction with its efforts to address these issues ethically and humanely. To this end, the Department continues to pursue alternative solutions amid the community's growing concern over use of traditional chemical methods and their potential impacts on the population and environment.

### *Challenge #3: Efforts in Protecting San José's Community Forest*

San José's community forest is one of the only infrastructure assets that continually increases in value and benefit to the community. The Department has been able to maintain its share of the City's overall community forest but much more needs to be done to maintain these assets. For instance, it is estimated that there are more than 35,000 trees within the parks system. However, the annual budget to maintain all the trees at parks, community centers and other civic grounds is \$150,000. This funding covers everything from emergency removal to routine trimming, pruning, and scheduled removal of trees. Though the Department deploys its contracted tree vendor to provide services citywide, the current levels of service are inadequate to address the full breadth of needs presented by such a large community forest. To illustrate this point, with the existing budget allocation of \$150,000, each of the approximately 35,000 trees receives an allocation of \$4.30 on an annual basis to provide routine and emergency tree care. Though the Department is aware that this level of funding and care is inadequate, it is unable to identify the true need due to lack of data on its tree inventory.

Currently, the Department is partnering with the Department of Transportation through consultant services to perform a tree inventory survey outlining the quantity, location, species and condition of the City's community forest. The expected completion date for the survey is spring 2020. This, in turn, will support the procurement of consultant services to develop a comprehensive forestry management plan, which will be based on the survey results from the initial tree survey and assessments. If implemented, this plan could result in a strategy to identify an adequate level of funding to create healthy park forests, safe park experiences for visitors, reduced greenhouse gases, and abundant habitat for wildlife.

### *Challenge #4: Efforts in Sports Field Renovations*

Sports field renovations ensure that the 42 natural turf sports fields in the City inventory are safe and in proper condition for quality sports play. Annually, these fields provide places where more than 40,000 youth and adults participate in healthy physical sports activities, enjoy friendly competition, and learn the values of good sportsmanship. In addition to field reservations, many



residents and visitors use the park fields in their neighborhood and throughout the City for family recreation and “pickup” games that do not require a reservation. The Department prioritized providing preventative maintenance at the 42 turf sports fields in 2019. The preventative maintenance included both aeration and fertilization, resulting in improved conditions for the spring/summer season.

### *Current Efforts and Approaches to Date*

The Department aims to be a national leader in Parks and Recreation, and in order to achieve this goal, it acknowledges continued improvements are necessary. Stewardship of the City’s parks and open spaces as identified in *ActivateSJ* remains the primary focus for park maintenance staff. Recent and current efforts to make park maintenance more financially sustainable include:

- Outsourcing the maintenance of small parks and restrooms;
- Creating partnerships and strategic alliances;
- Implementing operational efficiencies with technology;
- Improving and/or establishing best-practice maintenance standards; and
- Identifying potential alternative funding sources.

While the efforts listed above are steps in the right direction, additional investments in infrastructure and ongoing maintenance are necessary to minimize decline and sustain the City’s park system at the current PCA level of 3.4. The level of service currently delivered in the parks system has resulted in incremental increases and changes, however there are still many areas of opportunity and growth that can be explored to improve the system as a whole.

### **EVALUATION AND FOLLOW-UP**

The Department will continue to conduct regular Park Condition Assessments, analyze resulting data, and adjust resources and operations where feasible and appropriate.

### **PUBLIC OUTREACH**

This memorandum will be posted on the City’s website for the February 13, 2020 Neighborhood Services and Education Committee meeting.

### **COORDINATION**

This memorandum was coordinated with the City Manager’s Office, City Attorney’s Office and the Department of Transportation.

January 27, 2020

**Subject: Sustainable Park Maintenance**

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**COMMISSION RECOMMENDATION/INPUT**

This memorandum will be heard at the Parks and Recreation Commission meeting on March 4, 2020.

**CEQA**

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

/s/

JON CICIRELLI

Director of Parks, Recreation and  
Neighborhood Services

For questions, please contact Alex Pearson, Parks, Recreation and Neighborhood Services at (408) 535-3582.

**Attachments:**

1. Attachment A: 2019 Park Condition Assessment Criteria
2. Attachment B: 2019 Park Condition Assessment Results
3. Attachment C: PCA Per Council District



# ATTACHMENT A

## 2019 PARKS ASSESSMENT RATING SHEET

**FACILITY:** \_\_\_\_\_  
**NAME:** \_\_\_\_\_

For each category listed below, please MARK the appropriate response based on the entire park.

Enter 2019 scores online <https://bit.ly/2Z63Aiw>

	Rating # 1: Unacceptable	Rating # 2: Needs improvement	Rating # 3: Acceptable Condition	Rating # 4: Good	Rating # 5: Excellent	N/A
<b>GROUNDS</b>						
1	Overall Aesthetics (litter, graffiti, vandalism, cleanliness, odor):	Overflowing garbage, litter and debris present throughout park, extensive graffiti and vandalism is observed, odor from garbage is present, and/or illegal dump present, tables and benches require deep cleaning or painting.	Concentrated areas of garbage are visible, some graffiti and vandalism is observed, odor from garbage is present, tables and benches require deep cleaning or painting. There may be an insufficient number of garbage cans present or many are in need of replacement.	Park is free of all but unconcentrated, tiny remnants of litter, no noticeable odor, tables and benches are suitable for public use, very little graffiti or vandalism observed. There may be an insufficient number of garbage cans present or some are in need of replacement.	Park is free of all but unconcentrated, tiny remnants of litter, no noticeable odor, tables and benches are in good condition and painted (free of staining), no graffiti or vandalism observed. Sufficient number of garbage cans are present.	Park is free of all visible litter and garbage, tables and benches are like new, no graffiti or vandalism. Sufficient number of garbage cans are present.
	Comments					
2	Turf Appearance:	75% or more weeds, bare spots or brown patches. May include extensive gopher or squirrel activity. Gopher and/or squirrel program abatement necessary.	50% or more weeds, bare spots, brown patches. May include extensive gopher or squirrel activity.	25% - 50% weeds, bare spots, brown patches. Good condition overall. Playable. May include some gopher or squirrel activity.	10% - 25% weeds, bare spots, brown patches. Very good condition. Turf is healthy. May include slight gopher or squirrel activity.	10% or fewer weeds, bare spots, brown patches. No gopher or squirrel activity.
	Comments					
<b>TREES</b>						
3	Trees:	More than 20% of trees appear to be dead. Could be a potential fire hazard or near areas where people could be present. Tree(s) have been impacted by amenities (i.e., walkways too close, tree well too small).	10-20% of trees look unhealthy with some dead branches, may have insect infestation, or major corrective pruning needed. Tree(s) have been impacted by amenities (i.e., walkways too close, tree well too small).	5% of trees look unhealthy; needs pruning, no insects. May need corrective pruning to meet clearance requirements or require thinning. Tree(s) have the potential to be impacted by amenities (i.e., walkways too close, tree well too small, etc.).	Trees appear healthy; good green color, no disease. May require structural or minor pruning to meet 8-foot clearance requirement. Tree and/or root system not impacted by nearby amenities.	Healthy looking, no dead branches, no apparent insect infestation, no obvious disease. Meets all clearance requirements (i.e., no branches within 8 feet of ground). Tree and/or root system not impacted by nearby amenities.
	Comments					

**ATTACHMENT A**  
**2019 PARKS ASSESSMENT RATING SHEET**

		Rating # 1: Unacceptable	Rating # 2: Needs improvement	Rating # 3: Acceptable Condition	Rating # 4: Good	Rating # 5: Excellent	N/A
4	Tree Basins (area within 3-ft. of tree trunk):	Groundcover growing up into the tree. Weeds taken over 75% or more of the tree basin. Unhealthy for tree.	Tree basin has 50% OR MORE weeds. Needs improvement.	Basin has 25-50% weeds.	Weeds are 10-25% per basin/average.	Less than 10% weeds in tree basins.	
	Comments						
<b>SHRUBS AND GROUNDCOVER</b>							
5	Shrubs:	Plant appears to be diseased or 75% or more dead growth.	50% decline in growth/ new growth.	Good overall appearance; may begin to show signs of premature leaf drop or thinning.	Appears healthy; good green color, no disease. May require minor pruning.	Newly planted.	
	Comments						
6	Landscaped Beds (any area not turf and should have plantings or groundcover):	Area is more than 50% weeds or bare dirt.	Area is 10 - 49% weeds or bare dirt.	Area is 5 - 10% weeds or bare dirt.	Area is less than 5% weeds or bare dirt.	All landscaped areas are healthy in appearance or mulched, no obvious disease, no gaps in coverage, no litter or debris, and minimal weed encroachment.	
	Comments						
<b>SPORTS FIELDS</b>							
7	Sports Fields (infields, outfields, and amenities for reservable sports fields):	Extensive gopher or squirrel activity causing open holes in the infield. Infield is not level with surrounding turf; batters box is not level.  Backstops, fencing, and dugouts unsafe/ need replacement.	Potential tripping hazards from woody weeds (mallow), worn areas, or from gopher/squirrel/ mole activity.  Backstops, fencing and dugouts in need of repair. Infield requires repair / leveling.	Some gopher activity is evident. A partial field renovation may be necessary.  Backstop, fencing, and dugouts are in satisfactory condition and may need painting or minor repairs. Infield is on good condition.	Free of bumpiness, weed clumps, mounds, slopes on the grade, wet and dry spots, bare areas, and holes or other obstructions.  Infield is in good condition and does not require any repair. Backstops, fencing and dugouts are in good condition and free of substantial defects.	Manicured, infield borders trimmed, big and little holes filled; lines are straight, mowing patterns are attractive.  Turf, backstops, and dugouts are like new. No gopher or squirrel activity. Sprinklers are flush with the surface.	
	Comments						



**ATTACHMENT A**  
**2019 PARKS ASSESSMENT RATING SHEET**

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8	Artificial Turf:	Seams are broken, and there is mounding or hollowing of infill beneath the turf panel. Fiber blades are worn, exposing the infill. Needs replacement.	Seams are loose, but turf panel has not shifted and infill is not mounding. Fiber blades are worn, but not exposing infill. Needs replacement soon.	Fibers beginning to wear, may be bent and/or discolored. Some debris on field. Seams are holding and turf panels are in place.	Fibers mostly straight, slight discoloration, some debris on field. Seams are holding and turf panels are in place. Early minor signs of wear.	New or like new.	
	Comments						
9	Bleachers (Sports Field):	Structural damage or deterioration of seat boards, steps, or railings. Needs replacement.	Extensive wear. Needs replacement soon.	Infrastructure showing signs of wear. Likely 5-10 years old.	Minor trouble spots. Early signs of wear. Appx. 3-5 years old.	New or like new.	
	Surface (circle one): Wood or Metal						
	Comments						
<b>PLAYGROUNDS</b>							
10	#1- Tot (2-5 yrs.)	Exposed footings or fabric, entrapments, or missing parts.	Equipment might be in need of repair. Fibar or sand below the acceptable safety line. Resilient surface needs repair.	Older equipment, but safe and working. Looks in fairly good condition.	Equipment in safe working condition, equipment looks good.	New or like new.	
	Surface (circle one): Rubber, sand, or fibar						
	Comments						
11	#2- Youth (5-11 yrs.)	Exposed footings or fabric, entrapments, or missing parts.	Equipment might be in need of repair. Fibar or sand below the acceptable safety line. Resilient surface needs repair.	Older equipment, but safe and working. Looks in fairly good condition.	Equipment in safe working condition, equipment looks good.	New or like new.	
	Surface (circle one): Rubber, sand, or fibar						
	Comments						

**ATTACHMENT A**  
**2019 PARKS ASSESSMENT RATING SHEET**

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<b>HARDSCAPES</b>						
12	Sidewalks (public right-of-way along park frontage):	Buckling/ tree roots- in need of immediate repair; uneven surface(s).	Rough surface, some holes and dips in asphalt, concrete broken in places, minor raised areas.	Fairly smooth surface, minor cracks in asphalt or concrete, a few very small holes, a few minor dips in asphalt.	Smooth surface, minor cracks, no holes or dips, some staining may be present from plant material.	New or like new.
	Comments					
13	Pathways (interior to the park):	Asphalt, concrete, or DG missing; potential hazard.	Raised uneven surface/ potential tripping hazard.	Fairly smooth surface, minor cracks in asphalt or concrete, a few very small holes, a few minor dips in asphalt.	Smooth surface, minor cracks, no holes or dips, some staining may be present from plant material.	New or like new.
	Comments					
14	Parking lots:	Excessive potholes and/or needs striping.	Rough surface, pot holes and dips are present, slurry seal will probably repair.	Fairly smooth surface, minor cracks, a few very small pot holes, a few dips. May need restriping.	Smooth surface, minor cracks, no pot holes or dips. Good striping.	New or like new.
	Comments					
15	Tennis Courts:	Surface area poor (large cracks, dips, and holes), boundary lines gone, poles down, nets missing or ruined, surrounding fence missing.	Surface area poor (small cracks and holes) needs resurfacing, boundary lines faded, poles loose, nets in poor condition, surrounding fence is in need of repair.	Surface area fair (minor cracks and holes), boundary lines may need restriping, poles firmly in place, net in fair condition, condition of fence does not impact play.	Surface area good (very few cracks, no holes), boundary lines legible, poles firmly in place, net in good condition, fence in good condition.	Surface area smooth (no cracks holes), boundary lines freshly painted, equipment in new condition, fence in new condition.
	Comments					
16	Basketball Courts:	Surface area poor (large cracks, dips, and holes), boundary lines gone, poles down, nets and other amenities (e.g., backboards) missing or ruined.	Surface area poor (small cracks and holes) needs resurfacing, boundary lines faded, poles loose, nets and other amenities (e.g., backboards) in poor condition.	Surface area fair (minor cracks and holes), boundary lines may need restriping, poles firmly in place, net and other amenities (e.g., backboards) in fair condition.	Surface area good (very few cracks, no holes), boundary lines legible, poles firmly in place, net and other amenities (e.g., backboards) in good condition.	Surface area smooth (no cracks holes), boundary lines freshly painted, amenities in new or like condition.
	Comments					



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**2019 PARKS ASSESSMENT RATING SHEET**

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17	Court Surfaces (e.g., bocce, futsal, etc.):	Uneven surface and/or cracks.	Needs improvement	Infrastructure may require future attention; monitor.	Normal wear. Good condition.	New or like new.	
	Comments						
<b>RESERVABLE PICNIC AREA</b>							
18	Tables:	Unusable and/or vandalized beyond repair.	Extensive wear. Exposed rebar or damaged. Renovation or steam cleaning may be necessary.	Fair condition. May have minor damage, but is usable.	Almost new, may be worn from the elements.	New or like new.	
	Comments						
19	BBQ Pits:	Unusable (e.g., BBQ pit rusted through) and/or vandalized beyond repair.	Extensive wear. Exposed rebar and/or damaged.	Heavy use, but not broken. May have minor rust.	In good condition, no rust, little writing.	New or like new.	
	Comments						
<b>NON-RESERVABLE PICNIC AREA</b>							
20	Tables:	Unusable and/or vandalized beyond repair.	Extensive wear. Exposed rebar and/or damaged. Renovation or steam cleaning may be necessary.	Fair condition. May have minor damage, but is usable.	Almost new, may be worn from the elements.	New or like new.	
	Comments						
21	BBQ Pits	Unusable (e.g., BBQ pit rusted through) and/or vandalized beyond repair.	Extensive wear/ exposed rebar/ damaged.	Heavy use, but not broken. May have minor rust.	In good condition, no rust, little writing.	New or like new.	
	Comments						

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**2019 PARKS ASSESSMENT RATING SHEET**

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AMENITIES							
22	Game tables (generally smaller than picnic tables and of square shape):	Structurally unusable.	Needs repairs or gaming surface has been lost or painted over.	Worn, but usable.	Good condition.	New or like new.	
	Comments						
23	Drinking Fountains:	Broken and/or unusable.	Clogged, stuck button, or major leaking that requires immediate attention.	Clean, might require minor adjustment, may have minor leak, but fair drainage and fair water flow.	Fountain is in good working condition, good water flow, good drainage, surrounding area dry.	New or like new.	
	Comments						
24	Benches:	Broken and/or unusable.	Needs repair.	Minor vandalism, but usable.	Regular wear and tear.	New or like new.	
	Comments						
PAR-COURSE							
25	Par-course stations	Beyond repair. Needs to be replaced.	Usable, but damaged. Equipment might be in need of repair.	Shows normal wear and tear. May need repairs.	Looks good, but not quite new.	New.	
	Comments						



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<b>STRUCTURES</b>						
26	Restroom Buildings	Large cracks in floors and walls, broken windows, doors broken, toilets and sinks broken, metal surfaces rusted through, renovation / replacement necessary. Narrow doors / no handicap access.	May have leaky faucets and toilets, broken windows, rust, no handicap access - disrepair, renovation possible.	Toilets and sinks work and are in satisfactory condition (may have rust stains), stalls are secure with minor rusting, minor cracks in floors and walls, window cracked, needs handicap access.	Toilets and sinks are in good condition. Floors and walls have minor (cosmetic) cracks, stalls are secure and have no rust, no cracked or broken windows. Handicap accessible.	All restroom equipment is in new condition. Handicap accessible.
	Comments					
27	Shade Structure (e.g., pergola, shade sails or other structure):	Unusable and/or vandalized beyond repair.	Extensive wear. Vandalized, rips in materials and/or significant rust affects the shade function.	Fair condition. May have some damage (rust, rot, rips), but is structurally sound and damage does not affect shade function. May need repainting.	Structurally sound, minimal rotten lumber, rusted metal, or ripped material.	New or like new.
	Comments					

ATTACHMENT B  
2019 PARK CONDITION ASSESSMENT RESULTS

Park District	Council District	Park Name	2019 PCA
4	8	Aborn Park	4.2
5	7	Alma Community Center	3.2
1	10	Almaden Community Center and Library	3.4
1	10	Almaden Lake Park	3.0
1	10	Almaden Meadows Park	2.8
1	10	Almaden Winery Park	3.4
6	5	Alum Rock & 31st	4.3
8	5	Alum Rock Park	2.7
6	5	Alum Rock Youth Center	3.0
8	4	Alviso Branch Library	2.9
8	4	Alviso Community Policing Center	3.1
8	4	Alviso Library & Community Center	2.9
8	4	Alviso Park	2.9
8	4	Alviso Youth Center	3.1
1	2	Avenida Espana Park	3.4
5	3	Backesto Park	3.1
3	6	Bascom Community Center and Library	3.2
2	2	Basking Ridge Park	3.3
5	7	Bellevue Park	2.7
8	4	Berryessa Branch Library	3.5
8	4	Berryessa Community Center	3.2
8	4	Berryessa Creek Park	3.8
5	3	Bestor Art Park	3.9
5	3	Biblioteca Latinoamericana Branch Library	3.4
3	3	Biebrach Park	2.9
4	8	Boggini Park	3.5
5	3	Bonita Park	4.3
4	8	Boys and Girls Club (Smythe Field)	1.7
3	9	Branham Park	3.4
5	3	Brenda Lopez Memorial Plaza	2.6
4	8	Brigadoon Park	2.8
4	8	Brigadoon Tot Lot	3.4
8	4	Brooktree Park	3.4
3	6	Buena Vista Park	3.8
3	9	Butcher Park	2.6
1	10	Cahalan Park	3.5
5	6	Cahill Park	3.3
3	1	Calabazas Branch Library	3.6
3	1	Calabazas Park	3.4
1	2	Calero Park	3.5
3	9	Cambrian Branch Library	4.1
3	9	Camden Community Center	3.4
3	9	Camden Park	3.6
2	6	Canoas Park	2.8
4	8	Canyon Creek Park	3.3
6	5	Capitol Park	3.4
3	9	Carolyn Norris Park	3.6
1	10	Carrabelle Park	3.4
8	4	Cataldi Park	3.4
1	10	Cathedral Oaks Park	3.7
1	2	Century Oaks Park	3.0
1	2	Charlotte Commons	3.8
6	5	Children of the Rainbow Park	3.3
1	10	Chris Hotts Park	3.3
2	2	Chynoweth Park	3.4
6	5	Cimarron Park	3.1



ATTACHMENT B  
2019 PARK CONDITION ASSESSMENT RESULTS

Park District	Council District	Park Name	2019 PCA
5	3	City Hall Plaza	3.7
5	3	Columbus Park	2.2
1	10	Comanche Park	3.8
2	7	Communications Hill - Stairway	3.4
1	2	Coy Park	3.3
3	1	Cypress Community Center	3.1
2	2	Danna Rock Park	3.2
1	9	De Anza Park	3.5
3	6	Del Monte Park	3.5
5	3	Discovery Dog Park	2.9
3	9	Doerr Park	2.7
2	7	Dove Hill Park	3.4
6	5	Dr. Roberto Cruz - Alum Rock Branch Library	3.7
5	3	East San Jose Carnegie Branch Library	3.3
2	2	Edenvale Branch Library	4.1
2	2	Edenvale Garden Park	3.4
2	2	Edenvale Youth Center	4.1
6	5	Educational Park Branch Library	2.4
6	5	Emma Prusch Farm Park	4.0
6	5	Environmental Innovation Center	4.3
1	9	Erikson Park	3.7
4	8	Evergreen Branch Library	3.2
4	8	Evergreen Community Center	3.2
4	8	Evergreen Park	3.6
7	7	Fair Swim Center and Tot Lot	3.1
5	3	Fallon House	3.8
4	8	Falls Creek Park	3.7
4	8	Fernish Park	3.7
5	6	Fire Training Center	2.6
6	5	Fleming Park	3.8
8	4	Flickinger Park	3.1
1	10	Foothill Park	3.0
5	3	Forestdale Tot Lot	4.7
4	8	Fowler Creek Park	3.5
3	6	Frank M. Santana Park	3.4
3	6	Fuller Avenue Park	3.8
3	3	Gardner Community Center	3.7
1	2	George Page Park	3.4
3	1	Gleason Park	3.7
1	10	Glenview Park	3.2
8	4	Gran Paradiso Park	3.4
2	2	Great Oaks Park	2.8
3	6	Gregory Tot Lot	3.5
1	10	Greystone Park	3.6
4	8	Groesbeck Hill Park	3.2
5	3	Guadalupe Gardens and Heritage Rose Garden	2.7
1	10	Guadalupe Oak Grove Park	4.1
5	3	Guadalupe River Park	3.4
5	3	Guadalupe River Park - Arena Green (East)	3.3
5	3	Guadalupe River Park - Arena Green (West)	3.3
5	3	Guadalupe River Park - Courtyard Garden	2.7
5	3	Guadalupe River Park - Discovery Meadow	2.8
5	3	Guadalupe River Park - Historic Orchard	2.7
3	1	Gullo Park	3.8
6	3	Hacienda Creek Park	3.5
4	5	Hank Lopez Community Center	3.1

ATTACHMENT B  
2019 PARK CONDITION ASSESSMENT RESULTS

Park District	Council District	Park Name	2019 PCA
3	1	Hathaway Park	3.2
5	6	Hester Park	2.5
4	5	Hillview Park	3.3
3	9	Houge Park	3.0
3	6	Hummingbird Park	4.1
1	10	Jeffery Fontana Park	3.1
3	1	John Mise Park	3.5
5	3	John P. McEnery Park	3.2
5	3	Joyce Ellington Branch Library	3.8
7	7	Kelley Park	3.4
7	7	Kelley Park - Happy Hollow Park and Zoo	3.8
7	7	Kelley Park - Japanese Friendship Garden	3.6
7	7	Kelley Park - San Jose History Park	3.3
7	7	Kelley Park - Vietnamese Heritage Garden	2.7
3	9	Kirk Park	3.7
1	2	La Colina Park	3.0
2	7	La Raggione Tot Lot	3.9
4	8	Lake Cunningham Park	3.3
6	5	LoBue Park	3.3
2	7	Lone Bluff Park	2.4
3	9	Lone Hill Park	2.7
1	2	Los Paseos Park	3.5
5	3	Luna Park	3.7
6	5	Madden Park	3.2
3	1	Marijane Hamann Park	2.7
5	3	Martin Park	2.6
6	5	Mayfair Park	3.0
5	3	Mckinley Community Center*	-
7	7	McLaughlin Park	3.7
4	8	Meadowfair Community Center	3.3
4	8	Meadowfair Park	3.2
2	10	Meadows Park	2.8
2	2	Melody Park	3.1
2	2	Metcalf Park	3.3
4	8	Metzer Ranch	3.4
1	2	Miner Park	3.3
1	2	Miyuki Dog Park	3.6
8	4	Moitozo Park	4.6
4	8	Montgomery Hill Park	3.6
4	5	Mt. Pleasant Park	3.2
7	7	Municipal Rifle Range	2.6
3	6	Municipal Rose Garden	3.5
3	1	Murdock Park	3.1
6	5	Nancy Lane Plaza	3.0
4	5	New Hillview Library	3.5
5	3	Newhall Park	3.6
7	7	Nisich Park	4.6
8	4	Noble House	3.7
8	4	Noble Park	3.7
5	3	Northside Community Center	3.3
8	4	Northwood Park	3.1
5	6	O'Connor Park	3.7
5	3	O'Donnell's Gardens Park	3.5
8	4	Old Alviso Community Center	3.3
1	10	O'Malley Stienbeck Sports Field	3.8
8	3	Orchard Park	3.8

ATTACHMENT B  
2019 PARK CONDITION ASSESSMENT RESULTS

Park District	Council District	Park Name	2019 PCA
6	5	Our Park	3.4
6	5	Overfelt Gardens	2.1
6	5	P.A.L. Stadium Park	3.5
1	2	Palmia Park	3.3
2	10	Parkview I Park	2.6
2	10	Parkview II Park	2.6
2	10	Parkview III Park	2.7
1	10	Parma Park	2.9
6	5	Parque de la Amistad	3.1
5	3	Parque de los Pobladores	3.3
5	3	Parque de Padre Mateo Sheedy	3.5
3	9	Paul Moore Park	3.0
1	9	Pearl Ave Branch Library	3.4
5	3	Pellier Park	4.3
8	4	Penitencia Creek Park	3.2
5	3	Peralta Adobe	4.0
1	10	Pfeiffer Park	3.5
2	2	Piercy Park	3.4
6	5	Plata Arroyo Park	3.0
1	10	Playa del Rey Park	3.5
5	3	Plaza de Cesar Chavez	3.5
3	1	Rainbow Park	2.7
1	2	Raleigh Park	3.8
1	2	Ramac Park	3.6
2	7	Ramblewood Park	3.3
5	3	Raymond Bernal Jr. Memorial Park	2.9
3	9	Richard E Huerta Park	3.0
2	7	Richardson Park	4.2
3	6	River Glen Park	3.2
8	4	River Oaks Park	3.7
8	4	Riverview Park	4.2
3	7	Roberto Antonio Balermينو Park	3.6
7	7	Rocksprings Park	3.3
5	3	Roosevelt Park	2.6
5	6	Rose Garden Branch Library	3.0
5	3	Rosemary Gardens Park	3.3
3	6	Roy Avenue Park	3.5
2	6	Rubino Park	2.8
3	9	Russo Park	3.9
5	3	Ryland Dog Park	3.4
5	3	Ryland Park	2.9
6	5	San Antonio Tot Lot	3.4
2	7	San Jose Animal Care Center	3.6
3	1	San Tomas Park	3.6
1	2	Santa Teresa Branch Library	4.3
3	1	Saratoga Creek Park	3.4
4	8	Scenic Meadows**	-
3	9	Scottsdale Park	4.2
5	3	Selma Olinder Park	3.1
2	7	Seven Trees Community Center	2.7
2	2	Shady Oaks Park	3.4
6	5	Sheppard Sports Field	4.0
7	7	Shirakawa Community Center	2.8
4	8	Silver Creek Linear Park	3.9
4	8	Silver Creek Linear Park - Picnic Meadow	3.8
2	2	Silver Leaf Park	3.7



ATTACHMENT B  
2019 PARK CONDITION ASSESSMENT RESULTS

Park District	Council District	Park Name	2019 PCA
2	7	Solari Park	3.4
1	2	Southside Community Center***	-
1	2	Southside Police Substation	4.5
3	6	St. Elizabeth Park	3.6
5	3	St. James Park	3.3
3	1	Starbird Park	3.3
4	7	Stonegate Park	3.1
5	3	Super Block Parking Lot	3.0
6	5	Sylvia Cassell Park***	-
1	10	T.J. Martin Park	2.6
5	3	Tamien Park	4.1
2	9	Terrell Park	3.4
5	6	Theodore Lenzen Park	3.9
2	9	Thousand Oaks Park	3.1
8	4	Townsend Park	3.3
4	7	Tully Community Ballfields	3.5
4	7	Tully Community Branch Library	3.5
7	7	Turtle Rock Park	3.4
2	7	Vieira Park	3.5
2	7	Vieira Park Overlook	3.8
4	8	Village Square Branch Library	3.9
8	4	Vinci Park	3.1
1	10	Vineland Branch Library	3.8
8	4	Vista Montana (5 acre)	3.6
2	10	Vista Park (1 acre)	3.4
3	6	Wallenberg Park	3.3
2	10	Waterford Park	3.7
5	3	Watson Park	3.9
4	8	Welch Park	3.8
4	7	West Evergreen Park	3.6
3	1	West San Jose Community & Policing Center	3.2
3	1	West Valley Branch Library	4.0
3	1	Westside PD and CC	3.2
3	6	Wilcox Park	3.8
1	9	William H Cilker Park	4.0
2	7	William Manly Park	4.6
5	3	William Street Park	2.9
3	6	Willow Glen Branch Library	4.0
3	1	Willow Glen Community and Senior Center	3.4
3	6	Willow Street Frank Bramhall Park	3.2
4	7	Windmill Springs Park	3.3
6	5	Zolezzi Park	3.7

\*McKinley Community Center's civic grounds will no longer receive a rating as the center is no longer in the PRNS inventory.

\*\*Scenic Meadows is an open space, unimproved land that does not require standard park maintenance and thus, will no longer be rated

\*\*\*Data for Southside Community Center and Sylvia Cassell Park were impacted by software utilized for the assessments.

## ATTACHMENT C

### PARK CONDITION ASSESSMENT SCORE PER COUNCIL DISTRICT

<b>Council District</b>	<b>2019 PCA Score</b>
1	3.3
2	3.5
3	3.3
4	3.4
5	3.3
6	3.4
7	3.4
8	3.4
9	3.4
10	3.3