# THE CITY OF DOWNEY
## PARKS AND OPEN SPACE MASTER PLAN

January 2016

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# CITY OF DOWNEY

## Parks and Open Space Master Plan

2016

Prepared for

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# Executive Summary

The Downey Parks and Open Space Master Plan (Master Plan) is a guide and implementation tool for the management and development of parks and recreational facilities and programs within the City of Downey. The Master Plan will be used by the City to determine how to best meet the future park and open space needs of its citizens through development, redevelopment, expansion, and enhancement of the City's parks system, open spaces, trails, recreational facilities, and programs.

The following table summarizes the costs to develop the facility needs identified in the Master Plan:

| | |
|---|---|
| Maintenance and Operations Improvements: | $58.6 Million |
| Opportunity Sites: | $21.5 Million |
| Additional Community Needs - Site Yet to Be Defined: | $28.9 Million |
| **Total:** | **$109 Million** |

### *Key Findings*

- Downey's park system suffers from aging infrastructure. Downey's level of maintenance is currently in the lower range of Mode III, a below average operating standard for municipal parks and recreation systems the size of the City of Downey established by the National Recreation and Park Association (NRPA). While City staff does a great job with limited resources, maintenance has been deferred throughout the park system. The Master Plan determined that there are $58.6 Million* needed maintenance upgrades and improvements to Downey's existing park system closer to a Mode I or state of the art maintenance system.
- Maintenance improvements are a concern to the community. Maintenance related items were often cited by residents as needed improvements to the park system during the Master Plan's community engagement process.
- The community's need for additional (new) facilities was also identified by the Master Plan process. The Master Plan recommendations seek to accommodate identified needs with existing facilities, school sites, and acquisition targets. The Master Plan determined that the cost to develop needed facilities beyond current site maintenance costs is $36.5 Million* (Opportunity Sites-$21.5 Million, Additional Community Needs-$28.9 Million).
- Additional financial resources and funding strategies will be required in order for the City to bring facilities up to date and to meet the community's needs for recreational facilities and have been investigated in the Master Plan.
- Realization of the recommendations of the Master Plan would transform the City's Park system and its ability to meet the recreational needs of residents now and into the future.

*Note, for a summary of all of the facility recommendations in this Master Plan, please see Exhibit 5.2-1 on page 86.

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### *Master Plan Report Sections*

The various sections of the Master Plan are summarized as follows:

## Section One: Introduction

This section summarizes the Master Plan's purpose and process, and outlines the physical and demographic context of the City. A list of related documents that were reviewed as part of the Master Plan is identified.

The Master Plan seeks to:

- Acquire, develop, redevelop, and maintain quality parks and trails that support equity of access by users, connectivity, and create a positive sense of place for all residents in the City.
- Improve the overall existing condition of parks and community facilities that will encourage greater positive use by residents in the City.
- Update community facilities both indoor and outdoor to maximize their use and appreciation by the community for people of all ages; to enhance the value of sports and fitness, quality of life, arts and social places for the community to gather; and celebrate healthy living in Downey.

### *Section One Highlights:*

- Physical Setting: Within the City of Downey, and the surrounding area, several significant natural and man-made features help shape neighborhoods and provide both opportunities and constraints with respect to parks, recreation, circulation, and community life: Interstate 5, 105, 605, and 710 freeways, The San Gabriel and Rio Hondo Rivers, Union Pacific Railroad Line, and a grid network of major, primary, and secondary arterial roads.
- Demographics: Population growth in the City during the 2000 to 2010 time frame grew from just over 107,000 residents to nearly 112,000 residents, reflecting a 4.1% increase; the greatest growth in population by age group was evidenced among City residents 55 to 64 years (36%) and those 45 to 54 years of age (17%).
- Relationship to Other Documents: Several documents set the stage for the development of the Master Plan: City of Downey Vision 2025 General Plan, the Bicycle Master Plan, the Downtown Specific Plan, the Downey Civic Center Master Plan, the Downey Energy Action Plan, the Downey Parks and Recreation: Draft Master Assessment, Cal Poly Pomona, the Downey Unified School District Master Plan, The Emerald Necklace Expanded Vision Plan, and the Los Angeles County Study.

## Section Two: Existing Recreation Resources

Section Two provides inventory and classification of existing Downey Parks and Recreation Department facilities, and key recreational resources available to the community.

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### *Section Two Highlights:*

- The City has added one park to its inventory since the development of the General Plan, Discovery Sports Complex.
- This Master Plan identifies three major park facility classification types: pocket park, neighborhood park, and community park in Downey; the Master Plan provides new definitions for each in addition to other potential recreation facility classifications, joint-use facilities and special use-facilities. Please refer to Exhibit 2.2-1.
- The City of Downey has 117 acres of parkland consisting of 12 parks. The Master Plan inventories all existing recreational facilities and amenities at existing parks. One additional park facility, Civic Center Park is planned for development as part of the Downey Civic Center Master Plan.
- The City currently has 5.7 miles of Class I bike trails. The City of Downey Bicycle Master Plan identifies and proposes an additional 11.52 miles of Class II and 18.9 miles of Class III bike trails.
- The Master Plan provided an inventory of park connectivity which looked at a park's: location on a Metro bus/DowneyLink bus stop, amount of internal walking paths, % of park accessible by walking paths, amount of parking spaces/handicapped spaces, proximity to bike paths, proximity to residential areas, and barriers to pedestrian access within and surrounding the park. Most of Downey's parks have barriers to pedestrian access in the form of arterial streets, freeways, river channels, or train tracks.
- The City has long standing agreements with Downey Unified School District that allows the City to utilize all school facilities, Downey High School pool and Columbus High School Sports Fields.

## Section Three: Recreation Facility Needs Assessment

Section Three provides an assessment and outlines the methods used to identify the specific parks and recreation facilities needed in the City of Downey including:

- Community Involvement: provides direct responses from the community and stakeholders and includes focus groups, community workshops, and an online questionnaire.
- Telephone Survey: provides statistically valid information regarding the types of recreation facilities most often utilized by residents.
- Recreation Demand and Needs Analysis: estimates current and future facility needs based on the City of Downey Telephone Survey responses.
- Sports Organization Questionnaire: provides information on how sports organizations utilize City parks and schools and provides supplemental information for the Demand and Needs Analysis.
- Service Area Analysis: evaluates how parks and recreation facilities are distributed throughout residential areas in the City.
- Acreage Analysis: evaluates the parkland acreage needs in City based on established standards and specific facility needs of the City.
- Program Needs Analysis: evaluates recreation program needs and applicable facility requirements.

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- Assessment of Current Maintenance Conditions: evaluates park maintenance conditions to determine any maintenance or rehabilitation that may be needed to bring each facility to an appropriate level of repair or to meet Federal and state requirements.
- Building Maintenance, and Site and Building Accessibility Analysis: evaluates park building maintenance conditions, and evaluates park site and building accessibility requirements to determine improvements needed to bring each facility to an appropriate level of repair and meeting State and Federal accessibility requirements.

***Section Three Highlights:***

- Lack of crime and safety were frequently cited as a top feature that makes Downey a desirable place to live. However, safety was also cited as a top issue of concern.
- Maintenance and infrastructure improvements were frequently cited as a top issue of concern.
- The Demand and Needs Analysis found significant deficits in the number of playgrounds and trails available to the community.
- Priority needs identified by the Needs Assessment include: trails for walking/jogging, softball fields, trails for biking, soccer, baseball fields, indoor basketball courts, multi-use recreation facility, playgrounds, bathrooms and children's accessible bathrooms, exercise/fitness facilities, open space/green space, a swimming pool, and a soccer complex.
- The City has significant maintenance and accessibility needs due to aging infrastructure and updated code requirements.
- Significant portions of City residents lack convenient access to a park.
- The City currently has a parkland deficit of 53 acres based on a standard of 1.5 acres/1000 residents from the City's General Plan.

## Section Four: Recreation Programs

Section Four provides an inventory and assesses the need for Parks and Recreation Department programs and services.

***Section Four Highlights:***

- Downey offers a full range of classes and recreation activities for all age groups.
- In 2014/2015, over 12,416 registered resident and 2,240 non-resident participants enjoyed recreation classes, camps, and education enrichment classes.
- The highest priority program needs identified by the Master Plan process include aquatics/swimming, arts & crafts classes, basketball, cooking, dance instruction, fitness, martial arts, music instruction, reading/language/writing classes, soccer, yoga/meditation/stress relief classes, and youth and teen programs.
- Demographic data indicates that due to the high rate of growth in the senior population, senior programming will be in high demand over the next several decades.

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## Section Five: Recreation Facility Recommendations

Section Five provides facility recommendations, which are intended to address the needed recreation facilities identified in Section Three.

### *Section Five Highlights:*

- Maintenance and Operations recommendations have been prioritized before Community Needs Assessment recommendations.
- Realization of the Bicycle Master Plan will meet most of the City's need for bicycle trails.
- Opportunity sites have been identified that can help alleviate the City's need for walking/jogging trails.
- Much of the City need for playgrounds (currently 31 playgrounds) may be able to be accommodated with existing School District playground facilities and development of new playgrounds at opportunity sites. Use of School District sites would be through a joint use agreement that covers issues such as safety, liability, and hours available to the general public.
- Many of the City's fields suffer from overuse; conversion of existing highly-used grass sports fields to synthetic turf provide additional playing time and a higher quality field of play.
- The City will not be able to meet the acreage standard noted in the City's General Plan without the acquisition of additional park space, which will be challenging as the City is built-out.
- It will be challenging for the City to meet the needs of youth and adult sports teams with existing facilities.

## Section Six: Funding and Implementation

Section Six discusses funding strategies for proposed recommendations discussed in Section Five.

### *Section Six Highlights:*

- Two major cost centers require funding in order to implement the Master Plan: costs to develop long-term sustainable resources for operations and maintenance of existing and new facilities, and capital costs for potential acquisition and development of new park lands and facilities and renovation of existing park and school district properties.
- With difficult financial constraints and diminishing resources, it will be challenging to find the resources needed to build or renovate parks and facilities as well as maintain existing parks and infrastructure.
- It will be challenging to sustain the affordability of recreation fee supported classes to meet needs and demands for residents.
- Funding for maintenance and operation of Downey's park and recreation facilities and programs are currently provided by user fees for recreation programs and facility use, and the City's General Fund.

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- The current level of resources available for park maintenance is strained and/or inadequate to fully fund both operation/maintenance, and long-term capital upgrades and development.
- The Master Plan provides information on funding sources including non-profit foundation development, grants, development impact fees, development agreements, bonds, Certificates of Participation, and fund raising events, user fees, corporate sponsorship of events, adopt-a-park programs, volunteer labor, sales tax increases, Special District Assessments, taxes, concessions, user group contributions, joint use agreements with the School District, and sale or lease of surplus lands.
- The Master Plan provides a summary of the various funding sources for the most appropriate project type.
- Currently, funding for capital improvements, renovations, and additions to park and recreation facilities in the City of Downey comes from several sources. For the Fiscal Year 2015/16 Downey has allocated $1.2 million in funds for capital improvement and renovation of park facilities.
- In coordination with the Public Works Maintenance Division and Park and Recreation staff, this Master Plan identified master planned facilities, capital replacement, and capital outlay requirement over a five-year period to assist with planned cash and debt management.

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# INTRODUCTION

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*Rio San Gabriel Park Dedication*

# Section One: Introduction

Parks and recreation facilities and programs are important resources with significant community benefits, that can strengthen community identity and sense of place, serve to protect important places for future generations (environmentally, historically, aesthetically), foster human development and education, support economic activity, promote health and wellness through physical activity, strengthen families by providing places and programs for families, and increase vitality and quality of individual neighborhoods by creating opportunities for social interaction (adapted from California Parks and Recreation Society).

The Downey Parks and Open Space Master Plan is guided by an understanding of the importance of parks and recreation facilities to the community, and the value of involving the community in the process of planning recreation programs and facilities. Key questions discussed in this Master Plan include: What parks, recreational facilities, and programs does the City have? Who uses parks, facilities, and programs? What role do parks, facilities, open space, and recreation programs have in the lives of residents? What types of parks, facilities, and programs does the City need and which are the most important? What changes should be made to existing parks and facilities? Where will new parks, facilities, and programs be placed and how will they be funded and maintained?

## 1.1 Purpose of the Parks and Open Space Master Plan

The Downey Parks and Open Space Master Plan (Master Plan) is a guide and implementation tool for the management and development of parks and recreational facilities and programs within the City of Downey. The Master Plan will be used by the City to determine how to best meet the future park and open space needs of its citizens through development, redevelopment, expansion, and enhancement of the City's parks system, open spaces, trails, recreational facilities, and programs.

The Master Plan seeks to:

- Acquire, develop, redevelop, and maintain quality parks and trails that support equity of access by users, connectivity, and create a positive sense of place for all residents in the City.
- Improve the overall existing condition of parks and community facilities that will encourage greater positive use by residents in the City.
- Update community facilities both indoor and outdoor to maximize their use and appreciation by the community for people of all ages; to enhance the value of sports and fitness, quality of life, arts and social places for the community to gather; and celebrate healthy living in Downey.

The entire process, from data gathering to development of the Master Plan has been based on identifying the values of the community and providing a clear vision for the City's parks and open space. The Master Plan Process provided opportunities for the community to share issues and concerns regarding improvements to facilities and services, fostered public dialogue regarding expectations, solutions, and vision for parks and recreation, and allowed the community to author recommendations regarding program and facility priorities. The Master Plan builds on previous planning efforts and provides an up-to-date understanding of current and future recreation needs and opportunities in the City of Downey.

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The Master Plan is intended to be flexible, and presents findings and recommendations that should be evaluated, validated, and/or modified periodically as the Downey Parks and Recreation Department responds to unforeseen opportunities and constraints as well as changes in residents' needs and demands in the context of other City priorities.

## 1.2 Approach and Document Organization

The Master Plan document is organized into the following sections:

### Section One: Introduction

This section summarizes the Master Plan's purpose and process, and outlines the physical and demographic context of the City. A list of related documents that were reviewed as part of the Master Plan is identified.

### Section Two: Existing Recreation Resources

Section Two provides inventory and classification of existing Downey Parks and Recreation Department facilities, and key recreational resources available to the community.

### Section Three: Recreation Facility Needs Assessment

Section Three provides an assessment and outlines the methods used to identify the specific parks and recreation facilities needed in the City of Downey including:

***Community Involvement:*** provides direct responses from the community and stakeholders and includes focus groups, community workshops, and an online questionnaire.

***Telephone Survey:*** provides statistically valid information regarding the types of recreation facilities most often utilized by residents.

***Recreation Demand and Needs Analysis:*** estimates current and future facility needs based on the City of Downey Telephone Survey responses.

***Sports Organization Questionnaire:*** provides information on how sports organizations utilize City parks and schools and provides supplemental information for the Demand and Needs Analysis.

***Service Area Analysis:*** evaluates how parks and recreation facilities are distributed throughout residential areas in the City.

***Acreage Analysis:*** evaluates the parkland acreage needs in City based on established standards and specific facility needs of the City.

***Program Needs Analysis:*** evaluates recreation program needs and applicable facility requirements.

***Assessment of Current Maintenance Conditions:*** evaluates park maintenance conditions to determine any maintenance or rehabilitation that may be needed to bring each facility to a appropriate level of repair or to meet Federal and state requirements.

***Building Maintenance, and Site and Building Accessibility Analysis:*** evaluates park building maintenance conditions, and evaluates park site and building accessibility requirements to determine improvements needed to bring each facility to an appropriate level of repair and meeting Federal accessibility requirements.

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### Section Four: Recreation Programs

Section Four provides an inventory and assesses the need for Parks and Recreation Department programs and services.

### Section Five: Recreation Facility Recommendations

Section Five provides facility recommendations, which are intended to address the needed recreation facilities identified in Section Three.

### Section Six: Funding and Implementation

Section Six discusses funding strategies for proposed recommendations discussed in Section Five.

### Appendix (separate document)

The Appendix contains detailed reports (workshop summaries, trends analysis, demand and needs analysis, etc.), which have been developed in the preparation of this Master Plan.

## 1.3 Physical Setting

Within the City of Downey, and the surrounding area, several significant natural and man-made features help shape neighborhoods and provide both opportunities and constraints with respect to parks, recreation, circulation, and community life. These include:

- ***Interstate 5, 105, 605, and 710 freeways***, which surround the City connect residents to other cities and employment centers in the region, but can provide barriers to pedestrian access to park space.
- ***The San Gabriel and Rio Hondo Rivers***, approximate southeastern and northwestern boundaries for the City. The rivers physically divide and separate portions of the City, and river trails also serve as the City's only existing bike lanes.
- ***Union Pacific Railroad Line,*** *a physical barrier that crosses and divides the City running approximately in the middle of the City east-southeast and west-northwest.*
- ***A grid network of major, primary, and secondary arterial roads*** provide access to parks, but primarily favor the automobile.

Exhibit 1.3-1 illustrates a map of the significant physical features that impact parks and recreation in Downey.

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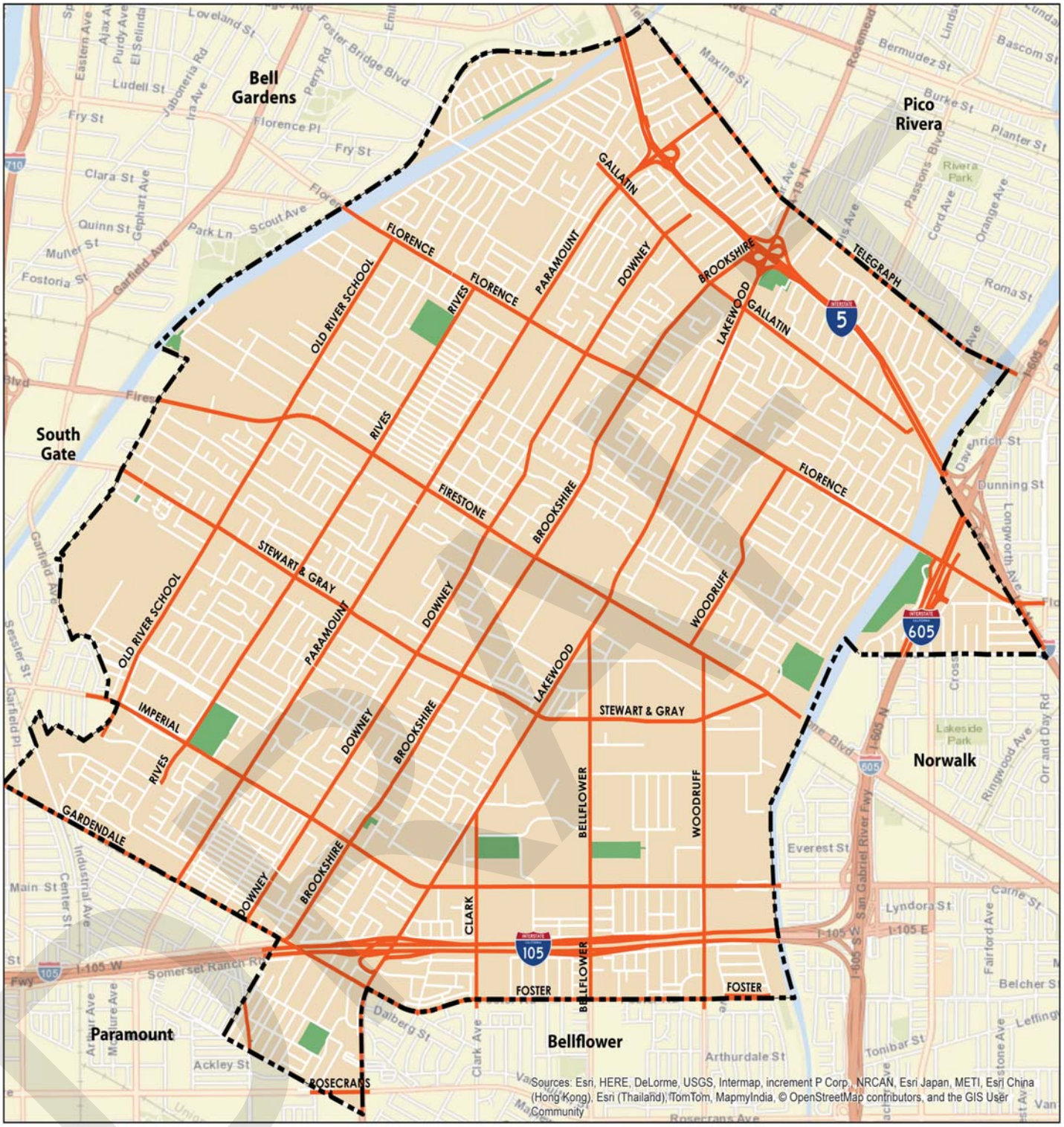


Exhibit 1.3-1 Physical Setting Map

## 1.4 Demographic Context

Population growth in the City during the 2000 to 2010 time frame grew from just over 107,000 residents to nearly 112,000 residents, reflecting a 4.1% increase, with approximately 445 new City residents documented each year on average. The volume of households in the City during the 2000 to 2010 time frame declined from 33,989 to 33,936 reflecting a 0.2% drop, with approximately 53 City households lost during the decade.

- Average household size in the City has grown from 3.11 persons per household in 2000 to 3.27 persons per household in 2010.
- During the 2000 to 2010 time frame, the greatest growth in population by age group was evidenced among City residents 55 to 64 years (36%) and those 45 to 54 years of age (17%).
- During the 2000 to 2010 time frame, the greatest decline in population by age group was evidenced among City residents 5 to 9 years of age (-15%), those less than 5 years of age (-9%), and among residents 25 to 34 years of age (-7%). Thus, the volume of children less than 10 years declined, a harbinger of potential change in needs for programs and facilities for this age group.
- Examining the City population by race and ethnicity, declines in the share of residents identifying themselves as white occurred from 2000 to 2010 (from 29% to 18%) while increases were noted among those identifying themselves as Hispanic (from 58% to 71%).
- A 2010 3-Year Estimate from the American Community Survey revealed that 61% of the City population age 5 years or older speak Spanish and 37% of these Spanish speakers do not speak English "very well" (described as linguistically isolated.) In total, 27% of Downey residents are estimated to be linguistically isolated.
- Less than half of City households (46%) in 2010 were households with children less than 18 years.

A more detailed demographic analysis is included in the Appendix, tab A1.4.

## 1.5 Relationship to Other Documents

### City of Downey Vision 2025 General Plan

Each city in California is required by State law to adopt a comprehensive, long-term General Plan for its physical development. The General Plan consists of mandatory and discretionary elements including land use, housing, circulation, conservation and open space, safety, noise, air quality, and economic development. California State law requires that the day-to-day decisions of a city should follow logically from, and be consistent with, the General Plan.

The Master Plan is intended to be used in conjunction with the General Plan to provide a coordinated program of recreational facility development and management. The goals for Open Space from the General Plan include:

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- Augment the availability of open space areas with other open spaces besides public parks.
- Optimize the use of established public parks to meet the needs of residents.
- Increase the amount of park acreage.
- Combine efforts by the local school districts and the city towards enhancing the community.

The current version of the City's General Plan was adopted in 2005.

### Downtown Specific Plan

The Downtown Downey Specific Plan guides growth and development in Downtown, and seeks to encourage economic revitalization, and the creation of a lively center of activity for the City. The Specific Plan establishes 131 acres as mixed use and looks to create unique districts with specific development standards and design guidelines. The Downtown Specific Plan is envisioned as a vibrant urban center providing a wide array of dining, working, living, shopping, entertainment, and cultural opportunities. The Specific Plan guides growth by dividing the downtown area into five land use districts: Downtown Core, Downtown Residential, Firestone Boulevard Gateway, Paramount Boulevard Professional, and Civic Center. Included in the vision for the Specific Plan are a number of potential open space opportunity areas that have the potential to add recreational areas to the City's existing park inventory as well as opportunities for creation of pedestrian corridors.

### Downey Civic Center Master Plan

The Downey Civic Center Master Plan was developed to enact the first phase of the Downtown Specific Plan for the Civic Center District. The Master Plan was developed in collaboration with a panel of key stakeholders from the community, and reorganizes the layout of the district to meet the following goals and opportunities:

- Reintroduce vehicular and pedestrian linkages to the downtown and surrounding neighborhoods.
- Reallocate surface parking lots to maintain capacity while better utilizing Civic Center property to create a centralized civic open space for community festivals, fairs, and events.
- Repurpose excess roadway for pedestrian and bicycle access, curbside parking, and usable open space while enabling convenient automobile access at speeds that complement these modes.
- Enhance the design of all open spaces, including streets, parks, plazas, courts, and paseos—the "outdoor rooms" in which the life of the community may thrive.
- Phase the Master Plan into a series of strategic, incremental projects with public and private investment in order to feasibly implement the Vision.
- Serve as a catalyst for community and City discussion regarding financial mechanisms and strategies to both implement and maintain these improvements for the future.

The Civic Center Master Plan proposes a 1.16 acre central park gathering space, which includes a band shell and a playground. The Parks and Open Space Master Plan defines this space as a "planned" facility in Section 2.3.

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## Bicycle Master Plan

Concurrently with the development of this report, the City of Downey has finalized a Bicycle Master Plan (approved July 2015). Based on the context of transportation and bicycling within Downey, along with the benefits of encouraging bicycling within the City of Downey, the Downey Bicycle Master Plan aims to maximize connectivity by bicycle to the assets already in place within the city. The primary goals of the Bicycle Master Plan are to provide a safe, efficient, and connected network of bicycle facilities that residents and stakeholders can enjoy for a variety of purposes.

The Parks and Open Space Master Plan is intended to be used with the Bicycle Master Plan to provide increased access to the recreational opportunities within the City and beyond its borders.

## Downey Unified School District Facilities Master Plan

The Downey Unified School District Facilities Master Plan identifies a strategic vision for the School District for facilities infrastructure for the next 10-15 years. The City currently has joint-use agreements with the School District for the use of all school facilities, the Downey High School Pool and the Columbus High School sports fields (see Section 2.4). Through continued and expanded collaborative efforts, both the School District and the City can appreciate benefits through shared resources. The Parks and Open Space Master Plan provides recommendations for additional joint uses, which are in agreement with the current Downey Unified School District Facilities Master Plan, dated June 2014.

## Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment

As of the date of this report, the County of Los Angeles is developing comprehensive assessment of county-wide park, infrastructure, and recreational needs and opportunities. The City of Downey is one of the 189 Study Areas included in the assessment, which establishes a transparent and best approach to engage all communities within the County in a collaborative process to gather data and input for future decision-making on parks and recreation. The findings of the Parks and Open Space Master Plan can assist the City to better refine the needs identified in the County study and identify potential projects for funding.

## Energy Action Plan

In January 2015, Downey's City Council approved an Energy Action Plan. The main goal of the Energy Action Plan is to provide a roadmap for the City of Downey to reduce greenhouse emissions through reductions in the energy used in facility buildings and city operations. This Energy Action Plan identifies current and future opportunities that will contribute to the City's energy reduction goal. The Energy Action Plan included energy audits of several recreation facilities to assess energy savings potential including: Barbara J. Riley Community and Senior Center, Discovery Sports Complex, Rio San Gabriel Park, and Wilderness Park. The recommendations included in the Energy Action Plan have implications to parks and park buildings and have been incorporated into this Master Plan.

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## Downey Parks and Recreation Assessment, Cal Poly Pomona

In 2013, graduate students from the Department of Urban and Regional Planning at California State Polytechnic University, Pomona prepared an assessment for Parks and Recreation for the City of Downey as part of their studies. The Cal Poly Pomona study included a community engagement process, vision, capital financing, opportunities and recommendations, identity branding and programming, green infrastructure concept and vision, park programming, and park concept plan development.

The Cal Poly Pomona study provided the background information necessary to garner interest in the development of this Downey Parks and Open Space Master Plan.

## The Emerald Necklace Expanded Vision Plan

The Emerald Necklace Expanded Vision Plan establishes a comprehensive and strategic guide to creating a network of parks and public open spaces along the Los Angeles and San Gabriel watersheds and their rivers and tributaries. The City of Downey is an Emerald Necklace Coalition member which includes 24 cities, three school districts, three homeowners associations, the Los Angeles County Board of Supervisors, the San Gabriel and Lower Los Angeles and Mountain Conservancy and the Sierra Club. Coalition members have pledged to work collaboratively to preserve the Los Angeles and San Gabriel watersheds and their rivers and tributaries for recreational, open space, environmental education and job training, native habitat restoration and conservation, and non-vehicular transportation.

The Parks and Open Space Master Plan supports the Emerald Necklace Expanded Vision Plan by encouraging and expanding recreational space within the City and along the San Gabriel and Rio Hondo Rivers (tributary of the Los Angeles River).

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# EXISTING RECREATION RESOURCES

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*The recent addition of a group picnic area at Apollo Park.*

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# Section Two: Existing Recreation Resources

Section Two provides an inventory and classification of existing parks, recreation facilities in Downey.

***Section Two Highlights:***

- The City has added one park to its inventory since the development of the General Plan, Discovery Sports Complex.
- This Master Plan identifies three major park facility classification types: pocket park, neighborhood park, and community park in Downey.
- The City has one planned park facility, Civic Center Park, which is part of the Downey Civic Center Master Plan.
- The City of Downey has 117 acres of parkland consisting of 12 parks.
- The City currently has 5.7 miles of Class I bike trails.
- The City has a long standing agreement with Downey Unified School District that allows the City to utilize Downey High School pool and Columbus High School Sports Fields.

## 2.1 Park Definition

**Public Park or Park Land:** An outdoor area owned by a public entity generally available for public passive and/or active recreation usage and containing public access and/or recreation improvements. Areas not generally considered as "parkland" include: street medians and parkways; natural preserved or conserved open space or other green space areas without public access; unimproved or improved land zoned for uses other than recreation. This Master Plan report will use the term "park" and "recreation facility" interchangeably, the terms refers to the park types described in Section 2.2.

Rio San Gabriel Park

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## 2.2 Downey Park Types

The City's General Plan includes classifications for three park types, but it does not include park classification definitions. The Master Plan defines the current park classification system of Pocket, Neighborhood, or Community Park to identify uses and acceptable features of each type of facility. According to the General Plan, Independence Park, Apollo Park, and Furman Park are identified as neighborhood parks. Based on the following definitions, these parks will change from a Neighborhood Park to Community Park classification. Also defined by the Master Plan are two subcategories of Community Park, Community Sports Park and Civic Center Community Park, as well as two other facility types, joint use school facilities and special use facilities. Definitions include:

- **Pocket Park**: these are typically urban open park space at a very small scale. Usually only a few house lots in size or smaller, pocket parks can be tucked into and scattered throughout the urban fabric where they serve the immediate local population. These parks act as scaled-down neighborhood parks and often offer a variety of amenities including turf, planters, walkways, plazas, play areas for children, and picnic facilities. Pocket Parks do not provide restroom facilities nor on-site parking. These are less than approximately 2 acres. Pocket Parks generally:
    - Small parks where neighborhood involvement in activities and programming is most appropriate
    - Small public spaces or beauty spots which are small islands within the urban environment and present opportunities to enhance the City's character and identity.
- **Neighborhood Park**—typically these parks serve the surrounding neighborhood for multiple uses. Park development may include play areas, small fields, benches, picnic tables, and improved paths but may not have restroom facilities or parking. Geographic range of users is up to one-half-mile. Downey Neighborhood Parks are approximately 2-8 acres.
- **Community Park**—meets the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses and provide recreational facilities, restrooms, and accommodate group activities not provided in Neighborhood Parks. Community Park sites should be accessible by arterial and/or collector streets and include parking. Community Parks in Downey provide may provide activities that serve the entire City. Downey Community Parks are typically greater than 8 acres. Additional sub-categories include:
    - **Community Sports Park:** Community Sports Parks primarily function as dedicated facilities for group sports. Community Sports Parks may have soccer fields, baseball and softball fields, basketball courts, and other sports facilities, and typically provide parking and restroom facilities; they also may provide other support facilities such as concessions stands.

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- **Civic Center Community Park:** Civic Center Park is a planned facility does not easily fit in typical classifications. Its small size is similar to a pocket park, and during typical days it will be utilized in a similar manner as a pocket park only by the immediate population. However, it may host events for the entire community, functioning more like a community park. The Downtown Specific Plan identifies smaller spaces that may in the future be developed into smaller open space areas/plazas. Due to their proximity to the downtown area, many of these spaces may also fall into this category of park.

- **Joint Use Facilities**: these parks supplement Community Parks, serving broader City-wide recreation needs. The parks contain various assets, often for active recreation, and are programmed accordingly. Restroom facilities and parking are generally provided for users. The geographic range of users for joint-use facilities is City-wide.
- **Special Use Facility**: this category refers to stand-alone facilities that are designed to serve one particular use such as a golf course. These facilities may serve a second or third use such as trails, but the primary use is prioritized with regard to design, maintenance, and funding decisions. (Not part of this report but included within the definitions are Special Use Facilities such as the City golf course.)

Exhibit 2.2-1 is a matrix that describes size and features of existing and planned public parks and recreation facilities within the City of Downey, including each of the park's classification.

## 2.3 Existing and Planned Recreation Facilities

Unique and diverse recreational opportunities are available throughout the City of Downey, including numerous facilities for active and passive recreation such as baseball fields, basketball courts, soccer fields, tennis courts, a dog park, and a skate park. City facilities have developed over several decades and as a result many of the park sites such as Apollo and Wilderness Parks are well-known institutions within the community. Downey has continued to move forward to meet the needs of the community with the development of newer facilities such as Discovery Sports Complex.

Exhibit 2.3-1 is a map showing the location of each existing and planned public park and recreation facility within the City of Downey.

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# Exhibit 2.2-1 Existing/Planned Parks and Recreation Facility Inventory

| DOWNEY PARK AND RECREATION FACILITIES | | | | | PASSIVE FACILITIES | | | | | | | | | | | | | | | | | | | | SPORTS FACILITIES | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| KEY | FACILITY | ADDRESS/LOCATION | PARK TYPE | Parkland Acreage | Barbeques | BandShell | Benches (stand alone) | Bike Rack | Concession Building | Community Building | Dance Room | Dog Park | Drinking Fountain | Exercise Equipment | Kitchen | Lake | Open Passive Turf | Parking | Playground / Tot Lot | Picnic Shelters / Gazebos | Picnic Tables (includes two benches) | Restroom | Trails - Internal Park | Trail - Linkage | Baseball | Basketball (indoor-in Gymnasium) | Basketball (outdoor) | Football Field | Handball Court | Softball | Skate Park | Soccer Field | Swimming Pool | Tennis Court | Volleyball |
| **Existing Parks** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Apollo Park (includes exterior elements of Barbara J. Riley Community & Senior Center & McCaughan Gymnasium) | 12544 Rives Ave | Community Park | 17.2 | 10 | | 31 | 3 | 1 | Y | Y | | 4 | | | | Y | 298 | 1 | | 56 | 2 | Y | | 3 P[1] | 1 P | 2L | 1 O P | | 3 P[1] | | 1 O P | | | 5 L P |
| 2 | Brookshire Children's Park | 12520 Brookshire Ave. | Pocket Park | 1.2 | 2 | | 6 | | | | | | 1 | | | | | 0 | 1 | 2 | 7 | | Y | | | | | | | | | | | | |
| 3 | Crawford Park | 7000 Dinwiddie | Neighborhood Park | 2.3 | 4 | | 3 | | | | | | 1 | | | | Y | 6 | 1 | | 5 | | | Y | | | 1/2 ct | | | | | | | | |
| 4 | Dennis the Menace Park | 9125 Arrington Ave. | Neighborhood Park | 6.2 | 4 | | 9 | | | 1 | | | 2 | | | | Y | 49 | 2 | 1 | 23 | 1 | | | | | | | | | | | | | |
| 5 | Discovery Sports Complex | 12400 Columbia Way | Community Sports Park | 12.7 | | | 4 | | 1 | | | | 3 | | | | | 137 | | | | 1 | | | 2 L P[11] | | | 1 O P | | 2 L P[11] | | 2 L P | | | |
| 6 | Furman Park | 10419 Rives Ave. | Community Park | 14.4 | 11 | | 15 | 1 | 1 | 3[6] | | | 5 | Y | Y | | Y | 49 | 2 | 2 | 29 | 1 | Y | | 2 P[7] | | 1 full P | | | | | 1 O P | | 4 | |
| 7 | Golden Park | 8840 Golden Ave | Community Park | 8.1 | 5 | | 4 | 1 | 1 | 2 | | | 1 | | Y | | Y | 78 | 1 | 3 | 21 | 2[3] | Y | | 1 | | 1 full P | 1O | 1 | | | | | | |
| 8 | Independence Park | 12334 Bellflower Blvd. | Community Park | 10.2 | 5 | | 24 | 1 | 2 | 1 | | | 3 | | | | | 145 | 1 | | 4 | 2 | | | | | | | | 2 P L[4] | 1 | | | 8L | |
| 9 | Rio San Gabriel Park | 9612 Ardine St. | Community Park | 15.7 | 5 | | 12 | | 1 | 1 | | Y | 4 | | | | Y | 144 | 1 | 4 | 12 | 2 | Y[2] | | | | 1 full | 1 O L P | | 2L[5] | | 1 L O P[5] | | | |
| 10 | Temple Park | 7132 Cole St. | Pocket Park | 0.4 | | | 2 | | | | | | | | | | Y | 0 | 1 | | | | | | | | | | | | | | | | |
| 11 | Treasure Island Park | 9300 Bluff Rd. | Neighborhood Park | 3.8 | 4 | | 8 | | | | | | 1 | | | | Y | 26 | 1 | 2 | 12 | | Y | Y | | | | | | | | | | | |
| 12 | Wilderness Park | 10999 Little Lake Rd. | Community Park | 24.6 | 8 | | 14 | | | 1 | | | 5 | | Y | 2 | Y | 133 | 1 | 3 | 36 | 2[3] | Y | Y | | | | | | | | | | | |
| **Planned Park Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Civic Center Park (Part of Civic Center Master Plan) | 3rd Street/Civic Center Drive | Civic Center Community Park | 1.2 | | Y | | | | Y | | | | | | | Y | Y | Y | | | Y | | | | | | | | | | | | | |
| **Existing Community Centers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Barbara J. Riley Community & Senior Center (Refer to Apollo Park for Exterior Facilities) | 7810 Quill Drive | Special Use Facility | | | | | 1 | | | | | 1 | Y | Y | | | Y | | | | Y | | | | | | | | | | | | | |

DEFINITIONS L = Lighted P = Practice Field/Court O=Overlay Field Used for Games by Organized Youth Sports Leagues

(1) Three Fields; One Field Lighted. Additional Tee Ball Field. Used for softball/baseball.
(2) Walking trail completed during assessment.
(3) Restrooms inside building.
(4) One of two softball fields lighted. Two additional small fields.
(5) Overlay soccer and football played on same field.
(6) Five structures on site: Two modular YMCA buildings, one main building not in use (proposed to be used by YMCA), one classroom building, one multipurpose meeting room building.
(7) Additional Tee Ball Fields (2).
(8) Parking available at the High School.
(9) Open turf with space for three large fields; 13 fields used of varying sizes for different age groups.
(10) Ten small full courts and two large full court basketball courts. Two of four soccer fields are overlay.
(11) Two ball fields utilized by baseball and softball.
(12) Limited Parking Available.
(13) Open grass area could be used for soccer.
(14) Ballfield has backstop/team beanches with grass infield.
(15) Ballfield has grass infield.
(16) Tee ball backstop, grass field.
(17) Grass Volleyball.
(18) Playground includes swingsets only.

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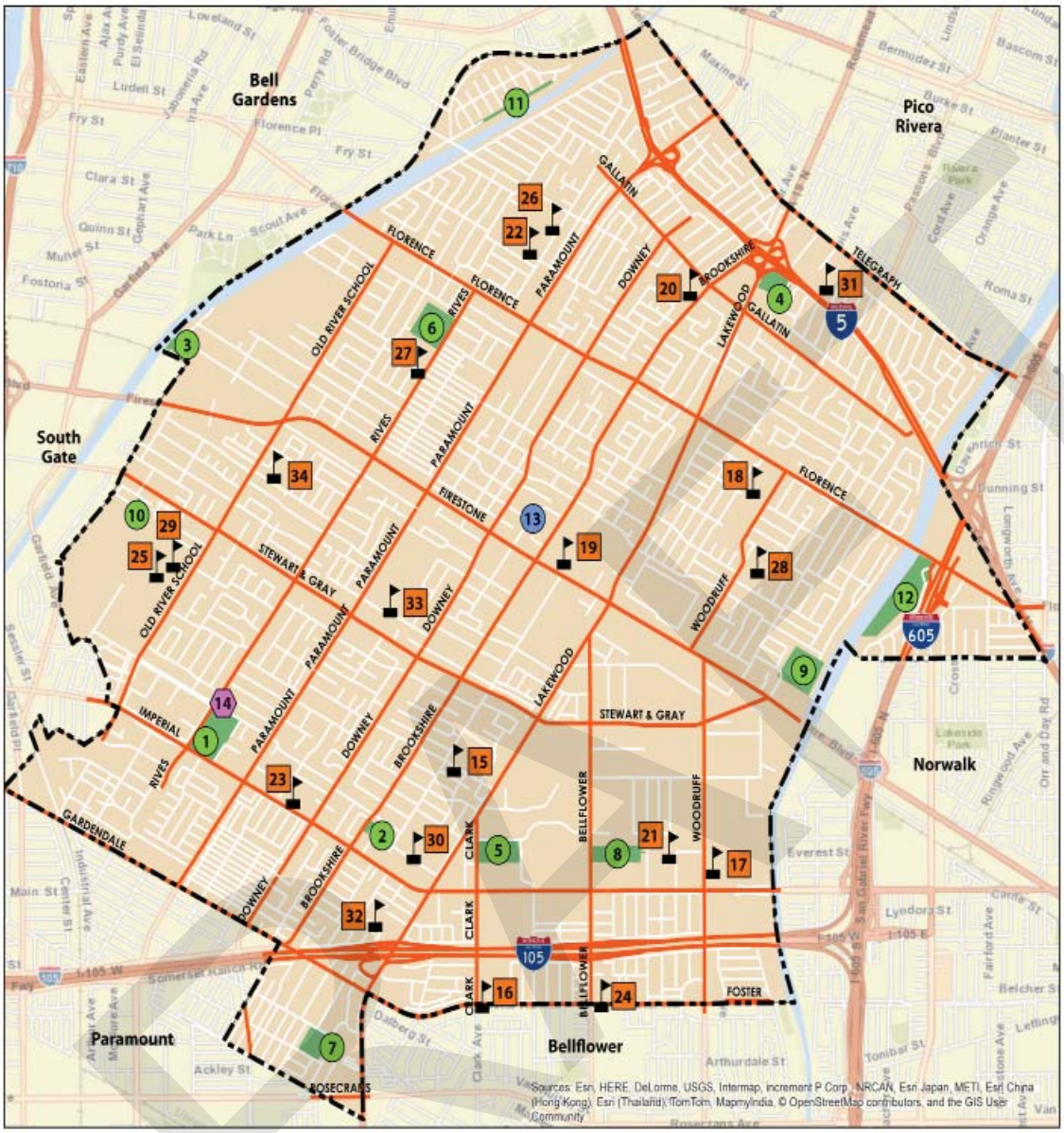


**EXISTING PARKS**

1. Apollo Park
2. Brookshire Children's Park
3. Crawford Park
4. Dennis the Menace Park
5. Discovery Sports Complex
6. Furman Park
7. Golden Park
8. Independence Park
9. Rio San Gabriel Park
10. Temple Park
11. Treasure Island Park
12. Wilderness Park

**PLANNED PARKS**

13. Civic Center Park

**COMMUNITY CENTERS**

14. Barbara J. Riley Community & Senior Center

**SCHOOLS**

15. Alameda Elementary School
16. Carpenter Elementary School
17. Columbus High School/ Downey Adult School
18. Doty Middle School
19. Downey High School
20. Gallatin Elementary School
21. Gauldin Elementary School
22. Griffiths Middle School
23. Imperial Elementary School
24. Lewis Elementary School
25. Old River Elementary School
26. Price Elementary School
27. Rio Hondo Elementary School
28. Rio San Gabriel Elementary School
29. Stauffer Middle School
30. Sussman Middle School
31. Unsworth Elementary School
32. Ward Elementary School
33. Warren High School
34. Williams Elementary School

0 0.5 1 2 Miles

Exhibit 2.3-1 Existing/Planned Parks and Recreation Facilities/Schools Map

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| DOWNEY SCHOOL FACILITIES | | | PASSIVE FACILITIES | | | SPORTS FACILITIES | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Open Passive Turf | Parking | Playground / Tot Lot | Baseball | Basketball (indoor-in Gymnasium) | Basketball (outdoor) | Football Field | Handball Court | Softball | Skate Park | Soccer Field | Swimming Pool | Tennis Court | Volleyball |
| KEY | FACILITY | ADDRESS/LOCATION | | | | | | | | | | | | | | |
| Existing Schools | | | | | | | | | | | | | | | | |
| 15 | Alameda Elementary School | 8613 Alameda Street | Y | Y | 2 | | | 2 full | | 2 | | | 1 [13] | | | |
| 16 | Carpenter Elementary School | 9439 Foster Road | Y | Y | 1 [18] | 1 [14] | | 6 full | | 3 | | | 1 [13] | | | 2 [17] |
| 17 | Columbus High School/Downey Adult School | 12330 Woodruff Ave. | N | Y | 1 | 3 P | | | | | 1 L | | 3 O P | | | |
| 18 | Doty Middle School aka East Middle School | 10301 Woodruff Ave. | N | Y [12] | | 2 P | | 12 full [10] | 1 O | | | | 4 O [10] | | | |
| 19 | Downey High School (Pool also called Downey Community Aquatics Center ) | 11040 Brookshire Ave | N | Y [8] | | 3 | 1 | 4 full | 1 L | | | | 1 O | 1 | 8 | |
| 20 | Gallatin Elementary School | 9513 Brookshire Avenue | Y | Y | 2 | 1 [15] | | 6 full | | 2 | | | 1 [13] | | | |
| 21 | Gauldin Elementary School | 9724 Spry Street | Y | Y | 1 | 1 | | 2 full; 4 half | | | | | 1 [13] | | | |
| 22 | Griffiths Middle School | 9633 Tweedy Lane | N | Y | | 2 P | | 4 - full + 8-1/2 ct | | | | | 3 O P [9] | | | |
| 23 | Imperial Elementary School | 8133 Imperial Highway | Y | Y | 3 | | | 6 half | | 2 | | | 1 [13] | | | |
| 24 | Lewis Elementary School | 13220 Bellflower Blvd. | Y | Y | 3 | | | 3 full | | 4 | | | 1 [13] | | | |
| 25 | Old River Elementary School | 11995 Old River School Road | Y | Y | 1 | 1 [16] | | 4 full | | 3 | | | 1 [13] | | | |
| 26 | Price Elementary School | 9525 Tweedy Lane | Y | Y | 3 | 1 [15] | | 5 full; 2 half | | 2 | | | 1 [13] | | | |
| 27 | Rio Hondo Elementary School | 7731 Muller St | N | Y [12] | 3 | 2 P | | 2 - full + 4 - 1/2 ct | | 2 | | | | | | |
| 28 | Rio San Gabriel Elementary School | 9338 Gotham | Y | Y | 2 | 1 [15] | | 4 full | | 4 | | | 1 [13] | | | 2 [17] |
| 29 | Stauffer Middle School aka West Middle School | 11985 Old River School Road | N | Y | 1 | 4 P | | 9 full | | | | | | | | |
| 30 | Sussman Middle School aka South Junior High School | 12500 Birchdale Avenue | N | Y | | 2 | | 10 full | | 1 | | | 3 | | | |
| 31 | Unsworth Elementary School | 9001 Lindsey Avenue | Y | Y | 2 | 1 [14] | | 2 full | | 2 | | | 1 [13] | | | |
| 32 | Ward Elementary School | 8851 Adoree Street | Y | Y | 3 | 1 [15] | | 2 full | | 1 | | | 1 [13] | | | |
| 33 | Warren High School | 8141 De Palma Street | N | Y | | 2 | 1 | 6 - full + 2 - 1/2 ct | 1 L | | | | | 2 | 8 | |
| 34 | Williams Elementary School | 7530 Arnett St | Y | Y | 2 | 1 [15] | | 3 full | | 2 | | | 1 [13] | | | |

**DEFINITIONS** L = Lighted P = Practice Field/Court O=Overlay Field Used for Games by Organized Youth Sports Leagues

(1) Three Fields; One Field Lighted. Additional Tee Ball Field. Used for softball/baseball.

(2) Plans in place for walking trail.

(3) Restrooms inside building.

(4) One of two softball fields lighted. Two additional small fields.

(5) Overlay soccer and football played on same field.

(6) Five structures on site: Two modular YMCA buildings, one main building not in use (proposed to be used by YMCA), one classroom building, one multipurpose meeting room building.

(7) Additional Tee Ball Fields (2).

(8) Parking available at the High School.

(9) Open turf with space for three large fields; 13 fields used of varying sizes for different age groups.

(10) Ten small full courts and two large full court basketball courts. Two of four soccer fields are overlay.

(11) Two ball fields utilized by baseball and softball.

(12) Limited Parking Available.

(13) Open grass area could be used for soccer.

(14) Ballfield has backstop/team beanches with grass infield.

(15) Ballfield has grass infield.

(16) Tee ball backstop, grass field.

(17) Grass Volleyball.

(18) Playground includes swingsets only.

## Exhibit 2.4-1 School Facilities Inventory

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## 2.4 School Facilities

In almost every Downey neighborhood, school facilities play an important role in family life and routine, providing civic gathering places and important resources in the community. The City has a long standing agreement, since 1978 with Downey Unified School District that allows the City to utilize all school facilities under a joint use agreement.

In June 1986 the City and Downey Unified School District entered into an agreement to build a swimming pool at Downey High School. The two agencies proportionally share the costs to operate the pool. Under the terms of the Joint Use Agreement the City has the opportunity to utilize the pool during the week of spring break and on the first day of summer break following the last day of school in June through the last day of summer break prior to the first day of school in September. Due to budget limitations, the City reduced the aquatics program to just six weeks starting in fiscal year 2012/2013.

The City and District also entered into an agreement for the Columbus School Sports Fields in July 2001. Under the terms of the agreement, the City receives full use of the facility during non-school hours in exchange for providing maintenance to the facility. The District pays for all utilities.

Many campuses have outdoor play areas, sports fields, and swimming pools that are not directly used by the City, but by the sports and community organizations of Downey. In recent years, schools have become more concerned about security and unauthorized access to school campuses and have restricted public access during after school hours through measures such as fencing and locked gates. Exhibit 2.3-1 displays identifies the location of Downey schools. Exhibit 2.4-1 identifies the existing facilities at Downey Schools.

## 2.5 Other Recreational Facilities

Non-public facilities play a large role in meeting the recreational needs of the residents of Downey. The array of programs and facilities they provide is substantial. There is a limited network of additional private facilities within the City, made up of businesses, churches, clubs, private schools, and golf courses such as Los Amigos Golf Course operated by the County of Los Angeles. Numerous private fitness and dance businesses operate in Downey such as LA Fitness, Downey Dance Studio and Nifty after Fifty, a fitness club aimed at the older generation.

Some programs are offered through cooperative agreements with the City, while others are not. The City offers a variety of ice skating recreational programming utilizing Paramount Iceland, a privately operated ice rink near Downey.

This Master Plan does not provide a detailed inventory of private and commercial facilities since the City neither owns, operates, nor maintains them. These recreation resources are therefore not credited toward satisfaction of the City's acreage or facility goals for public parks or recreation programming. However, as they do fill a recreation role, these facilities may individually be able to address certain specific identified needs in the Downey area.

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## 2.6 Trails and Connectivity

In an urban environment the vision of connectivity is to develop and enhance connections between places, parks, schools, and the business community. Beyond a mere vehicle for traffic, urban streets have the opportunity to connect City parks and other public facilities to the emerging cultural and business centers in Downey. In the Master Plan, connectivity can be viewed primarily as the amount of pedestrian and bicycle access available to parks within the community as well as the walkability of a park's internal trail system.

The City of Downey is shouldered by the San Gabriel River Bike Path, the Rio Hondo Bike Path, and Los Angeles River Bike Path, all Class I facilities. The City currently has 5.7 miles of Class I bike trails. The City of Downey Bicycle Master Plan (adopted 2015) identifies and proposes an additional 11.52 miles of Class II and 18.9 miles of Class III bike trails. The City has an excellent opportunity to design trails to double as transportation routes for bicycles. Exhibit 2.6-1 identifies existing and planned trails within the City of Downey from the Bicycle Master Plan.

The City has also initiated several projects to develop circular walking trails around major park facilities, partially funded by Los Angeles County 4th District Supervisor Don Knabe. The completed additional development of a circular park pathway of decomposed granite surface provides the opportunity for both the casual walker and runners, promoting Downey's Healthy program.

Exhibit 2.6-2 provides a summary of the Connectivity Inventory, which looked at:

- Location on a Metro bus/DowneyLink bus stop
- Amount of internal walking paths; % of park accessible by walking paths
- Amount of parking spaces/handicapped spaces
- Proximity to bike paths
- Proximity to residential areas
- Barriers to pedestrian access within and surrounding the park

The Service Area Analysis in Section 3.7 expands this analysis providing a graphic that shows the proximity of residential areas to park space, and the impact of the barriers to residential access on the service area of a park.

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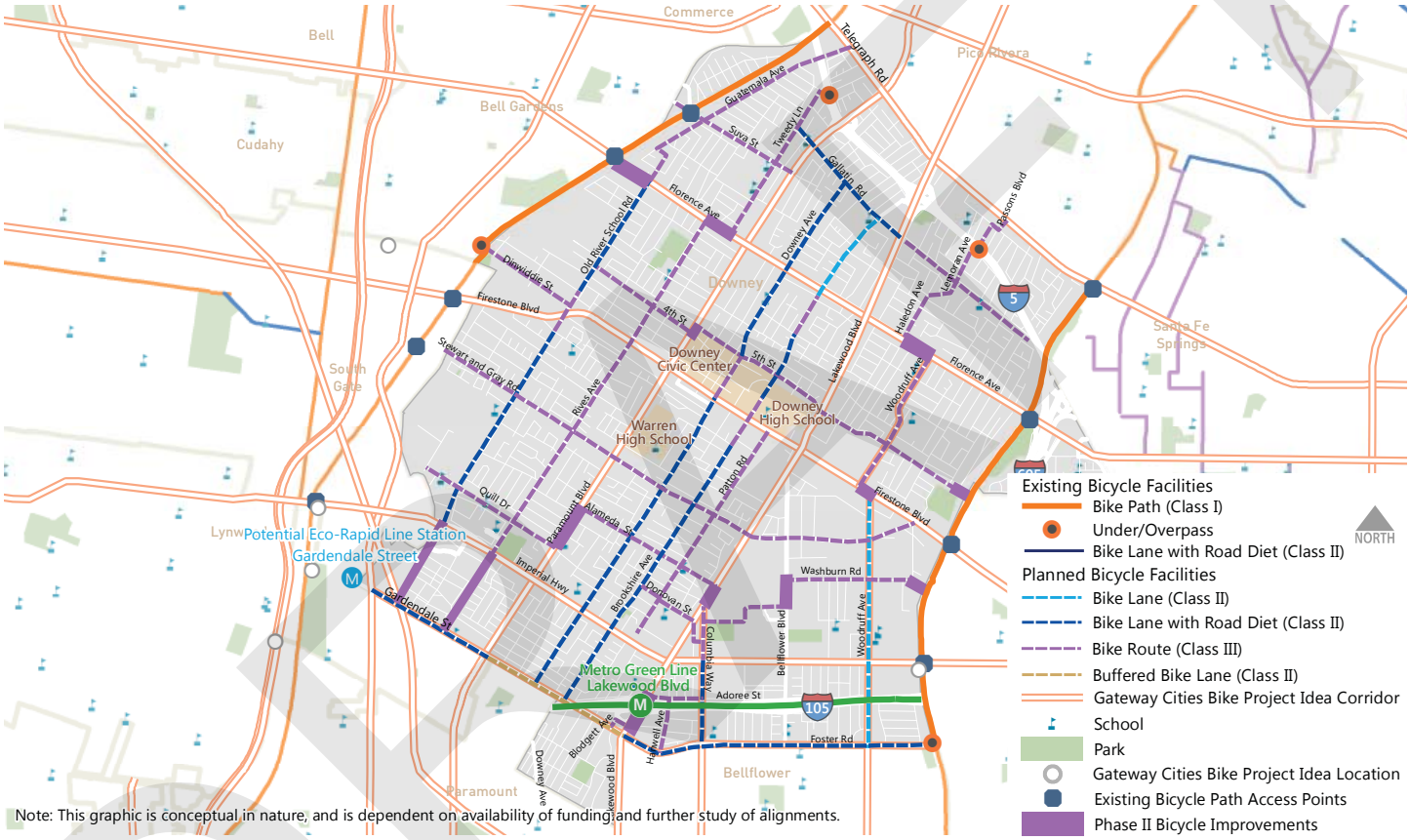


Note: This graphic is conceptual in nature, and is dependent on availability of funding and further study of alignments.

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Exhibit 2.6-1 Existing/Planned Bicycle Trails (from City of Downey Bicycle Master Plan)

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| CONNECTIVITY AND ACCESS | | CONNECTIVITY/ACCESS | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Metro Bus Stop | DowneyLink Stop | Distance to Nearest Metro Bus (Approx.) | Distance to Nearest DowneyLink Bus (Approx.) | Internal Walking Path Distance (linear feet)* | Recreational Walking/Jogging Path Distance (linear feet)* | Total Parking Spaces on Site (including Handicapped) | Handicapped Spaces | Bike Path Adjacent | Sidewalks Adjacent to Park | % Park Accessible by Walking Paths (0%, 0-25%,25-50%, 50-75%, 75%-100%, 100%) | Located Within/Adjacent to Residential Area | Barriers to Pedestrian Access |
| KEY | FACILITY | | | | | | | | | | | | | |
| 1 | Apollo Park (includes exterior elements of Barbara J. Riley Community & Senior Center & McCaughan Gymnasium) | Y | Y | 0 | 0 | 6,500' | 3,650' | 298 | 23 | N | Y | 75%-100% | Y | Arterial Streets: Imperial Highway, Paramount Blvd., Old River School Road |
| 2 | Brookshire Children's Park | N | Y | 0 | 580' | 700' | 0 | 0 | 0 | N | Y | 50-75% | Y | Arterial Streets: Imperial Highway, Lakewood Blvd., Brookshire Ave. |
| 3 | Crawford Park | N | N | 3,250' | 3,250' | 250' | 0 | 6 | 0 | Y | Y | 1-25% | Y | Train tracks to south; Rio Hondo to the west. |
| 4 | Dennis the Menace Park | N | N | 1,625' | 1,625' | 1,250' | 0 | 49 | 2 | N | N | 25-50% | Y | 5 Freeway to north; Lakewood Blvd. to the west; Internal park fencing limits access to the west; Shopping center limits access from the south. |
| 5 | Discovery Sports Complex | N | Y | 1,250' | 300' | 725' | 0 | 137 | 8 | N | Y | 50-75% | N | Arterial Streets: Lakewood Blvd, Imperial Highway, Bellflower Blvd. Kaiser Permanente to the east. |
| 6 | Furman Park | N | Y | 1,400' | 0 | 5,050' | 3,750' | 49 | 3 | N | Y | 75%-100% | Y | Arterial Streets: Old River School, Florence Ave., Paramount Ave. Residential backyards to the west; school (fencing) to the south. |
| 7 | Golden Park | N | Y | 1,400' | 0 | 2,046' | 1,400' | 78 | 4 | N | Y | 50-75% | Y | 105 Fwy; Arterial Streets: Downey, Rosecrans, Lakewood Blvd. |
| 8 | Independence Park | N | N | 850' | 850' | 2,125' | 0 | 145 | 8 | N | Y | 50-75% | Y | Arterial Streets: Bellflower, Woodruff, Imperial Highway. Tennis courts are internal park barrier. Commercial buildings to the south and north; park maintenance to north. |
| 9 | Rio San Gabriel Park | N | N | 700' | 1,550' | 1,000' | 0 | 144 | 6 | Y | Y | 1-25% | Y | Arterial Streets: Firestone Blvd. San Gabriel River to the east; provides access and also limits neighborhood connectivity; commercial to the south. |
| 10 | Temple Park | N | N | 2,500' | 2,500' | 325' | 0 | 0 | 0 | N | Y | 75%-100% | Y | Arterial Streets: Stewart & Gray, Old River School. Rio Hondo to the west. Golf Course to south. |
| 11 | Treasure Island Park | N | Y | 1,600' | 0 | 2,150' | 2,150' | 26 | 1 | Y | N | 100% | Y | 5 Fwy to the northeast. Rio Hondo: provides access to bike path, but also limits neighborhood connectivity. Suva Street crossing provides some access to communities to southeast of river. |
| 12 | Wilderness Park | N | Y | 800' | 0 | 7,500' | 6,000' | 133 | 7 | Y | Y | 75%-100% | Y | San Gabriel River to the east, provides access and also limits access to communities to the west. 605 freeway is partial barrier to the east, but access provided via Cecilia St. underpass. |

*Internal path distance reflects all internal park pathways including those used for recreational walking/jogging; recreational walking/jogging paths only reflect pathways used for recreational walking/jogging.

Note: All distances are approximate.

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## Exhibit 2.6-2 Connectivity Inventory

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# FACILITY NEEDS ASSESSMENT

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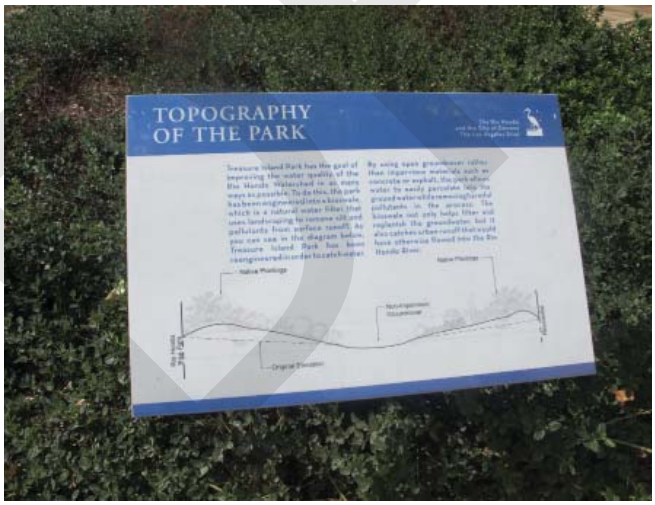


*Interpretive signage is featured at Treasure Island Park, which runs along the Rio Hondo River.*

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# Section Three: Recreation Facility Needs Assessment

The recreational facility needs assessment is central to the Master Plan process and identifies the current and future recreation facility needs of the community and the relative priority of each facility. A variety of methods of community engagement were used to determine the recreational habits, desires, and opinions of community members to develop a thorough analysis of the community. The process provides insight into views of community members, and measurable data that can be used to quantify the type and quantity of parks and recreation facilities needed in the City of Downey.

Section Three outlines the methods used as part of the needs assessment and provides an analysis of the results.

***Section Three Highlights:***

- Community participation included 2 focus groups, 3 public workshops, a City-wide telephone survey, an online survey, and a sports organization questionnaire.
- Lack of crime and safety were frequently cited as a top feature that makes Downey a desirable place to live. However, safety was also cited as a top issue of concern.
- Maintenance and infrastructure improvements were frequently cited as a top issue of concern.
- The Demand and Needs Analysis found significant deficits in the number of playgrounds and trails available to the community.
- Priority needs identified by the Needs Assessment include: trails for walking/jogging, softball fields, trails for biking, soccer, baseball fields, indoor basketball courts, multi-use recreation facility, playgrounds, bathrooms and children's accessible bathrooms, exercise/fitness facilities, open space/green space, a swimming pool, and a soccer complex.
- The City has significant maintenance and accessibility needs due to aging infrastructure and updated code requirements.
- Significant portions of City residents lack convenient access to a park.
- The City currently has a parkland deficit of 53 acres based on a standard of 1.5 acres/1000 residents identified in the City's General Plan.

David R. Gafin Dog Park

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## 3.1 Community Participation

The community participation portion of the Facility Needs Assessment provided a number of opportunities to obtain perspective from residents, users of facilities and programs, and providers of facilities and programs. Within this section, the community outreach effort has been organized into separate "needs identification tools":

- Stakeholder Focus Groups
- City-wide Telephone Survey
- Online Questionnaire
- Community Workshop #1 – Community Characteristics and Issues
- Community Workshop #2 – Sports User Groups
- Community Workshop #3 – Program and Facility Needs Prioritization
- Sports Organization Questionnaire

A brief summary of each of the tools used as part of the community participation is provided below. The complete summaries are included in the Appendix.

### Stakeholder Focus Groups

A total of thirty-one (31) stakeholders attended two focus group sessions. Participants included City residents and City Staff as well as representatives from Northwest Downey Little League, Downey Razorbacks, the Planning Commission, Kiwanis Club, Boy Scout Troop 441, LA County Department of Public Health, Downey Futsal Program, and Downey Tennis Club.

Appendix tab A3.1-1

According to focus group participants, the most important issues related to the parks, open space, recreation facilities, and services currently provided are:

- Maintenance/Infrastructure/Amenity Improvements
- Safety
- Sports Needs/Sports Facilities/Sports Programming
- More Space/Allocation of Park Space/Space Utilization

Parks, open space, recreation facilities, programs, and services can be improved with:

- Appearance / Maintenance (Improvements)
- Funding
- Staffing / Increase Staff Hours / Staff Training

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The recreation facilities participants would most like to see added in Downey to meet the needs of the community are:

- Indoor Multi-use Recreation Facility / Community Center
- Sports Complex
- Teen / Youth Center

## Community-wide Telephone Survey

A total of 200 interviews representing nearly 700 residents were completed with adult household heads living in the City of Downey. The following section highlights some of the key information from the Survey. Detailed information regarding the Community-wide Survey is provided in the Appendix, tab A3.1-2

Community Attitudes

About 87% of residents included "Lack of Crime/Safe," "Proximity to Shopping," "Small Town Atmosphere," "Access to Freeways," "Schools, Quality Education, Good Education," Quality of Life," "Centrally Located," "Clean," "Feeling a Part of Community," "Close to Work," and "Parks and Recreation Facilities and Trails" as the feature that makes Downey a desirable place to live.

About seven of ten residents (68%) identified "Crime/Personal Safety," "Population Growth," "Education," "Growth Management," "Gangs," "Fire and Police Protection," "Road Improvements," "Traffic Congestion on Surface Streets," and "Drug and Alcohol Abuse" as the issue of greatest concern.

Facilities Use

More than four in ten residents polled (45%) stated they were Frequent Users (at least 3 times per month) of parks and recreation facilities in the last year. In contrast, more than one in ten residents (13%) stated they had not used parks and recreation facilities in that time frame.

The recreation facilities responses most often identified as most used included: Furman Park, Apollo Park, Parks Outside Downey, Dennis the Menace Park, Wilderness Park, Independence Park, Golden Park, San Gabriel River Bike Path, and the YMCA.

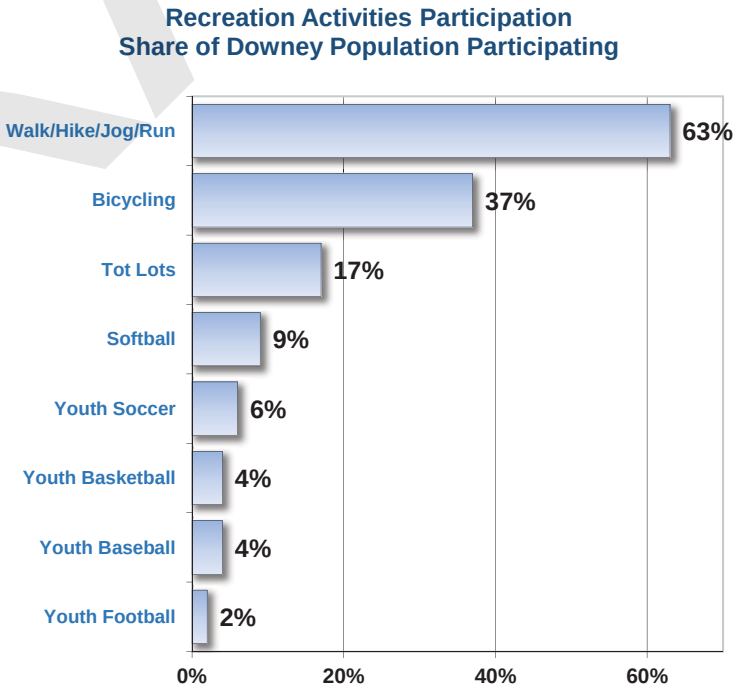


Exhibit 3.1-1 Telephone Survey, Recreation Participation

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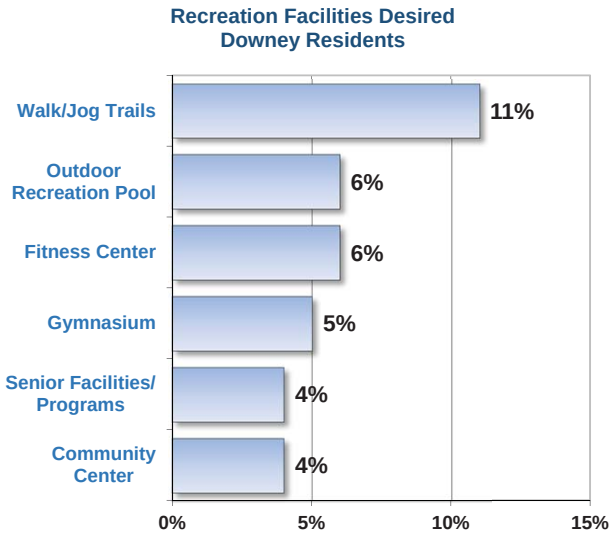


Note: Aggregating all Trails (walking/jogging, biking, multi-use) responses nets a total of 16%.
Aggregating all Pools (outdoor and indoor recreation pool), responses nets a total of 9%.

Exhibit 3.1-2 Telephone Survey, Recreation Facilities Desired

Of the eight recreation activities tested, the largest participation by residents included "Walking/ Jogging/ Running/Hiking on Public Trails Use," "Bicycling on Public Trails or Paths," "Use of Play Equipment, Tot Lots in Public Parks," "Organized Softball," "Organized Youth Soccer," "Organized Youth Basketball," "Organized Youth Baseball," and "Organized Youth Tackle Football." See Exhibit 3.1.1.

Facilities and Programs Satisfaction
Nine of ten residents polled (90%) stated they are Very or Somewhat Satisfied with existing park and recreation facilities and programs in the City of Downey.

Improvements Desired
More than 90% of City of Downey households identified a desired new recreation facility. One in ten (9%) stated they desired no new recreation facilities. The recreation facility response categories garnering at least 2% of the responses and the share of responses each received are charted in Exhibit 3.1-2.

## Online Questionnaire

A Questionnaire was posted on the City website and 279 questionnaires were completed. The following section highlights some of the key information from the responses. Detailed information regarding the Online Questionnaire is provided in the Appendix, tab A3.1-3.

Demography
Comparing the demography of On-Line Questionnaire respondents to 2010 Census data for Downey revealed that the profile of respondents is substantially different. On-Line Questionnaire respondents are nearly twice as likely to be households with children under 18. Respondents were also twice as likely to report household members between the ages of 5 and 14 years and far less likely to report members 55 years or older. Based on the known links between demography and recreating patterns, it is reasonable to conclude that the Questionnaire responses regarding parks and recreation attitudes, usage and preferences are not statistically representative of the overall City of Downey population.

Downey Strengths
When asked what one feature makes Downey a desirable place to live, the ten response categories cited most often included "Access to Freeways," "Lack of Crime/Safe," "Feeling a Part of Community," "Schools, Quality Education, Good Education," "Small Town Atmosphere," "Family Oriented," "Open Space," "Quality of Life," "Parks and Recreation Facilities and Trails," and "Proximity to Shopping."

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Downey Changes

When asked what one change they would make in Downey, the six response categories cited most often included "Parks and Recreation Facilities," "Crime/Personal Safety," "Retail Stores/ Services," "Road Improvements," "Fire and Police Protection," and "Education."

Recreation Facilities Use

Seven of every ten respondents (72%) reported recreating more than once a week. Frequent Users (those who recreated at a facility at least three times a month) comprised 83% of those completing the Questionnaire. Non-users of parks and recreation facilities represented 1% of the responses.

Most Used Facilities

Parks or recreation facilities mentioned most often by respondents included Apollo Park (25%), Furman Park (17%), Discovery Sports Complex (10%), Griffiths Middle School (5%), Wilderness Park (4%), Rio San Gabriel Park (3%), and Dennis the Menace Park (3%).

Recreation Activities

Recreation activities at the most used facility that were mentioned most often by respondents included Soccer Fields (51%), Open Space (12%), Walking/Jogging Paths/Trails (10%), Baseball Fields (6%), Playground/Tot Lots (6%) and Community Center (4%).

Recreation Services Satisfaction

Six of every ten respondents (60%) stated they are Very or Somewhat Satisfied with existing park and recreation facilities and programs in the City of Downey. This compares with a figure of 90% from the Community-wide survey.

Recreation Facilities Safety Satisfaction

Three of every four respondents (75%) stated they are Very or Somewhat Satisfied with park and recreation facilities safety in the City of Downey.

Facility Changes Desired

More than half of respondents (55%) identified a desire for Soccer Fields. The next largest response group was Walking/Jogging Paths/Trails (3%) and Bike Trails, Paths (3%).

Preferred City Emphasis

Seven in ten respondents (72%) identified Active Sports Facilities and Programs as their preferred improvement. Open Space and Trails Enjoyment and Preservation was chosen by 15% of residents completing the Questionnaire while 8% chose Classes and Events. The tested option that received the smallest response was for Arts and Culture Facilities and Programs (5%).

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## Community Workshop #1 – Community Characteristics and Issues

The first community workshop was held on December 13, 2014 at Apollo Park. Nine (9) residents attended the workshop. The purpose of Workshop #1 was to identify what community characteristics make Downey a great place to live, work, and play, what issues or trends may negatively impact those important community characteristics, and what role can parks and recreation play in addressing those issues.

Appendix tab A3.1-4.

According to the workshop participants, the most important *community characteristics* that make the City of Downey a great place to live, work, and play are:

- Safety
- Youth Sports / Programs
- Close-Knit Community / Small Town Feel

The issues or trends that may be negatively impacting those important community characteristics and should be considered in the Park and Recreation Master Plan are:

- Crime / Safety of Parks
- Lack of Green Space / Residential Density
- Facility Maintenance / Upgrades

The role that parks and recreation can play in addressing those issues and support the community characteristics that make the City of Downey a great place to live, work and play are:

- New Programs / Increase Activities
- Improve / Maintain Facilities
- Value of Recreation / Master Plan

## Community Workshop #2 – Sports User Groups

The second community workshop was held on January 21, 2015 at the Barbara J. Riley Community and Senior Center. Forty-Three (43) sports group representatives and residents attended this workshop. This workshop identified the best and worst sports facilities in Downey, the most important sports facility needs, and helped to identify opportunities to address those needs, and the most important improvements to parks, recreation, trails, and open space.

Appendix tab A3.1-5.

According to participants, the *best sports facilities* in the City of Downey (and the reasons why) are:

- Furman Park (popular, walking trails, varied programming, tennis, baseball)

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- Downey & Warren High Schools (best facilities, pool, sports fields, weight room, jogging trail)
- Apollo (variety of sports programming)

The worst sports facilities in the City of Downey (and the reasons why) are:

- Rio San Gabriel (uneven fields, maintenance/irrigation, lighting, parking, basketball)
- Discovery Sports Complex (design, soccer field size/drainage, infrastructure, storage, no meeting rooms)
- Golden (safety/security, maintenance, poor fields)

The top *sports facility needs* in the City of Downey are:

- Upgrade / Maintain Facilities
- Soccer
- Multi-Function Sports Complex
- Lighting
- "Club" Sports

The *opportunities* for meeting current and future sport facility needs in the City of Downey include:

- Vacant [land] – Riverbed, City-Owned Land, Rockwell, County, Florence, Studebaker, Lakewood Blvd. and Gallatin Rd. Intersection Old Rancho Los Amigos*
- Repurposing / Reconfiguration of Land
- Joint Use Agreement

*Note, the sites indicated by the community in Workshop #2 were evaluated with City staff as part of the Master Plan process and are not currently being considered as opportunity sites. While the Master Plan does not necessarily eliminate the possibility of these sites being considered for recreation if available, Section 5.4 discusses candidate opportunity sites for potential recreation facilities.

The most important *improvements* participants would make in Downey to parks, recreation programs, trails, and/or open space are:

- Lighting
- Safety
- Walking Trails
- Staff [additional]
- Maintenance

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## Community Workshop #3 – Needs Summary and Prioritization

On February 28, 2015, twenty-eight (28) members of the community and participants from previous workshops attended the third workshop, which included an overview of the Master Plan process, a summary of the recreation facility and program needs in the City, and group discussions and individual activities focusing on the relative priority of program and facility needs.

Appendix tab A3.1-6

According to participant consensus, the top three recreation facilities needed in the City of Downey are:

- Soccer
- Lighting
- Maintenance

## Sports Organization Questionnaires

To supplement the information regarding participation in organized sports which was obtained from the telephone survey, a questionnaire was designed and distributed to the organized sports groups that use City facilities. This questionnaire obtained information regarding the number of players and teams in the league or sports organization, age ranges of the players, what seasons they play, if they travel outside Downey to play, if they participate in tournaments, ratings of field/facility maintenance and scheduling, projections of growth and facilities they have the greatest need for both now and in the future.

Information such as the number of players, size of teams, and the facilities where games are played, is used in the calculation to determine the quantity of facilities (# of fields, courts, etc.) that are presently needed in the City of Downey, and in the projections of the number of facilities needed for the future. This is discussed further in Section 3.2 and in the Appendix.

Additional, more qualitative, information regarding respondents rating and comments on facility maintenance and scheduling, assessment of usage fees and the perceived needs for additional facilities both currently and in the future as well as desired enhancements in future facilities are summarized in 3.1-3. These responses will be used by City staff and the Consultant team to better understand the usage patterns and needs of the active sports groups.

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**Exhibit 3.1-3**

**SUMMARY OF COMMENTS FROM DOWNEY SPORTS ORGANIZATION QUESTIONNAIRE**

| Sport/Team | Rating/Comments re: Maintenance | Rating of Fees | Comments Concerning Field Usage | Current Need and Improvements/Amenities Desired | Additional Facilities Needed - Next 5 Years |
|---|---|---|---|---|---|
| | | | | Type of Facility: | |
| **Youth Baseball** | | | | | |
| **Northwest Downey Little League** | Fair - Furman Park - grass cut shorter; better irrigation; uneven ground in areas Poor - Rio Hondo - poor watering; no maintenance specific to baseball fields. Water regularly; cut grass shorter; fix irrigation system; level playing field in outfield. | About Right | Submit usage application twice per year to Sonya Meacham; procedure seems satisfactory as we have not experienced any difficulties. | Current Need: all fields at Furman Park and Rio Hondo Elementary. Amenities Desired: Furman Park - lights; permanent covered spectator/bleacher seating; updated backstops for both fields; upgrading of second small field to match field adjacent to basketball court. | Possible need for 1-2 fields for games depending on growth. |
| **West Downey Little League** | Excellent - Stauffer Middle School. Updated equipment for all types of sports. | Don't Pay Fees | Field Permit is requested from school Princlpal, Mrs. Mir, permit is renewed every season. | Current Need: N/A Amenities Desired: Stauffer Middle School - bleachers, team benches, storage, backstops, fencing, more parking, lights. | For the City of Downey to introduce more parks with playing fields for all types of sports. |
| **DJAA Baseball** | Excellent - Discovery Sports Complex. Fair - Apollo Park & Columbus. Lighting at Apollo needs major improvements. | About Right | Sonya Meacham, Kevin Ellis - they do a fine job. | Current Need: We have enough ball diamonds, just need some better lights and new lights to be installed at Apollo Park. Amenities Desired: Apollo Park - better lights field 1 and lights installed on field 2 and 3. | Should be OK field wise. |
| **Youth Softball** | | | | | |
| | Excellent - Independence Park At the current time, we are installing sprinkler systems on all 4 fields. | About Right | All coordination and scheduling is done by the City. Sonya Meacham - they are satisfactory. (She does a great job). | Current Need: Independence Park. Amenities Desired: Independence Park - added restrooms for park. | Not known at this time. |

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Exhibit 3.1-3 Summary of Comments from the Downey Sports Organization Questionnaire

**Page 2**
**Exhibit 3.1-3**
**Summary of Comments from Downey Sports Organization Questionnaire**

| Sport/Team | Rating/Comments re: Maintenance | Rating of Fees | Comments Concerning Field Usage | Current Need and Improvements/Amenities Desired | Additional Facilities Needed - Next 5 Years |
|---|---|---|---|---|---|
| | | | | Type of Facility: | |
| **Youth Softball (Continued)** | | | | | |
| **Nemesis Elite** | Good - Discovery and Independence Regular sprinkler maintenance, both grass and infield. | About Right | Sonya Meacham - Excellent - well organized | Current Need: Independence Park and Discovery Sports Complex. Amenities Desired: Independence Park - lighting and sprinklers. Discovery - bullpens. | Like to have very nice four field 200 ft fence softball complex dedicated to girls fastpitch softball. With adequate training space and bullpens. Nice dugouts and Snack Shack. Lit. |
| **Adult Softball** | | | | | |
| **Major League Softball, Inc.** | Fair - Multi-use facilities, soccer and football, make turf maintenance poor. | About Right | Sonya Meacham and Kevin Ellis do a great job of advocating for the City's Adult Softball Program. We don't project any increase or decrease in enrollment unless more field space is made available. We are currently selling the adult figures out to capacity and expect to continue doing so. | Current Need: If you build it they will come. In all seriousness, we could increase participation by 36 teams if just one additional field could be allocated per day. | See previous. |
| **Youth Football** | | | | | |
| **Downey Mustangs Youth Football and Cheer** | Fair - Golden Park Need better lighting, more space and better safety. Lighting. Less trees and better safety. | About Right | Sonya -Satisfactory | Current Need: Football field with better lighting and more space. Amenities Desired: Golden Park - Snack bar usage, more lights, more space, less trees, storage space and better safety. | More practice space. |
| **Downey Pop Warner Football, Inc., The Razorbacks** | Poor - surface is not stable or level Irrigation.B46 | Somewhat Low | We book directly with the City under their current reservation process for Non-Profit City Organizations. We need more space. | Current Need: Currently using Rio San Gabriel Park. Need additional park space for practice to get each team the required practice space to enable to be competitive. Amenities Desired: Rio San Gabriel Park - more trash receptacles, benches, tables, and grass maintenance. | See Current Need. |

Exhibit 3.1-3 Summary of Comments from the Downey Sports Organization Questionnaire (Continued)

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**Page 3**
**Exhibit 3.1-3**
**Summary of Comments from Downey Sports Organization Questionnaire**

| Sport/Team | Rating/Comments re: Maintenance | Rating of Fees | Comments Concerning Field Usage | Current Need and Improvements/Amenities Desired | Additional Facilities Needed - Next 5 Years |
|---|---|---|---|---|---|
| | | | | Type of Facility: | |
| **Youth Soccer** | | | | | |
| **Downey AYSO** | Fair - Grass is in poor condition. Lack of parking.<br>Fix sprinklers, level grass and reseed. | About Right | We work mainly with Sonya and Kevin Ellis. They are helpful and try to accommodate our needs as they come up | Current Need: DSC, Apollo and Rio San Gabriel for current use. Furman during the Fall season. | AYSO would like to see the City provide one sports complex that could host all our games and practices. This would take 6 full sized fields, 4 short size fields for 9 vs 9 games and 4 short sided fields for 5 vs 5 games. Lights and a permanent snack shack facility would be required as well. |
| **Downey FC** | Fair - Apollo - Irrigation, grass, lighting needs improvement.<br>Poor - Discovery - No grass, poor design, poor drainage, but lighting is excellent.<br>Need irrigation and lighting at Apollo upgraded. Grass and drainage at Discovery overhauled. | About Right | Sonya Mecham, Kevin Ellis - they do a fine job.<br>Need better monitoring of user groups. | Current Need: We are happy with our current situation. We would love to grow bigger but have a verbal agreememt to keep numbers manageable - works for us.<br>Amenities Desired: Discovery - parking/fencing/drainage/grass. Apollo - irrigation/grass/lighting. | Better, safer fields. Grass and Lighting. |

Exhibit 3.1-3 Summary of Comments from the Downey Sports Organization Questionnaire (Continued)

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**Page 4**
**Exhibit 3.1-3**
**Summary of Comments from Downey Sports Organization Questionnaire**

| Sport/Team | Rating/Comments re: Maintenance | Rating of Fees | Comments Concerning Field Usage | Type of Facility: Current Need and Improvements/Amenities Desired | Type of Facility: Additional Facilities Needed - Next 5 Years |
|---|---|---|---|---|---|
| **Youth Soccer (Continued)** | | | | | |
| **Downey United FC** | We don't currently use Downey Facilities | Very High | | Current Need: Soccer fields with lights to allow for practice early afternoon and weekend games. Indoor facilities during the winter time large enough to have all our players and families to celebrate team achievements and holiday party. Amenities Desired: We don't currently use Downey facilities, however, we see a great need of a dedicated, state of the art sports complex to accommmodate the great need of the community, especially for soccer playing. | As teams get added to the club, more training fields. |
| **Adult Soccer** | | | | | |
| **Toqueteo Social Futbol Club (TSFC)** | We don't currently use Downey Facilities | Very High | We currently do not use any facilities in Downey* but one of the issues we encounter when not playing on synthetic surfaces are poor playing fields (mud, uneven surfaces etc.) | Current Need: Soccer fields with lights to allow for practice early afternoon and weekend games. Indoor facilities during the winter time large enough to have all our players and families to celebrate team achievements and holiday party. Amenities Desired: We believe that a centralized, specialized soccer complex made of synthetic turf capable of accommodating high-intensity soccer use would allow soccer development to blossom within the city of Downey. | Our organization may need additional synthetic turf fields as the group grows in size and more programming to offer to the city is planned. |

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Exhibit 3.1-3 Summary of Comments from the Downey Sports Organization Questionnaire (Continued)

**Page 5**
**Exhibit 3.1-3**
**Summary of Comments from Downey Sports Organization Questionnaire**

| Sport/Team | Rating/Comments re: Maintenance | Rating of Fees | Comments Concerning Field Usage | Current Need and Improvements/Amenities Desired | Additional Facilities Needed - Next 5 Years |
|---|---|---|---|---|---|
| | | | | Type of Facility: | |
| **Youth Basketball** | | | | | |
| **DJAA Basketball** | Excellent - McCaughan Gym<br>Good - Apollo Park<br>Fair - Golden Park and Furman Park<br>Lighting at Golden and Furman Fields needs improvements. | About Right | Sonya Meacham, Kevin Ellis - they do a fine job. | Current Need: We have had to decrease the number of games for each team, we could really use another gym (indoor court).<br>Amenities Needed: Golden and Furman - better lights. | More Court Space |
| **Basketball Academy D-League Only** | Excellent - Apollo Park<br>Need Shot clocks. | Don't Pay Fees | In-house | Current Need: Apollo Park<br>Amenities Needed: Apollo Park - Level shuffle board court. Indoor field house. | Storage bins. |
| **Basketball Academy Academy Training Program** | Excellent - Apollo Park<br>Need Shot clocks. | Don't Pay Fees | In-house | Current Need: Apollo Park<br>Amenities Needed: Apollo Park - Level shuffle board court. Indoor field house. | Storage bins. |

Sources: Downey Sports Organization Survey, November 2014 - January 2015.

Exhibit 3.1-3 Summary of Comments from the Downey Sports Organization Questionnaire (Continued)

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## 3.2 Recreation Facility Need Calculations

This section provides a basic description of the calculations used to determine the number of facilities that are needed within the City of Downey to support the recreational activities of residents. A detailed description is included in the Appendix entitled "Facility Demand Analysis," tab A3.2.

The Downey City-wide telephone survey poses a question to residents regarding how often they participate in a pre-determined list of recreational activities. By determining how often residents participate in the activity, it is possible to make an evaluation of the number of facilities that will be needed to accommodate them. Exhibit 3.2-1 lists the recreational activities investigated in the telephone survey and the calculations that are discussed below. The specific question of the survey follows the following format:

*"How many times in the past year have you and each of the members of your household participated in: bicycling on public trails or paths for active recreation or fitness (excluding sidewalks)?"*

The answer to the question noted above provides the number of times the activity was conducted in a year, which is divided by the total population of residents in the households surveyed (including those members who did not participate in the activity), and yields the average number of days per year that survey respondents participate in each activity ("per capita participation days/ year"). Multiplying this number by the total population of the City of Downey yields the total annual days that residents participate in the activity (the number is further adjusted based on a number of factors discussed in the Appendix). The result is the "peak day demand" for the activity, or the number of people who will take part in the activity during the most intensive times of use (Exhibit 3.2-1). Generally speaking, the adjustments accommodate all but 3 to 8 days per year of the highest levels of activity in order to avoid overbuilding facilities, while still accommodating most of the busiest days of the year, such as holiday weekends. (Organized youth sports game fields utilize information derived from the sports organization survey to determine the peak day demand numbers).

The "turnovers per day," or the average number of times per day that a facility can be expected to experience turnover of participants, is based on studies conducted by the Bureau of Outdoor Recreation, U.S. Department of the Interior regarding the "optimum carrying capacity" of a facility. (For the sports fields/courts used for organized games, this is calculated using specific information provided in the sports organization survey). Column 5 indicates the number of participants that the facility can accommodate at any one time based on similar standards. Anyone who has experienced an overly-crowded concert, game, or event, can understand "optimum carrying capacity;" at some point during the event, the overcrowding causes the lines for the snack bar to get a little too long, and the garbage begins to pile up outside of garbage cans faster than staff can remove it. The carrying capacity of the facility has been exceeded. In the case of sports fields, this may be reflected in fields that have turned from grass to dirt from overuse.

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In order to determine the number of facilities that are needed (Number of Facilities Demanded) the peak day demand (number of participants) is divided by the turnovers per day in Column 4 and then divided by the capacity of the facility shown in Column 5. The result is the number of facilities needed to meet "peak day demand" or the number of facilities that are currently needed for the activity. The relationship of the current need for facilities in Downey to the current population level is the basis for the "facility need ratio" or the measure of the level of population in Downey that creates the demand for one facility or one unit of measure such as miles or acres. This ratio for each of the types of facilities analyzed is also presented in Exhibit 3.2-1 (column 7) and is calculated by dividing the total population by the number of facilities demanded.

Similar calculations were carried out to determine the demand levels in 2035, when the community will reach a projected population of 118,994. These calculations are shown in Exhibit 3.2-2. Adjustments were made to some of the participation rates for the 2035 projection based on the trends in the demographic profile of the City of Downey. It is anticipated that there will be a somewhat smaller percentage of youth under 14 years, a larger percentage of retirees and a more diverse ethnic mix. The adjustments are based on the same data base which was used to estimate the current year participation rates – the cross-tabulations of telephone survey data regarding participation rates and demographic measures.

### *Recreation Facility Requirements*

The needs analysis presented in Exhibit 3.2-3 indicates existing deficits in several of the types of facilities that were analyzed. The facilities showing deficits of 0.5 facility or greater are adult softball game fields (1.2 fields), tot lots/playgrounds (31.0 facilities), walking/jogging paths (35.5 miles), and bicycling paths (34.2 miles).

The need for facilities was projected to 2035 and these projections together with the current supply of facilities (no adjustments were made for any planned facilities) are presented in Exhibit 3.2-4. The deficits in the facilities in the projection year include youth softball game fields (0.5 field), adult softball game fields (1.7 fields), youth soccer game fields (0.8 fields), tot lots/playgrounds (30.7 facilities), walking/jogging paths (42.0 miles), and bicycling paths (40.1 miles).

Exhibit 3.2-5 summarizes the change in demand between 2015 and 2035 or the demand resulting solely from the growth expected to occur during this period. This Exhibit describes the number or size of facilities by type that will be required just to accommodate the future growth in the City of Downey. The existing 2015 surplus or deficit in facilities is combined with the growth projections in Exhibit 3.2-6 to provide the cumulative estimate of the additional number or size of facilities by type that will be required in the City of Downey between 2015 and 2035.

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EXHIBIT 3.2-1

FACILITY DEMAND ANALYSIS BASED ON RESIDENTS' PARTICIPATION RATES
City of Downey - 2015 Levels

| Activity | Per Capita Participation Days/Year | Peak Day Demand (Participants) | Turnovers Per Day | Design Standard for Facility | Number of Facilities Demanded* | | Facility Need Ratio - City of Downey |
|---|---|---|---|---|---|---|---|
| Softball: | | | | | | | |
| Organized Youth | 2.0 | 515 | 4x | 26 players/field | 6.2 | fields | 1/18,350 pop. |
| Organized Adult | 4.0 | 476 | 3x | 38 players/field | 5.2 | fields | 1/21,750 pop. |
| Baseball: | | | | | | | |
| Organized Youth | 1.6 | 1,163 | 4x | 26 players/field | 14.0 | fields | 1/8,125 pop. |
| Football | | | | | | | |
| Organized Youth | 1.6 | 390 | 6x | 54 players/field | 1.5 | fields | 1/75,500 pop. |
| Soccer | | | | | | | |
| Organized Youth | 5.6 | 1,846 | 5x | 23 players/field | 20.1 | fields | 1/5,650 pop. |
| Tot Lots/Playgrounds | 15.1 | 5,280 | 6x | 20 persons/hour | 44.0 | areas | 1/2,600 pop. |
| Indoor Basketball: | | | | | | | |
| Organized Youth | 2.4 | 302 | 8x | 20 players/court | 1.9 | courts | 1/60,050 pop. |
| Walking/Jogging/ Running-Public Trails | 59.3 | 3,933 | 1x | 90 persons/mile | 43.7 | miles | 1/2,600 pop. |
| Bicycling-Public Trails | 19.9 | 5,980 | 5x | 30 bicycles/mile | 39.9 | miles | 1/2,850 pop. |

*Demand for ball fields includes an adjustment to allow for resting of fields.

Source: Coman Consulting, Inc., based on data from California State Department of Parks and Recreation and the City of Downey Resident Survey, January 2015.

## Exhibit 3.2-1 Facility Demand Analysis Based on Participation Rates, 2015 Levels

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EXHIBIT 3.2-2

FACILITY DEMAND ANALYSIS BASED ON RESIDENTS' PARTICIPATION RATES
City of Downey - 2035 Projection

| Activity | Per Capita Participation Days/Year | Peak Day Demand (Participants) | Turnovers Per Day | Design Standard for Facility | Number of Facilities Demanded* | | Facility Need Ratio - City of Downey |
|---|---|---|---|---|---|---|---|
| Softball: | | | | | | | |
| Organized Youth Games | 2.0 | 540 | 4x | 26 players/field | 6.5 | fields | 1/18,350 pop. |
| Organized Adult Games | 4.2 | 523 | 3x | 38 players/field | 5.7 | fields | 1/20,750 pop. |
| Baseball: | | | | | | | |
| Organized Youth Games | 1.6 | 1,218 | 4x | 26 players/field | 14.6 | fields | 1/8,125 pop. |
| Football | | | | | | | |
| Organized Youth Games | 1.9 | 485 | 6x | 54 players/field | 1.9 | fields | 1/63,550 pop. |
| Soccer | | | | | | | |
| Organized Youth Games | 5.8 | 2,004 | 5x | 23 players/field | 21.8 | fields | 1/5,450 pop. |
| Tot Lots/Playgrounds | 14.3 | 5,241 | 6x | 20 persons/hour | 43.7 | areas | 1/2,725 pop. |
| Indoor Basketball: | | | | | | | |
| Organized Youth Games | 2.8 | 370 | 8x | 20 players/court | 2.3 | courts | 1/51,500 pop. |
| Walking/Jogging/ Running-Public Trails | 65.0 | 4,519 | 1x | 90 persons/mile | 50.2 | miles | 1/2,350 pop. |
| Bicycling-Public Trails | 21.8 | 6,865 | 5x | 30 bicycles/mile | 45.8 | miles | 1/2,600 pop. |

*Demand for ball fields includes an adjustment to allow for resting of fields.

Source: Coman Consulting, Inc., based on data from California State Department of Parks and Recreation and the City of Downey Resident Survey, January 2015.

## Exhibit 3.2-2 Facility Demand Analysis Based on Participation Rates, 2035 Projection

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EXHIBIT 3.2-3

CITY OF DOWNEY RECREATION FACILITY NEEDS ANALYSIS - 2015 ESTIMATE

| Facility | Facility Need Ratio - City of Downey | 2015 Needs | Existing City Facilities | Surplus/ Deficit(-) | School Facilities Avail.* | Total Facilities Avail. | Total Surplus/ Deficit(-) |
|---|---|---|---|---|---|---|---|
| Softball Fields: | | | | | | | |
| Organized Youth Games | 1/18,350 pop. | 6.2 | 6 | -0.2 | 0 | 6 | -0.2 |
| Organized Adult Games | 1/21,750 pop. | 5.2 | 3 | -2.2 | 1 | 4 | -1.2 |
| Baseball Fields: | | | | | | | |
| Organized Youth Games | 1/8,125 pop. | 14.0 | 9 | -5.0 | 6 | 15 | 1.0 |
| Football Fields | | | | | | | |
| Organized Youth Games | 1/75,500 pop. | 1.5 | 0 | -1.5 | 2 | 2 | 0.5 |
| Soccer Fields | | | | | | | |
| Organized Youth Games | 1/5,650 pop. | 20.1 | 3 | -17.1 | 18 | 21 | 0.9 |
| Tot Lots/Playgrounds | 1/2,600 pop. | 44.0 | 13 | -31.0 | 0 | 13 | -31.0 |
| Indoor Basketball Cts.: | | | | | | | |
| Organized Youth Games | 1/60,050 pop. | 1.9 | 2 | 0.1 | 0 | 2 | 0.1 |
| Walking/Jogging Paths (mi.) | 1/2,600 pop. | 43.7 | 8.2 | -35.5 | 0 | 8.2 | -35.5 |
| Bicycling Paths (mi.) | 1/2,850 pop. | 39.9 | 5.7 | -34.2 | 0 | 5.7 | -34.2 |

* School facilities other than ballfields/courts are counted at 50 percent to allow for time not available to the public. School facilities that are never available for use by outside sports leagues or the general public are not counted in the supply and are shown as 0 for purposes of the needs analysis.

Source: Coman Consulting, Inc., based on data from California State Department of Parks and Recreation and the City of Downey Resident Survey, January 2015.

## Exhibit 3.2-3 Recreation Facility Needs Analysis, 2015

DRAFT

EXHIBIT 3.2-4

CITY OF DOWNEY RECREATION FACILITY NEEDS ANALYSIS - 2035 PROJECTION

| Facility | Facility Need Ratio - City of Downey | 2035 Needs | Existing City Facilities | Surplus/ Deficit(-) | School Facilities Avail.* | Total Facilities Avail. | Total Surplus/ Deficit(-) |
|---|---|---|---|---|---|---|---|
| Softball Fields: | | | | | | | |
| Organized Youth Games | 1/18,350 pop. | 6.5 | 6 | -0.5 | 0 | 6 | -0.5 |
| Organized Adult Games | 1/21,750 pop. | 5.7 | 3 | -2.7 | 1 | 4 | -1.7 |
| Baseball Fields: | | | | | | | |
| Organized Youth Games | 1/8,125 pop. | 14.6 | 9 | -5.6 | 6 | 15 | 0.4 |
| Football Fields | | | | | | | |
| Organized Youth Games | 1/75,500 pop. | 1.9 | 0 | -1.9 | 2 | 2 | 0.1 |
| Soccer Fields | | | | | | | |
| Organized Youth Games | 1/5,650 pop. | 21.8 | 3 | -18.8 | 18 | 21 | -0.8 |
| Tot Lots/Playgrounds | 1/2,600 pop. | 43.7 | 13 | -30.7 | 0 | 13 | -30.7 |
| Indoor Basketball Cts.: | | | | | | | |
| Organized Youth Games | 1/60,050 pop. | 2.3 | 2 | -0.3 | 0 | 2 | -0.3 |
| Walking/Jogging Paths (mi.) | 1/2,600 pop. | 50.2 | 8.2 | -42.0 | 0 | 8.2 | -42.0 |
| Bicycling Paths (mi.) | 1/2,850 pop. | 45.8 | 5.7 | -40.1 | 0 | 5.7 | -40.1 |

* School facilities other than ballfields/courts are counted at 50 percent to allow for time not available to the public. School facilities that are never available for use by outside sports leagues or the general public are not counted in the supply and are shown as 0 for purposes of the needs analysis.

Source: Coman Consulting, Inc., based on data from California State Department of Parks and Recreation and the City of Downey Resident Survey, January 2015.

## Exhibit 3.2-4 Recreation Facility Needs Analysis, 2035 Projection

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EXHIBIT 3.2-5

CHANGE IN DEMAND FOR RECREATION FACILITIES BY TYPE, 2015 TO 2035
City of Downey

| Facility | Number of Facilities Demanded* 2015 | | 2035 | | Change in Surplus/Deficit (-) 2015-2035** | |
|---|---|---|---|---|---|---|
| Softball Fields: | | | | | | |
| Organized Youth Games | 6.2 | fields | 6.5 | fields | -0.3 | fields |
| Organized Adult Games | 5.2 | fields | 5.7 | fields | -0.5 | fields |
| Baseball Fields: | | | | | | |
| Organized Youth Games | 14.0 | fields | 14.6 | fields | -0.7 | fields |
| Football Fields | | | | | | |
| Organized Youth Games | 1.5 | fields | 1.9 | fields | -0.4 | fields |
| Soccer Fields | | | | | | |
| Organized Youth Games | 20.1 | fields | 21.8 | fields | -1.7 | fields |
| Tot Lots/Playgrounds | 44.0 | areas | 43.7 | facilities | 0.3 | areas |
| Indoor Basketball Cts.: | | | | | | |
| Organized Youth Games | 1.9 | courts | 2.3 | courts | -0.4 | courts |
| Walking/Jogging Paths (mi.) | 43.7 | miles | 50.2 | miles | -6.5 | miles |
| Bicycling Paths (mi.) | 39.9 | miles | 45.8 | miles | -5.9 | miles |

* Demand for ball fields is adjusted by approximately 20 percent to allow for resting of fields.
**Demand resulting from growth and changing demographics. Does not include allowance for any deficits or surpluses existing in 2015.

Source: Coman Consulting, Inc., based on data from California State Department of Parks and Recreation and the City of Downey Resident Survey, January 2015.

Exhibit 3.2-5 Change in Demand for Recreation Facilities by Type, 2015-2035

DRAFT

EXHIBIT 3.2-6

FACILITY REQUIREMENTS FOR RECREATION NEEDS IN DOWNEY
2035 ESTIMATE (Total of 2015 Surplus/Deficit and 2015 to 2035 Change in Demand)

| | 2015 Facility Surplus/ Deficit (-) | Change in Surplus/ Deficit (-) 2015-2035 | Cumulative 2035 Facility Surplus/ Deficit ( -) |
|---|---|---|---|
| Softball Fields: | | | |
| Organized Youth Games | -0.2 fields | -0.3 fields | -0.5 fields |
| Organized Adult Games | -1.2 fields | -0.5 fields | -1.7 fields |
| Baseball Fields: | | | |
| Organized Youth Games | 1.0 fields | -0.7 fields | 0.4 fields |
| Football Fields | | | |
| Organized Youth Games | 0.5 fields | -0.4 fields | 0.1 fields |
| Soccer Fields | | | |
| Organized Youth Games | 0.9 fields | -1.7 fields | -0.8 fields |
| Tot Lots/Playgrounds | -31.0 facilities | 0.3 facilities | -30.7 facilities |
| Indoor Basketball Cts.: | | | |
| Organized Youth Games | 0.1 courts | -0.4 courts | -0.3 courts |
| Walking/Jogging Paths (mi.) | -35.5 miles | -6.5 miles | -42.0 miles |
| Bicycling Paths (mi.) | -34.2 miles | -5.9 miles | -40.1 miles |

Source: Coman Consulting, Inc

Exhibit 3.2-6 Facility Requirements for Recreation Needs, 2015-2035 Change

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## 3.3 Program Needs Analysis

A complete recreation program analysis is included in Section Four of this Master Plan. Some of the recommendations have implications for facilities and are included here, since many programs require facilities for operation. Facilities or improvements potentially needed to address program needs include:

- Baseball Fields
- Basketball Courts
- Basketball Courts (Outdoor)
- Classrooms
- Exercise/Fitness Facility
- Football Field
- Multipurpose Indoor Community Center
- Performing Arts Center/Music Hall
- Soccer Fields/Soccer Complex
- Softball Fields
- Swimming Pool
- Tennis Courts

## 3.4 Facility Needs Summary and Prioritization

The Master Plan brings together information from various public and staff input, as well as other relevant studies and analysis, and to provide a broad overall picture of recreation in the form of recreation facilities that can support the needs of the Downey Parks and Recreation Department in delivering high quality parks and recreation facilities and programs.

Since all of the needs identification tools are directly or indirectly based on community input, it is fair to say that all of the needs identified are significant and important to some portion of the community. However, it is generally helpful to attempt to determine which needs have the highest priority as perceived by the largest number of residents.

The Facility Needs Summary (Exhibit 3.4-1) uses a numerical ranking system to establish relative priorities; the more needs identification tools that indicate a particular need, the higher the ranking. For instance, "Trails, Walking/Jogging" is indicated as a need by seven (7) tools and therefore has a higher relative priority than, "Youth/Teen Facility," which is indicated by two (2) tools. In determining the overall numerical total, the Exhibit gives greater weight to quantitative tools (statistically valid) by counting each as double the value of a qualitative tool. This is reflected in the top header (Quantitative x2 versus Qualitative x1). Based on the Exhibit 3.4-1 and for the purposes of this summary, "high priority" needs are color highlighted. The colors also reflect a relative ranking of priority; green indicates that the need was identified by nine or more identification tools, suggesting the highest priority, blue indicates that the need was identified by between six and eight tools (Priority 2), and orange indicates that a need identified by four or five tools (Priority 3).

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## Downey Parks and Open Space Master Plan Facility Needs Summary

| Identified Recreation Facility Need | NEEDS IDENTIFICATION TOOLS | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | QUANTITATIVE (X2) | | | QUALITATIVE | | | | | | | |
| | Resident Telephone Survey | Demand-Needs Analysis (current need) | Demand-Needs Analysis (future need) | Community Workshop #1 | Community Workshop #2 | Community Workshop #3 | Focus Groups | Online Survey | Program Needs Summary | Sports Organization Questionnaire | Total # of Tools that Identified Need |
| Trails, Walking/Jogging | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | | | 10 |
| Softball Fields | ✓ | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | 9 |
| Trails, Bike | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | | | 9 |
| Soccer Fields (type not specified) - Also see other soccer responses | ✓ | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 8 |
| Baseball Fields | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | 6 |
| Basketball Courts (Indoor)/Gymnasium | ✓ | | | | ✓ | | | ✓ | ✓ | ✓ | 6 |
| Multi-use Recreation Facility (Indoor)/Community Center | ✓ | | | | ✓ | | ✓ | ✓ | ✓ | | 6 |
| Playgrounds | ✓ | ✓ | | | ✓ | | | ✓ | | | 6 |
| Bathrooms/Children's Accessible Bathroom | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | 5 |
| Exercise/Fitness Center-Facility | ✓ | | | | | | ✓ | ✓ | ✓ | | 5 |
| Open Space/Green Space | ✓ | | | ✓ | | | ✓ | ✓ | | | 5 |
| Swimming Pool | ✓ | | | | | | ✓ | ✓ | ✓ | | 5 |
| Soccer Complex | | | | | ✓ | ✓ | | | ✓ | ✓ | 4 |
| Basketball Courts (Outdoor) | | | | | ✓ | | | ✓ | ✓ | | 3 |
| Community Gardens | | | | | ✓ | ✓ | ✓ | | | | 3 |
| Irrigation | | | | | ✓ | | ✓ | | | ✓ | 3 |
| Lighting, General Park | | | | | ✓ | ✓ | ✓ | | | | 3 |
| Lighting, Sports Field | | | | | ✓ | ✓ | | | | ✓ | 3 |
| Multi-use Sports Complex | | | | | ✓ | ✓ | ✓ | | | | 3 |
| Parking | | | | | ✓ | | ✓ | | | ✓ | 3 |
| Performing Arts Center/Music Hall | | | | ✓ | | | ✓ | | ✓ | | 3 |
| Picnic Shelters/Facilities | ✓ | | | | | | ✓ | | | | 3 |
| Soccer (Indoor) | | | | | ✓ | ✓ | ✓ | | | | 3 |
| Soccer Fields (Synthetic) | | | | | ✓ | | ✓ | | ✓ | | 3 |
| Turf Field Upgrades | | | | | ✓ | | ✓ | | | ✓ | 3 |
| Youth/Teen Facility | ✓ | | | | | | ✓ | | | | 3 |
| Golf Course | ✓ | | | | | | | | | | 2 |
| Ice Skating Facility | ✓ | | | | | | | | | | 2 |
| Senior Facilities | ✓ | | | | | | | | | | 2 |
| Skatepark | | | | ✓ | | ✓ | | | | | 2 |
| Soccer Fields (Grass) | | | | | | ✓ | | | ✓ | | 2 |
| Trash Cans | | | | | | | ✓ | | | ✓ | 2 |
| Volleyball | ✓ | | | | | | | | | | 2 |
| Backstops | | | | | | | | | | ✓ | 1 |
| Benches | | | | | | | | | | ✓ | 1 |
| Bike racks | | | | | | | ✓ | | | | 1 |
| Bullpens | | | | | | | | | | ✓ | 1 |
| Classrooms | | | | | | | | | ✓ | | 1 |
| Concessions Building | | | | | | | | | | ✓ | 1 |
| Dog Park | | | | | | | | ✓ | | | 1 |
| Fencing, Sports Field | | | | | | | | | | ✓ | 1 |
| Football Field | | | | | | | | | ✓ | | 1 |
| Internet Café | | | | | | | ✓ | | | | 1 |
| Maintenance Building | | | | | ✓ | | | | | | 1 |
| Meeting Rooms/Facilities | | | | | | | ✓ | | | | 1 |
| Multi-purpose Entertainment Area (Outdoor) | | | | | ✓ | | | | | | 1 |
| Obstacle Course (Outdoor) | | | | | ✓ | | | | | | 1 |
| Picnic Shelters with Fire Rings | | | | | | | ✓ | | | | 1 |
| Picnic Tables | | | | | | | | | | ✓ | 1 |
| Roller Skating Rink | | | | | | | ✓ | | | | 1 |
| Seating, Park Benches | | | | | | | | | | ✓ | 1 |
| Seating, Spectator/Bleachers | | | | | | | | | | ✓ | 1 |
| Seating, Team Benches | | | | | | | | | | ✓ | 1 |
| Splash Park | | | | | | | ✓ | | | | 1 |
| Storage | | | | | | | | | | ✓ | 1 |
| Tennis Courts | | | | | | | | | ✓ | | 1 |
| Workout Stations | | | | | ✓ | | | | | | 1 |

**Priority**

- Priority 1 - Highest Priority
- Priority 2 - High Priority
- Priority 3 - Moderate Priority
- Priority 4 - Lower Priority

Exhibit 3.4-1 Facility Needs Summary

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PRIORITY 1

Trails, Walking/Jogging
Softball Fields
Trails, Bike

PRIORITY 2

Soccer
Baseball Fields
Basketball Courts (Indoor)/Gymnasium
Multi-use Recreation Facility (Indoor)/Community Center\
Playgrounds

PRIORITY 3

Bathrooms/Children's Accessible Bathroom
Exercise/Fitness Center-Facility
Open Space/Green Space
Swimming Pool
Soccer Complex

It should be noted that while maintenance and operations were often cited as issues of concern in the community engagement process, the Facility Needs Summary only reflects needs identified by the community that would require new facilities. Since "maintenance" is not a measurable facility, it would not be included on the list. It should not be interpreted that maintenance and operations improvements are a lower priority to the community, only that specific facility maintenance improvements may not have been identified.

## 3.5 Existing Recreation Facilities Maintenance Condition

Park and Recreation facilities within the City of Downey were found to be suffering from an aging infrastructure but maintained in generally clean and safe conditions. Brookshire Children's Park is an example of a facility found to be visually attractive and in good condition. Others, such as Rio San Gabriel Park were maintained in fair to poor condition with obvious signs of deferred maintenance within park grounds and landscaping, need for capital upgrades, and safety considerations. Additionally, substantial deferred maintenance needs were found within park structures, facilities, irrigation systems and buildings.

The NRPA Maintenance standards are thru CAPRA—Commission for Accreditation of Park and Recreation Agencies (CAPRA)

**MODE I**

• State of the art maintenance applied to a high quality diverse landscape.

**MODE II**

• High level maintenance associated with well-developed park areas with reasonably high visitation.

**MODE III**

• Moderate level maintenance-associated with agencies that, because of budget restrictions, are unable to maintain at a high level.

**MODE IV**

• Moderately low level of maintenance.

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Based on observations and discussions with staff, it appears that the level of maintenance is currently in the lower range of Mode III, a maintenance category established by the National Recreation and Park Association (NRPA) which is considered a below average operating standard for municipal parks and recreation systems the size of the City of Downey. A partial cause of the lower level of maintenance is the aging infrastructure of Downey's park system. The City is not faced with large future population increases but is facing a demand for new and upgraded park facilities.

Exhibit 3.5-1 shows the current maintenance needs for the City of Downey based upon conducted park tours. This does not include potential upgrades, renovations, or redesign of park facilities. The Appendix includes a report for each park on inventory, needs, and recommended maintenance improvements, renovations, and capital projects. Maintenance and Operations Recommendations are identified in Section 5.3, which if implemented, will serve to move the City to Mode I.

| Park Site | Turf Irrigation | Shrub Beds | Trees | Concrete Walkways | Parking Lot | ADA Issue | Building Needs | Playgrounds | Sport Courts | Sport Fields | Picnic Areas | Drinking Fountains | Restroom |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Apollo Park | X | | | X | X | X | X | X | | X | | | X |
| Barbara J. Riley Center | | | | | X | | | | | | | | |
| Brookshire Children's Park | | | | | | X | | | | | | X | |
| Crawford Park | X | | | X | X | X | | X | | | | | |
| Dennis the Menace Park | X | X | X | X | X | X | X | X | | | | | X |
| Discovery Sports Complex | X | | | | | | | | | | | | |
| Furman Park | X | | X | X | X | X | X | | | | | | |
| Golden Park | X | | X | X | X | X | X | | X | X | X | | |
| Independence Park | X | X | | X | | X | X | X | | X | X | | X |
| Rio San Gabriel Park | X | | | | X | X | X | X | X | | | | |
| Temple Park | X | | | | | | | | | | | | |
| Treasure Island | X | X | | | | X | | | | | X | | |
| Wilderness Park | X | | X | X | X | | X | | | | X | | X |

Exhibit 3.5-1 Current Maintenance Needs of Downey Parks

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## 3.6 Building Maintenance and Accessibility

An analysis of the current condition of park buildings as well as building and site accessibility was included as part of the Master Plan. Many park buildings have deferred maintenance issues and many will need improvements to meet ADA regulations.

Exhibit 3.6-1 identifies the needed improvements that were identified as part of this analysis. A detailed evaluation is included in the Appendix document, tab A5.3-2. Specific costs for these needed improvements are included in Exhibit 5.2-1.

## 3.7 Service Area Analysis

In addition to providing appropriate quantities and types of recreation facilities, the City of Downey strives to provide them in useful and appropriate locations. A Service Area Analysis was conducted with respect to all Downey parks and recreation facilities.

Proximity to parks is more than a convenience issue. It helps to establish an excellent Downey park system by providing improved air quality, circulation, social opportunities, community identity, and community health benefits. Proximity to parkland is one of the elements identified as predicting levels of physical activity in the community.

One-half (.5) mile is approximately a 15-minute walk for most people. It is generally considered a significant threshold in distance, beyond which some segments of the population will tend to decline walking opportunities. Therefore, most residences should be within one-half mile, a convenient walkable distance for most people, of a neighborhood park or other park that may satisfy common recreation needs. This .5 mile radius around parks and recreational facilities is defined as a neighborhood park "service area". This service area emphasis is noteworthy in a community in which families, neighborhoods, and active-living are central issues.

To analyze the distribution of existing Downey park facilities, a service area radius map is provided (see Exhibit 3.7-1). A one-half (.5) mile radius is shown around the park boundary, indicating the residential areas, which are within the one-half (.5) mile service area of the park. The service area boundaries also reflect the physical obstructions to pedestrian travel created by freeways, arterial roadways, railroad lines, and river channels which limit easy access to the park, and are reflected by truncated shapes in the service areas in the exhibit. When areas zoned for residential use fall outside graphic service area designations, it can be said that those areas may be underserved by the existing parks. The Exhibit identifies that significant portion of City residents do not have convenient access to a park facility.

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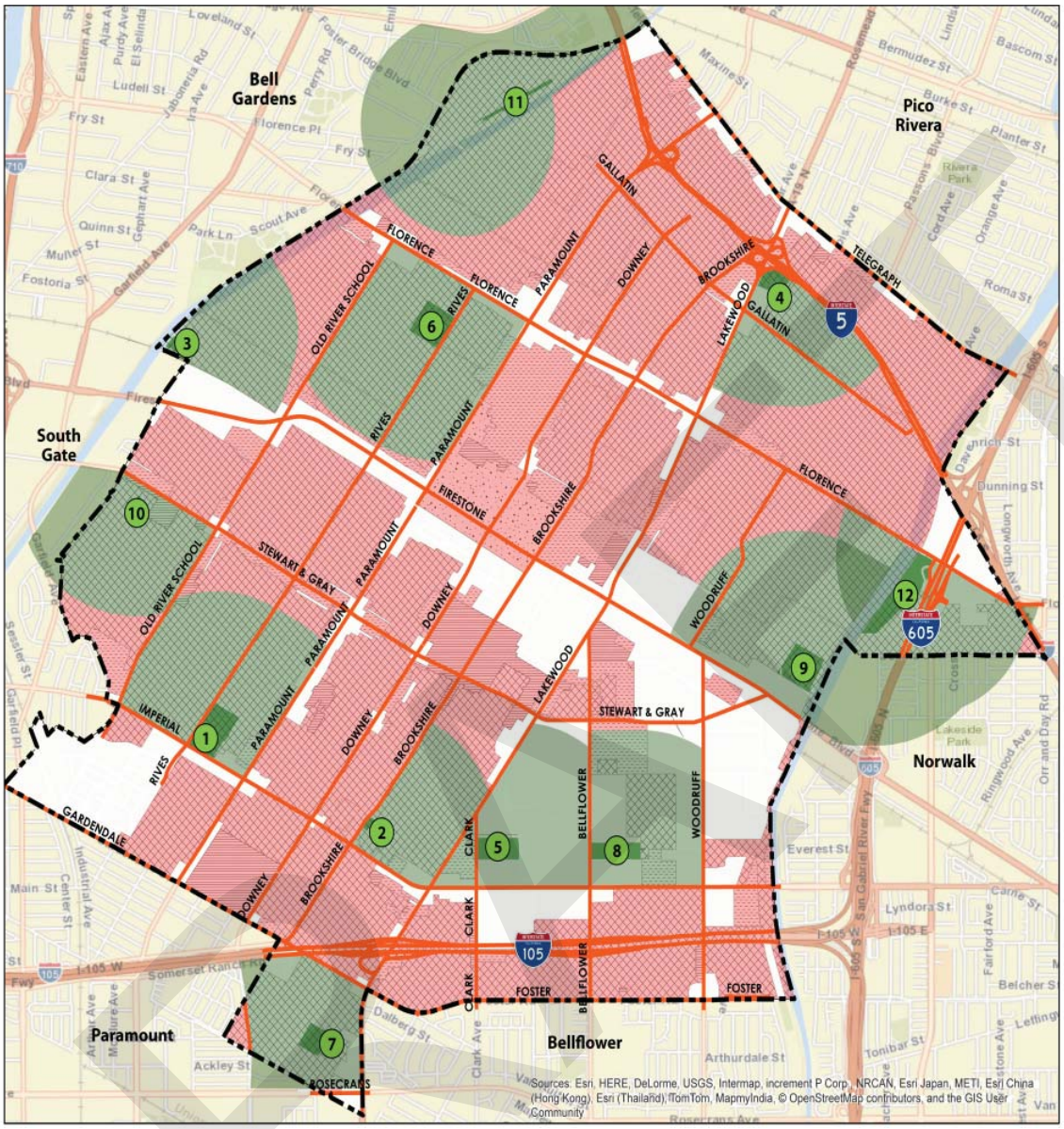


**PARKS**

1. Apollo Park
2. Brookshire Children's Park
3. Crawford Park
4. Dennis the Menace Park
5. Discovery Sports Complex
6. Furman Park
7. Golden Park
8. Independence Park
9. Rio San Gabriel Park
10. Temple Park
11. Treasure Island Park
12. Wilderness Park

1/2 mile Service Radius

Underserviced Area

**RESIDENTIAL LAND USES**

- Single Family Residential
- Two-Family Residential
- Medium Density Multi-Family Residential
- Downtown Downey Specific Plan (includes Residential)

0 0.5 1 2 Miles

Exhibit 3.7-1 Service Area Analysis

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## 3.8 Acreage Analysis

In the City of Downey Vision 2025 General Plan (2005), the City references a National Recreation and Park Association (NRPA) standard of a minimum park acreage of 1.5 acres per 1,000 residents. At the time of its publication, the General Plan indicated an acreage shortfall of 50 acres in meeting this goal. Since the development of the General Plan, the City has developed Discovery Sports Complex, adding 12.7 acres to the park system. Utilizing current City-provided GIS data on park acreage, the City currently has a total of 117 acres of parkland.

In 2010, the City had a parkland ratio of 1 acre per 1,000 residents based on 117 existing acres of parkland and a population of 111,772. This is a deficit of 51 acres based on the 1.5 acre standard. Based on a 2015 estimate of population of 113,543, this deficit increased to 53 acres. By 2035 if no new parkland is added and the community continues to grow as anticipated (to 118,994 by 2035), there will be a parkland deficit of 61 acres.

Since the development of the General Plan, the NRPA has discontinued providing acreage standards for communities. So the question must be asked, is 1.5 acres/1000 residents still a reasonable standard?

The Master Plan provides an alternate strategy to consider Downey's parkland acreage standard: *community needs.* Exhibit 3.8-1 provides a simple illustration of facility needs based on the Demand and Needs Analysis and an approximation of the size of a given facility. In Section 3.2, the Master Plan determined the number of facilities needed to meet the communities demand, the "Facility Demand." If we know how many facilities are needed by the community and how big they are, we can determine a minimum amount of park space to accommodate those facilities.

| | 2015 | | | 2035 | | |
|---|---|---|---|---|---|---|
| **Facility** | **Facility Demand** | **Size/facility (Acres)*** | **Total Acreage** | **Facility Demand** | **Size/ facility** | **Total Acreage** |
| Youth Softball | 6.2 | 3.0 | 18.6 | 6.5 | 3.0 | 19.5 |
| Adult Softball | 5.2 | 3.5 | 18.2 | 5.7 | 3.5 | 19.95 |
| Youth Baseball | 14 | 3.0 | 42.0 | 14.6 | 3.0 | 43.8 |
| Youth Football | 2 | 3.0 | 6.0 | 1.9 | 3.0 | 5.7 |
| Youth Soccer | 20 | 3.0 | 60.0 | 21.8 | 3.0 | 65.4 |
| Tot Lots/Playgrounds | 44 | 0.5 | 22.0 | 43.7 | 0.5 | 21.85 |
| Indoor Basketball | 2 | 1.0 | 2.0 | 2.3 | 1.0 | 2.3 |
| Walking/Jogging Trails** | 43.7 | 1.0 | 42.4 | 50.2 | 1.0 | 48.7 |
| Total | | | 211.2 | | | 227.2 |
| | | Current Park Acreage: | 117 | | | 117 |
| | | Current Deficit: | 94.2 Acres | | Future Deficit: | 110.2 Acres |
| | | 2015 Pop. | 113,543 | | 2035 Pop. | 118,994 |
| | | Need/1000 pop. | 1.9 Acres | | Need/1000 pop. | 1.9 Acres |

*Facilities include area for support facilities, pathways, etc.
**Miles of path converted to acres - Assumes 8' wide path.
Note: Bicycle paths were not included in the analysis as it was assumed that bicycle paths *could* be accommodated on-street, resulting in no additional need for park space.

Exhibit 3.8-1 Acreage Analysis

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For example, in 2015, 6.2 youth softball fields are required to meet current demand. Each of these fields require approximately 2 acres of space, which means that 12.4 acres of parkland will be required to accommodate youth softball. Exhibit 3.8-1 provides this calculation for each of the facilities in the Demand and Needs Analysis with the exception of biking trails, as these could potentially be accommodated on public roads and not require park space.

The analysis concludes that there is a current need of 189 acres of parkland to meet the current demand for park space, which will grow to 205 acres by 2035, a deficit of 72 acres for 2015 and 88 acres for 2035. This calculation would yield a 1.9 acre/1000 resident need for park space, which is higher than the 1.5 acres/1000 residents established in the General Plan. For the purpose of comparison, the Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment indicates a county average of 3.3 acres/1,000 residents, a much higher ratio.

Regardless of the measurement considered, the City of Downey clearly needs additional park space. Given the lack of available space for development, the City of Downey will have a difficult time meeting the standard developed in the General Plan or the Demand and Needs Acreage calculation. Section Five provides some recommendations, which include the utilization of existing park space, expansion of park space, and acquisition opportunities.

It should be noted that:

- The General Plan also included "Dempster Park" in its 2005 analysis. This .2 acre parcel, which is owned by the City does not have any recreation elements, and therefore is not included in the inventory of parks and calculation of acreage.
- Facilities and populations outside the City boundary not included in this analysis.
- Private recreation facilities, such as homeowner association parks, are not credited.

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# PROGRAM NEEDS ASSESSMENT

*Billiards at the Barbara J. Riley Community and Senior Center.*

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# Section Four: Recreation Program Needs Assessment

***Section Four Highlights:***

- Downey offers a full range of classes and recreation activities for all age groups.
- In 2014/2015, over 12,416 registered resident and 2,240 non-resident participants enjoyed recreation classes, camps, and education enrichment classes.
- The highest priority program needs include aquatics/swimming, arts & crafts classes, basketball, cooking, dance instruction, fitness, martial arts, music instruction, reading/language/writing classes, soccer, yoga/meditation/stress relief classes, and youth and teen programs.
- Demographic data indicates that due to the high rate of growth in the senior population, senior programming will be in high demand over the next several decades.

## 4.1 Existing Programs and Services

The City of Downey through the Parks and Recreation Department provides a wide range of services and programs geared towards meeting the recreation needs and interests of various age levels. (Downey Civic Theater, and Golf Course Operations are not included within the scope of this master plan.) The services and programs provided through the Facilities and Events and the Fee Supported Recreation Program Divisions include:

- Recreation Classes and Activities - In addition to those classes geared towards recreation and fitness, Downey offers a variety of cultural and special interest classes and activities including music, dance, art, computer technology, and science.
- Organized Team Sports Activities - Numerous organized sports groups such as Little League and soccer teams, utilize Downey facilities and fields. The aquatics program offers swim lessons and water activities at the joint City/Downey Unified School District pool.
- Community Programs - Downey provides accessible programs geared towards assisting individual age and special needs groups such as seniors and after-school programs.
- Barbara J. Riley Community and Senior Center--Barbara J. Riley Community and Senior Center offers programs, classes and services for both adults' ages 50+ and community members of all ages.
- Special Events - Downey works with other jurisdictions and community organizations to provide seasonal, special, and educational events for the community such as Kid's Day at Apollo Park and Healthy Downey events.
- Day Camps and Sports Camps - Downey's recreation programs include numerous special interest or activity day camps, as well as sports oriented camps.

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Downey has a history of providing community services and activities to meet the needs of various age groups often in cooperation with other agencies. The City of Downey and the Downey Unified School District collaborate to administer a State grant to provide the After School Program Information Recreation Education (ASPIRE) at several schools throughout the community. The goal of the program is to provide a fun, positive, and safe learning environment.

Downey offers a wide variety of sports activities and classes for all ages. There is an extensive programming at both the Barbara J. Riley Senior and Community Center and the Gary P. McCaughan Gymnasium. Additionally, a summer aquatics program is conducted at the joint City/Downey High School pool. In addition, numerous organized sports groups and leagues for soccer, softball, and baseball utilize park fields on a regular basis.

The recreation budget provides a variety of programs that include before and after school opportunities for youth, contract classes, teen programming, youth and adult sports, family programs, special events and volunteers. The Downey Parks and Recreation Department staff takes a proactive approach in providing recreational and leisure programming for the City. Through effective partnerships with community groups, sports leagues, and DUSD an array of active and passive recreation programs are offered, which directly impact the overall physical and mental well-being of the community. In 2014/15, over 12,416 registered resident and 2,240 non-resident participants enjoyed recreation classes, camps, and education enrichment classes. This does not include figures for sports leagues. A summary listing of programs by category is shown below. The highest enrollment was for swimming with over 2,000 enrolled. Most exercise and dance programs also saw high enrollment figures.
Exhibit 4.1-1 Recreation Program Inventory lists all program offerings for 2014/2015.

Appendix tab A4.1

## 4.2 Program Needs Assessment

In the Master Plan process, a variety of methods and processes were utilized in obtaining public input. The purpose of gathering community input through a variety of methods is to ensure that the Parks and Recreation Master Plan is as inclusive as possible and that it reflects the views, preferences, and recreating patterns of City of Downey residents. The data derived from the public input process was the foundation upon which the program analysis and recommendations were developed. Those methods included:

- Recreation Trends Analysis: Current demographics are compared with regional and national recreation trends.
- Information gathered from Downey residents through City-wide telephone survey.
- Three community workshops.
- Focus Groups
- Online Questionnaire

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| Program |
|---|
| AARP Driver Safety |
| Adult Excursions |
| Art for Adults |
| Aspire |
| Balloon Decor |
| Baseball - Youth |
| Basketball - Youth |
| Basic Art |
| Boot Camp |
| Bricks 4 Kidz |
| Bunny Breakfast |
| CABA Adult Basketball |
| Camp Wilderness |
| Cardio Kickboxing |
| Cardio Tennis |
| Circuit Training |
| Community Stepper |
| Core Fusion |
| Dance Aerobics |
| Fashion Sketching |
| Fitness – Adult |
| Fitness - Youth |
| Folklorico Dance |
| Football - Youth |
| Fun N Messy |
| Futsal - Youth |
| Golf |
| Guitar |
| Intro to Photography |
| Jazz Dance |
| Kids Love Music |
| Kids Body Sculpture |
| Learn to Skate |
| Let's Cook |
| Lifeguard Training |
| Lil Chefs |

| Program |
|---|
| Lil Sports and Exercise |
| Line Dancing |
| Martial Arts |
| Me & Mom/Dad |
| Performing Arts Camp |
| Personal Training |
| Piano |
| Playground Adventurers |
| Polynesian Dance |
| Ready Set Learn |
| Rhythm, Rhyme and Fun |
| Running Club - Youth |
| Salsa Club Dancing |
| Soccer - Youth |
| Softball - Youth |
| Spanish for Kids |
| Strength Training |
| Swim Lessons |
| Tai Chi |
| Tap |
| Teach Me Too |
| Teen Mario Cart |
| Tennis - Adult |
| Tennis - Youth |
| Theatre Dance |
| Tiny Tot Programming |
| Total Body Programming |
| Tots of Fun |
| Tumbling |
| Volleyball - Youth |
| Wee Three |
| W.O.N. Training Camp |
| Yoga |
| Young Chefs |
| Youth/Teen Excursions |
| |

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Exhibit 4.1-1 Recreation Program Inventory

## Recreation Trends Analysis

Today, our country and the world has become more transient, fast paced, with consistent, rapid, and dramatic changes. Therefore, understanding the trends that affect the park and recreation industry is very important as the City moves through the process of developing a Parks and Recreation Master Plan to ensure sustainability and to meet the future community service needs of residents. An awareness of trends affecting the future economy, facility operation, and program participation will not only enhance the ability to meet growing and changing needs but open doors to new opportunities. Paying attention to current issues and understanding future issues will assist Downey in achieving sustainability and positioning parks and recreation as an essential service to the community. Please also refer to the detailed report in the Appendix, tab A4.2, entitled Recreation Trends Analysis. Based on those trends and the implications that are indicated, there are a number of Recreation Programs that should be highlighted, for the City of Downey.

Emerging trends can be organized into five major subject areas:

- Demographic Shift—Americans are aging, and becoming more culturally diverse.
- Changing Life Styles—the changing world of electronics and communication is having a major impact on our lifestyle and our recreational pursuits.
- Society and Economy-- Nationally, there is an emerging recognition that parks and recreation services play a significant role in improving the quality of life of the City, and that parks and open space are catalysts for both community building and economic development. Americans continue to be concerned with economic growth and crime within their community.
- Sustainability-- There is a renewed awareness and sensitivity to the preservation of our natural environment. Many cities such as Seattle, Portland, and San Francisco have developed best practices and strategies to address open space and urban forest preservation, wildlife habitat and natural area restoration, invasive plant management and shoreline/wetland/critical area management.
- Park and Recreation-- Urban parks are on the rise to address open space and leisure walking needs within the compact built environment. At the same time, traditional sports such as baseball continue to see decline in participation rates while emerging sports such as lacrosse and pickleball are experiencing tremendous growth.

As these emerging trends are explained and discussed, it will become clear that there will be significant impacts on current facilities and the development of new park and recreation programs.

Foremost among these changes are:

- "Intergenerational" programs that address needs of all of the community's population regardless of age.
- Programs that provide positive, safe, and secure recreational alternatives for healthy lifestyles and to combat obesity.

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- Programs that promote personal connections, and allow the community to highlight and share their cultural heritage.
- Programs that allow for increased community connectedness.
- Programs that support increased multi-cultural family and art events.
- Access to programs, with flexible hours to accommodate user needs.
- Facilities in which teens can call "home," program, and operate under teen leadership.
- Programs in which children can experience, learn, and develop an appreciation for nature and open space.

## Citywide Telephone Survey

As mentioned in Section 3.1, as part of the Master Plan, a telephone survey was used to better understand the needs of the community. The following includes some of the phone survey highlights related to programming. Please refer to the Appendix for a detailed telephone survey report entitled Resident Survey.

For recreational programming, nearly one of three residents polled (31%) stated they were frequent users (at least 3 times per month) of programs in the last year. In contrast, more than four in ten residents (41%) stated they had not used programs in that time frame.

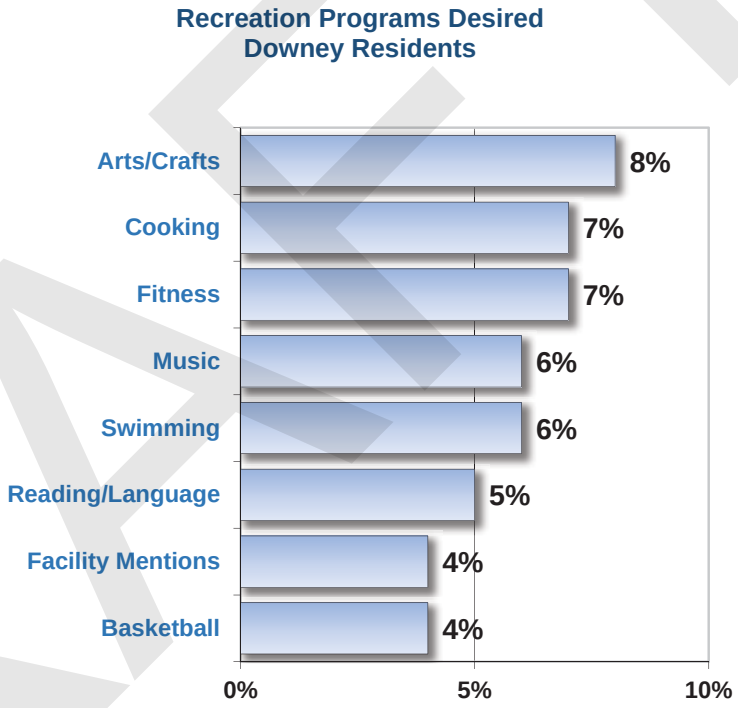


Exhibit 4.2-1 Telephone Survey, Programs Desired

Nearly nine of every ten City of Downey households (87%) identified a desired new program, class, or lesson. More than one in ten (13%) stated they desired no program additions. The most often reported desired recreation programs were "Arts and Crafts," "Cooking," and "Fitness," "Music," and "Swimming." Please refer to Exhibit 4.2-1.

Another question in the telephone survey asked which one of the following types of improvements would you most like to see added in the City of Downey? Nearly one of every three City of Downey households (32%) identified a preference for Fine Arts or Performing Arts Facilities and Programs improvements. Programs, Classes, Lesson, and Community Events was identified by 23% of the population with Open Space Preservation and Enjoyment identified by 20%.

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## Focus Groups

As part of the planning process, two focus groups were held with a total of thirty-one (31) stakeholders attending.

The programs, classes, or activities participants would most like to see added in Downey to meet the needs of the community are:

- Programs Accessible to Adults / Parents
- Teen / Youth Programs
- Evening Programs

## On Line Questionnaire

An On-Line Questionnaire was one of the methods undertaken to involve the community in the Parks and Open Space Master Plan process.

When asked what new recreation programming was desired nearly half of respondents (49%) identified Soccer, followed by Aerobics/Fitness (8%), Aquatics (4%), Yoga/Meditation and Stress Relief (2%), and Music Instruction or Classes (2%).

## Community Workshops – Needs Summary and Prioritization (Workshop #3)

According to the group consensus results from the workshop, the top recreation program needs in the City of Downey are:

- Soccer
- Club Sports
- Fitness
- Youth / Teen Programs

The full reports on the community workshops are included in the Appendix.

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## 4.3 Program Needs Summary

The Master Plan brings together information from various public and staff input, as well as other relevant studies and analysis, and to provide a broad overall picture of recreation in the form of recreation programs.

Exhibit 4.3-1 is a listing of all of the program needs identified through the community process. While all of the needs on the table were identified by the community as needed, the programs and/or services with a higher priority of need were identified in three or more of the assessment processes. The highest priority recreation program needs, listed alphabetically, in Downey are:

- Aquatics/Swimming
- Arts and Crafts Classes
- Basketball
- Cooking
- Dance Instruction
- Fitness
- Martial Arts
- Music Instruction
- Reading/Language/Writing
- Soccer
- Yoga/Meditation/Stress Relief
- Youth/Teen Programs

Based on qualitative and quantitative data collected during the Master Plan process and the review and analysis of current programs, there are a limited number of gaps in programming. Staff has responded well to meeting the program interests of the community. However, it is timely to review program offerings, eliminate any duplication, focus on core programs, and strengthen existing program offerings to respond to changing demographics and recreation preferences.

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## Downey Parks and Open Space Master Plan Program Needs Summary

| Identified Recreation Program Need | NEEDS IDENTIFICATION TOOLS | | | | | | Total # of Tools that Identified Need |
|---|---|---|---|---|---|---|---|
| | Resident Telephone Survey (x2) | Focus Groups | Community Workshop #1 | Community Workshop #2 | Community Workshop #3 | Online Survey | |
| Fitness - Aerobics/Spinning | ✓ | ✓ | | | ✓ | ✓ | 5 |
| Arts/Crafts | ✓ | ✓ | | | | ✓ | 4 |
| Cooking | ✓ | ✓ | | | ✓ | | 4 |
| Soccer (age not specified) | | ✓ | | ✓ | ✓ | ✓ | 4 |
| Aquatics/Swimming | ✓ | | | | | ✓ | 3 |
| Basketball | ✓ | | | | | ✓ | 3 |
| Dance Instruction | ✓ | | | | | ✓ | 3 |
| Martial Arts | ✓ | | | | | ✓ | 3 |
| Music Instruction | ✓ | | | | | ✓ | 3 |
| Reading/Language/Writing | ✓ | | | | | ✓ | 3 |
| Yoga/Meditation/Stress Relief | ✓ | | | | | ✓ | 3 |
| Youth/Teen Programs | | ✓ | ✓ | | ✓ | | 3 |
| Club Sports | | | | ✓ | ✓ | | 2 |
| Concerts | ✓ | | | | | | 2 |
| Cultural (art exhibits/performances) | | | ✓ | | ✓ | | 2 |
| Day Care, Children | | ✓ | | | | ✓ | 2 |
| Gymnastics | ✓ | | | | | | 2 |
| Personal Development/Business Instruction | ✓ | | | | | | 2 |
| Preschool Care | ✓ | | | | | | 2 |
| Soccer, Adult | | ✓ | | | ✓ | | 2 |
| Baseball | | | | | | ✓ | 1 |
| Camps, School Recess/Vacation Periods | | | | | | ✓ | 1 |
| Case Resource Management | | ✓ | | | | | 1 |
| Childcare | | ✓ | | | | | 1 |
| Climate Change/Ecological Awareness | | ✓ | | | | | 1 |
| Community Beautification | | | | ✓ | | | 1 |
| Computer Classes | | ✓ | | | | | 1 |
| Early Childhood Development | ✓ | | | | | | 1 |
| Evening Programs | | ✓ | | | | | 1 |
| Football | | | | | ✓ | | 1 |
| Gardening | | | | | ✓ | | 1 |
| Lego Program | | | | | ✓ | | 1 |
| Mentoring Program | | ✓ | | | | | 1 |
| Mommy and Me Toddler Programs | | ✓ | | | | | 1 |
| Science/Nature Instruction/Classes | | | | | | ✓ | 1 |
| Senior Leagues | | ✓ | | | | | 1 |
| Senior Programs | | ✓ | | | | | 1 |
| Soccer, Youth | | | | | ✓ | | 1 |
| Softball | | | | | ✓ | | 1 |
| Special Needs | | ✓ | | | | | 1 |
| Tennis | | | | | ✓ | | 1 |

**Priority**

- Priority 1 - High Priority
- Priority 2 - Moderate Priorit
- Priority 3 - Lower Priority

Exhibit 4.3-1 Program Needs Summary

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## 4.4 Program Recommendations

The following program recommendations address the top program needs based on the assessment process. These may address needs of a specific age group or the community in general. There may be some overlap or interdependency among the recommended actions. There is also a relationship between program needs and park and facility needs discussed in other sections of the Master Plan.

### Aquatics

Due to budget limitations, the City reduced the aquatics program to just six weeks starting in fiscal year 2012/2013. For the most recent swimming season over 965 residents and 184 non-residents participated in swim lessons. Recreational swimming accounted for over 2,099 uses during the summer session, and there were 26 resident and 4 non-resident junior lifeguard participants.

Downey's Aquatics Program currently provides opportunities for:

- Learn to swim (ages 6-15)
- Mommy/Daddy and Me
- Introduction to Water
- Junior Guards and Water Safety Instructor (WSI)
- Adult Lessons
- Recreation Swim
- Lap Swim
- Family Twilight Nights at the Pool

The Aquatic programs showed revenue of $101,150 for fiscal year 2010/2011 dropping to $77,126 for fiscal year 2014/2015 with the shorter program. Payment to Downey Unified School District for the shared cost of the pool is budgeted at $48,862 for fiscal year 2014/15. The aquatics program is supported by part-time staff including a Pool Manager, Senior Lifeguards, Lifeguards, Swim Instructors, and Cashiers. It is typical for community swim pools to be subsidized, especially due to the high cost of staffing, water, and utilities.

Aquatics/ Swimming was identified both in the Resident Telephone Survey and Online Survey as a high priority recreation need.

#### *Recommended Actions*

- Evaluate options and work with YMCA, Rancho Los Amigos, Downey Unified School District and private fitness business providers to expand swimming programs for city residents especially learn to swim and water awareness programs.
- Explore the opportunity to partner with a private business to program advanced aquatic programming including level 4 swimming lessons and up, lifeguard training classes, SCUBA, water polo, and kayaking.

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## Children and Youth Services

Downey offers recreation activities and classes, special events and childcare services geared towards a variety of grade levels: preschoolers, elementary, middle, and high school. Youth programs are a significant component of Downey services, highlighted by the ASPIRE after school program.

While children and youth services remain important, Downey saw a declining number of young people during the 2000-2010 period. The greatest decline in population by age group was evidenced among 5 to 9 years of age which declined by 15% while those less than age 5 declined by 9% or a total of 2,101 children. Between 2010 and 2013 the age 5 to 9 years of age was estimated to have dropped by an additional 296 children.

Childcare needs are increasing and serve a valuable community and recreation service. A needs assessment prepared by the Los Angeles County Child Care Planning Committee, 2013 found that there is a particular need for before and after school childcare services for school aged children both within Downey and Los Angeles County.

Downey runs extensive programming in Children and Youth Services including the ASPIRE Program at 12 school sites, the Tiny Tot program with 393 residents and 83 non-residents registered for 2014/15, and Me and Mom/Dad with 205 residents and 10 non-residents registered.

### *Recommended Actions*

- Expand the role of the Youth Commission and involvement from Department staff so that they advise the City Council on all matters affecting the youth of Downey. Examples of additional programs or activities could include joint meetings with Youth Commissioners from adjoining cities and hosting a Youth Town Hall with the City Council.
- Consider expanding Downey's role in teen programs offering an array of programs that might include social recreation, tutoring, mentoring, and non-sports activities.
- Work with health care associations, to incorporate healthy eating and exercising habits into after-school recreation programs and camps for young children that model healthy living.
- Consider providing healthy snacks at City sponsored programs, day camps, and special events that meet state nutritional standards.
- Explore the creation of alternative sports programming that is of interest to youth such as laser tag and rock climbing.
- Collaborate with Downey Unified School District to ensure state standards for physical education are implemented and supplement school programs with physical activity and skill development in recreation offerings.
- Provide indoor and outdoor spaces for supervised but unstructured free play for youth.
- Develop financial assistance support for youth who cannot afford program fees.

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- Continue cooperative efforts with youth sports organizations to provide safe and accessible programs that develop sports skills, good sportsmanship and provide youth experiences in organized sports such as the popular baseball, soccer, softball, basketball and football.
- Consider programming "high risk" adventure activities such as kayaking, mountain biking, scuba diving, and rock climbing.
- Develop a training and volunteer program of Play Stewards who would receive training and instruction on the aspects of play and recreation.
- Encourage Play Stewards to coordinate with city staff on the delivery of recreation programming for youth and teens.

## Classes

Downey offers a full range of classes and recreation activities for all age groups. Class and activity sessions occur year round. Downey provides activities, programs and special events in over 50 topic areas, including arts and crafts, science, music, language, and various sports programs and activities.

Most classes and programs are fee based. In order to offset costs, it is and has consistently been a goal of the City that programs be self-supporting to the greatest extent possible, through user fees as well as nontraditional funding methods. Classes and programs are funded primarily through the fees they generate, as well as grants, and donations. Partnerships with other public and private entities, such as the Downey Unified School District, a local ice rink, Paramount Iceland, and other community organizations and businesses, have also helped to offset cost and provide services.

Several classes were identified as high priority during the Master Planning process including Cooking, Dance, Arts and Crafts, Martial Arts, and Yoga. Martial Arts had 307 residents and 26 non-residents registered for 2014/15. Currently the City offers an extensive and popular martial arts programming, dance, and a variety of cooking classes for both children and adults.

Also identified as a high need were art and music programs. The City also offers a number of Art and Performing Art classes including the popular Performing Arts Camp with 152 residents and 31 non-residents registered. The City also offers a variety of music classes including guitar and piano.

### *Recommended Actions*

- Provide greater access to arts programs by offering them through joint-use agreements at venues close to home: neighborhood facilities, parks, churches, museums, the library, and shopping malls.
- Strive to maintain high quality and diverse recreation classes and programs.
- Downey should continue to monitor demand for programs and classes to determine and address changing needs and usage patterns.
- Develop a line of healthy eating cooking programs in conjunction with the local business community.

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- Develop multi-cultural arts programs and activities that promote personal connections among participants and allow the community to highlight and share its diverse customs, celebrations, and diversions.
- Survey current participants and non-participants to determine their preferences for additional kinds of classes, and determine if there are any deterrents to their participation, such as transportation or child care.
- Collaborate with local and regional arts organizations to maximize resources and expertise to bring additional cultural programs to residents.
- Expand cultural events and creative experiences through community partnerships with merchants, businesses, Chamber of Commerce, and other community organizations.
- Showcase different cultures in special event programming to enhance cultural understanding and unity.

### Organized Team Sports

In addition to youth sports programming provided by the City, there are organized sport groups that regularly utilize Downey area playing fields and facilities throughout the year. These include:

- Downey Junior Athletic Association (baseball/basketball/flag football)
- Downey Ponytail Athletic Association
- American Youth Soccer Organization
- Major League Softball
- Nemesis Elite (youth softball)
- Northwest Downey Little League
- Downey Futbol Club
- Downey Pop Warner Football – Razorbacks
- Downey Dolphins Swim Team
- Downey Mustangs Youth Football & Cheer

It should be noted that additional sports groups exist in Downey, but do not use Downey facilities. These include:

- Downey United FC
- Toqueteo Social Futbol Club (TSFC)
- West Downey Little League

While enrollment among the various groups has fluctuated over the last five years, most groups have maintained, if not increased, enrollment. According to Downey staff, there is a consistently high demand for playing time on all sports fields and facilities.

The Needs Assessment for programming identified soccer and basketball as high priority needs with Downey, with an emphasis on club sports.

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### *Recommended Actions*

- The City should work to correct the lack of fields available for all sports including emerging sports such as off-season soccer by entering into discussions with the Downey Unified School District for the joint use development of synthetic fields at Columbus High School fields.
- All weather synthetic turf fields can support substantially more play than grass fields. Further, synthetic fields can easily be lined for several different sports. When a system considers the cost of land and the cost of sports fields they should consider all weather synthetic fields as an alternative and do a cost benefit analysis on the options in order to determine the best alternative for them to follow.
- Development and use of design standards and guidelines needs to be put in place for future development to limit maintenance costs. Standards to consider are traffic and pedestrian circulation, parking, athletic use areas, restroom/ concession location and design.
- Establish policies appropriate for the installation and management of synthetic playing fields including:
- Synthetic fields should be installed only at facilities which also have lights for night-time play.
- A policy that states synthetic fields will be open for play except under extreme weather conditions.

## Barbara J. Riley Community and Senior Center

Demographic data for Downey during the 2000 to 2010 time frame, showed the greatest growth in population among City residents in the 55 to 64 age group, increasing by 36%. Related to future senior services, the 45 to 54 age group increased by 17%. This trend mirrors many California and Los Angeles County communities. The high rate of growth in this age group in Downey is an indication that senior services and facilities will be in high demand over the next several decades.

The Barbara J. Riley Community and Senior Center functions as both a senior center offering programs and services for ages 50+, and as a Community Center for the entire City of Downey.

### *Recommended Actions*

- Work with Los Angeles County and other public agencies to determine the needs of older adults in the Downey area and initiate planning to take a more active role in programming and service needs for older adults.
- The City of Downey should develop a Senior Strategic Plan for 2015-2025 to guide future programs, services and staffing levels, and established goals in four planning areas:
    - Programs and services
    - Outreach to seniors
    - Communication with a larger community
    - Interaction at the Center.

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- Address the needs of an aging population by expanding programming and encouraging participation in physical activity with an emphasis on the gentler aerobic activities.
- Identify partners or collaborators to assist in developing an increase in programs for older adults. Possible partners may include AARP, faith based organizations, health care providers, and educational institutions.
- Offer additional lifelong learning programs such as creative arts, technology classes, lectures, short courses, and leisure classes that cater to the adults and particularly the aging baby boomer cohort.
- In conjunction with local health providers evaluate potential roles for the City in helping meet the needs of the growing population of 85+ seniors. As reported by the California Department of Aging, the fastest growing population is those over the age of 85 which quadrupled between 1990 and 2010, and projected to increase by 143% by 2020.
- Offer educational travel opportunities and cultural outings with an emphasis on "off the beaten path," scheduled to attract the working retiree.
- Provide more "inter-generational programming" to bring various age groups together to enjoy recreation events and activities.

## Healthy Downey

The Healthy Downey program is aimed to encourage residents to find opportunities to participate in events and activities. The City and their partners are supporting physical, social, and economic environments that promote well-being, residents have the opportunity to maintain a productive, high quality of life, including access to healthier ways to eat and exercise, nutrition, and fitness, and to use community parks and facilities to use towards a healthier lifestyle.

Currently the City provides an extensive array of fitness programming in 2014/15 including Total Body, Sports Fitness (Strength Training, and Cardio Kickboxing with a total of 2,192 residents and 308 non-residents registered for these programs. However, the highest identified need with the Program Needs Assessment was fitness programming. In order to meet these needs, the City will implement the recently completed Healthy Downey Strategic Plan.

### *Recommended Actions*

- Develop multi-disciplinary health partnerships with schools, local hospitals, and health care providers, private health clubs, and other agencies to bring public information and educational programs that prevent obesity and successfully promote physical activity across entire communities.
- Report on an on-going basis to the public and policy makers the health and wellness outcomes of the City's programs and facilities.
- Collaborate with Los Angeles County agencies and the Audubon Society to maximize opportunities to share resources in providing outdoor recreation and health and wellness programs.
- Expand fitness class offerings at existing facilities.

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## Special Events

Special events are a unique community service that generate revenue through facility rental, admission fees, and concessions and revenue to the community through increased business activities and tourism.

The Parks and Recreation Department working in conjunction with numerous civic organizations, businesses, and other public agencies provides facilities, staff support, and miscellaneous services for a number of special and seasonal events in the community. The largest of these special events are the annual Kidsday event with over 8,000 in attendance and the annual Halloween event with 9,000 in attendance. Other seasonal events include Kidsday Hall of Fame, summer concerts at Furman Park, annual Memorial Day event, Dia De Los Muertos, and the International Food Festival. Other events included the annual Bunny Breakfast, Teen Forums, and Movie Night for Middle School Students.

### *Recommended Actions*

- The City should continue to play a role and work in cooperation with the Chamber of Commerce, School District, civic organizations, and businesses, to produce community-wide special events.
- Downey should conduct and report to governing bodies economic profile reports of major tournaments and swim meets held at City facilities.

Bubble artist at Bunny Breakfast

Mobile Skate Park Unit at Golden Park

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# FACILITY RECOMMENDATIONS

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*Downey Community Aquatics Center at Downey High School.*

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# Section Five: Facility Recommendations

This Section presents potential opportunities to meet the recreation needs identified in the Recreation Facility Needs Assessment (Section Three) of this Master Plan.

### *Key Issues*

- Maintenance and Operations recommendations have been prioritized before Community Needs Assessment recommendations.
- Most of the City's need for bicycling trails can be met through the realization of the Bicycle Master Plan.
- Opportunity sites have been identified that can help alleviate the City's need for walking/jogging trails.
- Much of the City need for playgrounds can be accommodated with existing School District playground facilities and development of new playgrounds at opportunity sites.
- Many of the City's fields suffer from overuse; conversion of existing highly-used grass sports fields to synthetic turf provide additional playing time and a higher quality field of play.
- The City will not be able to meet the acreage standard noted in the City's General Plan without the acquisition of additional park space.
- It will be challenging for the City to meet the needs of youth and adult sports teams with existing facilities.

## 5.1 Overall Concept

The facility recommendations seek to:

- Promote equitable distribution of recreational opportunities throughout the community and provide the greatest amount of service to the widest range of the public.
- Utilize existing resources to maximum potential for greatest public benefit.
    - Significant improvements are needed to update park system facilities to an acceptable maintenance standard.
    - The limited space for development of new parkland requires maximizing recreation use to the greatest extent practicable within existing park space.
    - Financial constraints necessitate a methodical strategy for funding facility improvements or park acquisitions [Funding is covered in Section 6].
- Provide long-term sustainability to the park system through prioritization of improvements.

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## 5.2 Types of Facility Recommendations and Prioritization

The Master Plan identifies two broad categories of facility recommendations, maintenance and operations improvements to existing facilities and community needs recommendations. They are defined as follows in order of priority.

- Maintenance & Operations Recommendations to Existing Facilities
    1. Health and Safety: eliminate a condition that poses an imminent or potential threat of injury.
    2. Code Requirements: bring a facility or element up to federal, state, local code requirements or other legal requirements.
    3. Facility Integrity: help keep the facility operational and extend its life cycle by repairing, replacing, and renovating systems and elements of the facility.
    4. Improve Operating Efficiency: result in reduction of operating and maintenance costs, including energy and water costs, or improved operational effectiveness.
    5. Revenue Generating: generate revenue to the City equal to or greater than operating costs and have a three year construction pay-back.
    6. 5 Year CIP Anticipated Maintenance Improvements: summary of recommended improvements and costs, for example:
        - New accessible curb ramp
        - Parking lot renovation
        - Improved field lighting

    See Appendix Tab A6.4 for full details.
- Community Needs Recommendations
    7. Defined through the Master Plan Community Engagement and Recreation Needs Assessment process. These improvements are intended to provide additional needed recreational facility opportunities beyond what currently exists.

These categories provide a means through which to look at the recommendations in this chapter to determine a relative means of prioritization. When looking at the City's ability to provide services, Operations and Maintenance projects generally take priority over community needs recommendations. The City has a responsibility to protect the safety and welfare of the community, comply with appropriate codes, maintain its facilities, and maintain operations before developing new projects, which may otherwise burden a system and potentially exacerbate existing problems.

While this method of categorization provides a way to discuss and prioritize recommendations, many of the recommendations fit into more than one category.

Exhibit 5.2-1 summarizes all of the facility recommendations included in the following sections by type of improvement (and relative priority) as well as the costs associated with the improvements.

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| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **EXISTING FACILITIES** | | | | | | | | | |
| **APOLLO PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 110,100 | $ 110,100 |
| Infiltration Basin Development | | | | X | | | n/a | $ 3,725,000 | $ 3,725,000 |
| Shuffleball to Multipurpose Fitness | X | | | X | | X | n/a | $ 20,000 | $ 20,000 |
| Community Center Seismic Study | X | X | | | | | n/a | $ 100,000 | $ 100,000 |
| Recycled water - water main improvements | | | | X | | | n/a | $ 300,000 | $ 300,000 |
| Recycled water - irrigation system replacement | | | | X | | | n/a | $ 450,000 | $ 450,000 |
| Conversion to Synthetic turf | | | X | | | X | n/a | $ 2,500,000 | $ 2,500,000 |
| Turf renovation | | | X | | | X | n/a | $ 300,000 | $ 300,000 |
| Outdoor Storage | | | | X | | X | n/a | $ 15,000 | $ 15,000 |
| Ballfield lighting | | | | X | | X | n/a | $ 500,000 | $ 500,000 |
| Replace fence around playground | | | X | | | | n/a | $ 10,000 | $ 10,000 |
| Replace north restroom or | | X | X | | | | n/a | $ 300,000 | $ 300,000 |
| North Restroom new roof | | | X | | | | n/a | $ - | $ - |
| North restroom paint | | | X | | | | n/a | $ - | $ - |
| North Restroom ADA | | X | X | | | | n/a | $ - | $ - |
| Parking lot renovation | | | X | | | | n/a | $ 70,000 | $ 70,000 |
| Eastern parking lot ADA access | | X | | | | | n/a | $ 3,500 | $ 3,500 |
| South Restroom ADA | | X | | | | | n/a | $ 4,000 | $ 4,000 |
| North parking lot ADA | | X | | | | | n/a | $ 4,500 | $ 4,500 |
| Northeast parking lot ADA | | X | | | | | n/a | $ 5,000 | $ 5,000 |
| Convert toilet stalls for child use | X | | | | | | n/a | $ 3,000 | $ 3,000 |
| Exterior Drinking fountains | | X | | | | | n/a | $ 7,500 | $ 7,500 |
| Playground renovation * | X | | X | | | | n/a | $ 150,000 | $ 150,000 |
| Sub Total | | | | | | | | | $ 8,577,600 |

* Grant Awarded

Exhibit 5.2-1 Facility Recommendations Summary

DRAFT

| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **BARBARA J. RILEY COMMUNITY AND SENIOR CENTER** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 2,000 | $ 2,000 |
| Add Wi Fi | | | | X | | X | n/a | $ 15,000 | $ 15,000 |
| Exterior Light Retrofit to LED | | | X | | | | n/a | $ 16,338 | $ 16,338 |
| Install Cool roof | | | X | | | | n/a | $ 56,198 | $ 56,198 |
| Replace Rooftop HVAC | | | X | | | | n/a | $ 143,205 | $ 143,205 |
| Install Solar | | | X | | | | n/a | $ 300,612 | $ 300,612 |
| Parking lot renovation | | | X | | | | n/a | $ 80,000 | $ 80,000 |
| Sub Total | | | | | | | | | $ 613,353 |
| **BROOKSHIRE CHILDREN'S PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 20,000 | $ 20,000 |
| Recycled Water - water main improvements | | | | X | | | n/a | $ 500,000 | $ 500,000 |
| Recycled Water - irrigation system improvements | | | | X | | | n/a | $ 150,000 | $ 150,000 |
| Accessible picnic tables | | X | | | | | n/a | $ 3,000 | $ 3,000 |
| Accessible drinking fountain | | X | | | | | n/a | $ 2,500 | $ 2,500 |
| Sub Total | | | | | | | | | $ 675,500 |
| **CRAWFORD PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 230,700 | $ 230,700 |
| Slurry parking lot | | | X | | | | n/a | $ 12,000 | $ 12,000 |
| Playground renovation | | | X | | | | n/a | $ 150,000 | $ 150,000 |
| Twenty foot trail access | | | | | | X | n/a | $ 10,000 | $ 10,000 |
| Turf/Irrigation Renovation | | | X | X | | X | n/a | $ 300,000 | $ 300,000 |
| ADA parking/redesign entry | | X | | | | | n/a | $ 22,500 | $ 22,500 |
| Sub Total | | | | | | | | | $ 725,200 |
| **COLUMBUS HIGH SCHOOL FIELDS** | | | | | | | | | |
| Soccer to synthetic | | | X | | | X | n/a | $ 4,500,000 | $ 4,500,000 |
| Install lights sports fields | | | | X | | X | n/a | $ 600,000 | $ 600,000 |
| Sub Total | | | | | | | | | $ 5,100,000 |

Exhibit 5.2-1 Facility Recommendations Summary (Continued)

DRAFT

| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **DENNIS THE MENACE PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 446,500 | $ 446,500 |
| Infiltration Basin Development | | | | X | | | n/a | $ 3,700,000 | $ 3,700,000 |
| Slurry parking lot/ADA | | X | X | | | | n/a | $ 10,000 | $ 10,000 |
| Replace chain link to wrought iron | | | X | | | | n/a | $ 50,000 | $ 50,000 |
| Interior Light Retro | | | X | | | | n/a | $ 5,000 | $ 5,000 |
| Park lighting | X | | X | | | | n/a | $ 250,000 | $ 250,000 |
| Playground Hardware/surfacing | X | | X | | | | n/a | $ 51,000 | $ 51,000 |
| Remove community bldg or | | X | X | | | | n/a | $ 20,000 | $ 20,000 |
| Replace community bldg or | | X | X | | | | n/a | $ 175,000 | $ 175,000 |
| Community bldg new roof/paint | | | X | | | | n/a | $ - | $ - |
| Garage | | | X | | | | n/a | $ - | $ - |
| Community bldg ADA entry ramp | | X | | | | | n/a | $ - | $ - |
| Community bldg--interior ADA | | X | | | | | n/a | $ - | $ - |
| Replace restroom or | | | X | | | | n/a | $ 300,000 | $ 300,000 |
| Restroom--new roof wood repairs/paint | | | X | | | | n/a | $ - | $ - |
| Restroom--drainage | | | X | | | | n/a | $ - | $ - |
| Restroom--ADA | | X | | | | | n/a | $ - | $ - |
| Restroom --sidewalk | | X | | | | | n/a | $ 3,500 | $ 3,500 |
| Sub Total | | | | | | | | | $ 5,011,000 |
| **DISCOVERY SPORTS COMPLEX** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 3,500 | $ 3,500 |
| Infiltration Basin Expansion | | | | X | | | n/a | $ 7,250,000 | $ 7,250,000 |
| Soccer fields to synthetic | | | | X | | X | n/a | $ 5,000,000 | $ 5,000,000 |
| Lights at new synthetic fields | | | | X | | X | n/a | $ 500,000 | $ 500,000 |
| Barrier Poles and netting | | | X | | | X | n/a | $ 90,000 | $ 90,000 |
| New accessible curb ramps | | X | | | | | n/a | $ 8,000 | $ 8,000 |
| Restroom/Concession ADA | | X | | | | | n/a | $ 14,500 | $ 14,500 |
| Sub Total | | | | | | | | | $ 12,866,000 |

Exhibit 5.2-1 Facility Recommendations Summary (Continued)

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| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **FURMAN PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 84,500 | $ 84,500 |
| Infiltration Basin Development | | | | X | | | n/a | $ 7,250,000 | $ 7,250,000 |
| Recycled water - water main improvements | | | | X | | | n/a | $ 580,000 | $ 580,000 |
| Recycled water - irrigation system replacement | | | | X | | | n/a | $ 450,000 | $ 450,000 |
| Turf renovation | | | X | | | X | n/a | $ 400,000 | $ 400,000 |
| Parking lot renovation | | | X | | | | n/a | $ 60,000 | $ 60,000 |
| Parking lot ADA | | X | | | | | n/a | $ 4,500 | $ 4,500 |
| Interior Light Retro | | | X | | | | n/a | $ 5,000 | $ 5,000 |
| Child's restroom to day-care | X | | | | | | n/a | $ 20,000 | $ 20,000 |
| Field lighting | | | | X | | X | n/a | $ 350,000 | $ 350,000 |
| Sports fields-bleachers/backstops | | | | X | | X | n/a | $ 50,000 | $ 50,000 |
| Improve 2nd ball field ** | | | | | | X | n/a | $ 100,000 | $ 100,000 |
| Sub Total | | | | | | | | | $ 9,354,000 |
| **GOLDEN PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 290,500 | $ 290,500 |
| Recycled Water - water main improvements | | | | X | | | n/a | $ 500,000 | $ 500,000 |
| Recycled Water - irrigation system improvements | | | | X | | | n/a | $ 275,000 | $ 275,000 |
| Turf renovation | | | X | | | X | n/a | $ 300,000 | $ 300,000 |
| Renovate group picnic | | | X | | | | n/a | $ 30,000 | $ 30,000 |
| Parking lot renovation | | | X | | | | n/a | $ 60,000 | $ 60,000 |
| Community bldg redesign front plaza | | X | | | | | n/a | $ 400,000 | $ 400,000 |
| Community bldg--drainage | | | X | | | | n/a | $ 5,000 | $ 5,000 |
| Parking lot ADA ramp | | X | | | | | n/a | $ 18,000 | $ 18,000 |
| Westerly access ADA redesign | | X | | | | | n/a | $ 3,000 | $ 3,000 |
| Restroom ADA | | X | | | | | n/a | $ 25,000 | $ 25,000 |
| Improved field lighting | | | | X | | X | n/a | $ 350,000 | $ 350,000 |
| Conversion of Softball Field to Game Field | | | | X | | X | n/a | $ 150,000 | $ 150,000 |
| Storage space for sports equipment | | | | X | | X | n/a | $ 15,000 | $ 15,000 |
| Sub Total | | | | | | | | | $ 2,421,500 |

* Grant Awarded
** Project Completed

## 5.2-1 Facility Recommendations Summary (Continued)

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| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **INDEPENDENCE PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 32,500 | $ 32,500 |
| Turf/irrigation renovation | | | X | | | | n/a | $ 750,000 | $ 750,000 |
| Parking lot renovation | | | X | | | | n/a | $ 110,000 | $ 110,000 |
| Tennis court renovation | | | X | | | | n/a | $ 600,000 | $ 600,000 |
| Playground renovation * | | | X | | | | n/a | $ 150,000 | $ 150,000 |
| Storage bldg--drainage | | | X | | | | n/a | $ 4,000 | $ 4,000 |
| Light easterly ballfield | | | | X | | X | n/a | $ 275,000 | $ 275,000 |
| Tennis bldg--replace trellis | | | X | | | | n/a | $ 4,500 | $ 4,500 |
| Pathway redesign--ADA | | X | | | | | n/a | $ 17,500 | $ 17,500 |
| East Restroom--ADA | | X | | | | | n/a | $ 9,000 | $ 9,000 |
| Replace existing restroom | | X | X | | | | n/a | $ 300,000 | $ 300,000 |
| Sub Total | | | | | | | | | $ 2,252,500 |
| **RIO SAN GABRIEL PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 70,500 | $ 70,500 |
| Slurry Pico Vista lot | | | X | | | | n/a | $ 35,000 | $ 35,000 |
| Ballfield Restroom--paint and roof | | | X | | | | n/a | $ 3,500 | $ 3,500 |
| Decomposed Granite Walking Trail | | | | | | X | | $ 18,750 | $ 18,750 |
| Conversion to Passive Park | | | X | | | | n/a | $ 2,000,000 | $ 2,000,000 |
| Remove community bldg or | | | X | | | | n/a | $ 25,000 | $ 25,000 |
| Community bldg--roof | | | X | | | | n/a | $ - | $ - |
| Community bldg--paint | | | X | | | | n/a | $ - | $ - |
| Community bldg--window frames | | | X | | | | n/a | $ - | $ - |
| Community bldg--brick veneer | | | X | | | | n/a | $ - | $ - |
| Sub Total | | | | | | | | | $ 2,152,750 |
| **TEMPLE PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 7,300 | $ 7,300 |
| Turf/irrigation renovation | | | X | | | | n/a | $ 125,000 | $ 125,000 |
| Flag Pole with lighting | | | | | | X | n/a | $ 7,500 | $ 7,500 |
| Sub Total | | | | | | | | | $ 139,800 |
| **TREASURE ISLAND PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 28,000 | $ 28,000 |
| Recycled water - water main improvements | | | | X | | | n/a | $ 1,000,000 | $ 1,000,000 |
| Recycled water - irrigation system improvements | | | X | X | | | n/a | $ 300,000 | $ 300,000 |
| ADA parking path redesign | | X | | | | | n/a | $ 7,500 | $ 7,500 |
| Sub Total | | | | | | | | | $ 1,335,500 |

## 5.2-1 Facility Recommendations Summary (Continued)

DRAFT

| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **WILDERNESS PARK** | | | | | | | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | X | | | | n/a | $ 652,000 | $ 652,000 |
| Infiltration Basin Development | | | | X | | | n/a | $ 3,975,000 | $ 3,975,000 |
| Pond renovation | | | X | | | | n/a | $ 1,700,000 | $ 1,700,000 |
| Irrigation upgrade | | | | X | | | n/a | $ 400,000 | $ 400,000 |
| Exterior Light Retro | | | X | | | | n/a | $ 46,303 | $ 46,303 |
| Community bldg-redesign interior | | | X | X | | X | n/a | $ 300,000 | $ 300,000 |
| Community bldg--ADA parking ramp/path redesign | | X | | | | | n/a | $ 5,000 | $ 5,000 |
| Community Building HVAC System | | | X | | | | n/a | $ 35,000 | $ 35,000 |
| Secondary parking ADA ramp/slurry | | X | | | | | n/a | $ 22,000 | $ 22,000 |
| Community bldg ADA improvements | | X | | | | | n/a | $ 25,000 | $ 25,000 |
| South restroom renovation/ADA | | X | | | | | n/a | $ 6,500 | $ 6,500 |
| Group picnic renovation | | | X | | | | n/a | $ 15,000 | $ 15,000 |
| Accessible Stalls/ramp at South Restroom | | X | | | | | n/a | $ 3,000 | $ 3,000 |
| Bike Trail Access Improvements | | | | X | | X | n/a | $ 200,000 | $ 200,000 |
| Sub Total | | | | | | | | | $ 7,384,803 |
| | | | | | | | | | |
| Existing Facilities Total | | | | | | | | | $ 58,609,506 |
| **OPPORTUNITY SITES** | | | | | | | | | |
| Wilderness Park Expansion | | | | | | X | n/a-lease | $ 600,000 | $ 600,000 |
| La Reina Property 3 | | | | | | X | n/a | $ 1,100,000 | $ 1,100,000 |
| Orange Street Property | | | | | | X | $ 348,480 | $ 450,000 | $ 798,480 |
| Former Well Site - 7217 Adwen St. | | | | | | X | n/a | $ 450,000 | $ 450,000 |
| Former Well Site - 8201 Stewart & Gray Road. | | | | | | X | n/a | $ 450,000 | $ 450,000 |
| Former Well Site - 9501 Guatemala Ave. | | | | | | X | n/a | $ 450,000 | $ 450,000 |
| Consuelo St./Paramount Blvd. | | | | | | X | $ 2,221,560 | $ 1,500,000 | $ 3,721,560 |
| Regional Sports Complex | | | | | | X | $ 6,786,815 | $ 7,144,000 | $ 13,930,815 |
| Sub Total | | | | | | | $ 9,356,855 | $ 12,144,000 | $ 21,500,855 |

Exhibit 5.2-1 Facility Recommendations Summary (Continued)

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| | TYPE OF FACILITY RECOMMENDATION | | | | | | COSTS | | |
|---|---|---|---|---|---|---|---|---|---|
| | Health and Safety | Code Requirements | Facility Integrity | Improve Operating Efficiency | Revenue Generating | Community Needs Recommendation | Land Acquisition Cost (Estimate)* | Improvement Cost (Estimate)** | Budget Amount |
| **ADDITIONAL COMMUNITY NEEDS - SITE YET TO BE DEFINED*** ** | | | | | | | | | |
| **Adult Softball Field - lighted** | | | | | | X | Unknown | $ 1,150,000 | $ 1,150,000 |
| **Bicycling Trails (4 Miles)**** ** | | | | | | X | Unknown | $ 740,000 | $ 740,000 |
| **Gymnasium** | | | | | | X | Unknown | $ 3,700,000 | $ 3,700,000 |
| **Playgrounds (21 Playgrounds)***** ** | | | | | | X | Unknown | $ 9,450,000 | $ 9,450,000 |
| **Soccer Complex** | | | | | | X | Unknown | $ 5,000,000 | $ 5,000,000 |
| **Spray Play/Splash Pad (1)** | | | | | | X | Unknown | $ 500,000 | $ 500,000 |
| **Walking/Jogging Trails (42 Miles)** | | | | | | X | Unknown | $ 8,400,000 | $ 8,400,000 |
| **Sub Total** | | | | | | | | | $ 28,940,000 |

| | |
|---|---|
| **TOTAL** | **$ 109,050,361** |

*Acquisition Costs have been approximated and are based on cost per square foot of land plus an approximate value of any on-site buildings. Costs used include: $100 per square foot for commercial lots, $50 per square foot for vacant lot on main street; $35 per square foot for vacant lot on a

**Improvement Costs should only be considered as approximations and are based on potential facilities identified and preliminary site conditions; actual costs will depend on site design, size of facilities, grade of materials, changes in in construction market conditions, and specific site conditions and requirements, which will require additional study, and have not been evaluated in the Master Plan. Development costs include an estimation for design/engineering fees (10% of the approximated cost of construction), which will also be dependent on the specific project requirements and the specific disciplines involved in the project's development and will require additional evaluation.

***The costs reflected under "Additional Community Needs - Site Yet To Be Defined" reflect the cost of the improvement only. Acquisition costs, site-specific improvement costs, and design/engineering fees have not been factored into the calculations.

****Bicycling Trails: This calculation assumes the realization of the bicycle lanes indicated by the Bicycle Master Plan; the quantity of trails reflected herein are in addition to those indicated by the Bicycle Master Plan. Please refer to the Bicycle Master Plan for more information about

*****Playgrounds: The Demand and Needs Analysis reflects the need for 31 additional playgrounds to meet the City's current and future needs. This calculation assumes that all 10 playgrounds would be constructed at the opportunity sites identified, which have been calculated separately. Alternatively, the School District has 30 playgrounds; if some or all of the playgrounds were opened, the playground calculation in this section would be reduced by the number of school facilities opened.

## Exhibit 5.2-1 Facility Recommendations Summary (Continued)

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## 5.3 Maintenance & Operations Recommendations

The City of Downey has the opportunity to improve on the level of park maintenance and recreation services while modernizing and improving current practices and procedures. As an example, development of sustainable practices will help to maximize available resources and create a more sustainable City for the future while demonstrating to the public the practices, duties, and tasks associated with environmentally sound park maintenance.

The City of Downey currently has some park maintenance standards and practices in place. These standards can, with modifications and improvements, form the foundation for the development of enhanced operations and maintenance practices.

### System-wide Improvements/Changes

The City of Downey should work towards implementing and developing the following system-wide improvement/changes:

- A lifecycle maintenance plan for buildings and park amenities. This should be built into daily operations, yearly capital improvement plans, and budgetary requests to maximize the value and useful life of these assets.
- A soil management plan which includes regular soil testing in order to avoid issues with plant die-back and sparse or soggy turf conditions.
- A volunteer park adoption/maintenance program such that it includes training for the volunteers as Park Stewards. The program could include regular fix up/clean-up days and enlist the help of community organizations such as scouts, park users, sports clubs, etc. to maintain and enhance various elements of the park system. Currently, the City has a limited volunteer program with approximately 55 teens from middle school through high school age. The teens work with youth at the park programs, summer day camps and special events. They also volunteer for various City departments in City Hall, City special events such as the Healthy Downey-TLC 5K, Street Faire, Hall of Fame, Kids Day, Pumpkin Patch, Tree Lighting, and many more.
- Evaluate opportunities to "naturalize" many existing facilities including the elimination of turf in areas of little public use and development of native demonstration gardens.
- Establish policies appropriate for the installation and management of synthetic playing fields including:
    - Synthetic fields should be installed only at facilities which also could have lights for night-time play.
    - Synthetic fields should be budgeted as a fixed asset and fully depreciated over the life of the "carpet."
    - A policy that states synthetic fields will be open for play except under extreme weather conditions.
- Continue to expand the "Yellow Swing Program" for those with disabilities, as seen at Brookshire Children's Park, Rio San Gabriel Park, Temple Park, and Treasure Island Park, to additional neighborhood and community parks as part of the regular playground maintenance/replacement program. The Yellow Swing is a swing seat designed to help meet the American Disabilities Act guidelines for playground equipment in public applications.

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- Installation and operation of a centrally-controlled irrigation system such as the Rainbird IQ irrigation central control system. This system provides cost-effective, multiple-site centralized irrigation control from a single computer and will allow staff to monitor and control irrigation operation at multiple remote sites. IQ communication capabilities eliminates travel to remote sites for programming changes or adjustments. Manual operation and programming functions that were performed only at the site irrigation controller can now be completed from the IQ central computer. Purchase of the system should be incorporated into the future park system upgrades.
- Develop a Maintenance Manual detailing park maintenance and operation tasks on a daily, weekly, monthly, etc. basis. The Maintenance Manual should include existing specifications as well as:
    - Clear written maintenance objectives and frequency of care for each amenity is needed based on the desired outcomes for a quality visitor experience in maintaining the parks for aesthetics, safety, recreation and sustainability including:
    - Landscape bed design, planting and maintenance standards
    - Landscape turf and right of way mowing and maintenance standards
    - Tree and shrub planting and maintenance standard
    - Equipment maintenance and replacement standard
    - Chemical application standard
    - Formalized and scheduled park facility inspections including playgrounds, specialized facilities such as skate parks, high use visitor areas and buildings
    - Design standards for the development of park features such as sports fields, trails and buildings
    - Preventative maintenance plan developed for all park locations
- Establish an Estimated Annual Water Use (EAWU) for various hydrozones such as turf, sports fields and shrub beds utilizing the Water Use Classifications of Landscape Species (WUCOLS IV) developed through the California Department of Water Resources and University of California, Davis.
- Consider development of a Community Garden program to provide opportunities for City residents to participate in the program and to reduce on-going operation and maintenance costs for developed parkland.
- Convert park irrigation systems to recycled water when practicable to reduce demand on the potable water supply. (Specific park conversions have been evaluated by City staff and have been included in park plans for development, see Exhibit 5.2-1). Appendix tab A3.5-1
- Develop a process of evaluation and refinement to measure park maintenance success through established performance standards. Examples of what this should include are:
    - Established park maintenance standards and frequency rates and tracking over several years
    - Establish and track the cost per acre for each park and park type and tracking over several years
    - Establish a minimum of training hours per year per employee with re-evaluation of success of training and new requirements due to legislative changes
    - Establish and track replacement schedules for equipment and other fixed assets

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- Develop a Sustainable Performance System with responsibility for the program potentially handled by a dedicated Conservation Coordinator. The performance system should include at a minimum:
    - Native Plant Policy
    - Track Utilities—Partnership with utilities
    - Recycling Program
    - Green Waste Composting
    - Demonstration Gardens
    - Use of Alternative Energy Sources
    - Integrated Pest Management Program reflective of consistently changing needs of an urban park system
    - Habitat Development beyond mitigation sites
    - Community Gardens
    - Public Education and Outreach
    - Stormwater retention*
    - Drought-tolerant/Water-wise plants and irrigation systems

As of the development of this Master Plan, the City is currently developing a Sustainable Performance System.

*It should be noted that there is a stormwater infiltration and detention system currently under Discovery Sports Park. There are plans to develop stormwater infiltration/detention systems at: Apollo Park, Dennis the Menace Park, Furman Park, and Wilderness Park; these improvements have been incorporated into Exhibit 5.2-1.

## Park Specific Maintenance and Operations Recommendations

As part of the Master Plan, the current condition of each park and park building was evaluated. Park specific operations and maintenance recommendations are identified in the Current Maintenance Conditions and the Maintenance and Site and Building Accessibility Analysis and Recommendations Reports included in the Appendix, tab A5.3-2

Please refer to Exhibit 5.2-1 for a summary of all facility recommendations including maintenance and operations recommendations.

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Exhibit 5.4-1 Opportunity Sites Map

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## 5.4 Opportunity Sites

While the City has limited opportunities for new parkland, the Master Plan process identified a number of potential locations to be considered for future park development. Along with existing parks and school locations, these sites should be considered with respect to additional park and recreation facility locations.

Exhibit 5.4-1 illustrates the locations of the opportunity sites identified in the Master Plan process. Exhibit 5.4-2 provides additional information on the opportunity sites including acreage, potential uses, potential amenities, and location relative to areas that are underserved by park space (See Exhibit 3.7-1), as well as estimated acquisition costs and costs for development. It should be noted that while these opportunity sites will provide additional park space and amenities for the community, the sizes of the parcels limit their development potential. It should be noted that while these sites have been identified by the Master Plan, additional sites should also be considered as opportunities when available.

This data has also been included on the Facility Recommendations Summary, Exhibit 5.2-1.

| | Opportunity Site | Acres | Potential Uses | Potential Amenities | Underserviced Area | Acquisition Costs (Estimated) | Cost of Development (Estimated) | Total Cost of Development (Estimated) | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Wilderness Park Expansion | 1.8 AC | Existing Park Expansion | River trail access point, pathway, green space, potential bike pump track | N/A | lease | $ 600,000 | $ 500,000 | |
| 2 | La Reina Property 3 | .53 AC | Pocket Park | Playground, seating, shade structure, pathway, tables/benches, green space | YES | $ - | $ 1,100,000 | $ 1,100,000 | |
| 3 | Orange Street Property | .16 AC | Pocket Park | Playground/benches, green space | YES | $ 348,480 | $ 450,000 | $ 798,480 | |
| 4 | Former Well Site - 7217 Adwen St. | .17 AC | Pocket Park | Playground/benches, green space | YES | $ - | $ 450,000 | $ 450,000 | |
| 5 | Former Well Site - 8201 Stewart & Gray Road. | .19 AC | Pocket Park | Playground/benches, green space | YES | $ - | $ 450,000 | $ 450,000 | |
| 6 | Former Well Site - 9501 Guatemala Ave. | .14 AC | Pocket Park | Playground/benches, green space | NO | $ - | $ 450,000 | $ 450,000 | |
| 7 | Consuelo St./Paramount Blvd. | 1.7 AC | Linear Neighborhood Park | Walking trail, playground, shade structure, exercise stations, green space | Adjacent to Underserviced Area | $ 2,221,560 | $ 1,500,000 | $ 3,721,560 | |
| 8 | Regional Sports Complex | 18 AC | Regional Sports Complex | Multi-purpose sports fields, concession, restrooms, offices, meeting rooms | NO | $ 6,786,815 | $ 7,144,000 | $ 13,930,815 | ** |

** Information provided by City based on the Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment.

Acquisition Costs have been approximated and are based on cost per square foot of land plus an approximate value of any on-site buildings. Costs used include: $100 per square foot for commercial lots, $50 per square foot for vacant lot on main street; $35 per square foot for vacant lot on a "non" main street."

Development Costs should only be considered as approximations and are based on potential facilities identified and a preliminary review of site conditions; actual costs will depend on site design, size of facilities, grade of materials, changes in in construction market conditions, and specific site conditions and requirements, which will require additional study, and have not been evaluated in the Master Plan. Does not include design and plan preparation fees.

Exhibit 5.4-2 Opportunity Sites Table

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## 5.5 Community Needs Assessment Recommendations

The Community Needs Assessment recommendations were identified by the Master Plan Recreation Needs Assessment process.

The top priority facility needs identified by the Recreation Needs Assessment include:

- Trails, Walking/Jogging
- Softball Fields
- Trails, Bike
- Soccer
- Baseball Fields
- Basketball Courts (Indoor)/Gymnasium
- Multi-use Recreation Facility (Indoor)/Community Center
- Playgrounds
- Bathrooms/Children's Accessible Bathroom
- Exercise/Fitness Center-Facility
- Open Space/Green Space
- Swimming Pool
- Soccer Complex

Each of these needs will be addressed below:

Please refer to Exhibit 5.2-1 for a summary of all facility recommendations including Community Needs Assessment Recommendations.

### Trails and Connectivity

The Demand and Needs Analysis reflected a significant need for trails both for walking and jogging, as well as for bicycling.

Currently the City has approximately 8 miles of walking/jogging paths. These include the class I bikeways along the Rio Hondo and San Gabriel Rivers as well as dedicated walking/jogging paths in existing parks. The Demand and Needs Analysis indicated approximately 44 miles of walking/jogging trails are needed to meet current needs; this is projected to increase to approximately 50 miles by 2035 (a current deficit of approximately 36 miles and a future deficit of 42 miles).

Currently the City has 5.7 miles of bicycling paths, which includes class I bike paths along the Rio Hondo and San Gabriel Rivers. The Demand and Needs Analysis indicated that 39.9 miles of bike paths are needed to meet current needs; this is projected to increase to 45.8 miles of bike paths by 2035 (a current deficit of approximately 34.2 miles and a future deficit of 40.1 miles).

Meeting the needs for both walking/jogging and bicycling trails will be a significant challenge for the City. Addressing these needs will need to be part of a broader vision of connectivity for the City, which enhances connections between places, parks, schools, cultural institutions, and the business community. Urban streets and regional bike trails have the opportunity to provide pedestrian connections to city parks, public facilities and cultural and business centers in Downey including downtown. Currently, connectivity within Downey is based on the urban system of roads, Class I bike trails along the San Gabriel River, Los Angeles River, and Rio Hondo Channel, and future Class II and III bike trails.

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Specific recommendations to improve connectivity with the City of Downey include:

- Implementing the Downey Bicycle Master Plan, which will add 11.52 miles of Class II and 18.9 miles of Class III bike trails to the City. By implementing the Bicycle Master Plan, the City would increase its total amount of bike paths to 30.4 miles. This would be a significant step toward the 39.9 miles identified by the Demand and Needs Analysis to meet current need for bike paths. Exhibit 2.6-1 illustrates existing and planned trails identified by the City's Bicycle Master Plan.
- The Downtown Specific Plan identifies Downey Avenue and Third Street as primary candidates for street "greening" to create pedestrian corridors with provisions for seating areas. The Specific Plan states that adding a variety of street trees and other greenery along these downtown streets will identify the downtown streets as essential elements of the open space system and as tree-lined open spaces and continuous recreational paths. Both the Downtown Specific Plan and the Parks and Open Space Master Plan identify the need for additional recreational paths. Given the lack of potential space for additional recreational paths, providing pedestrian corridors on Downey Avenue and Third Street will be an essential step towards meeting the community's fundamental needs for recreational activity in an urban environment.
- Downey should examine existing City parks to determine those, such as Rio San Gabriel Park, where additional loop trails could be developed as was recently completed around Apollo and Furman Parks. The Furman Park facility also includes fitness stations; fitness stations are also planned for Apollo Park. The additional development of a circular park pathway of decomposed granite surface will provide the opportunity for both the casual walker and runners, promoting Downey's Healthy Parks program.
- The City should also improve access points to San Gabriel and Rio Hondo bike trail sites from existing parks. As an example, several social trails have developed at Wilderness Park leading to the San Gabriel River bike trail, which should be closed and re-landscaped or considered for an official entrance location.
- Implement Safe Routes to Schools and Parks via a joint Downey/Downey Unified School District project to encourage walking to and from schools and parks. A goal of the program is to increase the outdoor activities of families by providing incentives for non-automotive transportation and providing additional opportunities to interact with the natural environment.
- The LA City Department of Water and Power (LADWP) utility corridor, which runs along the Rio Hondo River provides some potential for walking/jogging path and passive park development. The City should consider working with LADWP to explore future development of passive park space along this corridor where feasible. However, limited new potential for trail connectivity would result from development of it already adjacent to an existing trail. Permanent structures (such as playgrounds or shade structures) may not be permitted in this location. While providing additional open space and passive recreation opportunities would provide benefits to the community, the City may want to consider giving projects which increase connectivity in the community a higher priority. Exhibit 5.4-1 shows the location the LADWP utility corridor that runs adjacent to the Rio Hondo River.

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## Downey Sports Fields

The City is largely meeting the needs of the youth sports community, however, fields typically show signs of overuse, and adult and club sports are often unable to obtain field times. The recommendations seek to maximize the availability of existing facilities for youth and adult leagues.

## Youth Softball

The City currently has six youth softball game fields. Independence Park is home to four fields, which are used for both games and practices for Downey Girls Ponytail Athletic Association. Nemesis Elite also uses the two fields at Discovery Sports Park, which are also used for youth baseball (Downey Junior Athletic Association).

The Demand and Needs Analysis reflects a need for six fields to meet current and future needs for youth softball, which are the number of fields currently available. However, the spatial limitations and layout of the four fields at Independence Park preclude having four games played at the same time safely. These fields should be reconfigured for safety and, the City should consider providing an additional two fields to meet the current needs for youth softball games.

### *Recommendations for Youth Softball*

Apollo Park: Conversion of the main field area to synthetic turf. These improvements would benefit youth softball and baseball, while providing a field that is large enough to accommodate adult softball. Exhibit 5.5-1 illustrates the possible field layout for Apollo Park and allocation for an adult field, youth field and potential soccer overlay.

Golden Park: Conversion of the field at Golden Park to a youth softball game field. Development of the field may require netting/fencing around the playground area to ensure safety.

Discovery Sports Complex: Converting the fields at Discovery Sports Complex would benefit youth softball and baseball by improving field conditions while also reducing water demand. Exhibit 5.5-2 illustrates a potential layout for Discovery Sports Complex, which includes an overlay field on one field for adult soccer (see Adult Soccer).

Close coordination with the sports leagues prior to development of the projects will ensure their success.

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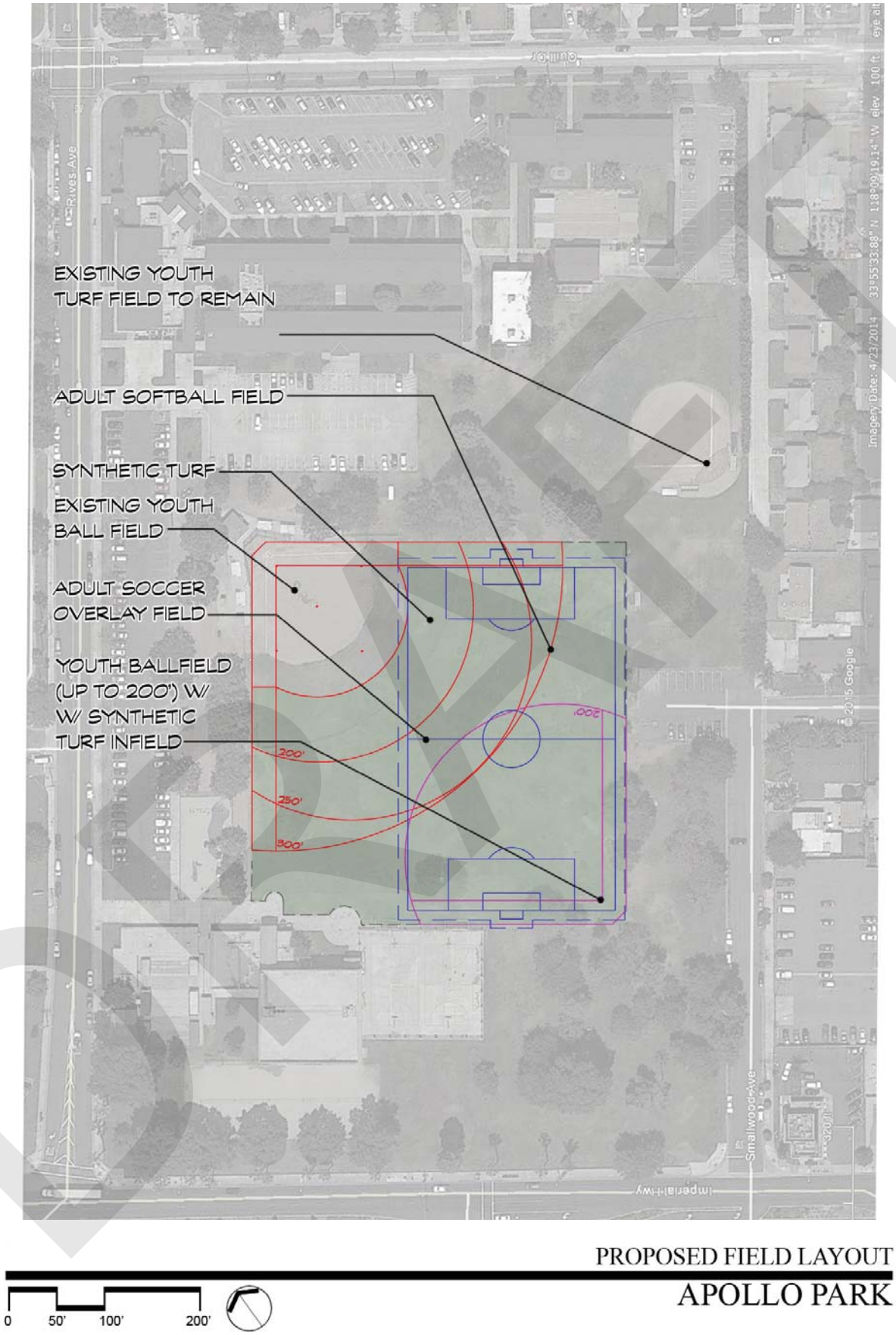


PROPOSED FIELD LAYOUT

APOLLO PARK

0 50' 100' 200'

Exhibit 5.5-1 Apollo Park Proposed Field Layout

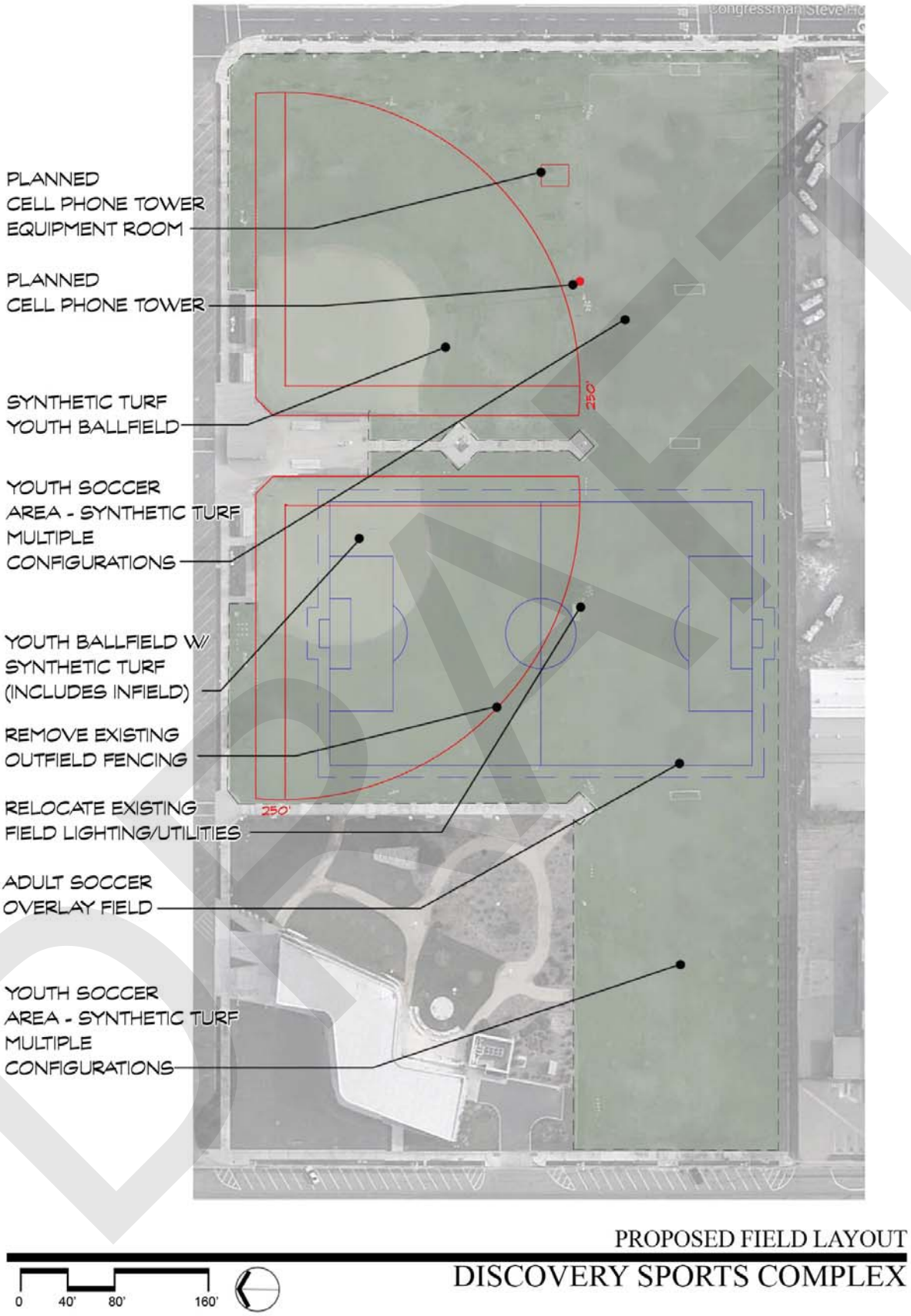


Exhibit 5.5-2 Discovery Sports Complex Proposed Field Layout

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## Adult Softball

Adult softball is currently accommodated with the use of one field at Columbus High School, two fields at Rio San Gabriel Park, and one field at Apollo Park. The Demand and Needs Analysis determined that there is the need for one additional game field to meet the current needs for adult softball with an additional field needed by 2035 (1.7 fields total needed by 2035).

Rio San Gabriel Park, which hosts two of the fields currently in use has significant issues related to field subsidence, which makes maintaining level fields a significant challenge, in addition to impacts on the irrigation equipment and support facilities and buildings. Providing a playing surface that is not level also creates issues regarding player safety, and can be the cause of potential injuries. Development of a permanent solution that ameliorates the field subsidence is beyond the scope of this Master Plan. However, it is recommended that the City consult with a geotechnical engineer to determine if the field subsidence can be permanently corrected. The cost of fixing the fields will need to be weighed against the cost of providing the same opportunities elsewhere within the City's park system, or through the acquisition of additional park space.

If Rio San Gabriel Park cannot accommodate adult softball, two additional adult softball fields will need to be developed in addition to the fields identified by the Demand and Needs Analysis. It will be challenging for the City to accommodate the current and future needs of adult softball if Rio San Gabriel Park cannot accommodate adult softball. (Note that Rio San Gabriel Park also serves as youth football practice fields (Razorbacks Pop Warner), which would also have to be relocated).

However, if the fields are beyond repair, the City may want to consider conversion of Rio San Gabriel Park into a passive park.

### *Recommendations for Adult Softball*

An additional four fields will need to be developed to comfortably accommodate current and future needs for adult softball. Sports fields in Downey generally display indications of overuse. Fields are heavily programmed and this scheduling does not provide for adequate resting of fields for maintenance.

Conversion of turf fields to synthetic, eliminates field resting time, allowing for greater utilization of fields; considering resting time, a synthetic field is roughly the equivalent of 1.2 grass fields (or 1.5 grass fields if lighted). In addition to reduced water consumption, synthetic fields provide additional playing time and reduced impact to the fields and reduced maintenance.

Apollo Park: Conversion of the main field area to synthetic turf. These improvements would benefit youth softball and baseball, while providing a field that is large enough to accommodate adult softball. Note that if the smaller ball field opposite the main field were completely synthetic turf, the field could also accommodate an adult soccer overlay field. Exhibit 5.5-1 illustrates this field layout of for Apollo Park.

Columbus High School: The City should work with the School District to convert the existing fields to synthetic turf. This will allow greater utilization of the fields for both youth and adult softball, in addition to youth/adult soccer and practice football. Two of the fields could be used for adult softball games; one for youth softball games. Exhibit 5.5-3 illustrates a potential layout for Columbus High School.

Acquisition: The City may want to consider acquisition of park space to accommodate additional fields.

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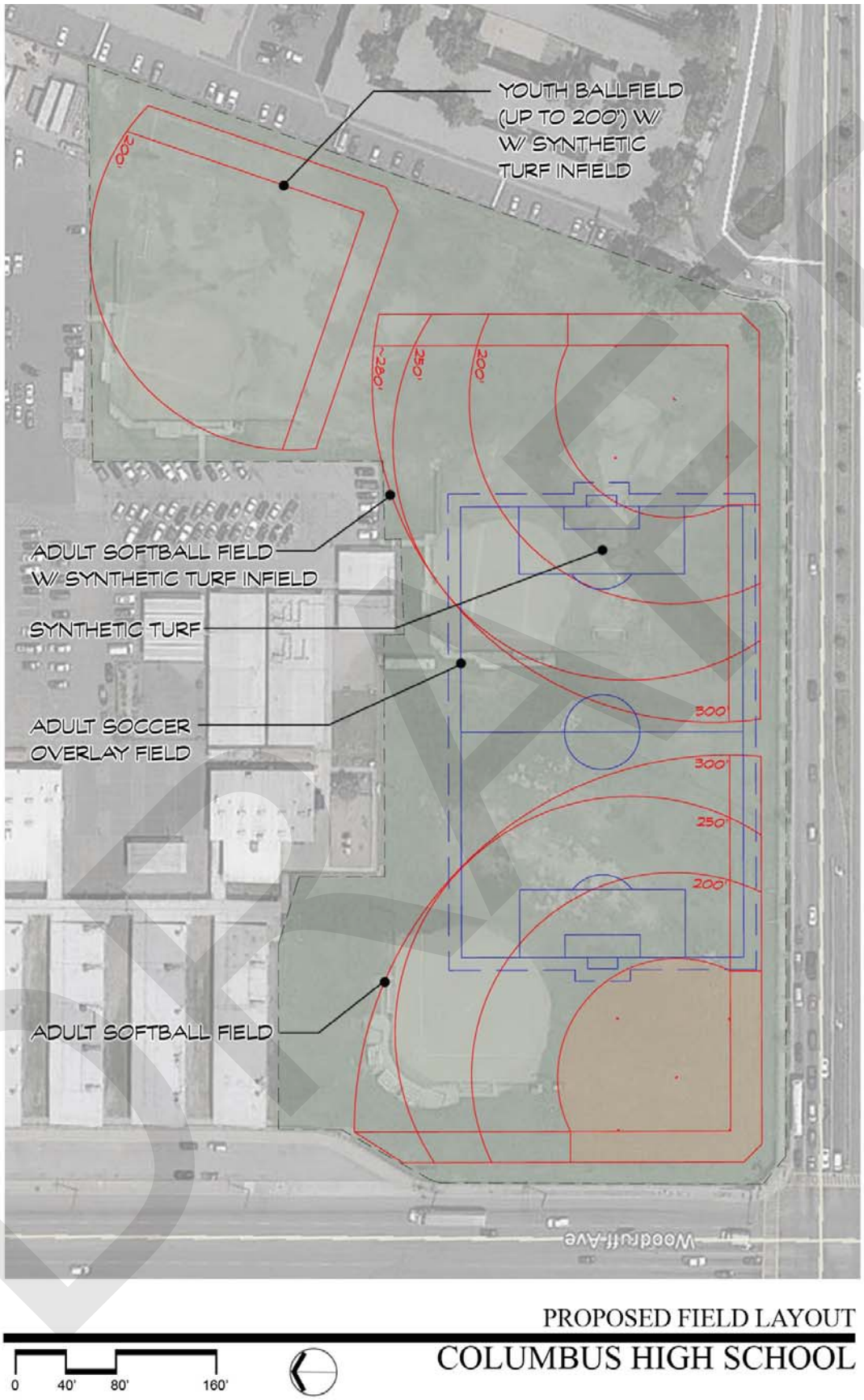


Exhibit 5.5-3 Columbus High School Proposed Field Layout

### Baseball (youth)

The Demand and Needs Analysis reflected a small surplus of youth baseball fields. It is not anticipated that the City will require additional youth baseball fields, now or in the future as long as existing facilities are well maintained and remain available for use.

### Soccer

### Youth Soccer

Downey currently provides facilities for youth soccer at Apollo Park and Discovery Sports Complex for games. Additionally, the soccer organizations utilize fields at Griffith Middle School, Doty Middle School, Downey High School, and Sussman Middle School for organized youth games. In addition to practicing at these facilities, practices are also held at Rio San Gabriel Park, Furman Park, and Columbus High School.

The Demand and Needs Analysis reflected a small surplus in supply of youth soccer fields. While there is anticipated to be a small increase in the needs for fields by 2035, this need can easily be accommodated through the additional fields developed through conversion to synthetic turf. The City may want to consider converting the overlay fields at Apollo Park and the fields at Discovery Sports Complex to synthetic turf. As previously mentioned, the City should consider working with the School District to convert the fields at Columbus High School to synthetic turf.

### Adult Soccer

Adult soccer fields were identified as a need in the community engagement process during the focus groups and community workshops. The City currently does not provide any adult soccer fields to organizations in the community, organizations need to go outside of the City to play/practice. The following are potential strategies if the City desires to accommodate adult soccer:

Rio San Gabriel Park: As previously mentioned, the soil conditions at Rio San Gabriel Park are an unknown variable in determining the park's most appropriate uses. If the previously mentioned soil issues at the fields at Rio San Gabriel can be corrected, Rio San Gabriel Park can accommodate adult soccer. If the soil conditions cannot be fixed and the fields at Rio San Gabriel Park are removed, the City will not have the room for additional adult soccer fields other than those identified below.

Apollo Park: Conversion of the ball field/overlay fields to synthetic turf would permit an adult soccer overlay field at Apollo Park. This would require that one of the fields, including the infield to be completely synthetic turf.

Discovery Sports Complex: The City *may* consider developing one of the ball fields at Discovery Sports Complex completely with synthetic turf, including the infield. This would allow an adult size soccer field overlay to occur if the fencing of one of the fields were removed. Exhibit 5.5-2 illustrates a potential layout of Discovery Sports Complex

Columbus High School: If the City were to realign the southeastern field at the school, both of the ball fields were converted to synthetic turf (including one of the infields), an adult soccer overlay field could be accommodated at Columbus High School.

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Converting ballfield infields to synthetic: The City will need to determine the level of support in which to attempt to provide adult soccer. The above examples necessitate conversion of a ball field to synthetic turf, including the infield.

Adult sports in general will be more difficult to accommodate as they require larger field sizes than youth sports. Spatial limitations dictate where these fields can occur. The recommendations for adult softball and soccer attempt to provide potential solutions, which provide additional fields for adult sports without reducing the amount of youth sports fields. Continued close coordination with the sports leagues will determine playability of various field layouts for multiple uses.

Schools: An alternative strategy may be to determine availability of fields at the School District for *youth sports*, possibly freeing up park fields for adult sports. The existing school fields at the middle schools and high schools are typically already being used for youth organized games and/or practices. The City may want to consider working with the School District to determine how these fields are used and if some, particularly at the elementary schools, might be improved and utilized for youth game fields.

### Soccer Complex

Providing soccer at existing facilities as well as the facilities identified above will satisfy the needs identified for youth soccer, and potentially adult soccer. However, a soccer complex was one of the needs identified by the Recreation Needs Assessment. Development of a soccer complex would require acquisition of a large amount of land, at a considerable cost to the City, which is unlikely given current financial constraints. Consideration for a soccer complex should only be made after more immediate needs are met.

### Basketball Courts (Indoor/Gymnasium)

Indoor basketball courts were identified by the Recreation Needs Assessment as a priority need. The City's only facility is the indoor court at Gary P. McCaughan Gymnasium at Apollo Park. The City may want to consider coordination with the School District to utilize school gymnasium space when available.

The City may want to consider future development of a second gymnasium to accommodate indoor recreation needs including basketball. Given the limited availability of space at existing Downey Parks, this would likely require the acquisition of additional park space.

### Multi-use Recreation Facility (Indoor)

A multi-use recreation facility was identified by the Recreation Needs Assessment as a priority need. The City's main facility is Barbara J. Riley Community and Senior Center, with ancillary smaller facilities provided at Furman Park, Golden Park, and Wilderness Park.

The City may want to consider renovation of the entry at Golden Park community building and expand programming of the building.

The City should consider renovation of community building at Wilderness Park and expand programming of the building.

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The City of Downey will be leasing the main building at Furman Park to the Downey Family YMCA for the purpose of creating an Arts, Enrichment and Leadership Center. The YMCA will provide visual and performing arts programming, as well as serve as the home for the YMCA Youth and Teen Leadership program. While not specifically run by the City the YMCA will provide additional programming, which can serve to offset some of the needs identified in Section Four.

## Playgrounds

The Demand and Needs Analysis indicates that the City has a significant deficit of playgrounds. The City needs an additional 31 playgrounds to meet current and future needs. While there are a significant number of playgrounds at school facilities throughout the City, they are not open to the public after school hours and cannot be counted towards the City's inventory. The City should consider negotiation with the School District to make some, if not all of these playgrounds available to the public after school hours. Playgrounds should be observable from adjacent streets rather than isolated within the center of school property and out of view. If the School District deems it necessary, the playgrounds can be separated from the school by locked fencing. There are currently 30 existing playgrounds at school facilities.

A few City-owned well sites have been identified as potential locations for playgrounds. It should be noted that these locations are directly adjacent to residences; further investigation will be required to determine if adjacent/nearby residents will be accepting of a playground in these areas. Living in close proximity to a playground would be a desirable feature for a resident with children. However, this might be considered a nuisance for residents without children or seniors.

Exhibit 5.5-5 identifies existing locations of playgrounds at parks and schools and potential locations for new playgrounds at opportunity sites.

The City should consider acquisition of parcels in park poor areas of the City, which are illustrated by Exhibit 3.7-1. A number of identified opportunity sites are in areas underserved by parks. Development of small pocket parks in densely developed areas of the City would help alleviate the deficit of playgrounds identified in the Needs Assessment, and not require a significant amount of land. Considering the significant cost of land and lack of available resources, development of City-owned parcels may take priority.

Furman Park Playground Dedication

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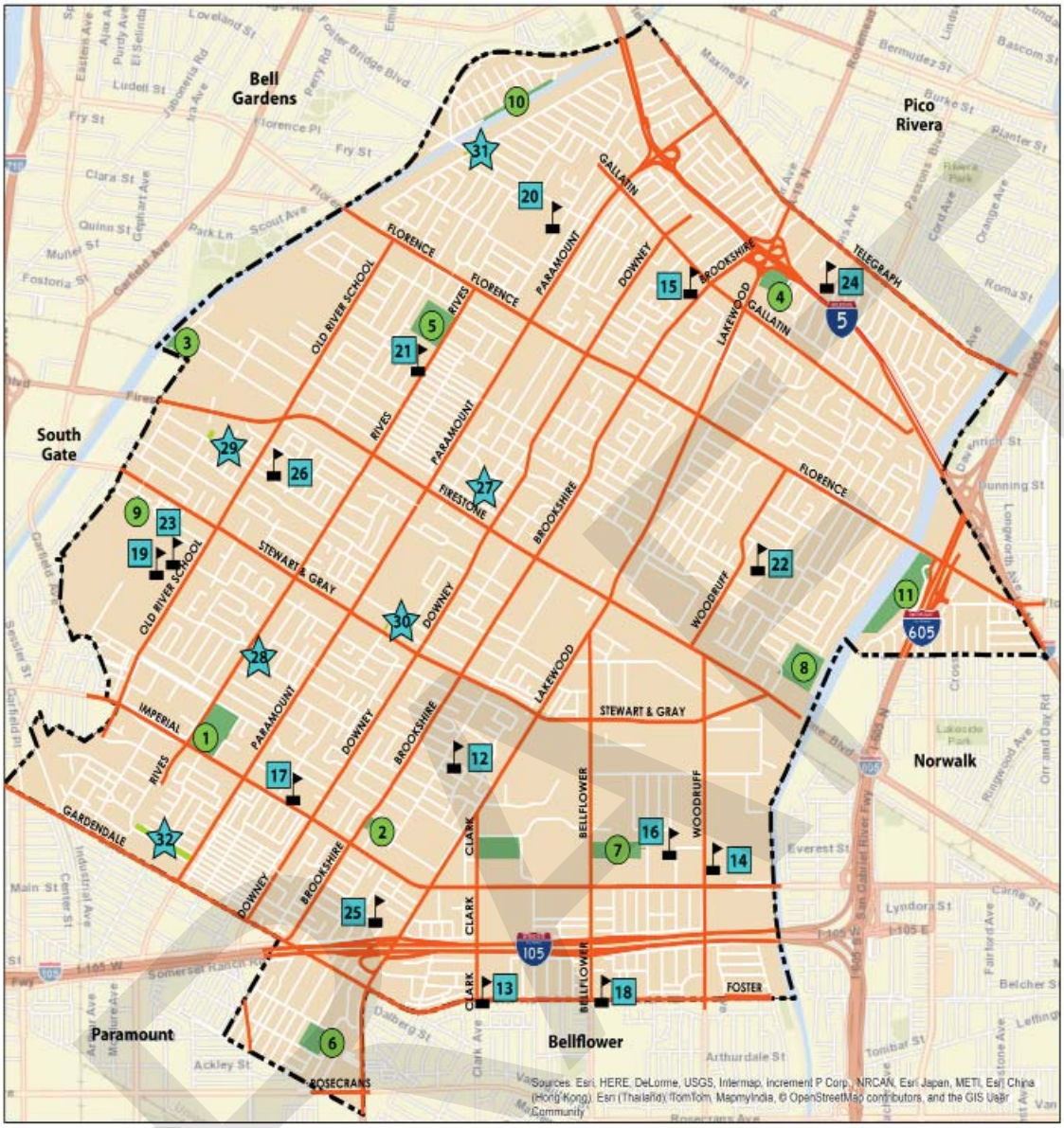


**EXISTING PLAYGROUNDS - PARKS**

1. Apollo Park
2. Brookshire Children's Park
3. Crawford Park
4. Dennis the Menace Park
5. Furman Park
6. Golden Park
7. Independence Park
8. Rio San Gabriel Park
9. Temple Park
10. Treasure Island Park
11. Wilderness Park

**POTENTIAL PLAYGROUNDS - SCHOOLS***

12. Alameda Elementary School
13. Carpenter Elementary School
14. Columbus High School/ Downey Adult School
15. Gallatin Elementary School
16. Gauldin Elementary School
17. Imperial Elementary School
18. Lewis Elementary School
19. Old River Elementary School
20. Price Elementary School
21. Rio Hondo Elementary School
22. Rio San Gabriel Elementary School
23. Stauffer Middle School
24. Unsworth Elementary School
25. Ward Elementary School
26. Williams Elementary School

**POTENTIAL PLAYGROUNDS - OPPORTUNITY SITES**

27. La Reina Property 3
28. Orange Street Property
29. City Former Well Site - Adwen
30. City Former Well Site - Stewart & Gray
31. City Former Well Site - Guatemala
32. Consuelo St./Paramount Blvd.

*Playgrounds at existing school locations currently not available for use after school hours.

0 0.5 1 2 Miles

Exhibit 5.5-4 Existing and Potential Playground Locations

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## Bathrooms/Children's Accessible Bathrooms

Bathrooms and Children's Accessible bathrooms were identified by the Needs Assessment as priority need.

Chapter 11 of the California Building Code and CALDAG (California Disabled Accessibility Guidelines) deals with the requirements for making all buildings accessible to those members of the community that have physical limitations. The standards of these two documents is based on the concept of "Universal Design" which is defined as follows:
Universal Design involves designing products and spaces so that they can be used by the widest range of people possible. Universal Design evolved from Accessible Design, a design process that addresses the needs of people with disabilities. Universal Design goes further by recognizing that there is a wide spectrum of human abilities. Everyone, even the most able-bodied person, passes through childhood, periods of temporary illness, injury and old age. By designing for this human diversity, we can create things that will be easier for all people to use. With this direction, the suggestions for improvements to the buildings in the Downey Master Plan are based upon the Universal Design standards that are established in the California Building Code and CALDAG, and therefore satisfy the needs for children's accessible bathrooms.

Restroom accessibility improvements are recommended at the following parks:

- Apollo Park
- Dennis the Menace Park
- Discovery Park
- Furman Park
- Golden Park
- Independence Park
- Rio San Gabriel Park
- Wilderness Park

Detailed information regarding the restroom renovation improvements is included in the Appendix under Building Maintenance, and Site and Building Accessibility Analysis.

## Exercise/Fitness Center – Facility

An exercise/fitness facility was identified as a priority need in the Recreation Needs Assessment.

The City should consider expanding classes at existing facilities and the potential of programming spaces not presently used for exercise/fitness classes.

The City should consider removing the shuffleboard courts at Apollo Park, improving drainage an renovating for outdoor exercise programs, ie Zumba.

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## Open Space/Green Space

The City of Downey lacks open space. The City has no undeveloped parcels of native open space. In addition to the City's parks, the General Plan identifies utility easements, river corridors, cemeteries, and golf courses as the City's open space. Unfortunately, the City has been largely built out and most open space within the City has been developed.

The City's most promising avenue to provide access to open space is through the development of the trail and bicycle network identified in the Bicycle Master Plan (Exhibit 2.6-1). While Downey may not be able to expand its existing open space, it can provide additional access to open space beyond its borders.

Downey is currently adjacent to two major regional trail networks, the Rio Hondo/Los Angeles River Trail and the San Gabriel River Bicycle Trail. Both of these trails connect to the open spaces of the beaches of Long Beach and as well as the mountains of the Angeles National Forest. As previously mentioned, few existing trail linkages within Downey exist currently, which limit this potential.

Southern California Edison (SCE) and LA City Department of Water and Power (LADWP) utility corridors, which run along the Rio Hondo and San Gabriel Rivers provide some potential for walking/jogging path and passive park development. The City should consider working with SCE and LADWP to explore future development of passive park space along these corridors where feasible. However, permanent structures (such as playgrounds or shade structures) may not be permitted by these agencies. While providing additional open space and passive recreation opportunities would provide significant benefits to the community, the City may want to consider giving projects which provide more recreational opportunities in the community a higher priority. Exhibit 5.4-1 identifies provides the location of the SCE Easement that is part of the Wilderness Park Expansion Area and the LADWP utility corridor.

The development of the remaining opportunity sites identified in Exhibit 5.4-1 would provide an approximately 39 acres of park/green space.

## Swimming Pool

The City currently has one public pool at Downey High School. The Recreation Needs Assessment indicated a need for an additional swimming pool. Additionally, Rancho Los Amigos is building a pool that will be open to the public and will help alleviate some of the need for a swimming pool.

In lieu of providing an aquatic facility, the City may want to work with Downey Unified School District, Rancho Los Amigos National Rehabilitation Center, and private fitness businesses providers to expand swimming programs for residents.

Additionally, the City may want to consider development of smaller spray play elements at park facilities, which can be turned off during winter and periods requiring water conservation. These elements are not as expensive and do not require as much maintenance or water as a swimming pool.

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## Additional Development at Opportunity Sites

Exhibits 5.4-1 and 5.4-2 identify the Opportunity Sites that were identified through the Master Plan process. While most of the sites have been discussed previously, two additional sites are discussed here as they are not specifically tied to other recommendations.
Wilderness Park Expansion Area: The City has recently expanded Wilderness Park into the Southern California Edison utility easement that runs along the southern portion of Wilderness Park. (Note that this acreage has been included in the parks inventory.) While this area presents an opportunity to expand the park's boundary and increase its size, the area will be challenging to develop for recreation due to its size and location out of the line of sight from the rest of the park. Expanding the existing parking lot into this area would increase the visibility and viability of this area to serve as a new area of the park. Potential uses for this area could include a native plant garden with strolling paths and interpretive signage, or a bmx course or pump track. Incorporating an entrance to/from the adjacent San Gabriel River bike trail would allow the park to serve as a pleasant detour for trail users.

Consuelo St./Paramount Blvd: This is currently owned by the County, but has the potential for park development in a park poor area of the community. The City may want to consider working with the County to acquire this area for the development of a linear park. While extensive recreation uses are not feasible at the site due to its size, the site may be able to accommodate a playground, a walking path, and exercise stations.

***Note on Recommendations:***

It should be noted that the field alignment recommendations included herein are preliminary and are based on field size requirements and available space. Detailed studies incorporating topographic/site surveys are beyond the scope of this project. Each recommendation will need to be evaluated on a project by project basis to evaluate its feasibility given existing conditions and with the continual input of appropriate stakeholders and community members. The recommendations included in the Master Plan are intended to be flexible guidelines that are adaptable to changing conditions and not an exacting set of rules to be followed.

Further, with new park development by land acquisitions, cooperative agreements, or joint-use agreements, actual costs are unknown at this time and will be influenced by a number of factors including appraisals, scope of the project, environmental review, and other project related costs.

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# FUNDING/ IMPLEMENTATION

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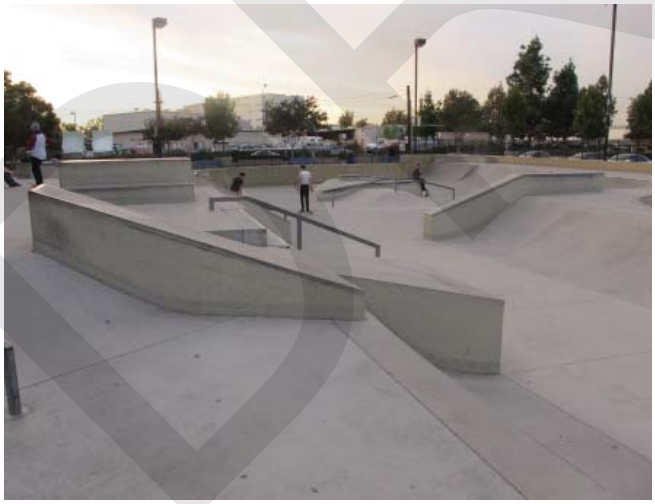

*Skate park at Independence Park.*

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# Section Six: Funding/Implementation

The cornerstone of the success of the Parks and Open Space Master Plan is Downey's ability to secure stable funding for the development and operation of parks, recreation facilities, and programs. Two major cost centers require funding in order to implement the Master Plan. One is capital costs which includes: potential acquisition and development of new required park lands and facilities and renovation of existing park and Columbus High School. The second major cost center is to develop long-term sustainable resources for operations and maintenance of existing and new facilities.

With difficult financial constraints and diminishing resources, it will be challenging to find the resources needed to build or renovate parks and facilities as well as maintain existing parks and infrastructure within existing city resources. Another vexing task will be sustaining the affordability of recreation fee supported classes to meet needs and demands for residents.

This section of the Master Plan provides information on funding options for park development, maintenance, and operations to assist Downey in preparing for plan implementation. It discusses current funding mechanisms and identifies future possibilities and identifies key resources to meet future goals or strategic directions and guides the city staff in accomplishing the vision and goals of the Master Plan. Meeting these challenges will require equal amounts of vision, resourcefulness, partnership, and hard work.

## 6.1 Current Funding and Staffing

The Parks and Recreation Department is comprised of five divisions: Administration (including grants and contract services), Facilities & Events, Fee Supported Recreation Programs, Golf Course Operations and Transit. Maintenance of City parks and facilities is handled through the Public Works Department Maintenance Division. The Division is responsible for maintaining parks, public facilities, and buildings. The Division is also responsible for repairing of 211 miles of streets and for maintenance of the City's vehicle fleet. Exhibit 6.1-1 shows the staffing level for both Parks and Recreation and Public works Maintenance for the last four fiscal years.

Funding for maintenance and operation of Downey's park and recreation facilities and programs are currently provided by user fees for recreation programs and facility use, and the City's General Fund. Overall, the current level of resources available for park maintenance is strained and/or inadequate to fully fund both operation/maintenance, and long-term capital upgrades and development. The Parks and Recreation Department working in conjunction with the Public Works Department, which provides support in park and building maintenance in addition to the skilled trades, is currently backlogged in their ability to deliver on all elements of park maintenance, deferred maintenance, and public safety.

Since the Great Recession, which started in late 2007, the City of Downey has added Discovery Sports Complex and renovated Brookshire Children's Park, Treasure Island Park, and Temple Park. Exhibit 6.1-2 displays the three previous fiscal year actuals and current fiscal year approved budget for Parks and Recreation and the Public Works Maintenance Services Division. This Division manages and maintains the City's buildings and public facilities, vehicle and equipment fleet, streets, alleys and parking lots, trees, parks and public grounds.

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| Parks & Recreation Positions | Actual FY 2011-12 | Actual FY 2012-13 | Actual FY 2013-14 | Approved FY 2014-15 |
|---|---|---|---|---|
| **Administration, Grant & Contracts** | | | | |
| Director of Parks and Recreation | 1 | 1 | 1 | 1 |
| Executive Secretary | 2 | 1 | 1 | 1 |
| Program Coordinators | 3 | 3 | 3 | 3 |
| Secretary (Aspire) | 1 | 1 | 1 | 1 |
| Program Supervisor (Aspire) | 1 | 1 | 1 | 1 |
| Social Services Manager | 1 | 0 | 0 | 0 |
| **Facilities and Events** | | | | |
| Recreation Coordinator | 1 | 1 | 1 | 1 |
| Recreation Manager | 1 | 1 | 1 | 1 |
| Recreation Supervisor | 3 | 4 | 3 | 3 |
| **Fee-Supported Recreation Programs** | | | | |
| No Full-Time Positions | | | | |
| **Total Parks and Recreation** | 14 | 14 | 12 | 12 |
| **Public Works Maintenance Positions** | | | | |
| Superintendent | 1 | 0 | 1 | 1 |
| Equipment Maintenance Supervisor | 1 | 1 | 1 | 1 |
| Equipment Maintenance Leadworker | 1 | 1 | 1 | 1 |
| Maintenance Leadworker | 6 | 6 | 8 | 8 |
| Maintenance Worker II | 11 | 11 | 13 | 13 |
| Mechanic | 2 | 2 | 2 | 2 |
| Public Works Supervisor II | 3 | 3 | 2 | 3 |
| Public Works Technician | 1 | 1 | 0 | 0 |
| Secretary | 1 | 0 | 1 | 1 |
| Tree Trimmer | 1 | 0 | 0 | 0 |
| **Total Public Works Maintenance** | 29 | 26 | 29 | 30 |

Exhibit 6.1-1 Summary of Full-time Positions

| Parks and Recreation | FY 12/13 Actual | FY 13/14 Actual | FY 14/15 Budgeted | FY 15/16 Actual |
|---|---|---|---|---|
| Admin, Grants & Contracts | $2,757,783 | $2,544,992 | $2,685,433 | $2,806,389 |
| Facilities & Events | $1,179,285 | $1,379,501 | $1,633,411 | $1,989,452 |
| Fee Supported Programs | $868,293 | $769,906 | $783,091 | $908,902 |
| **Total** | **$4,805,361** | **$4,694,399** | **$5,101,935** | **$5,704,743** |
| **Public Works** | | | | |
| **Maintenance Division** | **$6,554.877** | **$6,261.292** | **$6,261.292** | **$8,849,261** |

Exhibit 6.1-2 Parks and Recreation and Public Works Maintenance Budget Summary

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# 6.2 Funding Sources for Parks and Recreation

The following listing of funding sources have been categorized according to the appropriate application of the funding they provide - Capital Funding, Operation and Maintenance or a combination of both. These explanations of funding options are provided to give definition to **alternative funding programs** which the City may elect to employ. These sources will be evaluated and applicable sources will be matched to the specific projects which are recommended in this Park and Open Space Master Plan.

## Capital Funding Programs

1. **Non-Profit Foundation** - such as a 501(c) (3). This would provide a vehicle for a capital fund drive and a means to build community support. There should be well defined facilities and specific costs to be funded. The foundation acts as a conduit for receiving private donations from entities that might otherwise be reluctant to donate to a City. In addition, the donor can receive tax benefits. The City can use the foundation to solicit private foundations, corporations and other businesses, local organizations and individuals (gifts, bequests, trust funds, etc.). The foundation also provides an organization that can partner with other non-profits (such as churches, service clubs and organizations) as well as private companies to jointly develop park and recreation facilities.

2. **Grants** - (County, State and Federal agencies). While these sources have been declining in recent years, they do provide funding to many projects. Many require matching funds from the City which can be a barrier. Such funds, however, could come from sources such as a Non-Profit Foundation. There is usually strong competition for such grants and the City needs to compete aggressively. Some examples of such funding are:

    c. The California Department of Parks and Recreation administers grants which have been established by State propositions or are provided for by other State programs such as the Habitat Conservation Fund Grant Program under the California Wildlife Protection Act of 1990 and/or the Recreational Trails Program.

    d. Caltrans provides for on- or off-street bike trails and some foot trails through such funding mechanisms as *ISTEA Transportation Enhancement Activities* and *Bicycle Lane Account Funds.*

    e. Community Development Block Grant (CDBG) funding is available for upgrading parks for ADA requirements and other improvements. These funds which have been declining, are also used for some limited program funding.

    f. The California Department of Resources manages many grant programs, through several departments such as the Department of Conservation, Wildlife Conservation Board, State Coastal Conservancy and others, that can be used for open space acquisition, habitat restoration, trails, etc. Much of the funding comes from State Bond Act Propositions 50 and 84.

    g. Foundation Grants – There are some private foundations and non-profits that support park and recreation developments and programs. These entities can be solicited for donations to support specific projects which meet their criteria.

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3. **Quimby Act** - The Quimby Act is a widely used source of funding which enables local government to exact dedication of land or in-lieu fees from new residential development to maintain a minimum ratio of park land to population. This applies only to residential subdivisions and does not address additional park demands created through the construction of new units on existing lots or to condominium conversions. As Downey is essentially built-out, the Quimby Act presents limited opportunity for future funding opportunities.

4. **Development Impact Fees**: Development Impact Fees (AB 1600 fees) on development is another option for local agencies. The fees or exactions are based on the premise that new development generates new demand for park and recreation facilities. The fees only apply to new development and may only be assessed for new capital cost related to the development. A defined nexus or benefit/beneficiary relationship must be established. The fees are paid by the developer to offset costs for the infrastructure caused by new development. The fees are not limited to the cost of land and can be assessed for improvements. Some cities have used this fee mechanism to assess a capital equipment fee to acquire the equipment needed to maintain the new parks. The fees are often used in combination with development agreements. The advantages of impact fees, sometimes called mitigation fees, are that they can be assessed for non-subdivision land uses. Fees can be assessed under the premise that tourists, employers, and employees all benefit from and use community parks. This allows for assessment of commercial and industrial development. Once the nexus is established that proves the need for additional facilities because of new development, a fee program can be implemented. The fee cannot be assessed to subsidize existing shortfalls or benefit existing residents.

   Park in-lieu fees have been minimal for several years. The low amount is reflective of the residential build-out of Downey. The build-out will result in Development Impact Fees presenting a limited opportunity for funding in the future.

5. **Development Agreements** (DA's) are another mechanism through which park and recreation improvements can be acquired or provided. As part of an agreement specifying the type and density of development that will be allowed, the City can negotiate conditions and considerations in return for concessions. These types of incentive programs can also be used in the provision of parks and other open spaces in commercial areas. One such program would allow extra floor space in exchange for public recreation facilities such as a plaza, a mini-park or an amphitheater.

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6. **Bonds** - Most bond issues require a two-thirds vote of the electorate and are therefore used with great preparation, research and care to predict voting outcome. Some of the most common forms of these bonds are as follows:

   a. General Obligation Bonds - These bonds are issued subject to a two-thirds majority vote of the electorate and pledge the full faith and support of the borrower. G.O bonds would be paid out of the City's General Fund. Only cities with excess General Fund capacity are able to use G.O. bonds for park facility development today. Another method of implementing park and recreation facility development by use of a type of G.O. bond is by gaining voter approval for an additional property tax assessment to pay for the debt of park bonds. The issuer is authorized by the vote of a two-thirds majority of the electorate to levy an ad valorem tax on all taxable property within its jurisdiction at whatever rate is required to service the debt. Because of the high level of security, these bonds command the lowest interest rate. This type of financing requires strong community support and involves much time and effort to study community attitudes and promote acceptance in order to be successful.

   b. Revenue Bonds - These bonds are secured by a pledge of revenues from a tax or non-tax source such as assessments or fees. Because the revenue from a particular facility is the only security, these bonds usually carry a higher interest rate than general obligation bonds. The direct issuance of revenue bonds without the formation of a funding district, as described in more detail below, may not be feasible for park and recreation purposes due to limited income streams from these types of activities. However, revenue bonds have been used to partially fund such development as an aquatic facility where a feasibility study verified the revenue generating capability of the development.

7. **Certificates of Participation** - This is a form of lease purchase agreement that does not constitute indebtedness under the State constitutional debt limit and does not require voter approval. In a typical case, a local government entity decides to acquire a new or renovated public facility. This facility is purchased or constructed by a vendor corporation and the local government signs a lease agreement with the corporation to use the facility. An underwriting firm then buys the lease obligation from the vendor corporation and divides it into small units called "C.O.P.'s". Each C.O.P. represents a share of the lease payment revenue stream. The underwriter then places the C.O.P. issue with a bank which, in turn, sells the certificates to individual investors. The local government makes the lease payments to the bank which makes payments to the certificate holders. At the end of the lease period, title to the facility passes to the local government entity at nominal cost. Interest paid the certificate holders is tax exempt.

8. **Fund-Raising Events** - (concerts, raffles, etc.) While these are not a major source of funds, such events could contribute to an overall effort toward capital funding for a specific facility. Funds raised from such events could be channeled through a non-profit foundation as described above.

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## Sources of Operation and Maintenance Funds

1. **User Fees** - Such fees provide some contribution toward maintenance, but are not sufficient to provide any capital funds. It is strongly recommended that the City examine the current fee structure and make adjustments so that the fees collected are in line with the costs of maintenance and operation of the facilities and/or programs for which the fees are levied. Some of the sources of such fees include:
    - Participation fees for classes and special programs.
    - Field Rental Fees for the use, maintenance and lighting costs associated with using a sports field.
    - Facility Rental Fees for meetings, parties and special events.
    - Charges for play, such as for tennis court reservations and/or golf green fees.
    - Group picnic shelter use charges.
    - Charges for the use of park sites for special events such as arts & crafts fairs, tournaments, antique shows, auto shows, weddings, concerts, carnivals, Christmas tree sales, etc.
    - Joint-Use with non-profit organizations is also included in this category, where sports teams would renovate fields and/or provide field maintenance (labor or costs) in exchange for guaranteed use of the field during the season.
2. **Corporate Sponsorship of Events** - This is most popular for sports teams and other various activities, and should be actively pursued.
3. **Adopt-a-Park Programs** - This type of program could generate funds or volunteers to provide maintenance for City parks or facilities.
4. **Volunteer Labor** - Useful for certain programming and/or maintenance tasks, however does not constitute a large portion of funding needs.

## Sources for Both Capital and Operation and Maintenance Funding

1. **Sales Tax Increase –** The cornerstone of the state/local revenue system in virtually every region of the country, the sales tax is the second largest source of income for state and local governments and typically the most popular tax among voters. Sales taxes are either general or specific in form. General sales taxes are levied on the sale of goods or services at the retail level. Specific or selective sales taxes are imposed on specific items such as alcohol, tobacco and gasoline and sometimes earmarked for specific projects. As an example the Sonoma County Agricultural Preservation and Open Space District is funded through ¼ cent sales tax and the City of Pico Rivera passed a 1 percent increase to implement their Parks and Recreation Master Plan.
2. **Special District Assessments** - These include Benefit Assessment Districts (under state law AB1600), Landscape and Lighting Act Districts, and Mello-Roos Districts. A special assessment or levy is placed on a property to finance improvements and/or maintenance that specifically benefit that property. The legislation requires a vote of the residents in order to form such districts or in order to change the level of assessment.

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3. **Taxes** - Some examples of taxes used by other cities to pay for park and recreation include Transient Occupancy Tax, Real Estate Transfer Tax and Admissions Tax. A portion of such tax revenue could be dedicated for specific park and recreation uses, either to provide funding for a bond issue or to cover defined maintenance and operating costs.

4. **Concessions** - By contracting with a concessionaire to build and/or operate a facility, the City can generate income which could cover the capital costs and maintenance of the facility. Examples of such concession-operated facilities include: baseball or softball diamonds, equestrian facilities, handball courts, tennis courts, miniature golf, roller hockey facilities and food and beverage concessions. In most cases, the City provides a site for the facility and either the City or the concessionaire funds the construction of the facility. The lease terms are determined accordingly.

5. **User Group Contributions** – Sports groups sometimes have an interest in constructing and maintaining fields for their use if the City would provide a nominal lease of land for a reasonable time span so that they can capture the value of the improvements. This relieves the City of the associated costs; however, it precludes the use of the fields by other user groups unless that is made a condition of the lease.

6. **Joint-Use Agreements with School Districts** – Joint-Use Agreements with local School Districts can provide for reciprocal use of facilities by both parties. They define responsibilities for capital improvements and maintenance of the facilities. Problems sometimes arise when expanding school sports programs create inequalities in the amount of time the City has access to the facilities. Agreements need to be definitive and specific as to allowed usage.

7. **Sale or Lease of Surplus Lands** - The sale or lease of land or other capital facilities for which the City has no further use can sometimes be a major source of revenue. One-time receipts from the sale of land can be used for the acquisition of new park lands, recreation facilities, or the development of new community service facilities. Revenues from long-term leases can be used to provide maintenance or underwrite programs. Surplus parcels also may provide opportunities for trading land elsewhere in the City with other agencies that own land more suitable for park purposes.

## Potential Funding Sources by Facility Type

A summary of the various funding sources for the most appropriate project type is presented in Exhibit 6.2-1. The City should look at developing new sources beyond those currently in use. Funding needs can be satisfied for each improvement through a variety of potential sources.

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The specific funding source to be considered will depend partly on the timing of the development and the funding sources which may be available or which are more easily pursued at that time. For major improvements which include such facilities as community centers, soccer complexes, gymnasiums, senior centers, teen centers, ball field complexes, etc., the use of a fund raising effort to be conducted on behalf of a City's non-profit foundation could be beneficial. Sponsorships/ naming rights for major corporate or other private donors can be offered. In some cases, the use of a professional fund raising firm should be considered once a facility or project for which the funding will be used is identified. Other sources of funding for such projects could include public/private partnerships, partnerships with private sector through website advertising, user group contributions, joint use with the School District and public or private grants.

Use of bonds, sales tax increase, or special districts require a vote by the residents and have been used successfully in some California communities. The City of Pico Rivera passed a sales tax increase to implement their Park and Recreation Master Plan. The specific facilities and improvements to be paid for need to be identified and a public relations effort is required to enlist the support of the electorate. The greater the demand and recognition of the need by the public, the greater will be the chance of success.

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| | PROJECT TYPE | | | |
|---|---|---|---|---|
| **Funding Source** | **Acquisition** | **Improvement** | **Operations** | **Programs** |
| Non-Profit Foundation – i.e. 501 (c)(3) | x | x | | |
| State and Federal Grants [1] | x | x | | |
| Foundation Grants [1] | x | x | | |
| Quimby Dedication/In-lieu Fee | x | x | | |
| Development Agreements/Impact Fees | x | x | | |
| General Obligation Bonds | x | x | | |
| Revenue Bonds | x | x | | |
| Certificates of Participation | x | x | | |
| Sales Tax Increase | x | x | x | x |
| Fund Raising Events | x | x | | |
| Sponsorship (Naming Rights) | x | x | x | x |
| User Fees | | | x | x |
| Corporate Sponsorship of Events | | | x | x |
| Adopt-a-Park Program | | | x | x |
| Volunteer Labor | | | x | x |
| Public/Private Partnerships (Concessions) | x | x | x | x |
| Benefit Assessment District | x | x | x | x |
| Mello Roos District | x | x | x | |
| Transient Occupancy Tax | x | x | x | x |
| Real Estate Transfer Tax | x | x | | |
| Admissions Tax | x | x | x | x |
| User Group Contributions | x | x | x | x |
| Joint Use with School District/Public Agency | x | x | x | x |
| Sale/Lease of Surplus Lands | x | x | x | x |
| General Fund | x | x | x | x |

[1] *The grant requirements will specify what functions are eligible for funding.*

Exhibit 6.2-1 Funding Sources by Project Type

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## 6.3 Capital Project Budget

Currently, funding for capital improvements, renovations, and additions to park and recreation facilities in the City of Downey comes from several sources. For the Fiscal Year 2015/16 Downey has allocated $1.2 million in funds for capital improvement and renovation of park facilities. In a built-out community, fees on new development (development impact fees and developer special agreements) are a minor source of funding to provide parks and recreation facilities for the residents of Downey. Aside from the General Fund, recent sources of funding include grant funds from Los Angeles County 4th District Supervisor, State of California Habitat Conservation Fund, and a grant from the Kiwanis.

As an indication of the facility renovation, maintenance, and safety needs the Department has requested $2.66 million in funding for 2015/16 for capital projects ranging from playgrounds replacement, parking lot repairs, irrigation system upgrades, security cameras, and general park beautification projects.

Exhibit 6.3-1 identifies recommended projects by park sites for the City of Downey and identifies potential funding sources which could be utilized to fund each of these projects.

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| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **EXISTING FACILITIES** | | |
| **APOLLO PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | | |
| Infiltration Basin Development | | |
| Shuffleball to Multipurpose Fitness | | |
| Community Center Seismic Study | | |
| Recycled water - water main improvements | | |
| Recycled water - irrigation system replacement | | |
| Conversion to Synthetic turf | | |
| Turf renovation | | |
| Outdoor Storage | | |
| Ballfield lighting | | |
| Replace fence around playground | $ 8,577,600 | A,B,C,D,E,F,H,I,K |
| Replace north restroom or | | |
| North Restroom new roof | | |
| North restroom paint | | |
| North Restroom ADA | | |
| Parking lot renovation | | |
| Eastern parking lot ADA access | | |
| South Restroom ADA | | |
| North parking lot ADA | | |
| Northeast parking lot ADA | | |
| Convert toilet stalls for child use | | |
| Exterior Drinking fountains | | |
| Playground renovation | | |

Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations

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| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **BARBARA J. RILEY COMMUNITY AND SENIOR CENTER** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 613,353 | A,B,C,D,E,F,H,I,K |
| Add Wi Fi | | |
| Exterior Light Retrofit to LED | | |
| Install Cool roof | | |
| Replace Rooftop HVAC | | |
| Install Solar | | |
| Parking lot renovation | | |
| **BROOKSHIRE CHILDREN'S PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 675,500 | A,H |
| Recycled Water - water main improvements | | |
| Recycled Water - irrigation system improvements | | |
| Accessible picnic tables | | |
| Accessible drinking fountain | | |
| **CRAWFORD PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 725,200 | A,D,E,H,I |
| Slurry parking lot | | |
| Playground renovation | | |
| Twenty foot trail access | | |
| Turf/Irrigation Renovation | | |
| ADA parking/redesign entry | | |
| **COLUMBUS HIGH SCHOOL FIELDS** | | |
| Soccer to synthetic | $ 5,100,000 | H,K,L |
| Install lights sports fields | | |

Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

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| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **DENNIS THE MENACE PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 5,011,000 | A,D,E,H,I |
| Infiltration Basin Development | | |
| Slurry parking lot/ADA | | |
| Replace chain link to wrought iron | | |
| Interior Light Retro | | |
| Park lighting | | |
| Playground Hardware/surfacing | | |
| Remove community bldg or | | |
| Replace community bldg or | | |
| Community bldg new roof/paint | | |
| Garage | | |
| Community bldg ADA entry ramp | | |
| Community bldg--interior ADA | | |
| Replace restroom or | | |
| Restroom--new roof wood repairs/paint | | |
| Restroom--drainage | | |
| Restroom--ADA | | |
| Restroom --sidewalk | | |
| **DISCOVERY SPORTS COMPLEX** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 12,866,000 | A,B,D,E,H,I,K,L |
| Infiltration Basin Expansion | | |
| Soccer fields to synthetic | | |
| Lights at new synthetic fields | | |
| Barrier Poles and netting | | |
| New accessible curb ramps | | |
| Restroom/Concession ADA | | |

Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

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| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **FURMAN PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | | |
| Infiltration Basin Development | | |
| Recycled water - water main improvements | | |
| Recycled water - irrigation system replacement | | |
| Turf renovation | | |
| Parking lot renovation | $ 9,354,000 | A,B,C,D,E,F,H,I,K,N |
| Parking lot ADA | | |
| Interior Light Retro | | |
| Child's restroom to day-care | | |
| Field lighting | | |
| Sports fields-bleachers/backstops | | |
| Improve 2nd ball field | | |

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Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **GOLDEN PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 2,421,500 | A,B,C,D,E,H,I,K |
| Recycled Water - water main improvements | | |
| Recycled Water - irrigation system improvements | | |
| Turf renovation | | |
| Renovate group picnic | | |
| Parking lot renovation | | |
| Community bldg redesign front plaza | | |
| Community bldg--drainage | | |
| Parking lot ADA ramp | | |
| Westerly access ADA redesign | | |
| Restroom ADA | | |
| Improved field lighting | | |
| Conversion of Softball Field to Game Field | | |
| Storage space for sports equipment | | |
| **INDEPENDENCE PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 2,252,500 | A,B,C,D,E,H,I,K |
| Turf/irrigation renovation | | |
| Parking lot renovation | | |
| Tennis court renovation | | |
| Playground renovation | | |
| Storage bldg--drainage | | |
| Light easterly ballfield | | |
| Tennis bldg--replace trellis | | |
| Pathway redesign--ADA | | |
| East Restroom--ADA | | |
| Replace existing restroom | | |

Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

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| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|
| **RIO SAN GABRIEL PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 2,152,750 | A,D,E,H,I |
| Slurry Pico Vista lot | | |
| Ballfield Restroom--paint and roof | | |
| Decomposed Granite Walking Trail | | |
| Conversion to Passive Park | | |
| Remove community bldg or | | |
| Community bldg--roof | | |
| Community bldg--paint | | |
| Community bldg--window frames | | |
| Community bldg--brick veneer | | |
| Field/park lighting | | |
| **TEMPLE PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 139,800 | A,D,E,H,I |
| Turf/irrigation renovation | | |
| Flag Pole with lighting | | |
| **TREASURE ISLAND PARK** | | |
| 5 Year CIP Anticipated Maintenance Improvements | $ 1,335,500 | A,D,E,H,I |
| Recycled water - water main improvements | | |
| Recycled water - irrigation system improvements | | |
| ADA parking path redesign | | |

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Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY<br>A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax | J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
|---|---|---|---|
| **WILDERNESS PARK** | | | |
| 5 Year CIP Anticipated Maintenance Improvements | | | |
| Infiltration Basin Development | | | |
| Pond renovation | | | |
| Irrigation upgrade | | | |
| Exterior Light Retro | | | |
| Community bldg-redesign interior | | | |
| Community bldg--ADA parking ramp/path redesign | $ 7,384,803 | A,B,C,D,E,F,H,I,K,N | |
| Community building HVAC system | | | |
| Secondary parking ADA ramp/slurry | | | |
| Community bldg ADA improvements | | | |
| South restroom renovation/ADA | | | |
| Group picnic renovation | | | |
| Accessible Stalls/ramp at South Restroom | | | |
| Bike Trail Access Improvements | | | |
| | | | |
| Existing Facilities Total | $ 58,609,506 | | |
| **OPPORTUNITY SITES** | | | |
| Wilderness Park Expansion | $ 600,000 | A,B,C,D,E,H,I,K | |
| La Reina Property 3 | $ 1,100,000 | A,D,E,H,I | |
| Orange Street Property | $ 798,480 | A,D,E,H,I | |
| Former Well Site - 7217 Adwen St. | $ 450,000 | A,D,E,H,I | |
| Former Well Site - 8201 Stewart & Gray Road. | $ 450,000 | A,D,E,H,I | |
| Former Well Site - 9501 Guatemala Ave. | $ 450,000 | A,D,E,H,I | |
| Consuelo St./Paramount Blvd. | $ 3,721,560 | A,D,E,H,I | |
| Regional Sports Complex | $ 7,144,000 | A,B,C,D,E,F,H,I,K | |
| Sub Total | $ 14,714,040 | | |

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Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

| FACILITY | TOTAL COST OF IMPROVEMENTS | POTENTIAL FUNDING SOURCE KEY |
|---|---|---|
| | | A. General Fund<br>B. Non-profit Organization<br>C. Public/Private Partnerships, Concessions<br>D. Grants-CDBG<br>E. Grants-Public Agencies & Private Foundations<br>F. Corporate Sponsorships<br>G. Certificates of Participation<br>H. Bonds<br>I. Sales Tax<br>J. Sale/Lease of Surplus Land<br>K. User Group Contributions<br>L. School District Joint-use Contributions<br>M. Dedicated Taxes<br>N. Developer Impact Fees<br>O. Developer Special Agreement |
| **ADDITIONAL COMMUNITY NEEDS - SITE YET TO BE DEFINED*** | | |
| Adult Softball Field - lighted | $ 1,150,000 | A,B,C,D,E,H,I,K |
| Bicycling Trails (4 Miles)**** | $ 740,000 | A,D,E,H,I |
| Gymnasium | $ 3,700,000 | A,D,E,H,I |
| Playgrounds (21 Playgrounds)***** | $ 9,450,000 | A,D,E,H,I |
| Soccer Complex | $ 5,000,000 | A,B,C,D,E,H,I,K |
| Spray Play/Splash Pad (1) | $ 500,000 | A,D,E,H,I |
| Walking/Jogging Trails (42 Miles) | $ 8,400,000 | A,D,E,H,I |
| Sub Total | $ 28,940,000 | |
| **TOTAL Opp Sites and Addtnl Comm Needs** | **$ 43,654,040** | |

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Exhibit 6.3-1 Potential Funding Sources for Facility Recommendations (Continued)

## 6.4 Capital Costs for Proposed Recommendations

The five-year Capital Budget is integral to sound financial planning, debt management, and reserve development. In coordination with the Public Works Maintenance Division and Park and Recreation staff, this Master Plan identified master planned facilities, capital replacement and capital outlay requirement over a five-year period to assist with planned cash and debt management.

Exhibit 6.4-1 displays recommended summary of five year plan for minor park maintenance and capital improvements for the City of Downey. The complete Capital Improvement Plan is included in the Appendix. This plan is broken down by maintenance and site specific CIP's. This five year program is based upon a continuation of City funding at existing levels for capital replacement, renovation, and upgrades and the City moving forward with a voter approved funding measure in the 2018/2019 Fiscal Year.

It is recommended that the City take the next step in the development of a proposed voter approved funding measures, sales tax increase, bond, etc. and conduct polling to determine the public's willingness to pay for park improvements and new park development at identified opportunity sites, potential Green Streets, or joint use of school playgrounds.

If the City decides to move forward with a voter approved funding measure after conducting polling on willingness to pay, new park development should be included as a single line item listing potential projects and total dollar amount that would be available to begin work on those projects on a priority basis.

Appendix tab A6.4.

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**CITY OF DOWNEY PARKS AND OPEN SPACE MASTER PLAN**
**MAJOR MAINTENANCE AND CIP SUMMARY**

| MAJOR MAINTENANCE AND CIP SUMMARY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Feature | Max Life | Average Costs** each | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5 Year Total |
| MAINTENANCE | | | | | | | | |
| Individual Tables | 15 | $ 2,000 | $ 8,000 | $ - | $ 8,000 | $ - | $ 76,000 | $ 92,000 |
| Individual Barbeque | 15 | $ 500 | $ - | $ - | $ - | $ - | $ 10,500 | $ 10,500 |
| Drinking Fountains | 15 | $ 5,000 | $ 5,000 | $ 15,000 | $ - | $ 20,000 | $ 20,000 | $ 60,000 |
| Garbage Cans | 15 | $ 500 | $ - | $ - | $ - | $ 1,000 | $ 63,000 | $ 64,000 |
| Benches | 15 | $ 1,500 | $ 15,000 | $ 9,000 | $ 13,500 | $ 10,500 | $ 18,000 | $ 66,000 |
| Bike Rack | 15 | $ 2,000 | $ - | $ - | $ - | $ - | $ 2,000 | $ 2,000 |
| Play Area | 15 | $ 75-250k | $ - | $ 250,000 | $ 600,000 | | $ 250,000 | $ 1,100,000 |
| Basketball Court | 10 | $ 85,000 | $ - | $ - | $ 20,000 | $ 20,000 | $ 20,000 | $ 60,000 |
| Sand Volleyball | 15 | $ 10,000 | $ - | $ - | $ - | $ - | $ 10,000 | $ 10,000 |
| Dog Park | 20 | $ 30,000 | $ - | $ - | $ - | $ 15,000 | $ - | $ 15,000 |
| Restroom | 20 | $ 100-500k | $ - | $ - | $ - | $ 300,000 | $ - | $ 300,000 |
| Path--Concrete | 30 | $160 sq yard | $ 54,200 | $ 20,000 | $ - | $ 20,000 | $ 4,800 | $ 99,000 |
| Path—DG | 15 | $45 sq yd | $ - | $ 4,500 | $ - | $ - | $ 27,000 | $ 31,500 |
| Asphalt Area Parking | 15 | Varies* | $ - | $ - | $ 4,000 | $ 6,000 | $ - | $ 10,000 |
| Trees | 30 | $300 24" box | $ 1,500 | $ 1,500 | $ 2,100 | $ 1,500 | $ 1,500 | $ 8,100 |
| Building/Structure | 20 | Varies | $ - | $ 25,000 | $ - | $ 25,000 | $ - | $ 50,000 |
| Sub Total MM | | | $ 83,700 | $ 325,000 | $ 647,600 | $ 419,000 | $ 502,800 | $ 1,978,100 |
| | | | | | | | | |
| PARK SUMMARY | | | | | | | | |
| MAINTENANCE | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5 Year |
| Apollo | | | $ 19,000 | $ 8,000 | $ 7,600 | $ 29,000 | $ 46,500 | $ 110,100 |
| Barbara J. Riley | | | $ - | $ - | $ - | $ - | $ 2,000 | $ 2,000 |
| Brookshire | | | $ - | $ - | $ - | $ - | $ 20,000 | $ 20,000 |
| Crawford | | | $ 7,700 | $ - | $ 220,000 | $ - | $ 3,000 | $ 230,700 |
| Columbus | | | $ - | $ - | $ - | $ - | $ - | $ - |
| Dennis the Menace | | | $ 15,000 | $ - | $ 403,000 | $ 5,000 | $ 23,500 | $ 446,500 |
| Discovery | | | $ - | $ - | $ - | $ 1,000 | $ 2,500 | $ 3,500 |
| Furman | | | $ 1,500 | $ 26,500 | $ 1,500 | $ 26,500 | $ 28,500 | $ 84,500 |
| Golden | | | $ 20,000 | $ 250,000 | $ - | $ - | $ 20,500 | $ 290,500 |
| Independence | | | $ 8,000 | $ 3,000 | $ 3,000 | $ 3,000 | $ 15,500 | $ 32,500 |
| Rio San Gabriel | | | $ 1,500 | $ 5,000 | $ 1,500 | $ 21,500 | $ 41,000 | $ 70,500 |
| Temple | | | $ - | $ - | $ - | $ - | $ 7,300 | $ 7,300 |
| Treasure Island | | | $ 8,000 | $ 4,500 | $ 8,000 | $ - | $ 7,500 | $ 28,000 |
| Wilderness | | | $ 3,000 | $ 28,000 | $ 3,000 | $ 333,000 | $ 285,000 | $ 652,000 |
| Sub Total CIP | | | $ 83,700 | $ 325,000 | $ 647,600 | $ 419,000 | $ 502,800 | $ 1,978,100 |
| | | | | | | | | |
| PARK SUMMARY | | | | | | | | |
| SITE SPECIFIC CIP'S | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5 Year |
| Apollo | | | $ 4,017,500 | $ - | $ 4,450,000 | $ - | $ - | $ 8,467,500 |
| Barbara J. Riley | | | $ 152,536 | $ 15,000 | $ 443,817 | $ - | $ - | $ 611,353 |
| Brookshire | | | $ 5,500 | $ - | $ 650,000 | $ - | $ - | $ 655,500 |
| Crawford | | | $ 194,500 | $ - | $ 300,000 | $ - | $ - | $ 494,500 |
| Columbus | | | $ - | $ - | $ 5,100,000 | $ - | $ - | $ 5,100,000 |
| Dennis the Menace | | | $ 3,789,500 | $ 300,000 | $ 475,000 | $ - | $ - | $ 4,564,500 |
| Discovery | | | $ 7,362,500 | $ - | $ 5,500,000 | $ - | $ - | $ 12,862,500 |
| Furman | | | $ 7,339,500 | $ 50,000 | $ 1,880,000 | $ - | $ - | $ 9,269,500 |
| Golden | | | $ 216,000 | $ 90,000 | $ 1,825,000 | $ - | $ - | $ 2,131,000 |
| Independence | | | $ 31,000 | $ 260,000 | $ 1,925,000 | $ - | $ 4,000 | $ 2,220,000 |
| Rio San Gabriel | | | $ 2,082,250 | $ - | $ - | $ - | $ - | $ 2,082,250 |
| Temple | | | $ - | $ - | $ 132,500 | $ - | $ - | $ 132,500 |
| Treasure Island | | | $ 7,500 | $ - | $ 1,300,000 | $ - | $ - | $ 1,307,500 |
| Wilderness | | | $ 6,017,803 | $ 15,000 | $ 300,000 | $ 400,000 | $ - | $ 6,732,803 |
| Sub Total CIP | | | $ 31,216,089 | $ 730,000 | $ 24,281,317 | $ 400,000 | $ 4,000 | $ 56,631,406 |

Exhibit 6.4-1 Major Maintenance/Capital Improvement Summary

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**CITY OF DOWNEY PARKS AND OPEN SPACE MASTER PLAN**
**MAJOR MAINTENANCE AND CIP SUMMARY**

| PARK SUMMARY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MAINTENANCE/ SITE SPECIFIC CIP'S TOTAL | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5 Year |
| Apollo | | | $ 4,036,500 | $ 8,000 | $ 4,457,600 | $ 29,000 | $ 46,500 | $ 8,577,600 |
| Barbara J. Riley | | | $ 152,536 | $ 15,000 | $ 443,817 | $ - | $ 2,000 | $ 613,353 |
| Brookshire | | | $ 5,500 | $ - | $ 650,000 | $ - | $ 20,000 | $ 675,500 |
| Crawford | | | $ 202,200 | $ - | $ 520,000 | $ - | $ 3,000 | $ 725,200 |
| Columbus | | | $ - | $ - | $ 5,100,000 | $ - | $ - | $ 5,100,000 |
| Dennis the Menace | | | $ 3,804,500 | $ 300,000 | $ 878,000 | $ 5,000 | $ 23,500 | $ 5,011,000 |
| Discovery | | | $ 7,362,500 | $ - | $ 5,500,000 | $ 1,000 | $ 2,500 | $ 12,866,000 |
| Furman | | | $ 7,341,000 | $ 76,500 | $ 1,881,500 | $ 26,500 | $ 28,500 | $ 9,354,000 |
| Golden | | | $ 236,000 | $ 340,000 | $ 1,825,000 | $ - | $ 20,500 | $ 2,421,500 |
| Independence | | | $ 39,000 | $ 263,000 | $ 1,928,000 | $ 3,000 | $ 19,500 | $ 2,252,500 |
| Rio San Gabriel | | | $ 2,083,750 | $ 5,000 | $ 1,500 | $ 21,500 | $ 41,000 | $ 2,152,750 |
| Temple | | | $ - | $ - | $ 132,500 | $ - | $ 7,300 | $ 139,800 |
| Treasure Island | | | $ 15,500 | $ 4,500 | $ 1,308,000 | $ - | $ 7,500 | $ 1,335,500 |
| Wilderness | | | $ 6,020,803 | $ 43,000 | $ 303,000 | $ 733,000 | $ 285,000 | $ 7,384,803 |
| TOTAL | | | $ 31,299,789 | $ 1,055,000 | $ 24,928,917 | $ 819,000 | $ 506,800 | $ 58,609,506 |

| NON-PARK SPECIFIC | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MAINTENANCE/ CAPITAL IMPROVEMENTS | | | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 5 Year |
| Park Ballfield Improvements | | $ 90,000 | $ 90,000 | | | | | $ 90,000 |
| Hot Coal Bins/BBQ | | $ 17,500 | $ 17,500 | | | | | $ 17,500 |
| Park Security Cameras | | $ 218,827 | $ 218,827 | | | | | $ 218,827 |
| Parks Lighting | | $ 161,767 | $ 161,767 | | | | | $ 161,767 |
| TOTAL | | | $ 488,094 | $ - | $ - | $ - | $ - | $ 488,094 |

Exhibit 6.4-1 Major Maintenance/Capital Improvement Summary (Continued)

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# CITY OF DOWNEY

## PARKS AND OPEN SPACE MASTER PLAN

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