

*City of Greenfield Special Events & Recreation Board*

*Committee Meeting*

*August 18, 2014 8:30 AM*

599 El Camino Real Greenfield CA 93937 831-674-5591

[www.ci.greenfield.ca.us](http://www.ci.greenfield.ca.us)

A. CALL TO ORDER

B. ROLL CALL

C. BUSINESS

1. REVIEW of Recreation Budgets and Sources of Operating and Capital Improvements Funds for FY 2014-15 and DISCUSSION of Restrictions and Uses of Funds
  - a. Report
  - b. Public Comments
  - c. Review / Discussion
2. REVIEW Greenfield Parks and Recreation Assets, State of Parks and Assets, Scope of Activities, and Responsible Party for Maintenance, Costs and Proposed Capital Improvements
  - a. Report
  - b. Public Comments
  - c. Review / Discussion
3. REVIEW of CCYSO Contract and Proposed Revisions to Contract – Scope of Services
  - a. Report
  - b. Public Comments
  - c. Review / Discussion
4. REVIEW of Downtown Cultural Performing Center Programs and Plans
  - a. Report
  - b. Public Comment
  - c. Review / Discussion
5. DISCUSSION Regarding Special Events / Proposed Event Budgets
  - a. Report
  - b. Public Comments
  - c. Review / Discussion

6. DISCUSSION Regarding Scope of Current and Desired Recreation Activities in the Community, Funding Sources and Available Facilities
  - a. Report
  - b. Public Comments
  - c. Review / Discussion
  
7. REVIEW Process for Evaluating Proposed Recreation Programs, Sustainability, Funding and Leadership Vis-à-vis Recreational Advisory Board
  - a. Report
  - b. Public Comments
  - c. Review / Discussion
  
8. DISCUSSION Regarding General Approach to Marketing and Communication of Programs and Events
  - a. Report
  - b. Public Comments
  - c. Review / Discussion

#### D. ADJOURNMENT

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Your courtesy is requested to help our meeting run smoothly. If you will be kind enough to follow the rules of conduct for public participation in City Council meetings, we can make the best possible use of your time and ours. Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering and any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting. **Please turn off cell phones and pagers.**

This agenda is dually posted outside City Hall and on the City of Greenfield web site: [www.ci.greenfield.ca.us](http://www.ci.greenfield.ca.us)

May 2009

# City of Greenfield

## Parks & Recreation Facilities Master Plan



Prepared For:  
City of Greenfield  
Community Development Department  
45 El Camino Real  
Greenfield, CA 93927

Prepared By:  
RBF Consulting

**RBF**  
CONSULTING

*Community Development Block Grant (CDBG) Planning and Technical Assistance (P/TA) grant funding from the California Housing and Community Development Department (HCD) was used in part to fund preparation of this Master Plan.*

City of Greenfield

# Parks and Recreation Facilities Master Plan

**Prepared For:**

City of Greenfield  
45 El Camino Real  
Greenfield, California 93927

**Prepared By:**

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Adopted May 12, 2009

*Community Development Block Grant (CDBG) Planning and Technical Assistance (P/TA) grant funding from the California Housing and Community Development Department (HCD) was used in part to fund preparation of this Master Plan.*

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Annie Moreno, Mayor Pro Tem  
Yolanda S. Teneyuque, Council Member  
Agapito Vazquez, Council Member  
John Martinez, Council Member  
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**CHAPTER 1.0**  
**INTRODUCTION**

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## 1.0 INTRODUCTION

The *City of Greenfield Parks and Recreation Facilities Master Plan* (hereinafter “Master Plan”) is based on the vision that parks, recreation facilities and open space are important resources within the City of Greenfield (City). The Master Plan provides a long-term vision for the parks and recreational needs of the community and discusses the findings and recommendations for meeting existing and future park and recreation needs in the City.

This Master Plan recognizes that the needs of the community may change from time to time. This document will be monitored on a yearly basis to coincide with the City’s Capital Improvements Program (CIP). Each year, recreational facilities will be added to the CIP consistent with available funding and the goals and policies of this Master Plan.

### 1.1 PURPOSE OF THE MASTER PLAN

The Master Plan serves as a guide to the future development and improvement of parks and recreation facilities in the City of Greenfield. The goal of the Master Plan is to identify the needs of Greenfield citizens, employees, and visitors for parks and recreation for the City of Greenfield, now and into the future. The Master Plan is an implementation tool of the *City of Greenfield General Plan*, as well as goals and policies based on current analysis and community input.

The Master Plan is intended to be a flexible document, presenting findings and recommendations that will be evaluated, validated, and/or modified periodically as the City responds to unforeseen opportunities and constraints as well as changes in the residents’ needs and demands. It is anticipated that Master Plan recommendations will be considered on an annual basis in the context of other City priorities in order to implement recreation projects.

The Master Plan has been accomplished by the analysis of existing park facilities; accepted parks and recreation facility standards; land available for future facility development; community input; and population and demographic trends in the City.

### 1.2 APPROACH AND DOCUMENT ORGANIZATION

The Master Plan is organized into the following sections:

- **Section 1.0: Introduction** – This section summarizes the Master Plan’s purpose and process. The current demographic composition of the City of Greenfield and implications of recreational trends are outlined. A list of related documents that were reviewed as part of the Master Plan is also identified (e.g. *City of Greenfield General Plan*) within this section.
- **Section 2.0: Existing Recreational Resources and Programs** – Understanding the existing conditions in the City of Greenfield is an essential step in the Master Plan process. Section 2.0: Existing Recreational Resources and Programs provides an overview of the park requirements and types; a description of existing recreational programs and activities; an inventory of the existing City parks and recreational facilities, as well as other nearby recreational facilities open to the public, including public school facilities, private recreation facilities, and other regional facilities



located in the vicinity of the City; and a description of opportunity sites for future parks.

- **Section 3.0: Recreation Facility Needs Assessment** – The purpose of the Recreation Facility Needs Assessment (Needs Assessment) is to identify the current and future recreational facility needs within the City; to identify recreational demand that is currently unmet; and to suggest the relative priority of each identified need. Data from the community was obtained to develop an understanding of the demand for a variety of facilities. Both qualitative and quantitative information sources were discussed.

The Needs Assessment utilized the following need identification tools:

- **Community Outreach** – Information was gathered from the community through a series of three public community meetings, which were conducted from August 2008 to March 2009. In addition, the City of Greenfield administered a written survey in 2003 in order to obtain information regarding parks and recreation facilities in Greenfield. Information from this written survey was compared with the information gathered during the public meetings and summarized within this section. The full survey is included as Appendix A to this Master Plan.
- **Recreation Demand and Needs Analysis** – A quantitative evaluation of the City of Greenfield’s facility needs based on the outreach, survey, facility inventory, relevant demographics, and recreational programs was conducted and is included within this subsection of the Master Plan.
- **Service Area Distribution** – An evaluation of where parks and recreation facilities are distributed in the City of Greenfield is included in this subsection, as well as identifications of neighborhoods that are located greater than a quarter mile from existing residential neighborhoods.
- **Acreage Analysis** – An evaluation of parkland acreage recreation needs and available supply is included in this subsection.
- **Section 4.0: Goals, Objectives, and Policies** – Building off the goals, objectives and policies in the *City of Greenfield General Plan*, Section 4.0 presents additional goals, objectives, and policies as part of the Master Plan.
- **Section 5.0: Recreation Facility Recommendations and Design Concepts** – Section 5.0 provides recommendations with respect to existing and proposed parks, unimproved parkland, and joint-use and collaborative and partnering opportunities. Recommendations are intended to address the recreation facility and program needs identified in Section 3.0 and are the result of the existing inventory, analysis of demand, community input, and consideration of goals, objectives and policies developed in the Master Plan.
- **Section 6.0: Funding and Implementation** – This section of the Master Plan discusses the sources for funding capital costs, as well as operations and maintenance costs. Capital costs are assigned to the proposed recommendations in Section 5.0 and suggested funding sources are identified to assist the City in implementing the proposed Master Plan recommendations.



## **1.3 CONTEXT**

### **1.3.1 PHYSICAL SETTING**

The City of Greenfield is located in the heart of California's Salinas Valley, nestled between the Gabilan mountain range to the east and the Santa Lucia range to the west. Located approximately 35 miles southeast of Monterey Bay, within California's Central Coast region, Greenfield is centered in one of the most productive agricultural areas in the world. Known as the "Salad Bowl of the World," the Salinas Valley ships over \$2 billion worth of fruits and vegetables annually across the United States and abroad. Local tourism is increasing, as more people are attracted to the area, also known as the center of "Steinbeck Country."

The City of Greenfield has small town charm and a sense of community, affordable prices (comparatively for Monterey County) for land and housing; a growing population of professional and skilled workers; and a variety of nearby outdoor recreational opportunities. Within this diverse community, rural and suburban lifestyles coexist with ongoing agricultural activities.

The *City of Greenfield General Plan*, which was adopted on May 31, 2005 establishes the vision for the City. The planning area for the Master Plan encompasses the existing General Plan boundaries.

### **1.3.2 RELATIONSHIP TO OTHER DOCUMENTS**

As described previously, the Master Plan is drawn directly from the comprehensive set of objectives and policies within the approved General Plan and builds off these policies. In addition to the *City of Greenfield General Plan*, there are a number of other existing document and plans that relate to the Master Plan and influence the direction. Each of these documents and plans are briefly described below, along with a description of its relationship to the Master Plan.

#### **THE CITY OF GREENFIELD GENERAL PLAN**

Each City in California is required by State law to adopt a comprehensive, long-term General Plan for its own physical development. The General Plan includes mandatory elements including land use, circulation and transportation, housing, conservation, noise, safety, and open space. California State law requires that the day-to-day decisions of a City should follow from and be consistent with the General Plan. The Master Plan is a planning tool that provides a coordinated program of recreational facility development and management carrying out the goals and policies of the General Plan. The City's current General Plan was adopted on May 31, 2005.

#### **AMERICANS WITH DISABILITY ACT OF 1990**

The Americans with Disability Act (ADA) is a civil rights law, which is intended to eliminate discrimination against people with disabilities. Included in this law are provisions governing employment, communication, transportation, design, services, and physical accessibility. Existing recreation facilities, new facilities, and recreation services are affected. The City continues to address the requirements of this law.



### **CALIFORNIA HEALTH AND SAFETY CODE**

Section 115725 of the California Health and Safety Code requires that a safety inspection program be conducted on all playgrounds by a National Playground Safety Institute Certified Playground Safety Inspector. Section 115725 of the Code also requires that agencies upgrade playgrounds by replacement or improvement to meet current regulations. City staff reviews equipment as part of normal maintenance operations.

### **CITY OF GREENFIELD ZONING ORDINANCE AND MAP**

The City's Zoning Ordinance and Map are the primary implementation tools of the City's Land Use Element, describing specific types of land use, use intensity, and development standards. The Master Plan is consistent with the City's Zoning Ordinance and Map.

### **FUTURE DEVELOPMENT PLANS/TRACT MAPS/SPECIFIC PLANS**

Future development would shape areas within the City. In general, future development plans provide detailed information with respect to land use patterns and intensity, development standards, and treatment of natural resources within the area. The process of developing these plans will likely affect the availability and management of new parks and open space in the City.

**CHAPTER 2.0**  
**EXISTING RECREATION RESOURCES**

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## 2.0 EXISTING RECREATION RESOURCES

This portion of the Master Plan provides an overview of the existing parks, recreation facilities, and opportunities in and around the City of Greenfield.

### 2.1 PARK DEFINITION

Section 17.98.020 of the City of Greenfield Zoning Ordinance establishes the following definition for a parks and playgrounds:

Parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes.

Section 17.98.020 defines open space as follows:

Undeveloped land with primarily passive recreational uses or landscaped pedestrian and bicycle through-ways (examples: community gardens, agricultural easements, greenbelts, bike and pedestrian paths, playground equipment) or land left undeveloped for aesthetic, environmental, health, welfare, or safety reasons (examples: greenbelts, floodways, steep unstable slopes, and utility easements). Green Roofs can be considered Open Space as determined by the Planning Director or final decision making body. Open space cannot be considered park space and does not satisfy the requirement for park space as defined and required in this Code.

### 2.2 CITY PARK REQUIREMENTS AND PARK TYPES

Parks can be classified by type based primarily on their size, function, and character. The *City of Greenfield General Plan* sets forth a parkland goal of 3.9 acres per 1,000 residents. In accordance with the *City of Greenfield General Plan* and the *City of Greenfield Zoning Ordinance*, residential development projects in the City that are more than 50 units are required to provide 3.9 acres of parkland with a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents. Specific General Plan goals related to community parks and neighborhood parks within the City are described below:

- **Community Parks** - Community parks shall have a minimum size of ten acres with an ideal size of 20 acres and where reasonably feasible shall be located within one mile of most residential areas. Community parks should be located on a major arterial or thoroughfare where impact to surrounding residential neighborhoods is minimized. Where a community park abuts a neighborhood, the park shall be designed to provide neighborhood scale activities or trails adjacent to the residential area where possible.
- **Neighborhood Parks** - Neighborhood parks shall be based on a preferred size of one to two acres with a minimum size of 0.5 acres, incorporating lawn play areas of sufficient size to accommodate informal field sports, where possible. Neighborhood parks shall be located no more than a quarter mile walking distance for most residents and shall avoid major street crossings in order for most residents to access a neighborhood park.



Detailed size, service area, and use for each park type are described in **Table 2-1: Greenfield Park Standards**.

**Table 2-1: Greenfield Park Standards**

Type of Park	Acres per 1,000 Population	Size Guidelines (Acres)	Service Area	Details
Neighborhood Parks	1.5 acres	1 to 2 acres	Within ¼ mile walking distance of residential uses.	Includes lawn play areas of sufficient size to accommodate informal field sports. Located to avoid major street crossings in order for most residents to access a neighborhood park.
Community Parks	2 acres	10+ acres Preferably 20 acres	Within one mile of residential areas.	Located on a major arterial or thoroughfare where impacts to residential neighborhoods are minimized.
<b>Subtotal (Improved Parkland)</b>	<b>3.5 acres</b>	--	--	--
Open Space/Greenbelts	0.4 acre	--	Citywide	--
<b>Total</b>	<b>3.9 acres</b>	--	--	--

Source: City of Greenfield General Plan

In addition to the City standards, the Park Design Guidelines of the National Recreation and Park Association (NRPA) provides standards based on the classification of park type based on use, function and acreage. NRPA classifications are included for mini parks (up to two acres), neighborhood parks (between 5 and 10 acres), community parks (10+ acres), special-use facilities, regional parks (200+ acres) and park/school sites (varies). Most of the City’s neighborhood parks are generally more consistent with the NRPA standards for a mini park. In addition, the City is deficient in five to ten acre parks, which are classified as neighborhood parks by the NRPA. Neighborhood parks provide the most close-at-hand recreational facilities for intense recreational activities/facilities such as field games, court games, playground apparatus, and picnic tables.

### 2.3 EXISTING RECREATION PROGRAMS AND ACTIVITIES

The City does not have an existing park and recreation department. However, various community organizations located in the community of Greenfield offer residents a wide variety of recreational programs. The following organized recreational programs are offered in the City of Greenfield:

- **Greenfield Little League** – The Greenfield Little League is a baseball league that serves approximately 150 kids from ages five to 12.
- **Greenfield Pony Baseball League** – The Greenfield Pony League is a youth baseball league that serves approximately 13 kids from ages 13 to 14.
- **Greenfield Pee Wee Cheerleaders** – The Greenfield Pee Wee Cheerleaders is a youth cheerleading squad that serves approximately 25 kids from ages five to 14. The cheerleading squad cheers for the youth football team.



- **Greenfield Pop Warner Football League** – The Greenfield Pop Warner Football League is a youth football league that serves approximately 50 to 80 kids from ages nine to 14.
- **Greenfield Youth Soccer League** – The Greenfield Youth Soccer League serves approximately 250 kids from ages six to 13.
- **King City Men’s Adult Basketball League** – The King City Men’s Adult Basketball League serves approximately 30 adults from age 18 and older in the City of Greenfield.
- **Greenfield Sports League** – The Greenfield Sports League serves approximately 150 residents, typically age 18 and older. The Greenfield Sports League has been offering softball program for residents in Greenfield over the past two years. Ten softball teams participated in 2007 and four softball teams participated in the Summer of 2008. The objective of the league is to offer sports and recreational activities to residents in order to curb obesity and other health related concerns of residents, as well as offer programs to serve residents with physical disabilities and senior citizens. The Greenfield Sports League is interested in an indoor recreational facility and a community pool to offer additional recreational programming opportunities in the community.
- **Vista Verde Grizzlies** – The Vista Verde Grizzlies is an after school sports program located at Vista Verde Middle School.
- **YMCA** – The YMCA, which is based out of Soledad, runs numerous programs in the City of Greenfield including an organized basketball league, and an indoor soccer league, and several programs out of the Greenfield Community Center. Programs are typically provided at the Greenfield Community Center and include a Summer day camp program; Tai Kwan Do; a cheer/dance program; and a tumbling program for young children. Adult programs offered by the YMCA at the Greenfield Community Center include aerobic classes and Tai Kwan Do. YMCA also operates a youth and adult basketball league and a volleyball league at Greenfield Memorial Hall and has an agreement with the Greenfield Union High School District for shared-use of the gymnasium at Vista Verde Middle School.
- **Fiesta Mexicana** – Fiesta Mexicana promotes art, culture, physical activity and self-confidence to children in the City of Greenfield.
- **Church Youth Programs** - Some of the church youth programs facilitate youth recreation activities, including El Shaddai Church which provides an outreach ministry on Friday evenings.

## **2.3 EXISTING CITY RECREATION FACILITIES**

Site visits of each park were conducted, telephone queries were made, and documents were reviewed in order to inventory existing parks and recreation facilities in the City. Parks in the City of Greenfield are mostly located in existing residential neighborhoods. Generally, neighborhood park sites have been dedicated and improved by private developers in conjunction with residential housing developments. The majority of the parks are

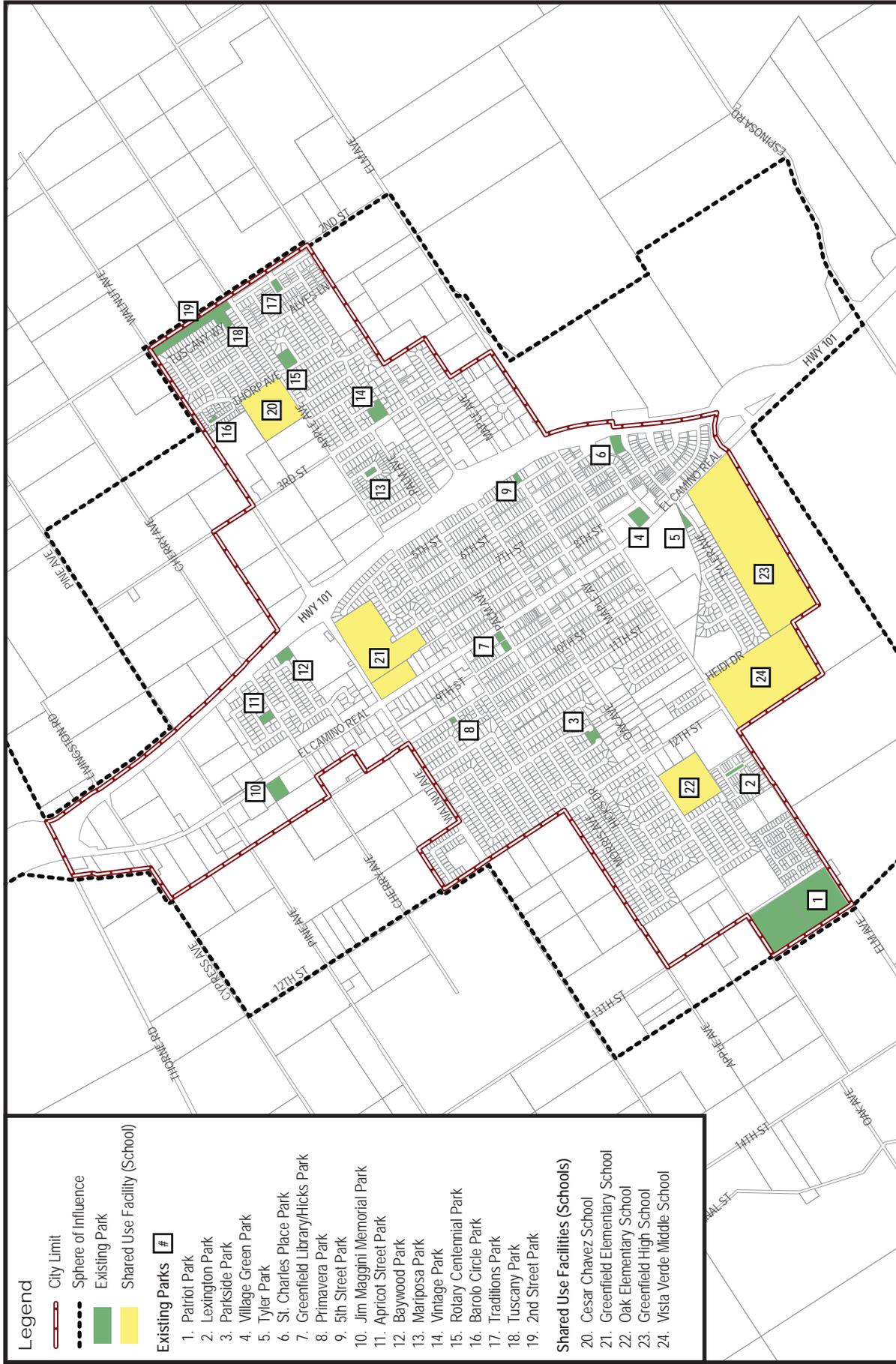


maintained by the Department of Public Works. A few of the smaller parks are maintained by a Homeowner’s Association.

Greenfield has 19 parks and two indoor recreation facilities. Parks are described below under one of three categories: 1) Community Parks, 2) Neighborhood Parks, and Unimproved Parks/Open Space. **Figure 1: Existing Park and Shared Use Facilities** identifies existing park sites throughout the community. **Table 2-2: Greenfield Parks Facilities Inventory** summarizes the total existing acreage for all parks and unimproved parks (open space) in the City, which is approximately 31.47 acres. This total does not include shared-use facilities (e.g. schools), which are utilized by various recreational groups in the City. Such shared use facilities are shown on **Figure 1: Existing Parks and Shared Use Facilities** and facilities are shown in **Table 2.3: Existing Park and Shared-Use Facilities**.

**Table 2-2: Greenfield Parks Facilities Inventory**

Park	Acreage
<b>Community Parks</b>	
1. Patriot Park	19.16
<b>Subtotal</b>	<b>19.16</b>
<b>Neighborhood Parks</b>	
2. Parkside Park	0.62
3. Apricot Street Park	0.74
4. Baywood Park	0.74
5. Mariposa Park	0.24
6. Vintage Park	1.14
7. Rotary Centennial Park	1.02
8. Tuscany Park	0.71
9. Jim Maggini Memorial Park	0.82
10. Village Green Park	1.63
11. Primavera Park	0.14
12. Fifth Street Park	0.24
13. Barolo Circle Park	0.15
14. Tyler Park	0.38
15. Hicks Park	0.33
<b>Subtotal</b>	<b>8.9</b>
<b>Unimproved Parks (Open Space)</b>	
16. Lexington Park	0.11
17. St. Charles Place Park	0.85
18. Traditions Park	0.35
19. Second Street Park	2.10
<b>Subtotal</b>	<b>3.41</b>
<b>Total</b>	<b>31.47</b>



Source: PMC (2008)



GREENFIELD PARKS AND RECREATION FACILITIES MASTER PLAN

# Existing Parks and Shared Use Facilities

Figure 1

3/05/09 JN 70-100141



- Legend**
- City Limit
  - Sphere of Influence
  - Existing Park
  - Shared Use Facility (School)
- Existing Parks #**
1. Patriot Park
  2. Lexington Park
  3. Parkside Park
  4. Village Green Park
  5. Tyler Park
  6. St. Charles Place Park
  7. Greenfield Library/Hicks Park
  8. Primavera Park
  9. 5th Street Park
  10. Jim Maggini Memorial Park
  11. Apricot Street Park
  12. Baywood Park
  13. Mariposa Park
  14. Vintage Park
  15. Rotary Centennial Park
  16. Barolo Circle Park
  17. Traditions Park
  18. Tuscan Park
  19. 2nd Street Park
- Shared Use Facilities (Schools)**
20. Cesar Chavez School
  21. Greenfield Elementary School
  22. Oak Elementary School
  23. Greenfield High School
  24. Vista Verde Middle School



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Table 2-3: Existing Park and Shared Use Facilities Matrix

Park Facility	Patriot Park	Lexington Park	Parkside Park	Second Street Park	Apricot Street Park	Baywood Park	Mariposa Park	Vintage Park	Rotary Centennial Park	Tuscany Park	Jim Maggini Memorial Park and Greenfield Memorial Hall	Traditions Park	Village Green Park	St. Charles Place Park	Primavera Park	Fifth Street Park	Barolo Circle Park	Tyler Park	Hicks Park	Cesar Chavez Elementary School <sup>1</sup>	Greenfield Elementary School	Oak Elementary School	Greenfield High School <sup>2</sup>	Vista Verde Middle School
Baseball Fields	√																			√	√	√	√	√
Basketball Court (Outdoor)	√		√			√		√								√					√	√	√	
Basketball Court (Indoor)											√ <sup>2</sup>												√	√
Football Field																					√		√	
Track																				√			√	√
Community Center	√										√ <sup>2</sup>													
Gymnasium																							√	√ <sup>1</sup>
Outdoor Stage/Band Stand	√												√											
Skate Park	√																							
Soccer Field	√																			√	√	√	√	√
Softball Field	√										√									√	√		√	
Volleyball	√					√		√															√	
Day Care Center	√																							
Open Space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		√	√	√	
Picnic Tables and/or Benches							√		√	√	√		√				√	√	√				√	
BBQ's							√																	
Sand Box	√					√		√	√															
Play Equipment	√		√		√	√		√	√	√					√	√	√	√			√	√		√
Restrooms	√																							

1. Facilities at Cesar Chavez Elementary School were under construction during publication of this Master Plan in March 2009.  
2. Facilities at Greenfield Memorial Hall.



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## 2.3.1 COMMUNITY PARKS

### PATRIOT PARK

Patriot Park is Greenfield's only community park. The park is located at Thirteenth Street, between Oak Avenue and Elm Avenue and is approximately 19.11 acres. Amenities include play equipment, ball fields (little league field and joint soccer fields, a pony league field), a skate park, volleyball court, restroom facilities, outdoor amphitheatre, off-street parking facilities, day care center (operated by the County of Monterey), and the Greenfield Community Center. The park includes minor landscaping, comprised of grass and trees. The City of Greenfield provides all management and maintenance for Patriot Park. In 2006, the City replaced the roof and carpet at the day care center; rehabilitated a ball field and soccer field; and relocated the backstop of the ball field southwesterly towards the restrooms and parking area. Playground equipment was replaced in July 2008.

The City recently completed improvements to Patriot Park to include new concession/announcer's booth, two volleyball courts, two basketball courts, and re-construction of the little league field, joint softball/soccer field, and the pony league field.





### 2.3.2 NEIGHBORHOOD PARKS

Neighborhood parks in the City receive heavy use. The neighborhood parks that include play equipment have high maintenance demands, as they are regularly littered with graffiti and contain play equipment that requires regular maintenance and replacement every ten years. The neighborhood parks in the City also lack restroom facilities.

The City requires that developers of all residential subdivisions with more than 50 units enter into a development agreement with the City to assume all maintenance costs for completed neighborhood park/open space projects for a period of not less than six months or until an assessment district or similar mechanism is established, whichever occurs later or where appropriate.

#### APRICOT STREET PARK

Apricot Street Park is approximately 0.74 of an acre and is located between Apricot Street and Cherry Avenue in the northeastern portion of the City. This park includes play equipment and some open space comprised of grass and trees. Play equipment was replaced at this park in 2008. This park is deficient in outdoor seating (e.g. benches and picnic tables) and does not include any lighting.





## PARKSIDE PARK

Parkside Park is located between Hutchinson Drive and Parkside Court and is approximately 0.62 of an acre. This park contains an outdoor basketball court, play equipment, and open space. Graffiti is currently a maintenance issue at this park as there is no lighting installed at this park.



## BAYWOOD PARK

Baywood Park is a 0.74 acre park located at the corner of Baywood Way and Dart Way. The park includes a basketball court, a sand volleyball court, sand box, play structure, and open space comprised of grass and trees. The play structure was installed in 2007. This facility does not include any lighting or seating.





## MARIPOSA PARK

Mariposa Park is approximately 0.24 of an acre and is located on Wilson Circle off Apple Avenue in the eastern portion of Greenfield. Mariposa Park was constructed in 2007 and consists of landscaped open space with a gazebo. The park includes benches and a picnic area with a BBQ. No play equipment is available within this park. This park includes some outdoor lighting.



## VINTAGE PARK

Vintage Park is located between Third Street and Pinot Avenue in the eastern portion of Greenfield. This park is approximately 1.14 acres and was built in the 1980s. Amenities at this park include an outdoor basketball court, volleyball court, sand box, play equipment, and open space. The play equipment was replaced in 2008. This park includes limited landscaping consisting of grass and shade trees and does not include any seating.





## ROTARY CENTENNIAL PARK

Rotary Centennial Park is located at the corner of Borzini Circle and Del Ponte Drive in the western portion of Greenfield off Apple Avenue. The park is approximately 1.02 acres and was built in 2005. Amenities at the park include a sand box with play equipment, benches, a picnic area, and landscaped open space planted with grass and trees. This park does not include lighting.



## JIM MAGGINI MEMORIAL PARK

Jim Maggini Memorial Park is a neighborhood park that is approximately 0.82 of an acre. The park is located adjacent to the American Legion Hall/Greenfield Memorial Hall on El Camino Real in the northwestern portion of Greenfield. This park includes a softball field, picnic tables, and open space planted with grass and trees. The park does not include any lighting or play equipment. The park is owned and maintained by the Greenfield Memorial District.





## TUSCANY PARK

Tuscany Park is located on Tuscany Way in the northeastern portion of Greenfield. Tuscany Park is approximately .71 of an acre. Amenities at this park include play equipment, benches, picnic benches, and landscaped open space comprised of grass and trees.



## VILLAGE GREEN PARK

The Village Green Park is approximately 1.63 acres and is located at the corner of El Camino Real and Huerta Street in the southern portion of town. The park is approximately two years old. The Village Green Park includes bench seating and landscaped open space with a large gazebo that could serve as an outdoor stage. The park includes lighting for evening events.



## PRIMAVERA PARK

Primavera Park is approximately 0.14 of an acre and is located at the corner of Primavera Court and 10<sup>th</sup> Street. This park includes some minor grass areas with play equipment, which was installed in 2005.



## BAROLO CIRCLE PARK

Barolo Circle Park is approximately 0.15 of an acre in size and located on Barolo Circle, which is located off of Thorp Avenue in the eastern portion of the City. This park is owned by the Homeowner's Association and consists of some minor open space with a small tot-lot that was installed in 2006.





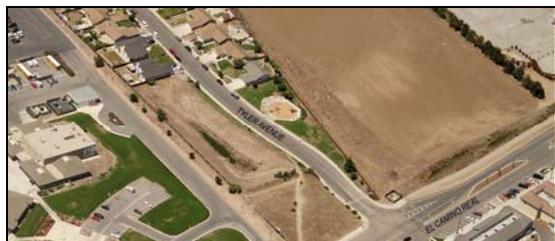
## FIFTH STREET PARK

Fifth Street Park is approximately 0.24 of an acre and is located at the corner of Maple Street and Fifth Street. Amenities at this park include play equipment and a basketball court. Fifth Street Park was built in 1998 and the play equipment is original to the park. This park also includes some minor turf areas.



## TYLER PARK

Tyler Park is located at the corner of Tyler Street and El Camino and is approximately 0.38 of an acre in size. This park includes a play structure and open space areas consisting of trees and grass. The park includes bench seating. Play equipment at this park was installed in approximately 1998.





## HICKS PARK

Hicks Park is located adjacent to the Greenfield Library. The County of Monterey operates the library but the City maintains the adjacent 0.33 acre park. This park includes a tree shaded grass area with benches adjacent to the Greenfield Library. This park does not include play equipment.



### 2.3.3 UNIMPROVED PARKS (OPEN SPACE)

Four parks in Greenfield are comprised of unimproved parks (open space) as they do not contain playground equipment and other amenities that are typical of neighborhood parks.

## LEXINGTON PARK

Lexington Park is an approximately .11 acre park located on Gianolini Parkway off of Elm Street in the western portion of town. Amenities include open space comprised of grass, trees, and a fountain. This park lacks basic improvements, including sitting areas (e.g. benches and picnic tables), play equipment, and lighting.





## ST. CHARLES PLACE PARK

The St. Charles Place Park is located on the terminus of St. Christopher Lane in the St. Charles Place subdivision. The park is approximately 0.85 of an acre in size. Amenities include open space areas comprised of grass and trees with several pathways. However, this neighborhood park does not include any improvements, such as play equipment and benches or picnic tables.



## TRADITIONS PARK

Traditions Park is approximately .35 of an acre in size and is located at the corner of Ava Street and Rava Parkway. This park includes grass and trees, but does not include any improvements, such as play equipment, benches or picnic tables.





## SECOND STREET PARK

Located adjacent to Tuscany Park, Second Street Park is approximately 2.1 acres and is comprised of an open space area planted with grass and trees located on Second Avenue. This park does not include play equipment or other improvements.



### 2.3.4 INDOOR RECREATION FACILITIES

There are two indoor recreation facilities that serve the City of Greenfield: Greenfield Community Center and the American Legion Hall. The Greenfield Community Center is maintained by the City of Greenfield and the American Legion Hall/Greenfield Memorial Hall is maintained by the Greenfield Memorial District.

## GREENFIELD COMMUNITY CENTER

The Greenfield Community Center (Community Center) is located at 1351 Oak Avenue within the Patriot Park complex. The Community Center consists of a large room that can accommodate approximately 120 people. The Community Center is the only City-owned indoor recreation facility in Greenfield and includes a kitchen and restroom facilities for special events. YMCA operates many programs out of the Community Center including a Summer day camp program; Tai Kwan Do; a cheer/dance program; and a tumbling program for young children. Adult programs offered at the Community Center include aerobic classes and Tai Kwan Do. In addition, the Greenfield Community Center is often host to a community movie night on Friday evenings.





## AMERICAN LEGION/GREENFIELD MEMORIAL HALL

American Legion/Greenfield Memorial Hall is located adjacent to Jim Maggini Memorial Park on El Camino Real in the northwestern portion of Greenfield. American Legion/Greenfield Memorial Hall is a community center and has an indoor basketball court, which is host to special events, as well as indoor basketball games and volleyball games. YMCA uses the American Legion/Greenfield Memorial Hall for a youth and adult basketball league and a volleyball league. This facility is maintained by the Greenfield Memorial District.



### 2.3.5 COUNTY, REGIONAL, AND NATIONAL PARKS

Several regional and national parks are located near the Greenfield City limits. These serve as recreational areas for Greenfield residents, but also attract visitors to the Salinas Valley.

#### OAK PARK

Oak Park is approximately 25 acres in size and is located on Oak Avenue approximately two miles east of the city limits near Metz Road. This park is owned, operated, and maintained by the Greenfield Recreation District (a County Special District) and includes a community swimming pool, tennis, volleyball, and horseshoe facilities, which are available to residents of Greenfield. The park also includes large open and canopied picnic areas, equipped with picnic tables and barbeque facilities. This location also includes a play structure, open space, and restroom facilities.

#### SAN LORENZO PARK

San Lorenzo Park is a County Park located 12 miles south of Greenfield in King City. It is located along the Salinas River and includes picnic areas, a gazebo, playgrounds, horseshoe pits, volleyball courts, softball areas, and a walking trail along the banks of the river. Overnight facilities include over 90 campsites. San Lorenzo Park also has large group picnic areas and meeting facilities available for rent. A Tourist Information Center is located in the main exhibit barn and the Monterey County Agricultural and Rural Life Museum (MCARLM) is also located at this site.

#### ARROYO SECO CAMPGROUND

Located approximately 20 miles west of Greenfield, Arroyo Seco is part of the Los Padres National Forest. Camping and day use facilities exist at this location allowing for picnicking, hiking, fishing, bike riding, camping, and relaxing near the Arroyo Seco River. Visitors may also access Ventana Wilderness hiking trails and Abbot Lakes from this facility. Abbot Lakes allow for fishing and canoeing activities.



## PINNACLES NATIONAL MONUMENT

Pinnacles National Monument is part of the Gabilan Mountain Range and is located approximately 25 miles northeast of Greenfield. Attractions include ancient volcanos and rich wildlands. Trails and rock formations allow for hiking and climbing activities. A campground with a pool is near the eastern entrance in San Benito County. There is an environmental science camp and junior ranger program for young people offered at the park.

## 2.4 JOINT USE AGREEMENTS AND JOINT USE FACILITIES

The City had a joint use agreement with the YMCA that has now expired. The City had an agreement with the Greenfield Union School District (GUSD) that the City would manage reservations, scheduling, insurance requirements, etc. of facility use. However, due to lack of staffing, the City was not able to provide this service. Therefore, the GUSD assumed this responsibility.

According to Louis Vallejo, Facilities, Maintenance, Operations, Transportation, and Safety Coordinator for the GUSD, the GUSD has agreements with the Greenfield Little League, Greenfield Pop Warner Football League and the YMCA for shared-use of some of their school facilities. These school facilities are described below.

### GREENFIELD ELEMENTARY SCHOOL

The Greenfield Elementary School, which serves students in Kindergarten through 5<sup>th</sup> grade, is located at 493 El Camino Real on the south side of Walnut Avenue between Highway 101 and El Camino Real. The school site is approximately 21 acres. Amenities on the campus for use by the students include basketball courts, a volleyball court, play equipment, open space, a soccer field, ball fields and a little league baseball field. Shared-use agreements between GUSD at this school exist with the Greenfield Pop Warner Football League for use of the football fields and the Greenfield Little League for the little league baseball field. The capacity of this school is approximately 750 students. The site is constrained by setbacks to Highway 101, thereby presenting a challenge for expansion.



Source: GUSD

The play fields receive regular use, including weekend use. The weekend users, however, do not have access to restrooms. The fields are in poor shape and the GUSD is working on improving its maintenance of these fields.



## CESAR CHAVEZ ELEMENTARY SCHOOL

Cesar Chavez Elementary School, which is located at the corner of Apple Avenue and Thorp Avenue, opened in January 2009. The school site is approximately ten acres and includes a four acre backfield area. The backfield is not currently open, but would include construction of a track, soccer field, and softball/baseball field once constructed. The GUSD anticipates that the backfield would be fenced and open within the year. The backfield would be available for facility use through a contract between the GUSD and various sports leagues.



## OAK ELEMENTARY SCHOOL

Oak Elementary School, which serves students in Kindergarten through 5<sup>th</sup> grade, is located at 1239 Oak Avenue. The school is operating near capacity. Amenities at the school for use by the students include play equipment, a baseball field, soccer field, basketball courts, and open space. There are few requests for use of the play fields at this school site, however GUSD has a shared-use agreement with the Greenfield Little League for use of the baseball field. The front access is locked and the fields in the back are inaccessible from the back in order to control unauthorized entry. Instead of requesting authorization, people typically hop the fence and have pick-up games on the weekends.



Source: GUSD



## VISTA VERDE MIDDLE SCHOOL

Vista Verde Middle School, which serves students 6<sup>th</sup> through 8<sup>th</sup> grade, is located at 1199 Elm Avenue at the terminus of Twelfth Street in the western portion of the City. The school includes a gym, play equipment, basketball courts, a baseball field, soccer fields and a track for use by the students. A new soccer field and track was constructed at the school in 2007. The track is currently a shared-use facility. However, it is already experiencing severe wear and tear due to overuse. In addition, the GUSD has an agreement with the YMCA for the shared-use of the gymnasium. According to the GUSD, many current weekend and after school users of the facilities are unauthorized.



Source: GUSD

## GREENFIELD HIGH SCHOOL

The Greenfield High School is part of the King City School District. The high school is eight years old and accommodates students in 9<sup>th</sup> to 12<sup>th</sup> grades. A continuation high school is located next door. The high school includes baseball/softball fields, gymnasium, basketball courts, football field, track, soccer field, volleyball courts, open space and picnic tables and benches. The high school's football stadium is the City's only facility with lighting.

## 2.5 OPPORTUNITY SITES

Throughout the Master Plan process numerous sites have been evaluated for the potential to provide recreational opportunities in the City of Greenfield. Opportunity sites include existing parks that are underutilized; park sites located within existing subdivisions (entitled future park space); and unplanned vacant opportunity sites (acquisition target sites). There are three categories of opportunity sites, which are described below:

- **Existing Under Utilized Parks** – Existing underutilized parks are those parks that are partially developed and have potential for additional development.
- **Undeveloped Park Sites/Entitled Future Parks** – Undeveloped park sites/entitled future parks are those park sites that are already planned to become active public recreational facilities as developer-built parks within entitled subdivisions.
- **Acquisition Target Sites** – Acquisition target sites are comprised of developed or underdeveloped sites offering recreational opportunities, not currently owned by the City or under the City's control.

### 2.5.1 EXISTING UNDERUTILIZED PARKS

There are currently four underutilized parks that have no existing improvements and have potential for incorporation of additional recreation facilities. These parks include: Traditions



Park, Second Street Park, St. Charles Place Park, and Lexington Park. However, with the exception of Second Street Park, which is approximately 2.1 acres, all of these underutilized parks are under an acre in size.

### 2.5.2 UNDEVELOPED PARK SITES/ENTITLED FUTURE PARKS

Residential subdivisions that are less than 50 units are allowed to pay fees in-lieu of dedication of parks. In-lieu fees will be used by the City for acquisition and improvements that directly serve the subdivision project area unless a finding is made that the area is already served by existing neighborhood facilities. In such case, the in-lieu fees may be used for acquisition and development of community-wide park facilities.

Residential Subdivisions that exceed 50 units are required to dedicate 3.9 acres of park land per 1,000 residents using the most recent Greenfield population data provided by the County of Monterey. As described in **Section 2.2: City Park Requirements and Park Types**, the *City of Greenfield General Plan* and the *City of Greenfield Zoning Ordinance*, the 3.9 acres of park space requires a minimum of 1 acre of community parks, 1.5 acres of neighborhood parks, and 0.4 acres of open space of greenbelt.

Future dedicated undeveloped park space associated with eight approved subdivisions within the City is shown in **Figure 2: Undeveloped Park Sites/Entitled Future Parks**. These residential subdivisions include: Vintage Meadows, Vintage Meadows II, Magnolia Place, Cambria Park, Sundance, Vista Verde, Mira Monte, and Willow Glen. The proposed park acreage within each subdivision is listed in **Table 2-4: Undeveloped/Entitled Future Park Sites**. With the exception of the Sundance and Mira Monte subdivisions, these parks are all under an acre in size.

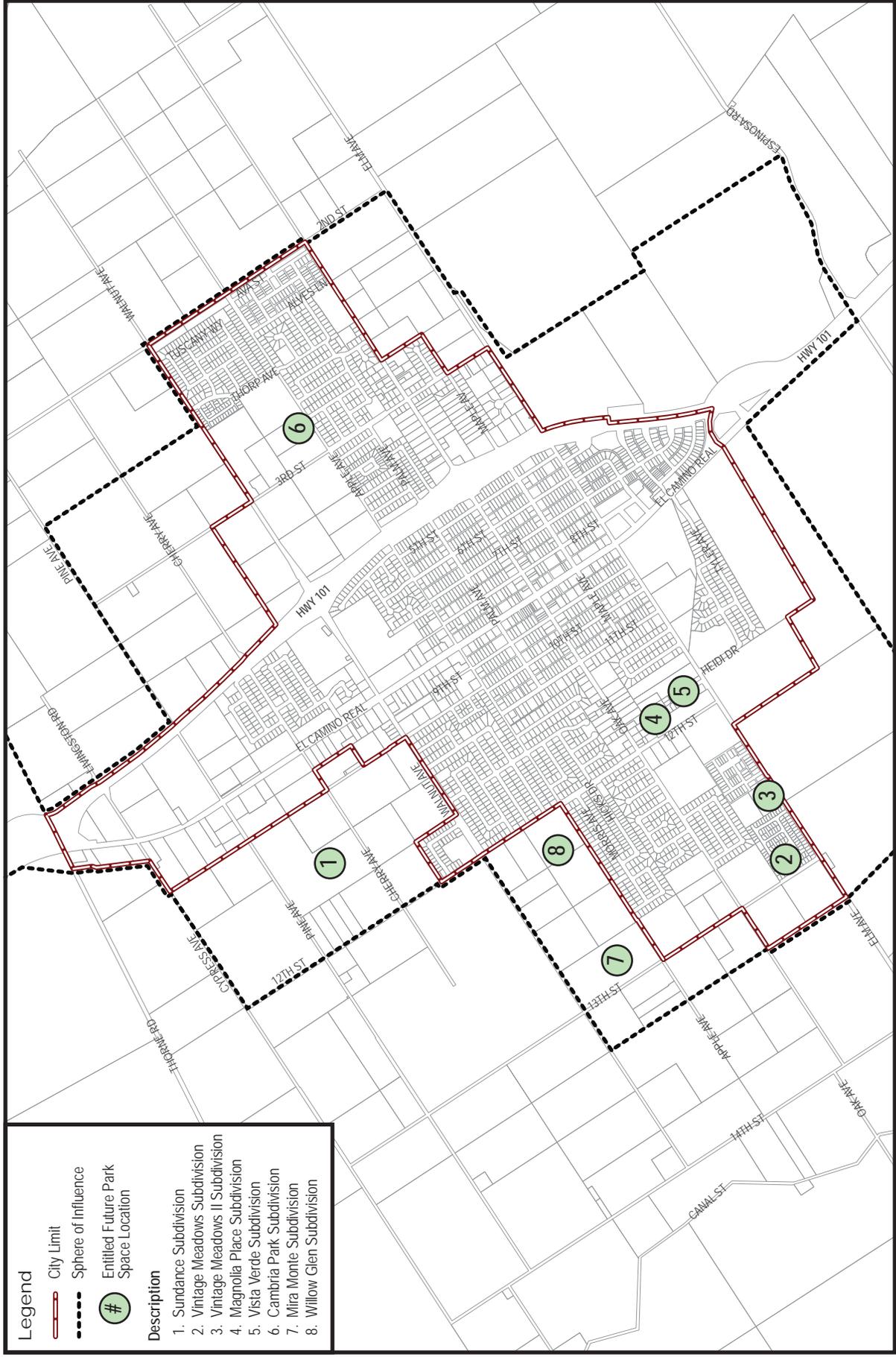
**Table 2-4: Undeveloped/Entitled Future Park Sites**

Subdivision	Proposed Park Acreage
1. Vintage Meadows	0.49
2. Vintage Meadows II	0.43
3. Magnolia Place	0.33
4. Cambria Park	0.21
5. Vista Verde	0.10
6. Sundance	2.68
7. Mira Monte	1.12
8. Willow Glen	0.63
<b>Total</b>	<b>5.99</b>

### 2.5.3 Acquisition Target Sites

#### COMMUNITY PARK ACQUISITION TARGET SITES

There are several larger future park acquisition target sites in the City of Greenfield, which are opportunity sites for future community parks in the City. The City of Greenfield has been in discussions with Scheid Vineyards regarding a 10-acre park site located adjacent to and west of Patriot Park for expansion of the City’s existing Community Park (Acquisition Target Site #1). In addition, there are two identified future park opportunity sites identified in the *City of Greenfield General Plan*: 1) a 20 acre site located in the eastern portion of the City between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street (Acquisition



**Legend**

- City Limit
- Sphere of Influence
- Entitled Future Park Space Location

**Description**

1. Sundance Subdivision
2. Vintage Meadows Subdivision
3. Vintage Meadows II Subdivision
4. Magnolia Place Subdivision
5. Vista Verde Subdivision
6. Cambria Park Subdivision
7. Mira Monte Subdivision
8. Willow Glen Subdivision

Source: City of Greenfield and PMC (2008)





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Target Site #2) and 2) a 10 acre site located at the corner of Apple Avenue and 12<sup>th</sup> Street in the western portion of the City (Acquisition Target Site #3). These future park sites are illustrated in **Figure 3: Acquisition Target Sites** and are described below:

- **Acquisition Target Site #1** – This acquisition target site is located adjacent to Patriot Park and has existing infrastructure to serve the site. It is located outside of the City’s existing sphere of influence and therefore the price of the land would be less expensive for the City to acquire. The landowner has expressed interest in working with the City to help expand Patriot Park.
- **Acquisition Target Site #2** – This acquisition target site is located in an area which is currently underserved. This location does not have a willing landowner at this time.
- **Acquisition Target Site #3** - This acquisition target site is located in the eastern portion of the City in an area that has limited infrastructure, outside of the City’s Sphere of Influence. The *City of Greenfield General Plan* calls for a balance with another community park located east of Highway 101 in order to compliment Patriot Park in the western portion of the City. Due to the agricultural buffer between the City’s existing residential land uses and the agricultural land to the east, no more growth would occur to the east of the City.

### **NEIGHBORHOOD PARK ACQUISITION TARGET SITES**

There are a number of vacant lots across the central portion of the City. These lots could potentially be purchased by the City to provide recreation and open space opportunities to the underserved population of this area of town. One is located at the end of Palm Avenue, which could be designed similar to the Maple Street Park. Another site is located off El Camino, where the back portion of the property could be used as a recreation center.

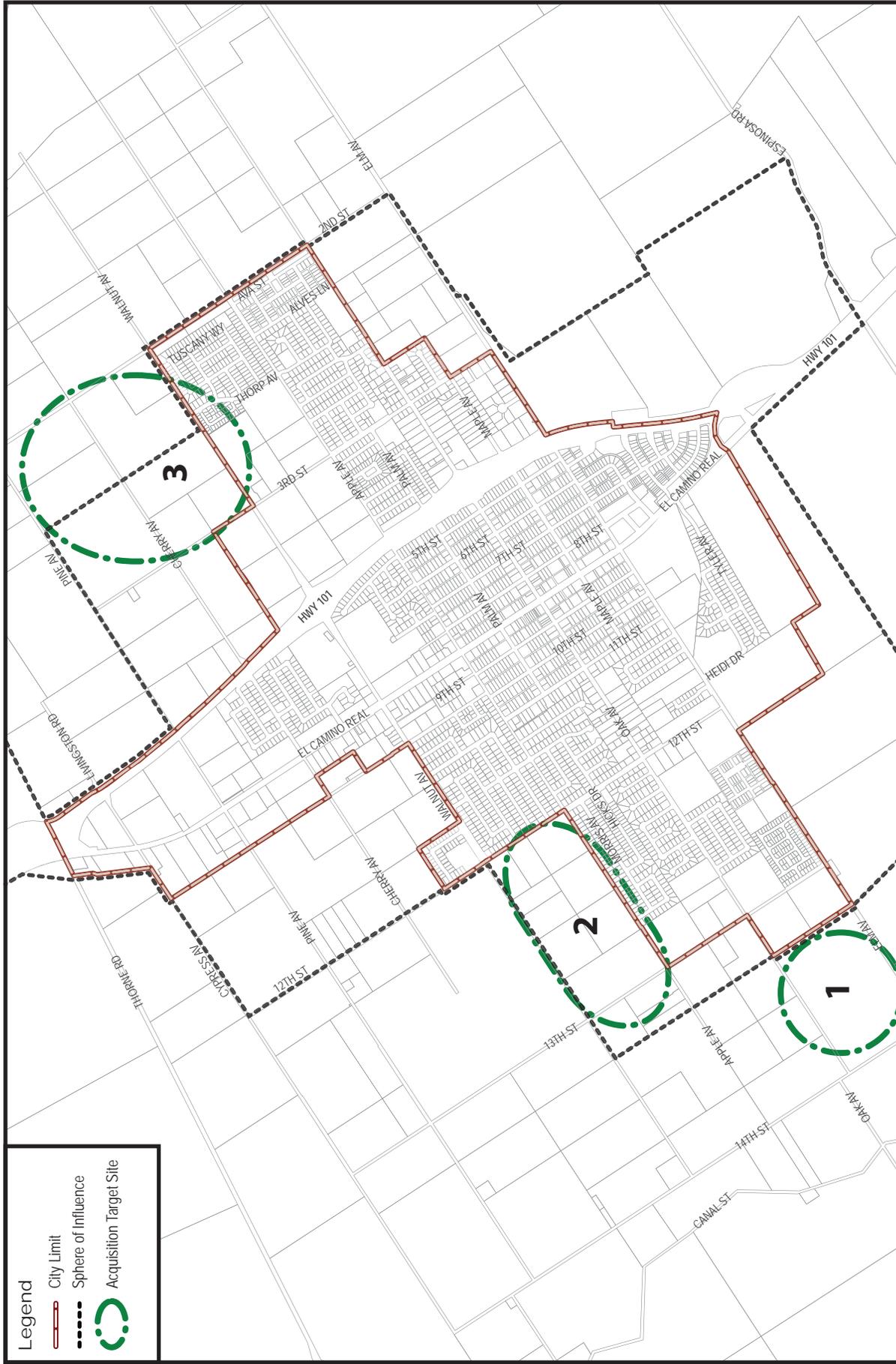
During the City Council fieldtrip, the abandoned portion of the street located at Fifth Street and Palm Avenue was recommended as an opportunity site for a neighborhood park similar to the Fifth Street Park.

### **PARKS WITHIN PROPOSED SUBDIVISIONS**

Proposed subdivisions, which are proposed but are not fully entitled, including the Amaral Subdivision and the Las Brisas subdivision, may provide additional park space in the future if approved and entitled. The Amaral subdivision would include 8.7 acres of future parks comprised of 4.46 acres of community park, 3.35 acres of neighborhood park, and 0.89 acres of open space. If entitled, the Las Brisas subdivision would provide 2.3 acres of future park space, which would be comprised of .87 acres of neighborhood parks, 1.18 acres of community parks; and .23 acres of open space.



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GREENFIELD PARKS AND RECREATION FACILITIES MASTER PLAN  
**Acquisition Target Sites**  
 Figure 3

Source: City of Greenfield and PMC (2008)



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**CHAPTER 3.0**  
**RECREATION FACILITY NEEDS ASSESSMENT**

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## 3.0 RECREATION FACILITY NEEDS ASSESSMENT

The purpose of the Recreation Facility Needs Assessment (Needs Assessment) is to identify the current and future recreational facility needs within the City; to identify recreational demand that is currently unmet; and to suggest the relative priority of each identified need. Needs were identified and prioritized by engaging the community in a series of community outreach forums and other needs identification tools listed below. The process involved gathering qualitative input from workshops, which is considered the voice of the community, as well as quantitative input from a demand analysis, which is considered statistically valid information. Both of these sources of data is a piece of the puzzle, which leads to an understanding of the community and provides an overall picture of the recreational facility needs specific to the City of Greenfield now and in the future.

The Needs Assessment utilized the following need identification tools:

- **Community Outreach** – Information was gathered from the community through a series of three public community meetings, which were conducted from August 2008 to March 2009. In addition, the City of Greenfield administered a written survey in 2003 in order to obtain information regarding parks and recreation facilities in Greenfield. Information from this written survey was compared with the information gathered during the public meetings and summarized within this section. The written survey is included as Appendix A to this Master Plan.
- **Recreation Demand and Needs Analysis** – A quantitative evaluation of the City of Greenfield’s facility needs based on the outreach, survey, facility inventory, relevant demographics, and recreational programs was conducted and is included within this subsection of the Master Plan.
- **Service Area Distribution** – An evaluation of where parks and recreation facilities are distributed in the City of Greenfield is included in this subsection.
- **Acresage Analysis** – An evaluation of parkland acresage recreation needs, and available supply is included in this subsection.

### 3.1 COMMUNITY OUTREACH

A survey and public workshops were held in order to identify recreational needs and priorities in order to aid in the preparation of the Master Plan. The survey and the workshops are summarized below.

#### 3.1.1 PUBLIC WORKSHOPS

The City conducted a public workshop as part of the General Plan Update in 2003, as well as three public workshops during preparation of the Master Plan. In addition, a fieldtrip for the City Council was conducted on March 28, 2009 to tour the existing parks and future park opportunity sites in order to obtain feedback from the City Council.

#### GENERAL PLAN UPDATE PUBLIC WORKSHOP

As part of the *City of Greenfield General Plan* update process, the City began a preliminary assessment of the recreational needs of its residents in the Fall of 2003. The City held public



meetings and conducted a written survey in order to solicit citizen input on issues pertaining to Greenfield's parks and recreational facilities.

Workshop attendees discussed ways in which existing facilities could be improved to better serve the residents of the City of Greenfield. General requests and suggestions for improvements to existing parks included:

- Improved park maintenance: more frequent trash pickup and more frequent cleaning restrooms and recreational facilities.
- Construction of additional facilities, including restrooms, water fountains, picnic tables, and barbeque pits.
- Addition of lighting to existing facilities, especially soccer fields and basketball courts, to allow for adult use/organized sports during evening hours.
- Inclusion of recreational facilities for residents of all ages, such as horseshoe and shuffle board facilities, and checker and chess tables.
- Implementation of aesthetic improvements, such as planting of new trees.

Workshop attendees also made suggestions as to how the City should fund these improvements, including working with charitable organizations, such as the Knights of Columbus and the Rotary Club to provide funding for creation of barbeque areas and facilities. It was also suggested that the City work to acquire tree donations and implement student planting programs in parks.

Suggestions were also made as to how to improve specific parks within the City. The following list summarizes specific requests for Greenfield parks and recreational areas:

- Addition of trees, picnic tables, and BBQ areas at Baywood Park.
- Improved maintenance, specifically more frequent trash pickup and sandbox maintenance, at Pinot Park.
- Construction of barbeque area, picnic tables, benches, water fountains, and additional restroom facilities at Patriot Park.
- 
- Improved maintenance of existing restroom facilities at Patriot Park.
- Addition of picnic tables, benches, and checker and chess tables at Hicks Park.
- Public access to recreational facilities at Greenfield schools after school hours; provision of appropriate facilities, including additional water fountains, trash receptacles, and restrooms to accommodate increased use.

Also discussed during public workshops were long-term suggestions and requests for Greenfield's Parks and Trails System, and corresponding recreational opportunities within the City. Requests for future facilities included:

- Centralization of future community recreational facilities including parks, plazas, community center, and a swimming pool.
- Creation of a community center/public recreation center that would include weight lifting facilities, open area to accommodate special events and instructional recreation classes (i.e. karate, aerobics), and storage space for recreational equipment.



- Additional sport facilities, including swimming pool, field for soccer and football, racquetball facilities, tennis courts, and small golf course.
- Creation of trail/exercise circuit to accommodate walking and biking activities.
- Development of facilities to accommodate other recreational opportunities, including bowling alley, community garden, petting zoo (to accommodate 4H programs; possibly be incorporated with community garden), miniature golf, and Frisbee golf.

### **MASTER PLAN PUBLIC WORKSHOPS**

On August 27, 2008, as part of the Master Plan process, the City of Greenfield held a public workshop to obtain additional input for the Master Plan. Approximately 25 people were in attendance at the workshop to discuss issues/concerns and recommendations for existing parks in the City, as well as to provide comments regarding recreational programs, and where future parks in the City should be located based on the location of existing parks in the City limits. The City distributed workshop flyers in both English and Spanish prior to the workshop and Spanish interpretation was provided at the workshop to facilitate interaction with the bilingual population of the City. Comments on specific park facilities and recreational programs are noted below:



### **EXISTING PARKS**

Recommendations were provided for the following parks in the City:

- **Apricot Street Park** – Recommended a basketball or volleyball court.
- **Traditions Park** – Recommended baseball fields and youth soccer fields.
- **Fifth Street Park** – Recommended benches with shade.
- **Hicks Park** – Recommended improvements included improve/clean flower boxes around trees.
- **Village Green Park** – Recommended improvements included putting playground equipment in the park (including slides and monkey bars), removing trees from the parking lot, and planting big trees on the lawn area.
- **Vintage Park** – An issue/concern was raised that the park includes vandalism and gang activity occurs at the park. Recommended improvements include the installation of benches.
- **Patriot Park** – Some issues/concerns raised by participants in the workshop included the condition of the restrooms; lack of lighting, benches, and shade; maintenance issues due to gopher holes and weeds at the Pony field (safety issue);



lack of a soccer field for kids ages 4 to 12 years old; isolated location; and that soccer players typically play games on the baseball fields. Recommended improvements include: wind block/shelter, covered BBQ area, shade, drinking fountains, restroom lighting, baseball and concession stands, basketball courts, and that the City dedicate someone from Public Works for maintaining all the parks facilities.

- **2<sup>nd</sup> Street Park** – Recommended improvements include installation of a baseball field.
- **Rotary Centennial Park** - Issues/concerns with this park is that the trees need to be maintained/pruned. One workshop participant felt that it's a beautiful park and is underused. A recommendation was to increase the amount of shade at the park.
- **Jim Maggini Memorial Park** – One issue/concern raised about this park during the workshop was that it is currently underused and needs modernization. Recommended improvements included installation of bathrooms and improvements to the ball fields. One workshop participant stated that there should be more money allocated to these larger parks versus smaller neighborhood parks.
- **Tuscany Park** - Recommended improvements to Tuscany Park included installation of basketball courts, swings, shade, and wind block/shelter.
- **St. Charles Place Park** - One participant noted that this park is in an awkward location and does not get enough use. Recommended improvements include installation of a baseball field.

No issues/concerns or recommendations were noted during the workshop for seven of the existing parks, including Baywood Park, Tyler Park, Barolo Circle Park, Parkside Park, Mariposa Park, Primavera Park, and Lexington Park.

### **RECREATION PROGRAMS**

Participants in the public workshop requested the following recreational programs:

- Bike trail,
- Boxing,
- Private after-school programs for younger children,
- Additional YMCA classes for karate, swimming, aerobics, and dancing,
- Expansion of the Community Center or construction of an additional Community Center that includes room for karate classes, cheer/dance, and tumbling,
- Police Activities League (PAL) program,
- Swimming facility/water park (including swimming classes for the kids, indoor pool, and life jackets at swimming facility), and
- American Disability Association (ADA) access to all facilities.



## QUESTIONS/GENERAL COMMENTS

Participants in the workshop also noted the following items:

- Requested more information as to how the City could partner with the Greenfield Recreation District for improvements to Oak Park (potential for trails, fields, etc.). One participant noted that the bike route to and from City not properly maintained and the speed limits need to be adjusted.
- Recommended involving community members in the process by establishing a Parks and Recreation Commission.
- ADA compliance at all park facilities.
- Requested an additional large park (community park) that includes: youth and adult sport activities, seniors, teens, swimming pool (indoors), with picnic areas and community rooms for family events.
- Incorporation of more trees within the parks.
- Overnight camping facilities.
- Improvements to create more shade (e.g. tree plantings, structures) at parks/playground structures and BBQ pits at parks.
- Recommend prohibiting alcohol (no alcohol and smoking).
- Recommended including a dog park since many community members have dogs and would benefit from this type of facility.
- Recommend constructing more multi-purpose rooms as the existing community center is not large enough.
- Recommend planning for a community park, which is an important need fields/soccer fields, etc. for youth four to 12 years old who are not included in adult leagues.
- Recommended that the City build bigger parks that will accommodate playfields with playgrounds.

On February 12, 2009 a second workshop was held to validate the proposed recommendations to both existing and proposed park facilities in the City, as well as get input on conceptual park designs. Approximately 30 people attended this meeting. Members of the community prepared a conceptual design for a 20-acre park site that reflected the vision for what components were desired for future community parks in the City. Many of the attendees expressed support for additional soccer fields for adult and youth teams. They also expressed a willingness to pay higher user fees and to donate labor for recreation facility construction, which unfortunately is prohibited by State Park grants.





On March 19, 2009, a third workshop was held to give an overview of the plan to the parks subcommittee of the Planning Commission and the public. Approximately ten members of the public were in attendance. Participants stated that their highest priorities include a circuit jogging track at Patriot Park, an indoor swimming pool, security lighting at existing neighborhood parks, and additional basketball courts.

### **CITY COUNCIL FIELDTRIP**

On March 28, 2009 members of the City Council took a fieldtrip of the existing parks in the City and future park opportunity sites. Three City Council members were in attendance. The following feedback was provided for the existing parks:

- **Parkside Park** – Recommended included lighting.
- **Primavera Park** – Recommended incorporating benches and improved turf management.
- **Vintage Park** – Recommended refurbishment. The play equipment was replaced in 2008, but refurbishment of the other amenities could be accomplished.
- **Tyler Park** – Recommended refurbishing the play equipment and replacing the fence.

In addition, lighting, drinking fountains and benches were recommended for all of the existing parks, as well as a bathroom in a centrally located park.

The following recommendations were provided for future park opportunity sites:

- Smaller neighborhood park located at the stub that is located Fifth Street and Palm Avenue, similar to the Fifth Street Park.
- Consider a community park located in the eastern portion of the City.

### **3.3.2 PARKS AND RECREATION SURVEY**

The City of Greenfield administered a parks and recreation survey in 2003. Survey participants were asked to provide information including which parks they had visited, how often they utilize parks and recreational facilities, how much time had elapsed since their last park visit, and the duration of time normally spent at parks/recreational facilities. The results of the survey are summarized herein and the entire survey is included in the appendix. Results of the survey showed:

- Patriot Park is used by the majority of participants; followed by Pinot Park and Hicks Park. Few respondents to the survey had visited the remaining parks in the City.
- Approximately 44 percent had visited a Greenfield park during the last week; 19 percent reported to have visited during the past month; 18 percent reported to have visited a City park during the previous three months; five percent during the last six months; and five percent during the last year. Only eight percent of the residents surveyed had not been to a Greenfield park in over one year.



- Approximately 16 percent of surveyed residents visit/use Greenfield parks on a daily basis; 26 percent visit less than weekly, but more frequently than monthly; and approximately 30 percent use the park facilities on a monthly basis. About three percent claimed to visit every three to four months, and ten percent visit less often than every three to four months, but more often than annually.
- Parks are utilized most during the summer months, followed by the spring and fall months. The parks are least visited during the winter months.
- Approximately 22 percent visit the parks with their children; 20 percent visit with family; 61 percent visit with friends; 11 percent visit by themselves; 9 percent visit with one's spouse or partner, and six percent have visited on a school or group activity.
- Approximately 65 percent reach Greenfield's parks via walking; approximately 51 percent travel to the park facilities by car; and another 18 percent carpool.
- The overall top park uses are relaxing, walking, jogging/running, and basketball.
- Favorite aspects of the parks were to play sports and games in open space; recreational facilities and equipment; opportunity to socialize with friends and family; natural setting; and quiet space outdoors.
- Participants requested additional facilities including a swimming pool, closely followed by movie theater, music festival, and bowling facilities. Other additional facilities that respondents would like to have include an amphitheater, performing arts theater, additional soccer field, tennis courts, and bike rental. A lesser number of participants would like to have a community garden, farmers market, or exercise circuit in Greenfield. Some miscellaneous facility requests included addition of a football field, addition of a paintball field or wooded area, and creation of nature trails and bike paths. A few participants would like free weights to be available at a public gymnasium.
- Additional recreational opportunities were requested such as classes, specifically dance and martial arts classes, and children's programs. It was suggested that the City help to bring organizations like the YMCA, Boy Scouts of America, and Girl Scouts of America to the City. Some participants requested a senior center; teen-assisted preschool program, and more public activities, including sports tournaments, festivals, and dances.
- Participants requested maintenance and improvement of existing park infrastructure and facilities, including improved maintenance and improvement of restroom facilities; improved safety; more frequent removal of graffiti and trash; planting of additional trees, and improved maintenance of sports facilities, specifically soccer fields.
- Respondents felt that parks be improved by construction of additional infrastructure including additional picnic tables and barbeque pits, vending machines and possibly



food courts. Other participants would like the City to build additional parks, increase park size, and construct new parks closer to their homes.

- Survey participants also mentioned a few things that they do not want in Greenfield parks. Their responses included: alcohol, dangerous sports, smoking, and trash.

## 3.2 POPULATION AND DEMOGRAPHICS

### 3.2.1 INTRODUCTION

Demographics provide information for determining current and future park and recreation facilities needs. It analyzes current and projected demographic and socioeconomic trends including population and age grouping ranges of residents. The demographic variables and forecasts are used to compare the perceived needs and wants with the numbers of potential users of recreational facilities.

Demographic information assists in assessing and determining current and future park and recreation facilities needs. These identified “needs” are then analyzed herein in order to gage and determine facility capacities and shortfalls.

Historically, the City of Greenfield has experienced significant growth. Between 1985 and 1990 Greenfield’s growth outpaced all neighboring Salinas Valley cities except for Gonzales, as well as Monterey County and the State of California. The growth of agriculture and related business and industries in the Greenfield area has contributed to the City’s significant growth since 1970. In addition, the price of land in Greenfield is generally more affordable than the price of land in much of Monterey County. This provides land for housing development at a more affordable price, resulting in significant housing growth.

The information in this section is based on available data from the U.S. Census Bureau, Department of Finance (DOF), the Association of Monterey Bay Area Government (AMBAG), and various other informational sources, including the Greenfield Housing Element.

### 3.2.2 POPULATION TRENDS

As shown in **Table 3-1: Population Growth 1980 – 2000**, Greenfield's population increased from 7,464 in 1990 to 12,583 in 2000, representing a 68.6 percent increase. Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

**Table 3-1: Population Growth 1980 – 2000**

Area	1980 Population	1990 Population	Percent Change 1980 to 1990	2000 Population	Percent Change 1990 to 2000
Greenfield	4,181	7,464	78.5 %	12,583	68.6 %
Monterey County	290,444	355,660	22.5 %	401,762	13.0 %
California	23,668,862	29,760,021	25.7 %	33,871,648	13.8 %

Source: U.S Census 1980, 1990, 2000, Greenfield Housing Element.



As shown in **Table 3-2: Population Estimates and Projections**, the Greenfield population forecast by AMBAG estimates an increase of 4.6 percent, increasing total population to 14,826 by 2007. This represents an additional 2,243 persons. This estimate includes an additional technical adjustment by AMBAG, based on the historically higher growth rate of the City than previously forecasted. However, more accurate growth projections can be determined through an analysis of cumulative housing projects already approved or being processed by the City. It can be assumed that household size will decrease somewhat due to decreased housing construction. By applying the projected population forecast based on housing projects approved or pending, an increase of 3,500 people is estimated. This results in a population of 16,083 in 2007.

**Table 3-2: Population Estimates and Projections**

Area	2000	2007	Percent Change
Greenfield	12,583	16,083	27.8 %
Monterey County	401,762	422,513	5.2 %

Source: Source: U.S Census 2000, Greenfield Housing Element.

### 3.2.3 AGE CHARACTERISTICS

Analysis of age group changes can provide valuable insight in determining future parks and recreation needs. By assessing whether certain age cohorts or groups are increasing or decreasing over time, the City can assess the appropriate need for certain types of parks and recreational facilities and programs.

The Greenfield’s median age of 24 years, significantly lower than that of the county, state, and nation, has remained constant since 1990. In 2000, Monterey County’s median age was 31.7 years and the median age statewide was 33.3 years. In comparison, the national median age in 2000 was 35.3 years.

Children, ages 19 years and younger, represent 42.4 percent of Greenfield’s population while those persons between 20 and 44 years represent 40.2 percent. These two groups combined, all persons under 44 years, represent 82.6 percent of Greenfield’s population. Persons 44 to 64 years represent 12.4 percent of Greenfield’s population and the elderly, those 65 years and over, represent only five percent of the City’s population.

### 3.2.4 HOUSEHOLD TYPE CHARACTERISTICS

According to U.S. Census, the Greenfield’s households number increased by 46.2 percent between the 1990 and 2000. The family households increased from 84.8 percent of total households in 1990 to 87.4 percent in 2000, representing approximately a 50 percent increase in family households. Female-headed households increased from 7.1 percent in 1990 to 12.5 percent in 2000, which represents over 150 percent increase in the number of these households. The non-family households decreased from 15.2 percent of the total households in 1990 to 4.2 percent in 2000 (nearly 60 percent decrease). The married couples household numbers increased by over 30 percent between the 1990 and 2000. However, the married couples households percentage of total households decreased from 73.5 percent in 1990 to 66.2 percent in 2000 (see **Table 3-3: Household Type Characteristics**).



**Table 3-3: Household Type Characteristics**

Household Type	1990	Percent of Total Households	2000	Percent of Total Households	Percent Change 1990-2000
Family Household	1,548	84.8%	2,334	87.4%	50.8%
Female Headed Household	130	7.1%	334	12.5%	156.9%
Non-Family Household	277	15.2%	112	4.2%	-59.6%
Married Couple Families	1,342	73.5%	1,768	66.2%	31.7%
Total Households	1,825	100%	2,669	100%	46.2%

Source: U.S Census 2000 SF3 P10, U.S. Census 1990 STF3 P019.

### 3.2.5 HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern if a community. Even during periods of fairly static population growth, the number of households may increase due to divorce, as young people leave home, and for other reasons that people establish a new household. Conversely, during periods with static household growth, significant population growth may still occur. An increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in numbers of large families.

The average household size increased from 4.13 persons per household in 1990 to 4.61 in 2000 (see **Table 3-4: Average Household Size**). Based on the California Department of Finance estimates for 2008, the average household size remained approximately the same, at 4.60 persons per household. The County average household size was estimated to decrease slightly in 2008, at 3.05 persons per household.

**Table 3-4: Average Household Size**

Area	Year	Number of Households	Population in Households	Average Household Size
Greenfield	1990	1,807	7,464	4.13
	2000	2,726	12,583	4.61
	2008 <sup>1</sup>	3,764	17,316	4.60
Monterey County	1990	112,965	334,549	2.96
	2000	121,236	380,786	3.14
	2008 <sup>1</sup>	140,296	428,549	3.05

Notes:  
<sup>1</sup> California Department of Finance Estimates

Source: U.S Census 1990, 2000, Greenfield Housing Element., California Department of Finance, E4 and E5

### 3.2.6 HOUSEHOLD INCOME CHARACTERISTICS

In Greenfield, from 1990 to 2000, median household income increased from \$29,712 to \$37,602, approximately 26.6 percent. During the same period, median household income for Monterey County as a whole increased by approximately 44.1 percent. The median family income increased approximately 17 percent from \$30,355 in 1990 to \$35,520 in 2000. The County had a higher Median Family and Median Household Income than Greenfield in both 1990 and 2000 (see **Table 3-5: Median Family and Household Income**).



**Table 3-5: Median Family and Household Income**

Area	1990		2000	
	Median Family	Median Household	Median Family	Median Household
Greenfield	30,355	29,712	35,520	37,602
Monterey County	36,223	33,520	51,169	48,305
California	40,559	35,798	53,025	47,493
United States	35,225	30,056	50,046	41,994

Source: U.S. Census 1990 STF3 DP4, 2000 SF3 QT-P32, Greenfield Housing Element.

### 3.2.7 LOWER INCOME

An income less than 80 percent of the median, adjusted for family size, is classified as “lower income” by the U.S. Department of Housing and Urban Development. Greenfield is considered a "low income" residential area since its 2000 household median income is only 78 percent of the County's household median income. (See **Table 3-6: 2000 Distribution by Income Category** below, showing AMBAG's distribution of Greenfield's households into four identified income levels.)

**Table 3-6: 2000 Distribution by Income Category**

Income Category	Percent of County Median Income <sup>1</sup>	Annual Income Range <sup>2</sup>	Greenfield Households	
			Percent	Number
Very Low	Below 51%	Below \$24,635	27%	714
Low	51% to 80%	\$24,636 - \$38,644	26%	687
Moderate	81% to 120%	\$38,645 - \$57,966	22%	581
Above Moderate	Above 120%	Above \$57,966	25%	661

Notes:  
<sup>1</sup> County median income (2000), \$ 48,305  
<sup>2</sup> 2000 Income limits for a household of four

Source: AMBAG. Regional Housing Needs Report, Monterey California, 2002

Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below the poverty level as computed by the U.S. Census. **Table 3-7: Families and Individuals Below Poverty Line** identifies the number and percentage of Greenfield and Monterey County families and individuals with incomes below the poverty level based upon the 1990 and 2000 U.S. Census. **Table 3-7: Families and Individuals Below Poverty Line** indicates that the proportion of families and individuals in Greenfield at poverty level has increased from the previous decade: 398 families, or 17.1 percent, of all Greenfield families had poverty level incomes in 1999, compared to 11.4 percent in 1989. The percentage of individuals at or below poverty level in Greenfield in 1999 was 21.5 percent, compared to 15.7 percent in 1989. Greenfield’s poverty levels were higher than Monterey County levels for both the families and individuals.

**Table 3-7: Families and Individuals Below Poverty Level**

Area	Poverty Status in 1989				Poverty Status in 1999			
	Families	%	Individuals	%	Families	%	Individuals	%
Greenfield	177	11.4	1,173	15.7	398	17.1	2,701	21.5
Monterey County	7,118	8.5	38,818	11.6	8,620	9.7	51,692	13.5

Note:  
 Total Greenfield Family Households: 1990 – 1,548; 2000 – 2,334.  
 Total Greenfield Individuals: 1990 – 7,464; 2000 – 12,583.

Source: Census, 1990 SFT3 P117, P123 and 2000 Census SF3 P89, P90.



### 3.2.8 OVERCROWDED HOUSING UNITS

The 2000 U.S. Census defines overcrowding to be 1.01 or more persons per room. Overcrowded households are usually a reflection of the lack of affordable housing available. **Table 3-8: Overcrowded Housing Units in Greenfield**, indicates that in 1990, overcrowding was 36.3 percent (657 units) of the total occupied housing units as identified by the 1990 U.S. Census. In 2000, overcrowding was 54.0 percent of the total occupied housing units. This was a 17.7 percentage point increase from 1990 to 2000. Severe overcrowding (1.51 occupants per room or more) in Greenfield in 1990 was 20.6 percent, and increased to 34.7 percent in 2000.

**Table 3-8: Overcrowded Housing Units in Greenfield**

	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	1,807	100	2,655	100
Occupants per Room				
0.50 or Less	508	28.1	504	19.0
0.51 to 1.00	642	35.5	716	27.0
1.01 to 1.50	284	15.7	513	19.3
1.51 to 2.00	181	10.0	563	21.2
2.01 or More	192	10.6	359	13.5
Note: Percentages may not add up to 100 due to rounding.				
Source: U. S. Census 1990 STF1 H021, U. S. Census 2000 SF3 H20				

**Table 3-9: Overcrowding by Tenure** shows overcrowding by tenure in the City of Greenfield. Owner-Occupied Overcrowding was 49.7 percent compared to 60.6 percent for Renter-Occupied Overcrowding. Severe Overcrowding was 31.0 percent for Owner-Occupied Housing Units and 40.4 percent for Renter-Occupied Housing Units.

**Table 3-9: Overcrowding by Tenure**

	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
Occupied Housing Units	1,598	100	1,057	100
Occupants per Room				
0.50 or Less	367	23.0	137	13.0
0.51 to 1.00	437	27.3	279	26.4
1.01 to 1.50	299	18.7	214	20.2
1.51 to 2.00	342	21.4	221	20.9
2.01 or More	153	9.6	206	19.5
Source: U. S. Census 2000 SF3 H20.				

### 3.2.9 POTENTIAL NEW CHILDREN

**Table 3-10: Projected Number of Housing Units, Population, and Additional School-Aged Children in the City of Greenfield** presents the projected increase in new population and children that are predicted to be new residents in the City of Greenfield by 2020 based on approved and proposed subdivisions in the City.



**Table 3-10: Projected Number of Housing Units, Population, and Additional School-Aged Children in the City of Greenfield**

Subdivision	Number of Residential Units	Projected Population Increase	Projected Increase in New Children
<b>Approved/Entitled Subdivisions</b>			
Vintage Meadows	110	507	75
Vintage Meadows II	40	184	27
Magnolia Place	63	290	40
Cambria Park	38	175	26
Vista Verde I	17	78	11
Sundance	301	1,388	204
Mira Monte	164	756	111
Willow Glen	86	396	58
<b>Subtotal</b>	<b>819</b>	<b>3,774</b>	<b>552</b>
<b>Proposed Subdivisions</b>			
Las Brisas	124	572	84
Amaral	558	2,572	477
<b>Subtotal</b>	<b>682</b>	<b>3,147</b>	<b>561</b>
<b>Total</b>	<b>1,501</b>	<b>6,921</b>	<b>1,113</b>
Notes:			
1. Population is based on 4.61 persons per household.			
2. Increase in school aged children is based on the student generation rates used by the Greenfield Union Elementary School District of 0.558 students for Kindergarten through 6 <sup>th</sup> grade and 0.12 students per residential dwelling unit for 9 <sup>th</sup> through 12 <sup>th</sup> grade.			

Approximately 23,774 new residents would be generated by approved subdivisions and approximately 3,147 new residents would be generated by proposed subdivisions currently under consideration by the City. The projected increase in the amount of children associated with the approved and proposed residential subdivisions is based on the student generation rates used by the Greenfield Union Elementary School District and the King City Union High School District. The Greenfield Union Elementary School District has a student generation rate of 0.558 students per residential dwelling unit and the King City Union High School District has a student generation rate of 0.12 students per residential unit. Based on the student generation rates, the approved subdivisions would result in a projected increase in 552 new children and the proposed subdivisions currently under consideration by the City of Greenfield would result in 561 new children for a total of 1,113 new children in the City of Greenfield for both approved and proposed residential subdivision projects by the year 2020. These children would create additional demand for the City's park and recreation facilities.

### 3.3 RECREATIONAL FACILITY DEMAND AND NEEDS ANALYSIS

#### 3.2.1 NEEDS ASSESSMENT CRITERIA

The Recreational Facility Development Standards of the National Recreation and Parks Association as a tool to use together with the *City of Greenfield General Plan* standards to assess the City's parks and recreation needs. These standards are outlined in **Table 3-11: City of Greenfield Recreational Facilities Demand (2008 to 2020)**



### 3.2.2 FACILITY DEMAND

The “Facilities Need Ratio” used in **Table 3-11: City of Greenfield Recreational Facilities Demand (2008 to 2020)** identifies the need for a particular type of facility based on the population. The additional facilities needed for each activity is projected over the next ten years and subtracts for existing facilities. This table will be updated as needed to reflect changes in recreational and population trends in order to continue to serve as an accurate analysis of the needs of the community over the life of the Master Plan.

**Table 3-11: City of Greenfield Recreational Facilities Demand (2008 to 2020)**

Activity	2008 Facilities Inventory	Facilities Need Ratio (1 per)	2008 Population <sup>1</sup>	Need	2020 Population <sup>2</sup>	Additional Need	Total
Picnic Areas – 10 tables	0	3,500	17,316	5	21,855	1	6
Football	0	5,000	17,316	3	21,855	1	4
Soccer	1	5,000	17,316	2	21,855	1	3
Walk/Jog Trail	0	11,500	17,316	2	21,855	0	2
Baseball	2	5,000	17,316	1	21,855	1	2
Group BBQ	2	5,000	17,316	1	21,855	1	2
Multi-Purpose Room	2	5,000	17,316	1	21,855	1	2
Swimming	0	20,000	17,316	1	21,855	0	1
Gym/Weight Room	0	23,000	17,316	1	21,855	0	1
Softball	3	5,000	17,316	0	21,855	1	1
Senior Facilities	0	40,000	17,316	0	21,855	0	0
Nature Center	0	60,000	17,316	0	21,855	0	0
Basketball	5	10,000	17,316	0	21,855	0	0
Playground	9	5,000	17,316	0	21,855	0	0
Arena/Amphitheatre	1	76,000	17,316	0	21,855	0	0
Volleyball	4	5,000	17,316	0	21,855	1	1
Skateboarding Facility	1	59,550	17,316	0	21,855	0	0

Notes:

1. California Department of Finance Estimates the population of the City of Greenfield to be 17,316 people.
2. Association of Monterey Bay Area Governments (AMBAG). Monterey Bay Area 2008 Regional Forecast estimates the population of the City of Greenfield to be 21,855 people.

Source: Recreational Facility Development Standards of the National Recreation and Parks Association

### 3.2.3 SERVICE AREA ANALYSIS

The City is deficient in parks in the portions of the City where neighborhood parks are in some cases located greater than a distance of a quarter mile from residential uses. The *City of Greenfield General Plan* requires that neighborhood parks are located within a quarter mile walking distance of residential uses. Policy 7.2.11 in the *City of Greenfield General Plan* requires the provision of additional park facilities in neighborhoods that are underserved and Policy 7.2.F requires that infill park sites are identified in the mixed use areas of the downtown district.



To identify which neighborhoods in the City are served by neighborhood parks, a quarter mile buffer around each neighborhood park was measured by using Geographic Information System (GIS). This analysis evaluated the areas within the City limits that are not within a quarter mile of an existing neighborhood park in accordance with City standards. These areas would be considered underserved neighborhoods. **Figure 4: Underserved Neighborhoods** shows the neighborhoods which are deficient in parkland. They are located primarily in the northern, western, and southwestern portions of the City.

### 3.2.4 ACREAGE ANALYSIS

**Table 3-12: City of Greenfield Gross Park Acreage Demand (Existing Conditions)** summarizes the City’s park land acreage needs by using population projections, General Plan standards, and the Master Plan standards for existing conditions. The City’s standard is to provide 3.9 acres of parkland with a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents.

**Table 3-12: City of Greenfield Gross Park Acreage Demand (Existing Conditions)**

Park Type	General Plan Standard	2008 Population	Existing Acreage	Acres Needed	Total Existing Deficiency
Neighborhood Park	1.5	17,316	8.9	25.97	17.07
Community Parks	2	17,316	19.16	34.63	15.47
Open Space	.4	17,316	3.41	6.92	3.51
<b>Total</b>	<b>3.9</b>	<b>16,083</b>	<b>31.47</b>	<b>67.52</b>	<b>36.05</b>

The City of Greenfield currently has 31.47 acres of park space, including 19.16 acres of community parks, 8.9 acres of neighborhood parks, and 3.41 acres of open space. Based on the City standards, the City is deficient in approximately 17.07 acres of neighborhood parks, 15.47 acres of community parks, and approximately 3.51 acres of open space for a total of 36.05 acres of total parkland.

Based on the City’s standards, there is an existing deficiency of:

- 8 neighborhood parks;
- 1 community park; and
- 6.92 acres of open space.

In particular, most of the City’s neighborhood parks are generally more consistent with the NRPA standards for a mini-park (less than two acres). The City is deficient in five to ten acre parks, which are classified as neighborhood parks by the NRPA.

**Table 3-13: City of Greenfield Gross Park Acreage Demand (Buildout Conditions)** summarizes the City’s park land acreage needs by using population projections, General Plan standards, and the Master Plan standards for buildout conditions.



**Table 3-13: City of Greenfield Gross Park Acreage Demand (Buildout Conditions)**

Park Type	General Plan Standard	2020 Population	2020 Additional Acres Needed	Total Acres Needed
Neighborhood Park	1.5	21,855	6.8	23.87
Community Parks	2	21,855	9.1	24.57
Open Space	.4	21,855	1.81	5.32
<b>Total</b>	<b>3.9</b>	<b>21,855</b>	<b>17.7</b>	<b>53.76</b>

By 2020, approximately 17.17 additional acres of park space would be needed in the City to accommodate the projected population growth for a total of 53.76 additional acres of parkland in order to account for the existing parkland deficiency in the City.

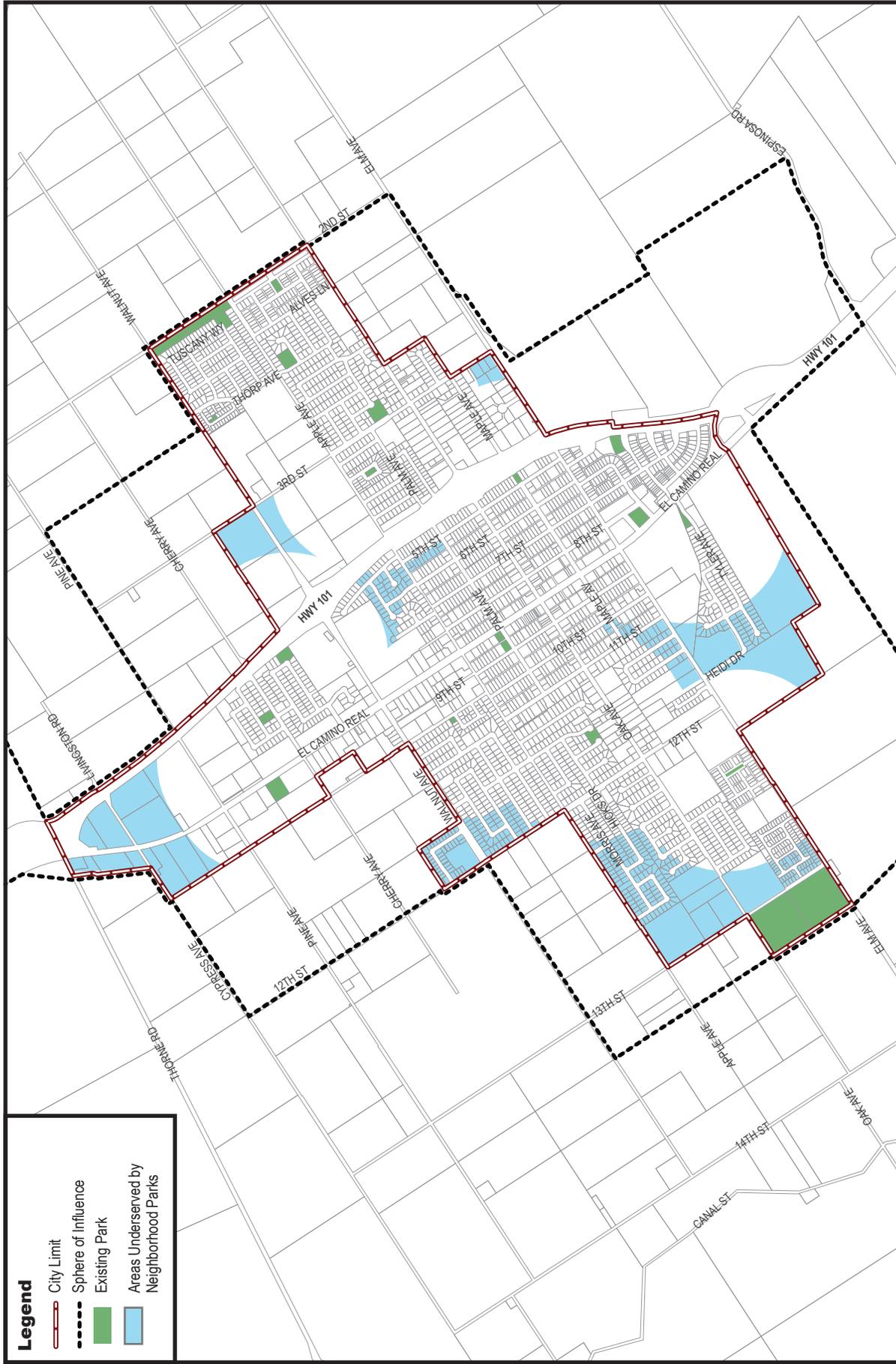
There is a future need to serve the projected population growth in the City Greenfield based on the following:

- 4.5 additional neighborhood parks;
- 1 community park; and
- 1.81 acres of open space.

The future entitled subdivisions in the City would provide 5.99 acres of the 53.76 additional acres of park space needed under buildout conditions as shown in **Table 2-4: Undeveloped Parks/Entitled Future Park Space**, which would result in the need for 47.77 acres of park space under buildout conditions. The majority of the future entitled parks would be between 0.10 acres and 1.12 acres and would not meet the City’s requirements for a neighborhood park, with the exception of the Sundance subdivision which would be 2.68 acres.

### **3.2.5 PARKLAND ACREAGE NEEDED TO ACCOMMODATE IDENTIFIED FACILITY NEEDS**

Based on the facility needs requirements as shown in **Table 3-11: City of Greenfield Recreational Facilities Demand (2008 to 2020)**, the City has current and future needs for picnic areas, football fields, soccer fields, walk/jog trails, baseball fields, group BBQ areas, multi-purpose rooms, swimming pool, gym/weight room, and a volleyball court. The future acreage requirements for these facilities are summarized in **Table 3-14: Acreage Needed to Accommodate Facility Demand (Buildout)**.



Source: PMC (2008), RBF Consulting (2009)



**RBF**  
CONSULTING

3/11/09.JN 70-100141



GREENFIELD PARKS AND RECREATION FACILITIES MASTER PLAN  
**Underserved Neighborhoods**

**Figure 4**



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**Table 3-14: Acreage Needed to Accommodate Facility Demand (Buildout)**

Activity	Number Needed	Size (Acres)	Subtotal	Multiplier	Total Acreage
Picnic Areas – 10 tables	6	0.03	0.18	1.5	0.27
Football Fields	4	2.0	8.0	1.5	12.0
Soccer Fields	3	1.7-2.1	6.3	1.5	9.45
Walk/Jog Trail (1 mile)	2	1.2	2.4	1.5	3.6
Baseball Fields	2	2.0	4.0	1.5	6.0
Group BBQ	2	0.06	0.12	1.5	0.18
Multi-Purpose Room	2	0.1-0.45	0.2-0.9	1.5	0.3-1.35
Swimming Pool	1	1.0-2.0	1.0-2.0	1.5	3.0
Gym/Weight Room	1	0.35-1.5	0.35-1.5	1.5	.52-3.37
Softball Field	1	1.5-2.0	1.5-2.0	1.5	2.25-3.0
Volleyball	1	0.09	0.09	1.5	1.63
<b>Total Acreage to Accommodate Facility Needs at Buildout</b>					<b>39.2 – 43.8</b>

Between 39.2 and 43.8 acres is an approximate figure representing a need to add acreage and/or utilize existing under utilized acreage in order to satisfy known recreation element needs. This number is compared to the acreage deficit generated by adherence to the City's standard of 3.9 acres per 1,000 residents. It appears that there is no clear need to establish an acreage goal higher than the City standard and that the current acreage standard will accommodate identified recreation needs under buildout of the Master Plan.



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**CHAPTER 4.0**  
GOALS, OBJECTIVES AND POLICIES

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## 4.0 GOALS, OBJECTIVES, AND POLICIES

### 4.1 MISSION STATEMENT

**“The City of Greenfield is committed to establishing and maintaining facilities, parks and services that enhance the quality of life for all ages, cultural origins and abilities.”**

### 4.2 WHAT ARE GOALS, OBJECTIVES AND POLICIES?

Goals express a community’s values and vision. Master Plan goals were formulated through community meetings and are to be considered by the Planning Commission and eventually adopted by the City Council. Objectives provide specific methods and standards for meeting a goal. Policies serve as guiding principals that define specific actions to meet the goals and objectives.

### 4.3 GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES

The following goals, objectives and policies are included in the Conservation, Recreation and Open Space Element in the *City of Greenfield General Plan*. The Master Plan builds off the General Plan policies and implements Policy 7.4.1 in the *City of Greenfield General Plan*.

#### Goal 7.2

**Develop and maintain a system of parks, recreational facilities, and open space to meet the existing and future recreational needs of the community.**

##### Policy 7.2.1

Offer a wide range of indoor and outdoor recreational opportunities for all age groups in reasonable proximity to all residents, encouraging participation in a variety of activities, enhancing the community’s quality of life. Opportunities should include, but are not limited to:

- A Greenfield Community Recreation Center that provides opportunities for community bonding and offer venues for diverse and special events.
- Fitness-related facilities for adults, such as ball fields, basketball courts, racquet sport facilities, and indoor fitness facilities.
- A community swimming pool for aquatic programs, youth team sports, adult fitness, and community recreation.

##### Policy 7.2.2

Develop and maintain a park system that provides the minimum of 3.9 acres of parkland per 1,000 residents.

##### Policy 7.2.3

Design community parks to have a minimum size of 10 acres with an ideal size of 20 acres.

##### Policy 7.2.4

Where reasonably feasible, locate a community park within one (1) mile of most residential areas. Community parks should be located on a major arterial or thoroughfare where impact to surrounding residential neighborhoods is minimized.



**Policy 7.2.5**

Where a community park abuts a neighborhood, design the park to provide neighborhood scale activities or trails adjacent to the residential area where possible.

**Policy 7.2.6**

Design and locate neighborhood parks based on a preferred size of 1 to 2 acres with a minimum size of 0.5 acres, incorporating lawn play areas of sufficient size to accommodate informal field sports, where possible.

**Policy 7.2.7**

Locate neighborhood parks no more than ¼ mile walking distance for most residents. Attempt to avoid major street crossing for most residents to access a neighborhood park.

**Policy 7.2.8**

Locate public parks in Greenfield to provide adequate community-wide facilities while emphasizing neighborhood recreation within walking distance of most residents.

**Policy 7.2.9**

Encourage developers to dedicate land as opposed to paying in-lieu park fees.

**Policy 7.2.10**

Maintain and improve existing parks and develop new neighborhood and community parks in new residential neighborhoods as growth occurs.

**Policy 7.2.11**

Provide additional park facilities in neighborhoods that are underserved.

**Policy 7.2.12**

Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint use).

**Policy 7.2.13**

Provide sufficient playfields within the City to accommodate practice and competitive demands for both organized and informal activity.

**Policy 7.2.14**

Develop and operate recreational facilities in the most efficient and economical method possible, providing multi-use facilities where feasible, and joint use facilities with schools wherever practical.

**Policy 7.2.15**

Encourage private agencies to support or provide facilities needed to satisfy unmet recreational needs.

**Policy 7.2.16**

Pursue a variety of financing mechanisms for the acquisition, development, and long-term operation and maintenance of the parks, trails, and recreation system.

**Policy 7.2.17**

All recreation facilities shall meet Americans with Disabilities Act standards where feasible.



**Policy 7.2.18**

All City playgrounds and school playgrounds shall conform to U.S. Consumer Product Safety Commission guidelines.

**Policy 7.2.19**

New development shall dedicate parkland and/or pay in lieu fees, as well as impact fees sufficient to meet the added demand for park facilities. Buffer zones and drainage areas that are also used for recreation uses shall not count towards a development's required park dedication, but can count toward open space requirements.

**Policy 7.2.20**

Subdivisions with 50 or more residential units shall be required to incorporate improved parkland with the subdivision.

**Program 7.2.A**

Apply the following guidelines to achieve a ratio of 3.9 acres of park per 1,000 residents projected to reside in Greenfield:

- i. Provide a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents.
- ii. Include portions of developer dedicated community accessible school sites as contributing to park obligations, if appropriate, and based on the location and availability to the community.
- iii. Include privately owned and maintained areas such as community accessible mini-parks, neighborhood greens or recreation centers as contributing to park obligations, if appropriate, based on location, purpose, nature of such areas, and the level of public access.
- iv. The developer shall dedicate and improve parks in residential developments, subject to City approval. All projects with 50 or more units shall include improved parkland within project boundaries.

**Program 7.2.B**

Fees are paid in lieu of park site dedication and improvement will be used for land acquisition and improvements that directly serve the subdivision project area unless a finding is made that the area is already served by existing neighborhood facilities. Fees may then be used for acquisition and development of community-wide facilities.

**Program 7.2.C**

Establish minimum standards to be applied to the design and construction of new park projects in the City.

**Program 7.2.D**

Develop phasing guidelines for residential developments to ensure park and recreational facilities are installed by the time two thirds of the units are available for occupancy.

**Program 7.2.E**



When park dedication and improvements are to be made by the developer, enter into a development agreement to assume all maintenance costs for completed park projects for a period of not less than six months, or until a Landscape and Lighting Assessment District or similar mechanism is established, whichever occurs later and where appropriate.

**Program 7.2.F**

Acquire infill park sites in mixed-use areas of the downtown district, as appropriate.

**Program 7.2.G**

Identify potential pocket park areas and implement park infrastructure where feasible.

**Program 7.2.H**

Update the Landscaping and Lighting assessment annually and the Park Land Dedication In-Lieu fees and the Park Impact Fees not less than every five years to ensure that they remain consistent with the actual cost of acquiring, developing and maintaining recreational parkland.

**Program 7.2.I**

Establish a citizen advisory group for Parks and Recreation that would provide recommendations to the City Council Parks Subcommittee on park issues.

**Program 7.2.J**

Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for residents. This should include provisions for an interconnecting system of trails and pathways throughout the community.

**Program 7.2.K**

Coordinate planning and development efforts with local school districts and other community organizations. Participate with them in the construction, maintenance, and operation of joint use facilities whenever feasible.

**Program 7.2.L**

Review all plans for development of parks, whether prepared by private developers or other parties to ensure that park development is consistent with the goals and criteria of this Element and the Greenfield Parks Master Plan.

**Program 7.2.M**

Inspect all existing playgrounds as required by Title 24 of the CA State Code for public facilities, and Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards.

**Program 7.2.N**

Explore the feasibility of reclaimed water as a source of landscape irrigation within parks.

**Program 7.2.O**

Update all recreation facilities to meet ADA and CPSC requirements as soon as practical and where feasible.



**Program 7.2.P**

Devise and implement a maintenance and refurbishment to avoid deferred maintenance and maintain consistent quality of facilities as part of the Parks Master Plan.

**TRAILS**

**Goal 7.3**

**Establish and maintain a comprehensive system of local and regional multi-purpose trails linking open space, parks and recreation facilities, transportation centers, and urban uses throughout Greenfield to provide better pedestrian and bicycle circulation.**

**Policy 7.3.1**

Encourage the development of multi-purpose trails to provide transportation, exercise, and connection to nature and leisure opportunities for the community.

**Policy 7.3.2**

New development shall provide easements of not less than 20 feet in width to connect new neighborhoods to such amenities such as parks, neighborhoods, and commercial centers.

**Policy 7.3.3**

Whenever possible, new development shall separate the activities (i.e., pedestrian and bicycle) of multi-use trails, by providing easements on each side of major arterials, to provide safe resolution of potential conflicts between users and vehicles.

**Policy 7.3.4**

Adopt standards for trails that include appropriate width for different types of trails, disabled access requirements, drainage requirements, emergency access, signage, safety, and other appropriate requirements.

**Program 7.3.A**

Pursue funding to implement a trail system in Greenfield as outlined in the Parks Master Plan.

**PARKS AND RECREATION MASTER PLAN**

**Goal 7.4**

**Create a City of Greenfield Parks and Recreation Master Plan and develop park impact fees to identify and implement the recreational goals of the community.**

**Policy 7.4.1**

Develop and implement a Parks and Recreation Master Plan and park impact fees to:

- Maintain and improve existing parks.
- Plan and design future parks.
- Finance construction of necessary parks and recreational facilities.
- Plan for other recreational needs of the community.



### **Policy 7.4.2**

Coordinate with the school districts, the County, and other recreation providers to plan and implement recreational opportunities in Greenfield.

#### **Program 7.4.A**

Provide a community forum for Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements, and financing of parkland and recreation needs as additional information becomes available. Involve community residents, including children and seniors, in the park planning process.

#### **Program 7.4.B**

Develop and adopt specific standards for park and recreation facilities within Greenfield.

#### **Program 7.4.C**

Update the Parks and Recreation Master Plan on a regular basis to ensure facilities are adequate and appropriate as Greenfield grows and as community needs change.

#### **Program 7.4.D**

Review and update the fee schedule for parks on a regular basis to help with funding capital improvements to parks and recreational facilities to meet City standards.

#### **Program 7.4.E**

Define areas where new parks should be sited to meet existing deficits. Incorporate the defined areas into the General Plan to provide a basis for reserving property for future recreation needs. Such measures are needed to meet the standards of both parkland distribution and acreage.

#### **Program 7.4.F**

Prepare a community/neighborhood park and recreation survey form to be periodically utilized in identifying local goals, attitudes, opinions, needs and other factors that might relate to the efficient and cost-effective provision of recreation facilities and programs.

#### **Program 7.4.G**

Determine the types of park facilities desired and land required and identify the spaces and facilities required to meet the community real-time recreation demand, which includes the minimum amount of park land needed to accommodate not only the specific facilities, but also the space needed for the un-programmed recreation activities.

#### **Program 7.4.H**

Maintain and update an inventory of parkland and facilities in Greenfield. This inventory should be reviewed biannually.

#### **Program 7.4.I**

Implement a park facilities impact fee and identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.



#### 4.4 MASTER PLAN GOALS, OBJECTIVES, AND POLICIES

The Master Plan recommends the following goals, objectives, and policies to supplement the goals and policies in the *City of Greenfield General Plan*.

***GOAL 1: A quality system of recreational facilities to meet the needs of Greenfield's residents and workers through 2020 and beyond.***

**Objective 2-1:** Provide separate facilities (e.g. adult and youth soccer fields) on an age appropriate basis when economically feasible.

**Objective 2-2:** Develop additional recreation center/multi-purpose rooms for use by Greenfield residents which are distributed throughout the City.

**Policy 2-1:** Work collaboratively with potential provider groups such as the Greenfield Union School District, churches, non-profit organizations, etc. to site and develop one or more cooperative, parent-volunteer, pre-school programs to serve Greenfield's younger children.

***GOAL 2: Provide adequately sized and located parks for all of Greenfield's neighborhoods.***

**Objective 2-1:** Ensure that adequately sized park facilities serve all neighborhoods of the City of Greenfield consistent with the park and recreation facility type, acreage and service area standards of **Table 2-1: Greenfield Park Standards**.

**Policy 2-1:** Begin to rectify the deficit of parks in under-served neighborhoods by identifying appropriate infill lots and converting them for neighborhood or sub-neighborhood park use.

**Policy 2-2:** Identify and designate one specific neighborhood park site for park dedication and/or acquisition within the downtown core.

**Policy 2-3:** The park facility and service area standards in Table 2-1: Greenfield Park Standards shall be reviewed and updated periodically to reflect the most current standards or guidelines of the National Recreation Park Association.

**Policy 2-4:** Consider park standards and per acre maintenance costs when evaluating proposed park developments.

***GOAL 3: Integration of Central Greenfield neighborhoods with new neighborhoods through a network of roads, greenbelts and trails that strategically link schools and major recreational facilities.***

**Objective 3-1:** Design and construct new roads, trails and transportation systems to maximize accessibility of new schools, parks and recreational facilities and to provide adequate linkages where possible between existing and new school, park and recreational facilities.



**Objective 3-2:** Provide a system of trail linkages between Greenfield’s schools, park sites and recreational facilities.

**Objective 3-3:** Wherever possible, integrate bike routes, pedestrian paths, and/or multi-use recreational trails into the design of parks, greenbelts and open space acreage.

**Objective 3-4:** Site major recreational facilities to maximize their accessibility and joint use capabilities.

**Policy 3-1:** Provide pedestrian street improvements on strategic streets that continue the new street treatments into the existing community.

**Policy 3-2:** Require major new development or redevelopment to provide a continuous non-roadway pedestrian and bicycle network that serves as alternative direct travel routes for pedestrians and bicyclists from new housing to schools, parks, recreational facilities and other high pedestrian activity areas. Greenbelts may be used for this purpose.

**Policy 3-3:** Locate major public recreational facilities either (1) near or adjacent to arterials and roads that link central Greenfield with new neighborhoods within the City and/or (2) adjacent to or near larger school sites.

**Policy 3-4:** Prioritize funding for major recreational facilities that are centrally located and adjacent to or near larger school sites.

**Policy 3-5:** Fund bike routes, pedestrian paths, and multi-use trails within greenbelts and open space areas through the City’s CIP.

***GOAL 4: Optimal use of park and recreation resources and services available to the community through joint use of existing recreational facilities and partnerships with other recreation providers and for-profit agencies as appropriate.***

**Objective 4-1:** Encourage and support community access to school playgrounds, sport fields, and other recreation facilities through joint use agreements.

**Objective 4-2:** Explore new partnerships with known non-profit recreation providers and organizations such as Girls and Boys Clubs, YMCA, etc.

**Objective 4-3:** Explore public- private partnerships with for-profit sports and recreation management companies.

**Policy 4-1:** Prioritize funds for joint school/park and recreation facilities.

**Policy 4-2:** Enter into joint-use agreements with the Greenfield Union School District and King City School District at existing schools within the City for use of playing fields and other recreation facilities.

**Policy 4-3:** Pursue partnerships with non-profit and private recreational providers to site, develop, operate and maintain desired sports facilities.

***GOAL 5: Adequate level of funding for parks and recreation facilities to meet the needs of Greenfield residents both now and in the future.***



**Objective 5-1:** Develop a diverse mix of parks and recreation facilities funding mechanisms to include a combination of parks fees, impact fees, development agreements, and school/parks and recreation joint use opportunities.

**Objective 5-2:** Pursue additional funding through grants (both government and private foundation), corporate and business sponsorships.

**Policy 5-1:** Establish adequate levels of funding for parks and recreational facilities through careful analysis of the priorities of overall community infrastructure needs in relation to priorities for parks and recreational facilities.

**Policy 5-2:** Negotiate development agreements that require the construction and maintenance of new parks and recreation facilities for major developments.

***GOAL 6: Attractive parks, greenbelts and recreation facilities which are sited and designed to optimize safety and compatibility with neighboring residences.***

**Objective 6-1:** Use adopted park facility development standards and crime prevention design criteria to facilitate the development of new parks within the City.

**Objective 6-2:** Minimize potential conflicts with residential neighborhoods related to traffic; noise, and lighting associated with more intense park facility uses.

**Objective 6-3:** Design all parks, greenbelts and recreation facilities to optimize safety and equal access by all individuals.

**Policy 6-1:** To lessen impacts of park and recreation facilities near or adjoining residential areas, require setbacks with fencing and/or screening sufficient to minimize undesirable noise and glare from sports field lighting and provide for appropriate parking in relation to the size and projected use levels of the facilities.

**Policy 6-2:** Consult with residents early in the planning process when siting youth recreational centers near residential neighborhoods.

**Policy 6-3:** Design sports lighting that is appropriate to each site and use. Require low glare modern lighting in all new facilities and upgrade lighting at existing facilities.

**Policy 6-4:** Design parks, greenbelts and recreation facilities to avoid hidden or difficult access areas where security problems would be more likely to occur and allow for emergency and police vehicle access.

**Policy 6-5:** Apply Crime Prevention Through Environmental Design (CEPTED) standards to all parks and recreation facility designs.

**Policy 6-8:** Incorporate adequate shade and wind protection into the design of children's play areas and picnic sites through landscaping and structural elements.

**Policy 6-9:** Incorporate access for the elderly and people with disabilities into the design of parks and facilities. Ensure that all new public buildings are free of architectural barriers that would restrict access to those with physical disabilities.



***GOAL 7: Parks and recreational facilities that are efficiently sited, designed and developed to conserve natural resources and to protect biological resources where present.***

**Objective 7-1:** Design parks and recreation facilities that conserve water use by planting drought-tolerant landscaping, using recycled water for sports fields if available, and replacing live turf with artificial turf and recycled materials if feasible.

**Objective 7-2:** Whenever feasible, design parks and recreation facilities that use high-energy efficient outdoor and indoor lighting, heating and cooling, and consider the use of two story buildings in order to decrease the building footprint of proposed structures.

**Objective 7-3:** Include natural habitat and other “unimproved” areas in park design wherever possible or where necessary to protect identified biological resources.

**Objective 7-4:** Utilize “Best Management Practices” (BMP) to retain storm water onsite and use bio-filtration systems to cleanse impurities from the drainage system within park facilities.

**Policy 7-1:** Include in the parks and recreational facilities design specifications a requirement for the use of recycled water for turf and/or landscaping for all new parks, artificial turf on playfields designed for high intensity use such as for adult or high school sports, drought-tolerant landscaping, energy efficient features and recycled materials.

**Policy 7-2:** Establish and adopt “Best Management Practices” to maintain stormwater onsite and use bio-filtration systems to cleanse impurities out of the drainage system.

***GOAL 8: A comprehensive system of City recreation programs that provides for and responds to the needs of Greenfield’s children, youth, adults and seniors.***

**Objective 8-1:** Work with the YMCA to evaluate participation levels for children, youth and teen programs. Work with the YMCA to develop new programs that are both free and entail user fees for contracted activities.

**Objective 8-2:** Work cooperatively with the YMCA to evaluate participation levels and develop recreational programs for adults, with appropriate user fees.

**Objective 8-3:** Work cooperatively with the YMCA in order to evaluate participation levels and develop programs for seniors.

**Policy 8-1:** Work cooperatively with the YMCA in order to impose reasonable fees for adults enrolled in YMCA programs and contracted programs.

***GOAL 9: An efficient and unified system for administration, provision of recreation services and maintenance of parks facilities for Greenfield’s 2020 parks and recreational needs and beyond.***

**Objective 9-1:** Conserve Greenfield’s limited staff and monetary resources by requiring and establishing alternative funding mechanisms, wherever possible, for maintaining new neighborhood and sub-neighborhood park (mini-park) facilities within major development projects.



**Objective 9-2:** Evaluate options for the optimal structure for parks and recreation administration, such as creation of a Parks and Recreation Commission and a Parks and Recreation Department, to meet the needs for 2020 and beyond.

**Policy 9-1:** Require major projects to establish funding mechanisms, such as Community Services Districts and Benefit Assessment Districts for the maintenance of new parks and recreation facilities.

**Policy 9-2:** Adopt a strategy to consolidate responsibilities for parks and recreation services, facilities development and parks and facilities maintenance.



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**CHAPTER 5.0**  
**RECREATION FACILITY RECOMMENDATIONS**

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## 5.0 RECREATION FACILITY RECOMMENDATIONS

This section presents potential opportunities to meet recreation needs identified in **Section 3.0: Recreation Facility Needs Assessment** section based on analysis of existing inventory and demand, community outreach, and consideration of the City's established goals and policies. There are opportunity sites to consider in the City of Greenfield including existing underutilized parks, undeveloped park sites/entitled future parks, acquisition target sites, and park sites within proposed subdivisions.

Solving the recreational needs puzzle could be accomplished in a variety of ways, depending upon specific analysis and design of each site and upon future acquisition outcomes. Moreover, the City's process of park design and development involves extensive community input that would likely affect park and recreation facility design. It is clear that it is not realistic for this Master Plan to present a single, defined pathway for development of future parks over time. This Master Plan report strives instead to identify opportunities for the City to consider and to pursue in more detail as funding becomes available.

Choosing a park or projects to pursue would occur as a result of the capital improvement project budget process conducted by the City each year. The chosen project would then follow a process pathway, with community input that will determine what amenities would be added to the park. The opportunities discussion that follows offers a way to visualize the overall need in the context of the opportunities so that the ultimate goal of satisfying recreation needs is kept in mind.

### 5.1 OVERALL CONCEPT

Several of the acquisition target sites described **Section 2.5: Opportunity Sites** would likely be improved at some point in the future for the purpose of addressing recreation needs. Use of the park opportunity sites would involve separate design and administrative processes that may ultimately alter how they are to be utilized, in which case, the overall concept of meeting recreation needs to be somewhat flexible.

It is intended that the City pursue satisfaction of recreation facility needs using the following key strategies and improvements:

- Major community parks are a minimum of ten acres with an ideal size of 20 acres and are located on major arterials to minimize the impact on surrounding residential neighborhoods in accordance with the *City of Greenfield General Plan*;
- Neighborhood Parks are a minimum of one acre and are within a quarter mile walking distance of most homes;
- Design and use of acquisition target sites should be pursued by the City in order to meet recreation needs and goals (parkland acreage and recreation element quantities); and
- New residential development is planned to include park and recreation facilities that adequately serve its planned population and that compliment and enhance the City park system as a whole.



## 5.2 KEY ISSUES

Based on the needs assessment process a set of key issues has been identified that are addressed below. Key issues include:

- New park acquisition with parks greater than 1.5 acre in size.
- Provision of quantities of sports facilities appropriate to the current and future population, based on input from the community, to include:
  - Picnic Tables
  - Football Fields
  - Soccer Fields (Indoor and Outdoor)
  - Walk/Jog Trails
  - Baseball Fields
  - Group BBQ Areas
  - Multi-Purpose Rooms
  - Swimming Pool
  - Gym/Weight Room
  - Softball Fields
  - Volleyball Courts
  - Skateboard Park
  - Basketball Court
  - Playground Equipment
- Provision of parkland acreage quantities consistent with the City standard of 3.9 acres per 1,000 people with appropriate distribution throughout the City.
- Improvements to existing parks including benches, security lighting, and additional landscaping.

### 5.2.1 RECREATION FACILITIES

The recreation facility demand analysis provides important data on the types of recreation facilities used by residents of Greenfield. This information, coupled with information from the community outreach process and informal outreach with the sports user groups, has been compared to the City's inventory of facilities to determine whether the City has a surplus or deficit for a variety of recreation elements such as sports fields and courts. Based on the information collected, there are anticipated deficits for the following recreation elements at ultimate buildout of the Master Plan:

- Picnic Tables (6)
- Football Fields (4)
- Soccer Fields (3)
- Walk/Jog Trail (2)
- Baseball Fields (2)
- Group BBQ Areas (2)
- Multi-Purpose Room (2)
- Swimming Pool (1)
- Gym/Weight Room (1)



- Softball Field (1)
- Volleyball Courts (1)

In accordance with the Recreational Facility Development Standards of the National Recreation and Parks Association, it was determined that a skateboard park, basketball court, and playground equipment were not identified deficiencies in the City based on the number of existing facilities in Greenfield under existing conditions and under buildout of the Master Plan. However, due to the amount of space required for volleyball courts, recommendations for volleyball courts within existing and future park sites could be substituted for basketball courts based on community preferences and funding within acquisition target sites.

Each of these facilities is described below:

### ***PICNIC TABLES (10 TABLES)***

**Background:** According to the Master Plan needs identification tools, the City of Greenfield would need two (6) picnic table areas under buildout of the Master Plan.

**Recommendations:** There are several existing park locations that are underutilized and could accommodate picnic tables (10 tables) including the following locations:

- Hicks Park
- Baywood Park
- Patriot Park
- Lexington Park
- St. Charles Place Park
- Traditions Park

### **SOCCER AND FOOTBALL FIELDS**

**Background:** Soccer fields are among the needs most often indicated by the community and Master Plan needs identification tools. There are a number of youth participating in organized soccer games currently and there is an existing deficit in soccer fields as there is only one soccer field located at Patriot Park. Most games are played informally at schools within the City during the off-hours. However, the GUSD is experiencing maintenance issues and discourages informal use of their playfields. To meet the population under buildout of the Master Plan, the City would need an additional 3 soccer fields and 4 football fields.

Soccer fields are often used as overlay elements on baseball and/or softball fields and football fields. Multi-use soccer and football fields are considered appropriate and desirable. Scheduling can address potential time slot conflicts; however an overlay soccer field is not always counted as a full field because other activities may limit its availability. Dedicated soccer fields would provide maximum availability within the City.

**Recommendations:** None of the existing park sites are large enough to accommodate new soccer and/or joint use soccer/football fields as an area of approximately 2.0 acres is required for construction of these facilities. Therefore the acquisition target sites are



recommended for construction of future dedicated soccer fields and/or joint use baseball or football fields including: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City.

### **WALK/JOG TRAIL**

**Background:** According to the Needs Assessment and input from the community, the City of Greenfield would need two (2) walk/jog trails under buildout of the Master Plan.

**Recommendations:** The following park sites are recommended for walk/jog trails:

- Patriot Park (1/2 mile)
- Second Street Park
- Acquisition target sites including: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City.

### **BASEBALL AND SOFTBALL FIELDS**

**Background:** Two existing baseball and three softball fields are currently utilized for youth baseball games. Under buildout of the Master Plan, 2 additional baseball fields and 1 additional softball field would be needed. It is desirable to provide ballfields that are designed appropriately for either softball or baseball, but that can also be programmed for other activities.

**Recommendations:** Several existing park sites were recommended for baseball and softball fields during the community workshops including Traditions Park, Second Street Park, and St. Charles Place Park. However, none of the existing parks in the City are large enough to accommodate a baseball and/or a softball field. Therefore, acquisition target sites should be considered for construction of additional baseball/softball fields. These sites include: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City.

### **GROUP BBQ AREAS**

**Background:** Mariposa Park and Jim Maggini Memorial Park currently provide minor group BBQ areas. Two additional group BBQ areas were identified as part of the needs identification tools identified in Section 3.0: Recreation Facility Needs Assessment. Group BBQ areas would require a developable area of approximately 0.06 acres.

**Recommendations:** The following underutilized park sites are recommended for Group BBQ areas:

- Baywood Park
- Patriot Park
- Lexington Park



- St. Charles Place Park
- Traditions Park

### **MULTI-PURPOSE ROOMS AND GYM/WEIGHT ROOM**

**Background:** According to the Master Plan needs identification tools, the City of Greenfield will need approximately 2 additional multi-purpose rooms and 1 gym/weight room under buildout of the Master Plan. Multi-purpose rooms are often part of a larger community center building in which offices, meeting rooms, exercise rooms, and other elements are found. Typically a gym/weight room can be accommodated within a multi-purpose room. The City of Greenfield has two existing multi-purpose rooms/gymnasiums including the Community Center and the American Legion/Greenfield Memorial Hall, which is located adjacent to Jim Maggini Memorial Park on El Camino Real in the northwestern portion of Greenfield. The YMCA uses the American Legion/Greenfield Memorial Hall for a youth and adult basketball league and a volleyball league. This facility is maintained by the Greenfield Memorial District. During the first community workshop, it was recommended that additional locations were provided for after-school programs, karate classes, and boxing, which could be accommodated at additional multi-purpose rooms and/or a gym/weight room.

**Recommendations:** The following sites are considered for inclusion of multi-purpose room:

- Vintage Park
- Undeveloped community park acquisition target sites including: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City.

Existing improvements may need to be reconfigured as part of the park design for Vintage Park to accommodate a multi-purpose room. However, Vintage Park is large enough and is an underserved area, which would be appropriate for a multi-purpose room.

### **SWIMMING POOL**

**Background:** According to the Master Plan needs identification tools, the City of Greenfield will need one swimming pool under buildout of the Master Plan.

**Recommendations:** None of the existing parks are large enough to accommodate a swimming pool. Therefore, the community park acquisition target sites would be appropriate for inclusion of a swimming pool including: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City.

### **VOLLEYBALL COURT**

**Background:** According to the Master Plan needs identification tools, an additional volleyball court would be needed under buildout of the Master Plan.



**Recommendations:** Several existing park sites are considered potentially compatible with new volleyball courts including:

- Apricot Street Park
- Tuscany Park.

Both of these parks are large enough to accommodate the addition of a volleyball court. However, existing improvements may need to be reconfigured as part of the park design. In addition to the existing park sites, the community park acquisition target sites including: 1) expansion of Patriot Park, 2) corner of Apple Avenue and 12<sup>th</sup> Street, and 3) between Walnut Avenue and Pine Avenue and between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City would be compatible with new volleyball courts.

As noted above, due to the amount of space required for volleyball courts, basketball courts could be substituted based on community preferences at a particular park location if funding is available.

### 5.3 MINOR IMPROVEMENTS

According to the Master Plan needs identification tools, several minor improvements were recommended at existing parks in the City.

#### BENCHES

**Background:** According to the Master Plan needs identification tools, benches were requested at a number of existing parks within the City.

**Recommendations:** Several existing park sites are considered potentially compatible with installation of new benches:

- Fifth Street Park
- Hicks Park
- Vintage Park
- Patriot Park
- Baywood Park
- Primavera Park

#### RESTROOMS

**Background:** According to the Master Plan needs identification tools, restrooms were recommended at one existing park in the City.

**Recommendations:** In partnership with the Greenfield Memorial District, recommend installation of a restroom at Jim Maggini Memorial Park.

#### TREES/WIND BLOCK



**Background:** According to the Master Plan needs identification tools, trees/wind blocks were recommended at several existing parks in the City.

**Recommendations:** Several existing park sites would be suitable for installation of trees/wind blocks:

- Second Street Park
- Patriot Park
- Baywood Park
- Rotary Centennial Park
- Tuscany Park

### LIGHTED FIELDS

**Background:** According to the Master Plan needs identification tools, lighted fields were recommended at one existing park in the City.

**Recommendations:** Installation of lighting at Patriot Park for use of the fields at the City's community park during the evenings. This Master Plan recommends that three of the fields at Patriot Parks include lighted fields.

### SECURITY LIGHTING

**Background:** According to the Master Plan needs identification tools, security lighting is recommended at some of the existing parks in the City to prevent vandalism and provide security for residents. Security issues were noted by participants in the first workshop at Vintage Park. During the third workshop, security lighting was recommended at Rotary Centennial Park. During the fieldtrip by the City Council, security lighting was recommended at Parkside Park.

**Recommendations:** It is recommended that security lighting be installed at five of the existing neighborhoods parks (e.g. Rotary Centennial Park, Parkside Park, Apricot Street Park, and Vintage Park) for use of the park during the evenings and for additional security for users.

### DRINKING FOUNTAINS

**Background:** Based on the City Council fieldtrip of the existing parks, drinking fountains were recommended at existing parks in the City.

**Recommendations:** It is recommended that drinking fountains be included at some of the existing parks that include sports facilities with play equipment (e.g. basketball courts, volleyball courts, etc.), including the following:

- Patriot Park
- Parkside Park
- Vintage Park
- Fifth Street Park.



## 5.4 PARKLAND ACREAGE

**Background:** Based on the City's parkland standard of 3.9 acres per 1,000 residents, a current parkland deficit of 36.05 acres exists. A future deficit of 17.7 acres would occur if no new parkland is added and the City continues to grow as anticipated, which would result in a total deficit of 53.76 acres if no additional park acreages is added in the City.

**Recommendations:** There are two identified park sites within the *City of Greenfield General Plan* located at the corner of Apple Avenue and 12<sup>th</sup> Street in the western portion of the City and between Walnut Avenue and Pine Avenue between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street in the eastern portion of the City. The City's goal is to have a ten acre park site located at the corner of Apple Avenue and 12<sup>th</sup> Street and a 20 acre site in the eastern portion of the City between Walnut Avenue and Pine Avenue between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. In addition, the City of Greenfield has been in discussions with Scheid Vineyards regarding their property located west of Patriot Park for expansion of the City's existing community park. This acquisition target site would be approximately ten acres. These park opportunity sites are shown in **Figure 3: Acquisition Target Sites**. Development of these parks would provide an additional 30 acres of park space under buildout of the Master Plan. In addition, there are opportunities to create smaller pocket parks in central Greenfield and other portions of the planning area where there is an identified deficiency in smaller neighborhood parks.

## 5.5 FACILITY MAINTENANCE AND OPERATIONS RECOMMENDATIONS

The City of Greenfield should continue to follow its current maintenance standards and practices with new facilities and areas. City staff should monitor changes in technology and practices that may lower maintenance costs while continuing to meet or exceed standards. With the addition of new areas and facilities, staff should evaluate the feasibility of decentralizing or zoning some maintenance functions by area. For example, athletic field maintenance might be more efficient as new facilities come on-line if that function is split into an east and west zone, thus reducing travel time between fields and permitting personnel to spend more time performing maintenance activities.

Tyler Park in the western portion of the City, as well as Vintage Park in the eastern portion of the City may be due for refurbishment at some point during buildout of the Master Plan. In addition, due to the timing of construction of most facilities in the eastern portion of the City associated with the new subdivisions, which were constructed within several years of one another, many will reach the end of their usable life at about the same time. This may place a heavy capital replacement burden on the City of Greenfield at that future date. One recommendation is that components of each area and facility (e.g. playgrounds) be entered into an asset management database together with the current replacement costs, current facility or area conditions, and estimated remaining usable life (in years). Each subsequent year, information on conditions should be updated and the replacement costs adjusted based on the consumer price index (CPI) for construction in the economic region that includes the City of Greenfield. This database should also include the maintenance cost information that is currently being tracked by maintenance managers. This practice will enable the City of Greenfield to conduct a cost-benefit analysis for repairing versus replacing each facility and/or component, as well as better estimate the fiscal year that each asset will need to be replaced.

## 5.6 CONCEPTUAL DESIGN CONCEPTS

In order to identify improvements for future acquisition target sites, a conceptual design for a 1/2 acre park, five acre park and a twenty acre park were prepared that addressed recommendations from the Master Plan needs identification tools. During the second City workshop, residents of the City prepared a conceptual design for a future 20-acre park site. This park design based on the facility recommendations was used to create a conceptual design concept for a future community park.



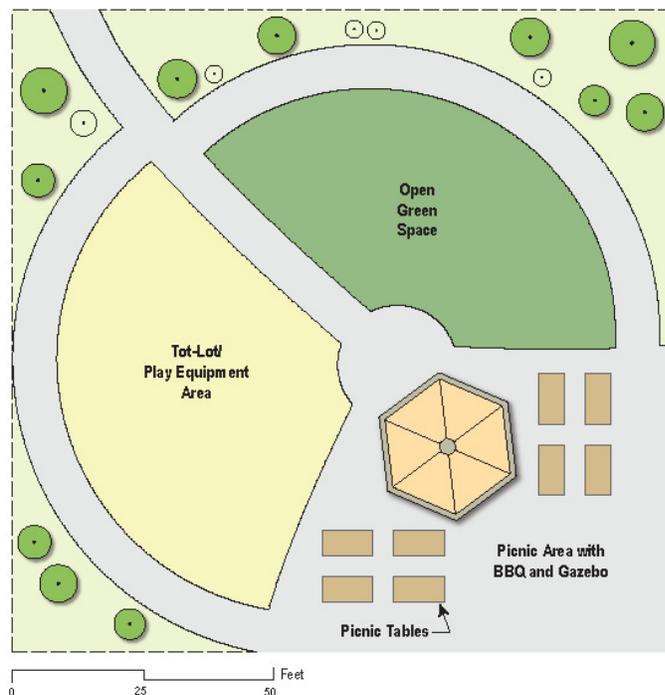
*Conceptual park design designed by City residents.*

### POCKET PARK (1/2 ACRE) DESIGN CONCEPT

The 1/2 acre pocket park design concept includes:

- Tot lot/play equipment
- Open Space
- Picnic Tables and BBQ Area

The concept for the pocket park is to identify a park that is 1/2 acre in size for Greenfield's under-served neighborhoods as identified in **Figure 4: Underserved Neighborhoods**. This 1/2 acre pocket park could be incorporated into central several infill lots located within central Greenfield to develop a neighborhood park in this underserved area.



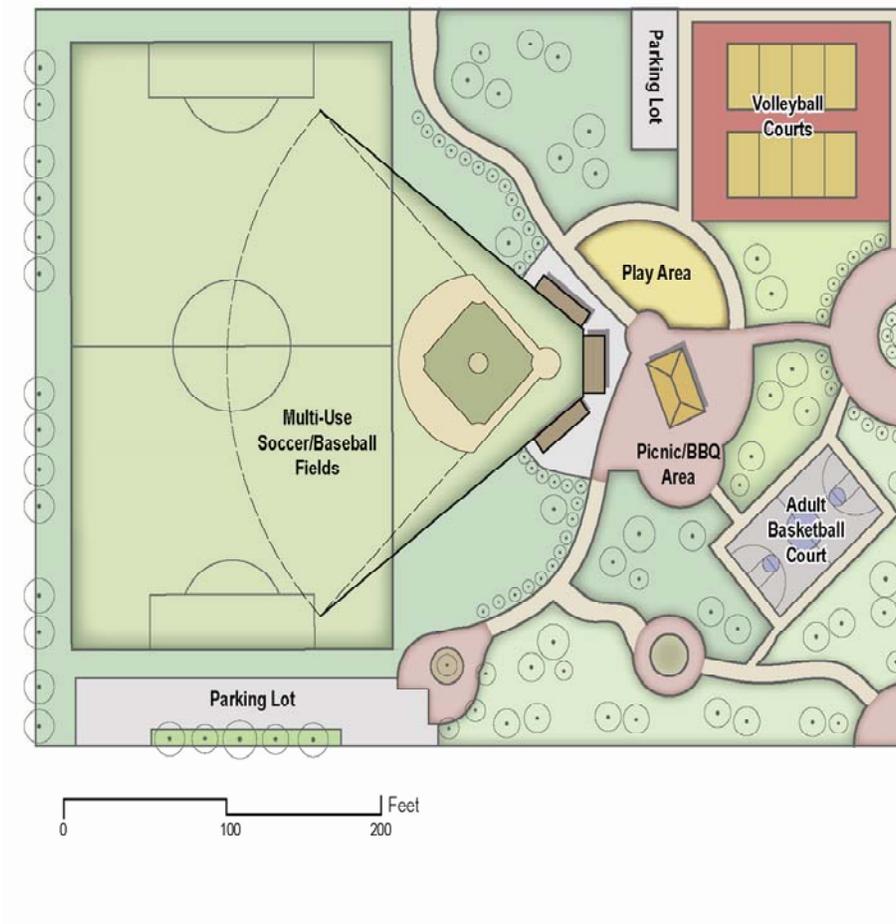


## FIVE ACRE PARK DESIGN CONCEPT

The five acre concept park design includes the following recreation facilities:

- Joint use Soccer field and Baseball field
- Picnic/BBQ Area
- Play Area
- Volleyball Courts (2)
- Adult Basketball Court

This conceptual park design also includes improvements such as a parking lot and unimproved open space for passive recreational uses. This conceptual park design could be the first phase of a larger community park on one of the City's identified acquisition target sites.



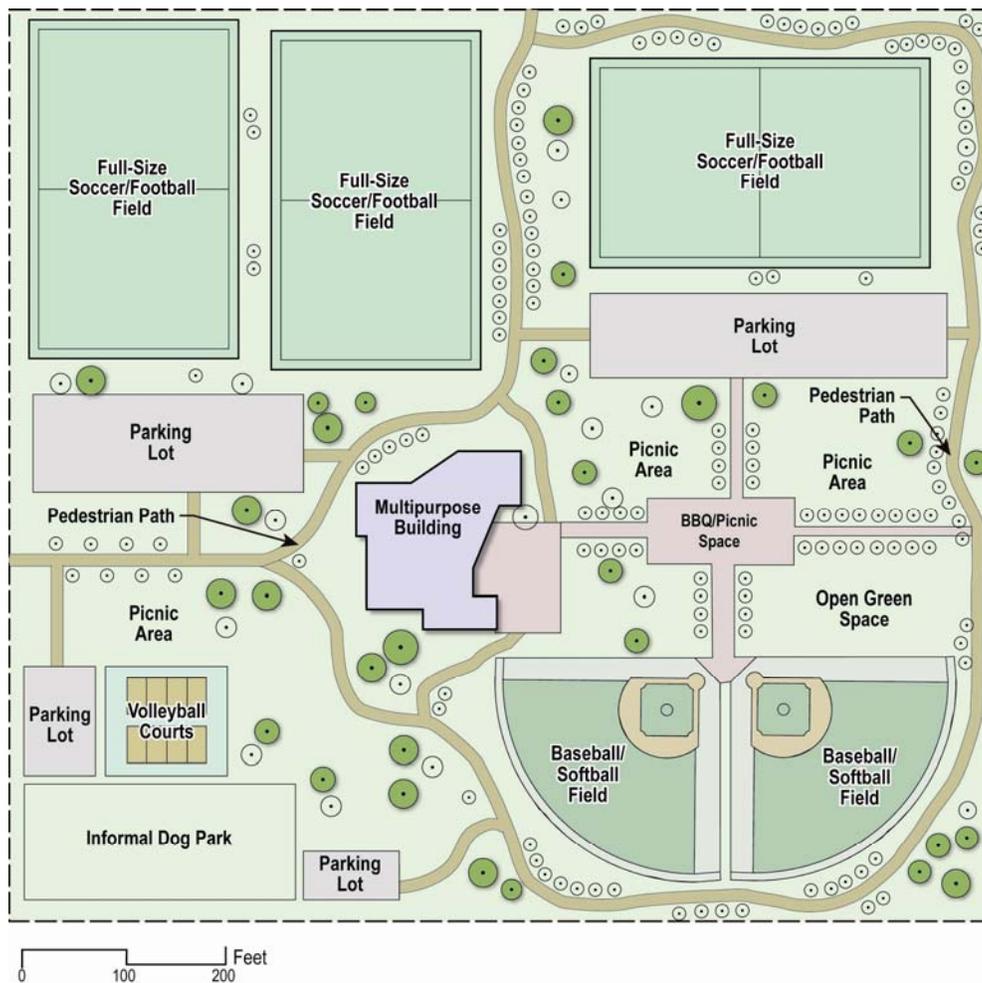


## TWENTY ACRE COMMUNITY PARK DESIGN

The twenty (20) acre community conceptual park design would be a larger community park located in one of the identified acquisition park sites. This 20 acre conceptual park design includes the following features:

- Joint use soccer/football fields (3)
- Joint use baseball/softball fields (2)
- Volleyball courts (2)
- Jog/Walk trails
- BBQ and Picnic Areas
- Multi-purpose room
- Informal dog park

This conceptual park design includes open space areas for passive recreation, as well as parking lots. A park of this size could be constructed in five to ten acre phases based on funding.



**CHAPTER 6.0**  
**FUNDING AND IMPLEMENTATION**

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## **6.0 FUNDING AND IMPLEMENTATION**

### **6.1 CURRENT FUNDING STRATEGIES**

Currently, funding for capital improvements/additions to park and recreation facilities in the City of Greenfield comes from several sources. Fees on new development for parks are a major source of funding to provide parks and recreation facilities for the residents of newly developing areas of the City. Other recent sources of funding include grant funds and contributions from the City's general fund. Funding for maintenance and operation of Greenfield park facilities is currently provided by City staff as part of the City's general fund.

### **6.2 FUNDING SOURCES**

Two major cost centers require funding in order to implement the Master Plan. One is capital costs which include: a) acquisition and development of new required park lands and facilities and b) renovation of existing parks. The second is the ongoing cost of maintaining and operating these facilities.

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 Master Plan.

#### **6.2.1 SOURCES OF CAPITAL FUNDING PROGRAMS**

##### **NON-PROFIT FOUNDATION**

If established in the City, a non-profit foundation such as a 501(c)(3) could provide a vehicle for a capital fund drive and a means to build community support for a particular project or projects. If proposed, it would be beneficial to have well-defined facilities and specific costs that need to be funded. The foundation could act as a conduit for receiving private donations from entities from individuals who might otherwise be reluctant to donate funding to a City and the donor could receive tax benefits. In addition, the non-profit foundation could solicit funding from private foundations, corporations and other businesses, local organizations, and individuals (gifts, bequests, trust funds, etc.). The non-profit foundation could also provide an organization that could potentially partner with other non-profits (such as sports groups, churches, service clubs and organizations), as well as private companies to jointly develop park and recreation facilities. A non-profit foundation could initially work through the Monterey County Community Foundation, which supports non-profit foundations in the County.

##### **GRANTS**

Although grants from County, State and Federal agencies have been declining in recent years, they do provide funding to many projects. Many require matching funds from the City which can be an obstacle to securing funding. Such funds, however, could come from sources such as non-profit foundations. There is usually strong competition for such grants and the City would have to compete aggressively for these funds. However, due to a high



percentage of younger people and existing park deficiencies, the City could be in a good position to secure funding from various grant sources.

Some examples of private funding include:

- **The California Department of Parks and Recreation** - The California Department of Parks and Recreation administers grants which have been established by Statewide 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 the Recreational Trails Program.
- **California Department of Transportation (CalTrans)** - 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.
- **Community Development Block Grant (CDBG)** - CDBG funding is available for upgrading parks for ADA requirements and other improvements. These funds are also used for some limited program funding.
- **The California Department of Resources** - 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 Acts Proposition 50 and Proposition 84.

## **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. This would be beneficial if a non-profit foundation were established within the City.

## **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. The City of Greenfield currently has an in-lieu park fee on new residential development for parks, as well as a requirement that parks be provided within existing subdivisions in accordance with Policy 7.2.19 in the *City of Greenfield General Plan*.



## DEVELOPMENT AGREEMENTS

Development Agreements are another mechanism through which park and recreation improvements can be acquired or provided. Development agreements are currently being used by the City of Greenfield. 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. Such 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. Another example of such public space in commercial development would be a new senior center.

## BONDS

Most bond issues require a two-thirds vote of the electorate and are therefore not widely used for this type of funding. Some of the most common forms of these bonds are as follows:

- **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. General obligation bonds are paid out of the City's General Fund. Only cities with excess General Fund capacity are able to use general obligation bonds for park facility development today. Currently, General Obligation Bonds may not be feasible for the City. However, at a future date when there is excess General Fund capacity general obligation bonds may be beneficial to the City.

Another method of implementing park and recreation facility development by use of a type of general obligation 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.

- **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 capacity of the development.



## REDEVELOPMENT AGENCY FUNDING

Redevelopment agency tax increment revenues are in some cases used to finance development of park and recreation facilities. These revenues are derived from new development which creates tax increment that can be pledged to support bond financing. Some examples of projects in the City that were funded through redevelopment agency funding include the Greenfield Community Center and the new Police Center.

## CERTIFICATES OF PARTICIPATION

A certificate of participation 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 breaks 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.

## SOURCES OF OPERATION AND MAINTENANCE FUNDS USER FEES

Such fees provide some contribution toward maintenance, but are not sufficient to provide any capital funds. Some of the sources of such fees include:

- Space rental for meetings, parties, and special events (e.g. use of the Greenfield Community Center),
- Charges for classes and special programs,
- Charges to sports leagues for maintenance and lighting costs,
- Group picnic shelter use charges,
- Charges for use of sites in the park system for such activities as swap meets, bazaars, antique shows, auto shows, weddings, concerts, carnivals, Christmas tree sales, etc.. and
- 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) if guaranteed use during the season.

## CORPORATE SPONSORSHIP OF EVENTS

This is most popular for sports events, team sports and various youth activities. This could be pursued by the City should a corporate sponsor be interested in providing funding.



## **ADOPT-A-PARK PROGRAMS**

This type of program could generate funds or volunteers to provide maintenance for City parks or facilities.

## **VOLUNTEER LABOR**

Useful for certain programming and/or maintenance tasks. Volunteer labor may not constitute a large portion of funding needs for programming or maintenance tasks.

## **6.2.2 Sources for Both Capital and Operation and Maintenance Funding**

### **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 concession operated facilities is food and beverage concessions, which is the most popular. In most cases, the City provides a site for the facility and either the City or the concessionaire builds the facility. The lease terms are determined accordingly. For example, space could be provided at one of the City's future neighborhood and/or community parks in order to allow a mobile vendor to rent space from the City.

### **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. The City is currently using Landscape and Lighting Districts to maintain parks within some of the existing residential subdivisions.

### **TAXES**

Transient Occupancy Tax and Real Estate Transfer Tax are some examples of taxes by other cities to pay for parks and recreation. 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.

### **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 costs involved, however, it precludes the use of the fields by other user groups unless that is made a condition of the lease.

### **JOINT USE AGREEMENTS WITH SCHOOL DISTRICTS**

Joint Use agreements with local School Districts provide for reciprocal use of facilities in some cases and City use of school facilities in others. 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 joint use facilities. Agreements need to be definitive and specific as to allowed usage.

For example, the City had a joint use agreement with the Greenfield Union School District for use of the soccer field at Vista Verde Middle School, which has since expired. The City is working to renew that agreement and there is an opportunity to continue working with the Greenfield Union School District.

### **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.

## **6.3 FUNDING SOURCES BY PROJECT TYPE**

A summary of the various funding sources for the most appropriate project type is presented in **Table 6-1: Funding Sources by Project Type**. The City should look at developing new sources beyond those currently in use. It should be kept in mind that Quimby fees or other developer fees can only be used to provide facilities for new residents. Deficits identified in **Table 6-1: Funding Sources by Project Type** should be funded by one of the various funding sources. 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, gymnasiums, ballfield complexes, etc., fundraising, which is conducted on behalf of a non-profit foundation, could be beneficial for these facilities. Sponsorships/naming rights could also be offered. Other sources of funding for such projects could include public/private partnerships (e.g. YMCA), partnerships with the private sector, user group contributions, joint use with the school district and public or private grants.

Use of bonds or special districts require a vote by the residents and have been used successfully in some communities. 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.



**Table 6-1: Funding Sources by Project Type**

Funding Source	Acquisition	Improvement	Operations	Programs
Non-Profit Foundation i.e. 501 (c)(3)	√	√	√	√
State and Federal Grants <sup>1</sup>	√	√		
Foundation Grants <sup>2</sup>	√	√		
Quimby Dedication/In-lieu Fee	√	√		
Development Agreements/Impact Fees	√	√		
General Obligation Bonds	√	√		
Revenue Bonds	√	√		
Certifications of Participation	√	√		
Redevelopment Agency Funding	√	√		
Fund Raising Events	√	√		
Sponsorship (Naming Rights)	√	√	√	√
User Fees			√	√
Corporate Sponsorship of Events			√	√
Adopt-a-Park Program		√	√	√
Volunteer Labor		√	√	√
Public/Private Partnerships (Concessions)	√	√	√	√
Benefit Assessment District	√	√	√	√
Mello Roos District	√	√	√	
Transient Occupancy Tax	√	√	√	√
Real Estate Transfer Tax	√	√		
User Group Contributions	√	√	√	√
Joint Use with School District/Public Agency	√	√	√	√
Sale/Lease of Surplus Lands	√	√	√	√
General Fund	√	√	√	√

## 6.4 ESTIMATE OF PROBABLE CONSTRUCTION COSTS FOR IDENTIFIED FACILITY NEEDS

The estimated construction costs for identified facility needs are based on the recommendations included in **Section 5.0: Recreation Facility Recommendations**. **Table 6-2: Estimate of Probable Construction Costs** projects costs under existing conditions and with buildout of the Master Plan.

<sup>1</sup> The grant requirements will specify what functions are eligible for funding.

<sup>2</sup> The grant requirements will specify what functions are eligible for funding.



**Table 6-2: Estimate of Probable Construction Costs**

<b>EXISTING CONDITIONS</b>			
<b>Identified Facility Needs</b>	<b>Improvement from Cost per Facility Unit*</b>	<b>Facility Deficit</b>	<b>Improvement Costs (2009)</b>
<b>Facility Improvements</b>			
Picnic Areas (10 tables)	\$25,000 (\$2,500 per bench)	5	\$125,000
Football Field (youth – not lighted)	\$600,000	3	\$1,500,000
Soccer Field (225 x 360 feet)	\$600,000	2	\$1,200,000
Walking/Jogging Paths (per mile) 8' Decomposed Granite Path	\$170,000 per mile	2 miles	\$340,000
Baseball Field/Softball Field	\$500,000	1	\$500,000
Group BBQ areas	\$40,000	1	\$40,000
Multi-Purpose Room (10,000 sf) <sup>4</sup>	\$1,680,000 (\$168 per sf) <sup>4</sup>	1	\$1,680,000
Outdoor Swimming Pool (Olympic size pool with fencing)	\$750,000	1	\$750,000
Gym/Weight Room (16,000 sf) <sup>7</sup>	\$100/sf	1	\$1,600,000
<b>Subtotal</b>			<b>\$7,735,000</b>
<b>Minor Improvements</b>			
Benches <sup>2</sup>	\$1,700/each	30	\$51,000
Shade Trees <sup>3</sup>	\$270.00/each	65	\$17,550
Lighted Fields	\$200,000/per field	3	\$600,000
Restroom	\$190,000	1	\$190,000
Security Lighting	\$100,000/per park	5	\$500,000
Drinking Fountain	\$4,500 (with chiller)	4	\$18,000
		<b>Subtotal</b>	<b>\$1,376,550</b>
		<b>Estimated Total Cost for Improvements</b>	<b>\$9,111,550</b>
<b>BUILDOUT CONDITIONS (2020)</b>			
Picnic Areas (10 tables)	\$25,000 (\$2,500 per bench)	1	\$25,000
Football Field (youth – not lighted)	\$600,000	1	\$600,000
Soccer Field (225 x 360')	\$600,000	1	\$600,000
Baseball Field/Softball Field	\$500,000	2	\$1,000,000
Group BBQ areas	\$40,000	1	\$40,000
Multi-Purpose Room	\$1,680,000 (\$168 per sf)	1	\$1,680,000
Volleyball (Sand) (4,000 sf) <sup>6</sup>	\$14,500	1	\$14,500
		<b>Subtotal</b>	<b>\$3,959,500</b>
		<b>Estimated Total Cost for Improvements</b>	<b>\$13,071,050</b>
Notes:			
<ol style="list-style-type: none"> <li>Costs are estimated. Actual costs will depend on final design, size of facility, additional support facilities, utilities and infrastructure, as well as site specific conditions. Cost estimates do not include site specific requirements, infrastructure, grading, professional fees for design services, or acquisition costs. RBF has prepared these estimates of probable construction costs on the basis of its best professional judgment and experience in the construction industry. This estimate represents assumptions and opinions of the construction market and contractor's methods of determining actual construction costs over which RBF has no control. An independent cost estimator can provide greater assurance of the construction costs for specific park locations.</li> <li>Benches are estimated at 5 benches at the six parks identified in the recommendations.</li> <li>Shade trees are estimated at 65 total trees at the 4 identified parks sites. Trees are estimated at a 24-inch box tree.</li> <li>sf = square feet</li> <li>Buildout conditions are comprised of those additional facilities in addition to existing conditions.</li> <li>Based on cost for construction of a sand volleyball court at Patriot Park in 2009.</li> <li>Gym/Weight Rooms can range from 16,000 sf to 66,000 sf and by \$67 to \$147 sf in cost. A 16,000 square foot facility was recommended at \$100 per sf.</li> </ol>			



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**APPENDIX A**  
PARKS AND RECREATION SURVEY – SUMMARY OF RESULTS

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# MEMO

**To:** Anna Vega  
City Manager

Mark McClain  
Planning Director

**From:** Darcy Wheelles

**Cc:** April Wooden

**Date:** March 30, 2009

**Re:** Parks and Recreation Study Results

- CHICO**  
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(530) 894-3469  
Fax (530) 894-6459
- DAVIS**  
231 G Street  
Suite 22  
Davis, CA 95616  
(530) 750-7076  
Fax (530) 750-2811
- MONTEREY**  
585 Cannery Row  
Suite 304  
Monterey, CA 93940  
(831) 644-9174  
Fax (831) 644-7696
- MT. SHASTA**  
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Suite D  
Mt. Shasta, CA 96067  
(530) 926-4059  
Fax (530) 926-4279
- OAKLAND**  
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(510) 272-4491  
Fax (510) 268-9207
- RANCHO CORDOVA**  
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Rancho Cordova, CA  
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(916) 361-8384  
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In Fall 2003, the City of Greenfield began a preliminary assessment of the recreational needs of its residents. The City held public meetings and conducted a written survey in order to solicit citizen input on issues pertaining to Greenfield’s parks and recreational facilities. It is the intention of the City of Greenfield to use the results of this study to identify recreational needs and priorities and ultimately aid in the preparation of a Greenfield Parks and Recreation Master Plan. This memo summarizes feedback received at the Parks and Trails System Workshops and the Parks and Recreation Survey.

## PARKS AND TRAILS SYSTEMS PUBLIC WORKSHOPS

Public workshops were held by the City of Greenfield on October 29, 2003 and December 4, 2003 at Greenfield High School. Greenfield City Council members, Planning Commission, city staff, and adult residents attended each of these meetings. Topics addressed included location of future parks, desires for existing and future facilities, and implementation plans for a City trail system. Workshops were conducted as informal discussions in both English and Spanish.

Workshop attendees discussed ways in which existing facilities could be improved to better serve the residents of Greenfield. General requests and suggestions for improvements to existing parks included:

- Improved park maintenance: more frequent trash pickup and more frequent cleaning restrooms and recreational facilities.
- Construction of additional facilities, including restrooms, water fountains, picnic tables, and barbeque pits.
- Addition of lighting to existing facilities, especially soccer fields and basketball courts, to allow for adult use/organized sports during evening hours.
- Inclusion of recreational facilities for residents of all ages, such as horseshoe and shuffle board facilities, and checker and chess tables.
- Implementation of aesthetic improvements, such as planting of new trees.

Meeting attendees also made suggestions as to how the City should fund these improvements. It was mentioned that the City might be able to work with charitable organizations, such as the Knights of Columbus and the Rotary Club to provide funding for creation of barbeque areas and facilities. It was also suggested that the City work with Steve DePalma, an instructor at Oak Elementary School, to acquire tree donations and implement student planting programs in parks.

Suggestions were also made as to how to improve specific parks within the City. The following list summarizes specific requests for Greenfield parks and recreational areas:

- Addition of trees, picnic tables and BBQ areas at Baywood Park.
- Improved maintenance, specifically more frequent trash pickup and sandbox maintenance, at Pinot Park.
- Construction of barbeque area, picnic tables, benches, water fountains, and additional restroom facilities at Patriot Park.
- Improved maintenance of existing restroom facilities at Patriot Park.
- Addition of picnic tables, benches, and checker and chess tables Hicks Park.
- Public access to recreational facilities at Greenfield schools after school hours; provision of appropriate facilities, including additional water fountains, trash receptacles, and restrooms to accommodate increased use.

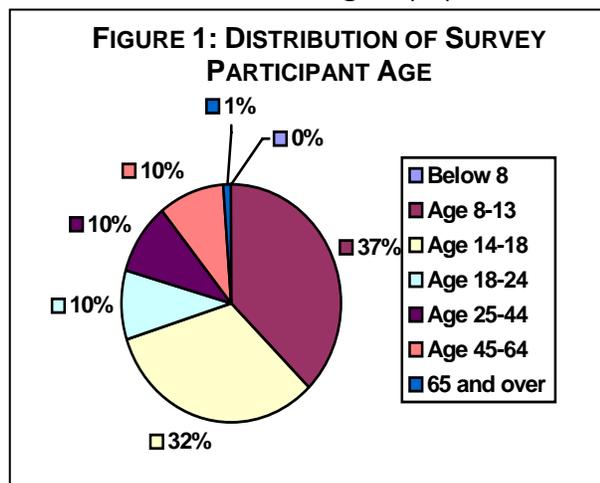
Also discussed during public workshops were long-term suggestions and requests for Greenfield's Parks Trails System, and corresponding recreational opportunities within the City. Requests for future facilities included:

- Centralization of future community recreational facilities including parks, plazas, community center, and a swimming pool.
- Creation of a community center/public recreation center that would include weight lifting facilities, open area to accommodate special events and instructional recreation classes (i.e. karate, aerobics), and storage space for recreational equipment.
- Additional sport facilities, including swimming pool, field for soccer and football, racquetball facilities, tennis courts, and small golf course.
- Creation of trail/exercise circuit to accommodate walking and biking activities.

- Development of facilities to accommodate other recreational opportunities, including bowling alley, community garden, petting zoo (to accommodate 4H programs; possibly be incorporated with community garden), miniature golf, and Frisbee golf.

## PARKS AND RECREATION SURVEY

The City of Greenfield Parks and Recreation Survey was administered during the months of October, November, and December. Exactly 100 Greenfield residents were surveyed at City Hall, the City-sponsored Parks and Trails Systems Workshops, and at Greenfield schools. Students were surveyed at both Greenfield High School and Vista Verde Middle School. Survey questionnaires were provided in both English and Spanish to accommodate the bilingual population of the City.



Gender was equally represented; 45 survey respondents were male, and 42 female; 13 did not provide their gender in the survey. The majority of the respondents were minors: 37 percent were 8 to 13 years old, 32 percent were 14 to 18 years old. Approximately 10 percent of survey participants fell into each of the following age categories: 18 to 24 years old, 25 to 44 years old, and 45 to 64 years old. Only one participant reported to be over the age of 65. This information is summarized in Figure 1.

Although survey responses were provided primarily by children of middle school and high school ages, this sample pool is appropriate as it reflects the age structure of Greenfield residents utilizing the City's parks. Youth also comprise a large percentage of the City population; according to the year 2000 U.S. Census, persons ages 19 and under make up nearly 43 percent of the Greenfield population.

Survey participants were asked to provide information including which parks they had visited, how often they utilize parks and recreational facilities, how much time had elapsed since their last park visit, and the duration of time normally spent at parks/recreational facilities.

Results of the survey showed that Patriot Park is used by the majority of participants; approximately 73 percent of those surveyed had visited the park. Nearly 16 percent of respondents had visited Pinot Park and 14 percent visited Hicks Park. Very few survey respondents had visited the six remaining Greenfield Parks: approximately 5 percent had visited Maple; Tyler Park, Parkside, and Baywood Park had each been visited by 4 percent of survey participants; 2 percent had been to Maggini Park, and zero participants visited Primavera Park.

Of surveyed residents, approximately 44 percent had visited a Greenfield park during the last week. Another 19 percent reported to have visited during the past month, and 18

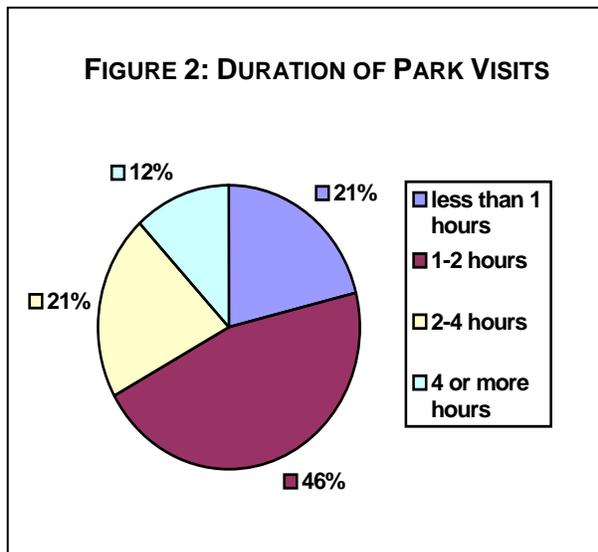
percent reported to have visited a City park during the last 3 months. At the time of the survey, 5 percent of participants reported to have last visited a park during the last 6 months, and another 5 percent had last visited during the last year. Only eight percent of the residents surveyed had not been to a Greenfield park in over one year.

Approximately 16 percent of surveyed residents visit/use Greenfield parks on a daily basis. About 26 percent visit less than weekly, but more frequently than monthly. Many residents surveyed, approximately 30 percent, use Greenfield park facilities on a monthly basis. About 3 percent claimed to visit every 3-4 months, and 10 percent visit less often than every 3-4 months, but more often than annually. One respondent mentioned that he/she does not utilize Greenfield parks very often due to distance. Table 1 shows a breakdown of parks visited and frequency of visits by age group.

**Table 1: Parks Visited and Frequency of Visits By Age**

Age Group	Parks Visited (Number of responses)	Frequency of Visits (Number of responses)
8-13 years old	<ul style="list-style-type: none"> <li>▪ Patriot (29)</li> <li>▪ Pinot (4)</li> <li>▪ Hicks (5)</li> <li>▪ Maple (3)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parkside(2)</li> <li>▪ Baywood (2)</li> <li>▪ Tyler (1)</li> </ul>
14-18 years old	<ul style="list-style-type: none"> <li>▪ Daily (9)</li> <li>▪ Less than once per year (3)</li> <li>▪ Weekly (9)</li> <li>▪ Monthly (12)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Daily (2)</li> <li>▪ Less than once per year (4)</li> <li>▪ Weekly (10)</li> <li>▪ Monthly (12)</li> </ul>
18 and up	<ul style="list-style-type: none"> <li>▪ Patriot (20)</li> <li>▪ Maggini (1)</li> <li>▪ Pinot (3)</li> <li>▪ Hicks (4)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maple (2)</li> <li>▪ Parkside (1)</li> <li>▪ Baywood (1)</li> </ul>

Survey results indicate the most park use takes place during summer, followed by spring and fall. The parks are least visited during winter. Approximately 24 percent of participants visit parks during summer months only. Another 22 percent visit parks primarily during the summer and spring seasons. Nearly 15 percent go to Greenfield’s parks during spring, summer and fall and about 10 percent during all seasons of the year. About 12 percent reported to visit during spring months only; 3 percent visit only during winter months.



Participants were next asked to state with whom have visited Greenfield’s parks and recreational facilities. Responses were as follows: 22 percent visited parks with their children, 20 percent visited with family, 61 percent with friends, 11 percent by themselves, about 9 percent with one’s spouse or partner, and 6 percent have visited on a school or group activity.

Most survey respondents, approximately 65 percent, reach Greenfield’s parks via foot. Foot travel time ranges from one to 60 minutes, while the average time of travel is 20 minutes. About 51 percent travel to parks by car; and another 18 percent carpool. Range of car travel time is 3 to 30 minutes, and average time of travel is about 7 minutes. According to the 21 percent of survey respondents that travel to parks by bicycle, biking times range from 4 to 30 minutes, and average biking time is about 12

minutes. About 4 percent of respondents travel to parks via bus; range of travel time was 5 to 10 minutes, with an average of 6 minutes<sup>1</sup>.

The survey also asked participants to provide the average duration of time they spend on park visits. According to survey results, most parks users stay between 1-2 hours. This information is represented in **Figure 2**.

Survey results revealed the overall top park uses to be walking, jogging/running, and basketball. Approximately 56 percent of respondents used parks to relax, while about 39 percent have played basketball, and 38 percent have walked at Greenfield’s parks. These activities were followed by soccer (36 percent), football (33 percent), picnicking (32 percent), volleyball (31 percent), walking (30 percent), and biking and rollerblading (27 percent each). Less than 20 percent of respondents have used parks for the following: trail use, bird watching, kite flying, special occasions, and other uses. Other uses mentioned included baseball/softball, badminton, Frisbee, and skateboarding. **Table 2** includes the top five current park uses by age group.

**TABLE 2: CURRENT AND DESIRED USES OF PARKS/RECREATIONAL FACILITIES BY AGE**

Age Group	Current Uses (Number of responses)	Desired Uses (Number of responses)
8-13 years old	<ol style="list-style-type: none"> <li>1. relax (18)</li> <li>2. basketball (17)</li> <li>3. rollerblade (13)</li> <li>4. bike (11)</li> <li>5. football (10)</li> </ol>	<ol style="list-style-type: none"> <li>1. swimming pool (20)</li> <li>2. movie theater (19)</li> <li>3. music festival (14)</li> <li>4. bike rental (12)</li> <li>5. bowling (12)</li> </ol>
14-18 years old	<ol style="list-style-type: none"> <li>1. relax (16)</li> <li>2. soccer (13)</li> <li>3. football (11)</li> <li>4. picnic (11)</li> <li>5. basketball (9)/walk (9)</li> </ol>	<ol style="list-style-type: none"> <li>1. movie theater (20)</li> <li>2. music festival (17)</li> <li>3. swimming pool (16)</li> <li>4. bowling (15)</li> <li>5. soccer field (11)</li> </ol>
18 years old and greater	<ol style="list-style-type: none"> <li>1. walk (17)</li> <li>2. relax (17)</li> <li>3. volleyball (15)</li> <li>4. soccer (12)</li> <li>5. picnic (11)</li> </ol>	<ol style="list-style-type: none"> <li>1. swimming pool (16)</li> <li>2. bowling (15)</li> <li>3. music festival (14)</li> <li>4. movie theater (13)</li> <li>5. tennis courts (13)</li> </ol>

<sup>1</sup> The sum of these is greater than 100 percent as many survey respondents use more than one mode of transportation to reach Greenfield parks.

Participants were asked about their favorite aspects of Greenfield parks. Many responded that they like the opportunity to play sports and games in open space. Some like the recreational facilities and equipment best. Others mentioned that they enjoyed Greenfield's parks because they provided centers for socializing with friends and family. A few survey respondents mentioned that they particularly enjoyed the natural setting; they liked the grass and trees in the parks. Several respondents most enjoyed quiet space outdoors.

The survey next asked participants to make suggestions as to how the Greenfield Parks and Recreation System could be improved. Most felt that additional facilities could enhance recreational opportunities within the City. The top overall requests were for a swimming pool, (approximately 58 percent), closely followed by movie theater, (56 percent), music festival, (48 percent), and bowling facilities, (46 percent). The top requests for additional facilities are broken down by age in **Table 2**.

Other additional facilities that respondents would like to have in Greenfield included an amphitheater, performing arts theater, additional soccer field, tennis courts, and bike rental. Each of these was requested by at least 20 percent of participants, but less than 35 percent. A lesser number of participants (less than 20 percent) would like to have a community garden, farmers market, or exercise circuit in Greenfield. Some miscellaneous facility requests included addition of a football field, addition of a paintball field or wooded area, and creation of nature trails and bike paths. A few participants would like free weights to be available at a public gym.

There were some special requests for additional recreational opportunities, like classes, specifically dance and martial arts classes, and children's programs. It was suggested that the City help to bring organizations like the YMCA, Boy Scouts of America, and Girl Scouts of America to Greenfield. Some participants would like to have a Greenfield Senior Center and teen-assisted preschool program. Several participants would like for there to be more public activities in the City, including sports tournaments, festivals, and dances.

Participants also made requests pertaining to the maintenance and improvement of existing park infrastructure and facilities. Many participants requested improved maintenance of restroom facilities, as well as general improvements of restrooms. There were a several requests for restroom lighting. Other requests for existing parks included improved safety, more frequent removal of graffiti and trash, planting of additional trees, and improved maintenance of sports facilities, specifically soccer fields.

Respondents felt that parks could also be improved by construction of additional infrastructure; a large portion requested additional picnic tables and barbeque pits. Some would like to have vending machines and possibly food courts at the parks. Other participants would like the City to build additional parks, increase park size, and make new parks closer to their homes.

Survey participants also mentioned a few things that they do not want in Greenfield parks. Their responses included: alcohol, dangerous sports, smoking, and trash.