



**APPENDIX C:  
PARK AND FACILITY  
CONDITION ASSESSMENT**



## PARK AND FACILITY CONDITION ASSESSMENT

Table C-1 presents the complete results of the 2007 assessment of the condition of amenities and facilities in Pierce County parks. Parks are listed alphabetically by park type.

A rating system based on a three-point scale was developed for the assessment:

1. Amenity is in **good** condition
2. Amenity is in **fair** condition
3. Amenity is in **poor** condition

If the amenity is subject to ADA guidelines, comments regarding accessibility were also noted. The specific evaluation criteria for each facility are noted below.

### EVALUATION CRITERIA

#### A. Playgrounds

1	In good condition: no drainage issues; 0-10% material deterioration safety surfacing with a border at the site.
2	In fair condition: drainage issues; 10-25% material deterioration; minor compliance issues.
3	In poor condition: drainage issues; 25% or greater material deterioration; needs repair or replacement (but workable).

#### *Accessibility for People with Disabilities or Mobility Issues:*

- Does the accessible path of travel connect to the play area?
- Is the surfacing accessible (rubber surfacing or Fibar)?
- Is there a transfer system or ramp?

**B. Paved courts**

1	In good condition: no cracks in surfacing; fencing is functional, free of protrusions, and free of holes/passages; painting and striping are appropriately located, whole, and uniform in color.
2	In fair condition: hairline cracks to ¼”, surfacing required; fencing has minor protrusions, or holes/passages that do not affect game play; painting and striping have flaking or color fading.
3	In poor condition: horizontal cracks more than ½” wide, surfacing required; fencing has large protrusions, holes/passages or defects; painting and striping are patchy and color has faded dramatically.

*Accessibility for People with Disabilities or Mobility Issues:*

- Does the accessible path of travel connect to the court?
- If there is fencing, is the gateway accessible (32” wide)?
- Is the gate hardware operable with a closed fist?
- If there are bleachers, is there companion seating next to the first tier?

**C. Sports fields**

1	In good condition: thick grass with few bare spots; few depressions; no noticeable drainage issues, proper slope and layout; fencing if present is functional, free of protrusions, and free of holes.
2	In fair condition; grass with bare turf areas in high-use locations, some drainage issues in overuse areas, slope is within one percent of proper field slope, infields have grading problems (bump) at transition to grass and have no additive, may not have proper layout and/or orientation, fencing if present has minor protrusions, or holes/passages that do not affect game play.
3	In poor condition; bare areas throughout the year, uneven playing surface that holds water in certain places, drainage issues, slopes not uniform and/or more than one percent from proper field slope, improper layout and/or orientation; fencing has large protrusions, holes/passages or defects.

*Accessibility for People with Disabilities or Mobility Issues:*

- Does the accessible path of travel connect to the edge of the field?
- Does the accessible path of travel connect to bleachers, if any, or player seating areas and dugouts?
- If there are bleachers, is there companion seating next to the first tier?

**D. Turf**

1	In good condition; lush and full, few weeds, no drainage problems.
2	In fair condition; some bare spots, some drainage problems.
3	In poor condition; irrigation problems, bare spots, weeds, soil compacted.

*Accessibility for People with Disabilities or Mobility Issues:*

- Is the turf area connected to the accessible path through the site?

**E. Park trees**

1	In good condition; trees overall have good form and spacing; no topping; free of disease or pest infestation; no vandalism; no hazard trees.
2	In fair condition; some crowding may exist but overall health is good; less than 5% of trees show signs of topping, disease or pest infestation; vandalism has not impacted tree health (graffiti, not girdling).
3	In poor condition; Form or spacing issues may exist; evidence of disease or pests; vandalism affecting tree health; some hazard trees or trees in danger of becoming hazard trees.

**F. Signage**

1	In good condition; a signage system for the site, appropriate signs, no damaged signs.
2	In fair condition; multiple signage system within one site, a few damaged signs (0-10%), need maintenance.
3	In poor condition; multiple signage systems within one site, signs that are not legible from a reasonable distance, some damaged signs (10-25%), old logos, deteriorated materials, no signage.

**G. Site furnishings**

Site furnishings include benches, picnic tables, bicycle racks, waste receptacles, drinking fountains, and other outdoor furnishings.

1	In good condition; not damaged; free of peeling or chipped paint; consistent throughout park. Trash receptacles, drinking fountain, picnic tables, benches on paved surface.
2	In fair condition; 0-20% furnishings are damaged and require replacing parts; some peeling or chipped paint; furnishings are not consistent, but are operational.
3	In poor condition; 20% or more are damaged and require replacing parts; significant peeling or chipped paint; multiple styles within park site require different maintenance; ADA issues.

*Accessibility for People with Disabilities or Mobility Issues:*

- Does the accessible path of travel connect to the site amenities?
- Do 50% of the benches on the accessible path of travel have an armrest, back, and space for companion seating next to the bench?
- Are drinking fountains on the accessible path of travel and of an accessible style?
- Is there at least one accessible picnic table per cluster of tables that is connected to the accessible path of travel? Are associated amenities such as grills or fire rings on the accessible path? Is there adequate space between picnic tables (36" on all sides)?

**H. Pathways/trails**

1	In good condition; surface generally smooth and even; proper width and material for type of pathway; proper clearances; minimal drainage issues.
2	In fair condition; uneven surfaces in places; some drainage issues; some cracking; narrow widths in some places.
3	In poor condition; uneven surfaces; inadequate width; significant cracking or heaving; clearance issues.

*Accessibility for People with Disabilities or Mobility Issues:*

- Is there a continuous accessible path through the site, connecting all elements?
- Are the paths reasonably wide (5'), with accessible surfacing, and without excessive slopes?

**I. Parking areas**

1	In good condition; paving and drainage do not need repair; pavement markings clear; pathway connection provided to facility; proper layout.
2	In fair condition; paving needs patching or has some drainage problems; has wheel stops and curbs.
3	In poor condition; surfaces (gravel, asphalt, or concrete) needs repair; uneven grading; limited signage; no delineation for vehicles.

*Accessibility for People with Disabilities or Mobility Issues:*

- Are there 3 types of signs (warning sign regarding towing cars without placards, pavement marking, and sign in front of each parking space)?
- Is there an access aisle between spaces?
- Is there an accessible path of travel that does not go over a curb or behind parked cars?
- Is there a van accessible space?
- Are all curb cuts the correct type, not built up asphalt?

**J. Park structures (Restrooms, picnic shelters, etc.)**

1	In good condition; roof has no leaks; floor shows little sign of wear; finishes are fresh with no graffiti or vandalism; all elements are in working order.
2	In fair condition; roof shows signs of wear but is structurally sound; floor shows some wear; finishes show some wear with some marks or blemishes.
3	In poor condition; roof leaks or otherwise needs repair; floor show significant wear and is difficult to maintain; finishes are dull or discolored, have graffiti, or are not easily maintained; some elements not working or in need of repair (e.g., non-functioning sink).

*Accessibility for People with Disabilities or Mobility Issues:*

- Does the accessible path of travel connect to the building or structure?
- Is there adequate turnaround space inside (a 5' radius)?
- For buildings, is the accessible entrance signed?

*Accessibility for People with Disabilities -- Restrooms:*

- There is an adequate turnaround space inside (a 5' radius)
- There is a wide stall with grab bars. There is at least one low urinal in the men's room. Lavatories have hardware that can be operated with a closed fist
- There is signage on the wall outside of the door (Braille and pictogram on the face of the door).

**Landscaped beds:** Yes or No. Comment on condition if present.

**Lighting:** Yes or No. No rating. Note places where lighting is present at the park (e.g., parking areas, paths, etc.).

**Natural areas:** Yes or No only. No rating. Provide description of type (wetland, forest, riparian area, etc.) and any condition observations (e.g. presence of invasive species).

Table C-1: P&RS Park and Facility Condition Assessment <sup>1</sup>

Park	Acres	Recreation Amenities								Site Amenities				Park Structures				Vegetation				Comments/Other
		Playgrounds	Paved Courts: Basketball	Paved Courts: Tennis	Soccer Fields	Baseball Fields	Softball Fields	Other Sport Fields	Pathways/Trails	Site Furnishings	Lighting	Signage	Parking Areas	Restrooms	Picnic Shelters	Recreation Center	Caretaker's Residence	Turf	Park Trees	Landscaped Beds	Natural Areas	
<b>REGIONAL PARKS</b>																						
Spanaway Regional Park																						
Bresemann Forest	61.7																					
Lake Spanaway Golf Course	145.3	-	-	-	-	-	-	-	1	1	1	2	1	-	-	1	1	1	Y	N	Aging clubhouse in relatively good condition. 2007 renovations: playground, pathways, shelter, restroom. Beach condition is poor. English ivy and blackberry present. Parking lot stormwater drains to lake.	
Spanaway Park	68.1	1	3	-	-	3	-	3	1	3	N	3	1	1	-	-	2	2	N	Y	Parking lot stormwater drains to lake.	
Sprinker Recreation Center	44.9	2	2	1	1	1	1	-	1	2	Y	1	2	2	-	Y	-	1	1	N	N	Restrooms are not accessible. Plans to add a pro shop to the skate park. Playground is small.
<b>Average</b>	<b>320.0</b>	<b>1.50</b>	<b>2.50</b>	<b>1.00</b>	<b>1.00</b>	<b>2.00</b>	<b>1.00</b>	<b>3.00</b>	<b>1.00</b>	<b>2.00</b>	<b>na</b>	<b>1.67</b>	<b>1.67</b>	<b>1.33</b>	<b>1.00</b>	<b>na</b>	<b>1.00</b>	<b>1.33</b>	<b>1.33</b>	<b>na</b>	<b>na</b>	<b>1.52</b>
<b>COUNTY PARKS</b>																						
Frontier Park	57.9	1	-	-	-	-	-	-	2	2	1	2	1	-	-	1	1	1	Y	Y	Play equipment is unaccessible, old (moved from Fort Steilacoom in 1992), and sand safety surface. Frontier Lodge new in 2007.	
Heritage Recreation Center	37.8	1	-	-	1	1	1	-	1	1	Y	1	1	1	-	-	1	1	N	N	Maxicom irrigation, Musco lighting, 4 sand-based soccer fields. Parking is full in summer. Security is an issue. Beaches are extremely crowded. More picnic tables needed. ADA issues with parking.	
Lake Tapps Park	82.6	-	-	-	-	-	-	-	-	1	N	1	1	1 and 3	-	-	1	2	2	Y	N	
Meridian Habitat Park	31.8																					
<b>Average</b>	<b>210.1</b>	<b>1.00</b>			<b>1.00</b>	<b>1.00</b>	<b>1.00</b>		<b>1.50</b>	<b>1.33</b>	<b>na</b>	<b>1.00</b>	<b>1.33</b>	<b>1.00</b>			<b>1.00</b>	<b>1.33</b>	<b>1.33</b>	<b>na</b>	<b>na</b>	<b>1.15</b>
<b>LOCAL PARKS</b>																						
Dawson Playfield	5.1	1	2	3	-	-	2	2	2	1	N	2	2	2	2	-	-	2	1	N	N	Shelter and restroom building are combined. Playground installed 2007. New furnishings 2007. Path is gravel, heavily used and could be wider. Accessibility problems around shelter. 1 tot play area, 1 youth play area, swings (1 broken). Safety surface needs replenishing. Planting area is empty.
Gonyea Playfield	12.5	2	2	1	-	-	1	-	-	2	N	3	2	2	-	-	-	2	1	Y	N	
Lidford Playfield	9.7	-	-	-	-	-	2	-	-	-	N	3	3	-	-	-	-	2	-	N	N	
Mayfair Playfield	4.9	-	-	-	-	-	3	-	-	-	N	3	3	-	-	-	-	3	1	N	N	Parking lot is gravel, with potholes. Only rules sign is in place.
South Hill Community Park	39.5	1	-	-	2	-	-	-	1	1	N	1	1	-	-	-	-	1	1	Y	Y	Trees along road; landscaped bed at entrance. Wetland adjacent to fields. Site has porta-potty, restroom is planned.
<b>Average</b>	<b>71.7</b>	<b>1.33</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>		<b>2.00</b>	<b>2.00</b>	<b>1.50</b>	<b>1.33</b>	<b>na</b>	<b>2.40</b>	<b>2.20</b>	<b>2.00</b>	<b>2.00</b>			<b>2.25</b>	<b>1.00</b>	<b>na</b>	<b>na</b>	<b>1.86</b>
<b>SPECIAL USE FACILITIES</b>																						
Fort Steilacoom Golf Course	76.5	-	-	-	-	2			1		-	2		2	-	-	-	1	1			Portable building for pro office and restroom.
Fox Island Fishing Pier	10.2	-	-	-	-	-	-	-	1	2	Y	2	1	1	-	-	-	2		N	N	Hillslope is very weedy. Weedwacked 1x per year.
Lakewood Community Center	3.6																					
<b>Average</b>	<b>90.4</b>					<b>2.00</b>			<b>1.00</b>	<b>2.00</b>	<b>na</b>	<b>2.00</b>	<b>1.00</b>	<b>1.50</b>				<b>1.50</b>		<b>na</b>	<b>na</b>	<b>1.57</b>

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<b>RESOURCE CONSERVANCY PARKS</b>																						
Parkland Habitat	4.6	-	-	-	-	-	-	-	-	-	N	2	-	-	-	-	-	-	-	N	Y	Natural "scrub". Some Scotch broom. Recent Scotch broom removal by prison labor. No formal parking; wide gravel shoulder.
Parkland Praire Addition	0.3																					
Puget Creek Beach	1.9																					
Seeley Lake Park	46.5	-	-	-	-	-	-	-	1	2	Y	1	1	-	-	Y	-	1	1	Y	Y	Forested natural area around Seeley Lake. 1 mile trail around lake, ADA compliant (crushed rock and sand). Some blackberry growth near lake. Shelter with interpretive panels. Planned landscape bed renovation to replant with natives.
South Pierce Wetland	154.8																					
Wetland Replacement	4.4																					
<b>Average</b>	<b>212.5</b>								<b>1.00</b>	<b>2.00</b>	<b>na</b>	<b>1.50</b>	<b>1.00</b>					<b>1.00</b>	<b>1.00</b>	<b>na</b>	<b>na</b>	<b>1.25</b>
<b>LINEAR PARKS/TRAILS</b>																						
Chapman Trail (Nathan Chapman Memorial Trail)	1.6	-	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	Y	Bridges have 90 degree turns; maintenance vehicles can't traverse.
Cushman Power Line Trail	1.3																					
Foothills Trail	456.4	-	-	-	-	-	-	-	1	1		1	1	1								
<b>Average</b>	<b>459.2</b>								<b>1.00</b>	<b>1.00</b>	<b>na</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>						<b>na</b>	<b>na</b>	<b>1.00</b>
<b>UNDEVELOPED SITES</b>																						
Ashford Park	29.7																					
Buckley Bonney Lake Park	79.6																					
Chambers Creek Canyon	213.4								2		N	2									Y	Invasives near lower entrance. Needs trail length signs. Boardwalk is in poor condition. Pathway is unpaved, except at upper entrance.
Crescent Lake Park	0.9																					
Cross Property	62.6																					
Delano Beach Park	3.1																					
Ellenswood Conservancy	1.3																				Y	Blackberries. Evidence of dumping.
Fairfax	1,061.4																					
Fairfax Town Site	151.8																					
Fox Island Ferry Landing	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Undeveloped. Pier is dilapidated.
Half Dollar Park	2.8																					
Herron Point	0.9																					
Hope Park	2.8																					
Hopp Farm	37.7																					
Lake Tapps Habitat	26.4																					
Malesky Property	6.0																					
Marsh Property	153.1																					

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<b>UNDEVELOPED SITES (continued)</b>																						
Milton Freeway Tracts	9.1																					
Narrows Park	37.5	-	-	-	-	-	-	-	1	-	N	I	I	-	-	-	I	-	I	Y	Y	Small parking lot. Some blackberry and ivy. Empty house has some problems (rotting deck)
Nisqually River Interpretive Center	67.1																					
Orangegate Park	143.3																					Significant blackberry problem and dumping.
Peninsula Recreation Area	14.9																					
Purdy Sand Spit	62.8	-	-	-	-	-	-	-	-	-	N	N	-	-	-	-	-	-	-	-	-	Small boat launch in fair to good condition. Parking occurs along the road shoulder
Rimrock Park	148.0																				Y	No invasives. Forest appears to be healthy.
Riverside Park	36.1																					
Sunrise Beach/Doc Weathers Park	89.1	-	-	-	-	-	-	-	3	-	N	-	3	-	-	-	2	3	-	N	Y	Undeveloped. Gravel parking area with rough path to beach.
Swan Creek Park (Pierce County)	40.4	-	-	-	-	-	-	-	2	-	-	2	3	-	-	-	-	-	-	-	Y	Gravel parking, roadway, and trail. Swan Creek visible near parking. Trail kiosk had no maps.
Solar Farms Development Rights	22.0																					
Wales Property	2.4																					
Wilkeson Creek Park	3.3																					
<b>Average</b>	<b>2509.9</b>								<b>2.00</b>		<b>na</b>	<b>1.67</b>	<b>2.33</b>				<b>1.50</b>	<b>3.00</b>	<b>1.00</b>	<b>na</b>	<b>na</b>	<b>1.92</b>
<b>CEMETERIES</b>																						
Dieringer Cemetery	0.8																					Pioneer cemetery, mowed 6x per year. Settling around gravestones,
Old Settlers Cemetery	4.3																					
Roy Cemetery	0.3																					
<b>Average</b>	<b>5.3</b>																					
<b>Total Average</b>	<b>3879.1</b>	<b>1.29</b>	<b>2.25</b>	<b>1.67</b>	<b>1.33</b>	<b>1.75</b>	<b>1.67</b>	<b>2.50</b>	<b>1.38</b>	<b>1.58</b>	<b>na</b>	<b>1.70</b>	<b>1.76</b>	<b>1.40</b>	<b>1.50</b>	<b>na</b>	<b>1.20</b>	<b>1.71</b>	<b>1.15</b>	<b>na</b>	<b>na</b>	<b>1.62</b>

<sup>1</sup> The condition ratings are based on the P&RS park system as of Fall 2007.

