

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: August 5, 2014

AGENDA ITEM NUMBER: 3C

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Scott Fahrenbruch, Deputy Director
Vern L. Krahn, Senior Park Planner

REQUEST: **For Possible Action:** To identify issues and/or topics in Chapter 6 – Parks Facilities of the Parks and Recreation Master Plan for consideration in future amendments to the plan.

GENERAL DISCUSSION:

At the Tuesday, June 3, 2014, Parks and Recreation Commission meeting, the Commission reviewed Chapter 5 of the Parks and Recreation Master Plan to identify issues and/or topics that the Commission might want to consider for future amendments to the Master Plan.

As discussed previously, it is important to periodically review the City's Parks and Recreation Master Plan to assess its implementation success, identify potential new community issues and possible future trends. Remember this review process is intended to be a "snap shot in time" evaluation as it relates to the Master Plan's policies and implementation strategies since its adoption in 2006 by the Board of Supervisors.

Due to the length of Chapter 6, staff will be reviewing this chapter in two meetings. Staff will cover the park facilities sections in the Parks and Recreation Master Plan (Exhibit A) at this meeting and at the September meeting, staff will cover the indoor active recreation facilities sections (Community Center's Bob Boldrick Theater – 6.9.1 and Aquatic Facility – 6.73). It is staff's intent to cover the park facilities sections in a very broad approach and share with the Commission the negative impact the Great Recession had on the department's parks maintenance budget and staff reductions. In addition, staff would like to discuss the Parks Division's additional responsibilities that have been taken on during the Great Recession, the impacts associated with increased sports tourism, and what maintenance innovations have occurred, including the use of private sector out-sourcing and the use of inmate crews. As before, staff will be available to answer any questions the Commission may have related to Chapter 6 – Park Facilities.

When the Parks and Recreation Master Plan was developed in 2005 and approved by the Board of Supervisors in April, 2006 the plan was anticipating significant growth within the community and the need to provide additional park facilities to accommodate that growth in population. When the Great Recession hit the Parks Division had significant staffing and budget reductions for the City's 2007/08 fiscal year. As a result of these staffing and budget cuts, the city's Parks Division lost 3 full time and 13 seasonal workers. With these staffing reductions and a corresponding budget loss, the Parks Division has had to reduce its level of service throughout the city's park system. Unfortunately, all these staffing reductions within the Parks Division have never been replaced by the Board of Supervisors over the past eight fiscal years.

As stated above, our department will complete the review of Chapter 6 at the Commission's September meeting and staff hopes to complete the review of the remaining chapters in the Parks and Recreation Master Plan by December, 2014.

RECOMMENDED ACTION:

I move to identify the following issues and/or topics in Chapter 6 – Park Facilities of the Parks and Recreation Master Plan for consideration in future amendments to the plan. They are as follows:

- 1) _____
- 2) _____
- 3) _____

ALTERNATIVE ACTION:

I move to identify NO issues and/or topics in Chapter 6 – Park Facilities of the Parks and Recreation Master Plan for consideration in future amendments to the plan.

6

FACILITIES

EXISTING CONDITIONS, NEEDS, OPPORTUNITIES, AND STRATEGIES

6.1 PARK PLANNING STANDARDS

Planning standards are used for many municipal services: adequate response times for police and fire services, capacities for roads and wait times for intersections, equivalent residential units for water, etc. Planning standards serve several purposes:

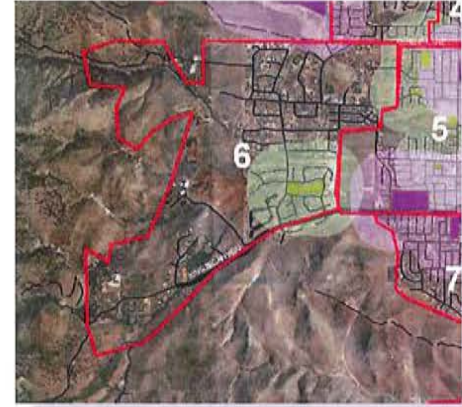
- Measuring change and progress over time;
- Making comparisons with other communities;
- Establishing equity between neighborhoods or user groups;
- Relating costs (and budgets) to levels of use (benefits); and
- Establishing impact fees or dedication requirements.

Park and recreation standards have evolved into two basic areas: park use characteristics (types and service areas) and park spatial standards (acres per population). The standards for Carson City parks and recreation are described below:

6.1.1 PARK TYPES AND SERVICE AREAS

Carson City currently has over 700 acres of developed parkland (in aggregate, 13 acres per 1000 population) and over 440 acres of undeveloped parkland. Like most cities, Carson City's parks come in a variety of sizes, shapes and characteristics. To make the system more comprehensible, Carson City's parks can be divided into several categories, for which the City has adopted standards that are summarized in the following table:

TABLE 6.1 PARK TYPES AND SERVICE AREAS			
PARK TYPE	SIZE RANGE	SERVICE AREA	KEY FEATURES
Neighborhood Park	1 to 7 acres	¼ mile radius	Open turf area, picnic area, pavilion if possible, playground, walking/jogging path. Examples: Sonoma Park, Carriage Square Park, Blackwell's Pond Park.
Community Park	15 to 30 acres	2 mile radius	Picnic area, playground, rest rooms, parking lot, open play fields. Example: Mills Park, Fuji Park
Sports Complex	30+	10 mile radius	Large, lighted sports complexes, recreation center. Examples: Edmonds Sports Complex, JohnD Winters Centennial Park, Governors Field.
Regional Park	30+	No standard	Predominantly natural, but may contain elements of community parks and sports complexes.
Natural Park	No standard	No standard	Area in a natural or quasi-natural condition (limited modification or maintenance) with walking paths. Examples: Riverview Park, Linear Park and Carson River Park.



An example of a neighborhood boundary and a Neighborhood park service area.

It is worth noting that, in addition to the above park types, the City has a number of outstanding individual recreation facilities for a city of 56,000. Its 50-meter pool at the Aquatic Facility is unique in Nevada and rare in the West. The Community Center Theater in Mills Park draws people from Reno to California. These facilities are heavily used by a variety of organizations in the community¹. A complete inventory of the City's recreation facilities, by Park Type, is included in the Appendix.

6.1.2 AREA STANDARDS—LEVELS OF SERVICE

Area standards are a measure of the total acreage or number of facilities relative to the population. To measure area standards, the National Recreation and Parks Association (NRPA) developed the concept of Levels-of Service (LOS). LOS put most simply is a ratio between acres or numbers of facilities and the population served. To facilitate common comparisons LOS is typically expressed in terms of 1000 population (5 acres of community park per thousand population is an LOS of 5.0, 1 tennis court per 1000 population is an LOS of 1.0, etc.). LOS provides a way to calculate the amount of land or facilities to support a given population.

Said another way, park and recreation standards are the means by which an agency can express park and recreation goals and objectives in quantifiable terms that can be translated into programs and budgets for acquisition, development, and management.

For a period of time the NRPA promulgated standards (based on the average LOS's of several communities) that many communities attempted to follow as national standards. However, gradually the realization dawned that every community is unique—in physical assets, fiscal resources, local preferences and customs, etc.—and that each community needed to develop its own, unique standards.

The calculation of Carson City's existing LOS standards is illustrated in the table at the beginning of each of the park and facility types below, followed by a discussion of the existing and future needs of each of the major park types is discussed below:

6.1.3 IMPLEMENTATION STRATEGIES

1. Adopt a level-of-service methodology for parks and recreation program planning. A level-of-service approach provides a strong, legally defensible basis for dedication requirements and other impact fees. It also brings consistency to the assessment of needs and tracking of accomplishments over a long period of time.

TABLE 6.2 LOS LEVELS		
	Population	
	55,000 (current population)	80,000 (build-out population)
@ 5 acres/1,000 population	275 acres	400 acres
@ 7 acres/1,000 population	385 acres	560 acres

When the population increases, the LOS must respond proportionally to maintain an adequate level-of-service for the park and/or facility.

1 The Aquatic Facility is used by the high school swim team, senior exercise classes, etc. and the Community Center Theater provides large auditorium space used for a variety of musical and theatrical productions by the high school, middle schools and several elementary schools as well as by Western Nevada Community College.

6.2 NEIGHBORHOOD PARKS

LOS ANALYSIS	Existing Acres	115
	Existing LOS	2.10
	Buildout LOS (if no new facilities)	1.54
	Recommended LOS	2.0
	Additional Acres Needed:	45

6.2.1 EXISTING CONDITIONS

Neighborhood parks are walk-to facilities that provide play and passive recreation for the immediate vicinity. They often contain playground equipment, picnic tables, open turf areas, and possibly natural areas.

When including a portion of the acreage from other park types², there are approximately 115 acres of neighborhood parks, giving Carson City a level of service of 2.1. By comparison with a number of other western communities, this is in the low-to-middle range of Neighborhood parks.

Neighborhood parks are not uniformly distributed throughout Carson City. Many of the neighborhoods in Carson City do not have any existing neighborhood parks. In Question 19 several of the neighborhoods surveyed believed that this problem was substantial enough that the City should contemplate purchasing property in existing neighborhoods to convert this to parkland. The majority of people surveyed in neighborhoods 29, 21, 19, 18, 17, 9, 8, and 4 indicated that the City should purchase property in their neighborhoods to create additional Neighborhood parks.

6.2.2 NEEDS

According to the public opinion survey, 41% of survey respondents thought Carson City should spend more money to improve the quality of its neighborhood parks. Many people stated they did not use the park located nearest to their home because it lacked restrooms (15%), it didn't have the equipment that they liked (7%), or because it was too far to walk (6%). Several respondents commented that they did not use their neighborhood park because it did not allow dogs. In Question 17, 54% of survey respondents felt that it was important for Carson City to add Neighborhood parks.

In the public opinion survey, residents were asked to express how important they believed it was to have certain amenities in their neighborhood parks. Survey results indicated that the majority of residents would like to have the following amenities in their parks:

- Shade trees
- Trash cans
- Restrooms
- Drinking fountains
- Benches
- Dog waste disposal stations
- Picnic tables
- Children's play equipment



Sonoma Park is an example of a Neighborhood park.

² Community parks, natural parks and sports complexes often serve as neighborhood parks for the neighborhoods that surround them. In the LOS calculation, a 5-acre Neighborhood Park 'credit' is given to neighborhoods that contain these other park types.

6.2.3 OPPORTUNITIES

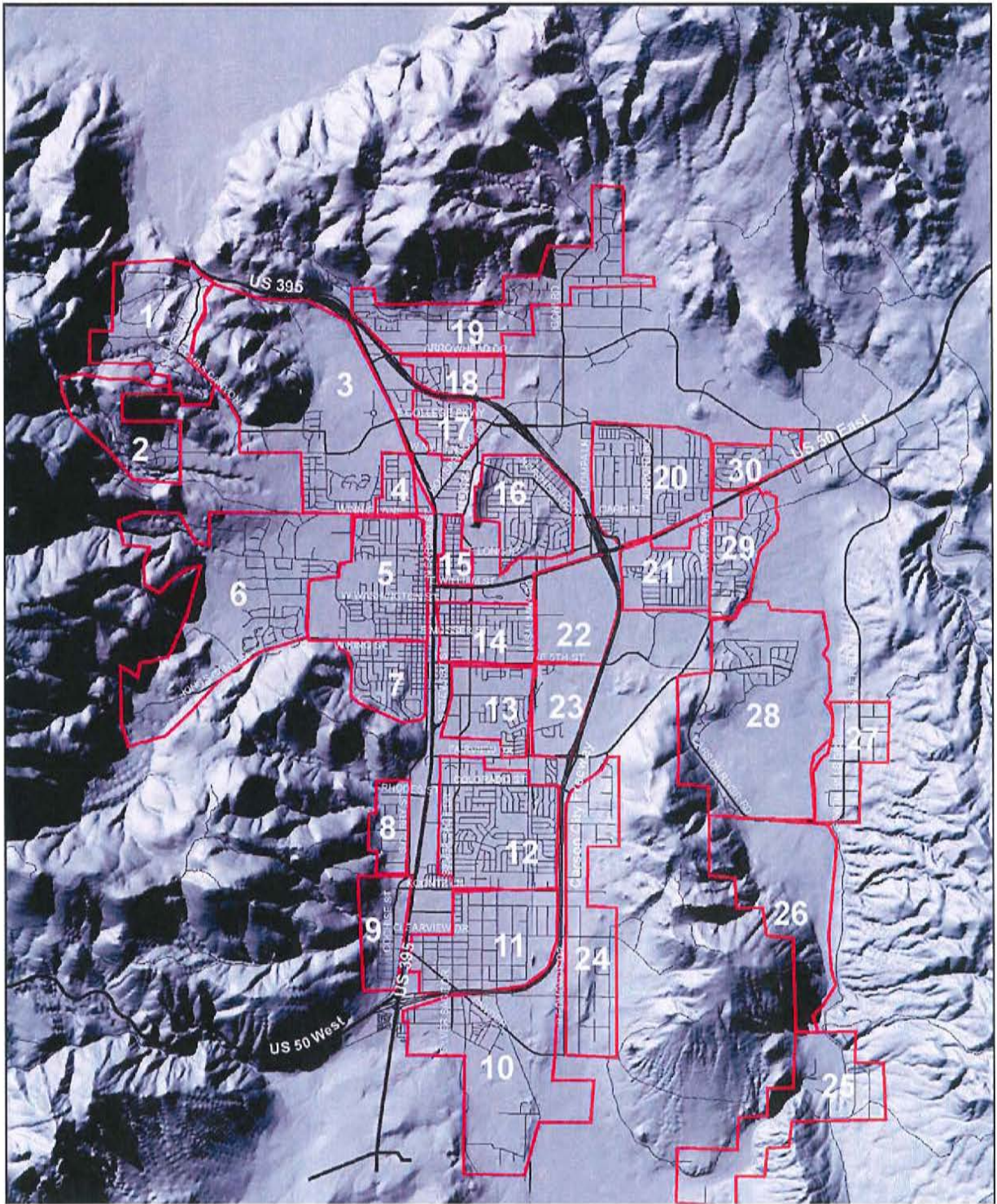
Opportunities vary greatly by neighborhood. Some neighborhoods are fully developed, in others there is still vacant land or undeveloped lots. Some neighborhoods have nearby access to public land, other neighborhoods are landlocked. In the Appendix is a neighborhood-by-neighborhood analysis of all 30 Carson City neighborhoods. The key areas of action are summarized in the following section.

6.2.4 IMPLEMENTATION STRATEGIES

1. Require that all new developments provide finished neighborhood parks to meet the needs of their residents where appropriate or feasible. Use the Neighborhood Park LOS as a minimum expectation to be exceeded unless physical limitations preclude the use of this standard, and customized to meet the age and lifestyle characteristics of intended residents.
2. Include 'natural' characteristics (xeric, native grasses, boulders, rolling landforms, etc.) in Neighborhood parks where compatible with the character of adjacent properties and where it is feasible to maintain the 'natural' character.
3. Include the basic amenities listed in Section 6.2.2 above in Neighborhood parks, including natural parks. Include these amenities even in small parks and trail heads that can serve as Neighborhood parks.
4. For existing neighborhoods, where there is not land available to create needed neighborhood parks, seek to achieve 'equity' (different but equivalent) in providing other kinds of recreation amenities. (See the recommendations for each neighborhood in the neighborhood-by-neighborhood assessment in Appendix 9.3.)
5. To increase recognition, of neighborhoods, replace the neighborhood numbers with names that reflect either: location, characteristic, history, a landmark (e.g. a school or park).



Alternative recreation amenities provide unique and substantial recreation possibilities from regular parks, increasing visitability and “buzz”.



Neighborhood Boundaries.

6.3 COMMUNITY PARKS

LOS ANALYSIS	Existing Acres:	65
	Existing LOS:	1.18
	Buildout LOS (if no additions):	0.87
	Recommended LOS:	1.5
	Additional Acres Needed by Buildout:	55

6.3.1 EXISTING CONDITIONS

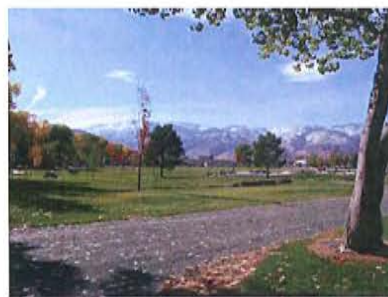
Community parks are larger parks (15 to 30 acres typically) that include a variety of activity areas such as broad open turf areas, natural areas with trails, pavilions and picnic areas, playground facilities for children, built facilities (recreation centers, community centers) and are suitable for active community events (e.g. book fair, art fair, farmer's market, etc.) They are considered drive-to facilities that serve the whole community or a significant portion of the community. They may include active sports facilities (such as basketball courts and tennis courts), and can even contain sports fields, but their primary function is for more passive recreation activities (walking, picnicking, informal games, etc.). They often also serve a neighborhood park function for adjacent residential areas.

Carson City currently has two parks that meet the definition of Community parks: Mills Park and Fuji Park. The total of 65 acres equals an LOS of 1.18 (1.18 acres per 1,000 population). This is low by many community's standards, although there is great variability (Sacramento=2.5, Reno=0.55, St. George UT=3.0).

Mills Park is the most popular community park in Carson City. Forty percent of survey respondents said that they use Mills Park more often than any other park. Twenty-two percent of respondents consider Mills Park to be the park nearest their home (and therefore probably most convenient). Due to its central location, there are a large number of community events held in Mills Park throughout the year. This high volume of use in Mills Park is often taxing to its facilities, indicating the need for the City to construct additional community parks. Fuji Park is small by Community park standards, and is not centrally located. The indoor hall is used for a variety of events throughout the year. There is a natural area along Clear Creek, and picnic facilities. According to many survey comments, the fact that dogs are allowed in the park contributes to its high level of use.

6.3.2 NEEDS

The high level of use of Mills Park is a strong indication of the need for another Community park. This is reinforced by the public opinion survey, where 45% of survey respondents indicated it was important or very important for the City to add more Community parks to the City. An additional one or two Community parks in Carson City would help to alleviate the pressure that is currently being placed on Mills Park.



Mills Parks is Carson City's most heavily used community park.

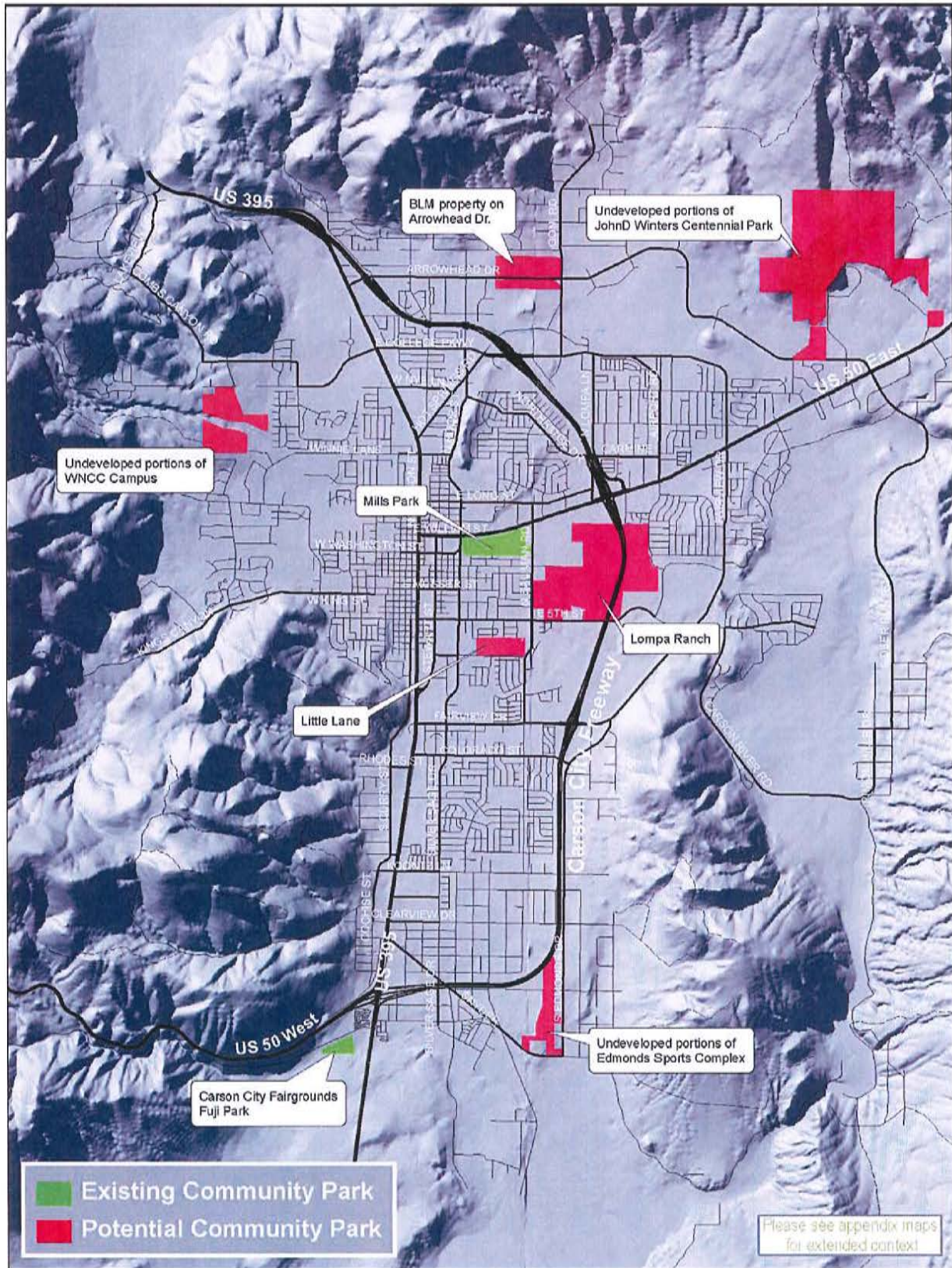
6.3.3 OPPORTUNITIES

There are currently a number of vacant tracts of land within Carson City large enough to be considered for Community parks. Each is evaluated below:

- ❏ Undeveloped portions of Edmonds Sports Complex—The freeway will cut off a portion of Edmonds, but it will still have undeveloped areas that could become a Community park. Although relatively central to Carson City in the east/west dimension, it is somewhat south of the core area of the community. This land is already in City ownership. It will not have direct, convenient Freeway access, and Freeway crossings will make it a little difficult to access from neighborhoods to the northwest.
- ❏ Undeveloped land on Little Lane—This relatively large tract of land on the north side of Little Lane is relatively flat, surrounded by residential development and very central to the city. But it is only 1/2 mile south of Mills Park and significantly duplicates its service area. The fact that it is in private ownership, with relatively high densities surrounding suggests that it may be somewhat expensive to acquire.
- ❏ BLM property on Arrowhead Drive combined with additional unused Airport land west of Goni Road—The BLM manages an 80-acre parcel that spans both sides of Arrowhead Drive, northwest of the airport, all of which would make an excellent community park. The eastern 40 acres of this BLM property are currently used (under a patent/lease) as a milling site. The City may not be able to acquire the eastern 40 acres until it is no longer leased for private use. The land is gently sloping to the south, but has excellent views of the City. It could be combined with unused airport land to the southeast (flight patterns make it unusable for development purposes). The BLM parcel is central to the city in an east/west direction and could serve the northern quadrant of the community. It will have relatively good access from new Freeway exits. It may be possible to acquire the BLM parcel through the Recreation & Public Purposes (R&PP) process. A no- or low- cost-lease may be possible from the Airport Authority.
- ❏ Lompa Ranch property—Perhaps the largest vacant parcel in Carson City is the Lompa Ranch. It is adjacent to Carson High School and they could have joint uses. However, there are a number of considerations that make the Lompa property less suitable for a Community park:
 - It is relatively close to Mills Park.
 - Its visibility from the Freeway suggests a value as a commercial use.
 - Private ownership will increase the cost of acquisition
- ❏ Portions of the WNCC campus—As the WNCC campus continues to expand, there is growing interest in providing sports fields for student use. It may be possible to joint venture with the College to develop a Community park with sports facilities shared between the college and the city. However, the negative factors are that the campus location is not central or accessible from a significant portion of the city, and there are major practical challenges to shared uses with a college program—the demands for use will be concurrent rather than complementary.
- ❏ Undeveloped portions of JohnD Winters Centennial Park—There are portions of JohnD Winters Centennial Park large enough to serve Community park functions, but they have rolling, steeper terrain and are not particularly close to, or accessible from, residential areas.

6.3.4 IMPLEMENTATION STRATEGIES

1. Priorities for a third Community park for the city are:
 - A. Arrowhead Drive/Airport parcel
 - B. Improve undeveloped portions of Edmonds Sports Complex as a Community park



Existing Community Parks and Potential Community Park Sites.

6.4 SPORTS COMPLEXES

LOS ANALYSIS		Soccer/ Football	Babe Ruth Baseball	LL Baseball	T-ball	Softball
	Existing Facilities:	14	2	4	4	11
	Existing LOS:	0.25	0.04	0.07	0.07	0.20
	Buildout LOS:	0.18	0.03	0.05	0.05	0.14
	Recommended LOS:	0.25	0.04	0.06	0.05	0.18
	Additional Facilities Needed at Buildout:	6	1	1	0	3

6.4.1 EXISTING CONDITIONS

Sports complexes are regional facilities that include multiple fields that can be used for City sponsored sports teams, sport groups belonging to the Youth Sports Association, independently sponsored sports teams, and tournament play. Ideally the fields are lighted for night use.

Carson City's primary sports complexes are Edmonds Sports Complex, JohnD Winters Centennial Park, and Governors Field. These comprise 195 acres. Together these provide the following sports fields:

- 14 soccer/football
- 2 Babe Ruth baseball
- 4 Little League baseball
- 4 T-ball
- 11 softball (8 softball and 3 multi-use softball/soccer)



*The sports fields at
JohnD Winters Centennial Park.*

The excellent condition maintained on the City's fields is an attraction to the growing tournament play the City has conducted over the past several years (see Section 5.4 The Economic Benefit of Tournaments). Also, Hispanic soccer teams use the JohnD Winters Centennial Park's lower complex soccer fields, and Mills Park for their championship games.

In addition, there are a number of specialized sport facilities such as the JohnD Winters Centennial Park Archery Range, the Pony Express Pavilion, the Pony Express Model Airpark, the Rifle and Pistol Range, and the Capitol City Gun Club, which provides trap/skeet/sporting clays and shotgun activities.

6.4.2 NEEDS

The City facilities are fully utilized, to the point of taxing maintenance capabilities to keep up with the level of impact. Grass fields require a certain amount of regeneration time to recover from use. Often cities have extra fields that allow rotation of play during the season, with some fields able to be recuperating from time to time. An absence of extra fields requires additional maintenance in terms of watering, aerating, fertilizing, overseeding and shifting play areas where possible (e.g. soccer goals). Carson City appears to be at the limit of use for its existing fields, especially soccer fields.

The City appears to be meeting the demand for facilities for its youth sports. The AYSO sponsored leagues are losing some players to the competitive leagues. On the other hand, the City's adult soccer program continues to grow and increasingly cannot find open fields. The demographic projections imply that this age group will continue to grow by about 10% over the next 10 to 15 years.

The focus group interviews revealed that there is a higher-than-realized weekend use of Carson City fields for Hispanic play (as many as 25 teams currently). Furthermore, Hispanic organizers anticipate that the current 25 teams will grow to 50 within 5 years. This will put further significant pressure on the City's existing fields, indicating a need for additional soccer facilities.

WNCC has needs for sports fields as its campus continues to grow and gradually increase the component of resident students. There is a potential opportunity to jointly develop fields for college/city use.

The Trap and Archery ranges are relatively close to other JohnD Winters Centennial Park uses and pose potential conflicts, if not risks. The gun club membership indicates significant potential for growth. A larger facility, in a more remote location appears to be desirable and needed. The archery range can take advantage of a larger facility in providing camping areas that are becoming a staple at other archery facilities.

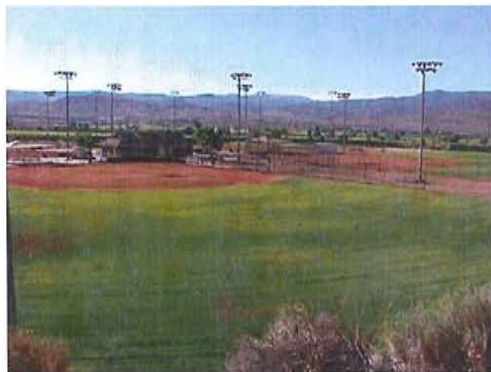
If Carson City wishes to continue to grow as a center for sports tournaments, it will need to improve and expand its existing sports fields. Additional softball fields and soccer fields have the potential to draw more large tournaments and increased amounts of revenue to Carson City. The sales tax revenues generated by additional tournaments have the potential to offset the cost of constructing additional sports facilities.

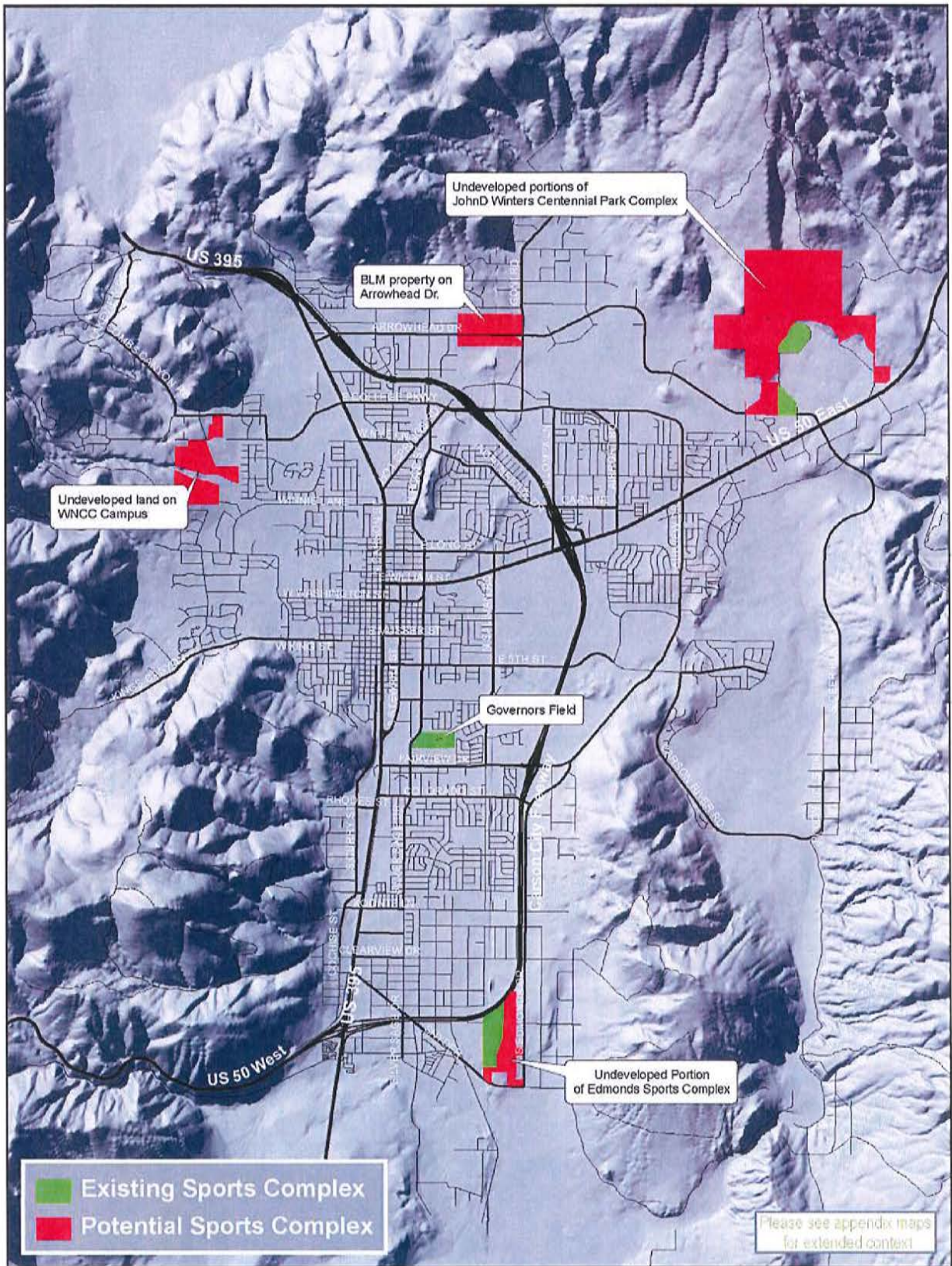
6.4.3 OPPORTUNITIES

Potential field locations include:

- Two more multi-use fields at JohnD Winters Centennial Park, perhaps with WNCC participation/use.
- Additional multi-use fields at the Edmonds Sports Complex.
- New fields jointly developed at the WNCC campus, with City use.
- New fields at the proposed Arrowhead/Airport community park.

An alternative to increasing the number of fields is to install artificial turf. Significant advances have been made in recent years, so that artificial turf no longer resembles the old, hard 'Astro Turf'. Modern versions have the look and resilience much closer to natural grass surfaces. While they are more expensive than grass to install, they save money by eliminating mowing, watering, fertilizing, aerating. These surfaces can withstand almost any level of use and allow play all day (and night), 7 days a week without need for regeneration time. There is eventually a replacement cost. Manufacturers currently estimate a life-cycle cost that equals that of grass over a 7-year period.





Existing and Potential Sports Complex Locations

6.4.4 IMPLEMENTATION STRATEGIES

1. In the near term, provide the equivalent of 4 additional soccer fields (multi-purpose—soccer and Pop Warner football) and 2 multi-use softball/soccer fields to accommodate the near-term growing needs for adult sports, Hispanic demand, and the potential for increased tournament play.
 - A. As an alternative to increasing the number of fields, do a detailed feasibility analysis of the use of artificial turf (that allows longer hours of use) as a means of accommodating increased demand for soccer and baseball/softball play.
 - B. Do a detailed analysis of the potential development of playfields at the recommended Arrowhead Drive/Airport community park site.
 - C. Explore with WNCC the potential of joint development/use of fields at JohnD Winters Centennial Park and/or the proposed Arrowhead/Airport Community Park.
 - D. Explore the potential of joint development/use of sports fields at the WNCC campus.
2. Evaluate the potential of increased use of fields for tournament play as an economic development activity for the City:
 - A. Do a detailed feasibility analysis of the cost of additional sports fields and tournament support vs. the benefit of additional expenditures at local businesses and the resulting sales tax proceeds to the City.
 - B. Work with the Convention and Visitor's Bureau to share the proceeds of the room tax to help finance development and maintenance of fields and other facilities to allow expanding sports tournaments as economic development tools.
3. Reserve land for additional soccer, baseball, and softball fields per the build-out projections above (Section 6.4).
4. Develop a large, remote, combined facility for rifle, pistol, trap and skeet, and archery—with provisions for a combined clubhouse, RV/camping accommodations, and parking that will accommodate tournament use.

6.5 GOLF COURSES

6.5.1 EXISTING CONDITIONS

Carson City currently owns two public golf courses; the Eagle Valley East and West Courses, which are managed and operated by the same non-profit corporation. The operation and management of the golf courses is contracted out to a private non-profit organization, therefore it will not be addressed in this plan.



6.6 NATURAL PARKS

LOS ANALYSIS	Existing Acres:	311
	Existing LOS:	5.65
	Buildout LOS (if no add'l natural parks built):	4.15
	Recommended LOS:	None - opportunity based
	Additional Acres Needed:	N/A

6.6.1 EXISTING CONDITIONS

Carson City has a number of natural parks including Riverview Park, Carson River Park, Linear Park, and Lakeview Park, and there are natural areas in a number of other parks. In all, there are approximately 311 acres of natural parks, giving Carson City a level of service of 5.65 acres per thousand people.

6.6.2 NEEDS

There was exceptionally strong support in the survey responses (e.g. see Q17) for natural parks. It is difficult to quantify this need as a LOS, since it is mostly opportunity-based. Therefore, no standard is proposed.

6.6.3 OPPORTUNITIES

There are numerous opportunities to create natural parks:

- trail heads (with the addition of shaded sitting areas, play features, picnic tables, and small areas of turf);
- additions to Carson River Park;
- natural trail corridors in existing and future open space acquisitions;
- drainage basins (such as the Eagle Valley Creek Park at the new Carson-Tahoe Regional Medical Center);
- the Federal Lands Bill (federal land exchanges).

Along the Carson River, there are opportunities to create water-related recreational opportunities, such as a canoe/kayak course and/or tubing area. Some candidate portions of the Carson River are BLM lands. However, due to funding limitations and priorities the BLM is not able to provide and maintain facilities or safety support. Because of the remoteness of the Carson River resource management and safety are paramount considerations.



Lakeview Park site

In the neighborhood-by-neighborhood analysis of Neighborhood park needs (see the Appendix) almost every neighborhood showed a preference, in general (city-wide) for natural parks. This could be interpreted as a general preference for parkland left in a natural condition rather than mowed and watered bluegrass everywhere.



Carson City has numerous opportunities for additional natural parks.



Existing Natural Parks

Of course, there are challenges related to natural parks:

- areas that are too small tend to look 'weedy' rather than natural;
- noxious weed control;
- natural areas cannot be used for heavy pedestrian traffic;
- natural areas are more difficult to keep clean and secure; and
- natural areas can appear out of place when surrounded by irrigated properties or in a downtown setting.

6.6.4 IMPLEMENTATION STRATEGIES

1. Acquire additional land along Carson River or in other areas of the City that are of natural significance in order to create future natural parks.
2. Seek joint use easements for natural parks and trail systems within existing and proposed drainage, utility, and freeway corridors.
3. As the number of natural parks within Carson City increases, the City will need to create management plans for these areas. The Parks and Recreation Department may wish to coordinate with the Open Space program for analysis and management of natural park areas.
4. Coordinate with the Open Space program for the use of lands as natural parks.
5. Develop drainage basins for additional natural parks.

6.7 INDOOR ACTIVE RECREATION

Indoor recreation includes a variety of activities that can take place on multi-use courts such as basketball and volleyball, as well as activities that require more specialized facilities such as racquetball and indoor tennis. In the Public Opinion Survey respondents gave the lowest "Satisfaction" ranking (Q1) to indoor recreation facilities—57% of respondents stated that they were unsatisfied with the availability of indoor recreation opportunities in Carson City.

6.7.1 INDOOR BASKETBALL/VOLLEYBALL

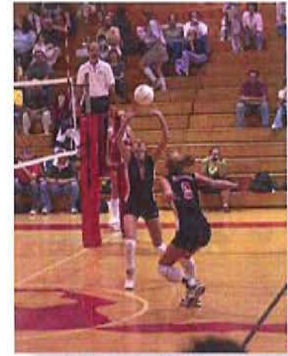
EXISTING CONDITIONS

The City has a single indoor gymnasium at the Community Center of its own, and uses two middle school gymnasiums. The City has done a tremendous job of maximizing the use of the Community Center gym. It is used by a wide variety of programs and is fully programmed most days and weeks of the year. The middle school facilities are utilized at close to their maximum availability as well.

Currently, Youth Basketball, held in the Community Center gymnasium, has approximately 680 participants, 150 coaches and is significantly overcrowded. The Men's Basketball program, with 200 participants, and the Women's Basketball program, with 80 participants, are both held in two middle school gymnasiums. Adult Volleyball, with approximately 700 participants, uses the Community Center and the middle schools, when available. As a result, basketball games often extend late into the evening, schedules are inconsistent, and conflicts arise regularly. With such a tight schedule, there is little opportunity for open/drop-in gym, an important activity for young adults and adults. In 2004 the Winter Adult Volleyball program was cancelled due to the lack of a facility.

NEEDS

There is a significant need for sports opportunities for teens, especially in the areas of basketball and volleyball. The youth leagues generate strong interest and capabilities, but at the high school the team only accommodates a relatively



Adult volleyball, with approximately 700 participants, uses the Community Center gymnasium and the middle schools, when available.

small number of players (varsity and junior varsity usually amounts from 20 to a total of 30 players). The response to City-sponsored programs indicates that there are many other teens, with slightly lower skills that are eager to play, either organized or pick-up games. According to staff assessments of current sign-up and waiting lists, additional basketball/volleyball courts are needed just to meet today's needs, let alone the potential for even modest population growth. There is very limited potential for additional use of school district facilities. Multi-purpose gymnasium courts can of course accommodate a variety of other indoor recreation activities, such as dodge-ball, indoor soccer, exercise, etc.

6.7.2 OTHER INDOOR SPECIALTY FACILITIES (racquetball, aerobics, dance, weights, seminars, etc.)

EXISTING CONDITIONS

The City has a small weight lifting/aerobic machine area at the Aquatic Facility. There is one room with a hardwood floor at the Community Center used for exercise and aerobics classes, and a carpeted room available for meetings and seminars. There are two private clubs in the city that offer weights, aerobic machines, and exercise classes. The closest racquetball courts are found in Reno and Incline Village.

NEEDS

According to Question 12, a majority of survey respondents said that they would be more likely to use a City recreation facility rather than a health club to:

- play racquetball (69%),
- attend an aerobics class (64%), or
- use exercise machines (55%).

Thus, there appears to be relatively strong support (over 50%) for these activities within a public facility. There are expressed desires in the community for additional wellness programs. Also, obesity is on the rise, and no space is available to respond to the equipment and programs to meet this growing need.

6.7.3 AQUATICS

EXISTING CONDITIONS

Carson City's 50-meter pool is the envy of many much larger communities. It is augmented by a shallow training pool, a therapy pool, and a small outdoor pool with a water slide. Current programs offered at the Aquatic Facility include: swim lessons, open lap swim, Masters lap swimming, senior's program, "Wet Sweat" exercises, sports therapy, tot pool, Tigersharks competitive swim team, summer league swimming, and it is used by the Carson High School swim team.

Most of the programs are growing, but are reaching limits due to the size of the facility and the times available (due to other uses). There is a waiting list for summer programs offered at the pool. The pool is also used by residents of surrounding communities.

NEEDS

Needed aquatic improvements include: additional parking for swim meets, a larger women's locker room and a family changing room. Many communities are finding that a 'leisure pool' is extremely popular and appeals to a group that is not attracted to lap pools. Leisure pools include: zero-depth entry, shallow area for children, and special features water spray features, indoor water slide, and even a 'lazy river'. A 25-yard lap pool is sometimes incorporated with a leisure pool. In Carson City this would free up time in the 50-meter pool to meet the high demand for competitive programs.



Carson City's 50-meter pool is the envy of many much larger communities.

6.8 OPPORTUNITIES—A COMPREHENSIVE RECREATION CENTER

Comprehensive recreation centers are growing in popularity throughout the U.S. These centers are referred to as comprehensive because they include a broad range of facilities:



- multi-use/multi-court gymnasiums,
- elevated jogging/walking tracks that wind through the facility,
- leisure pools (augmented by lanes for lap swimming),
- weight rooms,
- exercise and aerobics rooms,
- climbing walls,
- racquetball courts,
- party space for rentals,
- special event rooms,
- classrooms,
- a game/TV room, and
- play rooms for toddlers.

Although expensive by traditional recreation center standards, these comprehensive recreation centers have proven to be appealing and heavily used by all age groups. They often become de-facto 'teen centers' due to the variety of activities and opportunities for 'drop in' participation.

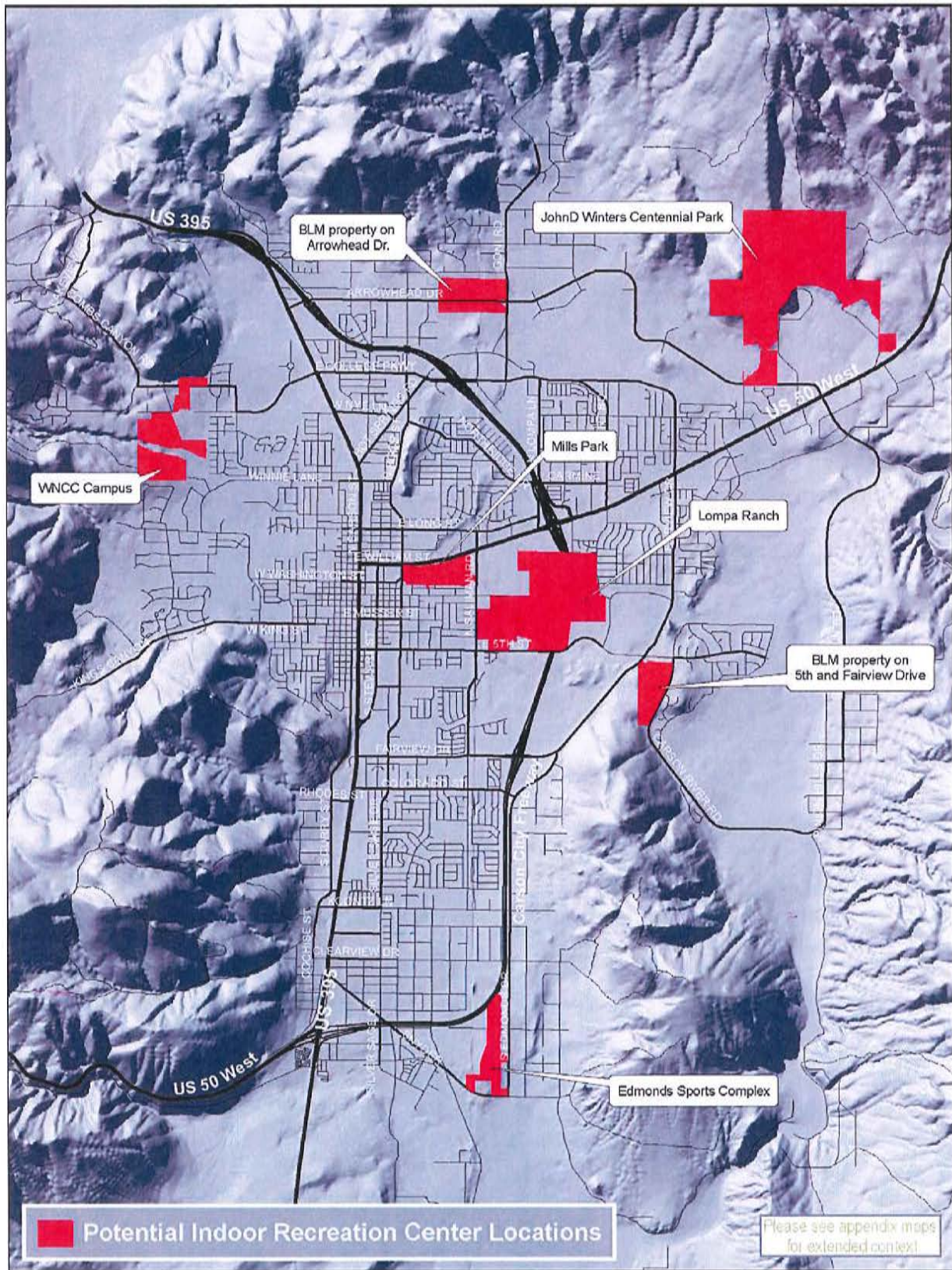
To meet the need for additional indoor recreation facilities, Carson City is planning a comprehensive recreation center. In fact, based on the experience of other communities, once it has created one of these centers, demand may grow for a second one (1 center per 20,000 to 30,000 is not uncommon). These two facilities can be seen as a complement to the existing complex at the Community Center/Aquatic Facility. A recreation center (community gym) was included in the Quality of Life Initiative (Question 18) already approved by Carson City residents.

The placement of these additional recreation centers must ensure that they will serve all residents of the City. Potential locations include:

- Arrowhead Drive/Airport parcel (BLM)
- JohnD Winters Centennial Park
- Edmonds Sports Complex
- Mills Park
- WNCC campus
- Lompa Ranch
- BLM Property (5th/Edmonds Drive)

6.8.1 IMPLEMENTATION STRATEGIES

1. To address urgent needs for additional indoor recreation, conduct studies of potential sites for comprehensive recreation center(s), as well as potential components and costs. Proceed to design as available funding will permit.
2. Refine the Joint-Use Agreement with the School District for ongoing shared use of school facilities to maintain current uses as long as possible and needed.
3. Develop plans for improvements to the existing Aquatic Facility and the Community Center gym facilities to allow them to function as a single, limited recreation center. Explore ways to more closely link the two facilities (redirect traffic patterns, explore connecting canopies, decorative paving, additional parking, similar paint schemes, signage, etc.).



Existing and Potential Recreation Center Locations.

6.9 CULTURAL AND PERFORMING ARTS

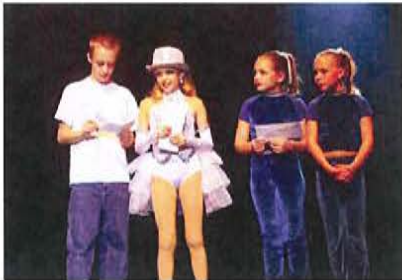
Cultural events, theater events, and art events are extremely popular in Carson City. According to the public opinion survey, cultural programs (and facilities) touch more households than any other recreation service. While they do not participate often (1 to 4 times per year), over 60% of residents surveyed stated that at least one member from their household participated in cultural, theater, or art events.

In order to determine the direction of the cultural and performing arts in Carson City, it is important to look to previous plans and studies to determine a future direction for the Carson City Arts. In February of 2002, the Carson City Arts Steering Committee produced the Creative Capital, a Carson City Community Arts Plan. In this document, the Steering Committee made an assessment of the arts in Carson City and created a plan that identified critical issues. Goals and future research topics were identified in the plan. The Creative Capital should serve as a guide for the development of Carson City's cultural and performing arts.

6.9.1 COMMUNITY CENTER THEATER



The Bob Boldrick Theater at the Community Center is the only theater in Carson City capable of hosting large performances.



EXISTING CONDITIONS

The Bob Boldrick Theater at the Community Center is the only theater in Carson City capable of hosting large performances. It is used by the Carson City School District, WNCC, a community band, dance groups, the Carson City symphony, and non-resident regional (Tahoe, Douglas), and touring groups. Except for 2 months in the summer, this theater is programmed for most days of the year, often times years in advance, leaving some performing groups struggling to find an open stage on which to perform.

Some of the use of the Bob Boldrick Theater is highly inefficient due to the nature of its design. Because the theater contains minimal backstage areas and has no loading zones, theater sets must be constructed on site, tying up use of the theater for weeks at a time. There are many other deficiencies in the design of the Bob Boldrick Theater as well. The theater offers minimal off-stage areas for actors, the orchestra pit is too small for some productions, and there is a lack of parking during performances. Additionally, since the theater is located directly adjacent to the Community Center gym, with no acoustical separation, noise from the gym often interferes with rehearsals and performances.

NEEDS

In the public opinion survey a significant portion of Carson City residents (at least half of the respondents) recognize the need for improvement at the Bob Boldrick Theater. Fifty-one percent of survey respondents said that the City

should spend additional money to improve the theater. Eighteen percent of respondents thought that improvements should be made "even if taxes had to be raised."

OPPORTUNITIES

If the stage area of the theater were expanded to the south (into the existing gym area) it would allow the development of one or more of the following:

- Staging area/scene shop
- Black box theater/ banquet-event rooms/ training center with a scene shop/ production area shared with the Bob Boldrick Theater
- A 250-300 seat proscenium theater that could also function as a council chamber/ training center (with a scene shop/ production area shared with the Bob Boldrick Theater)

Note that expanding the theater stage area to the south is contingent upon one of the following conditions:

1. the existing gym could be expanded (so as to preserve a full court gym) or,
2. the creation of a new recreation center that includes two full-size gyms so as not to lose overall gym capacity)

Additional theater improvements to consider include:

- Retrofit the Sierra Room to become a loading zone for the theater,
- Adding a balcony to increase the seating capacity of the theater,
- Constructing a sculpture garden/arts plaza around the entrance to the Community Center
- Adding parking on the west side of the Community Center.
- Replace the antiquated, outdoor facility reader board with an electronic reader board capable of high resolution color pictures and video.

It is important that the theater facility remain in the downtown for overall central access of the community as well as to contribute to the vitality of the downtown. However, if improvements to the existing Bob Boldrick Theater are not possible (i.e. relocating non-theater uses) or financially feasible, the City may consider:

1. Providing additional parking through joint parking agreement with neighboring businesses;
2. Developing theater/special event/meeting space in the existing undeveloped property west of the Community Center;
3. Using other City space that may become available through relocation of uses (e.g. if the Library were to relocate);
4. Jointly developing a new theater facility in partnership with the School District³ or WNCC; and
5. Partnering with Douglas or Lyon County, the State of Nevada, corporate sponsors and/or private donors to create a new regional theater arts facility in a convenient location.

6.9.2 BREWERY ARTS CENTER

The Brewery Arts Center (BAC) is operated by a non-profit corporation located in downtown Carson City. Constructed in the 1970s, the BAC contains two theaters, classrooms, meeting rooms, offices, a studio, an art gallery and an artisan's store. The BAC provides art and cultural classes and presents music, dance, and theatrical performances. The BAC is funded through memberships, grants, donations and facility rental fees. The BAC Master Plan calls for the construction of an additional 60,000 square feet, including a 20,000 square foot theater. The City may wish to consider partnering with the BAC to expand the BAC facility, in order to meet the demand for additional theater/performance usage.



The Brewery Arts Center contains two theaters, classrooms, meeting rooms, offices, a studio, an art gallery and an artisan's store.

³ This option could include a facility shared by multiple school districts as a regional school for the arts.

6.9.3 OUTDOOR AMPHITHEATER

Currently, Carson City has a small outdoor amphitheater in conjunction with the Fireman's Memorial in the eastern end of Mills Park. It can accommodate approximately 40 spectators and has a small, fixed stage with no back-stage. The Pony Express Pavilion is the only large existing facility that can be used for outdoor concerts/performances. However, its design and proximity to US 50 make it an undesirable location for performances due to traffic noise. With the pressure placed on Carson City's Bob Boldrick Theater at the Community Center, an additional venue for theatrical and musical performances would be a benefit to a community of the size and stature (state capital) of Carson City. According to the public opinion survey, 54% of survey respondents felt that it would be important for Carson City to add an outdoor amphitheater. There is a small outdoor amphitheater located on the Legislative Mall at the State Capital. It is managed by the State, but is generally available for most purposes. Because of its small size and open setting, it is seldom used by the City.

An amphitheater needs to be located either in a central, convenient location or in an exceptional natural setting. In either case, the lack of extraneous noise and lights is a key consideration. Opportunities for an amphitheater in Carson City include: the WNCC campus; JohnD. Winters Centennial Park, and the Silver Saddle Ranch.

6.9.4 ART IN THE COMMUNITY

Public art projects celebrate and enrich our culturally diverse traditions. Art in public places can have a variety of subtle-but-important impacts on a community:

- Increased community identity (e.g. the reputation of Loveland, Colorado as a sculpture center);
- Improved historical awareness (sculptures and paintings related to community history);
- Adds interest to public places (sculptures on downtown corners, murals on blank building walls);
- General awareness (for all ages) of the power of art to express ideas and emotion.

To help support the expansion of art into public places many communities have initiated a dedication of a small portion of public projects (and even private projects in some communities) for art projects. Typically the amount is quite small (1% is typical) but the net results over time are significant.

- Albuquerque NM earmarks 1% of General Obligation Bond funds for public art projects.



Small outdoor amphitheater at the Legislative Mall



Fireman's Memorial amphitheater at Mills Park.



Examples of art in public places.

- Austin TX (state capital) requires 2% of the estimated cost of new city construction projects be set aside for the arts.
- Salt Lake City UT (state capital) public art program sets aside funds for the commission of artwork for eligible City construction projects to create artwork to enhance public spaces and the design of city buildings, neighborhood parks, fire stations, plazas, Redevelopment Agency projects and other civic amenities.
- In 1992, Reno, NV passed an ordinance setting aside 2% of the construction budget of new public projects for Art-in-Public-Places.

6.9.5 IMPLEMENTATION STRATEGIES

1. Improvements to Carson City's cultural facilities, especially the Bob Boldrick Theater at the Community Center, will greatly improve the efficiency and effectiveness of using the facility and increase the number and quality of events able to be presented there.
2. Commission a schematic architectural feasibility/cost study to determine the true potential and practicality of re-use of the Community Center. Consider improvements both with and without a recreation center to allow relocation of some facilities. Evaluate the potential to:
 - Convert existing exercise (Comstock Room) into dressing rooms and green rooms.
 - Expand the stage/production area by moving the existing gymnasium westward or replacing it elsewhere (maintaining current capacity).
 - Create loading dock/scene shop/storage area servicing existing and proposed theater spaces.
 - Create a black box theater/ City Council chambers/ banquet-evening meeting room/s.
 - Evaluate potential to create an enhanced catering kitchen, television production facilities and additional restroom facilities serving all spaces.
 - If gymnasium conversion is not possible, demolish existing small stage dressing rooms and convert into tall open space for significantly improved staging area.
 - Create improved load-in capabilities.
 - Improve Bob Boldrick Theater seating rake.
 - Remodel large stage dressing rooms for enhanced flow and costume support.
 - Improve/add parking facilities.
3. Implement appropriate recommendations of feasibility study as decision is made about additional recreation center development.
4. Continue collaborative efforts with the BAC and WNCC to fulfill Carson City's cultural facility needs.
5. Utilize the Creative Capital plan to determine future directions for Carson City's cultural and performing arts.
6. Research and prepare a 'Carson Arts' program to be funded through CIP and/or General Obligation Bond funds. Propose the program to the Board of Supervisors.
7. Pursue sharing of an outdoor amphitheater, and its cost, with other potential partners (WNCC, BLM, corporate sponsors, private donors).

6.10 OTHER RECREATION FACILITIES

6.10.1 TENNIS

Currently, there are three parks that offer tennis courts in Carson City (JohnD Winters Centennial Park, Mills Park, and Ross Gold Park). These courts are used by Carson

LOS ANALYSIS	Existing Courts:	13
	Existing LOS:	0.24
	Buildout LOS (if no courts added):	0.17
	Recommended LOS:	0.24
	Additional Courts Needed:	6

City High School and the Carson Tennis Club. Occasionally tennis tournaments are held, attracting participants from outside of Carson City. When the courts are not being used by the high school or the tennis club, they are often used by senior citizens. During focus group meetings, residents commented that it is often difficult to find an open tennis court during the weekends. While some communities make tennis courts more available by putting them in Neighborhood parks, Carson City's use pattern suggests that they will be more effectively used in multi-court groupings.

6.10.2 IMPLEMENTATION STRATEGIES

1. To maintain the current LOS for tennis courts, construct a total of 6 additional tennis courts in future community park(s).

6.10.3 IN-LINE HOCKEY RINK

Carson City has only one facility for in-line hockey: the Pony Express Pavilion. This facility is utilized by the youth and adult hockey leagues in the winter months. Because of its open-sided design, dust and debris accumulate on the hockey rink.

These problems could be alleviated by an indoor roller skating rink, or ice rink, or combination of the two. However, such an expense is not justified by current level of use or projected need. According to the public opinion survey, there is moderate support for roller skating and ice skating facility: 38% of survey respondents felt that it was be important for the City to construct a roller skating rink and 33% thought that it was important to add an ice skating rink. Many communities are successfully using an unenclosed concrete slab for in-line skating/hockey.



The Pony Express Pavilion at Mills Park is used for in-line hockey.

6.10.4 IMPLEMENTATION STRATEGIES

1. No immediate change of use is proposed for in-line hockey. Continue use of the PEP for in-line hockey in the near future.

6.10.5 SKATE PARK

Currently, Carson City has only one skate park which is located in Mills Park. It is highly visible (which helps reduce vandalism) and accessible from parking on US 50. It is an important facility for a relatively small group of users. In spite of the fact that 90% percent of survey respondents said that they never use the skate park, the park is filled with children during most days. According to the survey results, 25% of survey respondents felt that it was important for the City to create an advanced skateboard park.



Virginia Orcutt Skateboard Park at Mills Park

6.10.6 IMPLEMENTATION STRATEGIES

1. No change in use is proposed. In future master planning for Mills Park, seek ways to integrate the skate park into the overall park uses—walkways, sitting areas, spectator seating, cluster compatible uses adjacent.

6.10.7 OUTDOOR BASKETBALL

Outdoor basketball courts (in a variety of conditions) can be found at a number of Carson City schools, but Park Terrace Park is the only City park that has basketball courts⁴. A moderate number of survey respondents indicated that outdoor basketball courts were an important amenity: 27% stated that it was important to have basketball courts in their neighborhood park while 31% thought that Carson City should add basketball courts. Outdoor basketball courts can be created as multi-use courts that serve various activities and age groups. There are new varieties of basketball standards (unorthodox 'challenge' baskets) that are being tested in some communities.

6.10.8 IMPLEMENTATION STRATEGIES

1. Include, on an experimental basis, outdoor multi-use (including half-court basketball) courts in one or two future neighborhood and community parks.

6.11 IMPROVEMENTS TO MILLS PARK

Mills Park is the city's most popular park—serving as the 'Central Park' of Carson City draws people from the Reno-Tahoe region, including California. It has a broad range of features, including broad open fields for impromptu play and events and shaded groves for picnicking and old-fashioned 'lounging'. The miniature train that meanders through the park is a truly unique feature that should be preserved and enhanced. The Community Center and the Aquatic Facility are in continual use at the west end of the park. The Pony Express Pavilion (PEP) located in the north east quadrant of the park is a small, flat floor stadium with a tall, pole-structure roof that visually dominates the park. The PEP is used for a few special events as well as programs that utilize it for several hours a day throughout much of the year: inline hockey, indoor soccer, youth summer 'camp' programs, and a weekly farmer's market in the summer time.

There are several less-used facilities in the park: the "CScape" a xeriscape demonstration garden, the small Fireman's Memorial amphitheater and several maintenance buildings in the core area of the park.

Mills Park is heavily used, some would say over used. Events are programmed in the park throughout the temperate season, often with little time for rest and recuperation of the grass areas between events.

The layout of facilities in Mills Park appears to be somewhat uncoordinated. The skate park is isolated in the center of the large open turn area, the sheds and residence block off one-third of the park from view, the spacious eastern parking lot sits empty most of the time. There appear to be a number of opportunities, over time, to consolidate and rearrange uses in the park to lead to a more attractive and functional layout of the park's 51 acres. Recent tree plantings as part of



*The miniature train
(see track crossing in photo)
is a unique amenity in Mills Park.*

⁴ Additional basketball and tennis courts and a skateboard feature are under construction in Silver Oak Park at the time of this Master Plan.

an “arboretum” program will begin to provide replacements for the majestic-but-aged cottonwood trees throughout the park—but much more needs to be done.

Other short-term improvements include: applying the existing ‘trompe l’oeil’ painting to the other railroad maintenance sheds (to begin to form a railroad village), perimeter plantings along US 50 to frame and shade the park, a unified painting scheme for the Community Center and Aquatic Facility, and improved signage and fencing along US 50. Longer-term improvements include:

- Creation of a formal plaza and rearranged entry for the Community Center and Aquatic Facility to act as a recreation center
- Developing additional parking on the west side of the Community Center
- Creating places for events that will minimize maintenance costs
- Continue the arboretum tree planting program and begin replacing over-mature trees throughout the park
- Redesign of the eastern third of the park (PEP, parking lot, Fireman Memorial, CScape, drainage channels, etc.) to better utilize the park for all of the uses that need to take place there

6.11.1 IMPLEMENTATION STRATEGIES

1. Undertake a broad-based master plan to reposition Mills Park for its next 50 years of service.

6.12 REGIONAL PARK FACILITIES

Carson City does not currently have any facilities that qualify as regional parks, although two facilities have regional attraction and the potential for enhancement.

6.12.1 CARSON CITY FAIRGROUNDS/FUJI PARK

The Carson City Fairgrounds/Fuji Park serves as a regional facility for a variety of activities related to agricultural technology and heritage. It also provides a venue for other types of shows that require large display areas and accessibility. A small natural area along Clear Creek and dog-permissive policies attract Carson City residents to Fuji Park throughout the year. Its location at the south end of Carson City near the intersection of Highway 395 and 50 provides a high level of regional access that will continue after the construction of the Carson City Freeway.

This event facility has a number of possibilities for upgrading and expansion of the fairground use, and a master plan is in place to guide this effort. With these upgrades it can, and should, remain as the fairground/park site and primary location for arena-type spectator events.

The Clear Creek Youth Camp is approximately 4 miles west of Carson City Fairgrounds/Fuji Park. This State-owned complex was once a vocational training school, but now is a collection of empty, wood-framed buildings nestled in rolling, wooded terrain between US 50 and Old Clear Creek



Carson City Fairgrounds/Fuji Park serves as a regional facility for activities related to agricultural technology and heritage.

It also provides a venue for shows that require large display areas and accessibility.

Road. Currently, accessed by Old Clear Creek Road as well as a trail connection to US 50, the area has potential to be a recreation site as well as a possible trail head into the back country.

6.12.2 SILVER SADDLE RANCH

Acquired by the BLM through a land exchange process, Silver Saddle Ranch is a stunning working ranch in southeast Carson City near the Carson River. Under BLM management it currently has fairly limited recreational use. There are a number of activities that could be accommodated at Silver Saddle Ranch which would meet community needs, provide additional regional attraction, and yet would be consistent with maintaining a ranch character.



Aerial view of Silver Saddle Ranch.

6.12.3 IMPLEMENTATION STRATEGIES

1. Continue to upgrade the Carson City Fairgrounds/Fuji Park as a fairground, arena-event center, as well as a park with natural areas and dog-friendly policies.
2. Work with BLM to allow increased recreational use at the Silver Saddle Ranch that is compatible with preserving its natural and ranch character. With BLM's assistance, jointly develop a management plan and Capital Improvement Project program.
3. Work with local equestrian groups to identify activities that will have a local (and regional) appeal that can be cost-effectively developed at other appropriate sites.
4. Explore the potential to acquire, or partnership with others, to convert the Clear Creek Youth Camp into a recreational resource.

6.13 MAINTENANCE

The Parks and Recreation Department is responsible for maintenance of all parks, recreation facilities, the cemetery, and all City buildings and grounds, including City-owned landscaped road medians. Maintenance levels are related to a variety of factors: use level (wear and tear on the facility), visibility and desired appearance, age and condition of furnishings and equipment (e.g. irrigation system, playground equipment), and the availability of funding.

To provide a basis for comparing maintenance levels, the Parks and Recreation Department has prepared standards for maintenance that include expectations for appearance and performance. Maintenance Levels include standards for care, Performance Levels include levels of use and expectations about appearance of the facility. For turf sites (sports complexes, community parks, neighborhood parks) there are three Maintenance Levels and three Performance Levels. For non-turf sites (landscaped medians, natural parks, trails) there are two Maintenance Levels and two Performance Levels. Maintenance Levels and Performance Levels don't necessarily have to correspond with each other because maintenance requirements may be less in some areas to achieve the desired results due to mitigating factors such as use, wear and tear, etc.

In general, high use facilities (such as Edmonds Sports Complex and Mills Park) require Maintenance Level 1 service to provide attractive, competitive conditions. Facilities that have lower levels of use can achieve Performance Level 1 with only Maintenance Level 2 service. There are currently no parks or grounds facilities in Carson City that receive Maintenance Level 3 service. However, budget reductions or growth without commensurate increases in maintenance budgets could engender this lower level of service.

While the City has done much to upgrade the maintenance facilities, and has some state-of-the-art systems, there are still a number of City-maintained facilities that are served by antiquated systems (lighting, irrigation) that may be causing higher levels of service than are necessary (frequent repairs, higher levels of oversight, excess water use, etc.). The City should make cost-effective upgrades a high priority.

Table 6.2 summarizes the 5 Maintenance Levels:

TABLE 6.2: MAINTENANCE LEVELS					
	TURF			NON-TURF	
	1	2	3	1	2
MOVING	2x per week	1x per week	1x per 2 weeks	N/A	N/A
AERATING	4x per year	3x per year	0 to 1x per year	N/A	N/A
IRRIGATION	Automatic, w/ central control, repair 24 hours	Automatic, some central control, repair 48 hours	Minimal, not auto-mated, repair: 7 days	Inspected 1x per 2 weeks, repair: 48 hours	Inspected 1x per month, repair: 72 hours
WEED CONTROL	6x per year	4x per year	Variable	2x per year	1x per year
FERTILIZING	3x per year	2x per year	Variable	2x per year	1x per year
PRUNING	2x per year	2x per year	1x per year		
MULCH	1x per year				
PLAY EQUIPMENT	Inspected 2x per year	Inspected 2x per year	Inspected 2x per year	N/A	N/A
LITTER	1x per day	1x per day	1x per week	2x per week	1x per week
RESTROOMS	Cleaned 1x per day	Cleaned 1x per day	Open only for events	N/A	N/A
AMENITIES	Inspected frequently, repair: as needed	Inspected frequently, repair: as needed	Varies, may be closed for repairs	Inspected 1x per 2 weeks, repair: 24-48 hours	Inspection varies, may be closed for repairs
SNOW REMOVAL	24 hours	24 hours, parks = weekdays; buildings = 7 days per week	48-72 hours, weekdays	24 hours, 7 days per week	24 hours, weekdays
VANDALISM MITIGATED	24 hours	24 hours	Varies	24 hours	48 hours
EXAMPLES	Edmonds, Governors Field, JohnD Winters Centennial Park, Mills Park, Fuji Park	Sonoma Park, Ross Gold, Blackwell's Pond Park	None at present	Graves Land landscaping, Carson River Park, Mountain Street trailhead, Riverview Park	

6.13.1 IMPLEMENTATION STRATEGIES

1. Do a season-long comparison between new and older maintenance systems (especially irrigation, lighting) to document the savings that may be achieved through upgrades. Petition the Board of Supervisors for budget increases accordingly.
2. Develop a system to monitor and predict maintenance needs for existing and new parks, grounds, and buildings. Ensure that budgeting for all new facilities includes adequate provisions for maintenance. Table 6.2 summarizes the 5 Maintenance Levels:

TABLE 6.3: PERFORMANCE LEVELS

	TURF			NON-TURF	
	1	2	3	1	2
TURF	Well-manicured, healthy, vibrant free (less than 1%) of unwanted vegetation or weeds.	Appears healthy and maintained, but may contain low levels (1%+) of weeds and unwanted vegetation.	Some dry, discolored turf due to irrigation programming or malfunction. Weed infestations.	Good aesthetic appearance of trees and shrubs. Landscaped areas generally free of weeds.	Fair aesthetic appearance of trees and shrubs. Some weeds.
LITTER	Little or none	Little or no litter, except for weekends Oct - march	Frequently found, vandalism also	Minimal litter evident.	Some litter present most of the time.
TREES/SHRUBS	Manicured, pruned, well-maintained	Same as Level 1, except slower response - no daily staff visits.		See Turf category above	See Turf category above
RESTROOMS	Clean, stocked, open at all times, accessible, maintained in good condition.	Same as Level 1 except slower response time - no daily staff visits to site.	No restrooms available, except through scheduled activities	N/A	N/A
AMENITIES	Good condition and appearance, replacements in a timely manner	Same as level 1 except slower response time - no daily staff visits to site.	Less than adequate condition, or closed for repairs.	Amenities in good working order. Paths and trails in good condition, no erosion problems.	Paths have ruts and erosion. Amenities often closed for repairs
SNOW AND ICE	Hard surfaces cleared within 24 hours of snowfall	Same as Level 1 except weekend accumulation cleared on Mondays	Some areas of parks may be inaccessible due to snow	Snow and ice cleared within 24 hours	Same as Level 1, except weekend snows removed on Mondays