City of Maywood
STUDY AREA PROFILE
STUDY AREA ID #76

• BASE MAP
• PARK METRICS
• WHERE ARE PARKS MOST NEEDED
• AMENITY QUANTITIES AND CONDITIONS
• PARK NEEDS FRAMEWORK
• PROJECT COST ESTIMATES
• PROJECT REPORTING FORM
• COMMUNITY ENGAGEMENT FORM
## PARK METRICS

### PARK LAND: Is there enough park land for the population?

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Acres</th>
<th>Population</th>
<th>Acres per 1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benito Juarez Park</td>
<td>0.08</td>
<td></td>
<td>0.05</td>
</tr>
<tr>
<td>Maywood Avenue Park</td>
<td>0.34</td>
<td></td>
<td>0.18</td>
</tr>
<tr>
<td>Maywood Park</td>
<td>3.05</td>
<td></td>
<td>0.57</td>
</tr>
<tr>
<td>Maywood Riverfront Park</td>
<td>5.15</td>
<td></td>
<td>1.44</td>
</tr>
<tr>
<td>Pine Avenue Park</td>
<td>0.15</td>
<td></td>
<td>0.02</td>
</tr>
<tr>
<td>Pixley Park</td>
<td>0.42</td>
<td></td>
<td>0.08</td>
</tr>
</tbody>
</table>

The county average is 3.3 park acres per 1,000

### PARK ACCESSIBILITY: Is park land located where everyone can access it?

94% of population living within 1/2 mile of a park

The county average is 49% of the population living within 1/2 mile of a park

## PARK PRESSURE

How much park land is available to residents in the area around each park?

- **Benito Juarez Park (0.08 Acres)**
  - 0.05 park acres per 1,000

- **Maywood Avenue Park (0.34 Acres)**
  - 0.18 park acres per 1,000

- **Maywood Park (3.05 Acres)**
  - 0.57 park acres per 1,000

- **Maywood Riverfront Park (5.15 Acres)**
  - 1.44 park acres per 1,000

- **Pine Avenue Park (0.15 Acres)**
  - 0.02 park acres per 1,000

- **Pixley Park (0.42 Acres)**
  - 0.08 park acres per 1,000
WHERE ARE PARKS MOST NEEDED?

PARK ACRE NEED + DISTANCE TO PARKS + POPULATION DENSITY

WHERE ARE PARKS MOST NEEDED? = PARK NEED

*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)

PARK NEED CATEGORY
- Very High
- High
- Moderate
- Low
- Very Low
- No Population
- Area within 1/2 mile walk of a park

HOW MANY PEOPLE NEED PARKS?

<table>
<thead>
<tr>
<th>Los Angeles County</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>24%</td>
<td>24,785 (89%)</td>
</tr>
<tr>
<td>29%</td>
<td>24,785 (89%)</td>
</tr>
<tr>
<td>29%</td>
<td>2,025 (11%)</td>
</tr>
<tr>
<td>17%</td>
<td>2,025 (11%)</td>
</tr>
<tr>
<td>4%</td>
<td>2,025 (11%)</td>
</tr>
</tbody>
</table>
### AMENITY QUANTITIES AND CONDITIONS

<table>
<thead>
<tr>
<th>Park Name</th>
<th>General Infrastructure</th>
<th>Open Lawn/Turf Area</th>
<th>Tennis Courts</th>
<th>Basketball Courts</th>
<th>Baseball Fields</th>
<th>Soccer Fields</th>
<th>Multipurpose Fields</th>
<th>Fitness Zones</th>
<th>Skate Parks</th>
<th>Picnic Shelters</th>
<th>Playgrounds</th>
<th>Swimming Pools</th>
<th>Splash Pools</th>
<th>Dog Parks</th>
<th>Gyms</th>
<th>Community/Rec Centers</th>
<th>Senior Centers</th>
<th>Restrooms</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benito Juarez Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maywood Avenue Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maywood Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maywood Riverfront Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pine Avenue Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pixley Park</td>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Totals:**

- Good: 0, 3, 2, 1, 0, 0, 1, 8, 5, 1, 1, 0, 1, 1, 0, 2, 28
- Fair: 0, 0, 0, 0, 0, 0, 0, 1, 0, 0, 0, 0, 0, 0, 0, 0, 0, 1
- Poor: 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

### AMENITY CONDITIONS SUMMARY

- Benito Juarez Park: Poor
- Maywood Avenue Park: Fair
- Maywood Park: Poor
- Maywood Riverfront Park: Good
- Pine Avenue Park: Fair
- Pixley Park: Good

Miles of trails inside parks: 0.6
Miles of trails outside of parks: 0
PARK NEEDS FRAMEWORK: COUNTYWIDE ASSESSMENT OF NEED

The results of the analysis of the park metrics were used to determine an overall park need level for each Study Area. Please refer to Section 3.0 Park Needs Framework of the main report for additional information.

City of Maywood (#76) has a very high park need.
### Prioritized Projects

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Repair Boxing Center at Maywood Boxing Center</td>
<td>$39,500</td>
</tr>
<tr>
<td>2</td>
<td>Repair ADA Walkway/Sidewalk Improvement at 4 Parks in study area</td>
<td>$244,720</td>
</tr>
<tr>
<td>3</td>
<td>Repair ADA Restroom Upgrade at 4 Parks in study area</td>
<td>$168,000</td>
</tr>
<tr>
<td>4</td>
<td>Add ADA Playgrounds at TBD Location</td>
<td>$500,000</td>
</tr>
<tr>
<td>5</td>
<td>Build New Community Park in the General Vicinity of Maywood Riverfront Park</td>
<td>$7,212,000</td>
</tr>
</tbody>
</table>

#### New Park Tasks:
- Infrastructure/General: $5,280,000
- Grass Soccer: $1,000,000
- Multipurpose Field- Grass: $332,000

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Build New Neighborhood Park</td>
<td>$17,059,935</td>
</tr>
</tbody>
</table>

#### New Park Tasks:
- Infrastructure/General: $3,280,000
- Senior Center: $13,200,000
- Generic Amenity: $579,935

### Study Area Total Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL COST FOR PRIORITIZED PROJECTS</td>
<td>$25,224,155</td>
</tr>
<tr>
<td>TOTAL DEFERRED MAINTENANCE*</td>
<td>$50,000</td>
</tr>
<tr>
<td>Replace amenities in <em>poor</em> condition</td>
<td>$0</td>
</tr>
<tr>
<td>Repair amenities in <em>fair</em> condition</td>
<td>$50,000</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>$25,274,155</td>
</tr>
</tbody>
</table>

*Each Study Area prioritized 10 projects. These project lists are not intended to supersede or replace any planning documents, nor to obligate the lead agency to implement these projects. For further discussion of projects, please refer to the "Potential Park Projects and Cost Estimates" section of the report.

*Does not include repairs or replacement projects listed as prioritized projects.*
Prioritized Project Reporting Form

Please provide descriptions of the park projects prioritized during your Study Area’s community engagement workshop. The details you provide will contribute to cost estimates that will be included with your projects in the final report of the LA Countywide Park Needs Assessment. Please be as specific as possible by providing all details that may have an impact on cost estimates (including quantities and acres where appropriate). Along with this form, please attach copies or scans of all voting forms presented at your engagement workshop.

Please return this form to robinson@parks.lacounty.gov no later than February 29, 2016

1. Project Name: Refurbishing Maywood Boxing Center

   Project Location (address, assessor’s parcel number, or nearest intersection):
   Maywood Boxing Center

   Project Type (choose one):
   ✔ Repairs to Existing Amenities
   □ Add/Replace Amenities in Existing
   □ Park Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:

   Note from the City Manager: The refurbishment of the Maywood Boxing Gym does not reflect the wishes of Maywood residents. The attendees that voted for that project were boxers (non-Maywood residents). Building is owned by the City and may be a regional benefit, but it is rented for private use.

   Study Area Name: Maywood
2. Project Name: General Infrastructure
   
   Project Location (address, assessor’s parcel number, or nearest intersection):
   
   All parks -- Four parks
   
   Project Type (choose one):
   
   - [x] Repairs to Existing Amenities
   - [ ] Add/Replace Amenities in Existing Park
   - [ ] Build New Park or Specialty Facility (include acreage in description)
   
   Brief Description of Project:
   
   Improve / Construct infrastructure to meet ADA requirements for disabled
   children and adults. Walkways and restrooms.

3. Project Name: Universal playground
   
   Project Location (address, assessor’s parcel number, or nearest intersection):
   
   Existing park -- location tbd
   
   Project Type (choose one):
   
   - [ ] Repairs to Existing Amenities
   - [x] Add/Replace Amenities in Existing Park
   - [ ] Build New Park or Specialty Facility (include acreage in description)
   
   Brief Description of Project:
   
   Playground for children/adults with disabilities.
4. Project Name: Expand the Maywood Riverfront Park  
Project Location (address, assessor’s parcel number, or nearest intersection):  

Maywood Riverfront Park  

Project Type (choose one):  

☐ Repairs to Existing Amenities  
☐ Add/Replace Amenities in Existing Park  
☑ Build New Park or Specialty Facility (include acreage in description)  

Brief Description of Project:  

Expand park to include soccer field, multipurpose field, landscaping, general park infrastructure. No land acquisition required.

5. Project Name: Build Community/Senior Center  
Project Location (address, assessor’s parcel number, or nearest intersection):  

Atlantic and District Boulevard  

Project Type (choose one):  

☐ Repairs to Existing Amenities  
☐ Add/Replace Amenities in Existing Park  
☑ Build New Park or Specialty Facility (include acreage in description)  

Brief Description of Project:  

Build new facility on vacant city-owned land. Include community/senior center, general park infrastructure. No land acquisition required.
LA Neighborhood Land Trust  
Community Engagement Plan  
Maywood

The goal of our outreach is to get as many residents as possible to attend and participate in the community meeting to be held in Maywood. Our attendance target is to recruit a diverse representation of 100 community residents and key stakeholders to participate in the meeting. Community outreach will be conducted October 15 through January 2016, right up to the scheduled public meeting.

Outreach Goals:

1. Mobilize at least 100 residents, business leaders, and other stakeholders to the Park Needs Assessment meeting in February 2016.
2. Engage thousands of residents through direct (door to door, business, etc.) and indirect outreach strategies to distribute flyers, and provide basic information about the Parks Needs Assessment (PNA) from October 2015 to January 2016.
3. Develop an Asset Map that will identify key organizations, businesses, churches, schools, transportation hubs and other high traffic areas to conduct the various outreach activities listed below.

The Land Trust plan will include the following outreach strategies:

1. Holiday Outreach Strategy
   Staff will distribute meeting flyers, post banners, and have an informational booth at events organized to celebrate the following special events/holidays:

   - Día de Los Muertos, November 1
   - Veterans Day, November 11
   - Thanksgiving, November 26
   - Christmas, December 25
   - Other Holiday Events as identified by DPR staff

   Staff will coordinate with DPR on Holiday events to insure that they are staffed to promote the community meeting. If there are Toys for Tots or other holiday events, we will also insure that we hand out information. Staff will also ask residents to sign up to receive ongoing news about the PNA. We will follow up with residents by phone and email to mobilize them to meetings.

2. Community Groups Strategy
   Staff will distribute flyers at community meetings, provide extra copies of the flyer for distribution to others, and provide basic information about the Parks Needs Assessment. Staff will also ask residents to pledge to attend the PNA community meeting in January 2016. Land Trust will follow up with residents by phone and email to mobilize them to meetings.

3. Park User Groups Strategy
   Staff will coordinate with DPR to conduct outreach to park users to the meeting:

   - Participants in sports leagues (i.e. basketball, soccer, dance, etc.);
   - Academic programs;
   - Seniors; and
   - Parents of children in Tiny Tot programs.
   - Youth and young adults
- Bicycle Clubs (coordinate with LACBC)

Staff will work with DPR to distribute flyers, provide basic information about the Parks Needs Assessment and ask park residents to sign up to receive ongoing news about the PNA. Land Trust will follow-up with residents by phone and email to mobilize them to meetings.

4. **Coordination with County Supervisor Field Offices and other County Departments**
   The Land Trust will coordinate with County Supervisor Hilda Solis’ Field Offices and County Departments to reach out to their contacts and ask residents to participate in the community meeting. This will include providing flyers to the Field Offices and other Departments, as well as having an information booth at events hosted by them. We will also distribute meeting flyers at libraries and Public Health field offices.

   The Land Trust will also request support from the Communications Staff at Supervisor Hilda Solis’ office to send emails to his constituents in the area, place the announcement in the newsletter as well as post the event flyer on the website and on various social media sites.

5. **Social Media/Website/Newsletters**
   Staff will coordinate with the DPR Public Information Office to provide information about the Needs Assessment and community meeting via: the Department of Parks and Recreation website, Twitter account, Facebook page, and Department/Agency newsletters. Information about the meeting will be posted a minimum of 30 days prior to the meeting date.

   The Land Trust will also post the event flyer on our social media sites including Facebook, Instagram, and Twitter. We have a total of 4,000 followers on our social media sites.

6. **Door To Door Outreach**
   The Land Trust will do door to door outreach to distribute flyers, provide basic information about the Parks Needs Assessment, and ask residents to pledge that they will attend the upcoming community meeting in January. The door to door outreach will take place from November to January leading up to the meeting. This outreach will also generate a list of potential participants for the meeting.

7. **Community Engagement at Key Gathering Areas**
   The Land Trust will identify key areas, like public transportation stops, grocery stores/markets, schools, faith-based organizations, recreational facilities, like Compton Golf Course, laundromats, and other destination points to distribute flyers, provide basic information about the Parks Needs Assessment, and ask residents to pledge to attend upcoming meeting.

8. **Business Outreach**
   The Land Trust will reach out to local chambers and other business associations to distribute flyers, provide basic information about the Parks Needs Assessment, as well as business owners to pledge to attend the community meeting. Key businesses to target will be identified in our Asset Map.

9. **Phone Banking and Robo Call**
   The Land Trust will call County Departments, community based organizations, other key stakeholders and residents three weeks before the event. We will track RSVPs. The Land Trust
will explore the financial feasibility of doing a Robo call three days prior to the meeting to a select area within the study area.

**Budget**

1. Public Meeting (e.g. refreshments, food, paper/plastic goods) $500
2. Marketing materials (e.g. flyer reproduction, pledge card, banner, robo call) $1,500
3. Child care, transportation, translation and other logistical support for the meeting $1,000

TOTAL $2,500

Notes:
**Budget numbers are approximate**
**Land Trust staff will provide Spanish translation a child’s play area and limited transportation options.**