



# City of Lakewood / Unincorporated Lakewood

## STUDY AREA PROFILE

STUDY AREA ID #153

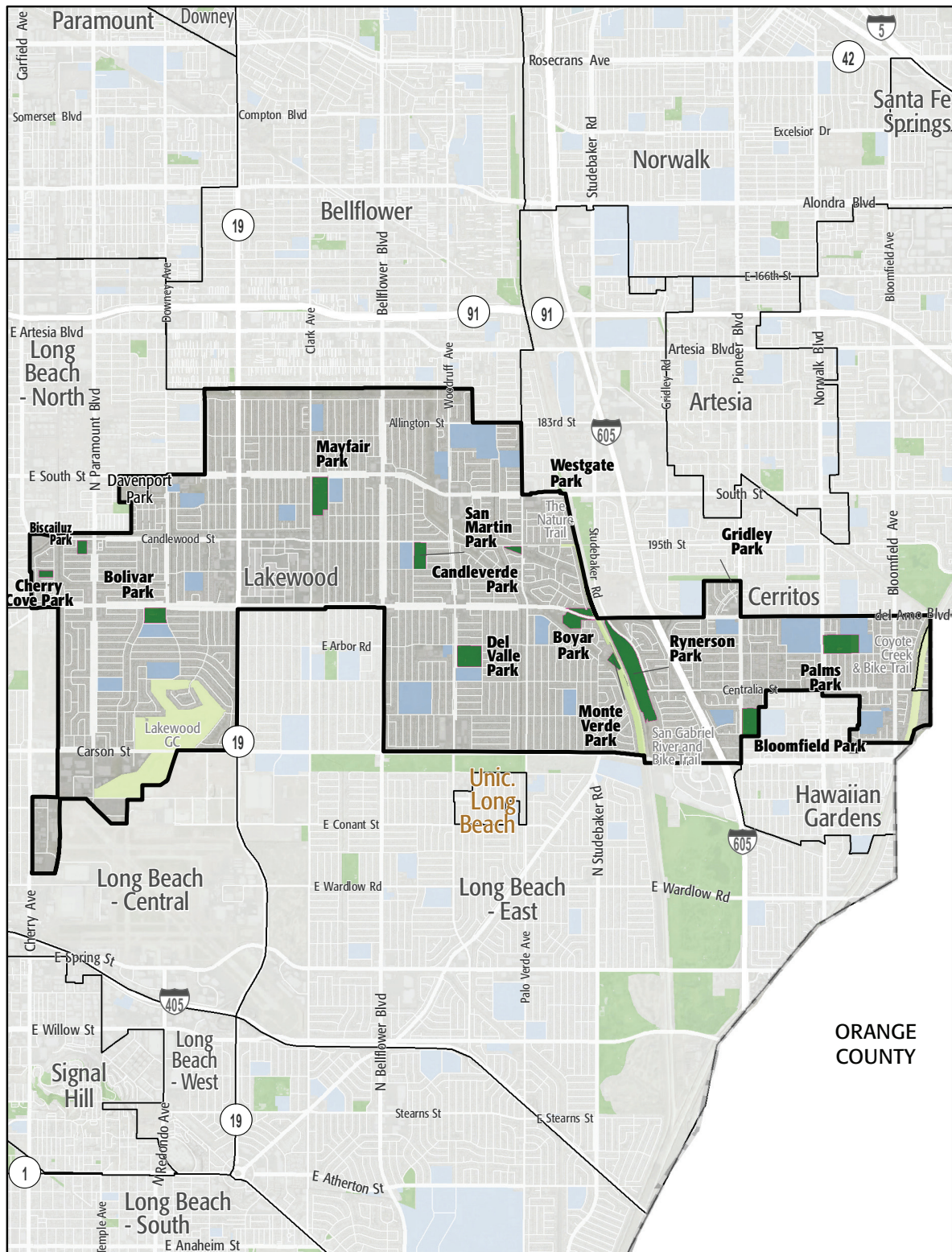
- BASE MAP
- PARK METRICS
- WHERE ARE PARKS MOST NEEDED
- AMENITY QUANTITIES AND CONDITIONS
- PARK NEEDS FRAMEWORK
- PROJECT COST ESTIMATES

Note: This Study Area did not hold a community workshop





# STUDY AREA BASE MAP



City of Lakewood / Unincorporated  
Lakewood

- Existing Park
- Existing Park Outside Study Area
- Existing School
- Other Open Space

# PARK METRICS



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

**159.4** PARK ACRES  
within study area

**81,486**  
POPULATION

**2** PARK ACRES  
PER 1,000

The county average is 3.3 park acres per 1,000

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

**56%** 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?

**Biscailuz Park (3.94 Acres)**  
1.03 park acres per 1,000

**Bloomfield Park (14.91 Acres)**  
2 park acres per 1,000

**Bolivar Park (9.4 Acres)**  
1.15 park acres per 1,000

**Boyar Park (9 Acres)**  
4.28 park acres per 1,000

**Candleverde Park (2.26 Acres)**  
0.64 park acres per 1,000

**Cherry Cove Park (2.96 Acres)**  
1.02 park acres per 1,000

**Del Valle Park (12 Acres)**  
2.13 park acres per 1,000

**Gridley Park (10.43 Acres)**  
1.72 park acres per 1,000

**Mayfair Park (17.43 Acres)**  
1.61 park acres per 1,000

**Monte Verde Park (3 Acres)**  
2.31 park acres per 1,000

**Palms Park (20.22 Acres)**  
2.49 park acres per 1,000

**Rynerson Park (40 Acres)**  
6.89 park acres per 1,000

**San Martin Park (9.3 Acres)**  
1.39 park acres per 1,000

**West Gate Park (4.55 Acres)**  
1.12 park acres per 1,000



# WHERE ARE PARKS MOST NEEDED?

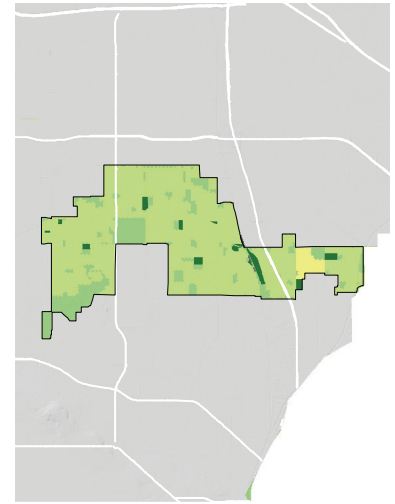
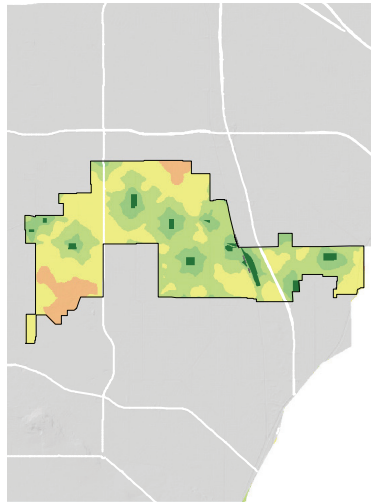
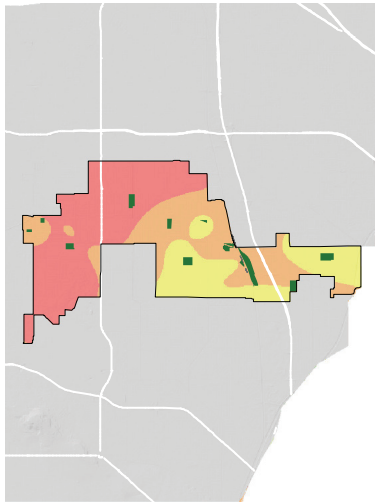
PARK ACRE NEED

+

DISTANCE TO PARKS

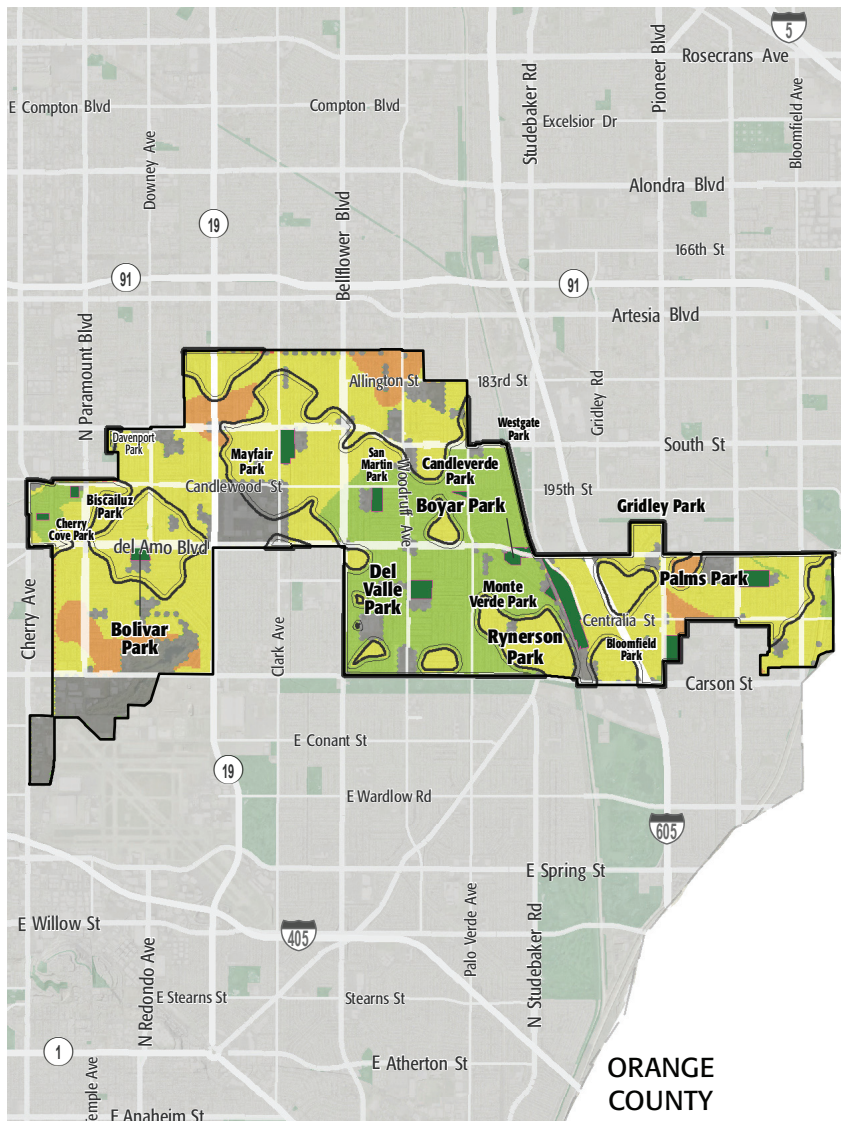
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POPULATION DENSITY



= PARK NEED

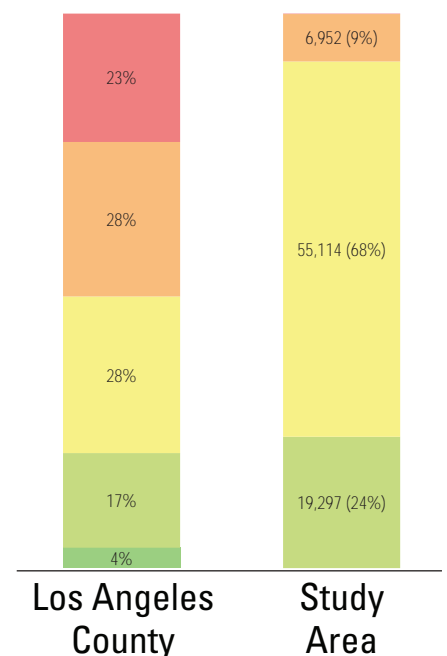
\*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)



## 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?



## AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																	
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total	
Biscailuz Park	Good				2	1		1				1	2					1			8
	Fair																				0
	Poor																				0
Bloomfield Park	Good				2	2	1	2				1	2					1			11
	Fair																				0
	Poor																				0
Bolivar Park	Good				2	2		2				3	2	1				1			13
	Fair																				0
	Poor																				0
Boyar Park	Good				2	2		2				1	1					1		1	10
	Fair																				0
	Poor																				0
Candleverde Park	Good																				0
	Fair																				0
	Poor																				0
Cherry Cove Park	Good												1								1
	Fair																				0
	Poor																				0

### AMENITY CONDITIONS SUMMARY



Biscailuz Park



Bloomfield Park



Bolivar Park



Boyar Park



Cherry Cove Park

## AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total
Del Valle Park	Good				3	3		3			3	2					1			15
	Fair																			0
	Poor																			0
Gridley Park	Good				1			1				1								3
	Fair											1								1
	Poor								3											3
Mayfair Park	Good			2	3	3	1	3			1	2	1				3		1	20
	Fair																			0
	Poor																			0
Monte Verde Park	Good																1			1
	Fair																			0
	Poor																			0
Palms Park	Good				3	2	1	2			3	2					1		1	15
	Fair																			0
	Poor																			0
Rynerson Park	Good								1		3	3			1				2	10
	Fair																			0
	Poor																			0

## AMENITY CONDITIONS SUMMARY



Del Valle Park



Gridley Park



Mayfair Park



Monte Verde Park



Palms Park



Rynerson Park

## AMENITY QUANTITIES AND CONDITIONS

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities																
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms	Total
San Martin Park	Good				2	2	1	2			2	2					1			12
	Fair																		0	
	Poor																		0	
West Gate Park	Good			1	1			1			1	1		1			1			7
	Fair					1													1	
	Poor																		0	
Totals:	Good			3	21	17	4	19	1	0	19	21	2	1	1	0	12	0	5	126
	Fair			0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2	
	Poor			0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	

### AMENITY CONDITIONS SUMMARY



San Martin Park



West Gate Park

Miles of trails inside parks: 0

Miles of trails outside of parks: 1.8



## 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 Lakewood / Unincorporated Lakewood (#153) has a low park need.



# PROJECT COST ESTIMATES



Study Area:  
City of Lakewood / Unincorporated Lakewood

Study Area ID  
153

## Prioritized Projects

Project Number	Project Description	Cost
No Projects		

## Study Area Total Costs

TOTAL COST FOR PRIORITIZED PROJECTS		
TOTAL DEFERRED MAINTENANCE*		\$656,978
Replace amenities in "poor" condition		\$210,000
Repair amenities in "fair" condition		\$446,978
GRAND TOTAL		\$656,978

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.