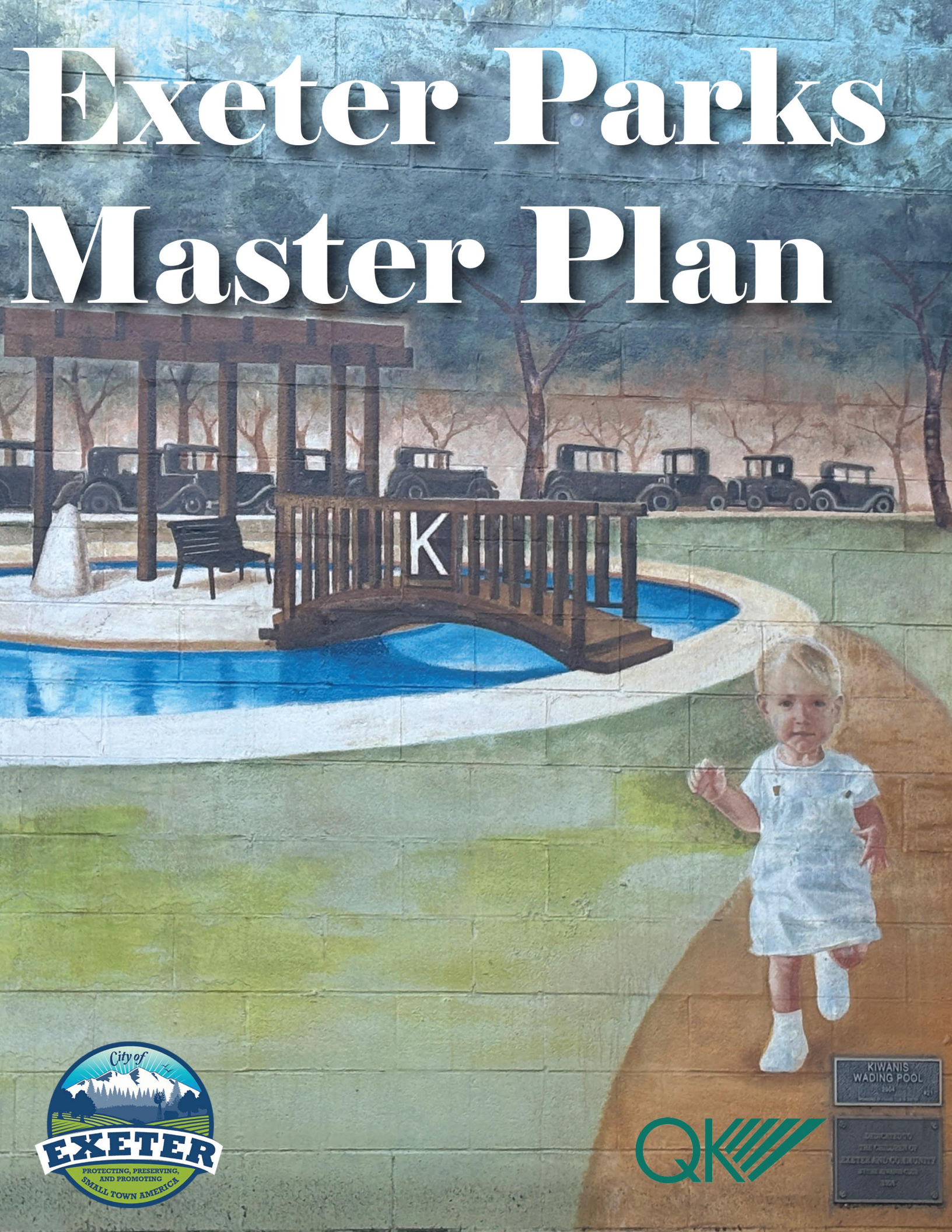
Exeter Parks Master Plan



City of EXETER
PROTECTING, PRESERVING, AND PROMOTING SMALL TOWN AMERICA

QK

CITY OF EXETER
PARKS MASTER PLAN

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September 2025

Project #240174

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LIST OF ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
BIL	Bipartisan Infrastructure Law
CACHE	Center for Art and Culture and History Exeter
CDBG	Community Development Block Grant
CFD	Community Facilities District
CIP	Capital Improvement Plan
CMMS	Computer Managed Maintenance System
EIFD	Enhanced Infrastructure Financing Districts
EPA	Environmental Protection Agency
ET	evapotranspiration
FFY	Federal Fiscal Year
FLP	Federal Lands-To-Parks Program
FTE	Full-time Equivalent
GGRF	Greenhouse Gas Reduction Fund
HIIT	high-intensity interval training
LOS	level of service
LWCF	Land and Water Conservation Fund
NRPA	National Recreation and Park Association
OECD	Organization for Economic Cooperation and Development
OEP	Outdoor Equity Grants Program
ORLP	Outdoor Recreation Legacy Partnership
RTP	Recreational Trails Program
SCORPS	Statewide Comprehensive Outdoor Recreation Plans
SFIA	Sports and Fitness Industry Association
SOPs	Standard Operating Procedures
SPP	Statewide Park Program
SR	State Route
STBG	Surface Transportation Block Grant
STP	Surface Transportation Program
TAP	Transportation Alternatives Program

ACKNOWLEDGMENTS

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Special and grateful acknowledgments to the community groups and citizens of Exeter who participated in the public input process by answering the survey, participating in the workshops, and providing feedback at public hearings.

"You can't tell a kid that it's time to exercise; that's a turn off…you have to say, 'Let's go to the park and have some fun!'
Then you get them to do some running, play on the swings, practice on the balance beam, and basically get a full workout disguised as play."–
Arnold Schwarzenegger

EXECUTIVE SUMMARY

The Exeter Parks Master Plan (Master Plan) will guide the Administration, Recreation, Public Works, and City Council in allocating resources over the next 15 years, adapting to changing conditions and community needs. The Master Plan was developed through substantial community input, demographics and current trends analysis, assessment of parks and facilities, and review of existing policies to revise and/or draft new policies. The Master Plan describes various types of parks and identifies park facilities designed to maintain and improve Exeter's quality of life for everyone.

Section 1. Introduction—The Master Plan is organized into 11 sections. After introducing the Master Plan, the goals and policies for parks in Exeter are described.

Section 2. Community Profile and Demographics—Section 2 of the Master Plan provides an overview of the demographics, housing, income, and socioeconomics associated with demographics for the City of Exeter. Exeter has experienced relatively slow population growth compared to Tulare County and the State of California. Data sources used for this Master Plan are primarily from the U.S. Census Bureau, American Community Survey estimates.

Population and demographic characteristics will influence the level of service (LOS) needed for parks in the City of Exeter. According to 2024 data, the City's current population is 10,179. The population is projected to be 14,830 in 2040, the time period planned for in this Master Plan.

Exeter Population Estimate and Projections

2024	2040	Total Growth Rate	Average Annual Growth Rate
10,179	14,830	69%	2.38%

Section 2 evaluates the City's age distribution, a critical component in determining the City's need for park opportunities. Parks are used by people of all ages. They offer health benefits by providing opportunities for regular exercise and activity. Over half of Exeter's population is under 34 years old.

This section further discusses Exeter's demographics. Like the rest of California, Exeter is comprised of a range of culturally diverse populations. Like many Central California cities, Exeter has a near majority Hispanic population, with 51 percent of the population being Hispanic. Census data indicate that approximately 68 percent of people are English-only speakers, and 28 percent of residents of Exeter are Spanish-speaking.

This section discusses health-related demographic information and the critical role parks play in residents' health, such as reducing healthcare costs.

Section 3. Community and Stakeholder Input—At the start of the project, a Public Outreach Plan was created, which established the project's public outreach strategies. The Public Outreach Plan provided the formation of the community vision and goals, community workshops, stakeholder interviews, and the community survey.

A community workshop kicked off the Parks Master Plan public engagement. Interactive questions and information were exchanged with community members who were present. The project team provided exhibit boards and a PowerPoint presentation and released the community survey the night of the workshop.

The community survey asked questions focused on key issues raised in the project research, interviews, and tours. The questions were geared toward gathering further information regarding the demographics of participants, community attitudes/most significant issues facing Exeter, recreation behavior, facility use, satisfaction with facilities and programs, and desired improvements. Survey results were summarized and are found in the appendices.

The project team held in-person stakeholder meetings to understand community perspectives on the existing and future needs of the City as they fall within the Exeter Parks Master Plan review. Discussions at the stakeholder interviews gave interviewers a perspective on the successes, issues, concerns, and desires of groups like sports organizations, schools, community leaders, and service clubs. The general feedback received was that the City is doing better with recreation programs, but there is a need to improve maintenance and upgrade park amenities.

Section 4. Trends—This section identifies local, regional, and national recreation trends that occur in parks and recreation. Aquatic centers, disc golf, aerobics, outdoor yoga, dog parks, pickleball, themed playgrounds, and community events are all trends that are occurring at the local, regional, and national levels. Some of the trending strategies being utilized by parks departments include increased security measures at parks and elevating the purpose of parks in a community so that they are part of an overall economic development strategy by drawing people to the community.

Section 5. Inventory and Needs Assessment—The City of Exeter aims to create a community through people, parks, and programs. The current park acreages are analyzed against a ratio of park or recreation facilities per 1,000 population. Understanding existing resources is essential to beginning the needs evaluation process. A diverse combination of existing parks

provides opportunities for many community and personal activities related to recreation, health, education, and cultural enrichment.

The City has 12 existing parks: Dobson Field, City Park, Brickhouse Park, Joyner Park, Dale Sally (Water Tower) Park, Rose Garden Park, Schelling Park, Planter Park, Schroth Park, Unger Park, Exeter Bark Park, and Mixter Park. The parks range in size from 0.07 acres to 17 acres. The total acreage of the 12 parks is 31.76 acres. Each park has a mix of amenities, including playgrounds, restrooms, drinking fountains, picnic shelters, benches, and trails. The Master Plan inventories the type and number of amenities found in each park.

The California Code of Regulations, Title 24, Part 2 mandates that all publicly funded buildings, structures, and related facilities shall be accessible to and usable by people with disabilities. These regulations pertain to Exeter's public buildings, parks, and facilities that were constructed using State, City, or municipal funds or that are owned, leased, rented, contracted, or sublet by the City. This Master Plan identifies the necessary modifications to playgrounds and public sidewalks adjacent to parks to ensure accessibility.

The Master Plan classifies the City's parks into five categories: **Pocket Parks, Neighborhood Parks, Community Parks, Trailways, and Specialty Parks.** This Master Plan proposes expanding the classifications of parks in Exeter within these categories. Expanding the classifications by which parks are identified can help to better plan for their maintenance, development, and budget. It also helps when comparing parkland with neighboring communities.

The City currently has a population of 10,179 and 31.8 acres of developed parkland. This translates into a ratio of 3.1 park acres per 1,000 population. With a recommended ratio standard of 5.0 acres per 1,000 residents, the City will need to boost the quantity of park acreage available within a comfortable walking or biking distance for residents. The park acreage needs to increase by a total of 42.4 acres to 74.2 acres by 2040. However, because the community feels expansion of parks is not needed at this time, until operations and maintenance of existing parks are improved, the Master Plan recommends that the City methodically and thoughtfully take the time over the next few years to improve existing parks to ensure what is built can be maintained. This does not speak to the development of parks within new subdivisions; this only speaks to the park identifying new sites for additional City-maintained parks.

Calculation of Park Acreage Goal and Need

CURRENT		
Current Exeter Population in 2024	10,179	
Proposed Standard for City of Exeter	5.0 acres	per 1,000 residents
Required Park Acreage for 2024	50.9 acres	10.179 * 5.0 = 50.9
Current Park Acreage	31.8 acres	
Required Park Acreage for Compliance in 2024	19.1 acres	50.9-31.8 = 19.1
FUTURE		
Projected Exeter Population in 2040	14,830	
Proposed Standard for City of Exeter	5.0 acres	per 1,000 residents
Required Park acreage for 2040	74.2 acres	14.830 * 5.0 = 74.2
Current Park Acreage	31.8 acres	
Required Park Acreage for Compliance in 2040	42.4 acres	74.2 – 31.8 = 42.4

Section 6. Level of Service Analysis—LOS standards are guidelines that define service areas based on population that support a city's investment decisions related to parks, facilities, and amenities.

LOS standards were reviewed using a combination of local, regional, and national resources, including:

- 2020 General Plan Policy Document (Open Space and Conservation and Parks, Schools, and Community Facilities Elements).
- National Recreation and Park Association (NRPA) 2024 guidelines.
- Development Impact Fee Nexus Study Update (2024).
- Other standards from Parks Master Plans from communities in the region.
- Community stakeholders and City staff input and general observations. This allows standards to be customized specifically for the City of Exeter's parks system.

Park and recreation agencies are as diverse as their communities, and what works well for one agency may not be best for every agency. To make these standards relatable to local conditions, several Central California cities with recent Park Master Plans were evaluated. Specific cities with available data were selected to establish an average LOS for each park classification. Similar criteria used to choose these cities were demographics, population, and size. Exeter's current park acreage per resident is considerably lower than that of comparable cities.

Acres of Parkland per 1,000 Residents
Comparison of Selected Central Valley Cities

Central Valley City	Acres of Parkland per 1,000 Residents
Average	**3.9**
Delano	1.7
Arvin	2.7
Hanford	3.1
Exeter	**3.1**
Atwater	3.4
Tulare	3.5
Madera	4.6
Reedley	4.6
Manteca	4.9
Lodi	6.2
Los Banos	6.3
Porterville	4.5
Woodlake	2.2

Some communities listed above, such as the City of Woodlake, maintain a majority of their city's parkland under their Landscape and Lighting districts. This lightens the cost and maintenance for parks, but also superficially lowers the technical number of parks within the jurisdiction.

Section 7. Recommendations for Renovation —The design guidelines in Section 7 are to be used to discuss, review, and approve new developments or improvements to the park system. Exeter should use the guidelines to measure all projects for conformance with the intent and direction of the Master Plan. Developers and builders, designers and planners, decision-makers, staff, and members of the community should all use these guidelines when considering the following overarching questions.

- Does the project exemplify the type of improvement or outcomes envisioned by the community as stated through the Master Plan vision, goals, and policies?
- Will the project meet the intent of the respective park classification, with improvements that are compatible with the specific park type?

Park classification guidelines for size and location are recommended in Table 7-1 to ensure that future parks in Exeter are properly sized to support the appropriate amenities for their intended purpose and so they can be located along streets with appropriate traffic levels.

Standard Park Acreage by Classification

Park Type	Size	Location
Pocket Park	5,000 sq. ft. to 1 acre	One or more local streets
Neighborhood Park	1 to 8 acres	Two or more local streets
Community Park	8 to 26 acres	At least two streets, one being an arterial or collector
Specialty Park	No specific size	Depending on expected traffic
Trailway	30 to 100 feet wide right-of-way–varies in length	Preferably along streets for visibility

This section recommends park classification guidelines to ensure that future parks in Exeter are the proper size and contain the appropriate amenity options for their intended purpose. A table of the required and optional amenities appropriate for each type of park classification is included. The section also makes recommendations for ADA-compliant improvements.

The section ends with conceptual designs for improvements at Dobson Field and City Park and their associated overall costs.

Section 8. Park Development Recommendations—This section recommends the types of parks that would best fit Exeter when new parks are developed and discusses where new parks are planned in the City.

Section 9. Maintenance and Operations—This section includes a list of considerations for landscape design to help reduce maintenance and increase efficiency in Exeter's parks and facilities operations. Suggestions such as reducing turf areas where they are not needed for active play, improving connectivity, maintenance efficiency, and sustainable planting are discussed.

Irrigation repairs and upgrades can strain limited budgets and are often deferred or implemented incorrectly. Upgrading and improving all existing irrigation systems to newer, more efficient, automated controllers is ideal, but also very costly.

The evaluation of Exeter parks' operations and maintenance indicates some room for improvement to increase efficiency. Discussions with staff indicate that facility maintenance is a challenge and one of the many responsibilities of Public Works staff. Suggestions for establishing better practices can help increase operational efficiencies. The community indicated throughout the public outreach process that they were aware of the limited resources available to the City for park maintenance, but there was a strong indication that more could be done. The Master Plan proposes best practices that could be employed to achieve a high level of maintenance with limited staff.

Potential for any park renovation and major improvement should be ranked annually from high priority to low priority. An estimated cost for the renovations and improvements for each park project should be identified prior to budget development. At any time, the City may consider that any one park or any specific renovation/improvement may need to take priority over another park based on several factors such as timing for a grant, concerns, changing needs of residents, and available funding.

Section 10. Funding, Partnership, and Acquisition—Several sound and strategic funding options were identified to continue to build and maintain the parks and recreation system for the capital improvement projects presented in this Master Plan. Fiscally sustainable and realistic funding sources are essential to implementing a capital improvement plan (CIP), and there are significant existing funding sources to fund capital improvement and operational costs. These sources include public sector grants, fees and tax measures, assessment districts, non-traditional methodologies, and a wide range of private and corporate foundation sources. The Master Plan identifies specific grant programs that are available to fund park improvements. The Master Plan also discusses other funding mechanisms, such as local sales tax measures, impact fees and dedications, business sponsorships, and community volunteer groups.

Section 11. References—The Master Plan was prepared using several sources, which are listed in this section.

SECTION 1 - INTRODUCTION

In September 2024, the City of Exeter (City) began preparing a City of Exeter Parks Master Plan. The City's 2020 General Plan has goals, policies, and standards, some of which describe the need for Open Space and Conservation and Recreation, but a comprehensive Parks Master Plan has never been prepared. This Parks Master Plan will help direct and guide the City's decisions with a plan prepared with input and support from the public, stakeholders, staff, and City Council officials.

1.1 - Purpose

The new Exeter Parks Master Plan will guide City departments, such as Administration, Public Works Department, the Recreation Department, and City Council, in allocating resources over the next 15 years, adapting to changing conditions and population needs. The Parks Master Plan has been informed by substantial community input, demographics, and current trends analysis, assessment of parks and facilities, and existing and new policies. The Master Plan describes various types of parks and identifies park facilities and access improvements designed to maintain and improve Exeter's quality of life for everyone.

This Master Plan will review the 12 existing parks in Exeter, describe known future parks being developed, and plan for future parks. It will not analyze or make recommendations about the Exeter Veterans Memorial Building, which is privately owned and not a public facility maintained by the City.

1.2 - Plan Organization

The Master Plan is organized into the following sections:

Executive Summary. The Executive Summary provides a brief description of key components of the Master Plan.

Section 1: Introduction. The introduction describes the purpose of the Master Plan and how it is organized, the location of the City of Exeter in a regional context, and the General Plan's policies on parks.

Section 2: Community Profile and Demographics. This section details the City's demographics, including population forecast, age distribution, race/ethnicity, households, socioeconomics, and health and related issues.

Section 3: Community and Stakeholder Input. This section includes a description of the community engagement plan, the meetings and interviews held with stakeholders and the public, and a summary of the community survey results. Full community survey results are in the appendices.

Section 4: Trends. This section examines local, regional, and national parks and recreation trends.

Section 5: Inventory and Needs Assessment. This section organizes City parks by pocket parks, neighborhood parks, community parks, and trailways. Based on individual site visits, it identifies each park's existing conditions. Population growth estimates and future park needs are also analyzed.

Section 6: Level of Service Analysis. LOS standards are guidelines that define service areas based on population and distance that support a city's investment decisions related to parks, facilities, and amenities. This section looks at recommended standards by the National Recreation and Park Association (NRPA), similar regional standards, the City's current standards, and a summary of key findings.

Section 7: Recommendations for Renovation. This section recommends standards for the development of new parks, such as the types of park amenities appropriate to each type of park classification. It also recommends specific improvements for each of the City's existing parks.

Section 8: Park Development Recommendations. This section describes future park opportunities. The recommendations are based on community input and national trends.

Section 9: Maintenance and Operations. This section provides guidelines and recommendations for the maintenance and operation of parks, including irrigation efficiencies, recommended low-water plants, and maintenance staff procedures and efficiency opportunities.

Section 10: Funding, Partnership, and Acquisition. This section provides some recommendations for budgeting and lists methods of funding, from grants to impact fees.

Section 11: References. This final section lists the references consulted in preparation for the Master Plan.

Appendices. The appendices include supporting materials like the results of outreach efforts.

1.3 - Location/Geographic Context

The City of Exeter is situated in the central eastern portion of Tulare County, which is in the south-central portion of the San Joaquin Valley; see Figure 1-1. Exeter is located south of the junction of California State Route (SR)-198 and SR-65, approximately 16 miles east of Visalia and three miles east of Farmersville. Exeter is bisected by SR-65. Exeter is surrounded primarily by agricultural uses. Exeter takes pride in and is known for its murals, antiques, and small-town charm.

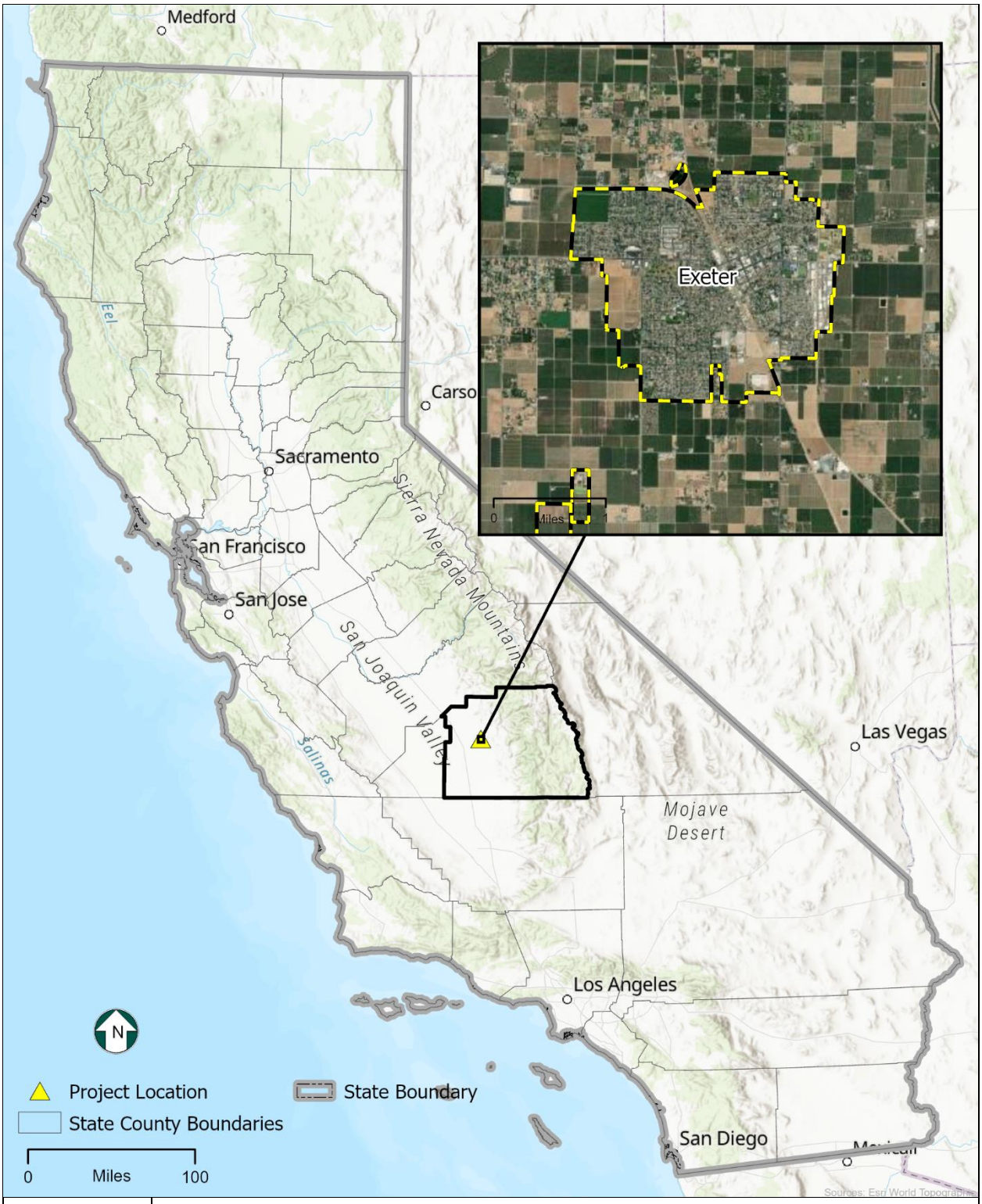


Figure 1-1
Regional Map

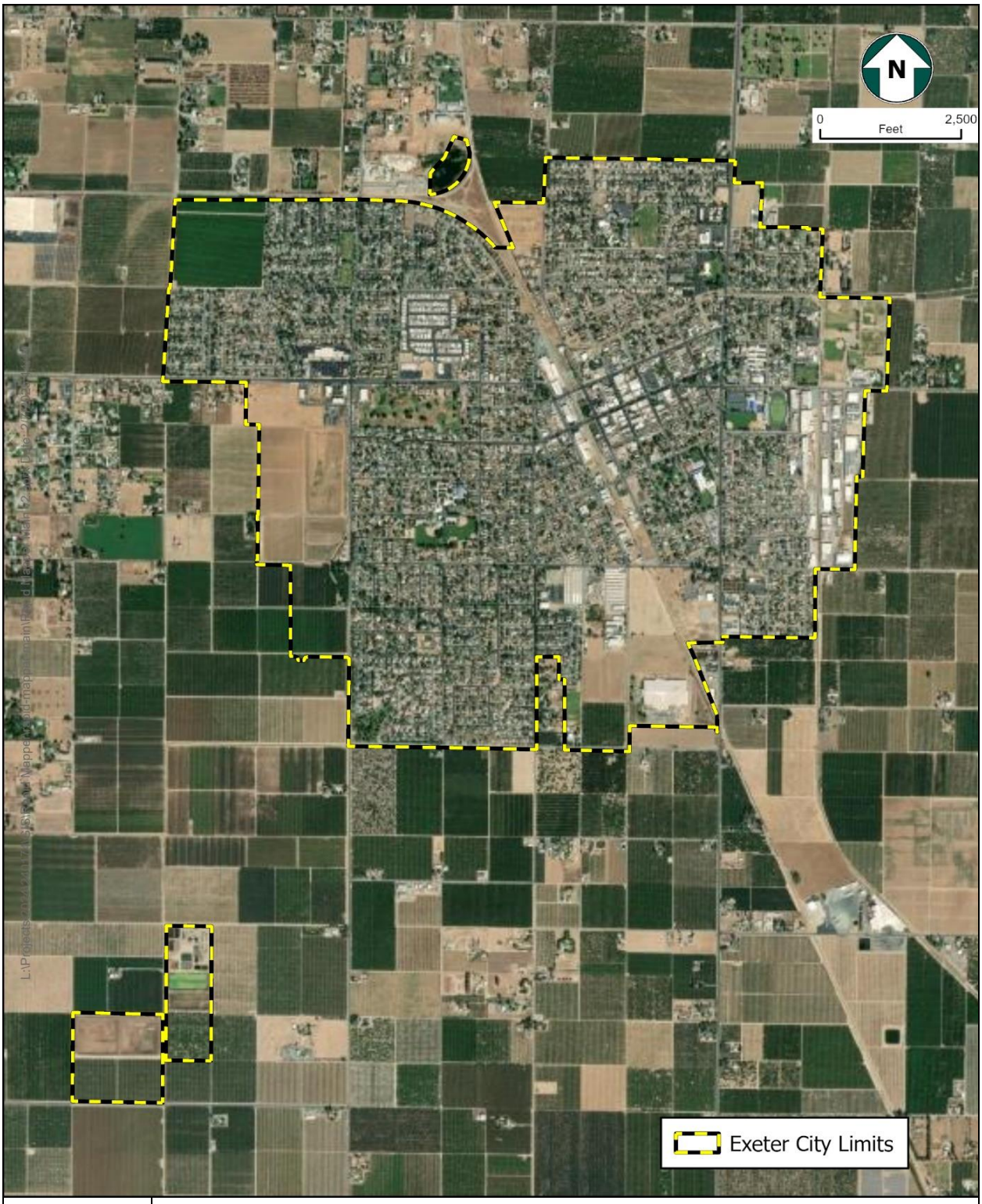


Figure 1-2
City Map

1.4 - Consistency with the General Plan

The Exeter General Plan identifies opportunities to improve and integrate parks into Exeter's planned growth. The following General Plan goals and policies are relevant to the provision of quality parks in Exeter.

The General Plan creates a foundation for land-use planning in Exeter. The adopted General Plan creates a vision for the foreseeable planning horizon. The General Plan is made up of a variety of objectives, goals, and policies that lead to implementation programs guiding the physical development of the City. Although the 2000–2020 Exeter General Plan is not overly specific, it does provide some opportunities to guide the improvements of parks. The following are goals for recreation found in the General Plan Open Space, Parks, and Recreation Element.

> *Open space, parks, and recreation add to the quality of life in a community. Open space delineates the edge of a community and affords the public views of range groves, fields, and/or the Sierras. People who live in a city that is surrounded by open space benefit psychologically because they can visually or physically take advantage of an open space feature.*
>
> *A park is an outdoor open space feature that can accommodate an assortment of recreation and leisure activities. A park can include playgrounds, community recreation facilities, playing fields and community centers. Paralleling a city's park system is its recreation program. A city's recreation department is responsible for programming various activities, services, and events in its park system. To have an effective recreation program, a city must also have a good park system.*

- *Conserve, restore, and enhance significant natural, cultural, and historic resources.*
- *Create and preserve open space in the Exeter area to meet the community's needs now and in the future.*
- *Develop a high-quality public park and recreation system that is convenient, accessible, and affordable to all segments of the City.*
- *Implement the Conservation, Open Space, and Recreation Element through a combination of public and private funds, regulatory processes, and innovative strategies.*
- *Preserve the existing scenic qualities of the community by adopting standards regulating entryways, view preservation, and landscaping.*

The development of the Exeter Parks Master Plan will provide more specific details to further guide the City to meet these General Plan policies.

SECTION 2 - COMMUNITY PROFILE AND DEMOGRAPHICS

This section provides an overview of the demographics, housing, income, and education associated with poverty levels in the City of Exeter. Data sources used for this Master Plan are primarily from the California Department of Finance and the Exeter General Plan estimated growth projections.

Population growth is critical to increasing demand for parks and recreation facilities in most areas. Demographic characteristics can influence the LOS for parks in the City of Exeter. For example, age and income affect an individual's ability to pursue and utilize facilities. To a lesser extent, employment, education, and ethnicity can also play a role. A demographic overview is presented here to determine park and recreation demands.

2.1 - Population Forecast

According to 2024 data from the California Department of Finance, the current estimated population for the City of Exeter is 10,179. According to the estimated growth rate of the Exeter General Plan, the population of Exeter is projected to increase to 14,830 in 2040, a 69 percent increase. The population projections are shown in Table 2-1. Although the approximately 2.38 percent average annual growth rate will be at the high end of growth rates, it is what the Exeter General Plan calls for during this same period.

Table 2-1
Exeter Population Estimate and Projections

2024	2040	Total Growth Rate	Average Annual Growth Rate
10,179[1]	14,830	69%	2.38%

2.2 - Age Distribution

Age distribution is often used to determine a city's need for park opportunities. It is understood that people in younger and older demographic groups utilize park facilities more often, while age groups 35 to 54 typically do not use parks as often as other age groups tend to; there is evidence that parks are used by people of all ages and phases of life. Recent trends show that senior activity levels are on the rise, given the health benefits of getting outside and regular exercise. Locally, younger Exeter residents comprise 49 percent of the population, and seniors 65 and older comprise 13 percent. Table 2-2 depicts age distribution in the City of Exeter. Residents based on each age group comprise the overall population. Comparatively, the largest age groups are under 18, making up 29 percent of the population (U.S. Census Bureau, 2022).

[1] E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, State of California Department of Finance

Table 2-2
Age Distribution in Exeter

Age Group	Percentage
Under 18	29%
18–34	24%
35–54	25%
55–65	9%
65 and older	13%

Source: 2023 U.S. Census Bureau American Community Survey Demographics and Housing Estimates, Table S0101.

2.3 - Race/Ethnicity/Primary Household Language

Exeter has a culturally diverse population, as shown by the San Joaquin Valley demographic trends. The population is split at 51 percent Hispanic and 49 percent non-Hispanic (see Table 2-3). The City contains a below-average number of other prominent ethnic groups (Asian, Black/African American, Native Hawaiian, and American Indian). Often, languages that reflect the heritage of the residents are spoken. In this specific case, English and Spanish are the predominant languages spoken in Exeter homes.

Table 2-3
Race and Ethnicity

Race/Ethnicity Group	Percentage
Hispanic/Latino (of any race)	51%
Not Hispanic/Latino	49%
Breakdown of Not Hispanic/Latino	
White alone	43%
Black/African American alone	0.4%
American Indian and Alaska Native	0.8%
Asian alone	1.2%
Native Hawaiian and Other Pacific	0.2%
Other	0.4%
Two or More Races	3.3%

Source: 2020 U.S. Census Bureau Decennial Census, Demographics and Housing Estimates, Table P9

The following language breakdown is calculated by including the population of people aged five years and over who speak English at home. According to the U.S. Census, 68 percent of the population are English-only speakers, 28 percent speak Spanish, and four percent speak a language other than English or Spanish. (U.S. Census Bureau, 2022).

2.4 - Housing

Exeter housing is approximately 95 percent occupied, meaning there are not many unoccupied homes in the community. This may be an indication that the community is much more settled and less transitional/transient in their living accommodations. Exeter makes up two percent of the total houses available in Tulare County, with Housing Occupancy Rates for Exeter and Tulare County shown in Table 2-4. The U.S. Census Bureau's quick facts indicate that over 84 percent of residents live in the same house they lived in one year ago.

Table 2-4
Housing Occupancy Rate

Housing Type	Number of Homes Exeter	Number of Homes Tulare County
Occupied housing units	3,489	141,987
Vacant housing units	180	8,665
Total housing units	3,667	150,652

Source: 2020 U.S. Census Bureau American Community Survey Occupancy Characteristics, Table H1

Typically, parks located in areas where housing prices and income are lower will be better utilized than parks located in other neighborhoods. The median price for a home in Exeter in 2025 is $372,407 (Zillow, 2025). Comparatively, the approximate median home price in Tulare County is $347,173 (Zillow, 2025). Exeter has had slow but steady development within the City. Unger Park has helped add acreage to the overall City park acreage, allowing for greater park access in the southern part of the City.

2.5 - Socioeconomics

Trends in park planning illustrate that many low-income families take advantage of free or low-cost recreation opportunities, such as playing in parks and attending City-sponsored programs and events. However, low-income families may also spend more time at work, leaving less time for recreational pursuits.

The City of Exeter's median household income is $71,198 (U.S. Census Bureau, 2024), compared to the average California median income of $96,334. According to CalEnviroScreen 4.0, there are two census tracts under which Exeter falls. The top half of the City (north of Visalia Road and Pine/Rocky Hill Drive) falls into the 69th percentile for cumulative impacts (exposures, environmental effects, sensitive populations, and socioeconomic factors) in California communities, while the south half (south of Visalia Road and Pine/Rocky Hill Drive) falls into the 77th percentile.

2.6 - Health and Related Factors

Exeter has two major public health concerns: poor air quality and obesity. A Parks Master Plan can help reduce the effects of both issues. Exeter is located near the foothills of the Sierra Nevada, which is home to Sequoia National Park. The City is surrounded by mountains, and the infrequent strong winds exacerbate air pollution, primarily caused by fuel particulates and agricultural activities, which is a significant problem in the San Joaquin Valley. The San Joaquin Valley has been deemed an "extreme non-attainment zone" by the Environmental Protection Agency (EPA) for select pollutants. Although the inclusion of parks does not directly affect the air quality in Exeter or the San Joaquin Valley, the planting of trees can sequester carbon in the atmosphere and convert it into oxygen in a process called photosynthesis. Diseases that may be caused by or exacerbated by poor air quality include asthma and asthma attacks, valley fever[2], lung and heart disease, cancer, and more. Furthermore, improving and adding more parks promotes a healthier lifestyle, which can reduce ailments that may be exacerbated by poor air quality.

Building and maintaining parks promote a healthier and less sedentary lifestyle. According to the County Health rankings, Tulare County has an approximate 38 percent adult obesity rate, although 73 percent of residents have access to available exercise opportunities (Countyhealthrankings.org, 2024). The statistics also indicate that air pollution in terms of particulate matter, although improving, exceeds the annual average micrograms per cubic meter of fine matriculate measured in the air, compared to the greater State of California and the United States. There is a measurably higher prevalence of obesity among people who are low-income Hispanic than among people of higher incomes or people who are classified as white.

[2] Center for **Disease** Control (CDC) claims **valley fever** is endemic in the San Joaquin Valley. This fever is caused by fungus in the soil getting trapped in the air and inhaled by residents. It can cause **pneumonia** and is especially dangerous for seniors.

SECTION 3 - COMMUNITY AND STAKEHOLDER INPUT

3.1 - Community Engagement Plan

The community outreach throughout the project provided a variety of methods for participants to interact, learn, and engage in meaningful and comfortable ways (by providing a range of written, verbal, and in-person input options). A Public Outreach Plan was developed for this project. A public workshop was scheduled and planned at the project kick-off meeting to spark community engagement and solicit their input. The workshop was advertised with banners at parks in both English and Spanish. An online survey was made available to the public after the workshop. The survey was available on social media and was advertised on the City's website. Stakeholders were identified, and two half-day sets of one-on-one interviews were conducted to get an initial understanding of their needs and desires from the community. Various other community events and club meetings were attended to solicit feedback and establish relationships with stakeholders. The City's Administration, Public Works, and Parks Department staff were involved throughout the community outreach process.

3.2 - Community Vision and Goals

Prior to the kick-off of the Parks Master Plan with the City of Exeter and the consultant team, we identified at least seven goals at the start of this project. Additional goals were identified during the planning process, and public outreach with the community and stakeholders was conducted. A list of policies to pursue to meet those goals was established. A review of past policies that still needed to be implemented entirely or policies that could be maintained was identified in the 2020 General Plan. The six initial goals were:

GOAL #1: **Identify the community's needs and interests.**

GOAL #2: **Prioritize projects that the community service groups can contribute to.**

GOAL #3: **Create a Master Plan that will successfully compete with other communities for funding opportunities.**

GOAL #4: **Develop a Master Plan that receives community buy-in.**

GOAL #5: **Address accessibility, including park visitors with disabilities.**

GOAL #6: **Develop a 15+ year "vision" and roadmap for the future of parks and park budgets in the City.**

3.3 - Community Workshop: Introduction to the Parks Master Plan

A community workshop was held at the Exeter Memorial Building on Thursday, October 10, 2024. The meeting was advertised through posters at local parks, City events, City Hall, the City's website, social media, and word of mouth from community stakeholders.

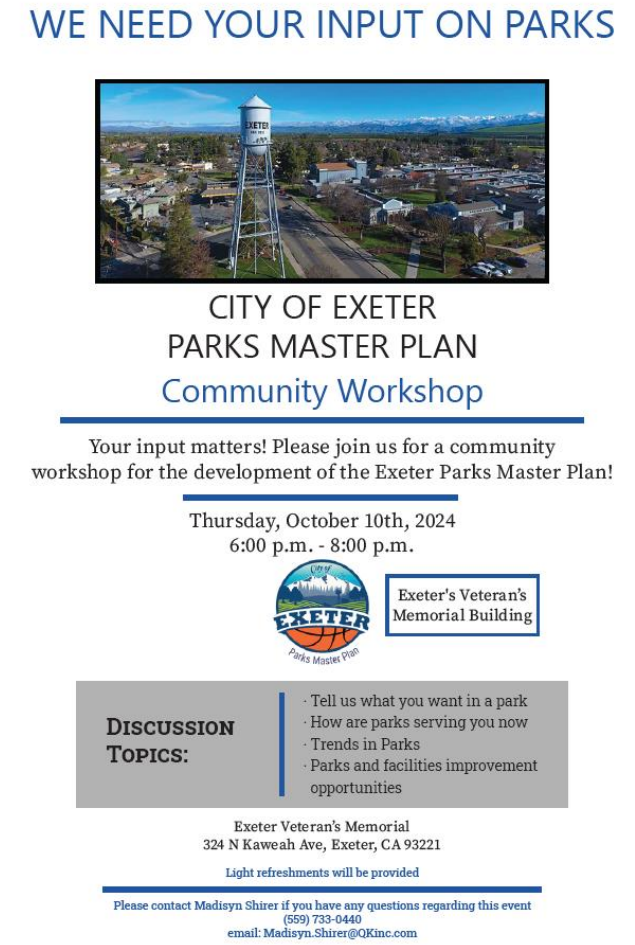
The meeting was held in the evening over an approximately two-hour period and was divided into three parts: exhibit boards with voting dots; a PowerPoint presentation with a survey accessed via their phone and a QR code; and a question-and-answer period/open discussion whereby participants expressed their opinions, ideas, and concerns individually. A Spanish translator was available at the public meeting.

Exhibit boards with images of City park amenities were available for viewing and discussion at the entrance as participants walked in, and they could select their preferred amenities for future and existing parks. Participants could also view the boards before and after the event. Participants were asked to locate their neighborhood and the park they frequented most often using voting dots on maps. At a third station, they were asked for ideas to improve existing parks by providing a sticky note to each relevant park. The completed posters with dots can be seen in the appendices.

The preference for the types of amenities the community would like to see in new and improved parks was ranked below as follows:

- Splash Pad.
- Amphitheatre.
- Increase Trails.
- Community Gardens.
- More Playgrounds.
- Skate Park.
- Gathering Places.
- Outdoor Exercise Equipment.
- Baseball Fields.
- Outdoor Basketball.

The question was also asked whether users preferred to expand or improve existing parks and facilities or to develop new parks, and a strong majority voted that they prefer to improve existing parks. The City was divided into quadrants, with Pine Street and the railroad tracks as the north/south boundaries and east/west boundaries, respectively. When asked where they



wanted to see new parks, over 25 percent indicated they wanted to see new parks north of Pine Street, east of the railroad tracks.

Additional information that was collected indicated that social media was the most often used source for information about events and activities in the City, followed closely by friends/neighbors/family word of mouth. The City's website and local newspapers were the next preferred sources of information.

Workshop participants were the first to access the community survey by scanning a QR code shown on the presentation screen at the workshop. The survey allowed participants to respond to specific questions, including answers to a multiple-choice selection, and select a preference or range of preferences posed to them. A list of the survey questions and the responses can be found in the appendices.

General feedback received at outreach meeting #1 centered around the premise that the City needs to improve maintenance and park amenities at existing parks before building new parks. Safety and security measures like maintenance, lighting, and public restrooms would make the parks more user-friendly. More opportunities for shade from the Central Valley heat and access to water and restrooms are needed. Improved recreational leagues and community events would bring the community to parks in Exeter. As a continuation of public outreach, a booth at the Fall Festival at City Park was secured on behalf of the project. From the early morning on October 12, 2024, through the early afternoon, residents had the opportunity to share their thoughts on City parks and future amenities they would like to see in parks. A copy of the final boards is available in the appendices of this document.

3.4 - Stakeholder Interviews

Stakeholder interviews were held to better understand their perspective on the City's existing and future park needs. Stakeholders provided valuable information that provided context and framework. Information was provided to stakeholders who could not attend the interviews, and additional meetings were held seeking stakeholder feedback. All information received from stakeholders was summarized and incorporated into the planning process.

Stakeholders included members of the Recreation staff, the Planning Commission, the City staff, Exeter School District, key sports organizations, local community organizations, and

others identified by the City staff to discuss the project and solicit comments, issues, problems, and preferences. The two-day event (approximately four hours daily) included pre-arranged timeslots to interview individuals and solicit responses. Interviewees also had the opportunity to offer their input regardless of the list of prepared questions.

The scheduled interviews with the stakeholders provided a beneficial perspective on the successes, issues, concerns, needs, and desires of groups like volunteer and sports organizations, community leaders, educators, and the Planning Commission. Below are summaries of the findings.

The participants' most often used facilities in the City included, in this order, City Park, Dobson Field, and Schroth Park. The general feedback stakeholders provided was that there is general contentment with recreation coming back with programs post-COVID years. The new playgrounds that were installed have been good, but maintenance and amenity upgrades at parks need to be improved.

Stakeholders indicated that the City should increase recreation and rental fees to help improve the quality of park maintenance. Find a solution for reporting and reducing vandalism. Communication regarding recreation league sports is weak and unorganized. Parks need restrooms. Art should be brought to the parks, and the City should continue to improve and support organizations that use the park systems.

The stakeholders interviewed identified the most desired aspects for new facilities or improvements added to the City's parks. Most of them indicated that something needs to be done to improve the condition of City parks, which would help the City get the community back into the parks. All stakeholders indicated they wanted most or all of these items:

- Improve lighting at parks.
- Improve the look of parks by keeping them clean and providing desirable amenities (barbecue pits, picnic tables, benches, and restrooms).
- Improve safety at parks by eliminating hiding spots for campers and keeping them clean.
- Find a way to let the community volunteers help to maintain parks and increase a sense of ownership.
- Irrigation and weed control were some of the most significant complaints regarding park conditions.

Stakeholders indicated that their service club and organization would be interested in sponsoring clean-up days or providing semi-regular maintenance of parks. Some organizations indicated there was a greater desire to enhance parks than maintain them. Feedback from stakeholders to the City consisted of a few recommendations to improve current and future parks in the City of Exeter.

Some of the most significant issues of concern for stakeholders were:

- Lean into the community support being offered by making these seemingly impossible roadblocks, like liability, clear.
- Find ways to make money through community support and find a way to say yes.
- Formalize agreements, uses, and roles with the school district and other users of parks.

A summary of all comments received from stakeholders can be found in the appendices of this document.

3.5 - Summary of Surveys

The community survey was released live at public workshop #1 and was open until the end of November 2024. It was advertised to all present at the meeting, including stakeholders, and printed on flyers and banners at City parks. City staff also provided the survey and plan information at community events throughout October and November.

In developing the survey, questions were created based on collected information and presented to City staff for review and comment prior to the workshop. The survey was conducted on SurveyMonkey and contained questions aimed at providing responses that would provide valuable information for decision-makers. The survey included questions about critical issues such as Exeter's existing park needs, overall satisfaction with parks, future needs, and untapped opportunities. Some of the questions were geared towards gathering the stakeholders' and community's responses to the following:

- Demographics of participants.
- Community attitudes/biggest issues facing Exeter parks.
- Recreation behavior/frequency of use.
- Facility use/perceived barriers to participation at park facilities.
- Satisfaction with facilities and programs.
- Desired improvements.
- Desired outcome of addressing the wading pool at City Park.

There were nearly 400 survey respondents. Given Exeter's population, the number of respondents means the responses produce a 95 percent confidence level. In other words, the results have a five percent margin of error. Some of the survey results included:

- Over 91 percent of survey respondents indicated they live within the city limits of Exeter. Over 99 percent of respondents indicated they either lived in Exeter, considered it their hometown, or lived nearby.

- Over 54 percent of survey respondents indicated they have lived in Exeter for over 20 years.
- Over 67 percent of survey respondents had three or more members in their household. Most households had two or more kids (ages 1–17).
- The majority of households responding did not have senior citizens living in them.
- The most provided response was that members of the household use parks more than once a week, while the second highest response indicated they use them several times a year.
- Most respondents (68 percent) walk to access the park. Driving (59 percent), riding a bike, skating, or rolling (16 percent) to the park was also a common method of accessing parks.

- A majority of respondents indicated they use City Park, Schroth Park, and Dobson Field the most often.
- The number one response people indicated was what keeps them or members of their household from using City parks: lack of restroom access (58 percent), not enough shade (43 percent), followed by safety and security issues (30 percent).
- Most people who visit parks indicated that their top three reasons for visiting were: walking, jogging, and biking; playground play; and outdoor gatherings at picnic sites.
- Nearly 40 percent of respondents indicated some level of satisfaction with the current maintenance of park facilities. On the other end of the spectrum, 42 percent were not very or not at all satisfied with the current maintenance of the City parks' facilities. The majority cited better care of grass, trees, and shrubs as the most important maintenance issue to invest in.
- The top four amenities survey respondents indicated they would like to see in parks to meet their household needs were: restrooms/concession facilities (56 percent); trails and walking paths (50 percent); splash park/water play (45 percent); picnic areas/picnic pavilion/barbecue areas that can be reserved (41 percent).
- The number one response regarding where funding should come from to fund park improvements was donations from community groups.
- Over 51 percent of survey respondents indicated they have fond memories of the historic pool at City Park, while just over 15 percent indicated they were not familiar with it. All but 10 percent of survey respondents had suggestions and insight as to how the pool can be revitalized or preserved.
- Many respondents indicated Dobson Field needs many improvements, including improving the quality of the ballfields, improving the quality of the grass/turf, making driveways safer, and additional parking is needed.

3.6 - Public Workshop #2

The second public workshop was held on Monday, April 7, 2024, from 6:00 p.m. to 8:00 p.m. The purpose of the workshop was to recap the Master Plan's efforts to date, share improvement recommendations, and provide an interactive opportunity to prioritize improvement needs. Concepts of a revised layout for both Dobson Field and City Park were displayed. With the opportunity for discussion and the availability of some cost estimates for improvements, people asked questions specific to their interests.

After just over 30 minutes of open conversation, the group gathered for a presentation on the Master Plan's progress and discussed opportunities for prioritizing the recommended improvements.

The prioritization recommendations include the following top five recommendations.

1. Make visible improvements to the most-used parks.
2. Address ADA access needs/hazards.
3. Improve safety lighting.
4. Formalize school use agreements and service group agreements to allow for continued partnerships for park use.
5. Implement a work order system to keep track of and prioritize park maintenance.

Overall, there was general contentment with the display of concepts of what Dobson Field and City Park could look like after full build-out. The community provided insight into opportunities to help accelerate some recommendations that are incorporated into later sections of this document.

SECTION 4 - TRENDS

This section reviews local, regional, and national recreation trends and relates them to Exeter's demographics and identified interests.

4.1 - Local Trends

Local trends can be determined by observing other actions and programs undertaken by nearby communities. Preferences by a specific community do not necessarily result in the creation of a trend, but improvements in one community may encourage other communities to follow suit. Interest in similar programs and improvements in parks and recreation results in a local trend. Recent park renovations in neighboring Central Valley communities showcase some trends that have captured local appeal.

The City of **Visalia** has completed the final phase of the 80-acre regional sports park, which provides much-needed space for tournaments, games, celebrations, and open space. The sports park allows the City and local sports leagues to host tournaments, bringing visitors to the region and providing an economic benefit.

The City of **Woodlake** has completed updates to Woodlake City Park, a revitalized park in downtown Woodlake that contains one locally fabricated arbor, a gazebo, electrical connections, a performance stage, a skate park, a western-themed playground, and restrooms.

The City of **Lindsay** is celebrating food trucks and local cuisine options by providing dedicated spaces and advertising for festivals and events held at their Wellness Center.

The City of **Fresno** recently installed a very large splash pad and water play area at the new, universally accessible location. The City is also adding shade sails over existing playgrounds and converting existing tennis courts to be used dually as pickleball courts.

The City of **Huron** has been awarded a Proposition 68 Statewide Park Program grant to create La Placita Park. The downtown park will include an amphitheater, a covered playground, a splash pad, exercise stations, and picnic areas.

The community of **Earlimart** has recently installed a new park space that contains an outdoor classroom, community gardens, ball courts, a performance venue, and a stage. The four-acre park site features aesthetically pleasing infiltration swales that capture, direct, and filter stormwater runoff. Local high school students were involved in designing 'cartoon' tiles that represented life in their community.

The City of **Tulare's** downtown Zumwalt Park has recently received an entire makeover. New improvements include a high-end, concert-quality amphitheater and stage, tiered audience seating, all-new lighting and landscaping improvements, a playground, a splash pad, fencing, and a restroom building.

The City of Corcoran recently completed the new Gateway Park. The park includes a pump track for bicycling, which is currently one of the largest tracks for the sport in North America. Other amenities include restroom facilities, a shaded inclusive playground, splash pad, and water play area, a natural grass athletic field, an amphitheater area, public art, a walking/jogging loop trail, and exercise equipment stations.

Some of the more common trends occurring in nearby cities include:

- An increase in field sports activities.
- Local walking circuits and multi-use pedestrian and biking trails.
- Revitalizing existing parks.
- Community and youth centers.
- A wider variety of inter-generational, low-impact activities.
- Dog walking.
- Security measures to deter vandalism.
- Enhancing natural or artificial water sources.
- Early morning and later evening opportunities during the cooler hours of the day.
- Music and movie events.

4.2 - Regional Trends

Regional trends identify recreational facilities and programs being proposed by cities throughout California. Common themes observed include a focus on active sports play fields, passive walking and hiking opportunities, and indoor and outdoor pools designed not only for traditional competition swim teams and organized events but also for aquatic-based activities like water aerobics, swim lessons, and public free swim times. Pickleball and disc golf have both experienced surges in participation numbers in recent years.

Most Central Valley communities struggle to maintain appreciably smaller amounts of park and open space than the more densely populated areas in the north and south of the State. Furthermore, Central Valley communities contend with significantly lower median and household income rates in conjunction with increasingly higher rates of disadvantaged populations than other regions of the State. Disadvantaged communities typically also have deficiencies in local parks and recreation facilities.

Below is a description of specific trends in parks and recreation that are being observed on a regional scale:

Aquatic Centers. To help mitigate the prohibitive construction and operational costs of new pool installations, the trend in aquatics center development is moving toward the creation of multi-purpose facilities with combinations of uses to keep the facilities active and generating revenue over a more extended period. Newer facilities may still include traditional recreational and competition pools, but now also may include water slides, water play areas, splash pads and splash play areas, shallow areas for swimming lessons, water exercise classes, water challenge courses, and programmed movie nights with concessions and other activities often tied to events.

Lower Impact Activities. Pickleball, eSports, and disc golf have all experienced significant increases in participation in recent years, while more traditional sports, like tackle football and fast-pitch softball, have seen significant declines in recent years. Concerns over injury and concussions resulting from football and other high-intensity/high-impact activities have spurred interest in reviving touch football programs and other lower-impact sports.

Synthetic Turf. Many of the natural grass sports fields get used nearly all year long and have little time to recover and be repaired before the next season of use begins. Many communities and parks departments are moving to synthetic turf fields. While initially more expensive to install, the long-term savings in water use and associated maintenance cost savings make it a more sustainable system that provides more hours of play without significant repairs, mowing, and fertilizing. Careful analysis of operation costs can indicate whether this option is viable for smaller cities.

Other regional facility and program trends include:

- Themed special events.
- Social recreation events.
- Fitness enhancement classes.
- Health and wellness education.
- Community center/youth center.
- Dog parks for both large and small dogs.
- Gymnasiums and indoor sports venues that are independent of schools.
- Greenways, paths, and interconnected trailways for running, biking, and dog walking.
- Outdoor event spaces and venues for concerts and special events.
- Universal access playgrounds.

4.3 - Nationwide Trends

Some local trends that we are familiar with are part of much larger national trends. Their extensive popularity implies that interest in them will likely be strong well into the future. Nationwide parks and recreation trends include:

Aerobics Trends. According to the Sports and Fitness Industry Association (SFIA), high-intensity interval training (HIIT) and cross-training style workouts, or CrossFit, are two top

trending aerobic activities. These workouts combine elements of gymnastics, weightlifting, running, rowing, and other sports to create a varied fitness regimen.

Outdoor Yoga. Nearly one-third of yoga enthusiasts practice the activity outdoors. A park can add an outdoor yoga space in a serene location away from the noise, cultivating a sense of calmness and peace, and potentially less costly than boutique yoga studios. Outdoor yoga spaces require little room and are usually located in an isolated area or next to a playground.

Dog Parks. Dog parks are one of the fastest-growing types of parks in the country. The nearly 90 million dogs in the United States must have a place to run, play, and socialize with other dogs. Larger dog parks have become destinations and can contribute significantly to agency revenues and tourism. Where stand-alone dog parks are not possible, it is also a good idea to integrate dog amenities into parks, such as basic obedience stations along an exercise course and dog waste bags available at parks with walking paths and trash receptacles.

Pickleball. Roughly 4.8 million people play pickleball in the United States. A reason for the sport's popularity is that many people are migrating from tennis to pickleball. Tennis courts can be easily striped for pickleball players. Utilizing tennis and pickleball courts for dual usage can be a cost-saving approach for two sports on one court. The popularity of pickleball tournaments continues to grow.

Themed Playgrounds. Themed playgrounds continue to be a popular trend. Whether they echo a medieval castle, pirate ship, or outer space, these themed play spaces break the mold of traditional playgrounds to battle ever-shrinking attention spans.

Private-Sector Indoor Activities. Indoor commercial recreation experiences are replacing some traditional public park facilities. Some new private-sector indoor facilities that are growing by leaps and bounds include trampoline centers, climbing facilities, and multi-sports 'bubbles' with turf-play areas for baseball, lacrosse, football, soccer, and other field sports.

Nationally, specific goals, purposes, and strategies that appear to be trending include:

Combating Obesity with Parks. According to the Organization for Economic Cooperation and Development (OECD), the United States' obesity rate rose from 14 percent in the mid-1970s to 42 percent in 2023. The availability of facilities where fitness activities are possible, such as parks and trails, can help turn that statistic around.

Increased Security. Park designs to increase safety and security include improving the sight lines into park use areas, adding dividers, removing or relocating benches, monitoring or closing picnic shelters after park hours, installing security cameras and motion sensors, and adding security lighting.

Electric or Battery-operated Equipment and Vehicles. One trend affecting parks and public works maintenance is the move toward electrification of fleet vehicles, mowers, and landscape maintenance equipment and devices. The changeover from fossil-fueled to electric power is occurring quicker than anticipated.

Beacon Counters and Geofencing. Beacon counters and geofencing can be utilized by park staff to monitor park use times and numbers. Beacon counters are simple, relatively inexpensive Bluetooth-enabled devices that detect a person's presence through their cellphone signal and then relay that information to a central collector location. Geofences utilize RFID or GPS technology to locate people within larger open space areas. This information can be helpful in understanding how many people are using the park both during and outside of posted park hours.

Parks as Anchor Institutions. Anchor institutions are enduring nonprofit organizations that create strong social, economic, and healthy bonds within communities. Traditionally, most anchor institutions have been "eds and meds," that is, universities and hospitals. Park and recreation systems have not often been regarded as anchor institutions. There is an increasingly strong case to include parks and leisure as a critical community support system in the top ranks of anchor institutions. Positioning parks and leisure in this way will help shape a new narrative of the value of parks and recreation to communities.

Connectivity. Many cities have set active transportation goals that include having accessible trails and greenways that connect neighborhoods and local parks. While this concept has been trending for some time, the implementation of good plans may take a community a couple of decades to implement. The cities of Davis, Chico, Visalia, and Merced are examples of communities that have established systems of greenbelts and trails over a long period. Caltrans and partner agencies have prioritized multi-modal transportation in community improvement projects and encourage all new developments to include the concept of a connected community.

SECTION 5 - INVENTORY AND NEEDS ASSESSMENT

This section provides an overview of existing parks and recreation facilities within the City of Exeter. Understanding existing resources is essential to beginning the needs evaluation process. A diverse combination of existing parks provides opportunities for many community and personal activities related to recreation, health, education, and cultural enrichment.

5.1 - Description of Existing Parks

Following the descriptions and photographs of the 12 existing parks, Table 5-1 provides an inventory of the amenities available at each park.

Table 5-1
Existing Park Amenities

	Dobson Field	City Park	Brickhouse Park	Joyner Park	Dale Sally Park	Rose Garden Park	Schelling Park	Planter Park	Schroth Park	Unger Park	Exeter Bark Park	Mixter Park
Acreage	17.0	2.53	0.97	0.5	0.25	0.22	0.07	0.07	5.0	4.7	0.34	0.11
Playgrounds	0	2	0	0	0	0	0	0	2	1	0	0
Restrooms	2	3	4	2	0	2	0	0	2	0	0	0
Drinking Fountains	3	3	4	2	1	3	2	0	2	0	2	0
Trash Receptacles	0	13	11	2	1	16	2	0	5	2	1	0
Backflow Devices	3	1	0	0	0	0	1	1	2	0	1	0
Trees	45	44	23	12	9	1	4	1	44	68	21	1
Picnic Shelters	0	3	1	1	0	0	1	0	2	0	0	0
Picnic Tables	0	2	0	1	0	0	0	0	2	0	0	0
Benches	10	7	0	2	0	0	1	0	3	2	2	2
Barbecue Grills	0	0	0	0	0	0	0	0	0	0	0	0
Storage Facility	0	1	0	0	2	1	0	0	0	0	0	0
Light Poles	8	24	12	14	7	17	0	8	24	12	3	1
Signs	5	7	7	6	6	8	3	1	2	2	1	0
On-Site Parking Spaces	85	25	0	24	14	0	0	0	0	0	0	0
On-Street Parking	0	38	10	0	0	8	11	0	56	41	0	9
Other Amenities*	3	4	1	1	0	0	0	0	1	1	1	1

Other Amenities*

- Dobson Field: Baseball stadium, baseball/softball fields, soccer fields
- City Park: Pool: Horseshoe pits, County library, Carnegie Building
- Brickhouse Park: City well
- Joyner Park: Fallen Soldier Memorial
- Schroth Park: Exercise Equipment
- Unger Park: Nine-hole disc golf
- Exeter Bark Park: Memorial bricks
- Mixter Park: Fountain

DOBSON FIELD

Rocky Hill Drive

This 17-acre sports park is located on the eastern edge of town near the high school along Rocky Hill Drive. Rocky Hill serves as a multi-modal corridor leading to the year-round activity hub that is Rocky Hill. Rocky Hill is also one of the main points of entry for those coming into town from the eastern portion of the County. The park is home to baseball, softball, and soccer fields that are used by schools, recreation leagues, and City leagues. This park contains the City's only baseball diamonds, has space for soccer fields with bleacher seating, and is home to the Lions Stadium, a stadium primarily used for high school baseball. In July of each year, the park is used for the fireworks/drone show for the 4th of July. Around the perimeter of the park, an oleander-lined trail is available for walkers and joggers and is equipped with benches.

CITY PARK

Chestnut and D Street

The 2.53-acre park is located in the historic neighborhood of Exeter, surrounded by tree-lined streets, just blocks from downtown, and across the street from Lincoln School. The park has three covered areas and is home to Exeter's Carnegie Building and the City's branch of the Tulare County library. The Carnegie Building is leased to Tulare County as a Senior Center and hosts weekday activities. While the building is historic, there have not been many updates to keep it in good condition. The park's irrigation control panel is currently located in the basement of the building.

The park has large open turf areas, a gazebo, two playgrounds, and horseshoe pits, and it is home to the historic Exeter City wading pool. City Park is the place where the community hosts festivals, family gatherings, and daily park play. City Park has served as a destination for children and parents to get fresh air and enjoy some time outdoors.

BRICKHOUSE PARK

Palm and Filbert Road

This 0.97-acre park is located just west of downtown Exeter. It is named after the brickhouse that sits in the middle of the park and houses Well #4 in the City. The park has a covered picnic area and mature trees for shade. Although there is space for additional amenities, traffic and ADA access in this park are of concern because of its proximity to City arterials.

JOYNER PARK

E. Pine Street and Rocky Hill Drive

This park is located in downtown Exeter across from the Center for Art and Culture and History Exeter (CACHE) Building, and the Exeter Water Tower. The park is dedicated in memory of Alva Joyner, a beloved Chief of Police for the City of Exeter from 1924–1941. The park has planters with seasonal flower bushes and an arbor with a picnic table for seating. The park is also home to the fallen soldier memorial located at the western end of the park, which memorializes fallen soldiers who never made it back home to Exeter.

DALE SALLY MEMORIAL PARK

Kaweah Avenue and Rocky Hill Drive

Formally known as Water Tower Park, the Dale Sally Memorial Park was dedicated in honor of civic leader Dale Sally. A small 0.25-acre park on the east side of CACHE, containing the infamous Exeter Water Tower that is visible to all who visit Exeter. This park faces Exeter Union High School and is a destination for bicycle riders coming into town from Rocky Hill/Yokohl Valley. With mature tree shading and the hums of traffic traveling along State Route 65, this is a nice place to enjoy some fresh air and green grass.

ROSE GARDEN PARK

Palm Street and A Street

The 0.22-acre park draws the eyes of people coming into Exeter from the north and traveling north. Nestled off Highway 65, it is home to the town's electronic sign that highlights events and celebrations in the City. Lined with rose gardens, the park is an open space across from the high school auditorium, a great place for photos and some fresh air.

SCHELLING PARK

Pine and Filbert

This 0.07-acre park is located on the older end of downtown Exeter. It is surrounded by vacant buildings and some residential homes, and it has street access on all three sides. Sidewalks cover only the Pine Street side of the park, but the park offers a covered arbor with picnic tables and mature shade trees.

PLANTER PARK

Maple and B Street

This 0.07-acre park is located on Kaweah Avenue, just south of the high school. The park contains a colorful planter with floral bushes and turf. The park also contains a large redwood tree stump labeled with EXETER, serving as a welcome sign and charm as you enter the City.

SCHROTH PARK

Vine and Belmont

This five-acre park is located on the northwest side of Exeter. One of Exeter's newer parks (2002), it is a popular destination for walkers, joggers, and residents in need of open space for field play like soccer and tag. Equipped with exercise stations and playgrounds, the park offers something for everyone in the family.

UNGER PARK

Belmont and Glaze

This 4.7-acre park is the City's newest park. It serves as both a park and an overflow ponding basin. Shaded by mature landscape, it contains a Cal-Water substation. The park is equipped with a playground, a perimeter sidewalk network, and a nine-hole disc golf course.

EXETER BARK PARK

Pine and Filbert

The Bark Park is operated by Friends of Residential Exeter Dogs. It is 0.34 acres and located across from City Hall in downtown Exeter. The park was developed to meet the needs of the community and provide a safe place for off-leash play for their furry friends. The park has maturing landscaping and was developed by volunteers independent of the City. It has a large and small dog play area and a group of memorial bricks.

On August 26, 2025, the Exeter City Council renamed the Exeter Bark Park to Mike Germaine Bark Park.

MIXTER PARK

Pine and E Street

This 0.11-acre urban park is located downtown on Pine Street. Nestled among the tall buildings and bustling businesses, it serves as a social gathering place during the day and for events downtown. With murals covering two sides of the park, it is charming, with a water feature modeled after farm irrigation equipment.

5.2 - Future Park Developments

As development occurs, the City aims to complement the new housing growth with proportional parkland. There are some tentative land development subdivisions. The location of some future parks is known as part of larger subdivisions or housing developments. The park areas that are planned within the subdivision being built should reference the amenities by park type listed within this document.

To maximize the development of parks by new developments in the community, the City should consider assessing impact fees and Quimby Act Fees (discussed further in Section 10). Doing so may assist the City in further developing new parks or improvements to existing parks that aim to accommodate population growth impacts to existing or new parks.

5.3 - Access to Parks and Facilities

To evaluate how accessible the existing parks are for the City of Exeter, an evaluation of how people might access the parks follows. Their proximity to amenities, as well as physical access, is discussed.

A goal of this plan is to allow all community members to be able to walk to a park within one-quarter to one-half mile of their residence. Pocket parks may be accessed from neighborhood local streets or cul-de-sacs. Neighborhood parks should have access from local streets or collector roadways. Community parks should have access from major or secondary arterial roadways. Park sites should also be located to provide maximum accessibility from the areas to be served, meaning that they shall not be inaccessible to adjacent neighborhoods by development patterns, street layouts, block walls, or other obstructions to accessibility. The following exhibit indicates the walking distance to each park in Exeter. Overall, the vast majority of the City is within a 15-minute or less walking distance from parks.

Figure 5-2 demonstrates overlaying park locations as they relate to planned corridors and the existing bikeway network, parking, and rest areas. Because Exeter is built out with limited opportunities for off-street corridors for things like Class I trails, the City will continue to develop Class II and Class III bikeways. The City should aim to continue developing and extending existing trails that provide access opportunities to and within parks.

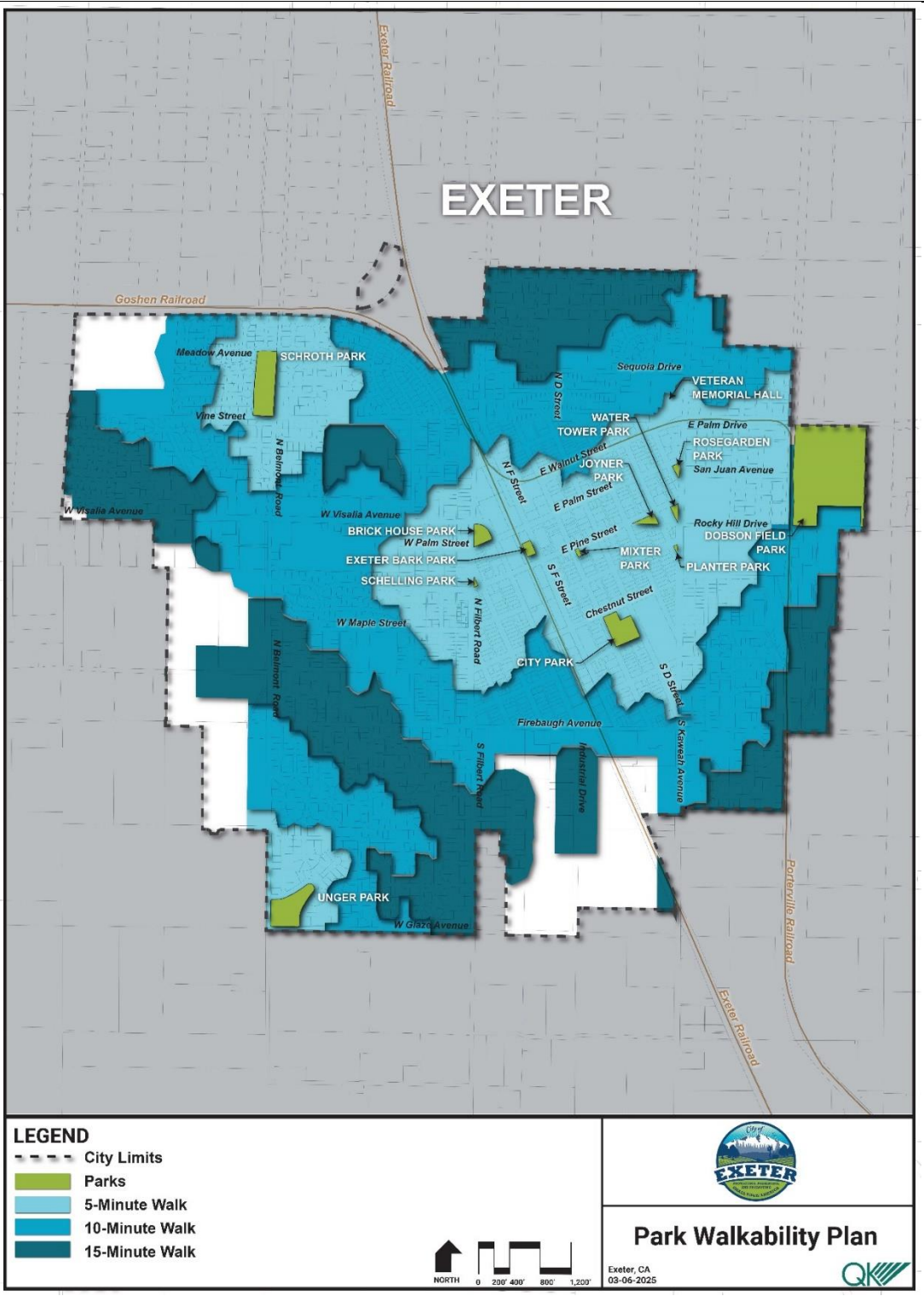


Figure 5-1
Park Walkability Plan

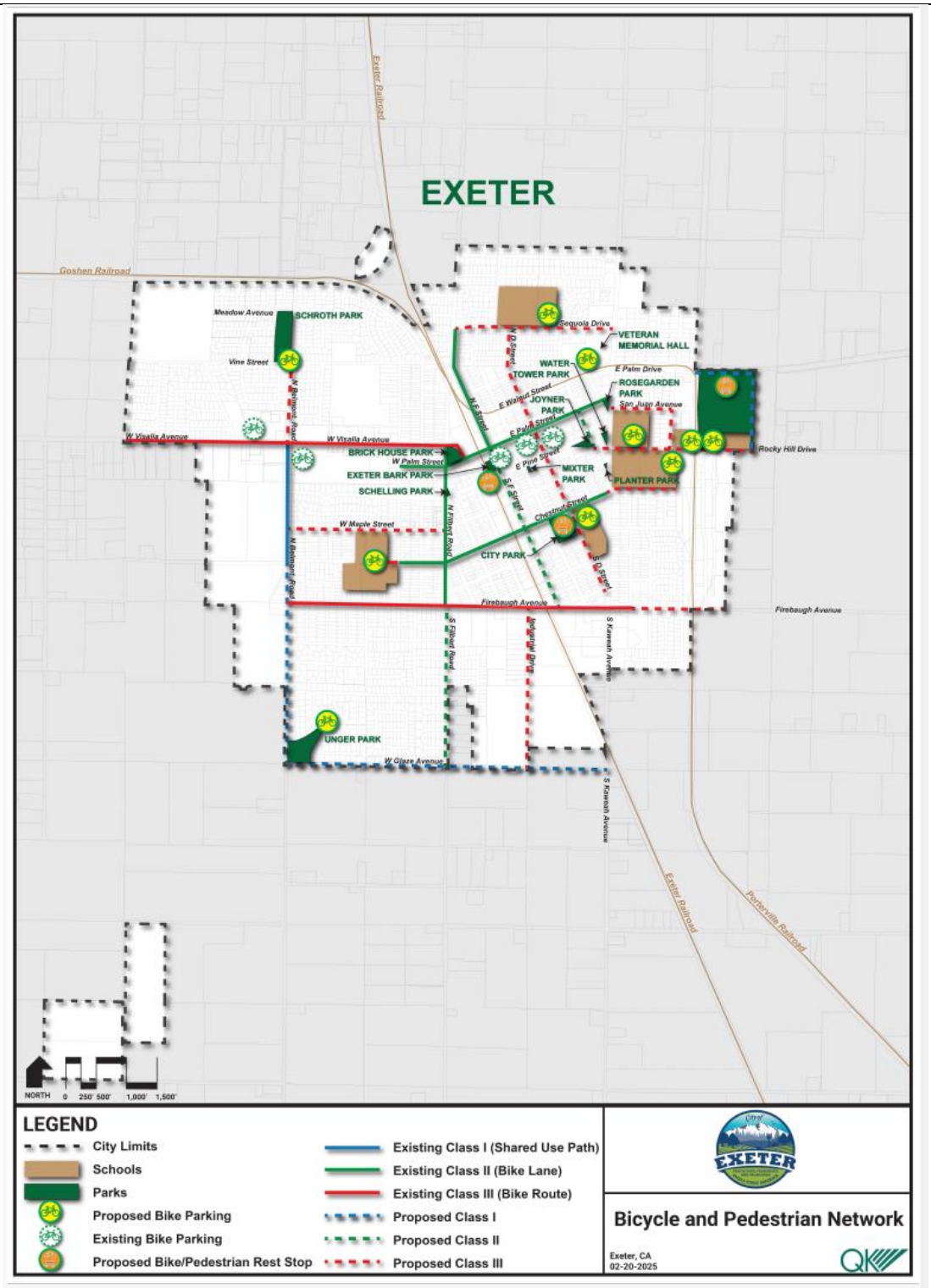


Figure 5-2
Bicycle and Pedestrian Network

5.4 - Americans with Disabilities Act (ADA) Access

The Americans with Disabilities Act (ADA) is a civil rights law that mandates equal opportunity for individuals with disabilities. The ADA prohibits discrimination in access to jobs, public accommodations, government services, public transportation, and telecommunications. This Master Plan is intended to be in conformance with the City of Exeter's Complete Streets with ADA Compliance and Active Transportation Safety Enhancement Plan (February 2022).

The California Code of Regulations, Title 24, Part 2 mandates that all publicly funded buildings, structures, and related facilities shall be accessible to and usable by people with disabilities. These regulations pertain to Exeter's public buildings, parks, and facilities that were constructed using State, City, or municipal funds or that are owned, leased, rented, contracted, or sublet by the City. This section identifies playgrounds, access to parks, and streets adjacent to a City park that need ADA access.

Below is a summary of ADA improvement recommendations for existing park facilities.

ADA Access Evaluation for Existing Facilities

Unger Park

- Provide an accessible route to the playground and benches from the sidewalk.
- Provide accessible routes to frisbee golf tee areas.
- ADA improvements needed at curbs/intersections.

Schroth Park

- Improve access to playgrounds.
- Sidewalk needs expansion joints or to be replaced when possible.
- Improve access to drinking fountains.
- Sidewalk upgrades needed to be ADA compliant (curbs at eastern corners).
- Provide accessible route to park features (play structures, picnic shelters, park benches).
- Provide accessible street parking stalls and signage, and an accessible route to the park entrance.

City Park

- Sidewalk replacement **is** needed throughout the perimeter of the park**.**
- ADA access is needed to swings and play structures.
- Provide ADA access to the gazebo and structures.
- Provide an ADA ramp to the Carnegie Building.
- Improve non-compliant storm drains (x3)**.**

- Provide accessible route to interior park features (horseshoe pits, gazebo, picnic shelters, wading pool, play structures, swings, etc.).
- Provide accessible parking stalls and signage at street parking.

Mixter Park

- If an amphitheater is added, add an access ramp to the stage.
- Provide accessible street parking and signage (two stalls).

Dobson Field

- Make ADA accessible from the street.
- Add sidewalks leading to the site.
- Add ADA parking stalls.
- Add ADA walking paths to any/all fields spectator section.

Planter Park

- Install ADA-accessible curb ramps in the northwest corner of the park.
- Provide a perimeter or internal accessible route (sidewalk or internal walks).

Joyner Park

- Sidewalk replacement is needed around the majority of the perimeter of the park.
- Add a walkway and courtyard.
- Install the missing ADA curb ramp.
- Provide an accessible route in the park to features (picnic shelter, drinking fountain, benches).
- Provide accessible features (drinking fountain, benches, picnic table).

Dale Sally Park

- Provide accessible parking and signage, and an accessible route from the parking to the park entrance.
- Provide an accessible route to the park benches.

Rose Garden Park

- Replace broken concrete sidewalk in multiple locations; the north end of the sidewalk/curbing is newly replaced.
- Storm drain is a potential hazard.

Schelling Park

- Provide an accessible route to the picnic shelter.
- Provide an accessible drinking fountain.
- Provide an accessible curb ramp at the southwest corner.

Exeter Bark Park

- Upgrade to an ADA-compliant access gate and pathway.
- A concrete walk is needed throughout. If bricks are to be used, the ground should be leveled prior to installation.
- Add a missing sidewalk adjacent to the park.
- Add accessible street parking and signage.

Brickhouse Park

- Sidewalk is raised in one location.

- Replace storm drain (x2).
- Accessible street parking and signage.
- Add accessible route to park features (covered picnic shelter, barbecue, brick structure).

5.5 - Park Classifications

The Exeter General Plan does not go into detail regarding parks and their designations, meaning there is no standard for designating parks by their general size and service area. The Exeter General Plan discusses the need for parks and open space and the opportunities that they provide. Although the General Plan does not specify the types of park classifications, it discusses that a park can include playgrounds, community recreation facilities, playing fields, and community centers. The following classification categories provide categories by which the City can classify their existing and future parks.

5.5.1 - Pocket Parks

Pocket parks are typically open spaces of one acre or less and generally serve a small residential neighborhood or an urban setting, like downtown. They generally serve residences located up to one-quarter mile away and are mostly accessed by walking. They are often developed on difficult, leftover lots that are too small to develop. They may also be developed around a large tree that is being protected from new development, as a wide greenway connecting adjacent streets.

Pocket parks typically have minimal improvements, such as benches, tables, shade trees, and sometimes a playground or a barbecue grill. Some neighboring communities maintain pocket parks as their own citywide landscape and lighting maintenance district. Lighting is usually provided by streetlights from adjacent streets, but supplemental lighting should be provided for security purposes if this is not the case. Larger pocket parks (between one-half and one acre) may provide restrooms, picnic tables/shelter areas, or small play areas for children.

There are currently three parks in Exeter that can be classified as pocket parks. New proposed residential developments are expected to include pocket parks.

- Brickhouse Park – 0.97 acres
- Joyner Park – 0.5 acres
- Schelling Park – 0.07 acres

TOTAL: 1.54 acres

The City does have smaller open spaces that could fall into this category, but due to their specific purpose, parks like Rose Garden Park, Mixter Park, and Dale Sally Park will be classified as specialty parks.

5.5.2 - Neighborhood Parks

Neighborhood parks typically range from one to eight acres in size. They are intended to be within walking or bicycling distance of less than one-half mile and designed to meet the needs of the local residential neighborhood and the extended community. They usually emphasize child and family-oriented activities with playgrounds and turfed open space almost always available. These parks generally have sports fields and courts, picnic areas and plazas for larger gatherings, off-street parking, perimeter walking/jogging trails, and security lighting. They can also serve as good locations for splash pads, small amphitheaters, and exercise venues.

The following would be classified as neighborhood parks:

- Schroth Park – 5.0 acres
- Unger Park – 4.7 acres

TOTAL: 9.7 acres

5.5.3 - Community Parks

Community parks are designed to serve both a group of neighborhoods and the city as a whole. While community parks may include neighborhood park amenities and act as neighborhood parks, they provide those amenities on a larger scale and often include facilities that would not fit in with a typical neighborhood park. Typically, the service

area ranges from one mile to as much as a three-mile radius. Parkgoers typically drive to community parks, so off-street parking is required. The acreage for community parks ranges in size from eight to 26 acres. Although the City Park is only 2.53 acres, it is a focal point for the community of Exeter and is best classified as a community park, considering all the special events that have and will continue to occur at the park. Community park facilities are most often oriented towards families and adults, such as tennis courts, community centers, swimming pools or splash pads, sports fields, walking paths, picnic shelters, and on-site lighting. Community parks are ideally located on an arterial street so that traffic does not have to travel through residential neighborhoods to reach the park.

Exeter is unique in that it is considered home by the surrounding community, which may not live within city limits but considers Exeter their hometown. Community parks provide an opportunity to partner with agencies such as Tulare County to make improvements that have a regional draw. Although Tulare County does not provide the types of parks cities do, it does support and encourage improvements to existing parks that serve the needs of Tulare County residents.

The following are classified as community parks:

- City Park – 2.53 acres
- Dobson Field – 17.0 acres

TOTAL: 19.53 acres

5.5.4 - SPECIALTY PARK OR FACILITY

Specialty parks or facilities are typically used for a very specific type of recreation and usually do not involve the typical green open space that makes up a more common park. Specialty parks can include theme parks, aquatic parks, skateparks, and indoor parks. They should have unique names so members of the community and the surrounding community find them more attractive and creative. Specialty parks are often equipped with facilities that draw special groups via creative design and amenities.

Dale Sally Park, Rose Garden Park, and Planter Park should all be considered specialty parks due to their location along State Route 65, and each of their unique uses. Gardening and demonstration gardens tend to draw more specialized groups to visit. All three parks are recommended to include increased seating to serve more as passive and informational parks. Dale Sally Park is also recommended to include a bicycle rest area.

In Exeter, Bark Park is considered a specialty park due to its unique nature. Mixter Park would also be a good example of a specialty park because of its urban nature. Each park draws crowds depending on the time of year or scheduled event. These specialty parks are the ones best suited to enter into maintenance agreements with service groups and clubs to determine if the adoption of a park might be a good fit for Exeter.

The following is classified as a specialty park:

- Dale Sally Park – 0.25 acres
- Rose Garden Park – 0.22 acres
- Planter Park – 0.07 acres
- Exeter Bark Park – 0.34 acres
- Mixter Park – 0.11 acres

TOTAL: 0.99 acres

5.5.5 - TRAILWAYS

Trailways are linear paths either surrounded by greenspace or located along a canal, waterway, abandoned rail line, or travelway. The right-of-way space is typically between 20 and 100 feet wide for a trailway. The paths usually have a concrete, asphalt, or compacted decomposed granite surface from eight to 10 feet wide. Besides the walkway and/or bikeway, trailways are usually improved with shade trees, bench seating, and trash containers. A trailway can be considered a Class I Trail under Caltrans' bikeway classifications if it complies with certain design standards.

In the City of Exeter, there is one fully developed Class I trail along Belmont Avenue. At Dobson Field, a decomposed granite trail surrounds the perimeter of the field. In the proposed bicycle network, there are many potential locations for future trails and trail rest areas. Just outside the city limits of Exeter, Rocky Hill Drive is a popular regional recreation destination for walkers and bikers from all over Tulare County.

Throughout the public outreach process, there was a strong indication and request for trails and greenways to connect throughout the city. The Exeter Active Transportation Plan has captured community needs and plans for enhancing a network of sidewalks, bike paths, lanes, routes, and bikeways. The ATP calls for the planning and improvement of 5.97 miles of existing bike facilities and 7.5 miles of proposed bike facilities. The network would provide connectivity to key destinations (schools, parks, and civic buildings), create a system of trails, consider collision history and level of traffic stress, alignment with existing plans, and community input. The City has worked to apply for and start securing ATP grants to implement the proposed network of trailways. The City of Exeter has explored the option of utilizing Measure R funding to pay for facility enhancements to support the trail network in Exeter. Some of the proposed projects include safety enhancements such as rest areas, drinking fountains, restrooms, and lighting. As the City continues to identify funding opportunities, it is recommended that a phased order of implementation be prioritized to ensure a usable and connected network of trails is established.

- Belmont Trail – 1.72 acres
- Dobson Field – 0.56 acres

CURRENT TOTAL: 2.28 acres

5.6 - Analysis of the Existing Parks System

This Master Plan recommends that the City maintain its current ratio of 5.0 acres per 1,000 residents, which, based on feedback, seems acceptable to the community. This ratio is equal to or better than that of other California cities of comparable populations.

Table 5-2 lists the current acreage of Exeter's parks by park classification. The City currently maintains 12 parks and one trail, which is a combined size of 33.48 acres. The City currently has a population of 10,179 and 31.8 acres of developed parkland. This translates into a ratio of 3.1 park acres per 1,000 population. Table 5-3 calculates the parks' acreage goal and need for the years 2025 and 2040 using the General Plan goal of providing 5.0 acres of parkland per 1,000 residents.

Table 5-2
Current Park Acreage by Classification

Park Classification	Current Acreage	Percentage of Existing Parks
Pocket Parks	1.79	5%
Neighborhood Parks	9.7	29%
Community Parks	19.5	58%
Trailways	*1.72*	*5%*
Specialty Parks	0.74	2%
Total	**33.48**	

Table 5-3
Calculation of Park Acreage Goal and Need

CURRENT		
Current Exeter Population in 2024	10,179	
General Plan Standard for City of Exeter	5.0 acres	per 1,000 residents
Required Park Acreage for 2024	50.9 acres	10.179 * 5.0 = 50.9
Current Park Acreage	31.8 acres	
Required Park Acreage for Compliance in 2024	19.1 acres	50.9-31.8 = 19.1
FUTURE		
Projected Exeter Population in 2040	14,830	
General Plan Standard for City of Exeter	5.0 acres	per 1,000 residents
Required Park acreage for 2040	74.2 acres	14.830 * 5.0 = 74.2
Current Park Acreage	31.8 acres	
Required Park Acreage for Compliance in 2040	42.4 acres	74.2 – 31.8 = 42.4

Table 5-4 summarizes the park acreage goals and needs for the years 2024 and 2040.

Table 5-4
Summary of Park Acreage Goal and Need

Year	Population	Acres Goal	Acres Needed to Reach Goal
2024	10,179	50.9	19.1
2040	14,830	74.2	42.4

To reach the goal of 5.0 acres of parkland per 1,000 residents, the City will need to focus on increasing the quantity of park acreage. The park acreage needs to increase by a total of 19.1 acres today to reach the City's current park acreage goal, and to reach 74.2 acres by 2040. A total of 42.2 acres will be needed in addition to what exists today. Based on community input and feedback from stakeholders and the City, increasing the quality of the parks in Exeter is more important than the quantity.

As Exeter's population grows, it is projected to reach 14,830 by 2040. The City's expansion of the current parks system and its requirements for private developments to include parks and greenspaces within their communities, as well as paying development impact fees, would assist the city in increasing the amount of park space for new developments. However, development impact fees cannot be used to fund the 'catch-up' acreage for new parks.

Expansion will be difficult due to limits on funding for parks and programs. The City is currently focusing on improving their efforts in maintaining existing parks, systems, and programs with a limited budget. However, to dramatically improve the condition and maintenance of existing parks and acquire and develop new parks, park funding will need to be reprioritized or increased from other resources. It should be noted that the public outreach efforts indicated that residents prefer improving existing parks first. That could mean that while total acreage is behind the goal, the public does not view it as an immediate problem. The City can take the time over the next 15 years to increase the acreage of parks methodically and thoughtfully.

SECTION 6 - LEVEL OF SERVICE ANALYSIS

The City will need to invest in new parkland as it grows and meets residents' desire for additional amenities and services at existing parks. Existing park facilities and amenities need to be revisited to better serve the community, meet new trends, and provide or update the types of facilities that residents prefer to use. LOS standards are guidelines that define service areas based on population that support a city's investment decisions related to parks, facilities, and amenities.

LOS standards were reviewed using a combination of local, regional, and national resources, including:

- 2020 General Plan Policy Document (Open Space and Conservation and Parks, Schools, and Community Facilities Elements).
- National Recreation and Park Association (NRPA) 2024 guidelines.
- Additional standards from Parks Master Plans from communities in the region.
- Community stakeholder, City staff input, and general observations. This allows standards to be customized specifically for the City of Exeter's parks system.

Park and recreation agencies are as diverse as their communities. What works well for one agency may not be best for every agency.

6.1 - National Recreation and Park Association (NRPA) Guidelines

Historically, the NRPA has created a hierarchy of park classifications and a set of acreage standards for different park classifications. For years, nationally accepted standards called for 10.8 acres of parkland for every 1,000 residents. However, by the 1990s, the NRPA relaxed that point of view, suggesting that each city establish its standard based on its growth patterns. In California, we are blessed with nine national parks, including three that are close enough for Exeter residents to visit on a day trip. So, the need for locally provided parks and open space can be less than in other areas of the country. The NRPA produces an annual report summarizing benchmark data contributed by nearly 1,100 park and recreation agencies.

- **Park and Recreation Full-time Equivalent (FTEs) per 10,000 Residents—**The typical park and recreation agency has 8.9 FTEs on staff for every 10,000 residents in the jurisdiction served by the agency.
- **Annual Operating Expenditures—**The typical park and recreation agency has annual operating expenditures of nearly $6.5 million.
- **Operating Expenditures per Capita—**The typical agency has annual operating expenses of $99.47 per capita.
- **Operating Expenditures per Acre of Park and Non-Park Sites—**The agency's median operating expenditures are $8,260 per acre of park and non-park sites.
- **Operating Expenditures per FTE—**The typical park and recreation agency spends nearly $111,000 on annual operating expenditures for each employee.

Table 6-1 lists the top 20 types of facilities typically present at parks and the number of residents per type of facility. This data shows what types of facilities are most common throughout the United States and what the average residential population needs to utilize each specific facility fully. This data can be used to determine trends that may influence park facilities and programs.

Table 6-1
2024 NRPA Park Facilities Review

Rank	Park Equipment/Facility Type	Nationwide Average Number of Residents per Facility Type	Exeter Average Number of Residents per Facility Type
1	Playgrounds	3,750	2,544
2	Basketball Courts	8,000	0
3	Diamond Fields: Youth	4,063	1,696
4	Tennis Courts: Outdoor	6,003	0
5	Dog Parks	46,917	5,089
6	Community Gardens	34,105	0
7	Swimming Pools: Outdoor	45,919	0
8	Tot Lots	12,434	0
9	Skatepark	54,750	0
10	Pickleball: Outdoor	12,597	0
11	Multi-use Courts: Basketball	19,571	0
12	Multi-use Synthetic Turf Field	43,643	0
13	Ice Rink: Outdoor	19,667	0
14	Walking loops/running tracks	20,017	0

Source: 2024 NRPA Agency Performance Review – Park Facilities

Below are additional statistics from the 2024 NRPA Performance Review that can be used as reference points for parks in a community.

- An average of one park for every 2,386 residents in all communities.
- An average of one park for every 1,333 residents in the lower 25 percent of communities.
- An average of one park for every 5,000 residents in the upper 25 percent of communities.
- Trails, greenways, and/or blueways (waterways used for recreation) are included in 84 percent of communities as part of their outdoor infrastructure.
- Of communities that maintain trails, there is an average of 15 miles of trails per community.

6.2 - Regional Comparisons

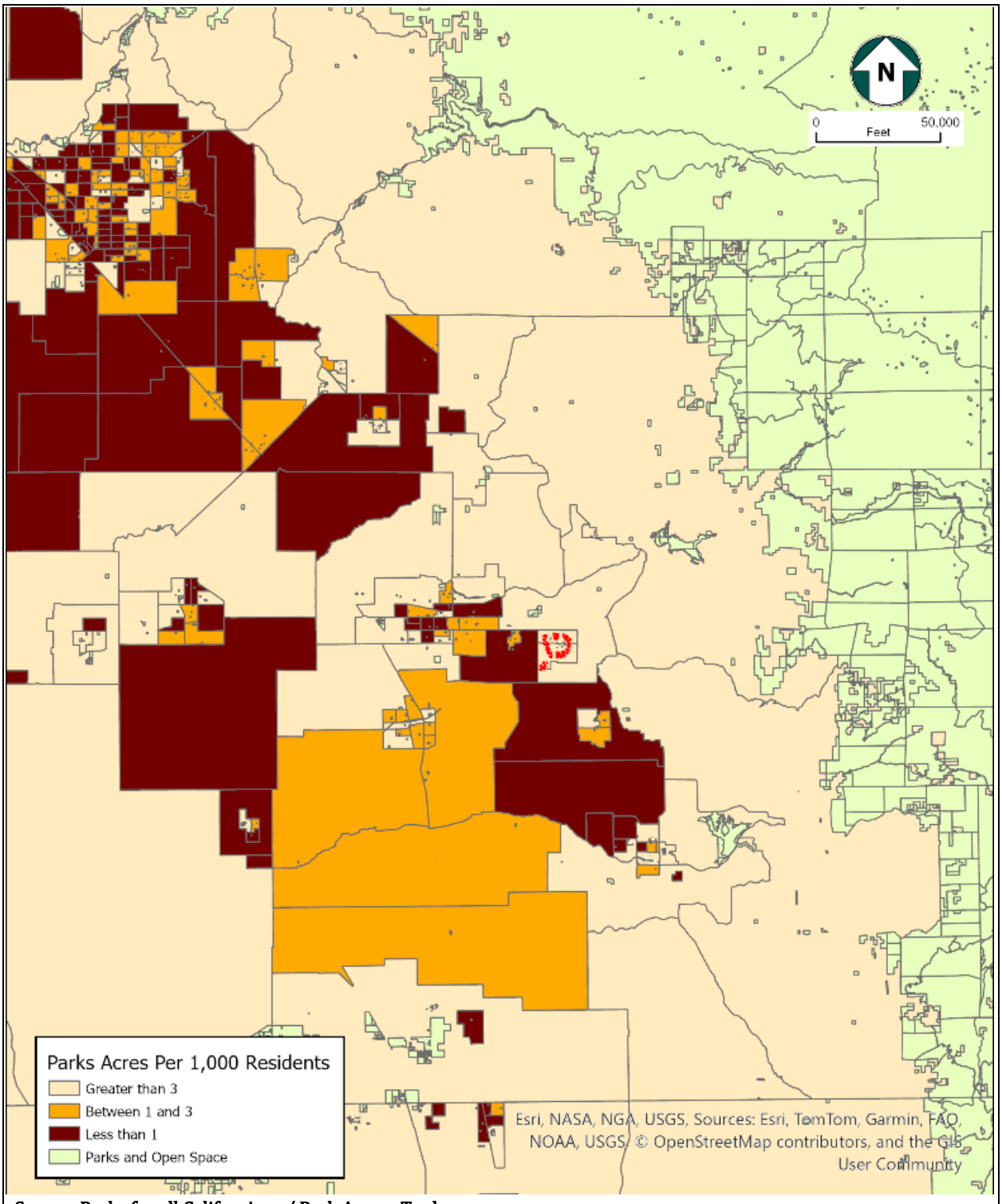
According to statistics from the Trust for Public Land (www.tpl.org), just over one percent of the land within the City of Exeter is used for parks and recreation. On a larger scale, 21 percent of residents of California live more than half a mile from a park. Sixty-one percent of Californians live in census tracts with less than three acres/1,000 residents, with the largest concentration in the communities of the San Joaquin Valley; see Figure 6-1.

Table 6-2 compares how well cities in the north, south, and central regions attain and maintain the park acreage goals identified in each of their General and/or Parks Master Plans.

Table 6-2
Comparison of Park Demographics between Regions and Cities in California

Comparable City (County)	Percent of Residents Further than One-Half Mile from a Park	Median Income per Household	General Plan Policy of Acres per 1,000 Residents	Current Ratio of Acres per 1,000 Residents
Central Valley				
Exeter (Tulare)	**46%**	**$65,750**	**5.0**	**3.1**
Los Banos (Merced)	7%	$45,665	10.0	6.3
Lodi (San Joaquin)	17%	$48,662	5.0	6.2
Madera (Madera)	54%	$42,027	3.0	4.6
Manteca (San Joaquin)	29%	$82,538	5.0	4.6
Tulare (Tulare)	42%	$36,244	3.0	3.4
Atwater (Merced)	16%	$41,619	3.0	3.4
Hanford (Kings)	49%	$53,543	3.0	3.1
Arvin (Kern)	43%	$42,961	3.0	2.7
Reedley (Fresno)	10%	$46,002	4.0	2.6
Delano (Kern)	50%	$36,244	3.0	1.9
San Francisco Bay Area				
Danville (Contra Costa)	42%	$239,310	6.5	6.6
Santa Cruz (Santa Cruz)	0%	$67,714	4.5	3.6
Newark (Alameda)	2%	$127,619	3.0	3.1
Watsonville (Santa Cruz)	4%	$67,007	3.0	3.1
Gilroy (Santa Clara)	30%	$107,729	5.0	2.3
Southern California				
San Jacinto (Riverside)	34%	$62,144	7.5	13.0
Lynwood (Los Angeles)	13%	$61,612	5.0	7.3
Redlands (Riverside)	22%	$87,184	5.0	6.0
Montebello (Los Angeles)	9%	$66,584	5.0	5.4
Imperial Beach (San Diego)	5%	$68,917	5.0	3.0
Arcadia (Los Angeles)	13%	$99,588	2.4	2.4

Source: Parks for All Californians: Community FactFinder (parksforcalifornia.org)



Source: Parks for all Californians / Park Access Tool

Figure 6-1
Park Acres per 1,000 Residents by Census Tract

Currently, Exeter is 62 percent of its goal for parkland acreage per 1,000 residents, which is on the higher end of the community's goal of five acres but meets the goal on the lower end of existing parkland, three acres per 1,000 residents. It is also apparent that communities with higher median incomes have an easier time providing parks for their residents, likely related to the availability of ongoing maintenance costs.

In an effort to make these standards relatable and measure Exeter's progress in park development, a number of Central California cities with recent Park Master Plans were evaluated. Specific cities that had available data were selected to establish an average LOS for each park classification. Similar criteria used to choose these cities were demographics, population, and size. The cities include Manteca, Madera, Tulare, and Los Banos; see Table 6-3.

Table 6-3
Park Acreage Comparison by Classification

City	Population		Number of Parks	Total Acres	Acres per 1,000 Residents
Exeter	**10,179**	Pocket Park	3	1.54	0.15
		Neighborhood Park	3	9.7	0.95
		Community Park	1	19.5	1.92
		Specialty Park	1	1.0	.09
				31.8	**3.1**
Manteca	**85,792**	Pocket Park	49	212.73	2.48
		Neighborhood Park	3	11.33	0.13
		Community Park	1	15.11	0.18
		Specialty Park	8	152.96	1.78
		Trailway	1	30.25	0.35
				422.4	**4.92**
Madera	**67,944**	Pocket Park	4	3.42	0.05
		Neighborhood Park	5	5.62	0.08
		Community Park	3	99.3	1.46
		Specialty Park	8	184.61	2.72
		Trailway	7	20.57	0.30
				313.5	**4.56**
Tulare	**70,733**	Pocket Park	3	3.16	0.04
		Neighborhood Park	10	78.67	1.11
		Community Park	4	85.4	1.21
		Specialty Park	1	2.47	0.03
		Trailway	1	60.61	0.86
		Regional Park	1	10	0.14
				240.3	**3.35**
Los Banos	**47,044**	Pocket Park and Neighborhood Park	37	140.61	3.35
		Community Park	3	75.79	1.80
		Specialty Park	5	47.95	1.15
				264.4	**6.3**

Each city may have slightly different classifications for park spaces and included amenities, given each city's uniqueness. Many factors can be attributed to a municipality's LOS for parks and recreation activities. The average consensus of the four parks with populations and areas similar to Exeter and comparison to current Exeter standards is noted in Table 6-4.

Table 6-4
Exeter Park Acreage and Other Cities by Classification

Classification	Current Exeter Park Acreage	Average Acreage of Four Nearby Cities
Pocket Parks and Neighborhood Parks	1.1/1,000	1.68/1,000
Community Parks	1.9/1,000	1.0/1,000
Regional Parks/Specialty Parks	.25/1,000	No Available Standard

Not all cities have information as detailed and readily available as the cities in the above table, but the following 13 cities do provide a total acreage ratio. Table 6-5 indicates that the City of Exeter is on the lower end of the average of the cities identified at 3.1 acres per 1,000 residents.

Table 6-5
Acres of Parkland per 1,000 Residents
Comparison of 13 Central Valley Cities

Central Valley City	Acres of Parkland per 1,000 Residents
Average	**3.9**
Delano	1.7
Arvin	2.7
Hanford	3.1
Exeter	**3.1**
Atwater	3.4
Tulare	3.5
Madera	4.6
Reedley	4.6
Manteca	4.9
Lodi	6.2
Los Banos	6.3
Porterville	4.5
Woodlake	2.2

6.3 - Maintenance Costs by Park Classification

Table 6-6 provides the typical average cost to maintain each type of park, according to the 2024 NRPA Agency Performance Review.

Table 6-6
Maintenance Cost Guidelines per Park Classification

Park Classification	Average Maintenance Costs
Pocket Park	$18,999–$21,000 per acre
Neighborhood Parks	$16,000–$21,000 per acre
Community Parks	$12,000–$16,000 per acre
Specialty Parks	Costs vary depending on amenities
Trailways	$10,000–$15,000 per acre
Per Rectangular Field	15,000–$20,000 per field
Per Diamond Field	$29,000–$25,000 per field
Other Facilities	$7,000 per acre

Note: Maintenance costs typically increase 3–4% annually and as high as 6% during a robust economy.

These averages indicate that current expenditures may not align with the best practice costs as recommended in the 2024 NRPA Agency Performance Review.

6.4 - Staffing Guidelines

According to the 2024 NRPA Agency Performance Review, the typical park and recreation agency has a range of FTEs on staff for every 10,000 residents living in the jurisdiction served by the agency. These employees typically make up staff for: operations/maintenance, program staff, administration, capital development, and others as needed, specific to Parks. The City of Exeter currently has 10 full-time dedicated Public Works staff (one Public Works Director, one administrative assistant, one operations manager, one crew leader, and six maintenance crew members). These employees are dedicated to the entire needs of the Public Works Department, not only for Parks. Parks represent 20 percent of the budget allocated for one staff member responsible for maintenance.

Comparing staffing levels across agencies can be difficult, considering the level of pay, step classification, and varying job titles. Staffing levels span the median, lower quartile, and upper quartile levels of staffing by population. Table 6-7, below, shows that with the City's current population, the FTE staffing average would equal 6.9 in the lower quartile of FTEs per 10,000 residents and 10 for its 2040 projected population. Exeter is far below the range of having adequate staffing levels to maintain their existing park system. This does not speak to the level of pay or step classification for each position.

Table 6-7
NRPA Full-Time Equivalent (FTE) Employees by Population, per 10,000 residents

	2024	2040
Population	10,179	14,830
	Median: 13.7	Median: 19.8
10,000 residents	**Lower Quartile: 6.9**	**Lower Quartile: 10**
	Upper Quartile: 25.3	Upper Quartile: 36.7

As Exeter's population grows, so will parks. It is important to know that staff should increase as population increases, but the ratio of FTEs does not increase. The ratio of FTEs per 10,000 residents decreases as population increases.

For example, a city of similar size, the City of Woodlake, currently spends approximately $275,000 of the General Fund annually on park maintenance. Of that budget, 23 percent is allocated to staff salaries and benefits, and no maintenance services are contracted out. This would be equivalent to approximately one FTE employee, and Woodlake maintains a total of five parks on 22 acres of parkland under this budget. This is equivalent to one FTE per 22 acres of land and per 10,000 residents.

In Exeter, the annual park budget is closer to $140,000 from the General Fund, excluding any contracted services. Of the $140,000 from the General Fund, approximately $13,000 (or 20 percent of one FTE) covers the cost of employees. This amount covers the entirety of the in-house maintenance staff. With current expenditures on staffing levels, Exeter is currently maintaining 31.8 acres annually with 0.20 percent of one employee per 10,000 residents.

6.5 - Operating Expenses

According to the 2024 NRPA Agency Performance Review, the typical park and recreation agency, similar in population to the City of Exeter, has annual operating expenses of $74.22 per capita in the lower quartile of agencies. According to NRPA, median operating expenditures per capita on the upper end are closer to $263.21 per capita, and the median is closer to $135.53 per capita. Table 6-8 shows that this would come to a budget of close to $750,000 for the 2024 population and over $1.1 million for the 2040 population.

Table 6-8
NRPA Average Operating Expenses by Exeter Population

	2024	2040
Population	10,179	14,890
$74.22 per capita (bottom quartile)	$755,485	$1,105,136

According to the NRPA, the typical distribution of annual operating expenses is:

- Fifty-four percent (54%) for personnel.
- Thirty-eight percent (38%) for operating expenses.
- Six percent (6%) for capital expenses not in the CIP.
- Two percent (2%) for others.

Exeter is currently distributing annual operating expenses as follows:

- $5,997.25 for personnel*.

- $79,035.00 for contracted maintenance services (operating expense)*.
- $40,805.00 for operating expenses*.

*The amounts are estimates from the final General Fund account expenditures of the 2024/2025 fiscal year to date as of May 2025. On a per capita expenditure, Exeter is currently spending $230,700 annually for all park expenses, breaking down to $22.66 per capita.

When comparing Exeter's current expenditures per capita, you can draw the conclusion that there is a significant distance in the amounts being spent nationwide at agencies of a similar size to Exeter, versus what Exeter has available for expenditure. There is a strong need to have Exeter establish additional streams of funding to improve existing parks and to be able to maintain parks in the future with improved infrastructure. There is no doubt that additional revenue is needed by the City of Exeter to improve park maintenance programs, as improved processes can only provide limited cost savings.

SECTION 7 - RECOMMENDATIONS FOR RENOVATION

Design guidelines support consistency and quality in planning, building, and maintaining new and updated parks and facilities. The guidelines support the Master Plan's vision and goals and provide greater detail on plan recommendations for future parks and park improvements. The guidelines also allow for flexibility and creativity to respond to different conditions. Current and future Exeter park facilities have unique situations, circumstances, and design challenges. The guidelines should be seen as best practices in park design for Exeter, but deviations can be made to accommodate specific circumstances. Specific recommendations for existing park improvements are made in Section 9.

7.1 - Use of Guidelines

The design guidelines should be used to discuss, review, design, and improve new parks and improvements to existing parks. Exeter should use the guidelines to measure all projects for conformance with the intent and direction of the Master Plan. Developers and builders, designers and planners, decision-makers, staff, and members of the community should all use these guidelines when considering the following overarching questions:

- Does the project exemplify the type of improvement or outcomes envisioned by the community as stated through the Master Plan vision, goals, and policies?
- Will the project meet the intent of the respective park classification, with improvements that are compatible with the specific park type?

7.2 - Park Size and Location Guidelines

Park classification guidelines for size and location are recommended in Table 7-1 to ensure that future parks in Exeter are properly sized to support the appropriate amenities for their intended purpose and so they can be located along streets with appropriate traffic levels.

Table 7-1
Standard Park Acreage by Classification

Park Type	Size	Location
Pocket Park	5,000 sq. ft. to 1 acre	One or more local streets
Neighborhood Park	1 to 8 acres	Two or more local streets
Community Park	8 to 26 acres	At least two streets, one being an arterial or collector
Specialty Park	No specific size	Depending on expected traffic
Trailway	30 to 100 feet wide right-of-way–varies in length	Preferably along streets for visibility

7.3 - ADA Improvements Common to All Parks and Facilities

ADA-compliant improvements need to be incorporated into both new and existing parks of all sizes. The following are the minimum necessary improvements.

- Furnish and install ADA-compliant ramps and pathways to playgrounds.
- Ensure that parking lots and on-street parking meet the minimum standards for the number of ADA-compliant parking spaces and that there is access to the adjacent paths of travel.
- New and replacement picnic tables, drinking fountains, and restroom fixtures should be ADA-compliant.
- Consider installing accessible playground equipment at one of the neighborhood or community parks.
- Provide ADA access from the street for all visitors, including curb cuts, ramps, and even sidewalks.

7.4 - Guidelines by Park Classification

7.4.1 - Pocket Park Guidelines

The smallest park that will be classified in Exeter is the pocket park. It is defined as a small open space area serving the immediate neighborhood that can be reached on foot in approximately five minutes or less. Pocket parks are typically no more than one acre. They can be small spaces in a neighborhood, such as linear parks and paseos, protection for a large tree that predates development, or an urban public open space. Designs with a public street on at least two sides and residences facing the park are strongly preferred. Due to their central location in neighborhoods, the time it takes the City maintenance staff to visit and maintain these smaller parks tends to be on the higher side when considering the cost to maintain per acre. When the pocket park is in a residential neighborhood and is over one-third of an acre, it is likely to include a children's playground for ages 0–5 (minimum 5,000 square feet). The park size and location should be consistent with Table 7-1, and the required and optional amenities should be consistent with Table 7-2.

7.4.2 - Neighborhood Park Guidelines

Neighborhood parks are medium-sized parks designed primarily for child-oriented and family-oriented activities. The parks primarily serve people living within an approximately one-half-mile radius of the park and are ideally within walking and bicycling distance of most users. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve open space. Neighborhood parks

generally provide both passive and limited active recreation opportunities. Neighborhood parks should be located on at least two local streets or a local street and a collector street. Neighborhood parks on arterial streets are not preferred. It is strongly preferred that homes face the park. While competitive sports fields may not be appropriate for this size, practice fields should be incorporated into the design. The park size and location should be consistent with Table 7-1, and the required and optional amenities should be consistent with Table 7-2.

7.4.3 - Community Park Guidelines

Community parks provide active and passive recreational opportunities for a larger and more diverse user group. They will serve a group of neighborhoods or the City as a whole. Typical sizes for community parks can range from eight to 20 acres. The park will serve an area ranging from one mile to as much as a three-mile radius. Access to the site should be provided via collector or arterial streets with accessible sidewalks and bicycle lanes. Residents will typically drive to community parks, so parking spaces should be provided. Community park facilities are most often oriented towards family and adult activities, such as tennis courts, community centers, swimming pools or splash pads, sports fields, walking paths, picnic areas, and picnic shelters. Restrooms are required, especially when a splash pad is included. These parks usually offer athletic fields and provide a venue for community athletic organizations. The park size and location should be consistent with Table 7-1, and the required and optional amenities should be consistent with Table 7-2.

7.4.4 - Trailway Guidelines

Trails provide a linear path, usually parallel to a feature such as a watercourse, railroad, or an easement that allows access to canal/railroad trails. Trail easements can vary in width. Trailways in Exeter serve as linear parks, often with amenities such as shade trees and other landscaping, benches, trash containers, picnic tables, dog waste stations, and sometimes exercise stations and drinking fountains. Neighborhood and community parks should be located along or near the City's trailways where possible.

7.4.5 - Specialty Park Guidelines

A specialty park or facility covers a broad range of specialized park and recreation facilities, such as golf courses, sports parks, historical sites, veterans' memorials, community centers, water parks, tennis clubs, skateparks, dog parks, community gardens, disc golf courses, and other special-use facilities. Special use sites may vary in size based on intended use. The site should accommodate special use and have necessary support facilities. Access should be provided via trailways and collector or local streets.

7.5 - Required and Optional Amenities

Table 7-2 lists park amenities and provides a recommendation on whether the amenity should be considered required or optional, depending on the type of park.

Table 7-2
Required and Optional Park Amenities by Park Designation

	Pocket Park	Neighborhood Park	Community Park	Trailways	Specialty Park
Open Turf & Landscape	●	●	●	⊗	⊗
Park Signage	●	●	●	●	●
Benches & Seating	●	●	●	●	●
Trash Receptacles	●	●	●	●	●
Drinking/Fill Stations	⊗	●	●	⊗	⊗
Picnic Tables/Shelters	⊗	⊗	●	⊗	⊗
Barbecue Pits & Containment	⊗	⊗	●		⊗
Shade Trees	●	●	●	●	⊗
Security Lighting	●	●	●	●	●
Pet Waste Stations	⊗	●	●	●	⊗
Restrooms	⊗	⊗	●	⊗	⊗
Bike Racks & Storage	⊗	⊗	●	⊗	⊗
Internal Walking Paths		●	●	●	⊗
Children's Play Areas 0–5 yr	⊗	●	●	⊗	
Children's Play Areas 5–12 yr		●	●	⊗	
Off-street Parking		⊗	●	⊗	
Basketball/Tennis/Pickleball Courts		⊗	⊗		⊗
Soccer/Football/Baseball/Softball Fields		⊗	⊗		
Sand or Grass Volleyball Courts		⊗	⊗		
Lighted Competitive Sports Fields			⊗		⊗
Concession Stand & Storage			⊗		⊗
Splash Pad/Water Feature		⊗	⊗		
Outdoor Performance Venue			⊗		⊗
Nature Activity or Demonstration Area		⊗	⊗	⊗	⊗
Community Garden and/or Kitchen			⊗		⊗
Community Center/e-Games Venue			⊗		⊗
Dog Play Area			⊗	⊗	⊗
Disc Golf		⊗	⊗		
Horseshoes, Chess Tables, Cornhole		⊗	⊗		⊗
Skatepark/Pump Track			⊗		⊗

7.6 - Individual Site Recommendations

The following site improvement recommendations are made for each existing park based on observations, public involvement, and staff comments. In an effort to improve overall branding and identity, it is suggested that all parks get updated signs showing the name of the park facility on a uniform sign approved by the City of Exeter. Estimated costs for proposed improvements are at the beginning of each park site's recommendations. Detailed costs can be found in the appendices of this document. Due to funding constraints, it will not be possible to accomplish all these improvements right away. However, these lists can be used to develop reasonable CIPs that can succeed over time. Equity in the distribution of funding for parks shall be evenly distributed throughout the City. All park locations are identified below in Figure 7-1. The CIP should be reasonably based upon the suggested prioritization of projects listed in the appendix of this document.

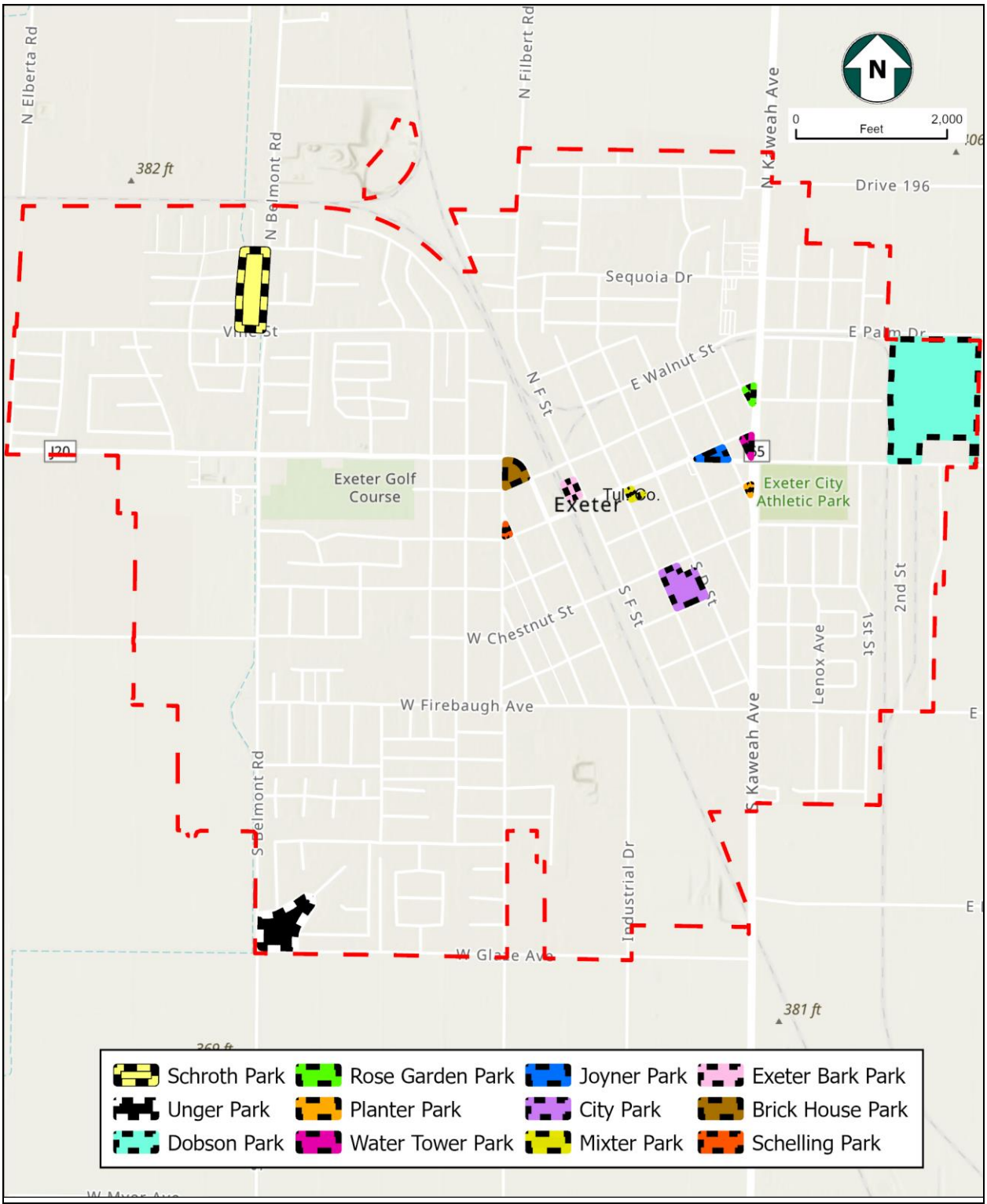


Figure 7-1
Dobson Field Master Plan

DOBSON FIELD	
Total Improvement Costs + 20% Contingency	**$8,773,318**
Park Access & Hardscape	$3,364,548
Irrigation System Improvements	$1,422,000
Electrical Improvements	$1,000,000
Signage and Amenities	$1,107,800
Landscaping	$416,750
Contingency (20%)	*$1,462,220*

1. High Priority

- Improve irrigation function:
  - Head-to-head coverage.
  - Upgrade controllers, wiring, and valves, and install a six-inch main from both points of connection and laterals needed.
- Field areas are to have grading, seeding, and weed control.
  - A landscaping company is needed due to better weed control.
- Make ADA improvements and ADA-accessible parking.
- Add locking gates to the electrical and Lions Stadium.

Opportunity: *Improving the water distribution flow will allow for more proper watering and irrigation and will improve the quality of the landscaping. Leveling the ground and moving the soil around will allow for fresh grass growth and improvement to the current network.*

Challenge: *Improving irrigation flows will require soil and equipment interruptions. Leveling the ground will make the fields inoperable for the duration of the work being done. It will take some time for the regrowth of the grass if sod is not used. The use of sod can be expensive.*

2. Function and Community Events

- Add sidewalks leading to sports fields/spectator areas.
- Increase available parking.
- Improve concessions to a centralized location. Consider something with seating and air conditioning (long term).
  - Increase the number of restrooms.
  - Increase storage space for Little League and City maintenance.

Opportunity: *Improving the pedestrian network will reduce mowable surfaces and provide ADA-compliant access to ballfields and concessions. Adding restroom facilities will allow all visitors to enjoy the park without being hurried to leave for emergency needs. If access to restrooms and improved concessions are available, people may be more likely to host events and tournaments and rent facilities. Some newer restrooms on the market are now vandal-resistant and may provide fewer opportunities for vandalism.*

Challenge: *Concrete replacement and installation can be expensive. Concrete must be installed to withstand use and ensure longevity, minimizing cracking and lifting by adjacent objects such as trees. Concrete should be added once the park's final design concept is approved to reduce any reworking of concrete. Staffing concessions stands will require additional staff on behalf of the City. Restrooms are often vandalized by people suffering from homelessness or drug use. The cost of maintaining and repairing restrooms can be costly if not minimized.*

3. Constructed Item Improvements/Amenity

- Improve lighting.
- Update the walking trail and add a rest station area.
- Replace and upgrade drinking fountains.

Opportunity: *Improving and enhancing safety-related features, such as lighting, makes the park feel safer at or around sundown. Enhancing the quality of facilities like the trail and water fountains increases the park's quality and may attract more visitors. Providing them with a place to rest and water to drink is minimal in cost and goes a long way to improving the quality of the facilities.*

Challenge: *Lighting can be expensive to purchase, install, and operate.*

4. General Characteristics

- Dobson Field is located along a high-priority ADA-recommended improvement corridor (Rocky Hill Drive).
- Update signage throughout the park.
- Improve overall parking layout and function.
  - Fix the flow of vehicles into/out of Dobson Field, rearranging fields as needed.
  - Name all the playing fields and provide a wayfinding map, so the public can easily identify field locations.
- Fields should be graded, and a pest control program should be established.
- Consider acquiring an abandoned railroad spur (50 feet) east of active tracks on the north side of the park.
- Rocky Hill Drive, a popular destination for bicycle riders, is to be developed as a bikeway. The bikeway will connect with the trail surrounding Dobson Field and with the proposed rest area. Improvement to the trail around Dobson Field is highly recommended to enhance safety components and minimize dirt stirring and weed control.
- Improve existing drive/alley approaches, including needed ADA upgrades.

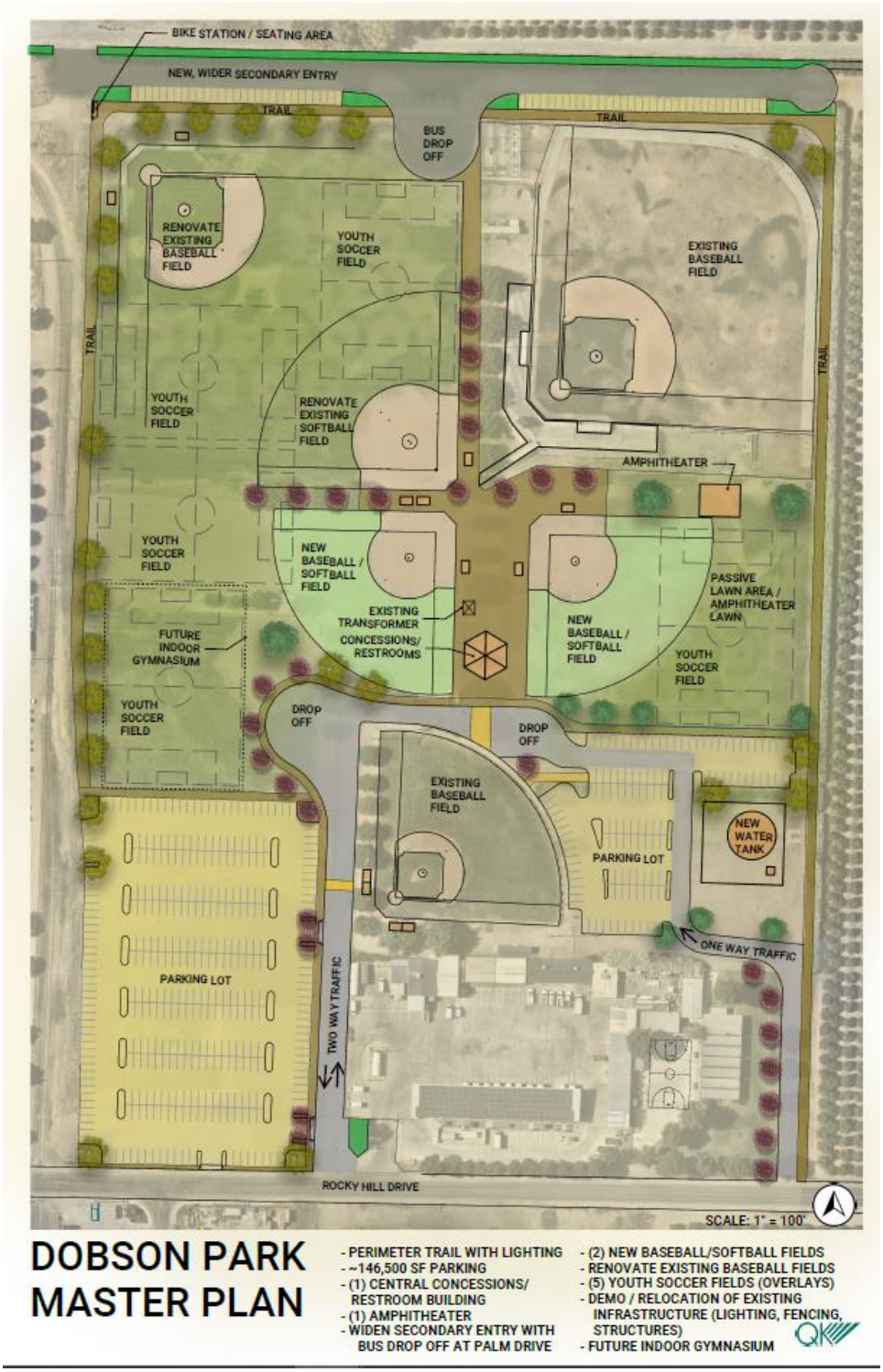


Figure 7-2
Dobson Field Master Plan

EXETER CITY PARK	
Total Improvement Costs + 20% Contingency	**$3,416,881**
Park Access & Hardscape	$498,848
Irrigation System Improvements	$645,945
Electrical Improvements	$45,000
Signage and Amenities	$1,520,000
Landscaping	$137,608
Contingency (20%)	*$569,480*

1. High Priority

- Landscaping improvements:
  - Ground maintenance improvement:
    - Grading and leveling improvements.
    - New irrigation main, valves, laterals, and sprinkler heads needed after leveling the park.
  - Hardscape:
    - Reducing turf in hard-to-maintain spaces.
  - Foliage/tree replacement and proper maintenance.
- Irrigation system:
  - Watering timer/scheduling improvements:
    - Relocate the irrigation timer from inside the Carnegie Building's basement to the new electrical room.
      - ❖ Recommend a new Hunter ACC2 controller.
  - Replace new valves and decoders; replace 14 irrigation valves.
    - Recommend valve boxes that have locking lids and can withstand the weight of a vehicle.
    - Install a master valve, flow sensor, and moisture sensor.
  - Repair the sprinkler box in the west park strip.
  - Install two backflow preventers.
- Reduce public access to the stairwell at the back of the Carnegie Building.

Opportunity: *Leveling the ground and moving the soil around will allow for fresh grass growth and improve the current irrigation network. Adding hardscape (DG and concrete) will reduce the amount of land that needs to be watered while concurrently allowing for the installation of adequate irrigation. Adding hardscape will make the park ADA accessible. The City can partner with the Chamber of Commerce, Kiwanis, Lions Club, and other service groups to make some of these improvements possible. Improving the watering timer/scheduling will allow City maintenance staff to focus their time on the necessary proactive duties rather than turning on or off the sprinklers at scheduled times. Making the irrigation timer more accessible will enable easy programming, troubleshooting, and more accurate watering. Removing public access from the stairwell at the back of the Carnegie Building will prevent squatters or unwanted park loitering.*

Challenge: *Leveling the ground will make the park inoperable for the duration of the time the work is done. It will take some time for the regrowth of the grass if sod is not used. Sod can be expensive. Tree replacement can be expensive, and if younger trees are used, it may be a few years before they produce shade. Relocating the irrigation timer will require relocating the wiring. Replacement and repair of improperly functioning irrigation components will improve the quality of the park's landscaping. Closing off public access to the stairwell will be needed to ensure that the improvements comply with fire/safety standards so that the exit remains available for emergencies.*

2. Function and Community Events

- Install a new driveway and walkway network around the park.
  - Make the public gathering spaces accessible (arbors, amphitheater, drinking fountains, and playgrounds).
  - Replace the existing driveway in the southwest corner of the park with one that runs the width of the park and is at least six inches deep to withstand the weight of a vehicle and provide vehicle access in the park. Future community events may use it for food trucks, vendor staging, or AV equipment at the amphitheater.
- Increase lighting throughout the park.
- Add a restroom (minimize vandalism opportunity).

Opportunity: *Improving the pedestrian network will reduce mowable surfaces and provide ADA-compliant access to various amenities around the park. Installing a driveway that can withstand the weight of a vehicle will allow for emergency services and maintenance on site as needed. An improved driveway can also provide the opportunity for ADA-accessible food truck events, as well as ease of setup and access for events such as the Fall Festival. In addition, improving lighting in the park will allow park visitors to feel safer visiting the park in the winter months when daylight is limited. Lighting will enhance and encourage evening events and community activities. Adding permanent restrooms will provide visitors with the ability to enjoy the park without being hurried to leave for emergency needs. If there is access to restrooms, people will be more likely to host events and rent facilities at the park. Some pre-manufactured restrooms are now vandal-resistant, which may provide less opportunity for vandalism.*

Challenge: *Concrete replacement is expensive. The installation of DG may make the park inaccessible during the duration of construction. Lighting may make the park's hours unclear without appropriate signage and automatic light timing. The cost of installing lighting can be pricey. If lighting is not automated, it may take personnel resources to operate. Restrooms are often vandalized by people suffering from homelessness or drug use. The cost of maintaining and repairing restrooms can be costly if not minimized.*

3. Constructed Item Improvements/Amenity

- Gazebo removal (current configuration is not ADA); replace it with an amphitheater with electric access.

- Make arbor improvements more aesthetically pleasing and raise their height when feasible.
  - Replace the large arbor, as its structural integrity is questionable. Replace it with a higher roof arbor adjacent to a barbecue that is more vandal-resistant and remove existing electric and water connections.
  - Install flag shade structures over any new/additional seating area.
  - Add barbecue pit(s) by additional picnic areas/arbors with pits/grills that minimize vandalism.
- Remove electrical outlet posts throughout the park area.
- Revise horseshoe pits to an updated amenity like cornhole.
- Upgrade/replace drinking fountains.

Opportunity: *Removing the gazebo will allow space for a modern amphitheater with a more open-concept design and built-in seating. A stage will be more likely to be used by performers and will allow for more airflow. Modernizing the location with access to upsized electrical connections will make it a destination for performers. Removing the existing gazebo will allow for a more open space, deterring unauthorized camping and sleeping. Nice arbors will make the space more inviting and may result in higher use and interest in rentals, resulting in additional revenue for the City. The arbors should be themed or named to be easily identified. The arbors can be sponsored or funded with donations and/or community service.*

Challenge: The gazebo was a community donation from a service club and may hold sentimental value. There is likely a time capsule located under the gazebo. Routine maintenance will need to occur on the arbors to keep them aesthetically pleasing and structurally sound.

4. General Characteristics

- Improve electrical infrastructure.
  - Remove electrical lines running to the gazebo and arbor and relocate the panel to the electrical room.
  - Remove the power pole in the middle of the park.
  - Move the electrical main service and the former restroom panels to the electrical room.
  - Fix electrical connections in the pull box.
- Preserve the City pool's history by adding a bridge and a center shade structure. Improve the pool's water filtration system and convert it to a usable water feature.
- Play area needs curbing/weed control.
  - Play areas recommended for combining into the same enclosure and adding shaded seating areas.
- More seating areas are needed (replace existing benches and picnic tables, and add additional ones).
- Improve shading throughout the park via greenery/trees.

Opportunity: *Recommended improvements will reduce tripping hazards, electrical hazards, and vandalism from forced entry. Improvement of the electrical infrastructure will provide an opportunity for reconfiguring the park's amenities. Restoring and preserving the City pool will provide a usable water feature that the community will enjoy. Improve the aesthetic appearance of the playground area and provide a safe, enclosed space for children and their families to enjoy playing at the park, minimizing potential vehicle conflicts.*

Challenge: *Removing and moving electrical lines, connections, and power poles will require excavation and skilled labor. The timing of the excavation should be planned well in advance so that any improvements made from this point forward will not be affected. The improvement to the City pool, regardless of the option chosen, will be costly up front and require ongoing monetary contributions to maintain. The playgrounds are already installed, and the reinstallation may be costly.*

5. Access Improvements as Listed in the Complete Streets with ADA Compliance and Active Transportation Safety Enhancement Plan for the City of Exeter

- Provide an accessible route to interior park features (horseshoe pits, gazebo/amphitheater, picnic shelters, wading pool, play structures, swings, etc.).
- Provide accessible parking stalls and signage at street parking.
- Storm drain grate replacements on the north side of the park (x3).
- Sidewalk replacement is needed throughout the perimeter of the park (locations: various).
- Repair is needed for curb ramps that need ADA upgrade (ADA Compliance Plan).
- Provide a compliant ADA ramp to the Carnegie Building – Senior Center.
- Staging areas/bike parking is desired to help further the recreational tourism aspect of biking and walking in Exeter and to serve as a bike rest area for bicyclists in the community.
- Add bicycle parking.
- Listed as a priority location in the ADA Compliance Plan.

CITY PARK - MASTER PLAN

SENIOR EVENT AREA
INFORMAL SEATING AREAS AND HISTORICAL SITE FURNISHINGS

DROUGHT TOLERANT GARDEN
WATER WISE LANDSCAPE

RESTROOMS
RESTROOMS, STORAGE, AND PUMP HOUSE FOR POOL EQUIPMENT

INTERNAL PATHWAYS / TRAIL
~1,800 LF OF NEW WALKWAYS WITH ADA COMPLIANCE AT MAIN SPINE

CONCERTS IN THE PARK
NEW AMPHITHEATER, AUDIO, AND ELECTRICAL SERVICE

OPEN AIR SPACE
AREA FOR SPECIAL EVENTS, LIGHTING, SEAT WALLS, ELECTRICAL SERVICE, AND ADA PATH OF TRAVEL

CHILDREN'S POOL WATER ADVENTURE
HISTORICAL BRIDGE AND TRELLIS (PARENT SEATING AREA), SPLASH PLAY EQUIPMENT, AND COLORFUL SAFETY SURFACING

HORSE SHOE AREA
REHABILITATION OF HORSE SHOE COURTS, NEW CORN HOLE COURTS, AND NEW SEATING AREA WITH SHADE

PLAYLAND
EXPAND PLAY SURFACING TO NEW FENCE, ADDITIONAL SURFACE PLAY EVENTS, PARENT SEATING WITH SHADE, AND PERIMETER FENCING

BIKE TRAIL STATION
BIKE EQUIPMENT STATION ALONG PROPOSED CLASS III BIKE TRAIL

Figure 7-3
City Park Master Plan

SCHROTH PARK	
Total Improvement Costs (includes 20% Contingency)	**$1,581,960**

Park Access and Hardscape – $165,800

- Improve access to playgrounds.
- The sidewalk needs expansion joints or to be replaced when possible.
- Improve access to drinking fountains.
- Sidewalk upgrades needed to be ADA-compliant (curbs at the eastern corners).
- Provide an accessible route to park features (play structures, picnic shelters, and park benches).
- Provide accessible street parking stalls and signage, and an accessible route to the park entrance.

Irrigation System Improvements – $389,500

- Readjust sprinkler alignment to ensure head-to-head coverage.
- Increase booster pump size.
- Switch the controller to a new Hunter ACC2.
- Replace 23 valves in the park with new valves with decoders.
- Valve boxes need locking lids to withstand being driven on.
- Valve boxes need a master valve.
- Valve boxes need a flow sensor.
- Valve boxes need a moisture sensor.
- Irrigation piping and sprinkler heads around playgrounds need adjustments and relocation.

Electrical – $285,000

- Conduit will be needed for all wire runs for the irrigation system to prevent pest damage.
- Install light poles along concrete walk areas.

Signage and Amenities – $467,000

- The shade cover is ripped and needs to be replaced.
- Consider replacing wood chips with soft rubberized flooring.
- Replace and upgrade drinking fountains.
- Add a permanent restroom.
- Increase lighting.
- Add bicycle parking.
- Consider adding swings or a teeter-totter type of amenity to keep kids entertained and from inappropriately using exercise equipment.

Landscaping – $11,000

- Mix in compost material to soften turf.
- Two trees are sick or dying in the planter area.
- Pest control is needed (gopher and squirrel damage).

UNGER PARK	
Total Improvement Costs (Includes 20% Contingency)	**$517,482**

Park Access and Hardscape – $105,400

- Provide an accessible route to the playground and benches from the sidewalk.
- Provide accessible routes to frisbee golf tee areas.
- ADA improvements are needed at curbs/intersections.

Irrigation System Improvements – $304,835

- Water flow and distribution:
  - Install a booster pump to help sprinkler head-to-head coverage.
  - Adjust and relocate irrigation piping and sprinkler heads around the playground.
  - Upgrade controllers and reduce from two to one.
  - Upgrade wiring and valves (recommend new Hunter ACC2 controller).
- Valve box improvements:
  - Locking lids are needed to withstand being driven on.
  - Valve boxes need a master valve, flow sensor, and moisture sensor.
  - Valve box decoder.

Electrical – $5,000

- Loose wiring (various) needs to be terminated at locations.

Signage and Amenities – $6,000

- Improve signage regarding the disc golf course.
- Add benches or bike rest areas.
- Add bicycle parking.
- Update park signage to include Unger Park and be uniform with all City parks.

Landscaping - $10,000

- Pest control (gopher) is needed on the south edge of the park along the back of the curb.

BRICKHOUSE PARK	
Total Improvement Costs (Includes 20% Contingency)	**$342,000**

Park Access and Hardscape – $54,000

- The sidewalk is raised in one location.
- Storm drain potential hazard (x2).
- Accessible street parking and signage.
- Add an accessible route to park features (covered picnic shelter, barbecue, brick structure).

Irrigation System Improvements – $5,000

- Replace the existing controller with a new Hunter controller.
- This park is the site for Well 6.
- There is a sewer manhole on the northwest corner of the park that will be abandoned and filled in during our sewer line relocation project. (Completed 2025)

Electrical – $38,000

- Increase lighting at the park; power is available in the brick building.

Signage and Amenities – $187,500

- The brick building's roof and walls appear okay. There are a few grout issues to be addressed. The windows are boarded up and rotten. Suggest pulling out the window frames and installing metal inserts to avoid future intrusion by homeless people.
- Replace the door to the brick structure and the metal slider.
- Some cement pads where the old barbecue, tables, and benches were located should be removed and filled in.
- Add a basketball/pickleball court.
- Add a drinking fountain.
- Install bicycle parking.

Landscaping – $500

- Trees (mostly pine) can use some trimming.
- Improve the landscaping area around the phone company distribution box.

JOYNER PARK	
Total Improvement Costs (Includes 20% Contingency)	$209,400

Park Access and Hardscape – $67,000

- Sidewalk replacement is needed around the majority of the perimeter of the park.
- Add a walkway and courtyard.
- Install missing ADA curb ramp.
- Provide an accessible route in the park to features (picnic shelter, drinking fountain, and benches).
- Provide accessible features (drinking fountain, benches, and picnic table).

Irrigation System Improvements – $8,500

- Replace the existing controller with a new Hunter controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Replace existing valves with new valves and wiring.
- Replace existing valve boxes with a new locking lid to withstand a vehicle's weight.

Electrical – $49,500

- Add park lighting.
- Adjacent traffic circle irrigation comes from the park.

Signage and Amenities – $48,000

- Add park benches.
- Demo and replace concrete park benches.
- Demo and replace the drinking fountain.
- Install bike parking.

Landscaping – $1,500

- Remove and replace three myrtles on the east side of the park.
- Add hardscape through the park from the curb to the arbor and other proposed sitting areas.

EXETER BARK PARK	
Total Improvement Costs (Includes 20% Contingency)	$113,160

Park Access and Hardscape – $21,600

- Upgrade to an ADA-compliant access gate and pathway.
- Concrete walk needed throughout—if bricks are to be used, the ground should be leveled before installation.
- Add a missing sidewalk adjacent to the park.
- Add accessible street parking and signage.

Irrigation System Improvements – $9,200

- Replace the existing controller with a new Hunter controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Replace existing valves with new valves and wiring.
- Replace existing valve boxes with a new locking lid to withstand a vehicle's weight.

Electrical – $0

Signage and Amenities – $59,000

- The gate gap on the internal gate is likely due to the ground settling. A pool noodle was used to close the gap.
- Upgrade and replace drinking fountains.
- Replace solar lights with new ones.
- Additional signage could be helpful.

Landscaping – $4,500

- Improve leveling and drainage to minimize mud puddles and poor drainage. Poor drainage currently exists in the park area.

DALE SALLY PARK (WATER TOWER PARK)	
Total Improvement Costs (Includes 20% Contingency)	$61,080

Park Access and Hardscape – $20,500

- Provide accessible parking, signage, and an accessible route from the parking to the park entrance.
- Provide an accessible route to park benches.

Irrigation System Improvements – $7,900

- Replace the existing controller with a new Hunter controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Replace existing valves with new valves and wiring.

Electrical – $0

Signage and Amenities – $22,500

- Add a seating area with benches in the middle rear of the park, closer to the parking lot.
- Add bicycle parking.

Landscaping – $0

ROSE GARDEN PARK	
Total Improvement Costs (Includes 20% Contingency)	$41,820

Park Access and Hardscape – $26,250

- The concrete sidewalk is broken in multiple locations and needs replacing; the north end of the sidewalk/curbing has been newly replaced.
- Storm drain is a potential hazard.

Irrigation System Improvements – $8,600

- Replace the existing Orbit controller with a new Hunter controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Three irrigation valves.
- Replace existing valves with new valves and wiring.
- Replace existing valve boxes with a new locking lid to withstand a vehicle's weight.
- Need a backflow preventer.

Electrical – $5,000

- Existing conduit stub-ups in multiple locations need to be removed, along with the wiring still in them.
- The switch gearbox needs repair work, it is lifting and leaning, or may need to be replaced.

Signage and Amenities – $0

Landscaping – $0

- Small rose bushes look slightly over-trimmed, and some are malnourished.

MIXTER PARK	
Total Improvement Costs (Includes 20% Contingency)	**$30,240**

Park Access and Hardscape – $12,000

- When an amphitheater is added, add an access ramp to the stage.
- Provide accessible street parking and signage (two stalls).

Irrigation System Improvements – $7,200

- Replace the sprinkler controller with a new Hunter ICC2.
- Raise the valve box to grade.
- Recommend that the valve box have a locking lid to withstand a vehicle's weight.
- Install a master valve.
- Install a flow sensor.
- Install a moisture sensor.

Electrical – $2,000

- Install zone-specific/controlled speakers.
- Provide electrical connections for potential concerts or live music.

Signage and Amenities – $4,000

- Add bicycle parking.
- Update park signage to include Mixter Park and be uniform with all City parks.

Landscaping – $0

SCHELLING PARK	
Total Improvement Costs (Includes 20% Contingency)	$69,240

Park Access and Hardscape – $18,500

- Provide an accessible route to the picnic shelter.
- Provide an accessible drinking fountain.
- Provide an accessible curb ramp at the southwest corner.

Irrigation System Improvements – $9,200

- Replace the existing controller with a new Hunter controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Replace existing valves (4) with new valves and wiring.
- Replace existing valve boxes with a new locking lid to withstand a vehicle's weight.

Electrical – $0

Signage and Amenities – $30,000

- Tables and benches have lots of tagging. The arbor is structurally deficient.
- Demo structure and concrete pads, and fill the area with turf.
- Remove the park bench and repair the concrete around the bench mounts.

Landscaping – $0

PLANTER PARK	
Total Improvement Costs (Includes 20% Contingency)	**$43,800**

Park Access and Hardscape – $12,500

- Install ADA-accessible curb ramps in the northwest corner of the park.
- Provide a perimeter or internal accessible route (sidewalk or internal walks).

Irrigation System Improvements – $5,500

- Replace the existing node controller with a solar controller.
- Need a master valve.
- Need a flow sensor.
- Need a moisture sensor.
- Replace existing valves with new valves and wiring.
- Replace existing valve boxes with a new locking lid to withstand a vehicle's weight.

Electrical – $5,000

- Run electrical to operate a sprinkler timer.

Signage and Amenities – $7,500

- Add benches/seating area to enjoy the garden/passive park.

Landscaping – $6,000

- Reduce turf and add hardscaping.

SECTION 8 - PARK DEVELOPMENT RECOMMENDATIONS

8.1 - New Park Development Recommendations

This section recommends strategies for developing more parks to help the City meet the stated General Plan goals. The City will need to identify locations to develop and acquire parcels as opportunities arise. Although the current climate is to ensure the existing parks are brought to standard and are able to be maintained prior to the construction of new parks, there will come a day, likely within the lifespan of this plan, where a new or the expansion of a park will need to be constructed by the City. The following is a list of recommended park options:

8.1.1 - STORM DRAIN BASIN CONVERSIONS

The example of Unger Park being used as a neighborhood park is an excellent example of opportunity land that has been able to provide use compatible with a much-needed park. The City should consider the feasibility of converting portions of future City-owned storm drainage basins into usable park space. Each basin will need to be analyzed individually to determine suitability. Based on existing basin configurations, certain basins may only be available for installing walking paths around the perimeter of the basin. The walking paths would include benches and trash cans. The security fence around the basin could be relocated down the slope of the basin a few feet (see images to the right) to make the trail more aesthetically pleasing and to be able to better see the trail from a distance. This could provide a quiet place to walk, jog, or walk dogs.

8.1.2 - REGIONAL PARK

Dobson Field is the closest park Exeter has to a regional park. In future years, it's possible that the land surrounding the park will be acquired by the City, expanding the size of Dobson Field. A regional park is classified as the establishment of a large 30- to 100-acre active or passive recreation area. If developed, the facility can include both a complex with sports fields and possibly a gymnasium/community center, and it can also allow the opportunity for passive open space. The City should determine which is most feasible and allocate resources to make the space a reality when the timing and budget allow. The increase in soccer and baseball field capacity would alleviate much of the overcrowding and lack of

available space currently experienced in Exeter during peak recreation season. Creating a regional park in Exeter may open the door to many opportunities for greater community use, both locally and regionally.

8.1.3 - TRAILWAYS

The City has a prime opportunity to connect parks and destination points throughout Exeter. In the City's Active Transportation Plan, pedestrian and bicycle facilities are evaluated and prioritized. The Active Transportation Plan calls for the establishment of a connected bicycle network throughout the City. In addition to on-street bicycle improvements and sidewalk improvements, the City has an opportunity to create a trailway corridor along the continuous off-road land, like canals, adjacent to rail lines, and along Rocky Hill Drive. Funding has been secured for Class I bicycle and pedestrian improvements with lighting, landscaping, and shade trees at Dobson Field. The trail would run the perimeter of the park, and at full build out, have rest areas, mile markers, and connect with other local facilities. The Belmont trail project provided for the undergrounding of the irrigation canal, creating a north/south connection at the west end of town. It has also allowed the momentum for the City to begin implementing the recommended trail and bicycle/pedestrian improvements spelled out in the Active Transportation Plan. The City should plan to extend the trail ends to ultimately encircle the City with connected facilities, creating a unique aesthetic to the City of Exeter.

There are multiple opportunities to create connective paths throughout the community by utilizing the existing canal and railroad corridors as trails and walkways. Paths are also recommended to be incorporated into existing and future parks where feasible. With Exeter being directly adjacent to Rocky Hill, a notable number of bicyclists visit Exeter and spend many hours riding. Including bicycle facilities and rest areas will offer a unique way of linking varying parts of the communities that would otherwise be separated by our natural tendencies to create mental boundaries and barriers.

8.2 - New Specialty Facilities Suggestions

The development of existing and new parks is critical for the purpose of meeting the General Plan standards, but the development of other community facilities is also important for serving the needs of the community. Some of these can be constructed in conjunction with or in lieu of park acreage development but should demand the same amount of attention as park development. Suggested facilities that appear to draw broad interest should be studied to see if they are feasible and desired across the community.

Community Center/Youth Center—Consider the development of a community center in the City that can provide a variety of spaces and amenities to meet 'indoor park' needs. One potential site identified is Dobson Field, or another future park location. There can be programmable spaces for youth, adult, and senior activities, community events, and educational and meeting rooms that the community needs as it grows. When feasible, the center should preferably be located near a neighborhood park, community park, or trailway, near public transportation stops, and in locations that are easily accessible to the largest user group possible. Not all community centers have to be gymnasiums or multi-million-dollar structures. The neighboring community of Lindsay, for example, has converted a former fruit packing warehouse into the McDermont X, a recreation center the community enjoys. Sometimes, just a presence in the community of a small multi-use venue can be just as effective. Having a community/youth center will allow the opportunity for the City's recreation program to offer more unique classes like line dancing, senior exercise classes, or hosting basketball leagues. Much of the feedback received from teens during the public outreach process for this plan indicated that the City lacks facilities for teenagers, so this could address that deficiency.

Learning and Technology Centers—These centers offer training and education on using and developing new technologies in the job market.

Community Gardens—Community gardens offer inexpensive ways to supplement people's diets with fresh fruits and vegetables that they can grow in centralized garden areas. It also provides for social interaction and sharing of techniques and experiences not found with individual backyard gardening. Offering the option of local community gardens provides a highly visible, valuable, and practical service to the people in the community who may not have ready access to healthy food. It allows them the opportunity to take pride in growing their own food while interacting with other community members and getting exercise all at the same time. Often, medical professionals or agricultural companies will sponsor construction or maintenance.

Sharing of School Facilities—The City can work with Exeter Unified School District to develop a plan for the public use of school playgrounds and facilities when school is not in session. Hours, supervision, access, and maintenance issues would need to be agreed upon and ideally commemorated in a formal agreement. Sharing of school facilities can look a number of ways, from using one field at a time to using most of the schools' greenspace. It is recommended that the Exeter City Council and School District Board meet once a mutual relationship is formed with the administrative staff. This strategy could be very helpful in

providing a location for youth sports teams to practice but would not positively increase the City's park/open space acreage so long as it would remain school-owned and maintained.

Other Facilities Development Options—Several other options for specialty facilities were suggested during the public outreach process. Other communities have successfully added similar facilities because of very strong support (including monetary support) from special interest community groups. For example, when a group of families in Lemoore wanted a local BMX track, they worked with the City of Lemoore to lease space on City-owned land at little or no cost, while the families funded the construction of the track. The following list provides a sampling of facility options.

- Food truck events
- Picnic/barbecue areas that can be reserved
- Skate park
- Chess tables/bocce
- Splash park/water play
- Kid's obstacle course
- Dog training stations
- Outdoor exercise equipment
- Community gardens
- Movies in the park
- Educational/themed play areas

8.3 - Summary of Future Park Land Acreage

The acreage of potential new parks is tentative as of today, as development plans are still in process. New parkland will provide an opportunity for the City to grow its park network, getting it closer to what would be needed to reach the goal of 5.0 acres per 1,000 persons by 2040. While the goal of catching up and providing parks at the ratio desired in the General Plan seems daunting because the City is currently behind in acres, planning for and establishing a sustainable park maintenance strategy will help the City be able to confidently expand the park network and bring the City in line with the park acreage goal for the population in 2040.

The implementation of new park facilities will increase local access to parks from homes by reducing the walking distance to the nearest park. Infill-focused parks in sections of the City with limited park access should become a priority to implement when feasible. Ensuring the continued development of the transportation network connecting segments of the community with one another is the key to making parks feel accessible and welcoming to the community.

SECTION 9 - MAINTENANCE AND OPERATIONS

9.1 - Design Guidelines for Parks Maintenance

Below is a list of landscape design techniques that can help reduce maintenance time and increase efficiency. These techniques can be incorporated into park modifications and new park designs. One goal of modifications to existing parks should be to reduce the overall amount of underutilized turf areas that have to be watered regularly and mowed weekly, and to find ways to make overall maintenance more efficient with the staff and materials they already possess.

- ☐ Convert underutilized turf areas into parking lots, plazas, access drives, and other paved-use areas.
- ☐ Widen walkways or improve connections to City sidewalks.
- ☐ Add secure storage sheds to reduce maintenance and travel times.
- ☐ Use mountable mow curbs and hard edges to reduce string trimming.
- ☐ Consolidate planting areas and use bark mulch to reduce maintenance.
- ☐ Replace bark mulch with cobble or gravel mulch in high-loss locations.
- ☐ Develop contiguous turf areas with sweeping curves for efficient mowing.
- ☐ Replace high-water landscaping with drought-tolerant plant species and varieties.
- ☐ Continue to develop a tree replacement program with improved complementary watering systems.
- ☐ Implement wider spacings, clustering, and cobble/rock mulch.
- ☐ Develop larger planting areas with tree clustering for naturalized areas.
- ☐ Make doggy waste bags and trash receptacles available at parks where dogs are permitted.
- ☐ Utilize topography to separate areas and add interest while maintaining visual sight lines.
- ☐ Add security and pedestrian accent lighting.
- ☐ Clearly post the parks' hours and rules for being safe.

9.2 - Irrigation Efficiencies

Irrigation repairs and upgrades can seriously strain limited budgets and often don't get implemented or implemented correctly. Deferred maintenance is often a key indicator that a department is underfunded or has staffing issues. Unfortunately, it is rare that a 'magic bullet' comes along and solves all the funding and staff issues in one fell swoop. The solution usually requires recognition that a problem exists and then the development of a long-term program for resolution.

The idea of upgrading and improving all existing irrigation systems to newer, more efficient, automated controllers is good, but also very costly. New technology can be linked via a wireless connection to a central control station with remote access capabilities so that systems can be monitored by a single person, who can better manage work prioritization and repair schedules. Rather than an entire team rushing to the scene unprepared, the system can, ideally, be remotely shut down, analyzed, assessed, and scheduled for repair at the optimum time.

Part of the development and assessment plan could involve the utilization of professional irrigation system designers to evaluate and assess the existing systems and recommend a strategy and budget for the unification of all park and/or public irrigation into a single comprehensive system with desired controllers, monitoring stations, and system upgrades. A review of the master valve, flow sensors, line connection sizes, pumps, and pressure boost or regulation systems is recommended by a certified irrigation professional. The installation of moisture sensing stations, rain shut-off devices, automated flow shut-off valves, and evapotranspiration (ET) monitoring equipment can often increase system water conservation. Upgrading over time to two-wire systems where possible should become a priority for any proposed development areas and be implemented whenever established areas are renovated, repaired, or upgraded.

9.3 - Landscape Plantings

An often-overlooked method to achieve efficiency is new and replacement landscape plantings. With continuing decreases in water allotments for Central Valley cities, we are moving toward more drought-tolerant and water-wise planting schemes, in addition to reducing the number of turf areas by eliminating marginal use areas and consolidating prime resource areas. The use of rock and other less porous materials like mulch helps reduce the need to refill the mulch beds after mowing and blowing. The installation of water-conserving varieties of plants and trees reduces the demand for municipal water systems, which will become increasingly important. Planting in clusters by selecting self-maintaining plant varieties and grouping them properly, the amount of pruning, raking, leaf removal, and clean-up can be reduced.

Limited water resources are dictating a shift away from the traditional landscape species and varieties and toward a new palette of water-conserving plants and trees. Table 9-1 provides an introduction to the types of low-water use and drought-tolerant plants currently gaining popularity in Central Valley communities.

Table 9-1
Sample Plant List for Water-Efficient Replacement Planting

Botanical Name	Common Name	WUCOLS Rank
Agave Americana	Century Plant	L
Anigozathos 'Kanga Red'	'Kanga Red' Kangaroo Paw	L
Baccharis pilularis	Coyote Brush	VL
Callistemon viminalis	'Little John' Bottlebrush	L
Lantana x 'New Gold'	'New Gold' Lantana	L
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L
Pennisetum spathiolaturis	Slender Velt Grass	L
Rosmarinus officinalis 'Tuscan Blue'	'Tuscan Blue' Rosemary	L
Salvia greggii 'Furmans Red'	'Furmans Red' Salvia	L

Source: WUCOLS IV Manual for Landscape Species. Revised 4.1.1994

This is not an all-inclusive list of acceptable species. For a more extensive listing of species and their relative water consumption rankings, refer to the WUCOLS IV (Water Use Classification Of Landscape Species) plant list and user guide located here: https://ucanr.edu/sites/oc/files/132534.pdf. This list will aid in identifying species of plants that are water-use compatible and can be planted together in groupings for more efficient, effective, and evocative landscapes. Each species is ranked by its water use (high, medium, low, or very low) in its local zone. Zone 2 is recommended for Exeter.

It is recommended that, until someone on the City maintenance staff becomes trained or proficient in planting design and selection, the City hire landscape architects or designers to work with City staff to develop park/landscape design guidelines that best fit the City's needs.

Many of these new kinds of plants are not necessarily appropriate to just replace existing plants in a one-for-one ratio because of size, maintenance habits, and significant variation in irrigation and water application. Many of these plants often grow best in clusters and groups and should be installed accordingly. A landscape architect can develop design standards and guidelines for the City that can help better guide the improvement of landscaping in Exeter as improvements are made.

9.4 - Staff Procedures and Efficiencies

Evaluation of Exeter Parks staffing via the Public Works Department, which oversees operations and maintenance, and the recreation team, which oversees operations, indicates that there is some room for improvement to increase efficiency. Discussions with Public Works staff indicate that facility maintenance is challenging and only a portion of their job. It does not seem that there is a general understanding of better practices that can increase operational efficiencies. Having a small staff lends itself to easy communication, but also can result in a quick spread of defeat or burnout. The City should consider estimating the

maintenance needs for all of the City over a two- to five-year span to determine the need for staffing levels of maintenance staff.

Having a smaller staff can also be seen as a good thing for Exeter because it also means that the City can easily modify its current maintenance procedures and processes. This includes diversifying staff training techniques. The community indicated throughout the public outreach process that they were aware of the limited resources available to the City for park maintenance, but there was a strong indication that more could be done. In recent years, the City has started contracting out various maintenance duties (landscaping for parks, for example). The following list offers best practices that could be employed to achieve a high level of maintenance with limited staff.

Standardized Procedures

- ☐ Develop maintenance Standard Operating Procedures (SOPs) for each task.
- ☐ Create checklists and review procedures to ensure accuracy and consistency.
- ☐ Establish standards of care for grass, trees, and shrubs.
- ☐ Establish a system for tracking and evaluating job completion and performance.
- ☐ Establish a work order system for staff external to maintenance to request work while easily allowing maintenance staff to prioritize requests and emergencies.
- ☐ Establish a process for conducting visual inspections of playgrounds and park equipment to ensure there is no need for repair or replacement of broken items.

Staff Training and Education

- ☐ Develop training programs that encourage personal growth and departmental benefits. An example may include allowing staff to become certified welders. Once certified, they can become welders who build park benches, arbors, barbecue pits, etc., and are able to easily make facility repairs without having to outsource, saving expenses in the long run. The more qualified staff are to perform duties, the higher quality of work is produced for the community.
- ☐ Offer rewards and incentives for participation and completion of training programs. Topics may include personal and equipment safety, CPR and first aid, equipment and vehicle maintenance and operations, and specialized training (e.g., pipe "glue school" and irrigation repair).
- ☐ Consider a training program to be able to bring contracted landscaping services in-house when financially feasible for the City. Considerations such as prevailing wage, public employee benefits, and in-house maintenance may not be feasible for some time. The amount of time to be allocated to determine the number of full-time

employees for in-house landscaping services should be estimated appropriately, utilizing standardized procedures discussed within this section.

Employee Retention and Culture

- ☐ Foster a department culture of camaraderie and respect for individuals.
- ☐ Implement reward and incentive programs.
- ☐ Publicly recognize employee achievements.
- ☐ Encourage friendly competitions and team-building activities.
- ☐ Discover and meet the needs of employees to reduce turnover and improve employee retention.

Emergency Response Team

- ☐ Develop a team to train individuals and crews in emergency repairs and operations.
- ☐ Specialize in areas such as irrigation and storm damage repair, vandalism repair, tree maintenance/removal, and flooding and fire response.

Maintenance Scheduling and Planning

- ☐ Develop regular maintenance schedules for each park and amenity.
- ☐ Take inventory of trash cans and establish a cleaning schedule for each park/trash pick-up.
- ☐ Create redundancies in equipment and operations.
- ☐ Plan and prepare for daily, weekly, monthly, and annual tasks.
- ☐ Establish a system for tracking and evaluating maintenance activities.
- ☐ Establish a work order tracking system—Computer Managed Maintenance System (CMMS)—to help keep track of work orders and requests for repairs.
- ☐ Evaluate maintenance activities and challenges no less than annually prior to budget creation.
- ☐ Consider establishing partnerships with the City of Woodlake and Exeter School District to possibly exchange specialized services or share equipment.

Inventory Management and Equipment Maintenance

- ☐ Develop an inventory of trash cans and establish a cleaning schedule for each park/trash pickup.
- ☐ Develop an inventory of equipment and provide regular maintenance schedules.
- ☐ Keep often-used parts and supplies in stock.
- ☐ Create a database of suppliers and contact information.
- ☐ Establish standing accounts with suppliers and vendors.

Cross-Training and Crew Management

- ☐ Crosstrain crews across all Public Works platforms.
- ☐ Keep records of crew/individual performance expectations and operations.
- ☐ Share the City calendar of special events across departments and establish set-up and tear-down crews.
- ☐ Allow/encourage lateral promotion of staff to other departments.

Technology and Monitoring

- ☐ Implement electronic monitoring of devices, equipment, and systems.
- ☐ Use data to optimize maintenance activities and improve efficiency.
- ☐ Conduct annual inventory of assets and anticipate upcoming needs.
- ☐ Establish a process for conducting visual inspections of playgrounds and park equipment to ensure there is no need for repair or replacement of broken items.

By implementing these strategies, the City of Exeter Public Works Department can improve maintenance efficiency, reduce employee turnover, improve the quality of employees, and foster a culture of excellence and collaboration. The City of Exeter has the ability to create a well-maintained, sustainable, and enjoyable park system that benefits residents and visitors alike.

9.5 - Operational Improvement Action Items for Exeter Parks

The following recommendations would improve operational imperfections and help elevate the Park systems in Exeter. Most of these recommendations encompass buy-in from the community at the City Council level, are community-driven, or are implementable by the City Administration. It is recommended that the City execute one or two recommended improvement actions immediately to show the community there is effort and interest in

improving and promoting parks in Exeter. An example may include approving a liability waiver that the City can let people start signing to start volunteering at City-organized or coordinated events. A second immediate action would be establishing a policy in which it is clear to the community and service groups that hardscape and physical improvements must be formally approved by the City prior to implementation, and help them understand that within this plan is a menu of improvements needed at each park. This will ensure any improvements made are in line with the City's plans for the future of that park.

- ☐ Establish/update park user fees.
- ☐ Establish a liability waiver. A sample liability waiver is provided in Appendix F.
- ☐ Consider establishing a relationship with the Police Department that encourages officers to visit and patrol City parks at peak times and as they are able. Police presence can increase the perception/reality of safety.
- ☐ A formal agreement is to be entered into between the City and the service organization.
- ☐ All hardscape/physical improvements must be formally approved by the City prior to implementation.
- ☐ Facility use agreements with nonprofits.
- ☐ Name Fields at Dobson Field.

9.6 - Comprehensive Park Evaluation Checklist

The following is a list of maintenance procedures. Based on their knowledge and experience, the maintenance team should develop checklists for each task to help ensure that each park is appropriately equipped and maintained and provides an enjoyable experience for users. These procedures can then be used to train new staff.

- ☐ Turf care and maintenance.
- ☐ Tree, shrub, groundcover, and planting area care and maintenance.
- ☐ Bark mulch installation and maintenance.
- ☐ Broken/lifted curb or pavement repairs and replacements.
- ☐ Irrigation system repairs.
- ☐ Graffiti/vandalism cleanup.
- ☐ Excess trash and debris cleanup.
- ☐ Storm damage assessment, repair, and cleanup.

- ☐ Gopher/squirrel hole damage repair.
- ☐ Site structure, equipment, and amenity repair.
- ☐ Playground component upgrades, repairs, and replacements.
- ☐ Restroom cleaning.
- ☐ Safety/security lighting installation and maintenance.
- ☐ Fence/wall repair and replacement.
- ☐ Equipment and vehicle maintenance.

9.7 - Prioritization of Renovations

Potential for any park renovation and major improvement should be ranked annually from high priority to low priority. An estimated cost for the renovations and improvements for each park project should be identified prior to budget development. At any time, the City may consider that any one park or any specific renovation/improvement may need to take priority over another park based on several factors such as timing for a grant, availability of funding for a specific project, concerns and changing needs of residents, and available funding uses.

Prioritization of installation and maintenance of all City parks and facilities is based on the following factors:

- Urgency of repair/replacement. Is it likely to cause serious injury or harm?
- Frequency of public access. Is there pressure to return to service quickly?
- Availability for repair/replacement. Can it be replaced immediately, or should it be?
- Cost of repair/replacement. Can the costs be absorbed or postponed?
- Input from the City Parks and Recreation staff/league leaders.
- Input from the City Public Works staff.
- Input from the community.
- Input from the City Council.

Feedback received from Community Workshop #2 indicates that the following priorities should be considered when the City is deciding which projects are implemented next.

- Prioritize access needs and existing hazards.
- Prioritize daily maintenance operations.
- High visibility needs should be addressed so the community can see that improvements are happening.
- Formal agreements with park users to clarify roles and responsibilities.
- Prioritize improvements to the most-used amenities at the higher traffic parks.

- Hardscape and irrigation improvements should be installed to align with full build-out.
- Landscaping improvements.
- New park development.

9.8 - Strategies to Keep Everyone Engaged

Typically, there is much excitement and positive feelings when a new plan is adopted, or a new park or playground is constructed. Besides talking about and marketing the benefits of parks and recreation, which is very important, here are some strategies to keep the momentum for parks moving during times when it may appear that not much progress is occurring.

Execute One to Two Recommended Operational Improvement Action items in the first six months of this plan's adoption. The items listed under that section are the most prominent opportunities for improving the operations and community-facing park needs. Implementing any of those items would indicate that the City is ready to start improving parks and will begin to positively shift the community's perspective. Evaluate no less than annually where these action items stand and determine if modifications are needed. Ideally, the Public Works Department is evaluating adding one to two operational improvements every few months.

Market the Benefits of Parks and Recreation—Develop fact-based presentations highlighting the positive return on investment for allocating financial resources to parks and facilities maintenance. Utilize data and feedback to demonstrate efficiency and economy in program operations. Emphasize the importance of continuous small improvements and systematic methods for identifying problems, needs, and challenges. Market the benefits at City-sponsored events to the community. Consider establishing a Parks and Recreation Commission to assist with providing regular ideas and sharing information among the community.

Incorporate Plan Recommendations into the City's CIP—Develop and maintain a CIP that demonstrates a commitment to the continual improvement of parks. Identify projects that are most critical for the CIP, based upon improvement priorities (Appendix E). If opportunities arise, the City should plan to reorganize priorities based on available funding for needed improvements. Example: Have an alternate list of projects of varying costs, "shovel-ready" for when budget surpluses or grant opportunities occur.

Invest in Existing Staff—Develop incentives for maintenance crews and staff to submit ideas that will make their work more efficient and cost-effective. Utilize saved funds to enhance employee training and education programs, leading to additional benefits.

Be Agile and Flexible—Recognize that the program and plan will evolve as budgets and funding sources change. Ensure that the plan becomes an integral part of the overall goal of continual City improvement, adaptable to administrative and priority shifts.

SECTION 10 - FUNDING, PARTNERSHIP, AND ACQUISITION

10.1 - Parkland Acquisition Guidelines

When the City is looking to acquire additional parkland, it is important that they consider a variety of factors, many of which have already been discussed in this plan, like budget and funding availability, public interest, assessing existing park inventory, and aiming to fill existing gaps. Additional considerations can also include *demographics and accessibility:* consider the demographics of the area (e.g., age, income, special needs) to ensure the park design is inclusive and accessible; *zoning and land use*: ensuring the land can be zoned for public use or re-zoned for park purposes; *title and ownership*: the City will want to ensure it has clear and legal ownership of the land with limited easements and restrictions on the land; *environmental regulations*: ensure compliance with environmental regulations prior to designation at a potential park site.

The City may also acquire parkland through the dedication of land from local developers. The City will want to work with developers to ensure proposed parks are in line with the City's planned park inventory. The City will want to ensure the location is easily accessible on foot, by bike, and by vehicle. Proximity to residential areas, schools, or community attractors is ideal. The location should be centrally located to serve the largest number of people possible for the intended use. This includes ensuring it is helping fill any gaps in park access.

Pocket parks and neighborhood parks should be centrally located within the neighborhood they serve. Vehicular access should be provided through local neighborhood streets or residential collectors. When feasible, citizens should be able to walk to neighborhood parks without crossing a major arterial street.

The quality of the available land for the uses anticipated should play a defining role in locating potential community park sites. They should be located adjacent to a major arterial or collector street to provide easy vehicle, pedestrian, and other multi-modal access. The proximity of other park types should also be considered, as the types of activities found in a community park may overlap with other park functions. The service area for these other park classifications may be used partly as justification for or against a community park in a specific area.

10.2 - Funding Opportunities

Several sound and strategic funding options were identified to continue to build and maintain the parks system for the Capital Improvement Plans presented in this Master Plan. Fiscally sustainable and realistic funding sources are essential to implementing a CIP, and there are existing funding source opportunities that can be used to fund the capital improvement and operational costs. These sources include public sector grants, fees and tax measures, assessment districts, non-traditional methodologies, and a wide range of private and corporate foundation sources. The following is a comprehensive overview of those potential sources and funding mechanisms.

10.2.1 - State of California Grant Programs

The State of California offers a wide range of grant opportunities designed to fund municipal parks and leisure needs. Many are directed only toward parks and related activity needs. At the same time, some have a primary goal of other community needs, such as water conservation, but can be leveraged to support a park's needs. Some are funded through bond issues passed by the legislature or electorate, some through general fund revenue, and others as a pass-through of federal funding programs.

Proposition 4—Approved in November 2024, the proposed California Climate Resiliency Bond Act (Proposition 4) will provide a wide range of funding alternatives, including the creation of parks and greenspaces for their vital role in combating the effects of climate change. The Proposition notes that 40 percent of the funding must benefit disadvantaged communities and 10 percent must go to severely disadvantaged communities. A Fund allocation of $700 million will become available for creating and enhancing parks and outdoor access programs. *No Match required.*

Statewide Park Program (SPP) – Four Cycles from Propositions 86 and 68—This competitive program created new parks and recreation opportunities in underserved communities across California. Assembly Bill 31, which created the SPP, was signed into law on September 30, 2008. Funding for the grant program was first made available through Proposition 86. Prop. 84 funded two rounds. Under the two Prop. 84 rounds, $2.9 billion was requested for $368 million in funding. Over 100 new parks were created, and 20 existing parks were improved. Subsequently, Prop 68, passed in 2018, has facilitated four rounds. A fifth round is expected to be funded in early 2025 before funding is exhausted. Future funding will depend on the approval of future State bond issues. *May require a 0-20 percent match.*
https://www.parks.ca.gov/pages/1008/files/Final_Prop._68_SPP_Application_Guide_1.22.2019.pdf

Per Capita Program: $185,000,000 – From Prop 68—Funds were available for local park rehabilitation, creation, and improvement grants to local governments per capita. Grant recipients were encouraged to utilize awards to rehabilitate existing infrastructure and to address deficiencies in neighborhoods lacking access to the outdoors. The funds are made available for per capita grants to cities and districts in urbanized counties (counties with a population of 500,000 or more) providing park and recreation services within jurisdictions

with populations of 200,000 or less. Applications were due in December 2024. It is unknown whether another call for projects will be made available. *Requires a 20 percent match.*
https://www.parks.ca.gov/?page_id=30095

Land and Water Conservation Fund (LWCF)—The LWCF Program gives matching grants to states and local governments to acquire and develop public outdoor recreation areas and facilities. The program's intent is to create and maintain a legacy of high-quality recreational areas and facilities and to stimulate non-federal investments to protect and maintain recreational resources across the United States. A new round of funding is expected in early 2025, with $225 million in federal funds, with a maximum request of $6 million per agency project on *a 50 percent match*. The application period is open through August 5, 2025.
https://www.parks.ca.gov/?page_id=21360

Outdoor Equity Grant Program—The Outdoor Equity Grants Program (OEP) improves the health and wellness of Californians through new educational and recreational activities, service learning, career pathways, and leadership opportunities that strengthen a connection to the natural world. OEP intends to increase the ability of residents in underserved communities to participate in outdoor experiences within their community, at State parks, and on other public lands.

Round two of OEP provides funding for California's underserved communities, which will continue to advance the goals of the "Outdoor Access for All" initiative championed by Governor Gavin Newsom, First Partner Jennifer Siebel Newsom, and the Natural Resources Agency's "Outdoors for All" initiative. Future funding will be dependent on State budget considerations and bond issuances. *No match required.*

Outdoor Recreation Legacy Partnership (ORLP) Program—The Outdoor Recreation Legacy Partnership (ORLP) Program was established in 2014 and is funded through the Land and Water Conservation Fund. ORLP is a nationally competitive program targeting grant assistance to help economically disadvantaged urban communities with no or almost no access to publicly available, close-by, outdoor recreation. Funds can be used for the acquisition and/or development of, or to substantially renovate, obsolete, public parks and other outdoor recreation spaces. Funds are available for agencies with populations of 25,000 or more and tribal governments. Funding was available, and applications were accepted in March 2025. *A 50 percent match is required.*
Outdoor Recreation Legacy Partnership Grants Program - Land and Water Conservation Fund (U.S. National Park Service) (nps.gov)

CA Rural Recreation and Tourism Program—A new program funded under Proposition 68, competitive grants will create new recreation opportunities supporting economic and health-related goals in rural communities. Projects must be located in non-urbanized counties with less than 500,000 people and low population densities per square mile, as determined by the Department. *A 20 percent match is required.*
https://www.parks.ca.gov/pages/1008/files/Rural_Recreation_and_Tourism_Program_Application_Guide_7.1.2019_Draft.pdf

Greenhouse Gas Reduction Fund (GGRF)—The GGRF provides new State revenues created from the cap-and-trade auction for the purchase of allowances to emit GHGs. Revenues from the cap-and-trade auctions are deposited into the State's Greenhouse Gas Reduction Fund (GGRF), which is appropriated on an annual basis. In previous years, two bills worked together to enact the $1.5 billion GGRF expenditure plan. Together, they appropriated funding for many priorities, including the new air quality program enacted by AB 617, healthy forests and fire protection, vehicle replacement programs, the Affordable Housing and Sustainable Communities Program, transit capital, and operations. As new GGRF funding becomes available, a number of these programs can be leveraged to include parks-related infrastructure. *A 25 percent match is required.*
http://www.caclimateinvestments.ca.gov/about-cci

10.2.2 - Federal Grant Programs

Outdoor Recreation Legacy Partnership—The Outdoor Recreation Legacy Partnership Program has consistently remained one of the Interior Department's most impactful programs, investing in urban and disadvantaged communities. Over the past 10 years, it has continued to provide grant funding to communities across the nation, bolstering existing parks and recreation opportunities and creating new ones for millions of people to enjoy. *A 50 percent match is required.*
https://www.nps.gov/subjects/lwcf/outdoor-recreation-legacy-partnership-grants-program.htm

Community Development Block Grants (HUD CDBG)—The Community Development Block Grant (CDBG) Program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG Program is one of HUD's longest continuously run programs. The CDBG Program provides annual grants on a formula basis to 1209 general units of local government and states. *A match can be required at 0-25 percent, depending on program rules.*
https://www.hud.gov/program_offices/comm_planning/communitydevelopment/

National Park Service - Outdoor Recreation - Acquisition, Development, and Planning Grant—Provides financial assistance to the states and their political subdivisions for the preparation of Statewide Comprehensive Outdoor Recreation Plans (SCORPs) and acquisition and development of outdoor recreation areas and facilities for the general public to meet current and future needs. *A 50 percent match is required.*
https://www.nps.gov/orgs/1207/orlp-grants-2019.htm

Federal Highway Administration Recreational Trails Program (RTP)—This program was created to fund the construction and rehabilitation of trails for both motor and non-motorized usage. Although the program does not typically fund fitness equipment by itself, this can be included as a component of the overall project. There is a matching fund component to the grant, which can vary by state. The Federal Bipartisan Infrastructure Law of 2021 (BIL) reauthorized the Recreational Trails Program (RTP) from Federal Fiscal Years (FFY) 2022 through FFY 2026 as a set-aside from the Transportation Alternatives Set-Aside under the Surface Transportation Block Grant (STBG). Increased funding is expected due to the Infrastructure Act's boost in support. *A 20 percent match is required.*

https://www.fhwa.dot.gov/environment/recreational_trails/

Federal Lands-To-Parks Program (FLP)—The National Park Service's Federal Lands to Parks Program assists communities in creating new parks and recreation areas. They accomplish this by transferring surplus federal land to state and local governments. The program helps to ensure public access to properties and stewardship of those properties' natural, cultural, and recreational resources. The Federal Lands to Parks Program assists communities in acquiring land from the federal government. They advocate on behalf of each community, ensuring they acquire the appropriate land and making certain of its permanent public recreational use. *No match required.*
https://www.nps.gov/orgs/1508/index.htm

Federal-aid Highway Program—National Highway System funds may be used to construct bicycle transportation facilities and pedestrian walkways on land adjacent to any highway on the National Highway System, including interstate highways. Surface Transportation Program (STP) funds may be used for either the construction of bicycle transportation facilities and pedestrian walkways or non-construction projects (such as maps, brochures, and public service announcements) related to safe bicycle use and walking. *A 20 percent match is required.*
A Guide to Federal-Aid Programs and Projects - Federal-Aid Program Administration - Federal Highway Administration (dot.gov)

Transportation Alternatives Program (TAP)—The Moving Ahead for Progress in the 21st Century Act authorized the Transportation Alternatives Program to fund programs and projects defined as transportation alternatives. This would include on- and off-road facilities, community improvement activities, and recreational trails programs. *A 20 percent match is required.*
https://www.adaptationclearinghouse.org/resources/fhwa-transportation-alternatives-program.html

10.2.3 - Benefit Assessment Districts

Cities may establish assessment districts for the purpose of financing all or a portion of the cost of certain public improvements and services, such as parks and related facilities. Each property within an assessment district is assessed an amount sufficient to cover the proportional cost of the special benefit that it receives from the improvements or services that are paid for by the assessment. The following are some examples of assessment districts and their specific provisions.

Community Facilities Districts—The Mello-Roos Community Facilities Act of 1982 permits cities to establish a Mello-Roos Community Facilities District (CFD), which allows for financing of public improvements and services. The services and improvements that CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums, and other cultural facilities.

CFDs are created by a sponsoring local government agency. The proposed district will include all properties that will benefit from the construction improvements or the services provided. A CFD cannot be formed without a two-thirds majority vote of landowners if there are fewer than 12 residents, or two-thirds of registered voters if there are more than 12 residents within the proposed boundaries. In most cases, CFDs are established while the land is still undeveloped by a single owner who is the land developer. If the CFD issues bonds, special taxes will be charged annually until the bonds are paid off in full. Often, after bonds are paid off, a CFD will continue to charge a reduced fee to maintain the improvements.

Landscape and Lighting Act Districts—Some property improvement districts are formed with a limited purpose. Landscape and Lighting Districts are one such type of district. Landscape and Lighting Districts place an assessment on property owners in a commercial or residential area. The local government collects the assessment, but unlike property taxes, the local government cannot use the assessment money for general purposes; instead, it must be used for the maintenance of landscaped areas and for lighting. The maintenance of pocket parks can be included in Landscape and Lighting Maintenance Districts.

Enhanced Infrastructure Financing Districts—Designed to replace some of the uses of the old Redevelopment Act, Enhanced Infrastructure Financing Districts (EIFD) provide broad authority for local agencies to use tax increments to finance a wide variety of projects, including parks and open space facilities, as well as traditional infrastructure projects. The EIFD provides broad flexibility in what it can fund. No public vote is required to establish an authority, and though a 55 percent vote is required to issue bonds, other financing alternatives exist.

10.2.4 - Local Sales Tax Measures

Local transaction and use taxes, known as sales taxes, are used by local governments to increase revenue and are always in addition to the State-imposed sales tax rate of 7.25 percent. The City of Woodlake currently has access to a local sales tax measure, Measure R funding, which is a local measure passed in 2017 to supplement emergency response, police patrols, streets and roads repairs, support of senior and youth services, city parks, recreation facilities, and programs. Tax measures designed to deposit revenue into the local jurisdiction's general fund require a simple majority (50 percent + one vote) for approval. Communities have used this method to fund the long-term costs of park development and operational needs. The benefit of having a measure like this in Exeter is that surrounding communities would also pay taxes on their purchases when they visit Exeter, increasing the tax base. Exeter is encouraged to pursue this option as it has brought success to many neighboring communities, including Woodlake and Clovis. Those community sales tax initiatives are developed in a way that supplements a number of other locally funded accounts, such as emergency services and the general fund, to better provide financial assistance for core municipal services. A champion to support such a measure should be established, with an expenditure plan that matches community sentiment, the financial benefits for Exeter would help alleviate a number of financial shortfalls the City currently faces.

10.2.5 - Impact Fees and Dedications

Development Impact Fees—Development impact fees are one of many infrastructure financing tools available to cities to provide a funding mechanism for new public infrastructure and facilities required to serve new development in California communities. Development impact fees are not to be used to fund existing infrastructure deficiencies and are not intended to fund the reconstruction of existing infrastructure currently serving existing development. Impact fees, before implementation, must be evaluated to demonstrate that the required fee is roughly proportional to the impact caused by the development. Impact fees can help to reduce the economic burden on the local jurisdiction that will see population growth as a result of a new development.

Quimby Act Dedications—Parkland dedications (or fees in lieu thereof) can be imposed by a charter city pursuant to Government Code section 66477 ("the Quimby Act"). The Quimby Act is part of the Subdivision Map Act. To utilize this authority, the following conditions must be met: (1) the city's general plan or community plan must contain policies and standards for park and recreation facilities; (2) the requirement for dedication or fees in lieu must be imposed on new residential subdivisions by ordinance; and (3) the dedication or fees in lieu must be imposed as a condition to the approval of a tentative map to offset the impacts of new residential development.

The ordinance adopted by the City states the amount of parkland by acreage that must be dedicated to the City. By having a Quimby Act ordinance, the City is assured that some of its new parklands will be embedded within new residential subdivisions. Although there are some exceptions, typically, the maximum acreage that can be required through the Quimby Act is three acres per 1,000 residents of the new subdivision. It is recommended that the City develop a Quimby Act ordinance with the most recent available persons per household.

10.2.6 - Non-traditional and Other Funding Sources

There is a wide range of non-traditional revenue streams that can help fund improvements and operational costs of park development and maintenance. In Exeter's tight-knit community, some of these options are very feasible with the right champion behind them. Keeping the community involved early and often is the best method to increase momentum for improving community assets such as parks. This is an extensive list with a brief explanation for each one.

Business Sponsorships—This revenue source allows businesses to invest in the development or enhancement of new or existing facilities in park systems. Sponsorships are also highly used for programs, events, and seasonal naming of amenities or fields.

Community Organizations—The City may craft agreements with various community organizations (clubs, HOAs, and others) for park improvements and sometimes operations and maintenance. Many parks agencies have worked with organizations that have developed facilities such as dog parks, disc golf courses, bicycle skills courses, and conservation projects such as native plant restoration.

Community Volunteer Groups—Many cities create and support community outreach efforts to develop friend groups that sponsor an individual facility, solicit private donations for park programs and facilities, and provide volunteer efforts for a wide range of activities. With Exeter's strong presence of interest from local service clubs, the City should consider partnering with the Chamber of Commerce or hiring a part-time community volunteer coordinator to assist in organizing volunteers, managing volunteer agreements, clean-up days, and other park improvement/enhancement events, including organization donations.

Specialty Agreements—Many communities solicit agreements to grant special benefits to businesses seeking opportunities tied to parks or facilities. These can include naming rights to facilities, pouring rights to facilities providing food-related services, dedicated user fees for access to certain facilities, concession management for food and drink-related facilities, ticket sales, and reservation fees.

Private and Corporate Foundations—There are tens of thousands of private and corporate foundations established solely to grant resources and funding for a wide-reaching universe of causes. Within that wide universe are many who will grant funding for parks and recreation-related programs and facilities. These grants can be highly competitive and have different criteria, geographic areas served, and other qualifying guidelines. An example of a foundation that offers grant funding is the Tony Hawk Foundation.
https://tonyhawkfoundation.org/skatepark-grants/

Park Sponsorship Programs—Locally, organizations like Tulare County and Woodlake have been successful in formalizing park sponsorship programs. Creating resources with information and providing links/the ability to make simple monetary donations to Parks. Getting creative with the type of sponsorship, things like arbors, benches, and trees can be donated by anyone who is willing to do so. Creating a specific webpage with the information in one easy-to-find location is helpful. An example of such a program is Tulare County's Support the Parks: https://tularecountyparks.org/support-the-parks/.

SECTION 11 - REFERENCES

Countyhealthrankings.org. (2024). *Healthrankings*. Retrieved from Health Impact Assessment: https://www.countyhealthrankings.org/health-data/california/fresno?year=2024#health-outcomes

U.S. Census Bureau. (2022). *American Fact Finder*. Retrieved from Community Facts: https://data.census.gov/cedsci/

APPENDIX A

COMMUNITY OUTREACH DOT POSTERS

City of EXETER Parks Master Plan

What Recreational Amenity would you like to see most in the City of Exeter?

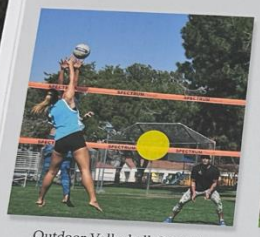
¿Qué servicio recreativo te gusteria ver más en la ciudad de Exeter?

More Baseball Fields
Más campos de béisbol

place dots here/ponga sus puntos aquí 21

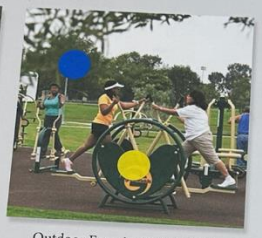
More Soccer Fields
Más campos de fútbol

place dots here/ponga sus puntos aquí 10



Outdoor Volleyball Courts/
Canchas de voleibol al aire libre

place dots here/ponga sus puntos aquí 14



Outdoor Exercise Equipment/
Equipaje de ejercicio en aire libre

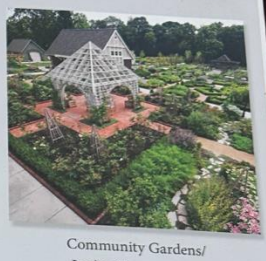
22

place dots here/ponga sus puntos aquí

Disc Golf Course/
Campo de golf de disco

13

place dots here/ponga sus puntos aquí



Community Gardens/
Jardin Comunitarios

34

Outdoor Amphitheatre/
Anfiteatro al aire libre

48

Chess/Checker Tables/and Other Similar Activities/ Ajedrez/Mesas de Damas/y Otras Actividades Similares

place dots here/ponga sus puntos aquí 11

Outdoor Bocce Ball /
Bola de petanca al aire libre

place dots here/ponga sus puntos aquí 9

Expand or Improve Existing Parks and Facilities/
Extender y Areglar los Parques e Instalaciones

place dots here/ponga sus puntos aquí 31

Develop New Parks Where Needed/
Desarrollar parques donde sea necesario

place dots here/ponga sus puntos aquí

City of EXETER Parks Master Plan

What Recreational Amenity would you like to see most in the City of Exeter?

¿Qué servicio recreativo te gusteria ver más en la ciudad de Exeter?

Teen Club /
Club de Adolescentes

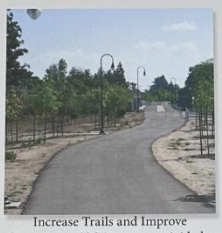
place dots here/ponga sus puntos aquí 12

Outdoor Yoga/Meditation Area /
Area de yoga y meditacion en aire libre

place dots here/ponga sus puntos aquí 4

Gathering Places and Arbor Rentals/
Lugares de reunión y alquiler de cenadores

place dots here/ponga sus puntos aquí 23



Increase Trails and Improve Connectivity/ Mejorar conectividad y construir mas caminos para bicicletas o patinetas

37

Outdoor Basketball/
baloncesto al aire libre

20

place dots here/ponga sus puntos aquí

Skate Park/
Parque de patinar

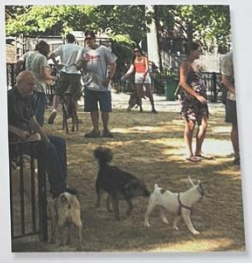
place dots here/ponga sus puntos aquí 26

re Playgrounds including Active Play Playgrounds/
Mas parque/patios de juegos activos

place dots here/ponga sus puntos aquí 31

Court Games including Tennis & Pickleball/
Juegos de pista de Tenis y Pickleball

place dots here/ponga sus puntos aquí 15



Dog Park/
Parque para perros

place dots here/ponga sus puntos aquí 13

104

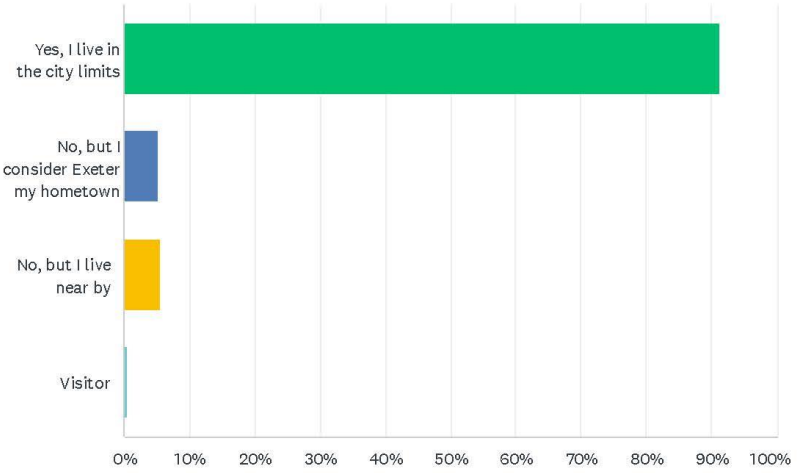
Splash
Parque de agua

APPENDIX B

COMMUNITY SURVEY SUMMARY

Q1 Do you live in Exeter?

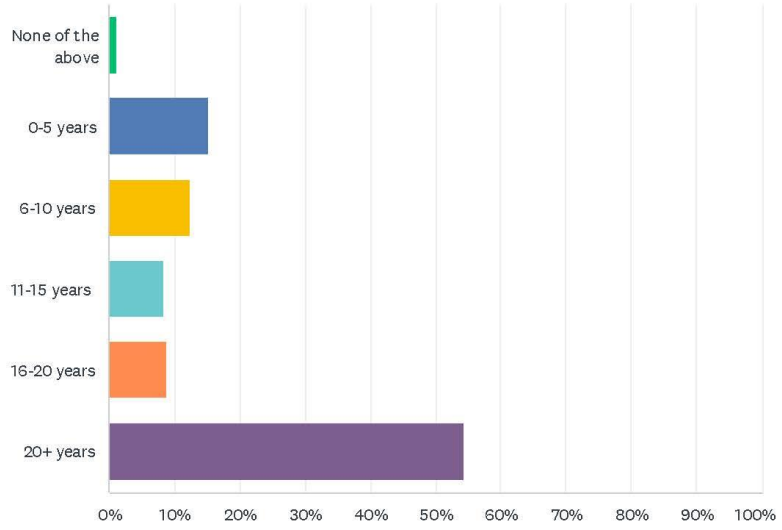
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I live in the city limits	91.17%	351
No, but I consider Exeter my hometown	5.19%	20
No, but I live near by	5.45%	21
Visitor	0.52%	2
Total Respondents: 385		

Q2 How long have you lived in Exeter?

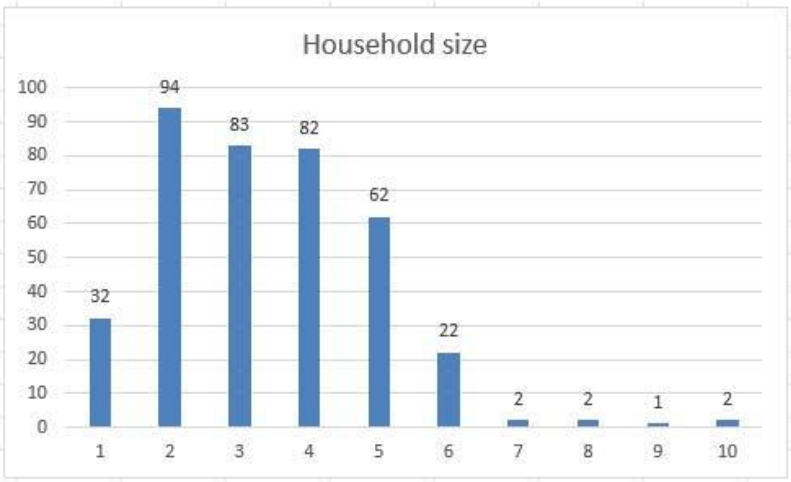
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.04%	4
0-5 years	15.06%	58
6-10 years	12.47%	48
11-15 years	8.31%	32
16-20 years	8.83%	34
20+ years	54.29%	209
Total Respondents: 385		

Q3 How many members are there in your household?

Answered: 382 Skipped: 3



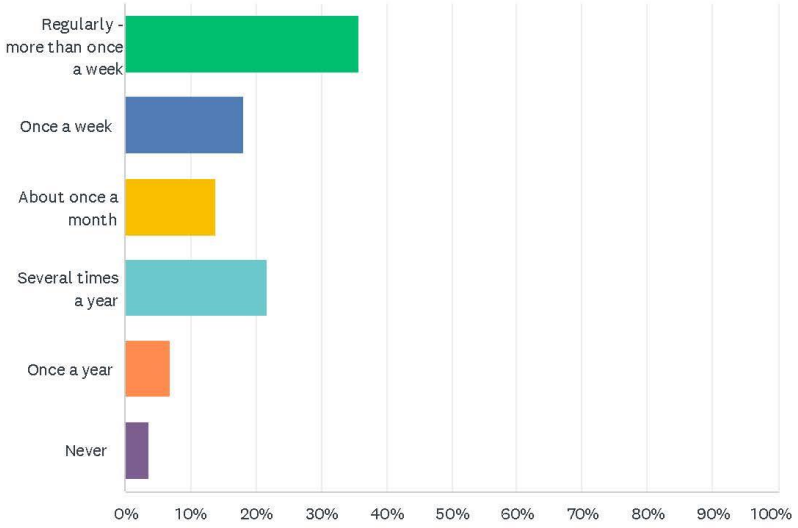
Q4 How many members are there in your household?

Answered: 384 Skipped: 1

ANSWER CHOICES	RESPONSES	
Children (1-17 years old)	58.07%	223
Adults (18-45 years old)	72.66%	279
Adults (46-64 years old)	37.50%	144
Seniors (65 years and over)	28.39%	109

Q5 How often do you or other members of your household use any of the parks in the City?

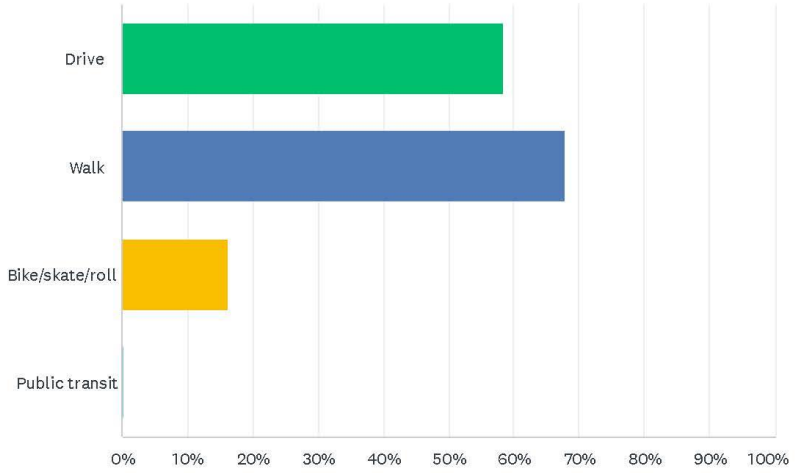
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Regularly - more than once a week	35.84%	138
Once a week	18.18%	70
About once a month	13.77%	53
Several times a year	21.82%	84
Once a year	6.75%	26
Never	3.64%	14
Total Respondents: 385		

Q6 How do you get to your favorite park? (check all that apply)

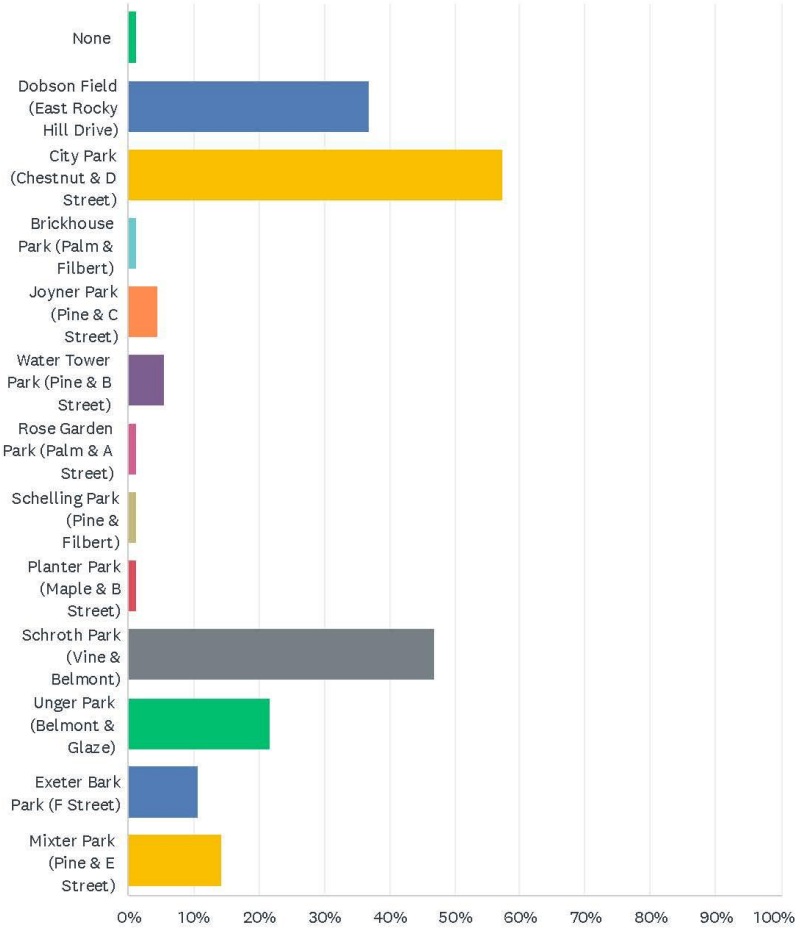
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Drive	58.44%	225
Walk	67.79%	261
Bike/skate/roll	16.10%	62
Public transit	0.26%	1
Total Respondents: 385		

Q7 Which park or recreation facility do you and your household use most often? (pick up to 2)

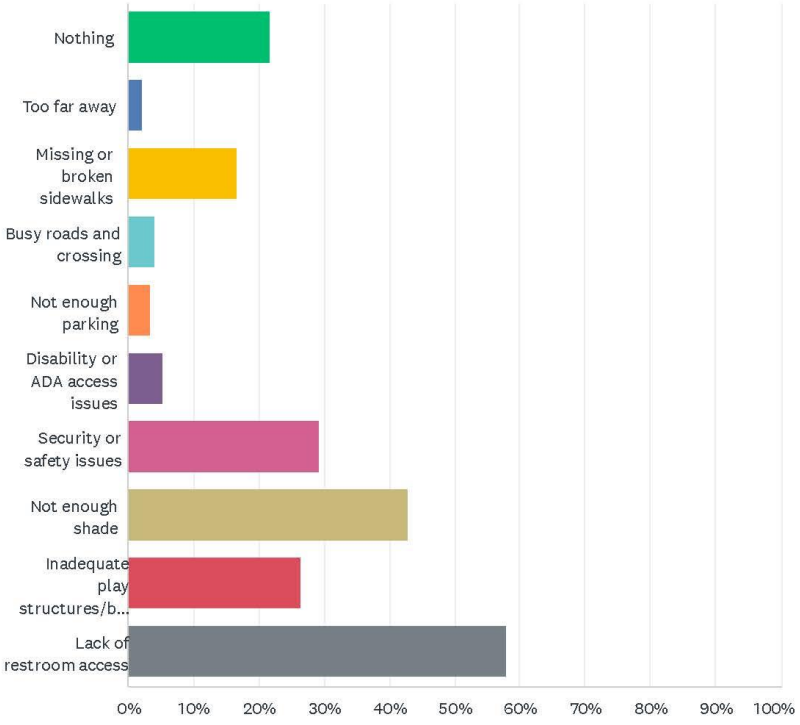
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
None	1.30%	5
Dobson Field (East Rocky Hill Drive)	36.88%	142
City Park (Chestnut & D Street)	57.40%	221
Brickhouse Park (Palm & Filbert)	1.30%	5
Joyner Park (Pine & C Street)	4.42%	17
Water Tower Park (Pine & B Street)	5.45%	21
Rose Garden Park (Palm & A Street)	1.30%	5
Schelling Park (Pine & Filbert)	1.30%	5
Planter Park (Maple & B Street)	1.30%	5
Schroth Park (Vine & Belmont)	47.01%	181
Unger Park (Belmont & Glaze)	21.82%	84
Exeter Bark Park (F Street)	10.65%	41
Mixter Park (Pine & E Street)	14.29%	55
Total Respondents: 385		

Q8 Which things keep you or your household members from using City parks? (select all that apply)

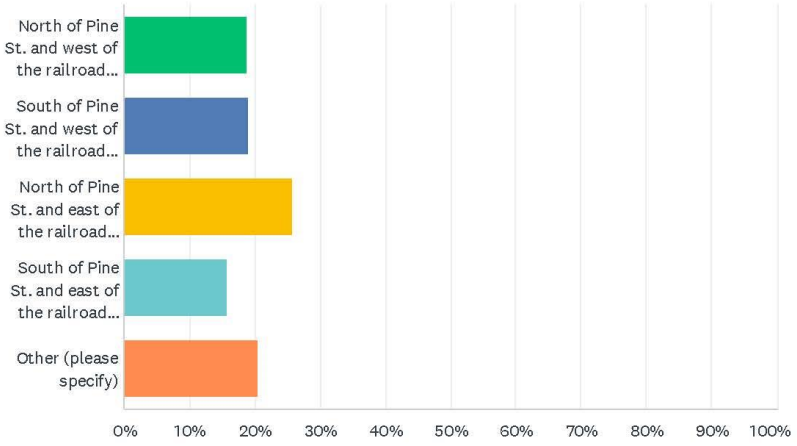
Answered: 362 Skipped: 23



ANSWER CHOICES	RESPONSES	
Nothing	21.82%	79
Too far away	2.21%	8
Missing or broken sidewalks	16.57%	60
Busy roads and crossing	4.14%	15
Not enough parking	3.31%	12
Disability or ADA access issues	5.25%	19
Security or safety issues	29.28%	106
Not enough shade	42.82%	155
Inadequate play structures/broken equipment	26.52%	96
Lack of restroom access	58.01%	210
Total Respondents: 362		

Q9 We split the City of Exeter into quadrants, bisected by Pine Street (North vs. South) and the Railroad tracks (East vs. West). What area of the City needs more parks? (pick one)

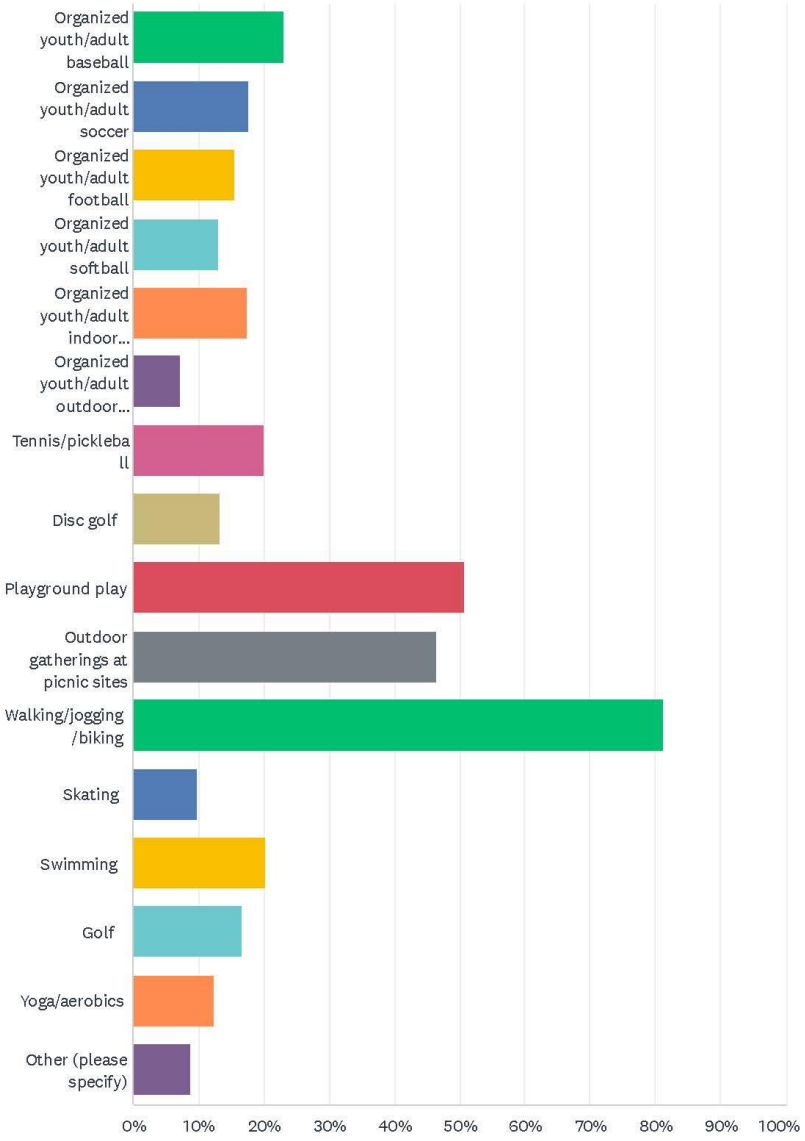
Answered: 367 Skipped: 18



ANSWER CHOICES	RESPONSES	
North of Pine St. and west of the railroad tracks	18.80%	69
South of Pine St. and west of the railroad tracks	19.07%	70
North of Pine St. and east of the railroad tracks	25.89%	95
South of Pine St. and east of the railroad tracks	15.80%	58
Other (please specify)	20.44%	75
TOTAL		367

Q10 What activities do you and your household members participate in often? (check all that apply)

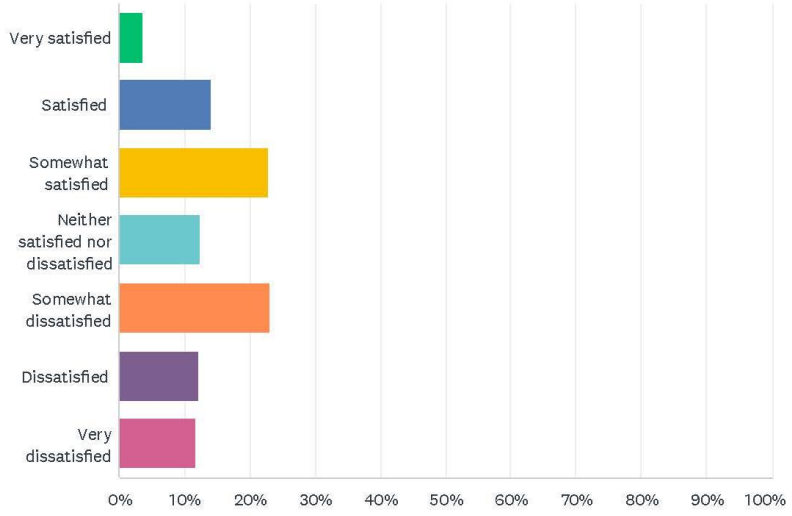
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Organized youth/adult baseball	23.12%	89
Organized youth/adult soccer	17.66%	68
Organized youth/adult football	15.58%	60
Organized youth/adult softball	12.99%	50
Organized youth/adult indoor basketball	17.40%	67
Organized youth/adult outdoor basketball	7.27%	28
Tennis/pickleball	20.00%	77
Disc golf	13.25%	51
Playground play	50.65%	195
Outdoor gatherings at picnic sites	46.49%	179
Walking/jogging/biking	81.30%	313
Skating	9.87%	38
Swimming	20.26%	78
Golf	16.62%	64
Yoga/aerobics	12.47%	48
Other (please specify)	8.83%	34
Total Respondents: 385		

Q11 What is your level of satisfaction with the current maintenance at park facilities?

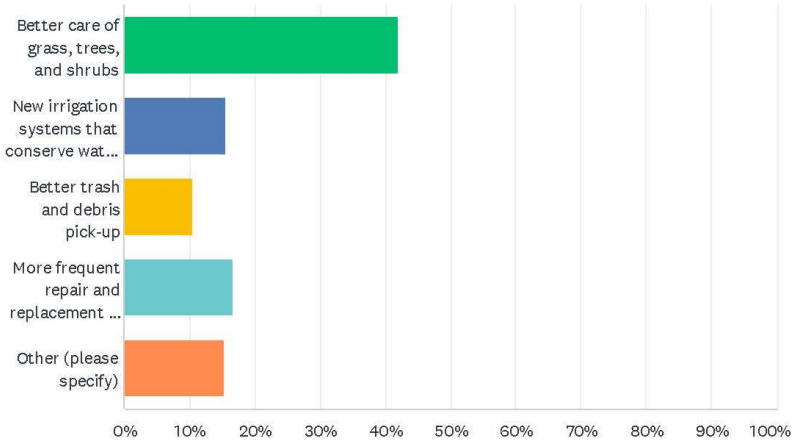
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very satisfied	3.64%	14
Satisfied	14.03%	54
Somewhat satisfied	22.86%	88
Neither satisfied nor dissatisfied	12.47%	48
Somewhat dissatisfied	23.12%	89
Dissatisfied	12.21%	47
Very dissatisfied	11.69%	45
TOTAL		385

Q12 What are the most important park maintenance issues to invest in?

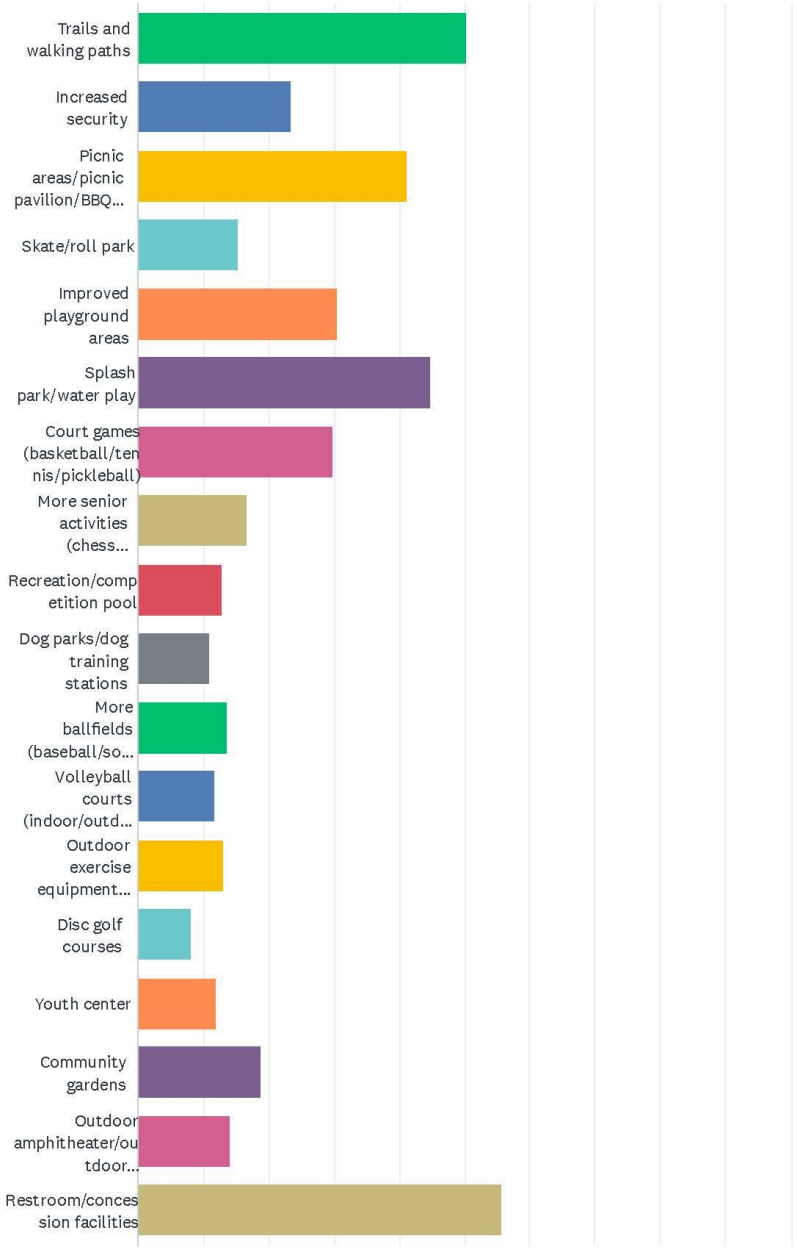
Answered: 380 Skipped: 5

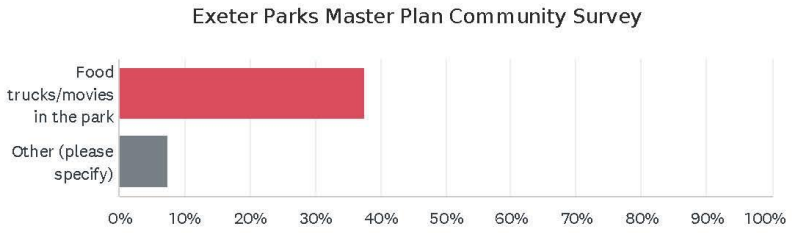


ANSWER CHOICES	RESPONSES	
Better care of grass, trees, and shrubs	42.11%	160
New irrigation systems that conserve water and improve plant health	15.53%	59
Better trash and debris pick-up	10.53%	40
More frequent repair and replacement of broken items	16.58%	63
Other (please specify)	15.26%	58
TOTAL		380

Q13 What amenities would you like to see in parks to meet the needs of your household? (pick up to 4)

Answered: 384 Skipped: 1

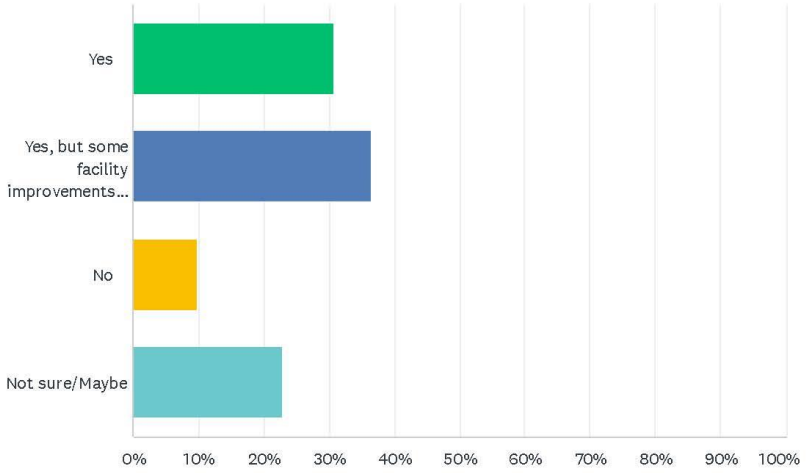




ANSWER CHOICES	RESPONSES	
Trails and walking paths	50.26%	193
Increased security	23.44%	90
Picnic areas/picnic pavilion/BBQ areas that can be reserved	41.15%	158
Skate/roll park	15.36%	59
Improved playground areas	30.47%	117
Splash park/water play	44.79%	172
Court games (basketball/tennis/pickleball)	29.95%	115
More senior activities (chess tables/bocce and others)	16.67%	64
Recreation/competition pool	12.76%	49
Dog parks/dog training stations	10.94%	42
More ballfields (baseball/softball/soccer)	13.54%	52
Volleyball courts (indoor/outdoor)	11.72%	45
Outdoor exercise equipment stations	13.02%	50
Disc golf courses	8.07%	31
Youth center	11.98%	46
Community gardens	18.75%	72
Outdoor amphitheater/outdoor classrooms	14.06%	54
Restroom/concession facilities	55.73%	214
Food trucks/movies in the park	37.50%	144
Other (please specify)	7.55%	29
Total Respondents: 384		

Q14 Would you rent a park pavilion if it was available for reservation?

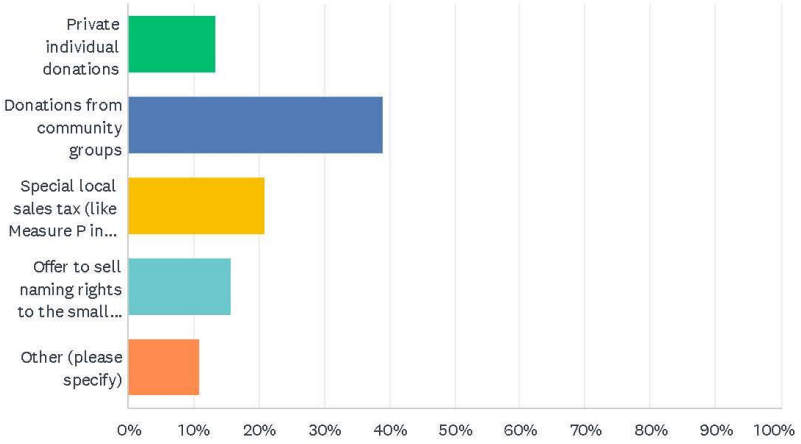
Answered: 384 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	30.73%	118
Yes, but some facility improvements are needed	36.46%	140
No	9.90%	38
Not sure/Maybe	22.92%	88
TOTAL		384

Q15 Besides City funds and State or federal grants, where should the City focus efforts to obtain funding for park improvements?

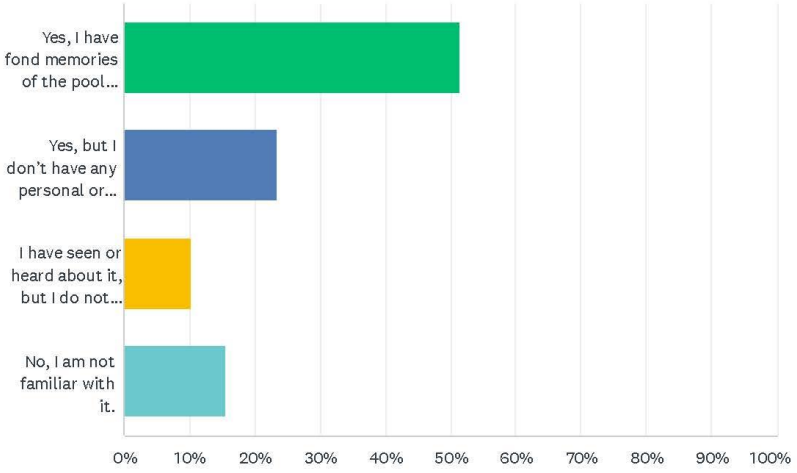
Answered: 374 Skipped: 11



ANSWER CHOICES	RESPONSES	
Private individual donations	13.37%	50
Donations from community groups	39.04%	146
Special local sales tax (like Measure P in Fresno)	20.86%	78
Offer to sell naming rights to the smaller parks or certain amenities within the parks	15.78%	59
Other (please specify)	10.96%	41
TOTAL		374

Q16 Are you familiar with the historic pool at City Park that is currently not in use? (Pick 1)

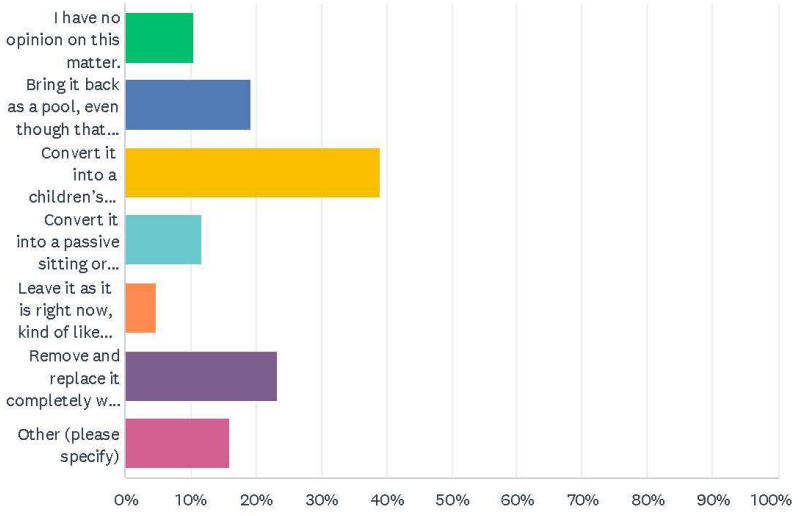
Answered: 385 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I have fond memories of the pool from when it was useable.	51.43%	198
Yes, but I don't have any personal or emotional connection to it.	23.38%	90
I have seen or heard about it, but I do not know much about it.	10.13%	39
No, I am not familiar with it.	15.58%	60
Total Respondents: 385		

Q17 If you are familiar with the historic pool at City Park, which of these ideas to revitalize it would you support? (pick up to 2)

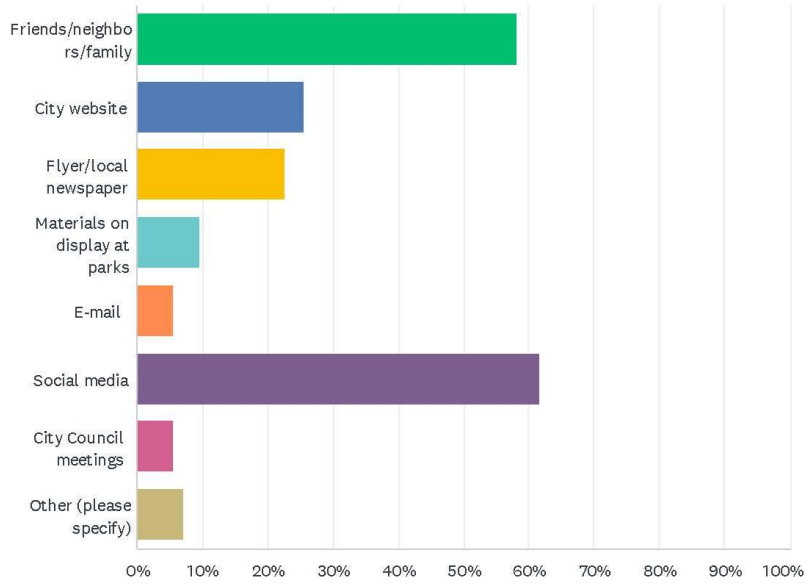
Answered: 382 Skipped: 3



ANSWER CHOICES	RESPONSES	
I have no opinion on this matter.	10.47%	40
Bring it back as a pool, even though that would cause a significant, ongoing strain on City finances to upgrade, restore, and maintain under current water, health and safety standards. Bringing the pool up to health code standards with an updated filtration system could cost at least $100,000-$150,000.	19.11%	73
Convert it into a children's playground that has water, lake, or ocean-themed play equipment in a way that respects, honors, and celebrates the history of the pool.	39.01%	149
Convert it into a passive sitting or meditation area with benches, shrubs, and a historic photo display to memorialize its past.	11.78%	45
Leave it as it is right now, kind of like a historic artifact.	4.71%	18
Remove and replace it completely with some other park amenity.	23.30%	89
Other (please specify)	15.97%	61
Total Respondents: 382		

Q18 How do you get information about park programs and other community recreation activities? (check all that apply)

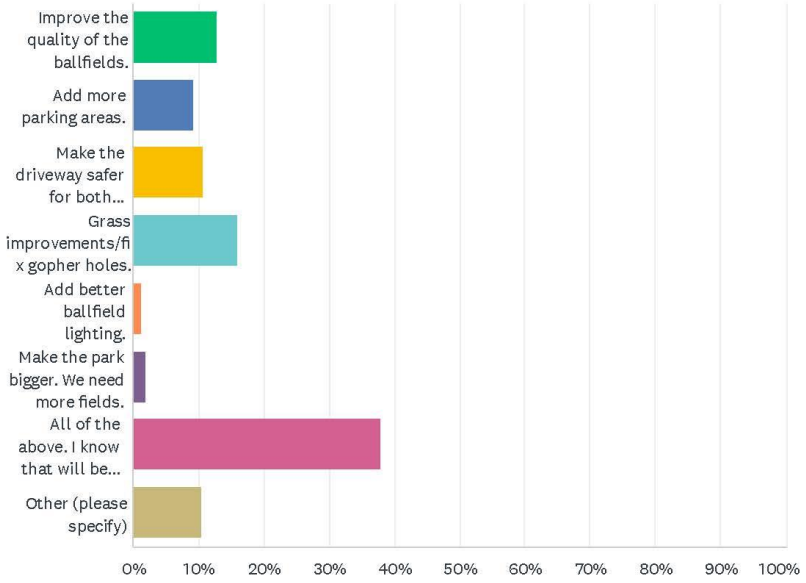
Answered: 382 Skipped: 3



ANSWER CHOICES	RESPONSES	
Friends/neighbors/family	58.12%	222
City website	25.65%	98
Flyer/local newspaper	22.51%	86
Materials on display at parks	9.69%	37
E-mail	5.50%	21
Social media	61.52%	235
City Council meetings	5.50%	21
Other (please specify)	7.07%	27
Total Respondents: 382		

Q19 What would be the most important improvements to make to Dobson Field?

Answered: 375 Skipped: 10



ANSWER CHOICES	RESPONSES	
Improve the quality of the ballfields.	12.80%	48
Add more parking areas.	9.07%	34
Make the driveway safer for both vehicles and pedestrians.	10.67%	40
Grass improvements/fix gopher holes.	16.00%	60
Add better ballfield lighting.	1.33%	5
Make the park bigger. We need more fields.	1.87%	7
All of the above. I know that will be expensive, but we need to do it.	37.87%	142
Other (please specify)	10.40%	39
TOTAL		375

Q20 What else should we know? What ideas or improvements would you suggest for the future of City of Exeter parks?

Answered: 237 Skipped: 148

APPENDIX C

STAKEHOLDER INTERVIEW SUMMARY

Exeter Parks Master Plan Stakeholder Interview Summary

EXETER CITY HALL, OCTOBER 22 & 23, 2024

A. Emily Brown (Moms' Group)
B. Katie Ringel (Chamber of Commerce & Gardening Club)
C. Nancy Becker (Planning Commission)
D. Andrew Rodriguez (Lions)
E. Charles Duby (Triathlon)
F. Colton Lang (Boy Scouts & Student)
G. Mark Tadlock & Tyler Becker (Little League)

1. Which Exeter parks do you visit most and why?

Summary: City Park, Dobson, and Schroth Park are the most used parks.

2. What is Exeter doing well with its parks and programs?

Summary: There is general contentment with recreation coming back with programs. The new playgrounds are good. Maintenance can be improved.

3. What could Exeter do better with its parks and programs?

Summary: Increase fees to help improve the quality of maintenance in the Parks. Find a solution for reporting vandalism and reducing vandalism. Communication regarding recreation league sports is weak and unorganized. Parks need restrooms. Art should be brought to the parks, and the City should continue to support and improve support for organizations that use the park systems.

4. What could the City do to keep Exeter parks safe for all residents?

Summary: Add and improve lighting at Parks. Repair the look of Parks to make them look safer and nicer by eliminating hiding spots, keeping them clean, and providing amenities for people to hang out at the park, like BBQ pits, picnic tables, and restrooms to keep more eyes on the park. Find a way to let the community volunteer to help maintain parks and increase a sense of ownership.

5. Name an amenity that you wish the City/parks could provide.

Summary: Amenities that get people back into parks: BBQ pits, drinking fountains, picnic benches, benches, arbors/shade, and trash cans.

6. Do you feel like the City/Parks Dept does an adequate job maintaining parks in Exeter?

Summary: They could be doing better, but they are doing what they can with their limited resources. Irrigation and weed control need to be improved. The City should consider letting users help fix the field or allow for volunteers.

7. What kind of events would get more people to use the parks more often?

Summary: Add shade structures for people to have a place to hang out. Host festivals, concerts, sports tournaments, and community/volunteer clean-up days.

8. Is there anything that keeps you or your family from accessing the current parks and recreation facilities?

Summary: Lack of lighting, seating, restrooms, and poor maintenance keep some from visiting parks.

9. Do you feel that you can easily reach the Public Works/Parks Department staff to express ideas and concerns?

Summary: Yes, Marie is very responsive, and when immediate concerns are raised, they are addressed.

10. Have you ever made requests or suggestions to the City/Parks Department? What was your experience?

Summary: Yes, they are responsive.

11. Do you feel that the Exeter Parks Department does a good job of communicating with the community regarding upcoming events and programs?

Summary: There is room for improvement. There are opportunities to do more like having volunteers get the word out, partnering with the Chamber, and improving operations.

12. In 15 years, what type of park spaces might be needed that are not being thought of today?

Summary: Maintaining existing parks, so we are running at peak performance. More of a focus on arts, tourism, and water features would be nice.

13. Where should Exeter parks focus its spending for the next 5, 10, and 20 years?

Summary: Fix existing parks to community standards. In 10 years, consider adding new amenities and organizing Dobson to its full potential. In 20 years, keep up with growth in housing, and schools and consider new parks/splash pads.

14. Do you think the community would be willing to pay fees to develop new parks, ball fields, and complexes?

Summary: Community clubs are ready and willing to provide financial support to improve amenities. Keep the groups engaged and allow for them to continue to help and be active in the community.

15. Do you think your service club or organization would be interested in sponsoring and taking responsibility for the maintenance of one of the smaller parks?

Summary: Yes, service clubs and organizations would be interested in sponsoring clean-up days/events, or providing semi-regular maintenance of parks. Some organizations prefer to enhance parks over maintaining them.

16. Is there anything you would like to add to this feedback that would help the City improve current and future parks in the City of Exeter?

Summary: Lean into the community support being offered by making seemingly impossible roadblocks, like liability, clear. Find ways to make money through community support and find a way to say yes. Formalize agreements, uses, and roles with the school district and park users.

APPENDIX D

PARK IMPROVEMENT COSTS

Improvement Costs

	Acreage	Cost for Improvements
Dobson Field		**$8,773,317**
ADA Access		$3,364,548
Irrigation System Improvements		$1,422,000
Electrical Improvements	17	$1,000,000
Signage and Amenities		$1,107,800
Landscaping		$416,750
Schroth Park		**$1,581,960**
ADA Access		$165,800
Irrigation System Improvements		$389,500
Electrical Improvements	5	$285,000
Signage and Amenities		$467,000
Landscaping		$11,000
Unger Park		**$ 517,482**
ADA Access		$105,400
Irrigation System Improvements		$304,835
Electrical Improvements	4.7	$5,000
Signage and Amenities		$6,000
Landscaping		$10,000
City Park		**$3,416,880**
ADA Access		$498,848
Irrigation System Improvements		$645,945
Electrical Improvements	2.53	$45,000
Signage and Amenities		$1,520,000
Landscaping		$137,608
Brickhouse Park		**$342,000**
ADA Access		$54,000
Irrigation System Improvements		$5,000
Electrical Improvements	0.97	$38,000
Signage and Amenities		$187,500
Landscaping		$500
Joyner Park		**$209,400**
ADA Access		$67,000
Irrigation System Improvements		$8,500
Electrical Improvements	0.5	$49,500
Signage and Amenities		$48,000
Landscaping		$1,500
Exeter Bark Park		**$113,160**
ADA Access		$21,600
Irrigation System Improvements		$9,200
Electrical Improvements	0.34	$ -
Signage and Amenities		$59,000
Landscaping		$4,500

	Acreage	Cost for Improvements
Water Tower Park		**$61,080**
ADA Access		$20,500
Irrigation System Improvements		$7,900
Electrical Improvements	0.25	$ -
Signage and Amenities		$22,500
Landscaping		$ -
Rose Garden Park		**$41,820**
ADA Access		$26,250
Irrigation System Improvements		$8,600
Electrical Improvements	0.22	$5,000
Signage and Amenities		$ -
Landscaping		$ -
Mixter Park		**$30,240**
ADA Access		$12,000
Irrigation System Improvements		$7,200
Electrical Improvements	0.11	$2,000
Signage and Amenities		$4,000
Landscaping		$ -
Schelling Park		**$69,240**
ADA Access		$18,500
Irrigation System Improvements		$9,200
Electrical Improvements	0.01	$ -
Signage and Amenities		$30,000
Landscaping		$ -
Planter Park		**$43,800**
ADA Access		$12,500
Irrigation System Improvements		$5,500
Electrical Improvements	0.01	$5,000
Signage and Amenities		$7,500
Landscaping		$6,000
Total Park Improvement Costs + 20% contingency		**$15,426,699**
ADA Access		$4,366,945
Irrigation System Improvements		$2,823,380
Electrical Improvements	31.64	$1,434,500
Signage and Amenities		$3,459,300
Landscaping		$87,858

APPENDIX E

PRIORITIZATION OF IMPROVEMENTS

Park Place/Unger Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Provide acccessible route to playground and benches from sidewalk	300	SF	$ 8.00	$ 2,400.00
1	Provide accessible routes to frisbee golf tee areas (1,500 LF @ 5')	7500	SF	$ 10.00	$ 75,000.00
1	ADA Improvements needed at curbs/intersections (Ramps and Landings)	7	EA	$ 4,000.00	$ 28,000.00
				Total ADA Improvements	**$ 105,400.00**
	Irrigation System Improvements				
6	Upgrade Controller (Hunter ACC2 controller)	1	EA	$ 4,000.00	$ 4,000.00
6	Upgrade Wiring and heads (Full Park)	144,500	SF	$ 1.83	$ 264,435.00
6	Install a booster pump to help sprinkler head to head coverage.	1	EA	$ 27,000.00	$ 27,000.00
6	adjust and relocate irrigation piping and sprinkler heads around playground (included in wiring above)	0	EA	$ -	$ -
6	Upgrade Valves	10	EA	$ 500.00	$ 5,000.00
6	Reduce controllers from two to one	0	EA	$ -	$ -
6	Valve boxes need locking lids/to withstand being driven on.	10	EA	$ 200.00	$ 2,000.00
6	Valve boxes need a master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Valve boxes need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Valve boxes need Moisture sensor	1	EA	$ 400.00	$ 400.00
6	Replace valves with decoders (included in wiring above)	0	LS	$ -	$ -
				Total Irrigation System Improvements	**$ 304,835.00**
	Electrical				
6	Loose wiring (various) needs to be terminated at locations	1	Lump Sum	$ 5,000.00	$ 5,000.00
				Total Electrical Improvements	**$ 5,000.00**

	Signage & Amenities				
3	Improve signage regarding golf course	1	Lump Sum	$ 2,000.00	$ 2,000.00
5	Add bicycle parking	2	EA	$ 2,000.00	$ 4,000.00
				Total Signage and Amenities Improvements	**$ 6,000.00**
	Landscaping				
7	Pest control (gopher) needed on south edge of park along back of curb	1	Lump Sum	$ 10,000.00	$ 10,000.00
				Total Landscaping Improvements	**$ 10,000.00**

	Sub Total for Existing Condition Improvements	$ 431,235.00
	20% Contingency	$ 86,247.00
	Total for Existing Condition Improvements	**$ 517,482.00**

Schroth Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Improve Access to playgrounds (230LF @6')	1,380	SF	$ 10.00	$ 13,800.00
1	Sidewalk needs expansion joints or to be replaced when possible.	12,000	SF	$ 10.00	$ 120,000.00
1	Improve access area to drinking fountains (included in above and below ADA costs)	0	SF	$ -	$ -
6	Sidewalk upgrades needed to be ADA Compliant (cubs @ eastern corners)	6	EA	$ 4,000.00	$ 24,000.00
6	Provide accessible route to park features (play structures, picnic shelters, park benches) See above Access Line Item	0	SF	$ -	$ -
8	Provide accessible street parking stalls and signage and accessible route to park entrance	2	EA	$ 4,000.00	$ 8,000.00
				Total ADA Improvements	**$ 165,800.00**
	Irrigation System Improvements				
6	Readjust sprinkler alignment to ensure head to head coverage	170,000	SF	$ 2.00	$ 340,000.00
6	Increase Booster pump size	1	EA	$ 27,000.00	$ 27,000.00
6	Switch controller to a new Hunter ACC2	1	EA	$ 4,000.00	$ 4,000.00
6	Replace 23 valves in the park with new valves with decoders	23	EA	$ 500.00	$ 11,500.00
6	Valve boxes need locking lids/to withstand being driven on.	23	EA	$ 200.00	$ 4,600.00
6	Valve boxes need a master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Valve boxes need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Valve boxes need Moisture sensor	1	EA	$ 400.00	$ 400.00
6	Irrigation piping and sprinkler heads around playgrounds need adjustments and relocation (See line items above)	0	LS	$ -	$ -
				Total Irrigation Improvements	**$ 389,500.00**
	Electrical				
6	Conduit will be needed for all wire runs for irrigation system to prevent pest damage (included in Irrigation Costs)	0	LS	$ -	$ -
6	Install light poles along concrete walk areas	30	EA	$ 9,500.00	$ 285,000.00
				Total Electrical Improvements	**$ 285,000.00**
	Signage & Amenities				
6	Shade cover is ripped & needs to be replaced	2	EA	$ 10,000.00	$ 20,000.00
5	Consider replacing wood chips with soft rubberized flooring	4,000	SF	$ 25.00	$ 100,000.00
3	Add Restrooms (2 stalls)	1	EA	$ 250,000.00	$ 250,000.00
3	Replace and upgrade drinking fountains	2	EA	$ 8,500.00	$ 17,000.00
6	Increase Lighting	8	EA	$ 9,500.00	$ 76,000.00
6	Add Bicycle Parking	2	EA	$ 2,000.00	$ 4,000.00
				Total Signage & Amenities Improvements	**$ 467,000.00**
	Landscaping				
3	Mix in compost material to soften turf (to be done with sprinkler realignment)				
2	2 trees are sick or dying in the planter area	2	EA	$ 500.00	$ 1,000.00
2	Pest control needed (gopher and squirrel damage)	1	LS	$ 10,000.00	$ 10,000.00
				Total Landscaping Costs	**$ 11,000.00**

Sub Total for Existing Condition Improvements	$ 1,318,300.00
20% Contingency	$ 263,660.00
Total for Existing Condition Improvements	**$ 1,581,960.00**

Mixter Park

Priority	Park Access & Hardscape	Quantity	Unit of Measurement	Unit Cost	Cost
8	If an amphitheatre is added, add access ramp to stage	1	EA	$ 4,000.00	$ 4,000.00
8	Provide accessible street parking and signage (2 stalls)	2	EA	$ 4,000.00	$ 8,000.00
				Total ADA Improvements	**$ 12,000.00**
	Irrigation System Improvements				
6	Replace Sprinkler controller with Hunter ICC2	1	EA	$ 4,000.00	$ 4,000.00
6	Raise valve box to grade	2	EA	$ 200.00	$ 400.00
2	Recommend valve box have a locking lid, withstand a vehicle weight	2	EA	$ 200.00	$ 400.00
6	Install a master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Install a flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Install a moisture sensor	1	EA	$ 400.00	$ 400.00
				Total Irrigation System Improvements	**$ 7,200.00**
	Electrical				
8	Install zone specific/controlled speakers	1	LS	$ 2,000.00	$ 2,000.00
				Total Electrical Improvements	**$ 2,000.00**
	Signage & Amenities				
6	Add Bicycle Parking	2	EA	$ 2,000.00	$ 4,000.00
				Total Signage & Amenities Improvements	**$ 4,000.00**
	Sub Total for Existing Condition Improvements				$ 25,200.00
	20 %Contingency				$ 5,040.00
	Total for Existing Condition Improvements				**$ 30,240.00**

Planter Park

Prioritization		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Install ADA accessible curb ramps in the northwest corner of Park	1	EA	$ 4,000.00	$ 4,000.00
1	Provide perimeter or internal accesible route (sidewalk or internal walks)	850	SF	$ 10.00	$ 8,500.00
				ADA Improvements	**$ 12,500.00**
	Irrigation System Improvements				
6	Replace existing node controller with solar controller	1	EA	$ 1,000.00	$ 1,000.00
6	Need Master Valve	1	EA	$ 1,000.00	$ 1,000.00
6	Need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	need moisture sensor	1	EA	$ 400.00	$ 400.00
6	Replace existing valves with new valves and wiring	3	EA	$ 500.00	$ 1,500.00
6	Replace existing valve boxes with new locking type and can withstand	3	EA	$ 200.00	$ 600.00
				Irrigation System Improvements	**$ 5,500.00**
	Electrical				
8	No existing infrastructure	1	LS	$ 5,000.00	$ 5,000.00
				Electrical Improvements	**$ 5,000.00**
	Signage & Amenities				
6	area to enjoy the garden/passive park	3	EA	$ 2,500.00	$ 7,500.00
				Signage & Amenities Improvements	**$ 7,500.00**
	Landscaping				
2	Reduce turf	2,000	SF	$ 3.00	$ 6,000.00
				Landscaping Improvements	**$ 6,000.00**
	Sub Total for Existing Condition Improvements				$ 36,500.00
	20% Contingency				$ 7,300.00
	Total for Existing Condition Improvements				**$ 43,800.00**

Joyner Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
6	Sidwalk replacement needed around majority of the permiter of Park	4,000	SF	$ 12.00	$ 48,000.00
1	Add walkway and courtyard (See below)	0	EA		$ -
1	Install missing ADA curb ramp	1	EA	$ 4,000.00	$ 4,000.00
1	Provide accesible route in park to features (picnic shelter, drinking fountain, benches)	1,500	SF	$ 10.00	$ 15,000.00
				ADA Improvements	**$ 67,000.00**
	Irrigation System Improvements				
6	Replace existing controller with Hunter controller	1	EA	$ 4,000.00	$ 4,000.00
6	Need master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Need moisture Sensor	1	EA	$ 400.00	$ 400.00
6	Replace existing valves with new valves and wiring	3	EA	$ 500.00	$ 1,500.00
2	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	3	EA	$ 200.00	$ 600.00
				Irrigation System Improvements	$ 8,500.00
	Electrical				
6	Add Park lighting	5	EA	$ 9,500.00	$ 47,500.00
8	Adjacent traffic circle irrigation comes from the Park	1	LS	$ 2,000.00	$ 2,000.00
				Electrical Improvements	$ 49,500.00
	Signage & Amenities				
3	Add Pinic Tables	3	EA	$ 3,500.00	$ 10,500.00
3	Add Park Benches	5	EA	$ 2,500.00	$ 12,500.00
3	Demo and replace concrete park benches	1	EA	$ 4,000.00	$ 4,000.00
3	Demo and replace drinking fountain	2	EA	$ 8,500.00	$ 17,000.00
6	Install bike parking	2	EA	$ 2,000.00	$ 4,000.00
				Signage & Amenities Improvements	$ 48,000.00
	Landscaping				
7	Remove and replace 3 myrtles on the east side of the Park	3	EA	$ 500.00	$ 1,500.00
6	Add hardscape through the Park from the curb to the arbor and other proposed sitting areas (See above)				
				Landscaping Improvements	$ 1,500.00
	Sub Total for Existing Condition Improvements				$ 174,500.00
	20% Contingency				$ 34,900.00
	Total for Existing Condition Improvements				**$ 209,400.00**

Water Tower Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Provide accessible parking and signage and accessible route from parking to park entrance	2	EA	$ 4,000.00	$ 8,000.00
1	Provide accesible route to park benches (250 LF @5')	1,250	SF	$ 10.00	$ 12,500.00
				ADA Improvements	**$ 20,500.00**
	Irrigation System Improvements				
6	Replace existing controller with Hunter controller	1	EA	$ 4,000.00	$ 4,000.00
6	Need master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Need moisture sensor	1	EA	$ 400.00	$ 400.00
6	Replace existing valves with new valves and wiring	3	EA	$ 500.00	$ 1,500.00
				Irrigation System Improvements	**$ 7,900.00**
	Signage & Amenities				
3	Add seating area with benches in the middle rear of the Park, closer to the Parking lot	5	EA	$ 2,500.00	$ 12,500.00
5	Add Bicycle Parking	5	EA	$ 2,000.00	$ 10,000.00
				Signage and Amenity Improvements	**$ 22,500.00**

Sub Total for Existing Condition Improvements	$ 50,900.00
20 %Contingency	$ 10,180.00
Total for Existing Condition Improvements	**$ 61,080.00**

Rose Garden

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
6	Concrete sidewalk is broken in multiple locations needs replacing, north end of sidewalk/curbing is newly replaced. (225LF @5')	1,125	SF	$ 10.00	$ 11,250.00
6	Replace Storm Drain	1	EA	$ 15,000.00	$ 15,000.00
				ADA Access Improvements	$ 26,250.00
	Irrigation System Improvements				
6	The existing controller Orbit, replace with Hunter controller.	1	EA	$ 4,000.00	$ 4,000.00
6	*Need master valve*	1	EA	$ 1,000.00	$ 1,000.00
6	*Need flow sensor*	1	EA	$ 1,000.00	$ 1,000.00
6	*Need moisture sensor*	1	EA	$ 400.00	$ 400.00
6	3 irrigation valves (included below)				
6	*Replace existing valves with new valves and wiring.*	3	EA	$ 500.00	$ 1,500.00
6	*Replace existing valve boxes with new locking type and can withstand the weight of a vehicle*	3	EA	$ 200.00	$ 600.00
6	Need backflow preventer	1	EA	$ 6,500.00	$ 6,500.00
				Irrigation System Improvements	$ 8,600.00
	Electrical				
6	Existing conduit stub ups in multiple locations need to be removed, along with the wiring still in them (included below)	0	LS	$ -	$ -
6	Switch gear box needs repair work – is lifting and leaning or may need to be replaced	1	LS	$ 5,000.00	$ 5,000.00
				Electrical Improvements	$ 5,000.00
	Landscaping				
2	Roses are small bushes, look a bit over trimmed, some of them malnourished. -Maintenance issue				

Sub Total for Existing Condition Improvements	$ 34,850.00
20 %Contingency	$ 6,970.00
Total for Existing Condition Improvements	**$ 41,820.00**

Schelling Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Accessible route to picnic shelter (100LF @6')	600	SF	$ 10.00	$ 6,000.00
1	Provide accessible drinking fountain	1	EA	$ 8,500.00	$ 8,500.00
1	Provide accessible curb ramp at SW corner	1	EA	$ 4,000.00	$ 4,000.00
				ADA Access Improvements	**$ 18,500.00**
	Irrigation System Improvements				
6	Replace existing controller with Hunter controller	1	EA	$ 4,000.00	$ 4,000.00
6	Need master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Need moisture Sensor	1	EA	$ 400.00	$ 400.00
6	Replace existing valves (4) with new valves and wiring	4	EA	$ 500.00	$ 2,000.00
6	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	4	EA	$ 200.00	$ 800.00
				Irrigation System Improvements	**$ 9,200.00**
	Signage & Amenities				
3	Tables and benches have lots of tagging. New Picnic Tables	2	EA	$ 3,500.00	$ 7,000.00
6	Demo structure and concrete pads, fill area with turf	1	LS	$ 5,000.00	$ 5,000.00
3	Remove park bench, repair concrete around bench mounts	2	EA	$ 4,000.00	$ 8,000.00
5	Arbor is structurally deficient. Replace with a shade cover	1	EA	$ 10,000.00	$ 10,000.00
				Signage & Amenities Improvements	**$ 30,000.00**
	Sub Total for Existing Condition Improvements				$ 57,700.00
	20% Contingency				$ 11,540.00
	Total for Existing Condition Improvements				**$ 69,240.00**

Exeter Bark Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Upgrade to an ADA compliant access gate & pathway	1	EA	$ 4,000.00	$ 4,000.00
6	Concrete walk needed throughout – if bricks are to be used, the ground should be leveled prior to installation.	480	SF	$ 10.00	$ 4,800.00
6	Add missing sidewalk adjacent to Park	480	EA	$ 10.00	$ 4,800.00
8	Add accessible street parking and signage	2	EA	$ 4,000.00	$ 8,000.00
					$ 21,600.00
	Irrigation System Improvements				
6	Replace existing controller with Hunter controller	1	EA	$ 4,000.00	$ 4,000.00
6	Need master valve	1	EA	$ 1,000.00	$ 1,000.00
6	Need flow sensor	1	EA	$ 1,000.00	$ 1,000.00
6	Need moisture Sensor	1	EA	$ 400.00	$ 400.00
6	Replace existing valves with new valves and wiring	4	EA	$ 500.00	$ 2,000.00
6	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	4	EA	$ 200.00	$ 800.00
					$ 9,200.00
	Signage & Amenities				
3	Repair gate gap on internal gate; likely due to ground settling. Pool noodle used to close the gap.	1	LS	$ 2,000.00	$ 2,000.00
6	upgrade and replace drinking fountains	2	EA	$ 8,500.00	$17,000.00
5	Replace solar lights with new ones	4	EA	$ 9,500.00	$ 38,000.00
6	Additional signage could be helpful.	1	LS	$ 2,000.00	$ 2,000.00
					$ 59,000.00
	Landscaping				
7	Repair poor drainage in park area	9,000	SF	$ 0.50	$ 4,500.00
					$ 4,500.00
	Sub Total for Existing Condition Improvements				$ 94,300.00
	20% Contingency				$ 18,860.00
	Total for Existing Condition Improvements				**$ 113,160.00**

Brickhouse Park

Priority		Quantity	Unit of Measurement	Unit Cost	Cost
	Park Access & Hardscape				
1	Replace section of Sidewalk raised in 1 location	100	SF	$ 10.00	$ 1,000.00
1	Replace Storm Drain (x2)	2	EA	$ 15,000.00	$ 30,000.00
1	Accessible street parking and signage	2	EA	$ 4,000.00	$ 8,000.00
1	Add accessible route to park features (covered picnic shelter, BBQ, Brick House structure) (250LF @ 6')	1500	SF	$ 10.00	$ 15,000.00
				ADA Access Improvements	**$ 54,000.00**
	Irrigation System Improvements				
6	Replace existing controller with Hunter controller	1	EA	$ 4,000.00	$ 4,000.00
	This park is the site for Well 6	0	EA	$ -	$ -
6	There is a sewer manhole on the northwest corner of the park that will be abandon and filled in during our sewer line relocation project.	1	EA	$ 1,000.00	$ 1,000.00
				Irrigation System Improvements	**$ 5,000.00**
	Electrical				
3	Increase lighting at park power available in the brickhouse building	4	EA	$ 9,500.00	$ 38,000.00
				Electrical Improvements	**$ 38,000.00**
	Signage & Amenities				
8	The brick building roof and walls appear ok, a few grout issues to be addressed the windows are boarded up and rotten. Suggest pulling out the window frames and doing metal inserts to avoid future intrusion by homeless people. (included below)	0	LS	$ -	$ -
6	Replace door to brickhouse and metal slider	1	LS	$ 10,000.00	$ 10,000.00
3	There are some cement pads where the old BBQ and tables and benches were located that should be removed	1	LS	$ 5,000.00	$ 5,000.00
3	Add a Basketball/Pickleball court	1	EA	$ 150,000.00	$ 150,000.00
3	Add a drinking fountain	1	EA	$ 8,500.00	$ 8,500.00
3	Add seating benches	4	EA	$ 2,500.00	$ 10,000.00
6	Install Bicycle Parking	2	EA	$ 2,000.00	$ 4,000.00
				Signage & Amenity Improvements	**$ 187,500.00**
	Landscaping				
2	Trees (pine mostly) can use some trimming				
7	Improve the landscaping area around the phone company distribution box.	100	SF	$ 5.00	$ 500.00
				Landscaping Improvements	**$ 500.00**

Sub Total for Existing Condition Improvements	$ 285,000.00
20% Contingency	$ 57,000.00
Total for Existing Condition Improvements	**$ 342,000.00**

Dobson Field

A. Improvements for Existing Layout (29 acres)

		Quantity	Unit of Measurement	Unit Cost	Improvement Cost
1	**General Site Improvements**				
	Mobilitzation (5% of subtotal)	1	LS	$ 188,740.59	$ 188,740.59
	Make ADA Accessible from the Street and				
	Add Sidewalks leading to the site and				
	Add ADA walking paths to any/all fields spectator section (2,000 LF @6')	12,000	SF	$ 8.00	$ 96,000.00
	Increase available parking with ADA stalls (Asphalt)	96,400	SF	$ 8.00	$ 771,200.00
				Subtotal for Improvements	$ 867,200.00
2	**General Irrigation System Improvements**				
	Add Booster Pump	1	EA	$ 27,000.00	$ 27,000.00
	Need Master Valve	1	EA	$ 1,000.00	$ 1,000.00
	Need Flow Sensor	1	EA	$ 1,000.00	$ 1,000.00
	Need moisture sensor	3	EA	$ 400.00	$ 1,200.00
	Upgrade controller Hunter ACC2	1	EA	$ 4,000.00	$ 4,000.00
				Subtotal for Improvements	$ 34,200.00
3	**Electrical Improvements**				
	Improve Sports Lighting	1	LS	$ 500,000.00	$ 500,000.00
				Subtotal for Improvements	$ 500,000.00
4	**Signage & Amenities**				
	Update signage (Monument and Wayfinding)	1	EA	$ 10,800.00	$ 10,800.00
	Increase availability and number of restrooms	1	EA	$ 479,520.00	$ 479,520.00
	Add locking gates	6	EA	$ 1,000.00	$ 6,000.00
	Add Bicycle Parking	5	EA	$ 2,000.00	$ 10,000.00
	Replace and upgrade drinking fountains	2	EA	$ 8,500.00	$ 17,000.00
	Add Restroom Facilities	1	EA	$ 250,000.00	$ 250,000.00
				Subtotal for Improvements	$ 773,320.00
5	**Landscape Improvements**				
	Field areas could all use some grading, seeding, and weed control	535,800.00	SF	$ 0.50	$ 267,900.00
	Landscaping company - Clean Cut should be managing weed control & reporting monthly	12	MONTH	$ 6,000.00	$ 72,000.00
				Subtotal for Improvements	$ 339,900.00
6	**Additional Field Improvements**				
6.1	**Southwest fields**				
	Grading of field needed	145,231	SF	$ 0.50	$ 72,615.50
	Replace existing valves with new valves with decoders	16	EA	$ 500.00	$ 8,000.00
	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	16	EA	$ 200.00	$ 3,200.00
	Adjust Irrigation Heads with Wiring	145,231	SF	$ 1.83	$ 265,772.73
	Needs a new 6 inch main from both points of connection and laterals needed	145,231	SF	$ 1.50	$ 217,846.50
	A cold storage building exists underground the field.	0	LS		$ -
				Subtotal for Improvements	$ 567,434.73
6.2	**Northeast Field**				
	Grading of field needed	174,300	SF	$ 0.50	$ 87,150.00
	8 irrigation valves in concrete vault, demo vault and replace	1	LS	$ 4,000.00	$ 4,000.00
	Adjust Irrigation Heads with Wiring	174,300	SF	$ 1.83	$ 318,969.00
	Replace existing valves with new valves with decoders	8	EA	$ 500.00	$ 4,000.00
	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	1	EA	$ 200.00	$ 200.00
				Subtotal for Improvements	$ 414,319.00
6.3	**Soccer field area**				
	Grading of field needed	118,600	SF	$ 0.50	$ 59,300.00
	Adjust Irrigation Heads with Wiring	118,600	SF	$ 1.83	$ 217,038.00
	3 irrigation valves exist - replace with new valves with decoders	3	EA	$ 500.00	$ 1,500.00
	Replace existing valve boxes with new locking type and can withstand the weight of a vehicle	3	EA	$ 200.00	$ 600.00
				Subtotal for Improvements	$ 278,438.00

Sub Total for Existing Condition Improvements	$	3,774,811.73
20 %Contingency	$	754,962.35
Total for Existing Condition Improvements	**$**	**4,529,774.08**

B. **Improvements for New Master Plan (29 acres)**

		Quantity	Unit of Measurement	Unit Cost	Improvement Cost
1	**General Site Improvements**				
	Mobilitzation (5% of subtotal)	1	LS	$ 348,147.50	$ 348,147.50
	Demo and Relocation of Existing Infrastructure	1	LS	$ 100,000.00	$ 100,000.00
	New Parking (Ashphalt)	166,500	SF	$ 8.00	$ 1,332,000.00
	New Roadways (2500 LF @ 24')	62,000	SF	$ 15.00	$ 930,000.00
	New Sidewalks (2400 LF @ 5')	12,000	SF	$ 10.00	$ 120,000.00
	New Cloverleaf Paving	33,800	SF	$ 8.00	$ 270,400.00
	New Trails	33,000	SF	$ 8.00	$ 264,000.00
				Subtotal for Improvements	$ 3,364,547.50
2	**Irrigation System Improvements**				
	New Irrigation	274,000	SF	$ 3.00	$ 822,000.00
	Improve Existing Irrigation	300,000	SF	$ 2.00	$ 600,000.00
				Subtotal for Improvements	$ 1,422,000.00
3	**Electrical Improvements**				
	Improve Sports Lighting (multiple fields - Musco)	1	LS	$ 1,000,000.00	$ 1,000,000.00
				Subtotal for Improvements	$ 1,000,000.00
4	**Signage & Amenities**				
	Update signage (Monument and Wayfinding)	1	LS	$ 10,800.00	$ 10,800.00
	New Bleachers	8	EA	$ 15,000.00	$ 120,000.00
	New restroom and Concession Building	1	EA	$ 600,000.00	$ 600,000.00
	New Amphitheater	1	EA	$ 350,000.00	$ 350,000.00
	Add Bicycle Parking	5	EA	$ 2,000.00	$ 10,000.00
	Add drinking fountains	2	EA	$ 8,500.00	$ 17,000.00
				Subtotal for Improvements	$ 1,107,800.00
5	**Landscape Improvements**				
	Grading	573,500	SF	$ 0.50	$ 286,750.00
	New Hydroseed	573,500	SF	$ 0.50	$ 286,750.00
	New Trees (24" Box)	68	EA	$ 500.00	$ 34,000.00
	Landscaping company - Clean Cut should be managing weed control & reporting monthly	12	MONTH	$ 8,000.00	$ 96,000.00
				Subtotal for Improvements	$ 416,750.00

Sub Total for New Master Plan	$ 7,311,097.50
20% Contingency	$ 1,462,219.50
Total for New Master Plan	**$ 8,773,317.00**

City Park

A Improvements for Existing Layout (4.0 acres)

	Quantity	Unit of Measurement	Unit Cost	Total Cost
1 ADA Access				
Mobilization - 5% of subtotal	1	LS	$ 119,862.63	$ 119,862.63
Sidewalk replacement needed throughout the permiter of the park (1860 LF @ 5') - Demo and New Construction	9300	SF	$ 15.00	$ 139,500.00
ADA Interior Improvements - ADA access needed to swings and play structures and	360	SF	$ 10.00	$ 3,600.00
Ensure ADA Access to gazebo and structures (2000LF @ 6')	1200	SF	$ 10.00	$ 12,000.00
Improve ADA ramp to Carnigie building	1	LS	$ 5,000.00	$ 5,000.00
Improve Maintenance Road (200 LF @ 12')	2400	SF	$ 15.00	$ 36,000.00
Improve non-compliant storm drains (x3)	3	EA	$ 15,000.00	$ 45,000.00
			Subtotal for Improvements	**$ 360,962.63**
2 Irrigation System Improvements				
2 backflow preventers	2	EA	$ 6,500.00	$ 13,000.00
14 irrigation valves, replace with new valves and decoders	14	EA	$ 500.00	$ 7,000.00
repair sprinkler box in west park strip	1	EA	$ 100.00	$ 100.00
relocate irrigation timer from inside carnigie building basement	1	LS	$ 1,000.00	$ 1,000.00
Recommend valve box have a locking lid, withstand a vehicle weight	14	EA	$ 200.00	$ 2,800.00
Install a master valve	1	EA	$ 1,000.00	$ 1,000.00
Install a flow sensor	1	EA	$ 1,000.00	$ 1,000.00
Install a moisture sensor	1	EA	$ 400.00	$ 400.00
switch to new Hunter Acc2 controller	1	EA	$ 4,000.00	$ 4,000.00
New irrigation main, valves, laterals, and sprinkler heads needed after leveling park	205215	SF	$ 3.00	$ 615,645.00
			Subtotal for Improvements	**$ 645,945.00**
3 Electrical				
utility lines to arbors to be reconstructed or terminated.	1	LS	$ 10,000.00	$ 10,000.00
Remove power pole in the middle of Park.	1	LS	$ 5,000.00	$ 5,000.00
Move electrical main service and former restroom panels (currently behind Carnigie Building)	1	LS	$ 10,000.00	$ 10,000.00
Remove outlet posts in Park area	1	LS	$ 5,000.00	$ 5,000.00
Fix electrical connections in pullbox	1	LS	$ 5,000.00	$ 5,000.00
When amphitheatre is installed, include an electrical room to run power for park lights, arbors, lighting & outlets	1	LS	$ 15,000.00	$ 15,000.00
			Subtotal for Improvements	**$ 50,000.00**
4 Signage & Amenities				
Replace and add more benches	25	EA	$ 2,500.00	$ 62,500.00
Picnic tables needed	20	EA	$ 3,500.00	$ 70,000.00
Replace & install new Arbors	2	EA	$ 20,000.00	$ 40,000.00
Revise pool existance; install plaque within Park (Splash Pads- non recirculation)	1	LS	$ 300,000.00	$ 300,000.00
Add BBQ pits	5	EA	$ 3,000.00	$ 15,000.00
Play area needs curbing/weed control (install new surfacing in to replace existing)	4800	SF	$ 25.00	$ 120,000.00
Revise horse shoe pits to usable amenity like corn hole	3	EA	$ 2,000.00	$ 6,000.00
Update Gazebo needs to be updated/accessible, consider replacing with amphitheatre (modernize)	1	EA	$ 50,000.00	$ 50,000.00
Address hiding space near stair well at back of Carnigie building				
upgrade drinking fountains	2	EA	$ 8,500.00	$ 17,000.00
Add Restrooms (minimize vandalism opportunity)	1	EA	$ 480,000.00	$ 480,000.00
Increase lighting	11	EA	$ 9,500.00	$ 104,500.00
			Subtotal for Improvements	**$ 1,265,000.00**
5 Landscaping				
Park grounds need to be graded and leveled	205215	SF	$ 0.50	$ 102,607.50
install a 6" thick sidewalk/vehicle drive through the park (add to ADA Spine above)	4800	SF	$ 12.00	$ 57,600.00
Improve shading throughout Park via greenery/trees	50	EA	$ 500.00	$ 25,000.00
Eliminate hiding spots for squatters	1	LS	$ 10,000.00	$ 10,000.00
Add hardscaping to Park (See above line items)				
			Subtotal for Improvements	**$ 195,207.50**

Sub Total for Existing Condition Improvements	$ 2,517,115.13
20 %Contingency	$ 503,423.03
Total for Existing Condition Improvements	**$ 3,020,538.15**

B. Improvements for Master Plan (4.0 acres)

1	ADA Access					
	Mobilization	1	LS	$	128,947.63	$ 128,947.63
	Sidewalk replacement needed throughout the permiter of the park (1860 LF @ 5')- Demo and New Construction	9300	SF	$	15.00	$ 139,500.00
	ADA Interior Improvements - ADA access needed to swings and play structures and					
	Ensure ADA Access to gazebo and structures and					
	Improve ADA ramp to Carnigie building (See below)					
	New and Improve Sidewalks (1650LF @ 6')	9900	SF	$	10.00	$ 99,000.00
	New ADA Spine (600 LF @ 12')	7200	SF	$	12.00	$ 86,400.00
	Improve non-compliant storm drains (x3)	3	EA	$	15,000.00	$ 45,000.00
					Subtotal for Improvements	**$ 498,847.63**

2	Irrigation System Improvements					
	2 backflow preventers	2	EA	$	6,500.00	$ 13,000.00
	14 Inrigation valves, replace with new valves and decoders	14	EA	$	500.00	$ 7,000.00
	repair sprinkler box in west park strip	1	EA	$	100.00	$ 100.00
	relocate irrigation timer from inside carnigie building basement	1	LS	$	1,000.00	$ 1,000.00
	Recommend valve box have a locking lid, withstand a vehicle weight	14	EA	$	200.00	$ 2,800.00
	Install a master valve	1	EA	$	1,000.00	$ 1,000.00
	Install a flow sensor	1	EA	$	1,000.00	$ 1,000.00
	Install a moisture sensor	1	EA	$	400.00	$ 400.00
	switch to new Hunter Acc2 controller	1	EA	$	4,000.00	$ 4,000.00
	New irrigation main, valves, laterals, and sprinkler heads needed after leveling park	205215	SF	$	3.00	$ 615,645.00
					Subtotal for Improvements	**$ 645,945.00**

3	Electrical					
	utility lines to arbors to be reconstructed or terminated.	1	LS	$	10,000.00	$ 10,000.00
	Remove power pole in the middle of Park.	1	LS	$	5,000.00	$ 5,000.00
	Move electrical main service and former restroom panels (currently behind Carnigie Building)	1	LS	$	10,000.00	$ 10,000.00
	Remove outlet posts in Park area	1	LS	$	5,000.00	$ 5,000.00
	Fix electrical connections in pullbox	1	LS	$	5,000.00	$ 5,000.00
	When amphitheatre is installed, include an electrical room to run power for park lights, arbors, lighting & outlets	1	LS	$	10,000.00	$ 10,000.00
					Subtotal for Improvements	**$ 45,000.00**

4	Signage & Amenities					
	Park benches need to be replaced and					
	Add more benches	25	EA	$	2,500.00	$ 62,500.00
	Picnic tables needed	20	EA	$	3,500.00	$ 70,000.00
	Replace & install new Arbors	2	EA	$	20,000.00	$ 40,000.00
	Revise pool existance; (Splash Pads - Recirculation)	1	LS	$	400,000.00	$ 400,000.00
	Add BBQ pits	5	EA	$	3,000.00	$ 15,000.00
	Play area needs curbing/weed control	7000	SF	$	25.00	$ 175,000.00
	Revise horse shoe pits to usable amenity like corn hole	3	EA	$	2,000.00	$ 6,000.00
	New Amphitheater needs to be updated/accessible, consider replacing with amphitheatre (modernize)	1	EA	$	150,000.00	$ 150,000.00
	Address hiding space near stair well at back of Carnigie building					
	upgrade drinking fountains	2	EA	$	8,500.00	$ 17,000.00
	Add Restrooms (minimize vandalism opportunity)	1	EA	$	480,000.00	$ 480,000.00
	Increase lighting	11	EA	$	9,500.00	$ 104,500.00
					Subtotal for Improvements	**$ 1,520,000.00**

5	Landscaping					
	Park grounds need to be graded and leveled	205215	SF	$	0.50	$ 102,607.50
	install a 6" thick sidewalk/vehicle drive through the park (see ADA Spine above)					
	Improve shading throughout Park via greenery/trees	50	EA	$	500.00	$ 25,000.00
	Eliminate hiding spots for squatters	1	LS	$	10,000.00	$ 10,000.00
	Add hardscaping to Park (See above line items)					
					Subtotal for Improvements	**$ 137,607.50**

Sub Total for Master Plan Improvements	$ 2,847,400.13
20 %Contingency	$ 569,480.03
Total for Master Plan Improvements	**$ 3,416,880.15**

APPENDIX F

SAMPLE LIABILITY WAIVER