



# PARK ASSESSMENT

2025

Prepared by  
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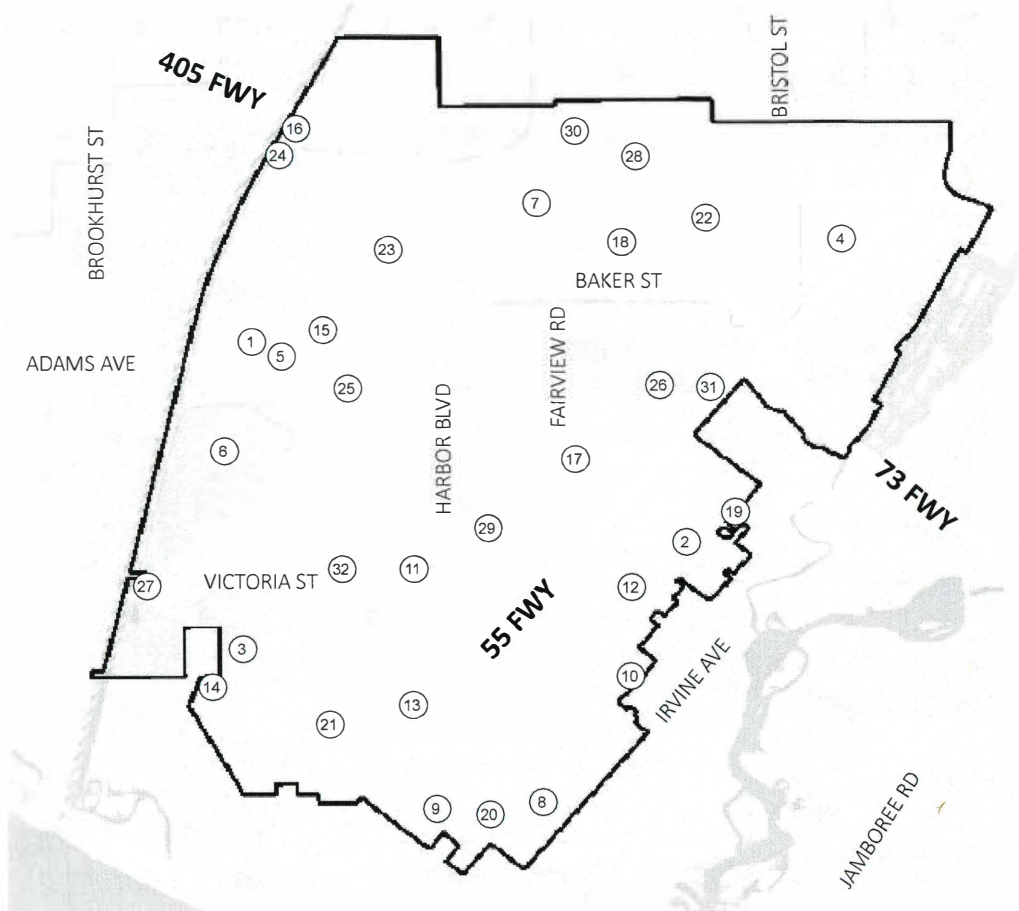


# PARK ASSESSMENT INTRODUCTION

## Overview of Park Assessment Masterplan

Park Assessments were conducted at all public parks within the City of Costa Mesa and have been documented herein. The report identifies physical condition of amenities, structures, pathways, playgrounds, and existing program elements in each park. This park assessment is essential for the City of Costa Mesa in identifying and prioritizing improvements, allowing for safe, functional and enjoyable spaces for the community to recreate and enjoy.

This Park Assessment is informed by extensive site analysis which documents, quantifies, and considers existing site conditions to provide a thorough account of each park. Only limited accessibility deficiencies are identified where paths are not provided to existing improvements. The primary focus of this assessment is to identify and provide an unbiased report highlighting essential improvements. This assessment does not identify under-programmed parks.



- |                  |                       |                  |                  |
|------------------|-----------------------|------------------|------------------|
| ① Balearic Park  | ⑩ Jordan Park         | ⑲ Perez Park     | ⑳ Wakeham Park   |
| ② Brentwood Park | ⑪ Ketchum-Libolt Park | ㉑ Pinkley Park   | ㉒ Wilson Park    |
| ③ Canyon Park    | ⑫ Lindbergh Park      | ㉓ Shalimar Park  | ㉔ Wimbledon Park |
| ④ Del Mesa Park  | ⑬ Lions Park          | ㉕ Shiffer Park   | ㉖ Bark Park      |
| ⑤ Estancia Park  | ⑭ Marina View Park    | ㉗ Smallwood Park | ㉘ Raleigh Park   |
| ⑥ Fairview Park  | ⑮ Mesa Verde Park     | ㉙ Suburbia Park  |                  |
| ⑦ Gisler Park    | ⑯ Moon Park           | ㉚ Tanager Park   |                  |
| ⑧ Harper Park    | ⑰ Neth Park           | ㉛ Tewinkle Park  |                  |
| ⑨ Heller Park    | ⑱ Paularino Park      | ㉜ Vista Park     |                  |

# GOALS AND OBJECTIVES

## **Goal 1: Prioritize parks with the greatest need for improvement**

- Visit each park site and compile photographic documentation of park conditions
- Evaluate park conditions
- Assign priority ranking for each park to guide improvements

## **Goal 2: Identify and assess existing playgrounds**

- Assess playground conditions for safety, accessibility, and usability
- Identify outdated or damaged equipment needing repair or replacement
- Provide recommendations for upgrades, renovations, or new installations

## **Goal 3: Identify facilities/buildings where improvements are needed**

- Assess the condition of all park facilities and buildings
- Assess the priority of the improvements
- Provide suggestions on how the facilities can be improved

## **Goal 4: Improve safety and site access**

- Identify and address potential safety hazards
- Ensure all walkways and paths have safe and accessible circulation
- Ensure all playgrounds meet or exceed current safety standards
- Identify site furnishing in need of repair and/or replacement

## **Goal 5: Evaluate long-term maintenance needs**

- Identify areas where maintenance needs to be up-kept
- Provide suggestions on how the park can be maintained

## **Goal 6: Identify sustainable opportunities**

- Identify areas where landscape and irrigation need improvement
- Provide suggestions on how certain areas in the park can be used for sustainable practices

# PARK CRITERIA

## Overview of Park Criteria

The evaluation of key aspects includes safety, quality, and usability. Each park has been reviewed for seven categories: Playgrounds, Structures, Fields & Courts, Amenities, Hardscape, Landscape/Irrigation and Maintenance. Each category will be scored on a 1 to 5 scale and weighted to aid prioritization. Together, these categories provide a comprehensive snapshot of how well a park serves its community and where improvements are needed.

| Category             | Score                   | Description                                                                                             |
|----------------------|-------------------------|---------------------------------------------------------------------------------------------------------|
| Playgrounds          | 1 - 5<br>(45% of score) | Variety, condition, safety, inclusivity, surfacing, age                                                 |
| Structures           | 1 - 5<br>(20% of score) | Restrooms, gazebos, shade structures, walls, bridges                                                    |
| Fields/Courts        | 1 - 5<br>(10% of score) | Quality and usability of sports fields, courts, surfacing                                               |
| Amenities            | 1 - 5<br>(10% of score) | Barbecues, benches, lighting, drinking fountains, waste receptacles, monument signs, fitness equipments |
| Hardscape            | 1 - 5<br>(5% of score)  | Condition of walkways, accessibility to maintain features                                               |
| Landscape/Irrigation | 1 - 5<br>(5% of score)  | Health and variety of plants, shade, and visible irrigation equipment                                   |
| Maintenance          | 1 - 5<br>(5% of score)  | Overall cleanliness, repairs, graffiti control                                                          |

# SCORING SYSTEM

## Overview of Scoring System

The park scoring system uses a 1 to 5 scale for each category to evaluate different aspects of a park's quality, function, and condition. It ensures a comprehensive, consistent, and objective approach to assessing and comparing parks.



**Very Poor**  
Major issues, broken, unsafe, unusable, or severely neglected



**Poor**  
Functional, limited use, or in noticeable disrepair



**Fair**  
Usable and safe, but could be improved; some wear and tear



**Good**  
In good condition, functional, accessible, and well-integrated



**Excellent**  
High-quality, clean, inclusive, fully functional



# PRIORITY RANKING SYSTEM

## Overview of Priority Ranking System

The priority ranking system is used to determine which parks are in immediate need for improvements, repairs, or investment. Each park is assigned a priority level from A to E.

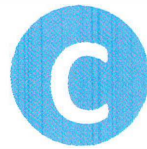
This ranking is based on the total scores from the park criteria categories. Parks that score lower across multiple categories are given higher priority ranking (e.g. D or E), signaling a greater need for improvements. This system will guide the City of Costa Mesa to objectively compare parks and allocate resources more effectively.



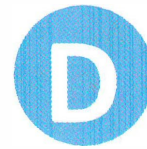
**Very Low Priority /  
minimal or no  
intervention  
needed**



**Low Priority**



**Medium Priority**



**High Priority**



**Highest Priority  
for improvement /  
funding / repair**

## Overall Park Priority Ranking

| Ranking | Park Name           | Ranking | Park Name      |
|---------|---------------------|---------|----------------|
| B       | Balearic Park       | B       | Paularino Park |
| C       | Brentwood Park      | A       | Perez Park     |
| B       | Canyon Park         | B       | Pinkley Park   |
| B       | Del Mesa Park       | D       | Shalimar Park  |
| C       | Estancia Park       | C       | Shiffer Park   |
| C       | Fairview Park       | C       | Smallwood Park |
| C       | Gisler Park         | B       | Suburbia Park  |
| C       | Harper Park         | A       | Tanager Park   |
| C       | Heller Park         | B       | Tewinkle Park  |
| B       | Jordan Park         | C       | Vista Park     |
| C       | Ketchum-Libolt Park | B       | Wakeham Park   |
| C       | Lindbergh Park      | C       | Wilson Park    |
| B       | Lions Park          | B       | Wimbledon Park |
| C       | Marina View Park    | C       | Bark Park      |
| B       | Mesa Verde Park     | A       | Raleigh Park   |
| C       | Moon Park           |         |                |
| B       | Neth Park           |         |                |

## Park Assessment - Estimated Costs

| Park                      | Project Title                            | Priority | Fiscal Year | Total Costs          |
|---------------------------|------------------------------------------|----------|-------------|----------------------|
| Harper Park               | Playground Replacement                   | 1        | 26-27       | \$ 400,000           |
| Moon Park                 | Playground Replacement                   | 2        | 26-27       | \$ 700,000           |
| Lindbergh Park            | Playground Replacement                   | 3        | 28-29       | \$ 692,350           |
| Heller Park               | Playground & Restroom Improvement        | 4        | 28-29       | \$ 1,535,400         |
| Marina View Park          | Playground Replacement                   | 5        | 30-31       | \$ 871,600           |
| Wakeham Park              | Playground & Restroom Improvement        | 6        | Future      | \$ 2,171,800         |
| Canyon Park               | Playground Replacement                   | 7        | Future      | \$ 1,311,300         |
| Mesa Verde Park           | Playground Replacement                   | 8        | Future      | \$ 580,200           |
| Vista Park                | Playground & Restroom Improvement        | 9        | Future      | \$ 1,353,420         |
| Smallwood Park            | Playground Replacement                   | 10       | Future      | \$ 1,024,000         |
| Gisler Park               | Playground Replacement                   | 11       | Future      | \$ 783,500           |
| Wilson Park               | Playground Replacement                   | 12       | Future      | \$ 961,000           |
| Del Mesa Park             | Playground Replacement                   | 13       | Future      | \$ 778,220           |
| Wimbledon Park            | Playground Replacement                   | 14       | Future      | \$ 578,000           |
| Shiffer Park              | Playground & Restroom Improvement        | 15       | Future      | \$ 1,272,160         |
| Balearic Community Center | Playground Replacement                   | 16       | Future      | \$ 888,000           |
| Balearic Park             | Playground Replacement                   | 17       | Future      | \$ 1,095,200         |
| Estancia Park             | Hardscape & Seat Walls                   | 18       | Future      | \$ 230,500           |
| Fairview Park             | Restroom Renovations & Hardscape Repairs | 19       | Future      | \$ 547,900           |
| TeWinkle Park             | Restroom Building                        | 20       | Future      | \$ 389,000           |
|                           |                                          |          |             | <b>\$ 18,163,550</b> |