

THE VALENCIA CORRIDOR LONG RANGE PARK PLAN

City of Tucson Parks and Recreation Department

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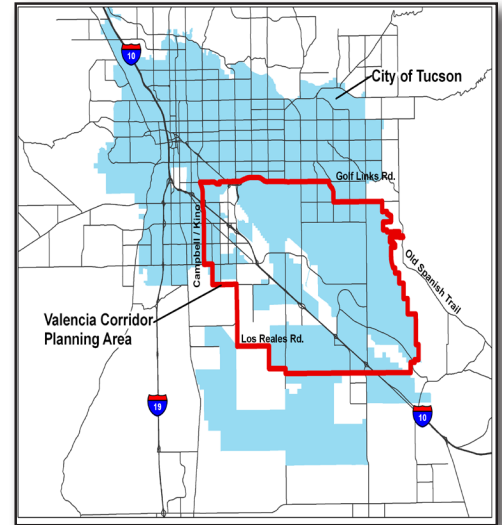
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The Valencia Corridor Long Range Park Plan is an effort to address the recreational needs of the growing population in southeast Tucson through the next thirty years. The identified study area is one of the fastest growing parts of the Tucson metropolitan area, and is expected to see a more than three-fold population increase between 2000 and 2030. Those portions of the area which have already seen extensive development have been identified as areas underserved by parks. This study is an effort to locate new parks in these developed areas as well as identify park sites in areas yet to be developed before the land has been consumed by commercial, industrial and residential uses.



NEEDS

A needs analysis was completed based upon the 2030 population projections calculated by the Pima Association of governments and the City of Tucson Parks and Recreation Department's 10 Year Strategic Service Plan prepared in 2006. This assessment determined that there was an immediate need for 382 additional park acres to serve the existing population in the study area, and 2161 additional acres would be needed when the area reaches its 2030 projected population. In addition to park acreage, the Strategic Plan also outlines a service level for particular park facilities. Analysis showed the need for 51 new sports fields, 66 playgrounds, 12.9 miles of park-site pathways and other facilities outlined in the table below. The Strategic Plan divides the park system into five park types, the Mini Park, Neighborhood Park, Community Park, Metro Park and Regional Park, determined by size and by the types of facilities that they provide. Each park type is also assigned a service radius in the Strategic Plan, and these radii were examined to determine geographic holes in the existing park service areas.

Park and Facility Needs Assessment

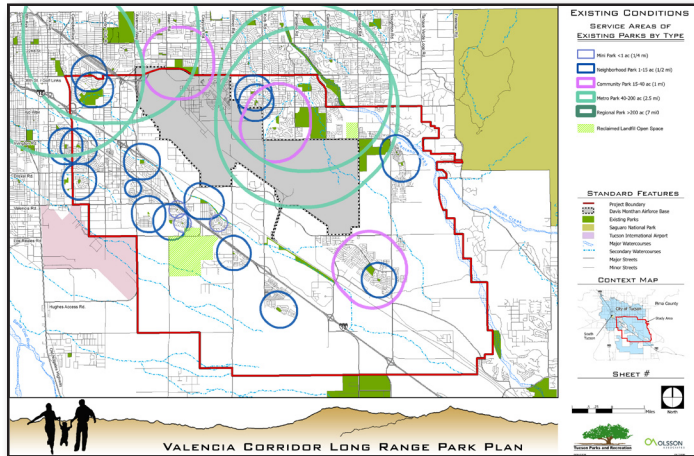
Based upon City of Tucson Parks and Recreation Department; Ten-Year Strategic Service Plan

Park Type	Current Facility Inventory 2008		Current Needs Based Upon Population (2000 Census: 66,527)		Projected Needs Based Upon 2030 Population (Projected: 214,394)		Additional Acres Needed
	# of Existing Parks	Existing Park Area	Minimum # of Parks	Total Park Area Needed	Minimum # of Parks	Total Park Area Needed	
Mini Park (<1 ac)	3	2 ac	66	66 ac	214	214 ac	212 ac
Neighborhood Park (1-15 ac)	16	118 ac	11	166 ac	36	536 ac	418 ac
Community Park (15-40 ac)	2	54 ac	5	199 ac	17	646 ac	592 ac
Metro Park (40-200 ac)	2	240 ac	2	232 ac	4	750 ac	510 ac
Regional Parks (>200 ac)	0	0	1	133 ac	1	429 ac	429 ac
Totals	23	414 ac	85	796 ac	272	2,575	2,161 ac

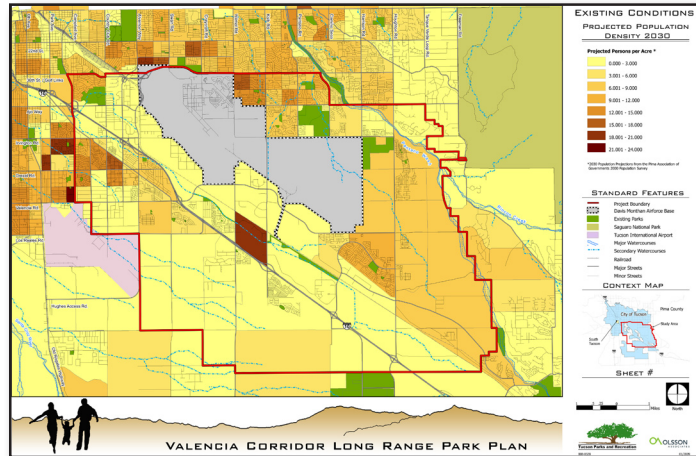
Facility Type	Current Inventory (2008)	Current Needs Based Upon Population (2000 Census: 66,527)	Projected Needs Based Upon 2030 Population (Projected: 214,394)	Additional Facilities Needed
Adult Baseball	4	6	18	14
Youth Baseball	6	7	21	15
Softball	11	6	18	7
Soccer / Football	6	7	21	15
Playgrounds	20	27	86	66
Park-site pathways (paved)	1.9 mi	4.4 mi	14.3 mi	12.9 mi
Swimming Pools				
Neighborhood	4	13	43	39
Community	0	4	14	14
Family Aquatic Center	1	2	7	6
Heated / Year Around	1	1	4	3
Recreation Center	34136 sq. ft.	66527sq. ft.	214394 sq. ft.	180258 sq. ft.

GIS ANALYSIS

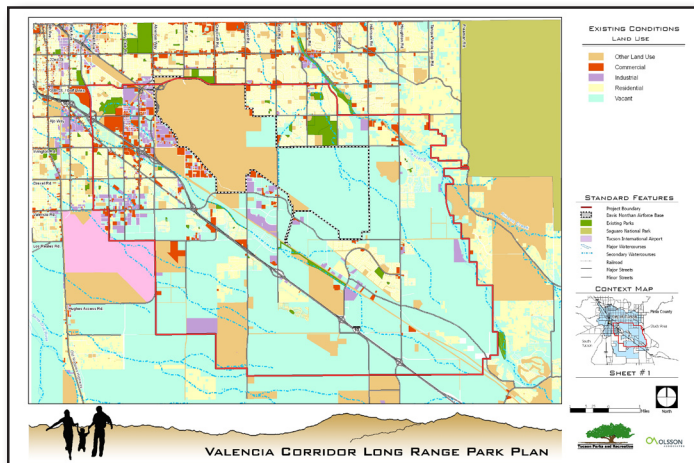
The study area was examined by creating a Geographic Information Systems (GIS) database mapping system which identified the existing conditions. See below for samples of some of the key GIS maps. This needs analysis underscored the need for recreation opportunities in the developed area, particularly in the west portion of the study area in Ward 5. The database information was used in determining the location of individual park sites based on the established location and connectivity criteria.



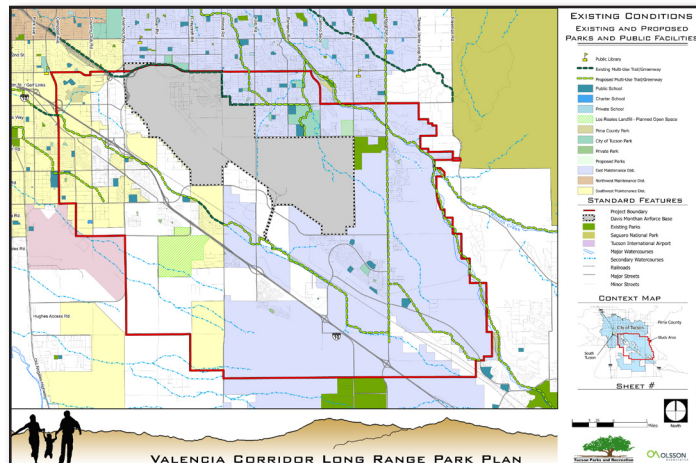
2009 Park Service Area Coverage



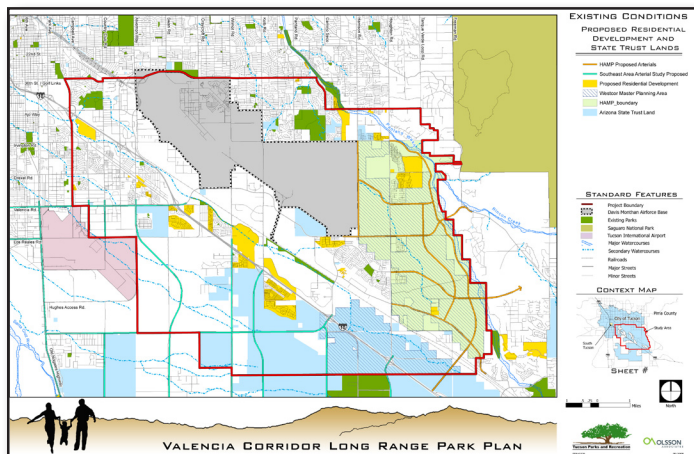
Population Projection



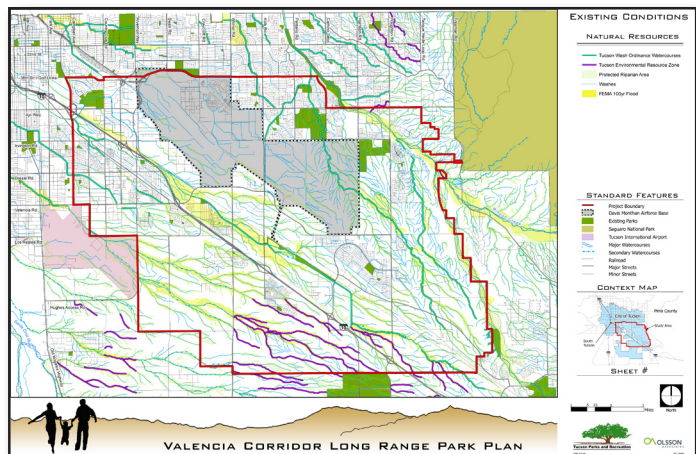
Land Use



Existing Parks and Public Facilities



Proposed Residential Development and State Trust Lands



Natural Resources

LOCATION CRITERIA AND CONSTRAINTS

A matrix of connectivity and park location preference criteria was established to aid in selecting proposed park locations and to guide future development throughout the study area. It was determined that each park type would have a “minimum connectivity” appropriate to its use pattern and amenities, and an “ideal connectivity” which would achieve the highest level of accessibility and continuity of recreation space. The connectivity elements included:

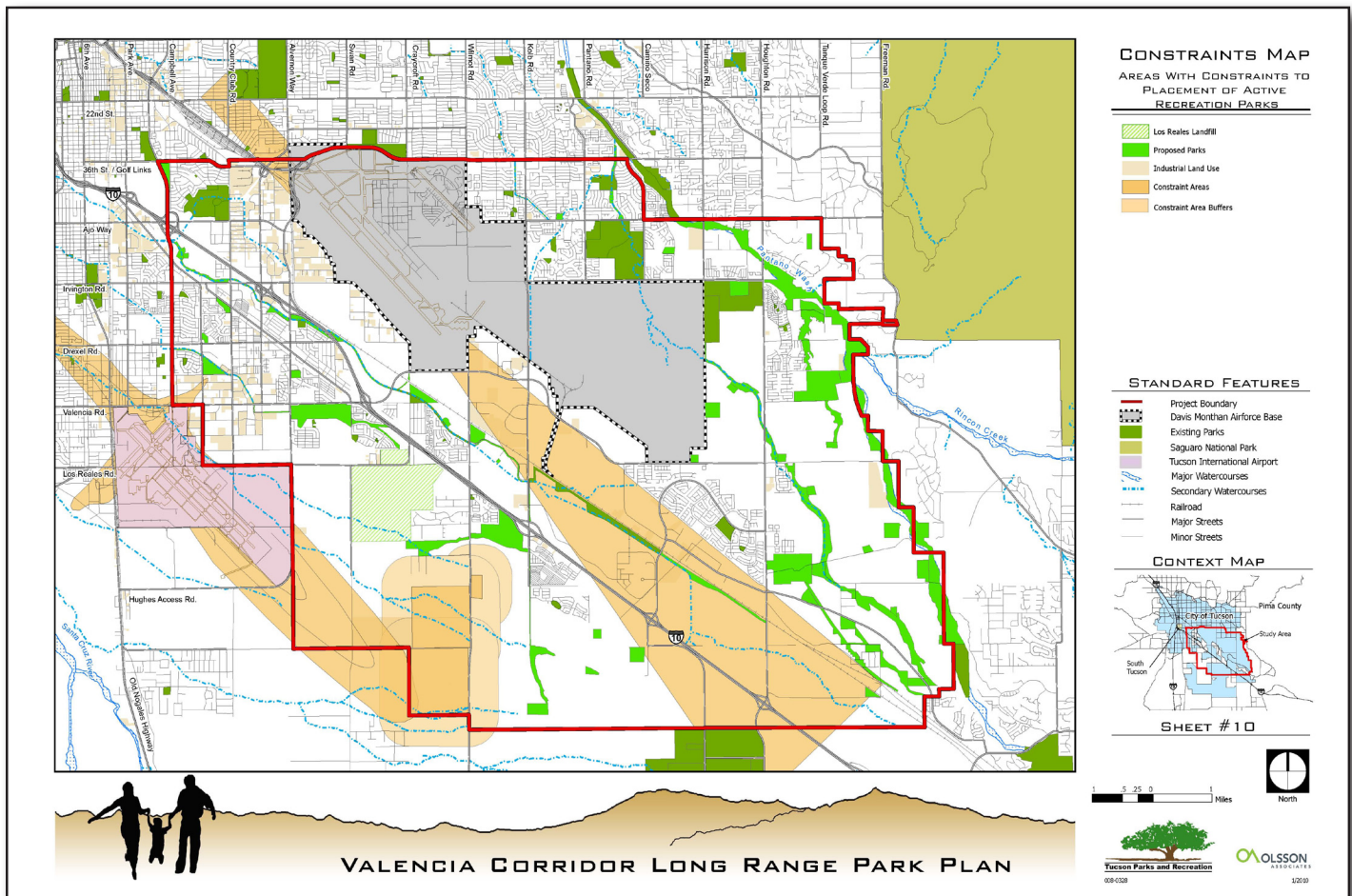


- sidewalks
- roads
- public transit
- bus stops
- bike lanes
- multi-use trails

In addition to connectivity, a number of geographic features were assigned preference, including:

- relationship to existing and potential residential areas
- proximity to public school campuses
- adjacency to protected riparian areas
- land already owned by the city or county government.

Other conditions were identified as areas to avoid locating parks, including properties within a mile of the adult detention facilities on south Wilmot and properties within the DMAFB paddle or the Tucson International Airport noise contour zone. The resulting constraints map illustrates areas where parks were not located.



Park Location Constraints identified in the Valencia Corridor Study Area

PARK PLAN

The study identified a total of 54 park locations for acquisition and development within the next thirty years. See the map on the next page. This includes a total of 1,445 acres of recreation space in the following types of parks:

- 1 Regional Park at the historic Esmond Station site
- 3 Metro Parks
- 12 Community Parks
- 22 Neighborhood Parks

Additionally, 1,878 acres of Natural Resource/Trails parks were identified on 15 sites, typically along washes or other natural corridors, which create connectivity between the active recreation parks and with the community. Although no mini parks were located as a part of this planning effort, recommendations were made for revisions to the city’s Subdivision Standards which would require developers to include mini park sites and amenities in their development plans. These recommendations will help to ensure the proper distribution of these facilities without the City Parks and Recreation Department taking on the development costs of these small parks.

The active recreation facilities identified in the needs analysis were located in the Regional, Metro and Community parks. These new facilities included:

- 43 Playgrounds
- 19 Little League fields
- 14 Adult baseball fields
- 12 Softball fields
- 23 Soccer fields
- 8 Tennis courts
- 12 Covered basketball courts
- 30 Large ramadas
- 150 Small ramadas
- 3 Skate parks
- 44 Restroom buildings
- 21 Off-leash dog parks
- 5 Recreation centers
- 6 Aquatic Centers



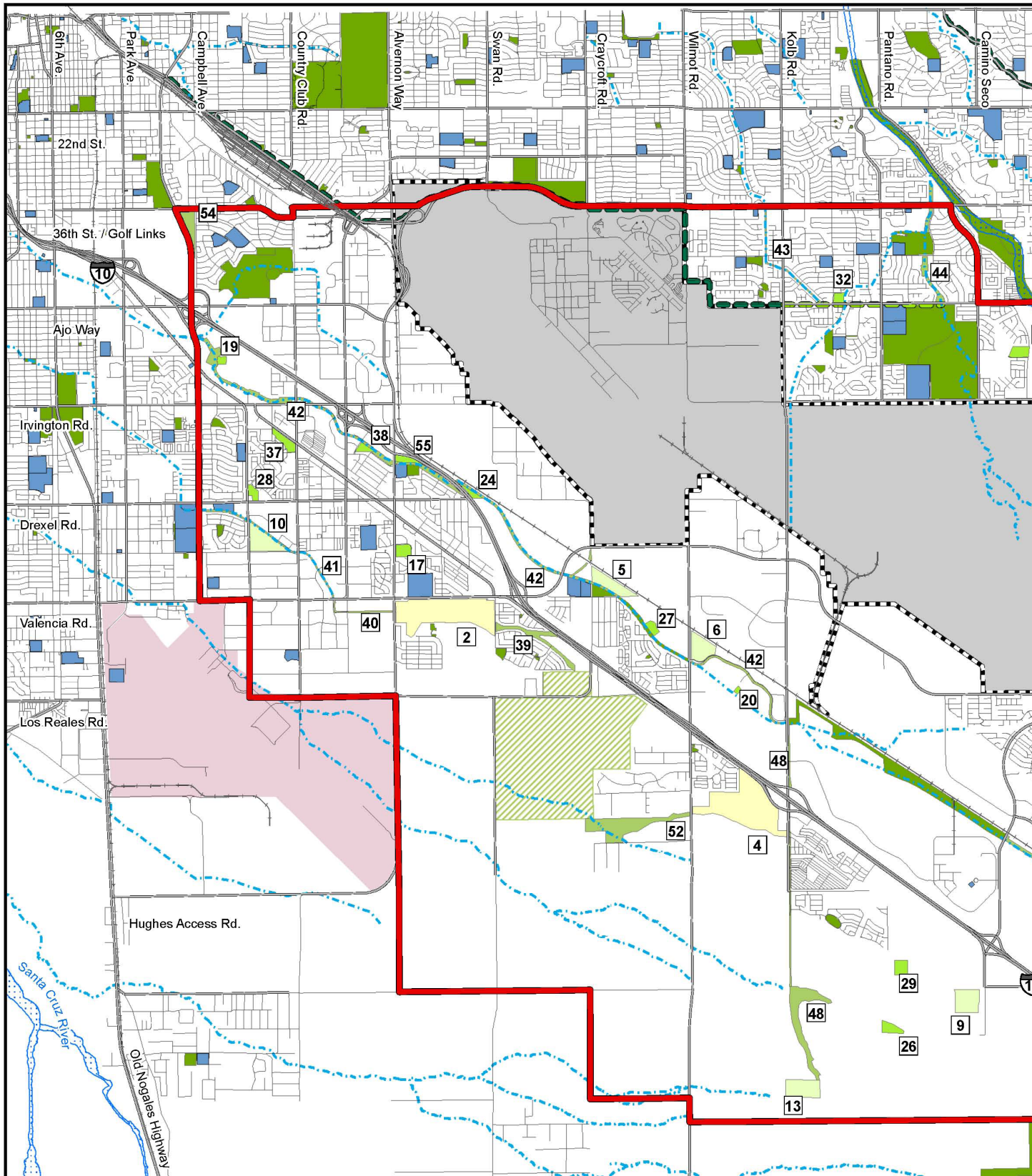
The study proposed 43 new playgrounds



The study proposed 41 new ballfields

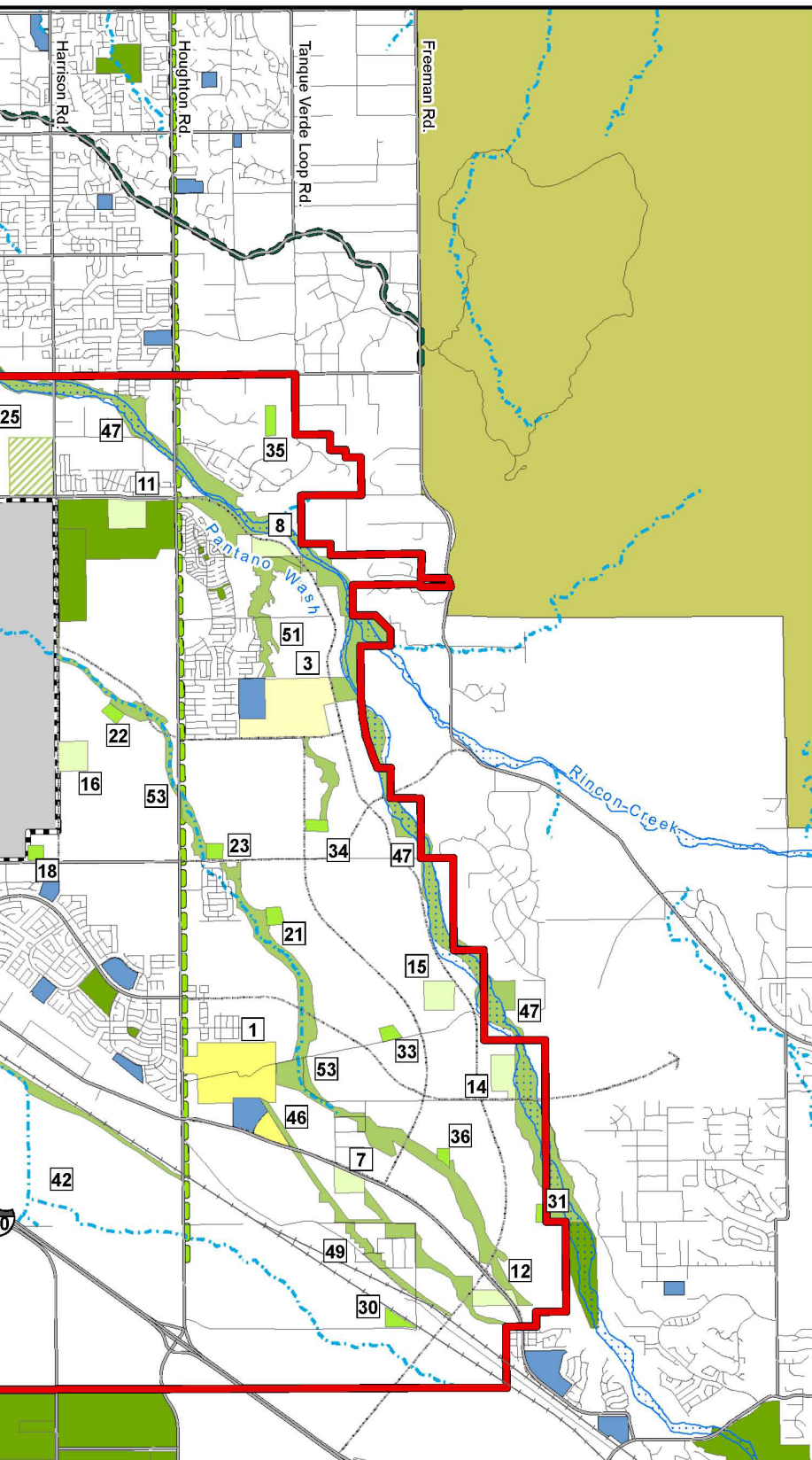


The study proposed 58 miles of urban greenways



VALENCIA CORRIDOR LO

PROPOSED PARKS AND OPEN SPACE



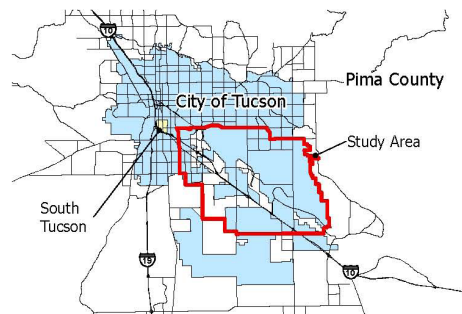
Proposed Parks

- Regional
- Metro
- Community
- Neighborhood
- Natural Resource
- Existing Roadside Multi-Use Trail
- Planned Roadside Multi-Use Trail
- Reclaimed Landfill Openspace
- Schools
- # Park number (See Individual Park Sheets)

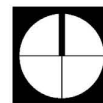
STANDARD FEATURES

- Project Boundary
- Davis Monthan Airforce Base
- Existing Parks
- Saguaro National Park
- Tucson International Airport
- Major Watercourses
- Secondary Watercourses
- Railroads
- Major Streets
- Minor Streets

CONTEXT MAP

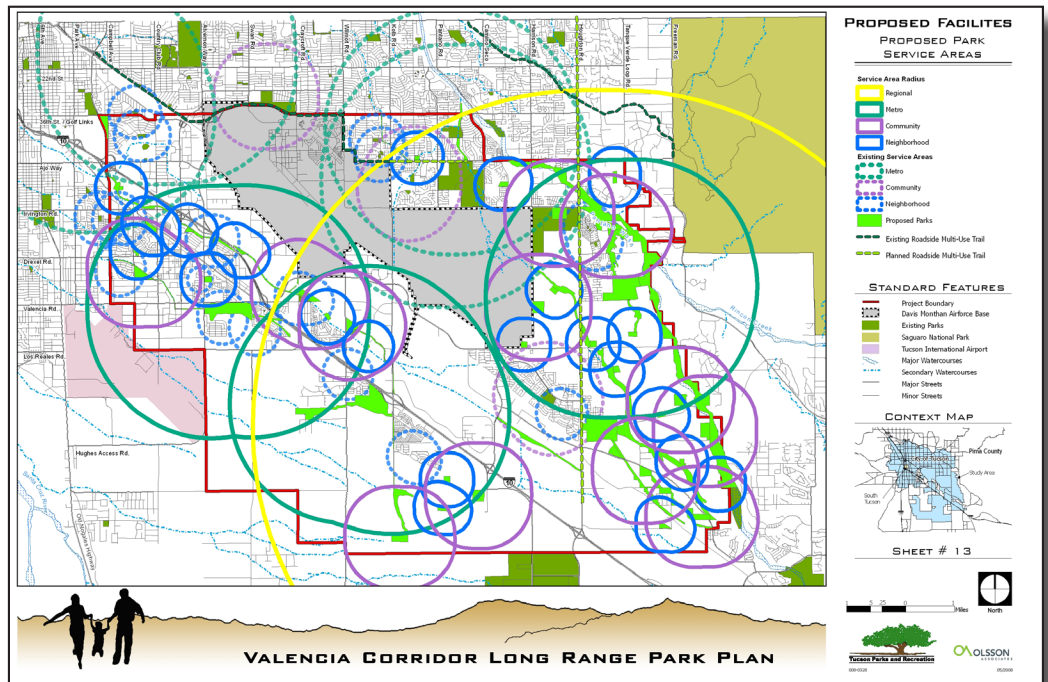


SHEET # 11



PROPOSED PARK SERVICE AREAS

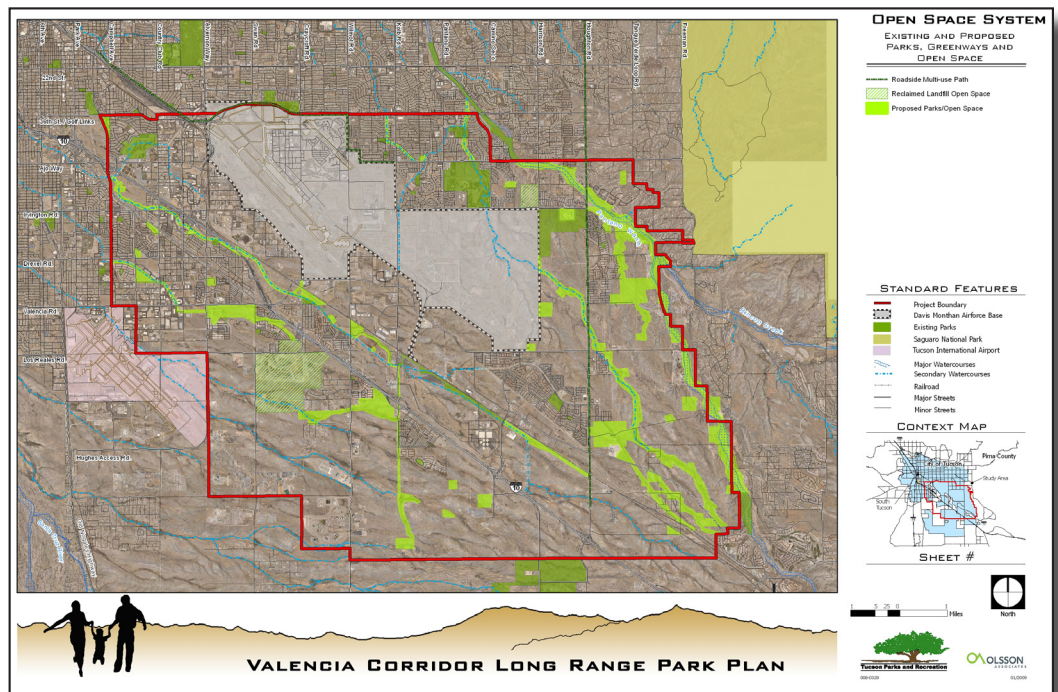
When the service areas for the proposed parks are placed on the map, it is clear that the service coverage of the proposed parks is much more complete than what the existing park pattern provides. The areas where the “circle-to-circle” coverage is not shown correspond with the constraint areas. This coverage pattern will ensure that residents of the study area will have access to a wide variety of recreation resources within easy access from their homes. See adjacent map. Also, see the full project report for service areas and location criteria for mini parks.



Proposed Park Service Area Coverage

PARK SYSTEM CONNECTIVITY

The map on the right illustrates the open space system proposed by the study. This system not only provides pockets of recreation and open space throughout the study area, but also creates a connected network of green space. This high level of connectivity provides excellent opportunities for a wide range of recreation activities, helps link parks and open spaces to the community, and provides excellent opportunities for maintaining wildlife habitat as the area continues to develop.



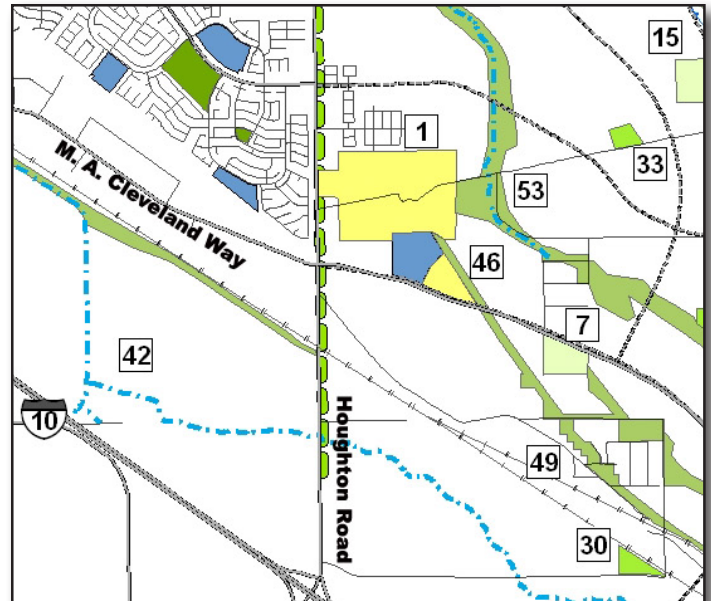
Proposed Park and Open Space System

PRIORITIES - PARK SYSTEM

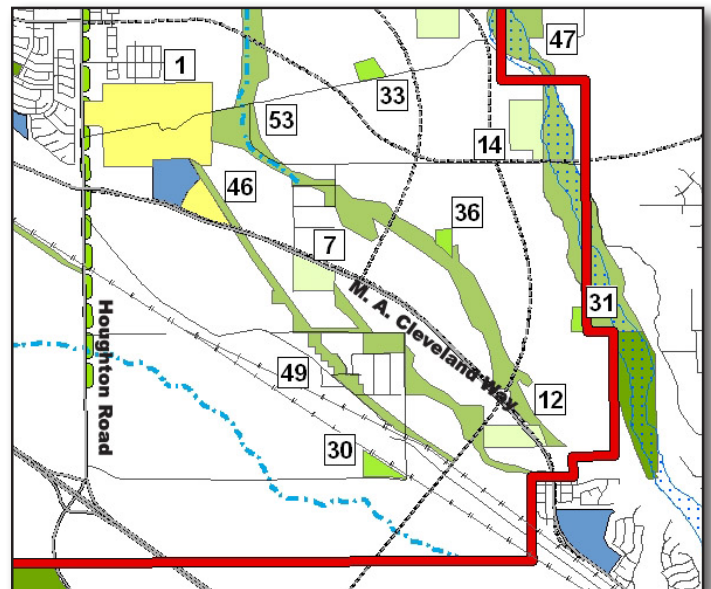
Priorities were established within the proposed parks, both for individual locations and for the system as a whole. These priorities help to determine which actions and costs should be taken on in the immediate future, and which can be planned for as the area grows in the coming decades.

System wide priorities include:

- Acquire of parks which have been identified on privately-owned parcels in the currently developed areas.
- Acquire of the Esmond Station Regional park location.
- Work with developers and the State Land Department to establish ways for the City to acquire, through purchase or donation, those park properties which have been designated on State Trust Lands.
- Coordinate acquisition and development of natural resources and trails parks with the Eastern Pima county Trails Master Plan Update.
- Acquire the “necklace” area in the southeast portion of the study area. (See illustration at right.)



Proposed location of Esmond Station Regional Park (#1)



The “Necklace” connecting Esmond Station Regional Park (#1), Mountain Vail Estates Community Park (#7), South Atterbury Community Park (#12) and neighborhood parks using the Esmond Station Greenway, South Fork Atterbury Greenway, and the North Fork Atterbury Greenway.



Aerial photo of the remains of the Esmond Train Station

PRIORITIES - INDIVIDUAL PARKS

Each park was assigned a priority ranking based upon the conditions associated with the property (ownership, proximity to development, potential for alternate use) as well as the overall development pattern of the area. These priority suggestions will help the system to be implemented over time with maximum effectiveness preserving important properties against development and establishing connections before they are lost.

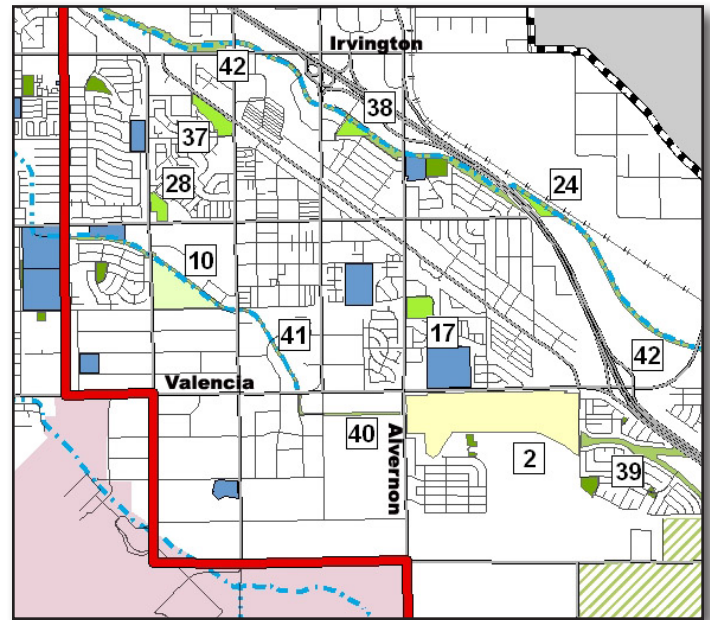
Priority 1: Highest priority for land acquisition and park development.

- Parks sites which are currently privately owned, undeveloped parcels.
- Park sites in the developed, underserved portions of the study area, particularly Ward 5.
- Park sites on state-trust land that are already in planning by the Parks and Recreation Department.
- Natural resource parks identified as priorities in the Eastern Pima County Trails Master Plan.

Priority 2: Priority for land acquisition in advance of residential or commercial development of the property and properties already in public ownership. These parks may be developed at a later date.

- Community and neighborhood park sites on state trust land where other development is imminent within the next 5-10 years.
- Esmond Station regional park and the 3 metro park locations.
- Active recreation and natural resource parks on parcels already in public ownership.
- Natural resource parks within or adjacent to proposed developments.

Priority 3: Active Recreation Parks to be acquired and developed as residential development expands.



Proposed Parks in the western portion of the study area

- Active community and neighborhood recreation parks of less than 40 acres located in largely vacant areas where development is not imminent within the next 5-10 years.
- Natural resource parks on state trust lands.

COSTS

Projections were made for the costs of land acquisition and development for each of the proposed parks. The land costs were calculated based upon purchase of the properties at fair market value, and may be reduced through negotiation with owners and developers. Development costs were broken down by the facilities located in each park. The total cost for land acquisition and capital improvement costs (CIP) for the 54 parks in the study area was \$562 million, including:

	Land Costs	CIP Costs
• Esmond Station Regional Park	\$30 million	\$43 million
• 3 Metro Parks	\$115 million	\$79 million
• 12 Community Parks	\$42 million	\$70 million
• 22 Neighborhood Parks	\$25 million	\$19 million
• 16 Natural Resource Parks	\$77 million	\$57 million

EXISTING AND PROPOSED PARK FACILITIES

	Name	Size (Acres)	Type of Park*	Pool	Playgrounds	Multi-use Field Acres	Baseball LL/Adult	Softball	Soccer	Tennis Courts	Basketball	Covered B'ball	Large Ramada	Small Ramada	Skate Park	Rec. Center	Greenway Facilities	Restrooms	Off-Leash Dog Park
Existing Park Inventory																			
1	Abraham Linclon Regional Park	190	Me	1	2	1.00		4	2			2	2	6		1		4	
2	Alvernon Point Park	3	N		1						1			2					
3	Augie Acuna Los Ninos Neighborhood	8	N	1	1		0/1			1	1		2	1					
4	Cienega Creek Natural Preserve	106	NR																
5	Civano Recreation Facilities	7	N	1	2					1									
6	Desert Shadows Park	6	N		1														
7	Earp Wash Mini Park	0	N		1														
8	Escalante Park	5	N	1	1	1.00	1/0												
9	Fairyduster Park	0	Mi								1			1					
10	Fred Enke Golf Course	230	Golf																
12	Golf Links Sports Complex	70	Me		1			4	5					3					
13	Groves Park	16	C			2.00													
14	Hacienda del Oro Park	3	N		1						1			2					
15	James Thomas Park	9	N		1				2	2	1			3					
16	Julian Ranch Park	1	Mi		1								2						
17	Julian Wash Linear Park	125	NR																
18	Kino Environmental Restoration Project	155	NR																
19	Lakeside Park	50	Me		1			4	1		2		2	6					
20	Merado Park	5	N		1						1			1					
21	Pantano River Park	0	NR																
22	Pueblo Gardens	5	N		1		1/0				1		1						
23	Purple Heart Park	38	C	1	1		2/0	1						3	1				
24	Quincie Douglas Park	53	Me		1		3/0	1	2										
25	Rancho Valencia Neighborhood Park	0	Mi		1									1					
26	Sam Lena Recreation Center	9	N		1			2					3	2					
27	Santa Rita High School Park	31	S				0/2	2		10									
28	Sentinel Stone Park	2	N								1			3					
29	Sycamore Village Park	8	N		1			1	1		2		1	2					
30	Thomas Jay Littletown Regional Park	11	N		1		1/0	1			2		1	1					
31	Tres Pueblos Park	4	N		1						1			3					
32	Utterback Middle School Park	0	S								4								
33	Vista del Prado Park	7	N		1		1/1												
Existing Facilities Totals				5	24	4.00	9/4	20	13	14	19	2	14	40	1	1	0	4	0

Existing Park Proposed Facilities																			
1	Abraham Linclon Regional Park	190	Me					4											
23	Purple Heart Park	38	C				0/1		2	2									
Existing Park Proposed Facilities Totals				0	0	0	0/1	4	2	2	0	0	0	0	0	0	0	0	0

EXISTING AND PROPOSED PARK FACILITIES

Existing and Proposed Park Facilities

Map #	Name	Size (Acres)	Type	Pool (Type) *	Play-Grounds	Multi-use Field Acres	Baseball LL/Adult	Softball	Soccer	Tennis Courts	Basketball	Covered B'ball	Large Ramada	Small Ramada	Skate Park	Rec. Center	Restrooms	Off Leash Dog Park	
Proposed Park Proposed Facilities																			
1	Esmond Station	226	Regional	A	3	5.00	2/2	2	4	8		4	3	20		1	4	1	
2	Valencia Alvernon	172	Metro	A	2	3.00	2/1	2	4			1	2	8		1	2	1	
3	Civano Wash	191	Metro	A	2	3.00	1/1	2	1			1	2	8	1	1	2	1	
4	Interstate	179	Metro	A	2	2.00	2/2	0	4			1	2	8	1		2	1	
5	Thomas Jay Expansion	33	Community		1	1.00	1/0	1	0				1	4			1	1	
6	La Estancia	32	Community		1	1.00	0/0	1	1				1	4		1	1	1	
7	Mountain Vail Estates	28	Community		1	0.50	2/0	0	0				1	6			1		
8	North Civano	26	Community		1	0.50	0/2	0	0				1	4			1	1	
9	Rita/Old Vail	38	Community	A	1		0/0	0	2			4	1	4			2	1	
10	Rodeo Wash	39	Community		1		2/0	1	2				1	6			2	1	
11	Irvington Landfill	40	Community		1	5.00	0/0	0	0				2	4	1			1	
12	South Atterbury	30	Community	A	1	2.00	0/0	0	2				1	4		1	1	1	
13	Kolb	40	Community		1	0.50	2/2	0	1				1	3			2	1	
14	Pantano	40	Community		1	3.00	2/0	0	0			1	2	8			2		
15	Melpomene	39	Community		1	1.00	0/2	0	2				1	4			2	1	
16	Davis Monthan	39	Community		1	0.50	1/2	1	0				2	4			2	1	
55	Augie Acuna Expansion	17	Community			1.00	2/0	2					1	4			1		
17	Alvernon south of Drexel	13	Neighborhood		1	1.00								3				1	
18	Valencia east of Nexus	10	Neighborhood		1	0.75								2			1		
19	Irvington Place	5	Neighborhood		1	0.75								2			1		
20	La Estancia	2	Neighborhood		1														
21	SE of Valencia and Houghton	12	Neighborhood		1	1.00								3			1	1	
22	West of Houghton on Atterbury Wash	10	Neighborhood		1	0.50								2			1	1	
23	Valencia east of Houghton	11	Neighborhood		1	0.50								3			1		
24	North of Drexel on the Julian Wash	5	Neighborhood		1	0.50								2			1		
25	North of Irvington on Wingate	13	Neighborhood		1	0.50							1	2			1	1	
26	East of Kolb, South of Voyager Road	12	Neighborhood		1	0.50							1	2				1	
27	On Julian Wash west of Wilmot	8	Neighborhood		1	0.50								2					
28	Tucson Blvd. and Drexel	8	Neighborhood		1	1.00								2			1		
29	East of Kolb, North of Old Vail Connection	13	Neighborhood		1	0.75							1	2			1		
30	South of UP Railroad west of Freeman Road	13	Neighborhood		1	1.00								2			1	1	
31	On Pantano Wash	8	Neighborhood		1	0.25								2			1	1	
32	Escalante and Prudence	7	Neighborhood		1	0.75								2			1		
33	Esmond Station Road east of future Rita Road	11	Neighborhood		1	0.75								2			1		
34	On Civano Wash north of Valencia	12	Neighborhood		1	0.75								3			1		
35	West of Melpomene, south of Escalante	14	Neighborhood		1								1	3					
36	On fork of Atterbury Wash north of Mary Ann Cleveland	8	Neighborhood		1	0.50								3			1		
37	Benson Highway and Country Club	14	Neighborhood		1	0.25							1	3			1		
38	Bantam and Nebraska				1	0.50							1	2			1		
Proposed Park Proposed Facilities Totals				6	43	42.00	17/14	12	23	8	0	12	30	150	3	5	44	21	