

# Inventory, Analysis and Strategic Vision for the City of Englewood Park System



Final Draft 8/5/2024

Prepared by: Rutgers Center for Urban Environmental Sustainability  
Prepared for: City of Englewood

# Executive Summary

The 18 public parks of the City of Englewood serve a vibrant community with a rich cultural diversity. Because the ongoing population growth will increase the demand for high quality open space, and the overall build out situation of the city, an overall vision for the system was needed.

A baseline inventory and assessment of all 18 parks, a community survey, on site community engagement, and work sessions with the steering committee helped to develop an overall vision for the Englewood City Park System.

That vision identifies two long term goals:

- Address the needs of the diverse community.
- Enhance Habitat Quality.

To achieve these goals, the vision further identifies four park categories:

Nature Park

Sports Park

Social Park

Neighborhood Park

These proposed categories may serve as guidelines to develop focused concepts for each park and to implement the suggested actions for each property.

The steering committee placed a special focus on Morris Park and Crystal Lake. An on-site community workshop for each site informed the development of more specific design suggestions.

City of Englewood Steering Committee

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Chair of Committee

Kevin Wilson, 4th Ward Councilman

Steve Berrios- 3rd Ward Resident, Head of  
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A draft of the report was made available on the City of Englewood web page and discussed at a public meeting on June 25, 2024, with a total of 80 residents attending (70 in person and 10 online). Public comments made at the meeting were reviewed and incorporated in the final document.

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# 1 Introduction

The City of Englewood manages a system of 18 public parks of various sizes and characters. The system provides numerous public amenities, including active and passive recreation opportunities and multicultural experiences.

To preserve the quality of the park system and to plan for a growing population and a sustainable future, it is important to make informed decisions about park maintenance and management. Investments in the current system must be prioritized and appropriate opportunities for expansion of City Park lands must be anticipated.

The goal of the project will be the development of an overall vision for the park system, which meets the needs of a diverse community and enhances habitat quality. This project provides a baseline inventory and develops an assessment of challenges and opportunities for each property.

Morris Park and Crystal Lake were identified by the City of Englewood as sites with particular need for community input and design suggestions.

Overall, the project has a strong focus on

community engagement. The city of Englewood has conducted an online community survey to obtain input from residents, thoughts and opinions on parks and recreation facilities in Englewood (514 responses).

A Public Participation Event on Sunday, November 12th had a particular focus on Crystal Lake and Morris Park. 22 residents from all four wards participated and shared their insights how these two properties can even better serve the needs of the residents.

The second public meeting on June 25, 2024, was attended by 80 residents (70 in person and 10 online). A draft of the report was made available on the City of Englewood web page prior to the meeting. Comments from the lively discussion at the meeting were reviewed and incorporated in the final document.

The City of Englewood Parks were mapped remotely, then ground-truthed through site visitation and field data collection. The CUES team completed park visits on 9/30/23, 10/12/24, and 01/22/24. The objective of completing field inventory was to assess the current state of the parks and apply an expert opinion on priority areas of concern and avenues for opportunity. We focused on recreational use but also included ecological issues. The team mapped

an array of categories that range from an overall impression of each site, amenities such as benches, overall maintenance, and access points. Shade trees were also documented. The overall assessment of existing vegetation includes observations of invasive species.

The input from public participation and 5 work sessions with the steering committee helped to develop an overall vision for the park system and suggestions for immediate actions for each park. A core element of the vision is the identification of four categories: Neighborhood Park, Social Park, Sports Park and Nature Park. For each individual park, the assigned category provides guidance for the development of individual actions. These actions include maintenance adjustments, repairs, as well as additional plantings and amenities.

More detailed design considerations were developed for Crystal Lake and Morris Parks. The on-site community workshop provided highly valuable input for developing preliminary conceptual design for each property.

The two largest properties, MacKay Park and Flat Brock Nature Center, were not included in this assignment. MacKay Park was already discussed in a Vision Plan prepared in 2015 by The National Consortium for Creative Placemaking & Sikora Wells Appel. That document provides

guidelines for the future of the site. Flat Rock Brook Preserve is very well managed by the Flat Rock Brook Nature Association, a non-profit group that also offers environmental programs for schools and the general public. Because of the outstanding significance of these two sites for the City of Englewood, they are included in the documentation of the park properties but without a detailed investigation and discussion.

This report will inform the discussion on the unique character of each park within the City of Englewood Parks system. Identifying key priority areas of concern for intervention and/or maintenance changes will inform short-term midterm budget planning.



## 2 The City of Englewood Park System

### Park System Typology

Not every park can serve every need. These proposed categories may serve as guidelines to develop focused concepts for each park.



#### Nature Park:

Nature Parks have a focus on passive recreation, experience of natural features and ecological preservation. Passive activities include animal watching, picnicking walking and hiking.

Primary considerations include managing invasive species and other natural resources, identifying and emphasizing view-sheds, as well as maintaining access to the property.



#### Sports Park:

Active recreation is the focus of Sports Parks. Featured specialized fields and facilities include football, baseball, soccer, basketball, etc. These fields and facilities are overall open to the public while preferred access is given to schools and scheduled programming.

Primary considerations include proper field design, (drainage & grading) proper safety features (lighting & ADA), timely repairs as well as creating access points for as much of the community as possible.



#### Social Park:

Providing social interaction space for the community is the key task. Key facilities include picnic and barbeque areas, theaters, and performance gazebos. Usable grass areas support spontaneous gatherings and activities. Social parks may serve residents across town.

Primary considerations include providing points for passive recreation (benches & picnic areas) as well as maintaining appropriate shade cover.

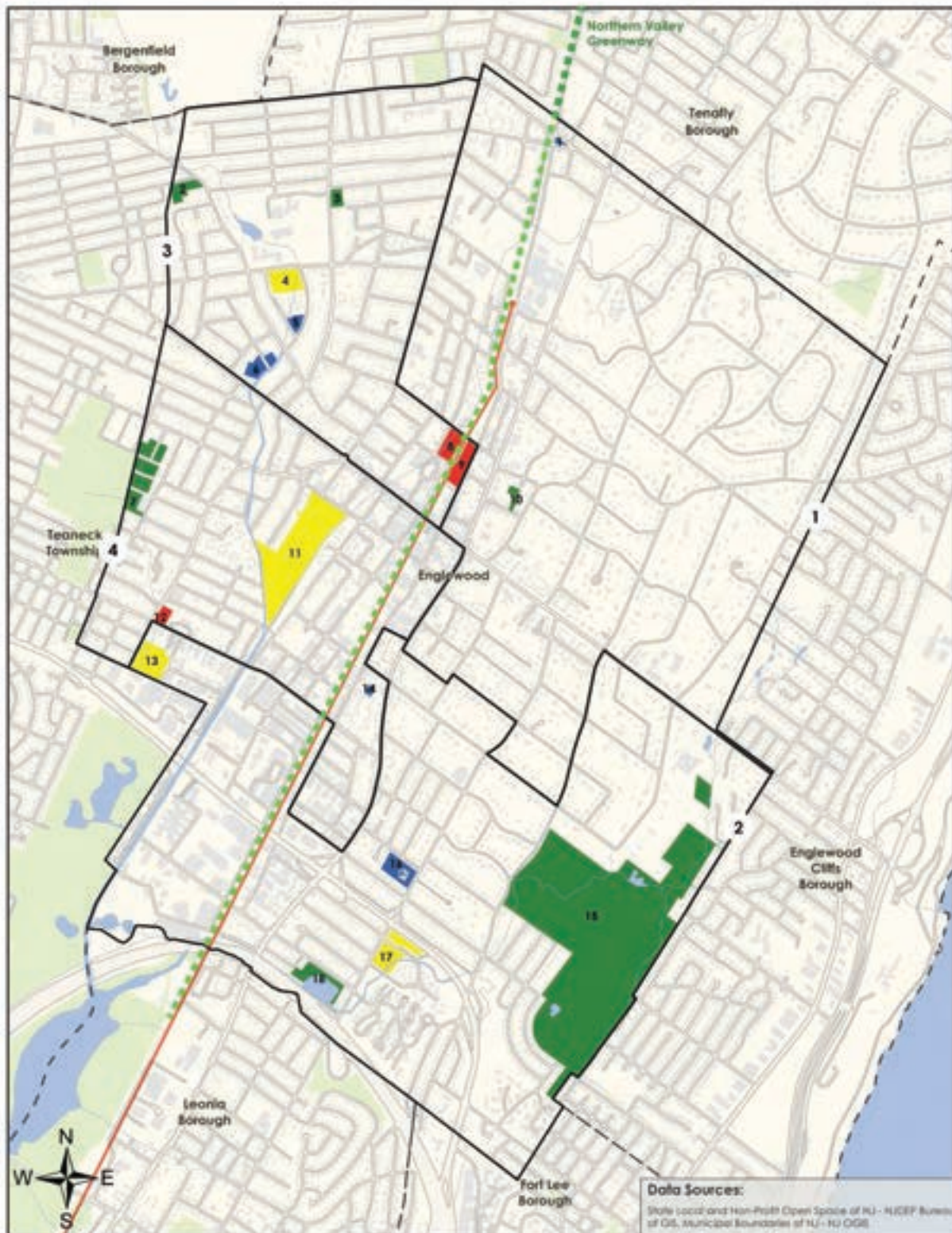


#### Neighborhood Park:

Neighborhood Parks primarily serve the residents directly surrounding the park (within 1/4 mile radius). They have the potential to display traits from all other park types (Natural, Sport, and Social Park).

Primary considerations include providing a broad range of features for the community by balancing active recreation, passive recreation, and the natural resources inherent to the site.

# ENGLEWOOD CITY PARKS BASEMAP



**Data Sources:**  
State Local and Non-Profit Open Space of NJ - NJCEP Bureau of GIS, Municipal Boundaries of NJ - NJ OGS

0 0.13 0.25 0.5 0.75 Miles

Potential Englewood Greenway  
Ward Boundaries

1: Triangle Park  
2: Eleanor Harvey Park  
3: Cambridge Avenue Park  
4: Herring Field  
5: Glenbrook Park  
6: Morris Park  
7: Argonne Park  
8: Depot Square Park

9: Veteran's Memorial Park  
10: Dunning Park  
11: Mackay Park  
12: Unknown Park  
13: Denning Park  
14: Artus Park  
15: Flat Rock Brook  
16: Madison Park

17: Trumbull Park  
18: Crystal Lake  
Natural Park  
Sports Park  
Social Park  
Neighborhood Park  
Not in Englewood

Prepared: 12-4-2023  
By: CUES, Rutgers University

## Englewood Greenway

This preliminary idea for a Greenway connecting Overpeck Park and the Northern Valley Greenway will strengthen the Englewood Park System.

Two important features adding to the Englewood Park System are just outside the city boundary: The Overpeck County Park in the south and the proposed Northern Valley Greenway at the north.

The 834 acres Overpeck is an urban-style, heavily used, diverse park with vibrant social interactions, large events, sport attractions, and nature recreation opportunities. It is divided into eight activity areas spanning almost three miles, bisected by Overpeck Creek. The park boasts a wide range of attractions and amenities, including walking trails, a golf course, an equestrian center, an amphitheater, a boat launch, and multiple sports fields and courts. Because of its size and location, the park attracts visitors from both New Jersey and New York. A better bicycle and pedestrian connection will enhance access to this County amenity for Englewood's residents.

New Jersey Transit is currently exploring the feasibility of a proposed nine-mile extension of the Hudson-Bergen Light Rail (HBLR) into eastern Bergen County from the current terminus of Tonnelle Ave. up to Englewood Hospital. The line would use the existing CSX Transportation's Northern Branch Corridor rail line with three stops in Englewood: Route 4 Intersection, Downtown Train Station and the new terminus Hospital.

North of Englewood Hospital, the CSX right of way can easily be used to connect to the proposed Northern Valley Greenway. Several grassroots initiatives are promoting the concept for an 8-mile-long, linear park running through six towns in Bergen County: Tenafly, Cresskill, Demarest, Closter, Norwood & Northvale. Creating a Greenway link from Overpeck Park to Englewood Hospital will require further investigation. The feasibility of developing a recreational path along the proposed light rail should be explored along with options that might use a less direct route and integrate existing parks (Denning, Mackay, and Depot Square Park).

Although the final determination of a feasible route needs further investigation, it is safe to say that the Englewood Greenway will be of great benefit for the city's residents. In addition, the Greenway combined with the proposed Northern Valley Greenway will complement the Regional Greenway System outlined in the 2019 Bergen County Parks Master Plan.



# Bergen County Proposed Greenways



## Parks Access

Substantial acquisition of new park land is unlikely because of the city's built out condition. Further, the ongoing population growth will increase the demand for high quality open space.

Easy and convenient access to parks is an important aspect of public health. Residents living within a 10-minute walk of a park are more likely to use that park frequently for physical exercise or passive recreation. Therefore, the Trust for Public has promoted the goal that every resident in an urban community shall be

able to reach a park within a 10-minute walk, which equals distance of 0.5 miles. This goal was adopted by the City of New York and has been widely accepted as best planning practice.

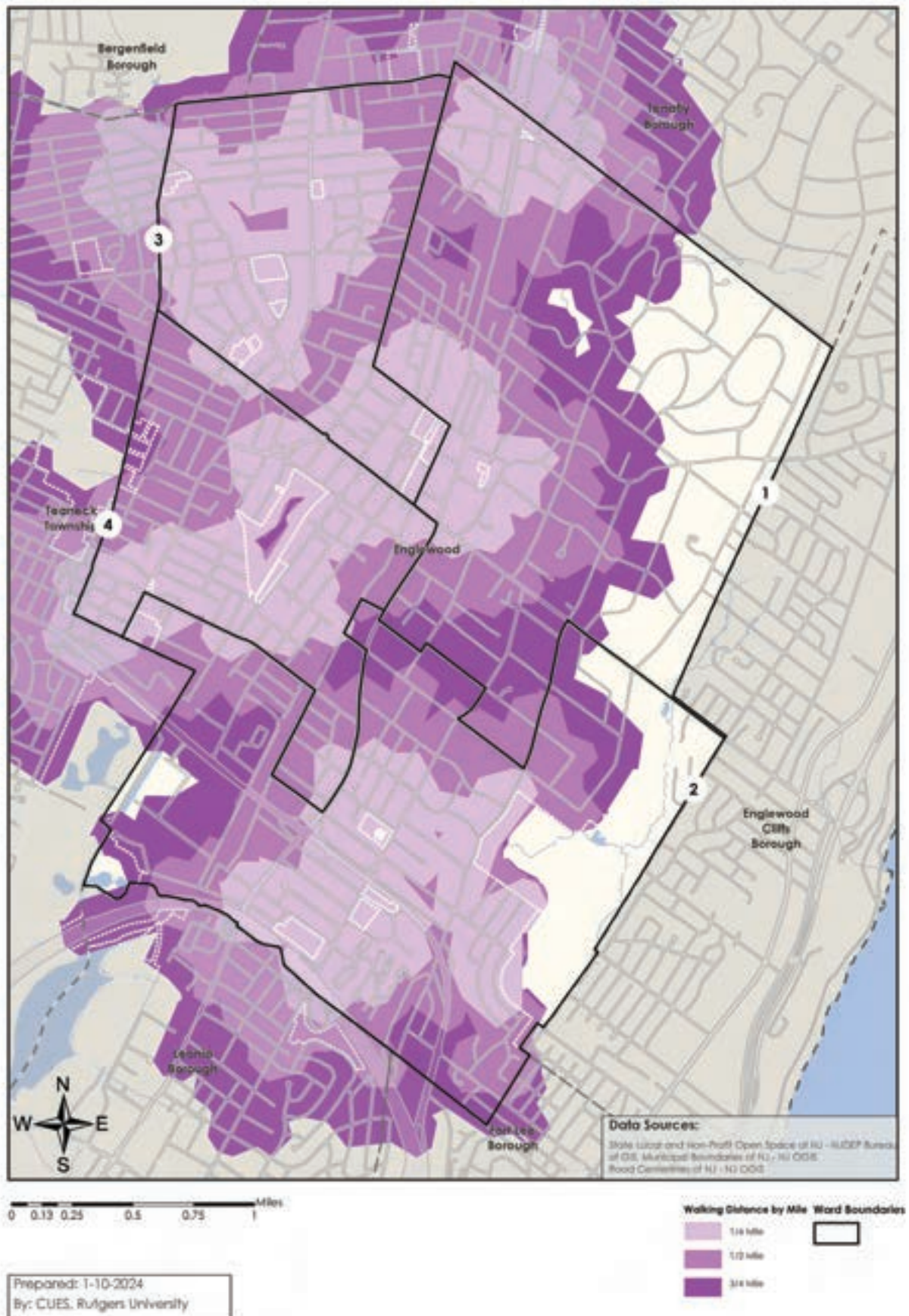
The map on the right illustrates that 0.5-mile distance in the middle color tone. The very high population density of Englewood leads to a high demand for park use. The table below represents the estimated population within that half mile radius of each park. These numbers were compiled by setting a half mile buffer around each park. Following this, parcels were selected within each buffer. After adding the census tract population from each parcel, the data shows which park can potentially visited by the largest number of people.

Mackay Park leads the list. Although it is the second largest park in the system, significant sections of the park are occupied by sports fields. The two small downtown parks, Depot Square Park and Veterans Memorial Park also serve more than 10,000 people within walking distance. Tryon, Glenbrook and Morris are close runner ups, each serving roughly 10,000 people.

Flat Rock Park is by far the largest park in the system but serves the smallest number of people within walking distance, it is mostly accessed by car.

#	Park	Acres	10-min.
1	Triangle Park	0.22	4792
2	Eleanor Harvey Park	2.18	4446
3	Cambridge Avenue	1.13	7468
4	Tryon Ave	4.54	9697
5	Glenbrook Park	0.98	10574
6	Morris Park	2.90	9336
7	Argonne Park	7.00	6496
8	Depot Square Park	2.72	10293
9	Veteran's Memorial	2.83	10293
10	Dunning Park	0.90	9742
11	Mackay Park	27.58	10927
12	No Name Park	0.81	6854
13	Denning Park	5.25	6854
14	Artus Park	0.29	7984
15	Flat Rock Park	140.47	2800
16	Madison Park	6.41	7362
17	Trumbull Park	4.94	5809
18	Crystal Lake Park	5.54	4820

# WALKING DISTANCES TO PARKS WITHIN ENGLEWOOD



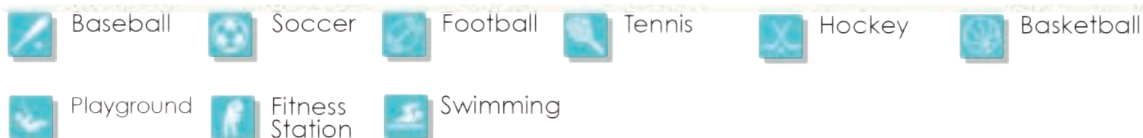


# 3 Parks Inventory and Recommendations

The existing New Jersey Recreation and Open Space Inventory (ROSI) database was the starting point for mapping the 18 parks. The No Name Park and Artus Park were added, the delineation of Madison Park needs refinement.

During park visits on 9/30/23, 10/12/24, and 01/22/24, the remotely prepared maps were ground-truthed, elements of active and passive recreation were identified along with park amenities.

## ACTIVE RECREATION



## PASSIVE RECREATION



## AMENITIES



## MAINTENANCE



## LEGENDS



Forest Canopy Cover  
With Leaf Litter or  
Brush Under



Waterbodies &  
Streams



Activity Areas  
(Playgrounds, Dog  
Runs)



Impervious Surface  
or Path



Building  
Footprint



Canopy Cover  
With Lawn Beneath



Sports Field



Sports Field



Stand Alone Shade  
Trees or Small  
Grouping



Road or Parking  
Lot

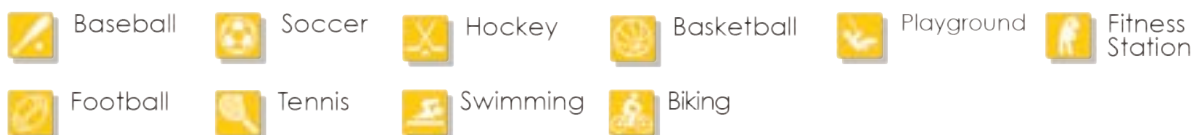


The dashed red lines on the maps indicate the park boundaries according to the tax parcels. Those delineations were used to determine the acreage of each park.

The suggestions for immediate actions are informed by identified deficits during the park visits, the input from public participation and 5 work sessions with the steering committee.

These actions include maintenance adjustments, repairs, as well as additional plantings and amenities; calling attention to active and passive spaces, to amenities along with maintenance and accessibility issues.

#### CALL ATTENTION TO ACTIVE SPACE



#### CALL ATTENTION TO PASSIVE SPACE



#### CALL ATTENTION TO AMENITIES



#### CALL TO PERFORM ACTION/OTHERS



## 3.1 Olga Mosciaro Triangle Park

### Neighborhood Park

Triangle Park is a well-maintained park with a playground, two benches, a table, and a memorial. Bordered by red maples and a chain link fence there is ample shade and privacy.

#### Existing Conditions

Triangle Park is a small park that features a playground, seating area, benches, and a memorial. Although the park seems disconnected from the Englewood Park System because it is relatively isolated at the northernmost part of the city, it plays an important role as a Neighborhood Park. The adjacent blocks are commercial business, and a fire station.

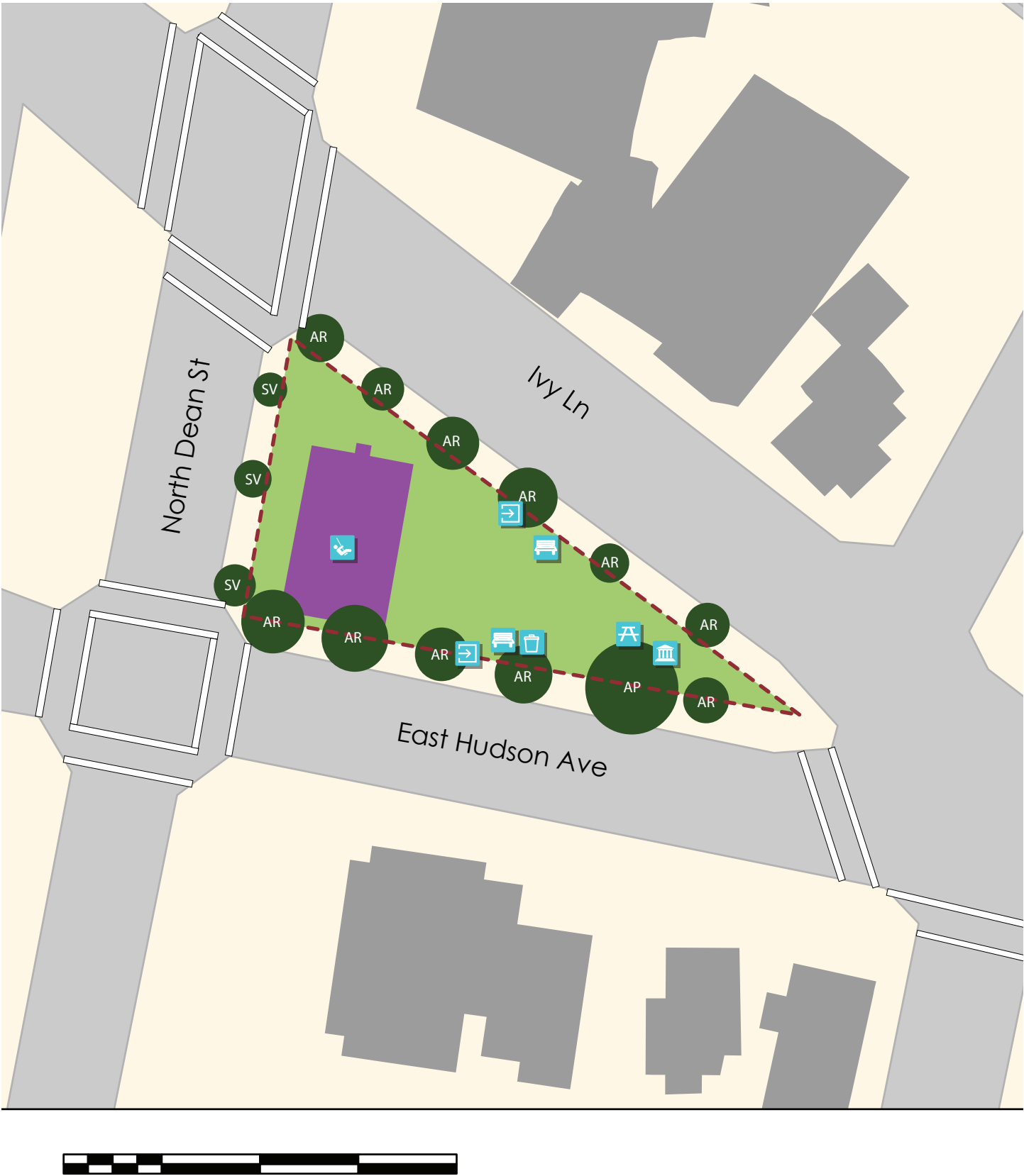
Metrics	Acres
Total Acres	0.22
Lawn Area	0.17
Shade Tree Area	0.03
Play Ground	0.05

The fence, lawn, playground, two benches and the seating area are in good condition. The playground is well used, Parents benefit from the benches, meeting each other while supervising children. A plaque on the western tip of the park commemorates the dedication of the park to Olga Mosciaro in 2021.

#### Mapped Trees

Ap	<i>Acer plantanoides</i>	Norway Maple
Ar	<i>Acer rubrum</i>	Red Maple
Sv	<i>Syringa vulgaris</i>	Common Lilac

Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

Should be maintained as a passive neighborhood park. Although the park feels like sitting on a traffic island, no further screening plantings are suggested because of safety considerations.

The lawn itself is well maintained as well as all the programmatic elements.

To improve safe access, it is proposed to repaint the crosswalk.

Members of the community remember Olga Mosciaro as a person enjoying flowers and thus suggested to improve the planting around the plaque (without blocking sight).



Suggsted Actions



## 3.2 Eleanor Harvey Park

### Nature Park

Eleanor Harvey Park is a relatively spacious park located on the western border of Englewood with the potential to become a highlight of the overall city.

#### Existing Conditions

The large greenspace is bordered by mature shrubs and trees. There is also lush vegetation and ground cover throughout the park that frame different views and provide privacy in certain locations.

Placing the Taylor Bliss Home at the prominent high point in the park is not welcomed by everybody on the Parks Steering Committee. However, there are ongoing discussions about plans for a future museum, office space, and a café.

At the time of the site visit, the building was not properly secured, and the central lawn space was damaged by the construction access road.

Metrics	Acres
Total Acres	2.18
Lawn Area	0.81
Shade Tree Area	0.57
Urban Forest Area	0.91
Garden	0.05
Impervious Area	0.37

Currently, the park does not contain any benches. The underutilized garden plots at the western edge are overgrown. There is also a headstone in this area that is overgrown with groundcover, and a pavilion east of the parking lot. Overall, existing vegetation and amenities provide a solid framework to develop a highly attractive park.

#### Mapped Trees

Aa	<i>Amelanchier arborea</i>	Service Berry	Pg	<i>Picea glauca</i>	White Spruce
Cf	<i>Cornus florida</i>	Flowering Dogwood	Qp	<i>Quercus palustris</i>	Pin Oak
Ck	<i>Cornus kousa</i>	Kousa Dogwood	Tc	<i>Taxus canadensis</i>	Canada Yew
Jn	<i>Juglans nigra</i>	Eastern Black Walnut	Ua	<i>Ulmus americana</i>	American Elm

Inventory





*Source: (CUES, Rutgers)*

### Suggested Actions

The site should be maintained as a passive park, although the move of the Taylor Bliss House will be adding activity to the site. The construction of the historic building has caused damages to the vegetation and has ground disturbance; however, the necessary repairs offer the opportunity to improve existing amenities.

The current construction access to the house must be removed, the grass replanted. Safe access to the house must be provided.

A loop path with carefully placed benches will serve as connection from the parking lot to the house and will improve overall accessibility of the site. Passive activities such as installation of birdhouse, Monarch butterfly sanctuary, and/

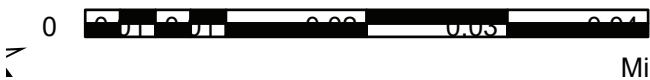
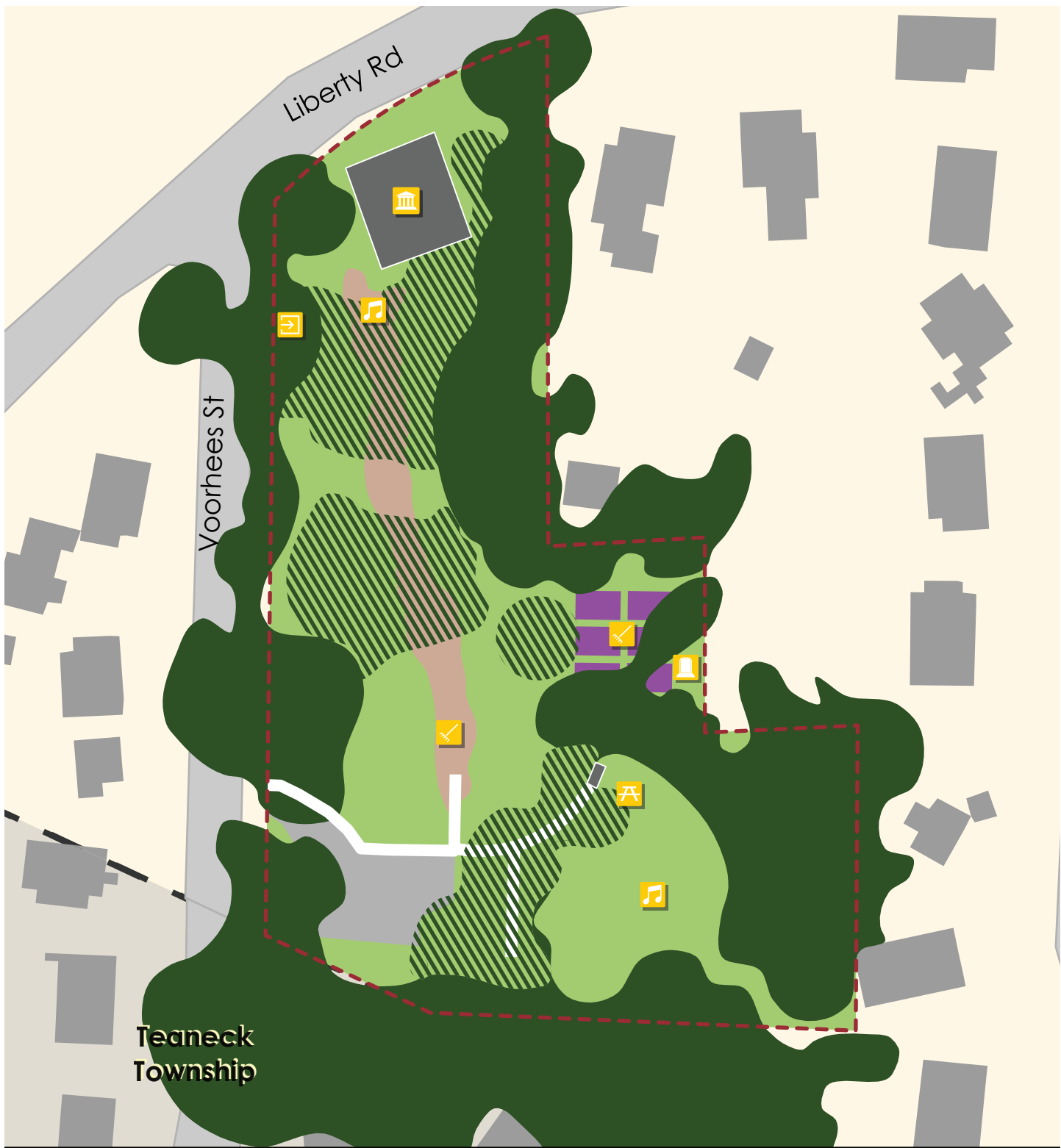
or installation of bat boxes. Also, possible planting activities should be encouraged here.

The garden plots at the eastern edge of the property need repair but have a great potential to be used as community garden or for urban farming. A next step should be identifying community partners to develop an organizational structure for these activities.

Similarly, it is of great importance that the administrative responsibilities of maintaining the Taylor Bliss House are clearly identified, and that long term funding is secured. The Steering Committee clarifies that a possible a museum must be funded and maintained by the Englewood Historical Society, not the City of Englewood.



Suggested Actions



## 3.3 CAMBRIDGE AVENUE PARK

### Nature Park

This park is located on a corner lot and is bordered on one side by mature maples. The park itself is mostly lawn space with some ornamental plantings.

#### Existing Conditions

The lawn is well maintained. Many of the recently planted trees on the property are dying or dead due to foraging from deer. The ornamental planting bed is not maintained at all and completely overgrown. Overall, the park does not show much use. There are no walking paths in the park. The park is located in close proximity to the street with no privacy on the western edge of the park.

Metrics	Acres
Total Acres	1.13
Lawn Area	0.75
Shade Tree Area	0.09
Urban Forest Area	0.39

#### Mapped Trees

Ap	<i>Acer plantanoides</i>	Norway Maple
Ar	<i>Acer rubrum</i>	Red Maple
Cd	<i>Cercies canadensis</i>	Eastern Red Bud
Ps	<i>Prunus serotina</i>	Black Cherry
Qr	<i>Quercus rubra</i>	Red Oak

Inventory





*Source: (CUES, Rutgers)*

## Suggest Actions

Should be maintained as a passive nature park, including elements of a social park. There is potential to transform the grass areas into a meadow. A flowering meadow will provide additional visual attraction and will enhance biodiversity. There is a need for a deer fence and protection throughout. This park has significant potential as event space or meadow space as it is very open right now. A decision must take place if the park shall have a social or a nature focus in future. There are remnants of decorative planting in the center of the park which can be restored.

The installation of a natural pathway is recommended, and there are possibilities for the space to be utilized as an area to promote outdoor activities with the nearby school. Such as gardening, monarch butterfly sanctuary, etc.

If decision is made to transform Cambridge into a social park, senior exercise equipment is recommended. At the 6/25/24 community meeting, residents did not support the idea of a dog run.



Suggested Actions



## 3.4 TRYON PARK

### Sports Park

This park is located across the street from Janis E. Dismus Middle School and Dwight Morrow High School. It holds 4 baseball fields, as well as workout equipment and football training equipment on the southern side.

#### Existing Conditions

The park is bordered by mature oaks on the eastern side of the park. There are many invasive plants located on the west edge of the park behind the dugouts. The dugouts for the baseball fields may need to be renovated. The lawn itself and baseball diamonds are well maintained and in good condition. This is a large recreational park, and it feels relatively active. All amenities are easy to access, but some of the workout and football equipment needed to be replaced. Because of its proximity to the schools, kids can be seen playing in this space.

Metrics	Acres
Total Acres	4.54
Lawn Area	2.72
Shade Tree Area	0.49
Urban Forest Area	0.32
Sportsfields, 4	1.04
Impervious Area	0.05

#### Mapped Trees

Aa	<i>Amelanchier arborea</i>	Service Berry
Ar	<i>Acer rubrum</i>	Red Maple
Qp	<i>Quercus palustris</i>	Pin Oak

Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

This space should be maintained as an active sports park. Many renovations are needed on the current equipment, some aspects of the park are in disrepair.

Bathrooms should be upgraded, and regular maintenance of the fields should be provided. Fields need to have dugouts, stands, and existing dugouts need to be repaired. Backstops of the two fields on southern edge of park need to be repaired. Fencing along the south edge of the park needs to be repaired and invasive plantings need to be removed. Window at the field house needs to be repaired.

Inventory of field usage needs to be conducted to determine how often the fields are used, and if changes need to be made such as adding a football field to the center of the park.

Coaches of the junior football team came out at the 6/25/24 community meeting, advocating that try out fields should be available.

The City is preparing the implementation of a Tree Planting Plan developed by an arborist.



Suggested Actions



## 3.5 GLENBROOK PARK

### Neighborhood Park

This park is located in a quiet neighborhood and is complete with a playground, benches and multiple sidewalks leading to a central event area. The adjacent blocks are all residential with a large apartment complex and parking lot connected to the northern edge of the park.

#### Existing Conditions

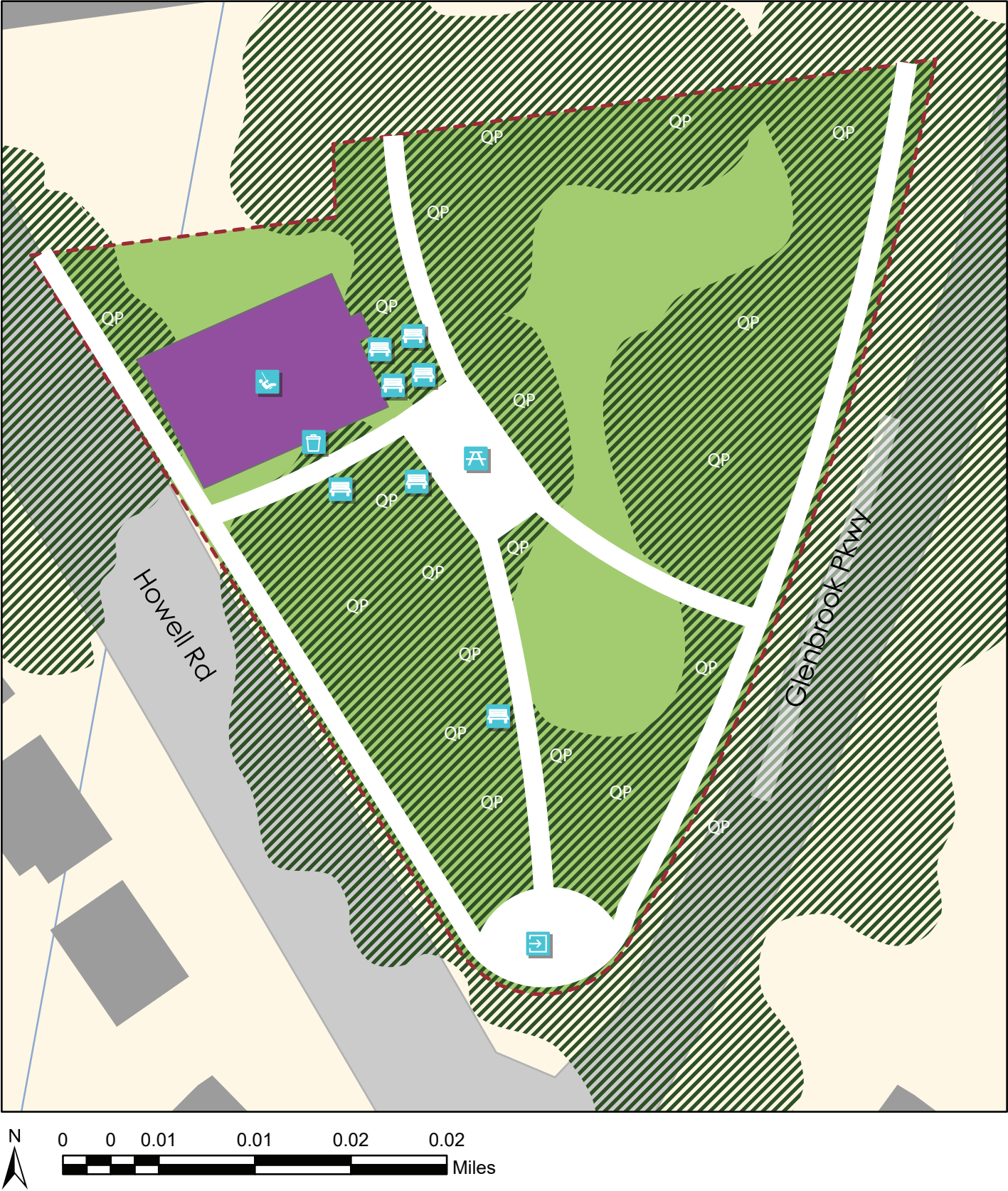
The playground is in bad condition, fences are damaged repairs are needed, and maintenance of the equipment must be improved. Some of the benches must be repaired. The space is covered with mature oak trees in good condition that provide shade and privacy. Overall this park seems like it gets a lot of use from people who live in the neighborhood. The many benches and large trees provide a tranquil feeling, and although located on a corner block the speed limits are very slow so there is no feelings of danger here. There is a large paved area in the middle of the park with lighting that has potential for an event space. The lawn and sidewalks are in decent condition.

Metrics	Acres
Total Acres	0.98
Lawn Area	0.75
Shade Tree Area	0.66
Play Ground	0.09
Impervious Area	0.18

#### *Mapped Trees*

Qp    *Quercus palustris*    Pin Oak

Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

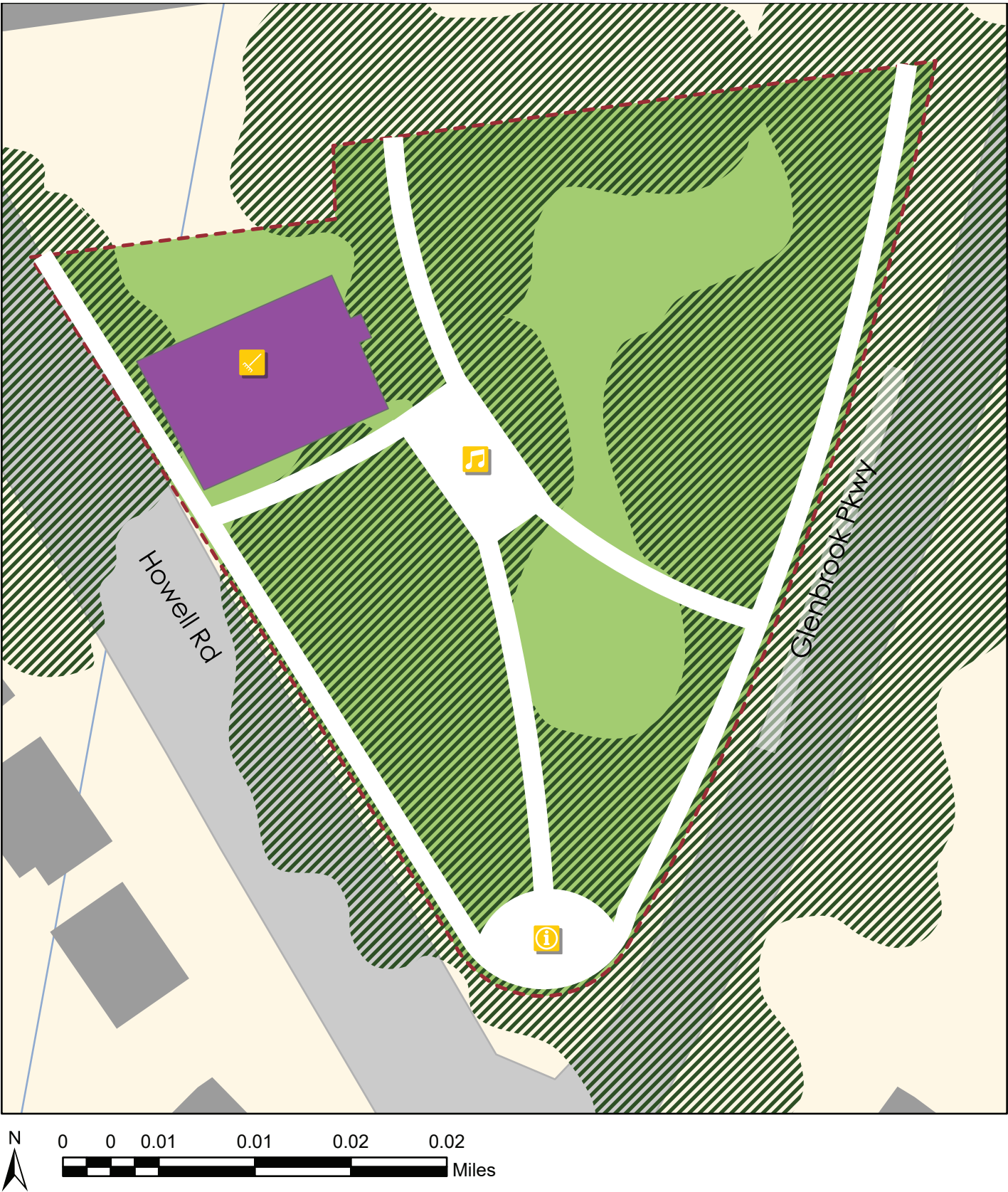
The space should be maintained as a neighborhood park. There is potential for provide more opportunities for social interactions. The playground needs repair and updates. The park is often attended by teenagers; however, the facilities do not meet the needs of this user group.

Additional activities can be offered at the central plaza.

Small communities or neighborhood events can certainly be held here. There is also potential for more programmed space in this park in one of the open lawn spaces.



Suggested Actions



## 3.6 MORRIS PARK

### Neighborhood Park

The park is hidden away in the center of a residential block and is apparently well used by residents of all age groups.

#### Existing Conditions

Both playground spaces are in need of major repairs, and one of the spaces is just mulch. Although this space includes many benches, many of them need to be repaired. The basketball court here is used for many events and there is a large amount of open space as well. On the westernmost border of the park there is a wetland area with phragmites growing. Although they are considered an invasive species, they indicate the opportunity for creating a lush wetland environment.

The property lines of the surrounding homes encroach into the park, and noise complaints have been made in the past by the adjacent neighborhood. Overall, this park seems to get a decent amount of use from community members, the one functional table has become a hangout for local youth. However, maintenance deficits are significantly limiting the functionality of the existing programmed spaces.

There is no parking lot for this space so cars must be parked at the edge of the street and in front of neighboring houses.

Metrics	Acres
Total Acres	2.90
Lawn Area	2.16
Shade Tree Area	0.36
Urban Forest Area	0.74
Water	0.32
Sportsfield , 1	0.10
Play Ground	0.10
Impervious Area	0.10

#### Mapped Trees

Ap	<i>Acer plantanoides</i>	Norway Maple
Ar	<i>Acer rubrum</i>	Red Maple
As	<i>Acer saccharinum</i>	Sugar Maple
Gt	<i>Gleditsia triancanthos</i>	Honey Locust
Pc	<i>Pyrus calleryana</i>	Callery Pear

Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

This parks should be maintained as a neighborhood park. All facilities need to repaired including the playgrounds, basketball court, and seating areas.

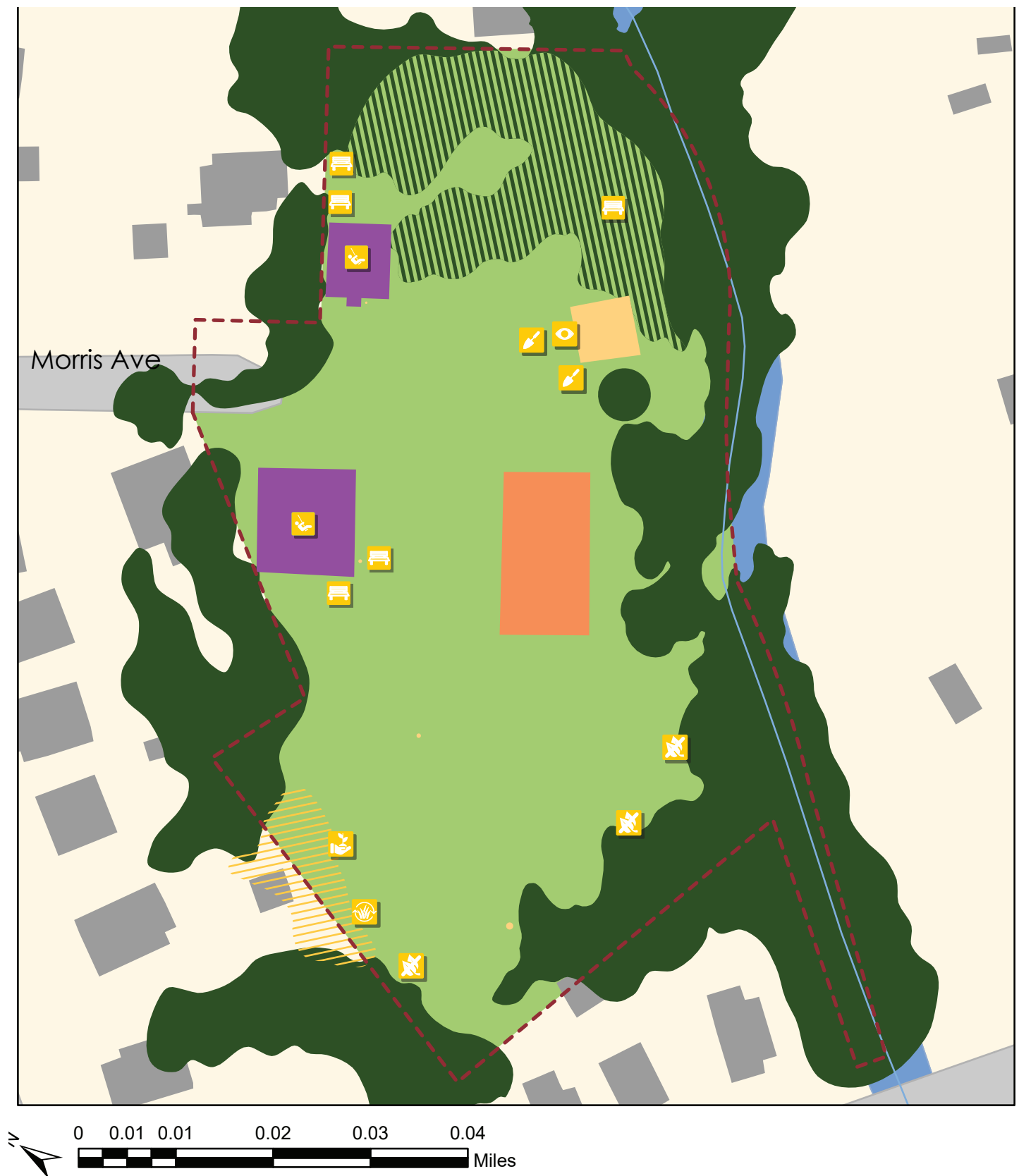
Recommended to install a six car parking lot with permeable pavers at the entrance the park. Installation of a perimeter path that connects all amenities and provides seating areas is recommended. A pavilion as well as bleachers for the basketball court should be installed. Plantings to enhance the spatial quality of the park as well as around the pump station are needed to screen the undesirable viewshed it creates. Expanding the wetland area can potentially help to reduce the stormwater issues of the park.

Additional activities should be implemented in the park. To the left of the entrance as you enter the park, a play area for children 2-5 yrs old can be implemented. Additional benches can be provided throughout the park. Water feature on the east side of the park can be used to enhance the attraction of the park.

Morris Park and Crystal Lake were identified by the City of Englewood as sites with particular need for community input and design suggestions. For the documentation of the community input see appendix C, the resulting Morris Park proposed design interventions are also shown on the following page.



## Suggested Actions



## Proposed Design Interventions

The proposed design interventions for Morris Park focus on enhancing accessibility, making the park more usable for the diverse needs of the neighborhood.

One component are the six parking spots at the entrance will provide access to the park for people with mobility issues. Of course, pavers must be permeable to reduce the amount of additional run off. Improving access was also the guiding principle for developing a circular path, numerous benches and seating areas offer locations to rest, enjoy the view, and have a conversation. Three sets of picnic tables and an additional pavilion support the social aspects of the park.

The two playgrounds shall stay at the current location but must be substantially updated. It is suggested that the northern playground close to the parking shall feature equipment for toddlers and younger children. The playground south of the park entrance and just across the basketball court should serve older children and teenagers. The added bleaches and other seating at the court will make it possible to watch games, supporting social interaction.

Water is collecting in the southeast corner of the park at the lowest elevation, supporting wet land

plants. It is suggested to expand the planting and introduce a more diverse planting palette, enhancing the water storage capacity. Across the park, additional tree plantings provide shade and mark seating areas.

The proposed design interventions would include:

Parking spots: 6

Pathways: 1000' length

Path width: 6'

Pump Station Access path length: 88'

Pumping station: 1,120 square feet

Lookout/gathering areas: 2600 square feet

Playgrounds(combined): 4500 square feet

Suggested next steps include engaging a NJ licensed landscape architecture firm to develop a feasibility study for the landscape improvements, including cost estimates.



## 3.7 ARGONNE PARK

### Nature Park

Argonne is a forest that is mostly owned and maintained by Teaneck Township. Approximately 53 Acres of the park lie within the boundaries of Teaneck Township while around 7 acres are within Englewood.

#### Existing Conditions

*The dense forest shows healthy trees in different stages of maturity. Overall, the dense vegetation cover of this small urban forest is of utmost importance for reducing urban temperatures. Currently, there are no access points to the forest from Englewood and no connecting path system.*

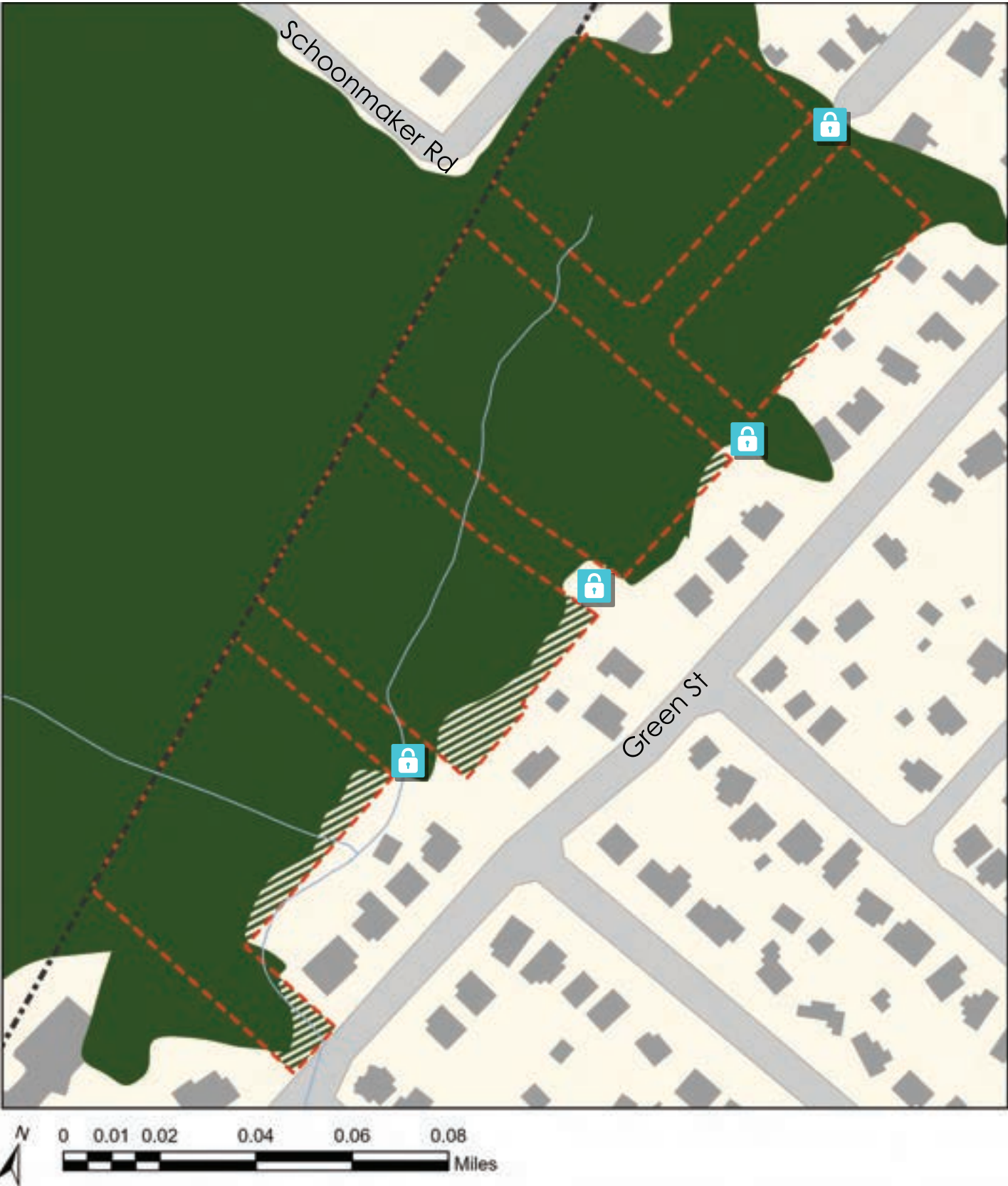
*This dense forested area is home to the spring of Overpeck creek.*

Metrics	Acres
Total Acres	7.00
Urban Forest Area	7.00
Water	0.19

*Because of the homogenous forest cover, no individual trees were mapped.*



Inventory







*Source: (CUES, Rutgers)*

## Suggested Actions

Park should be maintained as a passive nature park. This urban forest has great potential for passive recreation but is currently not accessible from Englewood. Illegal dump sites are frequent, debris removal is needed.

The property lines shown on inventory and analysis maps for Argonne indicate former roadways. By utilizing these abandoned roadways several access points on the Englewood side could be created, giving the community access to approx. 60 more acres of greenspace. A natural gravel pathway can be implemented within the park as an inviting feature for residents. Potential for a walking or biking trail leading to Teaneck.

However, installing new pathways, benches, etc., must be closely coordinated with Teaneck Township.

Suggested Actions



## 3.8 DEPOT SQUARE PARK

### Social Park

Located in downtown Englewood, Depot Square is one of the larger parks and is connected to its sister park, Veterans Memorial Park. A future stop of the proposed light rail will add to the connectivity of the site.

#### Existing Conditions:

The old train station and parking lot frame the two parks. There is also a through road here and the entire block is surrounded by roadways. A large playground, and many seating areas provide many opportunities for residents. Within the park is an engineered underground creek that extends Overpeck Creek. The retaining walls on this structure are failing and are a safety hazard for residents. The retaining wall is also located directly adjacent to the playground area. The park is mowed well and is well maintained aside from the engineered stream. This park is very inviting and open. There are walkways that extend to all 4 edges of the park, and many benches that provide ample seating. The playground and all programmatic elements are in good condition.

Metrics	Acres
Total Acres	2.72
Lawn Area	2.24
Shade Tree Area	0.62
Water	0.08
Play Grounds, 1	0.16
Impervious Area	0.23

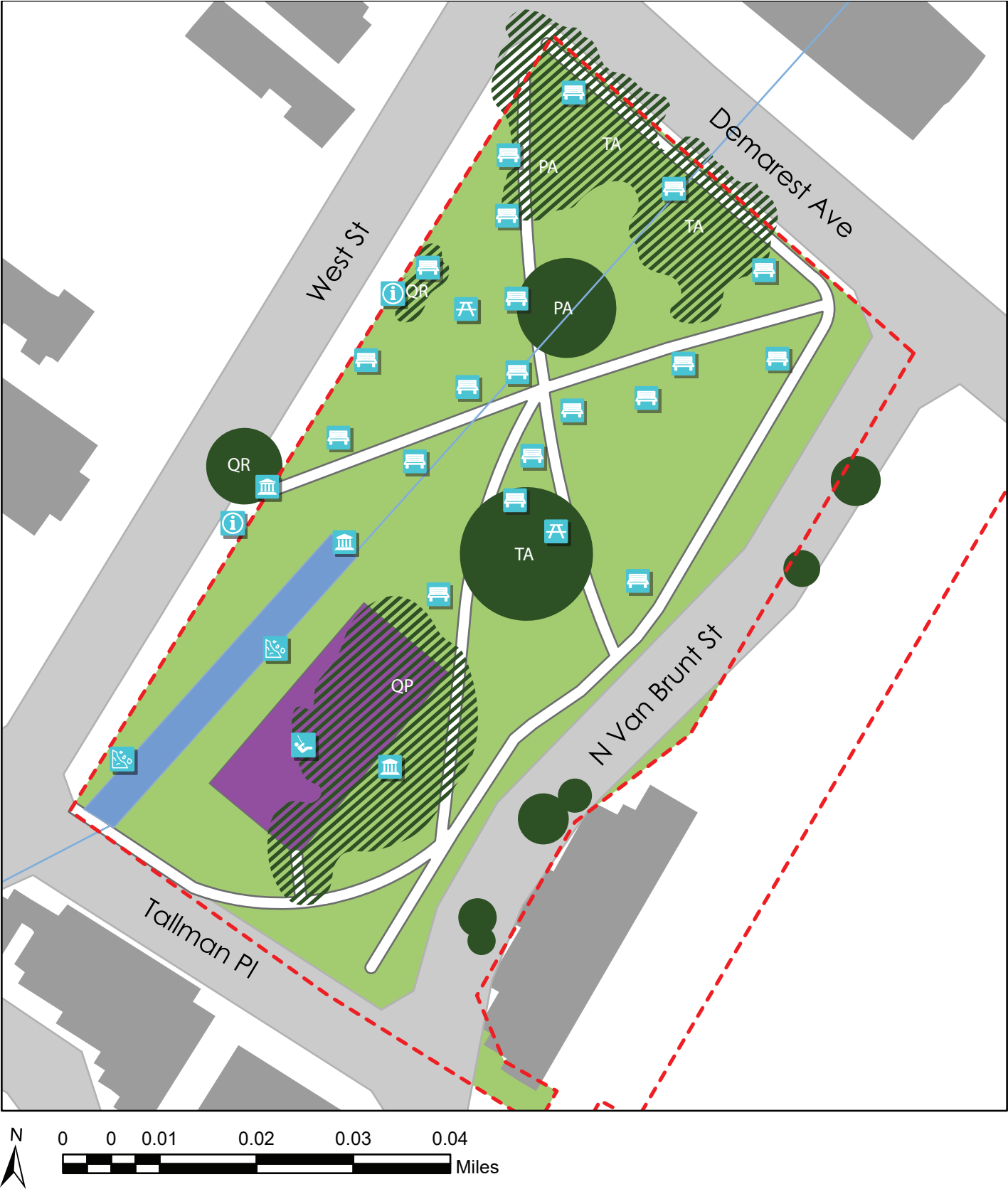
The site has great potential for activities and events to be held here day and night.

#### Mapped Trees

P	<i>Picea</i>	<i>Spruce</i>
Qp	<i>Quercus palustris</i>	<i>Pin Oak</i>
Qr	<i>Quercus rubra</i>	<i>Red Oak</i>
Ta	<i>Tilia americana</i>	<i>American Basswood</i>



Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

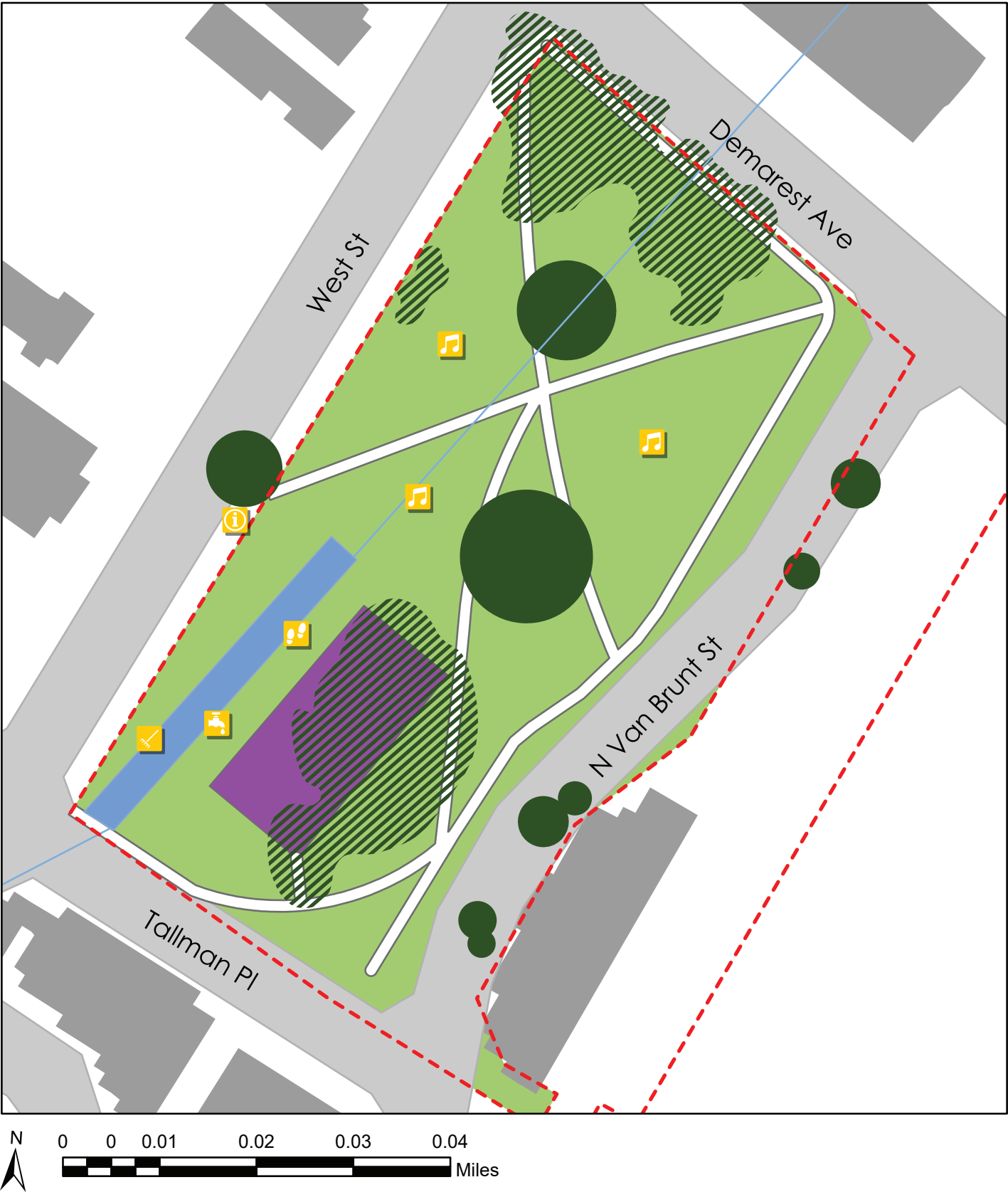
Park should be maintained as a social park. There is an opportunity for the engineered underground stream to become a prominent feature of the park if it is repaired and accessible by the public. Trash racks should be installed in waterway.

Because the park is mostly mowed lawn there is much potential for large community events to be held here. There is potential to extend the greenspace by closing the road, however, this must be discussed in connection to the functionality of the proposed light rail stop. Further, a parking garage will be needed to serve the commuters using the light rail.

There is potential for implementing flower gardens, however, reoccurring and high quality maintenance will be needed.



Suggested Actions



# 3.9 VETERANS MEMORIAL PARK

## Social Park

Veterans Memorial Park is at the center of downtown Englewood. Together with the adjacent Depot Square Park, both parks serve as a central social space of the city.

### Existing Conditions

The memorials on the site are well maintained and the benches are in good shape. Pathways provide sufficient access.

Metrics	Acres
Total Acres	2.83
Lawn Area	1.28
Shade Tree Area	0.60
Impervious Area	1.59

### Mapped Trees

Ar	Acer rubrum	Red Maple
Cc	Cercis canadensis	Eastern Red Bud
Ck	Cornus kousa	Kousa Dogwood
Fc	Fagus Crenata	Japanese Beech
Pc	Pyrus calleryana	Callery Pear
Po	Platanus occidentalis	American Sycamore
Qp	Quercus palustris	Pin Oak
Sj	Styphnolobium japonicum	Japanese Pagoda Tree
Ta	Tilia americana	American Basswood
Tb	Taxus baccata	English Yew

Inventory







## Suggested Actions

There is potential for additional shade tree plantings. New plantings could be funded through the concept of donated memorial trees, which would work towards furthering the concept of the park as a memorial, as well as synergize with the passive nature of the park. However, the future of both the Veterans Memorial Park and the Depot Square Park must be further discussed given the new light rail stop consideration. It would be advisable to develop an overall comprehensive concept for the center of the city.

Decorative plantings and engagement of master gardener recommended.

Tree and bench donation program can be created to involve community members in the renovations of the park, and to enhance a sense of ownership.

It is suggested to engage with the Special Improvement District Englewood about possible contributions to site improvements.

Suggested Actions





## 3.10 DUNNING PARK

### Nature Park

Dunning Park was previously a residential parcel whose ownership has been transferred to Englewood City.

#### Existing Conditions

Aside from a few benches and new tree plantings the park is undeveloped, there are not pathways or programmed spaces. The entrance is marked by an historic gate column.

On site, the CUES team identified a storm water management issue originating from an adjacent property (94 Hillside Avenue) that may cause erosion in the future. The location of adjacent residential properties hinders most opportunities to create additional access points. Some transition zones at the edges of the property lack any form of barrier or visual screening. This can be an issue for both adjacent residents and park goers alike.

Currently, the role of the park within the overall park system is not defined. Because of the limited

Metrics	Acres
Total Acres	0.90
Lawn Area	0.80
Shade Tree Area	0.55
Urban Forest Area	0.10

site improvements, the park is categorized as Nature Park. However, the site has potential to be developed into a Neighborhood Park.

#### Mapped Trees

Aa	<i>Amelanchier arborea</i>	<i>Service Berry</i>
Ap	<i>Acer plantanoides</i>	<i>Norway Maple</i>
Ma	<i>Morus alba</i>	<i>White Mulberry</i>

Inventory







## Suggested Actions

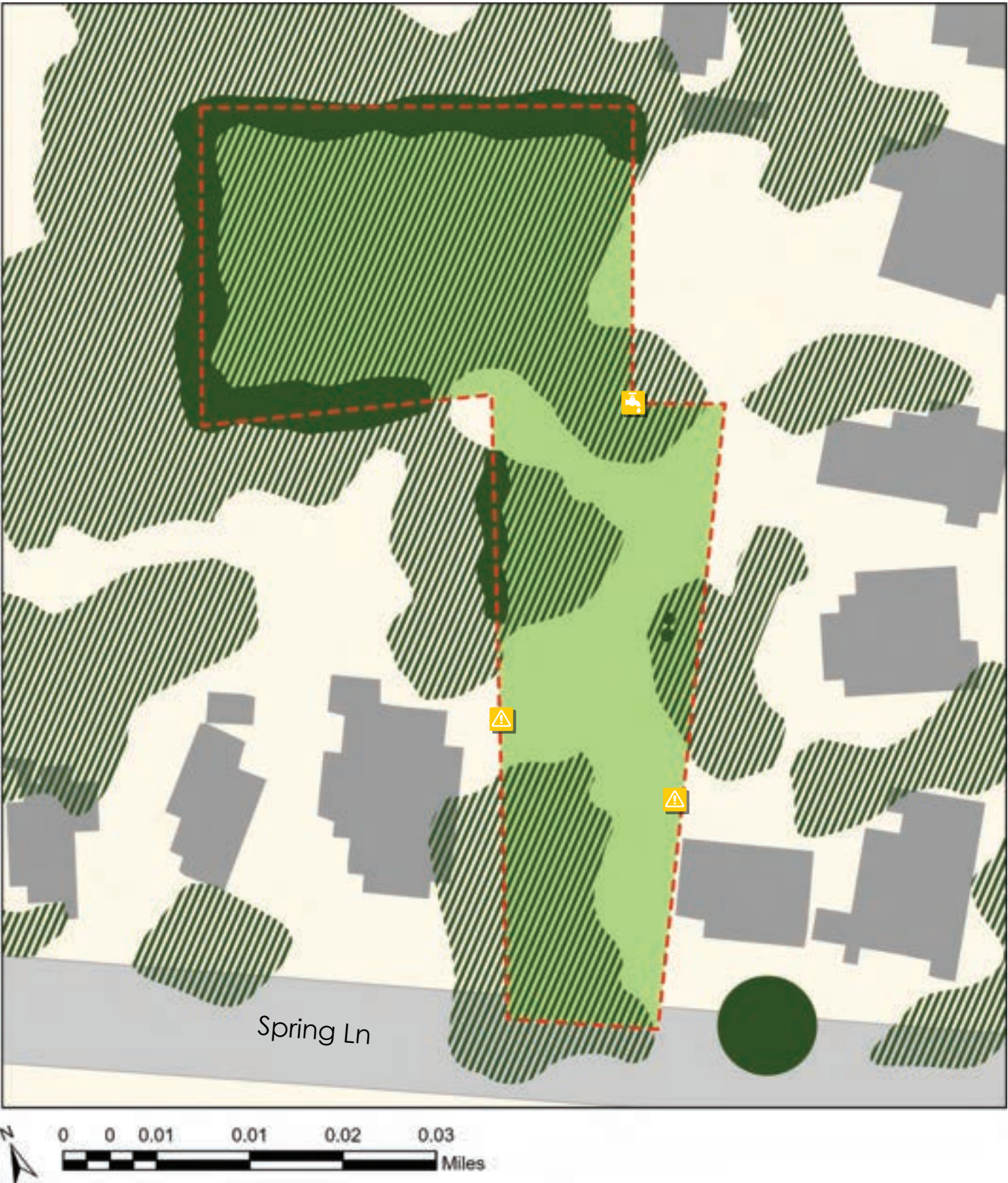
This park should be maintained as a passive nature park. The Steering Committee discussed that neighbors may not be in favor of any park improvement. Further, the existing deed does not allow for adding more activity oriented features.

No programmatic additions are recommended.

Stormwater issue could be repaired through passive design elements.



Suggested Actions



## 3.11 MACKAY PARK

### Sports Park

Mackay was not included in the original scope of work for this project because the City of Englewood had already conducted a community engagement process and conceptual design development in 2015. A planning team formed by the National Consortium for Creative Placemaking and the Landscape Architecture Office of Sikora Wells Appel developed programming and design ideas for the park.

Metrics	Acres
Total Acres	27.58
Lawn Area	15.80
Shade Tree Area	3.95
Urban Forest Area	3.63
Water	0.71
Sportsfields, 6	5.17
Play Ground, 1	0.35
Impervious Area	1.77

The CUES team visited the site but did not perform a tree inventory. We suggest that the Englewood Parks Steering Committee reassess the findings of the 2015 report and re-evaluate the role of Mackay park in consideration of the new vision for the overall Englewood Park System.



Inventory





## Suggested Considerations

A significant new concern which did not play a role 2015 is the high water table (about 2.5 ft minimum depth). During our field visits we observed water puddles. This makes the use of the sports fields impossible much too often. The immediate reaction of the City is the installation of artificial turf. Because synthetic turf has negative environmental impacts (release of microplastics) and health impacts (injuries), it is suggested to conduct a thorough investigation into the overall stormwater and drainage issues.

Access is generally good, however there are some areas that may be improved upon like the gated entrance at the end of Elmore Avenue. An additional access point may even be considered in the northeast of the park providing greater access to the Kings Garden's and New Commercial Englewood Housing complexes.

Also, near the Elmore Avenue entrance there is an opportunity to reduce lawn cover and allow for meadow reversion, reducing the amount of general maintenance required and increasing biodiversity. Numerous comments made at the 6/25/24 community meeting underline the importance of the park for all of Englewood. Residents requested to bring back barbeque grills. Unfortunately, frequent vandalism makes the installation of grills a safety issue. The city is aware of the homeless problem and is offering to the five known unhoused persons to enter the shelter system. Requested by residents, splash pads will be coming in the summer of 2025 along with a new play area. Tennis courts will be updated within the next five years, exercise areas are in place. The mentioned geese situation will be improved by city wide geese management.



Suggested Considerations



## 3.12 No Name Park

### Social Park

The site is currently not listed in the NJ ROSI list and the ownership of the site still needs to be clarified. Located adjacent to a bus stop, its benches and shaded area can be used by people waiting for public transportation.

#### Existing Conditions

The site features a walkway, benches, shade structures and ornamental planting. It is overall very well maintained. This quaint park is rather inviting and the fence on the corner of the park provides a sense of privacy where the benches are located.

Metrics	Acres
Total Acres	0.81
Lawn Area	0.33
Urban Forest Area	0.44
Impervious Area	0.07

#### Mapped Trees

Ar *Acer rubrum*

Red Maple

Ea(shrub) *Euonymus alatus*

Burning Bush

Fp *Fraxinus pennsylvanica*

Green Ash

Io *Ilex opaca*

American Holly



Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

Park should be maintained as a passive neighborhood park. Some of the shrubbery here is invasive and should be removed, but the rest of the space is in great condition and seems relatively new. The small lawn space the park provides has potential for a community event space, or a garden/meadow area to reduce the need to mow. There is not much room or need for any programmatic amenities to be added to this space.

Name the park!

Suggested Actions



## 3.13 DENNING PARK

### Sports Park

The site functions as a true neighborhood park hosting a variety of opportunities for both passive and active recreation.

#### Existing Conditions

Named after the former Mayor M. Leslie Deming, the park was originally dedicated in 1963. Some elements of the presumably original designs are still visible, although it may be helpful to find the original design drawings.

The tributary to Overpeck Creek originating in Argonne Park separates Denning Park. The smaller portion facing Lafayette Place holds some relics of the historic park design and two playgrounds. A bridge connects to the larger section that holds a soccer field, basketball court and a dog run.

Metrics	Acres
Total Acres	5.24
Lawn Area	2.95
Shade Tree Area	0.38
Urban Forest Area	0.42
Sportsfields, 2	1.65
Play Ground	0.14
Impervious Area	1.26

Located at the very edge of the City, it is very likely that occupants of the new residential development currently built in close proximity in Teaneck will use the park.

Two more buildings are planned in Teaneck at the boarder of Denning Park. When all three buildings are occupied, Denning Park and the dog run will likely become the most used facilities in the City of Englewood.

#### Mapped Trees

Ab	<i>Acer buergerianum</i>	Trident Maple
Ar	<i>Acer rubrum</i>	Red Maple
As	<i>Acer saccharinum</i>	Sugar Maple
Fp	<i>Fraxinus pennsylvanica</i>	Green Ash
Ma	<i>Morus alba</i>	White Mulberry
Po	<i>Platanus occidentalis</i>	American Sycamore
Ps	<i>Prunus serotina</i>	Black Cherry
Qa	<i>Quercus alba</i>	White Oak
Qp	<i>Quercus palustris</i>	Pin Oak



Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

The expected higher usage of the park will require more frequent maintenance and emptying of garbage receptacles. Building of restrooms is needed because of the stronger focus on sports. It is suggested to remove of invasive vegetation at the northern vegetation cluster and along the creek. Providing access and redesign of the creek's banks may turn it into a very attractive water feature. Removing the fence from the western side of the creek and adding new plantings would add an exploratory element to the park.

Opening the gate toward Harold Avenue would be beneficial for workers. It would require additional garbage receptacles. A current right of way keeps the option for a future connection to Marshall Avenue.

The community has requested workout equipment be installed close to the main entrance. Basketball court cannot be moved because of green acres. The historical value of the park was introduced. A potential entrance on the north site and opening existing access from eastern industrial area was discussed. The Committee is aware that it would be difficult to prevent additional use from the new residential development in Teaneck.

Funding applications have been started to improve the basketball court and playground equipment. The existing soccer field may need to be converted into turf.



Suggested Actions



## 3.14 ARTUS PARK

### Neighborhood Park

Artus park is hidden and locked by parking lots and a development on all sides. Aside from a few benches and a playground it is undeveloped and doesn't appear to get much use.

#### Existing Conditions

Bordered by a chain link fence in bad condition, there are two entrances for this park – one adjacent to the apartment development and one facing the parking lot of the Artus industrial building. The playground and paved gathering area are the focal points of this quaint property. There are two benches and a picnic table in the park all of which are in good condition. The playground itself is also in great condition. Mature trees along the property line allow for ample shade over this small space.

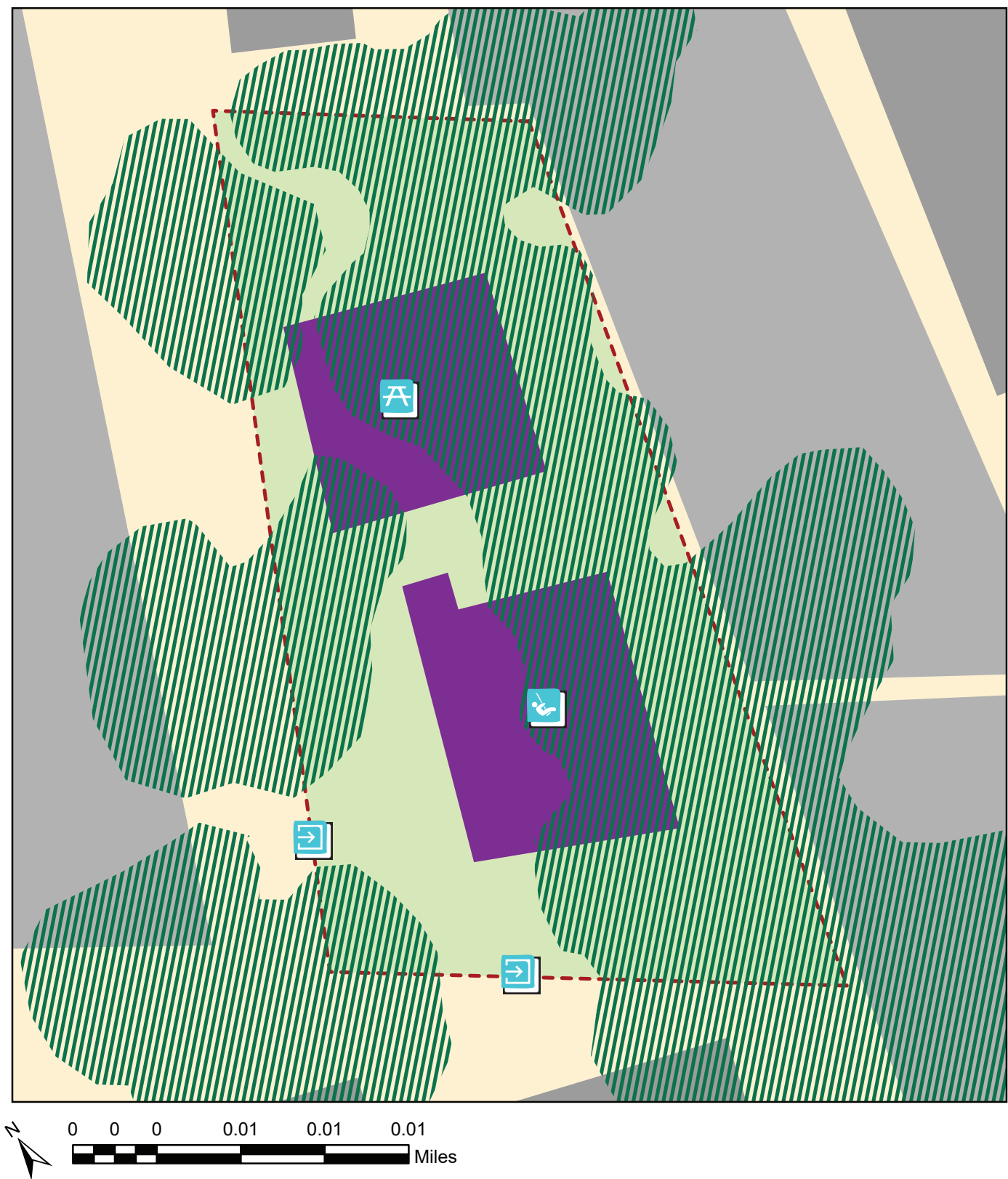
Metrics	Acres
Total Acres	0.29
Lawn Area	0.21
Shade Tree Area	0.20
Play Ground	0.08

#### Mapped Trees

Ab	<i>Acer buergerianum</i>	Trident Maple
Ar	<i>Acer rubrum</i>	Red Maple
As	<i>Acer saccharinum</i>	Sugar Maple
Fp	<i>Fraxinus pennsylvanica</i>	Green Ash
Ma	<i>Morus alba</i>	White Mulberry
Po	<i>Platanus occidentalis</i>	American Sycamore
Ps	<i>Prunus serotina</i>	Black Cherry
Qa	<i>Quercus alba</i>	White Oak
Qp	<i>Quercus palustris</i>	Pin Oak



Inventory





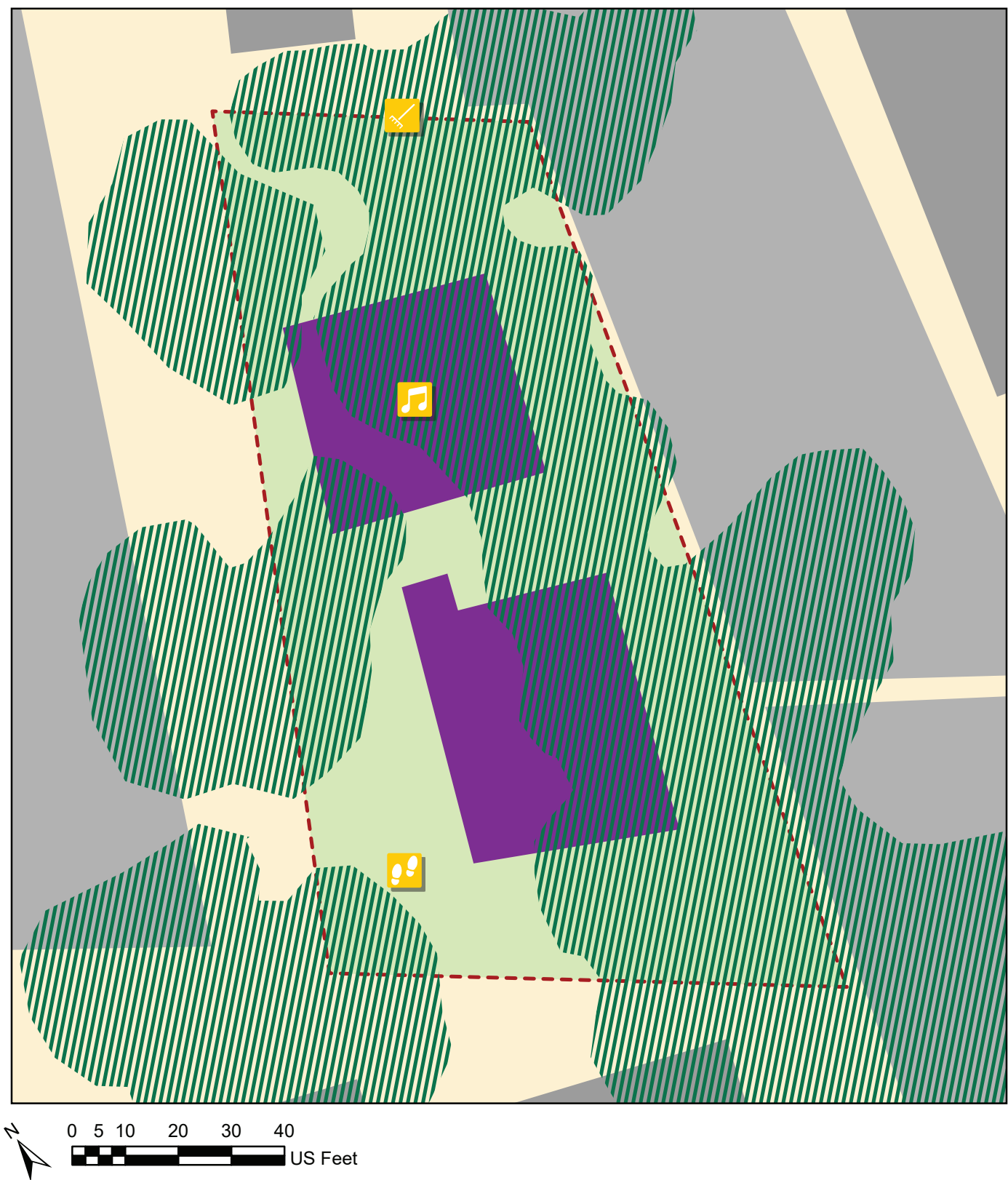
*Source: (CUES, Rutgers)*

## Suggested Actions

Maintain as a passive neighborhood park.

Suggested to add planting to screen unwanted views of parking garage on eastern side of park. The lawn itself as well as all programmatic elements are well maintained. The fence needs repair.

Suggested Actions



# 15 FLAT ROCK BROOK NATURE CENTER

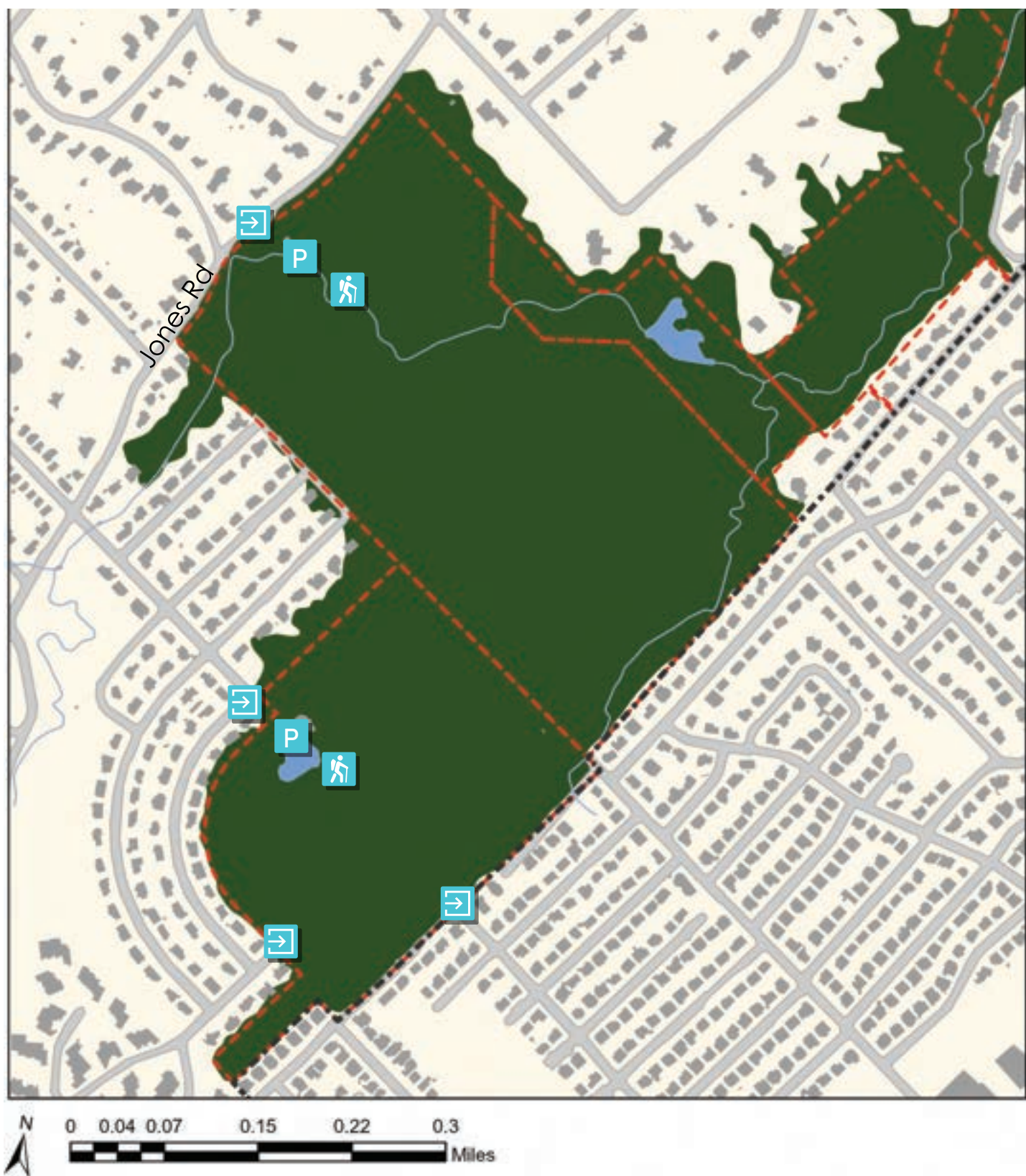
## Nature Park

Flat Rock Brook is a 150-acre nature preserve and environmental education center managed by the Flat Rock Brook Nature Association, a non-profit 501(c)3 organization supported by donations and grants. Because the site is not managed by the City of Englewood, inventory and analysis are not part of our scope of work.

Metrics	Acres
Total Acres	140.47
Urban Forest Area	139.10
Water	2.88
impervious surfaces not mapped	



Impression





*Source: (CUES, Rutgers)*

### Suggested Considerations

Improving pedestrian access may be a topic of conversation with Flat Rock Brook Nature Association.



Suggested Considerations



## 3.16 MADISON PARK

### Neighborhood Park

The NJ ROSI shows a rather unusual property outline: The park shares a tax parcel with The Roosevelt Condominium complex. It is currently unknown in what ways this relationship effects the park itself and where unofficial and official boundaries are delineated.

#### Existing Conditions

The public portion of the property has one entrance point from Madison Avenue. The relatively flat site is framed by significant Maple Trees. On-site there is a basketball court as well as a flex space that seems to be used for baseball and soccer. Overall, the site is well maintained.

Metrics	Acres
Total Acres*	6.41
Lawn Area	4.16
Shade Tree Area	1.27
Sportsfield, 1	0.06
Play Ground, 1	0.04
Impervious Area*	0.88

\*The park parcel extents until Broad Avenue, only the building itself is delineated as a separate property, the overall size (6.41 acres) and the identifies impervious area (0.88 acres) includes the open space of the appartement complex.

#### Mapped Trees

Ap	<i>Acer plantanoides</i>	Norway Maple
Ar	<i>Acer rubrum</i>	Red Maple
Ma	<i>Morus alba</i>	White Mulberry
Ps	<i>Prunus serotina</i>	Black Cherry



Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

Neighborhood character could be strengthened by adding more benches, a path or a meeting space. The parks character can further be enhanced through the introduction of new plantings and signage in attempt to better integrate into the neighborhood.

In the Community Survey (see Appendix A), Madison Park was named the third most popular park in the City. Because it is a very important property for the City and the neighborhood, it is suggested to conduct an additional community workshop to develop a vision for the site.



Suggested Actions



## 3.17 TRUMBULL PARK

### Sports Park

Trumbull Park is a Sports Park as most of the surface area is dedicated to sports programming. The park is divided by Rockwood Place which serves as an onramp to Route 4.

#### Existing Conditions

The larger portion of the site hold a baseball field, a batting cage, and a playground. Maintenance of some sports facilities on the property is poor, especially focusing on the batting cage at the rear of the baseball field. Tennis courts and a basketball field are situated on the smaller section completely enclosed by busy roadways.

Metrics	Acres
Total Acres	4.94
Lawn Area	1.65
Shade Tree Area	1.08
Urban Forest Area	1.34
Sportsfields, 5	1.77
Play Ground	0.14
Impervious Area	0.94

#### Mapped Trees

Ap	<i>Acer plantanoides</i>	Norway Maple
Ar	<i>Acer rubrum</i>	Red Maple
Po	<i>Platanus occidentalis</i>	American Sycamore
Qp	<i>Quercus palustris</i>	Pin Oak



Inventory





## Suggested Actions

At the 6/25/24 community meeting, participants commented that access and walkability is a major issue, most pressing is the lack of safe crossing on Rockwood Place. Walkability along Rockwood Place must be improved, the city is currently working on a sidewalk toward Broad Avenue. Formalizing an entrance on the Broad Avenue perimeter would also improve access and add character to the park.

Community members further suggested to open bathrooms across the street for tennis player and to add evening lighting.

Enhancing access to Flat Rock Brook will provide opportunity for new types of programming. This may be supplemented by creating a trail through the woods and adding educational signage. This change would shift Trumbull into a more diverse Neighborhood Park.

The Steering Committee discussed that the batting cage should be repaired. The idea of incorporating the creek into the park was well received and a back entrance from the housing complex was discussed.



Suggested Actions



# 18 CRYSTAL LAKE PARK

## Nature Park

Crystal Lake Park is the largest Natural Park in the Englewood system maintained by the City. The lake is connected to Flat Rock Brook, the water regime was apparently altered with the construction of Interstate 95.

### Existing Conditions:

The sound barrier of the freeway and the lake are the most significant feature on site.

The pond has no vegetative barrier, the grass is mown right to the water's edge. Invasive plants (Porcelain Berry & Oriental Bittersweet) have spread at the eastern edge of the pond.

Metrics	Acres
Total Acres	5.54
Lawn Area	2.62
Shade Tree Area	1.03
Urban Forest Area	0.37
Water	2.74
Dog Park	0.06

### Mapped Trees

Ar	<i>Acer rubrum</i>	Red Maple
Fp	<i>Fraxinus pennsylvanica</i>	Green Ash
Ma	<i>Morus alba</i>	White Mulberry
Ns	<i>Nyssa sylvatica</i>	Black Gum
P	<i>Picea</i>	Spruce
Ps	<i>Prunus serotina</i>	Black Cherry
Qp	<i>Quercus palustris</i>	Pin Oak
Sa	<i>Salix alba</i> 'Tristis'	Weeping Willow
Um	<i>Ulmus minor</i>	Field Elm



Inventory





*Source: (CUES, Rutgers)*

## Suggested Actions

Maintenance should be improved to reduce invasive vegetation, including removal of invasive vines because the native vegetation is totally choked out. Reduced mowing along the edge of the pond would be beneficial for wetland grasses, providing much needed erosion control. Micro grading in this area may also be recommended to maintain positive drainage towards the pond.

While the presence of Canadian geese is inevitable in proximity to such waterbodies, mitigation strategies including long grass meadows and planting taller wetland grasses on the perimeter of the pond to alter the geese's transition zone from pond to land.

As an immediate action, the City entered a contract with a company that chases geese with dogs. This will help to improve the situation.

Further, the City is in Conversation with the NJ State Turnpike Authority to address their runoff problem and to get the needed dredging started.

Lighting in the park is currently upgraded.

Morris Park and Crystal Lake were identified by the City of Englewood as sites with particular need for community input and design suggestions. For the documentation of the community input see appendix C, the resulting proposed design interventions for Crystal Lake Park are also shown on the following page.



## Suggested Actions



## Proposed Design Interventions

New plantings along the lake shore will make it more difficult for geese to transition from land to water and thus make the site less attractive for them. The increased vegetation will also contribute to improving the water quality.

The current conditions do not allow for a circular path around the lake, because the lake is directly bounded by the sound barrier of Interstate 95 and water management infrastructure. The proposed solution is a floating bridge across the lake, connecting a new pathway system that will make it possible do walking loops. This brings more activities into the park, along with a designated activity area in the northwest of the site.

Seating areas and picnic tables along the path foster social interaction and provide opportunities to enjoy the scenery. The fencing of the dog park should be improved, an expansion would be possible but requires further discussion.

The proposed design interventions would include:  
Floating Bridge: 480' length  
New Pathways: 1440' length,  
Lookout/gathering areas: 860 square feet

Suggested next steps include an in-depth analysis of the lake hydrology and its function with the Flat Brook Creek water system to determine the need of dredging and other measures to improve water quality. Another step to take is engaging a NJ licensed landscape architecture firm to develop a feasibility study for the landscape improvements, including cost estimates.





## 4 Strategic Vision

The 18 public parks of the City of Englewood serve a vibrant community with a rich cultural diversity. Compared with the available open space in the other 72 Bergen County municipalities, Englewood is among the very underserved municipalities (see Bergen County Parks Master Plan, Appendix 9.6). Because of the city's built out condition, acquisition of substantial park land is unlikely. Further, the ongoing population growth will increase the demand for high quality open space.

Following the overall goal to maintain and improve public health and to enhance to overall attractiveness of the City of Englewood, an overall strategic vision for the park system was developed. The vision is based on an inventory and assessment of all 18 parks, a community survey, on site community engagement, and work sessions with the steering committee.

Core aspects of the vision are the four park categories:



These categories can serve as guidelines to develop the focused concepts for each park further and to implement the suggested actions for each property.

#	Park	Acres	type.
1	Triangle Park	0.22	Neighb.
2	Eleanor Harvey Park	2.18	Nature
3	Cambridge Avenue	1.13	Nature
4	Tryon Ave	4.54	
5	Glenbrook Park	0.98	Neighb
6	Morris Park	2.90	Neighb
7	Argonne Park	7.00	Nature
8	Depot Square Park	2.72	Social
9	Veteran's Memorial	2.83	Social
10	Dunning Park	0.90	Nature
11	Mackay Park	27.58	Sports
12	No Name Park	0.81	Neighb
13	Denning Park	5.25	Sports
14	Artus Park	0.29	Neighb
15	Flat Rock Park	140.47	Nature
16	Madison Park	6.41	Neighb
17	Trumbull Park	4.94	Sports
18	Crystal Lake Park	5.54	Nature

New acquisitions of park land will be integrated into the park system by following these categories. One example is the property on 47 Brook Avenue, which will become a Nature Park along Overpeck Creek. A team from the New Jersey Institute of Technology, Rutgers University and Stevens Institute of Technology is working on a water retention system.

The individual concepts for each park are guided by two main goals for the park system:

## Serve the Diverse Community

Easy and safe access to public parks is an important element of public health.

The analysis of demographic data and outcomes of the community survey suggest that the City of Englewood is home to a diverse community with a variety of ethnic backgrounds and religious beliefs. Communication between the groups can sometimes be challenging, well maintained municipal parks provide the opportunity to offer safe spaces for casual social interaction, fostering a community bond.

- Provide safe and high-quality park space.
- Developing a focus for each individual park that builds on the park's potential of each.
- making the appearance more attractive by improved maintenance
- Offering community spaces for social interaction across the barriers of ethnic and cultural diversity
- Address flooding issues to enhance usability of sport fields.

## Enhance Habitat Quality.

The City of Englewood is among the highly urbanized municipalities in Bergen County that are completely built out. Because the city parks constitute the only remaining open land, they have an essential role for providing ecosystem services.

Restore water edges.

Address invasive species.

Support steppingstone habitats through maintenance change and plantings.

This report will inform the discussion on the unique character of each park within the City of Englewood Parks system. Identifying key priority areas of concern for intervention and/or maintenance changes will inform short-term midterm budget planning.