

# RICHMOND PARKS MASTER PLAN

December, 2010



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# 01-INTRODUCTION

## PURPOSE OF DOCUMENT

The City of Richmond General Plan Update identifies the creation of a Parks Master Plan as an Implementing Action to carry out the General Plan’s Policies to achieve its Goals.

The Parks Master Plan is a strategic document. It studies the existing park system and facilities, and identifies a planning blueprint to expand, improve and protect these assets for the future.

The Parks Master Plan process is similar to many strategic plan processes: the scope of work is defined, demographic analysis is prepared, an inventory of resources is conducted, a needs assessment is performed, standards are proposed, goals and an action plan result, and an implementation plan is adopted. This plan builds on itself, section by section, with each chapter using the previous chapter(s) information to define steps required to address issues identified.

CITY OF RICHMOND  
 GENERAL PLAN  
 UPDATE  
 ACTION PR1.C &  
 ACTION HW1.A:  
 PARKS MASTER PLAN

“Regularly update the comprehensive long-range parks master plan to address changing recreation interests, trends, needs and priorities.”

The Parks Master Plan provides:

- background and context for evaluating the existing parks system;
- an inventory of existing parks and current conditions;
- an analysis of the need for new and expanded parks and facilities;
- recommendations for improving and maintaining the existing park system;
- recommendations for acquiring or obtaining access to additional properties for future park uses;
- a strategy for meeting the need for, managing and maintaining recreational facilities; and
- an approach for implementation of improvements and long term maintenance.

The Parks Master Plan provides both a long-term vision for the City’s park system, and specific policies and standards to direct day-to-day decisions. It sets forth a framework that will allow the City to respond to new opportunities as they arise.

The Plan includes sections identifying and evaluating the existing system; assesses the need for additional park land, open space and specialized facilities; establishes criteria and standards for site selection, design, and management of the various areas; and recommends an approach to funding maintenance, acquisition and development of facilities.

It should be noted that although there is a wide variety of publicly maintained open spaces and landscapes, including footpaths, rest stops, plazas, and roadside landscaping, this document deals only with public parks, which are designed to be used for active and passive recreation.

## PROCESS

Community involvement has guided this Master Plan process.

## ADVISORY COMMITTEE

A Master Plan Advisory Committee was formed, inviting the participation of a wide range of interested citizens, including three Recreation and Parks Commissioners. The Committee has met regularly over a period of over one year to provide input and guidance. The Committee discussed and reviewed park classifications, parks and facilities distribution, conditions of existing parks, and priorities for improvements to the park system, among other topics. Advisory Committee meetings have been open to participation and have been attended by other stakeholders as well as formal Committee members.

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## YOUTH SURVEYS

During the summer of 2008, the West County HEAL (Healthy Eating, Active Living) Collaborative, under the auspices of the Neighborhood House of North Richmond (NHNR) partnered with the Pacific Institute to design a parks survey and train local youth to conduct it. The results of their surveys were summarized in the Pacific Institute’s publication “Measuring What Matters, Neighborhood Research for Economic and Environmental Health and Justice in Richmond, North Richmond, and San Pablo, The West County Indicators Report by the Pacific Institute.” During the summer of 2009, Gates + Associates worked with HEAL staff to revise the parks survey in order to update the results and elicit more detail as to playlots and play equipment, sports fields, and other issues. HEAL staff and eight youth funded through Richmond WORKS Summer Youth Employment Program formed teams and completed detailed observational surveys of 52 parks. The results of these surveys have been incorporated into the Existing Parks Chapter, as well as informing a variety of recommendations within the Master Plan.

Gates + Associates also worked with HEAL staff to develop a park use survey. This survey involved both observation, and intercept interviews with park users. HEAL teams of youth and staff visited 24 parks across the City, observing use patterns in the park and interviewing park users.

## INTERVIEWS AND STUDY SESSIONS

Interviews with local stakeholders included representatives of Richmond Groundworks Trust, Friends of the Greenway, various sports leagues, and others.

The Recreation and Parks Commission held two study sessions on the Master Plan, both open to the public, and both receiving public comment. The Commission endorsed the Master Plan's concepts at their Special Meeting of July 21, 2010.

The Richmond City Council held a study session on the Parks Master Plan on September 28, 2010. The Council adopted the plan on December 7, 2010.

## EXECUTIVE SUMMARY

This Document is organized in the following manner:

### **Chapter 1: Introduction -**

This Chapter gives a brief overview of the purpose of the Parks Master Plan, the process involved in developing the Plan, and a summary of the contents.

### **Chapter 2: Context -**

This Chapter discusses the planning context for the Master Plan, including its relationship to the General Plan Update and other documents, the physical environment of Richmond, demographics, and an overview of existing parks system.

### **Chapter 3: Classifications -**

This Chapter builds upon General Plan discussion to clearly identify the four park classifications that form the basis of the Parks Master Plan.

### **Chapter 4: Existing Parks -**

This Chapter describes and evaluates 54 existing parks within the City's jurisdiction and provides recommendations for improvements.

### **Chapter 5: Performance Standards -**

This Chapter describes standards concerning park acreage, service areas and access to parks. It also defines standards for recreation facilities based on unmet needs. Based on an analysis of the existing deficiencies, specific recommendations are identified.

### **Chapter 6: Design Guidelines -**

This Chapter describes the desired qualitative character of the park system, tailored to Richmond's community values. It includes a discussion of system wide core values, park development

and redevelopment design parameters, as well as design guidelines for specific park elements.

#### **Chapter 7: Sustainability -**

This Chapter reflects the emphasis the Richmond community places on enhancing community wellness and health through the park system. It describes policies and practices to improve the sustainability of the parks and the park system.

#### **Chapter 8: Safety -**

This Chapter reflects the core values for creating safe, inviting, well maintained parks which can meet the needs of a diverse community and contribute to the economic stability of Richmond. It describes policies and practices to improve the safety of the parks to increase park use.

#### **Chapter 9: Community Participation -**

This Chapter discusses the value that the City places on community participation, and sets forth protocols for outreach and community involvement in park planning.

#### **Chapter 10: Implementation -**

This Chapter sets over arching priorities for improving Richmond's park system, and identifies criteria for prioritizing specific park improvement projects. It discusses funding strategies and other resources for carrying out the improvements.

#### **Appendices -**

- Planning Level Cost Index
- Potential Grant Funding Sources
- Potential Park Partners
- Outdoor Recreation Facilities Dimension Standards
- Parks and Landscaping Technical Standards



02-CONTEXT

**COMMUNITY VISION  
RICHMOND, CALIFORNIA  
IN 2030**

Richmond’s parks, public plazas and open spaces create a strong sense of community identity, promote health and wellness and protect historical and cultural amenities that are part of the City’s legacy.

A variety of recreational programs and enrichment opportunities support the needs and interests of community members of all ages, incomes and abilities. Programs are accessible via public transit and pedestrian and bicycle routes that link schools and neighborhoods to program destinations.

Richmond’s integrated system of parks provides public access to the San Pablo Peninsula, large-scale open spaces, neighborhoods, schools, urban parks, recreational facilities and other key destinations. Safe, park-like connections along restored creek channels, pedestrian-friendly green streets and multi-use trails encourage walking and bicycling.

Some parks, plazas and open spaces are located near civic and commercial areas. Each park in the City features distinctive components such as rich landscape elements and public art that respond to Richmond’s cultural values and history. Adults and children benefit from contact with nature in the urban context through unstructured natural play settings and walking paths.

*Draft Richmond General Plan,  
Parks & Recreation Element*

The Context described in this section is comprised of three parts: the planning context, the setting, and the needs and deficiencies existing in Richmond’s current park system. The planning context provides an overview of other plans and documents that relate to or are referenced by this Parks Master Plan. The setting provides a brief overview of the physical characteristics of the City - its population, geography and climate, and its existing parks and open space. The needs and deficiencies section sets forth the general areas of recommendations to be covered by the Master Plan.

**PLANNING CONTEXT - RELATIONSHIP  
TO OTHER DOCUMENTS**

The City of Richmond has undertaken a number of planning processes, the most significant being the updating of its General Plan. The General Plan is the City’s basic policy document, setting direction for the City’s evolution over the next 20 years. Other more focused planning documents tier off the General Plan, including the Five-Year Strategic Business Plan, Bicycle Plan, Pedestrian Plan, and this Parks Master Plan. Over the years, the City has also adopted documents which focus on specific geographic areas or aspects of parks and landscaping systems, such as the El Sobrante Valley Parks Study (2001) and the Marina Bay Neighborhood Landscape Maintenance Plan (2008). This Master Plan is intended to supplement, rather than to supersede, these documents. The following sections discuss the various documents that work with the Richmond Parks Master Plan to describe a comprehensive approach to parks planning in the City of Richmond.

**CITY OF RICHMOND GENERAL PLAN 2010**

The General Plan process began in February 2006, and is in its final stages. The Draft General Plan Update as of August 2010 sets forth a vision for Richmond, addressing economic vitality, quality of life, health and wellness, and celebration of place. Emphasizing the importance of parks to the citizens of Richmond, the General Plan not only includes a Parks and Recreation Element, but also re-emphasizes a number of its policies regarding parks in the Community Health and Wellness Element.

The General Plan Parks and Recreation Element and the Community Health and Wellness Element describe a number of Goals regarding parks and recreation, and Policies that support those Goals. These Goals are summarized below, and selected Goals

and supporting Policies are set forth more fully in the sidebar that follows. Some of the policies are common to both Elements. Goals and Policies designated “PR” are from the Parks and Recreation Element, and those designated “HW” are from the Community Health and Wellness Element. The policies that appear in both Elements are listed only once in the sidebar.

**GOAL PR1: An Integrated System of Parks,  
Green Streets and Trails**

**GOAL PR2: Safe and High-Quality Parks and  
Recreational Facilities**

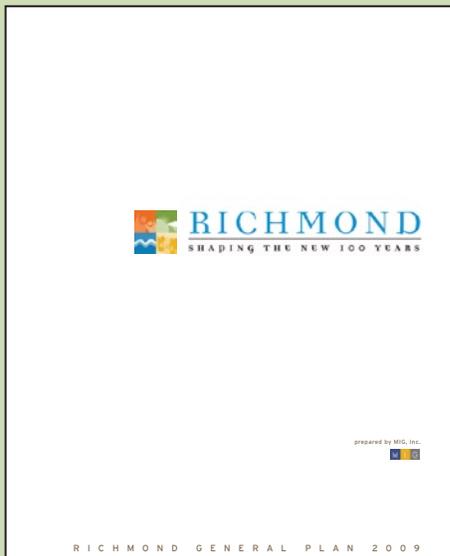
**GOAL PR3: Sustainable Design and  
Maintenance Practices**

**GOAL HW1: Access to Parks, Recreation and  
Open Space**

**GOAL HW8: Safety in Neighborhoods and  
Public Spaces**

The General Plan also identifies Implementing Actions which carry out the Policies to achieve the Goals. The Parks and Recreation Element and the Community Health and Wellness Element each include the Parks Master Plan as a specific Implementing Action. The Parks Master Plan is designed to help achieve the General Plan’s Goals and carry out its Policies.





**GOAL PR1: An Integrated System of Parks, Green Streets and Trails**

The City aims to develop strategies that will expand the system of large and small open spaces and community facilities linked together along natural creek channels, pedestrian-friendly green streets and multi modal corridors from the hills to the bay. Park development and upgrades will be coordinated with pedestrian and bicycle improvements to safely and comfortably connect residents to valuable recreational destinations. The City’s system of parks will equitably serve diverse community needs, offer a range of parks types, facilities and activities and highlight natural features wherever possible. The City will provide more transit opportunities to improve access to parks and recreation facilities.

**Policy PR1.1 Diverse Range of Park Types and Functions:** Continue to provide a diverse range of park types, functions and recreational opportunities to meet the physical and social needs of the community. (See also **Community Health and Wellness Element, Policy HW1.2**).

**Policy PR1.2 Multi modal Connections to Parks, Open Space and Recreational Facilities:** Improve connections to parks, open space and recreational facilities through an interconnected network of pedestrian-friendly green streets, multi modal corridors and trails.

**Policy PR1.3 Distribution of Park and Recreation Facilities:** Expand park and recreation opportunities in all neighborhoods and ensure that they are offered within comfortable walking distance of homes, schools and businesses. (See also **Community Health and Wellness Element, Policy HW1.9**).

**Policy PR1.4 Joint-Use Opportunities:** Promote access to non-City operated parks and recreational facilities. (See also **Community Health and Wellness Element, Policy HW1.5**).

**GOAL PR2: Safe and High-Quality Parks and Recreational Facilities**

Richmond seeks to provide safe, high-quality, distinctive parks that support secure places for social interaction, community identity, beauty and livability. The unique cultural, historic and environmental setting of an area should drive park designs so that each park is distinctive. The City will promote safety and activate parks by programming for broad appeal, encouraging flexible spaces to accommodate a wide range of experiences and utilizing natural and technological surveillance measures.

**Policy PR2.1 High-Quality, Distinctive Parks:** Provide safe, high-quality and distinctive community gathering places with broad appeal.

**Policy PR2.2 Safe Public Spaces and Facilities:** Identify and implement park and facility design strategies that discourage vandalism, deter crime, provide natural surveillance, and create a safe

and comfortable environment. (See also **Community Health and Wellness Element, Policy HW1.6**).

**Policy PR2.3 Active Use and Natural Surveillance:** Provide a comprehensive range of programs to aid in natural surveillance.

### **GOAL PR3: Sustainable Design and Maintenance Practices**

The City is dedicated to using efficient and sustainable design and maintenance practices to conserve natural resources and support environmental stewardship. Where possible, Richmond's system of parks will highlight natural features, retrofit streets as green streets, expand urban greenery, daylight creeks, utilize natural systems to manage stormwater, and improve pedestrian and bicycle connections to encourage non-vehicular modes of transit. Reliable, long-term maintenance practices are critical to maintaining area parks as community assets. The City promotes maintenance practices that are efficient, sustainable and equitable.

**Policy PR3.1 Efficient and Sustainable Design and Maintenance Practices:** Promote conservation and energy efficiency in the design, construction and maintenance of parks, recreation facilities, landscaped areas and trails.

**Policy PR3.2 Equitable Maintenance and Renovation:** Provide equitable park maintenance, renovation and upgrading funding across planning areas.

### **GOAL PR4: Stewardship of the Natural Environment**

Improving access to natural environments as appropriate to varying levels of habitat sensitivity will contribute to Richmond's overall system of parks ...

### **Goal HW1: Improve Access to Parks, Recreation and Open Space**

Richmond should improve access for all residents to a variety of high-quality, well-activated parks and recreational opportunities. Resources are located close to neighborhoods and programming supports a range of activities. Well-utilized playgrounds, parks and open space provide opportunities for increased physical activity and social interaction.

**Policy HW1.1 An Integrated System of Parks, Plazas, Playgrounds and Open Space:** Provide a comprehensive and integrated system of parks, plazas, playgrounds and open space.

**Policy HW1.4 Quality Recreational Facilities:** Provide a range of quality recreational facilities.

### **Goal HW8: Improve Safety in Neighborhoods and Public Spaces**

Richmond can facilitate social interaction and foster a sense of identity and community pride by creating safe neighborhoods and public spaces. Safe, well-patrolled streets, parks and schools provide places for public gathering and social interaction.

### FIVE-YEAR STRATEGIC BUSINESS PLAN

- *Key Objective 1.3:* Make Richmond Pedestrian- and Bicycle-Friendly
- *Supporting Action 1.3.d:* Rehabilitate pedestrian paths in parks.
- *Key Objective 1.4:* Improve the Appearance of Parks and Landscape Areas
- *Supporting Action 1.4.a:* Create a comprehensive master plan to develop standards for amenities and maintenance of the City's 52 parks, medians, public landscaping and City building exteriors.
- *Supporting Action 1.4.b:* Form a landscape and lighting maintenance district in parts of the City that need additional landscape maintenance.
- *Supporting Action 1.4.c:* Implement the park improvement projects listed in the City's Capital Improvement Plan.
- *Supporting Action 1.4.d:* Implement the integrated pest management program in City-owned open spaces.
- *Supporting Action 1.4.e:* Implement best stormwater management practices throughout the City.
- *Key Objective 1.7:* Expand the Tree Canopy
- *Supporting Action 1.7.b:* Create an endowment for tree maturity sustainability.
- *Key Objective 4.9:* Promote Community Health and Wellness
- *Supporting Action 4.9.b:* Promote urban agriculture as a strategy to address childhood obesity.

### CITY OF RICHMOND FIVE-YEAR STRATEGIC BUSINESS PLAN 2009-2014

The City has completed a City of Richmond Five-Year Strategic Business Plan 2009-2014, which discusses strategies for implementation of the long range vision of the General Plan. "As a blueprint for prospective opportunities and endeavors, the Strategic Business Plan outlines the City's strategic goals, sets priorities for City operations and the annual budget, and helps guide the City's Capital Improvement Plan."

The Strategic Business Plan identifies specific Supporting Actions with Success Indicators to measure progress toward achievement of Key Objectives related to General Plan Goals. The Key Objectives and Supporting Actions described in "Chapter One: Maintain and Enhance the Physical Environment" are set forth in the sidebar at left. Regarding Supporting Action 1.4.b, note that this Parks Master Plan addresses standards for the City's parks, and that medians, public landscaping and City building exteriors are addressed in other documents.

### RICHMOND BICYCLE MASTER PLAN RICHMOND PEDESTRIAN PLAN

The City is concurrently developing both a Bicycle Master Plan and a Pedestrian Plan. The plans are being developed with community input, and they are anticipated to be completed in 2011. These documents will identify Goals, Plans and Policies for strengthening connectivity for bicycles and pedestrians within the City of Richmond, thereby improving health and reducing vehicle emissions. Two key concepts are that parks should be easily accessible to the neighborhoods they serve without major barriers to bikes or pedestrians, and that the park system should be connected to the extent possible by means of pedestrian and bicycle corridors, both on-street and off-street.

### EL SOBRANTE VALLEY PARKS STUDY, 2001

The El Sobrante Valley Parks Study was a joint effort of the City of Richmond and Contra Costa County, and encompassed areas both within and outside of the City of Richmond's jurisdiction. The study involved extensive community participation in the form of workshops, surveys, focused interviews, and Steering Committee and Technical Committee meetings. A comprehensive inventory of the study area examined existing parks and facilities, use patterns, demographics, park types and service areas, and opportunity sites.

The Study developed 12 specific recommendations focused on:

- maintaining and upgrading existing sites,
- implementing existing plans,
- developing both active play and natural landscape sites, and
- acquisition of park sites and development of bikeway and trail linkages to create a cohesive park system.

The Study included phasing recommendations and identified potential funding sources. The Richmond Parks Master Plan document incorporates the El Sobrante Valley Parks Study by reference, and supplements its recommendations and policies.



### MARINA BAY NEIGHBORHOOD LANDSCAPE MANAGEMENT PLAN, 2008

This Landscape Management Plan addresses parks and open space within the Marina Bay Neighborhood, and is funded by the Marina Bay Landscape and Lighting District. The Richmond Parks Master Plan document incorporates the Marina Bay Neighborhood Landscape Management Plan by reference, and supplements its standards and practices with additional recommendations and policies.



### HILLTOP MASTER LANDSCAPE PLAN, 1984

This Master Landscape Plan addresses streetscapes, parks and open space within the Hilltop Area. The Richmond Parks Master Plan supplements and updates the Hilltop Master Landscape Plan as it relates to parks within the Hilltop Area.



### BAXTER CREEK MAINTENANCE MASTER PLAN

This Maintenance Master Plan was developed by the Urban Creeks Council for Baxter Creek. It contains comprehensive guidance on creek restoration and maintenance, which is applicable to all of Richmond's potential creek projects.

### SHORELINE SIGNS PUBLIC ACCESS SIGNAGE GUIDELINES

These guidelines cover signage for public access areas within the jurisdictional purview of the Bay Conservation and Development Commission (BCDC).



### ROSIE THE RIVETER/WORLD WAR II HOME FRONT NATIONAL HISTORICAL PARK GENERAL MANAGEMENT PLAN

The City of Richmond and the National Park Service are working to coordinate planning efforts. National Park Service staff will pursue opportunities to enter into cooperative agreements for

interpretation and to provide technical assistance and support for:

- Rosie the Riveter Memorial at Marina Bay Park
- Shimada Peace Memorial Park
- Barbara and Jay Vincent Park
- Lucretia W. Edwards Park
- Sheridan Observation Point Park
- San Francisco Bay Trail

This cooperation is supported by the City of Richmond General Plan National Historical Park Element, which establishes a framework for fully developing the Rosie the Riveter/World War II Home Front National Historical Park.

### OTHER ADOPTED PLANNING DOCUMENTS / STATEMENTS

In 2008, the City adopted the *Urban Environmental Accords*, which list 21 actions a city can take to make it more environmentally sustainable. These Accords include an action to “Ensure that there is an accessible public park or recreational open space within half-a-kilometer of every city resident by 2015.”

Richmond’s City Council will also be considering endorsing the *California Children’s Outdoor Bill of Rights*, which states that: “All children between the ages of four and fourteen should have the opportunity to:

1. Discover California’s past
2. Splash in the water
3. Play in a safe place
4. Camp under the stars
5. Explore nature
6. Learn to swim
7. Play on a team
8. Follow a trail
9. Catch a fish
10. Celebrate their heritage”



## THE SETTING

Richmond is comprised of 33.7 square miles of land, and 22.2 square miles of water. It is graced with 32 miles of shoreline along its western and northern borders, and hillside open space areas to the east. Its topography is varied, with hills at the western shoreline around Point Richmond, the El Sobrante Valley, and the Hilltop area. The central core of the City, where most of the population resides, is relatively flat. Richmond’s climate is mild, allowing for outdoor recreation and relaxation through most of the year.

The City of Richmond is comprised of distinct planning areas (General Plan 2010), each of which has different physical characteristics. The Central Core Area is home to approximately two thirds of Richmond’s population, and is the most built out. Little vacant land is available in the Central Core Area for development of any large new parks. The West Richmond Parkway Area is primarily industrial and open space. Because it does not have residential neighborhoods, it will not be specifically discussed in the Chapters that follow. New residential development in this area, as in any other planning area, would be required to provide parks according to the standards contained in this Master Plan.

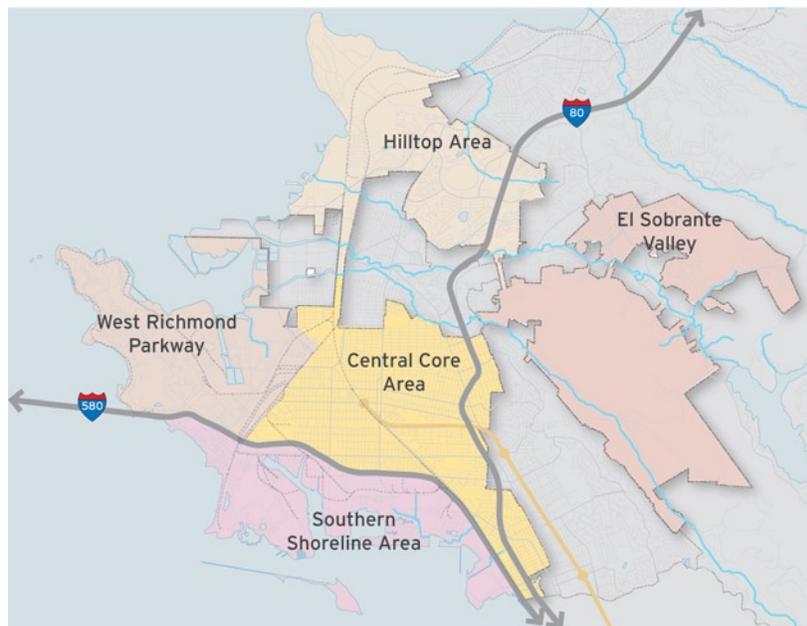


Figure-2.1 - Richmond Planning Areas



## DEMOGRAPHICS

Richmond has a population of 105,630 (California Department of Finance Population Estimates 2010). According to the latest American Community Survey (ACS) estimates, about 25% of the population is under the age of 18 years, and slightly under 10% of the population is 65 years of age or older. Children, youth and seniors constitute significant segments of Richmond's population. Approximately 46% of the population over the age of five speak a language other than English at home. Of these, 65% speak Spanish and 35% speak another language.

## REGIONAL AND STATE PARKS

Within Richmond's city limits, there are 5,725 acres of Regional Parks managed by the East Bay Regional Park District (EBRPD). These include shoreline and offshore parks (water area is included in the stated acreage), as well as hillside open space. Approximately 14 acres of Eastshore State Park extend into Richmond's city limits. As well as preserving open space, these parks provide for enjoyment of natural areas, and primarily passive recreation such as hiking, biking, dog walking and picnicing. They include:

- **Point Isabel Regional Shoreline** (23 acres)

Dogs are allowed off leash throughout this park, except in parking lots and streets. There is a dog wash concession and a café. There are meadows, lawns and paved walking trails. Fishing and windsurfing are common activities. Bikes are not allowed.

- **Wildcat Canyon Regional Park** (2,430 acres)

This park has picnic areas (several reservable), a children's play area, meadows and lawns, and hiking trails.

- **Miller/Knox Regional Shoreline** (307 acres, including water area)

This park has a swimming beach (Keller Beach), fishing (from shore and from Ferry Point Pier), picnic areas (9 reservable), a children's play structure for ages 5-12 (a tot-lot to be added in 2011), the Golden State Model Railroad Museum, meadows, a lagoon and hiking trails (paved and dirt).

- **Point Pinole Regional Shoreline** (2,315 acres, including water area)

This park has a fishing pier, a shuttle from the parking lot to the pier, a play lot, picnic sites, hiking trails (one paved), lawns and meadows and a group camp (11 people minimum).

- **Brooks Island Regional Preserve** (373 acres, including water area)  
This park is a preserve, with only guided hiking tours allowed. Fishing is allowed from a boat, but not from the island itself.
- **Sobrante Ridge Regional Preserve** (277 acres)  
This park contains 2.5 miles of hiking trails, and several picnic tables.
- **Eastshore State Park** (14 acres)  
A small portion of Eastshore State Park lies between Point Isabel Regional Shoreline and the Richmond Marina. It contains additional off-leash dog area, and a segment of the Bay Trail, popular for bicycling, roller blading, skating, running, walking and bird watching.

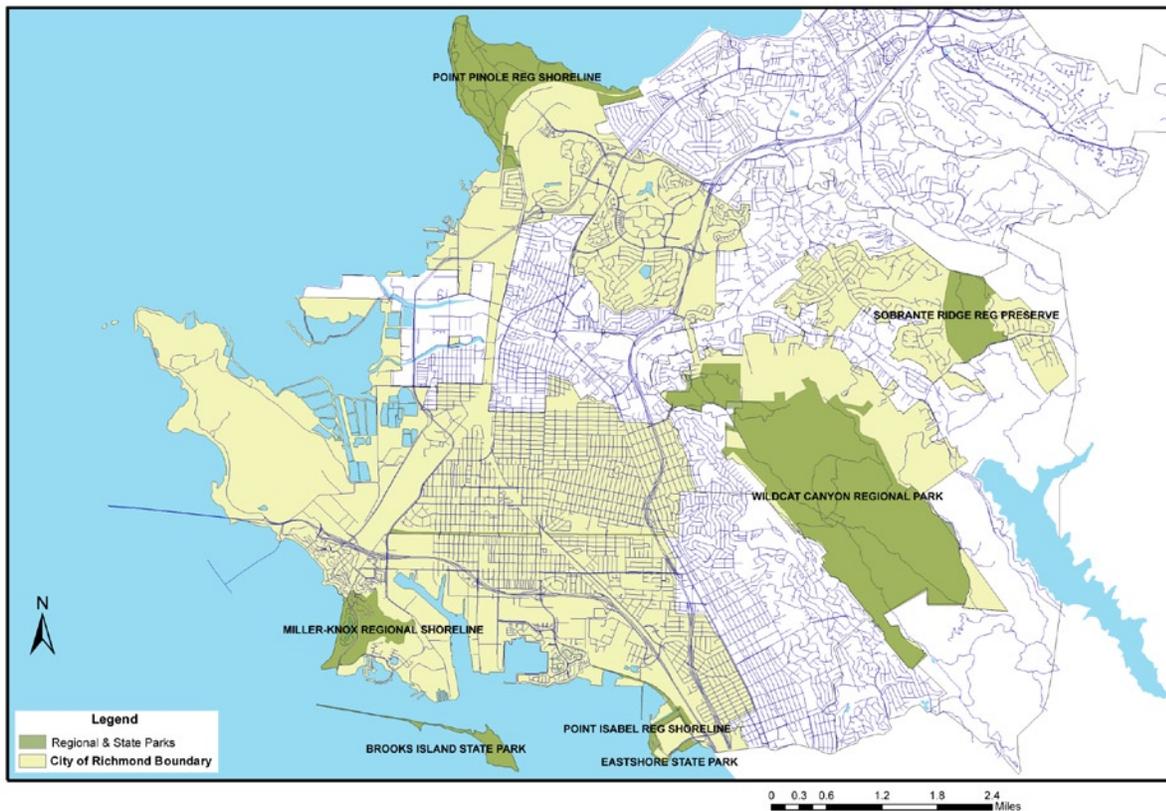


Figure-2.2 - Regional and State Parks within the City of Richmond

## EXISTING CITY PARKS

The City of Richmond owns and operates over 50 parks which are classified in the General Plan as Compact Parks, Neighborhood Parks, Community Parks or Joint Use Parks. The City shares responsibility for 7 Joint Use Parks which are owned or co-owned by other entities such as the West Contra Costa Unified School District or the City of El Cerrito.

The Rosie the Riveter/World War II Home Front National Historical Park is currently being developed in conjunction with the National Parks Service, and will incorporate improvements to existing City-owned parks.

The General Plan states that the Parks Master Plan will further tailor the parkland classifications. The following chapter, “Park Classifications,” discusses the characteristics of the parks covered in this Master Plan - Pocket Parks, Neighborhood Parks, Community Parks and Joint Use Parks. Public landscape and open space types that are not addressed in this Master Plan include public plazas, waysides and overlooks, footpaths and trails.

The City’s parks are fully described and evaluated in Chapter 4 - “Existing Parks.”

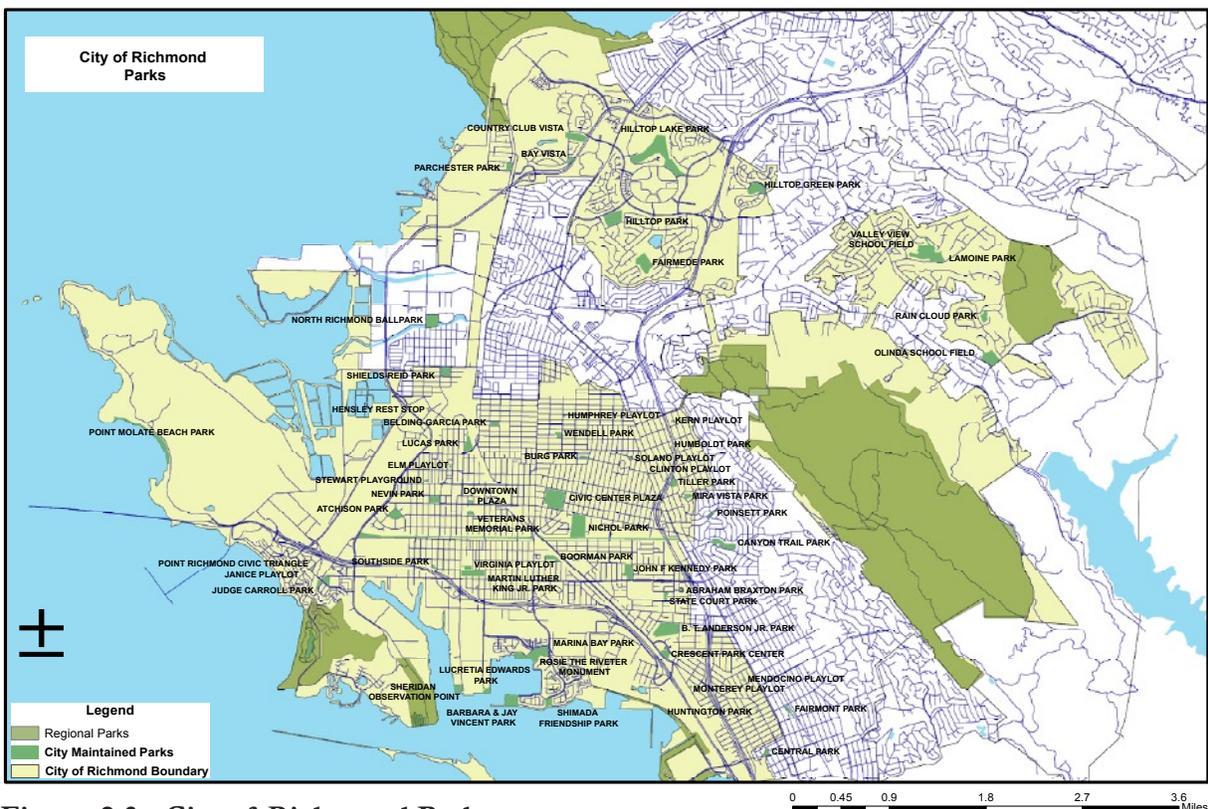


Figure-2.3 - City of Richmond Parks

## PARK NEEDS AND DEFICIENCIES

The extensive planning processes and public engagement that the City has conducted over the past several years has clearly identified needs and deficiencies in Richmond’s existing park system. Through review of the existing documents, field observation, information provided by City Staff, as well as by community input including direction and input from the Advisory Committee, interviews with stakeholders, and surveys and observations by student surveyors under the auspices of the HEALS Collaborative, this Master Plan has further refined the needs analysis in order to provide both strategic and concrete recommendations for improving Richmond’s park system to serve the community.

Several major areas have emerged where improvements are clearly needed.

### Parkland acreage -

The City does not currently meet its adopted standard of 3 acres of community or neighborhood parkland per 1,000 population. The acreage deficiency is particularly great in the Central Core, where most of the population resides.

**City Owned and Joint Use Park Acreage by Planning Area (including Pocket Parks)**

Richmond Planning Areas	Population (2000 Census)	Number of Parks	Acres of Parks	Acres per 1,000 Population
Central Core	69,581	31	124.2	1.8
Southern Shoreline	6,249	10	27.1	4.3
Hilltop	13,490	7	66.4	4.9
El Sobrante Valley	9,832	4	36.4	3.7
Not Part of a Planning Area *		2	33.2	
<b>Total</b>	<b>105,630**</b>	<b>54</b>	<b>287.3</b>	<b>2.5</b>

\* North Richmond Ballfields and Point Molate Beach Park are not in the above Planning Areas.

\*\*Total Population from California Dept. of Finance (2010 estimate)

**Table 2.1 - City Owned and Joint Use Parks**

**Park access -**

Richmond’s parks are not distributed equitably throughout the City. Many residents, particularly those in Richmond’s Central Core, lack access to the regional parks around the perimeter of the City. Many residential areas lack neighborhood facilities and locally accessible open space as well.

<b>Richmond Plan- ning Areas</b>	<b>Population (2000 Census)</b>	<b>Acres of City Parks</b>	<b>Acres of Re- gional &amp; State Parks</b>	<b>Total Acres per 1,000 Population</b>
Central Core	69,581	124.2	0	<b>1.8</b>
Southern Shoreline	6,249	27.1	717	116
Hilltop	13,490	66.4	2,315	177
El Sobrante Valley	9,832	36.4	2,707	279

**Table 2.2 - Park Acreage including Regional and State Parks**

**Maintenance and safety -**

Many existing parks are under used because of safety issues, deferred maintenance, and lack of adequate facilities and programming to draw users to the park.

**Community recreation needs -**

Richmond’s diverse community has a wide variety of recreation needs. Many users are not adequately served by the existing parks facilities, due to use conflicts and a lack of appropriate facilities.



# 03-CLASSIFICATIONS

This chapter describes park classifications and standards. Creating standards for each classification of park, and determining the appropriate ratios of facilities for Richmond’s population provides a basis for assessing whether existing parks meet the needs of the residents of Richmond.

Park classifications serve several purposes. Classifications make it possible to analyze the distribution of park facilities throughout the City to evaluate whether residents have adequate access to parks. Classifications are also a tool for determining whether the City’s park acreage (and that of each planning area) has met the established standard of 3 acres of community and neighborhood parkland per 1,000 residents. Standards developed for each park type ensure that parks are designed and maintained with amenities and program elements that create a rich and varied park system.

## PROGRAM-BASED CLASSIFICATION SYSTEM

Previous classification systems used in the City have been based primarily on the size of the park, e.g. a pocket park is under 1 acre, a neighborhood park is 1 to 10 acres, a community park is over 10 acres. While sized-based classification is a useful starting point, it does not adequately address the function and purpose of each type of park. The General Plan describes five city park types, and states that the Parks Master Plan will provide a final comprehensive park classification system. The classification system developed through the Master Plan process and described in this chapter is based on function and use, on purpose and program, rather than on size.

A park’s classification provides guidance as to the elements that should and must be included in the park for it to serve its neighborhood. If an existing neighborhood park does not have all of the elements required by that classification, it indicates that the neighborhood served by the park does not have access to a basic range of activities, and that improvements should be a high priority. If a neighborhood lacks access to a particular classification of park, it indicates that development of that type of park should be a high priority.

The following sections describe the activities, facilities and values attributed to each of four park classifications that form the framework for the park system. The way in which these elements are incorporated into the design of the park is covered in the chapter “Design Guidelines.”

### POCKET PARK CHARACTERISTICS

A Pocket Park is typically less than one acre, with a service area of 1/8 to 1/4 mile. It is integrated into the neighborhood it serves and is compatible with residential uses. It functions as a neighborhood “front yard,” primarily for relaxing, socializing and passive recreation. The emphasis is on small group and individual activities. A Pocket Park should be accessible by foot or bike to the majority of residents served without crossing major barriers (e.g. arterial street, railroad, industrial area).

The General Plan describes the category “Compact Parks,” which includes pocket parks, play lots, viewpoints, overlooks and plazas. This Master Plan uses the term “Pocket Parks” as the functional classification, including parks and playlots but not viewpoints, overlooks or plazas.

A Pocket Park MUST:

- Serve more than one user group;
  - The focus is on users who would walk to the park from their homes.
- Accommodate children’s play;
  - This may be by means of a play structure, or may be a nature play area or small turf area where children can run and play.
- Accommodate seniors’ use;
  - At minimum, a walking path and bench with backs should be provided.
- Have site amenities to support use, such as benches, bike rack, and trash receptacle;
- Accommodate socializing in small groups;
- Accommodate quiet relaxation for an individual;
- Accommodate picnic or lunching;
- Be SAFE;
- Have something “green” – alive and growing;
  - This could be a shade tree, a turf area, low maintenance ground cover, or a community garden plot. Planting does not need to be extensive, but it does provide a connection to natural systems.

IMPORTANT, but not required, elements include:

- Public art.

### EXISTING POCKET PARKS

- Abraham Braxton Park
- Bay Vista Park
- Clinton Playlot
- Elm Playlot
- Humbolt Park
- Humphrey Playlot
- Huntington Park/Senior Annex
- Janice Playlot
- Kern Playlot
- Mendocino Playlot
- Monterey Playlot
- Sheridan Observation Point
- Solano Playlot
- Stewart Playground
- Virginia Playlot



**EXISTING  
NEIGHBORHOOD  
PARKS**

Atchison Park  
 Barbara & Jay Vincent Park  
 Belding-Garcia Park  
 Boorman Park  
 Burg Park  
 Country Club Vista Park  
 Crescent Park  
 Hilltop Green Park  
 John F. Kennedy Park  
 Judge Carroll Park  
 Lucas Park  
 Lucretia Edwards Park  
 Mira Vista Park  
 Nevin Park  
 North Richmond Ballfield  
 Parchester Park  
 The Plunge  
 Rain Cloud Park  
 Rosie the Riveter Park  
 Shields-Reid Park  
 Shimada Friendship Park  
 Southside Park  
 State Court Park  
 Tiller Park  
 Veterans Memorial Park  
 Wendell Park



OPTIONAL elements include:

- Community garden;
- Teen activities, if they are compatible with other uses, and do not dominate the space.

Intensive activities or noise generating uses generally should not be included in a Pocket Park due to the potential to impact adjacent residences. Such a use (for example, a sport court, skate spot or barbecue area) may be considered only if it can be located away from residences.

**NEIGHBORHOOD PARK CHARACTERISTICS**

A Neighborhood Park is typically from one to ten acres in size, serving an area of approximately ½ mile. A Neighborhood Park provides active recreation elements for local residents, and may include special features that attract users from a wider geographic area (e.g. a community center). In some cases, a Neighborhood Park may provide a special destination activity, or have a unique character (e.g. a shoreline park). These Neighborhood Parks also may be characterized as Special Feature Parks. At Special Feature Parks, the active, organized sport elements (field sports and court sports) may be omitted. In these cases, where the park provides special play opportunities (e.g. water interaction at a shoreline or a creek, art or natural elements that may be climbed on, etc.), manufactured children’s play equipment may not be necessary.

A Neighborhood Park MUST:

- Serve multiple users groups;
- Provide children’s play opportunities, preferably including separated play areas for pre-school and school age children.
- Accommodate field sports, at least at a practice level (if not a Special Feature Park);
  - Where appropriate, field sports league play should be accommodated in a Neighborhood Park.
  - For league play, a demonstrable parking strategy must be shown.
  - For league play, a restroom strategy must be shown.
  - Field lighting is encouraged to allow for evening league play where appropriate.
- Include sports courts (if not a Special Feature Park);
  - The choice of sports courts (e.g. basketball, tennis, specialty) should be based on access and equitable distribution – what other facilities are available within or near the service area.

- Include senior activities;
  - A variety of elements may serve this function (e.g. walking paths, fitness stations, bocce court, putting green) but they must be more engaging than those typically provided in a Pocket Park.
- Include teen activities;
  - Active teen uses, such as small BMX or skate features, are also attractive to spectators, bringing other users to the park.
- Accommodate passive recreation, with walking/jogging paths;
- Accommodate socializing and relaxing;
- Accommodate family or group gatherings, picnic or lunching;
- Provide for exercise and fitness;
- Provide opportunities for quiet individual relaxation;
- Be SAFE;
- Provide restrooms if the park size and shape provides a suitable area to locate the restrooms to allow for adequate surveillance and maintenance.

IMPORTANT, but not required, elements include:

- Educational or learning opportunities;
- Public art.

OPTIONAL elements include:

- Special event space (amphitheater, plaza, etc.), if a demonstrable parking strategy is shown and noise will not impact the community;
- Picnic shelter, gazebo;
- Community garden;
- Off-leash dog area (dogs generally allowed in neighborhood parks ON leash);
- Nature, views and scenery;
- Special features determined by location (e.g. fishing).

**EXISTING  
COMMUNITY PARKS**

Booker T. Anderson Park  
 Central Richmond Greenway  
 Hilltop Lake Park  
 LaMoine Park  
 Marina Bay Park  
 Marina Bay Trails  
 Martin Luther King, Jr.  
 Park  
 Nichol Park  
 Pt. Molate Beach Park

**COMMUNITY PARK CHARACTERISTICS**

A Community Park serves the widest range and greatest number of users. It includes active and passive recreation, gathering areas, and organized sports. Large, special destination parks serving the entire community, such as the Central Richmond Greenway or Pt. Molate Beach Park may also be considered a Community Park. A Community Park is typically over 10 acres in size, and serves areas greater than 1/2 mile.

A Community Park MUST:

- Accommodate children’s play;
  - Pre-school and school age play equipment must be provided.
  - Additional play features are optional.
- Accommodate practice and league field sports;
  - A special destination Community Park may be excepted from the requirement of accommodating field sports.
- Include sports courts;
  - Basketball and/or tennis should be provided.
  - Specialty courts such as volleyball, handball, futsal, thai volleyball are optional, depending on overall distribution and access in the community.
- Accommodate senior activities;
  - Active elements for seniors must be provided. This may include elements such as fitness stations, bocce court, horseshoes or putting greens.
  - Passive elements such as walking paths and benches must be provided.
- Accommodate teen activities;
  - Active teen uses, such as destination BMX or skate features, are encouraged.
- Include passive recreation;
  - Provide walking/jogging paths or trails.
  - Provide places for individuals to enjoy quiet relaxation.
- Accommodate exercise and fitness activities;
- Accommodate socializing and relaxing, in large or small groups;
  - Provide reservable space for family or group gatherings.
- Accommodate education and learning, and provide space for programs or classes;
- Include public art;
- Include restrooms;
- Provide adequate parking on site, or in combination with adjacent street parking or shared parking.



OPTIONAL elements include:

- Amphitheater or performance space with power source;
- Community gardens;
- Off-leash dog area;
- Swimming pool;
- Golf;
- Special destination features such as fishing, boat launch, etc.



**EXISTING  
JOINT USE PARKS**

- Bates Sports Fields
- Central Park
- Fairmede Park
- Hilltop Park
- Kennedy Swim Center
- Olinda School Field
- Valley View School Fields



**JOINT USE PARK**

A Joint Use Park may be operated with a school district or another agency or entity. A Joint Use Park does not have a defined service area, but typically serves areas greater than 1/2 mile.

- The park must provide access and additional recreation opportunities to Richmond residents.
- The relationship between the City and each district or agency must be transparent.
  - An MOU or other written agreement should specify all aspects of public access to the Joint Use Park.
  - An umbrella agreement with each district or agency should cover basic terms.
  - Determination must be made on a case by case basis as to the specific facilities that may be accessed at each location, hours of use, and maintenance responsibilities.
  - Park enhancements should be addressed on a case by case basis.
  - Signage and other wayfinding methods should be inviting, and should make it clear which facilities are accessible to the public.
- Joint Use Parks may include:
  - Sports fields;
  - Sports courts;
  - Play equipment;
  - Gathering/performance areas (e.g. amphitheater);
  - Picnic facilities;
  - Parking lots;
  - Restrooms.

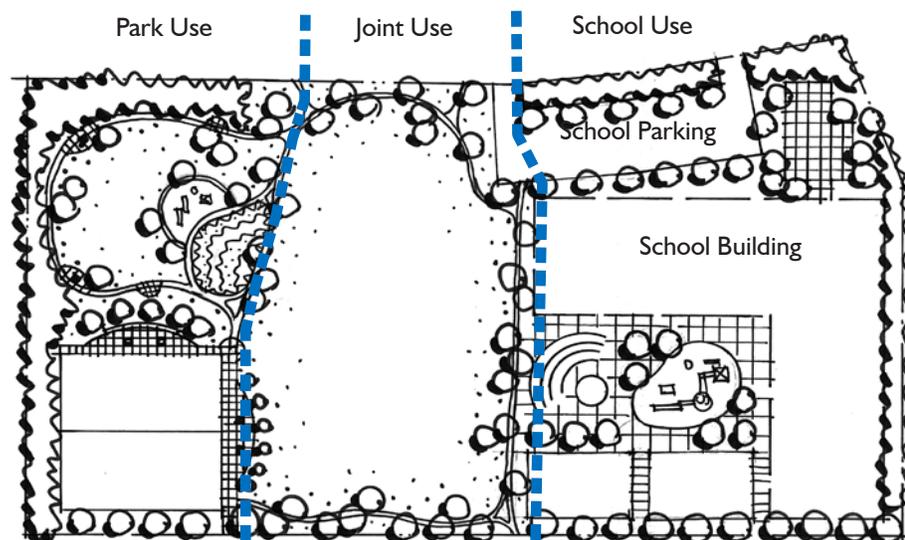


Figure 3.1 - Joint Use Park Example Diagram



# 04-EXISTING PARKS



This chapter describes and evaluates all of the City’s existing parks, as of the date of this document. It provides a “snapshot” of each park. Each park is identified by name, location, size, planning area and neighborhood, and classification. A chart indicates which of the elements that characterize that classification are present in the park (see “Park Classifications” chapter). For each park, the report lists the park’s features and facilities, recommended improvements, and additional comments and photos.

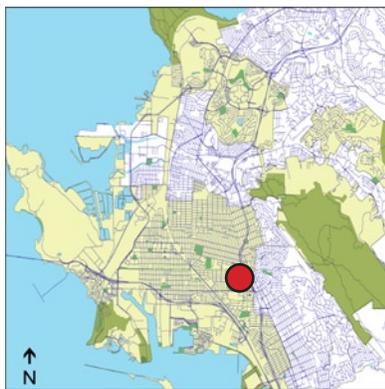
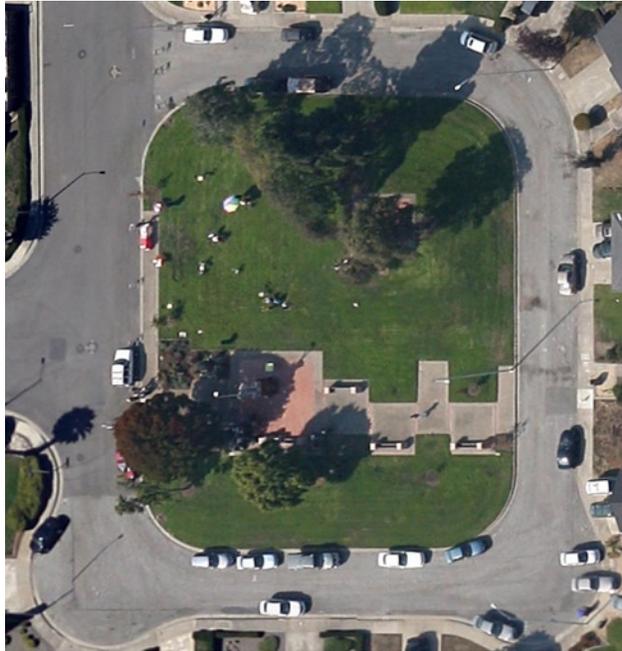


The chapter summary is broken down by planning area, and lists the parks, their classifications, and the recommended improvements. It is intended that this summary be updated annually, to provide an ongoing comprehensive picture of needed improvements, and to serve as a tool for prioritizing the projects to be implemented.



**ABRAHAM BRAXTON PARK**

S. 50th St. and Plaza Circle



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.6 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Laurel Park

**PARK FEATURES/FACILITIES:**

- Monument
- Public Art
- Lawn Area
- Benches, Trash Can

**RECOMMENDED IMPROVEMENTS:**

- New lighting
- New benches
- Re-paving
- ADA compliance

**COMMENTS:**

This is a small park, primarily for relaxing and passive activity. Improvements may be funded by CIP, as available.

**ATCHISON VILLAGE PARK**

W. Bissell Ave. & Curry St.



**PARK CLASSIFICATION:**

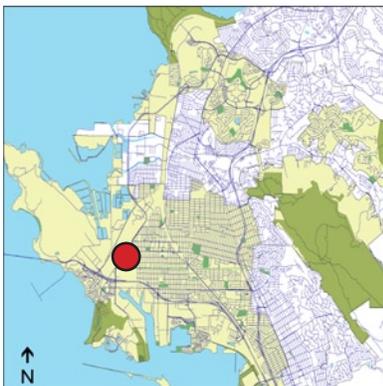
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 4.3 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Atchison Village



KEY MAP



**PARK FEATURES/FACILITIES:**

- Multi-use Field (softball/baseball, soccer)
- Basketball Court
- Play Lot
- Lawn Area
- Trash cans

**RECOMMENDED IMPROVEMENTS:**

- Field renovation
- Pathway paving repair
- ADA compliance
- Benches, drinking fountain & restroom
- Skate park
- Senior amenities
- Learning opportunity
- Basketball renovation

ATCHISON VILLAGE PARK



**COMMENTS:**

Play area was recently renovated. Restroom could be built from proposed architectural plans using community volunteers. Community youth petitioned for skate park - grants may be available. Parking is not an issue at this location. Solar-powered lighting is being installed.



**B.T. ANDERSON JR. PARK**

Carlson Blvd. & S. 47th St.



**PARK CLASSIFICATION:**

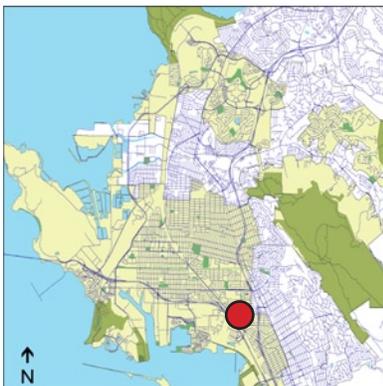
Community Park

Children’s play	X
Field sports - league	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	X
Parking	X

**ACREAGE:** 22 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Park View



KEY MAP



**PARK FEATURES/FACILITIES:**

- Community Center
- Multi-use Fields (2 baseball, soccer)
- 3 Basketball Courts
- 2 Tennis Courts
- Workout stations
- Play Lots
- Restrooms
- Restroom inside community center
- Parking Lot
- Natural Areas
- Lawn Area
- Picnic Area
- BBQ
- Benches, trash cans, bike rack

B.T. ANDERSON JR. PARK



**RECOMMENDED IMPROVEMENTS:**

- Major field renovation – irrigation, lighting, turf
- Tennis court resurfacing
- Playlot renovation
- Pathway repaving
- New restroom
- Bridge replacement over Baxter Creek and stormwater improvements
- Master Plan for overall park renovation
- Public Art
- Re-opening of parking lot
- Lighting



**COMMENTS:**

Funding is available for tennis court resurfacing, small play lot replacement, and Baxter Creek revegetation. New restroom is ready, pending installation funding. One parking lot has been closed by City Council. PG&E owns lighting in the park.



**BARBARA & JAY VINCENT PARK**

End of Peninsula Dr.



**PARK CLASSIFICATION:**

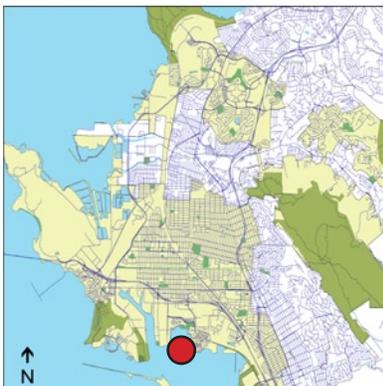
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 6 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay



KEY MAP

**PARK FEATURES/FACILITIES:**

- Monument/Public Art
- Shoreline Access/Fishing
- Trail/Bikepath/Esplanade
- Play Lot
- Restrooms
- Parking Lot
- Lawn Area
- Picnic Area
- BBQ
- Benches, trash cans, bike racks



BARBARA & JAY VINCENT PARK

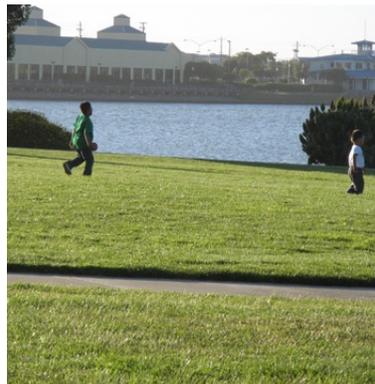
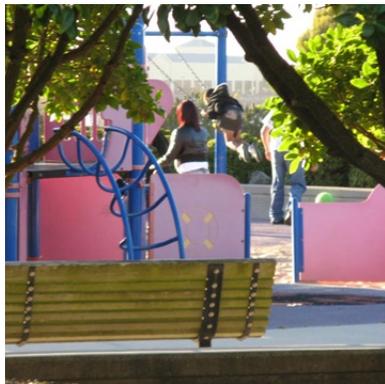


**RECOMMENDED IMPROVEMENTS:**

- Playlot resurfacing
- Lighting repairs
- Boathouse

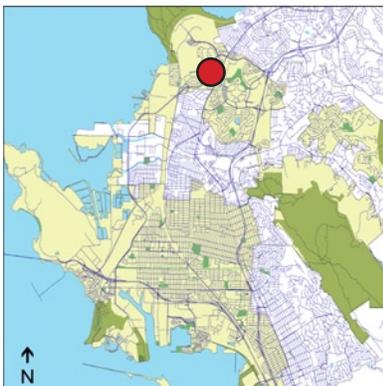
**COMMENTS:**

CIP funding may become available for playlot resurfacing. Lawn area accommodates informal/practice sports. NPS will work with the City to do interpretive displays. Infrastructure is stubbed to the boathouse site and pier. There are existing plans for these facilities, but no funding has been identified. Lighting will be repaired with redevelopment funds.



**BAY VISTA PARK**

Parkridge Dr.



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.7 acre

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Hilltop Village-Bayview

**PARK FEATURES/FACILITIES:**

- Basketball Courts
- Play Lot
- Lawn Area
- Picnic Area
- Shade Trellis
- Parking Lot
- Drinking Fountains
- Tables, trash cans, bike rack (at picnic area)

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Park is relatively new, and in good shape. It could accommodate a skate spot. Issues with graffiti need to be addressed.

**BELDING-GARCIA PARK**

18th St. & Coalinga Ave.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Belding Woods

**PARK FEATURES/FACILITIES:**

- Multi-Use Field (softball, soccer)
- Tennis Court
- Play Lot
- Lawn Area
- Benches, trash cans, bike rack

**RECOMMENDED IMPROVEMENTS:**

- Master plan and major renovation
- Field renovation
- Fencing for ballfields
- Playground renovation
- Senior amenities
- MOU for expansion with adjacent school

**COMMENTS:**

Softball is not used due to poor field condition. Youth soccer practice uses outfield overlay. Parking is an issue, alternatives should be considered. The park is in the California Endowment target area – future maintenance and programming funds may be available. Adjacent to Chavez Elementary School.



KEY MAP



**BOORMAN PARK**

S. 25th St. & Maine Ave.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 4 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Cortez-Stege



KEY MAP



**PARK FEATURES/FACILITIES:**

- Monument/Public Art
- Basketball Courts
- Play Lot
- Picnic Area
- Informal Lawn Area
- BBQ
- Benches, bike rack, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Master plan and major renovation
- Resurfacing of tot lot

**COMMENTS:**

Basketball courts located at center of lawn prevent field sport use. Some informal sports practice occurs.

**BURG PARK**

Clinton Ave. & 30th St.



**PARK CLASSIFICATION:**

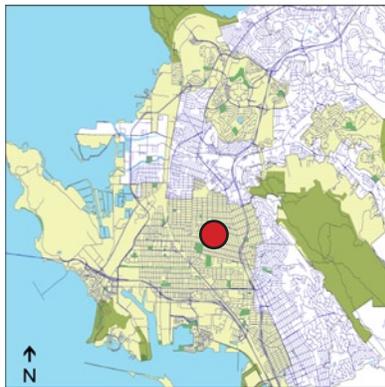
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 1 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/North and East



KEY MAP

**PARK FEATURES/FACILITIES:**

- Monument/Public Art
- Basketball Court
- Tennis Court
- Play Lot
- Picnic Area
- Lawn Area
- Benches
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Master plan and major renovation

**COMMENTS:**

Master planning is underway. Funding is likely for construction of improvements.



**CENTRAL PARK**

Central Ave. & Yolo Ave.



**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:** 2.6 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/ Richmond Annex

**PARK FEATURES/FACILITIES:**

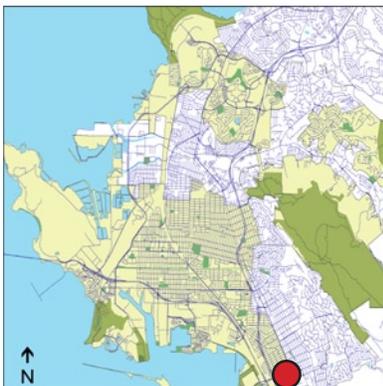
- Softball/Baseball Field
- Play Lot
- Lawn Area
- Benches, trash cans, bike racks

**RECOMMENDED IMPROVEMENTS:**

- Playlot renovation.

**COMMENTS:**

Richmond owns approximately 85% of the park. The park is maintained by the City of El Cerrito. El Cerrito may fund 50% of playlot renovation, and may construct a skate facility within the park. The park is used by El Cerrito youth baseball.



KEY MAP



**CENTRAL RICHMOND GREENWAY**

2nd St. to 23rd St.



View between 4th and 6th Street



View between 20th and 23rd Street



KEY MAP



**PARK CLASSIFICATION:**

Community Park

Children's play	X
Field sports - league	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	X
Parking	

**ACREAGE:** 11 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core / Multiple neighborhoods

**PARK FEATURES/FACILITIES:**

- Lighted Trail/Bikepath/Esplanade
- Community Gardens
- Lawn Areas
- Natural Areas
- Parking Lot
- Benches, bike racks

## CENTRAL RICHMOND GREENWAY



### RECOMMENDED IMPROVEMENTS:

- Master plan and overall improvements for the length of the Greenway.

### COMMENTS:

This park provides an important bicycle and pedestrian link through the Central Core of the City, as well as providing needed open space. Planning efforts are underway for the length of the Greenway. A grant may be available to fund purchase and development of an adjacent lot at 16th Street, including a playlot, skate park, group picnic, community garden and bike staging area.

A Baxter Creek restoration project may occur at the eastern end of the Greenway.



**CLINTON PLAYLOT**

Clinton Ave. & 42nd St.



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	
Space for children's play	X
Senior use	
Small group socializing	
Individual relaxation	
Picnic / lunching	
Landscape	X

**ACREAGE:** 0.2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/North and East

**PARK FEATURES/FACILITIES:**

- Play Lot
- Trash Cans

**RECOMMENDED IMPROVEMENTS:**

- Replacement

**COMMENTS:**

This park will be replaced by a tot lot adjacent to the fire station. It is also adjacent to Wilson Elementary School, which could afford an opportunity for joint use.

**COUNTRY CLUB VISTA**

Hilltop Dr./Parkridge Dr.



**PARK CLASSIFICATION:**

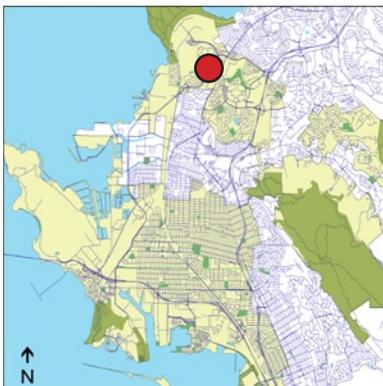
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 2.6 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Parchester-Hilltop



KEY MAP



**PARK FEATURES/FACILITIES:**

- Multi-use Field (Youth baseball, youth soccer)
- Youth Soccer Field
- Trail/Bikepath/Esplanade
- Monument/Public Art
- Play Lot
- Lawn Area
- Shade Structure
- BBQ
- Picnic Area
- Benches, trash cans
- Parking Lot

**RECOMMENDED IMPROVEMENTS:**

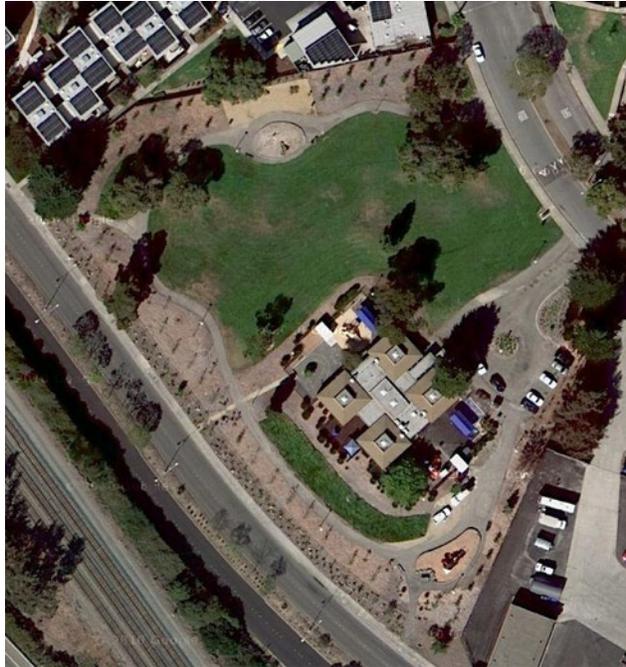
- Field renovation, including irrigation and turf
- Fencing, especially at north side

**COMMENTS:**

Fields are small, resulting in ball conflicts with neighbors. Fencing would help. Over-use from soccer is damaging turf.

**CRESCENT PARK**

Hartnett Ave. & Bayview Ave.



**PARK CLASSIFICATION:**

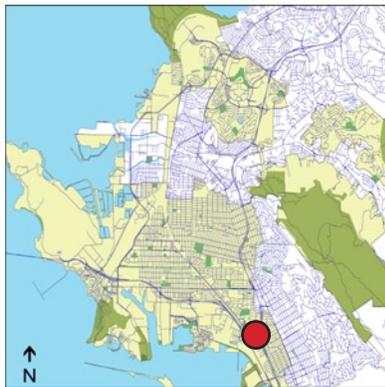
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 3.1 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Park View



KEY MAP

**PARK FEATURES/FACILITIES:**

- Community Center
- Play Lots
- Lawn Area
- Picnic Area
- Parking
- Benches

**RECOMMENDED IMPROVEMENTS:**

- Renovation of two playlots

**COMMENTS:**

CIP may fund playlot renovation this year. Other areas of the park have been recently renovated. Some sports practice occurs here.



**ELM PLAYLOT**

8th St. & Elm Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.5 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Iron Triangle

**PARK FEATURES/FACILITIES:**

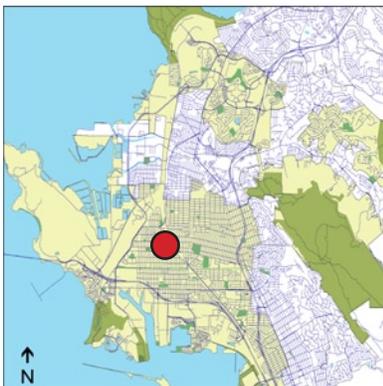
- Play Lot
- Small Lawn Area
- Benches, trash can

**RECOMMENDED IMPROVEMENTS:**

- Renovation per existing community plans

**COMMENTS:**

Master plan for renovation has been developed with community input. Private grants have been raised, and additional grant funding is being sought. New features would include a trike track and a group picnic area. The park is in The California Endowment's target area, and may be eligible for future maintenance funds.

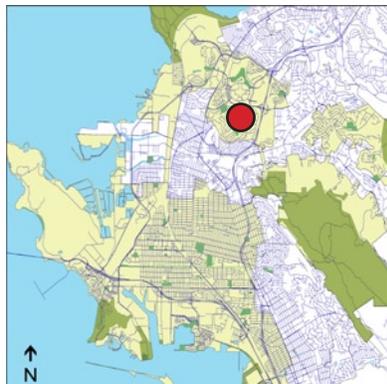


KEY MAP



**FAIRMEDE PARK**

End of JoAnn Dr.



KEY MAP

**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:** 12 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Fairmede-Hilltop

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Cricket, soccer, youth baseball)
- Play Lot
- Lawn Area
- Picnic Area
- BBQ

**RECOMMENDED IMPROVEMENTS:**

- Field renovation and lighting
- MOU with School District (property owner)



FAIRMEADE PARK



**COMMENTS:**

WCCUSD owns the park, and PG&E owns the lights. The City maintains the park, and pays for water. There is no MOU.

Turf is being renovated. The community has asked for a league-sized soccer field.



**HILLTOP GREEN PARK**

Park Central & Parkway Dr.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 6.3 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Hilltop Green

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Softball, youth soccer, flag football)
- Basketball Courts
- Tennis Courts
- Play Lot
- Lawn Area
- Picnic tables, benches, trash cans



KEY MAP



## HILLTOP GREEN PARK

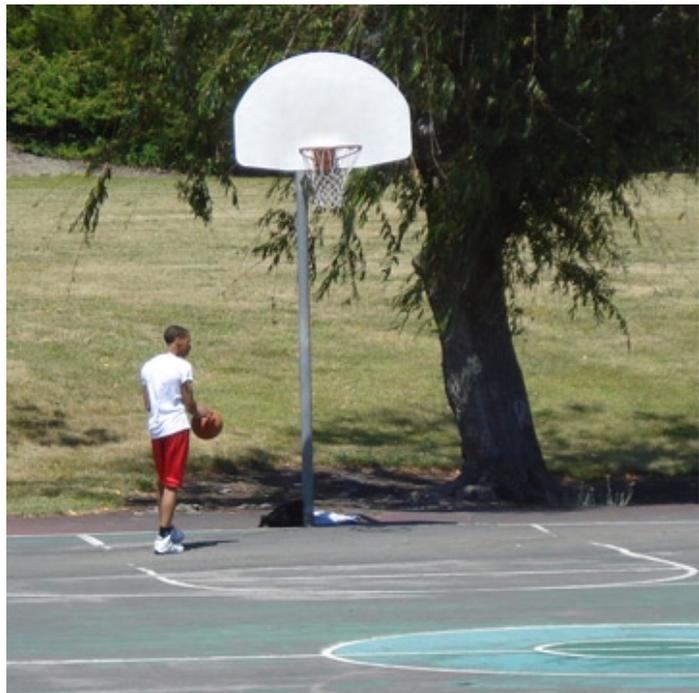


### RECOMMENDED IMPROVEMENTS:

- Playlot resurfacing

### COMMENTS:

This park serves primarily the Hilltop Green neighborhood. The El Sobrante Valley Parks Study recommended upgrading.



**HILLTOP LAKE PARK**

Richmond Parkway & Lakeside Dr.



**PARK CLASSIFICATION:**

Community Park

Children’s play	X
Field sports - league	
Court sports	
Senior activities	X
Teen activities	
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	
Parking	

**ACREAGE:** 36 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Hilltop Bayview

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Natural Areas/Fishing
- Picnic Area
- Trash cans, bike racks



KEY MAP



HILLTOP LAKE PARK



**RECOMMENDED IMPROVEMENTS:**

- Additional amenities to provide more recreational opportunities (e.g. picnic, lawn bowling)
- Stormwater management plan

**COMMENTS:**

Hilltop Lake Park was master planned as a Community Park in 1984. Soil monitoring is still underway on the north lot which is destined to become part of the park (part of a Chevron 50-year soils mitigation plan). The park currently lacks program elements to be classified as a “Community Park,” and the local community has expressed the desire to keep it as basically a natural park. There are no funds at present for upgrading it as a Community Park. Adjacency to the YMCA at the northeast corner of the park may provide opportunities for expansion of recreation amenities or joint use.

Appropriate classification may be “Future Community Park.”



**HILLTOP PARK**

R.H. Miller Dr. & Groom Dr.



**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:** 6.7 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Fairmede-Hilltop

**PARK FEATURES/FACILITIES:**

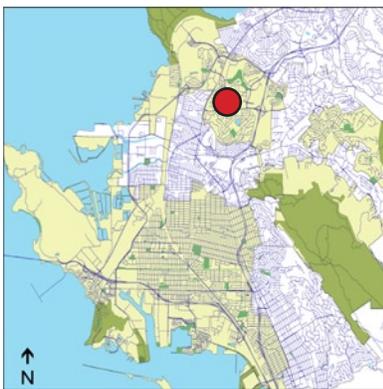
- Large Lawn Area (practice soccer)
- Half Basketball Court
- Play Lots
- Picnic Area
- BBQ
- Benches, trash cans, bike racks

**RECOMMENDED IMPROVEMENTS:**

- Playlot renovation (on school-owned portion of the site)
- ADA compliance

**COMMENTS:**

WCCUSD owns over half of this site. There is no MOU.

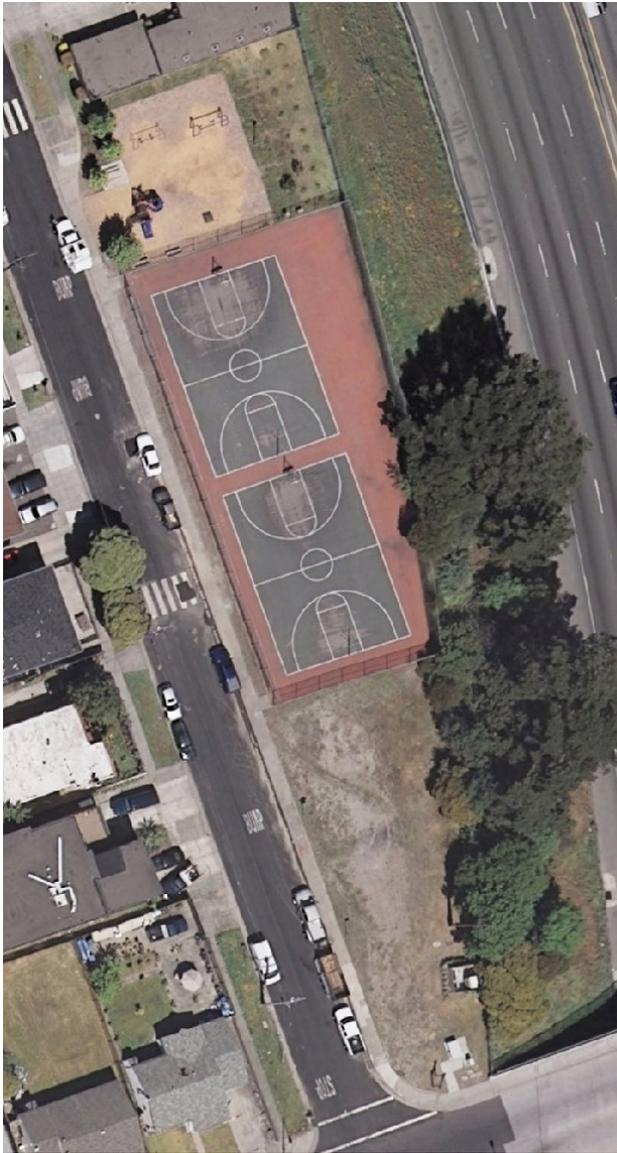


KEY MAP



**HUMBOLDT PARK**

Humboldt St. & Solano Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.4 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/East Richmond

**PARK FEATURES/FACILITIES:**

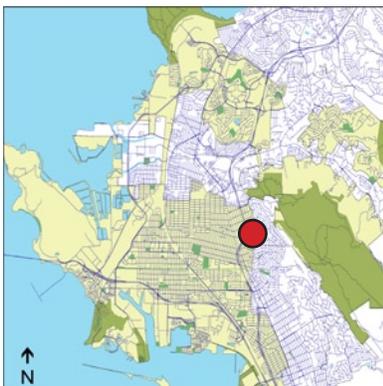
- Basketball Courts
- Community Garden
- Play Lot
- Picnic table, benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Basketball court resurfacing

**COMMENTS:**

Playlot was recently renovated. Communications tower may be sited here.



KEY MAP



**HUMPHREY PLAY LOT**

Humphrey Ave. & 26th St.



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.2 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/North and East

**PARK FEATURES/FACILITIES:**

- Community Garden
- Play Lot
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Senior amenities
- Improved landscaping

**COMMENTS:**

Playlot has been renovated.

**HUNTINGTON PARK/SENIOR ANNEX**

Carlson Blvd. & Huntington Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.3 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Richmond Annex

**PARK FEATURES/FACILITIES:**

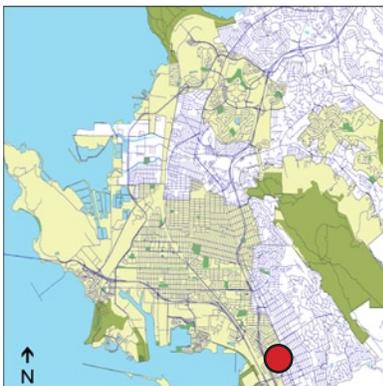
- Community Center
- Play Lot
- Picnic Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Senior center needs renovation.

**COMMENTS:**

Playlot has been renovated.



KEY MAP



**JANICE PLAY LOT**

Nichol Ave. & Washington Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.1 acre

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Point Richmond

**PARK FEATURES/FACILITIES:**

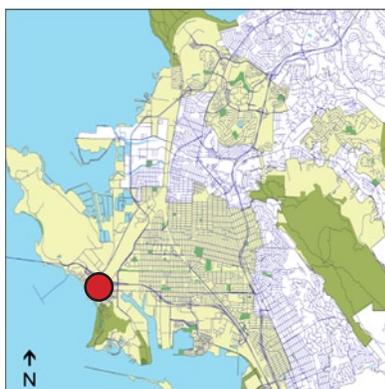
- Play Lot
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Playlot has been renovated.



KEY MAP



**JOHN F. KENNEDY PARK**

Cutting Blvd. & S. 41st St.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

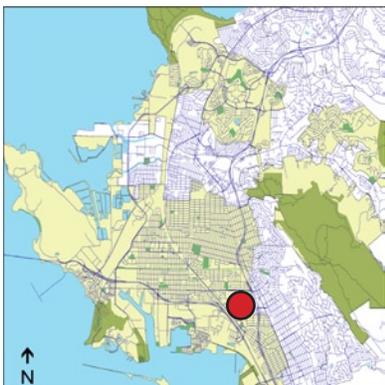
**ACREAGE:** 4.8 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Park Plaza

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Baseball, softball, youth soccer)
- Basketball Courts
- Play Lots
- Lawn Area
- Shade Areas
- Picnic Area
- BBQ,
- Benches, trash cans



KEY MAP



JOHN F. KENNEDY PARK

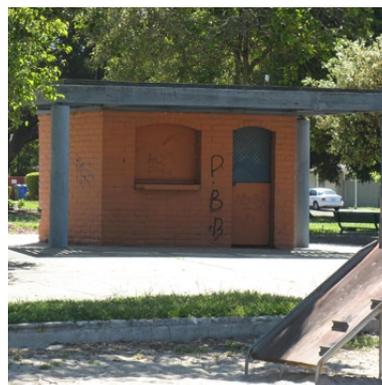


**RECOMMENDED IMPROVEMENTS:**

- Playlot renovation.
- Field conversion to soccer has been suggested

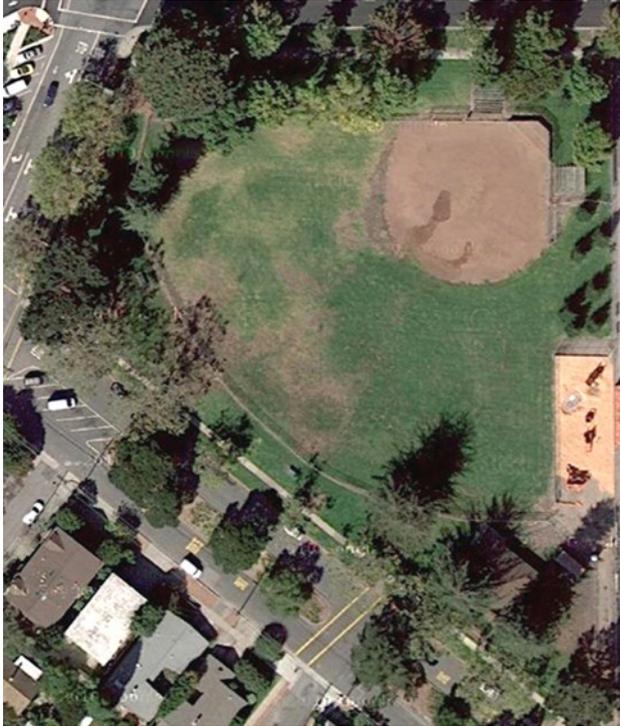
**COMMENTS:**

Park is adjacent to King Elementary School. One multi-use ball field is on City property, another ball field is on school property. One playlot has been rebuilt by WCCUSD, by agreement. Further MOU for joint use could expand recreation opportunities at the park. Second playlot will be renovated with CIP funding. Multi-use field suffers from overuse, but is not yet in need of renovation.



**JUDGE CARROLL PARK**

West Cutting Blvd. & Garrard Blvd.



**PARK CLASSIFICATION:**

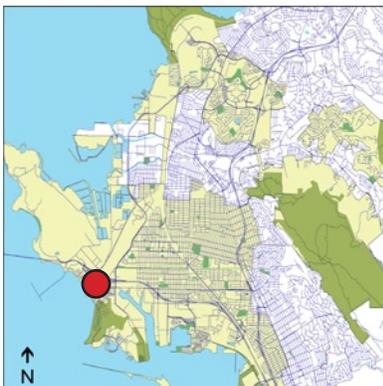
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 2.5 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Point Richmond



KEY MAP

**PARK FEATURES/FACILITIES:**

- Community Center
- Softball/youth baseball Field
- Play Lot
- Picnic Area
- Lawn Area
- BBQ
- Trash cans



JUDGE CARROLL PARK



**RECOMMENDED IMPROVEMENTS:**

- Field renovation
- Construct tennis court

**COMMENTS:**

Playlot has just been renovated. Tennis court may be added to replace court lost in Plunge renovation. Park is adjacent to Washington Elementary School, MOU with WCCUSD for joint use would expand recreation opportunities. Field has become popular with dog owners as informal dog park, and is sometimes used for informal practice soccer.



**KENNEDY SWIM CENTER**

Cutting Blvd. & S. 45th St.



**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:**

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Park Plaza

**PARK FEATURES/FACILITIES:**

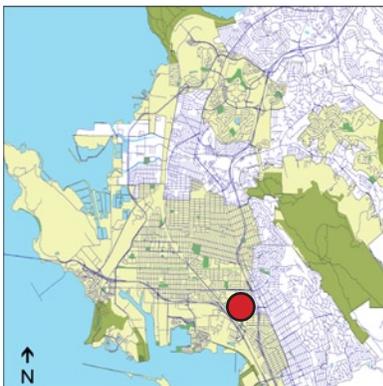
- Swimming pool
- Lawn area

**RECOMMENDED IMPROVEMENTS:**

- Landscape and fence upgrades needed along with improvements in the building

**COMMENTS:**

MOU with WCCUSD for use of additional Kennedy High School facilities would expand recreation opportunities.



KEY MAP



**KERN PLAY LOT**

Kern St. between McBryde Ave. & Esmond Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.3 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/East Richmond

**PARK FEATURES/FACILITIES:**

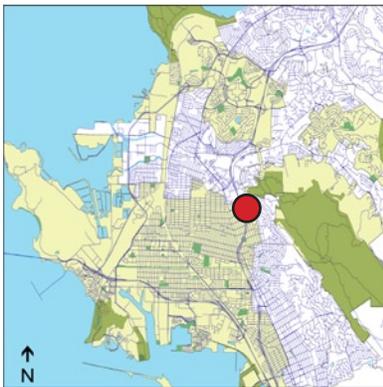
- Play Lot
- Picnic Area
- Trash cans

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Playlot recently renovated. New lighting is in progress.

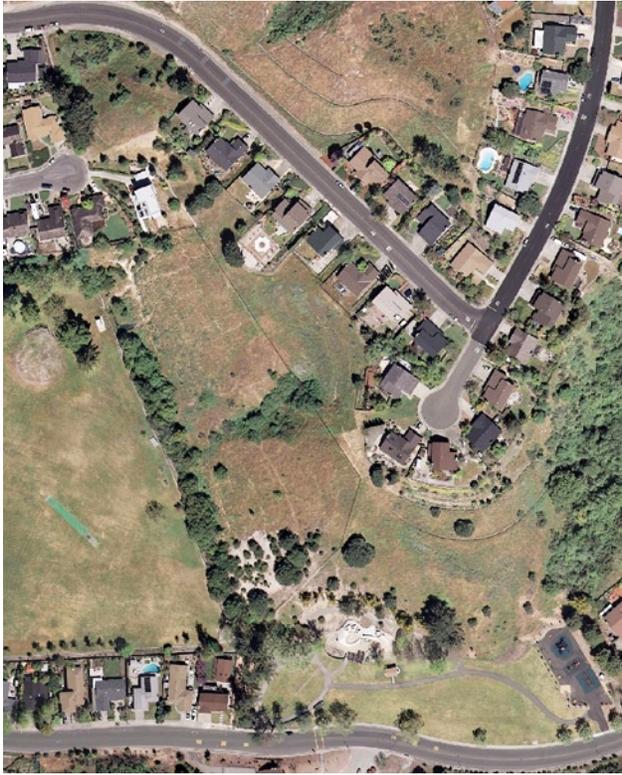


KEY MAP



**LA MOINE PARK**

Morningside Drive



**PARK CLASSIFICATION:**

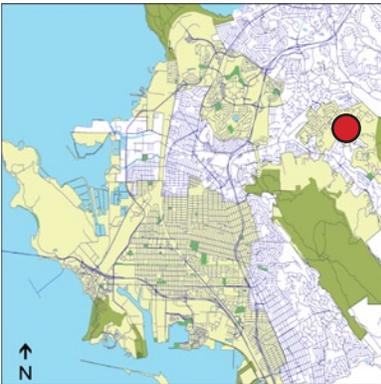
Community Park

Children’s play	X
Field sports - league	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	
Parking	X

**ACREAGE:** 22 acres

**PLANNING AREA/NEIGHBORHOOD:**

El Sobrante Valley/May Valley



KEY MAP



LA MOINE PARK



**PARK FEATURES/FACILITIES:**

- Community Center (across the street)
- Trail/Bikepath/Esplanade
- Play Lots
- Natural Areas
- Parking Lot
- Picnic Area
- Lawn Area
- Shade Structure
- BBQ
- Benches, trash cans



**RECOMMENDED IMPROVEMENTS:**

- Renovation of one playlot
- Restroom

**COMMENTS:**

There are plans for a restroom, but no funding. Sports fields are actually at adjacent Valley View School, not in La Moine Park. This park is predominantly a natural area and passive park, but combined with the adjacent Valley View Park, and the community center across the street, provides a full range of community park amenities.



**LUCAS PARK**

10th St. & Pennsylvania Ave.



**PARK CLASSIFICATION:**

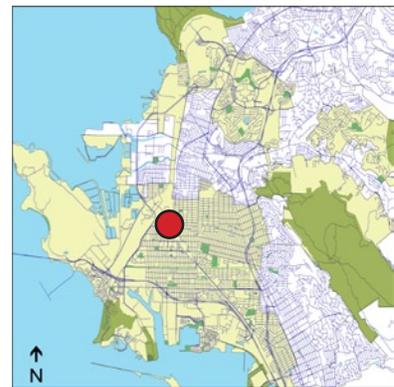
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 7.2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Iron Triangle



KEY MAP



LUCAS PARK



**PARK FEATURES/FACILITIES:**

- Softball/baseball Field
- Basketball Courts
- Tennis Courts
- Play Lots
- Picnic Area
- Lawn Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Master plan and major renovation
- Playlot renovation

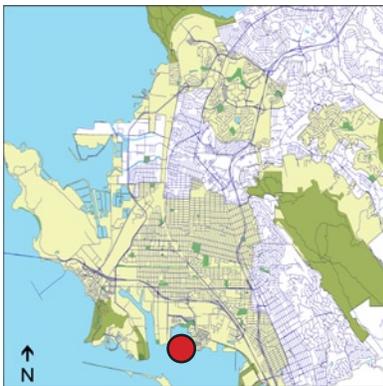
**COMMENTS:**

CIP funding is available for playlot renovation. Lucas Park is in The California Endowment target area – future funds may be available for maintenance and programming.



**LUCRETIA EDWARDS PARK**

End of Marina Way South



KEY MAP

**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay

**PARK FEATURES/FACILITIES:**

- Shoreline Access
- Trail/Bikepath/Esplanade
- Monument/Public Art
- Parking Lot
- Restrooms
- Multi-Use Lawn Area
- Picnic Area
- Benches, trash cans, bike rack



LUCRETIA EDWARDS PARK



**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

This is a fairly new park. Although it lacks court sports and play structure, its relationship to the water's edge and its large open lawn provide multiple recreation opportunities. Currently, the electrical system is being upgraded.



**MARINA BAY PARK**

Regatta Blvd. & Marina Bay Parkway



**PARK CLASSIFICATION:**

Community Park

Children's play	X
Field sports - league	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	X
Arrival area	X
Site amenities	X
Restroom	X
Parking	X

**ACREAGE:** 11 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Picnic Area
- Lawn Area
- Restrooms
- BBQ
- Trash cans



KEY MAP



MARINA BAY PARK

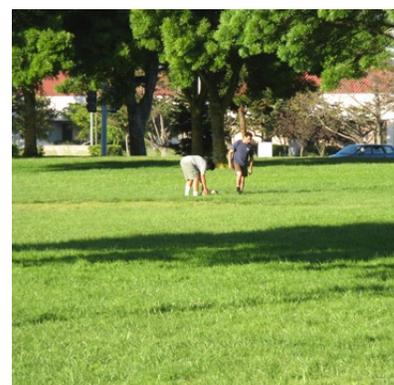


**RECOMMENDED IMPROVEMENTS:**

- Master Plan (underway)
- Lawn renovation
- Restroom

**COMMENTS:**

Master planning is underway, however no funding is currently available. Funding may be available for construction of restrooms (plans are complete). The lawn area is suffering wear due to soccer overuse.



**MARINA BAY TRAILS**

Marina Bay Parkway



**PARK CLASSIFICATION:**

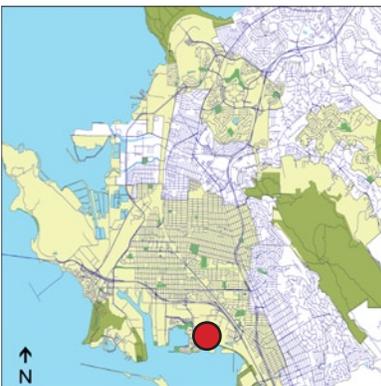
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 18 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay



KEY MAP

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Monument/public art
- Tennis court
- Natural areas/fishing
- Lawn areas

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Landscape, hardscape, and electrical upgrades are underway. This park/trail system consists of a linked series of recreation nodes, including lawn areas, shoreline, and tennis courts.



**MARTIN LUTHER KING JR. PARK**

Harbor Way South & Virginia Ave.



**PARK CLASSIFICATION:**

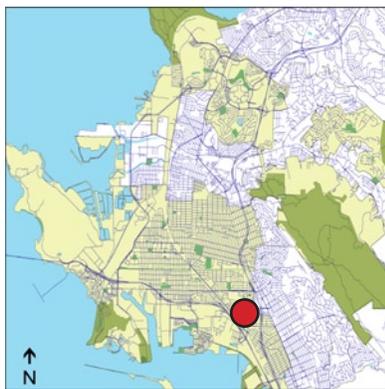
Community Park

Children’s play	X
Field sports - league	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	
Parking	X

**ACREAGE:** 13 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Cortez-Stege



KEY MAP



## MARTIN LUTHER KING JR. PARK



### PARK FEATURES/FACILITIES:

- Multi-use Field (Soccer/football/lacrosse)
- Lit Softball Field
- Baseball Field (some soccer use)
- Basketball Courts
- Tennis Courts
- Community Center
- Play Lots
- Parking Lot
- Picnic Area
- Lawn Area
- Benches

### RECOMMENDED IMPROVEMENTS:

- Major phased renovations per current plans
- Replace damaged and vacated community center

### COMMENTS:

A major, phased renovation is underway. Phase 1 includes lit artificial turf soccer/football field, track, and group picnic area.

A grant application has been submitted for Phase 2, which will include a lit softball field, a renovated baseball field, restroom, bocce, group picnic, and water play.

**MENDOCINO PLAY LOT**

Mendocino St. & Burlingame Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.4 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Richmond Annex

**PARK FEATURES/FACILITIES:**

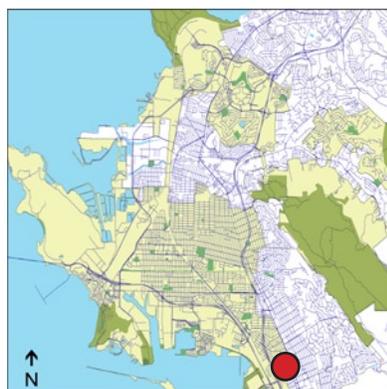
- Community Garden
- Play Lot
- Picnic Area
- Lawn Area
- BBQ
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Playlot has been recently renovated.



KEY MAP



**MIRA VISTA PARK**

Zara Ave. & Mount St.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 1.7 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/East Richmond

**PARK FEATURES/FACILITIES:**

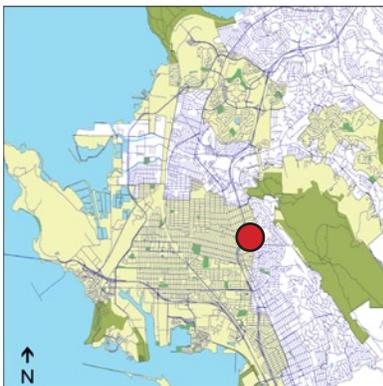
- Trail/Bikepath/Esplanade
- Monument/Public Art
- Natural Areas
- Lawn Area
- Benches, picnic table, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Vegetation management

**COMMENTS:**

This is primarily a natural area park, which has significant neighborhood ownership. Neighborhood volunteers participate in the vegetation management.



KEY MAP



**MONTEREY PLAY LOT**

Monterey St. & Carl Ave.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.5 acre

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Southwest Annex

**PARK FEATURES/FACILITIES:**

- Play Lot
- Picnic Area
- Lawn Area
- Drinking Fountain
- Benches

**RECOMMENDED IMPROVEMENTS:**

- None

**COMMENTS:**

Playlot was recently renovated. There is significant neighborhood involvement in this park.



KEY MAP



**NEVIN PARK**

Nevin Ave. & 6th Street



**PARK CLASSIFICATION:**

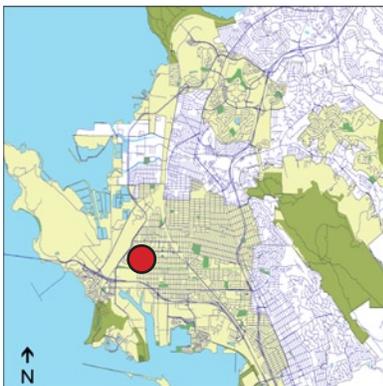
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 4.4 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Iron Triangle



KEY MAP



**PARK FEATURES/FACILITIES:**

- Community Center
- Monument/Public Art
- Basketball Courts
- Workout Station
- Play Lots
- Picnic Area
- Lawn Area
- Parking Lot
- BBQ
- Benches, trash cans, bike racks
- Drinking Fountains

NEVIN PARK



**RECOMMENDED IMPROVEMENTS:**

- Museum landscaping renovation

**COMMENTS:**

Nevin Park has been recently renovated. The museum landscape within the park needs renovation, and funding is available.



**NICHOL PARK**

MacDonald Ave. & 33rd St.



**PARK CLASSIFICATION:**

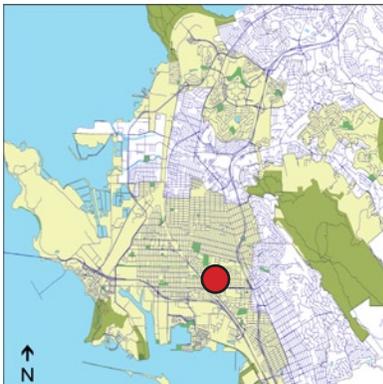
Community Park

Children’s play	X
Field sports - league	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	X
Parking	

**ACREAGE:** 21 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Metro Richmore Village



KEY MAP



**NICHOL PARK**



**PARK FEATURES/FACILITIES:**

- Baseball Fields
- Multi-use Field (baseball/softball/soccer/football)
- Community Center
- Monument/Public Art
- Tennis Courts
- Skate Park
- Lawn Bowling
- Putting Green
- Play Lots
- Parking Lot
- Restrooms
- Picnic Area
- Lawn Area
- Shade Area
- BBQ
- Benches, trash cans
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Field renovation
- Lighted soccer fields
- Group picnic
- Restroom
- Tennis court resurfacing

**COMMENTS:**

Master Plan is being implemented incrementally as funding is obtained. This is an extremely well-used park, resulting in field overuse. It is adjacent to Lavonnya De Jean Middle School, and an MOU for joint use could provide additional facilities.

**NORTH RICHMOND BALL FIELD**

Filbert St. (3rd St.) & Verde Ave.



**PARK CLASSIFICATION:**

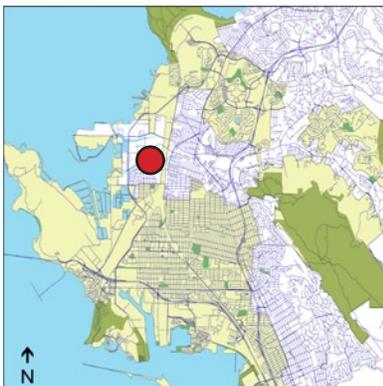
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 8.2 acres

**PLANNING AREA/NEIGHBORHOOD:**

(NA)/North Richmond



KEY MAP

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Baseball/softball Field (used for soccer)
- Natural Area (creek)
- Lawn Area
- Parking Lot
- Benches, trash cans, bike racks



NORTH RICHMOND BALL FIELD



**RECOMMENDED IMPROVEMENTS:**

- Field renovation
- Electrical repairs – including lighting and irrigation
- Lighting repairs
- Restroom repairs

**COMMENTS:**

Electrical system has been badly damaged, causing failure of irrigation system.

North Richmond Area Specific Plan may include multi-field sports complex in this area. Development impact/mitigation fees may become available to fund improvements. Plans are currently on hold. If plans are revived, a joint powers authority may be formed.

**OLINDA SCHOOL FIELD**

Castro Ranch Rd. & Olinda Dr.



KEY MAP



**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:** 2 acres

**PLANNING AREA/NEIGHBORHOOD:**

El Sobrante Valley/Greenbriar

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Softball, soccer)
- Basketball Courts
- Play Lot
- Parking Lot
- Lawn Area
- Shade Areas
- Benches, bike racks
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Field renovation (turf and irrigation)
- MOU

**COMMENTS:**

There is no MOU with WCCUSD (site owner). Renovations without a signed MOU are lower priority for the City. Currently, the District keeps the restrooms locked and inaccessible to residents using the park.

**PARCHESTER PARK**  
Williams Dr. & Collins Ave.



**PARK CLASSIFICATION:**

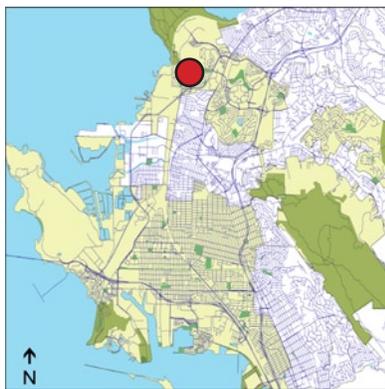
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 2.1 acres

**PLANNING AREA/NEIGHBORHOOD:**

Hilltop/Parchester Village



KEY MAP

**PARK FEATURES/FACILITIES:**

- Baseball/softball Field
- Community Center
- Multi-Use Lawn Area
- Basketball Court
- Workout Station
- Play Lot
- Parking Lot
- Picnic Area
- Bench, trash cans, bike racks

**RECOMMENDED IMPROVEMENTS:**

- Major renovations
- Resurfacing of basketball & playlots
- Field renovation

**COMMENTS:**

Park is in need of major renovation as funding becomes available.



**PT. MOLATE BEACH PARK**

Western Dr.



**PARK CLASSIFICATION:**

Community Park

Children's play	X
Field sports - league	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Exercise / Fitness	X
Small group gatherings	X
Large group gatherings	X
Learning opportunities	X
Public art	
Arrival area	X
Site amenities	X
Restroom	X
Parking	X

**ACREAGE:** 25 acres

**PLANNING AREA/NEIGHBORHOOD:**

(NA)/(NA)

**PARK FEATURES/FACILITIES:**

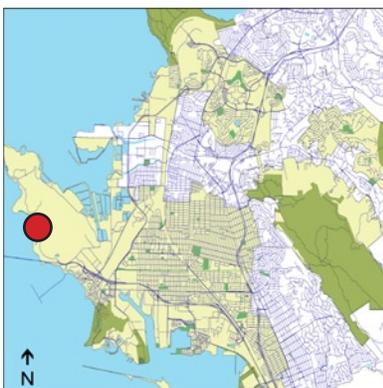
- Trail/Bikepath/Esplanade
- Monument/Public Art
- Natural Areas/Fishing
- Play Lot
- Parking Lot
- Restrooms
- Picnic Area
- Lawn Area
- BBQ

**RECOMMENDED IMPROVEMENTS:**

- Opportunities depend on development plans in surrounding area.
- Could be a master trail head for Bay Trail.

**COMMENTS:**

Currently closed due to lack of safety/surveillance. It is not developed as a community park, rather a special destination park.

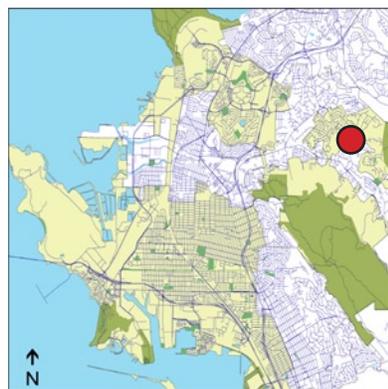


KEY MAP



**RAIN CLOUD PARK**

Solitude Lane



KEY MAP

**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 1.4 acres

**PLANNING AREA/NEIGHBORHOOD:**

El Sobrante Valley/El Sobrante Hills

**PARK FEATURES/FACILITIES:**

- Play Lot
- Lawn Area
- Benches

**RECOMMENDED IMPROVEMENTS:**

- Playlots and furnishings renovation

**COMMENTS:**

Lawn area is sloped, precluding field sports use.



**ROSIE THE RIVETER PARK**

Within Marina Bay Park



**PARK CLASSIFICATION:**

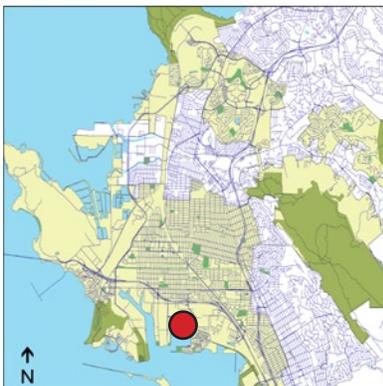
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay



KEY MAP

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Monument/Public Art
- Parking Lot
- Picnic Area
- Lawn Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Restroom (plans exist) needed to replace portable toilets

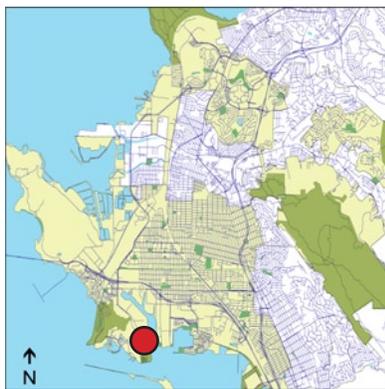
**COMMENTS:**

The focal point of this park is a historic interpretive monument. NPS will provide additional interpretive signage and displays.



**SHERIDAN OBSERVATION POINT**

End of Harbor Way



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children's play	
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 1 acre

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Boat dock
- Monument/Public Art
- Parking Lot
- Picnic Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

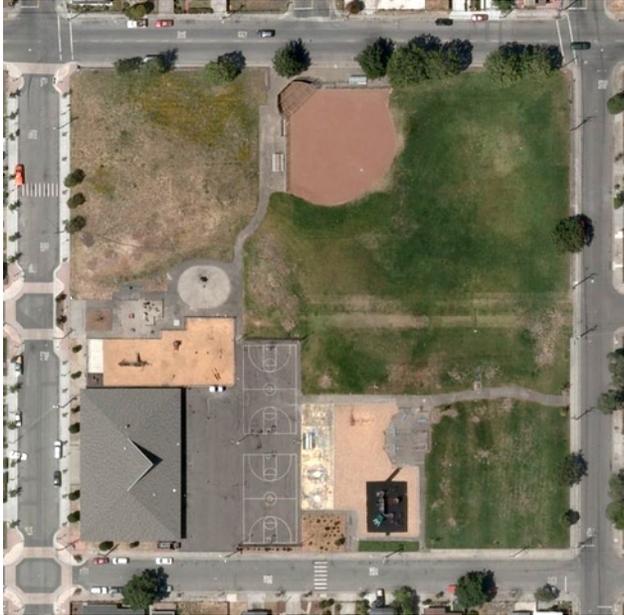
- None

**COMMENTS:**

NPS will provide interpretive signage and displays. The park has small boat dock.

**SHIELDS-REID PARK**

Kelsey St. & Gertrude Ave.



**PARK CLASSIFICATION:**

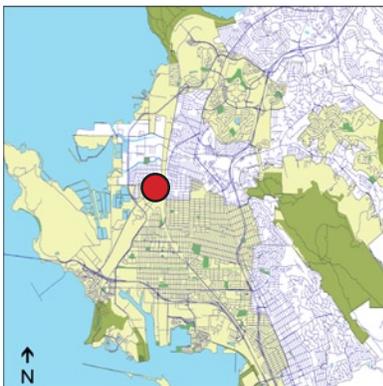
Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 5.9 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Shields-Reid



KEY MAP

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Softball, baseball, soccer, flag football)
- Community Center
- Monument/Public Art
- Basketball Courts
- Workout Station
- Play Lots
- Lawn Area
- Benches, trash cans, bike rack

**RECOMMENDED IMPROVEMENTS:**

- Major renovations
- Lighting

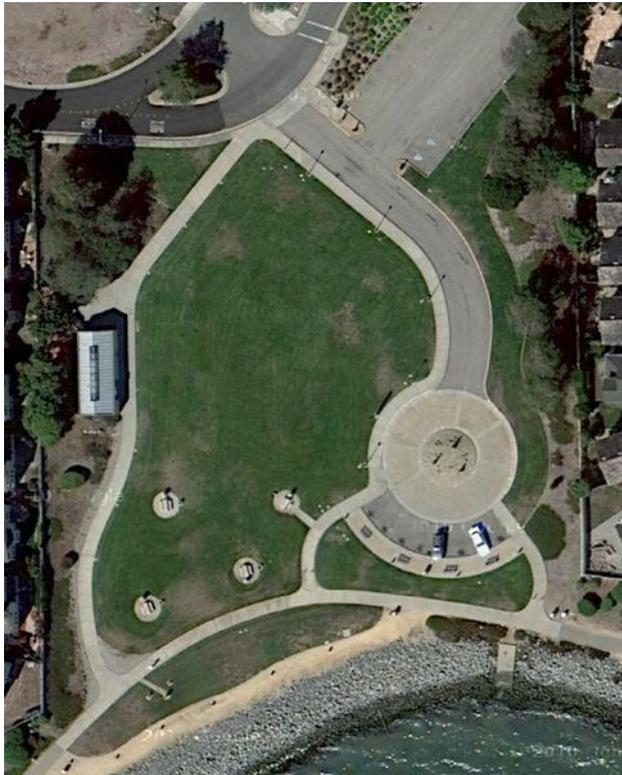
**COMMENTS:**

Master Planning is be underway, and lighting design improvements are funded. Grant funds and North Richmond Mitigation Fees may be available to construct improvements.



**SHIMADA FRIENDSHIP PARK**

Marina Bay Parkway



KEY MAP



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** 3 acres

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Marina Bay

**PARK FEATURES/FACILITIES:**

- Trail/Bikepath/Esplanade
- Monument/Public Art
- Natural Areas/Fishing
- Multi-Use Lawn Area
- Parking Lot
- Restrooms
- Picnic Area
- BBQ
- Benches
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Friendship Rose Garden to be done for 50th anniversary of friendship with Shimada, Japan.

**COMMENTS:**

This park is primarily for passive recreation and enjoyment.

**SOLANO PLAY LOT**

Solano Ave. & 38th St.



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	X
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.2 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/North and East

**PARK FEATURES/FACILITIES:**

- Play Lot
- Picnic Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Playlot replacement
- Traffic calming

**COMMENTS:**

Playlot is slated for renovation with CIP funding. Significant community involvement has resulted in improvements to the park. Traffic calming is not funded, and would be handled by Public Works Department.



KEY MAP



**SOUTHSIDE PARK**

6th St. & Virginia Ave.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 3.5 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Santa Fe

**PARK FEATURES/FACILITIES:**

- Lawn Area (used for soccer practice)
- Trail/Bikepath/Esplanade
- Play Lot
- BBQ
- Benches, trash cans, bike racks

**RECOMMENDED IMPROVEMENTS:**

- Community Center
- Park expansion

**COMMENTS:**

Community Center/Field House is designed but unfunded. Expansion of the park to the east and west could increase the size by 1.5 acres.

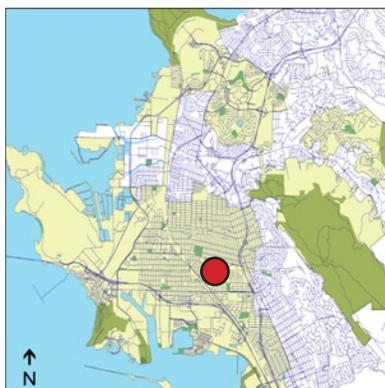
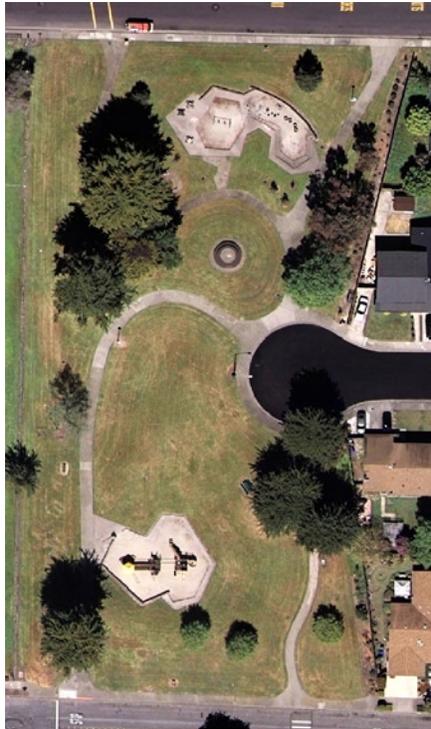


KEY MAP



**STATE COURT PARK**

End of State Court



KEY MAP



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 2.1 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Laurel Park

**PARK FEATURES/FACILITIES:**

- Play Lots
- Picnic Area
- Lawn Area
- BBQ
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

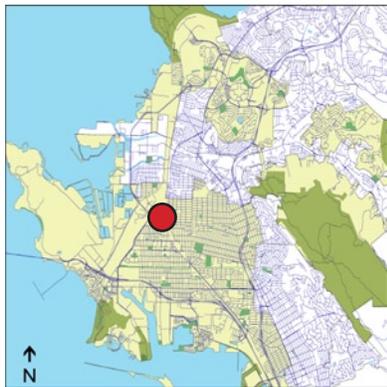
- Playlot and site furnishing renovation

**COMMENTS:**

Two playlots will be renovated with CIP funding. The park is adjacent to Kennedy High School. An MOU with WCCUSD for joint use would increase recreation opportunities.

**STEWART PLAYGROUND**

5th St. & Barrett Ave.



KEY MAP



**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Space for children’s play	X
Senior use	
Small group socializing	X
Individual relaxation	
Picnic / lunching	
Landscape	X

**ACREAGE:** 0.8 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Iron Triangle

**PARK FEATURES/FACILITIES:**

- Multi-Use Field (youth soccer, flag football)
- Play Lot
- Lawn Area
- Trash cans

**RECOMMENDED IMPROVEMENTS:**

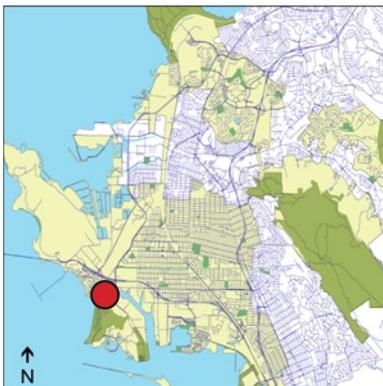
- Irrigation and field renovation
- Site furnishings

**COMMENTS:**

Playlot was recently renovated. The park is in The California Endowment target area – future funds may be available for maintenance and programming.

**THE PLUNGE**

1 East Richmond Ave.



KEY MAP

**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	X

**ACREAGE:** n/a

**PLANNING AREA/NEIGHBORHOOD:**

Southern Shoreline/Point Richmond

**PARK FEATURES/FACILITIES:**

- Swimming pool
- Monument/Public Art
- Tennis Court
- Picnic Area
- Lawn Area

**RECOMMENDED IMPROVEMENTS:**

- Site renovation per existing plans.

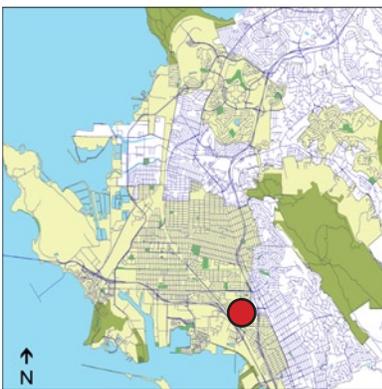
**COMMENTS:**

This is a special purpose park, focused on the swimming pool facility. Construction of planned 1 ½ tennis courts, bocce and water play appear to be funded.



**TILLER PARK**

Key Blvd. & Sierra Ave.



KEY MAP



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	X
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 2.7 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/East Richmond

**PARK FEATURES/FACILITIES:**

- Multi-use Field (Baseball, softball, soccer)
- Tennis Courts
- Play Lot
- Lawn Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Field renovation
- Tennis court resurfacing

**COMMENTS:**

Playlot recently renovated. Baseball field and tennis courts are heavily used. Renovations could increase rental income.

**VALLEY VIEW SCHOOL FIELDS**

Maywood Dr.



**PARK CLASSIFICATION:**

Joint Use Park

Additional recreational opportunities	X
MOU	
Appropriate Signage	

**ACREAGE:** 11 acres

**PLANNING AREA/NEIGHBORHOOD:**

El Sobrante Valley/May Valley

**PARK FEATURES/FACILITIES:**

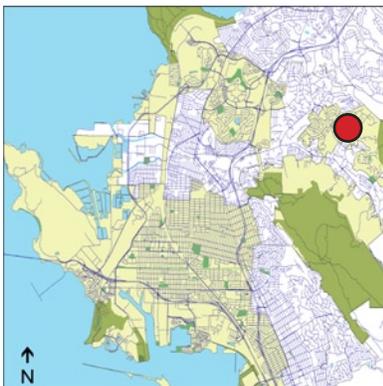
- Multi-use Field (Baseball, softball, cricket, soccer, flag football)
- Basketball Courts
- Community Center
- Lawn Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Field renovation for drainage problems

**COMMENTS:**

There is no MOU with WCCUSD (property owner). District keeps restrooms locked.



KEY MAP



**VETERANS MEMORIAL PARK**

Bissell Way & Bissell Ave.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	
Court sports	
Senior activities	
Teen activities	
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 1.6 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Iron Triangle

**PARK FEATURES/FACILITIES:**

- Monument/Public Art
- Play Lots
- Lawn Area
- Benches, trash cans
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Playlot renovation
- Improved amenities
- General upgrade

**COMMENTS:**

Needs general upgrade to provide more recreation opportunities.

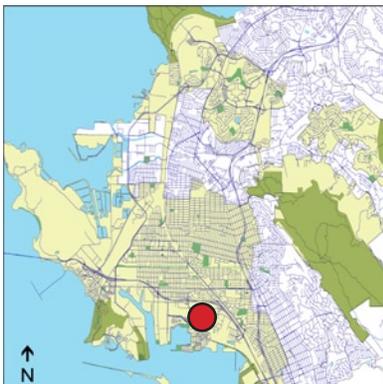


KEY MAP



**VIRGINIA PLAY LOT**

18th St. & Virginia Ave.



KEY MAP

**PARK CLASSIFICATION:**

Pocket Park

More than 1 user group	X
Children's play	X
Senior use	
Small group socializing	X
Individual relaxation	X
Picnic / lunching	X
Landscape	X

**ACREAGE:** 0.2 acre

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/Coronado

**PARK FEATURES/FACILITIES:**

- Play Lot
- Lawn Area
- Benches, trash cans

**RECOMMENDED IMPROVEMENTS:**

- Additional site amenities for seniors

**COMMENTS:**

Playlot was recently renovated. Graffiti is a continual problem in this park.



**WENDELL PARK**

Wendell Ave. & 24th St.



**PARK CLASSIFICATION:**

Neighborhood Park

Multiple user groups	X
Children's play	X
Field sports - informal	X
Court sports	X
Senior activities	
Teen activities	X
Passive recreation	X
Socializing and relaxing	X
Group gatherings	X
Individual relaxation	X
Exercise / Fitness	X
Special feature	

**ACREAGE:** 2.2 acres

**PLANNING AREA/NEIGHBORHOOD:**

Central Core/North and East

**PARK FEATURES/FACILITIES:**

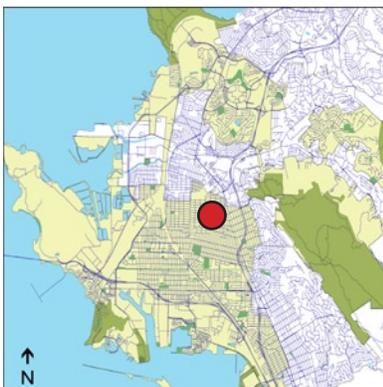
- Multi-use Field (Baseball, softball, soccer)
- Basketball Courts
- Play Lot
- Lawn Area
- Benches
- Drinking Fountain

**RECOMMENDED IMPROVEMENTS:**

- Major renovation

**COMMENTS:**

Master planning is underway, and a grant application has been submitted for construction funds.



KEY MAP



**EXISTING PARKS NEEDS SUMMARY TABLE  
(BY PLANNING AREA)**

**PARK TYPES:** PP: Pocket Park NP: Neighborhood Park  
CP: Community Park JU: Joint Use Park

CENTRAL CORE		
		Recommended Improvements
PP	Abraham Braxton Park	New lighting, new benches, re-paving, ADA compliance.
	Elm Playlot	Renovation per existing community plans.
	Solano Playlot	Playlot replacement, traffic calming .
	Humboldt Park	Basketball court resurfacing.
	Stewart Playground	Irrigation and field renovation, site furnishings.
	Clinton Playlot	Replacement.
	Humphrey Playlot	Senior amenities, improved landscaping.
	Huntington Park/Senior Annex	Senior center needs renovation.
	Kern Playlot	None.
	Mendocino Playlot	None.
	Monterey Playlot	None.
	Virginia Playlot	Additional site amenities for seniors.
NP	Belding- Garcia Park	Master plan and major renovation, field renovation, fencing for ballfields, playground renovation, MOU for expansion with adjacent school.
	Burg Park	Master plan and major renovation.
	Crescent Park	Renovation of two playlots.
	Lucas Park	Master plan and major renovation, playlot renovation.
	Shields - Reid Park	Major renovations, lighting.
	Wendell Park	Major renovation.
	State Court Park	Playlot and site furnishing renovation.
	Southside Park	Community Center, park expansion
	Tiller Park	Field renovation, tennis court resurfacing.
	Veterans Memorial Park	Playlot renovation, improved amenities, general upgrade.
	Atchison Park	Field renovation, pathway paving repair, ADA compliance, benches, drinking fountain & restroom, skate park, senior amenities, learning opportunity, basketball renovation
	Boorman Park	Master plan and major renovation, resurfacing of tot lot.
	John F. Kennedy Park	Playlot renovation, field conversion to soccer has been suggested.
	Mira Vista Park	Vegetation management.
Nevin Park	Museum landscaping renovation.	

Table 4.1 - Existing Parks Needs Summary Table

CENTRAL CORE		
CP	Central Richmond Greenway	Master plan and overall improvements for the length of the Greenway.
	Martin Luther King Jr. Park	Major phased renovations per current plans, replace damaged and vacated community center.
	B. T. Anderson Jr. Park	Major field renovation – irrigation, lighting, turf, tennis court resurfacing, playlot renovation, pathway repaving, new restroom, bridge replacement over Baxter Creek and stormwater improvements, Master Plan for overall park renovation, public art, re-opening of parking lot, lighting.
	Nichol Park	Field renovation, lighted soccer fields, group picnic, restroom, tennis court resurfacing.
JU	Central Park	Playlot renovation.
	Kennedy Swim Center	Landscape and fence upgrades needed along with improvements in the building.

HILLTOP		
PP		<b>Recommended Improvements</b>
	Bay Vista Park	None.
NP	Country Club Vista	Field renovation, including irrigation and turf, fencing, especially at north side.
	Parchester Park	Major renovations, resurfacing of basketball & playlots, field renovation.
	Hilltop Green Park	Playlot resurfacing.
CP	Hilltop Lake Park	Additional amenities to provide more recreational opportunities (e.g. picnic, lawn bowling), stormwater management plan.
JU	Fairmede Park	Field renovation and lighting, MOU with School District (property owner).
	Hilltop Park	Playlot renovation (on school-owned portion of the site), ADA compliance.

SOUTHERN SHORELINE		
PP		<b>Recommended Improvements</b>
	Janice Play Lot	None.
	Sheridan Observation Point	None.
NP	Shimada Friendship Park	Friendship Rose Garden to be done for 50th anniversary of friendship with Shimada, Japan.
	Barbara & Jay Vincent Park	Playlot resurfacing, lighting repairs, boathouse.
	Judge Carroll Park	Field renovation, construct tennis court.
	Lucretia Edwards Park	None.
	Rosie the Riveter Park	Restroom (plans exist) needed to replace portable toilets.
	Marina Bay Trails	None.
	The Plunge	Site renovation per existing plans.
CP	Marina Bay Park	Master Plan (underway), lawn renovation, restroom.

Table 4.1 - Existing Parks Needs Summary Table (con't.)

<b>EL SOBRANTE VALLEY</b>		
		<b>Recommended Improvements</b>
NP	Rain Cloud Park	Playlots and furnishing renovation.
CP	La Moine Park	Renovation of one playlot, restroom
JU	Olinda School Field	Field renovation (turf and irrigation), MOU.
	Valley View School Fields	Field renovation for drainage problems.
<b>OTHERS</b>		
		<b>Recommended Improvements</b>
NP	North Richmond Ball Field	Field renovation, electrical repairs – including lighting and irrigation, lighting repairs, restroom repairs
CP	Pt. Molate Beach Park	Opportunities depend on development plans in surrounding area. Could be a master trailhead for Bay Trail.

Table 4.1 - Existing Parks Needs Summary Table (con't.)



# OS-PERFORMANCE STANDARDS

Performance Standards address quantitative requirements for the park system as a whole. These standards are intended to ensure that the City has adequate land dedicated to park use (acreage standards), that residents have access to park and recreation facilities (service area standards), and that facilities within parks are adequate to serve the population and are equitably distributed (facilities standards). This chapter sets forth minimum standards in these categories, identifies deficiencies, and makes recommendations for addressing those deficiencies. Ultimately, the City should strive to exceed the minimum standards.

## ACREAGE STANDARDS

The City of Richmond's adopted service goal calls for a minimum of three acres of community and neighborhood park per 1,000 residents. Currently, the City does not meet those standards. Citywide, there are approximately 2.34 acres of community and neighborhood park per 1,000 population - a deficit of approximately 70 acres. Disparities in park distribution are highlighted in the chart below, which shows overall park acreage as well as acreages in each of the City's planning areas with residential neighborhoods. The Central Core of the City is the most populous planning area, and the most underserved at 1.69 acres of park per 1,000 residents. This planning area also has the least access to regional parks, which are generally located along the shoreline or in the hills. To bring this planning area into compliance with the adopted standard, over 90 acres of community and neighborhood park would need to be provided. El Sobrante Valley is also deficient in the number of neighborhood and community parks provided for its residents, falling short by over 6 acres. Chapter 3 of this Parks Master Plan has defined park classifications based on uses and supporting amenities provided in the parks. Given these use-based park classifications, several strategies may support moving the City toward its park acreage goals. Decisions concerning parkland acquisition should include consideration of maintenance and operations funding sources.

### RECOMMENDATIONS:

- Pursue Memoranda of Understanding (MOU's) with West Contra Costa Unified School District (WCCUSD) and other entities, to secure the joint use of park facilities that support community or neighborhood park uses. Where a joint use park facility serves the functions of a community or neighborhood park, credit those joint use parks toward the totals used to determine whether the City meets its adopted standard for park acreages.
- Acquire additional land for expansion of existing parks, to support community and neighborhood park uses, prioritizing acquisitions as discussed in Chapter 10, Implementation..

- Acquire additional suitable land for development of new community or neighborhood parks, prioritizing acquisitions as discussed in Chapter 10, Implementation.
- Focus efforts of development, expansion, or creation of joint use community and neighborhood parks in the City’s under-served areas.

**Park Acreages by Type, and by Planning Area**

	Citywide		Central Core		Southern Shoreline		El Sobrante Valley		Hilltop	
(Population)		105,630		69,581		6,249		9,832		13,490
Park Type	Park Acres	Acres Per 1,000	Park Acres	Acres Per 1,000	Park Acres	Acres Per 1,000	Park Acres	Acres Per 1,000	Park Acres	Acres Per 1,000
Pocket Park	5.4	0.05	4.1	0.06	0.6	0.10			0.7	0.05
Neighborhood Park	84.6	0.80	50.5	0.73	13.5	2.16	1.4	0.14	11	0.82
Joint Use Park	34.3	0.32	2.6	0.04			13	1.32	18.7	1.39
Community Park	163	1.54	67	0.96	13	2.08	22	2.24	36	2.67
<b>Total Park Acres</b>	<b>287.3</b>	<b>2.72</b>	<b>124.2</b>	<b>1.78</b>	<b>27.1</b>	<b>4.34</b>	<b>36.4</b>	<b>3.70</b>	<b>66.4</b>	<b>4.92</b>
<b>NP &amp; CP Acres</b>	<b>247.6</b>	<b>2.34</b>	<b>117.5</b>	<b>1.69</b>	<b>26.5</b>	<b>4.24</b>	<b>23.4</b>	<b>2.38</b>	<b>47</b>	<b>3.48</b>

- Notes:
1. **BOLD** figures indicate deficit from **General Plan** Standard of 3 acres of **Neighborhood and Community Parks** per 1,000 population.
  2. North Richmond Ballfields (8.2 acres) and Pt. Molate Beach Park (25 acres) are included in the Citywide totals, but not in any Planning Area total.
  3. Citywide population is based on California Dept. of Finance 2010 estimate; Planning Area populations are based on General Plan 2030.

**Table 5.1 - Park Acreage by Type and by Planning Area**

**SERVICE AREA STANDARDS**

Service area standards address the issue of access to the parks. As stated in the General Plan, “Parkland access standards specify a need for neighborhood or community parks within a quarter to a half-mile radius of neighborhoods, ensuring convenient access for all.” Additionally, every resident should be within a quarter mile (or a five-minute walk) of a park. The Urban Environmental Accords, adopted by the City in 2008, include an action to “Ensure that there is an accessible public park or recreational open space within half-a-kilometer of every city resident by 2015.”

The maps that follow illustrate service areas of Richmond’s existing parks. The distances are calculated from park entry points via walking routes (streets or paths). The service areas indicated recognize major barriers such as freeways and rail lines.

The first map illustrates the areas of Richmond that are within 1/4 mile walking distance of a city-owned park (including pocket, neighborhood, community and joint use parks). The yellow (lightly shaded) areas are within Richmond city limits and not within 1/4 mile of a city owned park. Residents within these areas should be considered under-served.

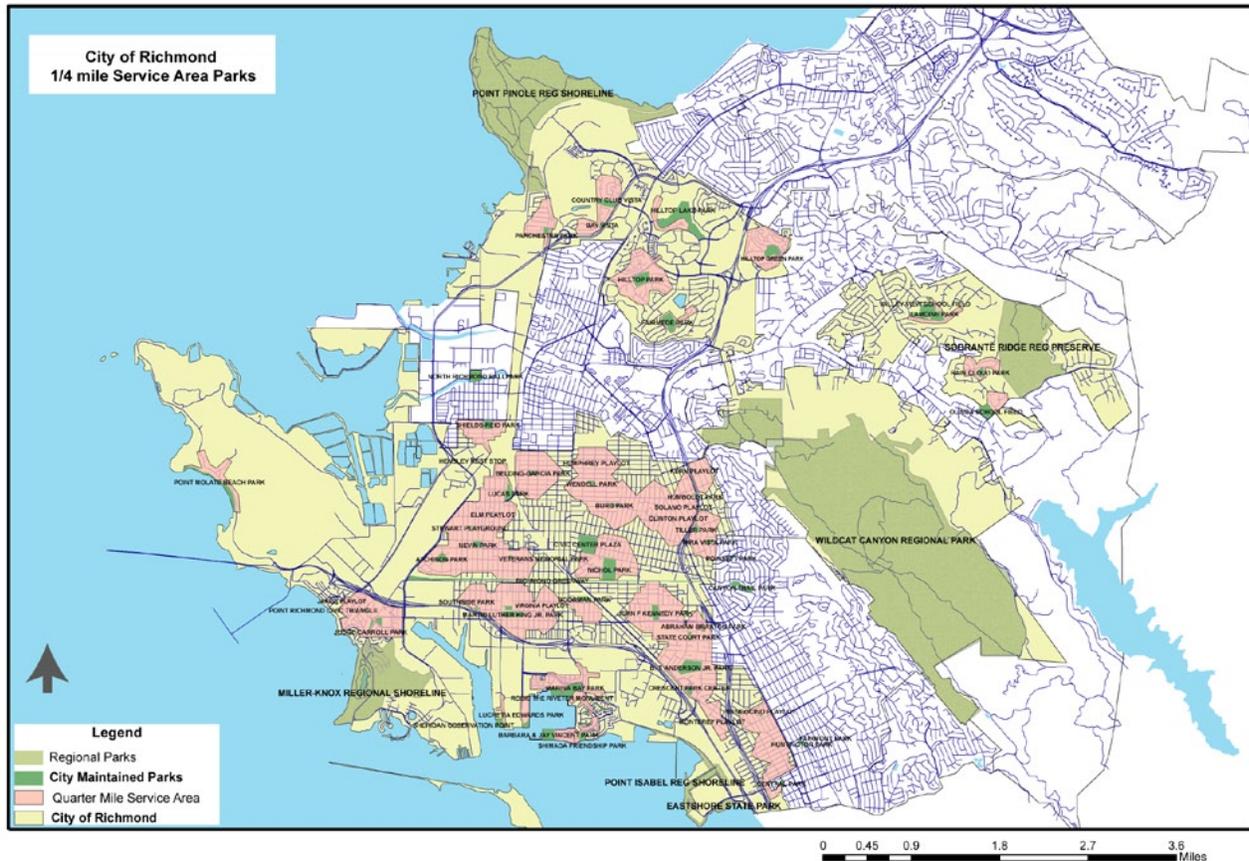


Figure 5.1 - 1/4 Mile Access to City-Owned Parks

The second map illustrates the 1/2 mile service areas of community and neighborhood parks. Service areas of pocket parks are not shown. The yellow (lightly shaded) areas are not within 1/2 mile walking distance of a community or neighborhood park. Residential neighborhoods within these areas should be considered under-served.

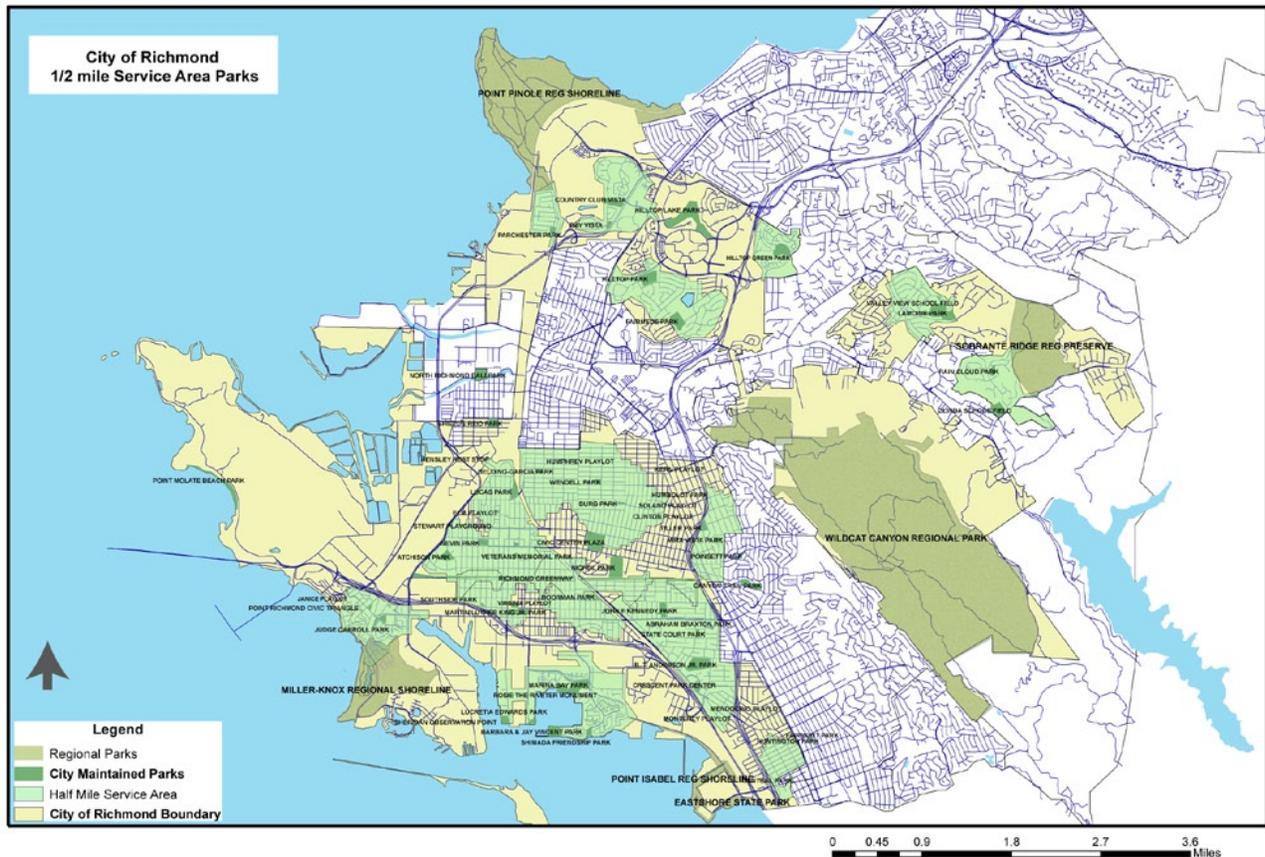


Figure 5.2 - 1/2 Mile Access to Neighborhood or Community Parks

The third map overlays the service areas illustrated in the previous two maps, and indicates the residential areas that are neither within 1/4 mile of any park nor within 1/2 mile of a community or neighborhood park. These are the areas with the least accessibility to city parks of any kind, and should be the focus for development of new park facilities and enhancement of access to existing parks. It should be noted that this analysis addresses only lands within Richmond’s city limits.

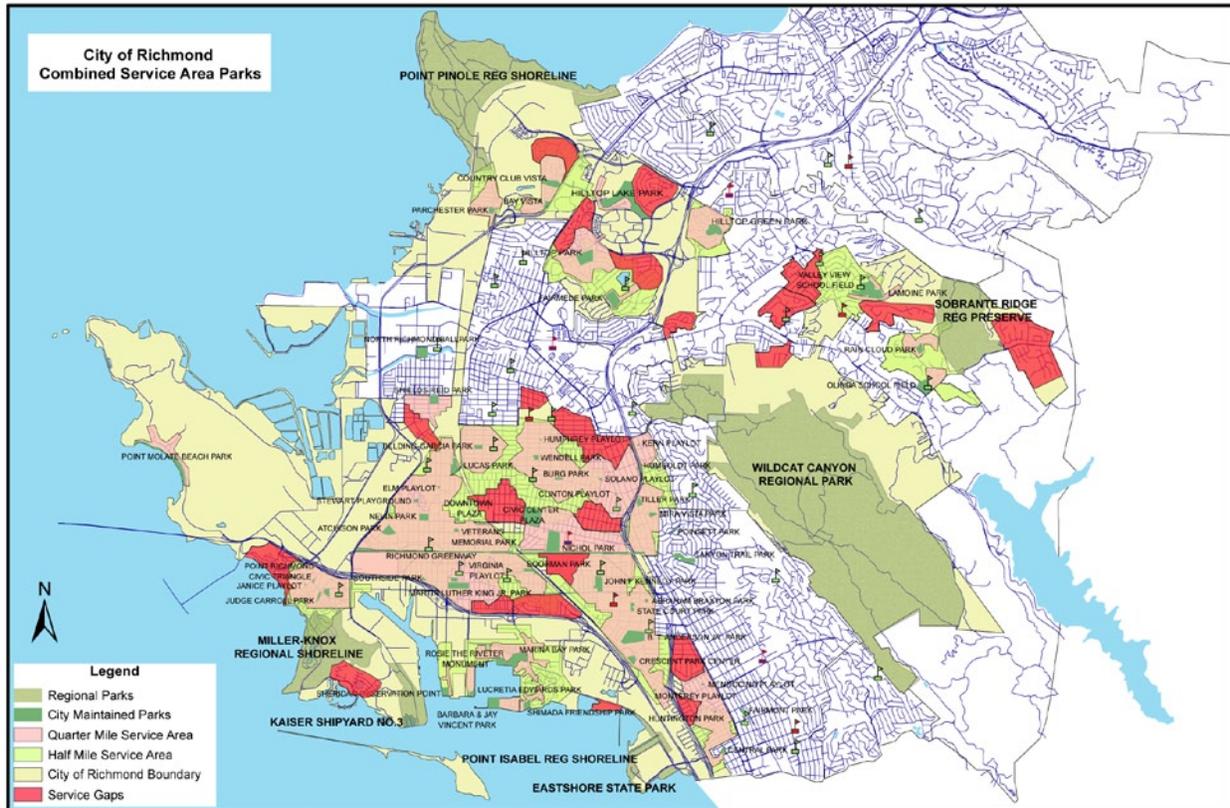


Figure 5.3 - Access Gaps

Each of the underserved areas has unique conditions and considerations to be taken into account in determining the best approach for addressing the access deficiency. Different strategies may be appropriate for filling the service area gaps, depending on the specific location. A range of strategies or approaches may be considered, including the following:

- No action needed. This may be an appropriate response if there is another jurisdiction's park within 1/4 mile, if the designated area is not actually residential neighborhood, or if there are private facilities available for the use of the residents (e.g. HOA-managed recreation facility or tot lot).
- Improve connections to the an existing park. Because the service areas were calculated along existing access routes and access points, there may be opportunities to create new connections that increase the service area by creating a new park entry point, a new trail or bikeway, or by eliminating an access barrier (e.g. create a safe crossing of a major street).
- Improve or enlarge an existing park facility. A pocket park serving a 1/4 mile area could be expanded and developed into a neighborhood park, which could serve up to a 1/2 mile area.
- Execute a joint use agreement (Memorandum of Understanding, or "MOU") with the WCCUSD or other agency or non-profit for use of an existing facility within the area.

- Acquire land and develop a new park to serve the area. Recognizing that some areas, such as the Central Core, have large acreage deficits as well as access deficiencies, it may be prudent to “land bank” - to acquire vacant properties for future development, even if the funds for improving those properties are not yet available. Development of new parkland should be carefully considered if a funding source for ongoing maintenance has not been identified.

#### RECOMMENDATIONS:

- Prioritize actions for resolving access gaps in the most underserved area.
- Take advantage of opportunities identified in the following sections as they arise.

### JOINT USE TO INCREASE ACREAGE AND ACCESS

Joint use takes advantage of existing facilities, decreasing the need for construction and development of new park land, especially in areas with limited land availability.

#### RECOMMENDATIONS:

- Pursue and review the existing joint use agreements with school districts and others, to improve and expand the City’s ability to provide more recreation opportunities. These could include sport courts, lighted ball fields, gymnasiums and playgrounds.
- Identify and address problematic issues associated with existing joint use agreements. These issues may include scheduling, maintenance and operation, usage conflicts, shared maintenance costs, etc.
- Each joint use agreement should be as specific as possible relative to the times and days of the week each group will be able to use the recreation facilities and sports fields. The agreement should specify the waiver of rental fees and identify each group’s responsibility for the costs for maintenance and operations including security, utilities and replacement costs.
- Encourage City and joint use partners’ staff to meet annually to discuss maintenance and operations issues.

### PLANNING AREA ACCESS RECOMMENDATIONS

The following sections identify access deficiencies and recommend possible solutions at a neighborhood level. General and specific opportunities for providing additional park access are identified, including acknowledgement of available facilities that may be publicly accessible although not owned by the City (e.g. playlot or pocket park owned by a neighborhood homeowners association (“HOA”) but open to the public).

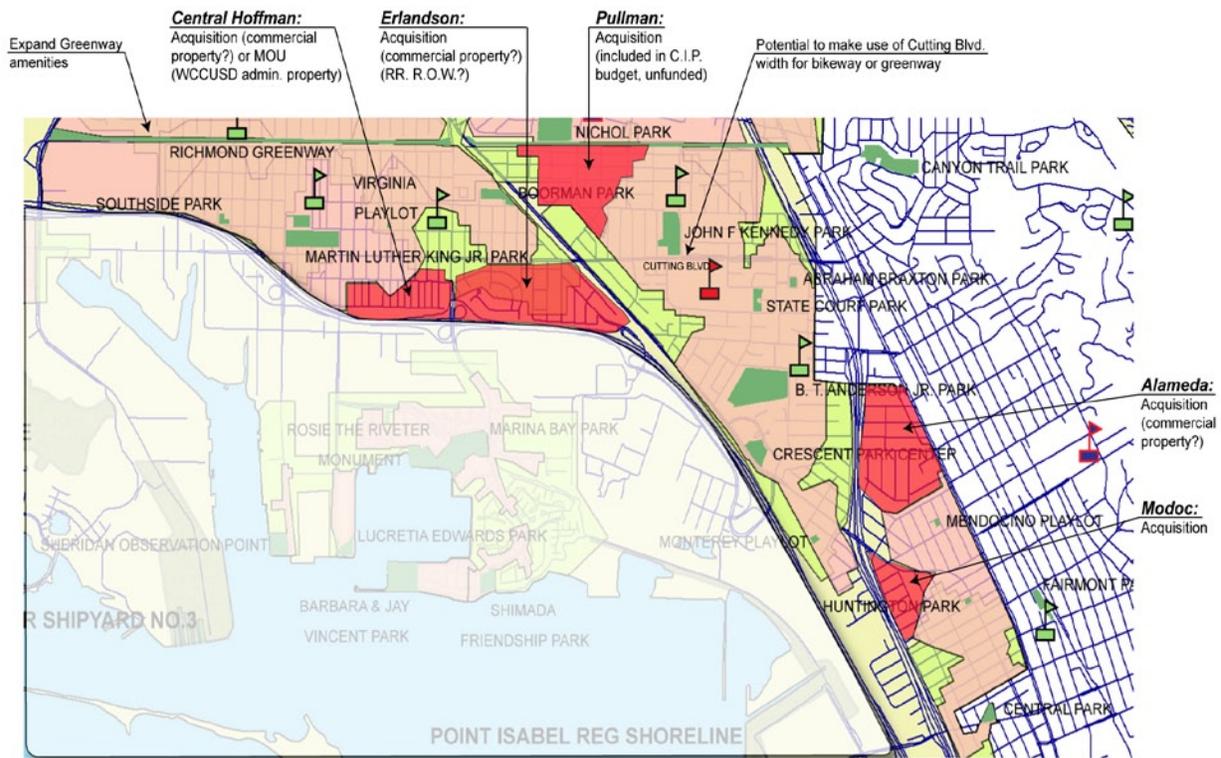


Figure 5.4 - Central Core South Access Recommendations

**Central Core – South (of Greenway):**

The southern portion of the Central Core has several community parks, but also has areas that lack park access due to road, free-way or rail barriers. Easter Hill is served by HOA-owned playlots that are publicly accessible. Specific recommendations include:

- **Pullman:** Acquire vacant commercial lots adjacent to the Greenway that could expand the Greenway’s usability and create additional recreational opportunities.
- **Central Richmond Greenway:** Add amenities to provide additional recreational opportunities. Expand the Greenway by taking advantage of utility easements, vacant parcels, and adjacent rights-of-way.
- **Modoc:** Negotiate an MOU for joint use of the underutilized Alvarado School grounds, or acquire a parcel for a pocket park.
- **Cutting Blvd. west of 23rd:** Explore street reconfiguration to take advantage of excess width (e.g. reduce to 2 travel lanes, create periodic pocket parks or a wide, usable median similar to Sacramento Street in Berkeley or Mandela Parkway in Oakland).
- **Central Hoffman:** Negotiate an MOU for joint use of the WCCUSD administrative property, or acquire vacant commercial property for a pocket park.
- **Erlandson:** Acquire vacant commercial parcel or railroad right-of-way for pocket park.
- **Alameda:** Acquire vacant commercial parcel for a pocket park.

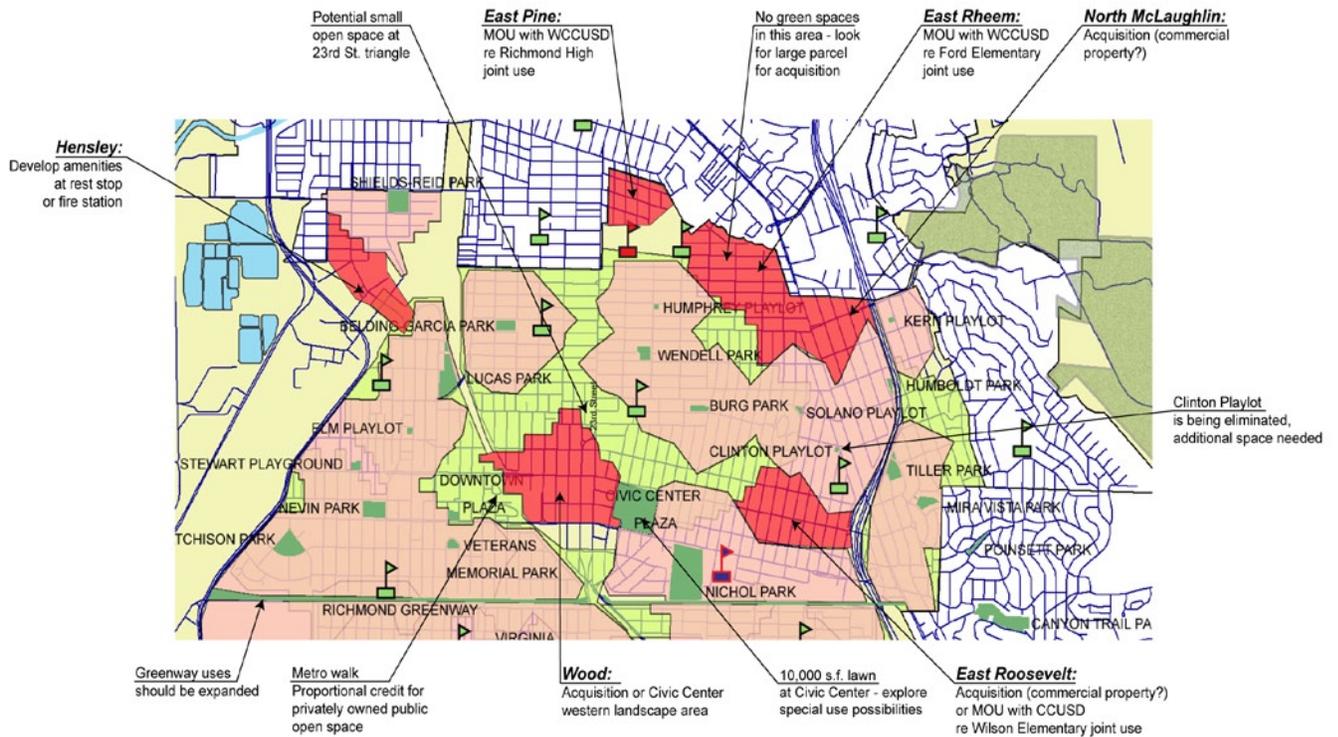


Figure 5.5 - Central Core North Access Recommendations

**Central Core – North (of Greenway):**

The northern portion of the Central Core has the greatest lack of neighborhood or community parks. Pocket parks provide some relief, but provision of larger open spaces in this area should be a high priority. Specific recommendations include:

- **Generally:** Improve playlots, making them more park-like and making the play areas more inviting.
- **North McLaughlin:** possible acquisition of underused commercial properties.
- **East Roosevelt:** Negotiate an MOU with WCCUSD for joint use of Wilson Elementary School. The adjacent fire station expansion is planned to have a tot lot. Underused commercial properties may be available for acquisition.
- **Wood:** The Civic Center landscape area near the library may serve some park functions, if Civic Center uses are kept separate from park functions. Make use of the small open space at the 23rd Street triangle.
- **Nevin project site:** If the parcel across from the Senior Center does not become a plaza for events such as farmers’ market, develop it as a pocket park.
- **Hensley:** Provide amenities at the rest stop and the fire station to create a usable pocket park.
- **23rd Street corridor:** Explore acquisition of vacant parcels to create pocket park including a young children’s play area. Lighting and access connecting to streetscape improvements could improve usability of existing facilities.

- **East Rheem:** Negotiate an MOU with WCCUSD for joint use of Ford Elementary School facilities.
- **East Pine:** Negotiate an MOU with WCCUSD for joint use of Richmond High School facilities.
- **Clinton Playlot:** Acquire additional space for replacement of this playlot which is scheduled for demolition.
- **Metro Walk:** Allow partial park credit for privately owned publicly accessible open space.

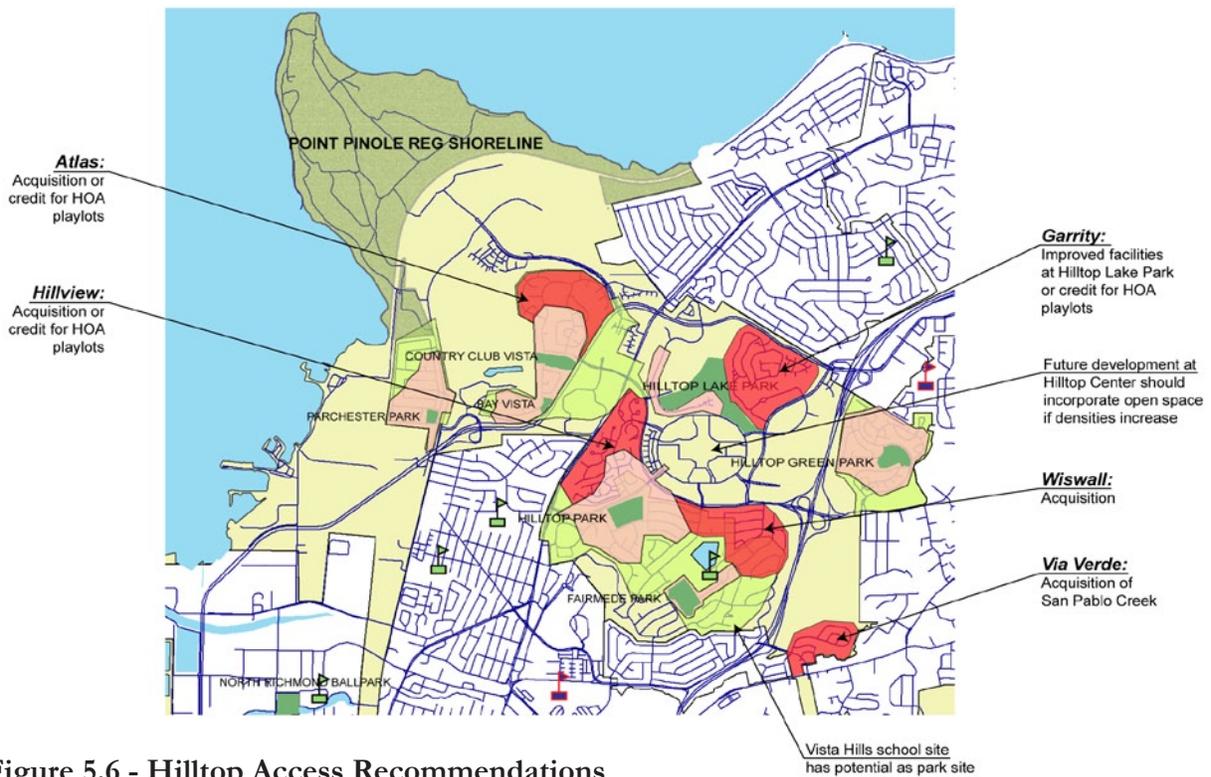


Figure 5.6 - Hilltop Access Recommendations

**Hilltop:**

This area has an existing LLD which can fund maintenance of new projects as development occurs.

- **Hillview and Atlas:** These are outside the assessment district, but partial credit should be given for publicly accessible private open spaces (HOA playlots).
- **Garrity:** The ravine area has been discussed as a possible site for a nine-hole golf course, but there are significant grading issues. This site may be suitable for BMX or designated open space.
- **Via Verde:** The San Pablo Creek site is appropriate as natural open space.
- **Vista Hills School:** This site is used as administrative offices by WCCUSD, and has potential as a park site by acquisition or MOU.
- **Wiswall:** Acquire a parcel for park development.

## Park Access - Southern Shoreline

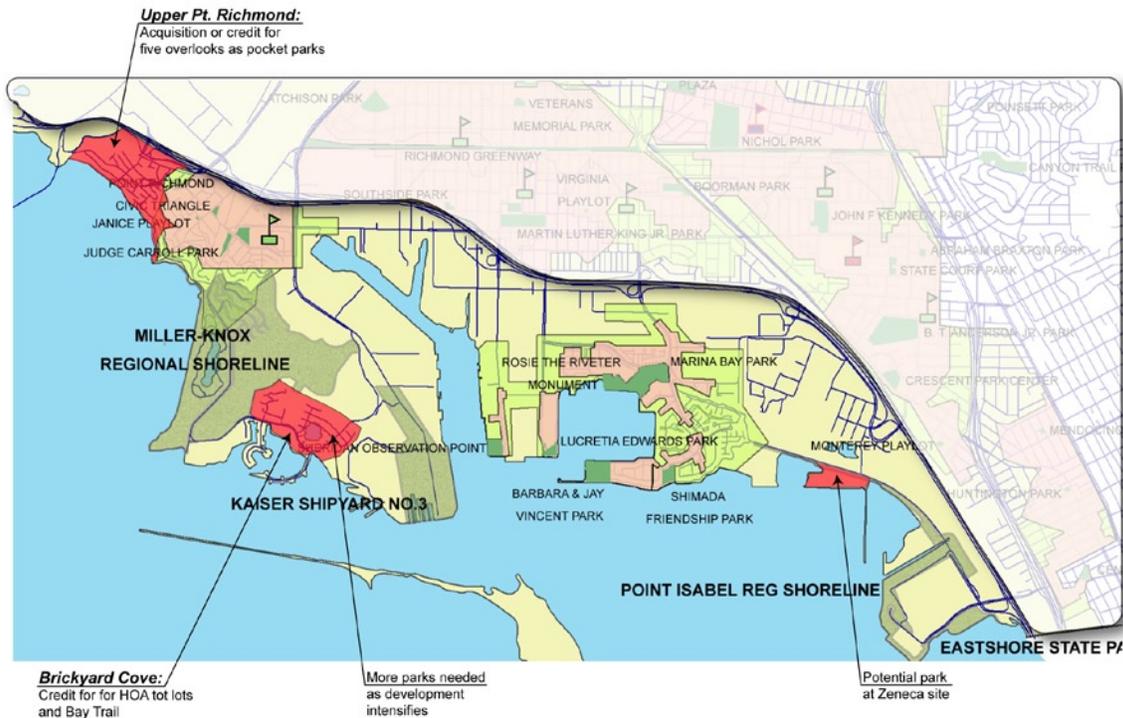


Figure 5.7 - Southern Shoreline Access Recommendations

### Southern Shoreline:

- **Upper Pt. Richmond:** Consider the five overlooks (on dead-end rights-of-way) as pocket parks. Consider the community gardens that are occurring in leftover spaces as pocket parks.
- **Brickyard Cove:** Expand the Bay Trail area to create park space. Require dedication of park space as development occurs. A 1-acre park at the Bay Trail was considered in a previous development proposal. Consider the HOA tot lots as pocket parks.
- **Zeneca site:** This site is very contaminated, and should be considered only as open space, connected to the reclamation area to the west.

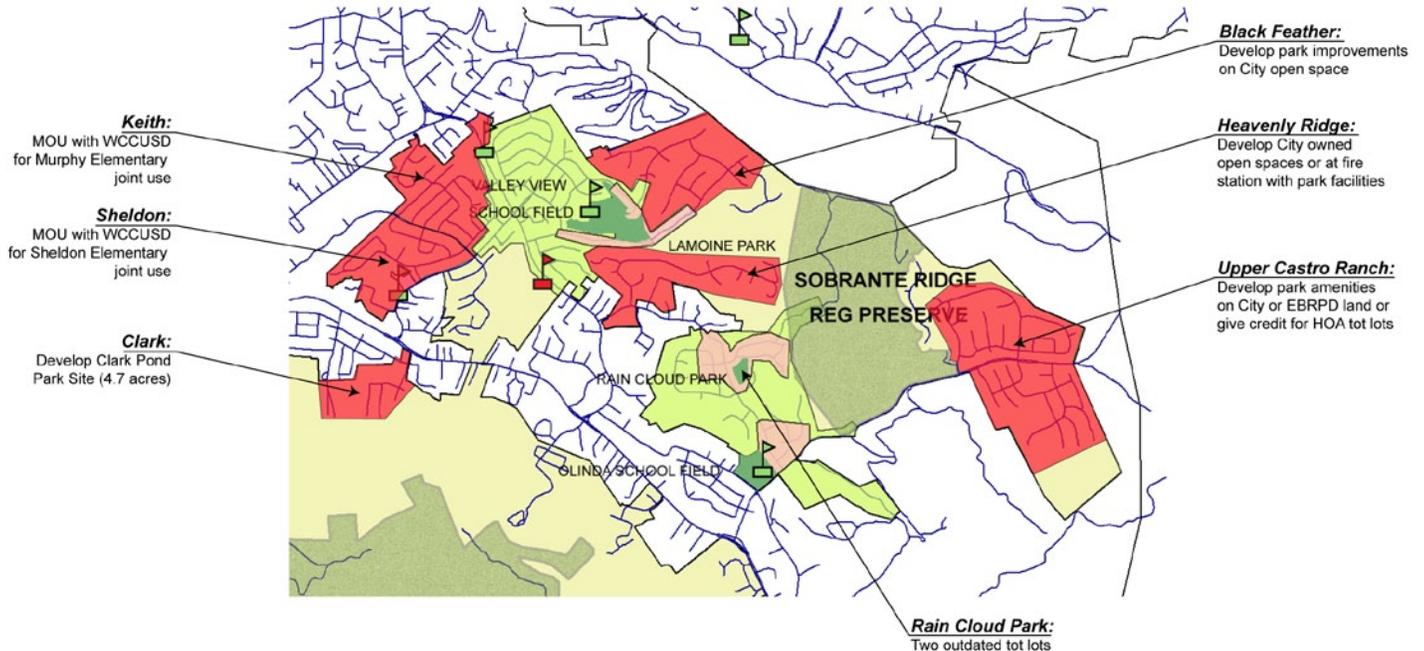


Figure 5.8 - El Sobrante Valley Access Recommendations

**El Sobrante Valley:**

- **Keith and Sheldon:** Formalize the informal agreements with WCCUSD for joint use of Sheldon Elementary School and Murphy Elementary School. The City-owned parcel adjacent to Sheldon Elementary could be developed as an Eco-village park.
- **Clark:** Clark Pond site is prone to landslides, but could be used as natural open space.
- **Black Feather:** The City maintains open space in this area and could develop improvements to create recreational opportunities.
- **Upper Castro Ranch:** This area has some HOA amenities including a pool and a small park. More facilities should be developed.
- **Heavenly Ridge:** Develop the parcel behind the fire station as a park, either by acquisition or by MOU with the current property owner (church).

Refer to the *El Sobrante Valley Parks Study*, 2001, for further specific recommendations for park improvements and potential park development sites in El Sobrante Valley .

## SPORTS FACILITIES

### FACILITIES STANDARDS

Facilities standards, as discussed in this chapter, address the need for active sport and recreation facilities. Facilities such as sports fields or courts have specific spatial requirements, which must be designed into the parks system. The standards indicate the number of facilities recommended to serve a given population, based on the level of use and the particular needs of the Richmond community.

The following analysis of existing sports fields recognizes that fields are being used for purposes other than that for which they were originally built. Most of the City's fields are serving multiple uses. For example, although there are only two purpose-built soccer fields, soccer is now being played on baseball outfields and informal lawns, and the City's Recreation Department regularly charges rental fees for the use of some of those spaces for soccer. To quantify the existing facility standards for sports fields, the plan included fields which are designated for a specific sports use by the Recreation Department regardless of the level of improvements or the condition of those fields. Thus, the deficiencies identified in sports facility standards only measure the unmet needs based on a physical shortage of fields, not the limitations on play based on field conditions or overlay of multiple uses. As many of the fields in Richmond are in poor condition, the lack of sports fields is even more acute than it appears from these statistics.

Facilities Standards are generally based on a "best case" scenario - indicating the desired level of service if unlimited land is available. The Comparative Facilities Standards on the following page are shown for reference only, representing standards for cities that are continuing to undergo development expansion.

## Comparative Facilities Standards

	Pleasanton	Livermore	Dublin	San Ramon	Oakley	Tracy	Salinas	Average	Richmond Existing
Ballfield	1: 3,050	1: 2,000	1: 3,300	1: 4,500	1: 2,000	1: 2,300	1: 2,500	1:2,800	1: 4,400
Soccer	1: 1,100	1: 2,000	1: 2,000	1: 2,000	1: 5,000	1: 5,000	1: 2,000	1: 2,700	1: 6,500
Basketball	1: 5,000		1: 4,000	1: 5,000	1: 3,000	1: 5,000	1: 5,000	1: 4,500	1: 3,750
Tennis	1: 2,000	1: 2,500	1: 2,500	1: 3,000	1: 2,000	1: 7,500	1: 3,000	1: 3,200	1: 5,500
Swimming Pool	1: 13,000	1: 35,000	1: 20,000		1: 25,000	1: 25,000	1: 20,000	1: 25,500	1: 52,000
Football						1: 15,000			1: 26,000

**Table 5.2 - Comparative Facilities Standards**

In determining the appropriate facilities standards, representatives of numerous sports leagues and programs were interviewed, as well as City Staff. Representatives shared information regarding frequency of use, scheduling and level of participation for youth and adult baseball, youth and adult soccer, cricket, tennis, and football. Currently, overuse of the existing fields is resulting in their deterioration, in some cases to the point where they are virtually un-playable.

The Proposed Facilities Standards for Richmond indicate current deficiencies. The calculations assume that overlaid fields (e.g. soccer being played on an outfield of a ballfield) can continue as shared uses, although this is not the preferred configuration, as it gives rise to use conflicts.

## Proposed Facilities Standards

	Existing Ratio	Proposed Ratio	Deficit
Ballfield <sup>(1)</sup>	1: 4,400	1: 4,000	2
Soccer	1: 6,500	1: 3,000	19
Basketball	1: 3,750	1:3,750	0
Tennis	1: 5,500	1: 5,000	2
Swimming Pool	1: 52,000	1: 35,000	1
Football	1: 26,000	1:26,000	0

<sup>(1)</sup> Includes: 13 baseball and 11 softball

**Table 5.3 - Proposed Facilities Standards**

## FACILITIES DISTRIBUTION - SPORTS FIELDS

### Baseball and Softball (Single and Multi-Use Fields)

Baseball and softball fields are distributed throughout the City as shown on the following maps. Although the characterization of a field as baseball or softball is based on the City’s records, often both sports are played on the same field. Additionally, in many cases, another sport is played on the outfield - usually soccer, but also flag football or cricket. Multiple uses of the outfield turf cause additional wear, and overlay of uses means that the fields are not always available for their intended use. As discussed in the Existing Parks section, many of the fields are in need of renovation.

Currently, the City has 13 baseball fields, not including the practice fields at Bates Fields, JPA.

Of the baseball fields:

- 6 are in Community Parks
- 5 are in Neighborhood Parks
- 2 are in Joint Use Parks
- 3 are lighted
- 3 locations have 2 or more baseball fields

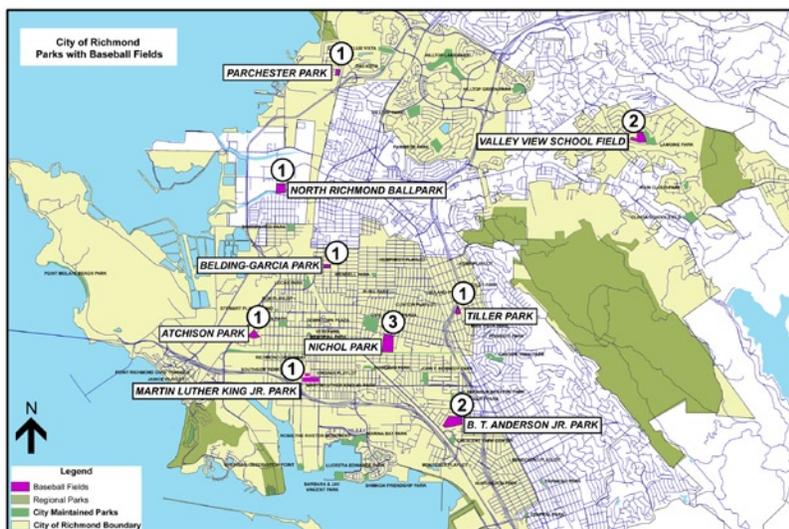


Figure 5.9 - Baseball Distribution

Currently, the City has 11 softball fields, not including the practice fields at Bates Fields, JPA.

Of the softball fields:

- 1 is in a Community Park
- 7 are in Neighborhood Parks
- 3 are in Joint Use Parks
- 1 is lighted

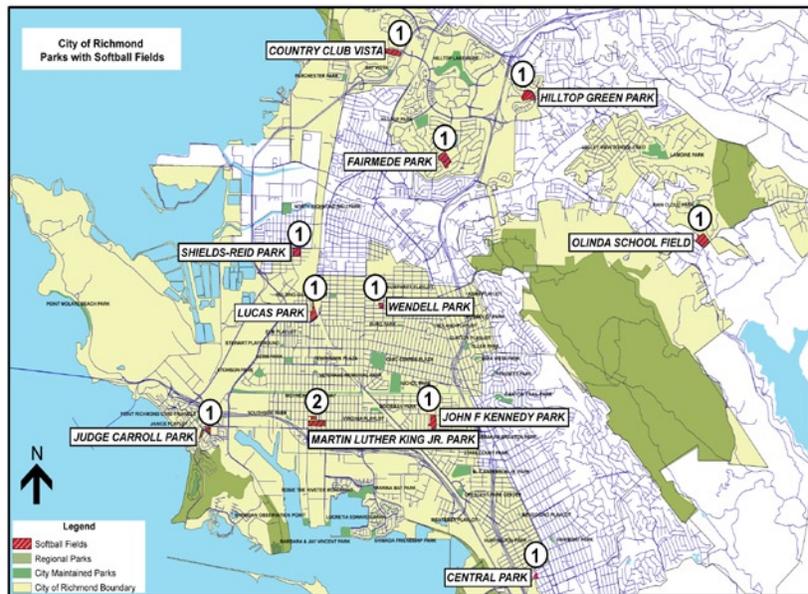


Figure 5.10 - Softball Distribution

### Soccer (Single and Multi-use Fields)

The City has two purpose-built soccer fields, at Country Club Vista Park and at Martin Luther King, Jr. Park. As the popularity of soccer has increased, soccer is being played or practiced on outfields of ballfields and on informal turf areas. The City’s Recreation Department has reserved and charged use fees for some of these additional locations. The following map and discussion includes fields where soccer is regularly played or practiced.

Currently, soccer is regularly played at 16 locations, not including the fields at Bates Fields JPA.

Of the existing soccer locations:

- 5 are in Community Parks
- 8 are in Neighborhood Parks
- 3 are in Joint Use Parks
- none are lighted
- 1 park has 2 soccer locations

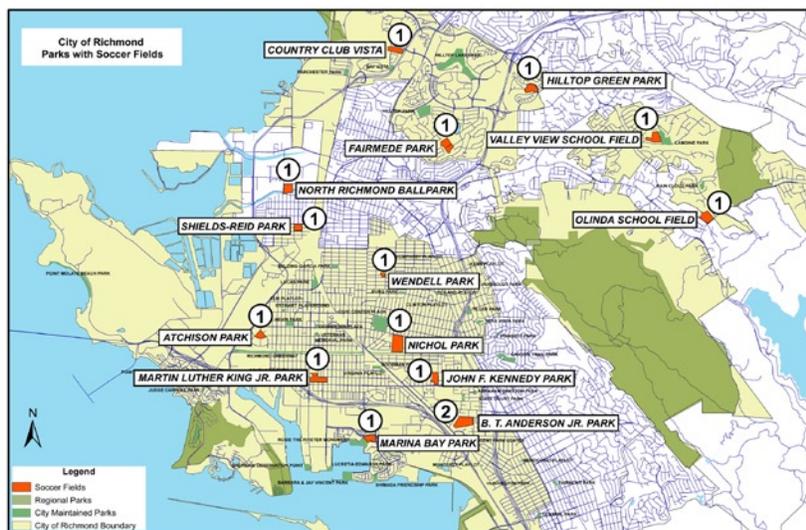


Figure 5.11 - Soccer Distribution

## SPORTS FIELDS RECOMMENDATIONS

### Improve Maintenance of Existing Fields

Many of the sports fields are not used to their full potential due to insufficient maintenance. Where fields have worn turf and uneven surfaces, and damaged fences, backstops or bleachers, they are no longer suitable for league play. In some cases, Richmond sport leagues have declined to hold tournaments due to poor field conditions. If conditions are poor, fields may be unusable. The playability of the sports fields can be improved, and use of existing facilities increased, if maintenance is improved.

## RECOMMENDATIONS

- Establish partnerships for volunteer involvement in field and facilities maintenance (leagues, teams, neighborhood groups, etc.).
- Enforce resting time for fields to prevent turf damage from overuse.

### **Expand the Usability of Existing Fields**

Many of the existing fields can be improved by minor or major renovations. In some cases, drainage improvements or configuration changes can change an informal practice area to a league quality facility. In many cases, hours of play are limited due to turf wear or lack of lighting for evening play.

## RECOMMENDATIONS

- Upgrade unofficial fields to functional practice fields by changing configuration, re-grading, or improving infrastructure or amenities.
- Add lighting to existing fields to extend hours of use.
- Re-surface fields with synthetic turf to decrease required down time (synthetic turf can be played in wet weather conditions, and does not require resting time for turf health).

### **Create New Fields or New Access**

Sports fields are a primary topic of this facilities discussion due to their space needs. They require a greater amount of dedicated park space than almost any other use. With limited available space, Richmond must be creative in finding suitable sites for field sports.

## RECOMMENDATIONS

- Obtain additional joint use agreements for use of school facilities.
- Reconfigure existing park spaces to provide additional sports fields.
- Avoid overlays for future fields.
- If an existing sports field is converted to a different use, ensure that a replacement site is available for the displaced use.
- Prioritize sports fields when acquiring new neighborhood park sites.
- Create a new community sports park facility.
- Consider multi-use turf areas as practice fields.

## FACILITIES DISTRIBUTION - OTHER SPORTS AND AMENITIES

Distribution of basketball, tennis, and other sports and amenities are shown in the maps below. When developing or redeveloping neighborhood or community park sites, attention should be paid to assuring that facilities are available and accessible in an equitable manner throughout the City.

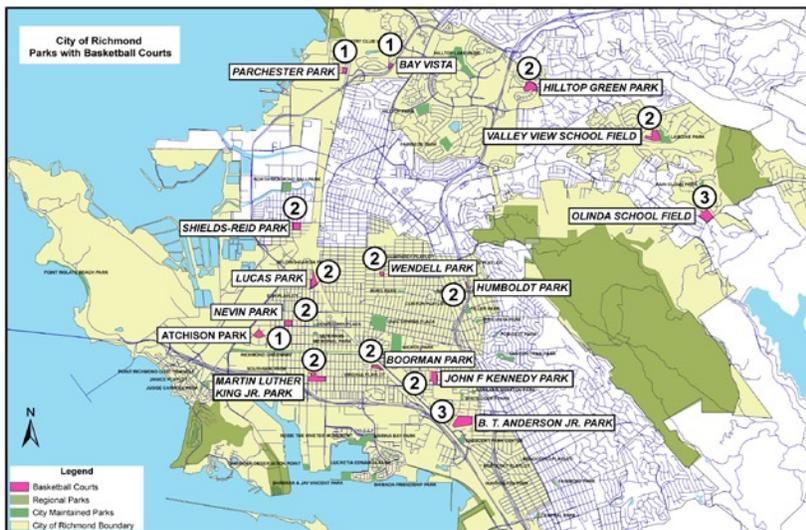


Figure 5.12 - Outdoor Basketball Distribution

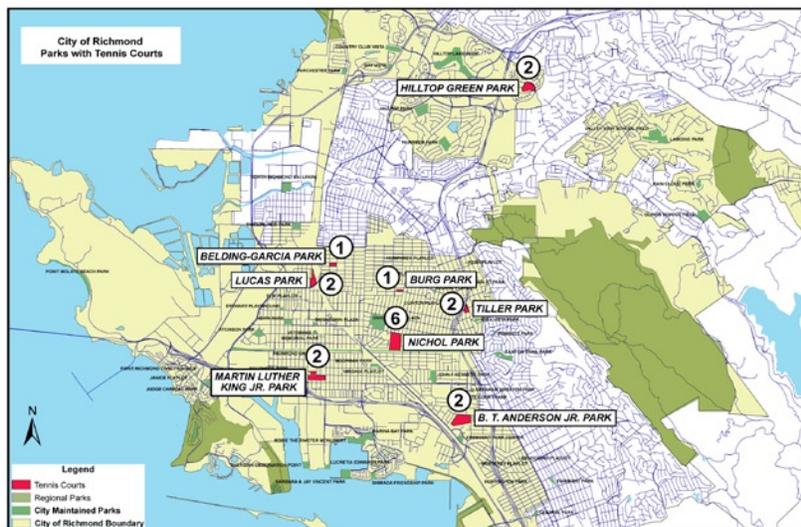


Figure 5.13 - Tennis Distribution

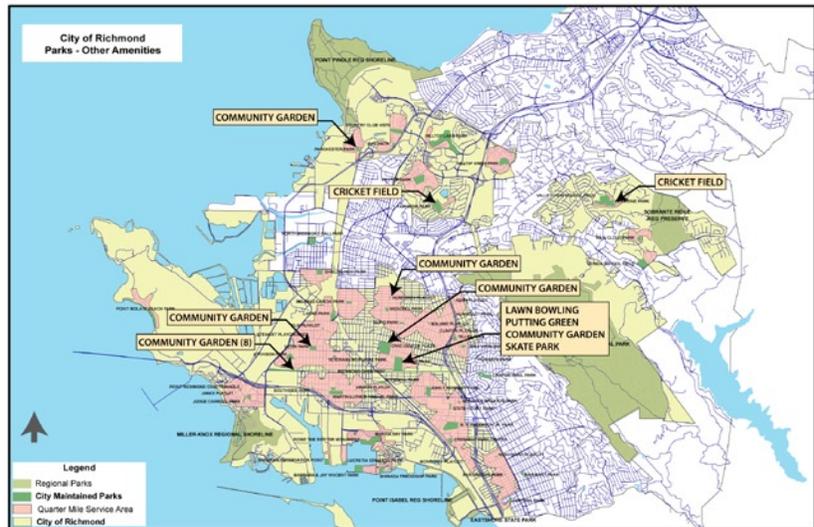


Figure 5.14 - Other Facilities Distribution



# 06-DESIGN GUIDELINES



*Playgrounds*

The Richmond Park Master Plan seeks to provide a well thought-out, premier quality parks system that looks beyond simply creating standards for ball fields and basketball courts. The goal is to create community spaces that connect people to nature and one another through sport, play, social interaction and even quiet contemplation.

As existing park facilities are improved and new parks are developed, it is important to provide clear, objective criteria to guide the redevelopment of existing parks as well as the acquisition of parkland and development of new parks to ensure equitable, high quality facilities.



*Hardscape activities*

This chapter contains design guidelines which include:

- overarching general design criteria that are applicable to all public parks, from pocket parks to community parks;
- specific features and relationships associated with the program and character of each park classification, whether a renovated existing park or new park development;
- the desired quality characteristics of specific park components; and
- criteria for selection of site to develop new parks.

Guidelines are provided here to serve as a framework. Individual site characteristics and community interest should determine what specific elements go into each park, and how designs are created. Each park should be unique and should contain design elements that inscribe upon it a special sense of place. The final design of future parks will depend on site specific characteristics and community input, as well as these guidelines.



*Picnic & gathering*



*Quiet contemplation*

## GENERAL PARK DESIGN GUIDELINES

The guidelines emphasize a “setting-based” park design approach. This approach encourages parks to be designed so that the physical context of the site and the relationship of facilities and elements programmed in the park are carefully coordinated to offer a selection of meaningful physical, social, and cultural experiences for the users. In short, it is an approach which creates “community” places which contribute to the livability of the City.

Place-making draws on the unique cultural, historic and environmental qualities of an area to create distinctive parks that celebrate the character of the area in which they are located. The design of a park should foster community identity and pride, and contribute to neighborhood livability. The park should provide a respite from daily life. These guidelines encourage the use of place-making strategies in park design to support social interaction. Strategies should reflect community/neighborhood identity and make each park unique. The goal is to create comfortable, stimulating parks that are not all alike. Landmark features such as public art, a grove of trees, a creek, or elements which reflect Richmond’s unique heritage can create the park’s theme.

Park activities and facilities should be sited in a manner which minimizes conflicts between park uses. Wherever appropriate, National Recreation and Park Association (NRPA) standards should be used to determine the area and dimensional requirements for new facilities (see Appendix D). Activities and elements should be arranged to accommodate all of the intended uses, in optimal relationship to one another to make the most efficient use of the space possible.

- Uses planned within each individual park should contribute to satisfying the overall comprehensive recreation needs of the community. Thus, the final program for the park should reflect an understanding of recreation resources available in close proximity to the individual park.
- Provide visual and physical connections to the surrounding environment.
- Use parks to unify neighborhoods and the community.
- Parks should be designed to appeal to multiple user groups.
- Diversity and innovation should be emphasized.
- Parks should appeal to the users’ imaginations and invite creative recreation activities.
- Provide flexibility in park facilities to accommodate a range of activities. Where feasible, design spaces for easy adaptation to different activities as future user populations dictate.



*Placemaking elements*



*Sense of arrival*



*Connection to nature*



*Links to other public spaces*



*Attractive fencing integrated into the design*



*Greenery to soften urban environment*



*Stormwater management incorporated into design as a landscape feature*



*Shaded seating adjacent to play area*

- A park should have a clear unifying structure which links its separate areas. There should be clear edges and entries.
- Park entries should create a sense of arrival, welcoming and orienting users.
- Highlight links between the park and other public spaces and community destinations.
- Provide logical, integrated, safe, ADA compliant access throughout the park.
- Park uses should be logically organized to provide positive relationships between uses, for example, group picnic areas might be located near play areas.
- Separate domains should be provided for conflicting activities (e.g. softball and picnicking, etc.).
- To avoid future conflicts, ensure that each park amenity area is of a sufficient size to serve the purpose it is intended to serve, i.e. spray parks, skateboard parks, dog parks, etc. that are large enough to accommodate their anticipated attendance and spectators without impacting other park users.
- Parks should be designed to promote public security and facilitate surveillance by law enforcement and the public (see Chapter 8 - “Safety”).
- Fencing, when used, should be attractive and should not detract from the aesthetic quality of the space.
- Greenery should provide relief from the harsh aspects of urban life as well as a chance for direct contact with nature. Trees are especially desirable.
- Baseball diamonds, game courts, and other spaces should be oriented to minimize wind exposure and glare from the sun.
- Landscape designs shall seamlessly incorporate stormwater management BMPs into drainage system design.
- Park design should provide for logical maintenance and emergency vehicle access. Consider the maintenance implications of design decisions when planning the park.

## DESIGN GUIDELINES FOR PARK CLASSIFICATIONS

### POCKET PARKS

Pocket parks are special places which become part of the daily life of the community. They should not be leftover decorative remnants. They should be the front porch for the neighborhood.

- Pocket parks must be designed for use by multiple user groups.
- Each pocket park should be a special jewel for the neighborhood, rich in texture and character.
- A pocket park should be an elegant juxtaposition of natural and urban amenities.
- Special features and amenities such as public art and drinking fountains are desirable within pocket parks.

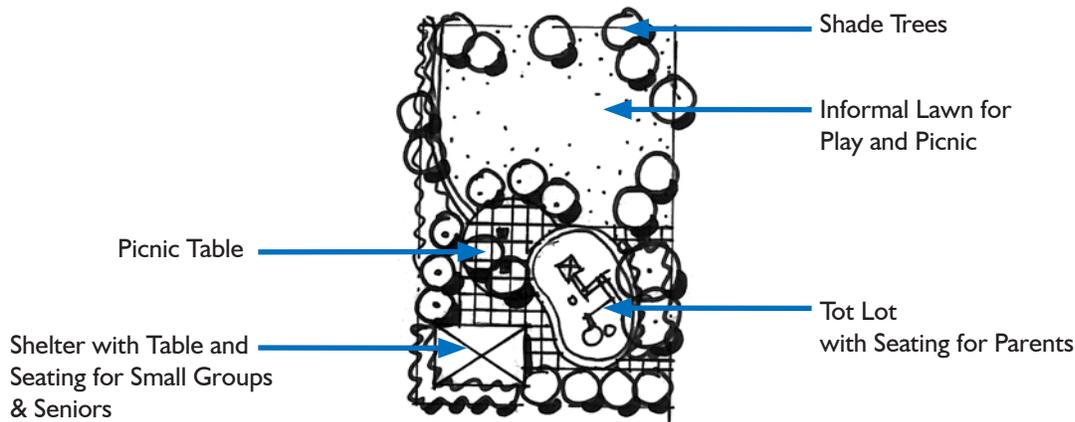


Figure 6.1 - Pocket Park Example Diagram

### NEIGHBORHOOD PARKS

Neighborhood parks serve as the focal point of neighborhood, the hub for both physical and social activities. Successful neighborhood parks have a sense of place which reflects the local character. Neighborhood parks act as critical building blocks of the City’s image and assist in providing an overall sense of community and security.

The basic design elements are:

- Traffic calming measures on adjacent streets.
- Parking along street frontage or other off-site parking.
- Neighborhood gathering space.
- Hierarchical internal pedestrian circulation system with seating at appropriate intervals.
- Site grading that has variations and interest in the form of berming and rolling topography that defines spaces, imparts a pastoral feel, and is conducive to passive recreation (picnicking, informal fields, observation areas, etc.) Berms should not obstruct views into park.
- Neighborhood scale play areas adjacent to small group picnic areas which might include alternative play structures such as bouldering walls and sculptural climbing elements.
- A variety of individual and small group seating areas.
- Trees and structures to provide shade as appropriate in play areas, picnic areas and seating areas.
- Fencing or walls as necessary to control site access and protect adjacent homes.
- Naturalized areas that could be used for environmental education, demonstration projects, community gardens, wildflower / butterfly / native planting, etc.



Informal lawn play



Traffic calming measures such as rotaries on adjacent streets



Weave naturalized areas into neighborhood parks to facilitate interactive & educational experiences with nature



Public art by local artists

In addition to the basic design elements described above, the following optional design elements should be considered for inclusion in the design of neighborhood parks.

- A restroom building may be included as an optional amenity, however, a strategy to address on-going maintenance and security for the restrooms must be in place.
- Public art by local neighborhood artists or community members.
- Information kiosk to act as a neighborhood information exchange center.
- Small open-air outdoor performance space suitable for neighborhood use.



Plaza space can be used for small performances & events

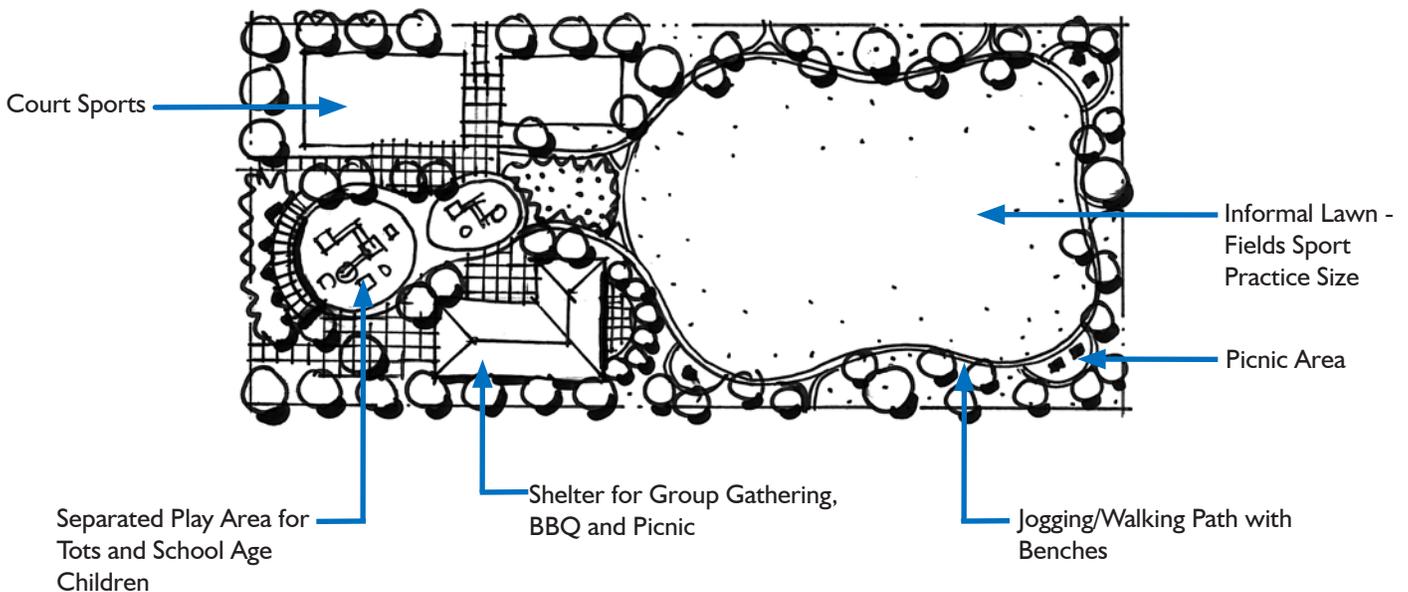


Figure 6.2 - Neighborhood Park Example Diagram

## COMMUNITY PARKS

Community parks serve to fulfill the active and passive recreation needs of multiple neighborhoods. The community park provides recreation opportunities that are not typically suitable or physically possible in a neighborhood park (i.e. formal sports fields and courts with night lighting). The specific ranges of uses which must be accommodated in a community park are addressed in Chapter 3 - Park Classifications.

Community parks are where most organized sports and various league sports are accommodated. To allow for tournament programming and efficiency of maintenance, it may be appropriate for each community park to emphasize a type of sport. With this emphasis approach, at least 1/3 of the active sports fields would be dedicated to one sport type. Adjacent facilities such as spectator seating or warm up areas could be oriented to this sport.

The design of community park facilities should be encouraged to accommodate both recreational use and revenue generation.

The park should not be dominated by active sports, but also provide passive retreats and areas for special interests. The basic design elements are:

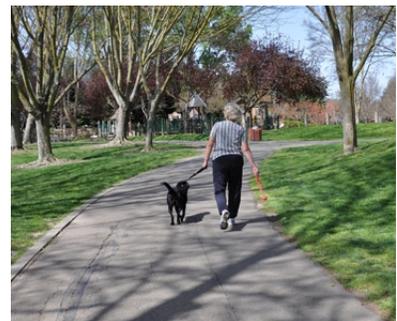
- A clear point of arrival; a heart from which other site elements radiate.
- A civic gathering space to accommodate community events as well as multiple small social spaces to encourage social interaction.
- Safety lighting to adequately accommodate site needs without impacting local residential streets and businesses.
- A hierarchical pathway system which organizes and links site elements. Pathways should be lighted and provide seating areas at appropriate intervals. Path systems should also provide adequate access for maintenance and public safety vehicles throughout the site.
- Welcoming entry portals from all perimeter streets and trail interfaces.
- Parking areas distributed to conveniently access facilities without conflicting with park use and pedestrian circulation. On-site parking should be adequate to accommodate site uses without impacting the surrounding neighborhood, but should not be allowed to dominate the site.
- An information kiosk to provide information about park activities and community events.
- Site grading that has variations and interest in the form of berming and rolling topography that defines spaces, imparts a pastoral feel, and is conducive to passive recreation (picnicking, informal turf games, observation areas, etc).



*Central gathering space & arrival area*



*Small social space*



*Plaza space can be used for small performances & events*



Shade structure



Teen area



Picnic & gathering

- Thematic play areas designed as a community destination, with associated parents' seating.
- A distinct "teen area" that has suitable activities for youth ages 12 to 18 years of age with alternative activities (such as ropes courses, rock climbing walls, BMX tracks, and skate spot elements).
- Trees and shade structures to provide enclosure and shade as appropriate in play areas, picnic areas, and seating areas.
- Larger group picnic areas with barbecue pits with shade structures, suitable for reserved use.
- A variety of individual and small group seating and picnic areas associated with various site activities.
- A minimum of two active multi-purpose courts to accommodate various configurations of basketball, tennis, volleyball and other similar activities clustered to facilitate tournament play.
- Drainage systems carefully designed to maximize the usability of the park with special consideration given to installation of subsurface drainage systems in the sports fields and play areas.
- Canine waste stations at park entries.
- Naturalized areas that could be used for environmental education, demonstration projects, community gardens, botanical gardens, arboretums, wildflower / butterfly / native plant gardens, etc.
- Restrooms.

In addition to the basic design elements described above, the following optional design elements should be considered for inclusion in the design of community parks.

- A multipurpose building / community center for social gatherings, daycare, recreation programs, and general community use.
- An open-air amphitheater / outdoor performances shaded for day use and lighted for night use.
- A storage building to facilitate maintenance (may be associated with restrooms).

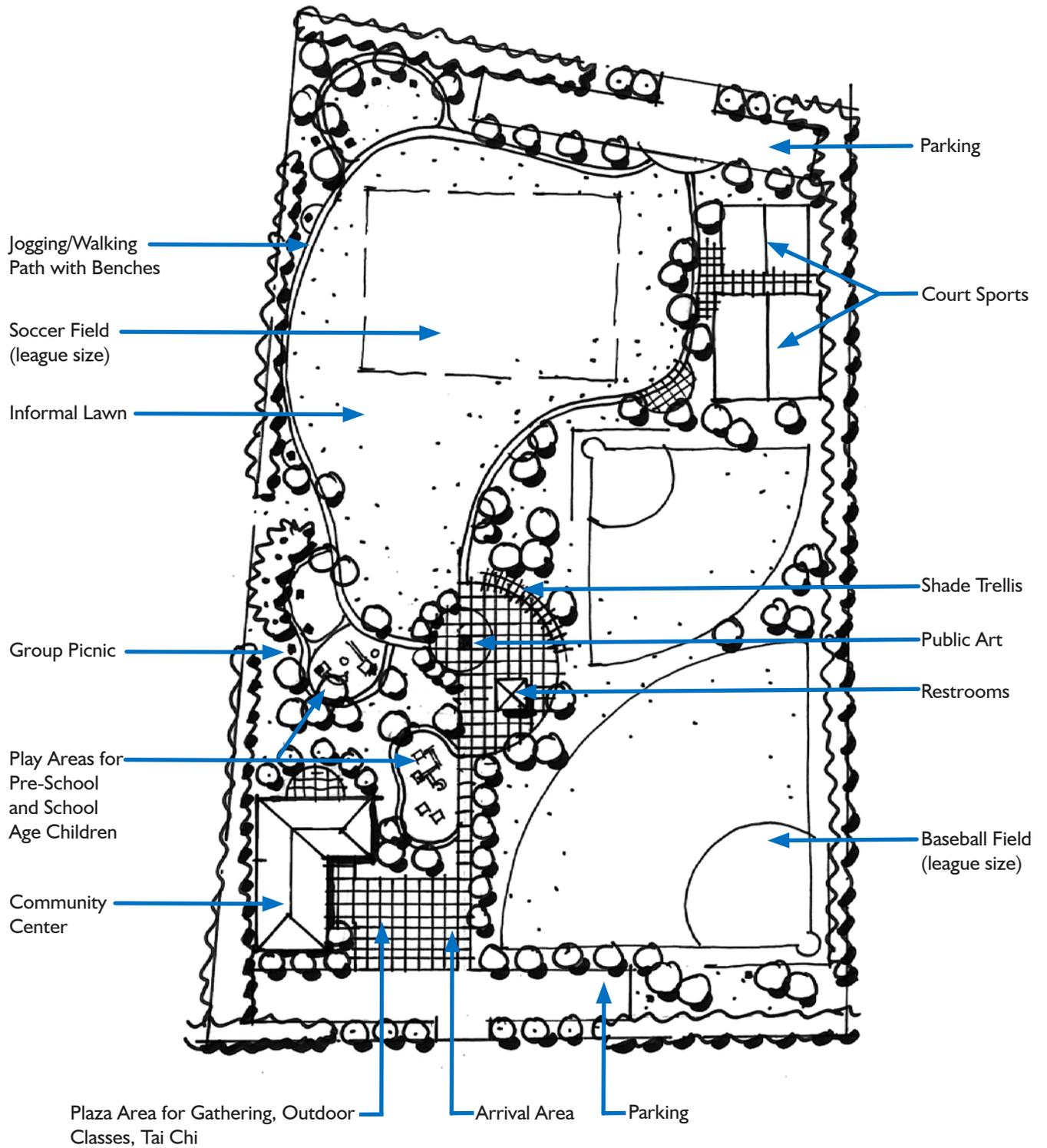


Figure 6.3 - Community Park Example Diagram



*Social gathering spaces*

## DESIGN GUIDELINES FOR ACTIVITY COMPONENTS

The quality and variety of the activity components in a park contributes to the overall usability of the park. It is frequently the little details which create a successful park.

### GATHERING PLACES

Social interaction is an important role of parks of all scales. Consequently, the park design should include gathering spaces. The gathering space should be prominently located, nestled into the park, yet easy to identify upon arrival at the park. The space should be appropriately sized to accommodate social needs of the park. The space should be flexible and reflect the park theme. Gathering place amenities might include:

- Entry portals and information kiosks
- Seating elements (bench, boulder, landscape walls)
- Enhanced paving and special site amenities (tree grates, pots, bollards, garden ornamentation)
- Shade structure/trellis
- Enhanced planting
- Water feature



### SENIOR AMENITIES

- Multi-generational park spaces are highly desirable. Parks should be attractive and welcoming to seniors. All parks should include some provisions for use by seniors. In pocket parks this accommodation might include benches with arm rests and walking paths. Neighborhood and community parks shall include features especially designed to support healthy, active senior life styles.
- Senior amenities should be located so that seniors can “over look” park activities, yet not be vulnerable to potential active impacts.
- Seniors can become informal docents for educations displays and amenities located in parks when seating areas are convenient to these special features.
- Provide frequent seating areas along walking paths, and avoid benches facing into sun to enhance senior use.



*Senior accomodations ranging from active to spectating uses*

### SPORTS FIELDS

The wear and tear of intense sports use on play fields necessitate that these facilities be carefully designed.

- Pursue the development of lighted and synthetic playing fields where appropriate to reduce impact on natural field turf.
- Avoid overlapping sports fields (i.e. baseball with soccer in outfield) to allow field down time between seasons.

- Provide adequate supporting amenities such as trash receptacles, drinking fountains, bleachers, etc. Provide adequate level areas for spectator seating.
- Natural turf playing fields such as baseball, softball, and soccer shall be crowned and graded to provide adequate drainage. Drains should not be located within or immediately adjacent to a play field - a minimum separation of twenty feet (20') from play fields should be maintained.
- Provide adequate setbacks for activity areas to buffer noise, light, etc., from adjacent residences.

### COURT FACILITIES

- Tennis, basketball and bocce ball courts shall include appropriate amenities to facilitate use such as spectator seating, sign-in boards and trash receptacles.
- Tennis courts in community parks shall have lighting, seating and a sport ball wall. Lighting for night use is not permitted in neighborhood parks.



Active play such as basketball & bocce ball

### PLAY AREAS

Play areas should be designed to promote muscle development and motor coordination but also to encourage social interaction, fantasy, creativity and dramatic play.

- Children’s play areas should provide educational opportunities and thematic “place-making” features. Where possible, themes should reflect special environmental or cultural elements of the setting.
- Provide a range of age appropriate play elements clustered to avoid play conflicts.
- Provide a variety of challenges and experiences which will contribute to stimulate play activities even when the equipment becomes familiar.
- Provide comfortable adjacent seating areas for adult supervision.
- Playgrounds should meet playground safety guidelines.
- Play areas shall include appropriately designed safety surfacing and drainage systems.
- Provide adjacent hardscape play areas, such as a trike path.
- Provide adequate protection (fencing) or setback from streets and parking lots.



Provide challenging play experiences

### GROUP PICNIC AREAS

Group picnic areas should be designed to accommodate reserved activities, which can be a source of revenue generation. Group picnic areas can be used as informal outdoor classrooms.



“Place-making” feature which provides a learning opportunity about the local environment



Group picnic areas with BBQ's



Provide challenge sports areas visible from street



Provide areas for dogs to exercise & socialize

Provide amenities in group picnic areas to facilitate use such as shade structures, BBQ grills, drinking fountains, and trash receptacles. The number of group picnic tables should be scaled to the park size.

### CHALLENGE SPORTS

These facilities can be designed to offer general skateboarding, skate lessons, roller blading and BMX bikes on designated days and times. A skate park allows skateboarders, in-line skaters and bicyclists of all ages and skill levels to safely practice their sport. In addition, skate parks have a side benefit of reducing damage to public/private property resulting from unauthorized skate/bicycle use and of reducing conflicts between skaters/bicyclists and business/property owners. Smaller skate “spots” can be incorporated into neighborhood parks.

- Locate challenge sports in areas where youth can congregate without disrupting other park uses.
- Locate challenge sports where they are visible from surrounding streets.
- Include areas for seating and fence (if necessary).
- Provide signage to outline expected behavior such as: must wear safety gear, no drugs or alcohol, no food or drink, no loitering in activity areas, etc.
- Provide signage to relieve the City of liability for injuries.

### DOG PARK

A dog park is a place for dog owners to socialize while their pets play and interact, as well as a place for dogs to get out of the house or yard. Dog parks allow dogs to be legally unleashed for exercise and provide a gathering space for dog owners. Dog parks should have the following elements:

- Large concrete entry area with double gated entry vestibule
- Drinking fountain with jug filler on a concrete pad
- Six foot (6') high ornamental iron fencing with mow band enclosure
- Trash receptacles and a dog waste bag dispenser/receptacle with signage
- Both turf and decomposed granite areas
- Benches for owner seating

### RESTROOMS

Restrooms are very desirable amenities, whether for the occasional event or daily playground needs. However, restrooms must be maintained daily, and are thus expensive to maintain. If the restroom facility or maintenance is allowed to deteriorate this can

negatively impact park use and local neighbors. The restroom easily can become a vandalism target or attract undesirable uses.

- Restrooms must be secured at night.
- The provision of restrooms in neighborhood parks should be carefully considered, on a case-by-case basis.
- Restroom should be thoughtfully designed to minimize maintenance requirements and to be vandal resistant.
- Restrooms should be conveniently located where they can be easily surveilled.
- Consider use of card accessed restrooms with automatic locking and other security devices.
- When a restroom is designed, façade and roof details should be consistent with the architectural characteristics of the setting.
- Portable toilets may be provided and maintained by user groups for events under user contract. Portable toilets must be secured to a site structure to prevent overturning.

## LIGHTING

- Park lighting in neighborhood and pocket parks should be provided for security only, not for night use.
- For community parks with evening use, pathway lighting should be a minimum of one eighth (1/8) foot-candle throughout the park. Activity nodes such as playgrounds and picnic areas should be lit at an average of 1 foot-candle. Lighting for sports use should be appropriate for the use.
- Avoid penetration of unwanted light into adjacent neighborhoods. Use fixtures with cut-offs to prevent dark-sky impacts.
- Use LED light fixtures, motion sensor lighting or dual level lighting systems where appropriate to conserve energy.

## SITE FURNISHINGS

- Site furnishings should be sturdy, simple in construction, durable and made of vandal resistant materials. Use of site furnishings made of wood is discouraged.
- The use of recycled content equipment, surfacing, and site furnishings is encouraged.
- Site furnishings and amenities shall comply with the Americans with Disabilities Act (ADA).
- Drinking fountains shall be connected to sewer lines.
- Picnic tables shall be set on concrete pads to facilitate maintenance.
- Amenities shall be designed and installed in a manner that prevents inappropriate skateboarding.



*Skateboard stops designed as sea-shells*



*Attractive planting which is low water use & low maintenance*



*Use of boulders for seating & climbing emphasizes the natural environment*

## LANDSCAPE

- Plant selections should consider maintenance requirements and appropriateness to the public setting. Avoid plants that produce excessive litter, are disease-prone, or attractive to pests. Avoid allergy inducing and poisonous plants.
- Water conserving plant materials shall be incorporated into the landscaping to the greatest extent possible.
- Group plant material with similar water requirements into hydrozones in order to facilitate irrigation and conserve water.
- Maximum slope of shrub areas shall be 3:1 (30%).
- Keep obstacles (furniture, signs, radical grade changes) out of lawn areas to facilitate even irrigation distribution and mowing.

## GRADING

- Grading shall consider functional effectiveness, ease and cost of long term maintenance and aesthetics.
- To the extent possible, avoid use of retaining walls around utilities. In cases where walls around vaults are unavoidable, walls shall be masonry, concrete or other permanent material.
- Grading shall meet existing elevations at property lines, while providing positive drainage for the site.
- Minimum slope of multi-purpose turf areas is two percent (2%). Maximum is 5:1 (20%).
- Grading shall comply with Americans with Disabilities Act (ADA) and California Title 24 Building Code (Title 24). The need for handrails shall be minimized whenever possible.
- A minimum slope of two percent (2%) for swales shall be provided in planted or turf areas.

## PARK SITE SELECTION CRITERIA

New parks must be convenient and accessible to potential users. For a neighborhood park or pocket park, good pedestrian access is primary. For the typical community park, pedestrian access is still significant but the site should also be easy to get to by bike, transit and car. This suggests a location on a major street.

Visibility is another issue to be considered in siting new parks. Hard-to-find neighborhood parks can have reduced patronage and may create security problems. For security, visibility from major travel routes is desirable. Even for a neighborhood park, a fairly prominent location is usually desirable.

Compatibility with adjacent land uses is another important factor. This varies somewhat for different kinds of parks. A pocket park is usually a good neighbor to housing. A large active community park which produces noise and draws big crowd generally is not. At the same time, some non-residential uses (noisy industrial plants, uses with noxious odors) make a location undesirable for park use. Depending on the activity, there may be other instances where the park itself can work effectively as a buffer between an industrial use and nearby residential areas.

For most kinds of parks and recreation areas, a location next to a local civic building—especially a school—is desirable. This can enhance the site’s identity and encourage patronage and user safety. A location next to a commercial center may also be desirable.

## POCKET PARK SITES

Pocket park sites, because of their small size, may appear to be easiest to identify. However, considering the deficit in larger parks, the City should limit investment in new pocket parks to those parks which are integral to the overall park system strategy to provide equitable access, parkland and recreation facilities, and place more emphasis on siting of larger parks.

- In selecting pocket parks it is important to select sites which are well integrated into the neighborhood. The pocket park should be highly visible and easily accessible on a daily basis.
- Sites should afford a protected quiet respite not easily overwhelmed by the impacts of adjacent roads.
- Sites should be sized and configured to accommodate pocket park activities identified in the park classification system. Avoid “token” streetscapes - green space and enhanced concrete - which, while attractive from the car, are not pedestrian destinations.
- Special historic or natural features can be the focus of a pocket park.



*Design spaces to encourage imaginative play*



*Weave art created by local children & artists into park designs & site furnishings*



*Provide comfortable seating adjacent to play area*



*Balance of natural and built environments*



*Provide seating & small gathering nodes along circulation paths*

## NEIGHBORHOOD PARK SITES

Identifying sites which possess all the features necessary for a neighborhood park can be challenging. A neighborhood park may require aggregation of multiple parcels to create a cohesive site.

While the enhancement of the existing park system is a priority for the Richmond community, there are numerous access gaps which can only be closed with the acquisition and development of new park lands.

For a new park, the site must contain enough space to accommodate the desired program. This sounds like a basic premise, but many parks are over-programmed and become crowded with too many overlapping functions within the same area.

Factors like shape, grade, vegetation and other physical characteristics should be taken into consideration. Different sites offer different kinds of advantages. Linear sites may bring recreation closer to a larger number of people but are more difficult to develop with active recreational facilities. Very small sites can bring “breathing room” into underserved areas but if they are poorly sited they can also become local “hangouts” and fail to attract the users they were designed to serve.

The location of a neighborhood park is critical to its success. For a new neighborhood park, the City should look for sites that:

- Are developable into flexible, close-to-home facilities that include informal natural play areas, community gardens and/or landscaped areas for neighborhood access to “green spaces;”
- Are prominently and centrally located for the neighborhood served;
- Are fronted by at least two public streets with additional frontages as the preferred condition. Neither frontage should be an arterial street;
- Are located for convenient pedestrian access from the neighborhood;
- Are located along or within easy walking distance to the city-wide green space network wherever possible;
- Are square to rectangular in shape;
- Have favorable exposure to natural elements (e.g. avoid wind-swept sites);
- Have well drained and suitable soils for typical park landscaping;
- Contain enough relatively level topography suitable for grading turf play areas;
- Are free of environmental hazards;

- Have historical or natural features where possible (e.g. trees, views, creek interface);
- Have a service area which is not divided by natural or man made barriers such as major thoroughfares or train corridors; and
- Whenever possible, are located adjacent to special community facilities such as Boys & Girls Clubs, YMCAs, or day care centers.

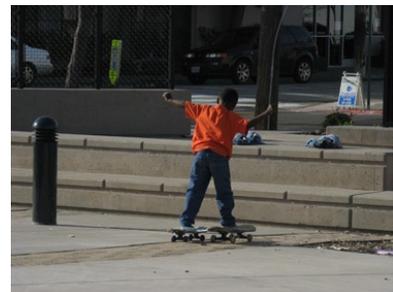
### COMMUNITY PARK SITES

Because of the required size, community park site opportunities are limited. Community parks should be located such that access from the surrounding neighborhoods is maximized yet the impacts of the higher activity level on the local residents are minimized. Ideal sites should be easily developed for park use. For a new community park, the City should look for sites that:

- Are fronted by two public streets with one frontage being an arterial street;
- Are located for easy and convenient pedestrian access from the neighborhood and public transit;
- Are located along or within easy access to the existing or proposed city-wide greenway / trail system;
- Are located adjacent to school sites or other municipal facilities to provide joint use opportunities;
- Are buffered from residential areas, if high levels of night lighting or noise are anticipated;
- Are square to rectangular in shape;
- Have favorable exposure to natural elements (e.g. avoid wind-swept sites);
- Have well-drained soils suitable for typical park landscaping;
- Have topographic interest, yet can be adequately graded to provide necessary contiguous acres of relatively level ground suitable for development of formal and informal sports fields;
- Are free of environmental hazards; and
- Have special historic or environmental resources.



*Central plazas can serve as event spaces*



*Sports such as skateboarding can be an integral part of a gathering space if uses are separated appropriately*



*Community parks should have clearly defined arrival spaces*



*Shade structures and trees at picnic areas*





# 07-SUSTAINABILITY



*Enjoyment of the natural environment encourages stewardship*

## NATURAL SYSTEMS AND SUSTAINABILITY

The term *Sustainability* is often invoked, but rarely is it fully understood in all of its nuances and shades of meaning. It has been expressed as a way of meeting the needs of the present without compromising the ability of future generations to meet their own needs, and is often related to the “triple bottom line” of environmental stewardship, social responsibility, and economic prosperity. Other contemporary terms such as “climate change” and “carbon footprint” illustrate the growing need for a systematic movement toward a sustainable approach.

Richmond’s Draft General Plan’s Parks and Recreation Element **Goal PR3: Sustainable Design and Maintenance Practices** is an indication of the City’s commitment to the principles of sustainability. The City is dedicated to using efficient and sustainable design and maintenance practices in its parks, to conserve natural resources and support environmental stewardship. It also promotes maintenance practices that are efficient, sustainable and equitable in order to maintain area parks as community assets. Related to this Goal are **Policy PR3.1** which dictates promoting conservation and energy efficiency in the design, construction and maintenance of parks, recreation facilities, landscaped areas and trails, and **Policy PR3.2** which provides for equitable park maintenance, renovation and upgrading funding across planning areas.



*Richmond parks provide access to natural areas*

Additionally, Draft General Plan **Goal PR4: Stewardship of the Natural Environment**, encourages the improvement of access to natural environments by incorporating natural features into park areas. The enhancement of natural features, such as unstructured natural settings or creeks in the landscape of the City’s parks will contribute to raising public awareness of natural and cultural resources and the value of connecting people to nature.

As the City of Richmond promotes sustainability as a core value and operating principle, sustainability is incorporated into this Parks Master Plan as an underlying directive, and components should be implemented whenever feasible. Incorporating sustainable and ecological design concepts into Richmond’s parks is critical to their long-term success. In addition to policies supporting air quality, water quality and conservation, soil health, energy efficiency, and waste reduction, sustainability policies should also include protection of plant and animal habitat, as well as incorporating sustainable urban design and building design practices. To this end, the following categories have been identified:

- Energy Efficiency
- Sustainable Landscaping
- Daylighting Creeks to Build Connections
- Encourage Non-Motorized Transportation
- Water Conservation
- Stormwater Management
- Sustainable Materials Practices
- Local Food

Integrating an ecological approach into highly used urban sites presents not only a unique challenge, but an opportunity as well. While most Richmond Park sites will have an urban feel, that feel can be enhanced by the addition of a landscape that supports wildlife, provides food (community gardens) or provides other ecological functions. For example, there are many creek crossings and drainage swales in various park sites which can be expanded and incorporated into habitat sites, as well as areas where community groups have worked to preserve habitats for local flora and fauna. These areas should be recognized as important community amenities. The possibilities are limited only by the creativity of the Richmond community.

**RECOMMENDATIONS:**

- Promote sustainability by designing to reduce impacts on the environment.
- Support the “triple bottom line” of environmental stewardship, social responsibility, and economic prosperity.
- Implement educational programs to increase awareness of sustainable practices.
- Increase greenery to expand habitat of local flora and fauna, and provide more green space in neighborhoods.

**ENERGY EFFICIENCY**

A high percentage of overall energy usage involves lighting, thus, sustainable lighting creates an opportunity for significant reduction in energy use. Advancing technology has resulted in many high-efficiency elements such as LED and fluorescent lighting, dual level or motion activated lighting, and other elements appropriate for parks. A conscious response to dark-sky requirements is also important; in addition to having a smaller impact on bird and animal habitats, efficiency in focusing lighting where needed greatly reduces the overall amount of energy used.



*Even small parks can provide habitat*



*Creative play structures can teach about energy production*



*Energy efficient lighting is available in many styles*

Reducing the energy usage of a park site by elements such as efficient lighting is the first step. Generating energy with renewable sources on site increases a park's sustainability factor. Alternative energy sources such as lighting fixtures with pole mounted solar panels, wind turbines, etc. provides a tangible reminder to park users that energy efficiency is something all should be concerned with, and provides a learning opportunity to community members who may consider similar practices for themselves.

#### RECOMMENDATIONS:

- Reduce light usage by incorporating motion activated lighting, dual level fixtures, etc.
- Ensure that all fixtures are dark-sky compliant.
- Use self-powered lighting where appropriate (e.g. integral solar panels).
- Use energy efficient lighting sources such as LED.
- Identify sites where alternative energy sources (e.g. wind turbines, solar panels on roof structures, etc.) can be incorporated into the design.

### SUSTAINABLE LANDSCAPING

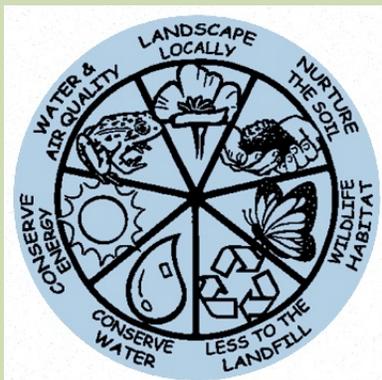
Alameda County's StopWaste program is the author and proponent of Bay-Friendly Landscaping, a series of sustainable landscaping concepts that outline practices that conserve water, energy and natural resources while nurturing our soil and aquifers and encourage reduction of landscaping construction and maintenance waste. Permaculture design, where the landscape is a self-nurturing ecosystem that requires less human intervention and fewer synthetics and chemicals to maintain, is also a concept which is imperative to incorporate into park design, especially in sites where maintenance budgets are limited and the landscape must be able to thrive on its own.



*Landscaping with natives is Bay-Friendly*

#### RECOMMENDATIONS:

- Incorporate Bay-Friendly Landscaping design and maintenance practices (see sidebar, next page), adapted to address needs specific to the City of Richmond.
- Design using permaculture principles for lower maintenance and fewer chemicals.



### The 7 Principles of Bay-Friendly Landscaping\*

Bay-Friendly Landscaping is a whole systems approach to the design, construction and maintenance of the landscape in order to support the integrity of one of California’s most magnificent ecosystems, the San Francisco Bay watershed. The program was developed by the Alameda County Waste Management Authority, and is implemented by most public agencies in Alameda County, as well as many in neighboring counties. For public spaces, Bay-Friendly Landscapes embody community values for health, wildlife and the environment. A well-designed and maintained Bay-

Friendly Landscape can cost less to maintain in the long run by consuming fewer resources. A Bay-Friendly Landscape is designed to create and maintain healthy, beautiful and vibrant landscapes in harmony with the natural conditions of the San Francisco Bay watershed by upholding 7 core principles:

- **Landscape Locally-** Consider climate, exposure and topography as well as soil type, local existing plants, and the potential for fire to select plants that are suitable for the site, using local natural plant habitats as models for the design.
- **Landscape for Less to the Landfill-** Select appropriate plants to encourage health, reduce green waste, and reduce invasive species. Select salvaged or recycled content materials where possible.
- **Nurture the Soil-** Healthy soil is alive with microorganisms and other beneficials, and carries out a range of processes that benefit landscapes, the community, and our planet.
- **Conserve Water-** Reduction of water use is critical to keeping up with a growing need for resources. Use natives and drought-tolerant plants, hydrozone, minimize turf, and use compost and mulch to create drought tolerant soil to landscape more responsibly.
- **Conserve Energy-** Increasing concern over energy shortfalls and dependency on fossil fuels informs the need to design landscapes for energy reduction. Plant trees to cool structures, reduce heat island effect through less paving, and use more efficient lighting to reduce energy use in new landscapes.
- **Protect Water and Air Quality-** Reduction of stormwater runoff from a site can positively affect the water quality of a site and its surrounding watershed. Similar implementation of air pollution-reducing measures - lowering fossil fuel use in maintenance, planting trees to reduce CO2 emissions, etc. can benefit the entire community.
- **Create Wildlife Habitat-** Biodiversity is crucial to the health of the local landscape. Diversify plant cultures, use natives, reduce chemical use in maintenance practices and provide shelter in order to preserve and restore vital animal habitats.



\*Alameda County StopWaste

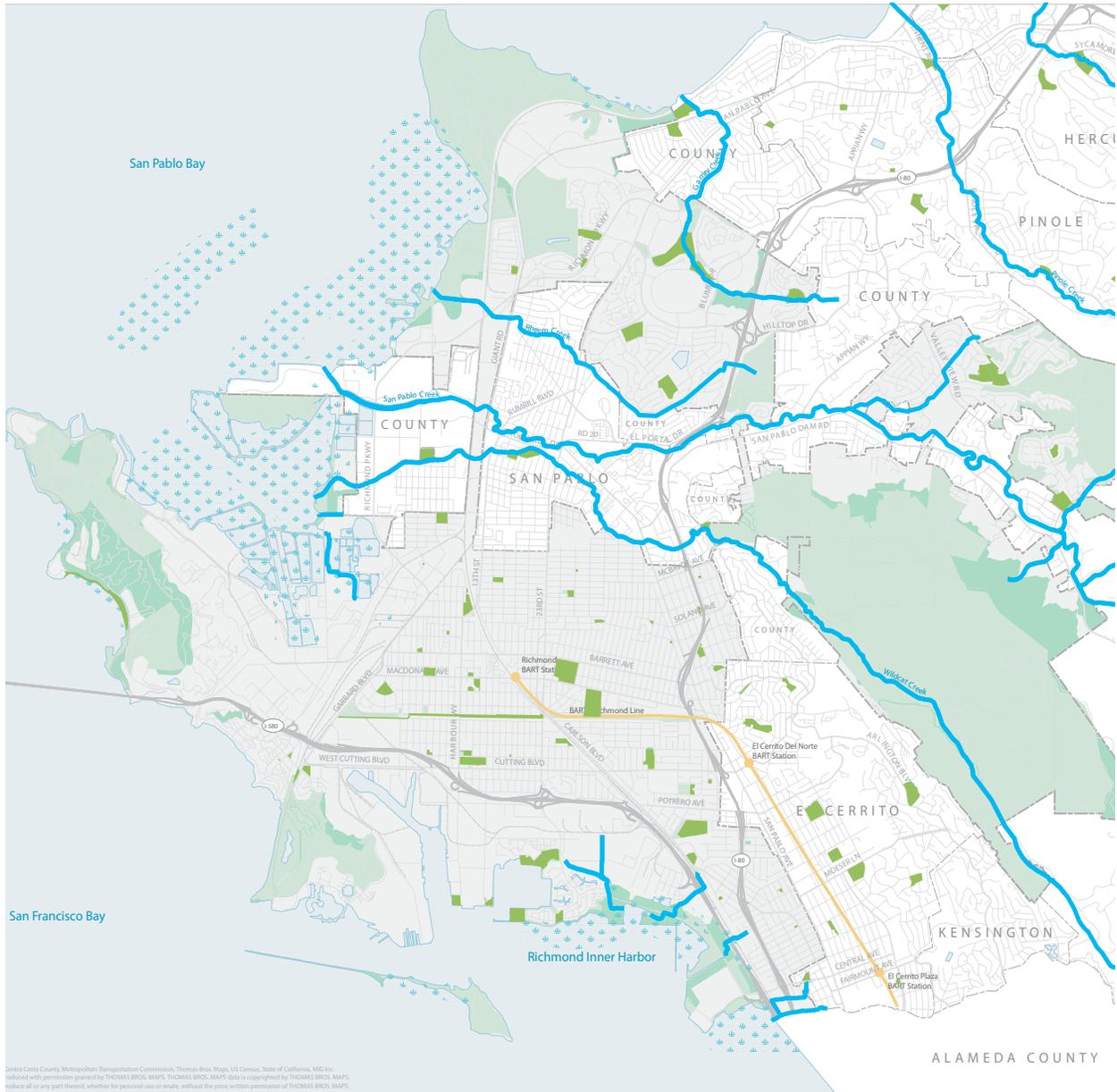


Figure 7.1 - Richmond Creeks and Wetlands

## DAYLIGHTED CREEKS - CONNECTIONS

A number of sites in the Richmond parks system include natural creeks, or are directly adjacent to creek habitat. Some creeks have been buried or channelized during the urbanization of the area. Creek habitat can be incorporated into the rehabilitation of park sites either by restoration of existing creek areas or by daylighting of underground creeks and restoring the habitat to a natural state. Access to this type of outdoor area is an important interpretive and educational opportunity for park users. Daylighted and restored creeks are also potentially important trail corridors which can enhance pedestrian and bicycle connections between parks, encouraging healthier lifestyles for Richmond’s residents.



Baxter Creek at B. T. Anderson Park

**RECOMMENDATIONS:**

- Rehabilitate plant and animal habitat along creek corridors.
- Incorporate pedestrian trails and bike paths along daylighted creeks to provide transportation connections.

**ENCOURAGE NON-MOTORIZED TRANSPORTATION**

Thoughtful siting and configuration of parks can encourage walking and bicycling. Locating parks along creek corridors, trailways such as the Bay Trail, or designated bicycle routes allows easy access by bike or by foot. Incorporating trails within parks also promotes bicycle and pedestrian activity.



*The Greenway is a bicycle corridor through the center of the City*

**RECOMMENDATIONS:**

- Site new parks along bicycle and pedestrian corridors.
- Incorporate trails into park design.

**WATER CONSERVATION**

Water efficiency in irrigation systems and sustainable landscaping practices are becoming not just preferable but required, as local, state and federal mandates are put in place for public open spaces. The recently revised State mandate AB1881 now requires certain irrigation practices to reduce water usage such as limiting areas that can use spray or overhead irrigation and lowering the baseline water usage requirements. Smart irrigation systems that sense local precipitation and temperature and adjust the irrigation schedule automatically are also requirements for new projects.

Other opportunities to reduce overall water usage in park site design include the use of municipal reclaimed water, greywater from park restrooms or community centers, and harvesting rainwater on site for reuse in irrigation systems. Once difficult to implement in public projects, these water-reclaiming systems are becoming more accepted and encouraged as a way to offset potable water use.



*Water catchment systems may be used for supplemental irrigation*

**RECOMMENDATIONS:**

- Comply with federal, state, and local requirements for high-efficiency irrigation systems, including limitation of spray and overhead sprinklers and use of “smart controllers.”
- Implement use of municipally reclaimed water and/or on-site greywater from restroom structures to reduce potable water use in irrigation.
- Identify ways to implement rainwater harvesting and catchment for use in irrigation.



*Bioswale at Crescent Park cleans stormwater*

## STORMWATER MANAGEMENT

Stormwater management implements systems to retain rainfall on sites instead of allowing it to leave the site via storm drains and gutters. Retaining stormwater on a site not only reduces the need for irrigation but also replenishes the underground aquifers and allows toxins from our environment to be cleaned from any overflow discharge before they run into the local storm drain system and into the Bay. Effective techniques include use of rain gardens or bioswales which can capture stormwater from parking lots and other paving areas associated with park sites, and use of permeable paving types, such as pervious concrete or asphalt or pervious unit pavers, instead of standard asphalt or concrete. These permeable hardscape surfaces allow rainfall to percolate directly into the ground on a site, reducing the load on storm drains and sewer systems. Other stormwater management elements which can be considered are collection of rainfall from structure roofs into cisterns for future irrigation use on site, the use of green roofs on site structures, or collecting rainfall in educational “dry fountains” that allow park users to experience rainwater as an event to be celebrated.

### RECOMMENDATIONS:

- Park sites should be designed incorporating bioswales and retention or detention basins to retain stormwater on-site.
- Use of permeable paving should replace impervious asphalt and concrete in hardscapes and parking lots. If impervious hardscape is necessary, it should drain into bioswales or other landscaped filtration areas.
- Harvest rainfall from structure roofs into cisterns for future irrigation use.
- Incorporate green roofs and green walls into park structure design (e.g. shade structures, restrooms, community centers, etc.).
- Use “dry fountain” water elements for educational purposes.



*Storm drain channel at Southside Park could become a planted bioswale*

## SUSTAINABLE MATERIALS PRACTICES

Use of recycled, locally-sourced or other “green” materials in park design is an integral part of sustainable park design. The opportunity to support local economic growth by specifying site furnishings and other elements made by local manufacturers is significant, and there is a quantifiable savings in transport cost, energy and resources in selecting construction materials which are made from sources within a closer geographical range.

Selection of material that is rapidly renewable or use of sustainably harvested materials such as FSC certified lumber is also a way for Richmond to reduce the carbon footprint of its park

sites. There is a great opportunity to incorporate the use of recycled materials into park design, as many products of site demolition are easily integrated on site into the rehabilitated project, such as crushing demolished paving into base rock for new hardscape surfaces. Using recycled material, such as benches of recycled plastic or wood composite, is also strongly encouraged. Many manufacturers of various outdoor site furnishings (playground equipment, benches, lighting elements and others) feature lines that are entirely or substantially made of pre- or post-consumer recycled materials, and the demand for this type of product is quickly bringing the cost into line with standard materials, making these options even more acceptable to today's market. Many manufacturers are now certified as using sustainable manufacturing techniques.



*Site furnishings of recycled materials are environmentally friendly and durable*

Finally, use of site furnishings that encourage responsible action on the part of park visitors is another important function of sustainable materials selection. Providing adequate waste receptacles that allow for separation of recycling and compost from landfill waste is a practice that cannot be underestimated. In addition to typical waste receptacles, there are products available such as solar powered trash compactors, which reduce the need for maintenance by increasing the capacity of the container.

#### RECOMMENDATIONS:

- Select rapidly renewable materials for use in site furnishings and /or construction.
- Recycle demolition waste off-site or integrate into the new design.
- Select locally manufactured products (within 500 miles) over products manufactured non-locally or overseas.
- Select products which are fabricated of pre- or post-consumer recycled content, and manufacturers who use sustainable practices.

#### LOCAL FOOD

The community benefits from the use of public space for urban agriculture. The sense of ownership and stewardship implied in an ongoing project that provides a sense of cooperation has impacts on social behavior, local economics, and overall well being. There are measurable reductions in vandalism and crime in areas where local residents are invested in a space, and this change is proven to come about when community gardens are designed into park sites. Community gardens provide an educational opportunity as well as an opportunity to provide food security to Richmond residents. It is critical that some park designs incorporate community gardens into the projects. An Urban Agriculture Assessment is currently underway.



*Community gardens along the Greenway bring users and provide locally grown food*



*Park sites may be appropriate for urban farms or farmers' markets*

Similarly there is an opportunity to identify areas where parks could be used to provide farmers' market sites. Many neighborhoods in Richmond lack grocery stores which provide fresh produce, and fresh, locally produced food is often unavailable. Open spaces and parks are ideally suited to partner the ideas of exercise and nutrition under one umbrella and increase the overall wellness and health of the entire community.

#### RECOMMENDATIONS:

- Identify sites where community gardens or urban farms could be incorporated into park design.
- Identify partnership opportunities for development of community gardens or urban farms to provide fresh produce to local residents.
- Identify sites where parks or park parking lots could provide locations for farmers' markets.
- Provide educational programs on food production at community gardens or community center facilities.
- Encourage healthy nutrition, healthy living and wellness through park programming.



08-SAFETY



The City of Richmond’s network of urban parks, public plazas and open spaces is an invaluable resource for promoting a physically healthy and socially cohesive community. A critical element to be considered in the provision of a comprehensive and high-quality park and recreation system is the optimization of safety and security within these public spaces. Many Richmond neighborhoods experience high crime rates and violence. As noted in the Draft General Plan Community Health and Wellness Element, in 2005, approximately 15% of homicides and 10% of violent assaults in Richmond occurred within 100 feet of a park. This reality represents a significant challenge to promoting use by the residents the park system is intended for – children, families and seniors. The vitality and long-term success of the public space system in achieving health and wellness goals is strongly connected to the real and perceived safety and security of its users. Safe spaces attract legitimate users and these same users improve safety by claiming ownership and acting as guardians, thus discouraging undesirable users.

Improving safety in public spaces is particularly challenging as they are typically the least defensible. Crime-prevention in the public realm is a complex task that often requires addressing significant socioeconomic issues in addition to policing and selectively implementing technical ‘target hardening’ approaches (locks, alarms, fences, gates, cameras). The physical design of public spaces can also improve security by reducing the opportunity for undetected crime. This approach of designing environments to promote natural and desirable uses in public spaces as a way to improve security and reduce crime is known as Crime Prevention Through Environmental Design (CPTED). Over time, the concept of CPTED has evolved to include the promotion of a range of characteristics that are found in vibrant, low crime communities. These include: citizen participation, community dialogue and partnerships, programs for and evidence of social cohesiveness, distinct local culture, diverse populations, opportunities for positive interactions and capacities for residents to work together to prevent crime.

This chapter will explore a range of ways to improve the safety of parks and open spaces, thus encouraging use by Richmond’s children and families and supporting the health and wellness goals of the City.

### **Crime Prevention Through Environmental Design (CPTED)**

CPTED is based on three closely related principles that are intended to reduce the ease of opportunity for undesirable behavior and promote the prescribed, desired and acceptable uses and intended functions of a space. These are: Natural Surveillance, Natural Access Control and Territorial Reinforcement.

#### **Natural Surveillance**

Natural surveillance involves improving visibility within and around a site so that there is a high probability that legitimate users or observers (neighbors, police) will detect and report misconduct. In the context of public spaces such as parks, natural surveillance can be achieved in a number of ways. Designing spaces such that neighbors' windows face the park results in real and perceived "eyes" on the space. Landscaping and other design features are located to facilitate views into the park by local residents and law enforcement on patrol. Lighting is designed to make users visible, reduce glare and make distinguishing features on individuals visible. And very importantly, natural surveillance is achieved by attracting desirable users to the space through amenities and/or programming so that potential illegitimate users come to the conclusion that the risk of detection and response to elicit activity is too great.

#### **Natural Access Control**

Natural access control focuses on creating clear and limited legitimate access points to a site. Design elements such as enhanced entry portals combined with view fences, landscaping or the placement of amenities to restrict access in other areas can be used to facilitate visibility of users entering and exiting the site and draw attention to those who use alternative access points. In conjunction with natural surveillance, this approach increases the chances that an illegitimate user of a public space will be noticed, recognized and reported.

#### **Territorial Reinforcement**

One of the key challenges in creating security in a public space is the lack of clarity regarding who "owns" the space. Public spaces often fall into the control of undesirable users because those are the users that most strongly claim them by virtue of their presence, graffiti, vandalism and undesirable activity. In fact, public parks and open spaces are owned by the Cities, Counties or other responsible jurisdictions on behalf of legitimate users. Providing amenities and developing programs to attract these users, commissioning public art to represent legitimate users, and implementing maintenance and management policies that result in prompt vandalism repair, graffiti removal and trash pick-up can all work toward claiming ownership by the desired users.



*Locate parks centrally and orient residences and businesses so that windows create “eyes” on the park*

### PARK SITE SELECTION AND ORIENTATION

Parks are important public spaces that have the power to improve quality of life by creating opportunities for exercise, play and social interaction. Too often, as non-income producing real estate, parks get relegated to leftover spaces on a site or within a development. This isolation can leave parks lacking in natural surveillance and security, resulting in them being abandoned by desired users and taken over by those who desire to undertake activity unnoticed. By giving parks central locations in neighborhoods and orienting homes and business to them, the critical element of natural surveillance is achieved. Facilitating access to and surveillance of parks is a key element in site selection.

#### RECOMMENDATIONS:

- Locate parks centrally within neighborhoods, allowing visibility from all sides and, wherever possible, locate parks in areas with abundant normal activity throughout the day.
- Ensure parks are easily accessible with safe pedestrian routes, public transit, and sufficient parking as needed to maximize the opportunity for use.
- Orient homes and businesses to face the park and/or have windows facing the park.



*Community involvement has brought more users to Solano Playlot*

### COMMUNITY OWNERSHIP AND INVOLVEMENT

Collaboration with prospective users of a park is an important step toward crime-prevention in the design of new parks or existing park renovations. Engaging with the legitimate users and inviting them to contribute to decisions about the facilities and design of the park fosters a sense of ownership, which encourages participants to act as guardians of the space once it is built. Engaging the community also provides the opportunity for residents to build relationships with one another, with the City and with law enforcement if they are included. These relationships build social cohesion, a key characteristic of low-crime communities. Programs that encourage residents to participate in maintaining parks free of litter and graffiti provide an active way for users to assert ownership and can further promote social cohesion by bringing the community together to achieve a common goal.

#### RECOMMENDATIONS:

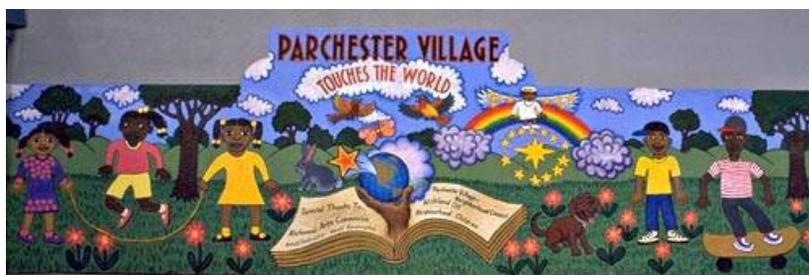
- Include multiple public workshops in the design process for new or renovated parks. Workshops should be widely publicized, provide translation when appropriate, and should be held at various times and at locations that are easily accessible by multiple modes of transportation, including public transit. Refreshments should be provided to encourage participation

and enhance the experience for those who participate.

- Incorporate public art into park designs whenever practical as a way to connect the community with the space, express community identity and create a sense of ownership. Art that is produced by or represents respected or beloved members of a community is particularly valuable as a way to foster a sense of guardianship in the legitimate users of a park, thus increasing the opportunity for natural surveillance. The potential for art to become a canvas for graffiti and vandalism should also be considered. Durable materials and surface textures with sealants that discourage graffiti are recommended.
- Design parks to be ADA compliant and provide universally accessible amenities to encourage use by all members of the community.
- Promote community involvement in park safety.
- Develop site stewardship, ranger or park patrol programs through which City of Richmond Recreation Department and/or Police Department can work with the community to provide organized surveillance of parks.
- Encourage “Neighborhood Watch” programs within neighborhoods to increase citizen surveillance.
- Consider partnering with existing Police Explorer Program to provide park patrols.
- Make graffiti removal kits available to general public. Kits would include removal solutions and/or paint and safety equipment. Implement publicity program to raise awareness of availability of kits.
- Continue implementation of and actively promote the “Adopt-a-Park/Trail” program, which provides community groups and businesses the opportunity to participate in conserving, maintaining and beautifying Richmond parks, trails, and open space, while building relationships with one another.
- Organize community litter and graffiti removal events.



*Information boards express community ownership*



*Public Art like this mural at the Parchester Village Community Center expresses community identity and promotes a sense of ownership.*

### CIRCULATION AND LAYOUT

The layout of a park and the way that users are circulated through it have important safety implications. Well-defined, clear entries and borders help convey the message of a defined public space that is meant for particular uses and users. Without this distinction, a park may feel like a “no-mans land” that is available for take-over by undesirable users. Distinct, visible and well-lit pedestrian walks direct legitimate users to activity nodes. Strong circulation routes and providing a limited number of entries for normal users serve to discourage abnormal users, as they perceive an increased probability of being detected. The location of program elements should be considered in relation to one-another to reduce the risk of conflict created by incompatible uses and users. For example, basketball courts, which tend to attract teenaged boys and young men, should not be located adjacent to a play area for young children, as children and guardians may feel uncomfortable with the language and demeanor of basketball users.

### RECOMMENDATIONS:

- Provide clear, well-defined entries to parks and minimize the number of legitimate entry/exit points. Low fencing that allows visibility through park can be used to restrict access points to desired locations.
- Consider use of “barrier vegetation” to keep people away from



Potentially conflicting uses (basketball and play area) are separated by lawn and a sheltered picnic area at Bay Vista Pocket Park

areas that are not intended for active use.

- Locate walkways and activity nodes to maximize the opportunity for observation by neighbors and facilitate surveillance by law enforcement.
- Where appropriate, provide wayfinding that makes circulation routes to activity nodes and entry points clear so that users do not become lost and vulnerable.
- Consider user groups for individual activity nodes and avoid collocating incompatible uses and users.

### VISIBILITY AND LIGHTING

A consistent theme in crime prevention theory is the enhancement of visibility so that potential illicit activity is either discouraged or easily detected and reported. Good visibility increases the probability that a legitimate user will detect a potential threat quickly and have time to react. Maximizing visibility includes ensuring views into and within a site and minimizing potential hiding spaces that can be used as ambush points. The issue of lighting can be challenging when addressing parks and open spaces as it generally not practical or desirable to light entire parks. An appropriate lighting plan for a park or open space often involves a combination of intense lighting of circulation routes to allow for facial recognition, lighting other areas to allow detection of movement, and leaving still other areas in darkness to discourage use after daylight.

### RECOMMENDATIONS:

- Design and maintain landscape so that the area between 24-inches and 72-inches above the ground is free of plant material that can obstruct views into and within a site.
- Carefully consider the placement and use of berms in parks so that they do not prevent surveillance or create ambush points.
- Ensure walkways and activity nodes are lit to a minimum of 4 foot candles. Lighting of pathways should allow for facial recognition at a distance of 60 feet and allow users to distinguish changes in grade. Light other areas, as appropriate, to allow detection of movement. Refer to Guideline on Security Lighting for People, Property and Public Spaces, Illuminating Engineering Society of North America (IESNA G-1-03).
- Design lighting to avoid light trespass, which can lead neighbors to close window coverings, thereby losing the potential for natural surveillance.
- Consider motion-activated lighting as a method to signal park use to observers and law enforcement and to indicate history of movement.
- Consider developing minimum fenestration requirements for buildings adjacent to parks to increase opportunities for natural surveillance. Also consider restrictions on the percentage of window surface of businesses that can be covered by signage, posters or other coverings.



*Maintaining tree canopy at a minimum of 72" facilitates views through the site for both users and law enforcement*



*Light walkways to allow for facial recognition and to avoid glare, dark spots and shadows.*



*Select furnishings that are durable, vandal resistant and discourage squatting.*



*Provide skateboarding amenities to meet needs of this user group and to direct use to desirable areas.*

## FIXTURES, FURNISHINGS AND AMENITIES

The fixtures and furnishing used in a park can impact security in two major ways. High-quality site amenities attract users and foster a sense of pride and ownership that encourage natural surveillance. Fixtures and furnishings can also deter crime with their durability, tamper and graffiti resistance and technical security mechanisms such as alarms, automatic locks or motion sensors.

### RECOMMENDATIONS:

- Attract intended park users by providing appealing amenities that, where practicable, meet a range of recreation needs, express community identity or unique park themes, and have been selected with input from the community during the outreach process.
- Incorporate furnishings that discourage squatting, such as benches with separators.
- Provide durable, vandal resistant and low maintenance furnishings, fixtures and planting to promote the image of a cared-for environment while minimizing maintenance costs.
- Use approaches such as skate stops or notching of concrete to discourage skateboarding in areas that conflict with other uses or risk damaging amenities.
- Provide skateboarding amenities to meet this recreation need and discourage inappropriate use elsewhere.
- Provide adequate and tamper/graffiti resistant trash receptacles to minimize littering.
- Provide adequate and tamper/vandal resistant security lighting. Consider motion detection lighting for less-used areas and areas where risk of inappropriate use is high. Coordinate with law enforcement.
- Provide restrooms where feasible to attract desirable users. Incorporate security features such as personal alarms and automatic locks which prevent access outside of park hours.
- Consider call boxes, panic buttons, CCTV systems for high risk areas.
- Consider vandal deterrent technology such as the Sonic Screen system, which during hours of park closure, emits sounds at a frequency that is unpleasant to 13-21 year-olds.

## PROGRAMS, MANAGEMENT AND MAINTENANCE

Programming and management policies play an important role in preventing crime and improving security in the City's park and open space system. The City must take a leadership role in claiming ownership of parks and open spaces on behalf of legitimate users.

Signage indicating stewardship by the City, park hours, rules, and mechanisms for enforcement is a first step toward asserting this ownership. Programming and effective maintenance policies are necessary to make this ownership a reality.

City-sponsored recreation programs and community events located in parks attract participants and support social cohesion, both key elements in crime prevention.

Regular maintenance of facilities and prompt removal of graffiti are both critical to retaining ownership. The “Broken Window Theory” asserts that an abandoned car or building can be left alone indefinitely until the first window is broken, after which it will quickly become a target for vandalism. Similarly, the first broken light fixture or tagged surface in a park quickly attracts more. Prompt graffiti removal and equipment repair serves to reclaim ownership of the park from vandals.

Animal control and behaviors, and animal-related maintenance practices can impact public health and safety. Recommendations related to control of dogs and of their waste, as well as to feral cats, are included below.

**RECOMMENDATIONS:**

- Install prominent, vandal resistant signage in all parks that includes the following:
  - a clear expression of ownership of the park by the City of Richmond;
  - park hours;
  - unacceptable uses and enforcement procedures in place; and
  - emergency contact information.
- Implement and/or improve maintenance policies to ensure regular maintenance of parks and open spaces to include the following:
  - cleaning of litter;
  - prompt removal of graffiti;
  - maintenance of landscaping to achieve visibility between 2’ and 6’; and
  - repair of fixtures, furnishings and other equipment.
- Develop and implement park programs that attract legitimate users throughout the day and foster community building.
- Parks and open spaces that are not intended to be used after daylight hours should be, wherever possible, secured and gated



*Implement maintenance policies that result in prompt removal of graffiti to reclaim public ownership.*



*All parks should include signage clearly indicating public ownership, park hours, prohibited uses, and enforcement mechanisms*



*Signage advises pet owners of their responsibilities*

- at night with clear signage indicating hours of use.
- Require that dogs be on leash at all times, except in designated areas.
- Provide “scooper stations” and signage requiring pick up of dog waste.
- Require trapping, spaying/neutering of feral cats.
- Incorporate CPTED design review for all park plans submitted for approval. Create CPTED checklist for distribution to project applicants.
- Recreation Department should work closely with law enforcement to identify highest risks parks and coordinate crime prevention efforts.



# 09-COMMUNITY PARTICIPATION



*Community participation in design helps the park fulfill neighborhood needs*

Richmond has a long history of meaningful and active community participation. Community collaboration in the design of new parks or existing park renovations is crucial in establishing community “ownership” of the park, assuring that the park facilities meet the needs of its current and future users, and encouraging stewardship of the park. When residents are actively involved in the park design and engaged in the long term stewardship of the park, such as involvement in community gardens or participation in park clean-ups or graffiti abatement, then typically park use and perceived safety increase proportionally. This chapter considers the points at which community involvement should occur, and the types of community engagement that can help to support a healthy park system.

## PARK DESIGN AND RENOVATION

The City undertakes a range of park improvements every year. Different types of park projects require different outreach programs. Active outreach and community participation is a critical element in the success of projects such as the design of a new park, or extensive renovation of an existing park. For minor renovations, program changes, or other maintenance/repair projects, the level of community engagement will be less extensive.

There are distinct user groups who are affected by decisions pertaining to park design:

- **Local Residents:** These are people who live within adjacency to the park and are directly impacted by park use and activities.
- **Stakeholders:** These are potential park users associated with special interests within the neighborhood, for example, a local sports group, bocce ball enthusiasts, dog owners or a community garden group.
- **Advisory Group:** These are people who represent the neighborhood as a whole, e.g. the Neighborhood Council.
- **Community-Wide Interest Group:** These are community-wide groups of stakeholders who have a focused interest that may be associated with particular facilities, for example, trail groups, sports leagues, or destination use groups such as skateboarders or BMX users. A community-wide interest group may also be focused on a particular park, for example, the Friends of the Richmond Greenway.

Proposed actions that might warrant input include:

- **New Park / Major Renovation:** Acquisition and/or design of new park; renovation of the majority of an existing park site. This type of action would warrant the highest level of community input.
- **Program Change:** Conversion of use affecting physical elements of park, e.g. addition of community garden, removal of tennis courts for play lot, conversion of baseball to cricket pitch. This may warrant input from local residents who use the

park on a regular basis, or a stakeholder that has a special interest in the existing or the proposed use.

- **Minor Renovation:** Minor change to park element, e.g. new play equipment, addition of par course along pathway. Local residents may want input as to the priorities for their neighborhood or pocket park.
- **Maintenance / Repair:** Upkeep of existing facilities, e.g. repair fence at baseball outfield, cut field grass, creek cleanup. Outreach efforts are not necessary for routine maintenance.
- **Stewardship / Management:** Park surveillance, special cleanup or other events, special activity supervision. Local residents and stakeholders may be organized to participate in these actions.

It should be noted that community participation in the planning and design of a new park or major renovation of an existing park is often a prerequisite for obtaining grant funding. Grant funding may also be available to support community involvement in the planning and design process.

The following matrix illustrates the types of input that should be targeted for different types of projects.

Type of Project:	New Park / Major Renovation				Program Change				Minor Renovation				Maintenance / Repair				Stewardship / Management			
	Pocket Park	Neighborhood Park	Community Park	Joint Use Park	Pocket Park	Neighborhood Park	Community Park	Joint Use Park	Pocket Park	Neighborhood Park	Community Park	Joint Use Park	Pocket Park	Neighborhood Park	Community Park	Joint Use Park	Pocket Park	Neighborhood Park	Community Park	Joint Use Park
Type of Park:																				
Type of Input:																				
Local Residents	●	●	●		●	●	◐		◐	◐			◐				●	●	◐	◐
Stakeholders	◐	●	●	◐		●	◐	◐		◐			◐				●	●	●	●
Advisory Group	◐	●	●	◐	◐	◐														
Community-Wide Interest Group		◐	◐	◐			◐													

● Required ◐ Optional

**Burg Park Community Workshop**

*Come Be a Part of Redesigning Your Park*



Saturday, June 5, 2010  
9:00 a.m. – 11:00 a.m.  
Coffee & Snacks Served

**Location**  
Clinton Avenue Baptist Church  
3017 Clinton Avenue



For more information visit the project link at [www.ci.richmond.ca.us/BurgPark](http://www.ci.richmond.ca.us/BurgPark) or contact Anthony Norris, Project Manager, City of Richmond Parks & Landscaping Superintendent, [Anthony\\_Norris@ci.richmond.ca.us](mailto:Anthony_Norris@ci.richmond.ca.us)

*Promote inclusion and ownership through well-advertised public workshops*

**RECOMMENDATIONS**

- Include public outreach and participation at all appropriate levels of park development.
- Include public workshops in the design process for new parks or major renovation. Specify public workshops in consultant contracts.
- Publicize public meetings, workshops or informational gatherings through available City outlets, including the City’s Master Calendar, and the KCRT access channel. Use local community organizations, such as Neighborhood Councils, churches, sports leagues, service organizations and schools for additional outreach, as appropriate.
- Use targeted outreach to ensure that groups who are directly impacted (e.g. local residents, Neighborhood Council, sports league) are included in the process.
- Hold workshops at times that will maximize participation (e.g. after work hours, or on weekends) and at locations that are easily accessible, including by public transit. To facilitate participation by a broad spectrum of the community, especially in underserved areas, provide childcare and appropriate language translation. Provide refreshments to encourage attendance and enhance participants’ experience.
- Use graphic presentation and interactive facilitation techniques to portray and explore concepts, to elicit ideas and feedback from participants, and to allow participants to express their concerns and preferences.
- Document outreach done for each project, including how the outreach process was tailored to the specific neighborhood, what was done, level of participation, and outcomes.
- When presenting proposed improvements to City Council for approval, require that project sponsor clearly demonstrate its outreach process.

## PARK STEWARDSHIP

When people feel invested in a park, they become the park's caretakers. In addition to encouraging community participation in the design phase, creating and building upon opportunities for partnering with the community are ways to provide continuing support the park system and to improve maintenance and safety. Richmond is rich in potential partners for stewardship of the City's parks.

Neighborhood groups have an interest in maintaining the safety and appearance of their local parks. Cooperative efforts to care for the park also help to strengthen the sense of community and neighborhood pride. The City of Richmond has numerous examples of such involvement. The neighbors surrounding Solano Playlot recently joined together to clean up, repair, and bring toys to the playlot. This previously under-used playlot is now a well-used neighborhood focal point.

Various aspects of parks may foster ongoing community participation, involvement and stewardship. Stewardship efforts may focus on the care of a particular element with the park, such as a community garden or a creek. It may focus on group activities or events such as a park cleanup or graffiti removal day. It may entail ongoing support for the care of the park, such as a park rangers or neighborhood watch program, or the City's "Adopt a Park" program.

The "Adopt-a-Park" program provides an organized format for community members to actively participate in the betterment of their parks, with the support of the City. The program works with community volunteer groups, or adopters, that act as stewards for specific parks/segments of the City's parks and trails. The program is operated by the Richmond Public Works Department, Parks & Landscaping Division with assistance and guidance from organizations and non-profits such as Friends of the Richmond Greenway (FORG) and the Richmond Recreation and Parks Commission. The program is supported financially by the Public Works Department, Parks & Landscaping Division and sponsorships from the Richmond business community.

Groundwork Richmond is developing an independent non-profit organization dedicated to improving the natural environment, strengthening the local economy, and enhancing the quality of community life in the City of Richmond through specific and direct linkages to the outdoors. Groundwork Richmond will fully engage with community residents, agencies, businesses, and other non-profits to carry out projects that meet these goals.

Community gardens or urban farms invite community stewardship and bring regular users to the park. They often become social centers for the neighborhood.



*Solano Playlot has benefitted from community involvement and stewardship*



*Community gardens invite stewardship*



*Workdays and cleanups bring community together*

Sports leagues are invested in preserving sports fields in good, playable condition. Many leagues and sports groups are willing to donate time and equipment to enhance their playing areas.

Programs which focus specifically on park safety, such as park patrols, Neighborhood Watch, and park cleanup/graffiti abatement are discussed in the Chapter on Safety.

## RECOMMENDATIONS

- Promote the City's Adopt-a-Park/Trail/Tree program.
- Continue to partner with and support the efforts of Groundworks Richmond to engage the community in urban greening projects.
- Create park elements that provide opportunities for community participation, such as community gardens, teaching opportunities or neighborhood information kiosk/message boards.
- Create partnerships for special events such as creek cleanups or graffiti removal days.
- Involve special interest groups in the stewardship of their particular park element, e.g. sports field, dog park, BMX course.
- Promote neighborhood watch groups to promote park safety.



# 10-IMPLEMENTATION

This chapter addresses Implementation of the Master Plan. First, it recommends overarching priorities which apply to the park system as a whole. Next, it lists criteria to be applied in prioritizing individual potential projects on an ongoing basis. Finally, it discusses tools and strategies for implementation, including funding sources and partnering opportunities.

## SYSTEM-WIDE PRIORITIES

In terms of overall priorities, it is essential to consider the ongoing maintenance obligations created by any action, in order to ensure that the City's maintenance capabilities can keep up with its maintenance needs. To create a well-maintained park system, the provisions of sufficient leadership, funding and staffing for the operations and management of the Richmond Park System is critical. Given that underlying assumption, this Plan recommends the following priorities.

### 1: DEVELOP A STABLE SOURCE OF REVENUE TO MAINTAIN EXISTING PARKS, INCLUDING LIFE-CYCLE REPLACEMENT COSTS

General Fund revenues for operations and maintenance of existing parks has varied widely from year to year, making consistent maintenance and routine replacement of aging or damaged park elements a challenge.

Maintenance and upkeep is essential for a functional, inviting and attractive park. Basic maintenance costs include personnel costs for tasks such as mowing turf, pruning trees and shrubs, weeding, upkeep of irrigation systems and site furnishings, trash collection, sweeping and graffiti removal. They also include water and electricity charges. Some specialized park elements, such as restrooms, large group picnic areas, sports fields or dog parks, have greater maintenance requirements. Routine replacement of park elements such as play structures, court surfacing, field turf, landscaping and irrigation, benches, etc. (life-cycle costs) must be included in ongoing maintenance projections. Because this Master Plan does not address park-related building facilities such as community centers or swimming pool buildings, a Facilities Master Plan should be developed to ensure that ongoing maintenance and upkeep of those facilities, including life-cycle replacement costs, are addressed. Appendix A lists projected maintenance costs for various elements of the park system. Careful tracking of discrete elements of operations and maintenance may also reveal areas for specific cost savings (e.g. irrigation upgrades which result in lower water usage) or items for which additional funding sources may be identified (e.g. graffiti abatement).

## RECOMMENDATIONS

- Form Citywide or local Landscape and Lighting Districts to provide an ongoing funding stream for park maintenance and operations.
- Develop a segregated capital reinvestment fund within the City's General Fund to support life-cycle replacement of existing park amenities.
- Develop a segregated account for use fees, concession charges, and other fees generated from the parks, for reinvestment in maintenance of the parks.
- Track operations and maintenance expenditures to determine annual costs of discrete elements such as irrigation and graffiti abatement.
- Develop a Facilities Master Plan to ensure that ongoing maintenance of park-related facilities (e.g. community centers) is considered.
- Seek out and encourage the provision of volunteer assistance and stewardship from civic organizations, special interest groups, and individuals to reinforce a sense of park ownership by community.

## 2: ENHANCE AND IMPROVE EXISTING PARKS

Many existing parks are not providing the recreational value that they should offer, because they lack amenities, are in need of major renovation, have suffered deferred maintenance, have been damaged by overuse (e.g. sports fields), or have real or perceived safety issues. Investment in these existing City assets could greatly improve the recreational opportunities that they present, without greatly increasing the City's overall maintenance obligations.

## RECOMMENDATIONS

- Assign high priority to improvement, rehabilitation and renovation of existing parks.
- Use the Existing Parks evaluations of this plan as an initial basis for prioritizing improvements.
- Monitor existing parks on a regular basis and identify those sites that require enhancement, renovation and/or improvements.
- Focus efforts on the Central Core, and on other areas identified as being underserved.
- Seek opportunities for grant funding, public/private partnerships, and partnering with non-profits, community or sports groups for specific improvements.

### 3: ACQUIRE NEW PARKLAND TO MEET ACREAGE AND ACCESS DEFICIENCIES

There is clearly a need for provision of additional parkland, particularly in Richmond's Central Core. Outright acquisition of sufficient parkland to meet the City's goals will be a long term effort. Joint use of facilities may present more immediate and cost effective methods of providing new and additional recreation amenities.

#### RECOMMENDATIONS

- Negotiate Memoranda of Understanding (“MOU’s”) with the West Contra Costa Unified School District or other agencies or non-profits to provide public access to existing recreation and open space facilities.
- Explore opportunities to collaborate with private developers to create pocket parks and neighborhood parks in association with new development and redevelopment.
- Inventory and prioritize potential acquisition sites for future purchase by the City. Focus efforts on areas identified as having the greatest deficiencies, particularly in the City's Central Core.
- Prioritize acquisition of new parkland and expansion of existing parks along corridors with existing or planned pedestrian and bicycle improvements. This approach will increase the impact of dollars invested in park system.
- Explore opportunities to acquire and convert blighted undeveloped sites to parks as opportunities occur.
- Continue to enhance partnerships with East Bay Regional Park District (EBRPD), California Department of Parkland Recreation (DPR), University of California and The National Park Services (NPS) to develop and manage parks, enhance access to parks and open space, and to acquire additional parkland as appropriate.
- Carefully evaluate opportunities to acquire parkland in terms of community need and support, locational criteria, site size and configuration, acquisition and maintenance costs and funding sources.

## PROJECT PRIORITIZATION CRITERIA

Within the overall park system, prioritization of individual projects is critical to achieving the General Plan's goals of developing an integrated system of parks, green streets and trails, creating safe and high-quality parks and recreational facilities, and improving access to parks, recreation and open space. With limited resources, expenditures and benefits must be carefully weighed, and the overall value of each project must be analyzed within the context of the General Plan Goals. Potential projects must also be evaluated in light of potential targeted resources of funding or collaborative efforts. Prioritization should consider need, return on investment, and implications for maintenance and operations budgets. Establishing weighted criteria for evaluating potential projects will create a systematic approach to prioritization. Categories to be considered should include:

### PUBLIC HEALTH AND SAFETY

- Does the project correct conditions that are safety hazards or code violations (e.g. unsafe equipment, seismic upgrade)?
- Does it provide safety and security of the users and property (e.g. visibility, lighting, gate, etc.)?
- Does it remediate an environmental health hazard (e.g. brown-field)?

### ACCESS

- Does the project improve park access in an underserved community (e.g. new park, joint use agreement)?
- Does it correct ADA deficiencies?
- Does it improve a park that is easily accessible to the public?
- Is it located along a pedestrian / bicycle corridor?

### PROTECTION OF INFRASTRUCTURE/ MAINTENANCE EFFICIENCIES

- Does the project preserve the integrity of the City's existing infrastructure?
- Does it provide major repairs/renovations to an existing facility?
- Does it provide minor repairs/renovations to an existing facility?
- Do improvements reduce ongoing maintenance costs?
- Do improvements generate increased revenues for the City?

### MAXIMIZE PARK USABILITY

- Does the project improve or expand facilities for an under-served neighborhood?
- Does it improve potential for programs and service for at-risk youth?
- Does it provide facilities or elements that are lacking for the park's classification (e.g. play element for children or amenity for seniors in a pocket park, active sport facility in a neighborhood park)?
- Does it provide a specialized facility or element that is desired by the City-wide community (e.g. skate park, golf driving range, dog park)?

### NEIGHBORHOOD IMPROVEMENT / ENHANCEMENT

- Does the project improve the aesthetic and/or environmental quality of the city or neighborhood?
- Does it preserve, improve or enhance cultural, historical or natural resources?

### COMMUNITY SUPPORT

- Does the project have demonstrated support from the community?
- Has there been significant community input expressing the need for the project?
- Does the project support a park that is currently well used?

### COLLABORATIVE OPPORTUNITIES AND FUNDING AVAILABILITY

- Is City funding available?
- Is grant funding available?
- Is joint use or collaboration possible with outside public agencies (e.g. National Parks Service, WCCUSD)?
- Will it provide collaborative opportunities with non-profit organizations (e.g. Groundworks Richmond, Urban Tilth)?

## PARKS FUNDING AND RESOURCES

This section discusses potential funding and resources for park projects. These include funds that support ongoing operations and maintenance as well as capital improvements, and potential partnership and volunteer strategies.

It is often easier to obtain capital funding to build a park than to find the funding for continuing operations and maintenance. The overarching priority that has been identified through this Master Plan process is to develop stable funding sources for maintenance and upkeep of Richmond's existing parks. Lack of a stable funding source has resulted in deferred maintenance in many parks. When park facilities and furnishings have deteriorated to the point where they no longer meet minimum standards, they are shifted to the category of capital improvements and replaced as funding is available. This approach leaves many parks in substandard conditions over long periods of time. The ability to perform consistent maintenance will result in more usable and higher quality parks, as well as in lower capital expenditures. All facilities have their projected useful life, so life-cycle replacement costs must be calculated into the overall maintenance needs projections to ensure that play equipment, turf and landscaping, site furnishings and other elements are replaced at the appropriate time rather than waiting for complete deterioration. The first section of this chapter addresses strategies and resources for park maintenance and operations.

Potential funding sources for capital projects are also discussed in this section. These sources may fund major or minor park renovation projects, as well as acquisition and development of new parks. In addition, a table of Potential Grant Funding Sources is included in this document as Appendix B. When pursuing funding for capital projects, particularly acquisition and development, consideration must be given to the continued operating and maintenance obligations that the projects will generate, and a source of maintenance funding must be identified.

## MAINTENANCE AND OPERATIONS

### GENERAL FUND

The City's General Fund covers virtually all operating costs for parks and landscaping, except in areas within specific Landscape and Lighting Maintenance Districts, such as Hilltop and Marina Bay. Operating costs include maintenance and security. The level of funding available from General Fund varies widely from year to year, as it is dependent on the resources and needs of the City as a whole. For example, for the 2010-2011 fiscal year, there are

one-third fewer Parks and Landscape groundskeepers funded than there were in fiscal year 2006-2007, for the same number of developed acres. This clearly points to the need for a dedicated funding source for parks operations and maintenance.

#### LANDSCAPE MAINTENANCE DISTRICTS

Landscape and Lighting Assessment Districts (LLDs) or Landscape Maintenance Districts (LMDs) may be formed to fund maintenance of parks and other public landscapes. There are currently two Landscape Maintenance Districts in the City, Hilltop LMD and Marina Bay LMD. The City of Richmond Five-Year Strategic Business Plan 2009-2014 directs that additional LMDs (or LLDs) be formed to generate future funding for operations and maintenance. Formed pursuant to the Landscape and Lighting Act of 1972, such a District funds maintenance of parks, parkways, and open-spaces that provide special benefit to properties within the assessment district. Establishment of an LMD requires approval by more than 50% of the landowners who return their assessment ballot, with ballots weighted according to the proposed assessment on the parcel.

#### MELLO-ROOS COMMUNITY FACILITY DISTRICT

The Mello-Roos Community Facilities Act of 1982 allows the City to establish a Mello-Roos Community Facilities District (a “CFD”) to finance public improvements and services, including parks. Formation of a CFD is generally used to finance parks and facilities in new development areas, because it requires a two thirds vote of residents living within the proposed boundaries. If there are fewer than 12 residents then the vote is instead conducted of current landowners. The assessment is based on the size of the property or square footage of structures. The special assessment continues until bonds are paid off and then is typically reduced to a level to maintain the investments. Reserves may be maintained to fund operations and maintenance for the District’s parks.

#### WCCUSD MAINTENANCE AND RECREATION ASSESSMENT DISTRICT

West Contra Costa Unified School District administers a Maintenance and Recreation Assessment District (MRAD), which is partially available to make improvements to existing facilities that can be jointly used by both students and the community. Approximately \$5 million per year is collected each year specifically for maintaining recreational facilities on district property that are used by the community. The funds are typically used for installation of new play structures at elementary schools, upgrades to existing playfields, painting and paving.

## FEES AND CHARGES

The City of Richmond charges fees for reservation of parks facilities such as sport fields. These fees are intended to cover direct costs generated by the use, such as trash removal or lighting of sports fields. If rates are set higher, they can contribute to general parks maintenance and help defray costs resulting from the long term use impacts. Revenue for park services may be increased by expanding rental facilities (picnic shelters, meeting rooms, community garden plots, etc.) or by increasing fees. Where special events are held, such as a festival, it may be appropriate to charge entry fees to cover the additional expenses of producing the event.

The City may also explore the possibilities for concession charges. Food and beverage vendors or concessionaires may generate revenue that can contribute to the support of the parks. Other potential charges that might be explored are third party advertising or signage, either in a park, or as a sponsor of an event or program.

Park sites may provide opportunities for additional rental revenue generation such as vendor pads with hookups, or cell phone tower locations.

## PUBLIC/PRIVATE PARTNERSHIPS

Collaboration with volunteers, businesses, public and private agencies and others can provide support for parks, as a potential source of revenue, labor and other resources.

- Volunteer efforts can support ongoing maintenance and stewardship of the parks, as discussed in the Chapter on Community Participation. Studies have shown that a city may receive as much as \$10 in benefits for each \$1 invested in volunteers. The City's Adopt-a-Park program uses volunteers who commit to performing maintenance tasks including trash pickup, graffiti removal and weeding. Special projects such as creek restoration are an effective use of volunteers.
- Private businesses or non-profit entities may partner with the City to help fund, build and/or operate a public facility. A local business may commit to maintenance of a sports field to support their sponsored team. A local YMCA, Boys & Girls Club or other entity may partner for the use and maintenance of a park or recreation facility.

## GRANTS

There are occasionally grant funds available for targeted maintenance and operations efforts. Examples include:

- The California Endowment has targeted the Iron Triangle and North Richmond neighborhoods to support healthy living, which may include funds for park maintenance and programming.
- First 5 Contra Costa Children and Families Commission provides grants of up to \$5,000 for neighborhood or community clean-ups, graffiti and trash removal, or environmental projects such as creek clean-ups.

## CAPITAL IMPROVEMENTS

### CAPITAL IMPROVEMENT PROGRAM

This is a fund that is budgeted annually to pay for specified improvements during the fiscal year. The Capital Improvement Program (CIP) establishes funding priorities over a five-year planning period, and covers a full range of infrastructure needs in the City. The amount of funding available for parks varies widely from year to year, depending on the competing needs that arise in the City. Capital Improvement Funds may be advanced based on reimbursement commitments from outside sources such as grants or bond funds that are payable at the completion of a project. Funds earmarked for park improvement projects should be segregated and held in a separate account.

### REDEVELOPMENT AGENCY FUNDS

Richmond has a number of Redevelopment Areas which have been formed over the years to improve blighted conditions in specific areas. Redevelopment projects often capitalize on the benefits of a new park or recreation facility to catalyze a revitalization project. To finance public improvements and promote economic development, redevelopment agencies can spend tax increment on a pay-as-you-go basis, leverage tax increment by issuing tax allocation bonds, or use tax increment directly or indirectly to make payments on certificates of participation or lease revenue bonds. Redevelopment funds should be considered for park projects within existing or proposed redevelopment areas. By law, these funds cannot be used for maintenance.

### DEVELOPMENT IMPACT FEES

This is a fee paid by developers for the impact that their residential project will have on existing infrastructure or in creating the need for new infrastructure such as roads or parks. These fees are paid at the time of acquiring the building permit. To ensure that new development is not paying for existing deficiencies, a

clear connection (nexus) must be shown between the development and the need that will be created. The development impact fees must be segregated from the General Fund, so that they are not commingled. Currently, the City of Richmond charges Park Impact fees of \$5,353 per single family dwelling, and \$4,397 per unit in a multi family development. These impact fees are lower than those of many other local jurisdictions.

#### QUIMBY ACT

A City may require the dedication of land or payment of fees in lieu thereof (or a combination of both) when residential land is subdivided. In the City of Richmond, dedicated land or fees charged under the Quimby Act may be based on up to 3 acres per 1,000 population. The land, fees, or combination thereof may be used only for the purpose of developing new, or rehabilitating existing, neighborhood or community parks or recreational facilities to benefit the subdivision. The fees cannot be used for maintenance and operations. Any fees collected shall be committed within five years after payment or issuance of building permits on one-half of the lots created, whichever occurs later. Current parkland dedication fees range from \$216 to \$432 per unit.

#### BONDS

General obligations bonds, paid by an increase in property tax, require voter approval by a 2/3 majority. The property tax is levied for a specified period of time (usually 15-20 years). The bond funds can only be used for capital improvements. Use of these bonds has declined, due to the high approval requirement and the interest costs.

Revenue bonds are sold to finance revenue generating facilities, such as community centers, performing arts centers and in some cases sports complexes. Although it is intended that the interest and capital be paid from the revenue produced from the facility's operations, if revenue does not cover the necessary payments, the City is still responsible for payment.

#### DHCD HOUSING-RELATED PARKS PROGRAM

The Department of Housing and Community Development's Housing Related Parks Program (HRPP), creates incentives and rewards local governments for building affordable housing with grant money for much needed parks in their communities. The HRPP seeks to reward local governments for approving much needed affordable housing for families and workers in their communities. Grant awards are based on the number of bedrooms in newly constructed ownership and rental housing units afford-

able to very low- and low-income households. Grant funds may be used for the creation, development, or rehabilitation of park and recreation facilities, including, but not limited to, the acquisition of land, sport play fields, informal play areas, non-motorized recreational trails, play structures, outdoor recreation, community gardens and landscaping.

#### OTHER NON-GRANT FUNDING STRATEGIES

- Interest earnings may accrue when capital improvement funds for a park have been segregated and invested. Any interest earned on the fund prior to its disbursement may be used for the same purpose as the principal fund.
- The City currently owns undeveloped or vacant properties that may be land banked for future park development. Where these parcels have future development value for other uses, they may be sold or traded for land more appropriate for parkland.
- Some infrastructure projects may lend themselves to park development. For example, flood control or stormwater projects that are funded for their infrastructure purposes may create recreation or open space opportunities.
- Private donations may fund small projects such as play structure renovations.

#### GRANT FUNDING

Many Richmond parks projects have been funded by foundation or government grants. Appendix B lists a number of governmental entities, agencies and private foundations that may potentially fund park improvements in Richmond. Although grant funding tends to be extremely competitive, the City has a successful track record at obtaining grants for its parks. Examples of grant opportunities include:

- Statewide Park Program (Proposition 84): This program was funded by a statewide bond measure, and will fund projects that result in a new recreation opportunity, especially in underserved or disadvantaged communities. Eligible projects include property acquisition and development, or enhancement or expansion of existing parks to create new recreation opportunities.
- Habitat Conservation Funds and Urban Greening Grants (Proposition 84): The Habitat Conservation Funds administered by California State Parks may be used for land acquisition, enhancement or restoration of habitat, or for trail development or interpretational activities. Possible uses in Richmond could include daylighting or restoration of creeks corridors or of bayside wetlands, creation of trails along those corridors or wetlands, or development of interpretive or educational activities related to those habitats. A 50% match is required. The Urban Greening Grants are targeted at projects which mitigate climate change, and may apply to park projects that have such environmental benefits.

- The Local Initiatives Support Coalition (LISC) works in conjunction with other organizations to provide grant and other support for neighborhood redevelopment. They currently partner with NURVE (Nystrom United Revitalization Effort) in efforts including the redevelopment of Martin Luther King Jr. Park. Among LISC's donating partners is the National Football League's Youth Football Fund, which provides grants for building and renovating football fields.
- First 5 Contra Costa Children and Families Commission provides grants of up to \$10,000 for playground equipment appropriate for children aged five and under, and grants of up to \$5,000 for implementing or improving farmers markets or community gardens.





# APPENDICES



**APPENDIX A - PLANNING LEVEL COST INDEX**

For planning reference, the following table lists a range potential park facilities. Estimated construction costs are provided based on the cost components listed in the Description/Assumptions column. Construction costs listed here do not include “soft costs”, which include design, engineering, construction administration, plan review and permitting. These cost can add 15-20% to the construction costs. Approximate annual replacement and maintenance costs are also provided. Estimated replacement costs were calculated by amortizing the initial construction cost over the life cycle of each cost component with a cost escalation rate of 1.5% annually. The annual maintenance estimate includes a premium of 5% for incidentals and vandalism, and an administration cost of 4%.

Facility	Description/Assumptions	Approx. Construction Cost (initial)	Approx. Area/ Facility	Approx. Replacement Cost (annual)	Approx. Maintenance Cost (annual)	Approx. Total Annual Costs
Basic Park Improvements (per acre) - Small Parks	Grading, drainage, utility connections, concrete walks, turf, trees, irrigation, lighting, benches, trash receptacle, bike rack	\$270,000	1 acre	\$9,500	\$13,625	\$23,125
Basic Park Improvements (per acre) - Large Parks	Grading, drainage, utility connections, concrete walks, turf, trees, irrigation, lighting, benches, trash receptacle, bike rack	\$250,000	1 acre	\$8,700	\$13,325	\$22,025
Baseball Field - Adult - Lighted	Field drainage, backstop, outfield fencing, chain link dugouts, infield, electronic scoreboard, bleacher seating, shade, lighting for night play	\$550,000	4 acres	\$45,000	\$65,400	\$110,400
Baseball Field - Little League - Unlighted	Backstop, outfield fencing, chain link dugout, infield, electronic scoreboard, bleacher seating, shade	\$140,000	2 acres	\$18,000	\$21,800	\$39,000
Softball Field - Girls - Unlighted	Backstop, outfield fencing, chain link dugout, infield, electronic scoreboard, bleacher seating, shade	\$140,000	1.5 acres	\$18,000	\$21,800	\$39,000
Basketball - Outdoor	Court paving, color wearing surface, basketball standards, benches	\$50,000	12,000 sf	\$6,500	\$763	\$7,263
Football Field	Natural turf, field drainage, goal posts, signage and striping, scoreboard, bleacher seating for 500	\$225,000	3 acres	\$12,300	\$25,070	\$37,570
Soccer Field - Regulation - Synthetic Turf - Lighted	Synthetic turf, field drainage, lighting for night play, goal posts, field markers, bleacher seating	\$1,000,000	3 acres	\$90,000	\$13,080	\$103,080

APPENDIX A - PLANNING LEVEL COST INDEX (CONT'D)

Facility	Description/Assumptions	Approx. Construction Cost (initial)	Approx. Area/ Facility	Approx. Replacement Cost (annual)*	Approx. Maintenance Cost (annual)	Approx. Total Annual Costs
Soccer Field - Regulation - Natural Turf - Un-lighted	Natural turf, field drainage, goal posts, field markers, bleacher seating	\$115,000	3 acres	\$17,000	\$30,000	\$37,000
Soccer Field - Bantam	Goal posts, field markers, players bench	\$30,000	2 acres	\$4,000	\$8,500	\$12,500
Handball	One-wall concrete court, striping	\$25,000	3,500 sf	\$1,300	\$150	\$1,450
Bocce Ball Court	Oyster shell court, clay top dressing, base rock, benches, shade structure, trash receptacles	\$35,000	3,000 sf	\$3,500	\$850	\$4,350
Bocce Ball - Competition	Oyster shell courts (4), shade structure over courts, trash, paths between courts	\$425,000	.75 acres	\$35,000	\$3,000	\$38,000
Horseshoes	Drainage, backstop, post, clay, raised foul line	\$5,000	1,000 sf	\$475	\$25	\$500
Skate Park	Skate structure with concrete bowls, lighting for night use, perimeter rail fence, shade structure, planting, seatwalls, bike racks	\$1,200,000	1.5 acres	\$60,000	\$23,500	\$83,500
Skate/BMX Spots	Set of skate features such as grind rail, grind boxes, flat ledges, trash receptacles	\$95,000	4,500 sf	\$22,000	\$15,000	\$37,000
Tennis Courts - Lighted	Tennis court base and surface, lighting for night play, fence and wind screen, net and accessories, benches	\$125,000	0.5 acre	\$13,000	\$6,500	\$19,500
Track for Fitness (1/2 mile)	Track edging, decomposed granite	\$85,000	28,000 sf	\$7,000	\$5,200	\$12,200
Volleyball - Sand Court	Posts and net, curb, sand court	\$30,000	12,000 sf	\$5,800	\$275	\$6,075
Dog Park	Perimeter fencing for 1.5 acre park, water faucet, decomposed granite area, lawn area, trash/doggy station, shade, signage	\$370,000	1.5 acres	\$23,000	\$33,000	\$56,000
Play Area	Play equipment (2-5 years and 5-12 years), swings, synthetic safety surfacing, seating, shade, trash receptacles	\$280,000	18,000 sf	\$18,500	\$10,500	\$29,000
Play Areas - Natural	Nature-themed sand and water play, seating, trash receptacles	\$125,000	12,000 sf	\$6,500	\$9,000	\$15,000
Sprayground	Water play equipment, UV filtration system, piping and plumbing, synthetic surfacing, shade	\$300,000	5,500 sf	\$14,250	\$8,000	\$22,250

APPENDIX A - PLANNING LEVEL COST INDEX (CONT'D)

Facility	Description/Assumptions	Approx. Construction Cost (initial)	Approx. Area/ Facility	Approx. Replacement Cost (annual)*	Approx. Maintenance Cost (annual)	Approx. Total Annual Costs
Restrooms - Small	Prefabricated ADA restroom with one toilet and sink each gender, concrete foundation, storage, photo-sensor locks, drinking fountain, trash receptacle, planting	\$150,000	500 sf	\$7,200	\$3,800	\$11,000
Restrooms - Medium	Prefabricated ADA restroom with 3 toilets each gender, concrete foundation, storage, photo-sensor locks, drinking fountain, trash, planting	\$275,000	1,000 sf	\$12,000	\$9,500	\$21,500
Restroom/Concession	1,700 sf ADA restroom/concession/office, concrete foundation, 3 toilets each gender, drinking fountain, trash receptacle, planting	\$700,000	20,000 sf	\$33,000	\$8,500	\$41,500
Multi-Use Turf - Small	Natural turf, drainage, goals	\$190,000	1.5 acres	\$11,700	\$19,750	\$31,450
Multi-Use Turf - Large	Natural turf, drainage, goals	\$250,000	3 acres	\$22,500	\$36,750	\$59,285
Group Picnic - Small	Picnic tables (2), BBQ grills, 800 sf concrete paving, drinking fountain with spigot, trash receptacle, trees or structure for shade	\$65,000	3,000 sf	\$3,300	\$3,800	\$7,100
Group Picnic - Medium	Picnic tables (6), BBQ grills, 1,600 sf concrete paving, drinking fountain with spigot, trash receptacle, trees or structure for shade	\$120,000	6,000 sf	\$6,140	\$4,550	\$10,690
Group Picnic - Large	Picnic tables (12), double BBQ grills, prep tables with sink (2), 3,000 sf concrete paving, drinking fountain with spigot, trash receptacle, trees or structure for shade	\$325,000	10,000 sf	\$15,350	\$5,550	\$20,900
Neighborhood Gathering Place	Entry feature/signage, 4,000 gathering plaza, shade structure, enhanced planting	\$175,000	6,000 sf	\$8,350	\$1,100	\$9,450
Community Gathering Place	Entry feature/signage, 10,000 sf gathering plaza, shade structure, enhanced planting, water feature	\$500,000	15,000 sf	\$26,000	\$6,500	\$32,500

APPENDIX B - POTENTIAL FUNDING SOURCES

Grant and Foundation Sources	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
Parks and Recreation, Office of Grants and Local Services	X		X	X	X		X			
Transportation	X	X	X		X		X			
Water Resources		X	X	X	X					
California Integrated Waste Management Board			X	X	X					
California Resources Agency	X		X	X			X		X	X
California State Library					X				X	X
California State Parks	X	X	X		X		X			
California Wildlife Conservation Board	X		X	X	X					
<b>Selected Foundations</b>										
Aquatic Outreach Institute				X	X	X				
Annenberg Foundation					X	X				
Banana Republic		X	X							
Bikes Belong Coalition, Ltd.		X			X		X			
California Endowment		X	X		X					
California State Parks Foundation	X		X	X	X	X	X		X	X
California Wildlife Foundation				X	X					
Candle Foundation				X	X	X				
Comerica Charitable Foundation			X					X	X	X
Conservation Fund	X	X	X	X			X		X	X
Doris Duke Charitable Foundation	X	X		X	X	X		X		
Ducks Unlimited	X		X	X	X	X		X		X
East Bay Community Foundation				X	X	X		X		X
James Marston Fitch Charitable Foundation, Inc.									X	
Ford Foundation	X	X	X	X	X			X		X
Fred Gellert Family Foundation				X	X			X		
Wallace Alexander Gerbode Foundation				X				X		X
J. Paul Getty Trust		X			X	X				X
Great valley Center		X							X	X
Walter and Elise Haas Fund			X		X			X		
William and Flora Hewlett Foundation	X	X		X	X					

APPENDIX B - POTENTIAL FUNDING SOURCES (CON'T)

Grant and Foundation Sources	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
<b>Federal Sources</b>										
Army Corps of Engineers		X	X	X						
Bureau of Reclamation	X	X	X	X	X					
Department of Education					X					
Department of Housing and Urban Development			X						X	
Environmental Protection Agency	X	X	X	X	X	X				
Federal Highway Administration	X		X		X		X		X	X
Fish and Wildlife Service	X	X	X	X	X					
Forest Service		X		X	X					
National Endowment for the Arts					X			X		X
National Endowment for the Humanities		X			X				X	X
National Oceanic and Atmospheric Administration	X		X	X	X		X			
National Center for Cultural Resource Stewardship and Partnerships	X	X	X		X				X	X
National Center for Recreation and Conservation	X	X	X	X	X		X		X	X
Natural Resources Conservation Service	X	X	X	X	X					
<b>State of California Sources</b>										
CalFED Bay-Delta Program		X	X	X	X					X
California Air Resources Board			X		X		X			
California Arts Council					X			X		X
California Council for the Humanities								X		X
California Conservation Corps			X	X	X		X			
California Department of										
Boating and Waterways		X	X	X	X					
Conservation, Division of Land Resource Protection	X								X	
Conservation, Division of Recycling			X	X	X					
Education					X			X		
Fish and Game		X	X	X						
Forestry and Fire Protection	X	X	X	X	X					
Housing and Community Development			X						X	

APPENDIX B - POTENTIAL FUNDING SOURCES (CON'T)

Grant and Foundation Sources	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
Home Depot Foundation			X	X	X	X			X	
James Irvine Foundation	X	X		X	X					X
Robert Wood Johnson Foundation			X		X	X	X			
W. M. Keck Foundation		X			X	X		X		X
W. K. Kellogg Foundation		X			X	X				
Henry Luce Foundation, Inc.		X		X	X	X		X		
Levi Strauss Foundation		X	X							
Louis R. Lurie, Foundation					X					X
John D. and Catherine T. Macarthur Foundation	X								X	
Robert R. McCormick Tribune Foundation					X	X				
McKesson		X	X							
Andrew W. Mellon Foundation	X	X		X	X			X		X
National Gardening Association				X	X	X				
National Geographic Society Education Foundation				X	X					X
National Tree Trust		X		X	X	X				
National Trust for Historic Preservation		X	X		X				X	
Orton Family Foundation		X								
David and Lucile Packard Foundation				X	X					
Partners for Sacred Places					X				X	X
Peninsula Community Foundation		X	X			X		X		
Pew Charitable Trusts		X		X	X	X		X		X
PG&E		X	X							
Recreational Equipment, Inc.			X	X	X	X	X			
Starbucks Foundation					X	X				
Starr Foundation				X	X					X
Surdna Foundation		X		X	X			X		
Tides Foundation		X		X	X	X				
Trust for Public Land		X	X							
Wachovia & Wells Fargo Foundation		X	X							

APPENDIX C - POTENTIAL PARK PARTNERS

	Potential Role(s): <i>(Note: definitions at end of chart)</i>	Design / Program Input	Design / Program Approval	Funding / Fundraising	Special Use Responsibility	Surveillance ("Eyes on the Park")	Maintenance Assistance	Minor Construction/Repairs/Planting	Others	Comments
	<b>Organization</b>									
1	Neighborhood Councils	x		x	x	x	x	x		
2	Richmond Friends of Recreation	x		x						Grant support
3	Friends of the Richmond Greenway	x		x	x	x	x	x		Grant support
4	National Parks Service	x	x	x	x					
5	EBRPD	x	x	x	x		x	x		
6	Opportunity West	x		x	x		x	x		Grant support
7	Urban Tilth	x		x	x		x	x		Grant support
8	HEAL	x			x		x	x		Survey/planning support
9	Eco-Village	x						x		
10	Earth Team	x		x	x		x	x		Grant support
11	R-9 Committee									
12	Contra Costa Interfaith Steering committee	x			x		x	x		
13	Sports Leagues	x			x					
14	TRAC	x		x	x		x	x		Grant support
15	Adjacent cities	x	x		x		x	x		
16	Urban Creeks Council	x		x	x		x	x		
17	Adopt-a park Groups	x		x	x	x	x	x		
18	NURVE partnership	x	x	x	x			x		
19	Groundwork Richmond	x		x	x		x	x		Grant support
20	Richmond Police Activities League	x		x	x		x	x		
21	Southside +1 neighborhood group	x			x		x	x		

APPENDIX C - POTENTIAL PARK PARTNERS (CON'T)

	Potential Role(s): <i>(Note: definitions at end of chart)</i>	Design / Program Input	Design / Program Approval	Funding / Fundraising	Special Use Responsibility	Surveillance ("Eyes on the Park")	Maintenance Assistance	Minor Construction/Repairs/Planting	Others	Comments
22	Kiwanis Club	x		x			x	x		
23	Hilltop Committee	x		x	x		x	x		
24	Marina Bay Committee	x		x	x		x	x		
25	PRAM	x		x	x		x	x		Grant support
26	Watershed Project	x		x	x		x	x		Grant support
27	CYCLE	x		x	x		x	x		
28	WCCU School District	x	x		x			x		
29	Pogo Park	x		x	x	x	x	x		Grant support
30	Contra Costa County	x	x	x	x		x	x		
31	Volunteers for Outdoor California (V-O-Cal.org)						x	x		

- **Design / Program Input:** Participate in choosing program elements and design features for a new park or major park renovation. Usually in a workshop format, may include brainstorming ideas, evaluating alternatives, choosing site elements, deciding style and character.
- **Design / Program Approval:** Has final say in the park design and program elements that will be brought forward to the Recreation and Park Committee, and/or City Council.
- **Funding / Fundraising:** Raises or provides financial support for park improvements, maintenance or acquisition.
- **Special Use Responsibility:** Assumes responsibility for a particular element or facility within a park (e.g. community garden, adventure playground).
- **Maintenance Assistance:** Regular cleanup, graffiti removal, etc. or special events (e.g. "creek clean-up day").
- **Surveillance ("Eyes on the Park"):** Patrols a park, or schedules neighborhood walks or gatherings at park to increase use and safety.
- **Minor Construction/Repairs/Planting:** Special projects or focused maintenance, such as fence repair, pitcher's mound repair, volunteer planting day, etc.

APPENDIX D - OUTDOOR FACILITIES DIMENSION STANDARDS

Sport Facility	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation
Badminton	Singles – 17 ft. x 44 ft. Doubles – 20 ft. x 44 ft. with 5 ft. unobstructed area on both sides	1,622 s.f.	Long axis north-south.
Basketball 1. Youth 2. Adult 3. Collegiate	46 ft. x 50 ft. x 84 ft. 50 ft. x 84 ft. 50 ft. x 94 ft. with 5 ft. unobstructed space all sides	2,400–3,036 s.f.. 5,040–7,280 s.f. 5,600-7,980 s.f	Long axis north-south.
Bocce	13 ft. to 19 ft. 6 inches x 78 ft. – 92 ft.	19 ft. to 25 ft. 6 inches x 82 ft. –101 ft.	North-south preferred but not critical.
Cricket	No official size for field, but pitch is 66 ft. x 10 ft.	Size varies, but area generally oval with no part of boundary closer than 75 yds. to pitch	
Croquet	40 ft. x 70 ft. (smaller size is appropriate for nonregulation play.	45 ft. X 75 ft.	
Handball (3-4 wall)	20 ft. x 40 ft. with a minimum of 10 ft. to rear of 3-wall court. Minimum 20 ft. overhead clearance.	800 s.f. for 4-wall, 1,000 s.f. for 3-wall	Long axis is north-south. Front wall at north end.
Ice Hockey	Rink 85 ft. x 200 ft. Min. (85 ft. x 185 ft.)	22,000 s.f. including support area.	Long axis north – south if outdoors.
Tennis	36 ft. x 78 ft. 12 ft. clearance on both ends.	Min. of 7,200 s.f. single court area (2 acres per complex).	Long axis north – south.
Volleyball	30 ft. x 60 ft. Minimum of 6 ft. clearance on all sides.	Min. 4,000 sq. ft.	Long axis north – south.
Baseball 1. Official	Baselines – 90 ft. Pitching dist. – 60.5 ft. Foul lines – Min. 320 ft. Center fields – 400+ ft.	3.0 – 3.85 Acres - Official	

APPENDIX D - OUTDOOR FACILITIES DIMENSION STANDARDS (CON'T)

Sport Facility	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation
2. Little League	Baselines – 60 ft. Pitching distance – 46 ft. Foul lines – 200 ft. Center field – 200 ft. – 250 ft.	1.2 Acres Min. – Little League	Locate home plate so pitcher is not throwing across sun, and batter not facing it. Line from home plate through pitcher's mound to run east-northeast.
3. Softball	Baselines – 60 ft. Pitching distance – men 45 ft.; women 40 ft. Fast pitch field radius from plate – 225 ft. Slow pitch – men 275 ft. women 250 ft.	1.5 – 2.0 acres - softball	
Field Hockey	180 ft. x 300 ft. with a minimum of 10 ft. clearance on all sides	Min. 1.5 acres	Fall season – Long axis northwest or southeast. For longer periods, north-south.
Football	160 ft. x 360 ft. with a minimum of 6 ft. clearance on all sides.	Min. 1.5 acres	Same as field hockey.
Flag or touch football	40 yds by 100 yds (includes two 10-yd end zones).	44 yds x 104 yds.	Same as field hockey.
Lacrosse	Prefer 180 ft. x 330 ft. but can be played on football field.	200 ft. x 350 ft. with fence; 220 ft. x 370 ft. without fence.	Same as football.
Soccer			
1. Junior	165 ft. by 300 ft.	1.3 – 2.5 acres (Junior)	Same as field hockey.
2. High School	195 ft. x 225 ft. x 330 ft. to 360 ft. with 10 ft. minimum clearance on all sides.	3 acres (High School or Adult)	

## APPENDIX E - PARKS AND LANDSCAPING TECHNICAL STANDARDS

Parks and public landscapes are managed landscapes which demand particular community appeal providing sense of place and healthy living. Standards are required therefore to ensure continued community appeal and municipal investment in these managed landscapes at the highest possible level commonly accepted throughout California but also peculiar to the needs of Richmond Bay Area environments.

Clarification as to the applicability of these standards to a particular project can be obtained from the Superintendent. Failure to conform to these standards as well as other applicable specifications will result in the Superintendent directing corrections of deficiencies any time during design, plan review, landscape installation or the maintenance periods. Other applicable specifications include by reference, but are not limited to the following planning documents, codes, guidelines and standards:

- “City of Richmond General Plan; Parks & Recreation Element” and related elements.
- “City of Richmond Five-year Strategic Business Plan,”
- “Standard Specifications” of the State of California
- “City of Richmond Urban Forest Management/Master Plan Reforestation Supplement; December 1997,” with cover letter by the Superintendent
- “Richmond Parks Master Plan: 2010”
- City of Richmond Municipal Code; Chapter 10.08 and related chapters
- “Special Provisions” sections of any recent “City of Richmond Landscape Management Services” contract specifications.
- “City of Richmond Integrated Pest Management Policy.”
- “California Landscape Standards” by the California Landscape Contractors Association
- “The El Sobrante Valley Parks Study; 2001”
- “Marina Bay Neighborhood Landscape Management Plan; 2009”
- “Baxter Creek Maintenance and Management Guide; 2010”
- “Water Use Classifications of Landscape Species; 1999” (“WUCOLS III”) by the University of California Cooperative Extension and the California Department of Water Resources

### 5.1 Public Landscape Design Standards

5.1.1 General – The design of parks and all other public landscaping shall conform to Section 7-902 of the California Department of Transportation Highway Design Manual, as well as applicable portions of the above documents.

5.1.2. Specialists – Any departmental, agency or developer/owner project sponsor shall retain the services of a landscape architect, soils engineer and pest control advisor, all of whom are currently licensed in the State of California. Other specialist, like a certified consulting arborist, architect or civil engineer may also be required to provide full attention to site conditions. The services of these specialists shall be coordinated to produce the best project specifications language and design drawings acceptable to the City. The project sponsor shall be responsible to include the comments and certifications of the soils and /or a civil engineer in the landscape design where there is any site specific concern about irrigation and slope stability or drainage.

5.1.3 Soils Analysis Report – A lab test shall be made of the topsoil on site to determine suitability for landscaping. The selection of plant material, fertilizer, soil amendments, soil conditioners, and irrigation systems, shall address, in particular, the needs as indicated in the soils analysis report. A copy of the soils analysis report shall be given to the Superintendent prior to design submittal. Soil PH, composition, organic content, and chemical analysis shall be indicated in the report. Known or suspected infestations on site shall also be investigated in part by means of preparing the soils analysis report along with recommendations made by the pest control advisor. Another soils analysis report shall be submitted to the Superintendent 90 days before the one year landscape establishment maintenance period is scheduled to end.

5.1.4. Landscape Site – The design shall exhibit familiarity with the site in the following areas of concern:

1. Topography and drainage.
2. Available water source(s), quality and pressure(s).
3. Existing trees and other features desirable for preservation.
4. The location of existing and planned hardscape features and utilities.
5. Available power and telephone point of connection sources for irrigation controllers.
6. The method of containment or neutralization of existing infestations including weeds.
7. Suitability of plant, irrigation and fence type selection for local environmental concerns as follows:
  - a. Vandalism
  - b. Predictable foot and vehicle traffic patterns
  - c. Prevailing winds
  - d. Exposure to the sun
  - e. Frost and cold
  - f. Fire hazards
  - g. Rates of predictable aging and replacement ('life cycle' projections) of materials (including plants)
  - h. Relation of the mature landscape to all the above.
  - i. Compatibility of selected plant material with existing protected specimens, e.g., drought tolerant versus high water usage plants.
8. History of the site and related cultural concerns raised by the City referenced planning documents or any specific area plan.
9. Relation to adjoining landscapes as follows:
  - a. Street tree selection and location
  - b. Type and quality of fencing
  - c. Successful plant material in the area
  - d. Planting themes established in the area
  - e. Continuation of public pathways for pedestrian and bicycle through traffic
  - f. Preservation of views
  - g. Protection of privacy

- h. Protection of environmentally sensitive areas
- i. Consideration for crime prevention (per CPTED standards where applicable)
- j. Connectivity of area drainage systems

5. 1. 5 Water Conservation – The City of Richmond is actively engaged in a water management plan. Pursuant to that plan water conservation for any site landscape shall be designed from the following requirements:

1. Plant selection for the majority of the area to be irrigated shall be made from specimens that are documented as being drought resistant or otherwise water conserving in nature. Plants shall be grouped together in hydrozones (by irrigation stations) according to water conserving and use habits (per WUCOLS III plant listings). Specimens which only obtain drought tolerance with maturity cannot be mixed with those which naturally adapt to arid situations or those natives which turn truly drought resistant at a young age. Groupings shall take into account habits of water retention, early dormancy, early stomatal closure, decreased transpiring surfaces, photosynthetic adaptation, or other methods of drought avoidance.
2. High water using specimens shall be confined to specific areas of high visibility constituting no more than 5 % of the total area to be irrigated on a square foot basis. The drip line of water demanding street trees, annual flower bed areas, and raised container plantings shall be counted as part of the high water using areas.
3. Lawn areas shall constitute no more than 25% of the total area to be irrigated. Only those areas that are clearly intended for sports or other recreational activity recognized as demanding natural turf may be exempt. All lawn and turf areas shall have perimeters with the least lineal footage possible. No woody plantings or other objects other than turf may be included within the perimeters of a lawn area. At no time may lawns occupy medians, gores, verges, park strips, islands or any long, narrow or odd shaped area. Turf shall not be planned for any slope greater than 6 to 1. Isolated mounds or undulations shall be avoided within a lawn. All objects that may disrupt even precipitation over the turf shall be excluded from the lawn areas. Grass selection shall be made from deep rooted tall or improved type fescues or from several warm season grasses where winter dormancy can be tolerated. Blue grasses and other high water using cool season selections shall be limited to no more than 10% of any grass mix.
4. Ground cover areas which require overhead (non-bubbler) irrigation shall be limited to no more than 35% of the total area. Such ground cover areas, lawn areas (#3 above), and high waters use areas (#2 above) together cannot exceed 50% of the total square footage to be irrigated with overhead applications.
5. A water consumption analysis shall be made for all plant material to be irrigated (overhead, bubbler and drip). Such an analysis shall account for each of the following:
  - a. Projected mean maturity for each hydrozone plant grouping (including lawn areas).
  - b. Gross water demand of each plant grouping at maturity (including lawn areas) under optimum conditions. The demand shall be clearly stated in U.S. gallons per minute, hour or day. The basic explanation for optimum conditions shall be presented in terms of canopy/leaf type size, native precipitation and soil field capacity or documented studies of specific specimens selected.
  - c. The gross water demand adjusted for the local (Richmond) evapotranspiration (E<sub>T</sub>) rate for 12 months.
  - d. The E<sub>T</sub> demand adjusted again for soil field capacity, as the site soil analysis may indicate.
  - e. Square footage of each hydrozone plant grouping (including lawn areas) factored to account for slope conditions.
  - f. The analysis compiled as a brief and included with the design submission.
6. The irrigation system shall be designed around the water consumption analysis. Stations of the irrigation controller shall coincide with plant habit grouping by hydrozones.

7. At no time can lawn irrigation be combined with irrigation for other plant groupings. The specific water demand (adjusted by the ETo rate) of a plant habit grouping shall be supplies by the station system not exceeding the U.S. gallons per minute, hour or day indicated in the analysis. Where individual specimens within a grouping have a demand much greater than others of the same group habit (as naturalized trees may have amongst native shrubs) extra emitter outlets shall be placed as needed or a separate station for drip emitter or bubbler head system shall be supplied. All overhead spray systems shall be situated so as not to wet sidewalks, streets and other improvements as well as other non-irrigated areas. Above ground spray rotor and impact heads shall not be specified where pop-up type heads can be used. All areas to receive overhead applications shall have 100% overlap (head to head) coverage. Overhead spray systems shall be kept to a minimum at roadside and in slope areas. The majority method of irrigation for any landscaped site (except sports fields) shall be stream rotors, drip emitters and/or bubbler type heads. All irrigation for the city including drip emitter systems shall be designed and installed as permanent automated systems with subterranean lateral lines.

## 5.2. Landscape Materials

5.2.1. General – All materials provided by the contractor shall be new or viable. Repurposed, transplanted or recycled materials are also encouraged for inclusion in city parks or any other public landscape projects but must be preapproved by the Superintendent. Materials shall be free of any contamination, infestation or damage. Materials not specifically addressed in these specifications or associated notes and drawings but are understood as a matter of industry standards necessary to complete an institutional quality landscape project shall nevertheless be provided by the contractor (such as a wide array of irrigation fittings and components). Substitutions of any materials or determination as to any ‘equals’ must be approved by the Superintendent. Any materials deemed unacceptable by the Superintendent, his representative or the landscape architect must not be shipped to the landscape site or be removed from said site the same day (without any ‘restocking’ cost incurred to the city) . All materials which conform to these standards shall be installed with all necessary components.

5.2.2. Materials Furnished or Managed through the City – The following materials, unless otherwise noted by the City may be furnished by East Bay MUD or managed through the City and paid for by the project sponsor or their contractor:

1. Water meter, the water meter box and adjustable spuds.
2. Backflow prevention device – A Fedco double check device and assembly
3. Mulch supplied by the City urban forest tree trimming program (at no cost to project)
4. Off site deposit locations for salvaged materials and topsoil affording the project short haul routes
5. On site or adjacent locations for the contractor’s construction yard, set-down/receiving yard, nursery, topsoil stockpile, soils borrow or Kline-tank watering with hydrant meter.

## 5.2.3. Soil Improvements

1. Imported topsoil – Should topsoil have to be imported to the landscape site it shall be predominantly a friable loam in nature, obtained from well drained arable land. It shall be free of roots, rocks, debris, and other heavy materials. It shall have a PH between 7.0 and 6.0 and meet only the following allowable analysis or composition:
  - a. Sodium (SAR), 0-4 maximum
  - b. Salinity (ECeX10 3), 0-2.5 maximum

- c. Boron (in PPM saturated extraction), 0-2
  - d. Decompose organic material, 5-50%
  - e. Gravel no greater than 3/4", 0-10%
  - f. Course sand, 5-20%
  - g. Fine sand, 20-50%
  - h. Silt, 25-50%
  - i. Clay, 5-30%
2. Soil amendments for general application – should amendment have to be incorporated into native soil it shall be a decomposed or readily decomposed nitrogen stabilized organic material such as Forest Humus Duraloam, or a nitrolized redwood sawdust. It shall be a fresh aerated material containing particles not greater than 1/4" in size. No more than 25% of particles can fail to pass a 500 micron sieve. Amendment which has been allowed to "sour" at the bottom of stockpiles cannot be used. It shall contain the following allowable analysis:
    - a. Soluble salts (in PPM saturated extraction), 3.0 maximum
    - b. Iron, acid-soluble dilution (based on dry weight) 0.08 minimum
    - c. Ash (based on dry weight) 0-6.0 minimum
    - d. Nitrogen (based on dry weight) 0.4-0.6 minimum
  3. Fertilizers – All fertilizers must contain the manufacturer's warranted analysis on each container which will clearly state the compositions of N (Nitrogen), P (Phosphorus) and K (Potassium) as well as any secondary or micro nutrients. Each type of fertilizer applied as a general soil improvement must be able to respond in season to the particular soil composition, PH, solubility and species demand of an area to ensure optimum usage. The fertilizer, like the soil amendment, should be the one that best addresses the shortages revealed in a soil analysis as compared to the needs of any plants introduced area by area. Changes of or additions made in fertilizers must also anticipate other improvements made in the soil. Fertilizers applied during the establishment maintenance period should obtain approximately 1 pound N minimum per 1000 square feet bimonthly for most selections of plant material. The final application of fertilizer at the end of the establishment maintenance period must address deficiencies shown in the final soils analysis taken near the end of that same period. N derived from an ammonium must be very limited to non-existence in any fertilizer mix.
  4. Fertilizers to be used for planting pits are as follows:
    - a. Agriform Bluechip Tablets: 21 grams 10.10.5 plus calcium, sulfur and iron (or approved equal).
    - b. A granulated balance of 3:1:1 but contains the lowest available adjusted salt index
    - c. Bone meal; 4.12.0 (especially for bulb and tuber plantings)
    - d. Or as identified specifically for planting pits in the soils fertility lab test report
  5. Fertilizer for warm season application for lawn establishment; 27.4.6 with six secondary or micro nutrients (one of which is 3% Fe) and a minimum of 5% sulfur coated N for slow release.
  6. Mulches and top dressing – unless otherwise specified for specialized situations (such as play lots), all mulches and top dressing shall be small grade "walk on" type bark with an aggregate particle size of approximately 1/4 inch or mulch as supplied by the city urban forest tree trimming program. It shall be well aerated and free of debris (both organic and man made). Mulch which has been allowed to "sour" at the bottom of stockpiles cannot be used.

7. Gypsum and other soil modifiers can be used as the soils analysis indicates.
8. Soil amendments for planting pits shall be matched to the mix used by the nursery in the container of the particular specimen (s) to be planted. No other amendment for planting pits may be specified or employed. The nursery from which container stock is purchased shall provide a written description of the planting mix it uses in sufficient time to obtain such a mix for amending planting pit backfill.
9. For non-irrigated plantings synthetic based water absorbent polymer gels shall be added to the backfill at the manufacturer's recommended rates.

#### 5.2.4 Irrigation Equipment –

1. Pipe and fittings – All mainline and lateral pipe and fittings shall be schedule 40 NSP PVC solvent welded. The pipe shall meet ASTM-D-1784 standards. For systems with pipe diameters over 2” Class 200 bell joint-ed PVC pipe may be utilized. The fittings shall meet ASTM-D-2466 and NSP 14 standards. All pipes shall be marked continuously and permanently with the manufacturer's identification of type and quality control.
2. Pipe Joining Materials – PVC solvent cement shall be IPS Weld-on # P-68 (or approved equal). It shall conform to ASTM-F-656 standards and rated for all classes and schedules of PVC up to 12 inch pipe. No fast setting solvent cement may be used. Primer shall be IPS Weld-on # P-68 (or approved equal). Only Teflon tape may be used to join threaded fittings. No pipe dope may be used. Sleeves and conduits for paving crossings shall also be Schedule 40 NSP PVC pipe and protected temporarily with non-solvent cemented end caps until fitted with pipe and wire.
3. Valves and Valve Boxes
  - a. Remote control valves shall be the Griswold Controls 2000 series or DW-PRV series (or approved equal). A ball valve such as the ‘TU’ series by Chemtrol or ‘BLT’ series by Rainbird shall be placed di-rectly ahead of remote control valves.
  - b. Quick coupler valves shall be the two part all brass type with self closing and locking rubber cover such as ‘LVC’ series by Rainbird (colored appropriate to the water source). Each site shall be provided with 2 all brass quills mounted by all brass swivel hose bib as well as 2 quick coupler cover keys. Swing riser assembly and staking shall be provided.
  - c. Flush valves for drip system laterals and assemblies shall be provided. The flush valves can be the KBI model ‘MIP-750-S’ or ball valves as noted in ‘a’ above.
  - d. Check valves (or anti-drain valves) can be the Valcon ‘ADV-5000’ series or the KBI ‘CV’ series located in-riser (or approved alternative).
  - e. Valve boxes for all remote control valve assemblies and flush valves assemblies servicing lateral runs lon-ger than 60 feet shall be the Brooks model #1419 with bolt down lid (or approved equal). Valve boxes for isolation valves which stand alone and flush valve assemblies servicing lateral runs 60 feet or shorter shall be the Brooks model #70 with bolt-down lid (or approved equal). Only one valve assembly per box will be allowed. The top of the lid shall be marked as called for in the notes, specifications and drawings. Locate all boxes as noted in the specifications and drawings but not within lawns.
  - f. Isolation valves shall be the non-rising stem all brass gate valves such as the ‘T’ model by Nibco (or ap-proved equal).
  - g. Pea type gravel free of other aggregates, fines, debris, soils and organic materials shall be placed at the base of the valve box pits to the depths indicated in the specifications and drawings.
4. Head Assemblies
  - a. All heads shall be installed on a swing joint assembly as indicated in the specifications and drawings. Fit-tings shall meet ASTM-D-2464 standards.

- b. Any above ground shrub heads shall be staked or installed on a swing assembly and painted as required. No above ground head shall be employed in lawn areas. No above ground head shall be employed in areas of predictable pedestrian traffic. No above ground head shall be used where a 'high-pop' type head can be employed. Generally, above ground heads will seldom find use in new City of Richmond landscapes.
  - c. Heads shall be those specified in the approved drawings (or approved substitutions).
  - d. All heads shall be set perpendicular to finished grade unless otherwise designated by approved drawings, the Landscape Architect or the Superintendent.
  - e. Heads shall be added, adjusted or relocated to assure optimum precipitation (during windy conditions) over the area to be covered. No head shall be situated so that it shoots directly into the opening end of the controller box or other utility boxes.
5. Drip Emitter Assemblies
- a. All drip emitter assemblies shall be installed on Schedule 40 PVC lateral lines.
  - b. All drip emitter assemblies shall be installed as shown in the drawings or as required by the Superintendent. No on-the-ground drip lateral assemblies will be permitted.
  - c. The single outlet emitter shall be the Bowsmith 'S1OL' 1 gal. (or approved equal) mounted on a length of IPS flex-PVC hose and 90 degrees Marlex street ell.
  - d. The multiple, outlet emitter shall be the Bowsmith 2000 series or the Rainbird 'EMG-M-101' (or approved equal) mounted on a Schedule 80 riser and encased by the Rainbird SEB-6 access sleeve (or approved equal). Lengths of polyethylene distribution tube shall be held by AG Products 'S2' stakes (or approved equal) underground.
6. Electrical Services
- a. All wire connections shall be made with copper crimps encased by PT-S5 sealer (or approved equal) and snap Tite caps (or approved equal). Epoxy type sealers or Electrician's tape and wire nuts will not be allowed for field wire connections.
  - b. Wire for all 24 volt or 120 volt services shall be #14 gauge solid strand copper for damp and wet locations. It shall be rated at 600 VAC THHN/THWN AWG and meet the National Electric Code and Underwriter's Laboratory standards. Larger gauge wire is required for longer pulls as AMP demands (current or future add-ons) indicate.
  - c. Electrician's tape or duct tape can be used to bind bundles of 24 volt wire at 12 foot intervals for direct burial. Direct burial shall be made in irrigation pipe trenches as shown in drawings.
  - d. Insulation jacket colors shall be white for common wire, black or red for station/signal wires and blue for extra/spare wires. Four spare wires (minimum) shall be provided for each controller and pulled into the farthest limits of the wire distribution. More than one common wire may be needed as site conditions require.
  - e. All 120 volt power wire shall be housed in heavy-walled utility class PVC conduit with factory made bends, couplings and fitting where permitted by the NEC. Burial for all 120 volt power service shall be made at a minimum depth of 18". Were power conduit is routed into a building for an internal wall mounted controller it shall comply with building regulations.
  - f. The ground rod shall be copper coated and 8 feet by 3/4 inches diameter. It shall be attached to the junction box locally at the controller by means of a solid copper ground jumper and approved clamp.
  - g. The junction box shall contain a 120 volt SPST off/on switch, standard plug receptacle and ground screw. It shall be attached to the inside of the controller pedestal or security enclosure chassis.

- h. Pull boxes shall be the Brooks 1100 series (or approved equal) with bolt-down lids.
7. Controllers – Controllers shall be satellites of only one of three preapproved master systems for three specific regions of the city (Rain Master Evolution for the south, Marina Bay, Pt. Richmond and harbor areas; CalSense Master for the central areas; or Griswold IDC for the north Hilltop and Richmond Parkway areas). Each controller satellite shall contain each of the following as a minimum:
- a. All solid state circuitry with accuracy to the second
  - b. Full two way communication capability to master unit via telephone, radio or wire
  - c. Protected non-dedicated keyboards that are readable in bright daylight or night
  - d. Automated applicability of weather station (including CIMIS) precipitation data
  - e. Optional ‘sensor’ input outlets for other timed applications (like lights, gates, etc.)
  - f. Multiple (multi-language option) displays showing active stations and programs
  - g. Review feature for display (including sensor data)
  - h. Weatherproof and watertight outdoor locking case
  - i. Lithium long life backup battery and automatic Daylight Savings Time changes
  - j. Automatic default program which can be disabled
  - k. Resettable circuit breaker (3.0A break) that exempts defective stations
  - l. Master valve/pump start circuit which can be controlled in manual mode
  - m. Programs with independent start times but capable of cluster applications
  - n. Syringe cycle program option by station or cluster
  - o. Percentage budgeting increase/decrease for all programs in one percent steps
  - p. Skip day feature for each program
  - q. Programmable rain mode to automatic mode recovery feature
  - r. All stations run in sequence
  - s. Rain mode switch with rain sensor activating attachment
  - t. Manual program will run any program or selected station clusters
  - u. Automatic program overlap protection which can be disabled
  - v. Built-in access code options (including ‘sensor’ options)
  - w. Remote control capability
  - x. Built-in self test feature that logs information for operator review
  - y. UL approved
  - z. Powered by dedicated 120v service with dedicated grounding and power backup

#### 5.2.5 Planting Materials

- 1. Hydroseed – Refer to the Superintendent’s Wildflower specifications by areas of the city.

2. Seeded lawn – seed shall be at least 98 percent pure and completely free of noxious weed seed. Only re-cleaned Grade A “new crop” seed delivered in unopened containers bearing the dealer’s label showing guaranteed analysis shall be used. The seed shall be pre-treated with a fungus preventative. Any seed allowed to become wet or moldy or otherwise damaged will not be accepted.
3. Sodded Lawn – Sod shall be at least 9 months old and no more than 16 months old and field grown by a commercial nursery. Sod shall be healthy and well knitted containing no more than ½” of thatch and free from debris, unspecified grasses, pests, noxious weeds, insect eggs, or infestations of any type. Sod shall be delivered in moist rolls within 24 hours of harvesting. Sod will be cut with a thickness of 5/8” to 3/4” and dimensions of 18” x 72”.
4. Rooted Cuttings – Only healthy rooted cuttings or flat grown material may be used. Material shall be grown by a commercial nursery and be delivered moist to the job site within 24 hours. Material that is too wet or too dry or showing signs of fungus or other infestation shall not be acceptable. All material shall exhibit good root growth. Roots shall constitute at least 20 percent of individual plant material for all specimens.
5. Container Grown Specimen – Only the No. 1 grade of nursery stock as provided in the State of California Grading Code may be planted. Plants shall conform to the American Association of Nurserymen Standards, AAN-SI Z60.1 as well as any height, spread, symmetry, or caliper as indicated in drawings or specifications. Plants shall be delivered unpruned in the original nursery containers bearing tags which show genera, species, cultivars, and/or varieties. All shipments of container grown species shall show documented compliance with Federal, California, and regional laws having to do with diseases and infestations. Plants which do not comply with the above or are shown to be broken, root bound, too young for the container, sun burned, wind burned, too dry, infested, trunk girdled or in any other way damaged will be rejected by the Superintendent. The nursery shall provide a written description of the planting mix used for the container grown specimens to be shipped. Any boxed, balled and burlapped or bare root specimens shall comply with the above as is applicable.
6. Transplanted Specimen – Only healthy unpruned specimens shall be delivered to the job Site within 24 hours of uprooting. Root mass shall be sufficient to anchor and sustain the plant. Roots shall be cut clean. Broken, stripped, or frayed roots will not be acceptable. Any trunk or branch which has been girdled, stripped, broken, or marred during uprooting, transport, or planting will not be acceptable. Tags for shipments from out of state or quarantined zones will show evidence of inspection.
7. Tree Stakes – Only treated 2” x 8’ straight, close grained, lodge pole pine shall be used. Stakes will have been given a point at one end prior to treatment with copper naphthante. Treatment shall penetrate the stake surface to a minimum depth of ¼”. The blunt end of the stake will be cut to the appropriate height for individual trees on-site.
8. Tree Ties – rubber tire strips (or approved alternative) shall be used.
9. Tree Tie Nails – Only galvanized steel nails shall be used.
10. Tree Guys – Aircraft cable inserted through white 1/2” PVD pipe (as markers for pedestrian safety) and sections of ½” garden hose (for protection of tree limbs) and fastened to stakes through holes drilled on-site (or approved alternatives) and wire rope type clasps. Deadman anchors, if utilized as an alternative shall be of approved durable materials (not wood).

#### 5.2.6 Hardscape Features

1. Headerboard – Only 2 x 4 construction grade recycled plastic lumber or benderboard shall be used. Headerboard splices can only be 1 x 4 recycled plastic lumber (2 feet in length) matched to the rest of headerboard.
2. Headerboard Stakes – Only 1 x 2 clear Fir (or equal) shall be used, one foot in length sharpened at one end and bevel cut at the other end.
3. Headerboards Nails – Only galvanized steel nails shall be used.

4. River Cobble – Only 4” to 6” aggregate Lodi or Linn Creek type cobble shall be used where better than 66% are unbroken, better than 66% are near 5” size, and 66% are smooth spherical or egg like in shape.
5. Mortar for River Cobble – As per Section 51-1.135 of the Standards Specifications.
6. Decomposed Granite – Only decomposed granite in an aggregated grade between 3/4” and fines can be used as specified. They shall be free of other aggregates, debris, and organic materials. An approved binder shall be pre-mixed into every delivery of decomposed granite (“DG”) to the project site. No DG shall be installed without documented evidence of an approved binder incorporated at place of origin. Preferred binder will be resin based as typically specified for trails by EBRPD.
7. Imprinted Concrete – Only the Bomanite process (or approved equal) shall be used. The Concrete shall have a minimum compressive strength of 3000 psi. Portland cement shall conform to ASTM C 150, Type I, II, or V, depending on soil conditions. Aggregates shall conform to ASTM C33. Only potable water may be used. At no time can calcium chloride be introduced into the concrete mix. Only Bomanite Heavy Duty Hardener and Bomanite Color Curing Compound (or approved equals) may be used.

5.2.7 Pesticides – Only those pesticide products (including growth regulators) that are recommended, in writing by the Pest Control Advisor shall be used consistent with the City IPM policy.

### 5.3 Landscape Construction Standards

5.3.1 General – All work performed as site preparation, hardscape, installation of irrigation systems and planting shall comply with Standard Specifications Section 20, “Erosion Control and Highway Planting” as well as hereunder. All work will be performed generally in reference to the Standard Specifications of the State of California and as an industry standard to the California Landscape Standards of the California Landscape Contractors Association (“CLA”). Where there may be conflict between such standards and project specifications, notes or drawings these City of Richmond Parks and Public Landscaping Standards and/or the determination of the Superintendent shall prevail. The contractor performing such work shall be currently licensed with the State of California (C-27 minimum) and hold or obtain all other licenses, certificates, permits or waivers during the course of said work necessary to performance at industry standards. Clean up and site protection shall be a part of any installation work and performed each day on site to the satisfaction of the Superintendent.

#### 5.3.2 Site Preparation

8. Site conditions – The landscape site shall be free of all debris, stocks piles, toxic spills, equipment, structures, and other unnecessary appurtenances left by other trades and former property users. Full ‘grub-and-clear’ will have been conducted to the satisfaction of the Superintendent and all detrimental organic material such as weeds destroyed and removed from the site. Native topsoil cover will have been protected or stocked in localized identifiable unsullied piles. The landscape site shall lie as or be rough graded to within a 10<sup>th</sup> of a foot of finish grade. It shall have a 6 inch minimum cover of topsoil approved by the Superintendent free of subsoil, excessive rock or spoil. Topsoil shall be one, or a combination of the following:
  - a. Original native cover.
  - b. Redistributed native from stockpiles the contractor has had kept on or near site.
  - c. Imported.
9. Sleeves and conduits – All necessary crossings for irrigation systems shall be in place and protected with end caps prior to paving.
10. Points of connection – a secondary box or meter pedestal for 120 volt service and water meter, box and

backflow prevention device for irrigation shall be prepaid and installed as per approved plan. The concrete meter box shall be set to finish grade. At no time can materials capable of deterioration (such as wooden boards) be employed to raise any meter box in order to bring it to finish grade. Durable materials (such as fire hardened bricks) shall be used in sufficient quantities to support any valve or meter box in order to raise it to finish grade. Care shall be taken throughout all phases of installation and maintenance to protect materials provided by PG&E, EBMUD and the City.

11. Grub and clear – All noxious weeds on-site and specially identified invasive/exotic weeds must be destroyed and removed. Other weeds may be removed as needed. Groundcovers that had been provided by hydro-seeding for erosion control can only be removed during the rainy season (between October 15 and April 15), upon approval by the City Engineer and Superintendent. To obtain such approval, the contractor must provide proof or assurance of timely revegetation. A combination of pre-emergent and post emergent spray programs as designed by the Pest Control Advisor or manual and mechanical means may be employed by the contractor as needed. All weeds or related debris shall be disposed of in an approved manner.
12. Fuel suppression for fire safety – In the event of any delay between completions of mass grading and the start of landscape installation during the fire season the contractor shall remove fuel loading vegetation from the site. Such removal may entail mowing hydroseeded areas as well as weed populations. The contractor is to understand hereby that time is of the essence in performing such fuel suppression during the fire season.
13. Fences and property lines – Such lines shall be established and made field identifiable in a timely manor to enable access for project work.
14. On-site hazards – the site will be surveyed and all remaining potential hazards noted in as-built drawings and their risk/life cycle assessment documented to the satisfaction of the City Engineer, Risk Manager and Superintendent.
15. Salvage – existing materials and equipment on site deemed salvageable by the city will be identified with the contractor prior to demolition and arrangements then made for removal. Irrigation components or other material suitable for repurposed use elsewhere may be identified. Special care shall be taken for removal, transport and storage of valuable and/or historic equipment, art, sculptures or monuments. At not time can the contractor presume to remove or destroy objects of obvious value to the city such as dedication or memorial markers.
16. Pre-work meeting – Such a meeting is mandatory and shall include the Superintendent (or designee), landscape contractor, general contractor and project manager. No further landscape related work may commence save any of the above necessary to site preparation. The pre-work meeting shall be the time and place to determine that any other work (as in the below) may proceed.

### 5.3.3 Irrigation System

1. All irrigation systems shall be installed and tested as per approved drawings and specifications as well as in the below. The contractor shall provide an experienced irrigation technician to the project capable of reading and applying such drawings and specifications in ‘the field’ as well as keeping detailed and up to date records to generate reliable as-built drawings.
2. Excavation for irrigation trenches shall be performed to cause the least possible damage to streets, sidewalks utilities and other improvements. No trenching of paved streets will be permitted. Care shall be taken not to interfere with trees. Route the trench a minimum of six feet away from tree planting locations and outside the drip-line of existing trees. In the event tree roots have to be cut such cuts shall be made clean without any ragged stripping, fraying or twisting of the roots. Where roots of a diameter greater than 2 inches are encountered the City Arborist assigned by the Superintendent shall be contacted for direction. Trenches shall be cut consistently with grade and uniform bearing for the full length of the line. Any improvements or plantings disturbed by excavation shall be replaced or reconstituted in an approved manner. Excavated

material shall be placed so as not to cause damage to improvements or plantings nor obstruct traffic (vehicular and pedestrian) or surface drainage.

3. PVC pipe shall be cut with a fine tooth hack saw and any burrs shall be removed. The pipe and fittings shall be clean and dry prior to application of solvent cement. All mainline pipe ends and fitting sockets shall be treated with primer prior to application of solvent cement. Both primer and solvent cement shall be applied uniformly over three quarters of both insertion surfaces. Any pipe or fitting where solvent cement had been allowed to thicken prior to joining shall be discarded. Immediately after cement has been applied pipe and fittings shall be joined with a twisting motion to the full depth of the socket and any excess wiped away. At no time can cement be allowed to cover threaded fittings. Joined pipe and fittings shall be allowed to set up prior to any further handling. Time for curing will increase with damp/or cold weather. Only pipe with completely cured welds can be filled with water. Excessive layers of teflon tape and/or any pipe dope will not be allowed on threaded joints. Also, excessive cinching will not be allowed. No PVC pipe shall be exposed above ground. Mainline shall be placed a minimum depth of 18" and lateral line 12" in the trench.
4. Valves shall be installed in such a way that easy access and service are possible. No valve (except in-line check valves) shall be buried or silted over. No valve shall be placed inside a box in such a way that handles and bleeder cocks are held tight against the box wall. If necessary, a larger valve box shall be set. It shall be possible to lift the bonnet of the remote control valve without dirt and debris sliding inside the valve body. Approved pressure regulator and "Y" strainer shall be included with all remote control valve assemblies servicing drip emitter systems. It shall be possible to remove filters from "Y" strainers without digging. The valve stem of a remote control valve shall not be left in a fully open position. It shall be throttled part way down to avoid the valve becoming "stuck open" but still allowing optimum operation. All valve boxes shall be bolted securely shut. On some projects it will be specified that the box be buried to thwart tampering by vandals. No debris from valve assembly or remnant wiring shall be left inside the valve box. The location of quick coupling valves shall be marked in an approved fashion.
5. Heads shall be installed as specified. All risers shall be flushed prior to assembly of clean head units. Subsequently, flushes of end risers on each lateral line shall be performed during each maintenance period. Dissimilar heads shall not be placed on any station system. Nozzles and screens shall be change out as needed to ensure full irrigation coverage (including during windy conditions).
6. Drip emitter distribution tubing shall be installed subterraneously. Drip emitter systems shall be flushed and filters cleaned monthly throughout each maintenance period.
7. All electrical services shall be installed strictly as specified. No wire splices shall be made in the field outside approved controller box, valve box, and pull box locations. Nicked or cut wire shall be removed and discarded and new installed. Wire shall not be pulled taut at any location. Expansion loops, coils and serpentine runs shall be liberally turned into every pull of 24 V wire. Wire splice ends shall not be exposed to wet or damp conditions. In the event of delay between pulling and connecting wires the splice ends shall be covered securely with electricians tape and pulled up out of the bottom of the boxes or water catching depression in the soil. New splice ends will be cut at the time of connection. The controller shall be supplied with a penciled (not penned) schedule at time of installation. Electrical service shall not be tested by touching any charged wire to the circuit board or battery wires of the controller (an Ohm- meter is best used for such test). Every controller shall be grounded locally at its own mounted location (and not depend solely on a shared ground with other nearby equipment and utilities). The dedicated ground rod shall be set at the controller location and no further than 5' away.
8. All irrigation lines (main and lateral) shall be hydrostatically pressure tested at 125 p.s.i. with all joints and fittings clearly exposed. There shall be a pressure gauge at the pump and another at the furthest end of the section of the line that is to be tested. The line shall hold the required pressure for a minimum of four hours. If there is any drop in pressure, the line shall be retested until there is no drop in pressure. The lines shall be filled with water from the low end and the air expelled from the high point. All air must be removed from the line before the test shall begin. Testing the lateral lines will necessitate the capping of all risers. Such test will not be required for drip lateral lines or where marlex street elbows are employed in swing assemblies. An air pressure test at 125 p.s.i. can be substituted for a hydrostatic test for as long as it takes to

walk the entire lines with all joints and fittings exposed upon advanced approval from the Superintendent.

9. A coverage test shall be made of the irrigation system via manual control or pre-timed control from the irrigation controller. Spot checks may be made by “bleeding” individual remote control valves, but this method shall not be substituted for an overall coverage test. Adjustments and cleaning of irrigation components shall be made (including change out of nozzles) as needed, as a result of a coverage test and a new coverage test(s) subsequently made.
10. All tests are subjected to City inspection and approval by the Superintendent.

#### 5.3.4 Soil Preparation and Fine Grade

1. All areas to be landscaped shall be prepared with specified soil conditioners, soil amendments and fertilizers and shall be thoroughly mixed with the topsoil in areas to be planted as lawns and groundcovers. All clumps and clods of topsoil shall be broken and mixed in.
2. All rocks, debris, and excess soil shall be removed from the site and disposed of in an approved manner and/or outside of the city.
3. Wherever possible topsoil native to the site shall be utilized as fill in the fine grading process. The contractor will have provided for stockpiles of native topsoil during mass grading. Though such topsoil will have been distributed, remnants of the stockpiles might be located and utilized.
4. Tops and toes of slopes shall be rounded to produce a gradual and natural appearing transition between relatively level areas and slopes.
5. Fine grade is to provide a smooth even finish and positive surface drainage without low spots or pockets. Undulations in slope-sides which result in specific grades steeper than the overall intended grade of the slope shall be corrected. Finish grade at edges shall lay the following inches below the level of pavement and header boards:
  - a. 1/4” – 1/2” for bare ground, hydroseeded, and non-mulched groundcovers
  - b. 1/2” – 3/4” for lawn areas
  - c. 1” – 2” for mulched areas
6. The site shall be checked to be sure that soil preparation and fine grading have not resulted in bringing subsoils to the surface or causing public and private properties to drain into each other. Any such problems shall be brought to the attention of the City.
7. All phases of soil preparation and fine grading are subject to City inspection and approval. The finish grade must be complete and irrigation system fully tested and operational before planting can begin.

#### 5.3.5 Planting

1. All planting shall be performed as per all related standards and specifications and the approved landscape plan.
2. The contractor shall provide an experienced supervisor or foreman, capable of reading the landscape plans and related specifications and who is familiar with current California horticultural practices, to oversee all aspects of planting. Such a foreman shall concern himself/herself with close on-site supervision of the following:
  - a. Proper species identification and location.
  - b. Excavation of the planting pits with particular attention given to pit side scarification.
  - c. Identification and application rates of fertilizers and amendment (matched nursery container mix) to be used in the backfill mix.

- d. Proper manipulation of the root ball to encourage future outward growth of roots.
  - e. Planting techniques which do not allow the root ball to be set too low or the root crown covered with backfill or siltation.
  - f. Approved staking and pruning techniques.
3. Planting pit amendment shall be matched to the nursery container mix unless otherwise specified in the project soils report and approved by the Superintendent. Any attempt to use other amendments will be rejected.
  4. Whenever possible project plant material shall be contract grown and subject to nursery inspections by the Superintendent and Landscape Architect. This is especially applicable for projects with large quantities of the same container stock specimen to ensure uniformity of quality, stature and appearance.
  5. Seeding for lawn areas shall be performed only during the warm months between March 1 and October 15. The lawn areas shall be free of weeds and debris and be fertile and friable the day of seeding. Seeding may be done either by double passes of a mechanical spreader or by hydroseeding. Mechanically sown seed shall be ranked into the surface and rolled. Either application shall be kept moist until full germination. Bare spots shall be reseeded at 10 day intervals until a full stand of grass is germinated and acceptable.
  6. Sod can be laid in lawn areas any time during the year. The soil shall be in the same condition as for seeding and fertilizer applied the same day as sod delivery. Lay sod in a tight fitting staggered brick layer pattern against any grade. Rolls of sod shall be kept moist throughout installation. All sod shall be installed the same day as delivery. Keep sod moist until first mowing. Roll sod twice within two days of installation. Care shall be taken not to leave footprints in the soil surface or sod.
  7. Ground covers taken from flats or rooted cuttings shall be planted in the bare soil surface prior to any mulching so as to ensure true root to soil contact. A staggered or triangular pattern shall be employed (unless otherwise instructed via the Superintendent). Specimens shall be placed in a pit of sufficient size to prevent roots from doubling over. Newly planted ground covers shall be kept moist. Care shall be taken not to plant within understories of low growing shrubs or right next to hardscape (paved) edges.
  8. Areas (other than lawns, turf, selected groundcovers and hydroseeded wildflowers) shall be mulched.
  9. Newly planted trees will have to be deep watered during hot months.
  10. All specimen selections, substitutions, locations and planting are subjected to City inspection and approval.
  11. Replacement plantings will be expected, no matter what caused the loss, at the end of the installation period and at the end of the one year establishment maintenance period. Seasonal considerations may necessitate adjusted replacements at other times.

5.3.6 Hardscape Installation – The subgrade of all areas in 2, 3 and 4 below shall be compacted to 90% and treated with an approved soil sterilant which shall remain stationary in the soil. Application of sterilant shall be that as recommended by the pest control advisor. Only a few hardscape surfaces are addressed in the below. Other surfaces shall be installed per drawings, specifications and best of industry practices.

1. Headerboards – Headerboards shall be installed true to line and finished grade and set flush with adjacent paving. Lengths shall be no less than 12 feet and stakes placed at intervals of 8 feet. All corner connections shall be mitered cut to receive each board as an exact fit and securely staked. All strait joints shall be spliced and securely staked.
2. River Cobble – A tight fitting random pattern of river cobble shall be set firmly into freshly poured mortar to half the depth of each individual cobble. Broken or odd shaped cobbles shall be discarded. All clean and smooth rounded cobble within 3 inches of the mean size of 5 inches shall be used. Cobble shall be lightly wetted just prior to placement. The planting side edge of the mortar shall be formed or troweled so

as to present a smooth even edge. All spoil shall be removed from the street, curb and planting bed. As the mortar begins to set-up the mortared cobble shall be sprinkled lightly with water so as to clean the cobble and settle the mortar surface. After mortar has cured all dirt and excess materials shall be cleaned off of the cobble and two coats of Thompson's clear sealer (or approved equal) shall be applied.

3. Decomposed Granite - Decomposed granite (with binder mixed in) shall be put true to grade and compacted to 92%. The finished surface shall have a smooth appearance and lay flush with any adjacent paving and headerboards.
4. Imprinted Concrete – The concrete shall be placed and screened to the proper grade and floated to a uniform surface in the normal manner. Bomanite Color Hardener (or approved equal) shall be applied evenly to the surface by the dry- shake method using a minimum of 60 pounds per 100 square feet. It shall be applied in two or more shakes, floated after each, and troweled only after the final floating. While the concrete is still in the plastic stage of set-up, the imprinting tools by Bomanite (or approved equal) shall be applied to make the desired patterned surface. Bomanite Color Curing Compound (or approved equal) shall be applied uniformly with a sprayer or roller. Coverage shall be approximately 1200 to 1300 square feet per gallon of solution. The cured surface shall be cleaned to remove residual dust or grout. At no time can acid or caustic solutions be used for cleaning. For the Bomanite process, only contractors certified by the Bomanite International Society may perform the work.

5.3.7 Pesticide Use – All applications shall be made in strict conformance with the pest control advisor's written recommendations, the manufacturer's label, latest science, industry standards for safe use and disposal, the City IPM Policy and the approval of the Superintendent (a licensed pest control advisor). Applications shall be made under the supervision of a licensed Applicator who is registered with and reporting to Contra Costa County Agriculture Commissioner.

## 5.4 Landscape Maintenance

5.4.1 General – Landscape maintenance shall be performed in compliance with applicable portions of any current or the most recent "Special Provisions" sections of a City of Richmond "Landscape Management Services" specifications, "California Landscape Standards; Section VII; Landscape Maintenance" by the CLCA, the "Monthly Maintenance Service Schedule", the Superintendent's "Directive # 11; Irrigation Maintenance", "Directive #13; Open Lawn Areas" and "Directive # 16; Plant Material Selections, Care and Management" and the "Park Maintenance Handbook; 1990" by the National Park Service as well as compatible project specifications for maintenance. Where there may be any conflicts between said specifications or standards the determination of the Superintendent will prevail. This is applicable as appropriate in any of the following maintenance periods:

1. Interim maintenance conducted during installation; this is required and is intended to protect investments already made in the landscape site while construction remains underway throughout. At no time can a notation of "substantial completion" be employed as grounds to proceed automatically to the next period below. Inspections and tests of a fully completed landscape as directed by the Superintendent are expected via satisfaction of punch list items. Replacement of any plant material failing or lost (for any reason) is possible as a result. As-built drawings are expected to be generated during this period and submitted to the Superintendent for approval (without exception), which is a condition required to be able to proceed to the next period below.
2. The one year establishment maintenance period; this is intended to bring the new landscape into acceptable grown and operational conditions suitable for turnover to the city for long term maintenance. This period may or may not necessarily coincide with warranty periods of specific materials and equipment installed in the landscape site. This period is not automatically ended exactly in one year. The contractor is expected to make timely requests to the Superintendent's representative to begin an orderly turnover process. Inspec-

tions and specific retests of this maintained site as directed by the Superintendent are expected via satisfaction of punch list items. Replacement of any plant material failing or lost (for any reason) is possible as a result. Specified items, including but not limited to cabinet keys, gate keys, door keys, irrigation schedules, quick coupler quills/hose bibs, warranty maintenance manuals, specialized tools and spare parts are required to be submitted directly to the Superintendent's representative as condition of turnover to the city for long term maintenance.

3. Long term maintenance conducted by City staff or by a City maintenance contractor; wherein all appropriate aforesaid standards and specifications will apply. City forces cannot be comingled with that of the project contractor during construction and establishment maintenance prior to turnover for long term maintenance unless specifically approved by the Superintendent for mitigation of hazards or expediting code driven work.
4. Maintenance conducted by volunteers; this is intended to supplement and be strictly coordinated with hired maintenance forces under an Adopt-a-Park//Trail or Adopt-a-Tree program as directed by the Superintendent. This will usually commence during long term maintenance and only with concurrence of the contractor during construction and establishment maintenance.
5. Management and maintenance conducted by sports leagues; hired or volunteer work can be provided for a sports field or other outdoor facility by such groups under permit from the Recreation Department for the duration of an entire season or a tournament. At least ten weeks before the start of a sports season or tournament Recreation staff will direct the sport league representatives to meet with Parks & Landscaping staff designated by the Superintendent to determine what assistance they will jointly provide to initially improve and then maintain the facility to make it playable for that particular sport and events. This arrangement will then be memorialized with detail for responsibilities in the permit Recreation issues to the league. A concessionaire's agreement may also provide for complete management and maintenance of a sports facility acceptable to the city.
6. Maintenance conducted by another agency under agreement; such as exists with the City of El Cerrito for Central Park and with East Bay Regional Park District for Alvarado Park. City of Richmond staff or maintenance contractors cannot tend the property of another agency without fully executed agreement to do so. Nor can such City forces tend private property.

5.4.2 Non-irrigated planting – Non-irrigated plantings shall have an establishment maintenance period which encompasses two full rainy seasons (October 15 to April 15 twice). Some mitigation planting areas (usually with native endemic specimens) may require longer periods for maintenance and/or monitoring required by development agreement and/or regulatory agencies.

5.4.3 Specialized Monitoring Programs – During any maintenance period some third party monitoring and testing must be permitted and necessarily included. Such programs may include, but not be limited to the following:

7. Inspections conducted by the Contra Costa Agricultural Commissioner's office.
8. Inspections conducted by other regulatory agencies or their agents.
9. Warranty inspections conducted by manufacturer's representatives of equipment and materials.
10. Inspections and sampling conducted by a soils engineer.
11. Inspections conducted by a certified arborist or biologist.
12. Surveys and mapping.
13. GMX compaction testing of synthetic turf.
14. Playground equipment and surfacing inspections.

15. Water quality inspections.
16. Building inspections.
17. Utility company inspections and testing (with possible USA markings).
18. Conservator inspections of art or historic objects located in the landscape.

*\*These “Parks and Public Landscaping Standards” have been formatted in such a way that they can also serve as a section in a future comprehensive City of Richmond standards for public improvements as well as an exhibit incorporated by reference in the “Richmond Parks Master Plan”.*

