



# AGENDA REPORT

## Public Works

<b>DATE:</b>	March 5, 2024
<b>TO:</b>	Mayor Martinez and Members of the City Council
<b>FROM:</b>	Daniel Chavarria, Director of Public Works Tawfic Halaby, Deputy Director of Public Works for Operations & Maintenance
<b>Subject:</b>	Richmond Parks Assessment of Soccer Fields
<b>FINANCIAL IMPACT:</b>	There is no impact to the General Fund. The recommendation is to utilize \$4,200,000 in American Rescue Plan Act funds to implement soccer field and other park-related improvements to City parks.
<b>PREVIOUS COUNCIL ACTION:</b>	<p>At the July 11, 2023 City Council Meeting, staff was directed to assess which City parks could accommodate new soccer fields.</p> <p>At the October 3, 2023 City Council Meeting, the City's consultant provided a preliminary presentation on opportunities for soccer fields and other amenities at various city parks.</p> <p>At the December 5, 2023 City Council Meeting, City Council allocated \$4,200,000 in American Rescue Plan Act funds for soccer fields, parks, trails, and public restrooms, with fund obligation required by December 31, 2024.</p>
<b>STATEMENT OF THE ISSUE:</b>	City Council directed staff to conduct a study of existing soccer field needs and existing soccer field amenities, and to develop a plan to upgrade amenities to meet the current community needs. Consultant CSW ST2 prepared a draft report for City Council's review and feedback.

<b>RECOMMENDED ACTION:</b>	RECEIVE a presentation on the draft Soccer Field and Park Amenities Assessment prepared by CSW ST2 – Public Works (Daniel Chavarria/Tawfic Halaby 510-620-5482).
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## **DISCUSSION:**

At the July 11, 2023, City Council Meeting, staff was directed to assess City parks and to accommodate new soccer fields, including recommendations on which parks should receive priority for the installation of soccer fields and other amenities. City staff assigned this task to City’s on-call consultant CSW/Stuber-Stroeh Engineering Group, Inc (CSW|ST2), with Marcia D. Vallier as Senior Project Manager.

At the October 3, 2023, City Council Meeting, CSW|ST2 provided a preliminary presentation on opportunities for soccer fields and other amenities at various City parks, which included estimated costs. City Council directed staff to prioritize and estimate costs for the development or renovation of those fields and return to City Council with recommendations. The attached report is the culmination of the recommendations to address the City’s soccer field shortage in the short-, mid- and long-term as well as other additional proposed amenities. Recommendations are based on level of service deficits, changing demographics, the 2010 and 2019 Park Reports, input from the soccer community, as well as conversations with staff and the baseball, softball and football clubs and leagues. The recommendations not only focus on soccer, but include upgrades that benefit all field sports, and upgrade courts, play areas, and restrooms.

Recommendations for addressing Richmond’s soccer field deficit prioritize under-served City Council districts where the opportunities are greatest to build on existing funds and design work to improve or create fields for competition and practice play. These are also the districts with the highest dense populations, and where demand for soccer fields is highest. Since Richmond is a highly built-out urban area, with limited space for new facilities, addressing the City’s field deficit will require a two-fold approach by expanding the useability of existing fields and upgrading sites with competition fields as well as adding additional amenities within the City’s parks.

At the December 5, 2023, City Council Meeting, City Council allocated \$4,200,000 in American Rescue Plan Act (ARPA) funds for amenities including soccer fields, parks,

trails, and public restrooms, with fund obligation by December 31, 2024. ARPA funds must be spent by December 31, 2026.

CSW|ST2 started collecting information and putting together initial designs. The draft Soccer Field and Park Amenities Assessment includes recommendations for additional maintenance funding and equipment. CSW|ST2 will also incorporate new information from recent joint-use conversations among Contra Costa County, West Contra Costa Unified School District, and the City.

Short-term recommendations establish a strategy to take advantage of City Council's allocation of \$4,200,000 in Fiscal Year (FY) 2023/24 American Rescue Plan Act (ARPA) funds in locations where the soccer community already plays – Wendell Park (City Council District 1), Shields-Reid Park (City Council District 2), and Martin Luther King, Jr. Park (City Council District 3). Design will be completed in FY 2023/24 and construction is estimated to be completed in early FY 2024/25. Additional work on the short-term parks may be completed if additional funding is available in FY 2024/25.

<b>Implement Short-Term Projects with FY 23/24 ARPA Funding</b>		<b>Cost Est.</b>
<b>Wendell Park</b> District 1  <b>+ (1) U13 field</b>	Wendell Park is currently used as a practice field for the Richmond soccer community. The park has the potential to provide one U13 field in conjunction with a softball/baseball field. The following improvements are recommended: <ul style="list-style-type: none"> <li>▪ Renovate grass, irrigation system, softball infield, and playfield.</li> <li>▪ Install new fencing, back stop and seating.</li> <li>▪ Install new single stall restroom</li> </ul>	<b>\$1.8 M</b>
<b>Shields-Reid Park</b> District 2  <b>+ (1) U13 field</b>	Shields-Reid Park is currently used as a practice field by the Richmond soccer community. The park has the potential to provide one natural grass or artificial turf U13 multi-use soccer/softball field. Construction documents are underway for grant-funded improvements to the park, including a restroom, amphitheater, pump track, habitat garden, and play structure. The following ARPA-funded improvements can be added to this work by addendum: <ul style="list-style-type: none"> <li>▪ Renovate grass, irrigation system, softball infield, and basketball courts.</li> <li>▪ Install new fencing, back stop, seating, and conduits for lighting.</li> </ul>	<b>\$1.5 M</b>
<b>Martin Luther King, Jr. Park</b> District 3  <b>Existing U13 field</b>	Martin Luther King, Jr. Park is currently used as a U13 competition field by the Richmond soccer community. The following improvements are recommended: <ul style="list-style-type: none"> <li>▪ Renovate existing restrooms</li> </ul>	<b>\$0.1 M</b>
<b>Contingency or Potential Project Enhancement Options</b>	A portion of the ARPA funding can serve as a contingency fund or can be utilized to fund additional enhancements at one of the short-term project locations. Recommended enhancement options are: <ul style="list-style-type: none"> <li>▪ Option A. Wendell Park – Renovate play area (\$250,000)</li> <li>▪ Option B. Martin Luther King, Jr. Park – Replace restroom (additional \$250,000)</li> <li>▪ Option C. Shields Reid Park – Install Field Lights (additional \$300,000)</li> </ul>	<b>\$0.3 M</b>
(Permit, Management, and Professional Fees) Soft Costs		<b>\$0.5 M</b>
ARPA Funding applied to Soccer Fields		<b>\$4.2 M</b>
<b>Support Short-Term Projects with FY 24/25 ARPA Funding</b>		
Additional ARPA funds available in FY 24/25, may be allocated as follows:		<b>\$5.5-7.0 M</b>
<ul style="list-style-type: none"> <li>▪ Option A. Wendell Park – Install new play area, artificial turf multi-use field and lighting (\$3.0M)</li> <li>▪ Option B. Shield-Reid Park – Install artificial turf multi-use field and lighting (\$3.5M)</li> <li>▪ Option C. Martin Luther King, Jr. Park – Replace restroom, convert baseball field to artificial turf multi-use field with fencing and lighting (\$3.5- \$4.0 M)</li> </ul>		

**JOINT USE AGREEMENTS:** The second short-term recommendation is the work with West Contra Costa Unified School District (WCCUSD) on joint use agreements. The soccer community is mobilizing county-wide to obtain joint use of the schools and form partnerships between Contra Costa County, cities in West County and WCCUSD to reduce sports facilities costs and increase access for residents. Supervisor John Gioia and the County Supervisors have allocated funds from the County's health tax to offset rental costs and increase access to youth sports and funding annually through Measure X to support County unincorporated area parks that might include soccer venues.

MAINTENANCE: Lastly, another short-term recommendation is to increase the funding for maintenance of the parks. This is a larger discussion, but would help alleviate the lack of fields due to poor condition from overuse or lack of adequate maintenance.

The mid- and long-term goals outlined in the draft Report depend on receiving grant funding or possibly a local or West County bond measure.

All projects will continue to engage community members, park users, sports teams, neighbors, and additional key stakeholders such as neighborhood councils to help shape the future park designs and gain support for the proposed short-, medium-, and long-term recommendations for field development.