

RICHMOND FIELD ASSESSMENT

**Richmond City Council Meeting
Richmond, CA,
March 5, 2024**

RICHMOND FIELD ASSESSMENT

PROJECT PURPOSE

Review of existing parks in Richmond to identify **upgrades to courts and fields** and locations for **soccer fields** for recreation, practice and competition



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COUNCIL RECOMMENDED ACTIONS

- Begin implementation of short-term projects within FY 23-24 & FY 24-25
- Implement existing grant-funded projects
- Continue to look for grants to develop more soccer fields and upgrade other park amenities
- Review all park needs to ensure equitable allocation of resources
- Allocate City resources to support the development of soccer fields and upgrade park amenities
- Continue work on Joint Use Agreement with West Contra Costa unified School District
- Engage community members, park users and neighborhood councils

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BACKGROUND

In December 2010, the Richmond Parks Master Plan was adopted

The Richmond Parks Master Plan provides long-term vision for the City's parks, trails and open space



RICHMOND PARKS
MASTER PLAN

December, 2010

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BACKGROUND

RICHMOND PARKS:

Richmond has
50 City Parks – 247.6 acres
7 Joint Use Sites – 30.7 acres

**278.3 acres of park land including
joint use sites**

7 Regional Parks – 5,225 acres
1 National Historical Park



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CURRENT CONDITIONS

POPULATION:

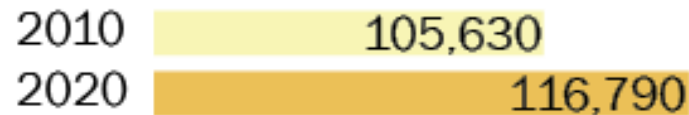
2010 Population Estimate was 105,630 residents, and in 2020, **116,790**

26% of the population is under the age of 18 years, and

14% of the population is 65 years of age or older.

Children, youth and seniors constitute significant segments of Richmond's population.

Total Population



Percent Hispanic or Latino



Percent Foreign-Born



2020 Age



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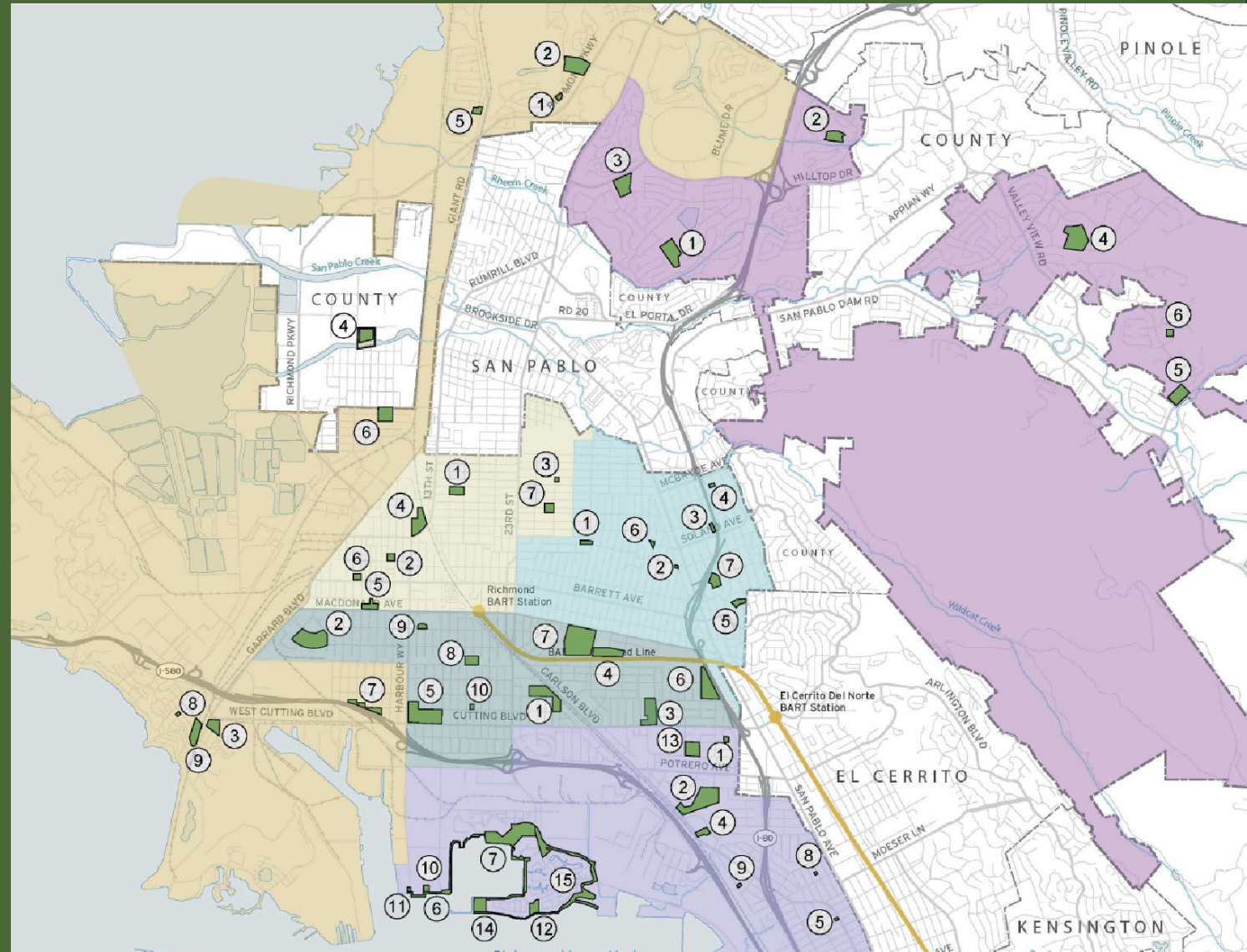
CURRENT CONDITIONS

PARKS LEVEL OF SERVICE:

According to the City of Richmond General Plan, there is to be **3 acres of community and neighborhood park per 1,000 residents.**

The City has a City-wide deficit of 2.12 acres per 1,000 residents.

Some of Council Districts meet the standard while others are significantly underserved.



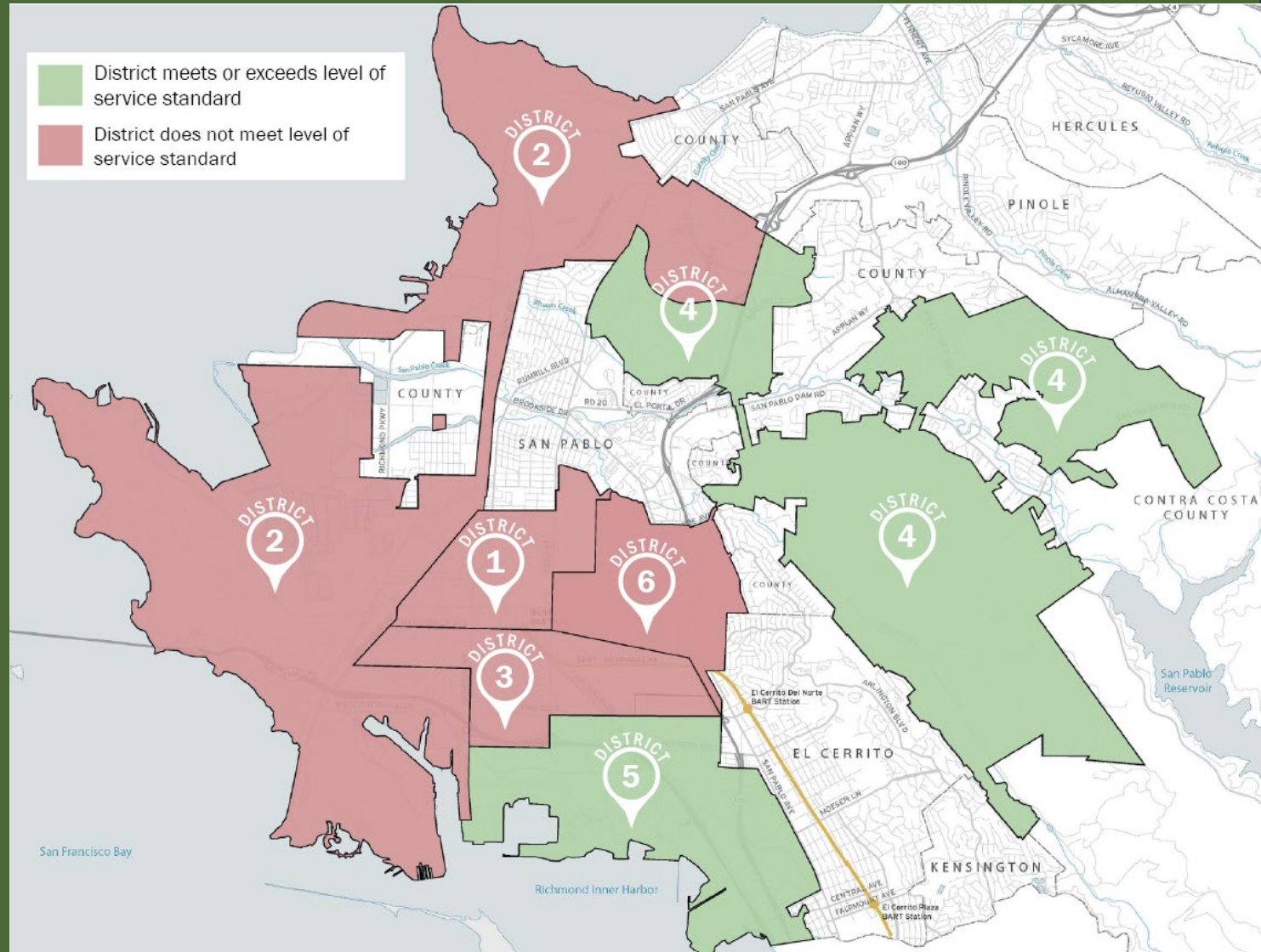
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CURRENT CONDITIONS

PARKS LEVEL OF SERVICE:

According to the City of Richmond General Plan, there is to be **3 acres of community and neighborhood park per 1,000 residents.**

	2020 Population (people)	Park land (acres)	Level of Service (acres/1,000)
District 1	19,495	17.3	0.89
District 2	18,741	25.6	1.37
District 3	20,675	60.9	2.94
District 4	19,464	61.4	3.16
District 5	19,175	74.6	3.89
District 6	19,240	7.3	0.38



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CURRENT NEEDS

COURT & FIELD LEVEL OF SERVICE:

Since 2010, several factors have increased deficits.

The city's population rose by approximately 11,000 residents

Existing fields and courts were taken out of service due to maintenance issues, termination of WCCUSD joint-use agreements, or conversion to other uses.

Few parks, fields, or courts have been built or upgraded.

Sport	LOS Standard	Existing Fields (2010)	2010 Deficit	2020 Deficit
Baseball	1/4,400	13	0	1.5
Softball	1/4,400	11	2	3.5
Football	1/26,000	4	1	0.5
Basketball	1/3750	28	0	6
Soccer	1/5,000	2	19	23

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CURRENT NEEDS

SOCCER LEVEL OF SERVICE:

According to the City of Richmond 2010 Parks Master Plan, there is to be **1 soccer field per 3,000 residents**.

Thus, the City should have **23 fields** based upon the City's current population and currently have only two dedicated fields.



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SOCCER

Richmond has a robust group of soccer clubs with **38-40 teams**

- Richmond SOL
- Richmond Rayados
- Richmond United Soccer Club

The soccer community **plays year-round** with a short break of 2-3 weeks in December

Additional clubs include Albany Berkeley Soccer Club, West Contra Costa Youth Soccer League, Eastshore Alliance



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SOCCER

The clubs currently practice and play at:

- Tom Bates Regional Sports Complex
- Martin Luther King, Jr. Park
- Booker T. Anderson Park
- Country Club Vista Park
- Sheilds-Reid Park
- Nichol Park
- Wendell Park



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FIELD SPORTS

Richmond has a multiple baseball, softball and football teams

- **Richmond Little League** – 12 teams
- **City and Richmond Police Athletic League Flag Football** – 12 teams
- **Junior Giants Baseball and Softball** – 22 teams
- **Richmond Steelers** – 6-7 teams
- **East Bay Cyclones** – 16 teams



Little League

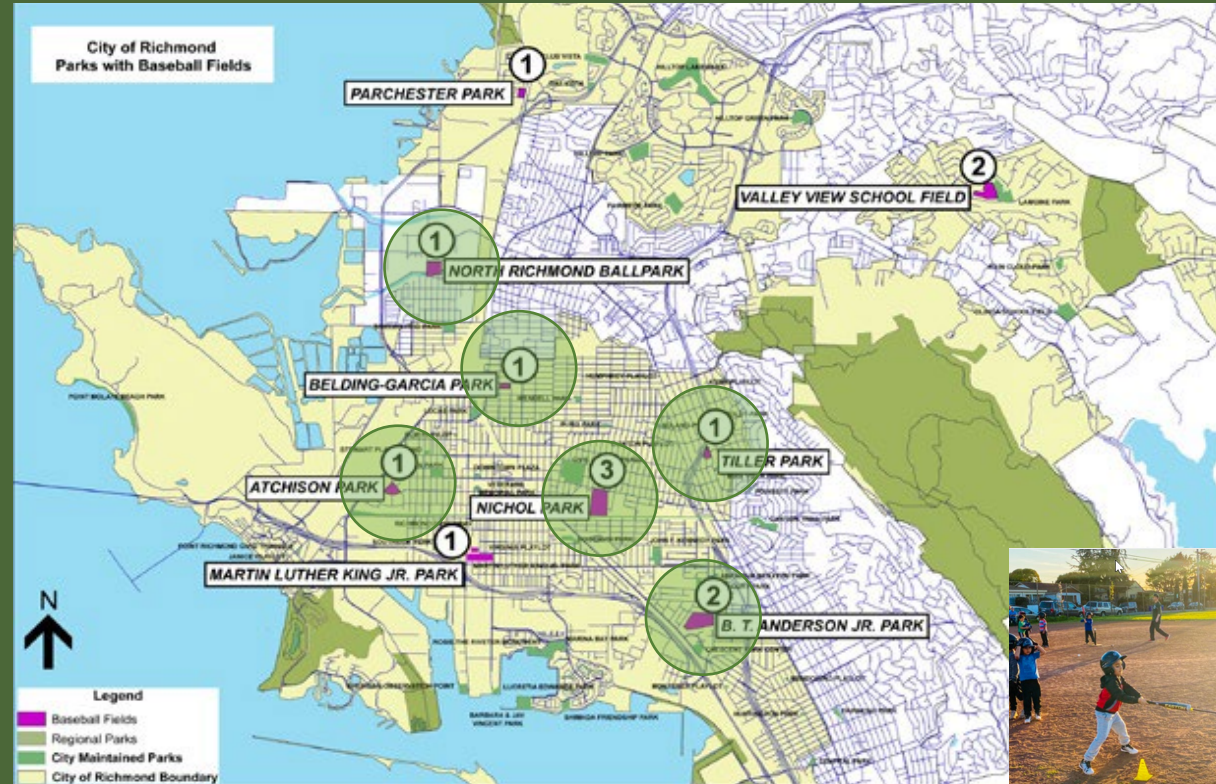


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FIELD SPORTS

The **baseball, softball** and **football** clubs currently practice and play year-round with the exception of later November to early January at:

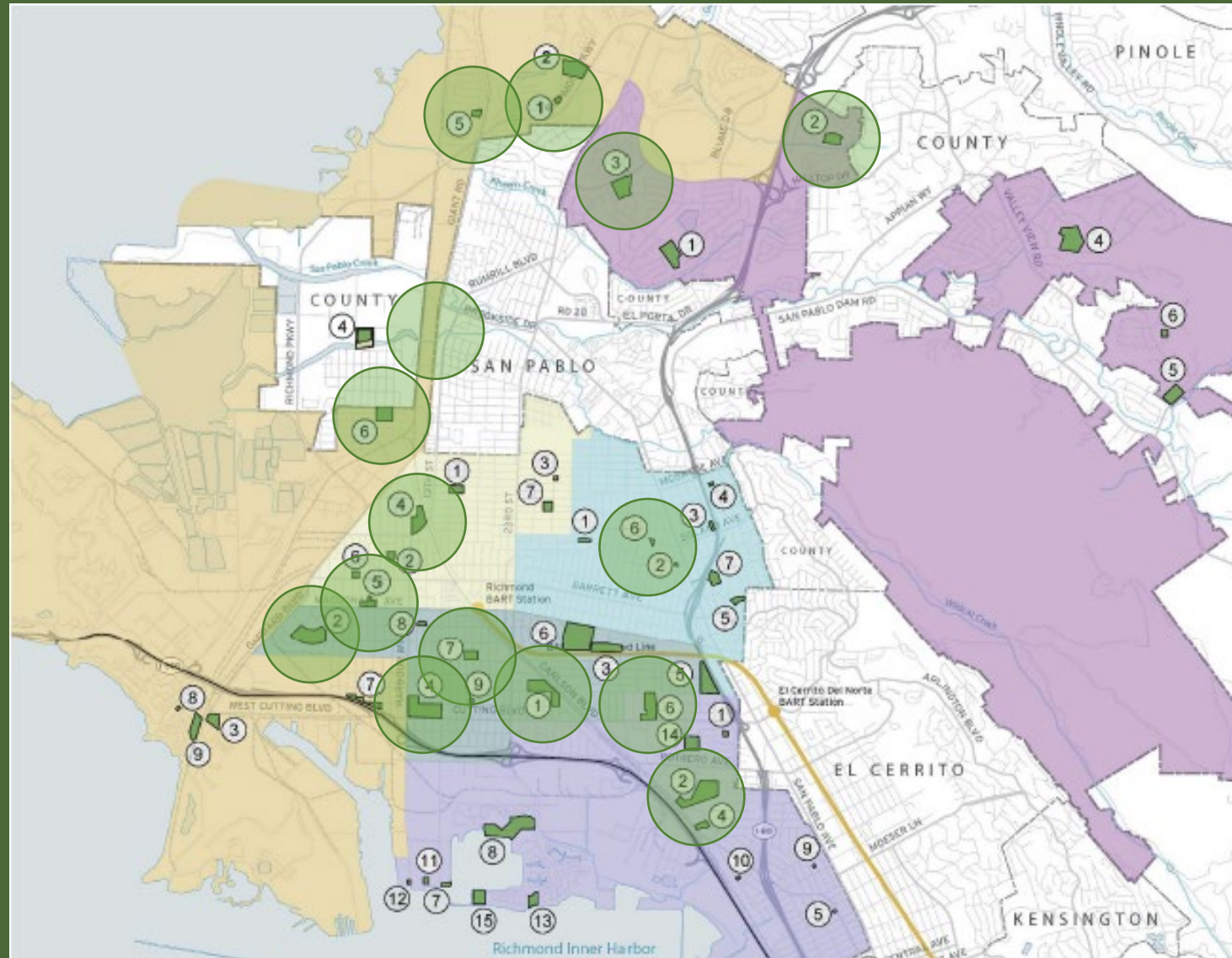
- Booker T. Anderson Park
- Nichol Park
- Richard Boyd Park
- Belding-Garcia Park
- North Richmond Ball Fields
- Tiller Park



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BASKETBALL

Basketball courts are available at 15 parks within Richmond:



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FINDINGS

To support club and league play we need courts and fields with:

- Parking
- Accessible path of travel
- Restrooms and drinking fountains
- Spectator area
- Fencing
- Play area for non-participating siblings
- Storage for goals and equipment
- Lighting for evening play

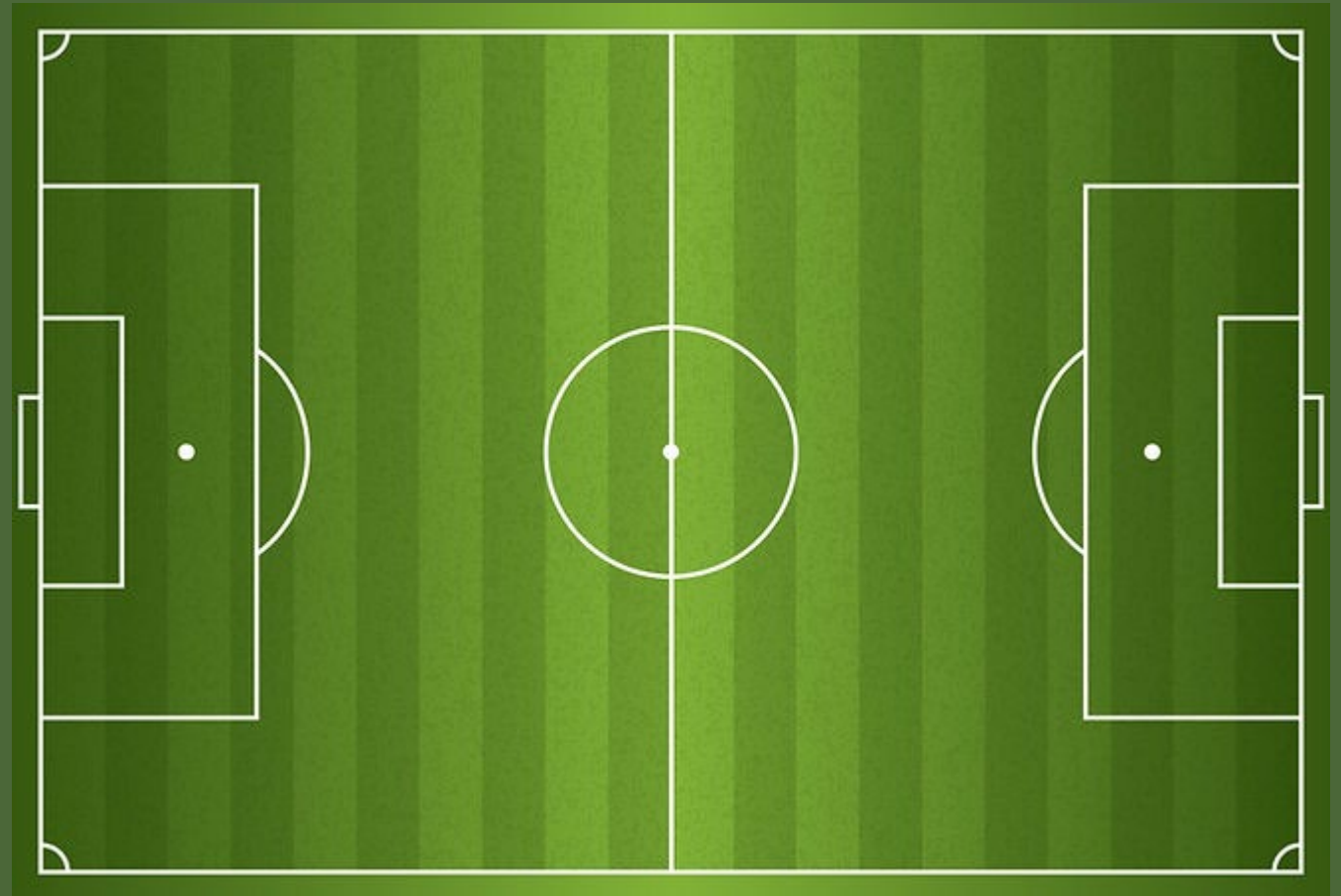


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FINDINGS

Richmond Soccer groups need two field sizes

- **U10 / 7v7** – for practice and matches for 10-years old and under
- **U13 / 11v11** – for players 13- to 18-years old and above
- Recommend Number of Fields
 - **6-10 U13 / 11v11** Fields
 - **13-17 U10 / 7v7** Fields



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FINDINGS

U10 / 7 v 7 – for practice and matches for 10 years old and under

Length (touchline)	55-65 yards
Width (goal line)	35-45 yards
Center Circle Diameter	16 yards
Goal Area Dimensions	4 x 8 yards
Goal Size high	18 feet wide x 6 ft.



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FINDINGS

U13 / 11 v 11 – for players 13 to 18 years old and above

Length (touchline)	100-120 yards
Width (goal line)	50-80 yards
Center Circle Diameter	20 yards
Goal Area Dimensions	6 x 20 yards
Goal Size high	18 feet wide x 6 ft. high



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RICHMOND PARKS

There are **18-20 Richmond parks** that may accommodate U10/7v7 and U13/11v11 soccer fields of varying size within the six City Council Districts **plus WCCUSD joint use sites**

- 17 Neighborhood Parks
- 3 Community Parks
- 4-6 WCCUSD Joint Use Site

		U10	U13
		14	20
Total Potential Fields			
District 1 0.89 acres/1,000		3	2
Belding-Garcia Park (potential joint use with Cesar Chavez Elementary)	City-owned	1	
Lucas Park	City-owned	1	1
Nevin Park	City-owned	1	
Wendell Park	City-owned		1
District 2 1.37 acres/1,000		2	3
Country Club Vista Park	City-owned	1	1
Judge George Carroll Park	City-owned	1	
North Richmond Ball Fields (potential joint use with Verde Elementary)	City-owned		1
Shields-Reid Park	City-owned		1
District 3 2.94 acres/1,000		4	6
Boorman Park	City-owned	1	
John F. Kennedy Park	City-owned	1	1
Martin Luther King, Jr	City-owned		2
Nichol Park	City-owned	2	2
Richard J Boyd Park	City-owned		1
Unity Park	City-owned	1	
Nichol (potential joint use with LaVonya DeJean)	City-owned	2	2
Lavonya DeJean Middle School	Joint-use		1
District 4 3.16 acres/1,000		4	3
Fairmead at Highland School	Joint-use	1	1
Hilltop Park	Joint-use	1	
LaMoine Park/Valley View School Field	Joint-use	2	1
Olinda School	Joint-use		1
District 5 3.89 acres/1,000		1	6
Booker T. Anderson Jr. Park	City-owned		2
Lucretia Edwards	City-owned		
Marina Bay Park	City-owned		1
Shimada Friendship Park	City-owned		
State Court Park (Potential joint use with Kennedy High School)	(Joint-use)		2
Vincent Park	City-owned		
District 6 0.38 acres/1,000			
Burg Park	City-owned		
Tiller Park	City-owned		

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RECOMMENDATIONS

- Increase maintenance staff and budget
- Pursue WCCUSD joint-use agreements to expand recreational offerings
- Upgrade existing facilities

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MAINTENANCE

- Typical park and recreation agencies have 8.9 FTEs/10,000 residents. Richmond would have 103.6 FTEs, with 46% assigned to park maintenance and operations.
- Richmond has 39 staff in the Parks Department.
- 3 Park Supervisors oversee maintenance of 50+ City parks, grounds, and landscaped roadways.
- Using the NPRA standard, Richmond would need an increase of 8.7 FTEs over the current 39 staff members.

Full-time equivalent employees (FTEs) per 10,000 residents:

8.9



Percentage of full-time staff dedicated to operations/maintenance:

46%



Operating expenditures per capita:

\$94.77



Revenue to operating expenditures:

24.6%



2023 National Recreation and Park Association

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JOINT USE AGREEMENTS

WCCUSD facilities can offer access to several needed courts and fields but no joint-use agreements currently exist.

- PLAYS initiative is a County funding investment towards the full cost of WCCUSD custodian fees and a funded part-time consultant to help pilot the program.
- System Change Collaborative's goal is to subsidize joint use of any school site and engage non-profits in managing scheduling.

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SHORT TERM FACILITY UPGRADES

\$4.2 million in American Rescue Plan Act (ARPA) funds from Fiscal Year (FY) 23/24 to the improvement of soccer fields, courts, lighting and restrooms to improve or expand the usability of existing fields.

Implement Short-Term Projects with FY 23/24 ARPA Funding		Cost Est.
Wendell Park District 1 + (1) U13 field	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"> Renovate grass, irrigation system, softball infield, and playfield. Install new fencing, back stop and seating. Install new single stall restroom 	\$1.8 M
Shields-Reid Park District 2 + (1) U13 field	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"> Renovate grass, irrigation system, softball infield, and basketball courts. Install new fencing, back stop, seating, and conduits for lighting. 	\$1.5 M
Martin Luther King, Jr. Park District 3 Existing U13 field	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"> Renovate existing restrooms 	\$0.1 M
Contingency or Potential Project Enhancement Options	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"> Option A. Wendell Park – Renovate play area (\$250,000) Option B. Martin Luther King, Jr. Park – Replace restroom (additional \$250,000) Option C. Shields Reid Park – Install Field Lights (additional \$300,000) 	\$0.3 M
(Permit, Management, and Professional Fees) Soft Costs		\$0.5 M
ARPA Funding applied to Soccer Fields		\$4.2 M

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SHORT TERM FACILITY UPGRADES

Support short-term projects with FY 24/25 ARPA funding.

Support Short-Term Projects with FY 24/25 ARPA Funding

Additional ARPA funds available in FY 24/25, may be allocated as follows:

\$5.5-7.0 M

- Option A. Wendell Park – Install new play area, artificial turf multi-use field and lighting (\$3.0M)
- Option B. Shield-Reid Park – Install artificial turf multi-use field and lighting (\$3.5M)
- 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)



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SHORT TERM FACILITY UPGRADES

Engage the Community in Implementing Wendell Park as a Pilot Project

Support Short-Term Projects with FY 24/25 ARPA Funding

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\$5.5-7.0 M

- Option A. Wendell Park – Install new play area, artificial turf multi-use field and lighting (\$3.0M)
- Option B. Shield-Reid Park – Install artificial turf multi-use field and lighting (\$3.5M)
- 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)



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MID TERM FACILITY UPGRADES

A robust public engagement process to identify priorities and develop planning needed to successfully compete for grant funding.



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MID TERM FACILITY UPGRADES

District 1

Lucas Park	<p>Allocate \$2.0 million from the City's General Fund to upgrade the site's irrigation system, refurbish the grass field and softball infield, and install fencing and soccer goals.</p> <p>Apply for a \$5-7 million grant to eliminate large areas of paving and reconfigure the park with artificial turf, multi-use fields, expanded basketball, tennis and pickle ball courts, new play area, and upgraded restroom.</p>
Belding-Garcia Park	<p>Work with the WCCUSD on a joint use agreement for a practice field at Cesar Chavez Elementary School.</p>

District 2

Country Club Vista	<p>Pursue grant funding of \$2 million to install artificial turf within soccer area, install new restroom building. Consider pursuing an additional \$1.5 million for field lighting and \$750,000 for modifications to parking and access from Park Ridge Drive and Hilltop Drive.</p>
Shields-Reid Park	<p>ARPA funding recommendations include renovation of the existing grass field and installation of conduit to prepare for lighting at the field and basketball courts.</p> <p>Next steps for this park include applying for \$3.5 million in grant funding to install field lighting and convert the turf field to an artificial turf multi-use field.</p>
North Richmond Ball Field	<p>Pursue funding for a \$1.5 million renovation of the existing grass field, adding soccer goals, additional fencing, and potentially a play area.</p>

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MID TERM FACILITY UPGRADES

District 3	
Martin Luther King, Jr. Park	An existing master plan for redeveloping a community center on this site could include reconfiguring existing baseball fields as a U13 grass or artificial turf soccer/multi-use field. With adjustments to the master plan, the site has the capacity to include two U13 fields. (\$3.5-4.0 million)
Boorman Park	Existing plans for renovations to Boorman Park include (1) U10 artificial turf field, restroom, basketball court, fitness, and children's play area. Currently funded by a \$4.0 million Prop 84 Grant and \$3.0 million from the General Fund, an additional \$2.0 million is needed to cover the cost of the neighborhood's full park program.
Boyd Park	Existing plans for renovations to Boyd Park include (1) U13 multi-purpose grass field, basketball courts, and children's play areas. The City applied for, but did not receive, a \$5 million Clean California Local Grant Program in 2023. Reapply for this grant during the next funding cycle.
Unity Park Phase II +(1) U10	Existing plans for Phase II of Unity Park include a U10 fenced artificial turf field, parking, skate park, resurfaced basketball court and dog park. The City applied for but not receive, a \$5 million Clean California Local Grant Program in 2023. There is TCC grant funding for an e-Bike Lending Library/Bike Hub and universally accessible community garden adjacent to the proposed U10 field. Reapply for this grant during the next funding cycle.
Nichol Park (potential joint use with LaVonya DeJean Middle School)	A joint use agreement for LaVonya DeJean Middle school, located next to Nichol Park, could provide opportunity to expand the park's court and field areas in the near term. Nichol Park is Richmond's 'Central Park' and should be renovated to expand usability of the fields, play areas, courts, skate park and event areas. Multiple grants totaling \$21-30 million will be required to renovate the 21 acre site
John F Kennedy Park	Renovate field and layout for expanded multipurpose field area.

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MID TERM FACILITY UPGRADES

District 4

Hilltop Park Purchase or joint use of the surplus property contiguous with the City's portion of Hilltop Park may be developed into a grass soccer or multi-use field.

District 5

Booker T. Anderson Park Apply for an \$11 million grant to create a sports complex and install artificial turf for multi-sport fields, renovate play area, install new restroom / concession building, install new basketball, tennis and pickle ball courts, field lighting, and parking

State Court Park (potential joint use with Kennedy High School) Work with WCCUSD to renovate Kennedy High School field for multipurpose soccer, baseball, softball fields.

District 6

Tiller Park Reconfigure the park and enlarge the multi-use field to accommodate soccer. This field is currently used for softball/baseball leagues.

Michelle Obama Elementary School Work with WCCUSD to negotiate joint use of this site for recreational soccer.

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LONG TERM FACILITY UPGRADES

- Apply for grant funding
- Community outreach to identify priorities

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NEXT STEPS

- Finalize park concept plans and propose field and court improvements to meet needs
- Prepare and evaluate costs to construct and maintain soccer/multipurpose fields and courts
- Coordinate with the community and stakeholders to review and prioritize park improvements
- Evaluate resources required to operate and maintain parks to optimal level

