Public Works

AGENDA REPORT

DATE:	April 15, 2025
TO:	Mayor Martinez and Members of the City Council
FROM:	Daniel Chavarria, PE, Director of Public Works Robert Armijo, PE, Deputy Director of Public Works / City Engineer Janney Lockman, AICP, Associate Transportation Planner
Subject:	Parchester Village – Giant Highway Infrastructure Master Plan
FINANCIAL IMPACT:	There is no additional financial impact associated with this Study Session. On March 11, 2025, the City Council allocated $500,000 from the FY 2023–24 unspent funds to fund Phase I of the Parchester Village – Giant Highway Infrastructure Master Plan (Account String: 20136031-400733-23063. These funds will support consultant services to conduct existing conditions assessments, community engagement, conceptual design, and the preparation of planning-level cost estimates. No new appropriations are requested at this time.
PREVIOUS COUNCIL ACTION:	March 11, 2025
STATEMENT OF THE ISSUE:	The Parchester Village neighborhood, particularly along the Giant Highway corridor, faces longstanding infrastructure challenges related to drainage, pavement conditions, utility coordination, and limited pedestrian and bicycle access. In response to direction from the City Council, City staff are initiating a comprehensive infrastructure planning effort to identify and prioritize improvements. A Study Session is being held to gather

	input on the proposed scope of work for the Parchester Village – Giant Highway Infrastructure Master Plan. City Council feedback will help guide the focus and priorities of the study before work officially begins.
RECOMMENDED ACTION:	RECEIVE a presentation on the draft scope of work for the Parchester Village – Giant Highway Infrastructure Master Plan and PROVIDE DIRECTION to staff on priorities, scope, and key focus areas prior to the commencement of work – Public Works Department (Daniel Chavarria 510-620-5478/Robert Armijo 510-620-5477/Janney Lockman 510-307-8097).

DISCUSSION:

The Parchester Village neighborhood in Richmond is a historically underserved area that continues to face persistent infrastructure challenges. These include aging utility systems, drainage constraints, and limited pedestrian and bicycle facilities. These conditions are particularly evident along the Giant Highway corridor, which is the primary access route for residents and a vital link for daily travel, emergency services, and community connectivity (Attachment 1).

Flooding concerns have become increasingly urgent in recent years, especially during heavy rain events and King Tides, which can impact roadway access along Collins Avenue and other low-lying segments of the neighborhood. These challenges are compounded by the shallow grades in the area and drainage infrastructure that is either undersized or past its useful life. City Council direction in late 2024 acknowledged the need to pursue both interim relief measures and a comprehensive infrastructure plan to address these longstanding issues.

City staff, working with Veolia, has implemented storm patrol monitoring and has been exploring possible interim drainage measures. For budgeting purposes, Veolia believes that the costs to fully correct the deficiencies in the storm drainage piping system may range from approximately $10 million to $50 million. The cost are dependent on whether a pump station and targeted upgrades are pursued or whether a full gravity drainage solution is attempted. These early figures underscore the scale of investment that may be necessary and reinforce the need for a structured planning effort to better define costs, priorities, and feasible options. Consequently, a study is necessary to gather data and engage community, analyze findings, and consider the resources required to mitigate the issues.

The Parchester Village Infrastructure Study is envisioned as a two-phase effort. Phase I will focus on collecting data, analyzing existing conditions, engaging stakeholders, and developing a prioritized list of improvement recommendations. These will be supported

by planning-level cost estimates to inform future funding requests. Phase II would then advance selected improvements to the 30 percent design level, which would position the City to pursue external grant funding and develop future Capital Improvement Program (CIP) proposals.

The study will address a comprehensive range of infrastructure elements. These include drainage improvements to address ponding and system capacity issues; upgrades to pedestrian pathways, including sidewalk infill and ADA-compliant curb ramps; and recommendations to implement a Class IV separated bikeway consistent with the Richmond Bicycle and Pedestrian Action Plan. The study will also examine pavement conditions and propose rehabilitation strategies, explore the feasibility of relocating or undergrounding overhead utility lines, and consider improvements at the Giant Highway/Collins Avenue/Griffin Drive intersection and adjacent at-grade railroad crossing.

Public input will play a central role in shaping the plan. Community workshops and stakeholder engagement efforts will be used to gather input on resident concerns and preferences, helping to refine a plan that reflects both technical assessments and community priorities. The engagement process will also include coordination with City departments, utilities, transportation agencies, and emergency services to ensure a cross-disciplinary understanding of challenges and opportunities in the corridor.

To initiate this effort, the City Council allocated $500,000 from Fiscal Year 2023–24 funds on March 11, 2025, to support Phase I of the study. This funding will support consultant services to complete field assessments, develop conceptual recommendations, conduct community engagement, and prepare the draft plan with implementation strategies and cost estimates.

Ultimately, City staff are seeking City Council direction to help clarify priorities, ensure the draft scope of work reflects community values, and confirm alignment with City goals related to infrastructure equity, environmental resilience, and long-term investment in historically underserved neighborhoods (Attachment 2).

DOCUMENTS ATTACHED:
Attachment 1 – Vicinity Map
Attachment 2 – Draft Scope of Work