

PARKS AND OPEN SPACES UPDATE

May 5, 2026
City Council Study Session



Presented by Public Works:

Daniel Chavarria, Public Works Director

Darin Fitzpatrick, Asst. Deputy Director

Jason Lacey, Parks & Landscape Superintendent

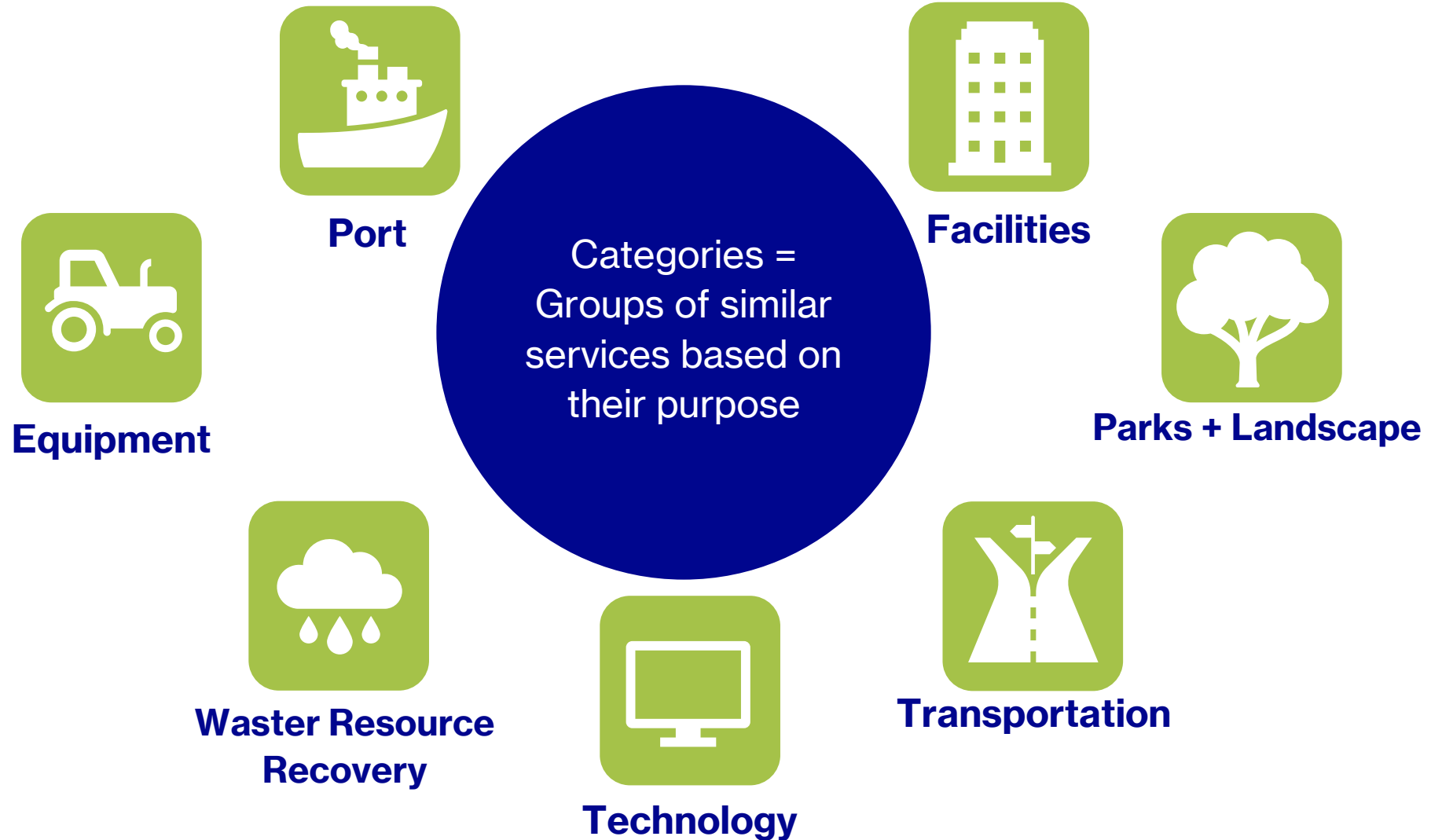
John Bliss, P.E., SCI Consulting Group

PARKS AND OPEN SPACES UPDATE

**Public Works is Growing
We are excited to share an update with you!**



PUBLIC WORKS PROGRAMMATIC CATEGORIES



PUBLIC WORKS PROGRAMMATIC APPROACH TIMELINE UPDATE

	Year 1	Year 2	Year 3	Year 4	Year 5
General Tasks	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Complete Existing CIPs					
Input Existing Data and Plans into an Asset Management System					
Define Programs					
Collect Missing Data					
Develop Missing Plans					
Community Input					
Define Prioritization Criteria per Program					
Fully Implement the Programmatic Funding Approach					
Start of construction of First CIPs under new Approach					

The **Parks and Open Space Program** plans, develops, maintains, and manages **parks, recreational areas, natural open spaces, trails, streetscapes, and the outdoor built environment:**

Maintenance and Operations

Planning and Development

Resource Management

Public Safety, Code Compliance, and Accessibility

Community Engagement

Interdepartmental Coordination

Landscape Maintenance Districts (LMD's)

PARKS + OPEN SPACES PROGRAM

PROGRAMS:

ENCAMPMENT ABATEMENT

PARKS + OPEN SPACES IMPROVEMENTS

STREETSCAPE IMPROVEMENTS

URBAN FORESTRY



48-60 O+M STAFF



12.5 MILLION
O+M BUDGET

PARKS AND OPEN SPACES OVERVIEW

Public Works



Maintenance + Operations
Preserving Existing!

Engineering

Making Improvements!



54  **PARKS**

 **70+ACRES**
MILES OF
STREETSCAPE


22,000+-
TREES

 **160ACRES**
VERY HIGH FIRE
SEVERITY ZONE

2  **LMD'S**

500+ TRASH
RECEPTACLES 

PUBLIC WORKS PROJECT WORKFLOW



**February
Call for Projects**

CIP Project

**Project
Scoring**

**Approved Unfunded
Projects**

Project Requests

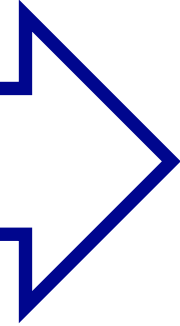
**Review
Analysis**

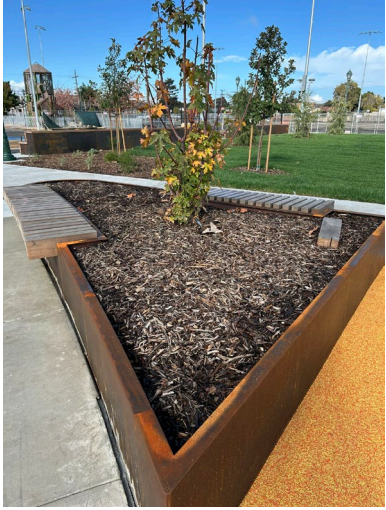
Funded Projects

**Work Plan Identified
Projects**

**Not CIP Project
Addressed by Others**

Program Work Plan





FUNDED PROJECTS

American with Disabilities Act Accessible Garden

Area FM CAP

Boorman Park Site Remediation

Boorman Park Revitalization

Bosque Del Barrio

Greening the Yellow Brick Road

Fire Trail Access

Harbor 8 Park

Martin Luther King Jr. Park and Restroom Renovation

Miraflores Park Interpretive Signage

Point Molate - Bank Stabilization

Point Molate - San Francisco Bay Trail

Shields-Reid Park Revitalization

Shields-Reid Park Field Renovation

Wendell Park Renovation

15 PROJECTS
\$48 MILLION
2030 -
COMPLETE ALL





UNFUNDED PROJECTS



10 PROJECTS
\$60 MILLION
2026 – START
2036 – COMPLETE



Boyd Park

District 4 Dog Park Assessment

Humphrey Playlot

Janice Playlot

La Moine Park Restroom

Marina Bay Boardwalk and Railing

Nevin Park

Nicholl Park

Pullman Study

Tiller Park

PARKS AND OPEN SPACES IMPROVEMENTS



ENGINEERING STAFF

RECOMMENDATIONS

\$\$
48.8 MILLION
CIP BUDGET

Complete current projects
Update the Parks Master Plan
Establish Parks and Open Space Program
Update + Create Standards and Guidelines

Finalize Workplan based on Parks Master Plan to annually include:

- 1-2 parks in design
- 1-2 city-wide projects in design
- 3 parks maximum under renovation to maintain service levels
- Program related duties

\$\$**283 MILLION**
TO RENOVATE REMAINING
PARKS

\$\$**25 MILLION**
PARK FACILITIES

PARKS AND OPEN SPACES WORKPLAN



1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR



CITY OF RICHMOND

Parks and Open Space Program WORKPLAN												
PROJECT NUMBER	PROJECT NAME	2025/2026		2026/2027		2027/2028		2028/2029		2029/2030		2030/2031
		J	F	M	A	M	J	J	A	S	O	N
2078	Parks and Open Space Program											
	Plans, Studies, and Reports											
-	Parks, Trails, Open Space and Recreation Inventory and Assets and Program Future											
-	Parks, Trails, Open Space and Recreation Master Plan											
-	ADR assessment											
-	Integration Audit, Guidelines, and Standards											
-	Urban Forestry Plan											
-	Develop LOS											
	SOPs											
	City Wide Projects											
-	ADA Implementation											
-	Median Improvements											
-	Playground Renovations											
-	Fiber Installation											
-	Lighting Installation and Upgrades											
-	Court Renovations											
-	Restroom Renovations											
-	Irrigation Replacement											
-	Signage Improvements											
-	Furnishings Upgrades											
-	Vegetation/Renovations Lawn Care											
	PIP Projects											
1007	Americans with Disabilities Act Accessible Gender											
2011	Arce IM CAP											
2000	Booseman Park Reutilization											
1000	Booque Del Barbo											
2003	Clute Corner Plaza Landscaping											
2029	Fire Trail Access											
2000	Marlin Luther King Jr. Park Renovation											
2000	Marlin Luther King Jr. Restroom Renovation											
0415	Patte d'Oie - Beach Stabilization											
2000	Richmond Communities Clean Collaborative - Booseman Park, Bee Renovation											
0414	San Francisco Bay Trail - Patte d'Oie											
2000	Sheldis-Roid Park Field Renovation											
2000	Sheldis-Roid Park Revitalization											
2000	Wendell Park Renovation											
-	Workshop 0 Park Expansion											
	Unfunded Projects											
-	Marshall Park											
-	Janice Pugh											
-	Wood / Archon Park											
-	Burg Park											
-	Lincoln Park											
-	Sheldis Roid Park Assessment											
-	Nevis Park											
-	Franklin Park											
-	Franklin Area											
-	Eller Park											
-	Central Hill School Greenway											
-	La Motte Park (Restroom)											
-	Madison Bay Park											
-	Nichols Park											

PROGRAM TASKS
PLANS STUDIES REPORTS

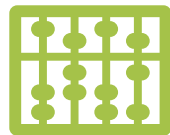
CITY WIDE PROJECTS



“Measurable Metrics”

CURRENT PROJECTS

“Quantifiable Data”



UNFUNDED PROJEC

**Ensuring
Equity**



**Improvements
with Intention**

**Smarter
Spending**

WORKPLAN ROADMAP:

PLANNING

for

IMPROVING

and

MAINTAINING

**Systemwide
Alignment**

**Data Driven
Decisions**

**Streamlined
Delivery**

PARKS AND OPEN SPACES

CORE PILLARS

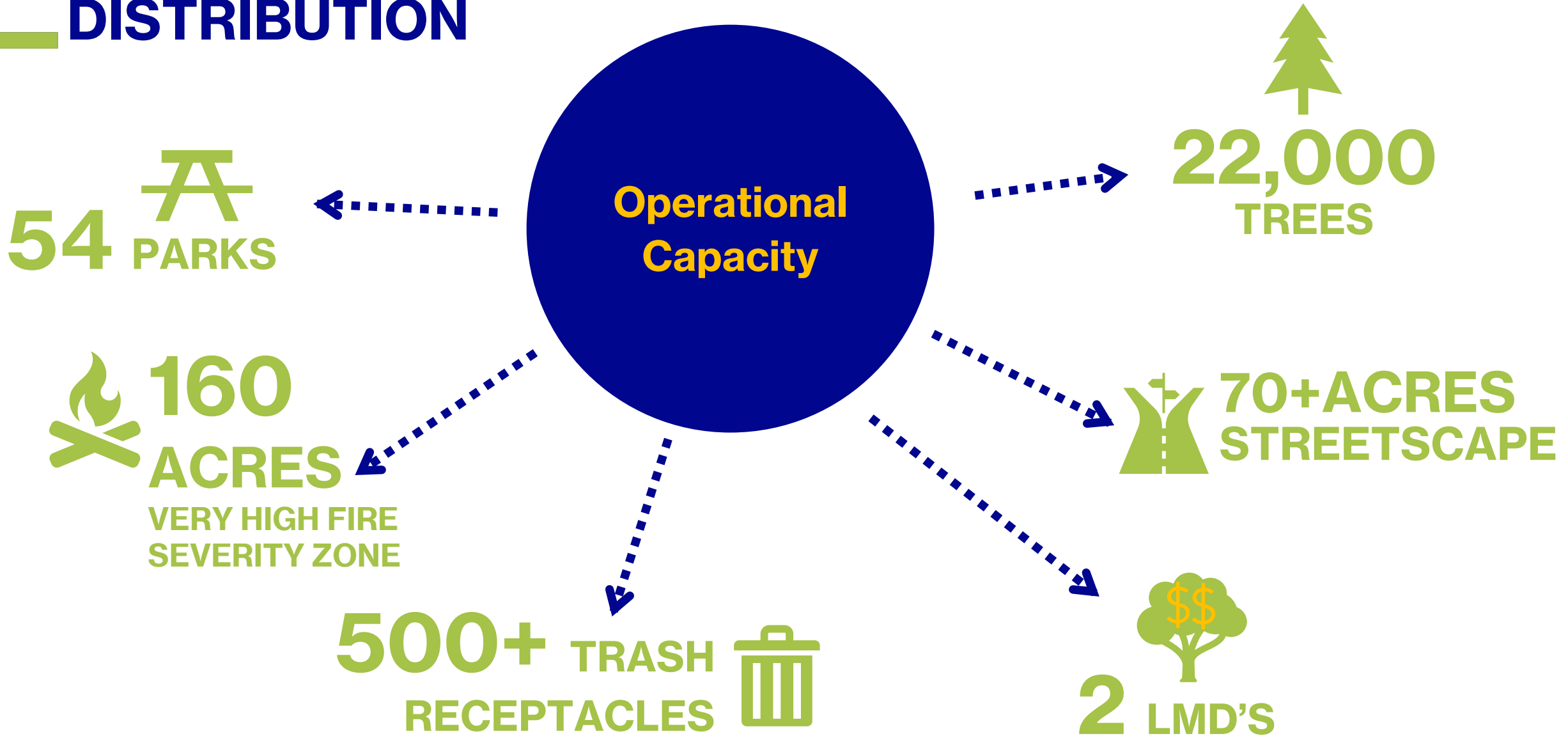
PRIORITY SEQUENCE



OPERATIONS + MAINTENANCE COMPONENTS

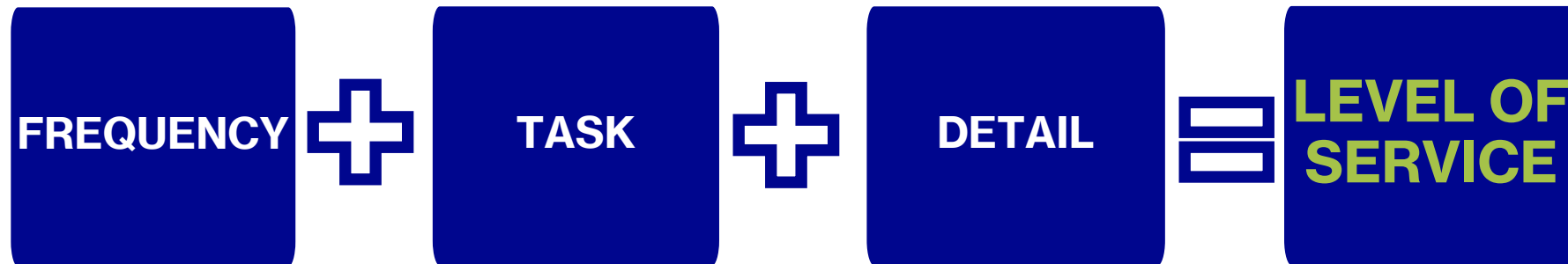


OPERATIONS + MAINTENANCE DISTRIBUTION



PARKS AND OPEN SPACES LEVEL OF SERVICE

“Measurable
Metrics”



**How often work is
performed**

- Daily
- Weekly
- Bi-weekly
- Monthly
- Seasonally
- As-needed

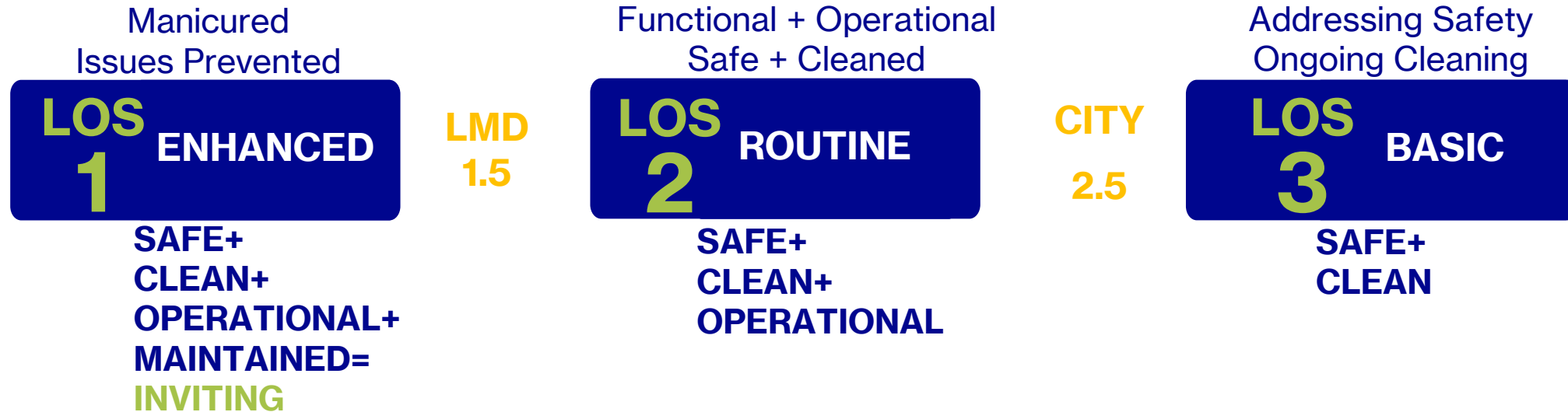
**Work to be
completed**

- Mowing
- Pruning
- Litter
- Irrigation

**Level of
intensity/finish**

- Quick pass
- Moderate
- High detail / polish

OPERATIONS + MAINTENANCE LEVELS OF SERVICE



Example - LAWN MOWING

LOS 1 — Enhanced	LOS 2 — Routine	LOS 3 — Basic
Weekly or more frequent mowing Manicured appearance with rotating patterns Clean, defined edges Clippings and debris fully removed	Mowing every 10–14 days Maintained height (approx. 2.5–3") Basic edging and trimming Some clippings or debris may remain	Mowing on extended or as-needed cycle Functional height (2.5–3"+) Minimal edging or trimming Clippings and debris typically remain

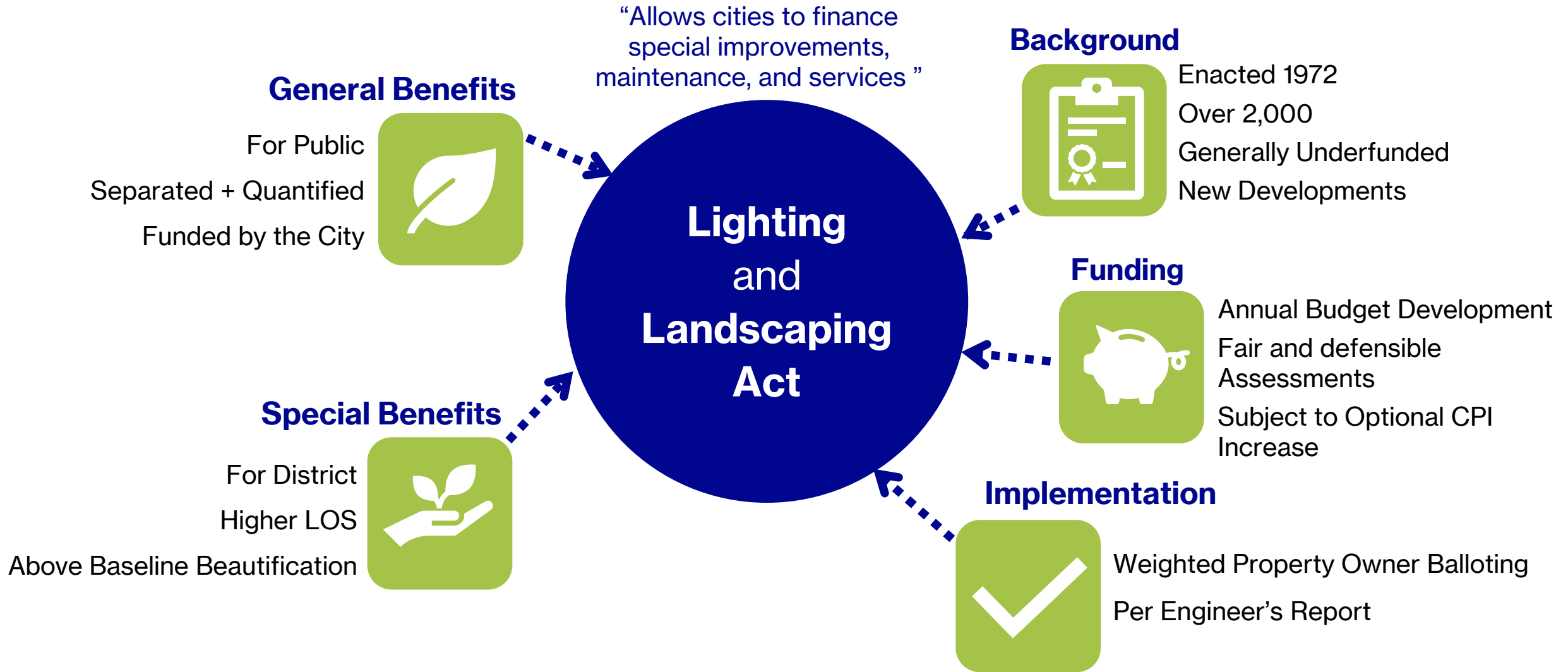
PARKS AND OPEN SPACES HOW IT FITS TOGETHER



PARKS AND OPEN SPACES MITIGATING DISRUPTERS

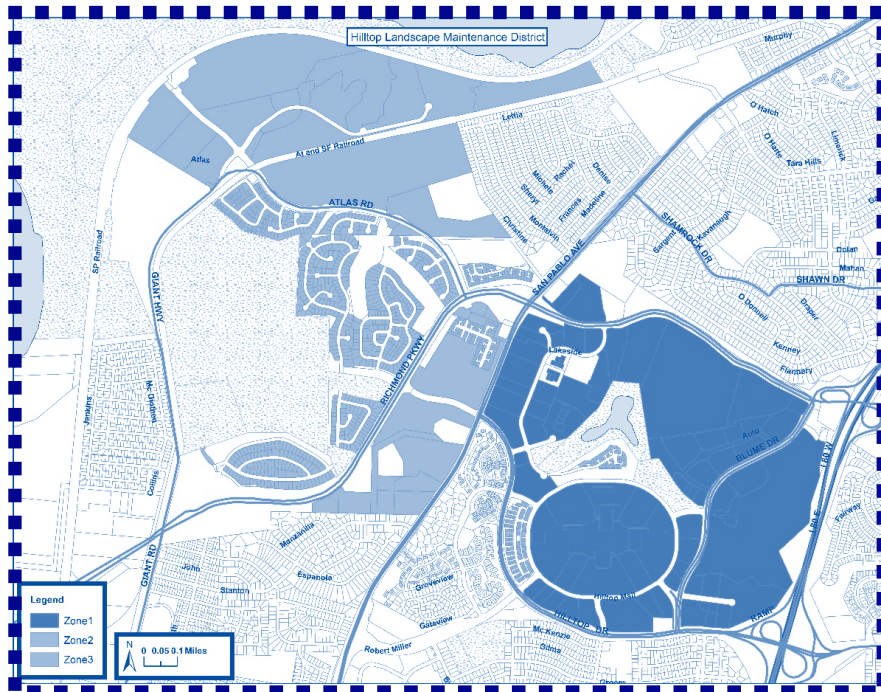


LANDSCAPE MAINTENANCE DISTRICTS OVERVIEW

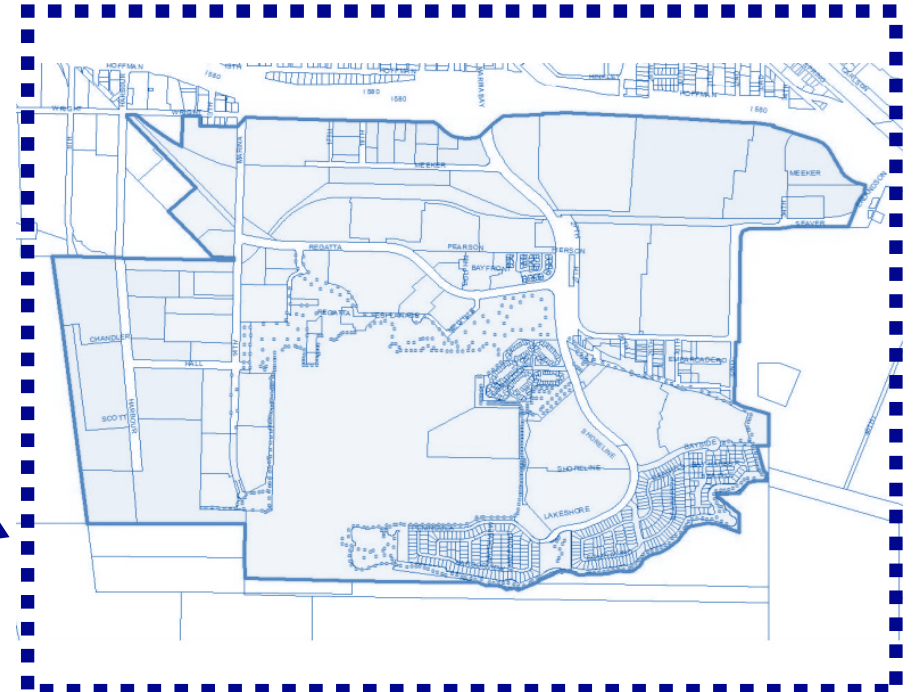


PARKS AND OPEN SPACES LANDSCAPE MAINTENANCE DISTRICTS

HILLTOP



MARINA BAY



PARKS AND OPEN SPACES LANDSCAPE MAINTENANCE DISTRICTS

FORMED
1998

HILLTOP



MARINA BAY

FORMED
2009

Formed by owner balloting

Optional annual CPI increase - up to 3%

1,200 Residential + Commercial + Retail parcels

TYPICAL ANNUAL RATES

Zone 1	Commercial/Industrial	\$1,304.79 /acre
Zone 2	Single Family Detached	\$ 420.89 /unit
Zone 2	Cluster Home	\$ 252.54 /unit
Zone 2	Commercial/Industrial	\$1,915.06 /acre
Zone 3	Commercial/Industrial	\$ 311.45 /acre

Formed by owner balloting

Optional annual CPI increase - up to 3%

2,500 Residential+ Commercial + Retail parcels

TYPICAL ANNUAL RATES

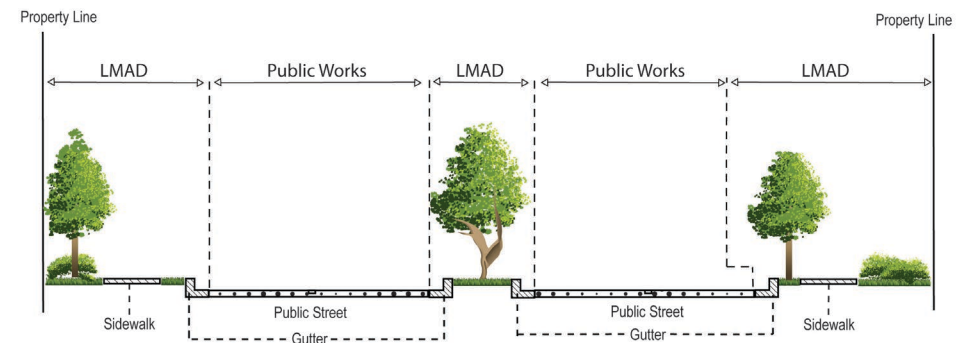
Single Family Detached	\$ 260.00 /unit
Condominium	\$ 202.64 /unit
Commercial/Industrial	\$1,080.00 /acre

LANDSCAPE MAINTENANCE DISTRICTS

PRIMARY SERVICES

HILLTOP

- Maintaining Signage
- Landscape Care
- Graffiti Removal
- Cleanup + Litter
- Maintaining Art
- Sound Walls
 - San Pablo Ave.
 - Richmond Parkway to Hilltop Drive
 - Richmond Parkway
 - North Side of I-80 to Giant Highway



LANDSCAPE MAINTENANCE DISTRICTS

PRIMARY SERVICES

“Enhanced service levels are location-specific + funding-dependent”



MARINA BAY

- Streetscape Landscaping
- Parks + Trails
- Lighting

Services/Improvements	Baseline Maintenance	Enhanced Maintenance
Lawn Care	<ul style="list-style-type: none"> Mowed alternate weeks throughout the season 	<ul style="list-style-type: none"> Mowed each week throughout season
Tree and Plant Care	<ul style="list-style-type: none"> No set trimming schedule Tree pruning as needed for safety Shrubs trimmed only for growth control 	<ul style="list-style-type: none"> Regular trimming schedule ongoing throughout the season
Debris Management	<ul style="list-style-type: none"> Once a week debris pick-up 	<ul style="list-style-type: none"> Twice a week debris pick-up
Irrigation Management	<ul style="list-style-type: none"> Monthly inspection services Repair of damaged equipment only 	<ul style="list-style-type: none"> Regular weekly inspections ongoing throughout the year Repairs as needed to improve function
Replanting and Reseeding	<ul style="list-style-type: none"> No set schedule Reseeding and replanting as needed to replace bare plant life areas 	<ul style="list-style-type: none"> Regular inspections ongoing throughout season Replenishment of plants as needed to maintain quantity and quality of plant life
Lighting and Facilities Maintenance	<ul style="list-style-type: none"> Reduced inspection intervals Lights and facilities repaired as needed for safety 	<ul style="list-style-type: none"> Regular inspections ongoing throughout year Repairs as needed to ensure proper operation
Restroom Custodial Services	<ul style="list-style-type: none"> Service three (3) times a week for permanent restrooms Service three (3) times a week for portable restrooms 	<ul style="list-style-type: none"> Service seven (7) times a week for permanent restrooms Service seven (7) times a week for portable restrooms
Rehabilitation and Replacement of Playground Equipment, Benches, Guardrails, etc.	<ul style="list-style-type: none"> Reduced inspection intervals Minor repairs of damaged equipment Removal of damage equipment as needed 	<ul style="list-style-type: none"> Regular inspection services ongoing throughout year Repairs as needed for safety Replacement of facilities when funding is available

LANDSCAPE MAINTENANCE DISTRICTS ANALYSIS

ANALYSIS

2025

CITY CONTRIBUTION

Data indicates assessment is “over and above” the baseline

Assessment methodology is fair and defensible

City “General Benefit” contribution meets minimum requirements

Direct General Benefit Contribution

- Funds legally required General Benefit offset

Shared Employee Costs

- Funds baseline services

Relative Median Only Costs + Associated Service Levels

	Actual Service Costs	Assets (Sq ft)	Service Levels (\$/sqft)
No Service	\$0	NA	\$0.00
Parks General Fund	\$251,277	416,000	\$0.60
Hilltop LMD	\$564,936	179,000	\$3.16
Marina Bay LLAD	\$276,397	53,000	\$5.22

DATA
2023
2024

LANDSCAPE MAINTENANCE DISTRICTS ANALYSIS

NEXT STEPS

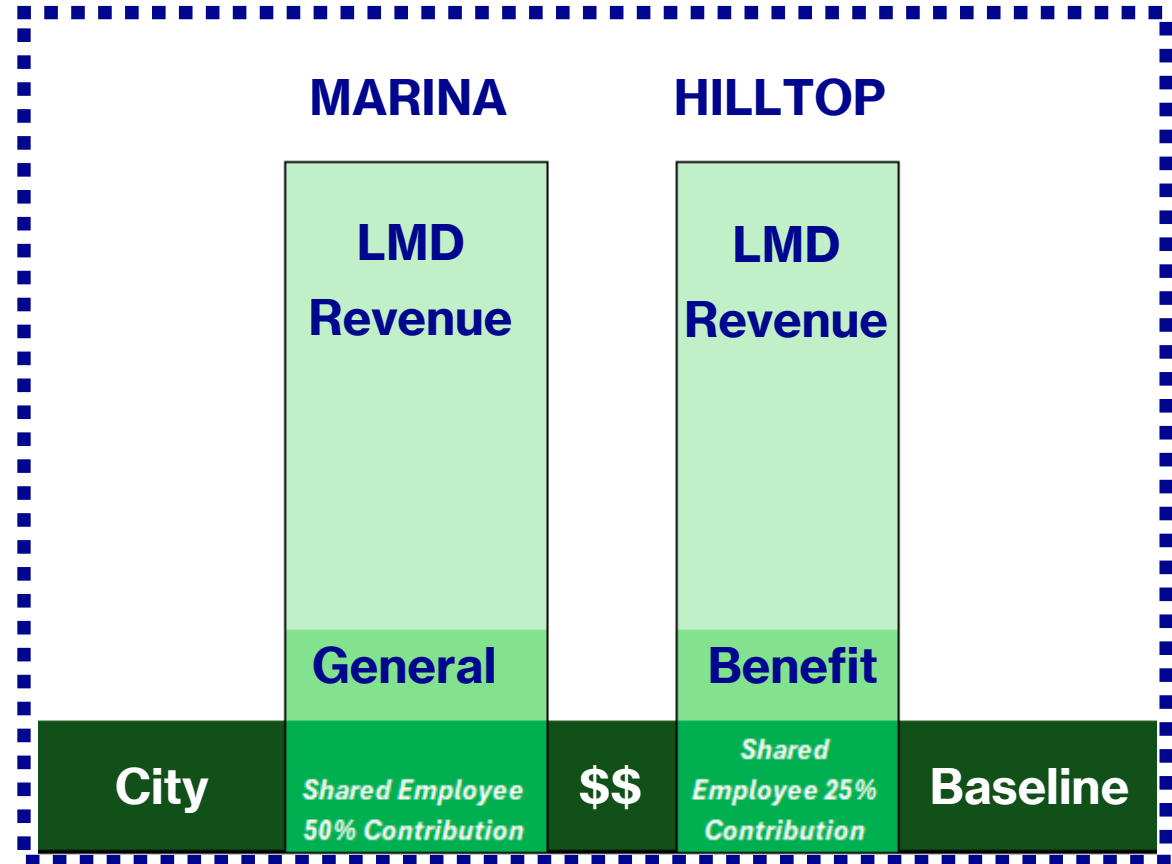
CONTINUE with CURRENT

or

LESS CITY \$\$ = LOWER LOS

and/or

OTHER \$\$



PARKS AND OPEN SPACES NEXT STEPS

“Shifting the Operational Model of the City – **Takes Time**”



SHIFT

From –

We maintain parks

To –

We deliver a defined,
measurable level of service
across a managed asset
portfolio



COLLABORATE

Staff Managed –

Adopt a Spot

Focused Volunteer Efforts



GROW

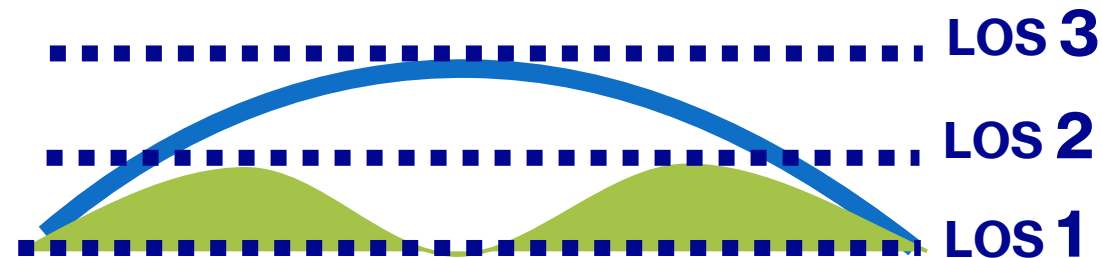
Team Effort –

Education Campaign

Park Attendant

Police Safety Checks

LEVEL THE CURVE



TEAM
PARKS AND OPEN SPACES
THANKS YOU!

