

# San Leandro

BETTER TOGETHER, OUTSIDE

## Recreation & Parks Master Plan

DRAFT | MARCH 2025



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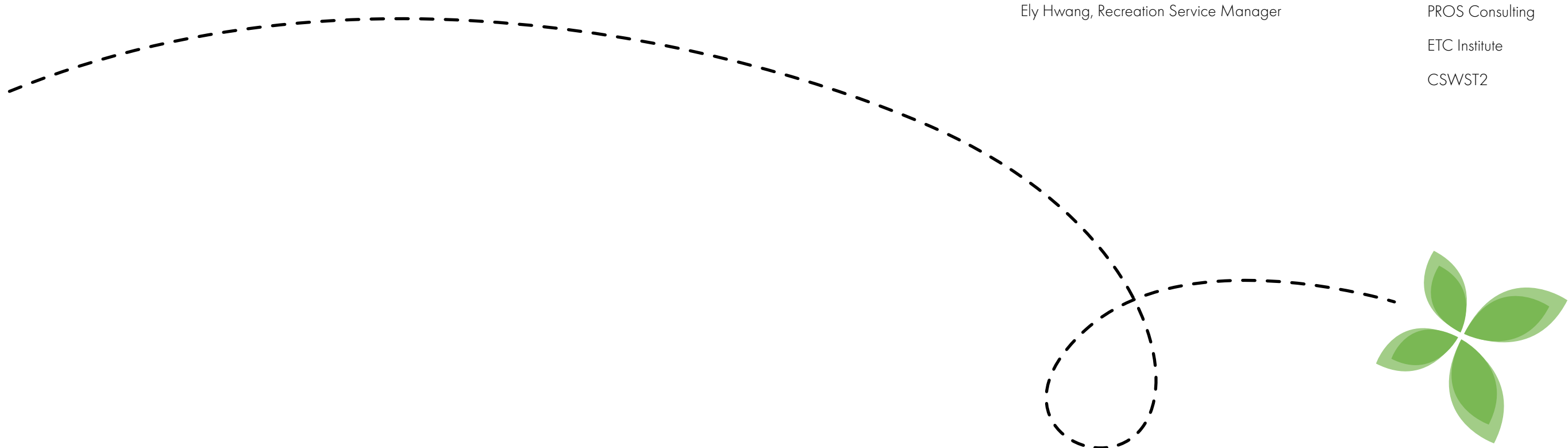
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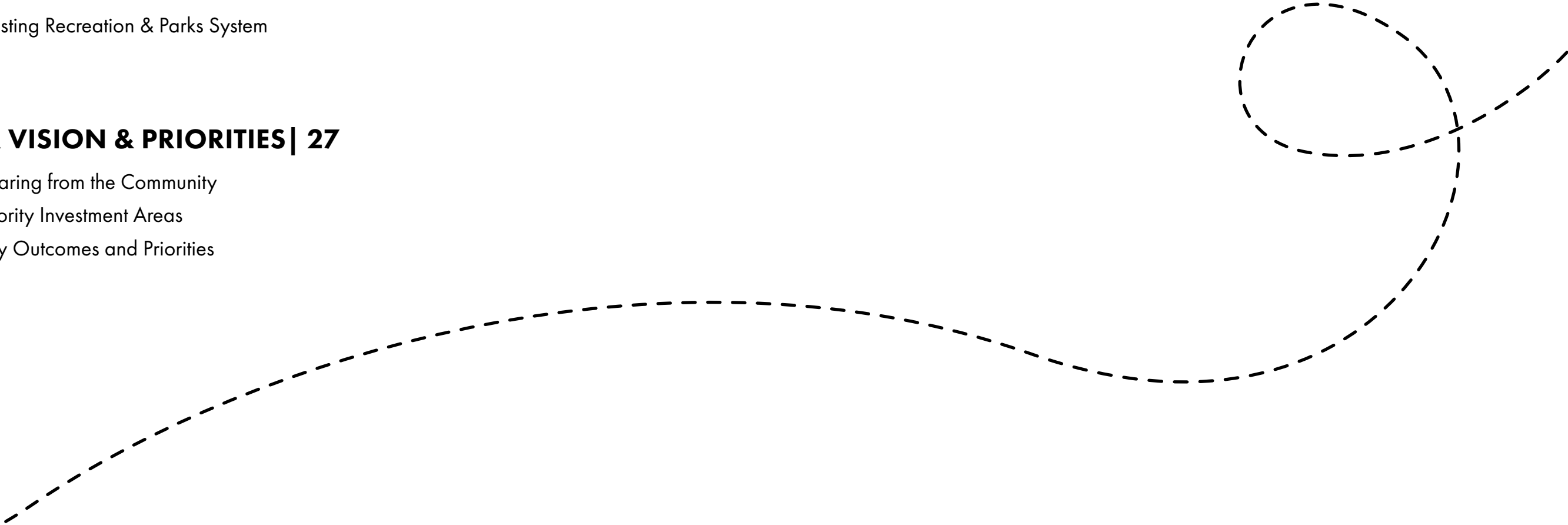
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# **01.**

## **Executive Summary**

# Executive Summary

## WHY A RECREATION AND PARKS MASTER PLAN?

San Leandro’s recreation and parks system not only defines the City’s landscape but also offers invaluable opportunities for leisure, wellness, community building, and enhancing biodiversity. It is comprised of 19 parks and recreational amenities including community and neighborhood parks, swimming pools, and community centers. In addition, recreation facilities such as the Oyster Bay Regional Shoreline Park, San Francisco Bay Trail, and the Shoreline Marshlands are within the city boundaries and are recreational assets accessible to the residents.

Over recent decades San Leandro has not only seen significant population growth, but also a growing diversity in its demographic make-up. As the city continues to strengthen its economic position, it expects the trend in population growth to continue through 2035 with over 13,000 new residents<sup>1</sup>. Growing population and changing demographics also means increased demand and changing priorities for parks and recreation in San Leandro.

The *Recreation and Parks Master Plan* establishes a vision for the city’s recreation and park system based on the assessment of existing parks and recreational assets and an understanding of community needs and priorities. It establishes goals and strategies to meet needs and provides a roadmap implementation. It serves as a blueprint for effective operations, providing maintenance standards and evaluative criteria.

Rooted in the community’s vision, the recommendations within this plan will guide the City toward a vibrant and sustainable recreational landscape for generations to come.

Rooted in the community’s vision, the recommendations within this plan will guide the City toward a vibrant and sustainable recreational landscape for the next 10-20 years.

## THE VALUE OF RECREATION & PARKS



### Improving Community Health

Recreation and parks give people of all ages opportunities to walk, play, exercise, and participate in sports. These activities promote not just physical fitness but also mental wellbeing. They can improve concentration for children with attention deficit disorder, enhance relaxation, and promote self-esteem and resilience. Physical activity reduces the risk of chronic disease while improving brain function and memory.



### Bringing Community Together

Parks are a source of community and neighborhood cohesion. Comfortable, attractive parks give people places to interact with neighbors, family, and friends. Parks and open space can give people access to diverse natural environments and reinforce our fundamental connection to nature. They strengthen our connection to our community, which instills a sense of pride and stewardship. As a result, research indicates that parks can counter stress and social isolation.



### Protecting Natural Resources

Parks and open spaces are invaluable for their ability to enhance air and water quality, promote water infiltration, reduce flood hazards and urban heat island effect, and provide habitat to protect the local ecosystem. Vegetation in parks absorbs carbon dioxide in the atmosphere and help us adapt to a changing climate.



### Enhancing the Local Economy

Quality park systems strengthen local economies by increasing property values, attracting tourism, supporting business development, and hosting events that boost sales and tax revenue. In 2021, park and U.S. recreation agencies generated over \$201 billion in economic activity and supported 1.1 million jobs.

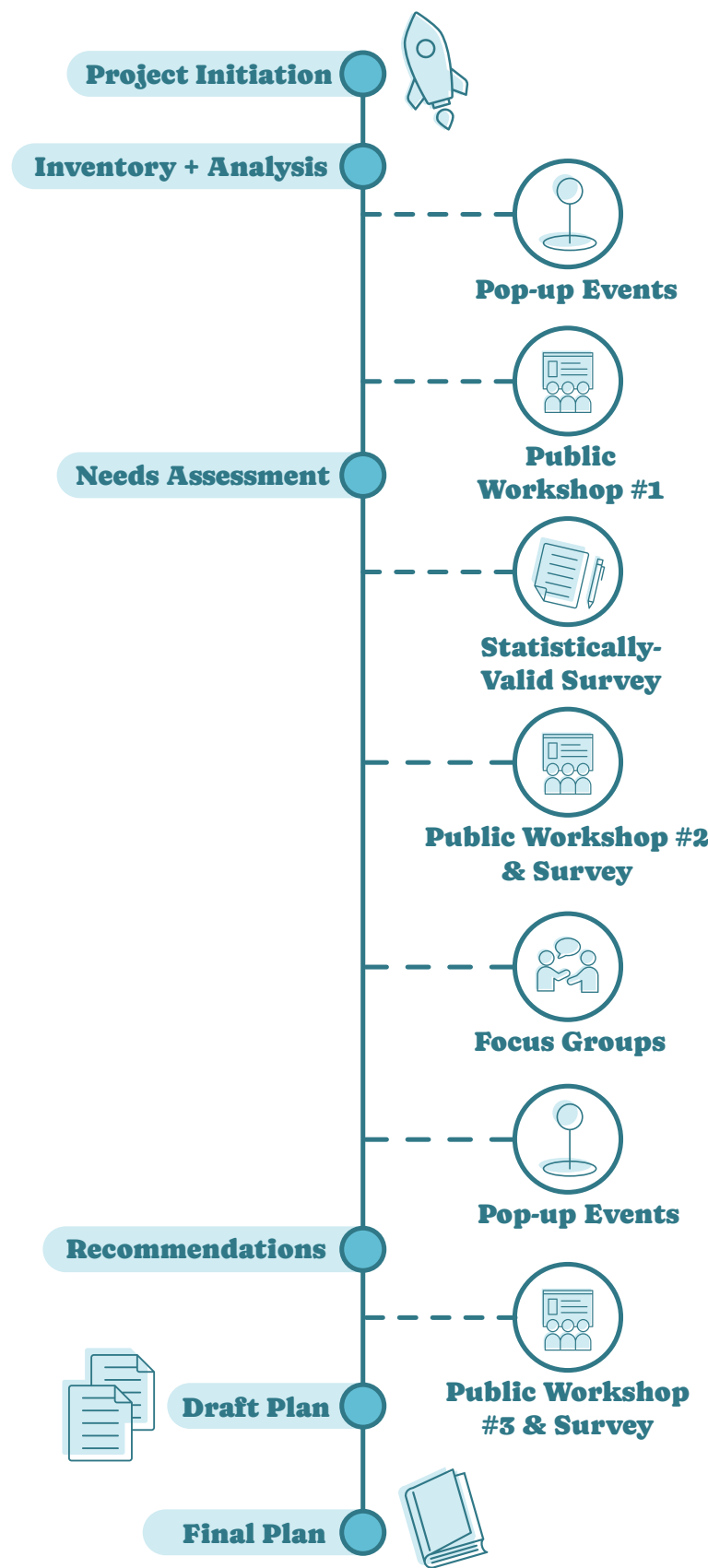
(1) Source: Table 2-2; General Plan 2035. For additional details see “A Growing City” on pg. X

Sources: *The Power of Parks to Promote Public Health* – Trust for Public Lands; *The Health Benefits of Parks and their Economic Impacts* – Urban Institute; *The Economic Impact of Parks* – National Recreation and Park Association

FIGURE 1.1 | Recreation & Parks Master Planning Process

# THE PLANNING PROCESS

The City of San Leandro selected the WRT Consultant Team to engage the community, evaluate existing conditions, and ultimately, develop this plan. As illustrated in **Figure 1.1**, the process commenced fall 2023 and the Plan was adopted in Spring 2025. The process included extensive public engagement efforts, which are detailed further in Chapter 3: Our Vision & Priorities.



# BUILDING ON OTHER PLANNING EFFORTS

Building on San Leandro’s previous planning efforts, particularly the 2035 General Plan, is essential for ensuring the recreation and parks system works in synergy with other community elements, such as housing, transportation, and land use. The *Recreation and Parks Master Plan* integrates and advances adopted strategies to ensure the City’s parks and recreation initiatives complement broader City goals. An overview of related efforts follows:

- **San Leandro 2035 General Plan (2016)** is a long-term blueprint guiding San Leandro’s growth. The Open Space, Parks, and Conservation element sets goals for expanding and improving park access, addressing climate challenges, and establishing service standards for City parks, which are reflected in this Master Plan.
- **San Leandro Creek Trail Master Plan (2017)** envisions a multi-use trail along San Leandro Creek to connect communities, enhance recreation, and restore local ecology. Currently under construction, the trail will ultimately link Lake Chabot Regional Park and the San Francisco Bay Trail. It will serve as a valuable recreational resource to the San Leandro community who has expressed a strong preference for additional trails and access to San Leandro Creek.
- **San Leandro Climate Action Plan (2021)** outlines steps to reduce greenhouse gas emissions, adapt to climate impacts, and ensure equitable access to resources, including green spaces. It also emphasizes park accessibility within a 10-minute walk for all residents, which is analyzed as part of this Master Plan.

- **City of San Leandro Bicycle & Pedestrian Master Plan (2024)** supports active transportation and safe access to parks through improving bicycle and pedestrian infrastructure. This *Recreation and Parks Master Plan* builds off the recommendations of this plan to increase accessibility to parks and recreational opportunities.
- **Bay Fair TOD Specific Plan (2020)** aims to develop a mixed-use, transit-oriented development with enhanced public spaces. Several of the specific plan’s priorities align with the Recreation and Parks Plan’s objectives, including access to green spaces, improved mobility, and the establishment of a community destination. The Bay Fair TOD area offers a significant opportunity for the City of San Leandro to build new parks that meet the needs identified in this Master Plan.
- **San Leandro Age-friendly Action Plan (2024)** is a roadmap for supporting older adults, with priorities for health, safety, and social connection. It includes park-related initiatives like shuttle services and intergenerational programs, which is in line with the goals and objective of this Master Plan.
- **San Leandro Trees Master Plan (on-going)** seeks to improve community health by increasing urban tree canopy. On completion, it will guide the City on managing, planting, and caring for trees and will be a useful resource for supporting the tree canopy within the City’s recreation and parks facilities.

# PLAN OVERVIEW

The San Leandro *Recreation and Parks Master Plan* is designed to comprehensively address the City’s recreational and park facilities and programs, weaving together a strategic approach encompassing system-wide considerations and site-specific nuances. At its core, the plan seeks to foster collaboration and alignment among stakeholders through an easy-to-understand framework, as follows:

The San Leandro *Recreation and Parks Master Plan* is arranged in the following sections:



## Executive Summary

Introduces the master plan document and process, the importance of recreation and parks, and highlights the community’s vision for the future.



## Our Community Today

Describes San Leandro’s demographic characteristics, it’s existing parks and recreation system, and related city planning efforts.



## Our Vision & Priorities

Explains the issues and priorities we heard from the community and establishes a clear vision for San Leandro’s recreation and park system.



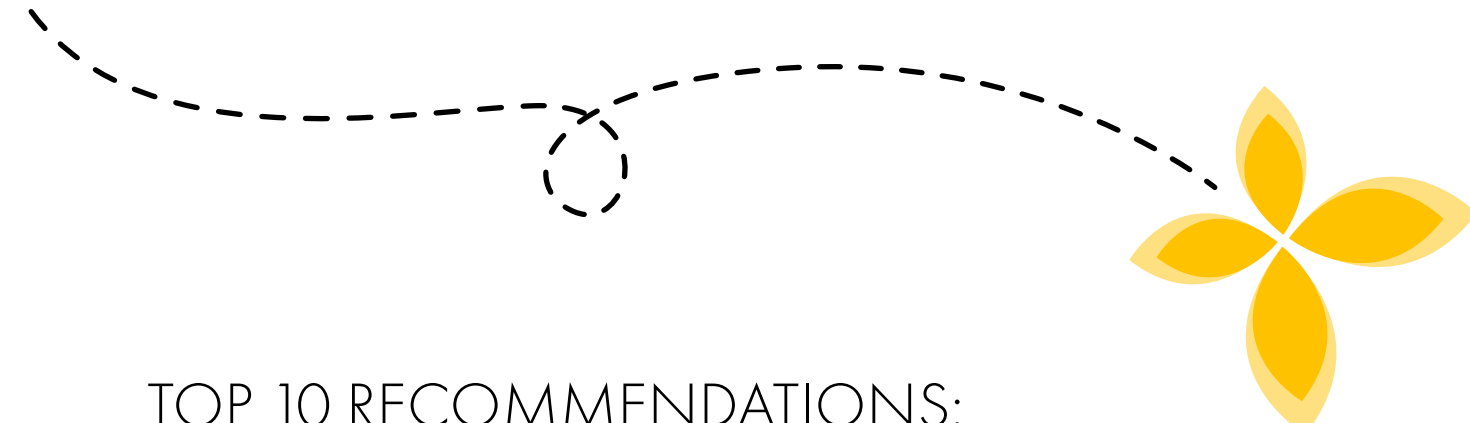
## Our Needs & Opportunities

Identifies community needs, opportunities to meet needs, and recommendations to capitalize on opportunities.



## Realizing Our Vision

Provides an action plan to move toward the established vision, which includes capitol and maintenance cost estimates, funding strategies, and evaluation metrics to measure success.



# KEY COMMUNITY PRIORITIES:

Based on the analysis of San Leandro’s park system, feedback from the community engagement process, and input from city staff, the following themes and priorities were identified for San Leandro’s Recreation and Park System:

## Expand Amenities

Prioritize amenities such as trails, dog parks, pickleball courts, all abilities play areas, exercise equipment, aquatic facilities, community gardens, outdoor amphitheater/event spaces.

## Improved Access to Parks

Provide safe bike and pedestrian access and multi-lingual park signage.

## Access to School Amenities

Provide access to school grounds and recreational facilities with clearly posted hours for public use.

## Expand Program Offerings

Prioritize multi-generational programming for diverse ages and needs such as, adult fitness classes, swim lessons, STEAM programs, after-school programs, summer camps, and adult sports leagues.

## Open Space and Trails

Provide access to nature, and passive recreation for community health and well-being, in the form of trails along San Leandro Creek and Estudillo Canal.

## Environmental Sustainability

Prioritize bio-diversity, and native and drought-tolerant planting in parks. Provide natural areas for play, nature exploration, habitat, and environmental education.

## Safety

Improve sense of safety in parks by preventing incidents of vandalism, alcohol use, long-term occupancy by the unhoused through enforcement and installation of security cameras.

## Comfort

Improve comfort in parks by providing basic amenities such as clean and functional restrooms, drinking water fountains, trash receptacles, and shade structures.

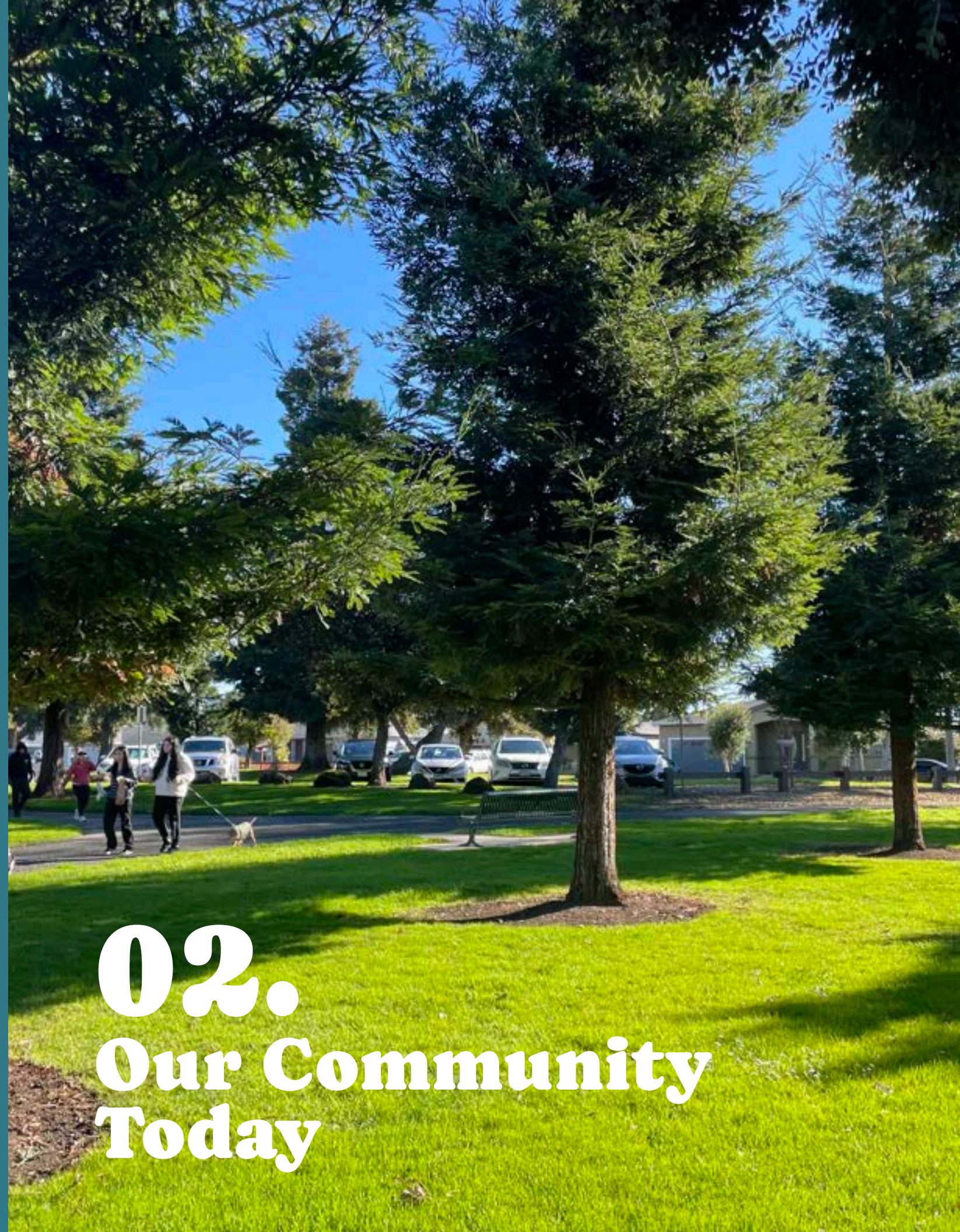
## Improved Communication

About park amenities and recreational programming offered. Residents prefer to receive communication via City Activity guide, weekly newsletter, signage at BART stations and downtown.

# TOP 10 RECOMMENDATIONS:

The following top ten improvements will likely make the largest impact in addressing the community's needs and desires. While all recommendations are important, focusing on these priorities will particularly help enhance the recreational experience in San Leandro.

- Fund and construct high-priority amenities, as indicated in **Figure 3.1**, to existing parks, focusing on the most requested or underserved features.
- Fund and implement Park-by-Park improvements as detailed in **Table 5.2** to address specific needs and deficiencies across the park system.
- Extend the city’s trail system by implementing improvements from the Bicycle & Pedestrian Master Plan and exploring the opportunities identified in **Map 4.3**.
- Increase shade in parks by installing shade structures and planting more trees, following the guidance outlined in the Tree Master Plan.
- Create a diverse funding strategy for the capital improvements identified in this plan, referencing the estimated costs outlined in **Table 5.2** and leveraging the funding strategies found in **Table 5.4**.
- Expand the City’s recreation programs and services, prioritizing areas of greatest unmet need, as identified in **Figure 3.1** and summarized in **Table 5.1**.
- Revise joint-use agreements with the school districts to clearly define parameters for city programming, public access, maintenance, and cost-sharing.
- Establish agreements with the school districts to assess and implement cost-shared improvements to school grounds, enhancing their usability for both students and residents.
- Conduct a facility assessment of the Marina Community Center and Senior Center, evaluating facility condition, functionality, utilization, and ability to meet the community’s need.
- Acquire parkland that meaningfully enhances park experiences and improves accessibility for all residents (**see Figure 5.1**).



# **02.**

## **Our Community Today**

# SAN LEANDRO DEMOGRAPHICS

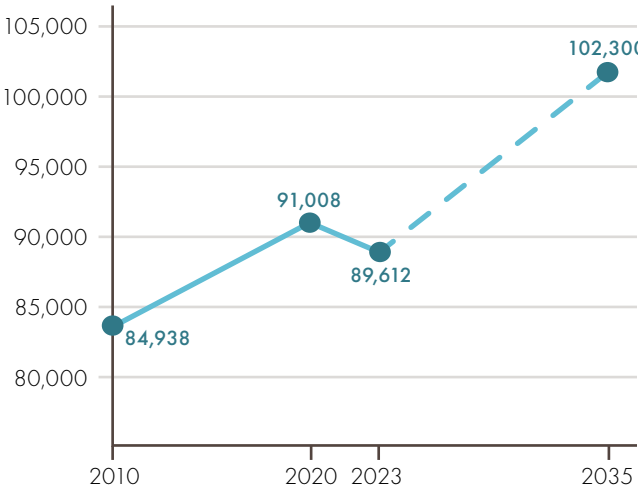
## A Growing City

Situated along the shores of San Francisco Bay, San Leandro shares borders with Oakland, San Lorenzo, and Ashland. As of 2020, its population stood at approximately 91,000 residents, reflecting an approximate 7% increase from 2010<sup>1</sup> (see **Figure 2.1**). Looking ahead, the City’s General Plan forecasts substantial growth, with projections indicating that in 2035, San Leandro’s population is expected to reach around 102,300 residents, increasing approximately 12% from 2023. This anticipated growth underscores the City’s evolving landscape and the need for strategic planning to accommodate future needs and ensure sustainable development.

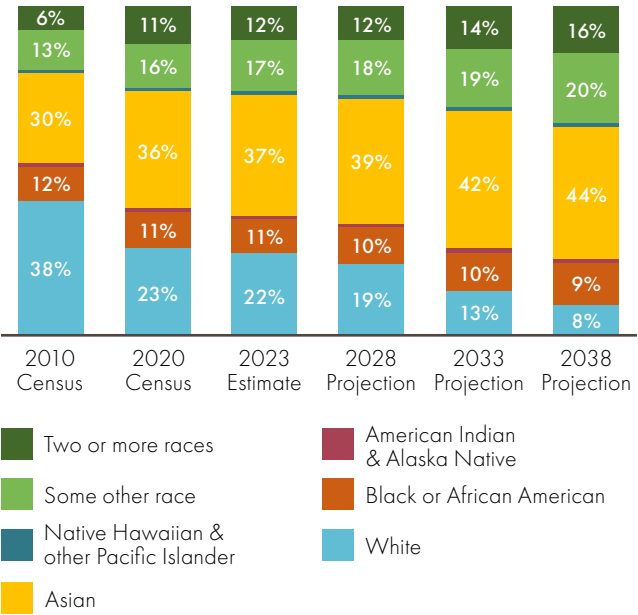
## Race and Ethnicity

Situated along the shores of San Francisco Bay, San Leandro shares borders with Oakland, and the unincorporated communities of San Lorenzo, and Ashland. As of 2020<sup>2</sup>, its population stood at approximately 91,000 residents, reflecting an approximate 7% increase from 2010 (see **Figure 2.2**). Looking ahead, the City’s General Plan forecasts substantial growth, with projections indicating that in 2035, San Leandro’s population is expected to reach around 102,300 residents, increasing approximately 12% from 2023. This anticipated growth underscores the need for strategic planning to accommodate future recreation needs.

**FIGURE 2.1 |** San Leandro Population Over Time  
Source: U.S. Census Bureau (2010, 2020). Decennial Census, Environmental Systems Research Institute (ESRI), San Leandro 2035 General Plan



**FIGURE 2.2 |** San Leandro Percent Population by Race Over Time  
Source: U.S. Census Bureau (2010, 2020). Decennial Census, Environmental Systems Research Institute (ESRI)



**MAP 2.1 |** San Leandro Population Density



### LEGEND

- City Boundary
- Conservation Area
- Parks
- 0.000 - 7.866
- 7.867 - 18.41
- 18.42 - 33.66
- 33.67 - 58.94
- 58.95 - 110.1
- 110.2 - 280.5

(1) U.S. Census Bureau (2010, 2020). Decennial Census, Table R1, Race.

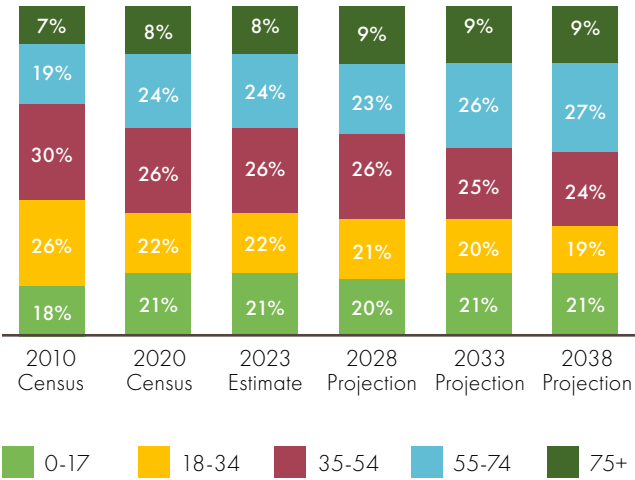
(2) U.S. Census Bureau (2020). Decennial Census, Table R1, Race.

Age

In 2022<sup>3</sup>, San Leandro had a median age of 42.9 – a notable increase from 39.3 in 2010. Compared to neighboring communities like Oakland (38.7), Ashland (36.2), and San Lorenzo (40.1), San Leandro boasts the highest median age. As shown in **Figure 2.3**, 32% of San Leandro’s population are 55 years or older, with 8% being over 75. These figures have been increasing since 2010 and are anticipated to continue to do so through 2038, where 38% is estimated to be over 55 years of age.

These figures indicate that not only is San Leandro’s population older than its surrounding cities’, but the community is also aging over time, with an increasing share of its population being older adults. The city will need to take a balanced approach to ensure that recreational needs are being met for its older population while still meeting needs for its youth and young adults.

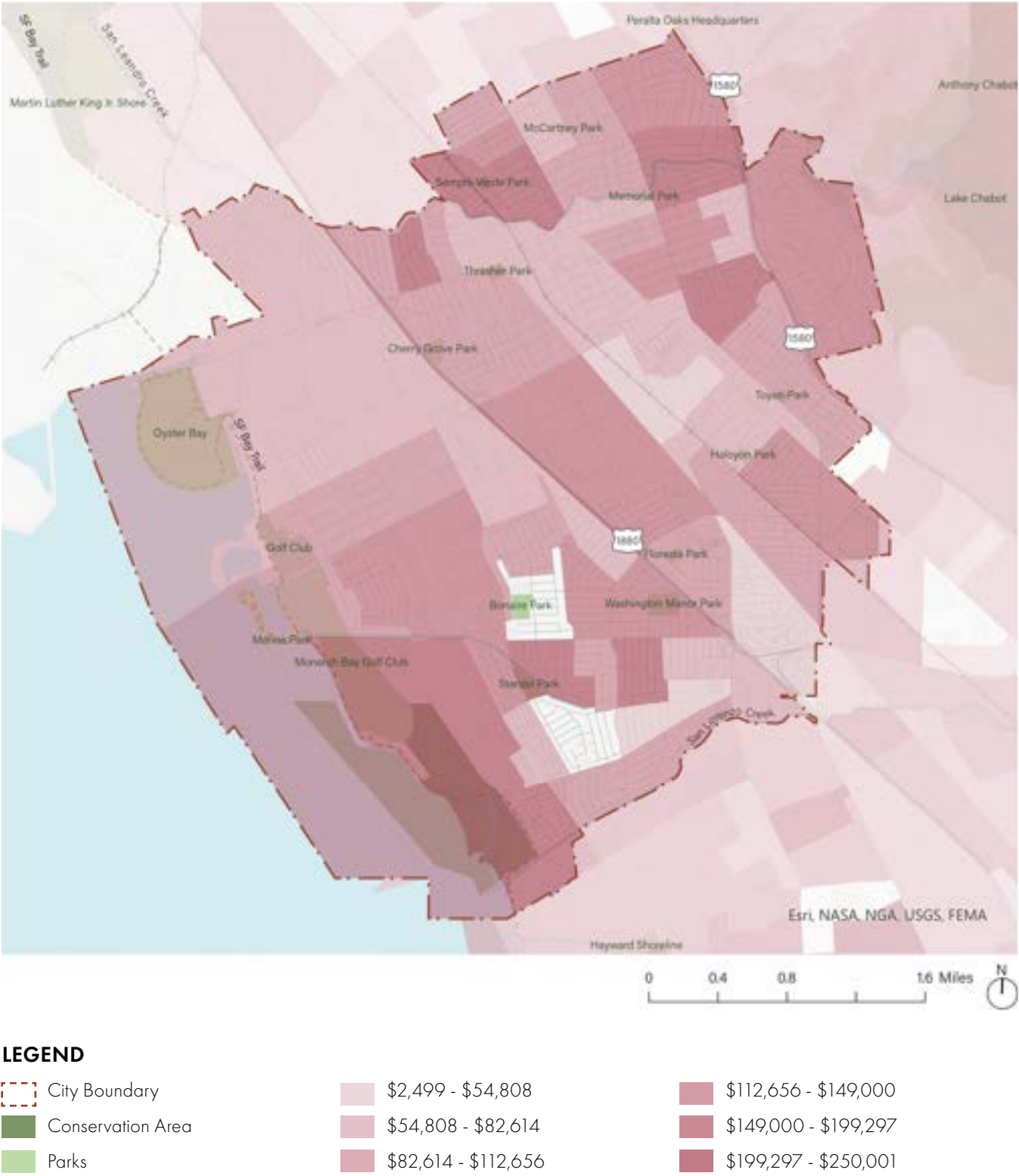
**FIGURE 2.3 |** San Leandro Percent Population by Age Segment Over Time  
Source: U.S. Census Bureau (2010, 2020). Decennial Census, Environmental Systems Research Institute (ESRI)



Income

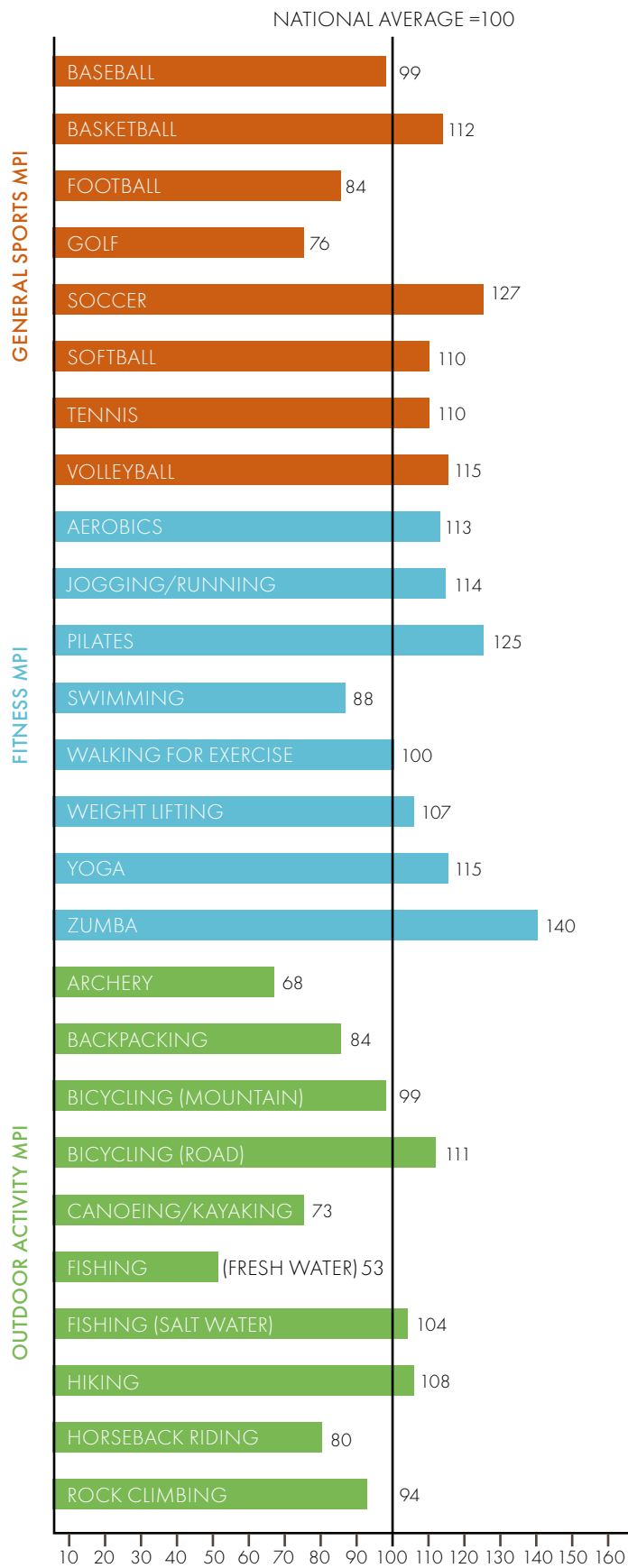
In 2022<sup>4</sup>, San Leandro’s median household income was \$92,651, which is significantly lower than the county median of \$122,488. Among its neighboring communities, San Leandro’s median household income falls short of Oakland’s (\$93,146), San Lorenzo’s (\$102,860), Hayward’s (\$105,371), and Castro Valley’s (\$132,174) but significantly exceeds Ashland’s, which stands at \$75,114. **Map 2.2** illustrates how income varies within San Leandro. Low income households tend to be in higher need of accessible, high-quality recreation facilities. Thus, this Master Plan gives special consideration to San Leandro’s lower-income neighborhoods.

**MAP 2.2 |** San Leandro Median Household Income



(3) U.S. Census Bureau (2022). American Community Survey 1-Year Estimates, Table S0101, Age and Sex.  
(4) U.S. Census Bureau (2022). American Community Survey 1-Year Estimates, Table S1901, Income in the Past 12 Months.

**FIGURE 2.4 |** San Leandro Recreation Market Potential  
Source: Sports & Fitness Industry Association's (SFIA), National Recreation and Park Association (NRPA), and Environmental Systems Research Institute, Inc. (ESRI).



## RECREATIONAL TRENDS

National recreation trends can help us predict how needs and demands might change in San Leandro over time.

**Figure 2.4** indicates San Leandro's market potential for various recreation activities compared to the National average by estimating the demand for each activity considering San Leandro's demographics compared to the rest of the nation. With the national average representing an index of 100, scores higher than 100 indicate greater than average market potential.

The key takeaways from the analysis follow:

- **Walking** is the most popular activity nationally and is **expected to grow in popularity** in San Leandro.
- Aquatic activities have had strong participation nationally, but the **market potential for swimming in San Leandro is below the national average**.
- **Pickleball** had the **greatest increase nationally** of all sporting activities, with an increase of 186% in the past 5 years.
- Excluding pickleball, tennis and basketball have grown the most nationally, however **soccer has the strongest market potential** locally.
- Both **golf** and **football** have gained participants nationally over the last five years, but San Leandro's **market potential is well below the national average** for both.
- **Outdoor recreational activities are on the rise** nationally and many of these activities have significant market potential locally, including **bicycling, hiking, and fishing**.

## EXISTING RECREATION & PARK SYSTEM

The San Leandro recreation and park system encompasses **twenty-three parks, two community centers, three aquatic facilities, and a 178-acre municipal golf course**. As of 2024, public parkland in San Leandro spans **133 acres<sup>5</sup>**, featuring one regional park<sup>6</sup>, three community parks, eleven neighborhood parks, three mini parks, and three special-use parks — all of which include an array of amenities.

On top of this expansive system, San Leandro residents also have access to significant regional recreational assets, including the **Anthony Chabot Regional Park**, and **San Francisco Bay Trail**. The planned **San Leandro Creek Trail** will also be a substantial amenity once implemented, connecting Chabot Regional Park to the San Francisco Bay Trail. School facilities also play a role in meeting residents' recreation needs, though as discussed later in this chapter, public access to school district facilities is variable.

**FIGURE 2.5 |** Parks and Recreation Facilities by the Numbers

**23**  
**Parks**  
**133**  
**Acres**



(5) Note that the park inventory used is based on the Recreation and Parks Department's park list and does not include private parks or other open spaces that may be included within other City plans or studies, including the San Leandro General Plan.

(6) Oyster Bay Regional Park is operated by the East Bay Regional Park District

TABLE 2.1 | San Leandro Parks and Recreation Facilities by Type

| Facility Name                  | Acreage | Playground | Restroom | Amphitheater | Volleyball Court | Tennis Court | Pickleball Court | Basketball Court | Baseball/Softball | Multi-Purpose Field | Skate Park |
|--------------------------------|---------|------------|----------|--------------|------------------|--------------|------------------|------------------|-------------------|---------------------|------------|
| Regional Parks                 | 28**    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Oyster Bay Regional Shoreline* | 28**    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Community Parks                | 46.7    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Chabot Park                    | 4.8     | 1          | 1        | 1            | 2                |              |                  |                  |                   |                     |            |
| Marina Park                    | 179     | 2          | 2        | 1            | 1                |              |                  |                  |                   |                     |            |
| Shoreline Park (Planned)       | 10.0    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Washington Manor Park          | 14.0    | 2          | 2        | 1            |                  | 2            | 6                | 1                | 2                 |                     |            |
| Neighborhood Parks             | 41.1    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Bonaire Park                   | 5.4     | 1          | 1        |              |                  |              |                  |                  |                   |                     |            |
| Cherry Grove Park              | 7.3     | 3          | 1        |              |                  | 6            |                  | 1                |                   |                     |            |
| Floresta Park                  | 0.8     | 2          | 1        |              |                  |              |                  |                  | 1                 |                     |            |
| Halcyon Park                   | 4.9     | 2          | 1        |              | 1                |              |                  |                  |                   |                     |            |
| McCartney Park                 | 1.6     | 1          |          |              |                  |              |                  |                  |                   |                     |            |
| Memorial Park                  | 2.7     | 2          | 1        |              |                  |              |                  |                  |                   |                     |            |
| Siempre Verde Park             | 1.8     | 3          | 1        |              |                  |              |                  | 2                |                   |                     |            |
| Stenzel Park                   | 9.3     | 2          | 1        |              |                  |              |                  | 1                | 4                 |                     |            |
| Thrasher Park                  | 4.2     | 1          | 1        |              |                  |              |                  |                  | 1                 |                     | 1          |
| Tony B. Santos Park            | 1.0     | 1          |          |              |                  |              |                  |                  |                   |                     |            |
| Toyon Park                     | 2.1     | 1          | 1        |              |                  |              |                  |                  |                   |                     |            |
| Mini Parks                     | 1.4     |            |          |              |                  |              |                  |                  |                   |                     |            |
| Root Park                      | 0.8     |            |          |              |                  |              |                  |                  |                   |                     |            |
| Victoria Park                  | 0.3     |            |          |              |                  |              |                  |                  |                   |                     |            |
| Warden Park                    | 0.3     | 1          |          |              |                  |              |                  |                  |                   |                     |            |
| Special-Use Parks              | 15.7    |            |          |              |                  |              |                  |                  |                   |                     |            |
| Burrel Field                   | 13.7    |            |          |              |                  | 5            |                  |                  | 3                 | 1                   |            |
| Dog Park                       | 1.3     |            |          |              |                  |              |                  |                  |                   |                     |            |
| Heath Park                     | 0.7     |            |          |              |                  | 4            |                  |                  |                   |                     |            |
| Total                          | 132.9   | 25         | 14       | 3            | 4                | 13           | 6                | 5                | 11                | 1                   | 1          |

\*Owned/managed by other public agency \*\* 157 total acres, 28 acres improved

| Facility Name                             | Acreage | Playground | Restroom | Amphitheater | Volleyball Court | Tennis Court | Pickleball Court | Basketball | Baseball/Softball | Multi-Purpose Field | Skate Park |
|---|---------|------------|----------|--------------|------------------|--------------|------------------|------------|-------------------|---------------------|------------|
| Golf Courses                              |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Monarch Bay Golf Course                   | 178.0   |            |          |              |                  |              |                  |            |                   |                     |            |
| Community Centers                         |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Marina Community Center                   |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Senior Community Center                   |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Aquatic Facilities                        |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Boys and Girls Club Pool*                 |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Farrelly Pool                             |         |            |          |              |                  |              |                  |            |                   |                     |            |
| San Leandro Family Aquatic Center (SLFAC) |         |            |          |              |                  |              |                  |            |                   |                     |            |
| Trails                                    |         |            |          |              |                  |              |                  |            |                   |                     |            |
| San Francisco Bay Trail*                  |         |            |          |              |                  |              |                  |            |                   |                     |            |
| San Leandro Creek Trail* (Planned)        |         |            |          |              |                  |              |                  |            |                   |                     |            |

\*Owned/managed by other public agency

MAP 2.3 | Existing San Leandro City Parks and Recreation Facilities



- LEGEND
- City Boundary

Water Bodies

Regional Parks

Community Parks

Neighborhood Parks

Mini-Park

Special Use Park

Planned Park

Golf Clubs

Public Open Space

Community Center

Aquatic Facility

School Facilities

USA Rail Roads

Bart Lines

Planned San Leandro Creek Trail

Existing SF Bay Trail

Planned SF Bay Trail
- City Parks
- As mentioned above and illustrated in **Table 2.1**, San Leandro residents are served by a range of park facilities, which are further classified in Chapter 6: Open Space, Parks, and Conservation of San Leandro’s General Plan, as follows:
- REGIONAL PARKS
- Typically larger than 30 acres and include a mix of conservation areas and active recreation areas. They draw visitors from beyond the city limits and may feature unique natural features or regional attractions. **Oyster Bay Regional Shoreline** is the only regional park within San Leandro; though, the **Anthony Chabot Regional Park** neighbors San Leandro’s to the Northeast and is also a great recreational asset to the community. Both are operated by East Bay Regional Park District which comprises a system of 73 parks spanning over 125,000 acres across both Alameda and Contra Costa Counties.
- COMMUNITY PARKS
- Range in size from 5 to 30 acres. Each park serves multiple neighborhoods and contains a wide variety of active and passive recreational facilities. The city currently has three Community Parks (Chabot, Marina, and Washington Manor) that total nearly 37 acres of parkland.
- NEIGHBORHOOD PARKS
- Are typically 2 to 10 acres in size and provide for the daily recreational needs of area residents. They often have large lawn areas for informal sports and play activities. They may include facilities such as tennis courts and tot lots, but usually do not include major facilities such as lighted ballfields. San Leandro currently has eleven neighborhood parks throughout the community, totaling 41 acres.
- MINI PARKS
- Are usually less than an acre in size and accommodate small recreational facilities such as picnic tables and tot lots. The city has three mini parks, totaling 1.4 acres.
- SPECIAL-USE PARKS
- Include facilities which serve a specific need or population group. Burrell Field, Dog Park, and Heath Park are the City’s Special-Use Parks, comprising 16 acres.
- San Leandro Park Master Plan | 20 DRAFT
- DRAFT 21 | Our Community Today

## East Bay Regional Parks

East Bay Regional Park District is a public entity that manages 73 regional parks within Alameda and Contra Costa Counties. As mentioned previously, San Leandro has one East Bay Regional Park within its boundaries, and another bordering it to the northeast:

### OYSTER BAY REGIONAL SHORELINE

Oyster Bay Regional Shoreline is a restored natural open space that previously functioned as a landfill. The park spans 157 acres with 28 acres improved with picnic areas, restrooms, and trails. The park features native plants, salt marshes, and a variety of birds, offering visitors scenic views and opportunities to learn about the region’s wildlife and ecological cycles. The park also provides a connection to the expansive Bay Trail network.

### ANTHONY CHABOT REGIONAL PARK

Anthony Chabot Regional Park, located along San Leandro’s northeast boundary, spans 3,304 acres and offers a range of recreational activities such as hiking, biking, camping, and equestrian trails. The park is rich in history, including its past use as ranch land. Visitors can explore scenic trails, fish at Lake Chabot, or camp in the family campground. With a blend of natural beauty and historical significance, the park is a popular destination for outdoor enthusiasts.

## School Facilities

San Leandro’s schoool facilities can be considerable recreational resources for residents, providing fields, courts, lawns and play facilities after school hours and on weekends. The city has joint-use agreements with both San Leandro and San Lorenzo Unified School Districts. Though public use is implied, the agreements only focus on maintenance responsibilities and do not explicitly

outline parameters for public use or city programming. Thus, access to these facilities can be inconsistent and unclear, frustrating those who use them. Additionally, according to the Park Assessment, many of the school facilities have fair conditions, meaning improvements are needed for school grounds to continue to be valuable community assets.

## Trails

### SAN FRANCISCO BAY TRAIL

The San Fransisco Bay Trail is a regional trail system spanning 350 miles along the San Francisco Bay, connecting the shoreline to neighborhoods, parks, and key community destinations. Once complete, the Bay Trail will encompass over 500 miles of trail and will be fully contiguous around The Bay.

Over six miles of the Bay Trail pass through San Leandro, connecting the City’s southern boundary to Roberts Landing, Heron Bay and Marina Park. A gap in the trail exists between Marina Park and Oyster Bay, but the trail continues to North to East Oakland. The Metropolitan Transportation Commission (MTC), the agency responsible for planning regional transportation initiatives within the Bay Area, takes charge of the planning for the Bay Trail. Various entities manage the trail within San Leandro, including the City of San Leandro, East Bay Regional Park District, and Hayward Area Recreation and Park District (HARD).

### SAN LEANDRO CREEK TRAIL

The San Leandro Creek Trail is a planned six-mile multi-use trail along the San Leandro Creek, connecting the Lake Chabot Dam to the San Francisco Bay. Spanning both San Leandro and Oakland, the proposed trail is divided into eight segments, with Alameda County Flood Control taking charge of implementation and

maintenance. Some Oakland segments are currently under construction, with the timing of the San Leandro segments yet to be determined.

## Other Recreation Facilities

San Leandro City also provides the community with three aquatics facilities and two community centers. A brief description of these facilities follows:

The **San Leandro Family Aquatics Center** (SLFAC) is an outdoor aquatics facility located within Washington Manor Park. It offers three lap lanes, a recreational pool with a water play structure, and a seventeen-foot water slide. The facility also includes lockers, changing rooms, showers, and restrooms. The pool is currently under renovation and is anticipated to open in 2025.

**Farrelly Pool** is an outdoor heated pool open spring, summer, and fall located adjacent to Roosevelt Elementary School. It offers seven lap lanes, changing areas, lockers, showers, and restrooms. Swimming lessons and lap swim programs are hosted at this facility. The pool is also available for rentals.

The **Boys & Girls Club of San Leandro Swimming Pool** is an indoor, year-around pool that includes five lap lanes, locker rooms, and an enclose patio. The facility hosts a range of aquatic programs, including swim lessons, lap swim, and water exercise classes. The City owns the underlying property and has access to the facility through a long-term use agreement.

**Marina Community Center** hosts many of City’s recreational programming in its various multipurpose rooms and event spaces. Its rooms are also available to rent for private events.

The **San Leandro Senior Community Center** is located adjacent to the San Leandro Hospital. The facility includes an arts and crafts room, health and fitness room, two meeting rooms, a kitchen, and a main hall with a stage.



San Leandro Family Aquatics Center (City of San Leandro)



Farrelly Pool (City of San Leandro)



Boys & Girls Club Swimming Pool (City of San Leandro)

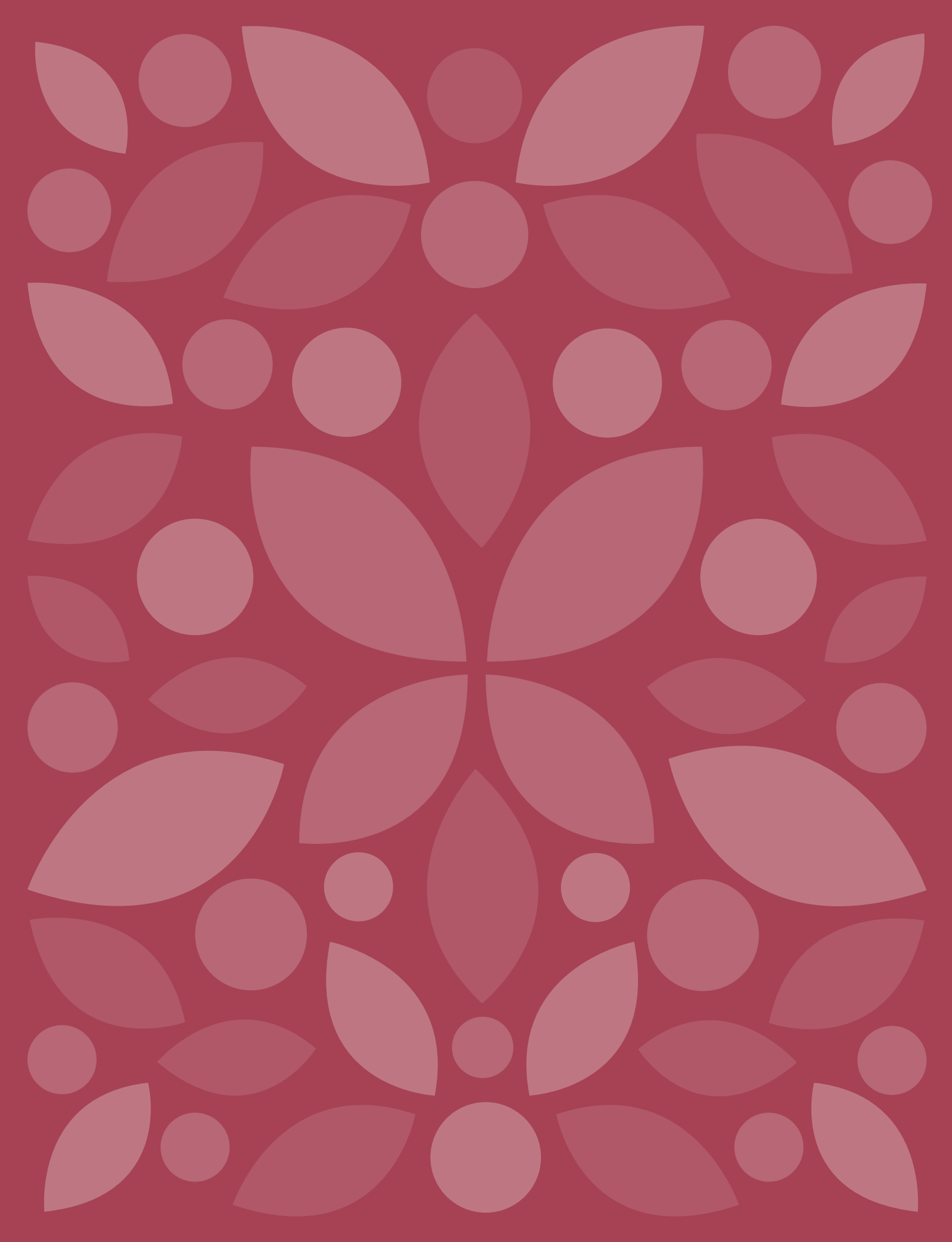


Marina Community Center (City of San Leandro)

# Programs

San Leandro’s Recreation and Parks Department provides over sixty diverse programs across twelve core areas, including aquatics, arts and culture, athletics, health and wellness, and special events. Programs serve a broad demographic and include swim lessons, water aerobics, fitness classes, mindfulness workshops, youth sports, and cultural enrichment activities. The department also offers out-of-school programs, specialty camps, and volunteer opportunities, fostering community engagement and skill development that appeal widely to residents.

In addition to programs provide by the Recreation and Parks Department, the Human Services and Library Departments also offer community programs, particularly for seniors and children, in order to help fill service gaps prior to the formation of the Recreation & Parks Department. This plan aims to identify where the Recreation and Parks Department should concentrate its efforts in order to avoid duplication and better meet community need. It also explores the merit of transferring recreational services currentlty offered by other departments to the Recreation and Park Department to improve consistency and efficiently.



# 03.

## **Our Vision and Priorities**

# HEARING FROM THE COMMUNITY

Community engagement played a pivotal role in shaping the development of the Recreation and Parks Master Plan. To ensure comprehensive participation, the community engagement process encompassed various tools and meeting formats. Community engagement activities and events were promoted through several channels, including posts on the City’s website and social media platforms and the distribution of flyers.

The following gives an overview of the various community engagement strategies used throughout the planning process. **See Appendix A for detailed engagement results.**

## Focus Groups Meetings

Ten small group meetings were organized on topics such as sports, trails, maintenance, youth, and seniors, with additional individual stakeholder meetings targeting hard-to-reach communities. These sessions addressed the park system, Plan goals, and community engagement strategies. Participants included park users; city park maintenance and programming staff; health, safety, and environmental representatives; Recreation and Parks Commission members; City Council members; and other and civic leaders.



230115 Pop Up



230115 Pop Up



230115 Pop Up

“

I would love for a trail along the San Leandro Creek to be developed connecting between the Lake Chabot trail system and the MLK shoreline.

”



240127 Workshop



240127 Workshop

## Community Workshops

Three in-person workshops took place throughout the planning process for deeper interaction and feedback.

- **Workshop #1** introduced the plan, shared insights, and engaged with community needs.
- **Workshop #2** focused on the planning and design of Washington Manor Park.
- **Workshop #3** tested recommended improvements and set priorities for the city-wide park system.

Each attracted 50-60 participants. Spanish and Mandarin interpreters were available to support attendees as needed.

## Project Website

A project page was hosted on the City's website, displaying project updates, engagement events, project documents, and opportunities to submit comments.



230115 Pop Up



240127 Workshop



240127 Workshop

Pop-Up Events

Pop-up engagement events strategically utilized city-wide events to reach a diverse set of community members. Pop-up booths were set-up at MLK Poetry Slam, the Earth Day celebration, and at the Cherry Festival. The booths aimed to informed attendees about the project, collected input, and engaged those unable to attend workshops, reaching hundreds of community members throughout the process.

Surveys

A statistically-valid survey was conducted to understand community priorities for parks, programs, and services. The survey was mailed to a random sample of San Leandro residents, yielding 406 responses with a 95% confidence level and a precision of +/- 4.8%, providing representative feedback from the San Leandro community.

An open-access digital survey gathered community feedback on needs and priorities from the broader population. Over 700 survey responses were received.

Advisory Committee Meetings

The engagement process included regular meetings with an Advisory Committee comprised of representatives from City departments and the San Leandro and San Lorenzo school districts. These meetings provided project updates, gathered feedback on technical aspects, and informed the recommendations, strategies, opportunities, and visioning for the Recreation and Parks Master Plan.

Recreation & Parks Commission

The Recreation and Parks Commission received monthly updates throughout the planning process, providing ongoing opportunities for them and the community to contribute to the plan.



240127 Workshop



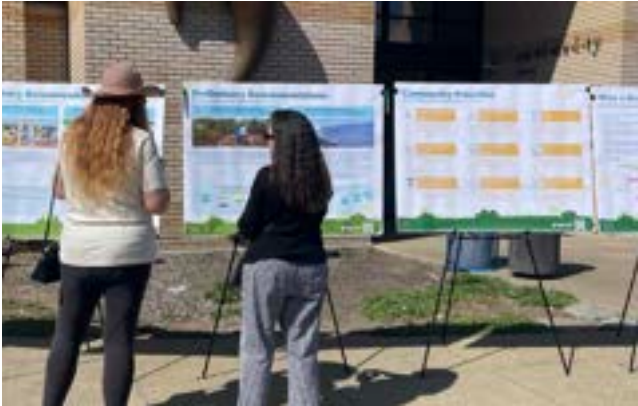
230115 Pop-up



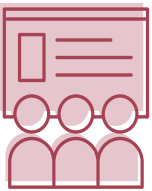
240210 Workshop



240210 Workshop



240915 Workshop



10 Focus Groups



1100+ Survey responses



150+ Workshop attendees



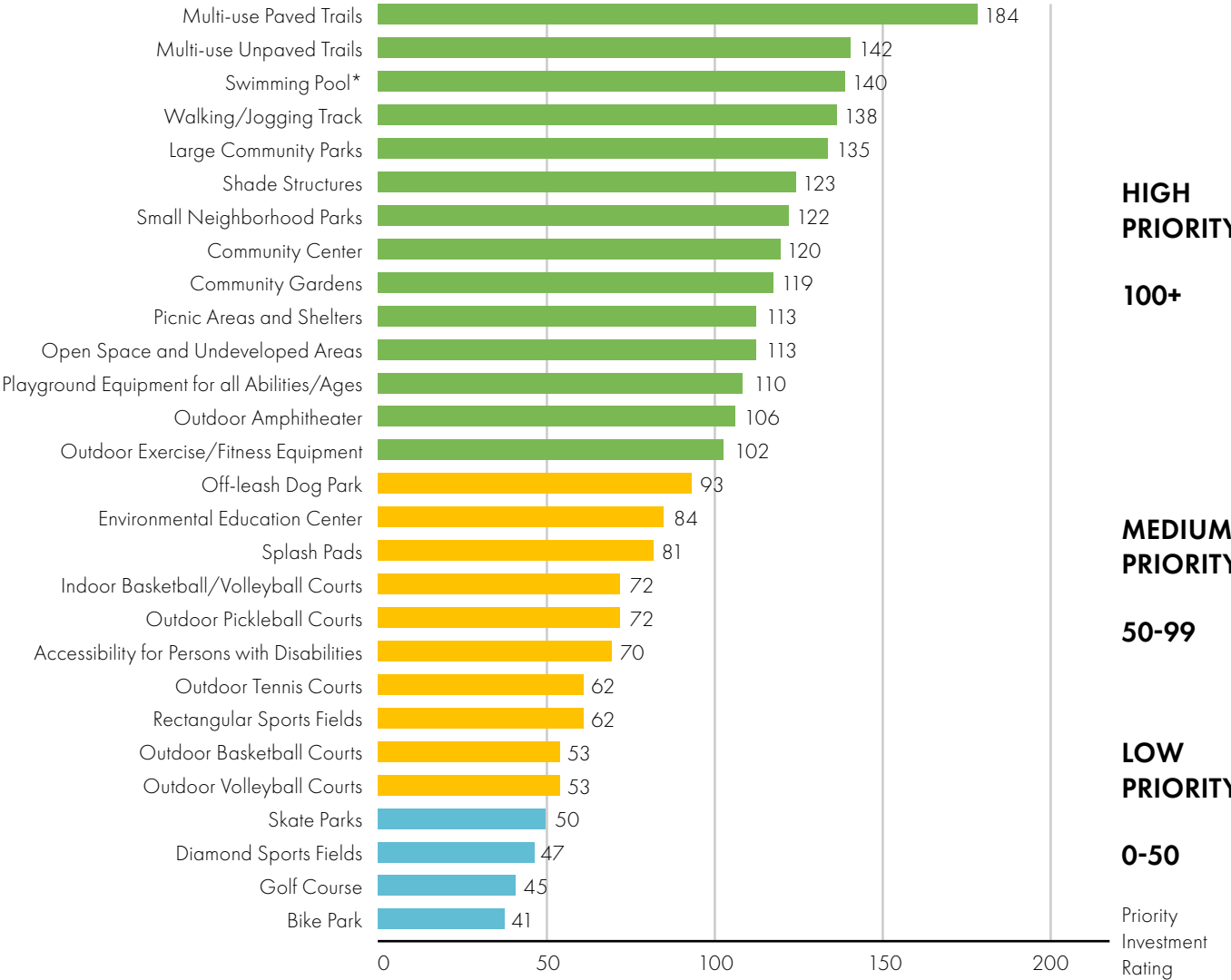
300+ Pop-up participants

# PRIORITY COMMUNITY NEEDS

As forementioned, a statistically valid survey was conducted to gain a clear understanding of residents’ recreation and park needs. The survey’s reach, and diversity of respondents, makes it the most representative and dependable resource for accurately understanding community priorities (see **Appendix A** for detailed survey methodology and findings).

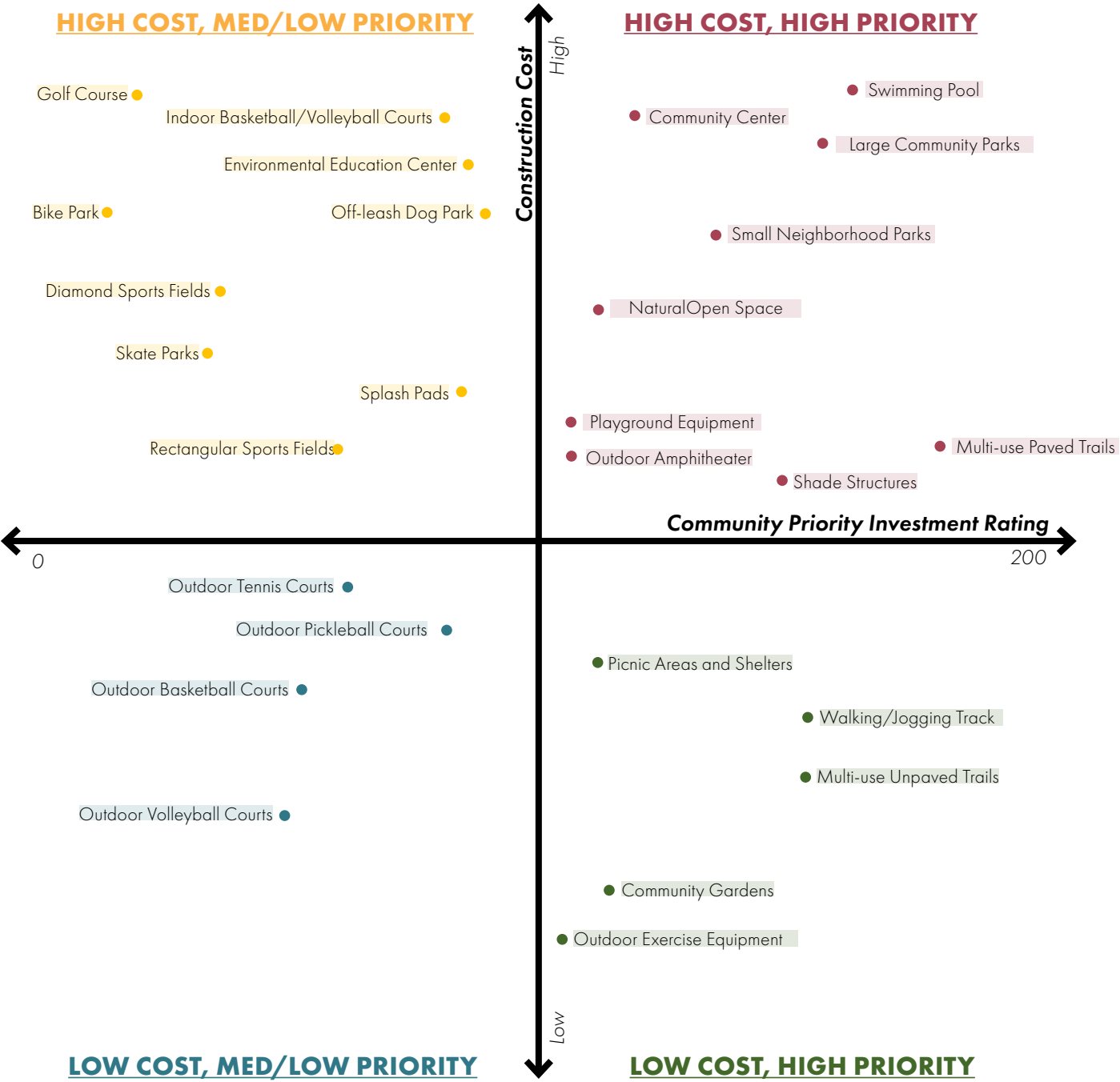
The survey establishes key investment priorities for San Leandro using a “Priority Investment Rating” (PIR), which reflects the level of need and level of importance for each recreation amenity or program. Facilities and programs are categorized as High, Medium, or Low Priority, as indicated in **Figures 3.1 and 3.3**. **Figure 3.2** maps the amenities and facilities from **Figure 3.1**, comparing community priority with cost to construct.

**FIGURE 3.1 | Recreation Facility/Amenity Priority Community Needs**  
Source: 2024 City of San Leandro Parks and Recreation Needs Assessment Statistically Valid Survey

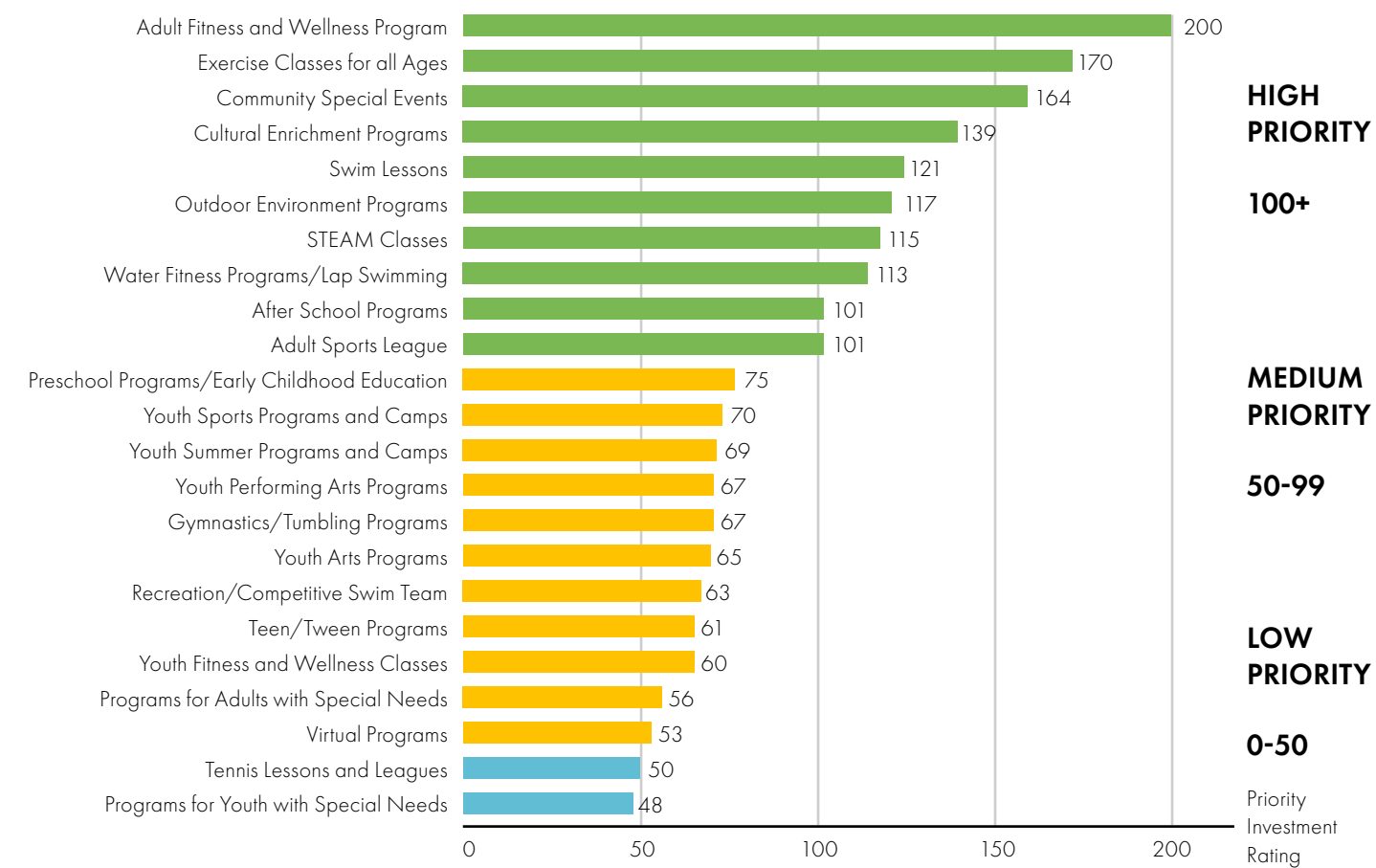


\*Note: The San Leandro Family Aquatic Center was temporarily closed when the survey was conducted.

**FIGURE 3.2 | Cost vs. Community Priority Matrix**  
Source: 2024 City of San Leandro Parks and Recreation Needs Assessment Statistically Valid Survey



**FIGURE 3.3 | Recreation Program Priority Needs**  
Source: 2024 City of San Leandro Parks and Recreation Needs Assessment Statistically Valid Survey



**System Comparison – High Priority Needs**

San Leandro’s Hight Priority Needs (those with a Priority Investment Rating greater than 100) were compared with other municipalities in Northern California who have completed comparable statistically valid surveys within the past five years. Of the analyzed communities, **San Leandro had the greatest number of high priority needs** for both facilities/amenities and programs/services (see Figure 3.3). This **emphasizes the high level of need for recreation and parks facilities within the community.**

San Leandro has more high priority needs compared to other comparable communities, emphasizing the high level of need for recreation and park facilities and programs.

**FIGURE 3.3 | Comparison of Number of High Priority Needs**  
Source:



# KEY OUTCOMES AND PRIORITIES

Based on the analysis of San Leandro’s park system, feedback from the community engagement process, and input from city staff, the following themes and priorities were identified for San Leandro’s Recreation and Park System:



## Expand Amenities

Add amenities such as trails, dog parks, pickleball courts, all abilities play areas, exercise equipment, community gardens, outdoor amphitheater/event spaces.



## Expanded Program Offerings

Prioritize multi-generational programming for diverse ages and needs such as, adult fitness classes, swim lessons, STEAM programs, after-school programs, summer camps, and adult sports leagues.



## Safety

Improve sense of safety in parks by preventing incidents of vandalism, alcohol use, long-term occupancy by the unhoused.



## Improved Access to Parks

Provide safe bike and pedestrian access and multi-lingual park signage.



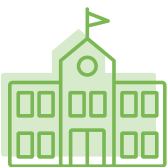
## Open Space and Trails

Provide access to nature, and passive recreation for community health and well-being, in the form of trails along San Leandro Creek and Estudillo Canal.



## Comfort

Improve comfort in parks by ensuring basic amenities are present, clean, and functional, including restrooms, drinking water fountains, trash receptacles, and shade structures.



## Access to School Amenities

Provide access to school grounds and recreational facilities with clearly posted hours for public use.



## Environmental Sustainability

Prioritize bio-diversity, and native and drought-tolerant planting in parks. Provide natural areas for play, nature exploration, habitat, and environmental education.



## Improved Communication

Improve communication about park amenities and recreational programming offered. Residents prefer to receive communication via City Activity Guide, City emails/newsletter, and the City website.



# 04.

## Our Needs & Opportunities

# OUR NEEDS

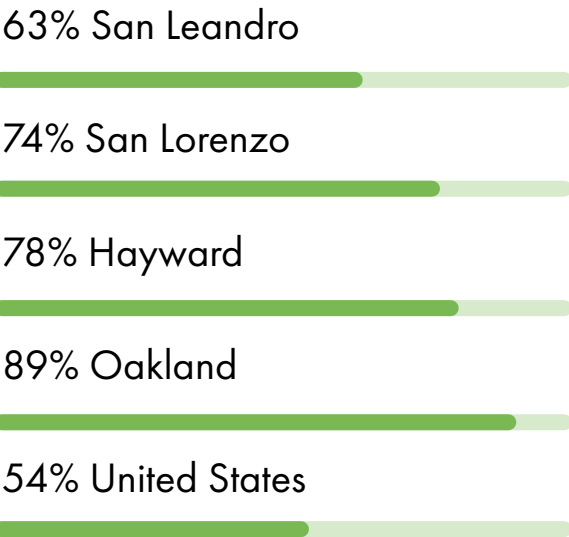
San Leandro’s recreation and parks system serves as a cornerstone of community well-being, but ensuring it continues to meet resident needs requires a thorough evaluation of its current offerings and performance. This section analyzes the city’s park system, highlighting key areas for improvement in park access, acreage, amenities, programming, and maintenance. These insights lay the foundation for the goals, policies, and recommendations presented in Chapter 5 that will guide future investment.

## Park Access

Walkable access to parks and open spaces is essential for promoting physical activity, fostering community interaction, and supporting overall well-being. San Leandro’s General Plan underscores the importance of equitable access by setting a standard that every resident should have a park within a half mile—roughly a 10-minute walk.

**Map 4.1** illustrates half-mile walksheds from San Leandro city parks, revealing significant service gaps in areas such as Old San Leandro/Assumption Parish, Bay-O-Vista, Bayfair, Mulford Gardens, Marina Faire, and Roberts Landing. Furthermore, some neighborhoods, such as Broadmoor, rely solely on Mini Parks, which often lack the amenities and size needed to adequately meet local recreation demands. Addressing these gaps will be critical to creating a more inclusive and accessible park system for all residents.

The Trust for Public Land collects data on how well people are served by parks. According to their data, **63% of San Leandro residents live within a 10-minute walk to a public park.** This statistic is somewhat low compared to the nearby cities of Oakland, San Lorenzo, and Hayward, indicating there is room to improve park access throughout the community.



MAP 4.1 | Residential Areas within 1/2 mile (10-minute Walk) of a Park



**LEGEND**

- Half Mile Walking Distance to City Park
- Residential Area
- San Leandro City Parks
- Regional Parks
- Planned Parks
- Golf Clubs
- Public Open Space
- Water Bodies
- City Boundary
- Planned San Leandro Creek Trail
- Existing SF Bay Trail
- Planned SF Bay Trail
- Bart Lines
- Rail Roads

Park Acreage

Park level of service (LOS) measures the availability and quality of parks and recreational facilities relative to a community’s population, ensuring equitable access and adequate resources. From an acreage standpoint, San Leandro’s 133 acres of parkland provides a level of service of **1.5 acres per 1,000 city residents**. The San Leandro General Plan establishes a goal of 5 acres per 1,000 residents, though includes non-traditional open spaces in its calculations such as golf courses and school grounds, which would result in a total of 393 acres and a current level of service of 4.3 acres per 1,000 residents. To achieve the target of 5 acres per 1,000 residents by 2035, the city would need **an additional 119 acres of developed parkland**.

However, this calculation does not account for the city’s access to over 560 acres of natural open space, which helps meet some recreational needs. Despite this broader measure, the public engagement findings and park access analysis indicate that **the current amount of developed parkland does not adequately meet resident needs**. Expanding both large community parks and small neighborhood parks was identified as a high priority in the community survey.

Amenities

Recreation amenity standards have been developed based on National Recreation and Park Association (NRPA) trends tailored to San Leandro’s needs. **Table 4.1** applies these standards to the city’s current and projected population, revealing deficiencies in several key amenities, including multi-use fields, tennis/pickleball courts, dog parks, playgrounds, and reservable picnic areas.

This analysis focuses on traditional park amenities commonly tracked by the NRPA. However, as outlined in **Table 3.1**, there are additional amenity needs not reflected in Table 4.1, such as **trails, walking/jogging tracks, shade structures, community gardens, outdoor amphitheater, and outdoor fitness equipment**. Adding theses amenities can be accomplished through the construction of new parks and reimagining of existing parks.



TABLE 4.1 | Park Amenity Level of Service

|                         | 2023 Inventory  | Service Levels        |           |        |                            |           |         | 2035 Needs                     |                             |       |
|-------------------------|-----------------|-----------------------|-----------|--------|----------------------------|-----------|---------|--------------------------------|-----------------------------|-------|
| Recreation Component    | Total Inventory | Current Service Level |           |        | Recommended Service Levels |           |         | Meets Standard/<br>Need Exists | Additional Amenities Needed |       |
| Diamond Field           | 11              | 1                     | Field per | 8,147  | 1                          | Field per | 15,000  | Meets Standard                 | -                           | Field |
| Multiuse Field          | 1               | 1                     | Field per | 89,612 | 1                          | Field per | 15,000  | Need Exists                    | 6                           | Field |
| Basketball Court        | 5               | 1                     | Court per | 17,922 | 1                          | Court per | 20,000  | Need Exists                    | 1                           | Court |
| Pickleball Court        | 6               | 1                     | Court per | 14,935 | 1                          | Court per | 10,000  | Need Exists                    | 4                           | Court |
| Tennis Court            | 17              | 1                     | Court per | 5,271  | 1                          | Court per | 10,000  | Meets Standard                 | -                           | Court |
| Volleyball Court        | 4               | 1                     | Court per | 22,403 | 1                          | Court per | 20,000  | Need Exists                    | 1                           | Court |
| Playground              | 25              | 1                     | Site per  | 3,584  | 1                          | Site per  | 3,500   | Need Exists                    | 4                           | Site  |
| Skate Park              | 1.00            | 1*                    | Site per  | 89,612 | 1                          | Site per  | 100,000 | Meets Standard                 | -                           | Site  |
| Reservable Picnic Areas | 25.00           | 1                     | Site per  | 3,584  | 1                          | Site per  | 3,500   | Need Exists                    | 4                           | Site  |
| Dog Park                | 1               | 1                     | Site per  | 89,612 | 1                          | Site per  | 30,000  | Need Exists                    | 2                           | Site  |
| Swimming Pool           | 3               | 1                     | Site per  | 29,871 | 1                          | Site per  | 70,000  | Meets Standard                 | -                           | Site  |
| Splash Pad              | 0               | 1                     | Site per  | 0      | 1                          | Site per  | 70,000  | Need Exists                    | 1                           | Site  |

\*Note: The City’s existing skate park is underutilized, dysfunctional, and unsafe. A new facility may be warranted.



## Park Assessment

In Spring 2024, all city parks were evaluated to assess the overall state of San Leandro’s park system. As summarized in **Figure 4.1**, each facility was evaluated using a pre-defined rubric with criteria grouped into four categories: Access and Connectivity, Functionality, Condition, and Comfort and Sense of Safety. Facilities were scored on a 1–10 scale, with the following qualitative ratings:

- Poor (0 - 4.0)
- Fair (4.1 - 6.0)
- Good (6.1 - 8.0)
- Great (8.1 - 10)

A detailed breakdown of the Park Assessment is available in **Appendix B**.

**FIGURE 4.1** | Park Assessment Criteria (right)



### Access + Connectivity

- Ease of Access
- Signage, maps, and city branding
- ADA accessible entrances and pathways
- Presence of safe pedestrian crossings
- Sidewalks & surrounding circulation
- Path connectivity within park
- Sufficient parking
- Nearby bike lanes / adequate bike parking
- Adjacent trails or open space



### Comfort + Sense of Safety

- Availability of shade
- Availability of benches and seating
- Availability of trash receptacles
- Availability of water fountains
- Availability of restrooms (if applicable)
- Mitigation of views/noise from surrounding land uses
- Signs of vandalism, broken furniture
- Signs of unauthorized activity
- Unobstructed line of sight



### Condition

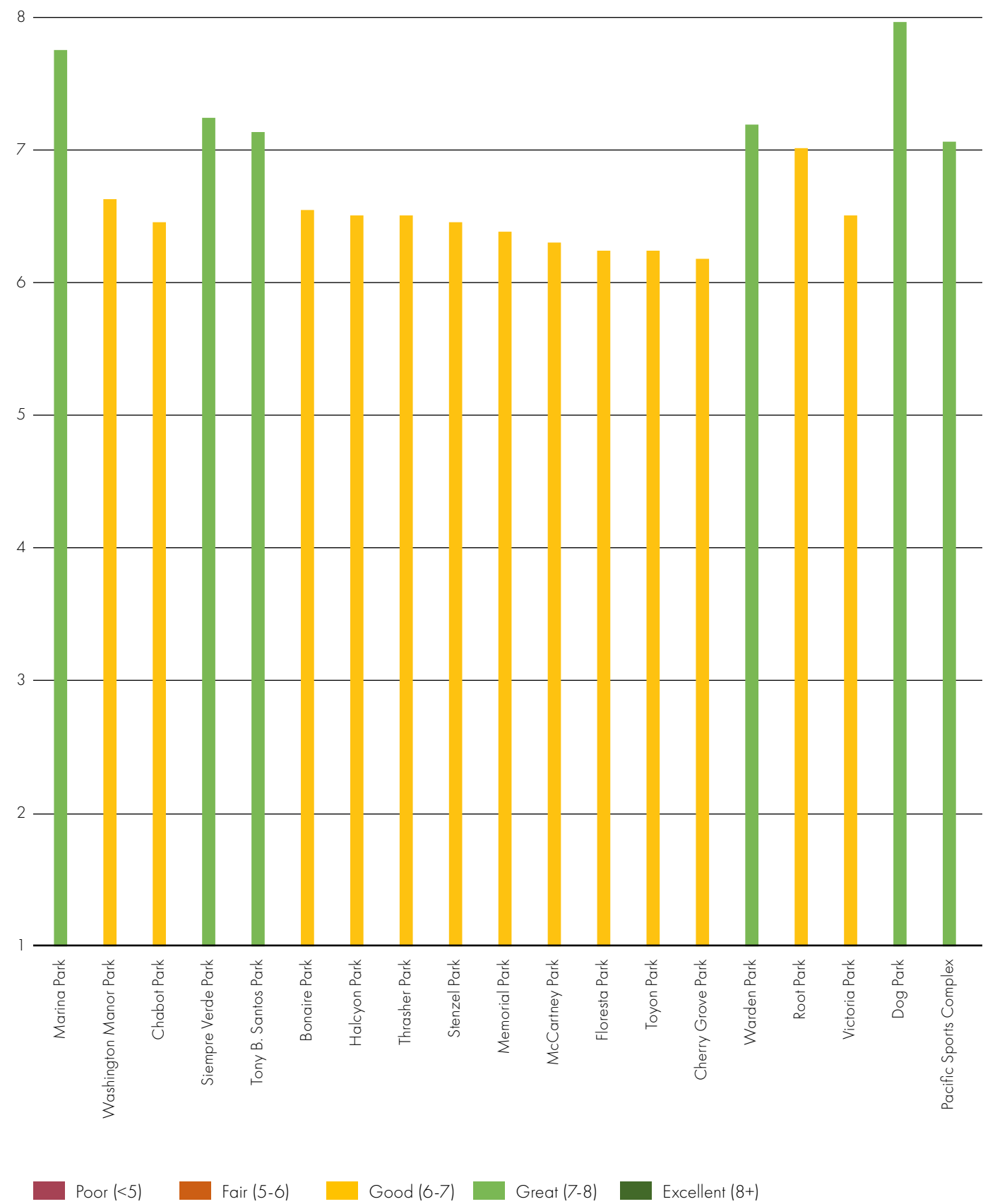
- Paving condition
- Vegetation condition
- Tree canopy coverage & condition
- Playground condition
- Sports Court/Field Condition
- Buildings/restroom condition (if applicable)
- Lighting condition
- Trash receptacle condition and availability
- Seating/benches availability and condition



### Functionality

- Diversity of activities/uses
- Appropriate amenity adjacencies
- Distribution of shady and sunny areas
- Absence of visible drainage issues or erosion
- Compatibility with neighboring uses

**FIGURE 4.2|** Overall Assessment Scores for Parks and Joint-Use School Sites



**Key Takeaways**

**Figure 4.2** shows that San Leandro parks scored an average of 6.7 out of 10, indicating they are generally in “good” condition. All city parks could benefit from targeted improvements and funding to elevate their quality from good to excellent. The assessment sheds light into how each park could be improved to help meet the community’s growing recreational needs.

**WHAT IS WORKING:**

- Diverse Activities:** Larger parks offer a variety of amenities for different age groups.
- Pedestrian Connectivity:** Most parks have a well-connected path system that ties into adjacent sidewalks and trails.
- Comfort Amenities:** Generally, bathrooms, benches, trash receptacles, and water fountains are present in parks. The distribution of these amenities within parks, however, could be improved.
- Intuitive Layout and Design:** Most parks are well-organized with logically placed amenities.
- Sense of Safety:** Minimal signs of unauthorized use exists within San Leandro’s parks.

**AREAS OF IMPROVEMENT:**

- Variable Facility Condition:** Some park amenities need maintenance or replacement, particularly park restrooms, trash receptacles, and paving.
- Shade and Vegetation:** Though some parks are well-shaded by mature trees, most lack adequate shade. Additionally, planting beds are often empty or sparsely planted.
- Park Size:** Small park sizes limit park amenities and use. These parks often suffer from noise pollution from adjacent traffic.
- Poor Turf Condition:** Broad-leaf weeds have overtaken many park lawns and fields. An improved turf management program is needed.
- Park Signage:** Signage is minimal and dated in San Leandro parks. Increased signage would improve wayfinding and park system branding.

## Program and Service Assessment

A comprehensive assessment of the city’s programs and services was conducted. The following are the key takeaways from that analysis.

- **Program Needs:** High-priority needs for programs and events include adult fitness & wellness programs, exercise classes, special events, cultural enrichment programs, swim lessons, and more (see Figure 3.3).
- **Ages Served:** San Leandro programs primarily cater to specific age groups, with offerings for preschoolers, teens, older adults and seniors somewhat lacking.
- **Program Lifecycles:** While most programs are in early stages of growth, about 22% are in saturated or decline stages, indicating a need to either revitalize or phase-out offerings with low participation.
- **Cost of Service:** Currently, the Department does not track revenue, expenditures, and cost recovery goals for each program and fees are set by a comprehensive fee schedule that is not tied to a cost of service/cost recovery methodology
- **Program Evaluation:** Assessment and evaluation tools to measure the success of programs and services are not consistently in place.
- **Staff Training/Evaluation:** The Department has a staff training program and solid evaluation methods in place.
- **Public Input:** The Department does not use tools to continually gather feedback on needs and unmet needs for programming on a regular basis.

- **Marketing:** The Department uses several marketing strategies to inform residents of the offerings of the community; however, it lacks a formalized Marketing Plan.
- **Volunteers:** The Department uses volunteers but does not have a volunteer program in place.
- **Partnerships:** The Department uses several partner providers, including other City departments, to deliver programs to San Leandro residents. Avoiding duplication of services is critical.
- **Competition:** The Department has a general understanding of other service providers but does not track this information regularly.

It should be noted that an assessment of the city’s community centers and other recreational facilities was not part of this planning process. However, a community center was identified as a high priority need in the survey. Additional assessments and engagement is needed to understand how existing recreation facilities are meeting the City’s program and community needs.

## Maintenance Assessment

San Leandro’s park maintenance needs are diverse and multifaceted, requiring attention to various maintenance areas, including athletic fields, playgrounds, trails, and general landscaping. The city manages 112 acres of developed parks and relies on a mix of in-house staff and contracted services for tasks such as turf, landscape and tree care. Despite the well-maintained appearance of the parks, challenges persist due to the lack of a centralized irrigation system, formalized maintenance management plan, or an asset management work order system. The absence of these systems limits the ability to track maintenance schedules, resource allocation, and performance outcomes comprehensively.

The Parks Division operates with approximately 16.98 full-time equivalent staff, slightly below the recommended levels to meet best practice standards. To achieve improved service levels, additional resources and staffing are needed. Additionally, it’s important to note that the scope of work for contracted services has been reduced over the time due to budget constraints, also impacting service levels.



Halcyon Park

# KEY ISSUES & CONSIDERATIONS

## Lack of Available Land

San Leandro faces a pressing need for additional parkland and recreational amenities, but the city is nearly fully built-out, with little to no vacant land suitable park development. To achieve the acreage level of service standard outlined in the General Plan, significant swaths of already-developed land would need to be converted into parkland—a solution that is financially impractical. Since it is unlikely that the city can easily meet its level of service standard, there is need for innovative and practical approaches to meeting the city’s park and recreation needs.

## Overutilized Parks

The level of activity and utilization of the city parks varies and depends on many factors, including the availability of amenities, population density, distance to other parks, and interests of the surrounding community. Some of San Leandro’s parks experience high, and at times overwhelming, use, which can have significant impact on facilities and cause conflicts between park users. Rebalancing park amenities throughout the city could improve park experience and access to amenities and mitigate facility impacts and user conflicts. Parks that struggle with overutilization include:

### OVERUTILIZED PARKS

- **Marina:** Very busy on the weekends – a desirable place to picnic.
- **Halcyon:** located in a more densely populated area, with few other parks. Large picnic parties and organized soccer creates user conflicts.

# OPPORTUNITIES

San Leandro can overcome its spatial and resource limitations by focusing on innovative strategies to enhance recreational opportunities for the community. These strategies include strategic acquisitions, enhancing existing parks, repurposing underutilized spaces, and fostering partnerships for shared recreational facilities. By adopting a proactive and collaborative approach, the city can make significant strides in increasing access to high-quality recreational amenities for all residents. Key opportunities are explored further below and visualized in **Map 4.2**, with specific recommendations derived from these opportunities detail in **Chapter 5**.

## City-Owned Opportunities

City-owned properties provide a foundational starting point for expanding and diversifying recreational options. Many of these sites have untapped potential to meet evolving community needs through repurposing or enhancement.

### 1. UTILITY PONDS:

There is an opportunity to establish public trails along the existing pond access roads, providing seamless connections to nearby open spaces. Should the ponds be decommissioned in the future, they could be restored to their natural habitat, significantly expanding the adjacent Heron Bay open space while enhancing ecological value and recreational opportunities.

### 2. MONARCH BAY GOLF CLUB:

As one of San Leandro’s largest public open spaces, the golf course represents a major opportunity to address park needs. Transformations could include converting underutilized portions of the course into multi-functional public spaces by adding features like trails, picnic areas, and community gathering areas. If the golf course

is ever decommissioned, part of the land could be reserved as a community park, which is a high priority need for the community.

### 3. ROOT PARK EXPANSION:

At just 0.8 acres, Root Park currently offers limited recreational value. The adjacent parking lot is currently used by the City’s Police Department, but if alternative parking solutions were found, the lot could be converted into parkland, effectively doubling Root Park’s size. This lot also features a mature tree canopy, which would enhance the park’s appeal and provide much-needed green space for northern and downtown San Leandro, areas generally lacking quality parkland.

### 4. CASA PERALTA:

Casa Peralta, a historic home currently serving as a museum and event venue, is underutilized as a public space. By increasing accessibility and programming, Casa Peralta could function more as a unique public park, offering historical and cultural experiences while doubling as a community event and gathering space.

### 5. DOWNTOWN PARKING CONVERSIONS:

There is an opportunity to convert city-owned parking lots into an urban plaza or park, provided parking needs can be met elsewhere. These transformations would not only enhance the vibrancy of the downtown area but also address park access gaps in underserved neighborhoods, maximizing the potential of existing infrastructure.

### 6. HEATH PARK:

This small, special-use park currently features four tennis courts and a parking area. Repurposing some or all of the tennis courts could accommodate additional park amenities tailored to neighborhood needs, such as play areas, picnic spaces, or fitness equipment.

## Development Opportunities

Future infill and redevelopment projects offer a unique opportunity to integrate new parks and recreational spaces. By leveraging zoning tools like impact fees and development agreements, the city can require developers to include meaningful recreational spaces in their plans, ensuring new growth contributes to community needs.

### 7. BAY FAIR TOD:

Bay Fair TOD Specific Plan outlines the redevelopment of the Bay Fair Mall into a mixed-use hub. The City should work to ensure the future development includes well-designed parks, trails, and open spaces that incorporate in-demand amenities. A large community park should be top priority, as it is a top need for the community that will be difficult to implement elsewhere.

### 8. KAISER NORTH:

Kaiser North is a mixed-use develop project located along Marina Boulevard and I-880. The 24 acre parcel offers an opportunity to incorporate meaningful parkland within the development that will help meet current and future park needs within the community.

## Acquisition Opportunities

While San Leandro lacks large vacant parcels for new park development, strategic acquisition of smaller properties can still create meaningful recreational opportunities, particularly when they enhance existing parks or address access gaps in underserved areas. Though not indicated on the map, the following acquisition types could be particularly beneficial.

### PARK EXPANSIONS:

Several vacant or underutilized properties near existing parks present promising expansion opportunities. Although small, these parcels could provide space for additional amenities like sports courts, playgrounds, or seating areas, enhancing the overall park experience.

### MINI PARKS IN GAP AREAS:

Several sizable vacant lots exist within neighborhoods lacking walkable park access. These sites could be transformed into mini parks, offering valuable recreational amenities for nearby residents, such as tot lots, seating areas, or small sports courts.

## Trail Opportunities

In San Leandro, trail development has emerged as a clear community priority, with residents identifying it as their top need in the statistically valid survey. This strong public support underscores the value of investing in trails. The *2024 Bicycle and Pedestrian Master Plan* outlines an expansive network of proposed active transportation facilities, which would increase access to trails and other recreational opportunities throughout the city. The following opportunities build on the proposed facilities, highlighting ideas with particular recreation potential.

### 9. WATERWAY TRAILS:

San Leandro’s three major waterway corridors—San Leandro Creek, San Lorenzo Creek, and the Estudillo Canal—offer significant potential for trail development. The San Leandro Creek Trail is already planned for implementation, with Alameda County leading planning and development efforts. The city should actively support its successful implementation and long-term maintenance. In addition, the maintenance roads along San Lorenzo Creek and Estudillo Canal hold untapped potential to serve as public trails. With strategic planning and partnerships, these corridors could provide critical connections to schools, parks, and neighborhoods, enhancing community access and mobility.

### 10: EAST BAY GREENWAY:

The planned East Bay Greenway, connecting Oakland to Fremont, offers San Leandro a chance to enhance regional connectivity through protected bikeways. By collaborating with project stakeholders, the city can help ensure the Greenway’s successful implementation, maximizing benefits for residents and fostering sustainable, active transportation options.

### 11: HILL TO SHORE CONNECTION:

San Leandro lacks a strong trail connection linking its eastern hills to the shoreline. The *2024 Bicycle and Pedestrian Master Plan* indicates this route as a separated bikeway, connecting residents to shoreline amenities such as the Bay Trail, Marina Park, and Monarch Bay Golf Club. Ensuring this facility is safe, comfortable, and efficient for both bikes and pedestrians would enable it function both as a recreation and transportation asset.

MAP 4.2 | Recreation and Park Opportunities



- LEGEND**
- City-Owned Opportunity
  - Development Opportunity
  - Trail Opportunity
  - Joint-Use Opportunity

Leveraging School Facilities

School sites in San Leandro play an essential role in addressing recreational needs in neighborhoods with limited park access. However, inconsistent and poorly defined public access limits their effectiveness as reliable community assets. By collaborating with the San Leandro and San Lorenzo Unified School Districts, the city has the opportunity to clarify public use policies and transform these spaces into dependable resources. Strengthened joint-use agreements can establish clear parameters for access, programming, and shared responsibilities for maintenance and improvements, creating a sustainable framework to better meet the city’s recreation needs. Joint use agreements are common in the Bay Area and throughout California and several successful models are available for review.

HOW THIS WILL ADDRESS RECREATION NEEDS

IMPROVING PARK ACCESS

Map 4.1 shows that several San Leandro neighborhoods lack a park within walking distance. If school grounds served as reliable public parks, park accessibility in San Leandro would be significantly improved, as illustrated in Map 4.3.

PROVIDING ADDITIONAL AMENITIES

Table 4.1 and the community survey indicate a demand for amenities such as playgrounds, basketball courts, and multipurpose fields. Consistent public access to school facilities could help address these gaps at a low cost to the city. Additionally, collaborative efforts between the city and the school districts to add new amenities to school grounds that benefit both students and the broader community.

EXPANDING PROGRAMMING SPACES

The San Leandro community identified several program offerings as high-priority needs (see Figure 3.3) Partnering with local schools could help alleviate the strain of additional programs on city parks and community centers, reducing scheduling conflicts and ensuring adequate space for all city programs.

KEY CONSIDERATIONS

VARIABLE CONDITIONS AND LACKING AMENITIES

San Leandro’s school sites often have inconsistent conditions and lack basic amenities like seating, shade, and public restrooms, making their comfort and recreational value somewhat lacking compared to a traditional public park. To address this, the city and the school districts could work together to upgrade facilities and add amenities, ensuring sites meet a standard that is functional and inviting for both school and community use.

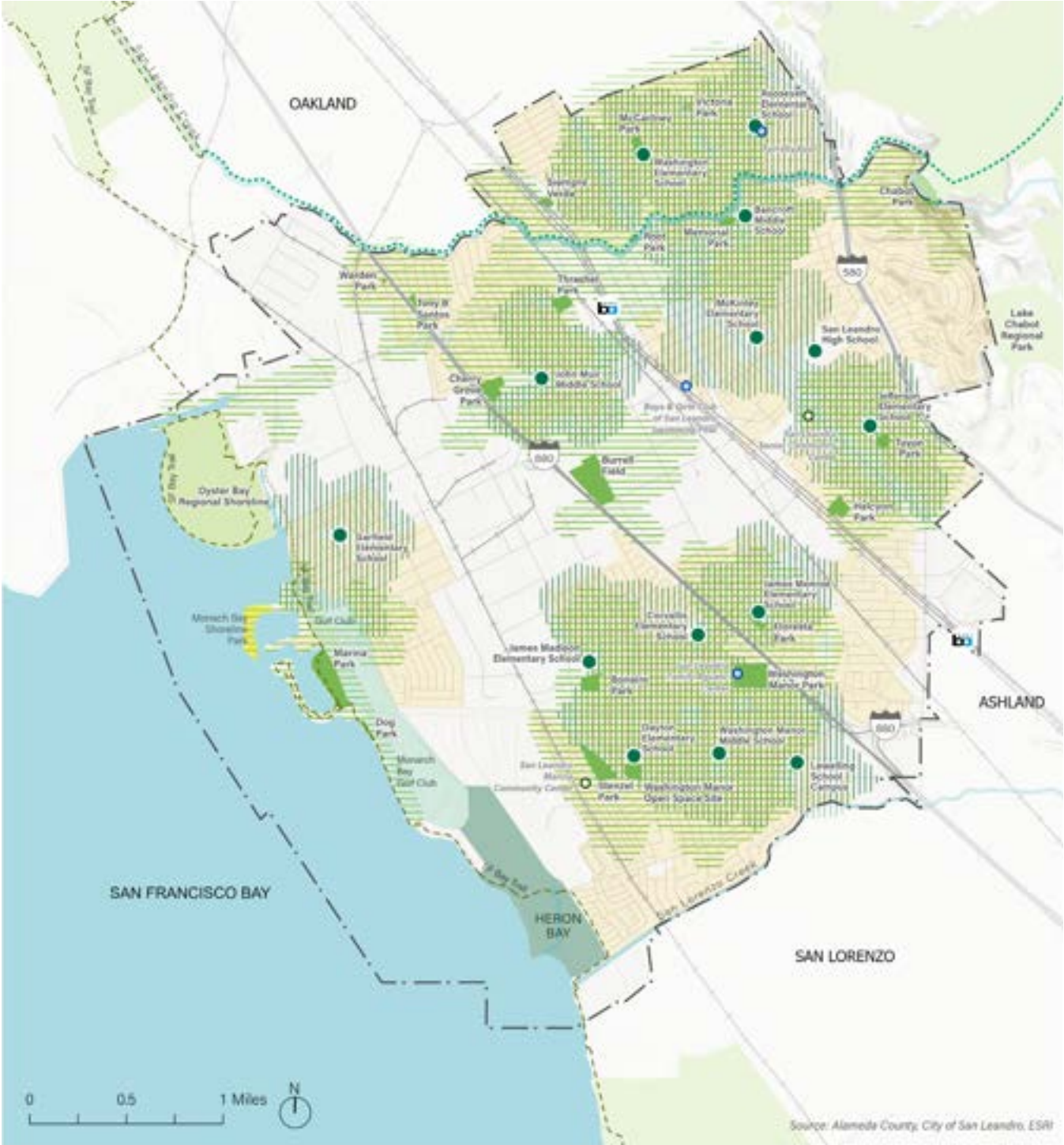
CLEAR COMMUNICATION OF GUIDELINES FOR PUBLIC USE

To ensure public access aligns with student safety and school operations, clear signage should define usage hours and specify which areas are available for public use, along with other safety measures. This will help avoid conflicts and establish a structured framework for shared facility use.

COST SHARING & MAINTENANCE

A collaborative funding strategy can help the city and school districts share the costs of facility upgrades, and maintenance and can explore grant opportunities for joint-use facilities to further support these efforts. A clear agreement for long-term development, operations, maintenance should also be established to ensure facilities remain in good condition, while balancing the workload among parties.

MAP 4.3 | Residential Areas within 1/2 mile (10-minute Walk) of a Park or School Site



**LEGEND**

1/2 Mile Walk to City Park

1/2 Mile Walk to School

Residential Area

San Leandro City Parks

Regional Parks

Planned Parks

Golf Clubs

Public Open Space

City Boundary

Community Center

Aquatic Facility

School Facilities

Planned San Leandro Creek Trail

Existing SF Bay Trail

Planned SF Bay Trail

Bart Lines

Rail Roads

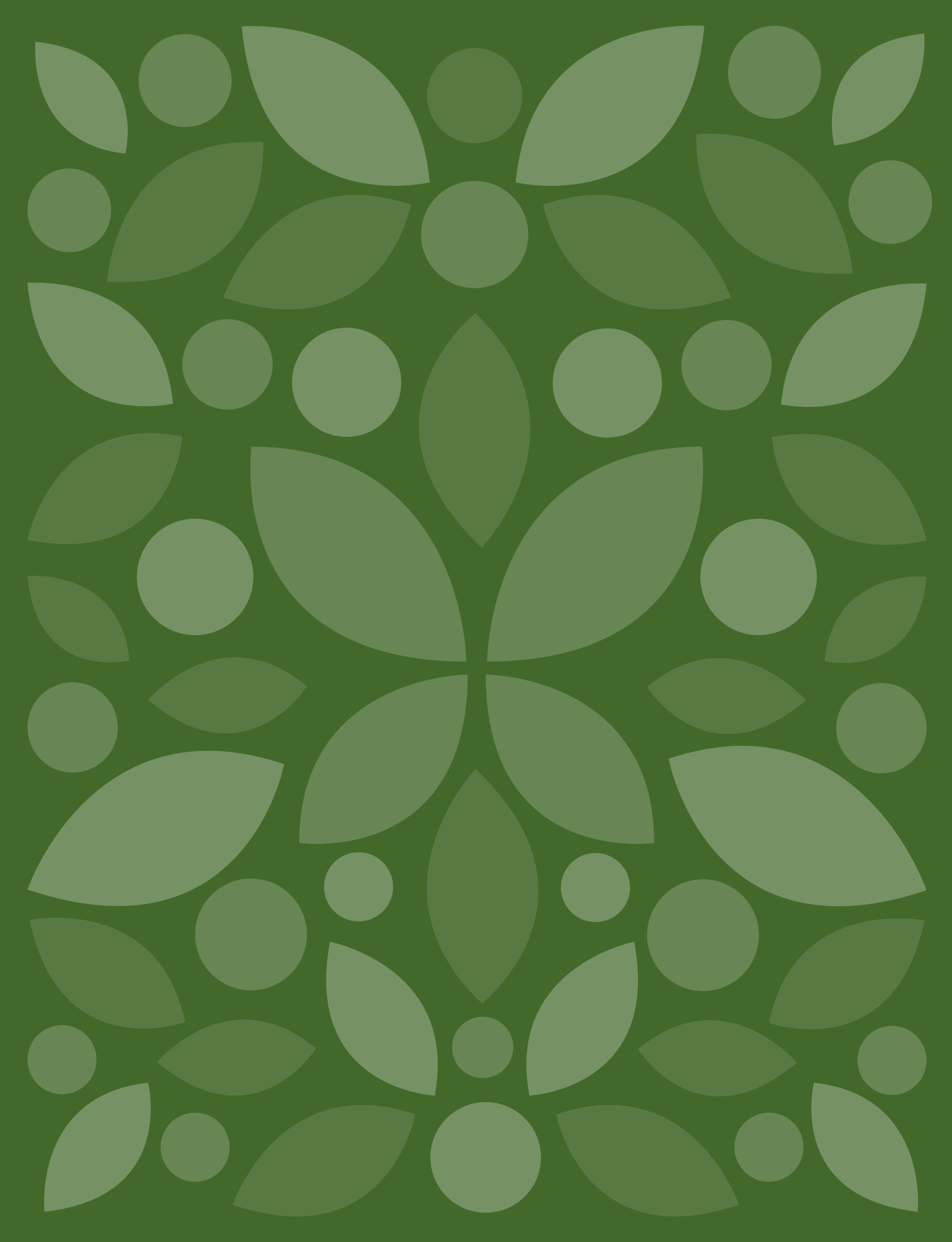
## Reimagining Underutilized Parks

San Leandro is home to a diverse range of parks. While some are heavily used and may face issues of overutilization, others are underutilized, presenting opportunities for reimagining their potential to better align with the evolving needs and desires of the community. Although specific recommendations will be provided in Chapter 5, the following underutilized parks present unique opportunities for thoughtful enhancement:

- **Stenzel Park** is underutilized but has limited space for additional amenities. Creative approaches could explore how to maximize its current features or replace low-use amenities with amenities that would better meet community needs.
- **Toyon Park** faces spatial constraints, which require careful planning to introduce new features or reconfigure existing ones to attract greater use.
- **Thrasher Park**, like Stenzel, is underutilized but has limited potential for new amenities without impacting its sports fields. The park’s skate park, in particular, needs to be reimagined and improved.
- **Marina Park** is heavily used but features expansive, unprogrammed lawn areas that could accommodate some new amenities or community programs.

San Leandro Park Master Plan | 58 DRAFT

DRAFT 59 | Our Needs and Opportunities



# 05.

## Realizing Our Vision



# GOAL 1: EXPAND ACCESS TO RECREATION AND PARK OPPORTUNITIES

San Leandro is falling short of its park acreage goal, with several neighborhoods lacking a park within a 10-minute walking distance. Additionally, the statistically valid survey highlighted additional neighborhood and community parks as top priority investment areas (see Figure 3.1). It is therefore recommended that the City of San Leandro expand its recreation and park system through three key strategies: **leverage future development** to create new open spaces through zoning requirements and incentives, **expand recreational opportunities** by reimagining existing assets and exploring innovative solutions, and **strategically acquire parkland** to improve access and experiences. These approaches can provide a framework to meet the city’s growing need for parks and recreation.

## RECOMMENDATIONS:

### 1.1 Leverage Future Development

- A)** Establish clear expectations for amenities provided by future development (as private open space or publicly accessible open space) that align with the high priority needs identified in **Table 3.1**, to receive a “Credit for Private Recreation and open Space” or “Park and Recreational Improvements” under Municode Chapter 7-1; Section 8.
- B)** Ensure that improvements to existing or provision of new park and recreational facilities meet the park design standards established on pages 74-78 to receive a “Credit for Private Recreation and Open Space” or “Park and Recreational Improvements” under Municode Chapter 7-1; Section 8.
- C)** Prioritize the use of parkland dedication, park in-lieu fees, and development impact fees to meet park and recreational needs prioritized in the Recreation and Parks Master Plan.

**D)** Establish clear parks and open space requirements for the Bay Fair Transit-Oriented Development (TOD), specifying minimum acreage, design standards, and investment levels to ensure these spaces meet the needs of current and future residents.

### 1.2 Expand Recreational Opportunities

- A)** Update shared-use agreements with the San Leandro and San Lorenzo Unified School Districts to enhance community access to recreational facilities (see **Goal 2: Establish Strategic Partnerships**).
  - B)** Extend the city’s trail system by implementing improvements from the Bicycle & Pedestrian Master Plan and exploring the opportunities identified in **Map 4.3**.
  - C)** Assess the potential for transforming underutilized city assets, such as canals or defunct rail corridors, into linear parks or greenways.
  - D)** Identify and evaluate streets as potential open space assets, considering their use for public trails, greenways, plazas, and linear parks within the rights of way.
- ### 1.3 Strategically Acquire Parkland
- A)** Acquire parkland that meaningfully enhances park experiences and improves accessibility for all residents (see **Figure 5.1**).
  - B)** Create a Land Acquisition Plan that identifies strategic properties, funding sources, and departmental roles.
  - C)** Utilize city-owned properties to establish new parks, trails, and open spaces.

**FIGURE 5.1 |** Criteria for Strategic Parkland Acquisition

Though there is considerable need for additional parkland in San Leandro, the City should be selective in their acquisitions to ensure public resources are well-spent on properties that will make a meaningful difference in meeting community need. Acquisition opportunities that satisfy one or more of the following criteria may be a worthy investment for the city’s park system.



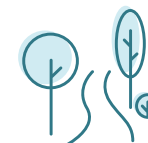
#### Equitable Access:

Located in a residential area lacking a public park within a ½-mile walk (See **Map 4.1**) or situated in areas projected for future growth.



#### Adequate Size:

Large enough to accommodate substantial park amenities and support diverse recreational uses



#### Enhanced Connectivity:

Expands or connects to an existing park, open space, or trail network.



#### Unique Features:

Contains rare or significant environmental, cultural, historic, geologic, scenic, or other valuable resources.



#### Minimal Impacts:

Near compatible land uses with minimal exposure to heavily trafficked roads or other sources of noise, pollution, or other environmental hazards.





## GOAL 2: ESTABLISH STRATEGIC PARTNERSHIPS

San Leandro's built-out condition and limited financial resources make it challenging to provide new recreational opportunities independently. However, forming strategic partnerships with regional and local organizations can significantly enhance the city's ability to meet recreational needs. Collaborating with key partners can augment the city-wide park system, expand recreational programming, and create innovative solutions to shared challenges.

### Public School Districts

San Leandro and San Lorenzo Unified Public School Districts offer significant potential for partnerships, as school grounds can provide valuable recreational opportunities if effectively managed. Although joint-use agreements exist, they lack clarity and consistency, limiting their dependability as recreational resources for the city and its residents.

#### RECOMMENDATIONS:

##### 2.1 Partner with San Leandro and San Lorenzo Unified Public School Districts

**A)** Revise joint-use agreements with the school districts to clearly define parameters for city programming, public access, maintenance, and cost-sharing.

- i)** Ensure consistent rules for public use, including specific facilities and hours of access.
- ii)** Establish clear guidelines for hosting city programs at school facilities such as gyms, multi-purpose rooms, and fields.
- iii)** Define maintenance responsibilities and cost-sharing agreements for facility upkeep.

**B)** Establish agreements with the school districts to assess and implement cost-shared improvements to school grounds, referencing the **School Facility Park Standards** on page 80.

### East Bay Regional Park District (EBRPD)

EBRPD manages Oyster Bay Regional Park, parts of the San Francisco Bay Trail, and nearby Chabot Regional Park. Strengthening the partnership with EBRPD can ensure these facilities meet resident needs and help address high-priority community goals.

#### RECOMMENDATIONS:

##### 2.2 Partner with East Bay Regional Park District (EBRPD)

- A)** Collaborate with EBRPD to enhance Oyster Bay Regional Park and improve amenities such as trails, picnic areas, and restrooms.
- B)** Partner with EBRPD and other Bay Trail operators to ensure a consistent, high-quality Bay Trail experience through San Leandro.



Madison Elementary School

### Alameda County

The Alameda Flood Control District maintains and operates the San Leandro, Estudillo, and San Lorenzo canal systems, which present significant opportunities for trail expansion—a top community priority. While the San Leandro Creek Trail is already planned, additional opportunities exist to develop publicly accessible trails along these canals, enhancing connectivity and recreational options.

#### RECOMMENDATIONS:

##### 2.3 Partner with Alameda County Flood Control District

- A)** Work with Alameda Flood Control District to ensure the San Leandro Creek Trail is implemented effectively and integrates seamlessly with the city's active transportation and recreation systems.
- B)** Collaborate with Alameda Flood Control District to explore and assess the feasibility of developing public trails along the San Lorenzo and Estudillo Canals, prioritizing safety, accessibility, and community connectivity.

### Neighboring Municipalities & Regional Agencies

Collaborating with neighboring jurisdictions, such as Oakland and the Hayward Area Recreation District (HARD), presents opportunities to enhance recreational access and address gaps near San Leandro's city boundaries.

#### RECOMMENDATIONS:

##### 2.3 Partner with Neighboring Municipalities and Regional Agencies

- A)** Develop operating and partnership agreements, such as Memorandums of Understanding (MOUs), and seek approval from the City and partner governing bodies.
- B)** Collaborate with the Metropolitan Transportation Commission (MTC) to close the remaining gaps in the San Francisco Bay Trail.
- C)** Explore partnerships with organizations like the Hayward Area Shoreline Planning Agency (HASPA) to support regional open space conservation and trail development.



City Departments

Other city departments play an essential role in supporting recreational opportunities and infrastructure. While the Recreation and Parks Department leads these efforts, departments like Public Works and Community Development are critical for planning, developing, and maintaining trails, parks, and open spaces.

Historically, the Library, Human Services, and Recreation and Parks departments were a single entity, but as they were subdivided over time, program and event responsibilities became divided. The Human Services Department now focuses on senior programming, while the San Leandro Library enhances recreational options through teen programming and special events. This division highlights the importance of coordination among departments to ensure cohesive and comprehensive program delivery.

RECOMMENDATIONS:

2.4 Collaborate with Other City Departments

- A) Partner with Public Works and Community Development to expand the city’s trail system, implementing Bicycle & Pedestrian Master Plan improvements and leveraging opportunities identified in **Map 4.3**.
- B) Collaborate with Human Services and the Library Department to reassess programming responsibilities, ensuring alignment with departmental goals and efficient service delivery (**see Goal 3**).
- C) Collaborate with the Community Development Department to review and optimize zoning requirements for parks and open spaces, ensuring the creation of high-value recreational assets that maximize community benefit (**see Goal 1**).

Community Organizations

Community organizations are essential in supporting recreational facilities, programs, and events in San Leandro. Key partners include the San Leandro Boys and Girls Club, which offers before- and after-school programs and owns the city’s only indoor public swimming pool, and the San Leandro Improvement Association (SLIA), which organizes and supports major community events, such as the annual Cherry Festival in Downtown San Leandro. Many other valuable partner organizations also contribute to the city’s vibrant recreational landscape.

RECOMMENDATIONS:

2.5 Partner with Compatible Community Organizations

- A) Strengthen partnerships with community organizations to expand recreational programming and support events that enhance community life.
- B) Explore new partnership opportunities to fill gaps in recreational services or facilities.



GOAL 3:  
EXPAND RECREATIONAL PROGRAMMING

The Recreation and Parks Department delivers a diverse array of community programs and services, which span 12 core areas, including aquatics, arts, health and wellness, and youth activities. Despite these offerings, opportunities exist to better address unmet needs, balance age segment representation, and improve marketing and evaluation processes. Expanding programs to serve diverse interests, activity levels, and multi-generational needs will ensure offerings align with community expectations and evolving leisure trends.

RECOMMENDATIONS:

3.1 Update Program and Service Offerings to better Meet Community Needs

- A) Expand, cease, or modify the City’s programs and services to better meet community needs, prioritizing areas of unmet need, as identified in **Figure 3.1** and summarized in **Table 5.1**.
- B) Collaborate with the Human Services and Library Departments to ensure adequate programming for preschoolers, teens, older adults, and seniors. Consider reassessing programming responsibilities across departments to improve continuity and efficiency.
- C) Conduct ongoing analysis of community interest and participation trends to focus resources on high-need programs while reducing or phasing out those with declining interest.
- D) Reassess the City’s communication strategy for advertising city recreation opportunities, prioirizing the preferred communication channels identified in the Statistically-Valid Survey.

3.2 Ensure Adequate Recreation Facilities to Meet Programming Needs

- A) Conduct a facility assessment of the Marina Community Center and Senior Center, evaluating facility condition, functionality, utilization, and ability to meet the community’s need.
- B) Designate and equip key city parks as community event spaces with essential infrastructure.
- C) Partner with school districts to increase access to facilities for city programming (**see Goal 2**).

3.3 Classify Services and Establish Cost Recovery Goals

- A) Set cost recovery goals based on core program area classifications and develop a flexible pricing policy aligned with these goals to ensure responsiveness to market trends.
- B) Implement dynamic pricing strategies, such as seasonal rates, weekday/weekend pricing, and group discounts, to enhance cost recovery and accessibility.

3.4 Improve Programming Evaluation & Marketing

- A) Regularly utilize program evaluation tools and participation data to adapt offerings to meet community needs.
- B) Develop a formal marketing plan that aligns with resident preferences for communication, as identified in the statistically valid survey.
- C) Conduct annual lifecycle analyses to maintain a balanced portfolio of new and mature programs while phasing out declining offerings.

TABLE 5.1 | Program-Specific Recommendations

| Recreation Programs and Services                |                  | Action  |
|---|------------------|---|
| Programs and Services                           | Community Need * |   |
| Adult fitness and wellness programs             | High             | Seek opportunities to expand  |
| Exercise classes for all ages                   | High             | Seek opportunities to expand  |
| Community special events                        | High             | Seek opportunities to expand  |
| Cultural enrichment programs                    | High             | Seek opportunities to expand  |
| Swim lessons                                    | High             | Seek opportunities to expand  |
| Outdoor environmental programs                  | High             | Seek opportunities to expand  |
| STEAM classes                                   | High             | Seek opportunities to expand  |
| Water fitness programs/<br>lap swimming         | High             | Seek opportunities to expand  |
| After school programs                           | High             | Seek opportunities to expand  |
| Adult sports leagues                            | High             | Seek opportunities to expand  |
| Preschool programs/early childhood<br>education | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Youth sports programs and camps                 | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Youth summer programs and camps                 | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Youth performing arts programs                  | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Gymnastics/tumbling programs                    | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Youth arts programs                             | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Recreation/competitive swim team                | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Teen/tween programs                             | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Youth fitness and wellness classes              | Medium           | Continue at current service level while monitoring to<br>expand or reduce |
| Programs for adults with<br>special needs       | Low              | Monitor to reduce, or modify to reach a target market                     |
| Virtual programs                                | Low              | Monitor to reduce, or modify to reach a target market                     |
| Tennis lessons and leagues                      | Low              | Monitor to reduce, or modify to reach a target market                     |
| Programs for youth with<br>special needs        | Low              | Monitor to reduce, or modify to reach a target market                     |

\* Source: 2024 City of San Leandro Parks and Recreation Needs Assessment Statistically Valid Survey. See Table 3.1.



## GOAL 4: IMPROVE PARK EXPERIENCE

Improving the park experience in San Leandro requires expanding and diversifying park amenities to meet the evolving needs of the community. Parks are essential for promoting physical activity, social interaction, and community well-being, and it is important to provide spaces that cater to a wide range of activities, interests, and age groups. This includes balancing active and passive amenities and creating environments that are safe and welcoming. The following recommendations focus on expanding recreational opportunities, enhancing comfort and safety, and addressing community needs to ensure parks remain functional and engaging for all users.

### RECOMMENDATIONS:

#### 4.1 Upgrade Existing Parks

- A)** Adopt park standards outlined on pages 74-79 and upgrade existing parks to align with these standards where feasible.
- B)** Fund and implement Park-by-Park improvements as detailed in **Table 5.2** to address specific needs and deficiencies across the park system.
- C)** Fund and construct high-priority amenities, as indicated in **Figure 3.1**, to existing parks, focusing on the most requested or underserved features.
- D)** Ensure amenities are well-balanced across the park system, redistributing high-use amenities to areas where they are needed most.
- E)** Utilize professional landscape architectural expertise (internal or external) to oversee park design and improvements, ensuring high quality design and consistency.

#### 4.2 Improve Park Comfort

- A)** Add more comfort amenities such as restrooms, seating, water fountains, and trash receptacles to enhance the park experience.
- B)** Increase shade in parks by installing shade structures and planting more trees, following the guidance outlined in the Tree Master Plan.
- C)** Develop a Recreation and Park Signage & Wayfinding Plan to establish consistent signage siting, style, content, and materials.
- D)** Adopt a formal maintenance management plan that includes maintenance standards, a turf management program, performance metrics, and cost analyses.
- E)** Implement a centralized irrigation system and a GIS-based asset management system for better scheduling, tracking, and management of maintenance activities.
- F)** Increase maintenance staffing levels by 2.45 FTEs to improve service delivery and help meet operational demands.

#### 4.3 Improve Park Sense of Safety

- A)** Install adequate lighting in key areas, such as pathways, entrances/exits, parking lots, and recreational zones, to enhance public safety and security.
- B)** Increase park activation through expanded programming, higher-use amenities, and lighting that extends park hours for evening use.
- C)** Improve regulation enforcement to ensure safe and responsible park use .
- D)** Prioritize park safety improvements in parks with high-incident reporting.



## GOAL 5: EQUITABLE & INCLUSIVE PARKS

Ensuring that San Leandro's parks are easily accessible and offer a welcoming environment for all residents is essential. This includes creating spaces that are inclusive of people from diverse cultural backgrounds, individuals with varying cognitive and physical abilities, LGBTQ+ individuals, and people of color. By designing parks and recreational spaces that reflect the community's diversity and needs, we can foster a sense of belonging for everyone, ensuring that all residents can enjoy and fully participate in the benefits that parks offer. The following recommendations aim to create parks that are accessible, inclusive, and culturally enriching for all users.

### RECOMMENDATIONS:

#### 5.1 Improve Access to Recreation and Park Opportunities

- A)** Prioritize increasing recreational assets in gap neighborhoods that are not within ½ mile of a park (**see Map 4.1**). Developing community or neighborhood parks should be the highest priority; where this is not feasible, the City should explore other recreational facilities such as trails, recreation centers, mini parks, or plazas (**see Goal 1 for acquisition recommendations**).
- B)** Enhance pedestrian and bicycle infrastructure to support safe, accessible connections between neighborhoods and parks and recreation facilities. Refer to the city's Bicycle and Pedestrian Master Plan for recommended improvements.
- C)** Work with transit providers to improve public transportation access to parks, particularly for underserved neighborhoods.

#### 5.2 Create Inclusive Places & programs

- A)** Strive to represent the diversity of San Leandro's community through signage, artwork, programs, and events that reflect the diversity of San Leandro's community.
- B)** Design parks with universal accessibility in mind, incorporating amenities suitable for all ages and abilities. This includes accessible play equipment, pathways, seating, ramps, and more.
- C)** Provide gender-neutral restrooms and changing rooms to ensure all visitors feel comfortable and supported.
- D)** Ensure language inclusion by offering multilingual signage, as well as translating key program and event materials to serve non-English speaking residents.
- E)** Integrate sensory-friendly spaces and quiet zones for individuals with sensory sensitivities, such as those on the autism spectrum.



## GOAL 6: PUBLIC HEALTH & CLIMATE RESILIENCE

Parks and recreational facilities are uniquely positioned to support both climate adaptation and public health by providing safe spaces that promote physical activity, mental well-being, and environmental education. By aligning with the San Leandro Climate Action Plan, the city can ensure its parks contribute to a healthier, more resilient community for all residents.

### RECOMMENDATIONS:

#### 6.1 Enhance Resilience in San Leandro Parks & Open Spaces

- A)** Coordinate with other city departments and resilience organizations in the development of a Shoreline Protection Plan that includes relevant, regionally-coordinated sea-level-rise adaptation strategies for San Leandro's shoreline parks and open spaces.
- B)** Establish parks as resilience hubs through heat mitigation features, such as drought-tolerant shade trees and shade structures.
- C)** Implement East Bay Municipal Utility District's water efficiency requirements by reducing turf in passive areas, while focusing on maintaining healthy turf in active use areas.
- D)** Utilize a centralized irrigation system and controllers that ensure efficient water use for optimal plant health.
- E)** Ensure recreation and park facilities in very high fire hazard areas minimizes the risks of wildfire and includes adequate provisions for vegetation management, emergency access, and firefighting.
- F)** Coordinate with the San Leandro WPCP to convert the polishing pond into a multi-benefit treatment wetland.

- G)** Protect pollinator habitat and promote species conservation in San Leandro parks and open spaces, including of Monarch butterflies.

#### 6.3 Support Public Health Through Recreation & Parks

- A)** Introduce wellness zones within parks that include hydration stations, shaded seating areas, and designated activity spaces to support physical and mental health while mitigating the effects of extreme heat.
- B)** Expand and enhance city-wide trails and park walking paths to encourage physical activity.
- C)** Develop programs that promote public health and well-being.





## GOAL 7: PLANNING AND FINANCING A THRIVING RECREATION AND PARK SYSTEM

A well-maintained and evolving recreation and parks system requires consistent planning and reliable funding sources. To meet the community's growing and changing needs, the city must establish a robust framework for the continuous improvement, maintenance, and financing of its parks and recreational facilities and programs. This includes incorporating parks and recreation into the city's broader financial planning, actively seeking external funding opportunities, and continually engaging with the community to ensure recreational offerings align with public priorities. The following recommendations aim to secure the long-term sustainability of San Leandro's recreation and parks system.

### RECOMMENDATIONS:

#### 7.1 Strengthen Funding and Financial Management

- A)** Create a diverse funding strategy for the capital improvements identified in this plan, referencing the estimated costs outlined in **Table 5.2** and leveraging the funding strategies found in **Table 5.4**.
- B)** Adequately budget for routine recreation and park maintenance and improvements to ensure consistent financial support for meeting accepted service levels.
- C)** Dedicated staff resources to identify and apply for grant opportunities to support park improvements, new amenities, and recreational programming.

#### 7.2 Plan and Engage Proactively

- A)** Monitor the progress of implementing the *Recreation and Parks Master Plan* recommendations.
- B)** Update the Recreation and Parks Master Plan incrementally every 3-4 years, with a comprehensive update at least every 10 years, to reflect changing community needs and priorities.
- C)** With the help of the Recreation and Parks Commission, establish consistent community engagement practices, such as surveys, town halls, and focus groups, to gather input on evolving recreational needs and preferences.
- D)** Develop an annual reporting process to track progress on park maintenance, improvements, and funding goals, keeping the community informed and engaged.

## Top 10 Recommendations:

The following top ten improvements will likely make the largest impact in addressing the community's needs and desires. While all recommendations are important, focusing on these priorities will particularly help enhance the recreational experience in San Leandro.

- Fund and construct high-priority amenities, as indicated in **Figure 3.1**, to existing parks, focusing on the most requested or underserved features.
- Fund and implement Park-by-Park improvements as detailed in **Table 5.2** to address specific needs and deficiencies across the park system.
- Extend the city's trail system by implementing improvements from the Bicycle & Pedestrian Master Plan and exploring the opportunities identified in **Map 4.3**.
- Increase shade in parks by installing shade structures and planting more trees, following the guidance outlined in the Tree Master Plan.
- Create a diverse funding strategy for the capital improvements identified in this plan, referencing the estimated costs outlined in **Table 5.2** and leveraging the funding strategies found in **Table 5.4**.
- Expand the City's recreation programs and services, prioritizing areas of greatest unmet need, as identified in **Figure 3.1** and summarized in **Table 5.1**.
- Revise joint-use agreements with the school districts to clearly define parameters for city programming, public access, maintenance, and cost-sharing.
- Establish agreements with the school districts to assess and implement cost-shared improvements to school grounds, enhancing their usability for both students and residents.
- Conduct a facility assessment of the Marina Community Center and Senior Center, evaluating facility condition, functionality, utilization, and ability to meet the community's need.
- Acquire parkland that meaningfully enhances park experiences and improves accessibility for all residents (**see Figure 5.1**).



# PARK DEVELOPMENT GUIDELINES

The Park Development Guidelines establish clear standards for the planning, design, and evolution of parks in the city. These guidelines define park types, set expectations for amenities, and ensure a consistent level of service across all neighborhoods. By tailoring park requirements to their intended use and community context, this framework supports equitable access, quality recreational experiences, and sustainable development practices.

The guidelines address four primary park types—Community Parks, Neighborhood Parks, Mini Parks, and Special Use Parks—each designed to serve distinct functions while complementing the broader park system. Detailed criteria for size, location, amenities, and landscaping are provided to guide future park development and inform improvements to existing parks.

## Community Parks

Large-scale parks that provide opportunities for community-scale facilities to serve a substantial portion of the city.

### SIZE:

10-30 acres

### LOCATION & ACCESS:

Distributed across the city and adjacent to schools, libraries, other community activity centers. Street frontages at site boundary wherever possible, we at least one major street frontage. Good access to the city’s transportation network, including bus routes, bikeways, sidewalks, and trails.

### PARKING:

On-site vehicular parking based on amenity needs and bike parking.

### AMENITIES:

#### REQUIRED:

- Destination Playground (unique or thematic playground that is universally accessible and made for ages 2-5 and 5-12).
- 1+ regulation sports field
- 3+ lit sport courts
- 1+ special recreation amenity (i.e. amphitheater, skate park, splash pad, dog park, roller rink, pump track, disc golf, community garden, etc.)
- 2+ group picnic shelters

- Dispersed picnic areas
- Open lawn for multi-use recreation and unstructured play
- Accessible walking loop (preferably 1 mile or longer)
- 1+ permanent restrooms (based on park capacity/amenities)
- Site furnishings (including benches, tables, drinking fountains, trash receptacles, bike racks, etc.)
- Site signage
- Intuitive and accessible pathway circulation
- Storage/maintenance buildings

#### RECOMMENDED:

- Soft surface jogging path (preferably half mile or longer)
- Interpretive trail and/or signage
- Indoor recreation center, gymnasium, or community center.
- Public art

#### LANDSCAPE:

- Large shade trees should be plentiful, with a tree canopy of at least 25% of the site.
- Turf grass should only be used in centralized lawn or picnic areas. Periphery landscape areas should include low-maintenance, drought-tolerant plantings.
- Existing natural features should be preserved and incorporated and optimized for resource and habitat protection, windbreaks, and shade.



Example of a Group Picnic Shelter



Example of a Walking Loop

## Neighborhood Parks

Medium-sized parks that provide passive and active recreation opportunities within walking or biking distance for residents in one or more neighborhoods.

### SIZE:

5-10 acres preferred

### LOCATION & ACCESS:

Central to the neighborhoods that they serve with residential or school adjacent land uses and at least two street frontages. Where applicable, connect to bikeways, sidewalks and trails and minimize access barriers such as fencing, steep slopes, or major arterial roads.

### PARKING:

Street and bike parking

### AMENITIES:

#### REQUIRED

- Playground (or comparable play environment for ages 2-5 and 5-12)
- 1+ active-use amenity, such as a sport court or athletic field
- 1+ special recreation amenity (i.e. amphitheater, skate park, splash pad, dog park, roller rink, pump track, community garden, sensory garden, etc.)
- Open lawn for multi-use recreation and unstructured play

- Dispersed picnic areas
- Accessible walking loop
- Site furnishings (including benches, tables, drinking fountains, trash receptacles, bike racks, etc.)
- Site signage
- Intuitive and accessible pathway circulation

#### RECOMMENDED:

- Group picnic shelter
- Permanent restrooms (based on park capacity/amenities)
- Interpretive signage, especially near notable natural features.
- Interpretive trail and/or signage
- Public art

### LANDSCAPE:

- Large shade trees should be plentiful, with a tree canopy of at least 25% of the site.
- Turf grass should only be used in centralized lawn or picnic areas. Periphery landscape areas should include low-maintenance, drought-tolerant plantings.
- Existing natural features should be preserved and incorporated and optimized for resource and habitat protection, windbreaks, and shade.

## Mini Parks

Mini parks are small-sized parks that provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision.

### SIZE:

Less than 1 acre

### LOCATION & ACCESS:

Embedded within neighborhoods or at trailheads. Frontage on two streets is preferable; one street frontage is acceptable.

### PARKING:

Street and bike parking

### AMENITIES:

#### REQUIRED:

- 1+ active-use amenity, such as a sport court or tot lot, placed with sensitivity to neighbors
- Open lawn for multi-use recreation and unstructured play
- Dispersed picnic areas
- Site furnishings (including benches, tables, drinking fountains, trash receptacles, bike racks, etc.)
- Site signage
- Intuitive and accessible pathway circulation

#### RECOMMENDED

- Playground (or comparable play environment for ages 2-5 and 5-12)
- Small or mid-sized picnic shelter.
- Interpretive signage, especially near notable natural features.
- Public art

### LANDSCAPE:

- Large shade trees should be plentiful, with a tree canopy of at least 25% of the site.
- Turf grass should only be used in centralized lawn or picnic areas. Periphery landscape areas should include low-maintenance, drought-tolerant plantings.

Special Use Parks

Special use parks generally center around one non-traditional recreation amenity.

SIZE:

Varies based on recreational purpose

LOCATION & ACCESS:

Varies but should be served by transit, bikeways, and adjacent sidewalks. One major street frontage is desirable with direct connections to sidewalks and bike facilities.

PARKING:

Varies based on amenity.

AMENITIES:

Major amenities are dependent on the site’s purpose. However, there are certain supporting amenities that should be standard across all sites include: wayfinding signage, site furnishings (benches, drinking fountains, trash receptacles, bike racks, etc.).

LANDSCAPE:

- Large shade trees should be plentiful as appropriate for site use.
- Periphery landscape areas should include low-maintenance, drought-tolerant plantings.
- Existing natural features should be preserved and incorporated and optimized for resource and habitat protection, windbreaks, and shade.



Example of a Community Garden



Example of a Dog Park

School Facilities\*

School Facilities are publicly accessible after school hours, during school holidays, and throughout summer break sessions through joint-use agreements between the City and school districts. These shared facilities integrate educational and recreational uses, optimizing resources and providing spaces for both students and community members.

Size: varies

Location & Access: Multiple clear points of access with wayfinding and regulatory signage that details timing and other parameters for public use. Access points should be connected to bikeways, sidewalks and trails and minimize access barriers such as fencing, steep slopes, or major arterial roads.

Parking: Street and on-site parking (school parking lot after hours)

AMENITIES:

- Playground (or comparable play environment)
- 1+ active-use amenity, such as a sport court or athletic field
- Open lawn for multi-use recreation and unstructured play
- Site furnishings (including benches, tables, drinking fountains, trash receptacles, bike racks, etc.)

- Site signage
- Intuitive and accessible pathway circulation
- Picnic area(s)
- Publicly accessible permanent restrooms (based on park capacity/amenities)

LANDSCAPE:

- Large shade trees should be plentiful, with a tree canopy of at least 25% of the site.
- At least 50% of the park site should be vegetated/unpaved
- Turf grass should only be used in centralized lawn or picnic areas. Periphery landscape areas should include low-maintenance, drought-tolerant plantings.
- Existing natural features should be preserved and incorporated and optimized for resource and habitat protection, windbreaks, and shade.

*\*The design process for school facilities is complex, requiring additional layers of review to ensure compliance with state requirements. As a result, extra flexibility applying these guidelines may be necessary.*

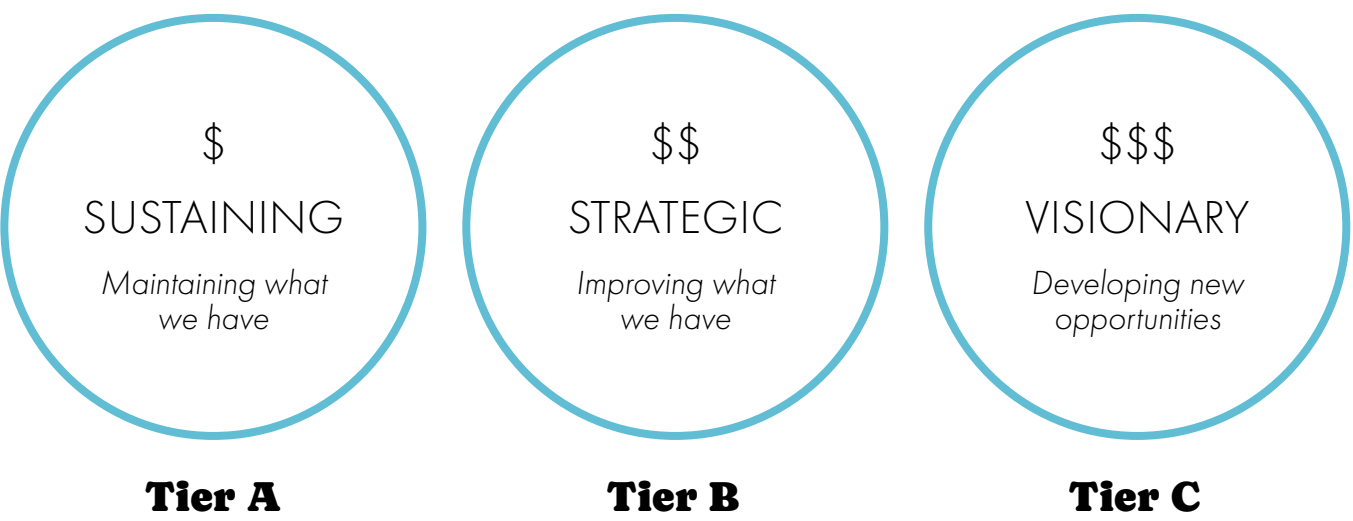


Example of an Open Lawn

# PARK IMPROVEMENT STRATEGY

A Park Improvement Strategy has been created to provide a structured approach to upgrading and enhancing the city’s parks to ensure they meet current and future community needs. By categorizing improvements into three distinct tiers, the strategy prioritizes maintaining existing resources, strategically enhancing functionality, and undertaking visionary transformations. This tiered framework allows for a clear understanding of the scope, goals, and investment required for each type of improvement, while also aligning upgrades with community aspirations and long-term urban planning objectives. Parks within Tiers B and C should have site specific master plans, so when funding becomes available, the vision and cost for improvements is clear.

FIGURE 5.1 | Park Improvement Tiers



## Tier A: Sustaining

Tier A consists of park improvements critical to keep the park system functioning, including routine maintenance, repairs, repainting, replanting, "lifecycle replacement" (i.e. aged amenity/infrastructure replacement), and addressing barriers to access for people with disabilities. The intention of this category is to make the most of existing resources with the primary goal being for the City to maintain existing investments. These improvements are often funded through the City’s general fund.

## Tier B: Strategic

Tier B includes strategic park enhancements that improve site functionality, experience, and recreational opportunity. These updates do not typically drastically change the character or form of the park but include improvements to existing features, integration of new amenities or new technologies, or other strategic changes that improve park experience. These improvements often require significant operational or capital funding to complete and may require the development of a site specific master plan.

## Tier C: Visionary

Tier C improvements include comprehensive park renovations, acquisitions, and the creation of new parks. Existing parks within the Visionary tier typically do not currently meet community needs and need a complete renovation to do so. Typically, these projects start with a site specific master plan to analyze conditions, explore the needs of the community, and create a new park design. These projects are often the most expensive but offer the most flexibility to introduce new recreational opportunities within the community.

# PARK BY PARK RECOMMENDATIONS

City staff and the planning team conducted a park-by-park assessment in Summer 2024, identifying potential park improvements based on the general condition of each site; issues pertaining to site access and use; and park-specific needs, wants, and aspirations communicated during the public engagement process. These park-specific recommendations are detailed in **Table 5.2**, which also includes estimated costs for each park. Level of priority was determined based on the degree the project would help address the equity and amenity needs identified in this plan.

Though not detailed in this plan, the city should also work with the School Districts to improve joint-use facilities to better meet resident recreation needs. For more information, reference Leveraging School Facilities on page 57.

TABLE 5.2 | Park by Park Recommended Improvements

| Park Name             | Acreage | Improvement Tier | Recommendations   |  | Estimated Cost | Priority Level |
|-----------------------|---------|------------------|---|--|----------------|----------------|
|                       |         |                  | Basic Improvements or Life-Cycle Replacement              | New Amenities  |                |                |
| Community Parks       |         |                  |   |  |                |                |
| Chabot Park           | 4.8     | A: Sustaining    | amphitheater; playground/swings; parking; picnic area;    | amphitheater; playground/swings; parking; picnic area; planting update; signage                                | \$562,500*     | 3              |
| Marina Park           | 17.9    | B: Strategic     | fitness equipment   | fitness equipment  | \$1,937,500    | 2              |
| Washington Manor Park | 14      | C: Visionary     | Refer to Site-Specific Master Plan                        |  | \$13,828,155   | 2              |
| Neighborhood Parks    |         |                  |   |  |                |                |
| Bonaire Park          | 5.4     | B: Strategic     |   | perimeter walking-path; shade structure(s), storage, fitness equipment; dispersed picnic sites; bike racks     | \$271,250*     | 2              |
| Cherry Grove Park     | 7       | B: Strategic     | restrooms; upgrade tennis courts to accomoate pickleball; | bike racks; consolidated, assessible, and shaded picnic areas; community garden; shade structure and trees     | \$481,250*     | 3              |
| Floresta Park         | 0.8     | B: Strategic     | playground;   | bike racks; shade structure and trees; perimeter walking path, replace ballfield with high-demand amenities    | \$750,000*     | 2              |
| Halcyon Park          | 4.9     | A: Sustaining    | playground; paving;                                       | shade structure; expanded picnic areas, replace concrete volleyball court with sand; remove boulders from lawn | \$463,750*     | 1              |
| Stenzel Park          | 9.3     | A: Sustaining    | pathways  | shade trees, signage, drinking fountain, expanded playground   | \$412,500*     | 4              |
|                       |         | C: Visionary     | To be based on Site-Specific Master Plan                  |  | \$14,531,250** | 1              |

\* ADA, Landscaping, and Furniture improvements are included under System-Wide Improvements  
\*\* Cost estimated based \$1M per acre

table continues on page 83

TABLE 5.2 | Park by Park Recommended Improvements (continued)

| Park Name                        | Acreage | Improvement Tier | Recommendations  |                              | Estimated Cost | Priority Level |
|----------------------------------|---------|------------------|--|------------------------------|----------------|----------------|
|                                  |         |                  | Basic Improvements or Life-Cycle Replacement   | New Amenities                |                |                |
| Neighborhood Parks               |         |                  |  |                              |                |                |
| Thrasher Park                    | 4.2     | A: Sustaining    |  | bike racks                   | \$0*           | 2              |
|                                  |         | C: Visionary     | To be based on Site-Specific Master Plan   |                              | \$6,626,250**  | 3              |
| Memorial Park                    | 2.7     | N/A              | N/A – currently being renovated  |                              | \$0            | N/A            |
| Toyon Park                       | 2.1     | A: Sustaining    | walking path   | shade structure, bike rack   | \$500,000*     | 1              |
| Siempre Verde Park               | 1.8     | A: Sustaining    |  |                              | \$0*           | 5              |
| Tony B. Santos Park              | 1       | A: Sustaining    |  | bike racks                   | \$0*           | 4              |
| Mini Parks                       |         |                  |  |                              |                |                |
| Root Park                        | 0.8     | A: Sustaining    |  | bike racks;                  | \$0*           | 5              |
| Victoria Park                    | 0.3     | A: Sustaining    |  |                              | \$0*           | 5              |
| Warden Park                      | 0.3     | A: Sustaining    |  | ADA improvements; bike racks | \$0*           | 5              |
| Special Use Parks                |         |                  |  |                              |                |                |
| Dog Park                         | 1.3     | A: Sustaining    | shade trees  |                              | \$0*           | 4              |
| System-Wide Improvements         |         |                  |  |                              |                |                |
| ADA Accessibility Improvements   |         |                  |  |                              | \$2,800,000    |                |
| Landscaping Update               |         |                  |  |                              | \$350,000      |                |
| Irrigation Update                |         |                  | conversion to a centralized system   |                              | \$1,500,000    |                |
| Furniture Replacement & Upgrades |         |                  | Replacement of worn grills, trash cans, benches, signage, tables, etc. in all parks. Addition of bike racks in all parks |                              | \$1,400,000    |                |
| Total Estimated Cost             |         |                  |  |                              | \$47,009,405   |                |

\* ADA, Landscaping, and Furniture improvements are included under System-Wide Improvements  
\*\* Cost estimated based \$1M per acre

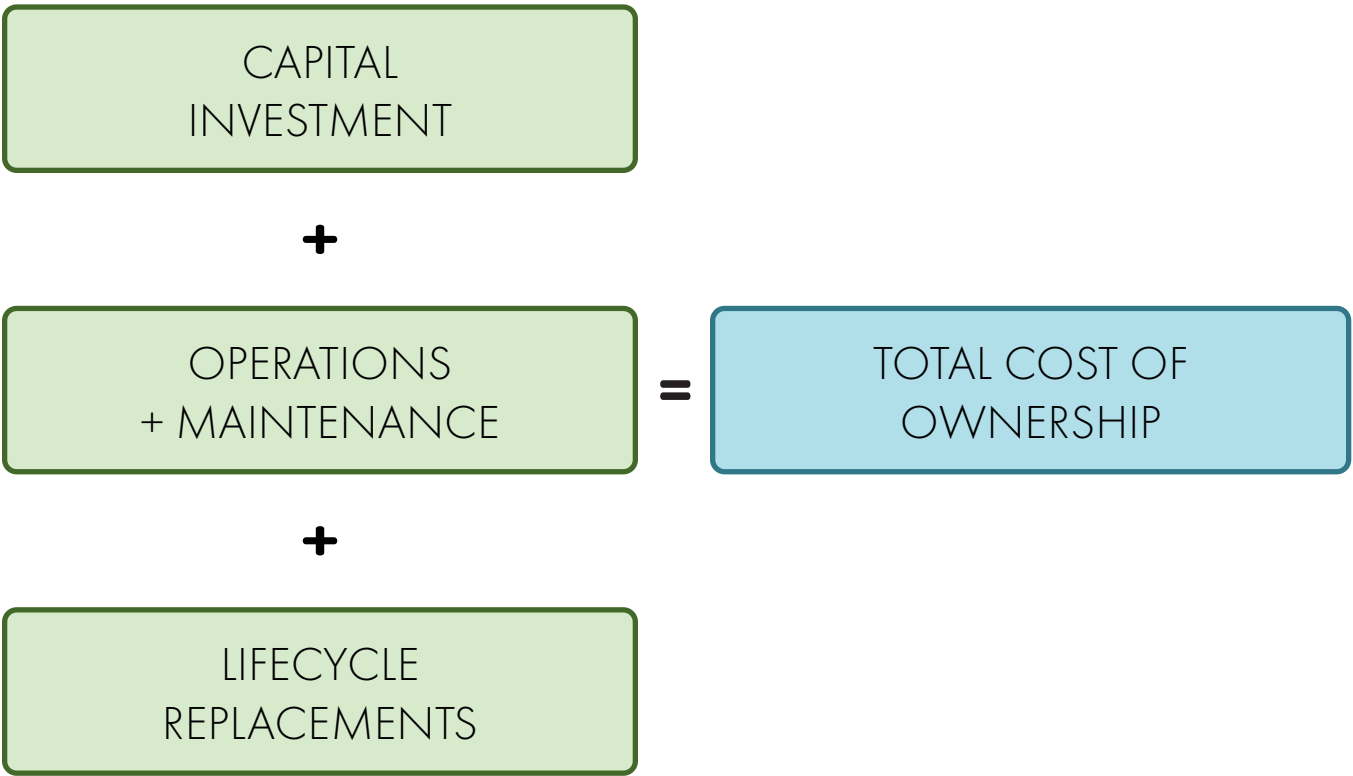
**TOTAL COST OF OWNERSHIP**

Total cost of ownership is a straightforward yet often overlooked concept: parks require funding not only for construction but also for ongoing maintenance and long-term sustainability. While allocating one-time funds for park construction through a Capital Improvement Program can result in the gratifying addition of a new park, it is equally important to account for the annual incremental increase in maintenance and lifecycle replacement costs.

The ultimate goal is to develop a sustainable strategy to maintain and operate a high-quality parks and recreation system over time.

This section provides a summary of cost estimates to assist the City in budgeting for park construction, lifecycle improvements, and ongoing maintenance. All cost estimates are presented in 2025 dollars. It is recommended to apply a 3-5% annual escalation to account for inflation. Estimates do not include the demolition of existing infrastructure or “soft” costs.

**FIGURE 5.1 |** Total Cost of Ownership



**Capital Investments**

Capital investments encompass both enhancements to existing parks and facilities as well as the construction of new ones. Understanding the costs associated with these improvements is essential for the City to incorporate them into its annual budget effectively. A strategic approach to capital investments ensures that resources are prioritized and allocated efficiently to maintain and expand the City’s parks and recreation system to meeting the community’s growing and evolving needs.

**IMPROVING EXISTING PARKS & FACILITIES**

Investing in existing parks is crucial for addressing aging infrastructure, improving functionality, and enhancing user experiences. Table 5.2 outlines the recommended capital improvements for existing parks and facilities, along with their associated estimated costs. These improvements primarily focus on adding in-demand amenities to ensure the City’s parks more effectively meet residents’ needs.

**NEW PARKS & FACILITIES**

Expanding the park system is a key priority of the Recreation and Parks Master Plan. To meet this goal, the plan recommends that the City establish an annual

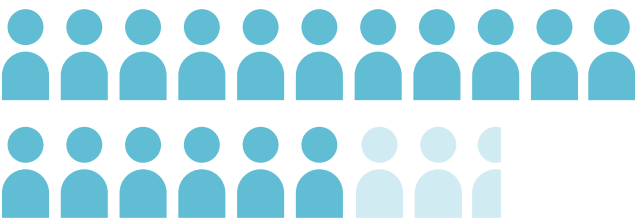
budget for acquisition and development of new parks, trails, and recreation facilities. This funding will support efforts to address gaps in park access, provide diverse recreational opportunities, and accommodate the City’s growing population. As noted later in this chapter, there are many funding sources available to help meet this goal.

**Operations & Maintenance**

Regular maintenance is essential to ensure the City’s parks remain safe, functional, and inviting spaces for recreation. Maintenance activities include basic landscape care, irrigation operation and repair, and the upkeep of restrooms and other park amenities.

An assessment of park operations and maintenance was conducted to evaluate current service levels, staff hours, and associated costs. When compared to industry best practices, the analysis identified the need for an **additional \$302,000 in annual funding** to adequately maintain San Leandro’s park system. This funding would support the hiring of **2.5 additional Full-Time Equivalents (FTEs)**, ensuring sufficient staffing to meet maintenance demands and sustain the quality of park services.

**PARK AND FACILITY MAINTENANCE STAFFING NEEDED:**



**17** Current Park and Facility Staff      **2.5** Additional Needed      **19.5** Total Needed

Lifecycle Replacement

All park elements have a finite lifespan and will eventually require replacement. The lifecycle of each element varies based on its type, use, and environmental factors. **Table 5.2** identifies existing facilities currently in need of immediate lifecycle replacement to help the City identify urgent repairs and upgrades. Additionally, **Table 5.3** provides cost estimates and lifecycle timelines for a wide range of park amenities, enabling the City to plan and budget for future replacement needs systematically. These costs are fine-tuned to the Bay Area and include installation.

TABLE 5.3 | Estimated Lifecycle Replacement Periods and Costs

| Program                          | Replacement Timeline | Unit  | Estimated Cost          | Notes   |
|----------------------------------|----------------------|-------|-------------------------|---|
| Recreation Amenities             |                      |       |                         |   |
| Amphitheater                     | 25-35 yrs            | Each  | \$187,500-\$375,000     | Size varies based on seating needs                |
| Basketball Court                 | 20-30 yrs            | Each  | \$62,000-\$93,000       |   |
| Baseball/Softball Field          | 25-30 yrs            | Each  | \$221,680-\$299,920     | Infield mix only, incl. bleachers and fencing     |
| Backstop                         | 20-30 yrs            | Each  | \$68,000-\$92,000       |   |
| Bocce Court                      | 10-15 yrs            | Each  | \$33,000-\$66,000       | 12' x 60' court                                   |
| Community Garden                 | 20-30 yrs            | Sq Ft | \$5-\$10                |   |
| Disc Golf Course                 | 10-20 yrs            | Each  | \$1,100-\$2,200         | Cost per hole                                     |
| Dog Park                         | 20-30 yrs            | Acre  | \$630,000-\$875,000     | Includes surfacing, fencing, and agility features |
| Fit Course                       | 10-15 yrs            | Each  | \$1,650-\$2,750         | Cost per equipment                                |
| Multiuse Field - Artificial Turf | 7-10 yrs             | Each  | \$1,100,000-\$1,650,000 | Field only, size may vary                         |
| Multiuse Field - Lawn            | 25-35 yrs            | Sq Ft | \$2-\$4                 | Sod, irrigation                                   |
| Pickleball Court                 | 10-20 yrs            | Each  | \$110,000-\$165,000     | 4 courts  |
| Playground                       | 15-20 yrs            | Each  | \$250,000-\$1,100,000   | Dependent on size and features                    |
| Pump Track                       | 10-20 yrs            | Each  | \$20-\$30               | grading, trees, hydroseed, furnishing             |
| Roller Rink                      | 20-30 yrs            | Each  | \$22,000-\$45,000       | Asphalt surface with painted lines                |
| Skate Park                       | 20-30 yrs            | Sq Ft | \$350-\$800             | In-ground   |
| Splash Pad                       | 20-30 yrs            | Each  | \$850,000-\$1,150,000   |   |
| Tennis Courts                    | 20-30 yrs            | Each  | \$110,000-\$165,000     |   |
| Volleyball                       | 20-30 yrs            | Each  | \$16,500-\$27,500       | Sand and nets                                     |

table continues on page 87

TABLE 5.3 | Estimated Lifecycle Replacement Periods and Costs (continued)

| Program                           | Replacement Timeline | Unit  | Estimated Cost        | Notes                            |
|-----------------------------------|----------------------|-------|-----------------------|----------------------------------|
| Structures                        |                      |       |                       |                                  |
| Aquatic Center                    | 25-30 yrs            | Sq Ft | \$550-\$825           | Depends on pool type             |
| Concession Stand                  | 20-30 yrs            | Sq Ft | \$450-\$650           |                                  |
| Shade Sail                        | 25-35 yrs            | Each  | \$33,000-\$110,000    | Size varies                      |
| Shade Structure                   | 25-35 yrs            | Each  | \$275,000-\$550,000   | 20'x20' Structure                |
| Recreation Center                 | 40-50 yrs            | Sq Ft | \$550-\$650           |                                  |
| Restroom                          | 20-30 yrs            | Each  | \$385,000-\$550,000   | Multiple unisex single occupancy |
| Furnishing                        |                      |       |                       |                                  |
| Bench                             | 15-20 yrs            | Each  | \$1,500-\$3,500       |                                  |
| Bike Rack                         | 10-15 yrs            | Each  | \$550-\$1,650         |                                  |
| Bleachers                         | 20-30 yrs            | Each  | \$4,250-\$5,750       | 5 row                            |
| Barbeque                          | 10-15 yrs            | Each  | \$550-\$1,650         |                                  |
| Drinking Fountain                 | 10-15 yrs            | Each  | \$13,500-\$16,500     |                                  |
| Picnic Table                      | 15-20 yrs            | Each  | \$2,500-\$5,500       |                                  |
| Trash Receptacle                  | 10-15 yrs            | Each  | \$2,000-\$3,000       |                                  |
| Paving                            |                      |       |                       |                                  |
| Trail (Unpaved)                   | 20-25 yrs            | Sq Ft | \$4-\$6               |                                  |
| Trail (Paved)                     | 20-30 yrs            | Sq Ft | \$27-\$45             | Concrete Surface                 |
| Asphalt Paving                    | 20-30 yrs            | Sq Ft | \$6-\$10              |                                  |
| Concrete Paving                   | 20-30 yrs            | Sq Ft | \$20-\$30             |                                  |
| Decomposed Granite Paving         | 20-30 yrs            | Sq Ft | \$13-\$17             |                                  |
| Playground Surfacing - Wood Fiber | n/a                  | Sq Ft | \$8-\$12              |                                  |
| Playground Surfacing - Rubber     | 7-10 yrs             | Sq Ft | \$32-\$44             |                                  |
| Plaza Paving                      | 20-30 yrs            | Sq Ft | \$25-\$50             | Stamped Concrete or Unit Pavers  |
| Lighting                          |                      |       |                       |                                  |
| Court Lighting                    | 25-35 yrs            | Each  | \$48,000-\$72,000     |                                  |
| Field Lighting                    | 20-30 yrs            | Each  | \$550,000-\$1,000,000 |                                  |
| Pedestrian Light Pole             | 25-35 yrs            | Each  | \$8,500-\$11,500      |                                  |
| Plants                            |                      |       |                       |                                  |
| Tree                              | n/a                  | Each  | \$375-\$750           | Varies widely by tree type       |

Funding

Planning for the costs associated with creating, maintaining, and operating a parks and recreation system is critical. **Table 5.4** summarizes potential funding sources by type and feasibility. The key funding categories include:

- **Tax Support:** Property taxes, sales taxes, community facility districts, and special improvement districts.
- **User Fees:** Fees for facility use, participation in sports leagues, special use permits, and equipment rentals.
- **Capital Fees:** Development impact fees and capital facility fees.
- **Grants:** State and federal funding opportunities for parks and recreation
- **External Funding:** Private donations, sponsorships, partnerships, and crowdfunding.
- **Franchises and Licenses:** Revenue from concessions, naming rights, and advertising sales

Securing these funding sources often requires significant City resources and staff time. Ensuring adequate staffing levels is critical to effectively pursue these opportunities and provide sustainable funding for the parks and recreation system.

TABLE 5.4 | Estimated Lifecycle Replacement Periods and Costs

| Funding Strategy                              | Description  | Implementation Feasibility |
|---|--|----------------------------|
| Tax Support                                   |  |                            |
| Property Taxes                                | Ad valorem taxes on real property  | High                       |
| Community Facility Districts                  | Special property owner approved assessment   | High                       |
| Hotel, Motel, and Restaurant Tax              | Tax based hospitality and meal services, which may be used to build and operate special park and recreation facilities.  | Medium                     |
| Special Improvement District/Benefit District | Special tax district established to provide funds for certain types of improvements that benefit a specific group of affected properties.  | Medium                     |
| Sales Tax                                     | Dedicating a portion of the city's sales tax to funding parks and recreation facilities.   | High                       |
| Public Improvement District (PID)             | A special tax district set up by a new development to fund the operation and maintenance of public amenities such as parks and major boulevards.   | Low                        |
| Capital Fees                                  |  |                            |
| Capital Fees                                  | Fees added to the cost of revenue producing facilities (such as golf courses, pools, recreation centers, hospitality centers and sports complexes), which are removed after the improvement is paid off. | High                       |
| Dedication/Development Fees                   | Fees applied to new residential development with the proceeds to be used for the development of new parks and recreation facilities.   | High                       |
| User Fees                                     |  |                            |
| Recreation Service Fees                       | A dedicated user fee paid by facility users, such as sports leagues and special interested classes, to help contribute toward the upkeep or construction of the facility                                 | High                       |
| Ticket Sales/Admissions                       | Fees for self-directed activities such as pools, ice skating rinks, ballparks, and entertainment facilities.   | High                       |
| Special Use Permits                           | A charge for permits that allow individuals to use park property for financial gain. The City either receives a set amount or percentage of total revenue generated.                                     | High                       |
| Reservations                                  | Fees allowing users to reserve specific public facilities for a set amount of time, including group picnic shelters, meeting rooms, etc.   | High                       |
| Equipment Rental                              | Fees from rental of equipment such as tables, chairs, tents, stages, sports equipment, roller blades, watercraft, etc.   | Low                        |

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TABLE 5.4 | Estimated Lifecycle Replacement Periods and Costs (continued)

| Funding Strategy                     | Description   | Implementation Feasibility |
|--------------------------------------|---|----------------------------|
| Grants                               |   |                            |
| Various                              | Grants from state or federal governments, foundations, businesses and non-profits   | Medium                     |
| External Funding                     |   |                            |
| Corporate Sponsorships               | Allows corporations to invest in new or existing recreation facilities, programs or events.   | Medium                     |
| Crowdfunding                         | Aggregated funds from people willing to support a specific project or program. Common platforms include kickstarter.org and razoo.com etc.  | Medium                     |
| Partnerships & Interlocal Agreements | Joint funding effort in partnership with separate agencies, including government entities, non-profits, or private businesses. Based on a negotiated agreement, partners often share the asset, along with its associated operational and maintenance costs and responsibilities. | High                       |
| Private Donations/ Foundations       | Private donations received in the form of funds, land, facilities, recreation equipment, art or in-kind services. Can be received through a variety of means, including capital campaigns, gifts catalogs, fundraisers, endowments, etc.  | Low                        |
| Friends Groups                       | Groups formed to raise money for a single purpose   | Medium                     |
| Irrevocable Remainder Trusts         | Individuals allocate a portion of their assets to the City through a trust fund, which is invested to grow over time. The City can utilize the fund to support specific park and recreation facilities or programs as designated by the trustee.                                  | Low                        |
| Volunteerism                         | Donation of time to assist the department in providing a service, in turn reducing the City's costs.  | High                       |
| Franchises and Licenses              |   |                            |
| Catering Permits and Services        | This is a license to allow caterers to work in the park system on a permit basis with a set fee or a percentage of food sales returning to the City.  | Low                        |
| Pouring Rights                       | Private soft drink companies that execute agreements with the City for exclusive pouring rights within park facilities. A portion of the gross sales goes back to the City.   | Low                        |
| Concession Management                | Retail sales of soft goods, hard goods, or consumable items at park and recreation facilities.  | Low                        |

table continues on page 91

TABLE 5.4 | Estimated Lifecycle Replacement Periods and Costs (continued)

| Funding Strategy        | Description   | Implementation Feasibility |
|-------------------------|---|----------------------------|
| Franchises and Licenses |   |                            |
| Private Management      | Contract with a private business to provide and operate desirable recreational activities financed, constructed, and operated by the private sector.  | High                       |
| Naming Rights           | Selling the naming rights for new or renovated facilities to help fund facility construction.   | High                       |
| Leasing City-Owned Land | Private developers lease City-owned land for recreational purposes, such as golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, recreation centers and ice arenas. | Low                        |
| Utility Easements       | Easements can be used to finance acquisition and development of parkland by selling the right for utility companies to develop above- or below-ground infrastructure for a set period.                    | Medium                     |
| Advertising Sales       | The sale of appropriate advertising on park and recreation related items, such as in the City's program guide, scoreboards, and other visible items.  | High                       |

Success Metrics

Measuring the success of the Recreation and Parks Master Plan is essential to ensure successful implementation of desired outcomes and community priorities. By establishing clear metrics tied to each strategic goal, the City can monitor progress, identify areas for improvement, and communicate the value of its efforts to residents, stakeholders, and decision-makers. **Table 5.1** outlines specific success metrics, organized by the seven strategic goals of this plan, to provide a comprehensive framework for tracking performance and impact.

TABLE 5.2 | Success Metrics

| Recommendation   | Metric   | Target/Objective  |
|--|--|---|
| Goal 1: Expand Access to Recreation and Park Opportunities |  |   |
| 1.1 Expand Recreational Opportunities                      | % of residents within ½ mile of a recreational opportunity (park, joint-use facility, trail, open space, etc.) | Increase to 100% by 2035.   |
| 1.2 Leverage Future Development                            | Total park acreage developed within Bay Fair TOD   | Large community park within Bay Fair TOD  |
| 1.3 Strategically Acquire Parkland                         | % of residents within ½ mile of a park   | Increase to 80% of residents by 2035.   |
| Goal 2: Establish Strategic Partnerships                   |  |   |
| 2.1 School Districts                                       | Public access to school sites that meet park standards   | 100% of existing and future joint-use school sites are publicly accessible within the outlined parameters for use and meet the established Joint-Use Park Standards by 2035 |
| 2.2-2.5 All Partner Organizations                          | Number of partnerships formalized with schools, nonprofits, and businesses                                     | Establish 5+ new partnerships by 2035   |

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TABLE 5.2 | Success Metrics (continued)

| Recommendation  | Metric   | Target/Objective   |
|---|--|--|
| Goal 3: Expand Recreational Programming                                 |  |  |
| 3.1 Update Program and Service Offerings to better Meet Community Needs | % of high priority programs and services offered to the community;   | 100% of high priority program and service needs offered by 2030;                                 |
|   | % of low priority/low enrollment programs eliminated, contracted, or brokered to another agency.                               | 75% of low priority/low enrollment programs by 2030.   |
| 3.2 Increase Resident Participation in Programs                         | % of residents participating in programs   | 40% of residents participating in programs and services annually                                 |
| 3.3 Ensure Adequate Recreation Facilities to Meet Programming Needs     | Conduct a recreation facility assessment   | Conduct a recreation facility assessment by 2028.  |
| 3.4 Classify Services and Establish Cost Recovery Goals                 | % of total cost of programs recovered by revenue   | 40% of all annual program and service costs recovered by revenue by 20                           |
| 3.5 Improve Programming Evaluation                                      | % of time spent by full-time staff on evaluating programs  | 15% of full-time staff time spent on evaluating programs by 2026                                 |
| Goal 4: Improve Park Experience   |  |  |
| 4.1 Upgrade Existing Parks  | Number of park-by-park improvement projects completed  | 100% of the park by park upgrades by 2035  |
| 4.2 Improve Park Comfort  | Shade coverage (at tree maturity)  | Achieve 25% shade coverage in parks by 2030 (at tree maturity).                                  |
| 4.3 Improve Park Safety   | Reduction in reported park incidents   | Decrease incidents by 50% by 2030  |
| Goal 5: Equitable & Inclusive Parks                                     |  |  |
| 5.1 Improve Access to Recreation and Park Opportunities                 | % of disadvantaged residents within ½ mile of a recreational opportunity (park, joint-use facility, trail, open space, etc.)   | Increase to 100% by 2035.  |
|   | Percentage of recreation programs tailored to disadvantaged populations (e.g., low-income, seniors, people with disabilities). | At least 30% of all programs by 2030.  |
| 5.2 Create Inclusive Spaces & Programs                                  | Accessibility improvements completed (e.g., ADA-compliant paths, all-abilities amenities, etc.)                                | Complete 2+ park accessibility upgrades annually.  |
| Goal 6: Public Health & Climate Resilience                              |  |  |
| 6.1 Enhance Resilience in San Leandro Parks and Open Spaces             | Plan for shoreline restoration and adaption  | Complete planning to address 100% of City shoreline by 2030                                      |
|   | Reduce irrigation water used in parks.   | Decrease water use by 30% within 5 years through efficient irrigation systems and lawn reduction |

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**TABLE 5.2 |** Success Metrics (continued)

| Recommendation                                       | Metric   | Target/Objective  |
|--|--|---|
| 6.3 Support Public Health Through Recreation & Parks | Expansion of trails and walking paths  | Construct 10+ miles of trails or park walking paths by 2035   |
|  | Number of programs supporting public health, fitness and wellness                | 2+ programs offered to support public health  |
| Goal 7: Sustained Planning and Financing             |  |   |
| 7.1 Strengthen Funding and Financial Management      | Annual allocation of funds from the city's general fund for recreation and parks | Dedicate an additional \$300,000* to the city's general fund annually to support recreation and park system operations and maintenance. |
| 7.2 Plan and Engage Proactively                      | Recreation and Parks Master Plan updated   | Complete updates every 10 years.  |

\* Based on the 2025 San Leandro Recreation & Parks Maintenance Assessment. See page 85 for more detail.