

CITY OF SUISUN CITY

PARKS, FACILITIES & RECREATION MASTER PLAN



ADOPTED
JULY 18, 2023



RECREATION, PARKS, & MARINA DEPARTMENT
SUISUN CITY, CA



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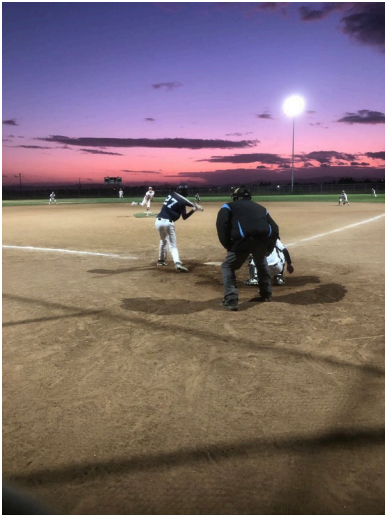
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Executive Summary

A. Overview

The City of Suisun City is fortunate to have an extensive and diverse park and recreational system. The system is a source of pride for the community and provides many outlets for healthy activities and community building for Suisun residents. The City's Parks, Facilities & Recreation Master Plan will serve as a strategic tool to guide decision making regarding future growth, maintenance and improvement of existing parks, paths and trails, athletic, and recreation facilities. The Master Plan will demonstrate desire and need for facilities and programming including renovation of existing sites, and acquisition and creation of new facilities and programs for residents and visitors of Suisun City.



The Plan follows from and builds upon a legacy of community inquiry and priority examination undertaken by the City in transparent, inclusive, and collaborative public-based outreach efforts extended over decades of active and effective debate and engagement. The Plan recognizes and capitalizes upon the deep and unique experience, perspectives, and informed opinions of City of Suisun City maintenance and professional recreation, engineering, and management staff along with views and visions of elected and appointed policy and decision-makers.

The Master Plan provides detailed assessment of all City parks and recreation facilities with broad and meaningful input regarding facility attributes, deficiencies, opportunities and priorities for repair and enhancement. Recommendations for reconditioning and improvement of each site are outlined and explained in the

Master Plan. In addition to the City's annual park and recreation development, programming, and maintenance budget, limited grant funding is available for park and recreational projects. The Master Plan informs the prioritization of needs of the park network to achieve desired enhanced recreational facilities and programming, aligned with community, staff and decision-makers wants and expectations.

The Master Plan public involvement process supplements, updates, and refines input solicited and received during the City's 2021 on-line Recreation, Parks, Marina & Arts Commission Facility Assessment effort. The more recent community input, received in conjunction with this master planning effort, indicates that residents strongly value parks, recreation facilities, trails and open space, desire improvement of existing facilities, and support creation of new recreation opportunities. Staff and policy decision-makers have strongly endorsed expanding recreational services through acquisition of land and development of an additional sports complex to strengthen recreational opportunities, and build community, economic vitality, and health.



regarding capital improvement and long-term maintenance costs which will inform funding options, prioritizing and project implementation in years to come.

The demands for improvement and expansion of Suisun's recreation facilities and programs exceed available funding. Importantly, the Master Plan provides guidance

B. Purpose

The Master Plan is a tool to link and implement policies and direction established by Guiding Principles and Goals adopted in the Suisun City 2035 General Plan. Further, it provides information to staff and decision-makers in the development and prioritization of improvements, maintenance, and/or acquisitions in the City's General Fund and Capital Improvement Program (CIP) Budgets.



The General Plan includes eight broad aspirational Guiding Principles from which topic-specific General Plan Goals are derived. *The Community Facilities and Services Chapter* of the 2035 General Plan (one of ten distinct chapters)

includes goals and objectives which provide policy direction relative to parks and recreation services community wide. Most pertinent to this effort, is *Goal CFS 3*:

Goal CFS 3

Meet the active and passive recreational needs of Suisun City residents and visitors. The City will revise the Zoning Ordinance, Downtown Waterfront Specific Plan, and other relevant regulatory documents to comply with the 2035 General Plan for the provision and funding of parks and recreation facilities. The City will seek funding to monitor the use of existing recreational facilities and participation in recreation programs, identify local preferences and priorities for future recreational facilities and programs, and implement appropriate improvements to existing facilities and development of new facilities to accommodate demand generated under the 2035 General Plan. The City may pursue these actions through a Parks and Recreation Master Plan or other means.

This Goal encourages provision of sufficient and well-designed parks, trails, and water-oriented recreational facilities, and consideration to prepare a Master Plan to implement General Plan program and policy direction:

Policy CFS 3.1 *The City will ensure provision of community, neighborhood, and smaller parks and plazas at a ratio of at least 3 acres per 1,000 residents.*

Policy CFS 3.2 *New developments shall dedicate and/or contribute on a fair-share basis toward improved, publicly accessible parkland, according to City park standards.*

Policy CFS 3.3 *The City will continue maintenance and enhancement of shared facilities with Fairfield-Suisun Unified School District and seek to collaborate with other agencies to provide additional high quality, cost effective park, recreation, and trail facilities.*

Policy CFS 3.4 *The City will collaborate with relevant advocacy groups to provide additional recreational facilities that meet the needs of residents with different developmental and physical abilities.*

Policy CFS 3.5 *The City should seek to maintain, expand, and enhance multi-use trails, with a focus on designs that serve multiple purposes, such as habitat conservation and restoration, stormwater conveyance and water quality maintenance, buffering, and other purposes.*

Policy CFS 3.6 *The City will support the establishment and expansion of private recreational facilities to meet existing and future recreational and leisure needs and facilitate local tourism.*

Policy CFS 3.7 *The City will support development and enhancement of environmentally sound recreational opportunities to experience the Suisun Marsh and Slough.*

Policy CFS 3.8 *The City will continue to develop and enhance the recreational benefits associated with the Suisun Channel, including unimpeded access to the Downtown Waterfront Area by boaters from elsewhere in the region.*

Policy CFS 3.9 *The City will seek to capitalize on opportunities in new development, reinvestment projects, and public infrastructure projects to develop and/or restore multi-benefit corridors that can connect pedestrians and cyclists with local destinations, provide a buffer between the railroad or high-volume roadways and noise sensitive uses, conserve water and other resources, improve aesthetics, convey, and filter stormwater runoff, accommodate community gardens, and provide other useful public purposes.*

Policy CFS 3.10 *Recreational facilities should be designed to minimize surface runoff, maximize the use of climate-appropriate and low-maintenance landscaping, provide habitat for native species, and incorporate universal access principles to facilitate use by people of all ages and abilities.*

Capital Improvement Program:

The General Plan articulates high-level or broad policies and aspirational visions for parks, open space, and recreation pursuits in the community. A multi-year CIP establishes a realistic detailed schedule and budget for design and development of parks improvement (acquisition, design, reconditioning, improvement, expansion, etc.). A Parks, Facilities & Recreation Master Plan allows the decision-makers to “translate” and connect the vision set in the General Plan into policies, project details and budget for inclusion and implementation in the CIP. Thereby realizing the big picture vision into actual construction improvement and delivery of facilities and programs for community enjoyment.

Strategic Planning:

To strengthen the City’s governance practices and provide a framework for policymaking and budgetary decisions, the City initiated a Strategic Planning process. Significant public outreach

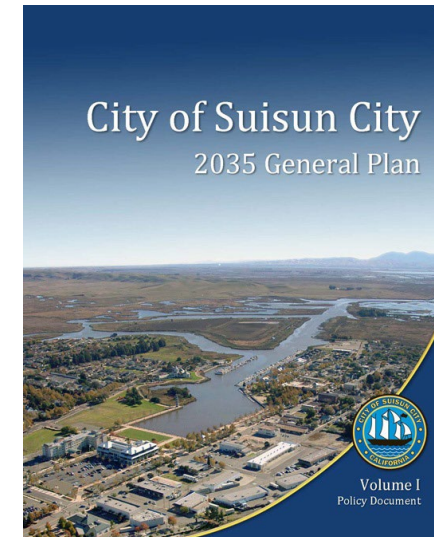
and community engagement was conducted along with a City Council and key management staff special study session to develop the elements and content of the Strategic Plan. The Council adopted the Plan in October of 2019 and thereby established a Mission Statement, Vision Statement, Statement of Values, and Strategic Plan Goals for a five-year period (2020-2025.)

Residents identified public safety (fire, police, paramedics services, code enforcement, and emergency preparedness), street and road improvement, and economic development including emphasis on Downtown revitalization as key priorities. Community members also emphasized the need for focused attention and improvement on quality-of-life services and efforts including senior services, events at the Harbor Theater, and programming for youth.

These succinct outcomes of the Strategic Plan serve as important starting points and inputs to the Parks, Facilities and Recreation Master Plan. Key among the Strategic Plan Goals informing the Master Plan for the planning period are Goals 1, 2, 5 and 6.

Strategic Plan - Goal 1 directs efforts to *Revitalize Downtown Waterfront District*. It identifies strategies to be pursued to:

- Improve the Downtown District and historic areas.
- Explore viable tax-enhancing mechanisms to improve infrastructure.
- Promote better utilization of waterways.



Strategic Plan - Goal 2 speaks to *Develop Sustainable Economy* with five recommended strategies, two of which are particularly germane to this Master Planning effort:

- Increase eco-tourism opportunities through better usage of ecological assets.
- Perform a detailed inventory of underutilized land in the city and develop a plan to activate the property over a ten-year period.

Strategic Plan - Goal 5 *Ensure Fiscal Solvency*.

This goal recognizes the many demands before the City and the myriad services, desires and high expectations of its residents, decision-makers, and staff. The goal further identifies new revenue options to achieve policy, facility, and programming objectives. Fiscal management strategies adopted to address the goal include:

- Leverage existing resources appropriately.
- Explore privatization or contract opportunities.
- Maximize grant opportunities.
- Develop a long-term fiscal policy and asset management plan for all departments.

Goal 6 *Enhance Environment* calls for strategies to:

- Improve walkability of the entire City.
- Improve tree inventory and plant more trees.
- Promote community and neighborhood livability.

This Master Plan also functions, through its community engagement processes and public deliberation, to update and galvanize the community's vision, expectations and importantly support for parks and recreation system improvements.

Finally, the Plan provides current data and guidance regarding system funding needs both for land/facility acquisition and/or reconditioning and improvement as well as critically important regular/on-going maintenance demands. This financial data is

useful in identifying one-time (capital project) and sustained system-needed funding (maintenance and programming.) The Master Plan follows a common approach to long-range planning: defining the confines of the project, ascertaining user demographics, understanding background and the basis of previous decisions, assessing existing facility conditions, programming capacity and relevant needs, engaging with the community, documenting findings, making recommendations, and developing an Implementation Plan.

C. Community Resources

Suisun City has an abundance of open space, trails, and parks in more than 95 acres of publicly owned active parklands including three community parks, six neighborhood parks, four pocket parks



and plazas, a community garden, and large-scale sports (baseball/softball) complex. An extensive path and trail system exists strengthening the community's multi-modal transportation options and providing abundant opportunities for residents to enjoy the unique interface Suisun City enjoys with the Suisun Marsh, Slough, and Grizzly Island Wildlife Area.

These community assets provide a broad array of active and passive, multi-generational recreational experiences offered at sites ranging from bikeways and trails to mini parks and plazas, to neighborhood and community parks, to a sports complex.

City facilities where senior, youth, childcare and expanded learning programs, culture and arts, fishing, boating, water sports, and community programs are offered include Joseph A. Nelson Community Center, Harbor Theater, Suisun Harbor Master Building and Marina.

These facilities and parklands support: community gathering spaces; passive open space and remarkable nature and environmental refuges and restoration sites; wildlife and ecosystem education, immersion, enjoyment, and viewing stations and trails; neighborhood barbeque and picnic facilities; dog park; informal and competitive sports (volleyball, soccer, baseball, softball, etc.); walking and biking; marina, fishing, and boating activities; cultural, performing and visual arts; programs and activities for youth and seniors. The community enjoys a generous parkland-to-resident ratio, meeting *Policy 3.1* of the City's General Plan.



entities and has long-standing collaborative and synergistic relationships with local service and non-profit organizations. The Fairfield-Suisun Unified School District, Solano County Office of Education, Library and Transportation Authority, Solano Land Trust, Suisun Resource Conservation District, and State of California (grants and highway clean up) are important public partners.

Suisun City Waterfront Business Improvement District, Friends of Suisun City Parks, Kroc Center/Salvation Army, Food Bank/Meals on Wheels, Sports leagues (Lambrecht Sports Complex), Veterans Association, Solano Yacht Club, Fairfield-Suisun City Visual Arts, service clubs, and neighborhood homeowners' associations form a strong and invaluable team of partners and service providers in the delivery of recreational services and facilities to the residents of Suisun.



Site inventory and assessment, as well as the detailed information in the Master Plan resources, inform the shared recognition of the community's recreation opportunities, facilities, wishes and needs. This input serves to fuel discussion and encourages community feedback to influence the direction of findings and recommendations regarding sites, land, facilities, and programs for current and future community needs.

D. Community Involvement

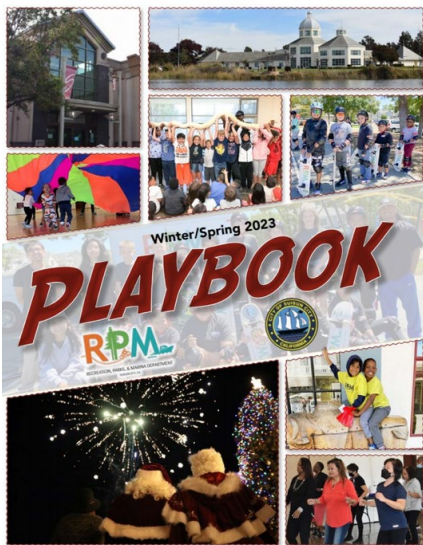
The City of Suisun City facilitated engagement with community members, user groups, allied agency partners, appointed and elected leaders, Parks and Recreation and Public Works program and maintenance staff, and an Ad-hoc Advisory Committee to provide input and direction on the elements of the Parks, Facilities & Recreation Master Plan.

Between August 2021 and September 2022 nearly 950 residents and staff members participated in the community engagement and planning process for development of the Master Plan.

Input, opinions, and feedback were gathered through numerous avenues and tools including:

- On-line surveys
- Direct mail surveys and questionnaires
- Community workshops
- Focus group interviews
- Ad-hoc committee meetings
- One-on-one interviews of key stakeholders
- Social media website
- Media blasts
- City of Suisun City Playbook (direct mail and electronic distribution)
- In person staff tabling at City-sponsored events

The City conducted an on-line survey in 2021 through which 375 participants provided community input and data regarding impressions of parks and recreation facilities and programming and made suggestions for improvement and expansion of facilities and offerings. Additionally, the City-appointed Recreation, Parks, Marina & Arts Commission established an ad-hoc committee, to compile a comprehensive inventory of all City parks and recreation facilities.



The diverse and broad methods of outreach and varied communication tools allowed multiple opportunities for residents, community groups, neighborhoods, advocacy entities, key staff, appointed and elected policy and decision-makers to participate in and offer multilayered input, feedback, and guidance.

The Master Plan stands on this rich information and seeks to organize and articulate its practical, and aspirational voice and vision. Participants were able to meet face-to face with key City staff and the consultant team to share experiences and ideas. Additionally, residents were able to offer input regarding park and recreation facilities and programming conditions and needs independently via electronic platforms. This effort of engagement ensures that the Master Plan reflects the shared priorities of residents, staff, and decision-makers. For Suisun City, building on established partnerships and expanding or pursuing new collaborative relationships with public and private entities will be critical to accomplishing the community’s goals and expectations.

E. Park and Recreational Facilities Assessment

Essential to preparing this Parks, Facilities & Recreation Master Plan, the consultant team conducted research of and visited all park, recreational, trail and community sites to document existing facility conditions through written notation and photographic record. Assessment included review of amenities, condition, functionality, and comfort/convenience for users. City stakeholders provided additional contributions which were included in the report. Facility assessment is categorized by type: *Parks; Buildings; Marina; and Trails.*

Parks:

Suisun City’s parks fall into four categories based upon size and use. Studied sites include pocket parks and plazas, neighborhood parks, community parks, sports complexes, and community gardens.



Buildings:

Buildings and associated facilities reviewed include:

- Harbor Theater
- Joseph Nelson Community Center
- Suisun City Senior Center (Facility was closed in 2021. Senior services and programs are offered at the Joseph Nelson Community Center.)



Marina:

Facilities associated with Suisun City Marina reviewed include:

- Harbor Master Building
- Marina areas



Trails:

Suisun City has four dedicated trails and bikeways, including:

- Central County Bikeway
- Grizzly Island Trail
- McCoy Creek Trail
- Peterson Ranch Linear Park



Research, analysis and documentation of all existing City park and recreational sites and facilities is critical to evaluating current assets and understanding how they relate to future park and recreational needs and desires. From this research, the consultant team prepared written recommendation reports for each site including:

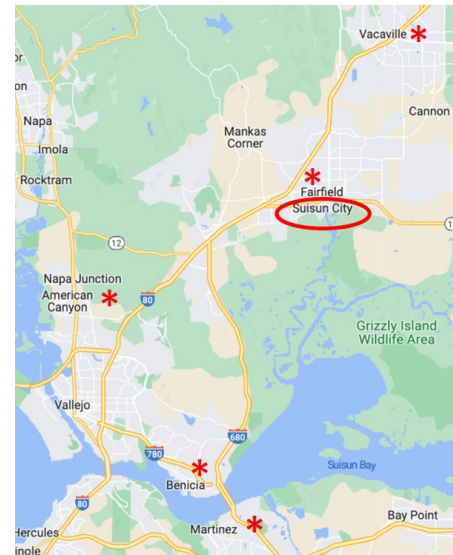
- Constraints
- Opportunities
- Recommended prioritization for improvement
- Schedule and general estimate of probable capital cost

F. Comparative Analysis of Neighboring Cities

The consultant team conducted research and provided

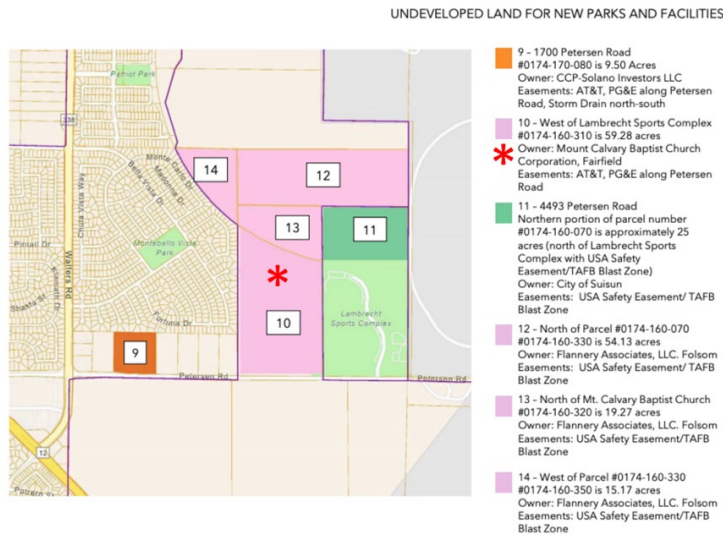
documentation to record how Suisun City's Park and Recreation operating budgets, staffing levels, facilities, programs, and salaries compare to those of surrounding public agencies. Cities of Fairfield, Vacaville, Benicia, American Canyon, and Martinez were selected for comparison purposes, and included in the review. This

comparison will help inform Suisun City leaders of how their agency compares to surrounding city offerings, programs, facilities, staffing levels and salaries, and aids in the planning and budgeting for future park and recreational development, maintenance, and operations.



G. Undeveloped Land Opportunities

An examination of City and privately owned parcels within Suisun City limits or sphere of influence were identified and reviewed for park and recreational development.



Parcels:

Vacant and underused parcels for future park and recreational development included:

- Three City-owned sites: Sheldon Plaza, the City’s Senior Center Building (closed in 2021), and Parcel #11, north of Lambrecht Sports Park
- 11 undeveloped privately-owned sites
- Parcels were presented to City staff and the Master Plan Ad-hoc Committee
- One 59.28-acre parcel (Parcel 10) was selected for future consideration

H. Findings

Suisun City residents value and utilize the varied parks, open space and recreation facilities and programs available throughout the community. City leaders take pride in the vast inventory of park and recreational assets and amenities they offer. City staff is committed to professional management and care of the public lands, facilities, and community-valued programs.

The overwhelming majority of participants in the diverse engagement and outreach efforts conducted over the past two years expressed appreciation for the thoughtful development of the City’s Park system and the community-focused facilities and programming. Gratitude and excitement were expressed at the opportunity to offer observations and suggestions for system improvement to better serve changing interests and needs as the community grows and changes.

The input received through community and stakeholder engagement revealed a remarkable degree of agreement around satisfaction with the community’s parks, facilities, and recreation system offerings.

In general, no gross facility or programming needs were identified; however, many modest areas of improvement, replacement, enhancement, or expansion were raised. Additionally, Parks and Recreation staff have urged the development of an additional sports complex for competitive/tournament soccer. A significant percentage of residents participating in the 2022 Comprehensive Community



Survey support the creation of an appropriately designed and financially feasible sports complex.

The need for enhanced levels of sustained maintenance and regular renovation, repair, and replacement of park and facility amenities is clearly desired by residents, community leaders and City staff.

The people of Suisun City enjoy the diverse parks system and support improving and promoting Marina and Waterfront facilities to serve the community and attract visitors. They value the combination of neighborhood, community parks along with the abundance of open space, paths and trails providing access to natural areas and wildlife viewing. The mix of smaller local/neighborhood and larger more community and visitor-serving sites and facilities provide variety, excitement, and access to many recreational opportunities. Residents frequent and value the programming available through the parks, community-appropriate public facilities, and shared use public assets.

Key Needs:

The Master Plan provides information for the community and its decision-makers to guide actions and associated financial choices, needs and budgeting commitments. The Plan provides recommendations to respond to needs, opportunities and priorities flushed out through the engagement and planning process.

- Regular reconditioning and renovation of park and facility amenities
- Enhanced and sustained level of park maintenance
- Safe, clean, and well-lit family-oriented parks
- Vibrant Downtown Marina and Waterfront spaces
- Greater connection to the arts in parks and buildings, and along trails and bikeways
- Improved connection of people to nature
- Themed and non-prescriptive play areas for children
- Enhancement of parks to accommodate users of all abilities

- More pet waste stations
- Community garden
- Additional sports fields and exercise stations
- Creation of additional multi-use sports courts
- Addition of tennis courts
- Addition of covered picnic and barbecuing areas
- Splash pad or similar water play amenities
- Addition of a sports complex
- Regular evaluation and refreshing of programming
- Partnerships with allied public and private entities
- Enhanced and regular communication regarding programs, events, and parks and recreational system policy of planning discussions and meetings

System Improvements:

The care and expansion of the existing parks and recreation system



necessitates leadership and sustained investment and improvement to fully respond to the input received during the extensive community and staff engagement process.

System enhancements for consideration include:

- Modernized buildings and facilities (Harbor Theater and Community Center)
- Park and recreation facilities development
- Creation of sports fields within suitable existing parks
- Play equipment replacement and enhancement
- Water-play feature selection and installation
- Park furniture, equipment and amenities repair and replacement

- Improved lighting, trash management and signage
- Shade, seating, and cooking enhancements
- All ability access enhancements
- Land acquisition for development of an additional sports complex
- Sustained financial commitment to park, facility and amenity renovation, replacement, and maintenance

Park Land and Recreation Buildings:

The comparison of park land to population with ratios of similar and nearby communities, as well as consideration of travel distance to park system features, indicate that Suisun exceeds the goals of its General Plan, however, lacks desired park and recreational amenities including updated building facilities and furnishings, improved access within sites, inclusive play features, water play, exercise stations, sports courts, and additional sports fields to address public need.



Sports Fields and Facilities:

While the community has extensive, well-used and loved sports fields and amenities, more are desired. Park and Recreation staff recommended development of new facilities to accommodate both formal/competitive and informal sports play. Introduction of more modest sports fields for recreational soccer and other sports can be accommodated within redesigned existing city park sites. A multi-use soccer field complex is identified as a facility to address growing needs for additional competitive/tournament play. Through this Master Plan process, the 59-acre site directly west of Lambrecht Sports Complex is most desired by City staff and stakeholders for such development.

Outdoor Sports Play:

More formal sports courts including multi-use courts and tennis courts are desired. Such amenities can be accommodated within reconfigured existing park sites.

Water Play:

Much interest was expressed in introducing water play features to existing park sites. Splash pads, interactive fountains and other water playground features can be incorporated into existing park sites.



Park Features and Amenities:

Residents desire additional amenities to facilitate enjoyment of parks. Exercise equipment, areas for multi-use programs, trees and plant material, shade structures, picnic and barbecuing features and furniture are needed at selected park sites.

Improving accessible routes to park features, reconditioning, replacement and improvement of older park equipment, furniture, plant material, lighting, trash receptacles, etc. are needed throughout the parks system.

I. Recommendations

Suisun City's Park and Recreation System is much-loved, well-used and functional but requires substantial investment to address improvement backlogs, a history of insufficient annual funding for repair/replacement and regular maintenance, and capital to undertake expansion and improvement of the system to address community needs.

Numerous budgeting strategies will be necessary to achieve the community's vision and allow parks and recreation resources to be maintained and improved in a regular high-quality manner. Funding is necessary to address the backlog at existing sites, add new facilities at existing parks and facilities, and for acquisition and improvement of a new sports field complex.

Operational and maintenance costs for the community's parks and recreation system are substantial and require an even greater, and sustained, commitment to achieve and maintain the level of care and facility quality desired by Suisun residents, staff, and community leaders.

Replacement life cycles require further evaluation and decisions to balance expectations with realistically regularly available funding resources. Additional park land and facilities are desired and new amenities needed; increased resources for park maintenance and reinvestment are necessary. Expansions and improvements must occur in concert with long-term revenue and funding sources.

Park Elements:

Children and Family Needs:

- Examine existing park sites for opportunities to establish neighborhood scale interactive and water playground amenities.
- Renovate play equipment; add a tot-tot to an existing park site.
- Replace and improve existing park amenities including shade features, picnic and barbecuing furniture and equipment, lighting, and trash receptacles. Include amenity upgrades to the dog park (shade features, watering facilities, furniture, trash receptacles.)



- Add exercise equipment to an existing neighborhood or community park.
- Establish an additional community garden with supportive programming. Note: The City is currently planning Prosperity Park Community Garden, scheduled for construction in 2024. This will fulfill public need for public garden infrastructure, access, and programming.
- Incorporate art in parks and open spaces as focal and functional elements.
- Enhance multi-generational use of existing facilities.
- Improve habitat and sustainable practices with native landscaping.
- Renovate underutilized parks to refresh amenities and programming to serve more residents.
- Improve condition of existing fields to facilitate greater access and use.
- Increase public safety patrols and stronger enforcement of unauthorized or disruptive behavior in and near park and recreational facilities, improve lighting and site amenities to encourage greater use and activity.
- Increase programming such as Tai Chi, painting in the park, yoga, etc. to draw more users.
- Explore pop-up uses, mobile recreation features and programs and emerging events at parks.
- Consider public/private partnerships for park programming, events, and activities.
- Improve and expand effective two-way communication. Share information regarding parks and recreational activities, events, programs, policy considerations, facility improvements, etc. with the community often and early. Utilize multiple methods of communicating and evaluate methods regularly for effectiveness and adjust as needed.
- Enhanced and sustained funding for parkland and facility maintenance is necessary to achieve and sustain the level of facilities desired by residents and community leaders.

Athletics:

Sports Field and Facility Needs:

- Examine existing park sites for preferred locations for additional multi-use sports courts, tennis courts, and sports fields.
- Examine the market demand and financial feasibility to acquire land and develop an additional sports complex park suitable for competitive/formal (tournament) and informal (recreational) field play.
- Pursue the vision of an additional sports complex on the property west of Lambrecht Sports Complex. Develop a concept master plan and convene an ad-hoc committee to refine the plan, solicit community input and offer findings regarding market and financial feasibility, community support, funding, operations and management options and recommendations to the City Council for next steps. The committee should include Recreation, Parks, Marina & Arts Commission members, advocacy group members, neighborhood representatives, public agency partners, and community members at large.



- Program and project improvement proposals must include funding for long-range maintenance.
- Funding for capital projects must include cost escalation for soft and hard costs.
- Create a capital reinvestment fund to ensure on-going and long-term funding for facility repair and renovation.

Maintenance:

- Establish level of service standards for park and recreational facilities.
- Provide funding and structure for adequate maintenance resources.
- Update the on-line complaint and repair reporting system and prioritize staff response and action.
- Incorporate sustainable features and maintenance practices into parks facilities to reduce water consumption, run-off and maintenance costs.
- Consider replacing turf fields with synthetic turf or drought-tolerant hybrid seed/sod turf to reduce water consumption and maintenance demands.
- Parks and recreational facilities should be managed and maintained at a high standard. Funding and an outcomes-based action plan to address the backlog of repair, replacement and reconditioning of park amenities should be adopted.
- Adopt a facilities tracking and management program to assess park amenity conditions, lifecycle and repair or replacement schedule. The program should include regular maintenance items (mowing, irrigation adjustment and repair, turf management, litter and trash servicing, plant pruning, replacement, and fertilizing, etc.) and longer-term tasks like court resurfacing, or furniture replacement. Utilize the program for personnel allocation, scheduling and budgeting.
- Explore financial savings available through increased opportunities for shared or privatized services consistent with the community's target level of service.

Capital Improvement Program:

- The one-time and on-going improvement of parks and recreation facilities must be considered and included in the City's long-term/multi-year Capital Improvement Program (CIP) and annual budget. Funding must be identified and allocated in the CIP for each project.
- An annual Parks Facilities Renovation/Improvement project with requisite funding should be included in the multi-year CIP with the goal of addressing backlog renovation needs within a 10-15 year period.

Support for Funding:

- The community, staff and decision-makers have identified desired and needed projects and improvements well beyond the current funding capability of the City. The community has indicated that support for additional property-based revenues exists in limited forms. Therefore, other funding mechanisms and choices will be required to move the list of projects forward and to provide the financial resources necessary to address maintenance and repair backlogs and sustain a higher rate of improvement and regular maintenance to the parks system.

Mechanisms for Funding:

- Use of accumulated park improvement grant funds
- Allocations from the General Fund during budgeting processes to the CIP and maintenance services
- Adjusted developer impact mitigation fees
- Adjusted user fees and targeted program rate of recovery
- Regional, State and Federal grants and direct awards (earmarks)
- Exploration of increases in local taxes (Sales Tax, Transient Occupancy Tax, Property Transfer Tax, new Excise Tax on construction, Business License Tax, etc.) with proceeds assigned for parks and recreation purposes
- Further exploration of community support of local or regional tax revenue measures
- Land-based Financing: Assessment Districts (Mello Roos, Landscape and Lighting Districts, Community Facilities districts, etc.)
- Enhanced Infrastructure Financing Districts
- General Obligation Bonds: voter approved debt (bonds) serviced by annual assessments collected through property taxes - proceeds are not available for programming or maintenance services
- Sale of surplus lands and assignment of proceeds for parks and recreation purposes

- Increased/adjusted Lighting and Landscape District fees with dedication of resources to appropriate park and recreational facility upgrades and maintenance
- Formation of a Suisun City Parks and Recreation Foundation or similar body for fundraising and philanthropic purposes
- Issue a Request for Proposals to operate and manage the Harbor Theater
- Public/neighborhood fund raising
- Public/private partnerships: purchase and develop a new sports complex; renew efforts to contract Harbor Theater management and operations to a qualified third-party entity
- Private Grants and philanthropic organizations may support programs or facilities which align with their focus, mission, or support local/regional needs in conjunction with corporate responsibility or promotion
- Prop 68, Parks, Environment and Water Bond—per capita and competitive grant programs
- Community Development Block Grants: funding is through the Federal program administered by the Department of Housing and Urban Development (HUD) - several programs and project funding options are available with targets to serve/benefit lower income areas/populations
- Federal Funding Opportunities: with focus on improvements to reduce climate change, improve multi-modal transportation, improve water quality, repair, and replace aged infrastructure
- State Land and Water Conservation Fund
- Infrastructure, Investment and Jobs act (Infrastructure Bill)
- Inflation Reduction Act



J. Conclusion

Suisun City is a proud city with engaged, enthusiastic, diverse, and practical residents.



The community and its leaders have accomplished much in the Parks and Recreation System and jointly recognize that more is needed. This Master Plan fulfills the policy direction contained in the General Plan and,

through a high-level evaluation informed by substantial rich input

from community members, dedicated City staff and responsible and thoughtful leaders, presents findings and recommendations for system-wide enhancement in-line with community desires.

The information in this Master Plan is intended to be a tool to assist the community and decision-makers in selecting and pursuing funding and improvement decisions and establishing long-term commitments for the care of this beloved and community-valued system and its programs. An expanded, improved, and well-maintained Parks and Recreation System will continue to enrich the quality of life for Suisun City residents and build community pride and bonds. Such City-guided efforts and commitments will further enhance the standing of the community serving to strengthen the sense of community and increasing the attractiveness of Suisun as a destination for businesses and visitors.

INVENTORY AND ASSESSMENT

Community Parks and Recreational Facilities Inventory and Assessment

A. Site Inventory and Analysis

The consultant team conducted research of and visited all park and recreational facility sites to document existing conditions through written notation and photographic record. Facilities were reviewed for functionality, level of comfort for users, public access to sites, and convenience/usability of elements within sites.

Assessment was reviewed with City staff and stakeholders, and additional individual contributions were included in the Master Plan. Inventory and assessment information is represented by the following facility types:

Parks:

- Pocket Parks and Plazas: City Hall Point, Harbor Plaza, McCoy Creek Park, Reverend Clayborn Lea, Sr. Park, Sheldon Plaza, and Todd Park
- Neighborhood Parks: Independence Park, Lawler Falls Park, Mike Day Memorial Park, Montebello Vista Park, Patriot Park, and Samuel W. Goepf Park
- Community Parks: Carl E. Hall Park, Heritage Park, and Lawler Ranch Park
- Sports Complexes: Lambrecht Sports Complex
- Community Gardens: Prosperity Park Garden (2024)

Buildings:

Buildings that provide offerings for cultural, performing, and visual arts, youth, senior and the community classes and events, include:

- Harbor Theater
- Joseph Nelson Community Center
- Suisun City Senior Center (building was closed in 2021. Senior services and programs are offered at Joseph Nelson Community Center.)

Marina:

One of Suisun City's most treasured recreational amenities is its Harbor and public access to the Suisun Slough and Marsh. Facilities reviewed associated with the Marina include:

- Harbor Master Building
- Restrooms and showers
- Boat launch, ramps, and docks
- Berthing slips
- Fuel and pump out stations

Trails:

Four dedicated trails and bikeways studied include:

- Central County Bikeway
- Grizzly Island Trail
- McCoy Creek Trail
- Peterson Ranch Linear Park

B. Site Opportunities and Recommendations

Research, analysis and documentation of all existing City Park and recreational sites and facilities is essential to evaluating current assets and understanding how they relate to future park and recreational community need and desire.

Based upon input gathered through 2021-2022 stakeholder outreach and engagement, City leadership, staff, and the community desire development of the following elements:

- Covered picnic and barbecuing areas
- Splash pad or similar water play amenities
- All-inclusive playground and toddler specific play areas
- Exercise stations
- Community garden
- Multi-use sport courts

- Baseball/softball fields
- Sports fields
- Tennis courts
- Additional sports complex

Further, they expect:

- Regular reconditioning and renovation of park and facility amenities
- Regular evaluation and refreshing of recreational programming
- Enhanced and sustained level of park maintenance
- Safe, clean, and well-lit family-oriented parks
- A vibrant Downtown Marina and Waterfront area
- Improved connection of people to nature
- Greater connection to the arts in parks and buildings, and along trails and bikeways
- Enhancement of parks to accommodate users of all abilities
- More pet waste stations
- Themed and non-prescriptive play areas for children
- Partnerships with allied public and private entities

With an understanding of these goals, and through additional research, the consultant team prepared written analysis and recommendation reports for each site that include:

- Opportunities and constraints
- Recommended site improvements
- Suggested schedule for improvements and prioritization
- General opinion of probable capital costs

C. Design and Review of Capital Improvements

Any project to be constructed is subject to design, plan preparation, engineering, review and permitting by City, County and State offices, depending on the project, its parameters, and features. Once a project is approved, it can be bid and built. Each project will have its own distinct timeline, and some may be completed in phases over several years.

D. Accessibility and ADA Compliance

Under federal regulations, when parks and recreation facilities are built or altered, they must comply with the ADA Standards for Accessible Design (ADA Standards), which require inclusion of features such as accessible parking spaces, routes, toilet facilities, and spectator areas. The City will need to consider this as they move forward with project implementation.

Outdoor play areas for children ages two or older should be given equal opportunity to play. Playground equipment and facilities constructed or altered must comply with ADA Standards for Accessible Design, most recent edition.

According to ADA, an accessible playground is one that offers a range of play experiences to children of varying abilities.

There must be: An accessible path from the building or parking lot to the edge of the play area, and an accessible path from the edge of the play area to the play equipment.

Surfacing surrounding the play equipment must comply with ASTM 1951 (Determination of Accessibility of Surface Systems Under and Around Playground Equipment). Once a child is in the play area, they must be able to access the play equipment by either moving out of their mobility device onto the playground structure (such as a transfer station) or by direct play structure access in their mobility device (such as a ramp).



E. Cost Projections

Opinions of Probable Capital Costs assigned to Master Plan projects were based on the consultant team's professional judgement and experience in designing and performing construction administration for similar public projects, including review of recent construction bid results. For some items, costs are based on parametric measurement with per unit assignment of fee or rate. Additionally, budgets are based on written quotes from specific vendors and suppliers with estimated cost for installation.

The general opinions of probable costs developed for Master Plan projects are budgetary only and will require refinement and updates as the projects are designed.

F. Cost Escalation and Maintenance Expenses

The City will need to budget for construction escalation through industry recognized sources, and by using historical averages, on a yearly basis.

Maintenance Expense:

Each city has its own way of determining maintenance costs and budgets. Suisun City park and recreation facilities are maintained by the Public Works Department with funding from both the City's General Fund and Landscape and Lighting Districts for specific district areas. As new projects are planned, it is important that the City adopt annual maintenance operations budgets for each project with an escalation factor built in. This should be review and adjusted annually.

G. Other Considerations

Prevailing wage rate:

The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area. Prevailing wage rates for City of Suisun projects are consistent those set forth by Solano County, issued twice per year. This is an important consideration in providing cost projections for the construction and maintenance of City park and recreational projects.

Grants and other funds:

Often, public, and private grants and funding have mandatory accounting regulations and documentation associated with budget distribution. This can add cost and should be considered as the City plans and implements projects through these sources.

PARKS, BUILDINGS, MARINA AND TRAILS

CARL E. HALL PARK
Pintail Drive between the Kroc Center and Suisun Library

Type: Park
Size: 10.0 acres
Age: 1982; 41 years

Description
 A community park centrally located between Suisun Elementary School, the City Library, Kroc Salvation Army Community Center, and Fire Station. The park includes an improved small-scale younger children’s play area and a large open turf area for community events and unstructured family recreation, including playing, walking, jogging or sitting.

Amenities

- Parking
- Play area
- Large grass area
- Walking path
- Chain link backstop
- Drinking fountain with bottle filler
- Bike racks
- Trash receptacles

Condition

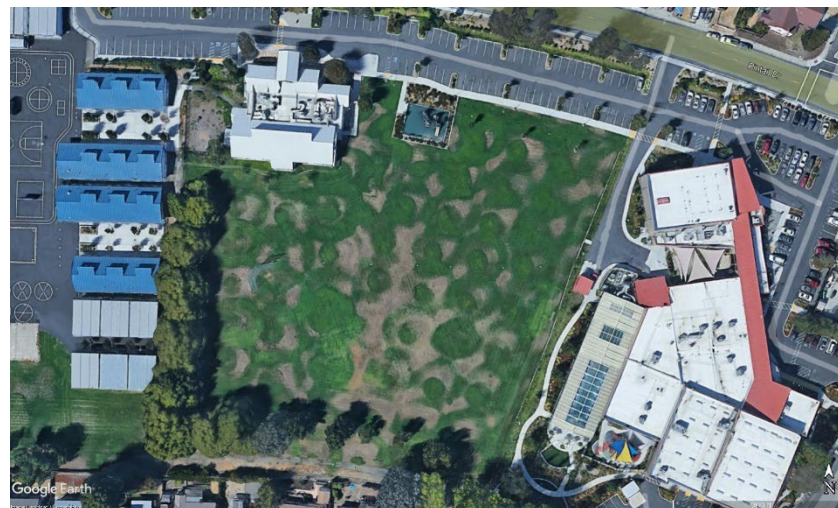
- Asphalt jogging path is cracked and broken in several areas, and overgrown with weeds
- Turf grass is uneven with several brown and worn patches
- Portions of the backstop structure and mesh are broken or missing

Functionality

- Jogging path poses tripping hazards
- Turf grass area is non-functional for sports play and running
- Connectivity is poor, limited to narrow outer pathway

Comfort/Convenience

- Ample vehicle and bicycle parking
- Lacks shade and seating



CARL E. HALL PARK

Pintail Drive between the Kroc Center and Suisun Library

Constraints

- Older park that requires complete reconstruction of elements for usability
- Turf grass is unhealthy, uneven, and challenging for play
- Perimeter pathway is no longer functional, no connection to park features
- Lacks shade and seating
- Tot lot area is small and offers little play value
- Backstop structure is broken

Opportunities

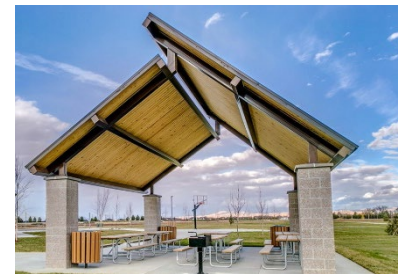
- Proximity to City Library, Suisun Elementary School, and Kroc Center
- Close to geographic center of City
- Ample vehicle and bicycle parking
- Acreage for multiple community-desired park features
- Create opportunities for rental spaces to increase revenue
- City should formalize partnerships with Kroc Center and volunteer groups for programming and maintenance of new facilities

Recommended Prioritization for Improvement

- Create rentable, covered group picnic pavilion with tables and barbeque units
- Update play area with equipment for multiple age groups
- Reconstruct pedestrian paths with connection to park elements
- Add new site furnishings, drinking fountains, and safety lighting
- Create multi-use turf grass area with updated irrigation system
- Add water efficient shade trees and landscaping with updated irrigation system

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$1,800,000-\$2,400,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



CITY HALL POINT

Behind City Hall on Civic Center Blvd.

Type: Park

Size: 1.0 acre

Age: 1989; 34 years

Description

A pocket park anchoring City Hall to Suisun’s waterfront promenade, Marina Trail, and Mike Day Memorial Park. The park includes a pathway for walking or jogging with outward viewing opportunities.

Amenities

- Parking
- Walking path
- Access to Marina Trail and Mike Day Memorial Park
- Public Art
- Lighting
- View of Suisun Slough, Vaca Mountains, and Coastal Range
- Drinking fountain with bottle filler
- Trash receptacles

Condition

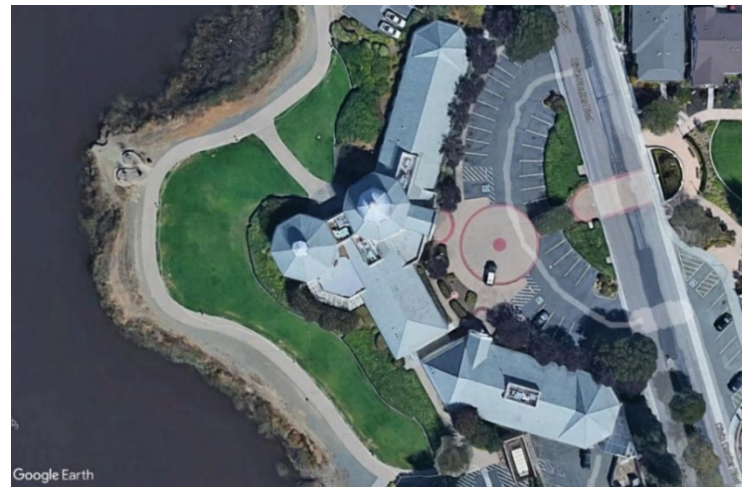
- Pathways are in good condition and wide enough to allow for multiple users
- Bollards are antiquated and provide minimal light
- Turf grass and trees are struggling to survive

Functionality

- Underutilized and lifeless with only perimeter access
- Ineffective access from City Hall for officials, staff, and the public to use spaces
- Lacks seating and gathering areas adjacent to path or City Hall
- Pathway to public art area is weedy

Comfort/Convenience

- Inefficient lighting along Marina Trail
- Lacks shade and seating
- All areas are exposed to sun and wind



CITY HALL POINT

Behind City Hall on Civic Center Blvd.

Constraints

- Lack of seating and shade areas
- Large expanse of lawn requires high water consumption and maintenance

Opportunities

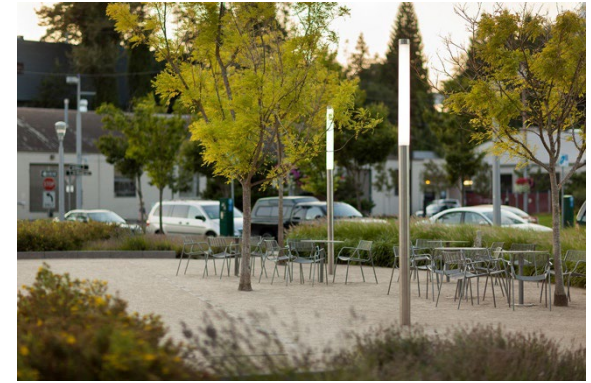
- Formal celebratory site
- Create opportunities for rental spaces to increase revenue
- Seating for views to harbor area
- Create outdoor games area for bocce, corn hole and other group recreational amenities
- Nature education highlighting Suisun’s Harbor, Slough, and Marsh
- Less water intensive plants that support wildlife
- Improved connections from perimeter path to City Hall

Recommended Prioritization for Improvement

- Add updated lighting
- Install benches along path to take advantage of vistas
- Enhance existing art installation for connection to nature education
- Add shade trees with automatic irrigation system along path east of City Hall
- Install plants that are less water intensive and which support wildlife
- Remove sections of turf grass and develop games area while retaining views to waterway
- Add a small-scale covered picnic pavilion with connection to games area
- Improved connections from perimeter path to games area, picnic pavilion and City Hall

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$500,000 - \$800,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



HARBOR PLAZA

Main Street and Solano Street

Type: Park

Size: 1.0 acre

Age: 1994; 29 years

Description

A waterfront park, nestled in downtown, along the Suisun Slough across the channel from City Hall, and adjacent to Suisun City’s Waterfront Promenade and Marina Trail. The park is within walking distance from the Suisun-Fairfield Amtrak Train Station.

Amenities

- On street parking
- Raised outdoor stage
- Space for community events
- Turf areas
- Gazebo
- Walking path
- Benches
- Trash receptacles
- Drinking fountain with bottle filler
- Lighting
- Views of Suisun Slough and City Hall



Condition

- Infrastructure is in good condition
- Trees provide for shade and cover
- Turf grass is in poor condition

Functionality

- Park has historically received a high level of community use
- Green space and benches are occupied by unhoused people and used for sleeping
- Access to gazebo area is blocked by columns

Comfort/Convenience

- Rail and Intercity bus stop at nearby train station
- Adjacent to downtown
- Direct access to dock



HARBOR PLAZA
Main Street and Solano Street

Constraints

- Lawn area is trampled due to high use of this plaza
- High use of plaza increases need for maintenance crews to keep up with pickup/cleaning required
- Unhoused occupy plaza areas
- Gazebo orientation impedes circulation through the site

Opportunities

- Partnerships with community groups, waterfront businesses and the Harbor Theater to increase programming of spaces for year-round activities, events, and to increase revenue
- Work with Solano County Health and Human Services Department to secure an office nearby for unhoused support
- Increase usability of plaza

Recommended Prioritization for Improvement

- Replace benches with individual or 2-person benches that discourage sleeping
- Install new lighting with efficient 24-hour operation
- Replace natural turf grass with synthetic turf that is durable and available for seating, and regular use for a variety of events
- Reconstruct or remove gazebo that impedes pedestrian circulation and connection to local businesses
- Identify place for public art that connections people to Suisun City culture

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$500,000 - \$700,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



HERITAGE PARK
Village Drive and Pintail Drive

Type: Park
Size: 10.0 acres
Age: 1991; 32 years

Description

A community park with picnic and play areas, sports field, basketball court, and shared parking with Community/Senior Center.

Amenities

- Parking lot
- Lighted ball field; currently under reconstruction as soccer fields
- Basketball court
- All access younger children’s play area
- Agility course
- Walking path
- Restrooms; currently being remodeled
- Picnic tables and group picnic areas
- Trash receptacles
- Drinking fountain with bottle filler

Condition

- Restroom at ballfield area was renovated in 2021
- Park and path connections are not well lit
- Trash receptacles, benches, and picnic tables are worn and dated
- Pathways do not offer direct connection to picnic tables
- Basketball court asphalt is cracked and broken in several areas
- Turf grass is in poor condition; dry, thick, and overly compacted
- Trees are overgrown and require thinning and regular maintenance
- Trash is present throughout all park areas

Functionality

- Park has historically received heavy use
- Park has many community-desired features however most are beyond their usable life and require replacement

Comfort/Convenience

- Adequate parking
- Centrally located to surrounding residential neighborhood



HERITAGE PARK
Village Drive and Pintail Drive

Constraints

- Overly shady trees and mounds create visual barriers
- Basketball court paving and backstops are in very poor condition
- Grass areas adjacent to the Community Center are un-used
- Park’s appearance is dark and dated

Opportunities

- Central location; existing parking area
- Park areas allow for favorable renovation with good circulation
- Space is available for modern, rentable picnic pavilion
- Space is available to create outdoor recreational amenities for Suisun City’s seniors and youth

Recommended Prioritization for Improvement

- Redevelop ball field area to synthetic turf soccer field(s) with updated lighting (natural turf project currently in construction)
- Add surveillance cameras to parking areas
- Selectively remove trees and landscape mounds to open park areas
- Remove small turf areas near play and agility courses
- Resurface basketball court with seat walls
- Install a splash pad with connections to restrooms
- Add a covered picnic pavilion with connection to play areas, basketball court and soccer fields
- Add pedestrian paths for better connectivity of elements
- Add fitness and games area near Senior activities zone

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$3,100,000 - \$4,200,000
- Re-visit project capital budget as design develops.
- Regularly account for cost escalation associated with project maintenance and operations.



INDEPENDENCE PARK

Charleston Street and Duluth Lane

Type: Park
Size: 5.0 acres
Age: 2007; 16 years

Description

A neighborhood park in the Peterson Ranch subdivision that overlooks open space to the east. The park includes a small area with play equipment for younger children, a large grassy area, and a perimeter walking path.

Amenities

- Children’s play equipment
- Large turf area
- Landscape planting areas
- Picnic tables
- Walking path connecting to Peterson Ranch Linear Park
- Sidewalk lighting
- Drinking fountain with bottle filler
- Trash receptacles

Condition

- Play area surfacing needs to be supplemented and receive regular maintenance; it does not offer flush transition to pathways
- Turf grass is high with thick and uneven growth; not suitable for running or organized sports play
- Irrigation coverage for turf grass is problematic with many dry areas
- Small, struggling trees provide only minimal shade or wind protection

Functionality

- An underused park with basic amenities
- Evaluate access to children’s play area and equipment for compliance with ADA standards
- All areas are exposed to sun and wind

Comfort/Convenience

- Accessible by Peterson Ranch Linear Park and surrounding neighborhood



INDEPENDENCE PARK

Charleston Street and Duluth Lane

Constraints

- Park is often un-used
- Turf grass is uneven, thick, and challenging to use for organized sport play or general recreation
- People are living in the shrubby and linear park areas
- Minimal to no shade at the site; areas open and exposed

Opportunities

- Space for modern shade structures, tables
- Space for full size basketball court(s) or multi-use sports courts
- Space for sitting in park if shade is added

Recommended Prioritization for Improvement

- Remove shrubs to open views to Peterson Ranch Linear Park
- Add shade trees in key locations
- Renovate turf grass area with updated irrigation system
- Add basketball courts or multi-use sport courts
- Add small shade structure(s) and tables

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$900,000 - \$1,200,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



LAMBRECHT SPORTS COMPLEX Lambrecht Road and Petersen Road

Type: Park
Size: 80.0 acres
Age: 1994; 29 years

Description

The City's primary sports complex with a variety of baseball and softball fields for youth and adults.

Amenities

- 3 youth baseball fields and 1 youth softball field
- 4 adult softball fields
- Lighting
- Concessions
- Maintenance and storage facilities
- Restrooms
- Fencing and gates
- Parking

Condition

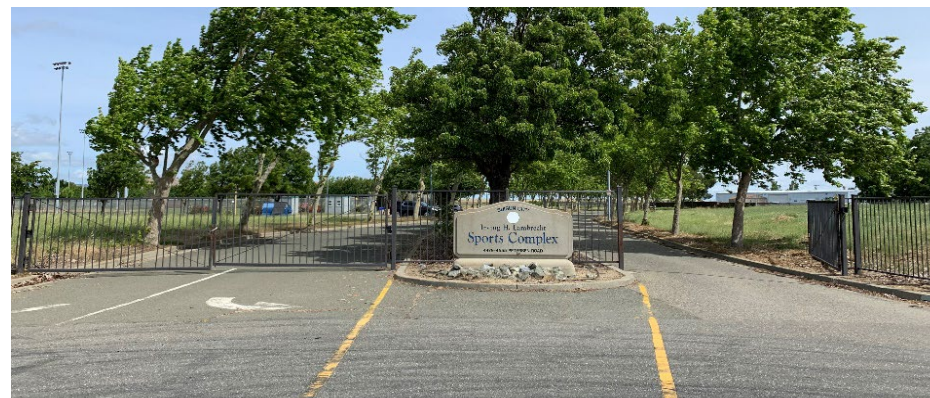
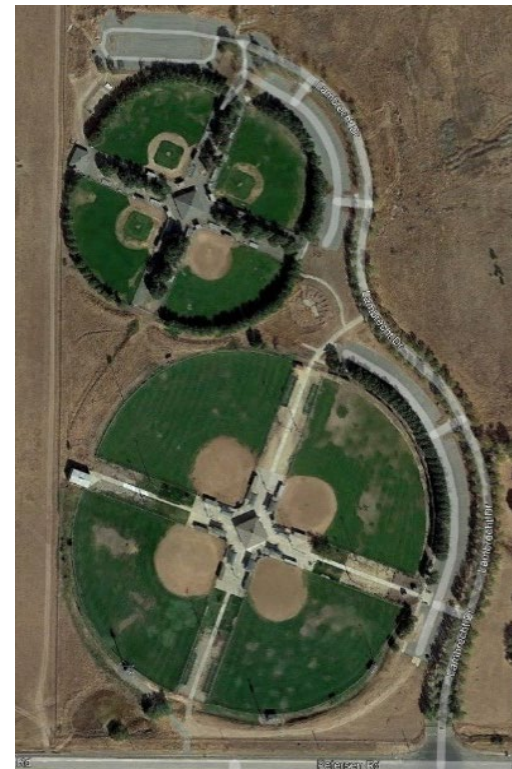
- Solar and high-efficiency lighting upgrades in 2018; snack bar upgrades in 2019; energy efficiency upgrades and repairs/repainting of clubhouse in 2021
- Access road, parking areas and asphalt pathways are all cracked and broken, and many areas, in very poor condition, needing improvement or replacement
- Trees in parking areas are wind damaged; root systems are lifting curbs and sidewalks

Functionality

- Generally, all field areas and structures are usable and functioning
- Storm drainage system and building downspouts require cleaning and repair to function properly
- Open areas outside of fields are undeveloped

Comfort/Convenience

- No bicycle/pedestrian access
- Lacks close connection to local businesses and services



LAMBRECHT SPORTS COMPLEX
Lambrecht Road and Petersen Road

Constraints

- Located far from the City center
- Lack of bicycle or walking trails to site
- Extent of damage in access road, parking areas and asphalt pathways may require in-place recycling or a new pavement section
- Trees in parking areas are wind damaged; root systems are lifting curbs and sidewalks

Opportunities

- Family-friendly play area in an undeveloped area
- Create Class I trail connection to Sports Complex
- Room to expand into northern or western parcels
- Opportunity to offer variety of sports fields to offset maintenance costs

Recommended Prioritization for Improvement

- Improve parking and roadway areas for longevity
- Develop supporting facilities next to ball fields: pay to play batting cages, rentable picnic areas, and children’s play areas
- Use ballfield outfield for youth soccer camps
- Modernize site furnishings and features to maximize usability
- Examine grant opportunities to connect Class I trail to complex
- In compliance with Travis Air Force Base Land Use Compatibility Plan, share facilities, access, roadways and parking, infrastructure, and buildings with new sports complex developed on property directly to the west

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$950,000 - \$1,200,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



LAWLER FALLS PARK

Hammond Lane between Mayfield Circle and Potrero Circle

Type: Park

Size: 3.0 acres

Age: 1980; 43 years

Description

A neighborhood park in the Lawler Ranch subdivision that includes ponds and waterfalls, shade trees, picnic areas and walking paths.

Amenities

- A tri-level pond system with waterfall
- Walking paths
- Picnic tables
- Barbeque grills
- Small turf areas
- Trash receptacles
- Drinking fountain with bottle filler
- Lighting

Condition

- Pond lining and bubblers were replaced however water leaks are present
- Limited pond barrier fencing should be checked for safety compliance
- Turf grass is in poor condition; dry, thick, and overly compacted
- Coast Redwood trees show signs of severe stress
- Erosion has occurred in uncovered soil areas

Functionality

- Park has water features, paths, benches, picnic tables and barbeque grills; all elements are dated and underused
- Pathways are narrow and allow for only single person passage
- Pond edges are used as narrow pathways without barrier between edge and pond
- Evaluate ADA access to benches, picnic tables and barbeque grills
- Water feature requires expensive maintenance

Comfort/Convenience

- Accessible by walking paths from adjacent neighborhoods



LAWLER FALLS PARK

Hammond Lane between Mayfield Circle and Potrero Circle

Constraints

- Water features are seen as water wasters in California
- Pond system requires expensive maintenance
- Pathways are narrow and do not connect to site features
- Ponds lack fencing/barrier

Opportunities

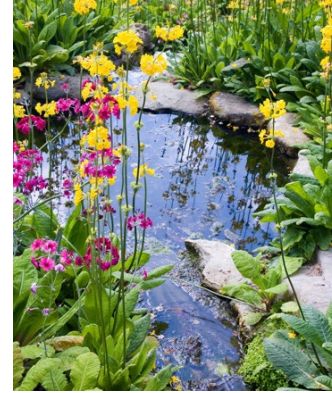
- Secure adopt a park group to enhance and care for park
- Provide programming and offer classes to help offset park operations and maintenance

Recommended Prioritization for Improvement

- Add low safety fencing at open water edges in compliance with City/County regulations
- Provide new pathways to improve circulation to park amenities
- Add modernized benches and signage
- Add seasonally interesting plants to interface between pond edge and park areas

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$200,000 - \$400,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



LAWLER RANCH PARK

Lawler Ranch Parkway and Johnston Way

Type: Park

Size: 10.0 acres

Age: 2007; 16 years

Description

A community park in the Lawler Ranch subdivision that offers a small and large dog park, children’s play areas, and large turf area with views of Suisun Marsh.

Amenities

- Two children’s play areas
- Half basketball court
- Small and large dog park areas
- Large turf area
- Walking trail with gated access to open space
- Picnic tables and benches
- Drinking fountains with bottle fillers
- Trash receptacles
- Lighting

Condition

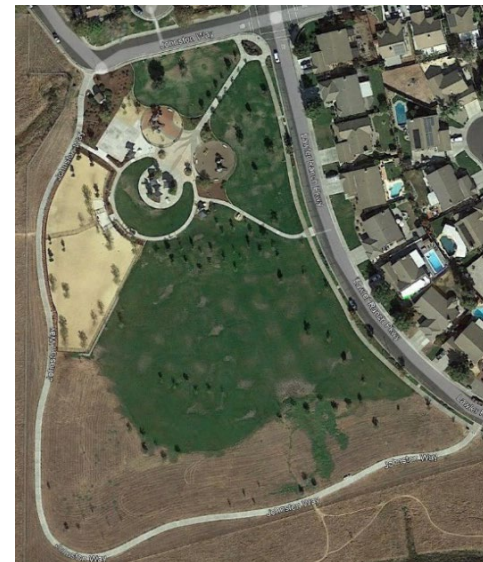
- Younger children’s play area surfacing was replaced and basketball court lines repainted in 2021
- Windbreaks and shade are needed for higher use areas including picnic, play, and dog park
- Turf grass is high with thick and uneven growth; unsuitable for running or organized sports play
- Irrigation coverage for turf grass is problematic with many dry areas
- Small, struggling trees provide only minimal shade and wind protection

Functionality

- Evaluate access to picnic tables and drinking fountains for ADA compliance
- High winds without windbreaks make park use areas uncomfortable
- Cantilevered shade structures are ineffective
- Storm drainage system, mounds and topography make areas of turf un-usable
- Street parking only

Comfort/Convenience

- Accessible by sidewalk from adjacent neighborhood
- High use areas are exposed to sun and wind
- Park elements are spread far apart



LAWLER RANCH PARK

Lawler Ranch Parkway and Johnston Way

Constraints

- Turf grass areas are heavily mounded and require regrading to allow for running or organized sport play
- Irrigation system is inefficient
- Areas are exposed; minimal shade and windbreaks are available

Opportunities

- Enhanced views of southern coastal range
- Space for rentable picnic pavilion
- Space for basketball, tennis, and multi-use courts
- Space for restroom building
- Space available for onsite parking
- Improve dog park with shade structures, site furnishings for owners, and obstacle/fitness courses for dogs
- Connect park to Suisun Slough trail

Recommended Prioritization for Improvement

- Add paving to connect pathways to existing site furnishings and drinking fountains
- Add shade trees, automatic irrigation system, and new water connection at dog park area
- Add agility course and site furnishings to dog park area
- Re-install and orient individual shade structures at existing picnic tables for protection, or move to dog park area
- Add shade trees or structures to children’s play areas
- Add parking area at south park area
- Add restroom building
- Replace mounded turf area with lighted basketball, tennis, or multi-use courts
- Create rentable picnic pavilion with tables and barbeque units
- Replace small turf grass areas with synthetic turf for multi-use near play, picnic area, and sport court areas

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$3,300,000 - \$4,000,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



MCCOY CREEK PARK
Anderson Drive and Bauman Drive

Type: Park
Size: 1.0 acre
Age: 1991; 32 years

Description

A pocket park adjacent to McCoy Creek and Crystal Elementary School that offers views of Suisun Marsh, a play area, sand volleyball court, picnic tables and large turf area.

Amenities

- Children’s play area
- Small turf areas
- Sand volleyball court
- Picnic tables and barbecue grills
- Benches
- Bike rack
- Drinking fountain with bottle filler
- Trash receptacles
- Views of Suisun Marsh and McCoy Creek

Condition

- Play equipment, picnic tables, benches, barbecues, trash cans, bicycle racks and paving are in good condition
- Sand volleyball court is overgrown; needs new posts/net
- Turf grass is poor condition; high, thick, uneven growth, and in areas overly compacted
- High use areas are exposed to sun and wind

Functionality

- Appears to be an underused park
- Pathways do not connect to picnic tables, barbeque units or sand volleyball court
- Play area surfacing does not offer flush transition to paths
- Shade is needed at high use areas
- Abundant curb side parking

Comfort/Convenience

- Adjacent to McCoy Creek and Crystal Elementary School



MCCOY CREEK PARK

Anderson Drive and Bauman Drive

Constraints

- Sand volleyball court in poor condition requires replacement
- Turf grass is in poor condition
- High use areas are exposed to sun and wind

Opportunities

- View of Suisun Marsh and Coastal Range to the south
- Better connectivity in park
- Space for multi-use sports/games court

Recommended Prioritization for Improvement

- Provide pedestrian connections from pathways to picnic tables and use areas
- Plant shade trees with automatic irrigation system at seating and play areas
- Remove sand volleyball court and replace with multi-use sport court
- Add shade structure at picnic tables, multi-use sports court and children’s play areas
- Recondition turf grass areas and update irrigation system

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$1,150,000 - \$1,400,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



MIKE DAY MEMORIAL PARK
Civic Center Boulevard next to City Hall

Type: Park
Size: 3.0 acres
Age: 1991; 32 years

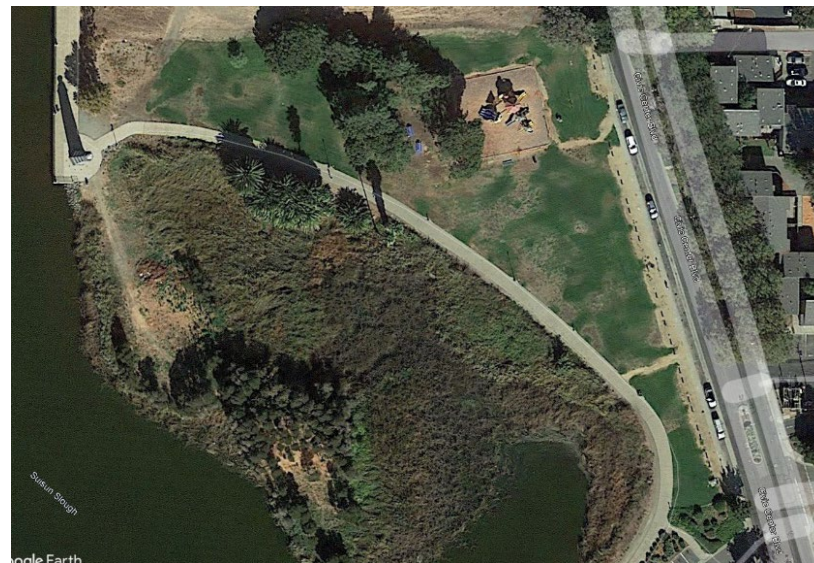
Description
 A neighborhood park adjacent to City Hall that offers a children’s play area and open turf grass. The park is adjacent to the Marina Trail with views of Suisun Slough.

- Amenities**
- Children’s play area
 - Turf area
 - Benches
 - Picnic tables
 - Drinking fountain with bottle filler
 - Trash/recycling receptacles
 - Views of Suisun Slough

- Condition**
- Historic lighting is present on Marina Trail, adjacent to the park
 - Bollards are antiquated and provide minimal light
 - Play equipment and site furnishing are extremely worn and dated
 - New wood fiber or resilient play area surfacing is needed
 - Turf grass is in poor condition; thick, matted, uneven and overly compacted
 - Shade trees are overgrown and require regular pruning, maintenance, or replacement
 - Trash is present throughout all park areas

- Functionality**
- Pedestrian access is across worn turf grass from Civic Center Blvd. and Marina Trail
 - Pathways do not connect to play area, benches, picnic tables or drinking fountain
 - Play area surfacing needs to be supplemented and receive regular maintenance
 - No pedestrian connection from the park to nearby high-density residential units
 - No pedestrian connection from the park to Marina Trail

- Comfort/Convenience**
- High use areas are exposed to sun and wind



MIKE DAY MEMORIAL PARK
Civic Center Boulevard next to City Hall

Constraints

- Play equipment and its safety surface require replacement
- Poor site lighting
- Turf grass is in poor condition and requires extensive renovation and maintenance
- Shade trees are overgrown and require regular pruning, maintenance, or replacement

Opportunities

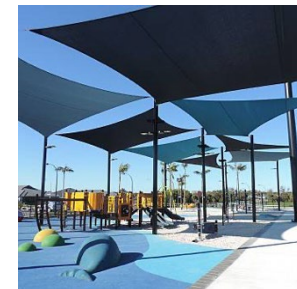
- View of Suisun Slough, Marsh, and Coastal Range to the south
- Adjacent to City Hall, Waterfront Promenade, Marina Trail and Downtown
- Space available for a rentable shade structure and tables
- Facilitate renting of park to increase revenue

Recommended Prioritization for Improvement

- Improved lighting
- Remove and replace overgrown shade trees with new water efficient trees and automatic irrigation system
- New universal access children’s play structures (tot and youth)
- New pedestrian pathways that connect to park elements
- Covered picnic tables with views to Suisun Slough
- Add fitness equipment area
- Redevelop natural turf grass and automatic irrigation system

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$1,230,000 - \$1,440,000
- Re-visit project capital budget as design develops.
- Regularly account for cost escalation associated with project maintenance and operations.



MONTEBELLO VISTA PARK

Montebello Drive between Capistrano Drive and Bella Vista Drive

Type: Park
Size: 5.0 acres
Age: 1989; 34 years

Description

A neighborhood park with a children’s play area, youth ball field, half basketball court, large turf area, picnic tables and path.

Amenities

- Youth ball field with backstop and bleacher seating
- Children’s play area with swings
- Walking paths
- Large turf area
- Picnic tables
- Benches
- Trash receptacles
- Drinking fountain with bottle filler
- Lighting
- Smart irrigation controller with weather station

Condition

- Children’s play equipment and surfacing were replaced in 2022
- Youth baseball infield is covered with dense grass and weeds
- Half basketball court pavement is cracked; post and backboard broken and hoop missing
- Walking path in good condition
- Struggling trees and grass

Functionality

- Half basketball court is un-usable
- Youth baseball infield is un-usable
- Storm drainage system, mounds and topography make large turf areas un-usable
- Cross pathways would improve pedestrian circulation

Comfort/Convenience

- Accessible by sidewalk from adjacent neighborhood
- Ample on-street parking
- High use areas are exposed to sun and wind
- Benches at play area, and ball field spectator areas are not in shade



MONTEBELLO VISTA PARK

Montebello Drive between Capistrano Drive and Bella Vista Drive

Constraints

- Sport court requires repairs
- Natural turf area requires regrading to allow for running or organized sport play

Opportunities

- Situated in residential neighborhood
- Space available to add rentable shade structure and tables
- Space for restrooms and concession stand

Recommended Prioritization for Improvement

- Remove natural turf grass mounding
- Develop new multi-use sports fields with synthetic turf
- Re-landscape outlying areas with water efficient plants and automatic irrigation system
- Redevelop baseball backstop and synthetic turf infield
- Add restrooms, concession, and maintenance building
- Add multi-use sports court
- Add lighting for fields, sports court, and connection areas
- Add a picnic pavilion with picnic tables and barbeque units
- Add a toddler (2-5-year-old) children’s universal play area
- Add pathways for connectivity of spaces
- Add seating areas
- Add public art that connects with the Suisun City community

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: City has State Grant of \$1.85 million to put toward revitalization of this park; more may be required for full build out
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



PATRIOT PARK

Charleston Street between Little Rock Circle and Vandenberg Circle

Type: Park

Size: 4.0 acres

Age: 2004; 19 years

Description

A neighborhood park in the Peterson Ranch subdivision that overlooks open space to the east. The park offers play equipment for younger children, picnic area, half basketball courts, a large grassy area, and a perimeter walking path.

Amenities

- 2 children’s play structures
- 2 half basketball courts
- Youth ballfield back stop
- Large turf area
- Pergola-covered picnic area
- Benches and trash receptacles
- Drinking fountain with bottle filler
- Walking paths connect to Peterson Ranch Linear Park
- Constable Anson G. Burdick Police Center
- Lighting

Condition

- Turf grass is high with thick and uneven growth
- Irrigation coverage for turf grass is problematic with many dry areas
- Small, struggling trees provide minimal shade and wind protection
- Backstop boards need new paint
- Unhoused individuals are residing in shrub areas adjacent to Linear Park

Functionality

- Appears to be an underused park
- Evaluate access to children’s play area and equipment for compliance with ADA standards
- Picnic tables at pergola leave little room for access and movement

Comfort/Convenience

- Accessible by Peterson Ranch Linear Park and surrounding neighborhood
- Most areas are exposed to sun and wind



PATRIOT PARK

Charleston Street between Little Rock Circle and Vandenberg Circle

Constraints

- Unhoused individuals reside in the park space.
- Turf grass is poor condition requires extensive renovation and maintenance

Opportunities

- Space available to add a rentable shade structure with picnic tables and barbeques

Recommended Prioritization for Improvement

- Redevelop picnic area for usability and rental
- Install synthetic turf multi-use field
- Add shade trees in key locations
- Enlarge play area with thematic and flexible play, and seating

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$1,450,000 - \$2,180,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



PROSPERITY PARK GARDEN SITE

Blossom Avenue at McCoy Creek

Type: Park

Size: 1.7 acres

Age: In design; scheduled for construction in 2024

Description

A future park site that will include a community garden. The park will connect with Phase 2 of the McCoy Creek Trail, a Class I multi-use trail that links to Suisun City's Central County Bikeway, residential neighborhoods and commercial centers.

Amenities

- Small concrete pathway with connection to Blossom Ave. sidewalk
- Chain link fencing and gates
- Future community garden
- Future Class I bicycle path

Condition

- Undeveloped land

Functionality

- Future access and connections should consider ADA access and safety
- Parking, materials delivery, and vehicular access for community gardeners is necessary
- Storage for community gardens operations is necessary
- A restroom or portable restroom facilities are necessary for park users

Comfort/Convenience

- Circulation within garden and work areas should meet ADA standards
- Shaded areas for garden work should be considered



**PROSPERITY PARK GARDEN SITE
Blossom Avenue at McCoy Creek**

Constraints

- Not centrally located
- Concerns about traffic impact to Blossom Ave. and neighboring residences
- Adjacent to McCoy Creek and development restrictions associated with wildlife, natural environment, and clean creek way system

Opportunities

- Adds a neighborhood park to an area without parks or amenities for children
- Near McCoy Creek Trail Phase 3
- Develop agreement with garden club(s) for operations and maintenance

Recommended Prioritization for Improvement

- This project is currently in design stages
- Maintenance plans, funds and community partnerships should be well developed before construction begins

Schedule and Probable Cost

- Construction scheduled for 2023/2024
- 2023 Capital Cost: \$1,100,000
- Regularly account for cost escalation associated with project maintenance and operations



REVEREND CLAYBON LEA, SR. PARK

Josiah Circle and Driftwood Drive

Type: Park

Size: 1.0 acre

Age: 2004; 19 years

Description

A neighborhood linear park centrally located between Crystal Middle School, Suisun City Waterfront District, and a commercial area. The park includes a turf area with shade trees, perimeter walking path, picnic tables, benches, and lighting.

Amenities

- Large turf area
- Walking path
- Picnic tables
- Benches
- Lighting
- Trash receptacles
- Dog waste station

Condition

- Concrete is in good condition
- Turf and trees are in good condition
- Park is well-maintained

Functionality

- Connection to neighborhoods and downtown areas
- Walking and gathering areas for the neighborhood

Comfort/Convenience

- Across the street from Crystal Middle School
- Within walking distance from Waterfront District



REVEREND CLAYBON LEA, SR. PARK
Josiah Circle and Driftwood Drive

Opportunities/Constraints

- Limited cross connections through the park

Opportunities/Constraints

- Situated in residential neighborhood but accessible to surrounding commercial, educational and waterfront areas

Recommended Prioritization for Improvement

- Explore options to partner with neighborhood for community events
- Add low colorful California native plantings to sign or elevate sign for better viewability

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- \$2,000-4,000 for color planting or elevating sign
- Minimal cost for programming and hosting events - fee based to cover operations maintenance associated with events
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



SAMUEL W. GOEPP PARK

Pintail Drive at Harrier Drive next to Dan O. Root II School

Type: Park

Size: 5.0 acres

Age: 1980; 43 years

Description

A neighborhood park located adjacent to Dan O. Root II Elementary School and childcare center that serve surrounding residential neighborhoods.

The park includes a large turf area with perimeter shade trees, children’s play area, half basketball court and walking path.

Amenities

- Half basketball courts
- Children’s play equipment
- Large shade trees
- Large turf area
- Walking path
- Benches
- Drinking fountain with bottle filler
- Trash receptacles

Condition

- Concrete paths in good condition
- Asphalt paths are cracked and lifted by roots
- Shade trees are overgrown, require substantial pruning, thinning, regular maintenance and removal; roots make the area un-usable
- Basketball backboards are vandalized, broken and need replacement
- Baseball backstops are broken and need replacement
- Play equipment is antiquated; paint and components are at the end of their usable life
- Play area surfacing needs to be supplemented and receive regular maintenance; it does not offer flush transition to pathways

Functionality

- Play area equipment is old, fragile, and no longer well-functioning
- Evaluate access to benches and drinking fountains for ADA compliance
- Connection to several neighborhood areas



SAMUEL W. GOEPP PARK

Pintail Drive at Harrier Drive next to Dan O. Root II School

Constraints

- Shade trees are overgrown and require regular pruning, maintenance, or replacement
- Tree roots make area un-usable
- Half basketball court reduces level of play
- Children’s play area is old and past usable life

Opportunities

- Situated in residential neighborhood and adjacent to elementary school and childcare center
- Turf area is large enough for full size soccer play or to add up to four tennis courts
- City could host tennis/pickleball lessons and tournaments to gain revenue for project

Recommended Prioritization for Improvement

- Remove mounding for better viewability into park
- Remove and replace shade trees with extensive surface roots
- Add new children’s play area
- Improve pathways for extension to benches, drinking fountains and other site furnishings
- Reduce turf to a smaller multi-use area
- Add tennis/pickleball courts with lights (2 tennis courts/8 pickleball courts)
- Add shade structure with picnic tables and barbeque units
- Add parking lot

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$1,380,000 - \$1,670,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



SHELDON PLAZA

Driftwood Drive between Main Street and Civic Center Blvd.

Type: Park

Size: 0.8 acre

Age: 2003; 20 years

Description

An open turf plaza located at the northern terminus of the Suisun Slough. The space is accessed from steps up from Driftwood Drive with walking path around the slough to Harbor Plaza and Mike Day Memorial Park. The plaza is located adjacent to hotels, commercial center, and in close proximity to the Suisun-Fairfield Amtrak Train Station.

Amenities

- Large turf area
- Seat wall
- Benches
- Trash receptacles
- Lighting
- Excellent views of the Suisun Slough and waterfront areas
- Connection to Mike Day Memorial Park and Harbor Plaza

Condition

- Well-maintained

Functionality

- Connection to Waterfront District
- Area used for fishing in the Suisun Slough
- Underutilized
- Areas adjacent to Plaza are occupied by unhoused people and benches are used for sleeping

Comfort/Convenience

- Hotels area located across the street
- Near Highway 12
- Near Suisun-Fairfield Amtrak Station and Park and Ride
- All areas are exposed to sun and wind



SHELDON PLAZA

Driftwood Drive between Main Street and Civic Center Blvd.

Constraints

- Gathering space for unhoused individuals reduces use for others

Opportunities

- Potential rentable location for community gatherings and private events; fees should offset maintenance and staff costs
- Expand area with stronger connection to the water
- Expand area with connection to adjacent vacant land (east)

Recommended Prioritization for Improvement

- Replace benches with individual or 2-person benches that discourage sleeping
- Install new lighting with efficient 24-hour operation that extends from Plaza to connecting pathways and surrounding use areas
- Remove turf grass and install artistic permeable paving for flexibility, multi-use and to lessen maintenance costs
- Add shade trees in tree grates with automatic irrigation system
- Partner with local businesses and hotel groups to facilitate renting of plaza to increase revenue

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$520,000 - \$580,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



TODD PARK

Across Civic Center Blvd. from City Hall to Harbor Park Drive

Type: Park

Size: 1.3 acres

Age: 2001; 22 years

Description

A linear park across the street from City Hall featuring formal hedges, rose gardens and a large turf area with perimeter seating. The park is surrounded on 3 sides by single family residences.

Amenities

- Large turf area
- Shade trellis
- Benches
- Shade trees
- Lighting
- Parking area
- View of City Hall

Condition

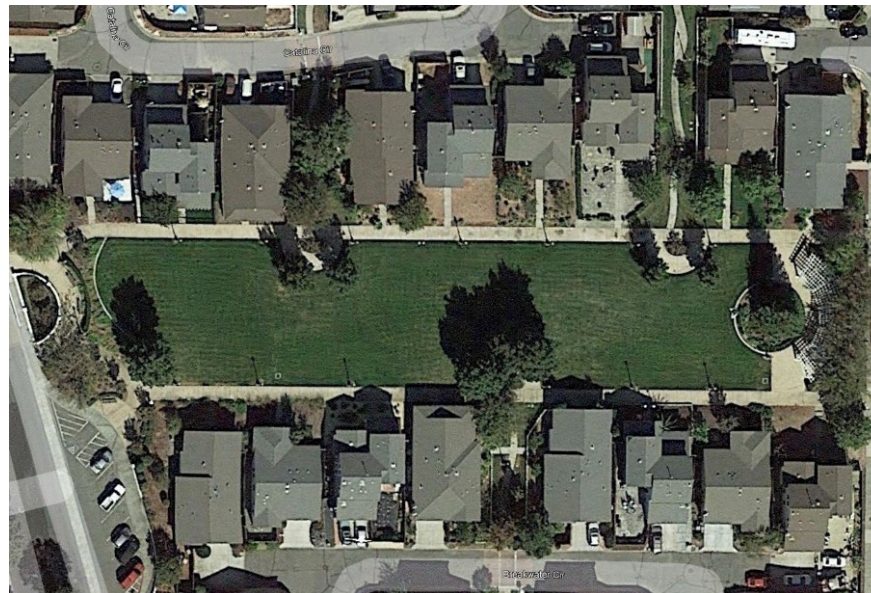
- Infrastructure is in good condition
- Well-maintained

Functionality

- Connection to City Hall and Suisun City's Waterfront District
- Underutilized

Comfort/Convenience

- Shaded seating



TODD PARK

Across Civic Center Blvd. from City Hall to Harbor Park Drive

Constraints

- Surrounded on 3 sides by residences; may make it difficult to revise park
- Current landscaping requires high water use to maintain a full lush look

Opportunities

- Create native California plant demonstration garden
- Facilitate renting of park to increase revenue

Recommended Prioritization for Improvement

- Over time, replace high water use plants with water efficient and CA native species
- Explore options to partner with neighborhood for community events

Schedule and Probable Cost

- TBD programming of area for community classes and events
- Minimal cost for programming and hosting events - fee based to cover operations maintenance associated with events
- Re-visit project capital budget as programs develop
- Regularly account for cost escalation associated with project maintenance and operations



HARBOR THEATER
720 Main Street between Main Street and Kellogg Street

Type: Building
Size: 12,536 SF Building; 0.1-acre plaza
Age: 1999; 24 years

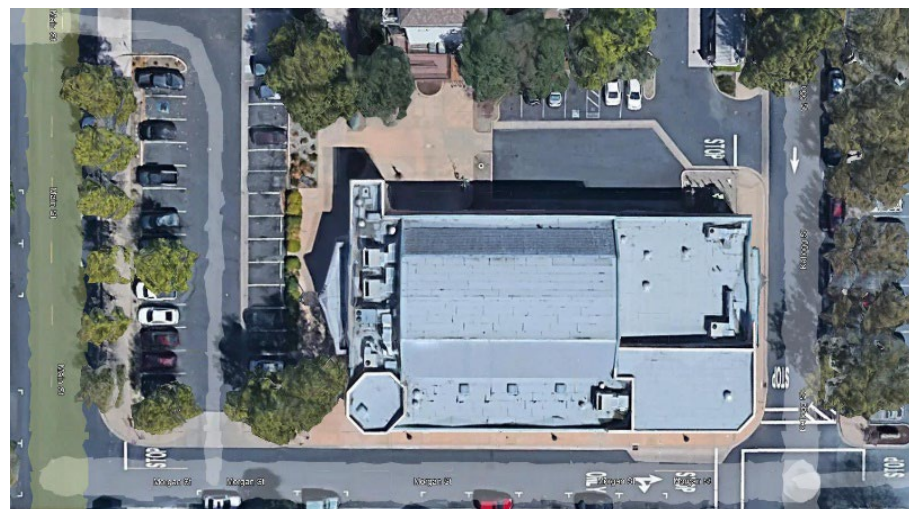
Description
 A small 175-seat theater and outdoor plaza owned by the City of Suisun City with historic and art components at the entrance. The City is determining best practices for theater management and operations. Historically, the theater was used as a venue for live performances, film, and art exhibits.

- Amenities**
- Flexible plaza space
 - Public art piece(s)
 - Lighting
 - Parking

- Condition**
- Interior requires safety upgrades throughout
 - Southern walls show signs of water intrusion, separation, and dry rot
 - Colored concrete paving is faded
 - Limited shade and landscape surround theater and plaza
 - Parking lot planting is dated and view to downtown is blocked
 - Recent upgrades include roof and flooring replacement, energy efficient HVAC and fire alarm systems, and exit door
 - Exterior and interior appearance are modest and dated
 - Interior lighting and audio-visual systems are outdated

- Functionality**
- Theater is not opened regularly and lacks programming
 - Plaza lacks seating

- Comfort/Convenience**
- Suisun-Fairfield Amtrak Train Station is located nearby
 - Adjacent to downtown and Harbor Plaza



HARBOR THEATER

720 Main Street between Main Street and Kellogg Street

Constraints

- Theater is currently un-managed and offers little programming and events
- Building and site are dated; exterior lighting and details are poor
- Interior furnishings, paint, and AV systems need updating

Opportunities

- Opportunity to bring back theater events to the City’s Downtown/Waterfront District
- Opportunity to host music and film festivals with connection to the greater Solano County and SF Bay Area
- Opportunity to partner with successful booking agents for artists performing at other similar sized venues within Northern California
- Opportunity to partner with community groups and special focus groups
- Opportunity to lease or sell theater to eliminate operating costs

Recommended Prioritization for Improvement

- Issue an RFP to operators seeking input and development of a feasibility study for theater improvements, operations, and programming for long-range economic viability
- Depending on results of the feasibility study
 - Make safety upgrades to building interior
 - Furniture, fixtures, and equipment (FF&E) improvements to modernize theater
 - Repair building dry rot, paint exterior of building, add modernized architectural lighting and new signage
 - Refresh plaza for multi-use and connection to downtown Suisun City
 - Update site paving, furnishings, landscape, and lighting

Schedule and Probable Cost

- Issue RFP to theater operators for feasibility study
- Capital Cost: Consultant fee \$20,000-40,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



JOSEPH NELSON COMMUNITY CENTER

Village Drive and Merganser Drive

Type: Building

Size: 20,000 SF building

Age: 2002; 21 years

Description

A Community Center with banquet and meeting room spaces, the City's senior center, pre-school, recreational programming/classrooms, and offices for the City's Recreation, Parks & Marina Department.

Amenities

- Parking lot
- Rentable banquet facilities
- Rentable meeting rooms
- Commercial kitchen
- Senior activity spaces
- Pre-school
- Recreation programming and classrooms
- Recreation, Parks & Marina Department offices

Condition

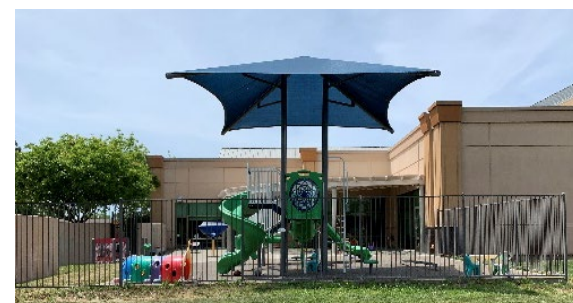
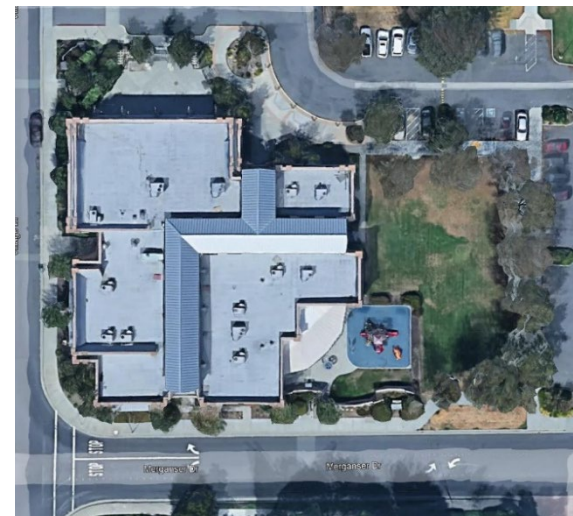
- Solar and lighting upgrades in 2018; Engie efficiency upgrades in 2021; New roof, classroom flooring, privacy blinds, hot water heater, and kitchen upgrades in 2022
- Building exterior appearance is dated; architectural elements and signage are broken or missing
- Courtyard adjacent to special event banquet space is basic and lacks privacy
- Turf grass to the east of the center, and adjacent to Pre-school is in poor condition; dry, thick, and overly compacted
- Entry to building lacks vegetation and curbside appeal
- Lack of shade in exterior community rental area

Functionality

- Most areas and amenities of the community center are functional
- City moved its Senior Center operations to the building in 2021
- Some exterior lighting is no longer functional

Comfort/Convenience

- Nearby commercial use and surrounding residential neighborhood
- Accessible by sidewalks to adjacent neighborhoods



JOSEPH NELSON COMMUNITY CENTER
Village Drive and Merganser Drive

Constraints

- People loiter in parking lot
- Parking lot needs resurfacing
- Parking lot is dark and accumulates trash and debris
- Center feels dated; lacks curbside appeal; some areas overly shaded
- Center is disconnected from park areas

Opportunities

- Increase recreational programming based on community needs
- Upgrades to facility and site can make areas more usable
- Strengthen rentable spaces to offset facility and staff costs
- Seek grant opportunities for Community Center upgrades

Recommended Prioritization for Improvement

- Update landscape lighting with vandal-proof fixtures
- New or updated monument sign
- Repair exterior building damages
- Repaint exterior for more modern appearance
- Update landscape surrounding building for water efficiency
- Repurpose turf area outside toddler play area
- Upgrade Furniture, fixtures, and equipment (FF&E)

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: Exterior improvements - \$50-75/SF; \$300,000-\$450,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



SENIOR CENTER (CLOSED)
Merganser Drive and Wigeon Way

Type: Building
Size: 2,913 SF building
Age: 1986; 37 years

Description

A facility that provided an area for Suisun City seniors to congregate, receive services, and take classes. The center included a kitchen, dining area and rooms for classes. The building is located near senior housing properties and the post office. This location of Suisun City’s Senior Center was closed in 2021, and relocated to the Joseph Nelson Community Center.

Amenities

- Parking
- Dining and classroom space

Condition

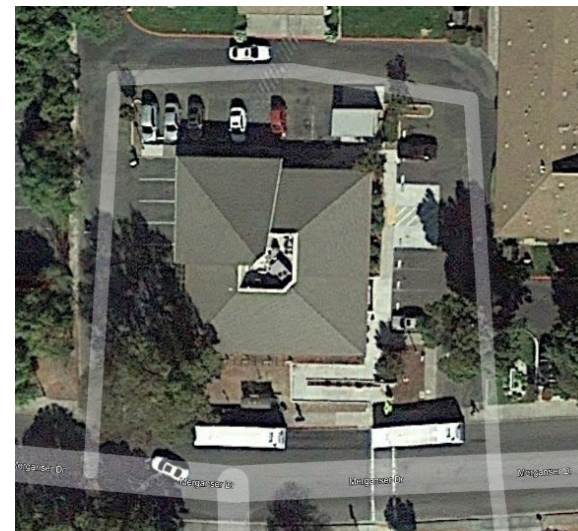
- Building is basic and facilities are dated, interior renovations were made in 2012
- Fire alarm system was upgraded in 2020
- Exterior concrete is in good condition
- Lacking landscape and curbside appeal
- Trash is present on all walkways

Functionality

- No usable outdoor space
- Ramp from bus stop is long, steep and requires improvement

Comfort/Convenience

- Adjacent to services including service commercial and retail properties



SENIOR CENTER (CLOSED)
Merganser Drive and Wigeon Way

Constraints

- Interior of building requires modernization to bring it up to current building code standards
- Doorways and restrooms do not meet current accessibility standards

Opportunities

- Centrally located with access to city streets and bus stop
- Adjacent to senior residential housing
- Adjacent to post office and service commercial businesses
- Potential for City to lease property to public agency, nonprofit, therapeutic services business, etc.
- Potential for development as group board and care or assisted living home
- Potential for public-private partnership
- Potential to sell as surplus property in accordance with California SLA law

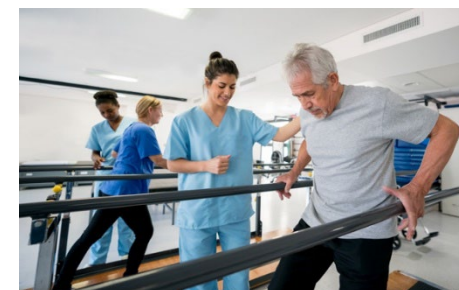
Recommended Prioritization for Improvement

- Work with real estate and building professionals to analyze updates required for change in use
- Determine if City will retain use of property for public services
- If leasing, negotiate lease with positive benefit for City and community
- Allow lessee to make improvements consistent with required City and CBC codes and regulations

Schedule and Probable Cost

- TBD Real estate and building professional analysis for change in use; financial pro forma
- TBD Determine future use and development direction
- Capital Cost: Initial \$8,000-\$12,000 for professional analysis and financial pro forma
- Capital Cost: Renovation work \$300-450/SF plus site work
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations

* SLA is a "right of first refusal" law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity.



MARINA AREAS

Civic Center Drive and Suisun Slough

Type: Marina

Size: N/A

Age: 1994; 29 years

Description

The Suisun City Marina provides 160 rental berthing slips, a 300-foot guest dock, ramps and fuel and pump-out stations at the south end of the marina.

Amenities

- Boat berthing slips
- Boat ramps and docks
- Fuel and pump-out stations
- Restrooms with showers
- Shaded grass area
- Access to restaurants and other amenities
- Adjacent to Suisun Wildlife Center
- Views and official gateway to 84,000-acre Suisun Marsh

Condition

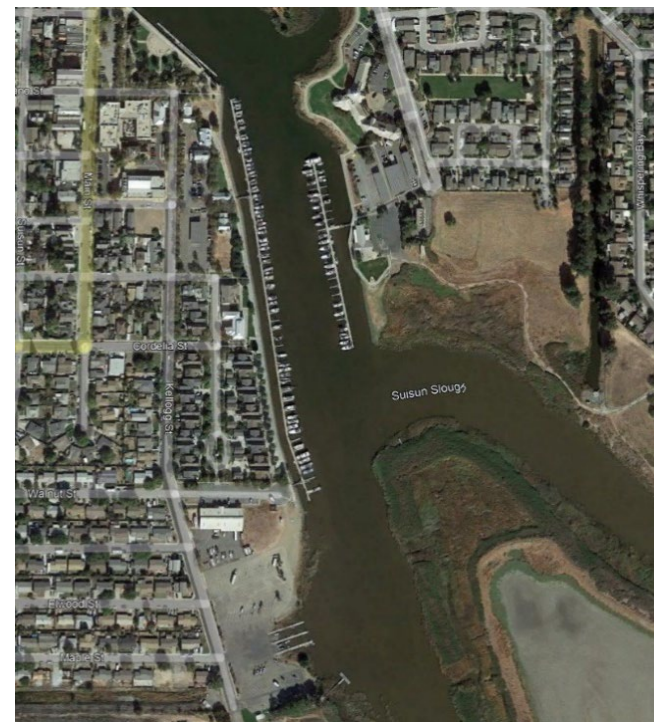
- Infrastructure is in good condition
- Dock fire suppression waterline system replacement and spill response trailer were installed in 2018; Marina fuel system was upgraded in 2019; Dock potable waterline was replaced in 2020; sewer pump waste line and new maintenance contract were established in 2021; and dock box was replaced in 2022
- Lacks landscaping; limited shrubs block views

Functionality

- Large parking lot for boat trailers
- Lacks shade in parking lot
- Dock maintenance and inspection contract with Bellingham Marine will allow for major repair to dock system in 2023-2025

Comfort/Convenience

- Adjacent to Waterfront District/Downtown
- Close to Highway 12



MARINA AREAS

Civic Center Drive and Suisun Slough

Constraints

- Landscape areas are ineffective, and shrubs block views
- Lacking water-related community activity and education programs
- Small turf area near Harbor Master Building is costly to maintain

Opportunities

- Community events and volunteering – kayak regattas, water holiday parade, citizen scientists
- Grants and partnerships with service clubs to develop fishing pier/platform
- City-run concessions, sponsorship fees could offset maintenance cost
- Increase Marina programming budget to plan and implement projects

Recommended Prioritization for Improvement

- Offer more water and slough-inspired community program and events
- Create a fishing pier/platform behind City Hall for safe use
- Partner with local aquatics, boating and fishing clubs, associations, and educators, enthusiasts, and Suisun City’s Waterfront District
- Replace shrubs with sustainable landscaping, irrigation, and mulch

Schedule and Probable Cost

- TBD RFP, Design, Bid, Construction
- Capital Cost: \$700,000-750,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



CENTRAL COUNTY BIKEWAY

Main Street to Walters Road adjacent to Highway 12

Type: Trail

Size: 2.96 Miles

Age: Phase 1 Completed in 2009; 14 years

Description

The Suisun City portion of the Central County Bikeway begins at the Suisun-Fairfield Amtrak Train Station and extends parallel to SR 12 eastward to Walters Rd. Land use surrounding the bikeway is primarily residential, with a few commercial centers in proximity. Bicyclists can cross SR 12 at Marina Blvd to access the Grizzly Island Trail. The McCoy Creek Path connects the bikeway to Carl E. Hall Park, Suisun City Library, and Kroc Community Center. The trail separates from SR 12 a few blocks before its terminus at Walters Road.

Amenities

- Class I bicycle/pedestrian trail separated from vehicular traffic
- Access points to the trail include Main St./SR 12, Marina Blvd., Village Dr., Sunset Ave., Snow Dr., McCoy Creek Trail, Emperor Dr., Woodlark Dr., Fulmar Dr., and Walters Rd./Petersen Rd.
- Concrete paved walking/bicycle trail with ADA access

Condition

- Infrastructure, pavement, and bridges are intact
- Several segments of barrier fencing are broken or missing
- Highway trash is present along the entire route
- Maintenance is limited to periodic mowing of weeds

Functionality

- Path functions as a Class I bicycle/pedestrian route
- Connection to County-wide trail system with opportunities for recreational and commute users

Comfort/Convenience

- Easy to access along the entire route
- Wide path allows for multiple participants at one time
- Free parking is available at the Park & Ride across the street from the Suisun-Fairfield Amtrak Train Station that is also accessible by train and bus



**CENTRAL COUNTY BIKEWAY
Main Street to Walters Road adjacent to Highway 12**

Constraints

- Trash and debris blown over from Highway 12 collects along trail route
- Minimal to no shade along route
- Connections to commercial service and retail centers are minimal

Opportunities

- Add bikeway connection to the Lambrecht Sports Complex.
- Add bikeway connection to commercial service and retail areas
- Upgrade Non-Highway 12 beautification trail segments
- Partner with Caltrans, Solano County Transportation Agency (STA), and Department of Corrections to reduce maintenance cost

Recommended Prioritization for Improvement

- Fulfill the 2022 City’s required partnership with Caltrans, STA, and City of Fairfield for the Highway 12 beautification project
- Submit required maintenance plan to Caltrans for Hwy 12 beautification
- Ensure that Highway 12 beautification maintenance operations budget has inflation escalation factor built into Annual Budget.

Schedule and Probable Cost

- Apply for grant funding - bikeway connections to Lambrecht Sports Complex, commercial and retail centers, then complete RFP, Design, Bid, Construction
- 2024: Complete Highway 12 Beautification Project - Planning and implementation
- Capital Cost: \$215,000, through existing grant funding
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



GRIZZLY ISLAND TRAIL

Grizzly Island Road and Highway 12

Type: Trail
Size: 0.9 Mile
Age: 2013; 10 years

Description

A trail that connects Crystal Middle School to Crescent Elementary School preventing students from having to cross Highway 12. The trail provides a natural educational opportunity for students and school mini field trips to study the ecosystem along the Suisun Marsh. It is accessible for family recreation including viewing, photography, wildlife observation, nature study, bicycling, walking, jogging, and sitting.

Amenities

- Class I bicycle/pedestrian trail separated from vehicular traffic.
- Access points to the trail include Marina Blvd./Driftwood Dr., Marina Blvd./Highway 12, Grizzly Island Rd./Highway 12, and Grizzly Island Rd./McCoy Creek Way
- Monument sign, seat walls and site furnishings
- Educational interpretive signs
- School bus parking spaces on Grizzly Island Road

Condition

- Infrastructure and pathways are intact
- Interpretive signage and site furnishings have been defaced; many are no longer functional
- Maintenance is limited to periodic mowing of weeds

Functionality

- Path functions as a Class I bicycle/pedestrian route
- Path offers a controlled pedestrian crossing at SR 12 and Grizzly Island Rd., and connection to Central County Bikeway.
- Path connects to State/County trail on Grizzly Island Rd.

Comfort/Convenience

- Easy to access from starting and ending points
- Wide path allows for multiple participants at one time
- SR 12 noise makes it challenging to enjoy and use for educational purposes
- The area is open and windy, making its setting uncomfortable



GRIZZLY ISLAND TRAIL

Grizzly Island Road and Highway 12

Constraints

- Graffiti is often sprayed on site furnishings and signage
- Area is open, windy and lacks staying power for nature lovers
- Trash and weeds are prevalent throughout trail areas

Opportunities

- Expansion of trail into a few “protected” yet viewable areas
- Add native shade trees and irrigation system for comfort and refuge in windy areas
- Provide community-based programs and education about the Suisun Marsh and area’s cultural history
- Strengthen partnerships with State and local agencies and service groups to offer education programs and manage monthly/quarterly/bi-yearly clean up
- Apply for grant funding for new trail areas, signage, furnishing and trees
- Partner with state and local agencies, adopt a trail and volunteers to reduce costs

Recommended Prioritization for Improvement

- Repurpose four trail education areas with signage, benches, native trees, and irrigation

Schedule and Probable Cost

- Apply for trail education area grant funding through State, Federal, County, non-profit and local partnerships, then complete RFP, Bid, Construction
- Capital Cost: \$150,000 - \$200,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



MCCOY CREEK TRAIL

Central County Bikeway to Pintail Drive

Type: Trail

Size: 1.25 miles (Phases 1 and 2)

Age: 2008; 15 years

Description

McCoy Creek Trail begins at the Central County Bikeway between Snow Dr. and Emperor Dr., and extends parallel to McCoy Creek to Pintail Dr. The trail is primarily surrounded by residential properties. The Kroc Community Center, Carl E. Hall Park, Fire Station Headquarters, and the Suisun City Library are in close proximity to the trail's terminus on Pintail Dr.

Amenities

- Class I bicycle/pedestrian trail separated from vehicular traffic
- Concrete paved walking/bicycle trail with ADA access
- Way-finding signage listing destinations and distances
- Drinking fountain with bottle filler
- California native trees and plants

Condition

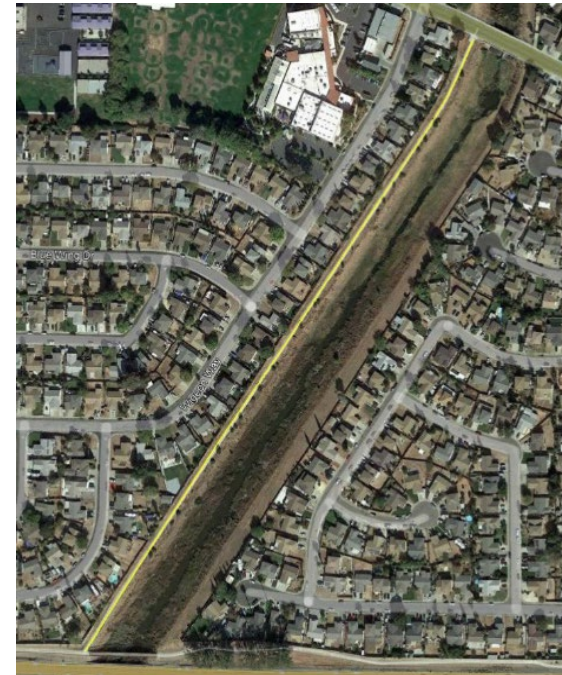
- Infrastructure and pathway are intact and pavement is in good condition
- Trash and dog waste is present along the entire route
- Creek areas along trail are occupied by unhoused people
- Maintenance is limited to periodic weed mowing

Functionality

- Path functions as a Class I bicycle/pedestrian route
- Connection to County-wide trail system with opportunities for recreational and commute users
- Lack of lighting creates an unsafe environment for night use

Comfort/Convenience

- Bus stop is located nearby at Fire Station/Kroc Community Center
- Easy to access from starting, connection, and ending points
- Wide path allows for multiple participants at one time
- All areas are exposed to sun and wind
- The trail lacks pet waste stations and trash/recycling receptacles



MCCOY CREEK TRAIL
Central County Bikeway to Pintail Drive

Constraints

- Limited narrow spaces between top of creek bank and residential back yards
- Vehicular bicycle crossing at Pintail Drive is narrow
- Revegetation landscaping between trail and creek bank is sparse in most areas, and growing over the path in southern areas

Opportunities

- Complete Phases 2 and 3 of trail
- Provide safe connection to Prosperity Park Community Garden
- Provide linkage between Suisun City and Fairfield

Recommended Prioritization for Improvement

- Complete ¾ mile Phase 2 in 2023
- Apply for grants to complete Phase 3 and replanting, re-establishment of irrigation and mulching of key Phase 1 areas
- Ensure that maintenance operations budget is established, and has inflation escalation factor built into Annual Budget
- Apply for local, Federal and/or State grant funding, or assign City capital funds (CIP) to complete Phase 3
- Partner with adopt a trail and volunteers to reduce costs

Schedule and Probable Cost

- 2023: Complete Phase 2 through existing grant funding
- Replant, reconnect irrigation, and mulch key areas of Phase 1, TBD; City staff implementation
- Capital Cost: \$80,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



PETERSON RANCH LINEAR PARK
Eastern boundary of Peterson Ranch from Hickam Circle to Duluth Lane

Type: Trail
Size: 6.0 acres, .7 miles
Age: 2003; 20 years

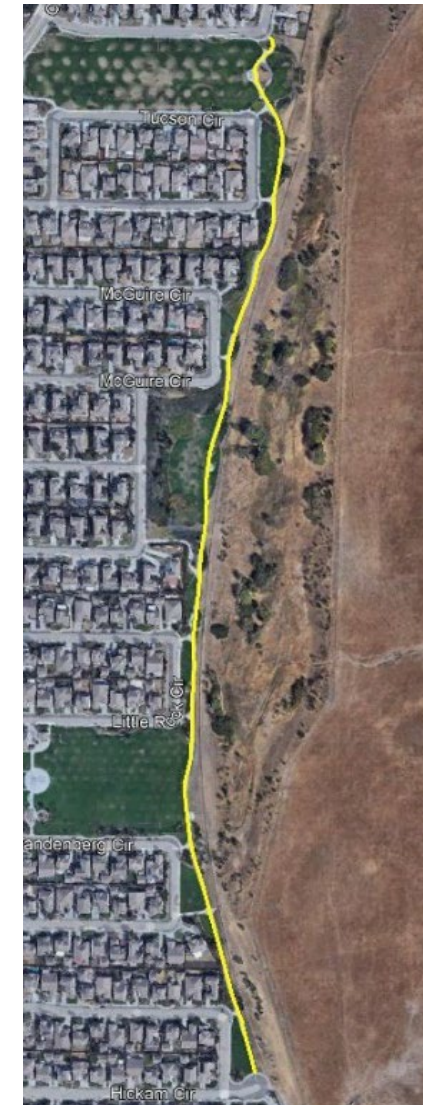
Description
 A linear park with pedestrian trail, small turf area, lighting, and benches that connect to Patriot and Independence Parks.

- Amenities**
- Small turf area
 - Walking paths
 - Benches
 - Lighting
 - Views to eastern open space areas

- Condition**
- Concrete is in good condition
 - Weeds encroaching into pathways
 - Shrubbery at connection points to Patriot and Independence Parks, and central green space is tall, thick, creates a barrier, and collects personal belongings and trash
 - Unhoused individuals are residing in open space areas adjacent to the linear park

- Functionality**
- Connection to neighborhoods, and Independence and Patriot Parks
 - Easy access and route for walkers and joggers

- Comfort/Convenience**
- All areas are exposed to sun and wind
 - Unhoused focus and overgrown perimeter vegetation create an uncomfortable environment for many users



PETERSON RANCH LINEAR PARK
Eastern boundary of Peterson Ranch from Hickam Circle to Duluth Lane

Constraints

- Isolated links between residential areas and neighborhood parks
- Shrub screening allows stashing of personal items and trash

Opportunities

- Replant entrances to park areas with low California native plants for habitat and interest
- Add shade trees to bench areas
- Future connection to Petersen Road and Lambrecht Sports Complex though land use agreement
- Partner with Suisun RCD, Solano County Open Space, Xerces Society and CA Native Plant Society for assistance with planting and trail development
- Partner with volunteer groups for trail and landscape maintenance along linear park

Recommended Prioritization for Improvement

- Remove shrubs that block views and create hiding spaces
- Plant new low California native plants and trees with irrigation system, and mulch at four locations
- Explore option for trail extension

Schedule and Probable Cost

- TBD, City staff implementation
- Capital Cost: \$70,000-\$80,000
- Re-visit project capital budget as design develops
- Regularly account for cost escalation associated with project maintenance and operations



COMMUNITY OUTREACH

2021 Recreation, Parks, Marina & Arts Commission Parks Master Plan Survey

A. Survey Purpose

The City of Suisun City's Recreation, Parks & Marina Department conducted an online community survey from August to October 2021. The study aimed to gain valuable information on how the public participates in City provided events and programs, and how they use local parks and recreational facilities. Survey respondents provided feedback on what they most desire for future City recreation programs, and parks, trails, open space, and sports amenities. Lastly, respondents reported on their preferred method of communication with the City on future facility and program planning.



B. Survey Respondents

- 1) More than 374 individuals offered input.
- 2) The largest group of respondents (22%) live outside Suisun City limits.
- 3) More than half (51.5%) of Suisun City respondents have lived in the community for 5+ years.

C. Participation in City Events and Programs

- 1) The greatest number of respondents (27%) have participated in City special events.
- 2) The 2nd greatest number (17%) participated in after school and youth camp programs.
- 3) The 3rd greatest number is evenly split (12% each) between participation in sports, preschool programs, and classes at Joseph Nelson Community Center.
- 4) 53% of respondents stated City programs and activities are of good or high quality.
- 5) 37% of respondents are extremely satisfied with the special events produced or provided by the City

D. Indoor Facilities, After School and Youth Programs

- 1) The greatest number of respondents (48%) visited an indoor facility (Joseph Nelson Community Center, Senior Center, or Marina Office) 1-5 times over the past 18 months.
- 2) 48% of respondents are extremely satisfied with preschool programs.
- 3) 44% of respondents are extremely satisfied with after school and youth camps programs.
- 4) 35% of respondents are extremely satisfied with community classes.
- 5) 27% of respondents are extremely satisfied with senior center programs.

E. Parks and Sports Programs

- 1) The greatest number of respondents (44%) have visited a park 1-5 times over the past 18 months.
- 2) 51% of respondents feel that City parks are good or high quality.
- 3) 40% of respondents are extremely satisfied with sports programs.
- 4) 39% feel that park quality varies greatly from site to site.
- 5) The greatest number of respondents (14%) have visited Heritage Park/Joseph Nelson Community Center over the past 18 months.
- 6) Independence Park was the least visited site with less than 3% (2.7%) of respondents indicating that they visited the park in the past 18 months.



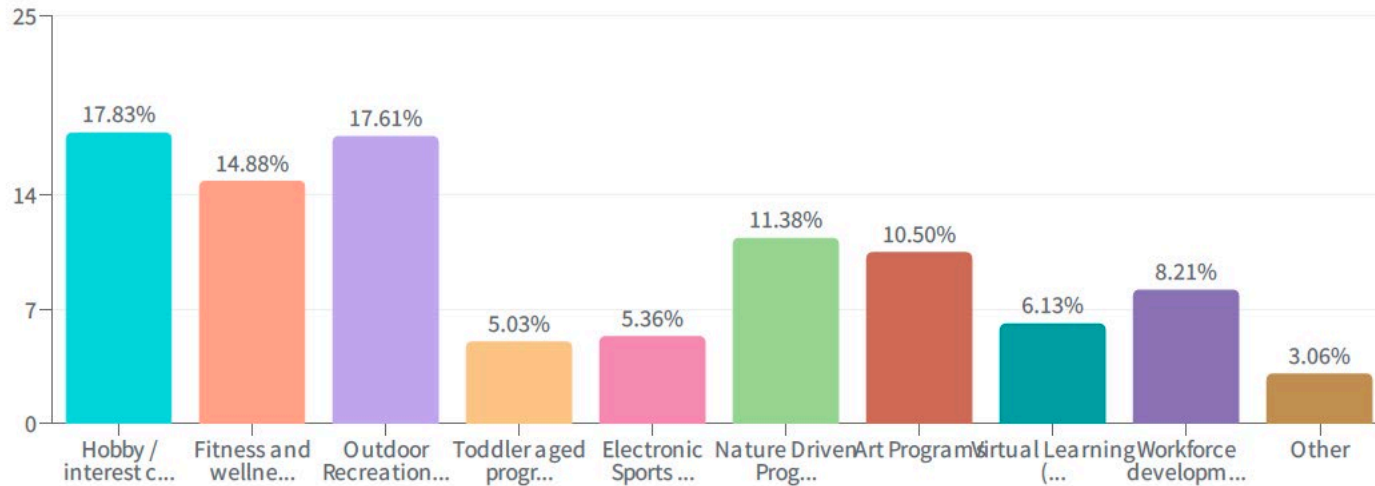
F. What the Community Desires

- 1) 74% of all respondents desire greater access to:
 - Hobby & educational or special interest or skill classes
 - Organized outdoor recreation classes
 - Fitness & wellness programs and classes
 - Nature & art education programs, classes, and exhibitions
- 2) More than a ¼ of all respondents (26%) desire additional covered, reservable picnic areas
- 3) Each of the following were desired by 14.3% of survey respondents:
 - Community garden
 - Dog friendly areas (dog walking and dog parks)
 - Basketball courts
- 4) Each of the following were desired by 8% of survey respondents:
 - Tennis and pickleball courts
 - Sand volleyball courts
 - Turf playing fields

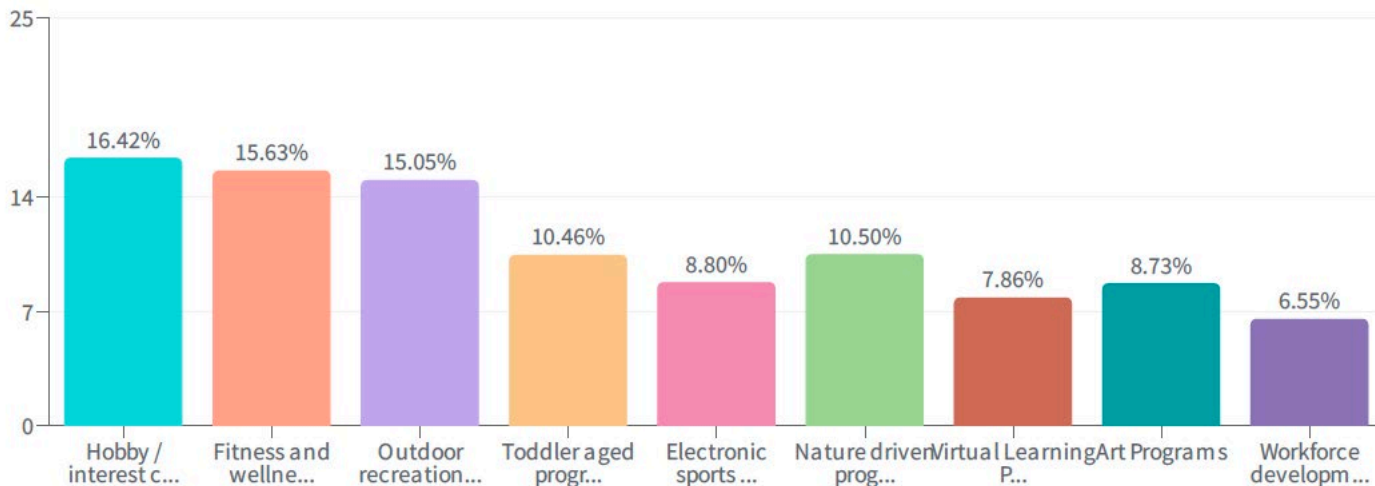
G. Preferred Method of Communication with the City

- Listed in order of preference:
- 1) Email (direct and email blasts)
 - 2) Printed City Playbook (mail guide)
 - 3) Social Media platform

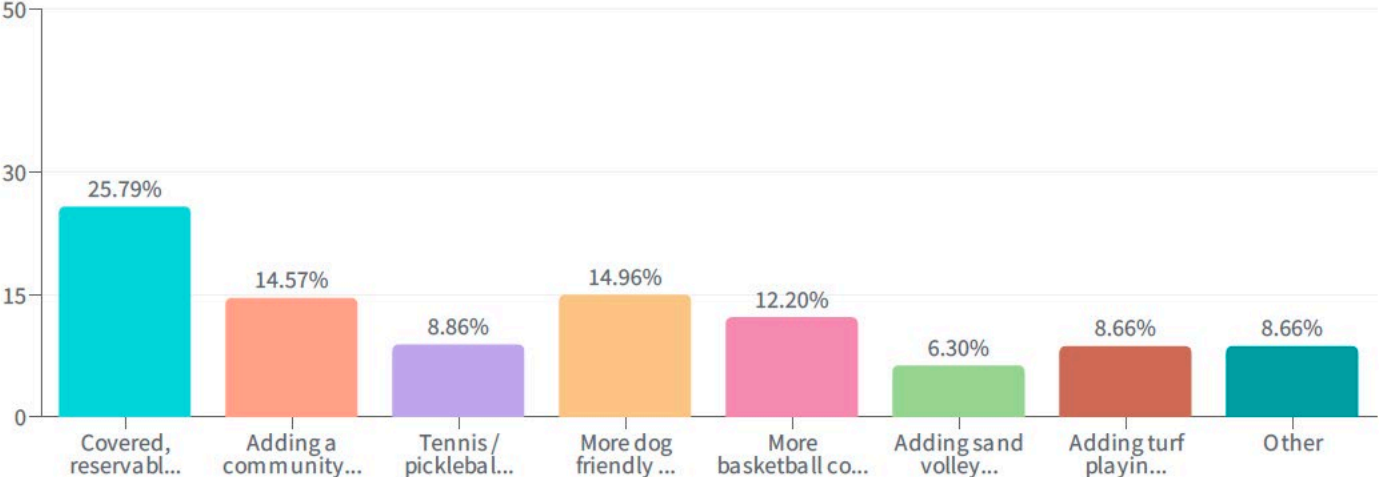
Question 37 - What future Recreation programs would you or a member of your household be interested in seeing?



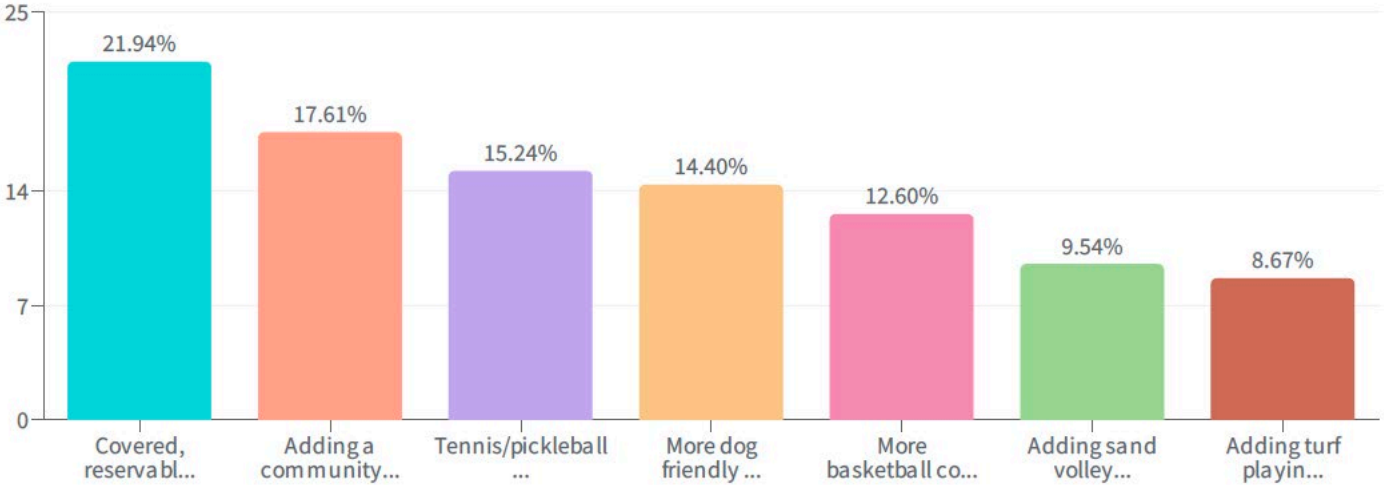
Question 38 - Please rank the proposed Recreation programs in terms of importance to you (1 being the most important to you)



Question 113 - Which of the following Park improvements would you be interested in?



Question 114 - Please rank the proposed Park improvements in terms of importance to you (1 being the most important to you)



Stakeholder Interviews

A. Overview

The consultant team conducted individual interviews with eight key stakeholders between May 18-25, 2022. Members of the group include:

- Two City Council members
- Two Recreation, Parks, Marina & Arts Commissioners
- Two Recreation, Parks & Marina Management staff members
- One Public Works Engineering Management staff member
- One Public Works Maintenance staff member

B. Reflections

Positive:

- 1) Many positive comments and constructive suggestions were offered through the stakeholder interviews. The range of informative feedback is robust and helpful to indicate that existing facilities and programs fulfill greatly varied needs of the public.
- 2) Additionally, the community expects regular maintenance, repair, renovation, or replacement of aged infrastructure. They desire, would utilize, and financially support additional recreation opportunities.



- 3) The stakeholder group noted that many respondents expressed their appreciation for the opportunity to provide input into Suisun City's Parks, Facilities & Recreation Master Plan effort; they welcome the improved dialogue and the City's interest in the community's opinions and concerns.

In Need of Improvement:

- 1) Poor communication of rules, protocols, and opportunities for use.
- 2) Lack of engagement with the community regarding recreational programming and facility desires.
- 3) Lack of marketing or promotion of available activities, programs, and facilities.
- 4) Inadequate maintenance, repair or equipment, furniture, facility renovation or replacement.

External Competition and Desire for Long-term Expansion:

It is accepted that the Kroc Community Center and recreational offerings (programs, activities, and facilities) of nearby larger communities of Fairfield and Vacaville present real (and in many cases superior) competition to those available in Suisun City.

Respondents indicated a desire for long-range "wish" projects that the City could develop and operate:

- 1) A sports complex with focus on youth and adult soccer.
- 2) Additional basketball, tennis, and other sport courts.
- 3) High quality and regularly occurring community events.
- 4) Public art, especially a mural program.
- 5) Computer and video labs, e-gaming studios and programs designated for youth.
- 6) Expanded and refreshed programming.

Competing Priorities and a Goal:

Stakeholders acknowledged the reality of competing demands and finite resources available. However, disappointment exists that the Recreation, Parks & Marina Department needs, and maintenance of their facilities are not a priority like many municipal services. Cumulative deferred investment in maintenance, repair and replacement of recreation infrastructure has degraded service levels and reduced recreational opportunities for Suisun residents.



Interviewed stakeholders

agree that the Master Plan is a guide to assist the City with:

- Decisions around expansion of recreation programming and facilities
- Outline the need for enhanced maintenance, repairs, and replacement of park infrastructure, in line with community desires

C. Maintenance

Generally, the stakeholder groups indicated that parks and facilities are safe, but that basic maintenance is not adequate resulting in persistent and reoccurring:

- Accumulation of trash and litter
- Overgrown and unkempt vegetation
- Very poor-quality turf surfaces (many areas are unplayable)
- Broken, aged and inoperable furniture, fencing, signage, recreation equipment, lighting, and irrigation components
- Deteriorating pavement, pavement markings and signage

Repair, Renovation and Replacement:

Stakeholders noted that a flagging system to identify needed repair/fix-it exists. However, participants agreed that regular funding for facility and equipment repair has not been included in annual operating budgets at the levels needed to address conditions and expectations. Further, it was noted that projects to renovate or replace damaged or obsolete facilities and equipment have not been regularly included in the City's Capital Improvement Program. Consequently, facilities and equipment deteriorate, repairs and replacement are deferred, and decline intensified.

D. Feedback on Park Use Fees, Funding, and Partnerships

Fee Structure:

- The structure is confusing and inconsistent
- The City's cost recovery basis for recreational programs is not clear
- Stakeholders agree with the concept of cost recovery, but they believe fees must be commensurate with the quality of service/facility acceptable to the community
- City departments should work collaboratively on cost recovery for City sponsored events
- Fees should be uniformly collected
- Waiver eligibility should be established by Resolution by the City Council upon recommendation by the Recreation, Parks, Marina & Arts Commission
- Stakeholders support increasing fees and budgets to improve park facilities and programming, but believe the community would oppose cost increases, and therefore funding will require multiple sources and strategies

Partnerships:

- Stakeholders are uncertain if existing partnerships (with the School District and Solano Transportation Agency) are equitable or sufficiently benefit the City
- Exploring the terms of existing partnerships is recommended and adjusting as appropriate
- Exploring additional partnerships is needed
- Greater collaboration with community neighborhood and volunteer groups, and service clubs should be considered

E. Park Assets and Alternate Uses

Points of Feedback:

- 1) As noted, stakeholders confirmed that much is liked about the City’s park facilities and that maintenance and renovation is needed at many sites.
- 2) Some sites receive limited use by virtue of their original design and improvement, current condition, and available alternatives. Some sites/facilities may be redundant or surplus.
- 3) Exploration of the potential to declare properties surplus and reduce “inventory” and associated operating costs is suggested. Sale of redundant/surplus properties as a

funding source for priority facility improvement should be explored.

- 4) The former Senior Center has potential for alternate uses to serve seniors and disadvantaged members of the community such as Meals on Wheels, counseling services, satellite programs and services, facility rental (private events.) Needs and opportunities for re-use should be explored.
- 5) Harbor Theater should be self-supporting through privately managed programming (via long-term lease or partnership agreement.)
- 6) Future soccer complex: stakeholders support creation of a regional serving complex if a cost-neutral funding program (development and operations) can be created.



2022 Community Meeting

Overview:

On July 2022, a small but very engaged, informed, and constructive group of individuals attended the City’s Parks, Facilities & Recreation Master Plan Community Meeting, including residents representing four different neighborhood areas of Suisun City.

Recreation, Parks & Marina Department Staff members included:

- Marvin Mora, Recreation Supervisor
- Kathleen Schrader, Administrative Assistant

GSM landscape architects, inc. consultant team members included:

- Gretchen Stranzl McCann
- Elizabeth Dunn
- Holly Johnson

The City and GSM took the following notes from the four small-group breakout sessions and the general open discussion.

A. Anderson Drive and Lawler Ranch Breakout Group

- Many neighbors walk in the Lawler Ranch area. Sidewalks allow for easy side-by-side walking.
- Generally, the area's trails are usable and clean.
- People use Lawler Ranch Park's open grassy areas for tossing footballs, baseballs, and pick-up games.
- Unpermitted uses, including weddings and vendor sales, occur in Lawler Falls Park.
- Small groups gather to admire Lawler Falls while painting and socializing.
- Shade is needed at Lawler Ranch Park. Small shade structures don't cover use areas, and existing trees provide only limited shade.
- A greater level of maintenance is needed at Lawler Falls Park, Lawler Ranch Park, and McCoy Creek Park.

B. California Tapestry, Heritage Park North, and Heritage Park South Breakout Group

- Parks are uninteresting and uninviting.
- Theming in parks is desired. This could be achieved through consistent new play area apparatus, site furnishings, and dramatic color and shape offerings. Additionally, park elements must be maintained, and be replaced with unique and exciting amenities to attract more public use.
- Add shade to park areas through structures and trees.
- Provide additional pathways within parks to create more exciting areas to walk and enjoy nature.
- Recreational, educational, and performing arts programs should be held at City parks.
- Trail systems need beautification - planting, artwork, and color.
- Adopt a Neighborhood Park groups, volunteer organizations, service clubs, etc. should be more fully recognized and their enthusiasm facilitated. Include such groups in future park planning and programming.
- Explore partnerships with businesses and non-profits such as Solano County Animal Care and Suisun Wildlife Center, at parks. Perhaps allow advertisement on site furnishings and pet waste stations that are sponsored or cared for by the business or non-profit.
- More general seating in parks that doesn't encourage sleeping is needed (single-person benches or benches with divided sections.)



C. Blossom, Dover Terrace North, Dover Terrace, and Dover Terrace South Breakout Group

- Youth on bicycles play "chicken" with buses and cars in the surrounding streets and ride bicycles at night in and around the parks.
- More bike lanes and a bicycle park, or pump track are desired for youth use and safety. Offer regular bicycle safety training opportunities.
- Bathrooms and drinking fountains are needed in parks.
- Improved lighting is necessary for park user safety.
- Swings, slides, climbing structures, rocking spring riders, and interesting park play equipment are needed in play areas for imaginative and non-prescriptive play.
- Periodic City-authorized neighborhood yard sales at neighborhood parks would be a fun, community building event which could help connect people to their parks and each other while encouraging clean-up of personal and public properties.



- Provide opportunities for special events, neighborhood gatherings, game nights, boxing, art creation, and classes at park sites.
- Add picnic tables at Carl E. Hall Park.

D. McCoy Creek North, McCoy Creek South, Quail Glen North, and Quail Glen South Break Out Group

- A primary focus should be on creating activities at parks that are focused on youth and keep young people (in particular, youth aged 10-15) enthused and positively engaged.
- Permanently control vehicular access to Samuel W. Goepf and Montebello Vista Park's grassy berms. Cars, ATVs, and

motorcycles drive on the berms and grassy areas. Consider removing the berms for more accessible soccer play on flat turf. Consider installing video cameras to record park violations.

- The baseball backstops at Montebello Vista and Samuel W. Goepf Parks are in disrepair and rarely used. They should be removed.
- A full basketball court should be installed at Montebello Vista Park.
- Make McCoy Creek trail more beautiful. Add shade and accent trees and art murals along perimeter walls/fencing. A public art project involving youth could be established to create the murals.
- Add seating along the outer perimeter walking path at Samuel W. Goepf Park. Seating should focus on single users and be natural in appearance (ex., flat boulders) to discourage sleeping in the park.
- Install dog waste station(s) in the park(s) and trash receptacles for waste disposal.



E. Community Discussion - Open Group Comments

- There needs to be better and sustained communication between the City and the community. Communication efforts should follow from a comprehensive strategy employing numerous tools and methods of two-way communication between the residents and the City. Assign communication responsibilities to staff and provide suitable training and tools.
- People need opportunities to participate in planning facilities and events. Residents can't be engaged without early and regular communication and notice of how and when things happen.

E. Community Discussion - Open Group Comments, continued

- Parks need to be maintained at a higher level.
- People would consider being taxed to pay for park improvements and a higher level of maintenance.
- Global warming is a concern. Parks and outdoor facilities should reflect the use of fewer plastic components, materials that create less heat and which are environmentally sustainable.
- Many people enjoy walking dogs. Provide more opportunities for safe dog walking with pet waste stations to encourage people to clean up after their pets.
- The community would like to see amphitheaters, a splash pad, roller-skating areas, and a skate/bike park developed.
- The community would like to see children's play areas modernized.
- Add cross-through paths at parks that connect to perimeter paths/sidewalks for interest and pedestrian options.
- Play area redevelopment should consider children's social, emotional, cognitive, and physical development.
- Add swings and basketball courts to parks. These offer a high play value.
- The City should offer thematic and arts-focused activities at City sites.
- The community would like to see more "trade/life skill" programs. These include non-traditional school focuses such as automobile repair, culinary arts, sketching and painting, gymnastics and rhythmic arts, music, poetry, and gaming from checkers and chess to video and virtual reality. People with experience can teach other people, and people can trade for skill and instruction. These programs can help build neighborhoods and the City in a hands-on, grassroots way.



- More recreational programs for middle schoolers, such as dances, game nights, basketball tournaments, or boxing. People feel this is an essential but forgotten age group when it comes to planning recreation.



2022 Comprehensive Community Survey

An expanded Parks, Facilities & Recreation Community Survey was conducted from July - August 2022. A summary of the survey results follows.

Survey Respondents:

- More than 367 individuals offered input.
- The largest group of respondents (83%) live in Suisun City.
- 41% of participants represent ages 18-34.
- 42% represent ages 35-54.
- Survey respondents participate in park and recreation activities and recognize the value in making contributions to upgrading, adding, and maintaining public facilities.

Focus areas of 2022 Comprehensive Community Survey include:

- Importance of Sports/Athletic Recreation Amenities
- Importance of Specialized Recreation Amenities
- Importance of General Recreation Amenities
- Support for a New Soccer Complex
- Importance of Childcare Recreation Programs
- Importance of Senior Recreation Programs
- Importance of Enrichment and Education Programs
- Participation in Harbor Theater Programs
- Park and Facilities Renovation, Safety and Maintenance
- Support for Park and Recreational Development, Operations and Maintenance Partnerships

This summary is expressed in percentage by what respondents identified as most important.

A. Importance of Sports/Athletic Recreation Amenities

Age Group Importance:

- | | |
|----------------------------|-----|
| 1) Youth sports/athletics | 64% |
| 2) Adult sports/athletics | 46% |
| 3) Senior sports/athletics | 41% |

Facility Importance:

- | | |
|---------------------------------|-----|
| 1) Soccer fields | 49% |
| 2) Basketball courts | 47% |
| 3) Baseball fields | 36% |
| 4) Softball fields | 33% |
| 5) Tennis and pickleball courts | 32% |

B. Importance of Specialized Recreation Amenities

- | | |
|------------------------------|-----|
| 1) Swimming pools | 54% |
| 2) Splash pads | 50% |
| 3) Community gardens | 48% |
| 4) Fishing at Waterfront | 43% |
| 5) Parks | 37% |
| 6) Amphitheaters | 36% |
| 7) Off-leash dog areas/parks | 36% |
| 8) Outdoor table games | 27% |

Let's make a plan!
Gumawa tayo ng plano!
¡Vamos a hacer un plan!



City of Suisun City
Parks, Facilities, & Recreation Master Plan



C. Importance of General Recreation Amenities

- 1) Shade trees 77%
- 2) Benches and seating 76%
- 3) Children’s play areas 73%
- 4) Trails, paths, and bikeways 73%
- 5) Covered picnic areas 71%
- 6) Multi-use turf grass 61%
- 7) Public art and murals 52%

For trails, paths, and bikeways, 31% of respondents noted that the Highway 12 (Central County Bikeway) should be given highest priority for renovation, extension and linking to other City bikeways.

D. Support for a New Soccer Complex

Support:

- 1) Support for new soccer complex 87%
- 2) Very likely/likely to use complex 29%
- 3) Would not use complex 48%

Some respondents noted that they would not support development of, or use a new soccer complex, due to expense, limited hours of operation, and lack of multi-purpose programs and amenities.

Important Factors:

- 1) Ensure availability for multi-use beyond soccer 95%
- 2) Complex should focus on local users 81%
- 3) Safe/clean environment 26%
- 4) Ample on-site parking 18%
- 5) Synergies with other city/local amenities 14%

Funding Options for a New Soccer Complex:

- 1) Proceeds from selling City properties/land 46%
- 2) ¼-1% sales tax to service project debt 29%
- 3) Property tax measure for bond issuance 27%

Taxpayer Contribution for a New Soccer Complex:

- 1) Maximum of \$75/year cost 62%
- 2) Maximum of \$150/year cost 25%
- 3) Maximum of \$250/year cost 10%
- 4) Maximum of \$400/year cost 3%

Length of Taxpayer Contribution for a New Soccer Complex:

- 1) Limited to 5 years or less 75%
- 2) Stretched over 7-15 years 25%

E. Importance of Childcare Recreation Programs

- 1) Before and after school care 61%
- 2) All day camps and day care 56%
- 3) Preschool 55%

F. Importance of Senior Recreation Programs

- 1) Free programs * 52%
- 2) Weekly fitness ** 45%
- 3) Weekday lunches 39%

* Free programs include crafting, painting, board games, puzzles, bingo, movies, and social lounge. Occasional programs include gardening, education seminars, and nutrition.

** Weekly fitness includes dancing, walking, Wii games, table tennis, and chair volleyball.



G. Importance of Enrichment and Education Programs

- 1) Life skills and job training 65%
- 2) Trade and technology 62%
- 3) Health and wellness 62%
- 4) Dramatic, visual, and cultural arts 57%
- 5) Social activities 56%
- 6) Environmental education 56%
- 7) Language classes 48%
- 8) Travel and field trips 42%
- 9) Contemporary top lectures 40%

H. Participation in Harbor Theater Programs

- 1) Film and music events and festivals 23%
- 2) Dramas, musicals, comedy, lectures 18%
- 3) Dinner theater and art exhibits 15%
- 4) Performing arts classes 12%
- 5) Choral, symphony and poetry events 11%



I. Park and Facilities Renovation, Safety and Maintenance

Safety:

- 1) Park facilities are safe for daytime use 85%
- 2) Park facilities are safe for night use 53%
- 3) Park facilities are unsafe for night use 47%

Maintenance:

- 1) Maintenance is provided at a basic level 58%
- 2) Parks and facilities are well maintained 25%
- 3) Maintenance is provided at a poor level 17%

Funding Options for Parks and Facilities Renovation, Safety and Maintenance:

- 1) Proceeds from selling City properties/land 57%
- 2) ¼-1% sales tax to service project debt 36%
- 3) Property tax measure for bond issuance 32%

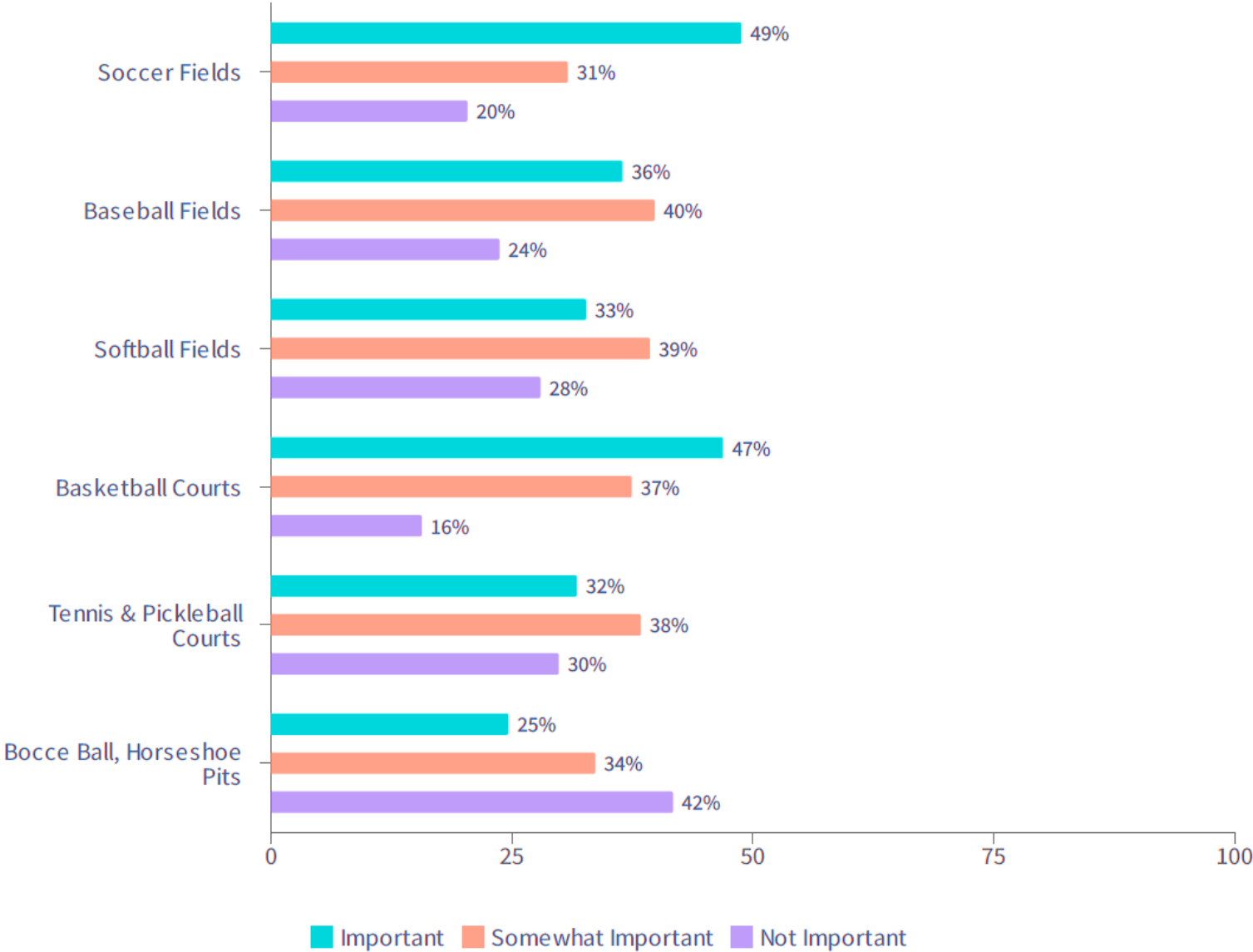
Taxpayer Contribution for Parks and Facilities Renovation, Safety and Maintenance:

- 1) Maximum of \$75/year cost 61%
- 2) Maximum of \$150/year cost 25%
- 3) Maximum of \$250/year cost 11%
- 4) Maximum of \$400/year cost 4%

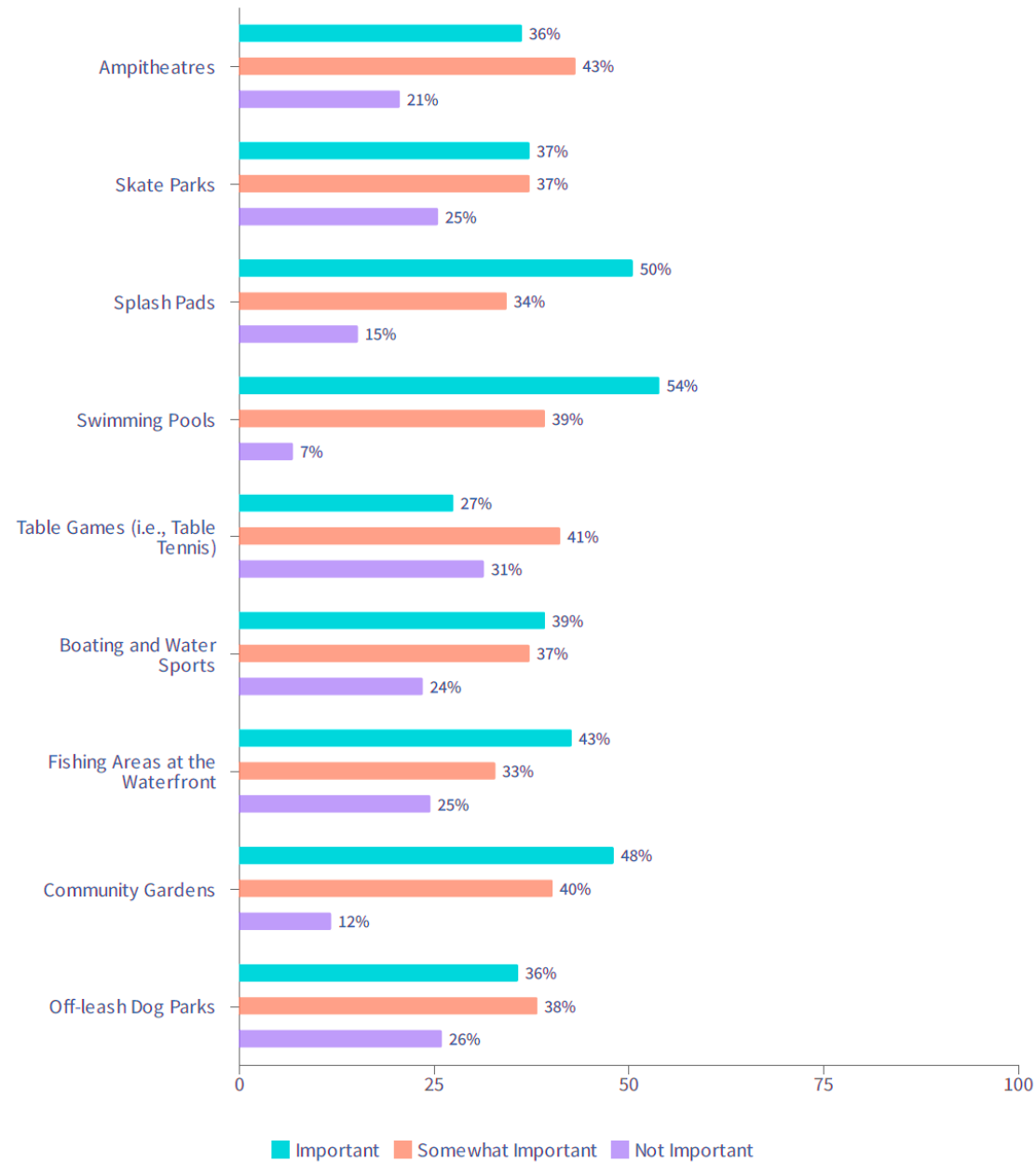
J. Support for Park and Recreational Development, Operations and Maintenance Partnerships

- 1) Local education institutions 18%
- 2) Local non-profit businesses/organizations 17%
- 3) Nearby municipalities 16%
- 4) Solano County and the State of California 13%
- 5) Federal government 11%
- 6) Local and global private developers 7%

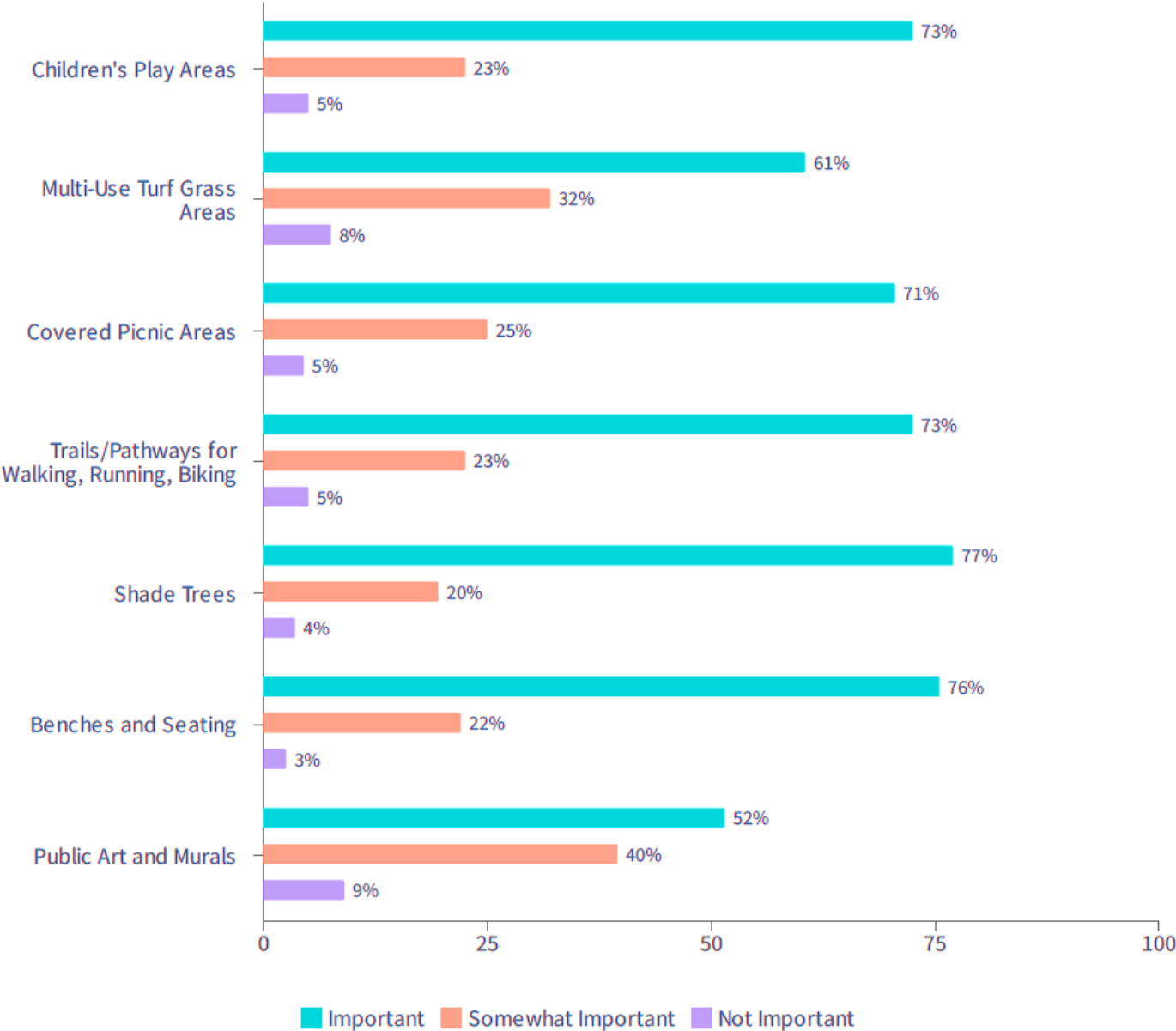
Question 5 - How important are the following Sports Recreation amenities to you and your household?



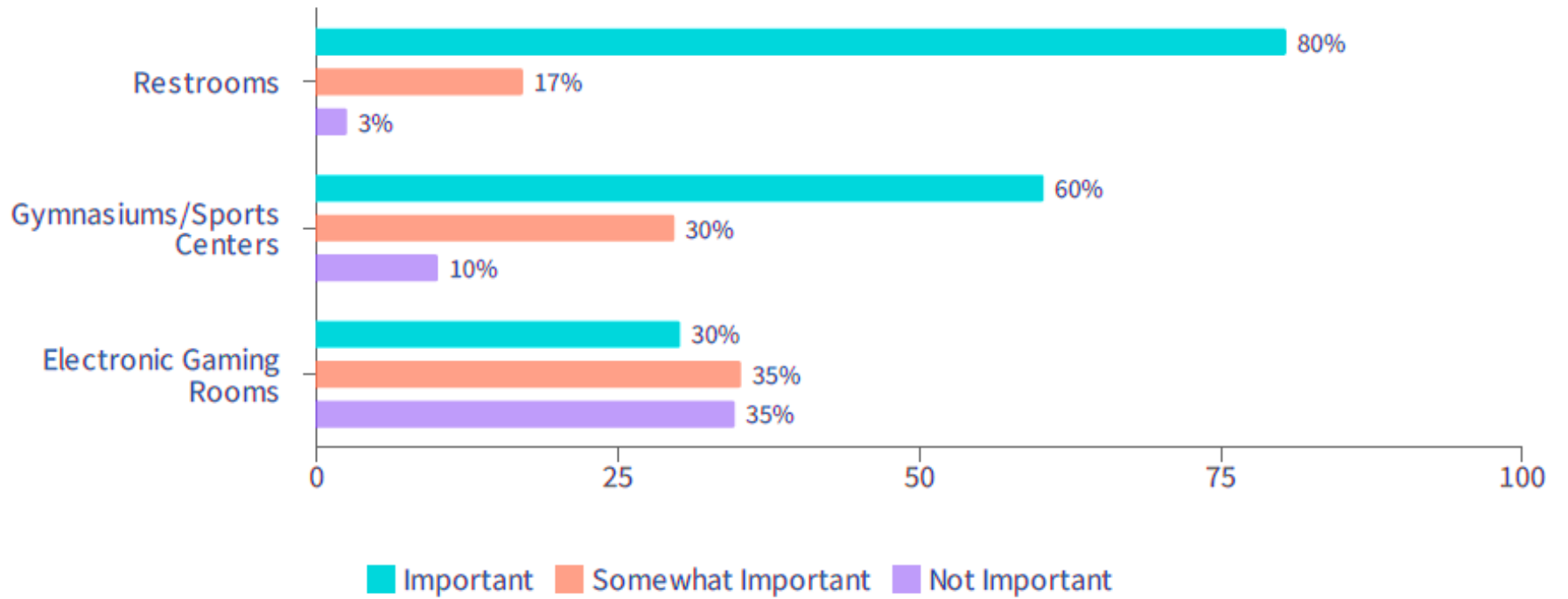
Question 6 - How important are the following Specialized Recreation amenities to you and your household?



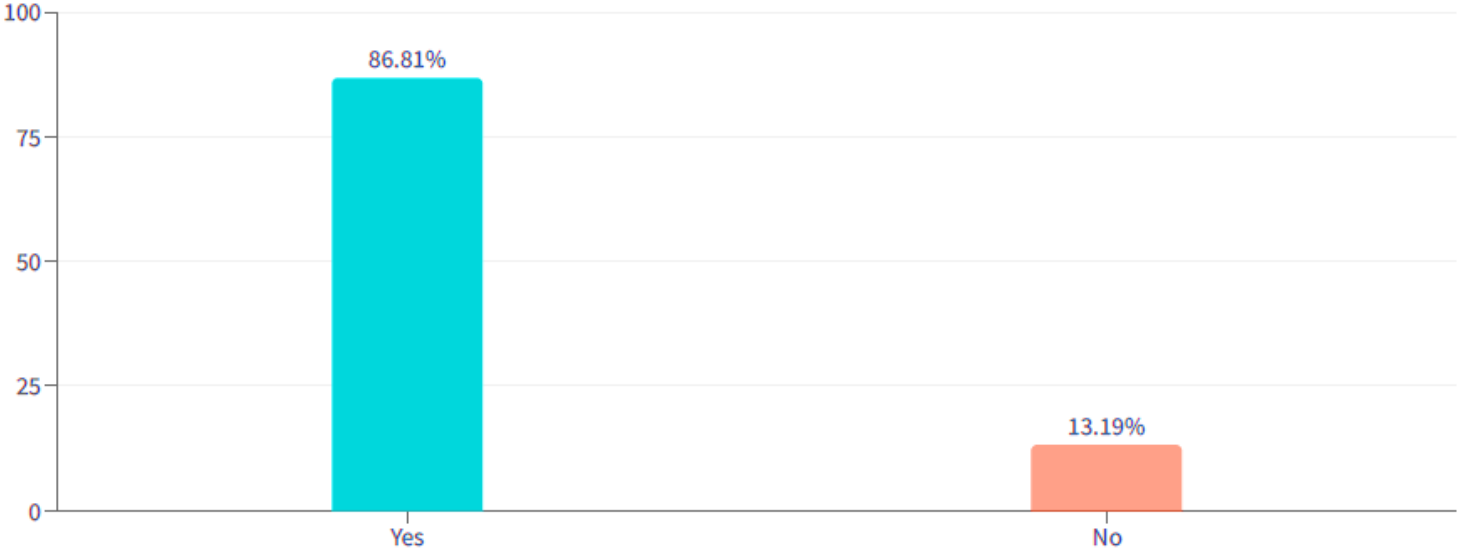
Question 7 - How important are the following General Recreation amenities to you and your household?



Question 8 - How important are the following Indoor Recreation amenities to you and your household?

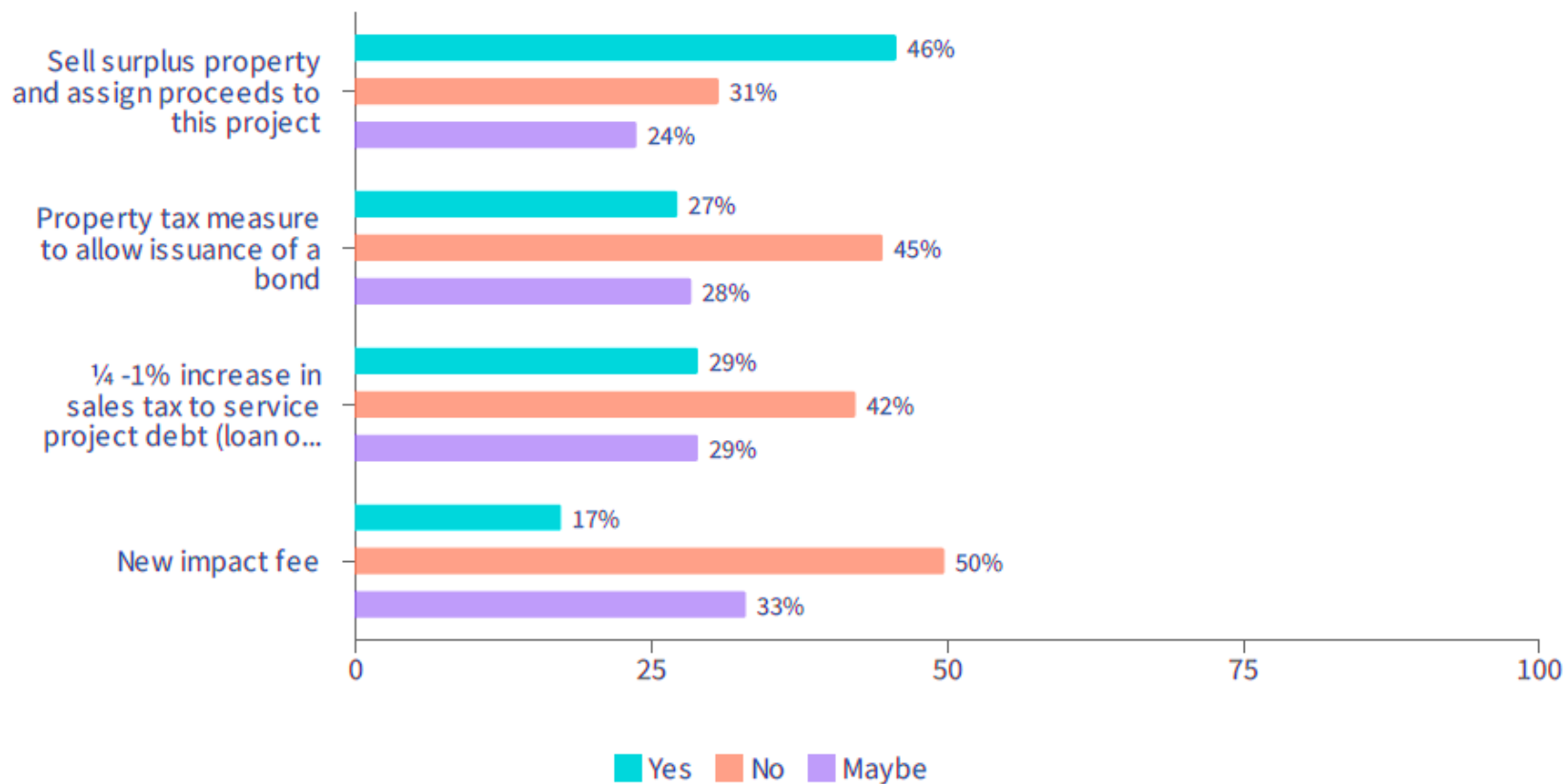


Question 14 - Do you support the City Developing a New Soccer Complex?

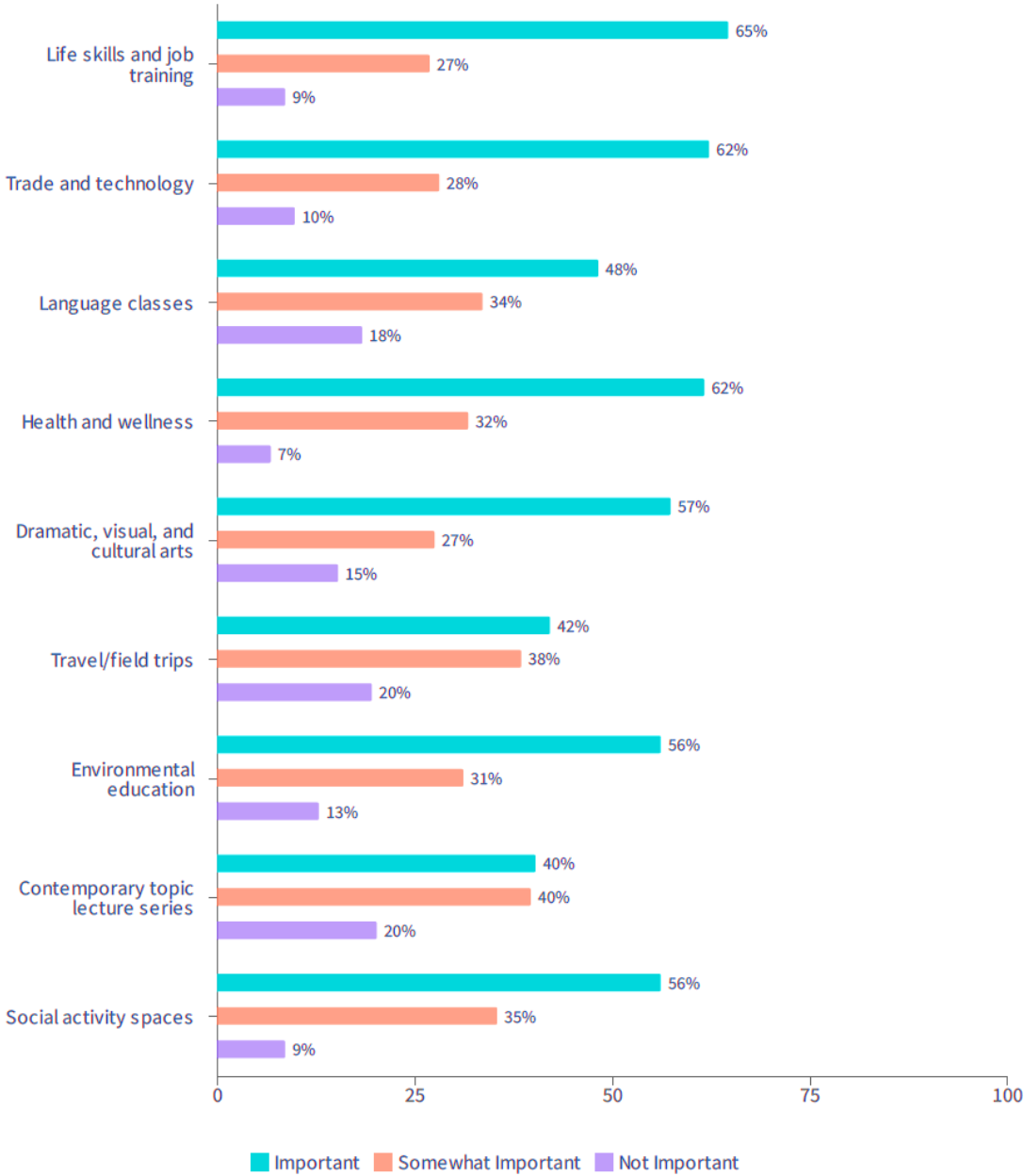


ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Yes	158	86.81%
No	24	13.19%

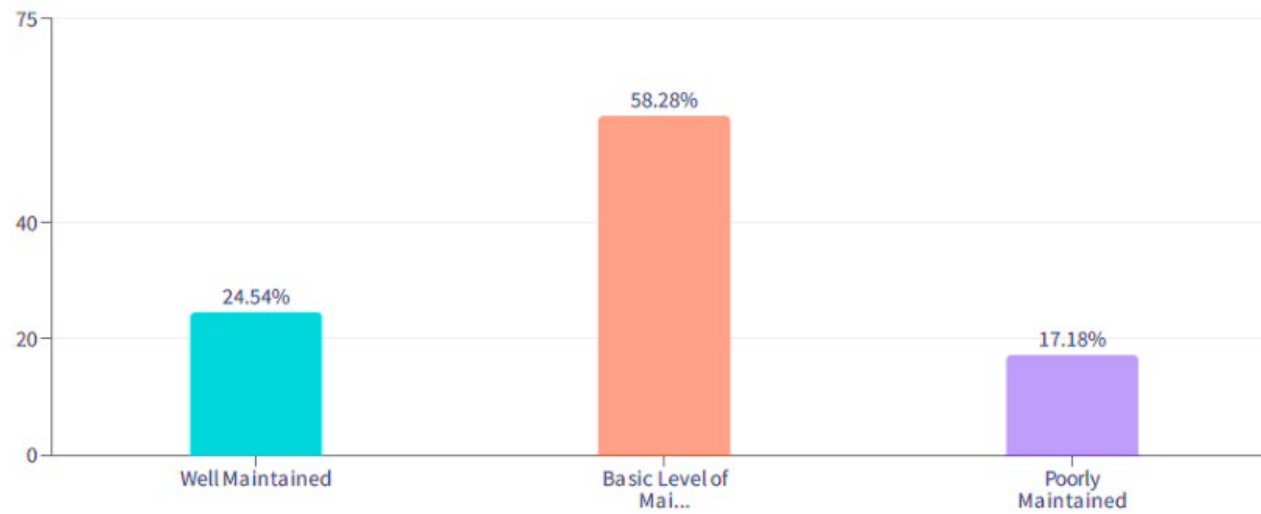
Question 20 - Would you, as a local taxpayer, be agreeable to the following funding strategies to Purchase Land and Develop of a New Soccer Complex?



Question 27 - How important are the following Enrichment and Education Programs to you and your household?

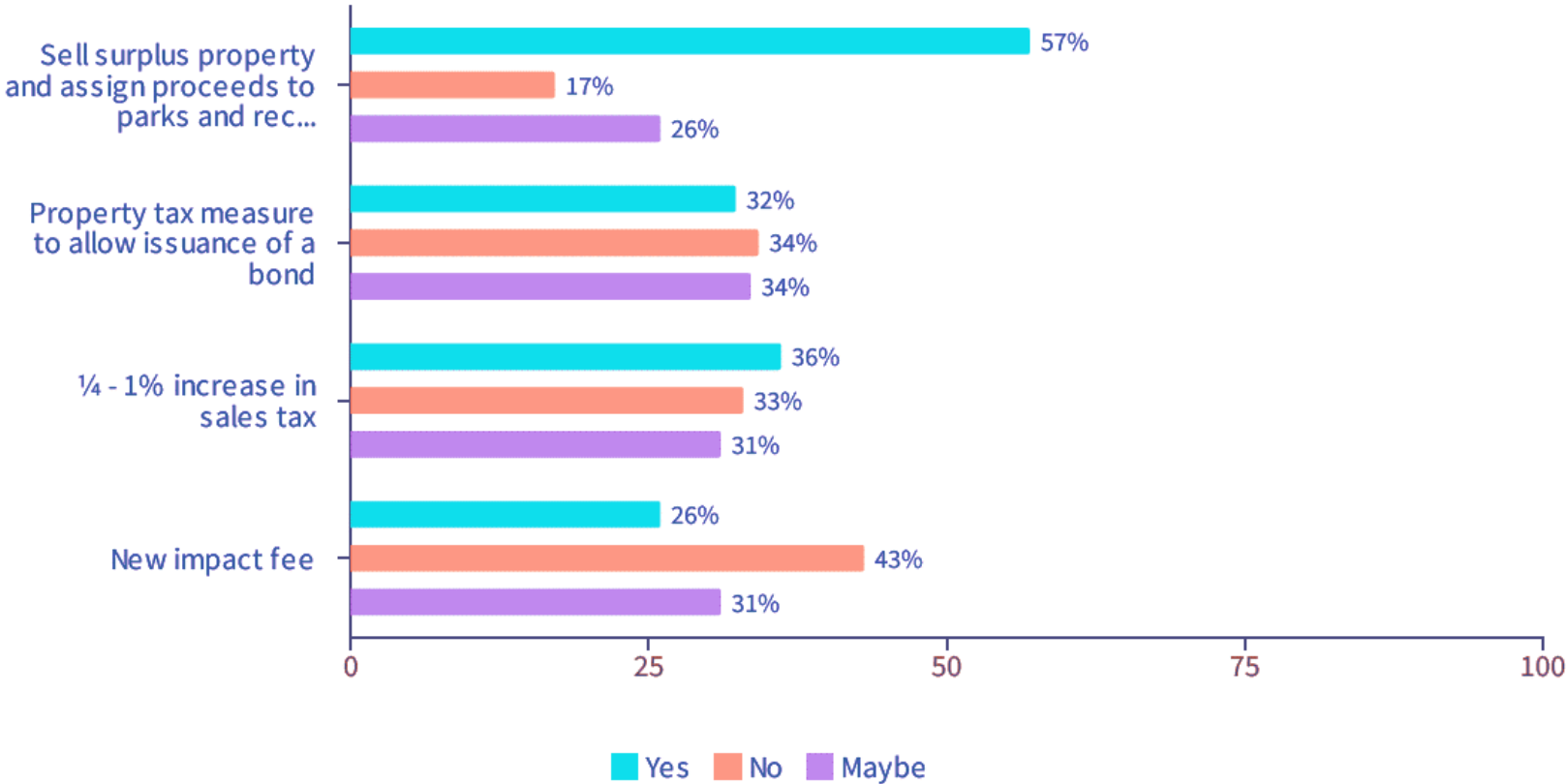


Question 30 - How do you think City Parks and Facilities are Maintained?

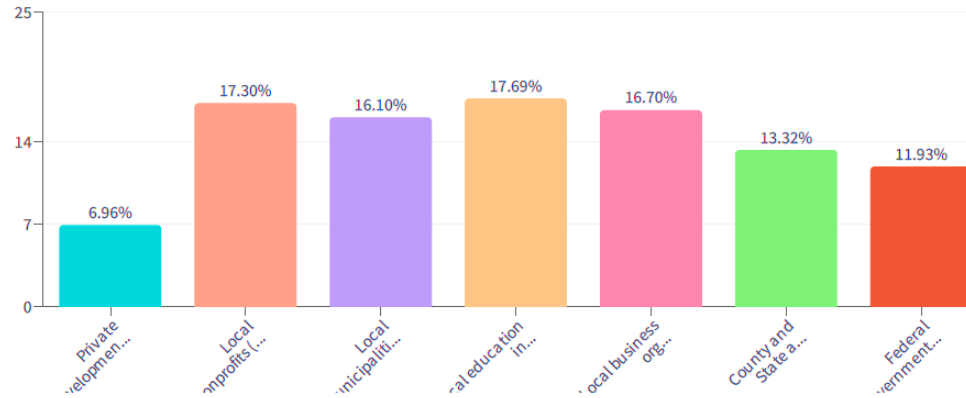


ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Well Maintained	40	24.54%
Basic Level of Maintenance	95	58.28%
Poorly Maintained	28	17.18%

Question 35 - Would you, as a local taxpayer, be agreeable to the following funding strategies to accommodate a Greater Level of Park and Recreation Facilities Maintenance and Renovation?



Question 38 - Should the City Partner with other Agencies or Organization for Park and Recreational Operations, Maintenance, and Development?



ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Private development companies (local or global)	35	6.96%
Local nonprofits (Kroc Community Center, Solano Land Trust)	87	17.30%
Local municipalities (Fairfield, Vacaville)	81	16.10%
Local education institutions (Fairfield-Suisun School District, Solano Community College, etc)	89	17.69%
Local business organizations (Suisun Waterfront Business District, Solano Economic Development Corp., Fairfield-Suisun Chamber of Commerce)	84	16.70%
County and State agencies (Transportation, library, parks)	67	13.32%
Federal government (Travis AFB)	60	11.93%

2022 Supplemental Park Amenities Survey

A. Survey Rationale

The City secured grant funding to make park improvements over the next three years. The 2022 Supplemental Park Amenities Survey directly followed the Comprehensive Community Survey. The focus of this online survey was to determine which park and recreational amenities are most important to the public and identify where funding should be focused.

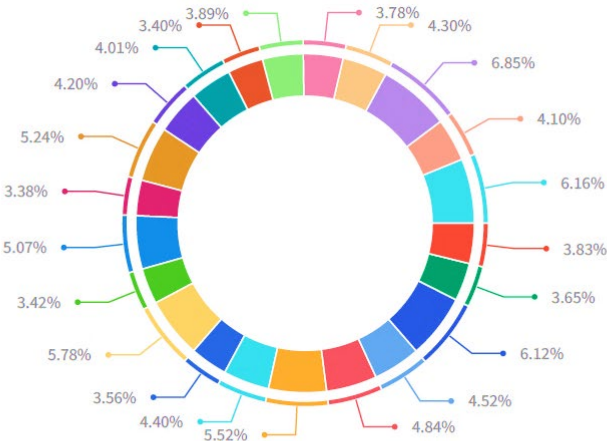
B. Respondents

- 1) More than 170 individuals offered input.
- 2) 42% of participants represent ages 35-54.
- 3) 24% of participants represent ages 55-69.
- 4) 20% of participants represent ages 18-34.

C. Park Amenities

The 2022 Supplemental Park Amenities Survey listed 22 park amenities and asked respondents to rank the importance to them of each amenity. The response average for park amenities is listed below, ordered from highest response average to lowest response average.

1) Cover picnic pavilions	98.33%
2) Splash pad	88.42%
3) All-inclusive playground (all abilities)	87.94%
4) Exercise stations	82.99%
5) Toddler specific playground	79.30%
6) Community garden	75.24%
7) Multi-use sport courts	72.89%
8) BBQ pits	69.59%
9) Baseball/softball fields	64.90%
10) Sports fields (soccer, lacrosse, football)	63.22%
11) Tennis courts	61.70%
12) Amphitheater	60.40%
13) Full court basketball	58.60%
14) Skateboard/BMX	57.54%
15) Off-leash dog parks	55.68%
16) Corn hole	54.97%
17) Bocce ball courts	54.35%
18) Horseshoe pits	52.38%
19) Disc golf	51.07%
20) Sand volleyball courts	49.18%
21) Golf driving range	48.77%
22) Golf putting green	48.60%



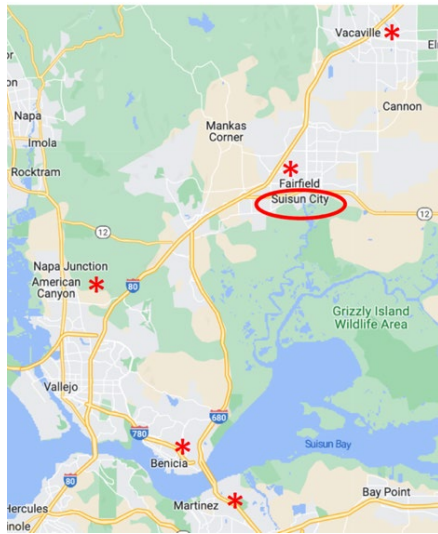
■ Splash pad
 ■ Full court basketball court
 ■ Covered Picnic Pavilions
 ■ Tennis Courts
 ■ Bocce Ball Courts
■ Off-leash dog parks
 ■ Driving Range
 ■ Skateboard / BMX Park
 ■ Ampitheatre
 ■ Community Garden
■ Putting Green
 ■ Multi-use Sport Court
 ■ Sand volleyball courts
 ■ Exercise Stations
 ■ Disc Golf
■ Rectangular Sport Fields (such as Soccer, Lacrosse, Football)
 ■ Toddler Specific playground
 ■ BBQ Pits
■ Baseball/Softball Field
 ■ All-inclusive playground (for all abilities)
 ■ Horseshoe Pits
 ■ Corn Hole

COMPARATIVE ANALYSIS

Comparative Summary of Neighboring Cities

A. Introduction

The Parks and Recreational services and facilities, enjoyed by Suisun City residents and visitors, are facilitated by a dedicated and collaborative team: residents, user and advocacy groups, City policy and decision-makers, City staff, and public and private entities and partners. The City has the dominant role in developing, programming, and maintaining the community's many park and recreational offerings.



The City Council prioritizes community needs and provides for these community-focused municipal services through allocation of financial resources in its General Fund, Capital Improvement Program and Landscape and Lighting District budgets. In Fiscal Year 2022/23 more than \$7.2 million was allocated by City Council to parks, recreation, and public landscape areas. While this funding is significant, it lacks context. Comparing allocations of

Parks and Recreational Programs, and Park Maintenance from nearby communities provides comparative context for Suisun's budget commitment. The National Recreation and Parks Association recommends comparison or benchmarking to similar communities to assist in quantifying and assessing conditions and informing decisions and directions regarding options and goals. It is important to note that no national standards regarding park programming, operations or maintenance level of service have been adopted.

The City identified five communities in Suisun's region for comparison purposes: Fairfield, Vacaville, Benicia, American Canyon,

and Martinez. Fairfield and Vacaville were chosen because they are immediate neighbors and the three communities often participate in each other's programs. Benicia, American Canyon, and Martinez were chosen because they are close in proximity but also have similar population numbers. Beyond these characteristics the communities have considerable differences e.g., area (square miles), demographics, housing stock, services provided, staffing levels, budget, development potential, revenue sources, reserve policies, etc. Still, comparison can be helpful to allow a better appreciation of the financial commitment made through the Suisun City budgeting process to the parks system (recreational facilities, programming, and maintenance) relative to that in nearby familiar communities.

It should be noted that there is no right or wrong relative to municipal budget funding levels or methods. City-wide needs and priorities and financial resource depth and capabilities vary between communities and inform decision-maker's budgeting choices. Additionally, park systems differ in each community as do the level and method (in-house or contract services) of maintenance, frequency of renovation, level of cost recovery (user fees), reliance on private funding or maintenance (Landscape and Lighting Assessment Districts), etc. Finally, facilities, programs and acreage devoted to the park system varies widely across the spectrum of cities. For example, Suisun City provides a marina and harbor, amphitheater, extensive wildlife access and viewing areas, a competitive baseball/softball sports complex, and a performing arts theater, whereas many communities do not offer all these amenities. Conversely, all five of the comparator cities offer aquatic services and facilities while Suisun City does not.

Finally, the six cities selected address park and open space maintenance through the lens of their respective community goals, local interests, values, and sensitivities and, of course, financial resources. The data presented is at a very high level based upon generally available information from city budgets and published reports. Much greater analysis of the service methodologies in each of the communities would be necessary to fully understand the costs

of service and the strategies, methodologies, and goals behind selected approaches. For example, some communities rely on contract services for certain maintenance work, while others perform such work with in-house staff. Partnerships with other public entities or shared services and in-kind exchanges occur in some organizations. Some cities have enterprise or cost centers for revenue and expense allocation, common in performing arts and aquatics facilities or a golf course or marina services. Another arrangement involves Public Private Partnerships (PPP). A PPP may be utilized to partner with a private entity to build, operate and maintain recreational facilities; costs can be shared or shifted depending on the terms of the partnership. A detailed evaluation of each of the six organization's approach to maintenance with these and numerous other factors in mind would be necessary to fully understand the methods and costs of maintenance. Such evaluation is well beyond the scope of this report. Therefore, the information included in the Master Plan must be viewed as a start intended to provide limited context for comparisons discussion.

While each City's Park systems are built for their community's specific needs, this comparison provides a starting point for conversations about what the City of Suisun City and its community members desire in their parks.

It should be noted that 95.7 acres of parkland in Suisun City does not include the surrounding extensive open space and natural habitat marshlands, or the extensive bicycle, trail, and pathway network, which exists throughout the community. City staff have (or share) maintenance (and facilities planning/development) responsibilities for these facilities in addition to the 95.7 acres of traditional parkland facilities in the community.

Public and stakeholder comment, input, suggestion, and feedback collected through the various forums and outreach tools indicate that the community is proud of the diverse facilities and programs provided. General approval of the condition of parks and the level of maintenance was expressed. Although 24.5% of respondents to the City's 2022 Comprehensive Community Survey indicated that parks are "well" maintained, almost 59% indicate maintenance at a "basic" level, and 17% of respondents found park maintenance to be

poor arguing that a strong desire for enhanced maintenance is present. This call for enhanced regular maintenance is mirrored in the feedback received from stakeholder interviews and the community meeting.

B. Comparison Data

The comparison data, while very high level and with many deviations specific to each selected community and their operations and maintenance practices, suggests, on the surface, that Suisun City fits within the normal range of acreage per capita and maintenance costs per acre, but trails the trendline for acreage maintained per staff person. The data also indicates deviation relative to salary ranges for positions, which garnered sufficient similar "matches" among the comparator agencies. Significantly more detailed data and comprehensive evaluation of comparative information and service methods is necessary to develop an accurate description of Suisun's placement relative to others in identified categories of parkland acreage, service methods, acre per maintenance personnel, costs per acre maintained, class and compensation, etc. This is described in the recommendations.

The consultant team identified positions, for which the comparator City established in both their Recreation and Parks, and Public Works Maintenance departments. Again, each of the comparison cities approach their service in their own manner and manage their functions with staff of different classifications, functions, and compensation levels. Still there are similar positions among the cities, which can provide information for consideration. It should be noted that this report is not an organizational assessment, nor a classification and compensation study, both of which require specific expertise and substantial analysis, beyond the scope of this Master Plan. However, comparison of staffing approaches and compensation scales (even at a high level) can be helpful to appreciate relative challenges to recruitment and retention of staff and the ability to reliably perform key functions and deliver services as a result.

C. Comparison Tables

Table A General Comparison, on the following page, shows a general overview of park systems in the six comparative communities for information and context as of July, 2023. The remaining tables examine the comparison of facilities, programs, budget, staff, and salaries. Comparisons are based on General Plan information, program guides, department reports, adopted annual budgets and assessments, and published salary schedules.



A. General Comparison

This is a comparison between six cities including Suisun City, its immediate neighbors of Fairfield and Vacaville, and three other cities in close geographic proximity with similar total population. The summary highlights the sizes of cities, amount of parkland, types of parks and facilities, general budgets, and total staff.

Information for these comparisons was identified by researching city annual budgets, public salary schedules, financial reports, activity guides and city department website information. See the Resources section of this Master Plan for more information.

	Suisun City*	Fairfield	Vacaville**	Benicia***	American Canyon	Martinez
Total Population from US Census Bureau Data, July 2021	29,165	119,705	103,078	26,819	21,605	36,819
City Area in Square Miles	4.04	37.60	27.00	14.12	4.80	13.10
Total Parkland Acres	95.7	230.5	257	123	70	175
Parkland Acres per 1,000 Residents	3.3	1.9	2.5	4.6	3.2	4.8
Total Parks	16	24	33	32	22	17
Total Community Parks	3	3	7	2	2	7
Total Neighborhood Parks	13	16	25	10	11	7
Total Recreational buildings	3	6	6	2	4	3
Path and Trail Systems	3	3	3	5	3	9
Aquatic Facilities		1	1	1	1	1
Marina Facilities	1			1		1
Restrooms	4	10	5	20	6	
Senior Center	1	1	1	1	1	1
Sports Complex	1	1	1		1	
Theater for Performing Arts (Indoor)	1		1			
Theater Outside (Amphitheater)	1	1	1			1

* Suisun City meets their General Plan Policy CFS 3.1 of providing at least 3 acers per 1,000 residents

** Vacaville Total Park acres does not include the 314 acre Lagoon Valley Regional Park

*** Benicia Total Park acres does not include the 577 acre Lake Herman Regional Park

B. Facilities Comparison

This comparison provides greater detail in type and quantity of facilities within each community, and specific activities available.

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Adult Activity/Senior Center*	1	1	1	1	1	1
Kitchen		1	1		1 (Prep Only)	
Meeting Rooms		2	11		2	
Aquatics Center		1	1	1	1	1
Pool		1	2	2	1	2
Splash Pad/Splash Zone		2 (in parks)	1		1	
Rentable Areas		1	2			
Community Center	1	1	3	1	2	1 (Library)
Assembly/Banquet Room	1	1	11			
Gym			1	1	1	
Kitchen	1	1	3		1 (Prep Only)	
Meeting/Class Rooms	4	5	21		1	
Marina	1			1		1
Nature Center		1				
Neighborhood Center		2	7			
Meeting Space		1	7			
Kitchenette		1				
Theater for Performing Arts (Indoor)	1		1			
Theater Outside (Amphitheater)	1	1	1			1
Restrooms	4	10	5	20		
Parks with Reservable Picnic Areas	1 Heritage	15	5	3	10 (including Pool)	5
BBQ Grills	1	9	13	26	6	25
Capacity of Largest Area		130	100	536	140	180
Reservable Spaces		39	9	11	13	16
Parks with Shade Structure(s)	3	1	5	3	6	5

* The City of Suisun City Senior Center programs and activities are located at the Joseph Nelson Community Center.

B. Facilities Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Parks/Open Space	16	24	20	32	13	17
Trails	3	3	3	5	2	9
Park Amenities						
Archery Area			1			
Court - Basketball	1 Full / 5 Half	3 Full / 7 Half	14 Full / 1 Half	5 Full / 6 Half	4 Full / 4 Half	4 Full / 3 Half
Court - Tennis		9	9	2	4	10
Court - Volleyball	1	2	1	2	1	1
Dog Park	1	1	2	1	1	1
Fishing Locations	3	3		4		3
Fitness Circuit/Station	1	6	2			
Flying Field - Electronic			1			
Games - Bocce/Cornhole		6		2	4	14
Games - Disc Golf			1			
Games - Horseshoes		3	2		1	14
Golf - 18 Holes/Putting Green		2/2				
Play Equipment Area	11	31	21	18	10	
Skate Park	1 portable	2		1	1 portable	1
Sports Complex	1	2	1			
Sports Field - Baseball	8	3	8	4	1	9
Sports Field - Football			1			
Sports Field - Little League	4	5		2		
Sports Field - Multi-use	13	19	18	20	4	4
Sports Field - Soccer	2	6	6	11	4	1
Sports Field - Softball	3	7	15	8	3	4
Sports Field - Track			1			

C. Program Comparison

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Programs/Classes						
Aquatics - Life Guard and Jr. LG Classes			✓		✓	✓
Aquatics - Diving			✓			
Aquatics - Swim Classes		✓	✓	✓		✓
Aquatics - Water Aerobics/Lap Swim		✓	✓	✓	✓	✓
Aquatics - Water Polo						✓
Archery - Youth	✓					-
Arts, Science and Crafts			✓		✓	
Camp - Day Camp	✓		✓			✓
Camp - Dodgeball			✓			
Camp - Sports General		✓	✓	✓		
Camp - Basketball		✓	✓	✓		
Camp - Science/Art/Coding			✓			
Camp - Skateboarding				✓		
Camp - Tennis			✓			
Camp - Volleyball			✓			
Certifications - Baby Sitting			✓	✓		
Community Garden					✓	
Computer Classes			✓			
Cooking Classes			✓			
Gym - Open/Drop in			✓	✓	✓	

✓ = programs listed on city website and/or activities guide.

C. Program Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Programs/Classes, continued						
Dance - General	✓		✓	✓		
Dance - Ballet	✓	✓	✓	✓	✓	
Dance - Hip Hop				✓	✓	
Dance - Line Dancing	✓			✓	✓	
Dance - Polynesia				✓		
Dance - Pom				✓	✓	
Dance - Square Dancing	✓					
Dance -Tango				✓		
Dance - Tap	✓			✓		
Dance - Zumba	✓		✓			
Drivers Safety Education		✓	✓	✓		
Esports Leagues			✓			
Fitness Classes				✓	✓	
Individual Sport - Golf Adult		✓				
Individual Sport - Golf Jr.		✓				
Individual Sport - Gymnastics			✓			
Individual Sport - Horseback Riding			✓			
Individual Sport - Track and Field			✓			
Individual Sport - Tennis				✓	✓	
Leadership Experience/Classes		✓				
Language Classes					✓	

✓ = programs listed on city website and/or activities guide.

C. Program Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Programs/Classes, continued						
Movement - Family					✓	
Music Lessons Instruments		✓	✓			
Net Games - Badminton					✓	
Net Games - Tennis		✓	✓		✓	
Net Games - Pickleball		✓				
Pets/Animal Classes and Care					✓	
Photography/Film Making	✓		✓			
Safety classes - First Aid, CPR		✓	✓	✓		
School - After school	✓	✓	✓	✓		
School - Leadership						
School - Preschool	✓	✓	✓	✓		
Self Defense - Karate Mixed Combative	✓	✓	✓		✓	
Skateboarding	✓				✓	
Supportive			✓			
Team - Baseball/Softball	✓	✓	✓			✓
Team - Basketball	✓	✓	✓	✓	✓	
Team - Football Flag	✓		✓	✓		
Team - Preschool to Teen All sports intro	✓	✓		✓	✓	
Team - Soccer		✓	✓	✓	✓	
Team - Volleyball			✓	✓		
Theatre	✓	✓		✓		
Therapeutic recreation activities	✓		✓			

✓ = programs listed on city website and/or activities guide.

C. Program Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Programs/Classes - Seniors						
Aerobics/Jazzercise/Walking Group	✓	✓		✓	✓	✓
Aquatics				✓		
Community Meals	✓	✓	✓			✓
Fitness - General					✓	
Nutrition/Cooking and Diet	✓			✓		
Crafts - Rock Painting/Water Colors	✓	✓	✓		✓	✓
Computer/Smart Phone Classes		✓	✓			
Dancing	✓	✓		✓	✓	
Energy and Balance/Chi Gong and Tai Chi	✓		✓	✓	✓	✓
Financial/Life Planning			✓	✓		
Games - Bridge/Cribbage/Pinochle, etc.	✓	✓	✓	✓	✓	
Games - Active Table Tennis/Pool	✓	✓				
Games - Active Tennis/Pickleball/Bocce		✓				
Games - Wii/Virtual/Computer	✓					
Language Classes			✓	✓	✓	
Music - Instruments and Voice	✓		✓			✓
Safety Course	✓	✓	✓	✓		✓
Support Group			✓			✓
Trips		✓	✓	✓	✓	
Yoga/Stretching			✓	✓	✓	✓

✓ = programs listed on city website and/or activities guide.

C. Program Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Special Events						
Dance Party/Street Dance	✓		✓			✓
Family/Pet Events		✓				
Family/Kid Events			✓	✓		✓
Family/Parent Date Night					✓	
Movies in the Park	✓			✓		
Music	✓		✓			
Music on the Waterfront	✓					
Parades / Festivals / Fairs	✓	✓	✓	✓	✓	✓
Participation Sports events (10ks, triathlon, etc.)		✓	✓	✓		
Recreation Expo to promote department			✓			
Seasonal/Holiday Events	✓	✓	✓	✓	✓	✓
Swap Meet		✓				

✓ = programs listed on city website and/or activities guide.

D. Budget Comparison

This Comparison shows overall budgeted expenditures for three departments. These include, Recreation and Parks Departments that provide programs for the community, Public Works Departments that provide landscape maintenance to care for parks and recreation facilities, and Maintenance Assessment/Landscape and Lighting Districts (MAD/LLDs) that also provide maintenance to care for parks and recreation facilities. Budgets for MAD/LLDs also include maintenance for street lighting, median islands, and curbside landscaping. Funds for the MAD/LLDs are collected as assessments from property owners in specific districts. The MAD/LLDs may be maintained by either Public Works Department staff or an outside maintenance contractor. In 2022, the City of Suisun City shifted the maintenance responsibility of their MAD/LLDs to Public Works Department staff.

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Total Population from US Census Bureau Data, July 2021	29,165	119,705	103,078	26,819	21,605	36,819
Total Parkland Acres	95.7	230.5	257.0	123.0	70.0	175.0
Recreation and Parks Budget*	\$ 3,556,622	\$ 8,544,594	\$ 9,973,160	\$ 3,443,245	\$ 2,722,571	\$ 2,930,636
Total number of full time Recreational Administration and Programming Staff	6	26	26	9	6	4
Public Works Parks Maintenance Budget**	\$ 2,355,370	\$ 6,256,314	\$ 3,503,473	\$ 3,442,220	\$ 1,669,108	****
Total number of Parks and Facility Maintenance staff	18	26	23	17	5	14
Maintenance Assessment/Landscape and Lighting Districts Budget***	\$ 1,318,815	\$ 7,020,395	\$ 6,266,520	\$ 1,059,222	\$ 571,826	\$ 206,156
Number of Maintenance Assessment/Landscape and Lighting Districts	11	17	134	5	3	8
Parkland acreage maintained per staff member/per year	5.3	8.9	11.2	7.2	14.0	12.5
Cost to maintain parkland per acre/per year	\$ 38,393	\$ 57,600	\$ 38,016	\$ 36,597	\$ 32,013	\$ 1,178

* City of Suisun City FY 2022-23 Annual Budget adopted 3/24/23. Recreation, Parks, & Marina Department.

** City of Suisun City FY 2022-23 Annual Budget adopted 3/24/23. Public Works Department: Maintenance - Internal Service.

*** Includes Maintenance Assessment Districts: Blossom, Heritage Park, Lawler Ranch, Montebello Vista, Peterson Ranch, Railroad Avenue, and Victorian Harbor A, B, C/D, E, and F. Heritage yearly assessment has not increased since FY 1998-99. Montebello Vista yearly assessment has not increased since FY 1994-95, and has a negative value. Not included: Marina Village Channel Improvements, Victorian Harbor Dredging, Suisun City Cfd #2 and #3, and the tax zones of McCoy Creek, Amberwood, Peterson, Summerwood, and Walmart.

**** Martinez landscape maintenance budget is under both the Recreation and Parks budget and the Landscape and Lighting Districts.

E. Staff Comparison

Comparison shows full time staff and notes part time staff, where applicable. Each city has similar roles/responsibilities for a specific full time position but may have different titles than what is listed for the City of Suisun City. Cities may also hire independent contractors to manage park programs, and some cities contract out maintenance work for their Landscape and Lighting Districts. Work conducted by consultants is not reflected in the city staff roles or counted in totals. The roles listed below represent individual positions noted in city budgets, financial reports, and department websites.

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Recreation and Parks Staff						
Administrative Clerk I/II				1	1	
Administrative Technician		2	2		1	
Assistant Accounting		1				
Assistant Administration	1					
Assistant Executive			1			
Assistant Office		1 part time	3			
Assistant Recreation		1		1		
Coordinator Aquatics		1				
Coordinator Facility Maintenance		2	3			
Coordinator Recreation	3 part time	7	7		2	1
Coordinator Senior Center						1
Director Parks and Recreation	1	1	1	1	1	
Management Analyst	1	1	1	1		
Manager Recreation	2		2			
Office Specialist		1				
Park Planner			2			
Program Specialist		2 full time/1 part time				
Public Relations				1 part time		
Reception Staff					1 part time	
Superintendent CS and Admin				2		
Superintendent Recreation		3				
Supervisor Recreation	1	4	4	3	1	1
Supervisor Senior Center						1
Total Recreation and Parks Staff (full time)	6	26	26	9	6	4

E. Staff Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Public Works - Parks Maintenance Staff						
Assistant Administration	1				1	
Director of Public Works	1	1	1	1	1	1
Inspector Landscape Maint.		3				
Homeless Engagement Worker		6				
Maintenance Worker/Park Caretaker I	7	4	7	9	1	9
Maintenance Worker/Park Caretaker II/III	5	4	6	4	2	
Maintenance Worker/Park Caretaker Lead	2	3	4	2		3
Management Analyst	1					
Manager Maint. Parks and Facilities		1	1			
Specialist Engineering/Irrigation		2	1	1		
Superintendent Park Maintenance	1	1				
Supervisor Park Maintenance		1	3			1
Total Public Works - Parks Maintenance Staff	18	26	23	17	5	14

F. Salary Comparison

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Recreation and Parks Staff						
Administrative Clerk I/II/III/Senior				\$ 3,400 - \$ 5,721	\$ 3,851 - 5,702	
Administrative Technician I/II/Lead		\$ 5,296 - \$7,843	\$ 4,732 - \$ 6,327		\$ 5,716 - \$ 6,948	
Assistant Accounting I/II/Senior		\$ 4,241 - \$9,946				
Assistant Administration I/II						
Assistant Executive			*			
Assistant Office I/II		\$ 3,938 - \$ 5,284	\$ 3,795 - \$ 5,172			
Assistant Recreation		\$ 5,296 - \$ 6,438		\$ 4,392 - \$ 5,339		
Coordinator/Supervisor Aquatics		\$ 5,846 - \$ 7,106				
Coordinator Facility Maintenance I/II/III/Senior		\$ 4,798 - \$ 7,106	*			
Coordinator Recreation	\$4,746 - \$ 5,769	\$ 5,846 - \$ 7,106	\$ 4,884 - \$ 5,938		\$ 5,440 - \$ 6,614	
Coordinator Senior Center						\$ 5,925 - \$ 7,463
Director Parks and Recreation	\$12,225 - \$14,859	\$15,058 - \$19,577	\$14,055 - \$17,082	\$11,981 - \$14,563	\$10,309 - \$15,464	
Management Analyst I/II/Senior	\$ 6,159 - \$ 8,235	\$ 7,056 - \$ 10,979	\$ 6,596 - \$ 9,448	\$ 5,956- \$ 8,760		
Manager Recreation	\$ 7,400 - \$ 8,995		\$ 10,340 - \$ 12,570			
Office Specialist		\$ 4,798 - \$ 5,832				
Park Planner			*			
Program Specialist		\$ 4,456 - \$ 5,416				
Public Relations				*		
Reception Staff					*	
Superintendent CS and Admin				\$ 8,318 - \$ 10,498		
Superintendent Recreation		\$ 10,474 - \$ 12,732				
Supervisor Recreation	\$ 5,696 - \$ 6,923	\$ 7,788 - \$ 9,467	\$ 7,432 - \$ 9,033	\$ 6,215.52 - \$ 7,555	\$ 6,630 - \$ 8,058	\$ 7,186 - \$ 9,059
Supervisor Senior Center						\$ 5,698 - \$ 7,176

* Position is noted in Annual Budget; not listed in salary schedule

F. Salary Comparison, continued

	Suisun City	Fairfield	Vacaville	Benicia	American Canyon	Martinez
Public Works - Parks Maintenance Staff						
Assistant Administration I/II	\$ 4,391 - \$ 5,871					
Director of Public Works	\$13,179 - \$16,019	\$15,058 - \$19,577	\$15,999 - \$19,444	\$15,354 - \$18,664	\$11,654 - \$17,482	\$14,046 - \$19,501
Inspector Landscape Maint. I/II		\$ 5,992 - \$ 8,040				
Homeless Engagement Worker I/II/Manager		\$ 4,798 - \$ 13,050				
Maintenance Worker/Park Caretaker I	\$ 4,708 - \$ 5,723		\$ 4,829 - \$ 5,070	*	\$ 4,692 - \$ 5,702	\$ 5,244 - \$ 6,376
Maintenance Worker/Park Caretaker II/III	\$ 5,179 - \$ 6,295		\$ 5,195 - \$ 6,315	*	\$ 5,179 - \$ 6,948	\$ 5,724 - \$ 6,959
Maintenance Worker/Park Caretaker Lead			\$ 5,715 - \$ 6,9479	\$ 5,268 - \$ 6,403		\$ 6,369 - \$ 7,738
Manager Maint. Parks and Facilities		\$ 9,490 - \$ 11,535	*			
Specialist Engineering/Irrigation			*	\$ 4,809 - \$ 5,846		
Superintendent Park Maintenance	\$ 8,853 - \$ 10,761					
Supervisor Park Maintenance	\$ 6,426 - \$ 7,811		\$ 7,869 - \$ 9,564			\$ 7,213 - \$ 8,767

* Position is noted in Annual Budget; not listed in salary schedule

UNDEVELOPED LAND

Undeveloped Parcel Evaluation

A. Review and Analysis

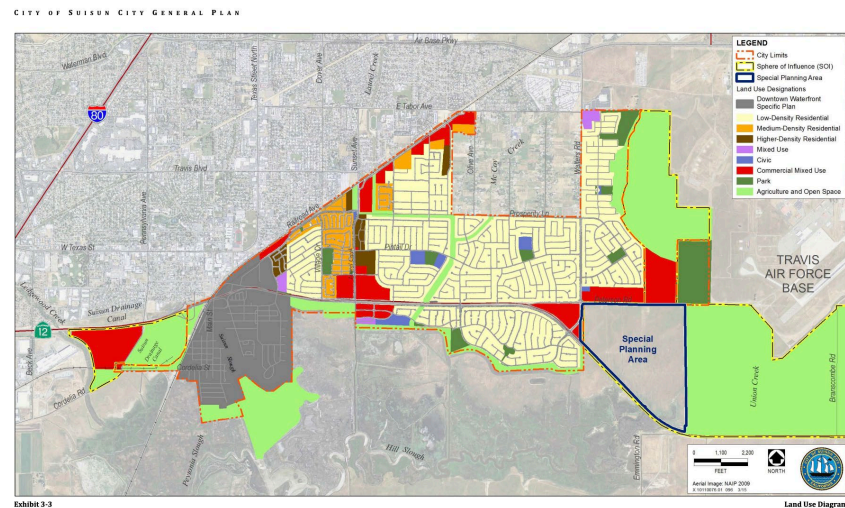
The Master Plan community engagement process reinforced the public’s enjoyment of existing recreational facilities and made clear the desire for renovation, improvement, and enhanced maintenance of the City’s parks, trails, and bikeways, recreational buildings, and facilities. Staff and the Master Plan Ad-hoc Advisory Committee raised the interest in exploring the potential for an additional sports complex for soccer play to complement Lambrecht Sports Complex.

The consultant team reviewed Suisun City, County of Solano, and Travis Air Force Base’s Land Use plans to gain a deeper understanding of land use patterns, trends, opportunities, and relevant restrictions. City and privately owned parcels within Suisun City’s sphere of influence, which could be suitable for the expansion of existing recreational facilities, or which could serve as a site for new community recreational amenities were identified and examined. As a part of Master Plan stakeholder engagement process, the consultant team reviewed 14 potential parcels with City leaders and staff for input and identification of a preferred site(s).

The following criteria were used in site evaluation and selection:

- Within City Limits or within the City’s sphere of influence
- Consistency with General Plan policies, programs, etc.
- No active project development proposals or entitlements
- Adjacency to complementary land uses or development
- Adjacency to City owned park or recreation facilities
- Adequate access to streets or roadways
- No significant Flood Zone restrictions or limitations
- Positive drainage

- No obvious physical constraints
- Positive viewsheds and visual links
- Reasonable access to utilities, potable and irrigation water
- Convenient for public with potential for bus, bicycling and pedestrian access
- Not restricted by California Land Conservation Act of 1965 (Williamson Act)
- Ability for development within the provisions of the Travis Air Force Base Land Use Compatibility Plan
- No significant or known environmental constraints i.e., sensitive habitats, archeological or historic resources, heritage trees, view corridors, Prime Agricultural Lands, transportation, or circulation limitations, etc.



Land Use Definitions

Downtown Waterfront Specific Plan:

Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services, and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses. Mixed-use projects may use FAR (Floor Area Ratio - the relationship between the total amount of usable floor area that a building has and the total area of the lot on which the building stands) to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.

Park/Public:

Provides for developed active and passive public parkland, linear parks, and associated recreation facilities and services. Land within this designation may also be used for stormwater management, stormwater retention, natural areas, and buffering between incompatible uses, public facilities and services, and other compatible uses.

Commercial Mixed Use:

Provides for retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher-density dwelling units.

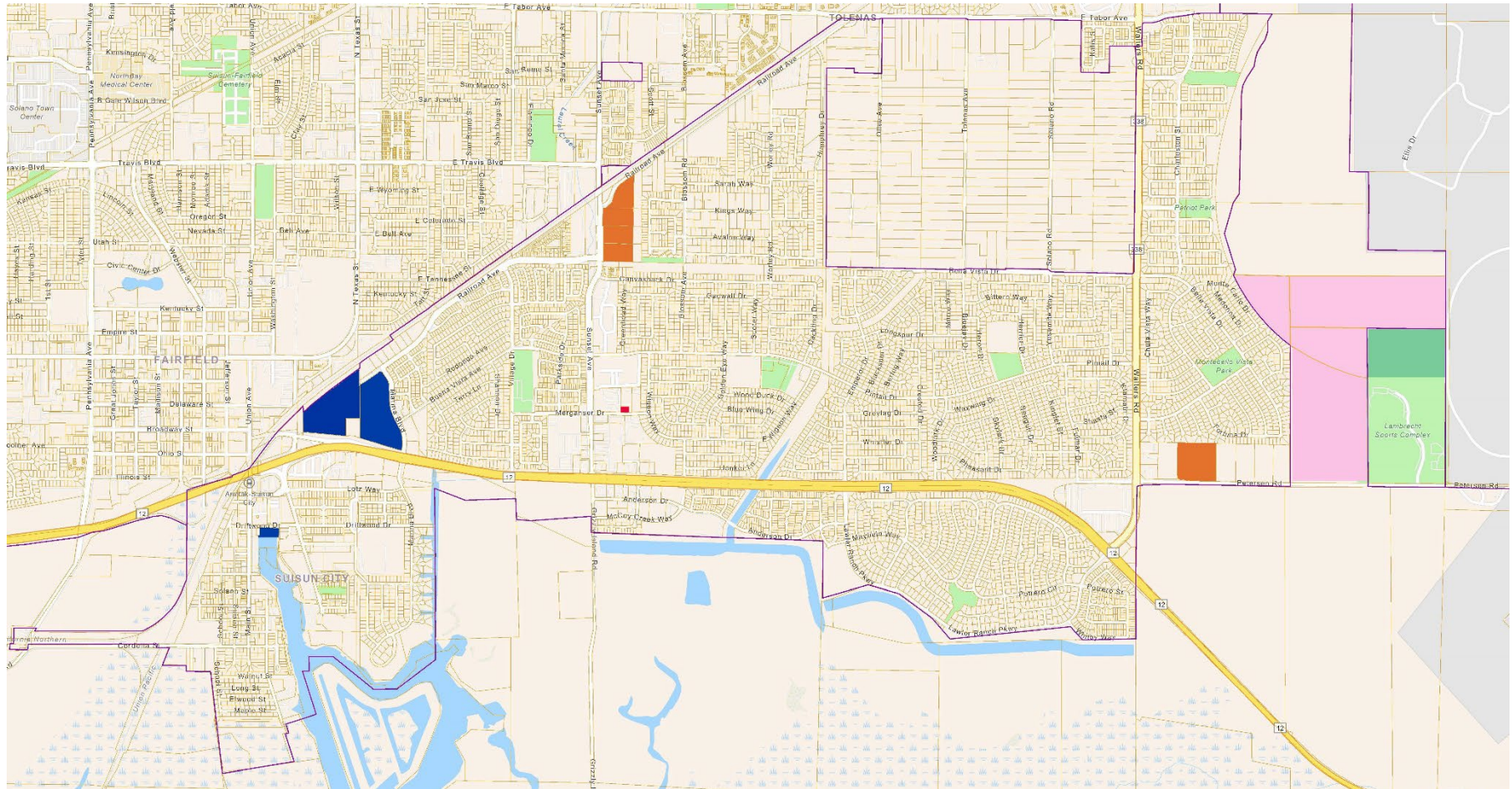
High Density Residential:

Provides for townhomes, apartments, condominiums, other types of multi-family housing, public services and facilities, live-work units, home occupations, and other compatible uses.

County Zoned A-20 Exclusive Agricultural/Recreation Use Permitted:

Exclusive Agricultural allows recreational uses, and they shall meet the following standards:

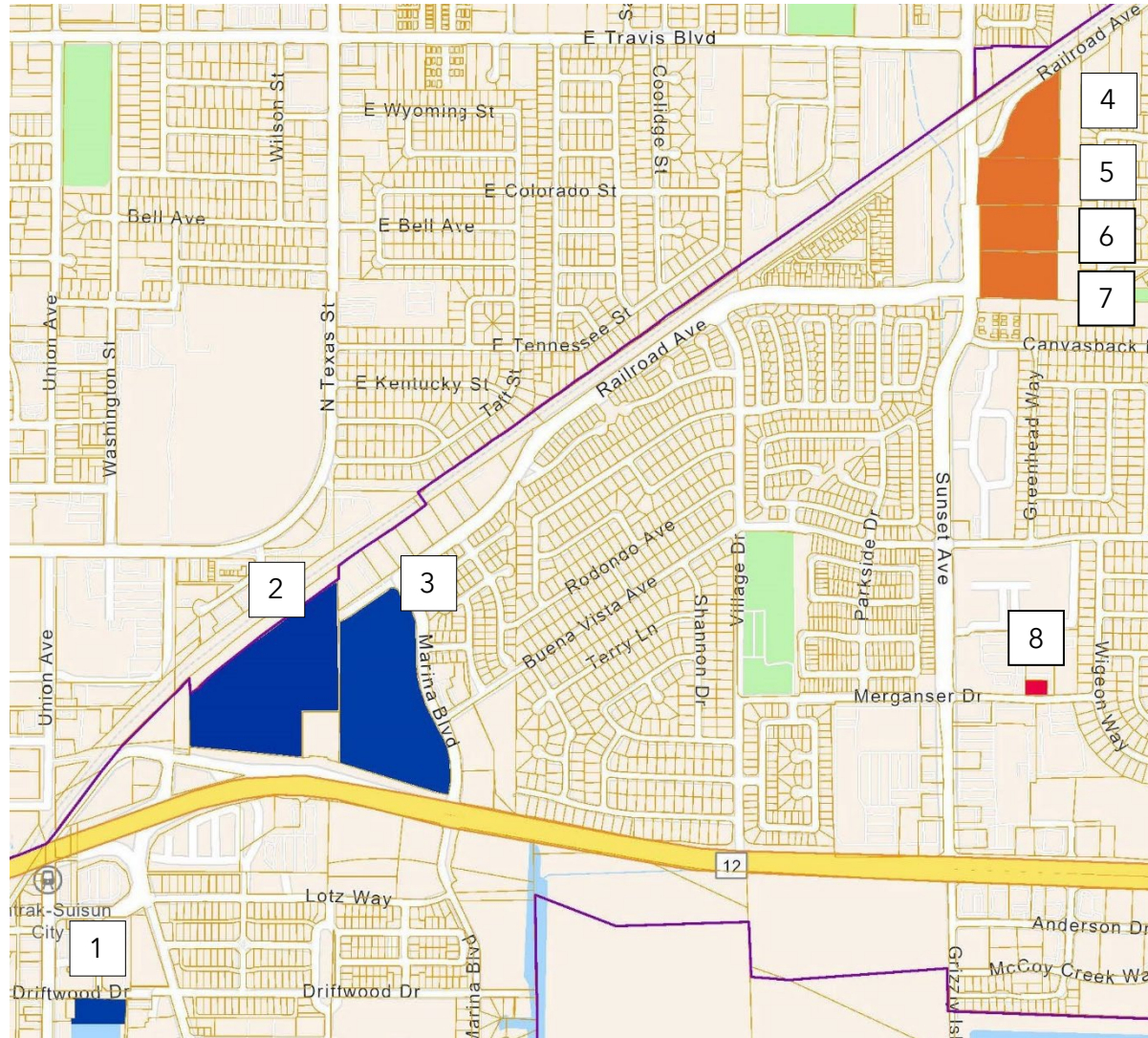
1. Access. Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
2. Exterior Lighting. Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
3. Roads. Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. Setbacks. Minimum setback from an adjacent street shall be the same as required for the main building.
5. Screening of Parking. Amusement places or places of commercial recreation shall provide ingress and egress designed to avoid traffic congestion; shall provide a minimum six-foot solid board fence or masonry wall separating parking areas from abutting residential property; and shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.



Land Use Legend

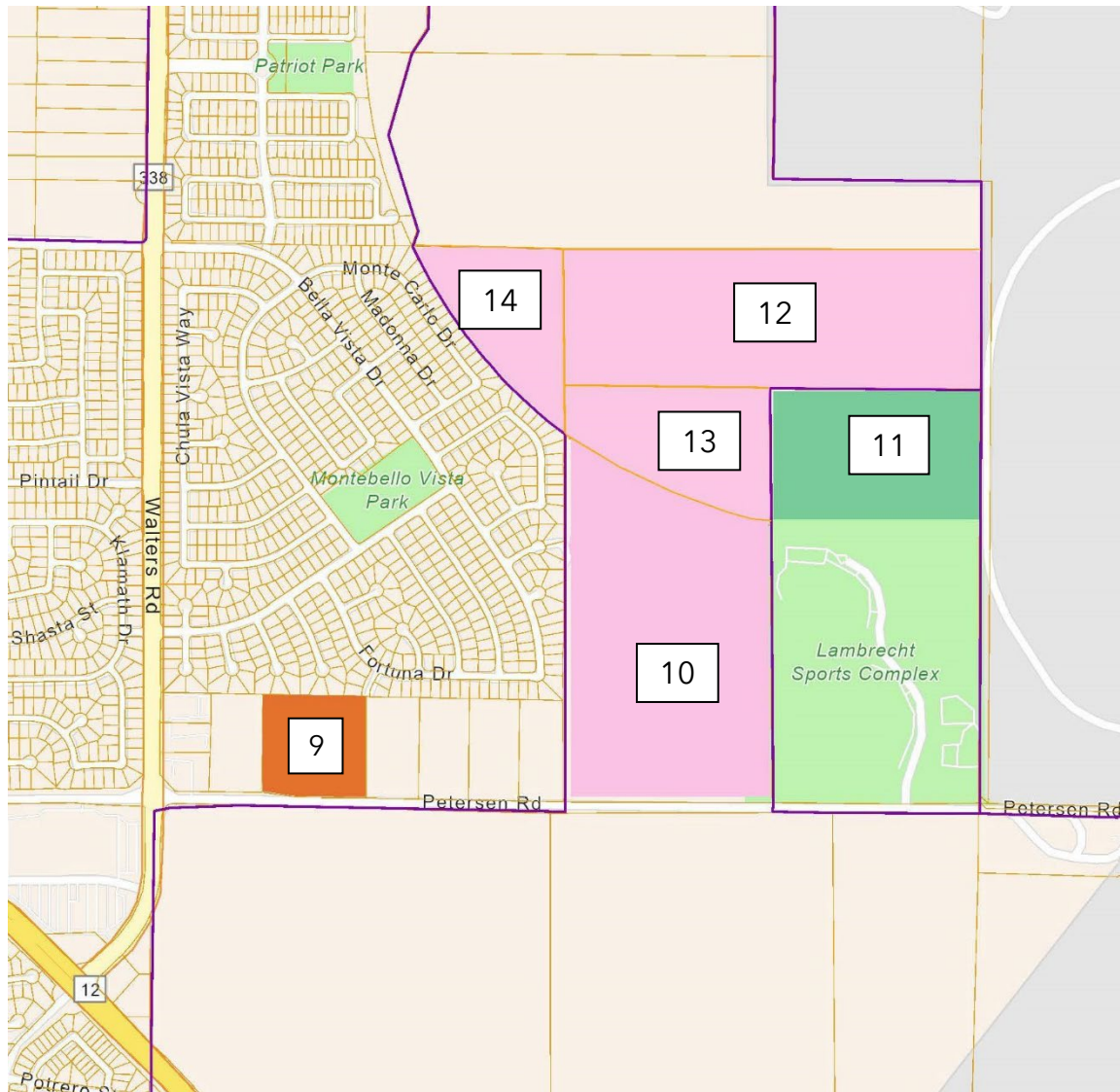
- Downtown Waterfront Specific Plan
- High Density Residential
- Park/Public
- City Boundary
- Commercial Mixed Use
- County Zoned A-20 Exclusive Agriculture/Recreation Use Permitted

UNDEVELOPED LAND



- 1 - Sheldon Plaza**
 #0032-091-230 is 4.28 Acres
 Of that only 1 Acre is available
 Owner: City of Suisun City
 Easements: Kinder Morgan
- 2 - Hwy 12 and Marin Blvd. West**
 #0032-230-290 is 15.42 acres
 Owner: Suisun City Housing Authority
 Easements: Kinder Morgan, City of Fairfield Waterline
- 3 - Hwy 12 and Marina Blvd. East**
 #0032-230-370 is 14.56 acres
 Owner: Suisun City Housing Authority
 Easements: None known
- 4 - East of Sunset Ave. (Top North)**
 #0037-160-110 is 3.67 acres
 Owner: Pickering, San Francisco
 Easements: None known
- 5 - East of Sunset Ave. (Middle North)**
 #0037-220-130 is 3.59 acres
 Owner: Cavallero, Fairfield
 Easements: None known
- 6 - East of Sunset Ave. (Middle South)**
 #0037-220-190 is 3.43 acres
 Owner: White, Fairfield
 Easements: None known
- 7 - East of Sunset Ave. (South)**
 #0037-220-200 is 3.35 acres
 Owner: Richardson, Suisun City
 Easements: None known
- 8 - Senior Center**
 #0173-010-230 is 0.32 acres
 Owner: City of Suisun City
 Easements: PUE 10' at frontage

UNDEVELOPED LAND



- 9 - 1700 Petersen Road**
 #0174-170-080 is 9.50 Acres
 Owner: CCP-Solano Investors LLC
 Easements: AT&T, PG&E along Petersen Road, Storm Drain north-south

- 10 - West of Lambrecht Sports Complex**
 #0174-160-310 is 59.28 acres
 Owner: Mount Calvary Baptist Church Corporation, Fairfield
 Easements: AT&T, PG&E along Petersen Road

- 11 - 4493 Petersen Road**
 Northern portion of parcel number #0174-160-070 is approximately 25 acres (north of Lambrecht Sports Complex with USA Safety Easement/TAFB Blast Zone)
 Owner: City of Suisun
 Easements: USA Safety Easement/ TAFB Blast Zone

- 12 - North of Parcel #0174-160-070**
 #0174-160-330 is 54.13 acres
 Owner: Flannery Associates, LLC. Folsom
 Easements: USA Safety Easement/ TAFB Blast Zone

- 13 - North of Mt. Calvary Baptist Church**
 #0174-160-320 is 19.27 acres
 Owner: Flannery Associates, LLC. Folsom
 Easements: USA Safety Easement/TAFB Blast Zone

- 14 - West of Parcel #0174-160-330**
 #0174-160-350 is 15.17 acres
 Owner: Flannery Associates, LLC. Folsom
 Easements: USA Safety Easement/TAFB Blast Zone

IMPLEMENTATION PLAN

A Future for Park and Recreation Facilities

A. Vision



Suisun City's leaders recognize that parks and recreational amenities are critical to the quality of life enjoyed by the community. Suisun's park and recreational system needs

immediate improvement and long-term planning for expansion and enhancement to nurture and sustain its beauty and function.

The system needs can be envisioned in three areas of focus:

1. Backlog repairs and improvements
2. New amenities at existing sites
3. New sports complex

The first area includes many recreational facilities throughout the community, which reflect unmet maintenance and rejuvenation needs. There is a substantial backlog of relatively minor improvements needed.

The second focus area contains park facilities, which require more significant renovation to address needs identified through the Master Plan community engagement. These improvements can be achieved by reconfiguring or redesigning existing parkland and recreational sites and facilities.

The third focus area is the exciting proposal to expand Suisun City's park system through the acquisition of new parkland and the

development of a regional serving sports complex with primary focus on soccer.

Added parkland or new recreational facilities or amenities will require funding for development as well as on-going programming and increased cost for maintenance, repair, and replacement.

Implementation of the community's vision as expressed in this Master Plan can be achieved by the steps suggested in this section including:

- Recommended projects to address backlog repairs and improvements at City parks
- Evaluation and decisions to prioritize improvements and design, implementation, and maintenance budgets
- Suggested steps to enhance maintenance levels
- Process for exploration and decision-making regarding the sports complex proposal
- List of relevant funding options.

B. Project List

The Inventory and Assessment section provides an evaluation of Suisun City's parks and recreational facilities and identifies repairs, improvements, and renovations for each site. Some facilities are recommended to be more significantly renovated with replacement of amenities, reconfiguration of park features or redesign. Some parks may be substantially rebuilt to resolve obsolete and non-functional conditions and to introduce new community-desired amenities. Identification of priorities will be necessary to implement the findings of community engagement process. Some actions can be addressed more immediately while others will follow from longer-term planning and phasing. Given the limited funds available and the uncertainty of long-term funding for improvement and maintenance, flexibility in priority setting will be required to match conditions over time.

The Master Plan's Inventory and Assessment provides order of magnitude costs for the identified improvements; each improvement/project will need to be better scoped for budget and bidding purposes. Budget consideration should be given for on-going or long-term maintenance, repair and replacement of the improvements undertaken. Rising service, construction, and maintenance cost escalation must be included in financial and budget forecasts.

C. Prioritize Repairs and Improvements at Existing Sites

The Recreation, Parks, Marina & Arts Commission (Commission) should, in coordination with Public Works Department, develop a multi-year Work Plan scheduling projects, which address recreational site backlog repairs and renovations (Focus Areas 1 and 2), for budget and action. The Work Plan will function as a coordinating tool between the Commission, staff, and City Council to ensure that future and long-term capital and personnel resource needs are known and can be considered in budgeting.

The Work Plan will be a tool to provide input to the creation of the City's Operating Budget and multi-year Capital improvement Program Budget. It will influence the City's long range financial planning and revenue decisions. This will also guide the development and assist in updating the Public Works Parks Maintenance Work Plan. The Commission's Work Plan must be flexible, recognizing that funding is limited and may not be available for Master Plan projects in the timeframes the Commission or staff desire.

Work Plan projects should be pursued as funding and partnering opportunities arise. A nimble, creative, and flexible approach will be needed to advance the vision of the Master Plan. The need for budget recognition to support increased maintenance needs as new amenities are introduced to park sites must be a part of on-going budget and staffing actions.

The following should be considered in establishing prioritization for the backlog work and site enhancements for inclusion in the Work Plan:

- Can the work be implemented quickly with limited funding available?
- Will the improvement address an existing deficiency, which precludes use of the facility for a broad range of residents?
- Does the project address a General Plan goal, policy or program implementing strategy from the City's Strategic Plan?
- Is the project consistent with the Master Plan?
- Do the neighbors support the project?
- Would the improvement address a safety issue or impact to the immediate environment?
- Does the project leverage existing funding or would it be competitive for outside funding opportunities?
- Will the improvement present the opportunity for revenue production of increased programming participation?
- Will the improvement serve to "activate" the facility?
- Will the project reduce maintenance and/or operational costs?
- Are there funds available for the project and for its maintenance and replacement identified in the budget?
- Does the project have partnership funding or pledged maintenance from a public or private partner?



D. Improve Park and Facility Maintenance

The consensus is that the Park System requires a higher and sustained level of maintenance. Staffing levels and compensation must be evaluated to ensure that Suisun City is organized and resourced commensurate with the demands and service levels goals. Evaluation and comparison of organizational structure, staffing levels, succession planning, and compensation is necessary to enable Suisun to attract and retain highly qualified and motivated staff to execute the vision of the Master Plan. Additionally, strategic thinking is essential to define, organize, plan, prioritize and fund the improvements identified by the community in this Master Plan.

Key actions to transform maintenance services and deliver the ideas of the Master Plan include:

- Prepare and implement a Parks Maintenance Organizational Study
- Adopt level of service goals for maintenance activities
- Establish performance measurements for maintenance services
- Adopt and implement maintenance services best management practices
- Complete a Compensation and Classification Study and implement recommendations
- Adopt a Work Plan prioritizing park and facility improvements
- Consider on-going maintenance costs in project design and funding decisions
- Establish an annual backlog repair and renovation line item in the Capital Improvement Budget
- Budget for escalating personnel and contract services costs
- Establish a capital projects reinvestment/replacement fund
- Identify reliable funding sources and levels to implement the Master Plan and sustain maintenance efforts at the adopted level

E. Additional Sports Complex

Feasibility:

Support for exploration of the feasibility to expand the City’s park system to include an additional regional-serving sports complex focused on soccer is a significant outcome of the Master Plan’s community and stakeholder engagement. Such a facility would require substantial capital investment, estimated to be in the range of \$850,000 - \$1 million per acre in 2023 dollars excluding land purchase, on-going annual operations, maintenance, and management costs.

Establishment of a capital reinvestment and replacement fund for the facility would be essential to its long-range success. Several initial steps are essential to determine whether the proposal is feasible:

- Establish an Ad-hoc Advisory Committee to solicit public input and evaluate the need, design options, market demand and financial feasibility of developing and operating the complex. Provide findings and recommendations to the City Council.
- Develop a financial plan for the project with long-term funding for site acquisition, design and development, operations and maintenance, capital replacement, and reserves.



Parcel Selection:

City staff and the Master Plan Ad-hoc Committee reviewed undeveloped sites presented by the Consultant team. The parcel selected for further review and study is as follows:

- Parcel 10 of the Master Plan's Undeveloped Land for New Parks and Facilities
- The property is owned by Calvary Baptist Church Corporation, Fairfield, CA
- 59.28 Acres
- APN # 0174-160-310, located directly west of Lambrecht Sports Complex, and accessible from Petersen Road
- The parcel located within Solano County, zoned A-20: Exclusive Agriculture/Recreational Use permitted
- Utility easements (AT&T and PG&E) exist along the Petersen Road frontage
- The parcel is within in the sphere of influence of Suisun City
- Lambrecht Sports Complex, directly east of this site is located within the City of Suisun limits
- Development of the parcel must be consistent with Travis Air Force Base Land Use Compatibility Plan - Zone C (similar to Lambrecht Sports Complex)
- Acquisition of this parcel by the City for development would most likely require purchase, public-private partnership, long term lease and development agreement, annexation, and other necessary land use changes and approvals, including General Plan Amendment
- Development would be subject to feasibility, planning and environmental studies
- If the project is possible, detailed design plans are required, and method of bidding and construction decided

Site Program:

Program elements could be developed at the site:

- Regulation size soccer fields (youth through adult play)
- Fields could be constructed of natural grass, synthetic turf, or a combination of both
- Spectator seating areas with shade
- Sports field lighting with consideration for residents to the west of the site
- Bicycle connections and public transportation
- Driveways and internal roadways
- Parking areas to accommodate required vehicles
- Restroom building(s)
- Concession building
- Maintenance and operations building
- Covered picnic areas and BBQ grills
- Pathways
- Drinking fountains and site furnishing
- Children's play area
- Dog area
- Areas for community gathering festivals, celebration, and food/beverage trucks
- Water efficient trees and landscaping for shade, wind breaks, accent, and scale
- Automatic irrigation systems using recycled water source

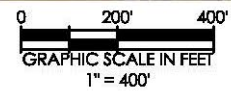
Shared Use with Lambrecht Sports Complex:

- In compliance with Travis Air Force Base Land Use Compatibility Plan, facilities, access, infrastructure, and buildings could be shared
- Combined areas for shared community and mixed athletic events
- Connection to Lambrecht Sports Complex northern parking lot and pathway system



SITE PHOTO AS GOOGLE MAP WITH LAYOUT BY GSM LANDSCAPE ARCHITECTS, INC

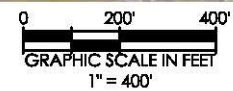
FUTURE SPORTS COMPLEX - DEVELOPMENT OF FULL PARCEL





SITE PHOTO AS GOOGLE MAP WITH LAYOUT BY GSM LANDSCAPE ARCHITECTS, INC

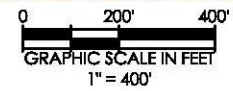
FUTURE SPORTS COMPLEX - DEVELOPMENT OF NORTH 30 ACRES





SITE PHOTO AS GOOGLE MAP WITH LAYOUT BY GSM LANDSCAPE ARCHITECTS, INC

FUTURE SPORTS COMPLEX - DEVELOPMENT OF EAST 30 ACRES



F. Engagement and Funding

The improvement, expansion, and enhanced levels of maintenance of the Park System as envisioned by the Master Plan exceed currently available funding sources. The City of Suisun City Council’s Strategic Plan emphasizes quality of life services and directs efforts to ensure fiscal solvency and to explore funding options for needed amenities and services.

Continued engagement with the community is needed to identify priorities and to build support for budgeting decisions and funding options. Many financial opportunities and tools require voter approval. Therefore, effective two-way communication, education, polling, and community engagement is essential before any effort to substantially change service levels, alter facilities, increase fees, or pursue ballot measures. Similarly, continued stakeholder dialog will build awareness of budget needs and support for enhancing the vitality of the park and recreational system. Communication strategies to share the vision of the Master Plan and the City’s efforts to improve facilities should be implemented.

Actions will be necessary to prioritize budgeting and to identify multiple funding sources to allow the improvements and expansions desired by the community along with the increased level of maintenance and regular repair and renovation of recreational assets and infrastructure.

- Coordinate the Work Plan with available budget and funding opportunities. Recognize that projects will be phased with improvements occurring when funding opportunities arise.
- Allocate facility improvement and repair budget from existing funding sources including accumulated unassigned grant funds, General Fund, impact and mitigation fees, per capita grant revenues, fees, and other recreational program income.

Consider Increases to Existing Funding Sources:

- Adjusted developer impact mitigation fees
- Adjusted user fees and targeted program rate of recovery
- Exploration of increases in local taxes (Sales Tax, Transient Occupancy Tax, Property Transfer Tax, new Excise Tax on construction, Business License Tax, Cannabis Sales Tax, etc.) with proceeds assigned for parks and recreation purposes

Consider New Sources of Funding:

- Regional, State and Federal grants and direct awards (earmarks)
- Exploration of community support of local or regional tax revenue measures
- Land-based Financing: Assessment Districts (Mello Roos, Landscape and Lighting Districts, Community Facilities districts, etc.) Enhanced Infrastructure Financing Districts
- General Obligation Bonds: voter approved debt (bonds) serviced by annual assessments collected through property taxes (proceeds are not available for programming or maintenance services)
- Sale of surplus lands and assignment of proceeds for parks and recreation purposes
- Increased/adjusted Lighting and Landscape District fees with dedication of resources to appropriate park and recreational facility upgrades and maintenance
- Formation of a Suisun City Parks and Recreation Foundation or similar body for fundraising and philanthropic purposes



- Issue a Request for Proposals to operate and manage the Harbor Theater
- Public/neighborhood fund raising
- Public/private partnerships: to purchase and develop a new sports complex; to renew efforts to contract Harbor Theater management and operations to a qualified third-party entity
- Private grants and philanthropic organizations may support programs or facilities which align with their focus, mission, or support local/regional needs in conjunction with corporate responsibility or promotion
- State Grant Programs:
 - 1) Prop 68, Parks, Environment and Water Bond: per capita and competitive grant programs
 - 2) Statewide Park Program
 - 3) Outdoor Equity Grants program
 - 4) Recreational Trails Program
 - 5) Habitat Conservation Fund
 - 6) Division of Boating and Waterways Grant Program
- Community Development Block Grants: funding is through the Federal program administered by the Department of Housing and Urban Development (HUD): with targeted programs and project funding options to serve/benefit lower income areas/populations
- Federal Funding Opportunities: with focus on improvements to reduce climate change, improve multi-modal transportation, improve water quality, repair, and replace aged infrastructure:
 - 1) State Land and Water Conservation Fund
 - 2) Infrastructure, Investment and Jobs act (Infrastructure Bill)
 - 3) Inflation Reduction Act
 - 4) US Fish and Wildlife Service Habitat, Conservation and Education Grant Programs

G. Conclusion

The Master Plan provides a detailed view of Suisun City's Park and Recreational system highlighting the system's needs and the abundant community support for improvement, enhancement, and expansion.

The findings and recommendations and implementing suggestions are designed to serve the City and community for many years. The Master Plan recognizes that backlogs are substantial, desired improvements many, maintenance needs daunting. The desire for additional facilities and amenities is costly, while funding is finite and municipal demands are significant.

Balance, flexibility, creativity, and collaboration are vital to achieve the vision of the Master Plan over time. Phased and targeted improvements to parks and recreational amenities along with focused and sustained improvement to maintenance will lead to a park and recreational system that enhances the quality of life for Suisun City's residents and visitors.



RESOURCES

Park and Facility Inventory

City of Suisun City, Recreation, Parks & Marina Department Parks Facilities and Marina Maps

City of Suisun Website <https://www.suisun.com/Departments/Recreation-Parks-Marina> and <https://www.suisun.com/departments/suisunrpm/>

Site visits and walking documentation conducted by GSM landscape architects, inc., May 2 – May 16, 2022

Stakeholder interviews conducted between May 18 – May 25, 2022 with two members each from the City Council, Recreation, Parks, Marina & Arts Commission, Recreation, Parks & Marina Department, and Park Maintenance Division of Public Works Department.

Research conducted by GSM landscape architects, inc. May 17 – August 9, 2022

- Park and Recreation Facilities Age and Improvement
- Park and Recreation Facilities Use and Maintenance
- Meetings and coordination with City of Suisun City, Recreation, Parks & Marina, Public Works, and Development Services Departments

The Economic Impact of Local Parks, An Examination of Economic Impacts of Operation and Capital Spending by Local Park and Recreation Agencies on the U.S. Economy, National Recreation and Park Association, 2022.

<https://www.nrpa.org/parks-recreation-magazine/2022/july/the-economic-impact-of-local-parks/>

Community Outreach

City of Suisun City General Plan 2035 <https://www.suisun.com/departments/development-services/planning/general-plan/>

City of Suisun City Strategic Plan 2020-2025 https://www.suisun.com/wp-content/files/Suisun_City_Strategic_Plan_-_2020-2025.pdf

Development of the 2022 City of Suisun City Parks, Facilities & Recreation Comprehensive Community Survey included:

- Meetings with Recreation, Parks & Marina Staff
- Review of the 2021 Park Master Plan Survey
- Stakeholder Interviews May 18-25, 2022
- City of Suisun City Budget FY 2021-22
- Park and Facility Inventory research noted above

Undeveloped Land Opportunities for New Parks and Facilities

Solano County Web Maps GIS

Solano County Assessor's Maps

City of Suisun City

- General Plan
- Parcel Map
- Zoning Map 2017
- Aerial Map

Comparable Analysis of Cities Neighboring Suisun City

City of Suisun City, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/fact/table/suisuncitycalifornia/PST045222>

City of Suisun City, CA Annual Budget and Financial Plan Fiscal Years 2021-2022 and 2022-2023 Adopted 9/19/22 and updated 3/24/2023

<https://city-suisun-city-ca-budget-book.cleargov.com/6141/budget-overview/executive-overview>

City of Suisun City, CA Annual Comprehensive Financial Report, June 30, 2021

<https://www.suisun.com/files/sharedassets/suisuncity/departments/finance-department/documents/financial-statements/2021-acfr.pdf>

City of Suisun City, CA Salary Schedule 8/16/2022, 5/2/2023, and 7/18/2023

<https://www.suisun.com/files/sharedassets/suisuncity/departments/human-resources/compensation/2023-14-citywide-salary-schedule.pdf>

<https://www.suisun.com/files/sharedassets/suisuncity/government/clerk/agenda-archive/2023-city-council/regular-meeting-agenda-packets/07-18-2023-city-council-agenda-packet.pdf>

City of Suisun City, CA Public Works Department Presentation May 31, 2022

<https://media.avcaptureall.cloud/meeting/d01ee2c2-9624-4be7-ac22-e8055b4a49a5>

City of Suisun City, CA Fiscal Year 2023/24 Engineer's Report for Maintenance Assessment Districts

<https://www.suisun.com/files/sharedassets/suisuncity/government/clerk/documents/additional-packet-items/preliminary-engineers-reports-fiscal-year-23-24.pdf>

City of Suisun City, CA Recreation, Park and Marina Department Playbook Summer/Fall 2022, Winter/Spring 2023, and Summer/Fall 2023

<https://wgdesigngroup.com/clients/SC-Rec-Guide/>

City of Suisun City, CA Recreation, Park, and Marina Department Facilities Rentals

<https://suisun.recdesk.com/Community/Facility>

City of Fairfield, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/fairfieldcitycalifornia>

City of Fairfield, CA Budget and Financial Plan Mid-Cycle Update Fiscal Year 2021-22 and 2022-23

<https://www.fairfield.ca.gov/government/city-departments/finance/financial-reports>

City of Fairfield, CA Fiscal year 2021-22 and 2022-23 Budget

<https://www.fairfield.ca.gov/home/showpublisheddocument/5106/637648060911400000>

City of Fairfield, CA Pay Schedule FY 2022-23

<https://www.fairfield.ca.gov/government/city-departments/human-resources/salary-schedules>

City of Fairfield, CA, continued

City of Fairfield, CA Landscaping and Lighting Maintenance Districts

<https://www.fairfield.ca.gov/government/city-departments/public-works/landscaping-lighting-maintenance-districts-llmd-s>

City of Fairfield, CA Park and Recreation Department Activity Guide, Fall 2022 and Winter/Spring 2023

<https://www.fairfield.ca.gov/home/showpublisheddocument/7453/637951357323430000>

City of Fairfield, CA Park and Recreation Department Rental Conditions and Information Package last updated August 2020,

<https://www.fairfield.ca.gov/home/showpublisheddocument/5080/637644636429970000>

City of Vacaville, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/fact/table/vacavillecitycalifornia/PST045222>

City of Vacaville, CA Operating Budget and Capital Improvement Program FY 2022-23

<https://www.ci.vacaville.ca.us/home/showpublisheddocument/20692/637919426325030000>

City of Vacaville, CA Salary Listing by Position Title 05/15/2023

<https://www.ci.vacaville.ca.us/home/showpublisheddocument/6480/638198346599868248>

City of Vacaville, CA Park and Recreation Department Activity Catalog Fall 2022, Spring 2023

<https://secure.rec1.com/CA/vacaville-ca/catalog>

City of Vacaville, CA Park and Recreation Department Facility Rentals

<https://www.ci.vacaville.ca.us/government/parks-and-recreation/facilities/facility-rentals>

City of Benicia, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/beniciacitycalifornia>

City of Benicia, CA 2021-2023 Biennial Budget https://www.ci.benicia.ca.us/vertical/sites/%7BF991A639-AAED-4E1A-9735-86EA195E2C8D%7D/uploads/City_of_Benicia_2021-23_Adopted_Budget.pdf

City of Benicia, CA Annual Comprehensive Financial Report, Fiscal year Ended June 30, 2021

https://www.ci.benicia.ca.us/vertical/sites/%7BF991A639-AAED-4E1A-9735-86EA195E2C8D%7D/uploads/Benicia_ACFR_2021.pdf

City of Benicia, CA Salary Schedule updated 3.3.22

<https://www.ci.benicia.ca.us/index.asp?SEC=7E608ACC-CDC9-477A-BF9F-9677ADBAB4F9&DE=AF74712F-1F85-4538-A581-D5C7647FDBB7>

City of Benicia, CA Benicia Parks and Community Services Online Rec Guide Fall 2022, Spring 2023, Summer 2023

<https://www.ci.benicia.ca.us/recguide>

City of Benicia, CA Benicia Parks and Community Services Park Information and Picnic Rentals

<https://www.ci.benicia.ca.us/parks>

City of American Canyon, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/fact/table/americancanyoncitycalifornia.napacountycalifornia/PST045222>

City of American Canyon, CA American Canyon Fiscal year 2022-2023 Annual Budget

<https://stories.opengov.com/americancanyonca/published/iwIY1Bo3->

City of American Canyon, CA American Canyon Fiscal year 2021-2022 Annual Budget

<https://www.cityofamericancanyon.org/home/showpublisheddocument/19074/637624689904470000>

City of American Canyon, CA and American Canyon Fire Protection District Annual Comprehensive Financial Report June 30, 2021

<https://www.cityofamericancanyon.org/home/showpublisheddocument/19206/637781824888170000>

City of American Canyon, CA Salary Schedule Effective: July 2022

<https://www.cityofamericancanyon.org/home/showpublisheddocument/19391/637970307882443180>

City of American Canyon, CA Parks and Recreation Online Catalog Fall 2022, Winter/Spring 2023 and Park and Facility Rentals

<https://secure.rec1.com/CA/american-canyon-ca/catalog>

City of Martinez, CA

The United States Census Bureau 2020 Census, Quick Facts web page dated July 1, 2021

<https://www.census.gov/quickfacts/martinezcitycalifornia>

City of Martinez, CA 2021-22 and 2022-23 Biennial Budget

<https://www.cityofmartinez.org/home/showpublisheddocument/1390/637731142710730000>

City of Martinez, CA Salary Schedule for Fiscal year 2022-23 Effective as of 7/16/22

<https://www.cityofmartinez.org/home/showpublisheddocument/2611/6379408699994300007>

City of Martinez, CA Parks and Community Services Leisure Services Guide Summer 2022, Fall 2022/Winter 2023

<https://www.cityofmartinez.org/home/showpublisheddocument/2868/637980828257830000>

City of Martinez, CA Picnic Reservations Guidelines and Reservable Parks

<https://www.cityofmartinez.org/home/showpublisheddocument/2327/637880273246430000>

<https://www.cityofmartinez.org/departments/recreation/parks/-selcat-5>

General Resources

National Recreation and Park Association Agency Performance Review 2022
<https://www.nrpa.org/siteassets/2022-nrpa-agency-performance-review.pdf>

The Economic Impact of Local Parks 2022
An Examination of Economic Impacts of Operations and Capital Spending by Local Park and Recreation Agencies on the U.S. Economy
National Recreation and Park Association
<https://www.nrpa.org/contentassets/f568e0ca499743a08148e3593c860fc5/2022economicimpactreport.pdf>

Parks and Recreation National Database Report 2012
https://www.nrpa.org/uploadedfiles/pagebuilder_proragis/content/common_elements/proragis-national-database-report-2012-nrpa.pdf

Parks and Recreation National Database - Focus on Portland, Oregon Projects, 2020
<https://www.portland.gov/parks/projects>

El Cerrito Park and Recreation Facilities Master Plan 2019
http://el-cerrito.org/DocumentCenter/View/11740/El-Cerrito-PRFMP_Master-Plan

Commercial Renovation Cost Estimation
<https://www.invoiceowl.com/estimating-guide/commercial-renovation-cost/>

State of California Trails Handbook Planning and Maintenance
https://www.parks.ca.gov/?page_id=29674

Yearly Trail Maintenance Costs
https://www.railstotrails.org/resourcehandler.ashx?name=routine-trail-maintenance-costs-per-mile&id=30298&fileName=TrailMaintenance_2022%20Update_final.pdf

State of California Industrial Relations - Prevailing Wage Requirements
<https://www.dir.ca.gov/public-works/prevailing-wage.html>

State of California Grant Programs for Parks, Recreation and Trails
https://www.parks.ca.gov/?page_id=29752



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