



CITY OF
OAKLAND

CITYWIDE PARKS CONDITION ASSESSMENT - APPENDIX C

PARK LIFECYCLE REPLACEMENT & INVESTMENT PLAN





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Prepared By

September 2026 - FINAL DRAFT

Kimley»Horn

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Introduction

The City of Oakland contracted with Kimley-Horn to provide technical assistance for the execution of a comprehensive park asset inventory and condition assessment. The objective of the project was to categorize the City's parks by size, amenities, and facilities and, within those categories, establish baseline physical condition standards by asset type (e.g., pools, restrooms, ballfields, pathways) and identify maintenance and rehabilitation needs necessary to restore park assets to a fully functional condition. This inventory and assessment serves as a foundational asset management tool to support Oakland Parks, Recreation and Youth Development (OPRYD) and Oakland Public Works (OPW) in understanding the current condition of the City's park system and planning for future maintenance and capital investment needs.

The condition ratings developed through this assessment are intended to represent the observed physical condition and functionality of individual park assets at the time of the field evaluation. These ratings provide a consistent, systemwide methodology for evaluating lifecycle replacement needs and estimating future investment requirements. The condition scores are not intended to serve as the sole basis for maintenance prioritization or capital investment decisions, which may also incorporate additional considerations such as community priorities, operational needs, funding availability, accessibility, service levels, and the equitable investment principles established by the City of Oakland and the Department of Race and Equity.

The goal of the project is to provide a consistent, data-driven understanding of existing park infrastructure that supports informed decision-making, long-term asset management, and future planning efforts to enhance the overall functionality and quality of the City's park system.

Scope of Work

Through the evaluation of data provided by the City, including but not limited to existing inventory and mapping data, existing maintenance service levels, the 2021 Mini Parks Assessment Report, the Open Space, Conservation and Recreation (OSCAR) Element of the City's General Plan, and the FY 2023–2025 Capital Improvement Plan, Kimley-Horn developed a preliminary inventory of the City's Parks and Recreation System. Following development of the preliminary inventory, Kimley-Horn conducted field assessments in February and March 2025 to verify asset quantities while visually evaluating the condition, functionality, and overall quality of park amenities and facilities. Major deferred maintenance items and general accessibility observations were also documented.





The condition assessment methodology relied on qualitative visual inspections of each asset and did not include destructive testing, structural evaluations, or detailed engineering analyses. Condition scores reflect the professional judgment of trained evaluators based on observed physical characteristics at the time of inspection and are intended to provide a consistent, planning-level assessment of asset condition across the park system.

To promote consistency, Kimley-Horn implemented a standardized scoring methodology, calibration exercises, and quality control procedures among evaluators, while utilizing a limited number of trained staff to minimize variability. City staff and representatives from the Oakland Parks and Recreation Foundation (OPRF) also participated in training sessions to understand the scoring methodology and support future updates to the assessment.

While every effort was made to apply the condition rating criteria consistently throughout the assessment, the resulting scores are intended to support asset management and lifecycle planning rather than function as a comprehensive prioritization framework. Future maintenance and capital investment decisions may incorporate additional technical analyses, operational considerations, community input, available funding, and equity-based evaluation criteria established through the City's planning and decision-making processes.

This plan is intended to serve as a practical decision-making tool for upcoming CIP investments, while recognizing the fiscal realities that require ongoing reassessment of priorities and expenditures. As funding availability, community needs, and market conditions evolve, the plan supports continuous rebalancing to ensure limited resources are directed toward the highest-priority needs. A comprehensive list of recommended projects by investment timeframe is included within this document.

Critical maintenance projects addressed in this plan include lifecycle replacements, repairs to existing equipment, safety improvements, ADA upgrades, and existing debt service obligations. Many of these improvements are typically one-time capital investments and are not expected to increase annual operations and maintenance costs. In some cases, these investments may result in long-term cost savings by reducing emergency repairs, improving operational efficiency, and extending asset lifespans.

The following general assumptions were used in the development of this Capital Improvement Plan:

- Cost estimates represent rough order-of-magnitude values and are limited to park and recreation-related amenities.
- Cost escalation factors have been applied to reflect future construction conditions (Mid-Term = 35 percent; Long-Term = 55 percent).
- City staff should continue to reassess and refine cost estimates over the life of the plan to reflect current market conditions.

With thoughtful planning and a clear long-term vision, the information contained in this document will assist the City in ensuring that park infrastructure operations, maintenance, rehabilitation, and development are managed as efficiently and effectively as possible. Additionally, this plan enables staff to better anticipate future capital needs, plan for adequate funding, and engage in budget discussions with clear, well-supported data in an increasingly challenging fiscal environment.



Priority Projects

As outlined in the lifecycle assessment framework, park assets that received condition ratings of F (1) and D (2) are considered critical and represent the highest priority for action. These assets exhibit significant deterioration, safety concerns, or functional deficiencies that warrant replacement or substantial rehabilitation in the short-term cycle. Addressing these needs promptly is essential to mitigating risk, ensuring public safety, maintaining regulatory compliance, and preventing further degradation that could result in higher replacement costs in the future.

The priority projects identified in this plan reflect both currently critical conditions and assets that are anticipated to become critical if not addressed in the near term. The following list summarizes the highest-priority renovation and replacement projects that should be considered for near-term funding and implementation as part of the City's CIP.

Priority 1 - Currently Critical	
<i>Amenity Type</i>	<i>Park / Facility</i>
Basketball Court (Non-Lighted)	Columbian Gardens, Concordia Park, Curt Flood Field
Bbq Pit/ Coal Bin	Durant Mini Park
Bbq Pit/ Grill	Redwood Heights Park
Bench	Concordia Park, Fruitvale Bridge Park, Grove Shafter Park 2
Bleachers	DeFremery Park & Pool, Garfield Park, Mosswood Park, Tassafaronga Park
Concession Building	DeFremery Park & Pool
Decorative Fountain	Foothill Meadows Park
Drinking Fountain	Brookdale Park, Bushrod Park, Davie Tennis Stadium, Grove Shafter Park 3, Lowell Park, Mosswood Park, Raimondi Park, Tassafaronga Park, Willow Mini Park
Fencing (Chain-Link)	Oakport Field
Fountain (Decorative)	Chinese Garden Park
Parking Lot (Spaces)	Arroyo Viejo Park, Elmhurst Plaza Tennis
Picnic Table	Columbian Gardens, Grove Shafter Park 3, Hellman Park, Oakport Field
Playground Structure (Accessory)	Carter-Gilmore Park
Playground Structure (Non-Shaded)	South Prescott Park
Playground Structure (Tot-Lot) (Non-Shaded)	Grove Shafter Park 2, Madison Square Park, South Prescott Park
Restroom Building	Oakport Field
Signage (Park Entry)	Arroyo Viejo Park, Columbian Gardens, Lyons Field, Oakport Field, Otis Spunkmeyer Field
Signage (Regulatory, Interpretive)	Colby Park, Concordia Park, Helen McGregor Plaza, South Prescott Park



Appendix C: Park Lifecycle Replacement & Investment Plan

Priority 1 - Currently Critical	
Amenity Type	Park / Facility
Swing Set	Marston Campbell Park
Table And Chairs	Madison Square Park
Trail/ Pathway - Paved (MI)	Sobranter Park, Tassafaronga Park
Trash Receptacle	Colby Park, DeFremery Park & Pool
Volleyball Court	Concordia Park

Priority 2 - Potentially Critical	
Amenity Type	Park / Facility
Baseball Field (Lighted)	Franklin Park
Baseball Field (Non-Lightd)	Brookfield Park, Mosswood Park, Tassafaronga Park
Basketball Court (Lighted)	Brookdale Park, Montclair Park, Mosswood Park, Poplar Park
Basketball Court (Non-Lightd)	Avenue Terrace Park, Bella Vista Park, Central Reservoir Park, Courtland Creek, Dimond Park, FM Smith Park, Golden Gate Park, Grass Valley Field, Grove Shafter Park 1, Grove Shafter Park 3, Jefferson Square, Lincoln Square Park, Madison Square Park, Sheffield Village Park
Bbq Pit/ Coal Bin	Lion Creek Park
Bbq Pit/ Grill	Brookfield Park, Burckhalter Park, Columbian Gardens, Manzanita Park, Montclair Park, Mosswood Park
Bench	Athol Plaza Park, Ayala Mini Park, Bishop Begin Plaza, Brookdale Park, Brookfield Park, Burckhalter Park, Carter-Gilmore Park, Central Reservoir Park, Chabot Park, Channel Park, Cleveland Cascade, Clinton Square Park, Colby Park, Davie Tennis Stadium, DeFremery Park & Pool, Driver Plaza, Estuary Channel Park, FM Smith Park, Frank Ogawa Plaza, FROG Park, Grove Shafter Park 3, Lafayette Square Park, Linden Park, Lowell Park, Madison Square Park, Martin Luther King Jr Plaza, Morcom Rose Garden, Mosswood Park, Oak Park, Park Blvd Plaza Park, Peralta Hacienda Park, Peralta Park, Pine Knoll Park, San Antonio Park, South Prescott Park, Splash Pad Park, Verdese Carter Park, Wade Johnson Park, William D Wood Park
Bike Rack/ Loop	DeFremery Park & Pool, Lakeside Park - Lakeshore Perimeter, Verdese Carter Park



Priority 2 - Potentially Critical	
<i>Amenity Type</i>	<i>Park / Facility</i>
Bleachers	Allendale Park, Brookdale Park, Brookfield Park, Burckhalter Park, Bushrod Park, Caldecott Park, Curt Flood Field, Davie Tennis Stadium, Franklin Park, Golden Gate Park, Greenman Field, Hellman Park, Montclair Park, Pinto Park, Sobrante Park
Community/ Civic Special Use	Chinese Garden Park, Concordia Park, McCrea Park
Community/ Recreation Center	Clinton Square Park, Davie Tennis Stadium, Franklin Park, Manzanita Park
Concession Building	Arroyo Viejo Park
Dog Bag Station	Grove Shafter Park 3
Dog Park (Off-Leash)	Jefferson Square
Drinking Fountain	Arroyo Viejo Park, Bella Vista Park, Carter-Gilmore Park, Central Reservoir Park, Curt Flood Field, FM Smith Park, Hellman Park, Lakeside Park - Lakeside Proper, Martin Luther King Jr Plaza, McCrea Park, Otis Spunkmeyer Field, Pinto Park
Fencing (Chain-Link)	Bella Vista Park, Clinton Square Park, Garfield Park, Mandana Plaza Park, Manzanita Park
Fencing (Wrought Iron)	FM Smith Park
Fishing Dock/ Pier	Lakeside Park - Lakeshore Perimeter, Union Point Park
Fitness Court	Clinton Square Park, Lowell Park
Fitness Station	Arroyo Viejo Park, Eastshore Park, Montclair Park, Sheffield Village Park
Flag Pole	Davie Tennis Stadium
Horseshoe Pit	Lafayette Square Park, Union Point Park
Irrigation System	Martin Luther King Jr Plaza, William D Wood Park
Kiosk (Interpretive)	Frank Ogawa Plaza
Lighting (Site, Parking, Ped, Etc)	Cleveland Cascade, Columbian Gardens, Concordia Park
Maintenance Building (Small)	Greenman Field
Mini-Pitch (Artificial)	Foothill Meadows Park, Josie de la Cruz Park
Mini-Pitch (Non-Lighted)	Brookfield Park
Multiuse Court (Non-Lighted)	Allendale Park
Multiuse Field - Diamond (Lighted)	Garfield Park, Golden Gate Park



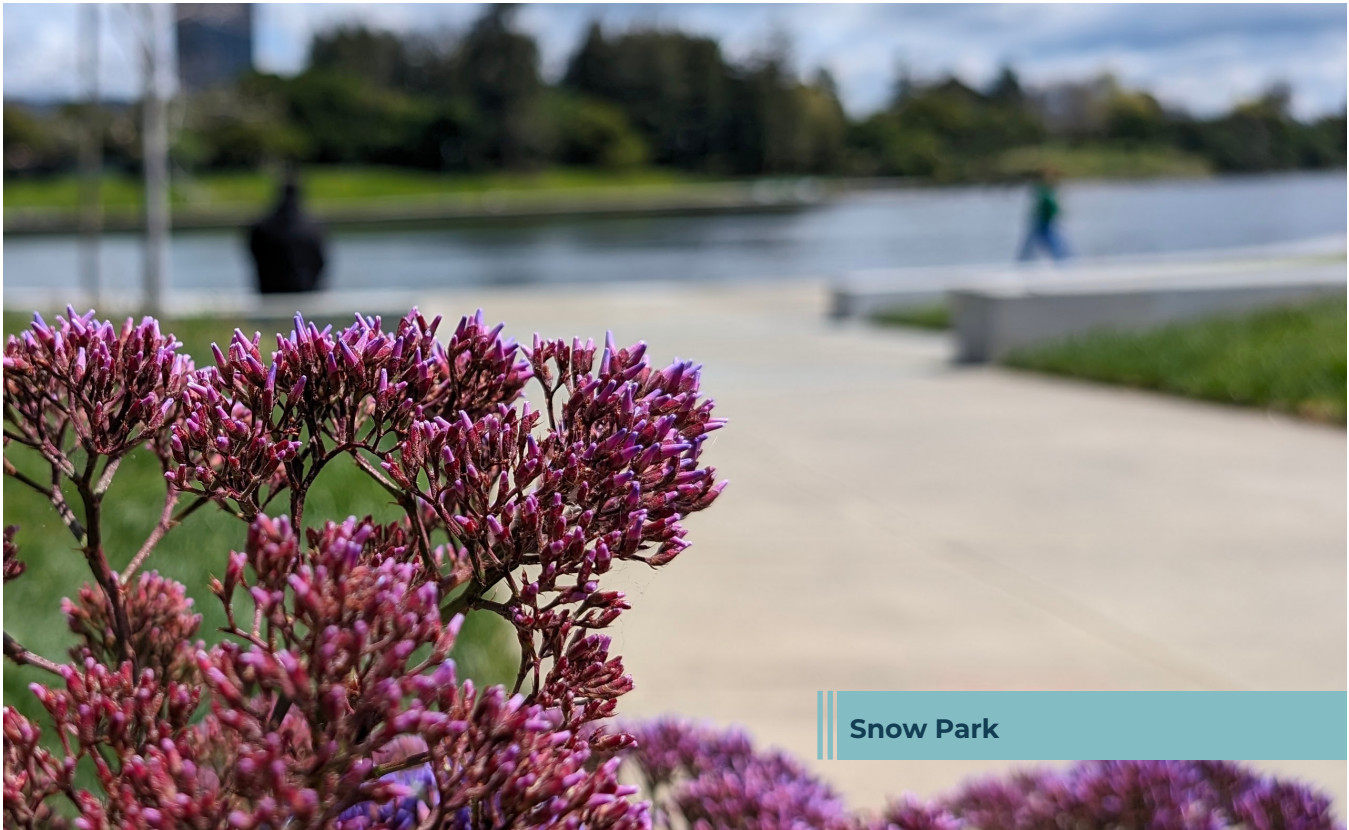
Priority 2 - Potentially Critical	
Amenity Type	Park / Facility
Multiuse Field - Diamond (Non-Lighted)	Lowell Park
Open Turf Area	DeFremery Park & Pool, Vantage Point Park, Wade Johnson Park, William D Wood Park
Open Turf Artificial	Bella Vista Park, Raimondi Park
Outdoor Amphitheater	Montclair Park, Mosswood Park
Parking Lot (Spaces)	Allendale Park, Caldecott Park, Chabot Park, Columbian Gardens, Davie Tennis Stadium, Dimond Park, Eastshore Park, Estuary Channel Park, Leona Heights Park, Montclair Park, Oakport Field, Otis Spunkmeyer Field, Peralta Hacienda Park, Redwood Heights Park, Sequoia Lodge Park, Shepherd Canyon Park
Picnic Table	Allendale Park, Bella Vista Park, Bushrod Park, Carter-Gilmore Park, Central Reservoir Park, Clinton Square Park, DeFremery Park & Pool, Elmhurst Plaza Tennis, Estuary Channel Park, FM Smith Park, Foothill Meadows Park, Lafayette Square Park, Lowell Park, Marston Campbell Park, McCrea Park, Montclair Park, Mosswood Park, Oak Park, Redondo Park, San Antonio Park, Shepherd Canyon Park, Union Plaza, Union Point Park, Verdese Carter Park, Wade Johnson Park
Playground Structure (Accessory)	Bella Vista Park, Lakeside Park - Lakeside Proper, Mandana Plaza Park, Montclair Park, Mosswood Park, San Antonio Park
Playground Structure (Non-Shaded)	DeFremery Park & Pool, FM Smith Park, Lakeside Park - Lakeside Proper, Lincoln Square Park, Lowell Park, Madison Square Park, Marston Campbell Park, Officer Willie Wilkins Park, Poplar Park, Sobrante Park, Verdese Carter Park
Playground Structure (Tot-Lot) (Non-Shaded)	Bishop Begin Plaza, DeFremery Park & Pool, Jefferson Square, Josie de la Cruz Park, Lakeside Park - Lakeside Proper, Lincoln Square Park, Mandana Plaza Park, Marston Campbell Park, Oak Park, Officer Willie Wilkins Park, Tassafaronga Park
Plaza (Concrete)	Fruitvale Plaza Park, Helen McGregor Plaza
Racquetball Court (Outdoor)	Montclair Park



Priority 2 - Potentially Critical	
<i>Amenity Type</i>	<i>Park / Facility</i>
Restroom Building	Bella Vista Park, Caldecott Park, Central Reservoir Park, Davie Tennis Stadium, Eastshore Park, Lincoln Square Park, Lowell Park, Montclair Park, Mosswood Park, Officer Willie Wilkins Park, San Antonio Park, Snow Park, Willow Mini Park
Shade Structure (Large)	Estuary Channel Park, Oak Glen Park, Peralta Hacienda Park
Shade Structure (Small)	DeFremery Park & Pool
Signage (Park Entry)	88th Ave Mini Park, Avenue Terrace Park, Ayala Mini Park, City Stables, Cleveland Cascade, Davie Tennis Stadium, Dimond Park, Grove Shafter Park 3, Holly Mini Park, Leona Heights Park, Mosswood Park, Pinto Park, Poplar Park, Redondo Park, Redwood Heights Park, Tassafaronga Park, William D Wood Park
Signage (Regulatory, Interpretive)	Athol Plaza Park, Bertha Port Park, Cleveland Cascade, Elmhurst Plaza Tennis, Franklin Park, FROG Park, Golden Gate Park, Grove Shafter Park 3, Hardy Park (Dog Park), Josie de la Cruz Park, Leona Heights Park, McCrea Park, Mosswood Park, Rainbow Park, William D Wood Park
Skateboard Park	Bella Vista Park, DeFremery Park & Pool, Grove Shafter Park 3, Rainbow Park
Softball Field (Lighted)	Burckhalter Park, Jefferson Square
Splash Pad	Arroyo Viejo Park
Swing Set	Central Reservoir Park, Columbian Gardens, DeFremery Park & Pool, Hellman Park, Lakeside Park - Lakeside Proper, Officer Willie Wilkins Park, San Antonio Park, Sobrante Park, Tassafaronga Park, Verdese Carter Park
Table And Chairs	Carter-Gilmore Park
Tennis Court (Lighted)	Brookdale Park, Brookfield Park, Davie Tennis Stadium, Mosswood Park
Tennis Court (Non-Lighted)	Burckhalter Park
Trail/ Pathway - Non Paved (MI)	Bishop Begin Plaza, Estuary Channel Park, Lion Creek Park



Priority 2 - Potentially Critical	
Amenity Type	Park / Facility
Trail/ Pathway - Paved (MI)	Brookdale Park, Caldecott Park, Central Reservoir Park, Channel Park, Cleveland Cascade, Clinton Square Park, Grove Shafter Park 1, Grove Shafter Park 2, Grove Shafter Park 3, Hardy Park (Dog Park), Madison Square Park, McClymond's Mini Park, Pine Knoll Park, San Antonio Park, William D Wood Park
Trash Receptacle	Bella Vista Park, Bertha Port Park, Central Reservoir Park, Concordia Park, Driver Plaza, Estuary Channel Park, Frank Ogawa Plaza, Glen Echo Creek Park, Greenman Field, Grove Shafter Park 3, Hardy Park (Dog Park), Joaquin Miller Park, Lafayette Square Park, Lakeside Park - 12th Street Dam Area, Montclair Railroad Trail, Mosswood Park, Oak Glen Park, Park Blvd Plaza Park, Peralta Park, San Antonio Park, Shepherd Canyon Park, South Prescott Park, Union Point Park, Willow Mini Park
Volleyball Court	Poplar Park
Wall (Perimeter)	Estuary Channel Park
Wall (Seat)	Bella Vista Park, Tassafaronga Park



Snow Park



Lifecycle Investment Distribution

As part of the Parks Inventory and Condition Assessment, the consultant team inventoried and evaluated over 100 individual assets across the City's parks system. Given the scale and complexity of the system, a structured approach was necessary to organize projects in a way that supports effective implementation and interdepartmental coordination.

To accomplish this, the consultant team collaborated closely with City staff to group assets into five distinct categories, or "buckets." These categories were designed to cluster similar asset types while also aligning with the operational and maintenance responsibilities of the various City departments involved in parks and recreation management. This organizational framework allows the City to better coordinate capital investments, streamline project delivery, and align funding strategies with departmental roles and expertise.

By distributing lifecycle replacement projects across these defined categories, the City can more effectively phase improvements, manage workloads, and track investment needs over time. A complete list of inventoried assets and their corresponding category assignments is provided below, serving as a road-map for implementing the recommended lifecycle investments in a coordinated and strategic manner.

Name of Asset Inventoried and Condition Assessed	#1 Park Improvements	#2 Buildings & Facilities	#3 Sports Fields & Courts	#4 Site Furnishings	#5 Trails & Pathways
Aquatic Center/ Pool (SF)					
Baseball Field (Lighted)					
Baseball Field (Non-Lighted)					
Basketball Court (Lighted)					
Basketball Court (Non-Lighted)					
Bbq Pit/ Coal Bin					
Bbq Pit/ Grill					
Bench					
Bike Rack/ Loop					
Bleachers					
Boat House (SF)					
Boat Slip/ Dock					
Boat Ramp					
Bowling (Lawn)					
Community Center (SF)					



Appendix C: Park Lifecycle Replacement & Investment Plan

Name of Asset Inventoried and Condition Assessed	#1 Park Improvements	#2 Buildings & Facilities	#3 Sports Fields & Courts	#4 Site Furnishings	#5 Trails & Pathways
Community/ Civic Building (SF)					
Community/ Civic Special Use (SF)					
Community/ Historic (SF)					
Community/ Recreation Center (SF)					
Concession Building (SF)					
Decorative Fountain					
Dog Bag Station					
Dog Park (Off-Leash) (AC)					
Drinking Fountain					
Drinking Fountain W/ Bottle Filler					
Equestrian Arena (SF)					
Equestrian Arena (Covered) (SF)					
Equestrian Stables (SF)					
Fencing (Chain-Link) (LF)					
Fencing (Wood) (LF)					
Fencing (Wrought Iron) (LF)					
Fishing Dock/ Pier					
Fitness Court					
Fitness Station					
Flag Pole					
Football Field (Artificial)					
Fountain (Decorative)					
Garden (Community) (AC)					



Name of Asset Inventoried and Condition Assessed	#1 Park Improvements	#2 Buildings & Facilities	#3 Sports Fields & Courts	#4 Site Furnishings	#5 Trails & Pathways
Garden (Decorative) (AC)					
Horseshoe Pit					
Interpretive Display					
Irrigation System (AC)					
Kiosk (Interpretive)					
Lighting (Site, Parking, Ped, Etc)					
Maintenance Building (Small) (SF)					
Maintenance Yard/ Building (SF)					
Mini-Pitch (Artificial)					
Mini-Pitch (Lighted)					
Mini-Pitch (Non-Lighted)					
Multiuse Court (Non-Lighted)					
Multiuse Field - Diamond (Lighted)					
Multiuse Field - Diamond (Non-Lighted)					
Multiuse Field - Rectangular (Artificial)					
Multiuse Field - Rectangular (Non-Lighted)					
Open Turf Area (AC)					
Open Turf Artificial (AC)					
Outdoor Amphitheater					
Parking Lot (Spaces)					
Pickleball Court (Lighted)					
Picnic Table					



Appendix C: Park Lifecycle Replacement & Investment Plan

Name of Asset Inventoried and Condition Assessed	#1 Park Improvements	#2 Buildings & Facilities	#3 Sports Fields & Courts	#4 Site Furnishings	#5 Trails & Pathways
Playground Structure (Accessory)					
Playground Structure (Non-Shaded)					
Playground Structure (Tot-Lot) (Non-Shaded)					
Playground Structure (Tot-Lot) (Shaded)					
Plaza (Pavers) (SF)					
Plaza (Concrete) (SF)					
Racquetball Court (Outdoor)					
Restroom Building (SF)					
Shade Structure (Large)					
Shade Structure (Small)					
Shade Structure (Fabric)					
Signage (Park Entry)					
Signage (Regulatory, Interpretive)					
Skateboard Park (SF)					
Softball Field (Lighted)					
Softball Field (Non-Lighted)					
Splash Pad					
Swing Set					
Table And Chairs					
Tennis Court (Lighted)					
Tennis Court (Non-Lighted)					
Trail/ Pathway - Non Paved (MI)					
Trail/ Pathway - Paved (MI)					



Name of Asset Inventoried and Condition Assessed	#1 Park Improvements	#2 Buildings & Facilities	#3 Sports Fields & Courts	#4 Site Furnishings	#5 Trails & Pathways
Trash Receptacle					
Volleyball Court					
Wall (Perimeter) (LF)					
Wall (Seat) (LF)					



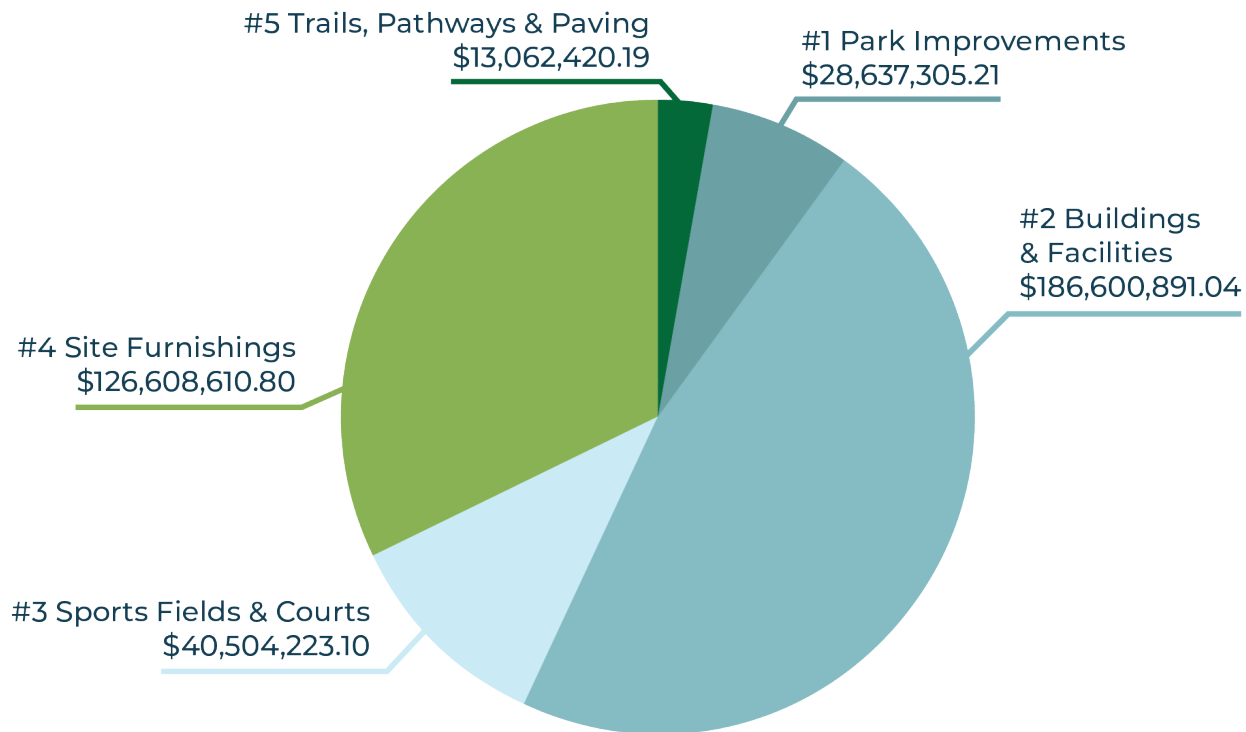
Joaquin Miller Park



Total Investment Summary

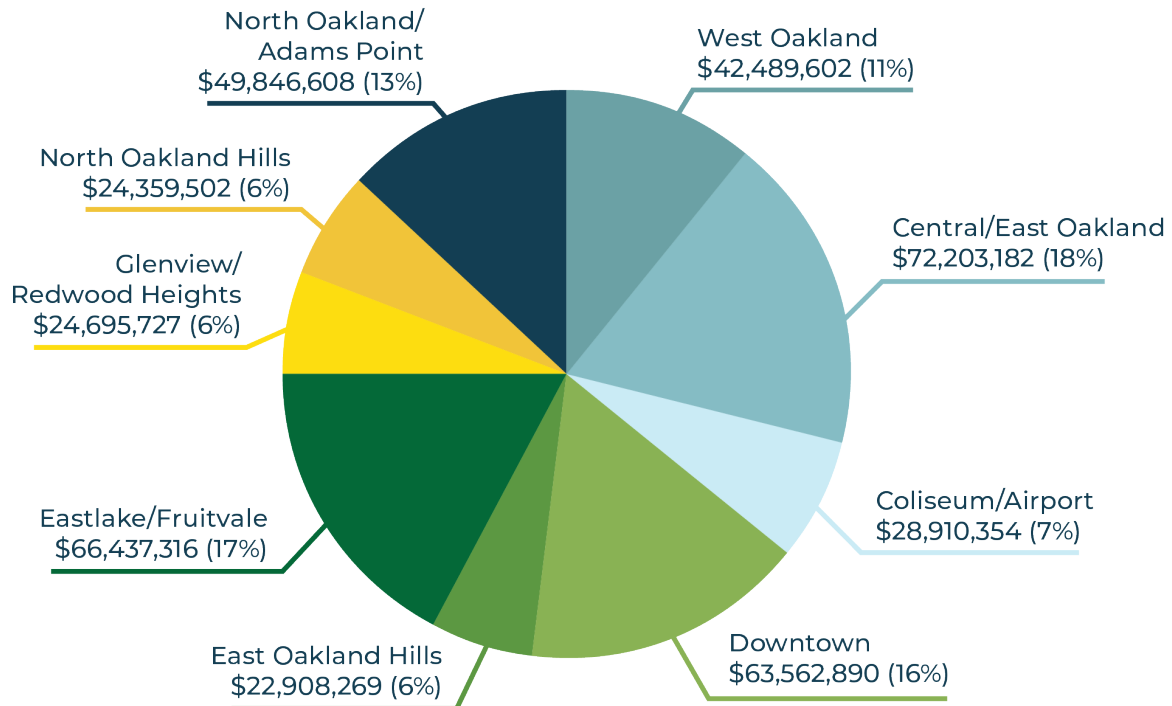
Category	Short (0-4 Years)	Mid (5-9 Years)	Long (10+ Years)	Total
#1 Park Improvements	\$1,364,368.01	\$24,120,786.06	\$3,152,151.13	\$28,637,305.21
#2 Buildings and Facilities	\$12,972,702.60	\$117,083,240.51	\$56,544,947.94	\$186,600,891.04
#3 Sports Fields and Courts	\$11,891,976.00	\$22,826,326.50	\$5,785,920.60	\$40,504,223.10
#4 Site Furnishings	\$25,972,573.26	\$61,853,488.43	\$38,782,549.10	\$126,608,610.80
#5 Trails, Pathways and Paving	\$2,595,820.39	\$9,617,842.69	\$848,757.12	\$13,062,420.19
Total	\$54,797,440.26	\$235,501,684.19	\$105,114,325.89	\$395,413,450.34

TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED

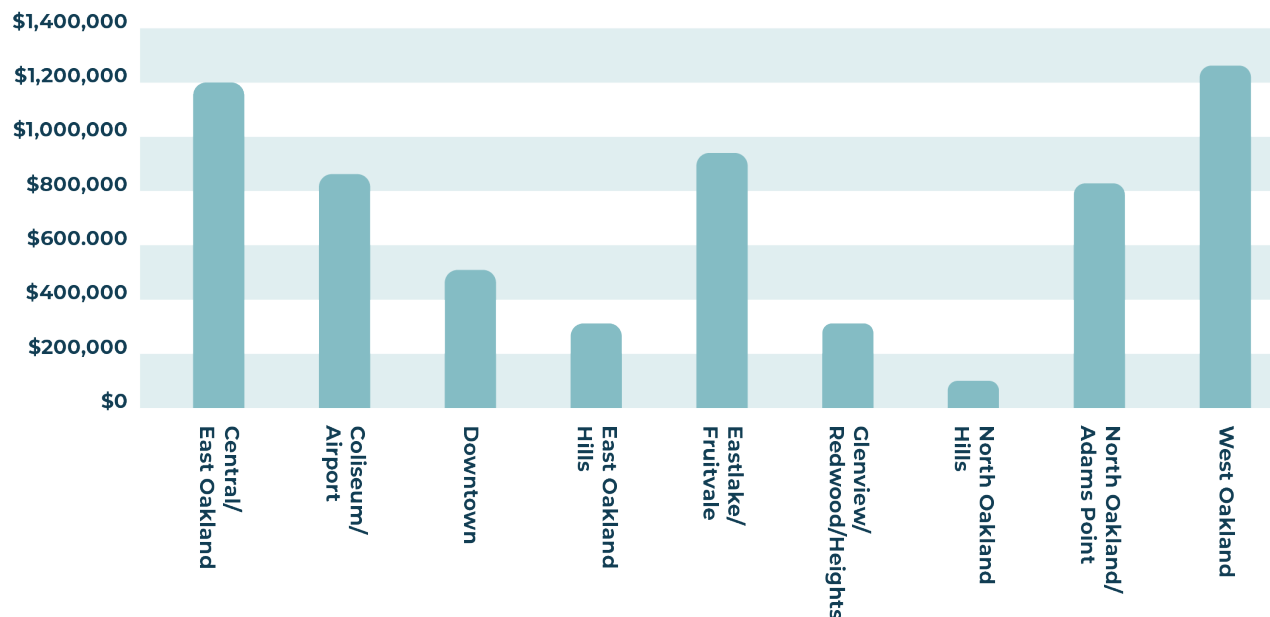




TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA

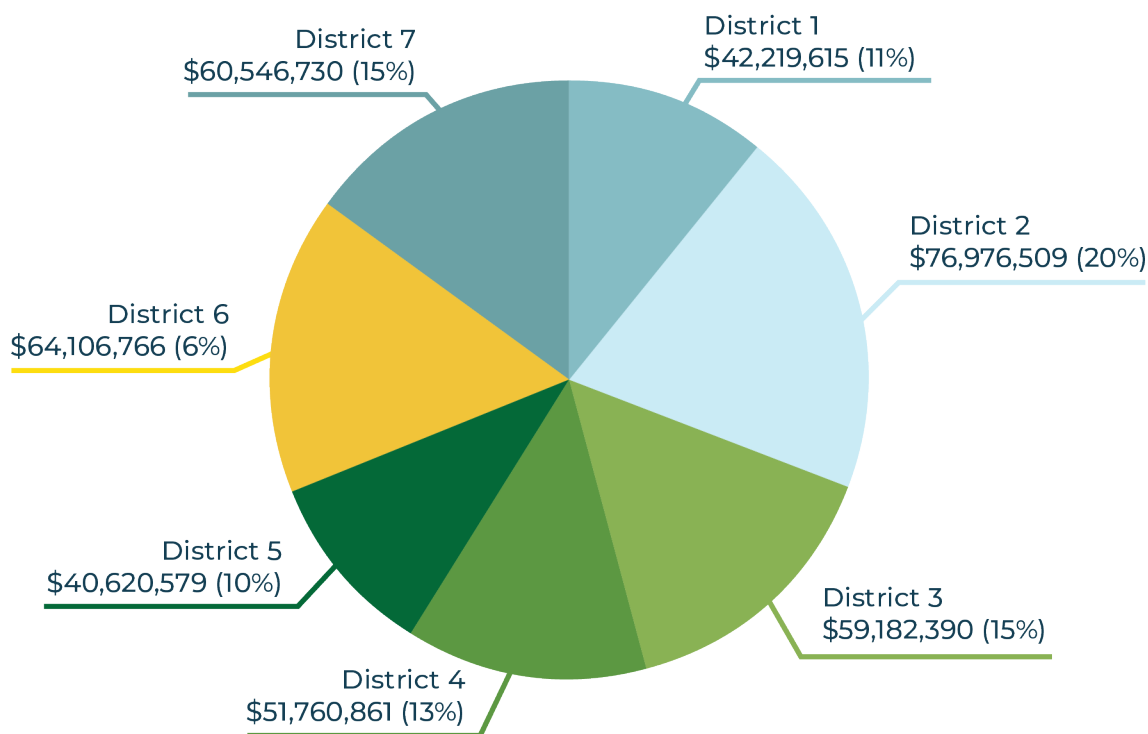


TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA (PER ACRE)

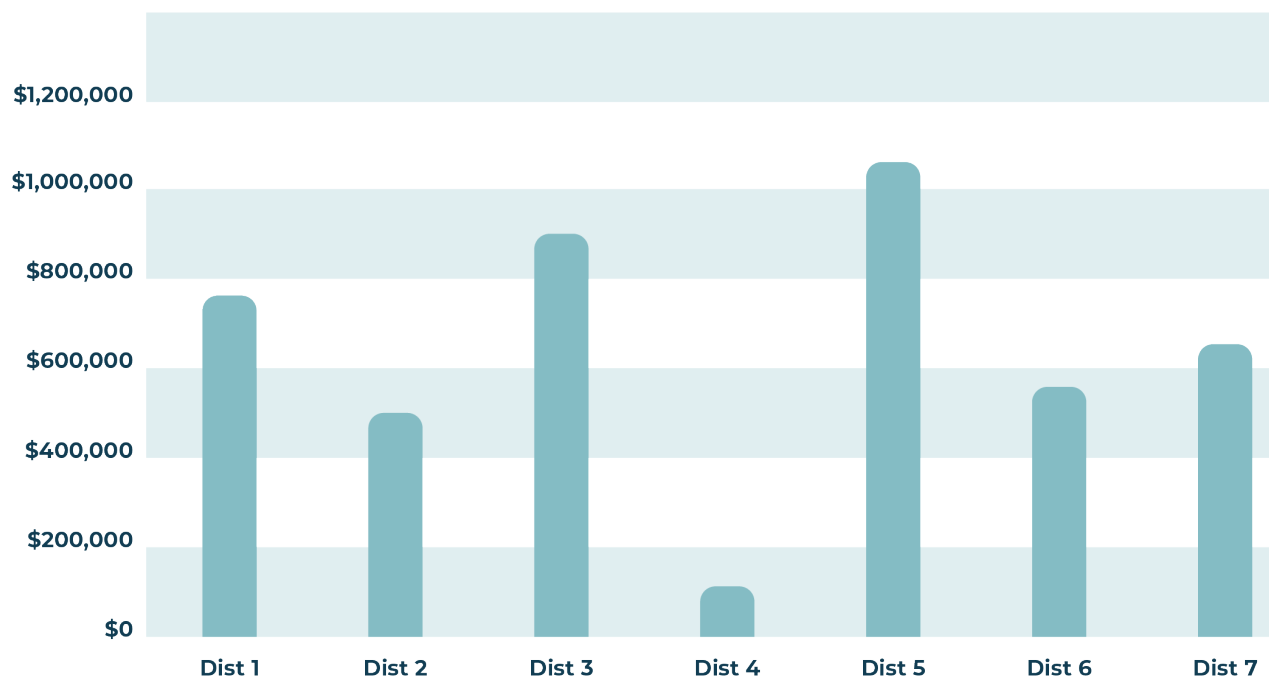




TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT

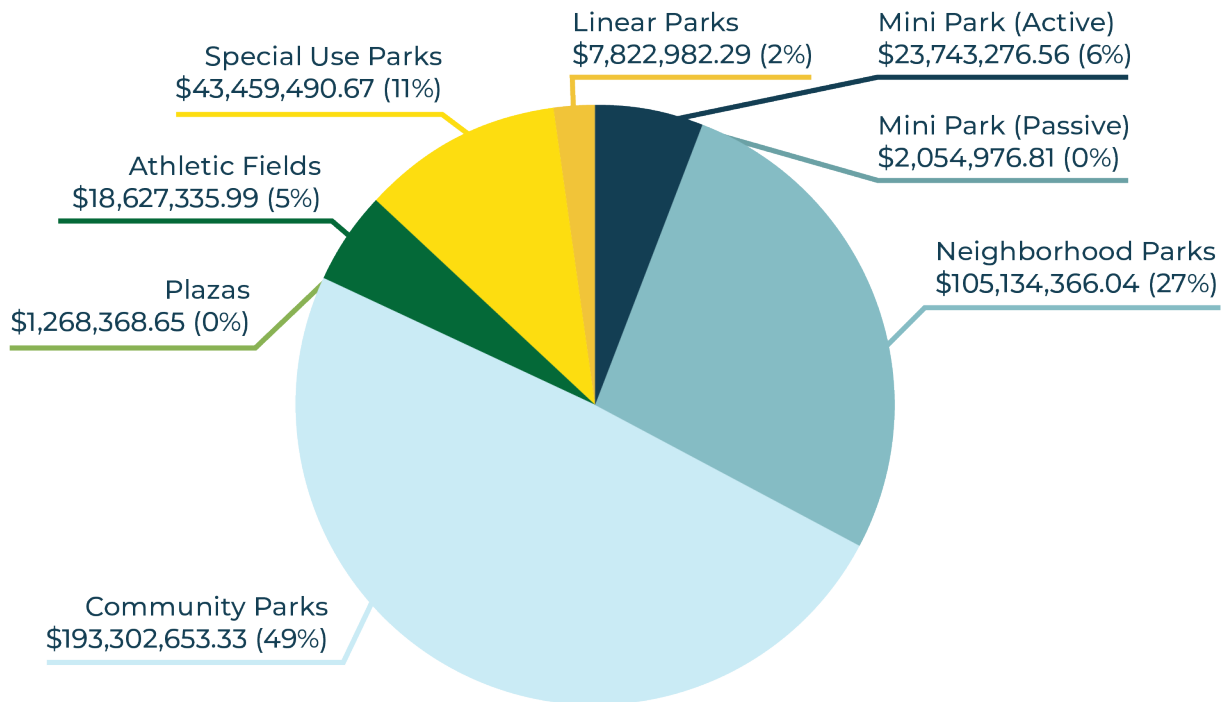


TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT (PER ACRE)

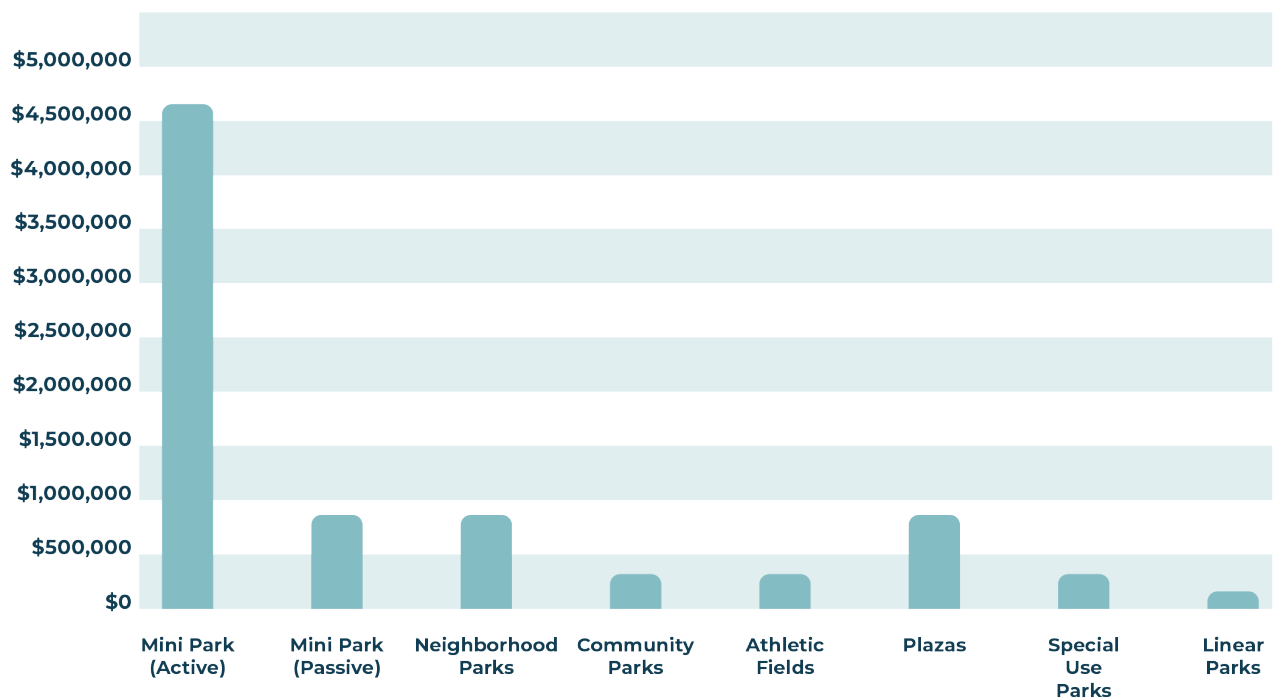




TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION



TOTAL LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION (PER ACRE)

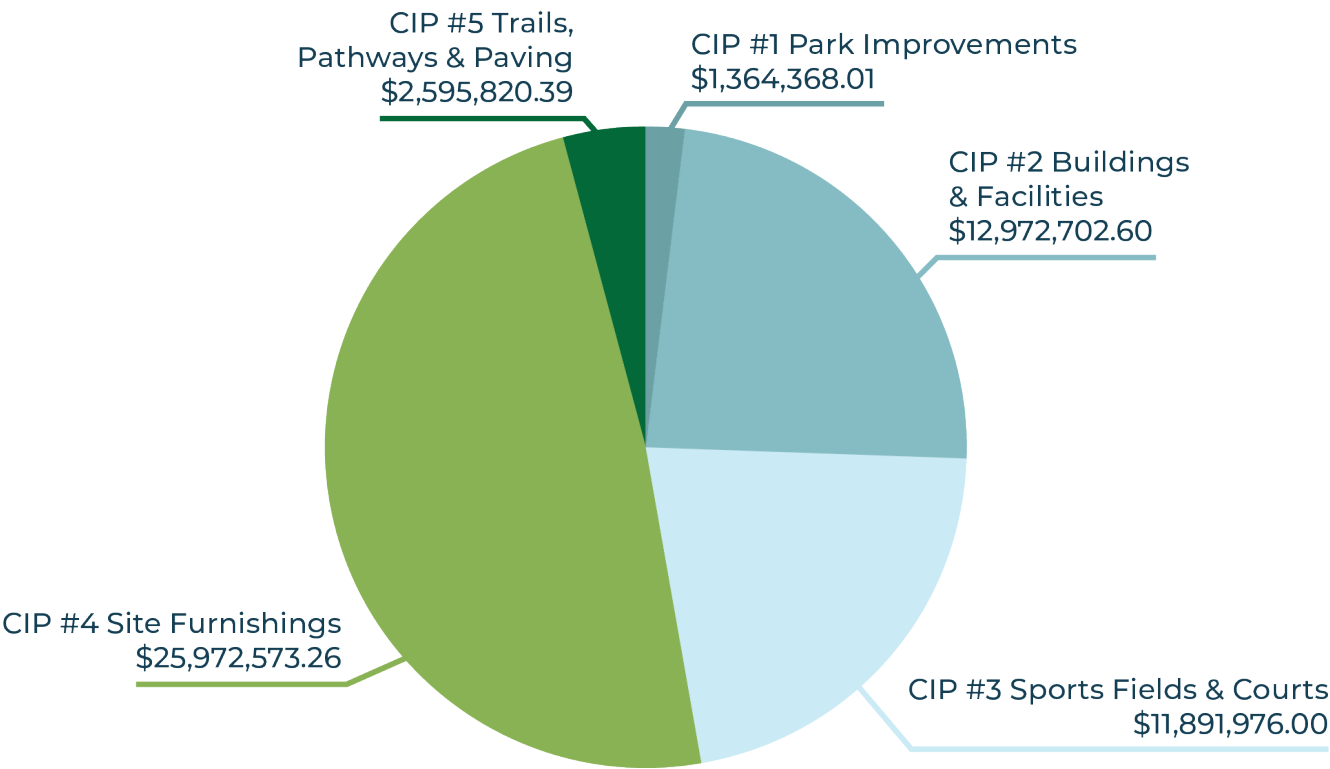




Short Term (0-4 Years) Investment Summary

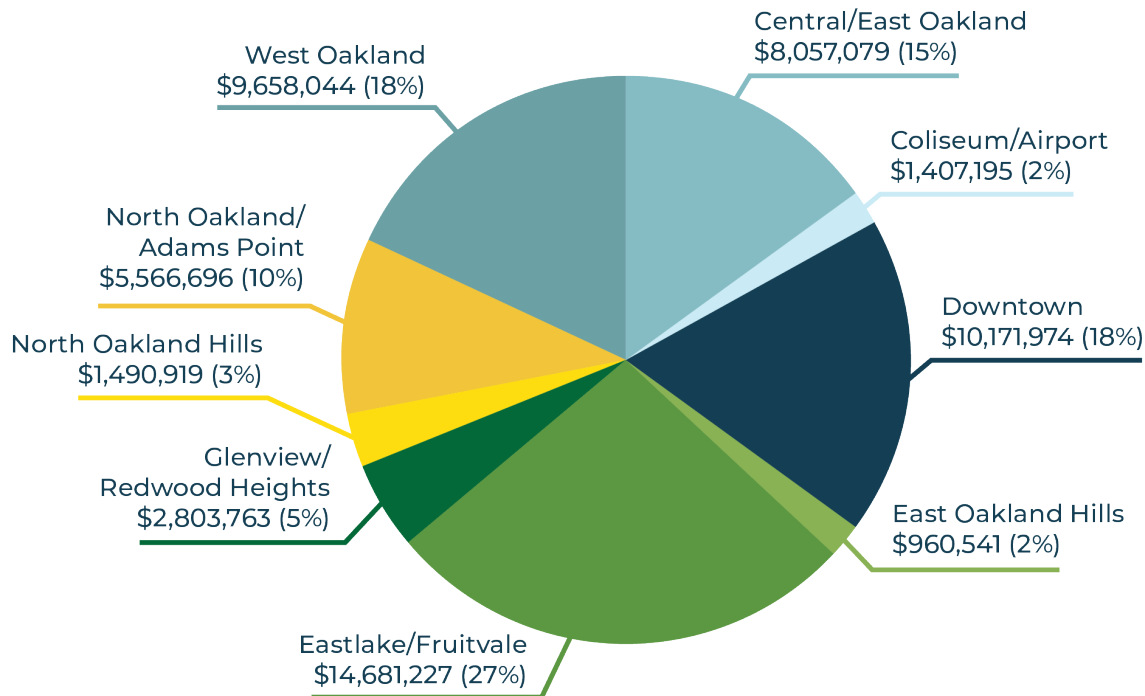
Category	Investment
#1 Park Improvements	\$1,364,368.01
#2 Buildings and Facilities	\$12,972,702.60
#3 Sports Fields and Courts	\$11,891,976.00
#4 Site Furnishings	\$25,972,573.26
#5 Trails, Pathways and Paving	\$2,595,820.39
Total	\$54,797,440.26

SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED

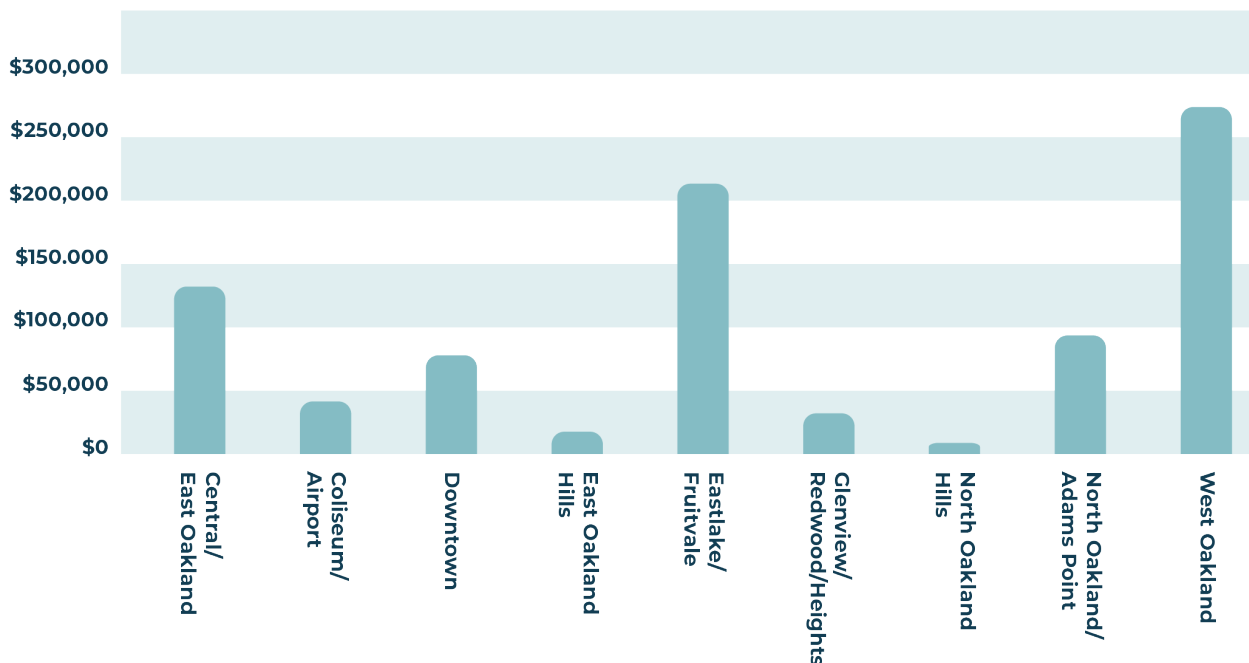




SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA

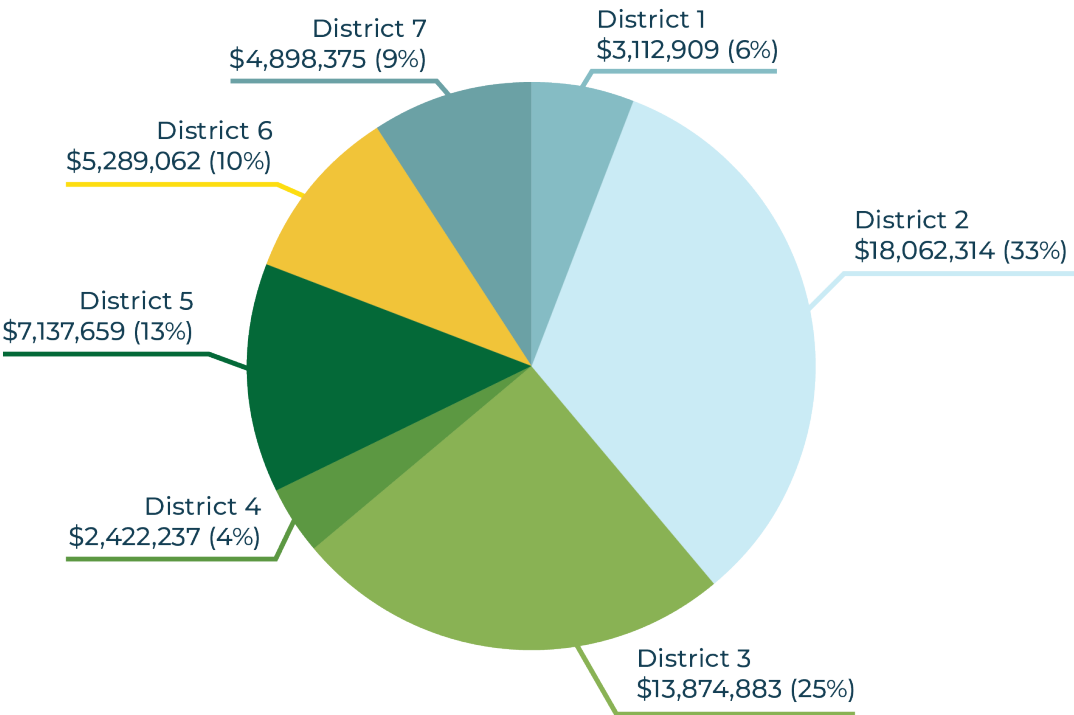


SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA (PER ACRE)

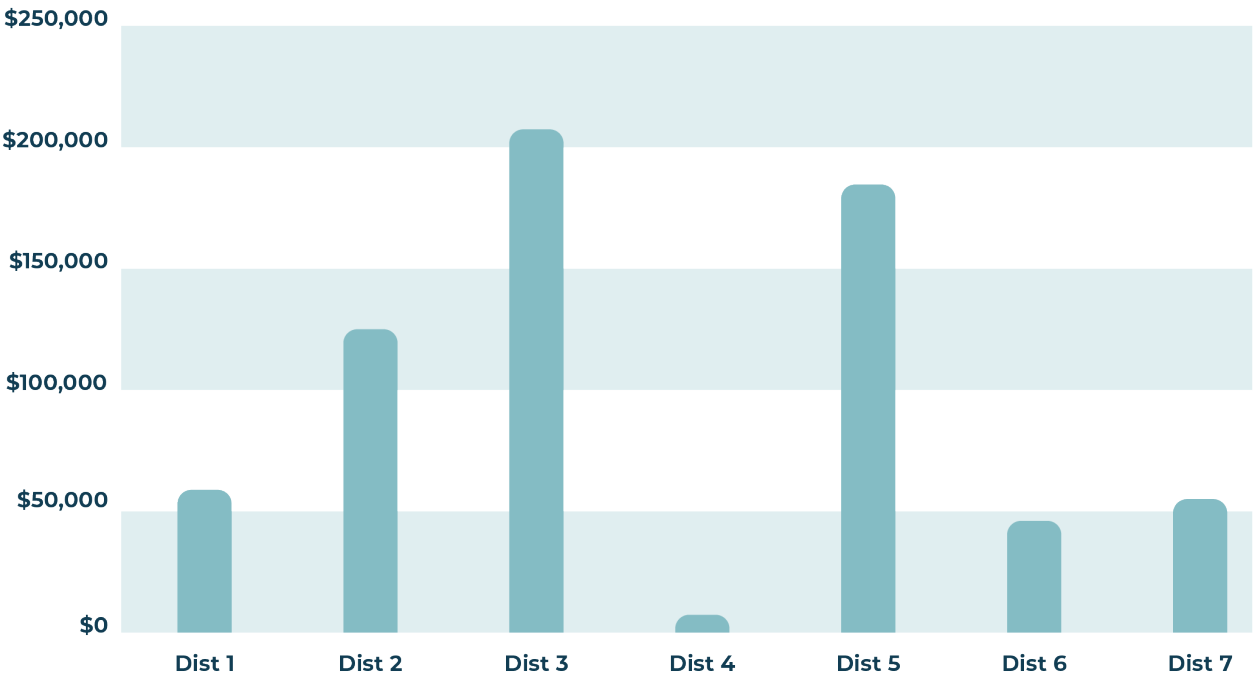




SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT

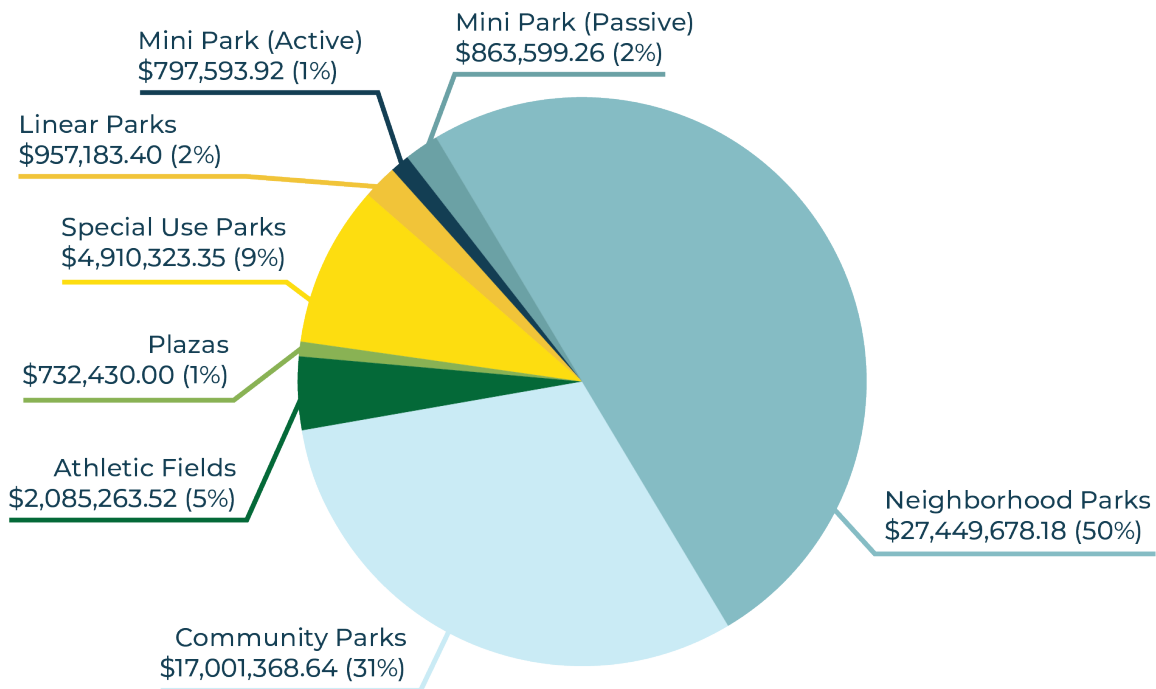


SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT (PER ACRE)

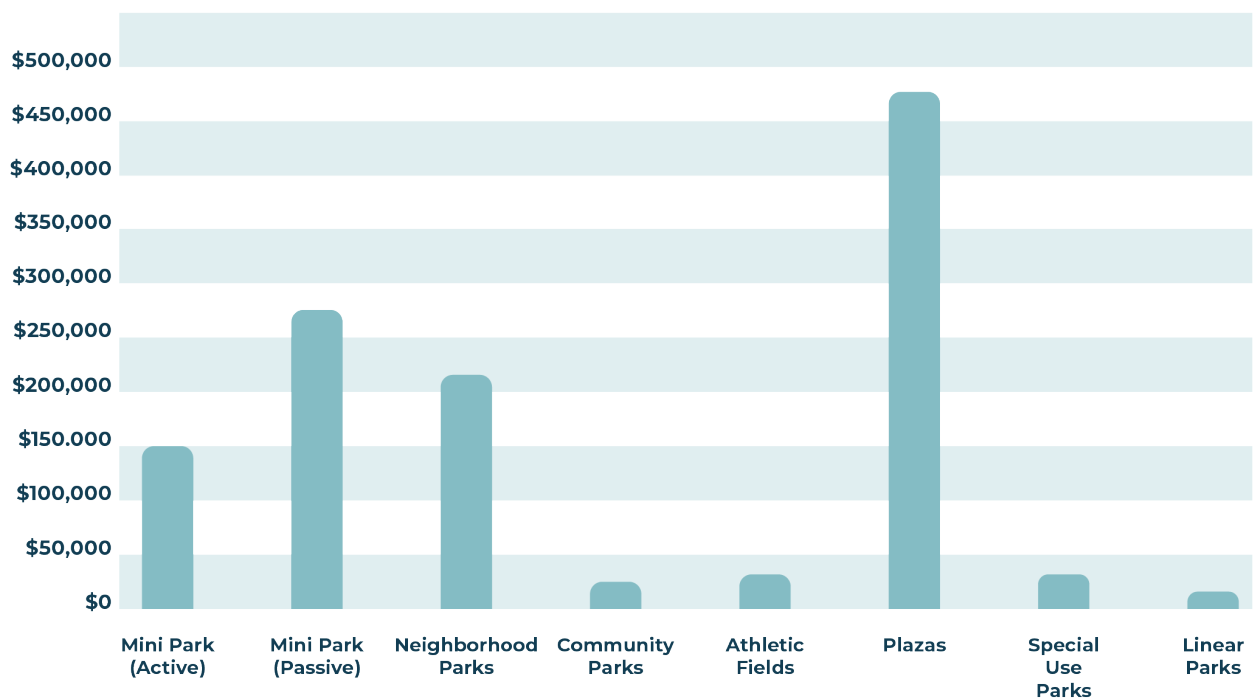




SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION



SHORT TERM (0-4 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION (PER ACRE)

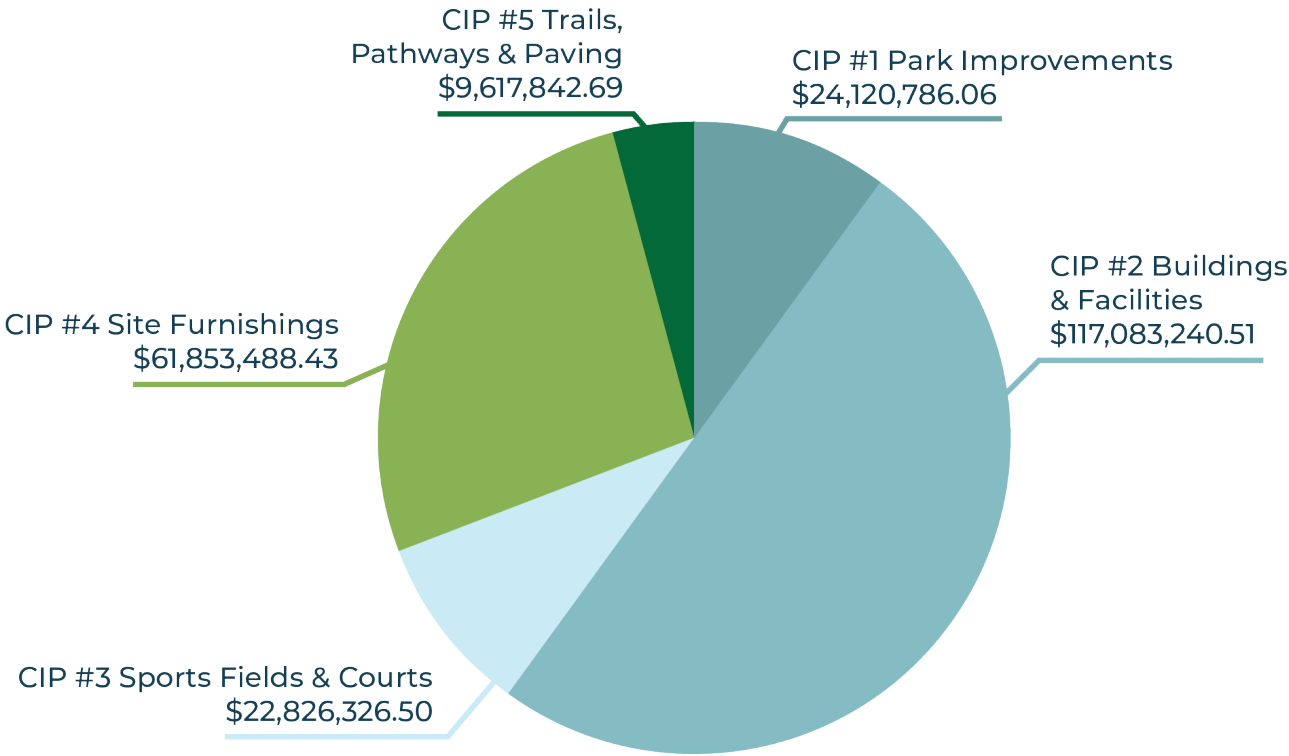




Mid Term (5-9 Years) Investment Summary

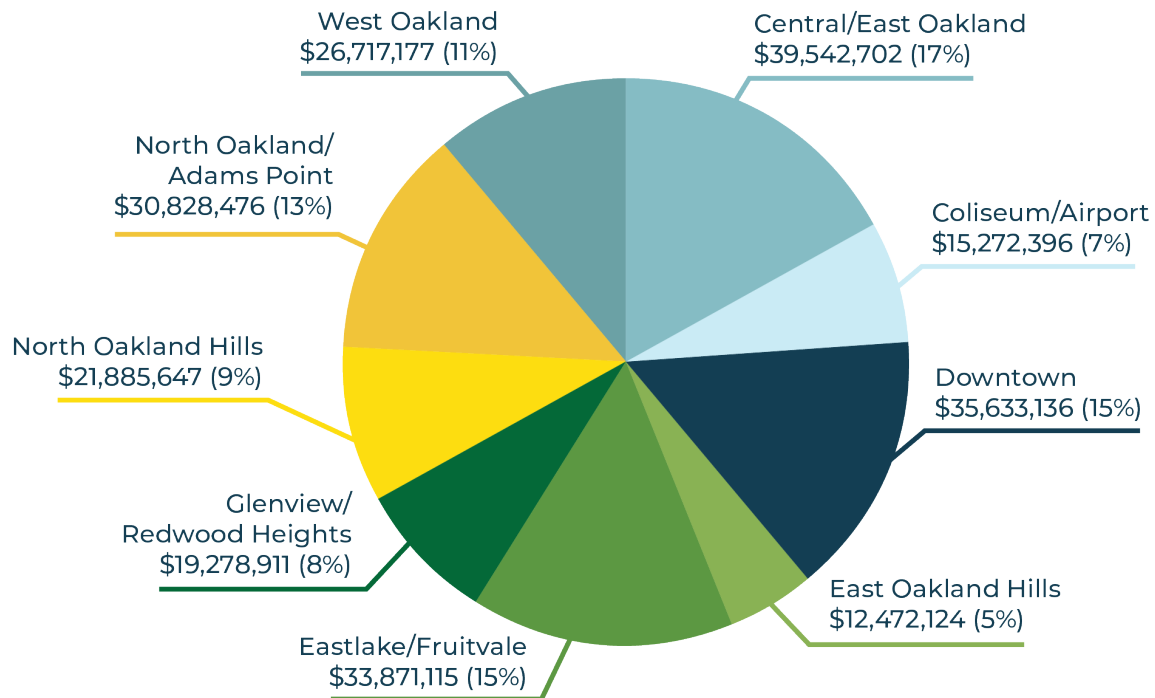
Category	Investment
#1 Park Improvements	\$24,120,786.06
#2 Buildings and Facilities	\$117,083,240.51
#3 Sports Fields and Courts	\$22,826,326.50
#4 Site Furnishings	\$61,853,488.43
#5 Trails, Pathways and Paving	\$9,617,842.69
Total	\$ 235,501,684.19

MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED

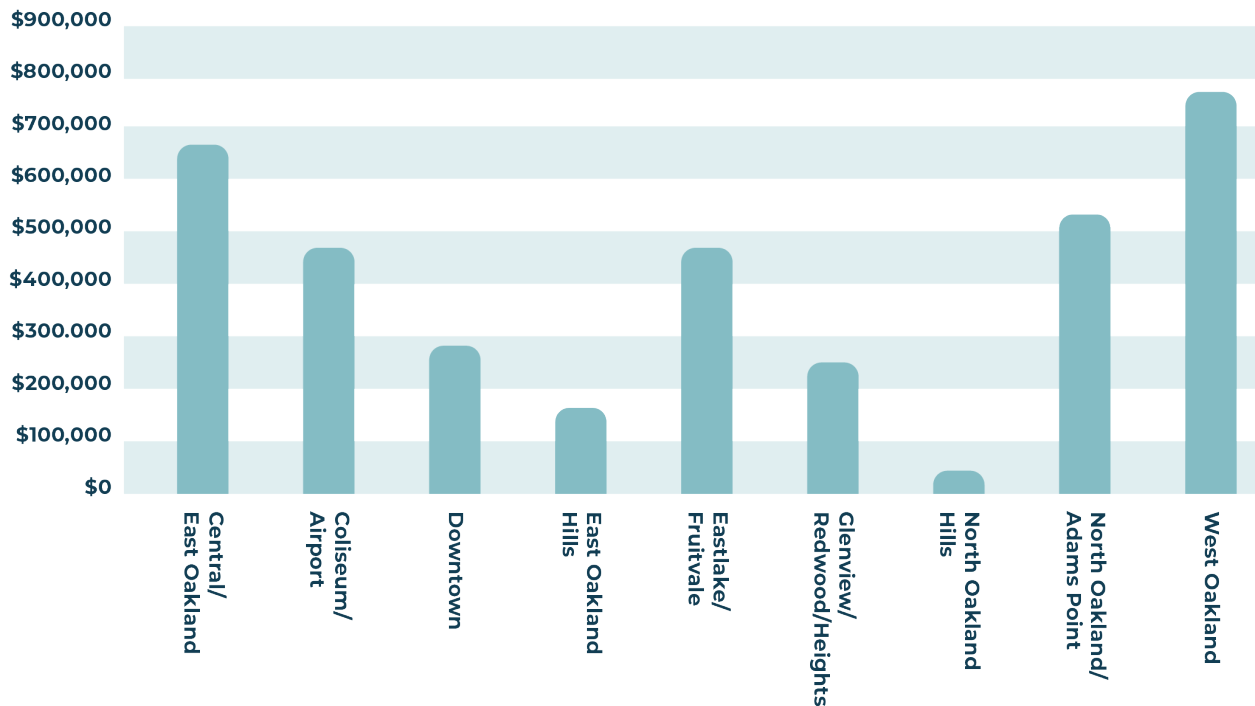




MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA

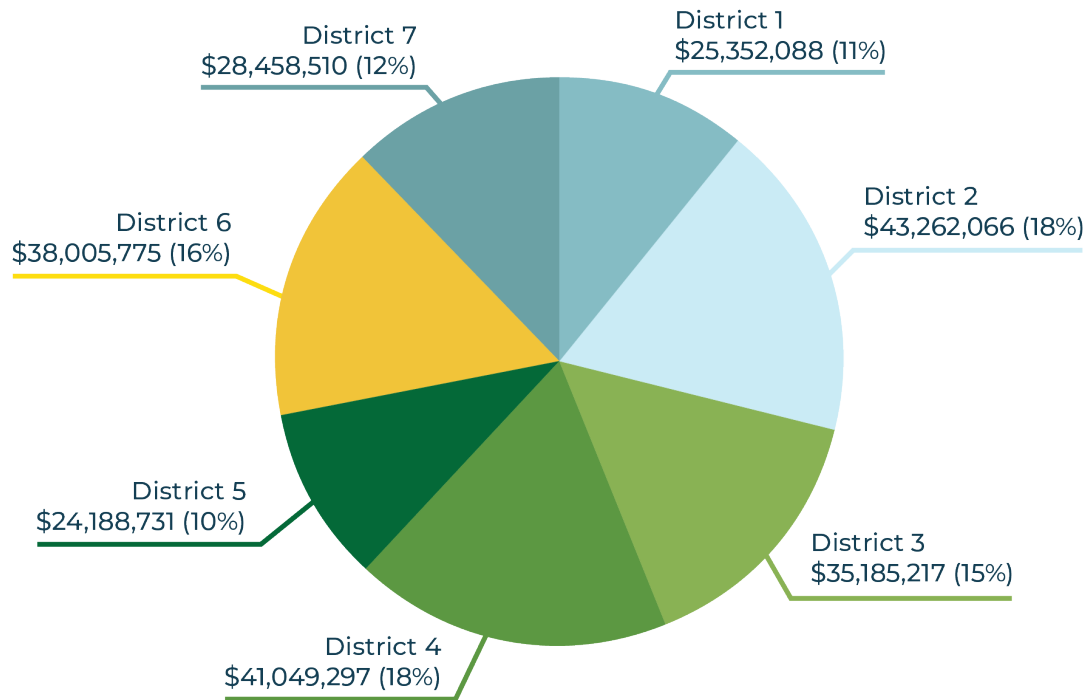


MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA (PER ACRE)

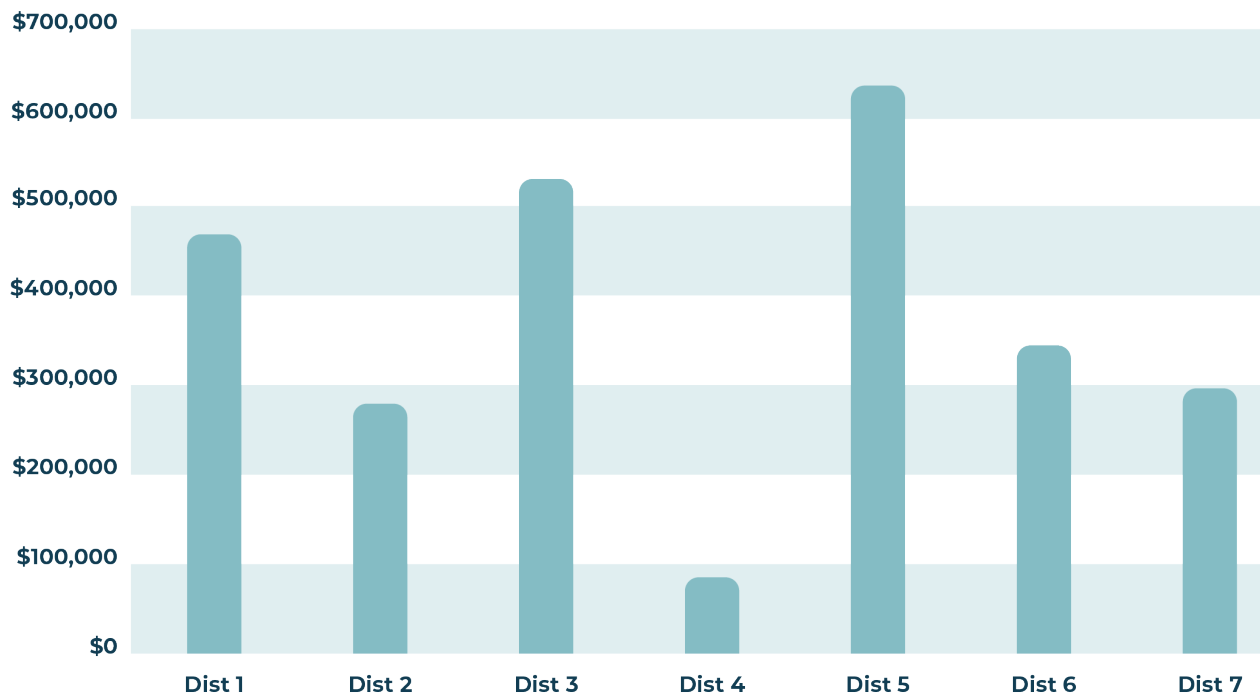




MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT

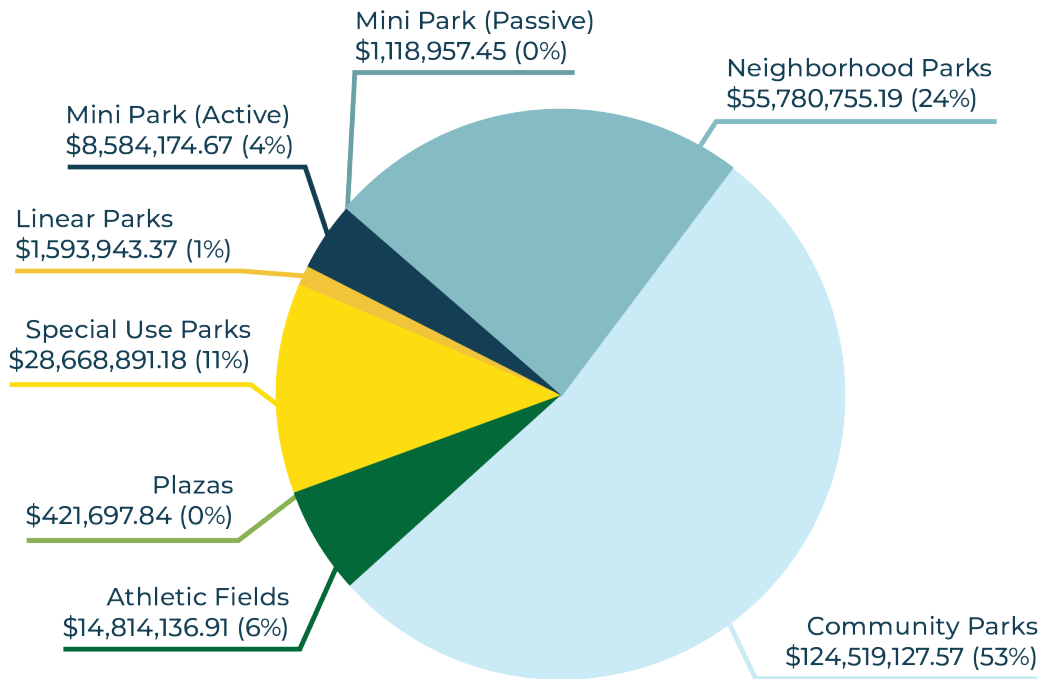


MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT (PER ACRE)

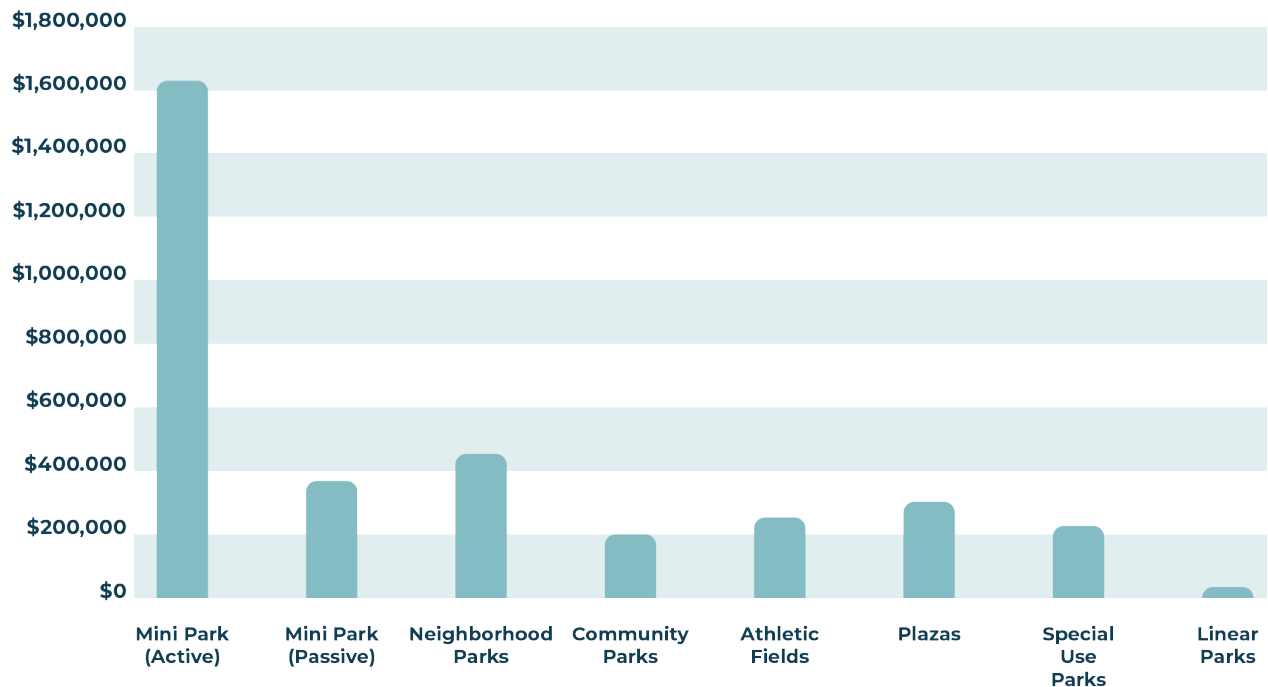




MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION



MID TERM (5-9 YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION (PER ACRE)

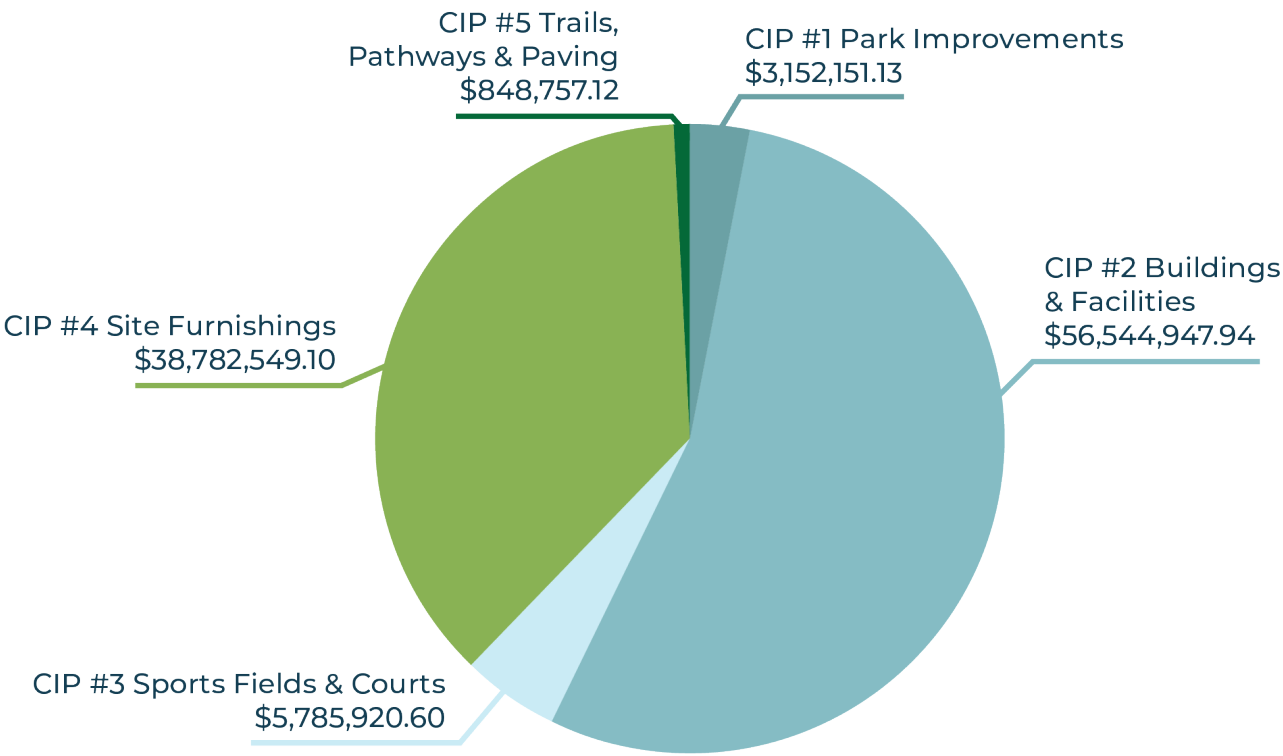




Long Term (10+ Years) Investment Summary

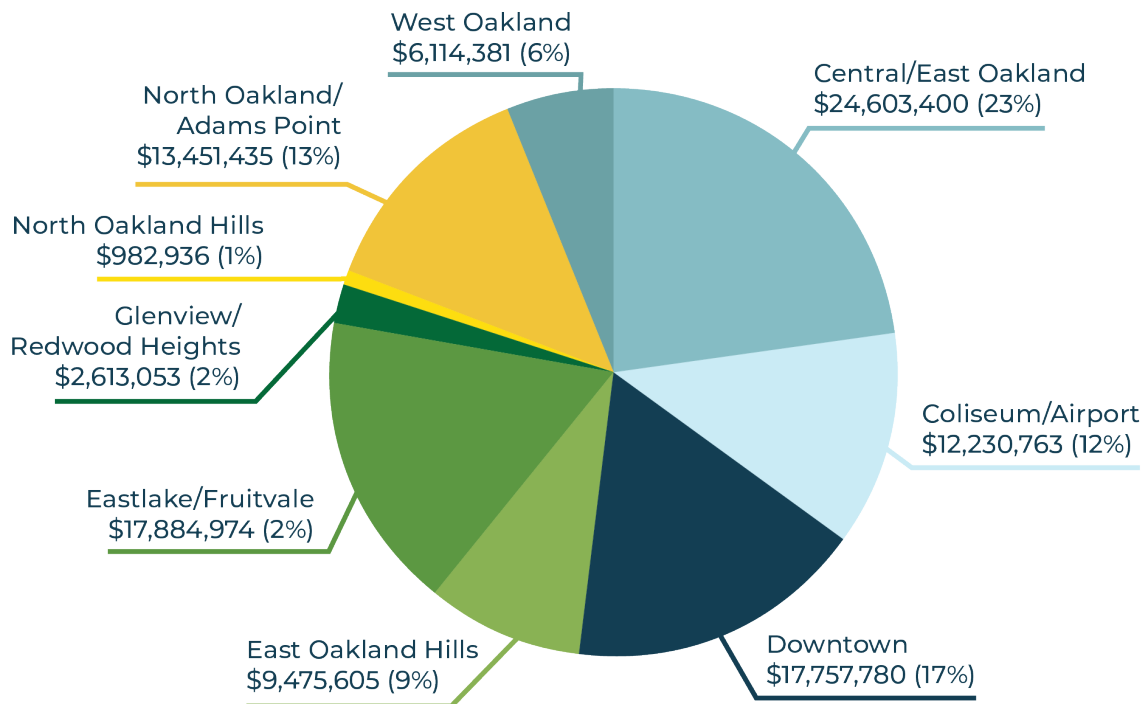
Category	Investment
#1 Park Improvements	\$3,152,151.13
#2 Buildings and Facilities	\$56,544,947.94
#3 Sports Fields and Courts	\$5,785,920.60
#4 Site Furnishings	\$38,782,549.10
#5 Trails, Pathways and Paving	\$848,757.12
Total	\$105,114,325.89

LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED

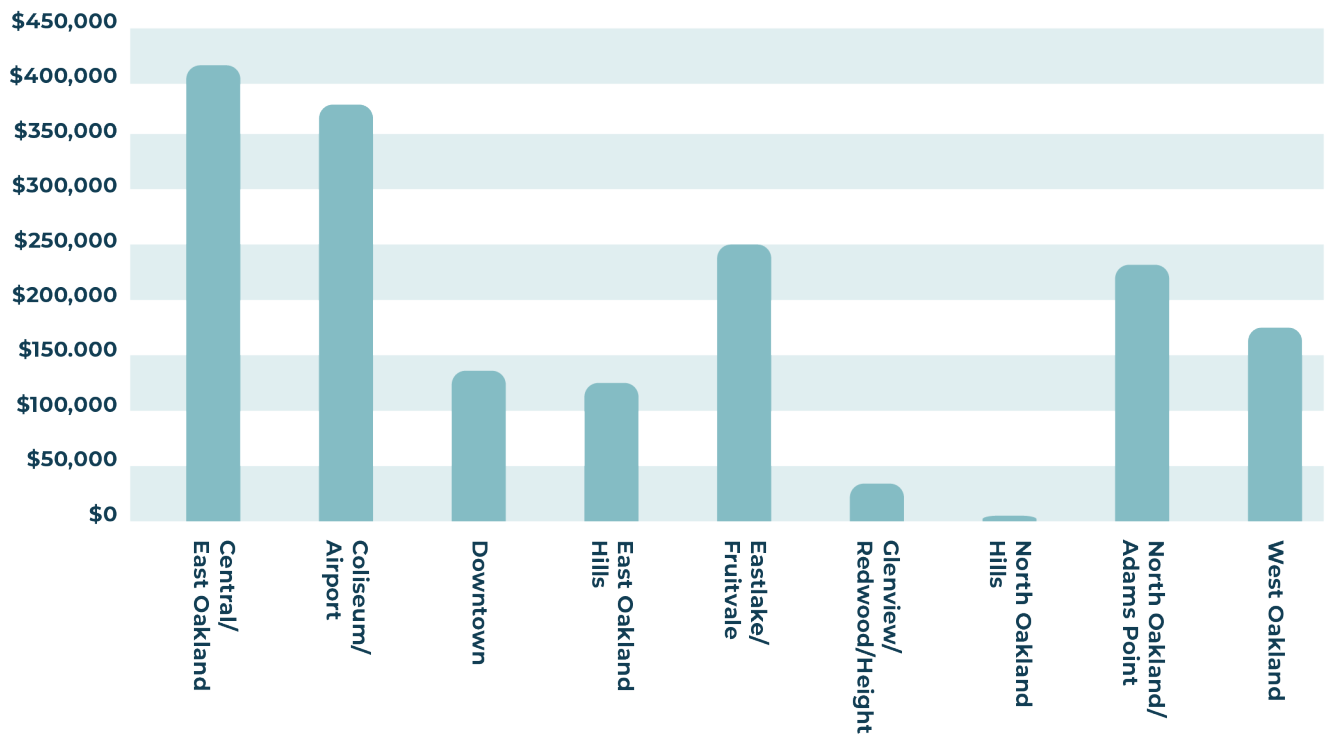




LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA

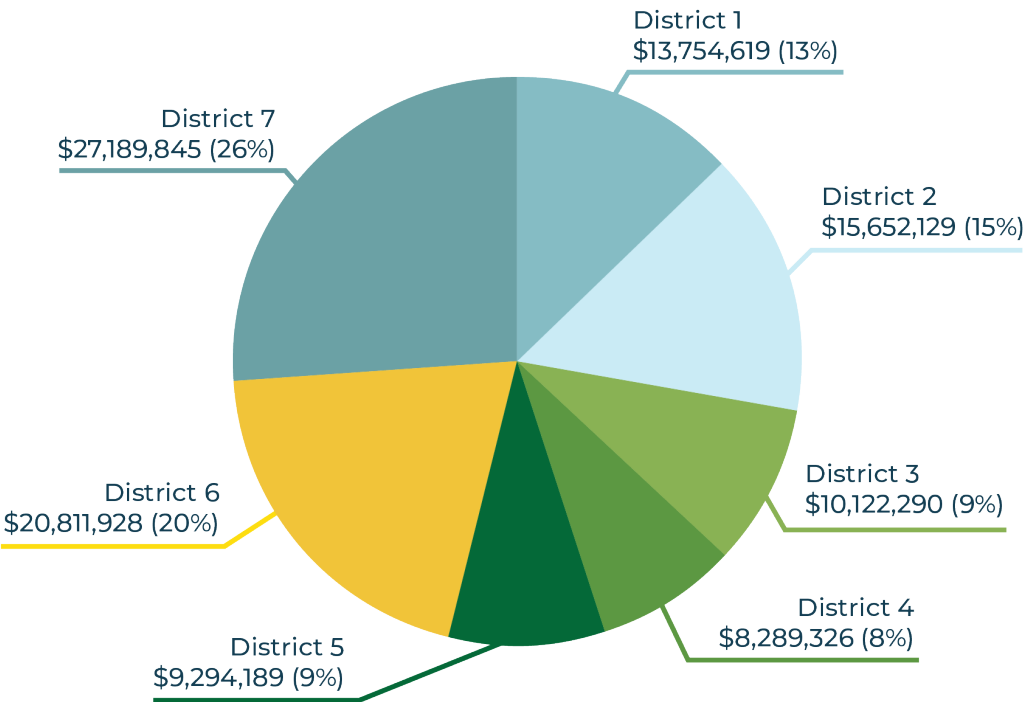


LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY PLANNING AREA (PER ACRE)

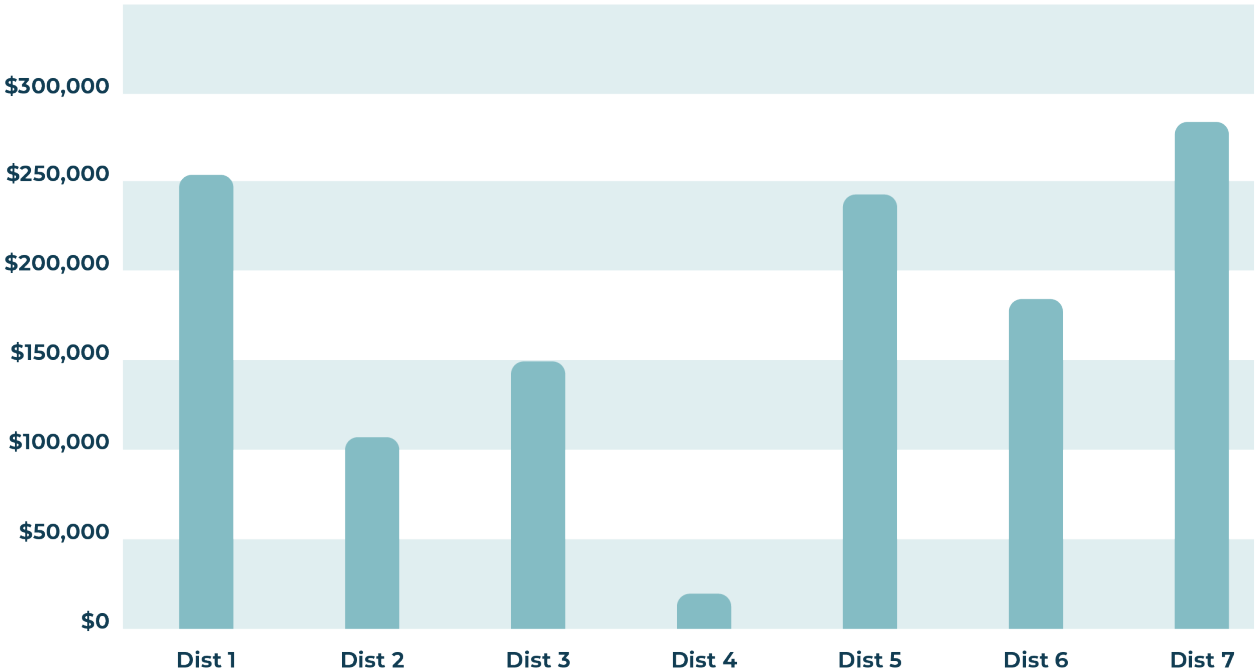




LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT

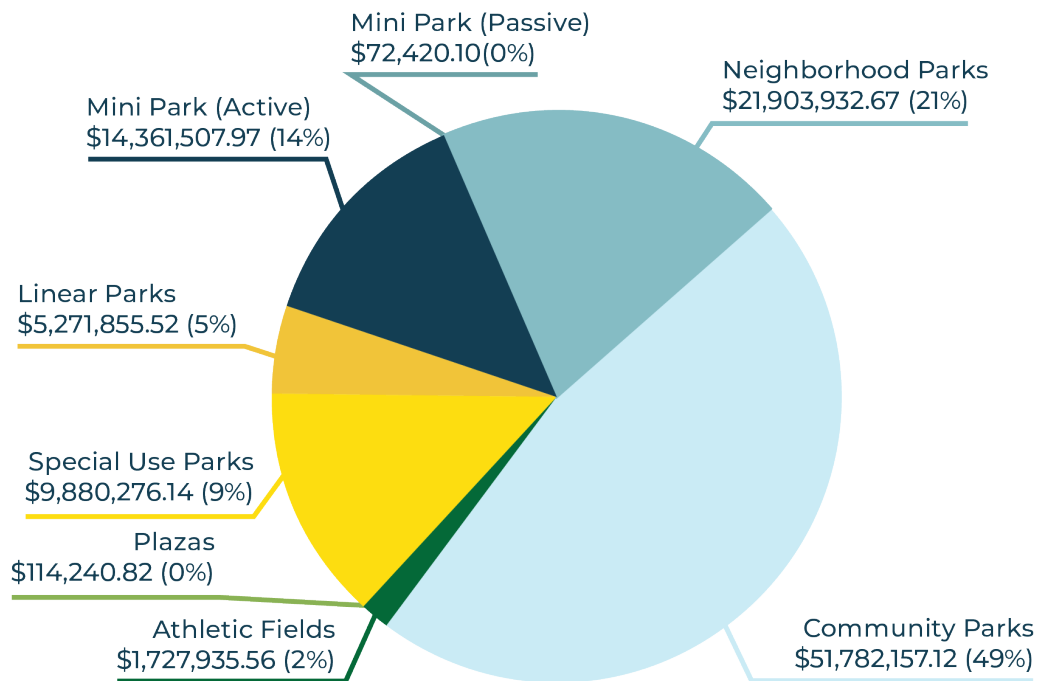


LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY COUNCIL DISTRICT (PER ACRE)

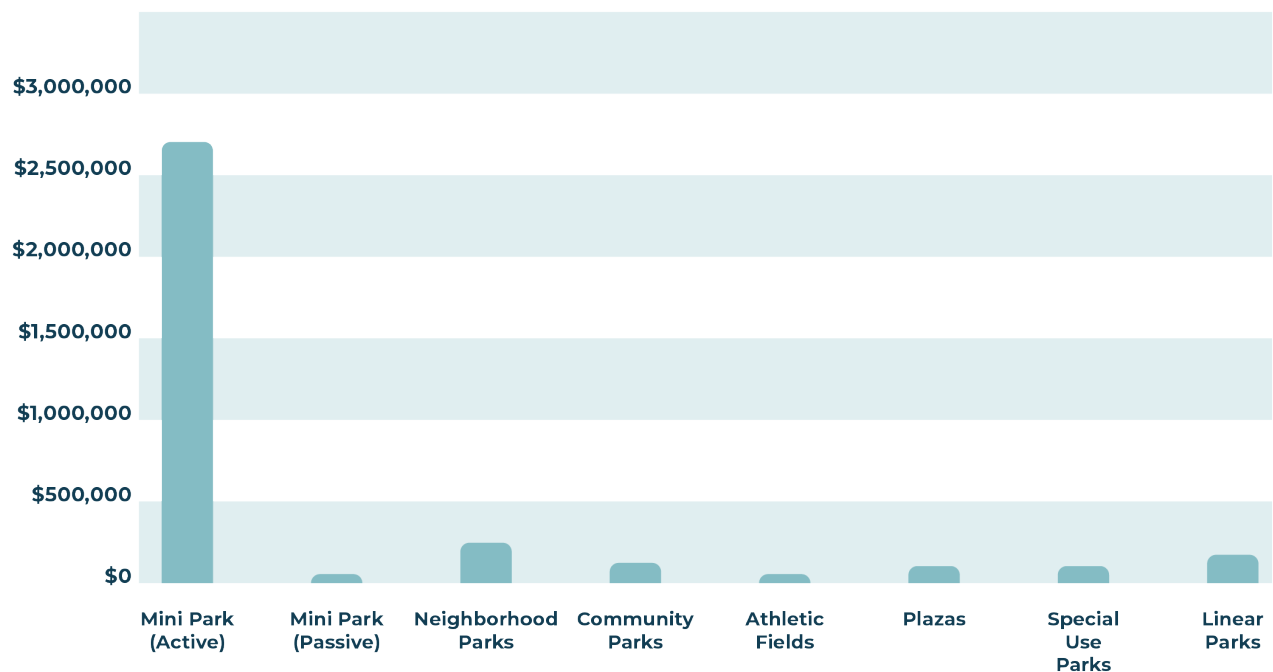




LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION



LONG TERM (10+ YEARS) LIFECYCLE REPLACEMENT INVESTMENT NEEDED BY CLASSIFICATION (PER ACRE)





Summary/Key Takeaways

The Lifecycle Replacement and Investment Plan provides a comprehensive, data-driven assessment of the City of Oakland's parks and recreation asset portfolio and the long-term capital investment required to maintain system functionality, safety, and service quality. Based on an inventory and condition assessment of over 100 asset types citywide, the analysis identifies an estimated \$395.4 million in total lifecycle replacement needs over the planning horizon, reflecting the scale and complexity of the City's park system and the cumulative impacts of aging infrastructure, deferred maintenance, and rising construction costs.

Overall Investment Needs

The analysis shows that Buildings and Facilities represent the single largest investment category, totaling approximately \$186.6 million, or nearly half of all identified lifecycle needs. This finding underscores the high cost and critical importance of maintaining core park infrastructure such as restrooms, recreation centers, community buildings, and maintenance facilities. Site Furnishings account for the second-largest share at \$126.6 million, reflecting the extensive quantity and widespread distribution of benches, picnic tables, playground components, signage, and related amenities throughout the system. Together, these two categories comprise the majority of the City's lifecycle replacement obligations and will require sustained, long-term funding strategies.

Timing and Phasing of Investments

Investment needs are not evenly distributed over time. The mid-term period (5–9 years) represents the largest concentration of required funding, totaling approximately \$235.5 million, or nearly 60 percent of the total identified need. This reflects a large group of assets currently rated in “fair” condition that will reach the end of their useful life within the next decade if not proactively addressed. In contrast, short-term needs (0–4 years) total approximately \$54.8 million and are driven primarily by assets rated D or F that present safety risks, code compliance concerns, or functional deficiencies. Long-term needs (10+ years) account for approximately \$105.1 million, representing assets that are currently in good or excellent condition but will require future reinvestment to avoid repeating cycles of deferred maintenance.

Priority Assets and Risk Management

The plan identifies a substantial number of currently critical and potentially critical assets, particularly within heavily used amenities such as courts, playgrounds, restrooms, site furnishings, and paved pathways. These assets pose elevated risk if not addressed in the near term, as continued deterioration can lead to increased liability exposure, reduced park usability, and significantly higher replacement costs. Prioritizing short-term investments in these assets is essential to stabilizing the system and preventing further backlog growth.



Geographic and Equity Considerations

Lifecycle replacement needs are distributed across all planning areas and council districts, with higher absolute investment totals generally corresponding to areas with larger park acreage and higher concentrations of community and neighborhood parks. When evaluated on a per-acre basis, the data highlights variations in investment intensity that can inform future equity-focused decision-making. Areas with historically high use levels and aging infrastructure show elevated per-acre needs, reinforcing the importance of aligning lifecycle investments with broader equity, access, and service level goals.

Park Classifications and System Function

By classification, Community Parks account for the largest share of total lifecycle investment, followed by Neighborhood Parks and Special Use Parks. This reflects both the size of these park types and their concentration of complex, high-cost amenities. Because these parks serve broad and diverse user groups, sustained reinvestment is critical to maintaining citywide recreation capacity and ensuring consistent service delivery across the system.

Key Takeaways for Decision-Makers

Overall, the findings reinforce the need for a proactive, phased, and sustained capital investment strategy. Addressing short-term critical needs will reduce risk and stabilize existing assets, while deliberate planning for mid- and long-term investments will help the City avoid future spikes in deferred maintenance. The plan provides a clear framework for prioritizing projects, aligning funding with asset condition and risk, and supporting transparent, data-informed discussions around capital budgeting and resource allocation. Used consistently and updated regularly, this Lifecycle Replacement and Investment Plan can serve as a foundational tool for maintaining Oakland's parks as safe, resilient, and community-serving assets over time.