

City of Oakland

Union Point Park Restoration Plan

For submission to the San Francisco Bay Conservation and Development Commission

September 2021

Purpose: to ensure the City restores the Park and associated amenities to a condition compliant with the requirements of BCDC Permit No. M2003.028.01 and No. M2008.030.00.

Background: Union Point Park is a waterfront park that consists of passive lawn areas, planting beds, walking paths, restrooms, and a Tot-lot. The park was built out in 2006 and routinely maintained by Parks staff as well as Facilities' staff. Encampments began to appear in the central area of the park around 2015 as the homelessness crisis increased in Oakland. Over time, the population grew to include the hill area, the area above the Western parking lot, and the Eastern parking lot. Encampment closure was conducted in late 2019/early 2020.

Now that the encampment has been closed, staff have started restoring the park to its former condition. Oakland Public Works (OPW) has been performing repair and restoration activities at Union Point Park since the encampment closure was executed in early 2020 as part of the Park Restoration Plan first developed and provided to the BCDC in 4Q2019 with a completion date of April 2022. The expenditures to complete this plan have been estimated and funded at \$1.2M. The City Council's adopted CIP budget for the current fiscal year was finalized on July 9th and includes \$1,178,000 earmarked for all Union Point Park restoration.

Two separate divisions of Public Works are responsible for the work: The Facilities Services Division oversees structures such as bathrooms, lighting, and other fixed equipment. The Parks and Tree Services Division maintains the trees, landscaping, and irrigation systems for the park.

Facilities:

Since the successful closure of the encampments at Union Point Park, OPW Facilities Staff have performed over 50 individual service requests/work orders at this location. These activities were somewhat hindered/delayed by COVID-19 Shelter in Place orders, but this is a summary of activities already performed in coordination with the project lead from City Administrator's Office/City Attorney and the BCDC towards restoring the park:

Completed 3Q2020

1. Troubleshoot and repaired damaged/sabotaged one-way water valve and water feed
2. Replaced 20 missing bollards
3. Replaced missing/damaged bicycle racks
4. Replaced missing/damaged access signage
5. Replaced/repared damaged park benches
6. Replaced missing trash receptacles
7. Secure and perform remediation/clean-up of fire damage and residue at Cryer Building, Cryer Site Park, and surrounding areas.

Completed 1Q2021

1. Inspected/repaired defective sewer lateral to restrooms
2. Repaired restroom lighting
3. Performed temporary repairs to energize and make partially functional the parking lot lighting

Completed 2Q2021

1. Painted restrooms shell
2. Installed lockable roll up security doors on restrooms

Completed 3Q2021 or in progress for completion 4Q2021

1. Install damage resistant epoxy floor coatings in restrooms (9/2021)
2. Replace restroom doors and Hardware (10/2021)
3. Replace restroom exterior sink and interior fixtures (12/2021)

Scheduled future activities

1. Rehabilitate and restore complete Park lighting system + electrical (800K) (3/2022)
2. Replace additional Park Benches and Tables (3/2022)
3. Perform path maintenance and restore damaged sections (3/2022)
4. Paint / Repair the North and South parking lots (3/2022)

Parks Maintenance:**Completed as of 3Q2021:**

1. Irrigation System – there were approximately 75 sprinkler heads that were vandalized. These have been repaired or replaced.
2. Planter Beds – the beds were void of plants, mulch and sprinkler bubblers. The sprinkler bubblers have since been repaired and the planter beds are currently being cleared of debris and weeds.
3. Cryer and Sons Building – there is a separate irrigation system and controller that was seriously vandalized. Staff are gathering info and costs to repair (note this is outside the area under the BCDC Cease and Desist order but adjacent and therefore reported for informational purposes).

Scheduled future activities

As we move in to the fall season (**4Q2021 and 1Q2022**) park staff will be over-seeding, top dressing and fertilizing the lawn areas. In addition, they will be installing new plants and adding mulch. The fall and winter seasons are the optimal times for these activities, as lawns and shrubs are easily established with milder temperatures and winter rains.