



Date: April 28, 2023  
To: Thomas B. Modica, City Manager   
From: Eric Lopez, Director of Public Works   
For: Mayor and Members of the City Council

Subject: **Recommendations for Roadway and Parking Lot Maintenance in Parks**

On April 20, 2021, the City Council requested that the City Manager work with City departments and report back with proposals to address and fund the maintenance of city park roadways and parking lots. The City Council expressed concerns about the inconsistent resources and priorities allocated to pothole repairs in the right-of-way, managed by the Public Works Department, compared to those in parks, managed by the Parks, Recreation, and Marine Department. Presently, funding is specifically budgeted for pothole repairs in the right-of-way as parks and marinas do not have existing budget for this purpose.

### **Background**

Annually, three Street Maintenance Division pothole crews from the Public Works Department (PW) fill approximately 25,000-30,000 potholes in the right-of-way and many more when there are numerous heavy rains in a given year. PW crews are assigned to specific geographic zones and address requests based on predetermined priorities. The top priority requests involve safety and liability concerns (such as high traffic volumes/speeds and large potholes), followed by requests in areas with less intensive use like local streets, alleys, and service roads. Currently, there is a backlog of over 20,000 open pothole repair requests, which is larger than normal because of the many heavy rains this season. Adding a new permanent pothole crew could reduce or eliminate this backlog.

The Department of Parks, Recreation, and Marine (PRM) manages 167 parks and three marinas, including responsibility for pavement in parks, marinas, and related parking lots. Park infrastructure comprises approximately 14.26 miles of roadway and 92 acres of parking lots that have lacked routine maintenance for many years.

Due to the lack of budgeted funds for road maintenance services, PRM typically requests services from PW towards the end of the fiscal year to leverage any surplus funds when available. To address ongoing funding challenges, PRM has previously requested road maintenance funds and capital project requests for road rehabilitation via the citywide capital improvement program. However, limited funding availability has not allowed the City to budget substantial funding for roadways within parks.

For routine maintenance, PW manages the Capital Improvement Program for citywide streets, alleys, curbs, gutters, and sidewalks, employing a Pavement Management Plan (PMP) to prioritize pavement maintenance cost-effectively. The PMP evaluates over 1,000 miles of

roadway pavement and alleys, although park parking lots and park roads are excluded from the PMP.

Funding prioritization is given to the public street system due to its higher traffic volumes, speeds, and loads, including trucks and heavy vehicles, and increased safety risks. In contrast, the speed within parks is generally limited to 15 miles per hour. Moreover, neglecting potholes on public streets results in faster deterioration, more costly repairs for overlay or reconstruction, and a lower Pavement Condition Index (PCI) for streets with higher traffic volumes and speeds. Right-of-way streets also require sidewalk, curb, and curb ramp upgrades as part of rehabilitation efforts and have more stringent traffic control requirements, making them higher priorities to prevent further financial deterioration.

To streamline efforts to begin addressing pavement issues in parks, staff from PW and PRM have worked together to:

- Complete an inventory of park roads and parking lots
- Establish unit price paving costs for park roads and parking lots
- Research park grant opportunities for funding pavement maintenance, lot upgrades, drainage, and incidental pavement improvements. Note: many grants only provide eligibility for new or locally-run state parks

### **Costs**

Following a preliminary condition assessment, staff developed the following estimated costs to address potholes in park parking lots and roadways representing PRM's top priorities (Attachment A).

<b>Description</b>	<b>Estimated Cost</b>
Worst Park Roads	\$6.2 Million *
Worst Park Lots	\$3.1 Million **
Total	\$9.3 Million

El Dorado Regional Park has some of the highest needs, but its roadways network has deteriorated so much that pothole repair alone is no longer an appropriate solution. Full roadway rehabilitation is needed throughout this regional park system. Fortunately, the City has received a State grant totaling \$10.2M for roadway and entryway repairs at El Dorado Park.

### **Next Steps**

1. Maintain current infrastructure responsibility with the respective departments, while fostering close collaboration to ensure prompt and effective resolution of maintenance issues.
2. Public Works will evaluate the feasibility of adding a fourth pothole crew to address the backlog of open pothole repairs and improve capacity to supplement park roads and lots needs.

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3. Seek one-time funding to rehabilitate park roads and parking lots with the highest need (total estimated cost is \$9.3 million.)
4. Review financial feasibility through the budget process to comprehensively address all park road and parking lot maintenance issues to prevent accelerated deterioration. The minimum service level, which focuses on pothole repairs, requires an annual budget of \$100,000 to achieve an optimum service life of five to seven years, a 10-year cycle of slurry sealing is recommended, with an annual budget requirement of \$840,000. Alternatively, a 10-year cycle to grind and overlay could yield a 15-year optimum service life with an annual budget requirement of \$3.5 million.
5. Consider including roadway and lot maintenance in future grant applications as appropriate.

If you have any questions, please contact Eric Lopez, Director of Public Works, at (562) 570-5690 or [Eric.Lopez@longbeach.gov](mailto:Eric.Lopez@longbeach.gov).

ATTACHMENT – TOP WORST ROADS AND LOTS IN PARKS

CC: DAWN MCINTOSH, CITY ATTORNEY  
DOUGLAS P. HAUBERT, CITY PROSECUTOR  
LAURA L. DOUD, CITY AUDITOR  
LINDA TATUM, ASSISTANT CITY MANAGER  
TERESA CHANDLER, DEPUTY CITY MANAGER  
APRIL WALKER, ADMINISTRATIVE DEPUTY CITY MANAGER  
KEVIN LEE, CHIEF PUBLIC AFFAIRS OFFICER  
MONIQUE DE LA GARZA, CITY CLERK  
BRENT DENNIS, DIRECTOR, PARKS, RECREATION, AND MARINE  
DEPARTMENT HEADS

Attachment A  
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PRM Roads  
4/5/2023

	<u>Park</u>	<u>Type</u>	<u>Location</u>	<u>Length in Feet</u>	<u>Width in Feet</u>	<u>Sq Ft</u>	<u>Surface</u>	<u>Estimated Contractor Unit Cost (incl soft costs)/SF</u>	<u>Total Est. Contractor Cost to Rehab</u>
1 1	Cemetery-LB Municipal	road-park	road	1,412	11	15,600	asphalt	\$ 6.00	\$ 93,600
2 17	El Dorado Nature Center	road-park	road	3,010	28	85,000	asphalt	\$ 6.00	\$ 510,000
3 18	El Dorado Park West	road-park	North road	5,888	24	142,000	asphalt	\$ 6.00	\$ 852,000
4 19	El Dorado Park West	road-park	South road	2,123	27	58,000	asphalt	\$ 7.00	\$ 406,000
5 23	El Dorado Regional Park East	road-park	Area 2 road	13,081	24	314,000	asphalt	\$ 6.00	\$ 1,884,000
6 24	El Dorado Regional Park East	road-park	Area 3 road	13,182	25	330,000	asphalt	\$ 6.00	\$ 1,980,000
7 31	Heartwell Park	road-park	Area 3 road btwn pkg-permeable	170	24	4,100	concrete turf blocks	\$ 15.00	\$ 61,500
8 32	Hudson Field	road-park	road to parking	428	17	7,300	asphalt	\$ 6.00	\$ 43,800
9 48	Recreation Park	road-park	road to dog park parking	409	29	12,000	asphalt	\$ 6.00	\$ 72,000
10 54	Stearns Champions Park	road-park	road	1,775	21	37,300	asphalt	\$ 6.00	\$ 223,800
						<b>1,005,300</b>			<b>\$ 6,126,700</b>
							El Dorado Roads		\$ 5,632,000

PRM Parking Lots  
4/5/2023

		<u>PARK</u>	<u>Type</u>	<u>Location</u>	<u>Sq.Ft.</u>	<u>Surface</u>	<u>Est. Contractor Unit Cost (incl. soft costs)/SF</u>	<u>Total Est Cost to Rehab</u>
1	15	Cherry Avenue Park	parking lot	parking	28,300	asphalt	\$ 7.00	\$ 198,100
2	28	El Dorado Park West	parking lot	North parking Quad	71,101	asphalt	\$ 6.00	\$ 426,604
3	30	El Dorado Park West	parking lot	South parking picnic	25,600	asphalt	\$ 7.00	\$ 179,200
4	35	El Dorado Regional Park East	parking lot	Area 2 parking campground	31,000	asphalt	\$ 7.00	\$ 217,000
5	37	El Dorado Regional Park East	parking lot	Area 3 parking Arbor Grove	25,000	asphalt	\$ 7.00	\$ 175,000
6	38	El Dorado Regional Park East	parking lot	Area 3 parking Golden Grove	45,000	asphalt	\$ 7.00	\$ 315,000
7	39	El Dorado Regional Park East	parking lot	Area 3 parking old ranger station	25,001	asphalt	\$ 15.00	\$ 375,009
8	40	El Dorado Regional Park East	parking lot	Area 3 parking Sycamore Grove	25,600	concrete	\$ 10.00	\$ 256,000
9	44	Heartwell Park	parking lot	Area 2 parking	48,000	asphalt	\$ 7.00	\$ 336,000
10	45	Heartwell Park	parking lot	Area 3 parking E	26,000	asphalt	\$ 7.00	\$ 182,000
11	46	Heartwell Park	parking lot	Area 3 parking Mid	37,500	asphalt	\$ 7.00	\$ 262,500
12	47	Heartwell Park	parking lot	Area 3 parking W	22,000	asphalt	\$ 7.00	\$ 154,000
					<b>410,101</b>			<b>3,076,413</b>

El Dorado Lots 1,943,813