



**DATE:** October 23, 2019

**TO:** Council Infrastructure Committee

**FROM:** Director of Public Works

**SUBJECT:** Shenandoah Place Pavement and Parking Improvements

### **RECOMMENDATION**

That the Committee reviews this report and comments on the strategy to assist the property owners on Shenandoah Place to address different maintenance needs and parking issues.

### **SUMMARY**

Shenandoah Place is a privately-owned cul-de-sac within the City of Hayward. The City was contacted by the residents of Shenandoah Place to assist in resolving parking and pavement related issues. The purpose of this report is to provide the Committee with a possible strategy to assist the property owners, and the associated costs to them, and to receive comments.

### **BACKGROUND**

Shenandoah Place is a privately-owned cul-de-sac in the City of Hayward. Most of the homes were constructed in the late 1950s and early 1960s. Originally, a Homeowner's Association existed which managed the common areas. However, the Homeowner's Association has been inactive for many years.

Residents from Shenandoah Place contacted the City for assistance in the resolution of issues pertaining to the lack of on-street parking, street lighting, overhead wires, and existing pavement conditions.

On January 24, 2019, the City held a meeting with the residents of Shenandoah Place at the Matt Jimenez Community Center (MJCC). City staff included representatives from the City Manager's Office, Hayward Police Department, Public Works, the City Attorney's Office, the Hayward Fire Department, and Development Services.



At this meeting, residents expressed concerns over the lack of parking and the rights of residents pertaining to specific on-street parking spaces. The condition of the pavement, responsibility for maintenance of the streetlights, and overhead wires on Shenandoah Place were also topics of discussion.

City staff agreed to evaluate the current conditions of the pavement and configuration of the parking and to investigate the ownership and responsibility of the streetlights and overhead wires.

At that time, staff also recommended that the Homeowner's Association be reinstated and that a third-party property management company be hired to manage the Association and the collection of dues.

## **DISCUSSION**

The City's Public Works & Utilities Department responded by conducting a survey of the current pavement condition and parking configuration on Shenandoah Place. Based on the findings, a concept parking configuration, which includes removal of the existing concrete median island to allow for more parking spaces, has been developed (Attachment II). The proposed parking configuration would provide fifteen parking spaces. There are an additional five public parking spaces available on Harris Road at the frontage of the development.

The current condition of the pavement was analyzed and it needs grind and overlay treatment. The total area of the proposed treatment is approximately 1,500 square yards. Given the need to keep the cost manageable, changes to lighting and overhead wires were not included.

Regarding the request for undergrounding of utilities, PG&E does not support undergrounding in residential streets. If residents chose to include that in the improvements, this effort would add several thousands of dollars per home to the cost. In addition, the request for pole mounted streetlights would increase the cost by approximately \$7,000 per light.

A second community meeting was held on May 22, 2019 at MJCC, at which staff indicated a review of infrastructure costs would be determined by September 2019. Additionally, staff reviewed smaller subdivisions of twenty or fewer residential units, developed over the last five years, to assess functionality of HOAs. This review was requested by the Mayor during her communications with Shenandoah Place residents. City staff has determined that HOAs continue to be an effective tool for self-governance in smaller subdivisions.

At the community meetings, the City represented that the failure of the homeowners to revive the HOA and take responsibility for the deteriorated street conditions could result in unilateral action by the City to take over for the HOA. Were the City to do so, homeowners could be assessed substantial costs that would be added to their property tax bills. The City staff does not recommend such action. Rather, this report offers a constructive solution for the homeowners, but it is the homeowners' responsibility within the context of a revived HOA to implement the suggested solution.

## **ECONOMIC IMPACT**

Cost for removal of the concrete median island, asphalt grind and overlay, and striping for parking spaces is estimated at \$110,000 (Attachment III). This is on average about \$8,500 for each of the thirteen properties. The costs associated with the maintenance and improvements to the common areas of Shenandoah Place are the responsibility of the property owners.

## **FISCAL IMPACT**

There is no impact on the General Fund associated with this work aside from the engineering and administration staff resources in reviewing and preparing the preliminary layout.

## **STRATEGIC INITIATIVES**

The proposed scope of work includes removal of the concrete median island, roadway pavement improvements and re-striping of Shenandoah Place. Although this agenda item



does not directly relate to one of the Council's three Strategic Initiatives, the City's assistance in evaluating the current conditions, preparing an improvement concept and cost estimates supports the Complete Communities initiative.

This item supports the following goal and objectives:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 1: Increase neighborhood safety and cohesion

Objective 2: Foster a sense of place and support neighborhood pride

## **SUSTAINABILITY FEATURES**

All excess material generated during construction and demolition will be sent to designated facilities for recycling. This reduces carbon emissions which benefits the environment.

## **PUBLIC CONTACT**

City staff engaged in a meeting with the residents of Shenandoah Place to hear their concerns on January 24, 2019. A letter was sent to each resident on October 8, 2019 with information that the Council Infrastructure Committee (CIC) would discuss improvements to Shenandoah Place on October 23, 2019 (Attachment IV). Prior to the CIC meeting of October 23, staff plans to send a reminder notification to the residents of Shenandoah Place.

## **NEXT STEPS**

Staff will incorporate the Committee's comments and provide an update to the residents of Shenandoah Place.

*Prepared by:* Kathy Garcia, Deputy Director of Public Works

*Recommended by:* Alex Ameri, Director of Public Works  
Michael Lawson, City Attorney

Approved by:



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Kelly McAdoo, City Manager