



DATE: January 30, 2018

TO: Mayor and City Council
HARD Board of Directors

FROM: Interim Director of Development Services

SUBJECT Joint Work Session with Hayward City Council and Hayward Area Recreation and Park District Board of Directors: La Vista Park Final Presentation from Surface Design Inc. and Funding Discussion

RECOMMENDATION

That the Council and Hayward Area Recreation and Park District (HARD) Board of Directors receives updated information regarding the design and potential funding of La Vista Park and provides final comments and feedback on the most current park design plans.

SUMMARY

This work session is a follow up to the October 30, 2017 joint meeting Council had with the HARD Board of Directors to discuss a draft plan for La Vista Park. The landscape architectural firm of Surface Design has taken the previously received comments and suggestions from the last joint work session and addressed most concerns.

Discussion of potential funding to build the park will also be a topic of discussion at this work session.

BACKGROUND

In 2005, the City of Hayward approved the La Vista residential development that included 179 new single-family homes to be built at the South Hayward site near the terminus of Tennyson Road. The project also included construction of a new approximately 30-acre public park. The development would not only provide new housing stock for the City of Hayward but also “officially” served as remediation for a former rock quarry site. The entitled development sat idle through a stronger than normal economic downturn and, over the last couple years, home construction has finally commenced.

It should be noted that the original 30-acre park site from land donated from the developer has expanded to almost 50 acres in size given that the City of Hayward has acquired former Caltrans rights-of-way from the now abandoned 238 freeway project. Additional park acreage was added to the western side of the park. Given the increased park size and park facility deficiency in South Hayward, this new park is viewed as a “destination” park for

use, not only from new residents of the La Vista development and existing surrounding neighborhoods, but for South Hayward and the entire City.

Project condition of approval number four requires the applicant to pay for the cost of improvements associated with the Park in accordance with fees in effect as of July 1, 2005, which was approximated to be \$2.14 million dollars. Park in-lieu fees are collected at the time of issuance of each individual single-family home building permit. It is City staff's rough approximation that about one third of the 179 homes have either been built or are under construction, thus there is approximately one third of the \$2.14 million dollars currently available for park construction.

DISCUSSION

On October 30, 2017, Council and the HARD Board of Directors held joint work session regarding the latest design for La Vista Park and provided comments and feedback regarding the proposed park design. Surface Design has further refined the park design based on those comments and a tremendous amount of additional work was undertaken. This new park will be viewed as a model for future new parks planned for Hayward or within HARD's service area. It's also important to note that comments received from the public via previous community outreach have also been incorporated into the latest La Vista Park plans.

At the time this report was prepared, Surface Design was still refining estimates for construction of La Vista Park. It is anticipated that more definitive numbers/cost estimates related to park construction, grading and landslide repair will be available for Council and HARD Board consideration at this meeting.

As further discussed below in the Economic Impact and Fiscal Impact sections of this report, preliminary construction estimates for the project show an interim budgetary shortfall until additional park in-lieu fees are collected from projects currently under review by the City of Hayward. Once additional future park in-lieu fee money is paid to the City, most funds will be dedicated to building the remainder of improvements needed to complete La Vista Park.

ECONOMIC IMPACT

The addition of a destination park to the South Hayward community will create an amenity and attraction for this part of the City. This will likely result in increased visitors to the area as well as more dollars spent at local businesses. In addition, there have been numerous studies that indicate that the addition of open space or parkland has a positive impact on home values in the surrounding areas.

FISCAL IMPACT

Preliminary estimates to build La Vista Park range from \$13 to \$15 million. Permitting fees from the La Vista Development will contribute approximately \$2.14 million towards construction once collected. An additional \$4.23 million will be provided from existing park

in-lieu fees previously collected by the City, \$2 million from HARD via bond funds and \$1.5 million in funds held for development of the South Hayward community center, totaling \$9.87 million in currently available funds for park construction.

Staff recommends that future park in-lieu fees be used to cover the remaining funding necessary to build La Vista Park in one phase. Development at the continued pace in this area of the City will likely reduce the length of time necessary to collect these fees.

Current Budget - La Vista Park

Current Project Cost Estimate	\$13 - 15 million
Project Funding Sources	
Fees from La Vista Development	\$2.14 million
Fees for Community Center	\$1.5 million
HARD bond fund allocation	\$2 million
Current park fees collected	\$4.23 million
Subtotal - Funding Sources	\$9.87 million
Current Funding Gap	\$(3.13) - (5.13 million)

City and HARD staff have also discussed the possibility of the provision of additional advanced funding from HARD for park construction costs to be repaid through the collections of future park in-lieu fees collected by the City of Hayward.

STRATEGIC INITIATIVES

This agenda item relates to the Complete Communities Strategic Initiative in that the project “improves quality of life for residents, business owners, and community members in all Hayward neighborhoods,” specifically since the park, when completed, will be a “destination” park for all Hayward residents, business owners and community members to enjoy (Goal 1). The project will also meet Objective 2 under Goal 1 since the park will “foster a sense of place and support neighborhood pride” through sporting events at the park and special events also programmed for the park.

Since the park will be located at the eastern most end of Tennyson Road, the construction of La Vista Park could also support the Tennyson Corridor Strategic Initiative since this destination park would serve the larger Tennyson Corridor community upon completion and help to create an enhanced sense of place in this area of Hayward.

This project also contributes to fulfillment of Land Use and Community Character Goal 3 (Policy LU-3.1 Complete Neighborhoods) specifically that the new La Vista Park will help create a “complete neighborhood” in South Hayward. The addition of La Vista Park is a long sought-after amenity in South Hayward, which will complement existing schools, daycare centers, religious institutions and existing neighborhood serving commercial businesses.

SUSTAINABILITY FEATURES

As currently designed, this park will be the most sustainable park within the City of Hayward and probably within HARD's jurisdictional boundaries. Less irrigated park area is proposed as part of this new park and more native grasses and plants are proposed throughout the park. Park structures are proposed to be made from natural materials versus traditional expensive fabricated structures currently the norm in Hayward parks. Surface Design will be to able showcase this important component of La Vista Park during their presentation to Council and the HARD Board.

PUBLIC CONTACT

City staff and Surface Design conducted previous public outreach regarding the latest design for La Vista Park including a public workshop and presentation during the latter half of 2017. This meeting and the previous joint October 30, 2017 work session were open to the public and televised. For the previous public workshop on the project, public notices were mailed to residents and businesses located adjacent to the proposed park site and an email went out to a large audience soliciting community input on the park.

NEXT STEPS

With direction from the City Council and HARD Board of Directors, staff from the two agencies will proceed with preparation of park construction documents, preparation of a final project budget, and movement toward awarding a grading contract for the park. Hydroseeding, irrigation installation, planting, lighting, pathway installation, park furniture installation, and other items will commence once additional project funding is identified and secured unless directed otherwise by Council and the HARD Board.

The City Council and HARD Board may also separately need to formally memorialize and acknowledge in separate actions discussed during the work session regarding funding of the park and any other important issues/agreements regarding how the project will ultimately be completed.

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Approved by:



Kelly McAdoo, City Manager