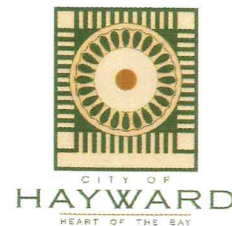




Hayward Area Recreation & Park District  
and  
Hayward City Council



**SPECIAL MEETING AGENDA**  
**H.A.R.D. BOARD OF DIRECTORS AND HAYWARD CITY COUNCIL**

Monday, April 10, 2017  
5:00 P.M. to 7:00 P.M.

District Offices, 1099 'E' Street, Hayward, CA 94541  
Large Conference Room  
(510) 881-6700

**Public Comments on Items on the Agenda**

If you wish to speak on an item under discussion by the Board of Directors which appears on this Agenda, you may do so upon receiving recognition from the President of the Board. Please state your name and address and whether you are speaking as an individual, or are speaking for an organization, in which case, please state the name of the organization.

**Public Comments on Items Not Appearing on the Agenda**

Any citizen desiring to speak on a matter not appearing on this Agenda may do so under Public Comments at such time the President of the Board will request remarks from the audience. Those comments, by State Law, are limited to items of interest to the public that are within the subject jurisdiction of the Board of Directors. You should be aware that the law prohibits the Board from discussing or acting at this meeting on items not on the Agenda except for very limited situations. Those situations are:

1. If an emergency exists. This generally requires the existence of work stoppage or a crippling disaster, which impairs the public health or safety. This requires the affirmative vote of three members of the Board; or
2. The Board finds that the need to take action arose after the Agenda was posted. If five Board Members are present, this action will require a 2/3 Vote or four votes. If only three or four Board Members are present, this action will require a unanimous vote of all Board Members present; or
3. This matter had been placed on Agenda and posted previously at prior meeting within the last five-days and was continued until this meeting.

To provide an opportunity for all members of the public who wish to address the Board, a time allocation of 5 minutes for each individual speaker and 30-minutes total time for public testimony on an item has been established by the Board of Directors.

**Americans with Disabilities Act**

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the General Manager's Office at (510) 881-6711. A 48-hour notification will enable the District to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

***Louis M. Andrade, President***  
**Board of Directors**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**

**2. ROLL CALL**

**3. PUBLIC COMMENTS**

(Note: For matters not otherwise listed on this agenda. The Board of Directors welcomes your comments under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to Board of Directors' Committee(s) and/or Staff.) To provide an opportunity for all members of the public who wish to address the Board, a time allocation of 5 minutes for each individual speaker and 30-minutes total time for public testimony on an item has been established by the Board of Directors.

**4. STUDY SESSION ITEMS**

**4.1 Park Dedication Ordinance and Potential Public Facility Impact Fee Program**

**Executive Summary:** The City's General Plan and the District's Parks and Recreation and Master Plan are the planning documents that establish the policies and standards that guide the development of the park system in Hayward. In support of those planning documents the City adopted a Park Dedication Ordinance to create a funding source in accordance with the State's Quimby Act to help offset the impacts of new development on the park system and help meet the planning goals. The Board of Directors and City Council will receive an overview of those policies and standards, the current park inventory in Hayward and recommendations to help the City and District continue to provide a park system that meets the needs of the growing community.

**Financial Impact:** None

**Staff Recommendation:** Staff recommends the Board of Directors and City Council receive the Staff presentation and provide feedback regarding the current standards and the need to update the Parks and Recreation Master Plan, the Park Dedication Ordinance and Park In-Lieu Fee Program to a more comprehensive Development Impact Fee Program.

**4.2 Proposed Projects for First Bond Issuance for Measure F1**

**Executive Summary:** In November 2016 voters of the District overwhelmingly passed Measure F1, as a \$250 million General Obligation Bond Program to renovate and expand parks and community facilities. The District is preparing to issue the first \$125 million in bonds in June 2017, with a secondary issuance of \$125 million planned for 2020. The Board and City Council will receive a presentation of the proposed projects for the first bond issue.

**Financial Impact:** None

**Staff Recommendation:** Staff recommends the Board of Directors and City Council receive the Staff presentation, discuss and provide feedback on the proposed projects.

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

NOTICE: DISCLOSABLE PUBLIC RECORDS RELATING TO THE OPEN SESSION AGENDA ITEMS:  
Documents that are disclosable public records required to be made available under California Government Code Section 54957.5 (b)(1) and (2) are available to the public for inspection at no charge during business hours at our Administrative Offices located at 1099 'E' Street, Hayward, California.





## STAFF REPORT JOINT MEETING OF BOARD OF DIRECTORS AND HAYWARD CITY COUNCIL

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**DATE:** April 10, 2017

**TO:** Honorable Board of Directors' and City Councilmembers

**FROM:** Kelly McAdoo, City Manager  
Paul McCreary, General Manager

**SUBJECT:** Park Dedication Ordinance and Potential Public Facility Impact Fee Program  
*Prepared by Paul McCreary, General Manager and David Rizk, Development Services Director*

**EXECUTIVE SUMMARY:** The City's General Plan and the District's Parks and Recreation and Master Plan are the planning documents that establish the policies and standards that guide the development of the park system in Hayward. In support of those planning documents the City adopted a Park Dedication Ordinance to create a funding source in accordance with the State's Quimby Act to help offset the impacts of new development on the park system and help meet the planning goals. The Board of Directors and City Council will receive an overview of those policies and standards, the current park inventory in Hayward and recommendations to help the City and District continue to provide a park system that meets the needs of the growing community.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Staff recommends the Board of Directors and City Council receive the Staff presentation and provide feedback regarding the current standards and the need to update the Parks and Recreation Master Plan, the Park Dedication Ordinance and Park In-Lieu Fee Program to a more comprehensive Development Impact Fee Program.

**DESCRIPTION OF ITEM:** This report provides an overview of Hayward's park planning standards and Park Dedication Ordinance, the current park inventory and per-capita facilities available in Hayward, and recommendations for updating these documents.

### **Current Park and Recreation Standards**

The City's General Plan was updated in July 2014 and is the over-arching planning document that guides development of parks and recreation facilities in Hayward. The General Plan's *Community Health and Quality of Life* element establishes Goal #10 related to Parks, Open Space and Recreation. Goal #11 deals with Trails and Open Space Corridors. The District has a Parks and Recreation Master Plan, which was last updated in 2006 and supplements the General Plan.

#### General Plan Goal #10

This goal strives to create and support a diverse public park system, connecting trails and recreation facilities suited to the needs of Hayward residents and visitors. The first policy to meet this goal is for the City to work with HARD to maintain and implement the District's Master Plan (discussed later). With regards to Park Standards, the General Plan seeks to increase the number of parks throughout Hayward

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by working with HARD (and East Bay Regional Park District) to achieve the following park standards per 1,000 Hayward residents:

**TABLE 1 – PARKLAND STANDARDS AND EXISTING CONDITIONS IN HAYWARD**

Park Type	General Plan	
	Standard per 1,000 Residents	Existing Condition in Hayward
Local Parks	2.0 acres	1.10
School Parks	2.0 acres	.31
Community Parks	3.0 acres	2.11
Trails/Linear Parks	1.0 mile	.068
<b>Hayward Citywide</b>	<b>5.0 acres of parks</b>	<b>3.59</b>

Attachment 1 is a listing of developed parks in Hayward and the acres included in this analysis. For reference, following is the current amount of parkland per 1,000 residents in HARD's various planning areas, which includes parkland owned by HARD and parkland owned by other entities:

**TABLE 2 – PARKLAND PER CAPITA BY PLANNING AREA**

PLANNING AREA	ESTIMATED POPULATION	ACRES OF PARKLAND	ACRES OF PARKLAND PER 1,000 RESIDENTS	ACRES OF PARKLAND PER SQUARE MILE	DENSITY OF PEOPLE PER SQUARE MILE
Ashland	21,925	12.06	0.55	6.56	11,929
Castro Valley	61,388	171.01	2.79	10.11	3,628
Cherryland	14,728	15.92	1.08	13.30	12,304
Fairview	10,003	55.87	5.59	20.03	3,587
Hayward	158,985	571.124	3.59	12.13	3,508
San Lorenzo	23,452	55.21	2.35	19.93	8,466
<b>DISTRICT-WIDE</b>	<b>290,481</b>	<b>881.194</b>	<b>3.03</b>	<b>12.14</b>	<b>4,101</b>

In addition to the public park system, the General Plan envisions the creation of mini-parks and tot-lots through partnerships with private, non-profit and business interests in areas where it is not possible to meet HARD standards related to park size. Further, for development in urban infill areas where traditional neighborhood and community parks are not feasible or appropriate, the City is to work with HARD and developers to produce creative and flexible solutions for creating new urban parks, such as plazas and rooftop gardens.

The General Plan provides that neighborhood parks should be integrated into, and be focal points of new residential neighborhoods. Other considerations for parks include being buffers, access, drought tolerant landscaping, security and maintenance.



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With regards to funding, the General Plan indicates the City shall maintain park dedication requirements and in-lieu fees for new residential development at the maximum allowed under State law. Attachment 2 is a copy of the two goals and supporting policies from the General Plan

#### General Plan Goal #11

This goal supports a continuous system of trails and open space corridors that connect local parks, regional open space and other destination points within Hayward and beyond. A primary focus is the coordinated preservation, maintenance and expansion of Hayward's trails and open space corridors, with a focus on access and connectivity for bicycles and pedestrians. The General Plan identifies the Greenway Corridors as a focus, along with Creekside paths and trails as well as access for people with disabilities. Access to the Hayward Regional Shoreline is a priority in the plan, and relies on significant regional coordination for long-term sustainability.

#### **Overview of Park Dedication Ordinance**

The City has the exclusive right to exercise its option to require the dedication of parkland or impose a requirement for the payment of fees in-lieu, or a combination of both. Attachment 3 is a copy of the current Ordinance. In-lieu park fees are required to be paid for any and all new residential development to off-set impacts developments have on local parks. At the time of filing a development plan for approval, the developer must indicate a preference to either dedicate land for park or recreation purposes, pay an in-lieu fee, or do a combination of both in accordance with the standards. If the developer prefers to dedicate land, the area shall be designated on the proposed development plan. Housing for the elderly or disabled, restricted affordable ownership or rental housing, and commercial and industrial subdivisions are exempt from the ordinance requirements.

For developments containing 50 dwelling units or less, only the payment of an in-lieu fee shall be required. However, in lieu of the fee otherwise required, the developer and the City, with consultation with Hayward Area Recreation and Park District, may mutually agree on land dedication or a combination of land dedication and in-lieu fees.

For developments containing more than 50 dwelling units, the City shall determine at the time of approval of the development plan whether to require dedication of land, payment of an in-lieu fee, or a combination of both. Prior to approval, the project shall be referred to the HARD Board for a recommendation. When land dedication is proposed and the approving body is other than the Planning Commission, the proposed dedication shall also be forwarded to the Planning Commission for concurrence and a finding of plan conformance. If land is to be dedicated, the designation of the location and configuration is at the sole option of the City in consultation with the District

Where a private park and recreational area is provided in a development and such space is to be privately owned and maintained by the owners of the development, partial credit may be allowed against the total land dedication and/or in-lieu fees required if the City finds that it is in the public interest to do so. To receive a credit, qualifying private park and recreational areas shall equal at least twenty-five percent (25%) of the total parkland dedication requirement for the development or 2,400 square feet, whichever is the greater amount. The amount of credit shall not exceed fifty percent (50%) of the land dedication requirement or in-lieu fee.

#### *Current In-Lieu Fee*

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For many years, the City and District have utilized existing park infrastructure capacity to support new development and when capacity is no longer available has relied on proposed development to fund new infrastructure. For new development, the in-lieu fee is currently \$11,953 per single family detached unit, \$11,395 for single-family attached units (e.g., townhomes) and \$9,653 per multi-family (rental) unit (including second dwelling units). For reference following are the current in-lieu fees in surrounding communities:

**TABLE 3 - COMPARISON OF PARK DEDICATION IMPROVEMENT FEES**

Agency	Single Family Unit	Multi-Family Unit	Other per Unit
San Leandro	\$16,079	\$14,054	\$7,028 (In-Law Unit)
Fremont (based on # of bedrooms)	\$9,220-\$29,502	\$9,220-\$29,502	\$988-\$3,163 (Capital Facilities)
Dublin	\$19,869	\$19,869	\$5,977 (Public Facilities)
Milpitas (based on land value)	\$34,630-\$41,817	\$34,630-\$41,817	N/A
Hayward	\$11,395-\$11,953	\$9,653	N/A

The fees are collected and held in funds by geographic zone. There are currently five zones as shown on Attachment 4. Although the fees are tracked by zone, the funds can be spent on a project outside of the zone if that project would have a citywide use or benefit. For example, La Vista Park is a community park, not just neighborhood-serving, and therefore could be funded by fees from other zones. Following are the fund balances as of March 2017.

**TABLE 4 – IN-LIEU FEE BALANCES BY ZONE AS OF MARCH 1, 2017**

Zone	Balance
A	\$577,474
B	\$31,952
C	\$1,821,538
D	\$77,434
E	\$299,641
<b>TOTAL</b>	<b>\$2,808,039</b>

The in-lieu fee program was last updated in 2006 and the funding infrastructure is no longer in alignment with the resources required to support the build out of the park standards identified in the General Plan. While the City's current requirements enforce the maximum dedication requirements under State Law that existed when they were created over a decade ago, the costs of land acquisition and construction have increased significantly since the last update. The funding shortfall can be demonstrated as follows:

**TABLE 4 – COST TO ACQUIRE AND DEVELOP FIVE ACRES PER 1,000 RESIDENTS**



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#### **Assumptions**

<i>The average density rate per household:</i>	<i>3.32 (2015 Census' American Community Survey)</i>
<i>Park Standard:</i>	<i>5-acres of parkland per 1,000 residents</i>
<i>Acquisition Cost per acre:</i>	<i>\$1.0m to \$1.5m (\$23 to \$34 per square foot)</i>
<i>Improvement Cost per acre:</i>	<i>\$900,000</i>
Park Acres Needed per unit:	0.0166 (723 square feet)
Cost of Land Acquisition per unit:	\$16,600 to \$24,900
Cost of Park Improvements per unit:	\$14,940
<b>Total Cost of Development Impact:</b>	<b>\$31,540 to \$39,840</b>
Current Park In-Lieu Fee:	\$9,653 to \$11,953

Based on this cursory analysis, the current fee does not appear to cover the cost to offset the impact of new development based on the current standards.

#### **Need for Public Facilities Development Impact Fee Program**

The City and District have the need for public facilities and capital improvements to support projected future development within Hayward over the next twenty years. The current in-lieu fee program doesn't fully cover the costs of both acquisition and development of new parks. Therefore, it is the recommendation of the City Manager and General Manager to conduct a study to determine how the costs representing future developments' share of these facilities and improvements be imposed on those developments in the form of a development impact fee (DIF), also known as a public facilities fee.

The public facilities and improvements that should be considered in this new fee program include:

- Parkland and Trail Acquisition
- Neighborhood Park Improvements
- Community Park Improvements
- Open Space and Trail Improvements
- Community Facilities Improvements

The new impact fee program would establish a nexus for new developments to share in the cost of adding new community parks and facilities to meet the needs of new residents, in addition to the resources available for existing residents.

#### **Changes to Park Dedication Standard**

Currently the Parks and Recreation Master Plan envisions five acres of developed parkland per 1,000 residents, in addition to Open Space and Trails. While this standard is aspirational, there is not enough vacant land in Hayward to reach that goal for developed parkland. Hayward currently has 571 acres of developed parkland (not including Open Space and Trails). The minimum required by State Law is three-acres of parkland per 1,000 residents. In order to meet the standard of five-acres per 1,000 residents, the City and District would need 800 acres of developed parkland just to serve existing residents. Any new development would require even more acreage. It is unfeasible to find 229 acres of vacant land to develop into parks in Hayward. Even if the land was available, neither agency has funding available to purchase the land or construct the park improvements. Impact fees could not be charged

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to fund the existing park deficit, which would require general fund money or outside grants. Additionally, it is not financially sustainable for the City or District to maintain that much additional acreage in the long term.

Therefore, the City Manager and General Manager recommend studying changes to the parkland standards to include a portion as Open Space and Trails, including those in regional parks. If the Board and City Council concur, Staff will begin identifying opportunity sites for parkland expansion in the future and determine a standard that is achievable and sustainable in the long term. For example, the City and District could keep the five-acres standard, and cap developed parkland at 4.0 acres per 1,000 with the balance being accounted for with Hayward's robust open space and trail network in the Ward Creek area, as well as East Bay Regional Park District's Regional Shoreline along the western boundary of Hayward and Garin Regional Park in the southern part of the Hayward area. This strategy would also help to reduce the percentage increase in the impact fee program and better support development of the General Plan.

#### **Next Steps**

Eventually, if the City Council determines the need to move forward with the study of a Public Facilities Impact Fee Program, Staff would ensure that the HARD Board and interested stakeholders and developers are included in the study process prior to bringing the item to the City Council for final approval.

Adoption of this new program would require updating a variety of documents. In order to create the new impact fee program, an update to the Park and Recreation Master Plan is necessary. HARD plans to undertake that process in July. If the update results in changes to the park dedication standard, the City's General Plan and Park Dedication Ordinance would also require modifications in order to implement the new impact fee program.

#### **Board and Council Discussion Points**

Based on the information provided in this report, Staff recommends the Board and Council discuss whether Staff should pursue the following:

- a) Update to the HARD Parks and Recreation Master Plan?
- b) Consider modifying the per capita park dedication standards? Is five acres of developed parkland still desirable?
- c) Develop a Public Facility Impact Fee Program to ensure new development offsets the impact for additional parks? Should it include public facilities in addition to parks? Should it include a fee on new commercial development (office, industrial and retail)?
- d) Are there opportunity sites the Board or Council recommends Staff consider for new parks in the future?



# STAFF REPORT

## BOARD OF DIRECTORS STUDY SESSION

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### Attachments

1. Listing of Developed Parks in Hayward
2. Parks and Recreation Goals and Supporting Policies from the General Plan
3. Current Park Dedication Ordinance
4. Map of Park In-Lieu Fee Zones

<b>Neighborhood Parks</b>	<b>Acres</b>
Bechtel Tot Lot	1.030
Bidwell Park	10.580
Birchfield Park	5.750
Brenkwitz	3.000
Bret Harte Field	4.200
Campus Mini Park	0.284
Cannery Park	8.900
Canyon View Park	6.000
Challenge Easement	2.400
Cherryland Park	3.930
Children's Park, Giuliani Plaza	0.130
Christian Penke	4.110
College Heights	3.880
Eden Greenway 6-7-9-11	8.280
Eden Grnway1-2-3-4-5-8	23.420
Eden Shores Park	5.000
El Rancho Verde	4.000
Eldridge Park	2.960
Fairview Park	1.000
Fairway Greens Park	3.000
Gansberger Park	2.000
Greenwood Park	4.000
Haymont Park	0.490
Hayward High Swim Ctr.	1.000
Jalquin Vista Park	2.000
John Muir School Park	3.200
La Placita Park	0.130
Lewis Property	10.000
Longwood Park	2.900
Martin Luther King School	4.200
Mt. Eden Swim Center	1.000
Nuestro Parquecito	2.600
Old Highlands	5.050
Palma Ceia Park	5.700
Park School	4.630
Rancho Arroyo	4.000
Ruus Park	5.570
Schafer Park	1.400
Silver Star Veterans Park	3.000
Spring Grove Park	1.950
Stonebrae Field	4.000
Stonybrook Park	4.000
Stratford Village	2.200
Taper Property	37.000
Tennyson High School	2.000
Twin Bridges Park	3.000
Tyrell School	2.000
Valle Vista Park	1.000
Winton Junior High School	4.300
<b>Neighborhood Park Total</b>	<b>226.174</b>

<b>Community/Special Interest</b>	<b>Acres</b>
Administration Building	2.000
Alden E. Oliver Sports Park	25.000
Centennial Park	10.700
J. Gardens/Thr/Sr. Ctr.	3.000
Kennedy Park	13.300
Memorial Park	34.500
Mission Hills Golf Course	37.700
Mission Hills Driving Range	14.900
Mt. Eden Park	14.500
Shoreline Interpretive Ctr.	2.500
Skywest Golf Course	125.000
Sorensdale Park and Center	4.780
Southgate Park	10.660
Sun Gallery	0.600
Sunset School Park	8.000
Sunset High Swim Ctr.	1.000
Tennyson Park	10.170
Weekes Park	16.660
<b>Community/Special Interest Total</b>	<b>334.970</b>

<b>City of Hayward Facilities</b>	
Newman Park	0.200
Mission Boulevard Greenway	4.820
Library Plaza	2.690
Portuguese Plaza	0.110
City Hall Plaza	2.160
<b>Total City of Hayward Facilities</b>	<b>9.980</b>

<b>Total HARD and City Facilities</b>	<b>571.124</b>
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## Goal 10 Parks, Open Space, and Recreation

### Goal HQL-10: Create and support a diverse public park system, connecting trails, and recreation facilities suited to the needs of Hayward residents and visitors.

Policies in this section provide for coordinated efforts between the City, Hayward Area Recreation and Park District (HARD), and East Bay Regional Park District (EBRPD) to maintain existing and develop new local and regional parkland and facilities throughout Hayward. Parks and open space contribute to the quality of life in Hayward and provide residents opportunities to live active, healthy lifestyles. Parklands help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants into the groundwater basin, and provide biodiversity. Additionally, the location of local parks and school recreational facilities can serve as a focal point of neighborhood identity and activity. Parks and recreation policies promote enhancement of existing amenities, as well as development of new parks and recreation facilities as character-defining resources that emphasize the retention of natural landforms and plant communities.

#### HQL-10.1: Parks and Recreation Master Plan

The City shall work with HARD to maintain and implement the Parks and Recreation Master Plan.

#### HQL-10.2: Parks Standard

The City shall seek to increase the number of parks throughout the city by working with HARD to achieve and maintain the following park standards per 1,000 Hayward residents:

- Two acres of local parks,
- Two acres of school parks,
- Three acres of regional parks,
- One mile of trails and linear parks, and
- Five acres of parks district-wide.

#### HQL-10.3: Miniparks and Tot Lots

The City shall encourage the creation and maintenance of neighborhood “miniparks” and tot lots through partnerships with private, non-profit and business interests in areas where it is not possible to meet HARD standards related to park size.

#### HQL-10.4: Urban Infill Parks

The City shall, for development in urban infill areas where traditional neighborhood and community parks are not feasible or appropriate, work with HARD and developers to produce creative and flexible solutions for creating new urban parks, such as plazas and rooftop gardens.

#### **HQL-10.5: Neighborhood Focal Points**

The City shall require that neighborhood parks be integrated into, and be focal points of new residential neighborhoods.

#### **HQL-10.6: Parks as Buffers**

The City shall consider the use of parks and recreational corridors as buffers between incompatible land uses.

#### **HQL-10.7: Parks Access**

The City shall work with HARD to ensure that new parks are accessible to pedestrians and bicyclists, and are connected with transit, to the extent feasible.

#### **HQL-10.8: Drought Tolerant Landscaping**

The City shall encourage the use of drought-tolerant and drought-resistant landscaping, as well as low impact development (LID) technologies in the development of City parks.

#### **HQL-10.9: Security and Maintenance**

The City shall work with HARD to ensure parks are located, oriented, and designed in such a way as to facilitate security, policing, and maintenance.

#### **HQL-10.10: Neighborhood-Based Park Surveillance**

The City shall encourage citizens, neighborhood groups, businesses, schools, organizations, and public agencies to assist in the surveillance of publicly-owned park and recreational facilities.

#### **HQL-10.11: Buffer Potential Impacts**

The City shall strive to ensure new high-activity level parks and parks intended for night use are designed to buffer existing and planned surrounding residential uses from excessive noise, light, and other potential nuisances.

#### **HQL-10.12: Maximum Park Dedications**

The City shall maintain park dedication requirements and in lieu fees for new residential development at the maximum allowed under State law.

#### **HQL-10.13: Park Funding**

The City shall support HARD efforts to restore the District's revenue base, and shall pursue all available funding for the acquisition of parkland, the development of park facilities, and the maintenance of existing parks.



**HQL-10.14: Joint Use Facilities**

The City shall continue to work with HARD and EBRPD, the school districts, faith-based communities, and the private sector to expand joint use facilities through cooperative agreements.

**HQL-10.15: Multipurpose Facilities**

The City shall coordinate with the HARD to increase the number and availability of multipurpose facilities in order to provide a variety of community services, recreational activities, and cultural amenities that are accessible to and benefit a cross-section of the community.

**HQL-10.16: Public Facilities for Recreation**

The City shall coordinate with the HARD to improve access to public facilities that can be used for open space and/or recreation activities.

**HQL-10.17: Neighborhood Involvement**

The City shall coordinate with the HARD to encourage neighborhood (i.e., residents and businesses) involvement in park maintenance and enhancement.

# Goal 11 Trails and Open Space Corridors

## **Goal HQL-11: Provide a continuous system of trails and open space corridors that connect local parks, regional open space areas and other destination points within and beyond the city of Hayward.**

Policies in this section support the coordinated preservation, maintenance, and expansion of the City's trails and open space corridors. Ease of access and connectivity for bicycles and pedestrians are essential characteristics of a successful trail system. The City will support the integration and connection of parklands, natural open spaces, and neighborhoods through greenways and trails that enhance the city's urban character. Trails and open space corridors provide Hayward's residents and workforce with opportunities to be active and enjoy the natural environment, provide visual "relief" from urban development, and protect significant plant and animal habitats.

### **HQL-11.1: Recreational Corridors**

The City shall establish and maintain an integrated recreational corridor system that connects regional trails (e.g., , The San Francisco Bay Area Water Trail, San Lorenzo Creek Trail, Ridge Trail, the Juan Bautista DeAnza National Historic Trail), Baylands (i.e., Hayward Regional Shoreline), local creeks and open space corridors, hillside areas, and EBRPD and HARD parks.

### **HQL-11.2: Greenway Corridors**

The City shall coordinate with HARD and the EBRPD to consider additional greenway linkages along fault line corridors and in other areas (e.g., rail line, creek, and utility corridors) to encourage walking and cycling and to provide improved access to activity centers.

### **HQL-11.3: Creekside Paths and Trails**

The City shall seek to accentuate, "daylight," and "green" creeks, culverts, and underground drainage infrastructure through infrastructure improvements and the development review process to establish or extend pathways and trails.

### **HQL-11.4: Trail Access for People with Disabilities**

The City shall encourage HARD and EBRPD to provide trail access and features for people with disabilities, such as seating areas along paths and trails.

### **HQL-11.5: Hayward Regional Shoreline Access**

The City shall require, as appropriate, the dedication of public access easements through new developments along the Hayward Regional Shoreline.

### **HQL-11.6: Regional Coordination**

The City shall coordinate with HARD, regional agencies (e.g., MTC, ABAG, and EBRPD), and surrounding jurisdictions to ensure that recreational corridors within the city connect with existing and planned recreational facilities and trails outside the city.



## ARTICLE 16 - PROPERTY DEVELOPERS—OBLIGATIONS FOR PARKS AND RECREATION<sup>[11](#)</sup>

Footnotes:

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**Note**— Repealed and Replaced by Ordinance 03-06, adopted May 6, 2003; Amended by Ordinance 10-08, adopted March 2, 2010.

### SEC. 10-16.00 - AUTHORITY.

This article is enacted pursuant to the authority granted to municipal corporations by the Subdivision Map Act of the State of California, specifically section 66477 of the Government Code of the State of California, and pursuant to the authority in the field of municipal affairs granted to the City by its Charter and by the Constitution of the State of California.

### SEC. 10-16.01 - PURPOSE.

In order to provide for the general health and welfare, the City Council has found and determined that it is in the public interest to require all subdivisions and all other development of land in the City for residential purposes to set aside land and/or pay in-lieu fees to provide for park and recreational facilities serving the area being subdivided or developed.

### SEC. 10-16.10 - REQUIREMENTS.

As a condition of approval of a tentative subdivision map, parcel map, use permit, planned development, site plan review, or building permit, for residential purposes (which are hereinafter referred to as development plan), requirements shall be determined for the subdivider, developer, or owner of the land to dedicate land, pay a fee in lieu thereof, or do a combination of both, at the option of the City subject to the limitations set forth in Sec. 10-16.31(a), for park and recreational purposes in accordance with provisions of this article. Provided that the number of dwelling units or lots is not increased, required dedication and/or fees shall be levied only once on said individual dwelling unit or lot.

### SEC. 10-16.11 - EXEMPTION FROM REQUIREMENTS.

The following development shall be exempt from the provisions of this article:

- (a) Housing for the elderly or disabled, when the development is either owned by a public agency or leased to a public agency for a period of at least twenty (20) years, and when the development complies with the definition of housing for the elderly or disabled as defined by the U. S. Department of Housing and Urban Development;
- (b) Rental housing owned by a private non-profit corporation with rents which on the average remain affordable, for a period of at least thirty (30) years, to households with incomes of no more than sixty (60) percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development. Developers of such rental housing shall enter into a regulatory agreement with the City to be approved by the City Council, which shall guarantee the term of affordability;
- (c) Ownership housing developed by a public agency or private non-profit housing developer which is affordable to first-time homebuyers with incomes of no more than ninety-five (95) percent of area median income, adjusted for household size, as defined by the State of California Department of Housing and Community Development. Owners within such ownership

developments shall be required to provide a right of first refusal to the City or its designee to purchase the units upon resale;

- (d) Commercial and industrial subdivisions;

SEC. 10-16.15 - PLAN.

The park and recreational facilities for which dedication of land and/or payment of the fee are hereby required shall be in accordance with the principles and standards for local parks and recreation areas as established in the General Policies Plan of the City (hereinafter called Plan), which contains the City's park and recreation policies and standards.

SEC. 10-16.20 - STANDARD FOR LAND DEDICATION.

In accordance with the Plan, it is hereby found and determined that the public interest, convenience, health, welfare, and safety require 5.0 acres of property (exclusive of street areas abutting or providing access to said property and exclusive of any land made available by a school district) for each 1,000 persons residing within the City be devoted to local park and recreational purposes, and that such land shall be dedicated to the City as a condition of development.

SEC. 10-16.21 - FORMULA FOR LAND DEDICATION.

- (a) The amount of parkland required for dedication shall be determined at the time a development plan is submitted for City approval. The formula for determining the amount of land to be dedicated is based on the probable occupancy level of each density or type of housing unit and shall be as follows:

LAND DEDICATION SCHEDULE		
Type of Dwelling	Assumed Persons Per Dwelling Unit	Area of Park Land Required Per Dwelling Unit
Single Family Detached	3.43	748 sq. ft.
Single Family Attached	3.27	713 sq. ft.
Multi-Family	2.77	604 sq. ft.

- (b) A dwelling unit shall mean one or more rooms with a kitchen, arranged, designed, used, or intended to be used exclusively for living and sleeping purposes by one family or household as an independent housekeeping unit. The number of dwelling units shall be indicated on the development plan for the property or, in the case of a single-family subdivision, the number of residential lots indicated on the tentative map or parcel map. The number of dwelling units subject to land dedication or in-lieu fees shall equal the number of proposed dwelling units minus the number of existing dwelling units on the property.
- (c) Single Family Detached Dwelling shall mean a detached building containing only one dwelling unit.



- (d) Single Family Attached Dwelling shall mean any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as for sale units and are usually governed by a Homeowners Association (HOA) with Covenants, Codes and Restrictions (CC&Rs). This includes condominium and townhouse dwelling projects.
- (e) Multi-Family Dwelling shall mean any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as rental or lease units. Multi Family Dwelling shall include second units, such as "granny flats" and "in-law units" and senior housing projects established for independent elderly adults that do not require daily care and supervision, as well as assisted living facilities where the residents are able to enjoy local parklands or participate in senior-oriented park facilities or centers.

Convalescent hospitals, nursing homes, and rest homes (as defined in Chapter 10, Article 1 of the Hayward Municipal Code), or similar residential or community care facilities, which provide personal care, supervision or regular medical services and require licensing by the State Department of Health Services or Social Services, shall not be subject to park dedication requirements.

But, when a project consists of a combination of independent living and residential or community care dwelling units, the number of units that are intended for independent adults shall be subject to park dedication requirements.

#### SEC. 10-16.25 - PUBLIC IMPROVEMENTS.

In the event that the area to be dedicated is or will in the future be bounded or abutted by public street frontage, the developer shall, without credit, provide public improvements including, but not limited to, curbs, gutters, storm drains, lights, sidewalks, matching pavement, property line fencing, and street trees to City standards. However, in lieu of installation of such improvements, the City may determine, at the time of approval of the tentative subdivision map or development plan, that the subdivider or developer shall pay a fee equal to the cost of said improvements as a condition of the said map or plan. Costs of public works improvements shall be determined by the City. Payment of such fees shall occur prior to the date of final inspection or the date the first certificate of occupancy is issued for the development, whichever occurs first.

#### SEC. 10-16.30 - FEES IN-LIEU OF LAND DEDICATION.

- (a) Amount of Fee. When the City determines that fees are to be paid in-lieu of land dedication, such fees shall be in accordance with the following schedule:

In-Lieu Fee Schedule	
Type of Dwelling	Minimum In-Lieu Fee Per Dwelling Unit
Single Family Detached	\$11,953
Single Family Attached	\$11,395
Multi-Family	\$9,653

- (b) Periodic Adjustment of In-Lieu Fees. The in-lieu fee schedule shall be updated annually with new fees taking effect on July 1 of each year. The fees shall be based on current land values as determined by the Community and Economic Development/Planning Director. The number of persons per household

shall also be re-assessed as necessary based on the latest census figures. Developments shall be subject to the in-lieu fee schedule in effect at the time a building permit is issued for the project.

(c) Payment of In-Lieu Fees.

1. Fees shall be paid to the City prior to the date of the final inspection or the date the certificate of occupancy is issued for the development, whichever occurs first. Where occupancy of a development is phased, fees shall be paid on a prorata basis for each dwelling unit prior to final inspection or issuance of a certificate of occupancy for said unit, whichever occurs first.
2. Notwithstanding subsection (c)(1) of this Section, if the developer is eligible pursuant to subsection (c)(3) of this Section, the developer may elect to defer the payment of the fees until the earliest of the following to occur:

- i. Close of any escrow for the sale of the property on which the building is located, or
- ii. One year after issuance of the certificate of occupancy (or one year after final inspection should no occupancy permit be required);

Provided that the property owner enters into a contract with the City to pay the fees at the time specified and all associated administrative and other costs, which contract shall be secured by a recorded lien against the property.

3. The deferral of payment permitted by subsection (c)(2) may be permitted only for the following:
  - i. For any developer seeking a certificate of occupancy or final inspection until December 31, 2012;
  - ii. For any developer who elects to voluntarily comply with all provisions of Article 22, Chapter 10 of the Hayward Municipal Code, "Green Building Requirements for Private Developers," who is not otherwise required to do so.

The City may require the payment of fees at an earlier date when the City determines that the fees will be collected for park and recreational improvements or parkland acquisition for which an account has been established and funds have been authorized by the City, and for which a schedule or plan has been adopted that proposes construction or acquisition to occur prior to the date of final inspection or issuance of the certificate of occupancy. Under such circumstances, the City may require payment at the time of building permit issuance or final or parcel map approval.

- (d) Use of In-lieu Fees. The fees collected hereunder, including accrued interest, shall be used only for the purpose of acquiring necessary land and developing new or rehabilitating existing park or recreational facilities reasonably related to serving the development.
- (e) Disposition of Fees. Fees determined pursuant to this article shall be paid to the City and deposited into a special park and recreation trust fund, or successor fund.

Collected fees shall be committed by the City Council for a specific park or recreational project to serve residents of the development within five (5) years after payment of such fees or within five (5) years after the issuance of building permits on one-half of the dwelling units created by the development, whichever occurs later.

If such fees are not so committed, these fees, less an administrative charge, shall be distributed and paid to the then record owners of the development in the same proportion that the size of their lot bears to the total area of all lots in the development.

SEC. 10-16.31 - DETERMINATION OF DEDICATION OF LAND AND/OR PAYMENT OF IN-LIEU FEES.

Subject to the limitation set forth below, the City shall exercise its option to require the dedication of land or impose a requirement for the payment of fees in-lieu thereof, or a combination of both in accordance with the following provisions:

- (a) Procedures. At the time of filing a development plan for approval, the subdivider or developer shall, as a part of such filing, indicate a preference to either dedicate land for park or recreation purposes, pay an in-lieu fee, or do a combination of both in accordance with the standards of this section. If the subdivider or developer prefers to dedicate land, the area shall be designated on the proposed development plan.

Subdivisions or other developments containing fifty (50) dwelling units or less: only the payment of an in-lieu fee shall be required; however, in lieu of the fee otherwise required in such cases, the subdivider or developer and the City, with consultation with Hayward Area Recreation and Park District, may mutually agree on land dedication or a combination of land dedication and in-lieu fees.

Subdivisions or other developments containing more than fifty (50) dwelling units: the City agency or officer responsible for final approval shall determine at the time of approval of the development plan whether to require dedication of land, payment of an in-lieu fee, or a combination of both. Prior to approval, the project shall be referred to the Hayward Area Recreation and Park District for a recommendation. When land dedication is proposed and the approving body is other than the Planning Commission, the proposed dedication shall also be forwarded to the Planning Commission for concurrence and a finding of plan conformance.

- (b) Determination of the Suitability of Parkland. If land is to be dedicated, the designation of the location and configuration thereof shall be at the sole option of the City. In determining the suitability of the land to be dedicated for park and recreational purposes, the City shall consider the following factors with consultation with the Hayward Area Recreation and Park District:
- (1) The topography, soils, soil stability, storm drainage, existing flora, access, location, and general utility of the land in the development available for dedication;
  - (2) The size and shape of development and land available for dedication;
  - (3) The location of the land in relation to the surrounding street system, existing park and recreational facilities, and the surrounding residential population;
  - (4) Local recreational facilities to be privately owned and maintained by future residents of the development;
  - (5) Conformance of the land offered for dedication with the park and recreation policies and strategies established in the plan.

#### SEC. 10-16.32 - CREDIT FOR PRIVATE RECREATION IMPROVEMENTS.

Where a private park and recreational area is provided in a development and such space is to be privately owned and maintained by the owners of the development, partial credit may be allowed against the total land dedication and/or in-lieu fees required under this article if the City finds that it is in the public interest to do so. To receive a credit, qualifying private park and recreational areas shall equal at least twenty-five percent (25%) of the total parkland dedication requirement for the development or 2400 square feet, whichever is the greater amount. The amount of credit may be based on the percentage of the required parkland that is provided through private park and recreational areas, but shall not exceed fifty percent (50%) of the land dedication requirement or in-lieu fee. All of the following standards or regulations shall be complied with to receive a credit:

- (a) Private yards, setbacks, parking areas, and other open areas required under the City's zoning and building ordinances and regulations shall not be included in computing the amount of park and recreational areas available for credit.
- (b) Private park and recreation areas shall be centrally located within the development, shall be conveniently accessible to all residents, and, as much as possible, shall consist of one contiguous area.
- (c) Where private park and recreational areas will be owned by a homeowners' association, ownership and maintenance of such areas shall be adequately provided for by recorded written



agreement, covenant, or restrictions, through which each owner within the development is automatically a member of the association and is subject to a proportionate share of maintenance expenses.

- (d) Developments with credit received for private park and recreational areas shall have a covenant recorded which shall run with the land that: (1) restricts such areas from being altered or eliminated without the prior consent of the City, and (2) requires such areas to be maintained in an attractive, usable, and safe condition at all times. The covenant shall also stipulate that, if the City Manager determines that a violation of any of the above requirements has occurred, the current owner(s) shall be subject, at the City's option, to either the payment of park dedication in-lieu fees based on the amount of credit originally received for the development or any other remedy available at law or equity including but not limited to injunctive relief for specific performance. The amount of in-lieu fees shall be according to the fee schedule in effect at the time the violation is determined to have occurred.

For subdivisions, the covenant for private park and recreational land and improvements shall be submitted to the City prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with such final documents.

For all other developments, the covenant shall be submitted to the City for review and approval and then recorded with the County prior to issuance of a building permit for said developments.

- (e) Private park and recreational areas shall be reasonably adaptable for their intended purpose, taking into consideration such factors as size, shape, topography, geology, sun exposure, safety, and security.
- (f) Facilities for private park and recreational areas shall be in substantial accordance with the provisions of the plan.
- (g) Facilities shall exhibit quality workmanship and design shall be constructed with durable materials, and shall conform to standards required for public park facilities.
- (h) Private park and recreational areas shall contain at least two of the local park elements listed below, with the exception that a swimming pool shall be determined to provide the two required park elements:

Criteria List	
Recreational/Park Facility	Minimum Required Area per Facility
1. Children's play apparatus area shall comply with federal public playground safety guidelines)	1,200 sq. ft.
2. Courtyard with decorative paving and seating (exclusive of general circulation areas and not exceeding 3 percent slope)	1,200 sq. ft.
3. Family picnic area and park-like areas with associated facilities (exclusive of general circulation areas and not exceeding 10 percent slope)	2,400 sq. ft.
4. Game court area	2,500 sq. ft.

5. Turf playfield	10,800 sq. ft.
6. Swimming Pool(s) (800 square feet minimum water surface area per pool together with adjacent deck and/or lawn area twice that of the pool)	2,400 sq. ft.
7. Recreation center buildings (excluding offices. Hallways, restrooms, and utility rooms)	1,200 sq. ft.
8. Other facilities the City deems	As determined appropriate for private park and by the City, recreation purposes, including rooftop with consultation recreation areas with HARD

(All turf and planting areas offered for credit shall be completely irrigated by automatic irrigation systems.)

#### SEC. 10-16.45 - LAND DEDICATION.

When land is to be dedicated, it shall be dedicated free and clear of all liens, charges, and encumbrances, except and subject to the following provisions:

- (a) Where land is to be dedicated as a condition of approval of a tentative subdivision map, parcel map or other land division map, it shall be dedicated in accordance with provisions in the Subdivision Map Act of the State of California and in ordinances and regulations for land division of the City, and it may be dedicated subject to such interests as are permitted by said laws.
- (b) Where land is to be dedicated as a condition of approval of a planned development, use permit, site plan review, building permit, or other development plan not involving a land division, it shall be dedicated prior to issuance of a building permit for the development plan, unless otherwise agreed upon by the City. Land shall be dedicated by a duly executed and acknowledged appropriate conveyance capable of being recorded, and it may be dedicated subject to such interests as are permitted by said laws referred to above in this section.

#### SEC. 10-16.46 - ACCESS TO PARKLAND.

Land to be dedicated for park purposes which is without frontage on a dedicated street shall, at the sole option of the City, be provided by the subdivider, developer, or owner with any necessary easements for public access to such land, together with such street improvements as may be necessary for the residents of the development to gain access to such land. Credit shall not be available for such easements or improvements.

#### SEC. 10-16.47 - DEVELOPER PROVIDED PARK AND RECREATION IMPROVEMENTS.

The value of park and recreation improvements provided by the developer to the dedicated land shall be credited against the fees or dedication of land required by this ordinance, excluding improvements required under Sec. 10-16.25 and 10-16.46. The City Council reserves the right to approve such

improvements prior to agreeing to accept the dedication of land and to require in-lieu fee, additional land, or a combination thereof, should the improvements be unacceptable.

#### SEC. 10-16.48 - REDETERMINATION OF REQUIRED LAND DEDICATION.

Upon the renewal, extension, or modification by the City of a tentative subdivision map, parcel map, or any other development plan or permit, the City shall redetermine, based on the provisions of this article as then applicable, such new or additional requirements of land dedication or fees in- lieu thereof as pertinent to the development.

#### SEC. 10-16.50 - COMMENCEMENT OF DEVELOPMENT.

The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park and recreational facilities to serve the residents of the development or subdivision. Said time schedule may be a part of the Capital Improvement Program approved by the City Council, or be a part of any other expression of policy by the City Council. Partial responsibility for said schedule may also be transferred to the Hayward Area Park and Recreation District for dedicated land which has been conveyed to the District for development and maintenance responsibility.

#### SEC. 10-16.60 - ALTERNATE AGENCY FOR DEVELOPMENT AND MAINTENANCE.

At its option, the City Council may name Hayward Area Recreation and Park District, a public district of the State of California, to be responsible for the acquisition and development of parklands acquired as a result of this article in accordance with the policies and strategies for parks and recreation areas, as set forth in the plan. Any in-lieu fees collected as a result of this article may also be transferred to said district, provided such monies are kept in a separate trust account and are used in accordance with the aforementioned plan.

#### SEC. 10-16.70 - DEVELOPMENTS SUBJECT TO ARTICLE.

Subject to the following, this article shall to the maximum extent permitted by law, supercede Hayward Municipal Code Chapter 10, Article 16 as it previously existed. However, this article shall not affect the validity of any rights and obligations created pursuant to such prior article, and all such rights and obligations shall continue in full force and effect. Tentative map, parcel map, and the planning permit applications for a residential development that are filed prior to or within thirty (30) days after the operative date of this article shall be subject to the prior Chapter 10, Article 16. 'Filing' shall refer to the date such application has been determined or deemed complete by the City.

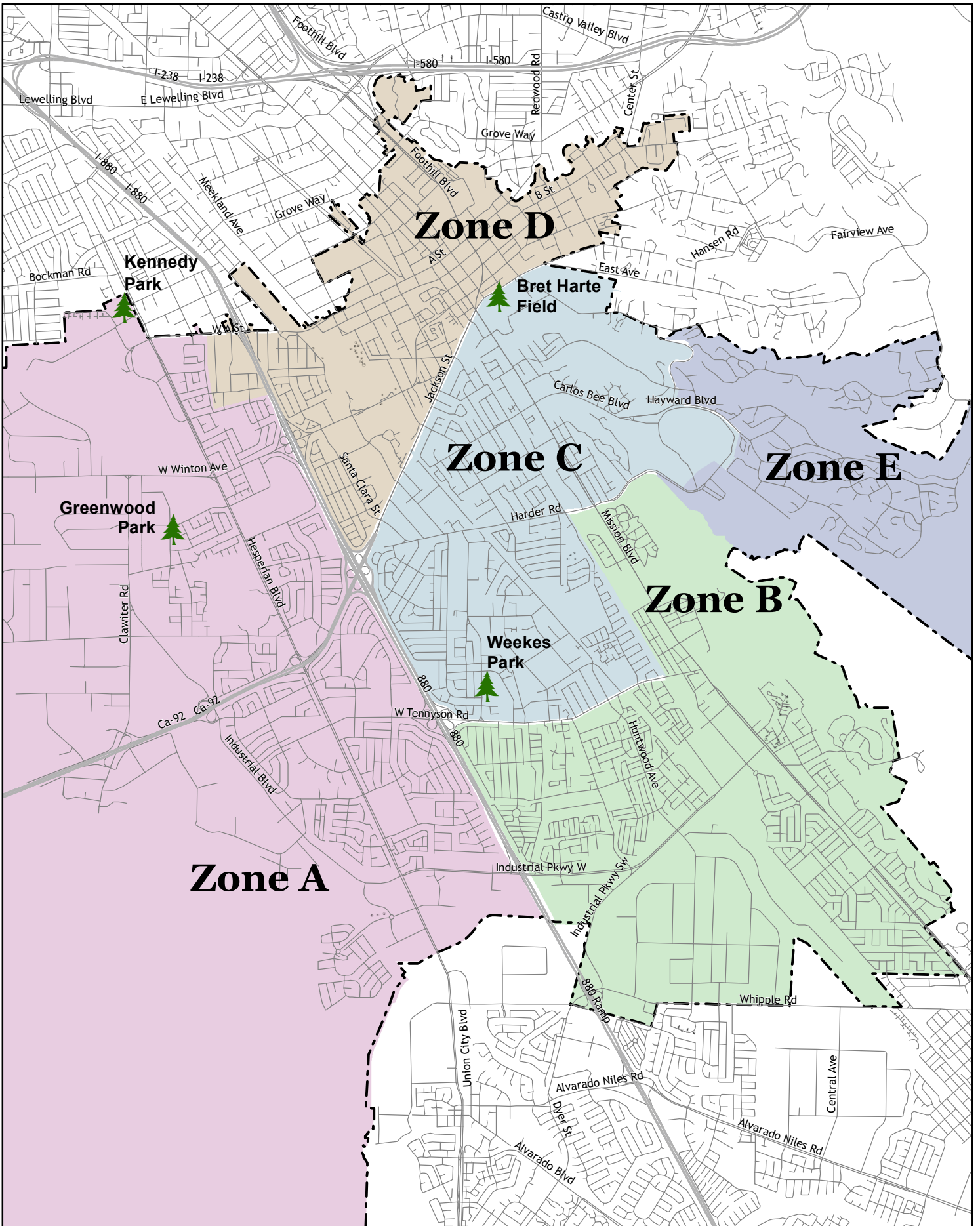
#### SEC. 10-16.80 - OPERATIVE DATE.

The operative date of this article shall be thirty (30) days following its date of adoption.





# Location Map





## STAFF REPORT JOINT MEETING OF BOARD OF DIRECTORS AND HAYWARD CITY COUNCIL

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**DATE:** April 10, 2017

**TO:** Honorable Board of Directors' and City Councilmembers

**FROM:** Kelly McAdoo, City Manager  
Paul McCreary, General Manager

**SUBJECT:** Proposed Projects for First Bond Issue for Measure F1  
*Prepared by Paul McCreary, General Manager*

**EXECUTIVE SUMMARY:** In November 2016 voters of the District overwhelmingly passed Measure F1, as a \$250 million General Obligation Bond Program to renovate and expand parks and community facilities. The District is preparing to issue the first \$125 million in bonds in June 2017, with a secondary issue of \$125 million planned for 2020. The Board and City Council will receive a presentation of the proposed projects for the first bond issue.

**FINANCIAL IMPACT:** None

**RECOMMENDATION:** Staff recommends the Board of Directors and City Council receive the Staff presentation, discuss and provide feedback on the proposed projects.

**DESCRIPTION OF ITEM:** In January 2016 the Board of Directors appointed an Ad-Hoc Committee of the Board to work with Staff on the startup of the Measure F1 Bond Program. The Ad-Hoc is comprised of Directors Andrade and Jameson and has met on several occasions to discuss potential bond projects for the first issue of bonds. Subsequently the Board held their second Budget Study Session in March to review the recommendations of the Ad-Hoc Committee for the projects to include in the first phase of the bond issue. Attachment 5 to the agenda packet is the listing of proposed projects.

The Ad Hoc recommended focusing on including projects that have current master plans and are close to being shovel ready. The Ad-Hoc also recommended several projects to either master plan or design in the first phase of the bond issue, which would subsequently be constructed in second phase of the bond issue. Prior to determining new projects to add the design and construction to the second phase of the bond issue, the District will prepare an update to the Parks and Recreation Master Plan that is reflective of current conditions and proposed development plans and help guide the best use of the remaining bond funding. This item will provide an opportunity for the City Council and Board to discuss the priorities that have been identified for the City of Hayward and the unincorporated areas of the District. Prior to finalizing the list of projects to include in the first phase of the bond, Staff will use input from this meeting, as well as from the newly formed Bond Oversight Committee, to make final recommendations to the Board. These recommendations will be considered at the Board's May 18 Budget Study Session, and ultimately be adopted by the Board as part of the budget hearing on June 22, 2017.

Attachment 5. Listing of Proposed Projects for First Round of Bond Funding

## MEASURE F1 - 2017 ISSUE PROPOSED PROJECT LIST

Project Name	Total Project Budget
Ashland Sports Complex	\$2,961,538
Ashland Sports Complex Acquisition	\$3,750,000
Basketball Court Renovations (10)	\$592,308
Canyon Middle School Sports Complex	\$5,390,000
Centennial Park Master Plan	\$58,850
Centennial Park Wall/Fence (1100 linear feet)	\$847,000
Creekside Middle School Sports Complex	\$1,540,000
District Admin and Corp Yard Master Plan	\$153,900
Douglas Morrisson Theatre Master Plan	\$110,742
Fairmont Terrace Renovation & Expansion	\$3,832,231
Gymnasium	\$10,424,615
Hayward Plunge Design	\$1,326,692
Hayward Senior Center Modernization	\$4,086,923
Kenedy Park Renovation	\$30,800,000
Kenneth Aitken Senior Center Master Plan	\$93,462
La Vista Park Phase II Design	\$984,615
Memorial Park Master Plan & Design	\$384,615
Mission Hills Driving Range Renovation	\$1,776,923
Natural Turf Sports Field Renovations (4)	\$616,000
Park Playground Replacements (10)	\$3,198,462
Park Restroom Replacements (10)	\$3,553,846
Rowell Ranch Rodeo Park Master Plan & Design	\$89,596
San Felipe Community Center Master Plan & Design	\$692,308
San Felipe Park Design	\$508,782
San Lorenzo Community Center Modernization	\$2,926,948
San Lorenzo Park Renovation - Phase II	\$18,480,000
Sulphur Creek Master Plan & Design	\$222,146
Sunset Sports Complex Master Plan	\$115,385
Synthetic Turf Replacement at Oliver Sports Park	\$996,923
Tennis Court Renovations (8)	\$568,615
Tennyson Park Renovation & Mia's Dream	\$3,956,616
Via Toldeo Park	\$1,990,154
Weekes Park Community Center Modernization	\$3,586,542
Weekes Park Renovation	\$12,416,150
<b>TOTALS</b>	<b>\$123,032,886</b>