

CITY COUNCIL

MARCH 19, 2024

PRESENTATIONS

ITEM #7

WS 24-003

La Vista Park Project

La Vista Park

City Council Worksession

March 19, 2024



Site Plan Approved by City Council + HARD in 2018



La Vista Park - Project Timeline

- HARD (Hayward Area Parks and Recreation)

Subconsultants:

- Wormhoudt Bike Terrain Design

- Exeloo Restrooms
- City (City of Hayward)

Subconsultants:

- Langan Geotechnical Engineers

- WRA Wetland Mitigation
- SDI (Surfacedesign Landscape Architects / Lead Consultant)

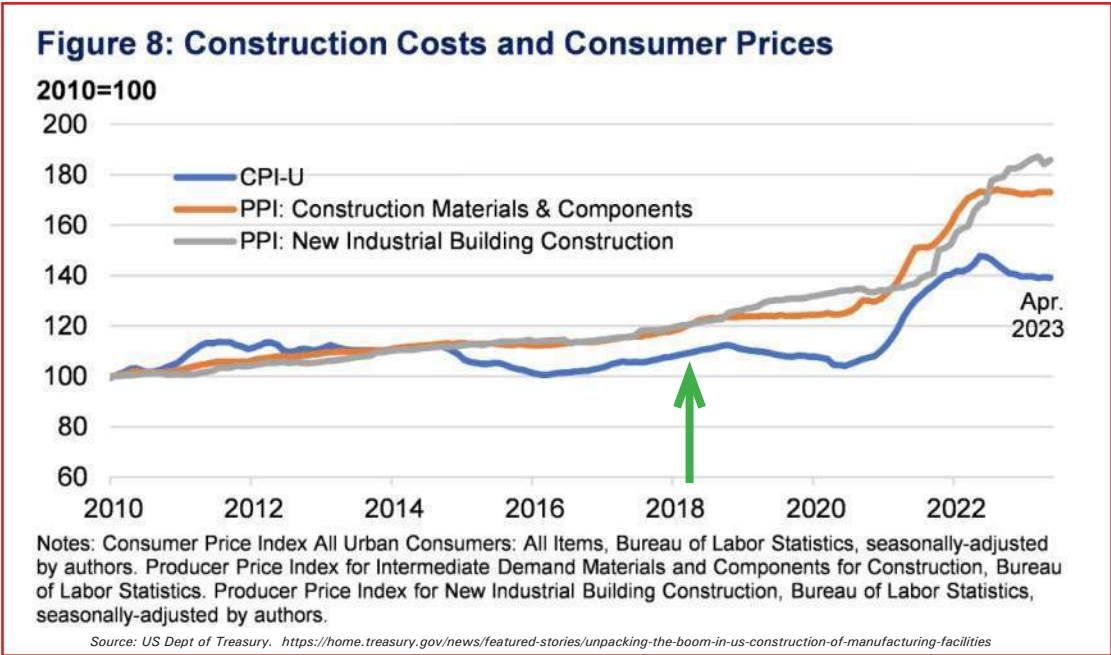
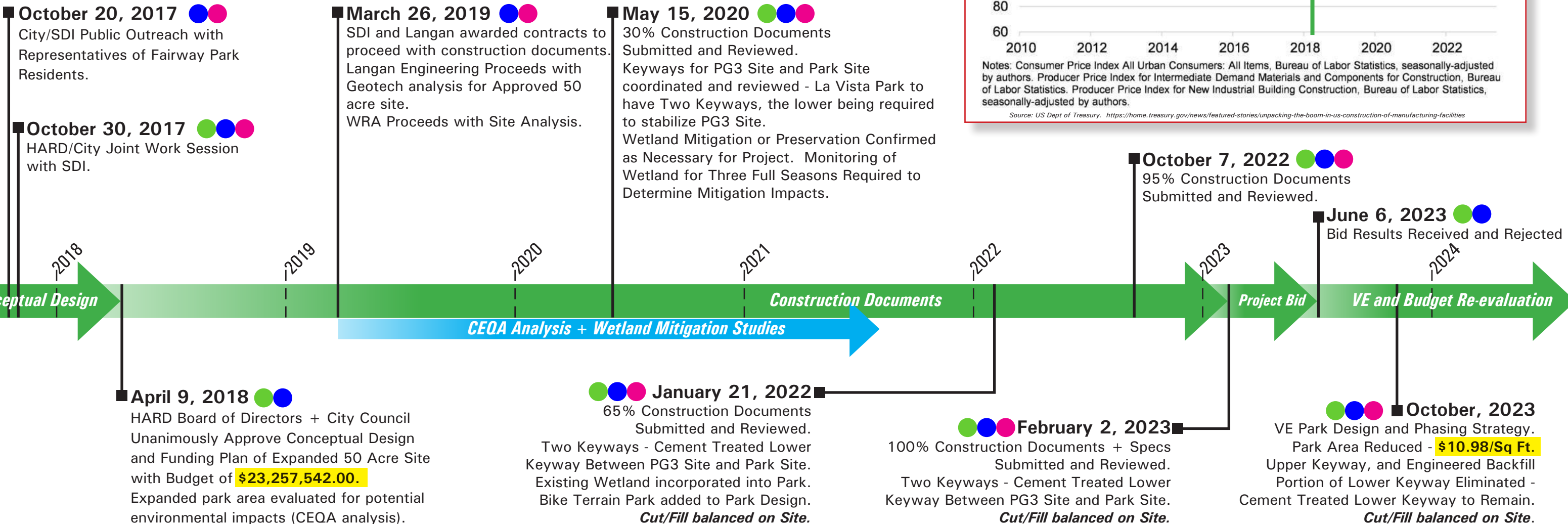
Subconsultants:

- RJA Civil Engineers

- Brookwater Irrigation

- Ashley and Vance Structural Engineers

- Tarrar Utility Engineer



La Vista Park - Site Plan Comparison

100% CD Site Plan (June 2023)

Average of (3) Contractor Bids: \$44,323,848.41 | July 2023



Reduced Site Plan (November 2023)

Estimate Based on Unit Costs from Earlier Bids: \$23,714,831.44



- 1) Avoiding the Northern Mapped Landslide and Wetland reduced overall area of work from 47.3 acres to 38.9 acres (~ 17.8% smaller area of work)
- 2) Lower Keyway reduced by ~ 50%; Upper Keyway eliminated
- 3) Lower Neighborhood Park with Full Basketball Court, Picnic Area, and Fenced in Dog Run eliminated
- 4) Switchback Road eliminated
- 5) Significant grading changes to balance cut/fill on-site by raising the soccer field area and relocating/raising the bike terrain park - Earthwork remains Balanced On-Site (no offhaul)
- 6) Boulder quantity reduced by ~ 75%
- 7) All Paths and Roads Conventional Asphalt - (Add Alt for Colored Asphalt Paving: \$1,208,652.00)
- 8) Lower Parking Lot eliminated - parking is reduced from 316 to 126 spaces (126 is original number of spaces approved before park area expansion)
- 9) Park-Tread Paving eliminated - Replaced with Conventional Asphalt for paths and roads, and Decomposed Granite Paving and Playground Mulch in picnic areas.

Phase 1 - Current Available City CIP Construction Budget + Offsite Tree Mitigation Funding

Construct Cement-Treated Keyway to Provide a Safe Site, and Establish All Park Grading and Infrastructure. Also Take Advantage of Available Offsite Tree Mitigation Funding to Plant Trees.

- Cement-Treated Keyway
- Site Grading + Hydroseeding
- Utilities - Water Lines, Sewer + Storm Drains
- Electrical Service + Runs for Lighting and Outlets
- Site Irrigation + Tree Planting
- Dog Park
- Standard Non-Automated Restroom

Total: \$17,619,350.00



CURRENT AVAILABLE BUDGET SUMMARY

Existing City CIP Construction Budget:	\$ 17,250,000.00
Offsite Tree Mitigation (approx):	\$ 369,350.00
Phase 1 - Total Current Available Construction Budget:	\$ 17,619,350.00
Construction Contingency (10%):	\$ 1,761,935.00
Total Construction Cost:	\$ 19,381,285.00
Design, Admin, Testing, Inspection (20%):	\$ 3,876,257.00
Total Current Available Budget (Existing Budget in City CIP):	\$ 23,257,542.00

Phase 1 - HARD Additional Funding Commitment

*Construct Bike Terrain Park + Foothill Trail with
\$1,000,000 Funding Commitment*

- Bike Terrain Park
- Foothill Trail Asphalt Paving
- Bike Terrain Park Shade Trellis

Total: \$1,000,000.00



**Phase 1 - Current Available City CIP Construction Budget + Offsite Tree Mitigation Funding +
HARD Additional Funding Commitment**

**\$17,619,350.00
+ \$1,000,000.00**

Phase 1 Total: \$18,619,350.00

**Total Park Area: 38.9 Acres
Cost per Square Foot: \$10.98**



Phase 2

- Paving
- Play Equipment
- Site Furniture
- Turf Sod
- Trellises
- Pedestrian Lights
- Exeloo Restrooms
- Maintenance Shed

Phase 2: \$5,200,000

Phase 2 Add Alternates

- Install Additional Site Furniture
- Slides
- Perennial Planting and Associated Irrigation.
- Construct Science Garden
- Install Specialty Park-Tread Paving and Integral Color Asphalt.

Phase 2 Add Alternates: 4,800,000



Phasing Summary

Phase 1: \$18,619,350.00 Total

- Current Available City CIP Construction Budget
- Offsite Tree Mitigation Funding+
- HARD Additional Funding Commitment

- Construction of Cement-Treated Keyway
- Site Grading + Hydroseeding
- Installation of Utilities - Water Lines, Sewer + Storm Drains
- Installation of Electrical Service + Runs for Lighting and Outlets
- Installation of Site Irrigation + Tree Planting
- Installation of Dog Park
- Installation of Standard Non-Automated Restroom
- Installation of Access Road + Offsite Asphalt Paving
- Installation of Bike Terrain Park + Shade Trellis
- Installation of Foothill Trail Asphalt Paving

Phase 2: \$5.2M

- Install On-Site Asphalt, Decomposed Granite, and Gravel Paving
- Install Additional Quantities of Decorative Boulders
- Install Park Signage, Vehicular Swing Gates, and Bollards
- Install Picnic Tables, BBQs Benches, and Big-Belly Trash and Recycle Receptacles
- Install Bike Racks and Drinking Fountains
- Install Turf Sod at the Soccer Field, Amphitheater, and South Prism Earthform
- Install Concrete Slide Structure, Exercise Equipment, Play Equipment, and Zipline
- Install Fencing and Shade Trellises
- Install Pedestrian Lights
- Install Automated Restrooms and Maintenance Shed

Phase 2 Add Alternates: \$4.8M

- Construct Science Garden
- Install Additional Concrete Slide Structures
- Install Additional Tables and Benches
- Install Perennial Planting and Associated Irrigation
- Install Specialty Park-Tread Paving and Integral Colored Asphalt Paving

Thank You!

Council Questions, Comments + Discussion



ITEM #8

PH 24-012

27865 Manon Avenue Tract



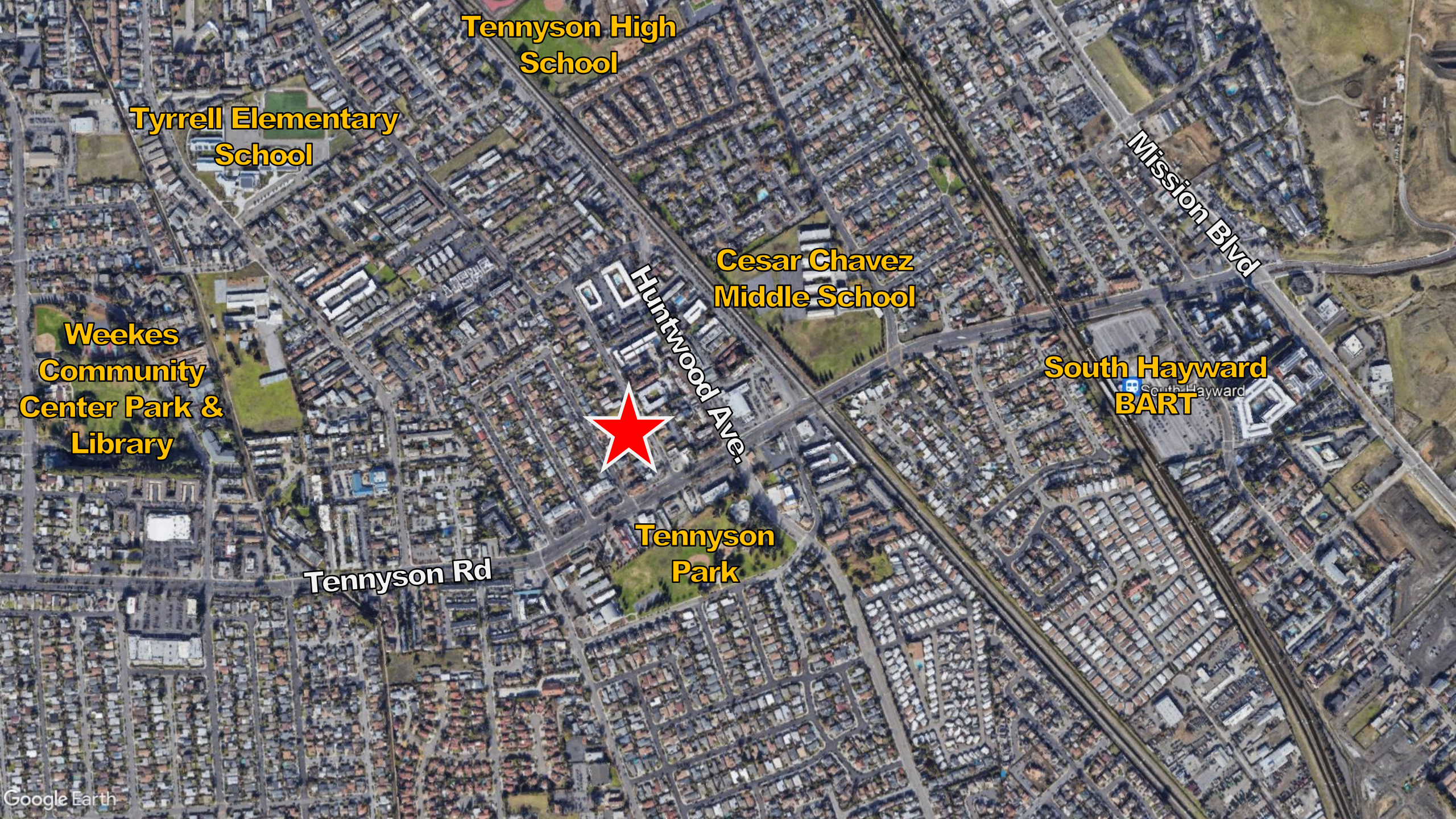
Manon Townhomes

Vesting Tentative Tract Map and
Modification of Affordable Housing/Density Bonus Plan
for a Previously Approved 22 Unit Townhome Development
at 27865 Manon Avenue

City Council Hearing

March 19, 2024

Elizabeth Blanton, AICP, Senior Planner



Tennyson High School

Tyrrell Elementary School

Cesar Chavez Middle School

Mission Blvd

South Hayward BART

Huntwood Ave.

Tennyson Park

Tennyson Rd

Weekes Community Center Park & Library



Project Site

Project Location

- ✓ 27865 Manon Avenue
- ✓ 0.98 acres

Zoning District

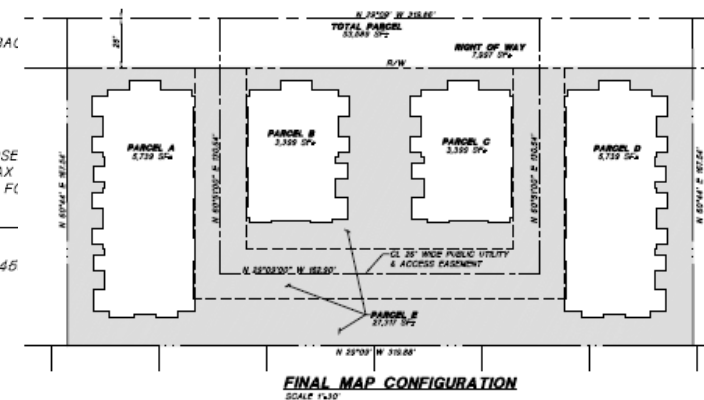
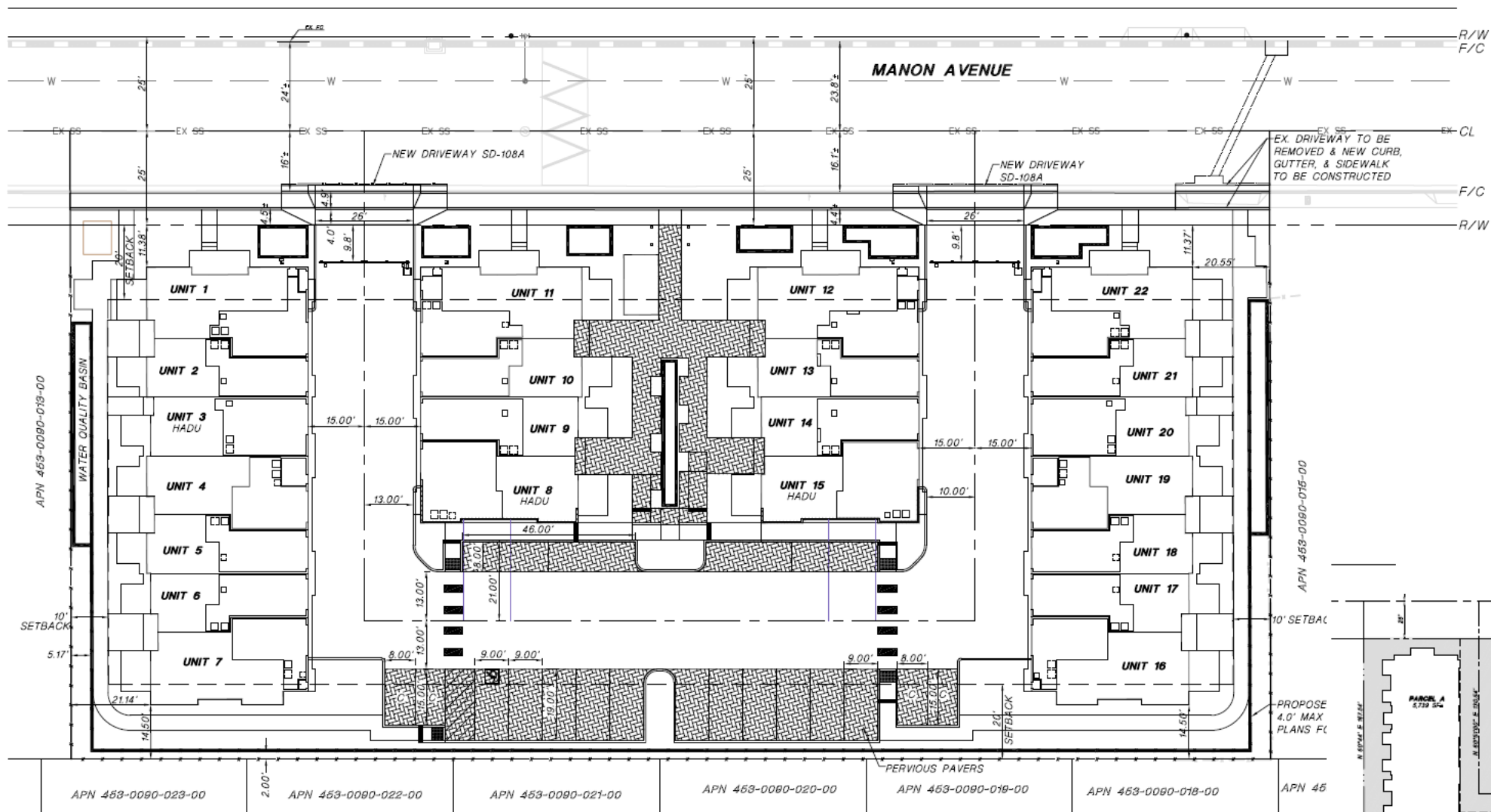
- ✓ Medium Density Residential (RM)

General Plan Land Use Designation

- ✓ Medium Density Residential (MDR)

Entitlements Approved in 2022

- ✓ Rezoning to RM
- ✓ Site Plan Review for 22 Townhomes
- ✓ Density Bonus of 30%



Proposed Vesting Tentative Tract Map

	Previously Approved	Proposed Revision
Affordable Units	<ul style="list-style-type: none"> Two rental units deed-restricted to be affordable to very low-income households 	<ul style="list-style-type: none"> Two ownership units deed-restricted to be affordable to very low-income households Payment of an in-lieu fee for 0.04 fractional unit
Density Bonus Waivers	<ul style="list-style-type: none"> Reduced front yard setback Reduced rear yard setback 	<ul style="list-style-type: none"> Reduced front yard setback Reduced rear yard setback Reduced queuing space for vehicles in front of security gate Removal of turnaround area for vehicles in front of security gate

Proposed Revisions to Affordable Housing/ Density Bonus Plan



A nighttime photograph of a cityscape. In the foreground, there are dark, rolling hills. In the middle ground, a city is illuminated with many lights. A large bridge with multiple towers and lights spans across the city. The sky is dark with some light clouds.

STAFF and PLANNING COMMISSION RECOMMENDATION to the CITY COUNCIL

- ✓ Adopt a resolution (Attachment II) approving the proposed Vesting Tentative Tract Map and Modification to the Affordable Housing/Density Bonus Plan

ITEM #9

LB 24-009

**Hayward 2040
General Plan**

Hayward 2040 General Plan

Annual Progress Report

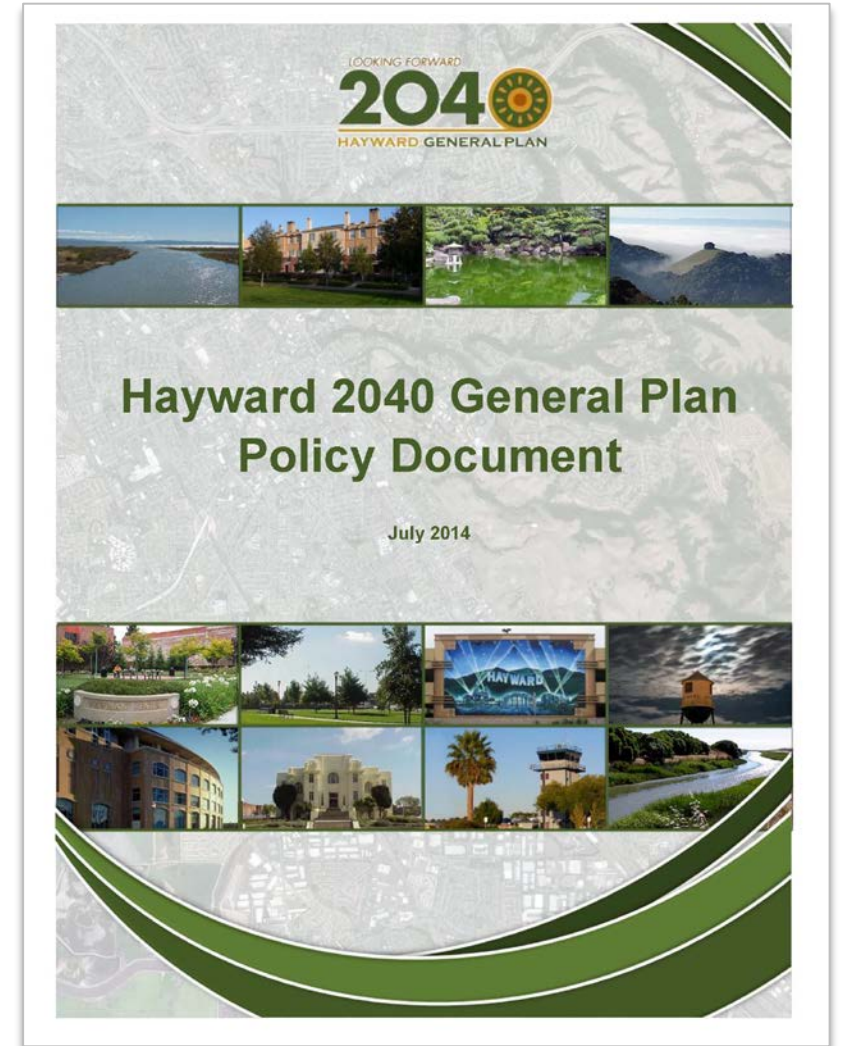
City Council
March 19, 2024



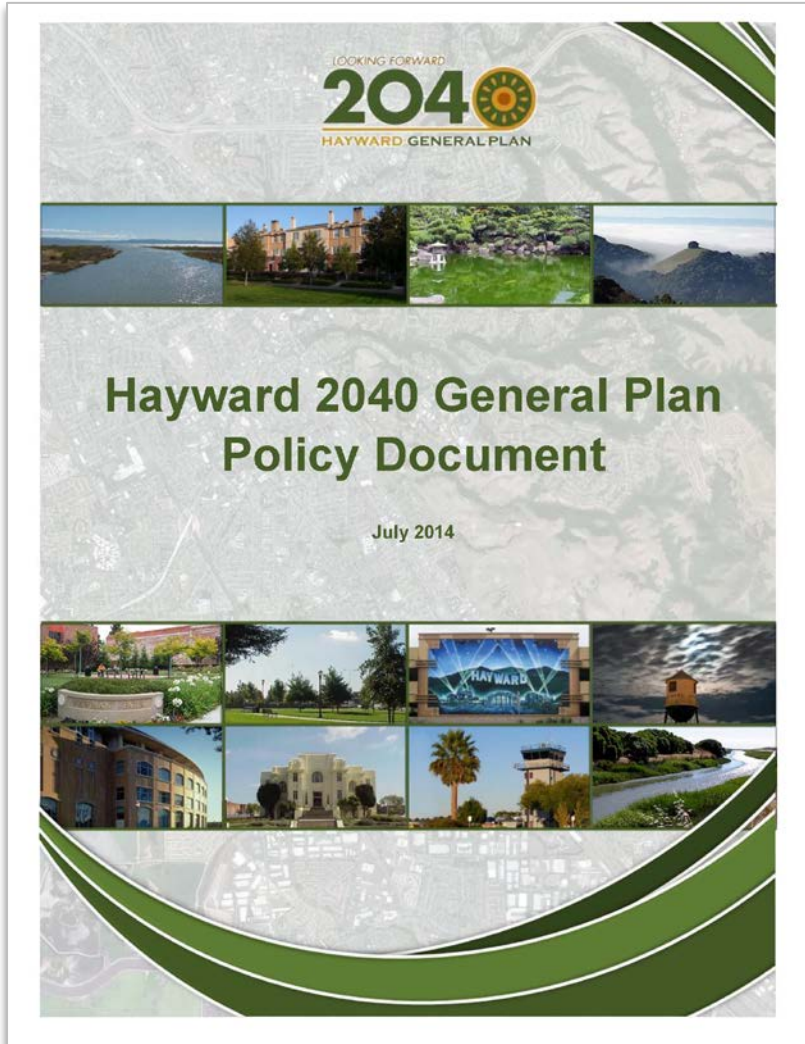
Hayward 2040 General Plan

The Hayward General Plan is a long-range comprehensive plan that controls and regulates land uses and development in the City through 2040

- Establishes a community-based vision for the future of Hayward
- Composed of goals, policies, and implementation programs to achieve that vision
- Twenty-two month outreach and adoption process
- The individual elements of this General Plan (Land Use, Mobility, Economic Development, Community Safety, Natural Resources, Hazards, Education, Community Health, Facilities/Services, Environmental Justice, and Housing) contain policies and programs that will guide future development in the City



Background



- California Government Code requires the City to annually review the General Plan to reflect progress on Plan implementation.
- An annual report must be prepared for review and approval by the Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office.
- This General Plan Annual Progress Report was prepared by the Development Services Department - Planning Division with input from various City Departments, including Public Works and Utilities, Fire, Police, Library Services, Maintenance Services, and the City Manager's Office.
- The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all the General Plan elements.

General Plan Program Priorities

Timelines of Program Implementation

<u>2014-2019</u>	107 Programs	<u>2014-2019</u>
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59 Annual/Ongoing 48 One-Time		
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<u>2020-2040</u>	36 Programs	<u>2020-2040</u>
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31 Annual/Ongoing 5 One-Time		
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Implementation Program Status

Table 1: Status of General Plan Implementation Programs, February 2024

<i>Timeframe</i>	<i>Complete</i>		<i>In Progress</i>		<i>Not Started</i>		<i>Total</i>
	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	
2014 – 2019	24	48%	12	27%	12	25%	48
Ongoing/annual, initiated in 2014 - 2019	9	17%	45	75%	5	8%	59
<i>Subtotal 2014 – 2019</i>	<i>33</i>	<i>31%</i>	<i>57</i>	<i>53%</i>	<i>17</i>	<i>16%</i>	<i>107</i>
2020 – 2040	3	10%	8	26%	20	64%	31
Ongoing/annual, initiated in 2020 - 2040	2	40%	2	40%	1	20%	5
<i>Subtotal 2020 – 2040</i>	<i>5</i>	<i>14%</i>	<i>10</i>	<i>28%</i>	<i>21</i>	<i>58%</i>	<i>36</i>
Total	38	26%	67	48%	38	26%	143

Upcoming Priorities in 2024 & Beyond

The following programs have been identified as priorities and/or are currently in progress for 2024:

- General Plan Update – Housing Element
- Master Plans, Strategies, and Programs Updates.
- Complete Neighborhood Strategy
- Historic Preservation Resource Center
- Collision Data Reporting
- Improved Traffic Flow Program
- Private Transportation Companies
- City Employee Car/Bike Share Programs
- City Commuter Benefits
- Economic Development Strategic Plan Annual Report
- Local Hire Incentives
- Town-Gown Economic Strategic Plan and Annual Report
- Customer Service Survey
- Cultural Commission
- Grant Funding (Community Safety)
- Police Department Strategic Plan Annual Report
- Homeless Services Partnership
- Park Security Program
- Comprehensive Safe School Plans
- Fire Department Strategic Plan and Annual Report
- Center for Public Safety Excellence Program
- Disaster Awareness and Emergency Preparedness Program
- Disaster Drills
- Community Emergency Response Reserves Program
- Energy Assurance Plan
- Residential Energy Performance Assessment and Disclosure Ordinance
- Energy Reduction Initiative and Annual Report
- Home Energy Monitors and Annual Report
- City Building Audits and Reports
- Renewable Energy Generation Potential
- Library Strategic Plan and Annual Report
- Climate Change Vulnerability Assessment Strategy and Annual Report
- Foreclosure Prevention and Counseling

Programs Aligned with Strategic Roadmap Projects

Some of the programs in the General Plan identified in the City Council's Strategic Roadmap (SRM) include:

- **Comprehensive Zoning Ordinance Update**
GP Program LU-1: Comprehensive Zoning Ordinance Update; SRM Project: Preserve, Protect and Produce Housing for All (4d); Grow the Economy (9)
- **Branding and Marketing Program**
GP Program ED-2; SRM Project: Grow the Economy (1, 1a, 1b, 14, 14a, 14b)
- **Concierge Program To Recruit Clean Energy and Technologies**
GP Program ED-3, Energy and Sustainability Business Program; SRM Projects: Combat Climate Change (1, 1c, 4, 5, 5a, 5b)
- **Community Emergency Response Team (CERT) program**
GP Program CS-12: Community Emergency Response Reserves Program; SRM Project: Support Quality of Life (16)
- **Foreclosure Prevention Program**
GP Program H-5: Foreclosure Prevention and Counseling; SRM Project: Preserve, Protect and Produce Housing for All (11)
- **Collision Data Reporting**
GP Program M-5: Density Bonus; SRM Projects: Preserve, Support Quality of Life (16)

Next Steps

- Following City Council review and acceptance of this Report, staff will forward the Progress Report to the State's Office of Planning and Research
- Staff will update the General Plan on the City's website to reflect the latest updates reflected in this report.
- On an annual basis, Development Services staff will continue to provide an update to the City Council on General Plan implementation progress.
- Over the next few years, staff from various departments will continue to take the lead on the various programs, helping to implement the General Plan's goals and policies.

Questions

