



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: CONS 16-055, **Version:** 1

DATE: February 2, 2016

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT

Park In-Lieu Fee Appropriation to the Hayward Area Recreation and Park District for the Greenwood Park Expansion, Kennedy Park Shade Structure, Weekes Community Park Master Plan, and Bret Harte Restroom ADA Upgrades Projects

RECOMMENDATION

That Council approves a request for appropriation of \$1,408,540.31 from Zone A in-lieu park fee account for the Greenwood Park Expansion and Kennedy Park Shade Structure Projects; and an appropriation of \$254,520.18 from Zone C in-lieu park fee account for the Weekes Park Master Plan Update and Bret Harte Field ADA Restroom Project

BACKGROUND

The City of Hayward requires all subdivisions and other new residential developments of land for residential purposes to dedicate public parkland and/or pay in-lieu fees to provide for public park and recreational facilities. Under both California law (the "Quimby Act") and the City's ordinance, collected park-in-lieu fees may be used to acquire land for developing new parks or to rehabilitate existing parks in the park dedication zone in which the development project is located. Reimbursements from multiple zones may be made for district-wide parks and facilities.

DISCUSSION

Greenwood Park Expansion - Greenwood Park is an existing 2.45-acre park located in the Mt. Eden area at Eden Avenue and Middle Lane. Purchase of one acre of land for the Greenwood Park expansion from the earmarked account for the Greenwood Park Development for Zone A has been completed. The park master planning process incorporated this expansion site into the existing park, along with new recreational programs. HARD reached out to the surrounding communities and conducted a series of programming workshops to assess current needs of the communities. The first community workshop was held back in July 2013. The Greenwood Park Master Plan (Attachment IV) was approved by the HARD Board of Directors at the November 25, 2013 Board meeting.

There is an existing balance of \$954,492.42 earmarked for this project. An additional appropriation of \$429,428.15 will be needed to cover the current progress payments totaling \$1,383,920.57.

Kennedy Park Shade Structure -The park is located on Hesperian Drive, adjacent to McConaghy Park, and contains a merry go round, a petting zoo, and a narrow gauge railroad with a train. There are also picnic and activity areas, as well as a snack bar. A new 40' x 40' shade structure was installed at the group picnic area at the request of residents, and will increase the use of this picnic area which was previously unshaded. The total reimbursement for the Kennedy Park Shade Structure is \$24,619.74.

Weekes Community Park Master Plan Update - Weekes Community Park is a 16.66-acre park located at the southeast corner of Patrick Avenue and Gomer Street. Weekes Community Center offers preschool programs and accommodates city-wide special events. The Master Plan for Weekes Community Park has not been updated since the park was developed in the 1960s. The estimated Plan update cost is \$125,000. HARD seeks reimbursement of \$94,756.70 from the in-lieu account for Zone C. The remaining cost has been obtained through a Community Development Block Grant fund.

Bret Harte Field ADA Restroom - Bret Harte Field is located at Bret Harte Middle School on E Street, and is managed by HARD. Construction of a new ADA accessible restroom facility is being constructed in this area. The project includes new water efficiency fixtures such as low flow sinks and toilets, and energy efficient lighting. This facility will provide an ADA accessible restroom for program and event participants at Bret Harte Field. The project estimate is \$290,000. HARD is seeking reimbursement of \$159,763.48 as the first progress payment.

FISCAL IMPACT

The park in-lieu fee accounts are not General Fund accounts. Staff confirms that there are sufficient funds in the Zone A in-lieu account to cover the current progress payments totaling \$1,408,540.31 for the Greenwood Park Expansion and Kennedy Park Shade Structure Project for a total estimated amount of \$2,085,619.70. This includes a current fund balance of \$1,368,937.62, and \$954,492.42 remaining balance of the Greenwood Park Expansion deposit.

Current reimbursement payment requests of \$1,408,540.31 from Zone A are as follows (see table on next page).

- Progress payments for a total amount of \$1,383,920.57 from the Zone A in-lieu account to the Greenwood Park Expansion
- Full payment of \$24,619.74 to the Kennedy Park Shade Structure Project

Staff also confirms that there are sufficient funds in the Zone C in-lieu account to cover the current progress payments totaling \$254,520.18 for the Weekes Park Master Plan Update, and Bret Harte Field ADA Restroom Project.

Current reimbursement payment requests of \$254,520.18 from Zone C are as follows (see table below).


- First payment of \$94,756.70 to the Weekes Park Master Plan Update
- First payment of \$159,763.48 to the Bret Harte Field ADA Restroom Project

Park In-Lieu Funds

	Zone A	Zone B	Zone C	Zone D	Zone E
Balance of Greenwood Park Expansion Deposit	\$954,492.42				
Second payment to Greenwood Park Expansion	\$505,880.31				
Third payment to Greenwood Park Expansion	\$490,727.87				
Fourth payment to Greenwood Park Expansion	\$387,312.39				
Total current progress payments for Greenwood Park Expansion	\$1,383,920.57				
Kennedy Park Shade Structure	\$24,619.74				
Zone A Current Payment Total	\$1,408,540.31		\$ 254,520.18		
Additional appropriation needed to cover current progress payments for Greenwood Park Expansion Project	\$429,428.15				
Reimbursement to Weekes Park Master Plan Update			\$94,756.70		
First payment to Bret Harte Field ADA Restroom			\$159,763.48		
Zone C Current Payment Total			\$254,520.18		
Available fund balance as of January 21, 2016	\$1,368,937.62	\$7,797.87	\$1,947,455.00	\$64,666.54	\$87,979.24
Remaining available funds after the requested Appropriation	\$939,509.47	\$7,797.87	\$1,692,934.82	\$64,666.54	\$87,979.24

Since the funds needed for this project will be disbursed from the in-lieu park fee accounts, no fiscal impacts to the City’s General Fund are anticipated.

Prepared by: Jade Kim, Management Analyst I
 Recommended by: David Rizk, Director of Development Services
 Approved by:



Fran David, City Manager

- Attachments:
- Attachment I - Resolution
 - Attachment II - Location Map
 - Attachment III - Letters of Request
 - Attachment IV - Greenwood Park Master Plan