



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 04/13/99

AGENDA ITEM 6

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Request for Park Dedication In-Lieu Fees to Upgrade Play Areas at Birchfield, Old Highlands, Rancho Arroyo and Ruus Parks

**RECOMMENDATION:**

The Planning Commission (7:0) and staff recommend that the City Council allocate \$100,000 in park dedication in-lieu fees to upgrade play areas.

**DISCUSSION:**

The Hayward Area Recreation and Park District (HARD) is continuing its efforts to upgrade play areas throughout the park system in compliance with the latest accessibility requirements of the Americans with Disabilities Act (ADA) and the current U.S. Consumer Product Safety Commission (USCPSC) Guidelines. This year's program includes four playgrounds, shown on Attachment A, that are in the worst condition. These play areas will provide recreation for children ranging in age from tots through 10-year olds.

**Rancho Arroyo Park:**

This play area was constructed in the 1960s and is need of replacement. The project includes expansion of the playground with new play equipment, surfacing and drainage.

**Ruus Park:**

The play area at this park was constructed in the 1960s. The play area has drainage problems and most of the play equipment is inaccessible to the disabled, outdated and in need of replacement. Proposed improvements include an expanded play area with new equipment, surfacing and drainage.

**Birchfield Park:**

The play area at this site was built in the late 1960s and much of the equipment has been removed. The remaining equipment is inaccessible to the disabled. The proposal includes expansion of the play area; new play equipment and surfacing. Pathways around the play area will be installed as a separate project.

Old Highlands Park:

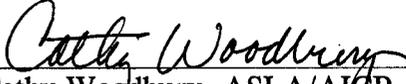
All of the equipment at this play area, built in the 1970s-1980s, is outdated and inaccessible to the disabled. New play equipment is proposed. Landscaping throughout portions of the park will be installed at a later date.

The total cost to upgrade the play areas as described above is \$257,020. HARD will fund \$157,020 in improvements and requests \$100,000 from park dedication in-lieu fees to complete the projects. As of the last reporting period, January 1, 1999, the balance available for park projects was \$237,498 therefore, there are sufficient funds to grant this request.

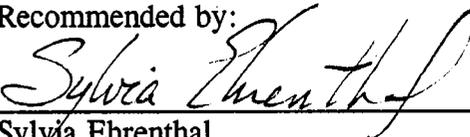
PARK ZONE	FUNDS AVAILABLE	FUNDS REQUESTED	BALANCE
A	\$ 35,938	\$ 25,000	\$ 10,938
B	\$ 66,955	\$ 25,000	\$ 41,955
C	\$ 29,076	None	\$ 29,076
D	\$ 40,889	\$ 25,000	\$ 15,889
E	\$ 64,640	\$ 25,000	\$ 39,640
Totals	\$ 237,498	\$ 100,000	\$ 137,498

The Planning Commission at their March 11, 1999 meeting reviewed the request and voted unanimously to find the proposal in conformance with the City's adopted plans and to refer the item to the City Council with a recommendation for approval.

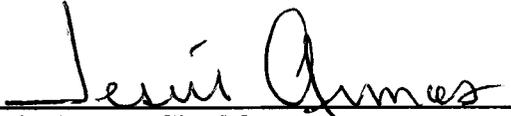
Prepared by:

  
Cathy Woodbury, ASLA/AICP  
Landscape Architect/Senior Planner

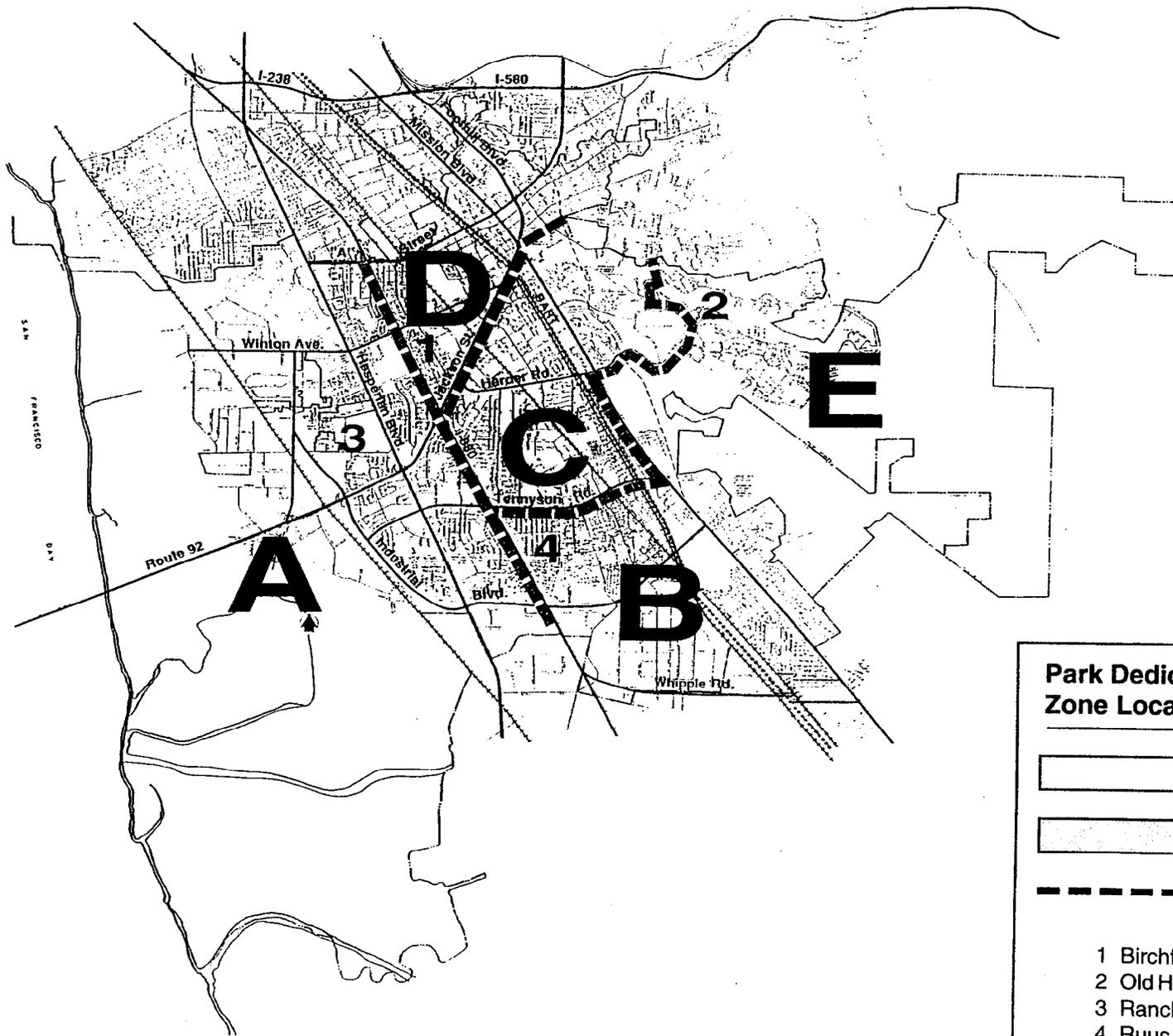
Recommended by:

  
Sylvia Ehrental  
Director of Community and Economic Development

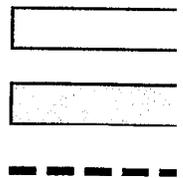
Approved by:

  
Jesús Armas, City Manager

Attachments: Exhibit A - Park Zone and Location Map  
Exhibit B - Letter of Request from HARD  
Draft Resolution



**Park Dedic  
Zone Loca**



- 1 Birchf
- 2 Old Hi
- 3 Ranch
- 4 Ruus

*Effective 1/1/8*  
*Revised 3/25/8*



# HAYWARD AREA RECREATION AND PARK DISTRICT

1099 'E' Street, Hayward, California 94541-5299 • Telephone (510) 881-6700 FAX (510) 881-1716

January 22, 1999

Ms. Cathy Woodbury  
Landscape Architect  
City of Hayward  
777 B Street  
Hayward, CA 94541-5007

## RE: IN LIEU FEES

Dear Ms. Woodbury:

In our on-going efforts to upgrade play areas to meet the latest accessibility requirements, the Hayward Area Recreation and Park District (HARD) is requesting In Lieu fees. Below is a description of each project, the contract amount, HARD's contribution and the amount of In Lieu fees requested.

Area	Project	Contract Amount	HARD's Contribution	In Lieu Fees
D	1. Birchfield	59,260.70	34,260.70	25,000.00
E	2. Old Highlands	39,045.63	14,045.63	25,000.00
A	3. Rancho Arroyo	7,1401.43	46,401.43	25,000.00
B	4. Ruus	87,312.76	62,312.76	25,000.00
	<b>TOTAL REQUEST</b>	<b>257,020.52</b>	<b>157,020.52</b>	<b>100,000.00</b>

### 1. Birchfield Park

The existing play area at this site was originally built in the late 1960s and much of the equipment has been removed. The play area is not accessible and the pathways around the play area are in need of repair. It is proposed that the play area be expanded, new play equipment and surfacing be installed. The new asphalt to be installed on the pathways around the play area will be done as a separate project.

#### BOARD OF DIRECTORS

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January 22, 1999  
Cathy Woodbury  
Page Two

2. Old Highlands Park

This play area was originally built in the 1970s and in 1980, some upgrades were added. All of this equipment is outdated and is not accessible. New play equipment is proposed. The proposed landscaping throughout portions of the park will be done at a later date.

3. Rancho Arroyo

This play area was built in the 1960s and is in need of replacement. It is proposed that the play area be expanded and new play equipment, surfacing and drainage be installed.

4. Ruus Park

This park's play area was built in the 1960s and contains old metal and wood equipment, most of which is not accessible, is outdated and in need of repair. Also, the existing play area has drainage problems. It is proposed that the play area be expanded, new play equipment, surfacing and drainage be installed.

All new play areas will include accessible ramps and will meet current ADA and U.S. Consumer Product Safety Commission Guidelines. Also, benches will be included at most play areas.

If you have any questions or need further information, please call me at (510) 881-6716.

Sincerely,



Eric Willyerd  
Superintendent of Parks

Ew:ga

990121 in lieu fees.doc

**DRAFT** JB 3/17/99

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION APPROVING REQUEST OF HAYWARD  
AREA RECREATION AND PARK DISTRICT FOR  
ALLOCATION OF PARK DEDICATION IN-LIEU FEES FOR  
THE PURPOSE OF IMPROVING PLAYGROUND  
EQUIPMENT AND OTHER IMPROVEMENTS OF FOUR  
PARK SITES**

BE IT RESOLVED that the City Council of the City of Hayward does hereby approve the request of Hayward Area Recreation and Park District for allocation of park dedication in-lieu fees in the amount of \$100,000 for the purpose of improving playground equipment and other park improvements to be divided equally amongst the following park sites:

- Rancho Arroyo Park;
- Ruus Park;
- Birchfield Park;
- Old Highlands Park

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward