



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 04/10/07
AGENDA ITEM 7
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Park In-Lieu Fees Request for 2007

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution allocating \$600,000 from Park in-Lieu fees to the Hayward Area Recreation District.

BACKGROUND:

Sky West Golf Course: The Hayward Area Recreation District (HARD) is requesting \$400,000 of Park In-Lieu fees to improve play at Sky West Golf Course. \$200,000 of the requested \$400,000 for the project is proposed to be allocated from park zone "C", and \$100,000 allocated each from zones "B" and "D". Although the golf course is located in zone "A", such allocations are considered appropriate, given the golf course is considered a regional amenity and enjoyed by users throughout the entire park district and region. The Council has approved the use of Park In-Lieu funds in this manner in the past.

Specifically, HARD is proposing to reconstruct five greens. The five greens are proposed to be reconstructed as raised greens and will entail installation of new technology, which will improve drainage and allow the greens to be used for play more days of the year. The new turf on the greens will be composed of preferred Bent grass, which is also designed to improve the quality of play. This project is scheduled to begin in August 2007 and to be completed by December 2007.

Lewis Park Improvements: HARD is requesting \$200,000 of Park In-Lieu fees to implement improvements at Lewis Park, which is located in park zone "E" in the Hayward Highlands Neighborhood along Hayward Boulevard, north of Skyline Drive. HARD has owned the Lewis Park property site since 1996. HARD obtained a substantial part of the property through a donation from Mr. J. A. Lewis, and HARD purchased another portion of the property from Mr. Lewis as well. Site improvements have been completed recently, including site grading implemented by the Stonebrae developer and new curbs, gutters, and sidewalks completed by the City. Now it is possible to move forward with improving the park with recreational amenities. The improvement plans call for the installation of a play area, restroom, turf area, walking pathway, picnic areas, and an outlook to take advantage of the great views from the park. In addition, a trail access will be provided in the future to link the park with the existing Ward Creek trail. HARD has been unable to implement these improvements due to insufficient funds. There are now sufficient funds in the park zone "E" account to pay for the improvements. The project is scheduled to begin May 2007 and to be completed by February 2008.

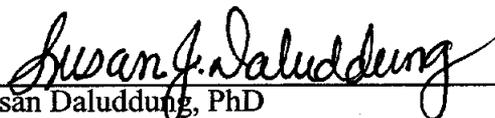
The Hayward Highlands Neighborhood Plan contains policy that encourages the proposed improvements and funding at the Park: *“Support recreation-oriented development on the former Lewis property. Consider development of a staging area with a multi-purpose trail connection to the existing trails in the area and development of playing fields.”*

Prepared by:



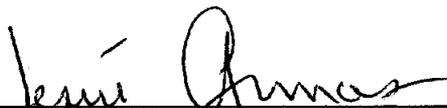
David Rizk
Planning Manager

Recommended by:



Susan Daluddung, PhD
Director of Community and Economic Development

Approved by:



Jesus Armas, City Manager

Attachments: Exhibit A - Letters of Request from HARD, dated March 12, 2007
Exhibit B - Rendering of Lewis Park Improvements

4/3/07



HAYWARD AREA RECREATION AND PARK DISTRICT

1099 'E' Street, Hayward, California 94541-5299 • Telephone (510) 881-6700 FAX (510) 888-5758

RECEIVED

MAR 22 2007

PLANNING DIVISION

March 12, 2007

Michelle Koo
Landscape Architect
City of Hayward
777 B Street
Hayward, CA 94541

RE: Park In-Lieu Fee Request

Dear Ms. Koo:

The Hayward Area Recreation and Park District (HARD) is requesting In-Lieu Fees for the following project:

Skywest Public Golf Course New Greens Project \$400,000 District Wide

The five (5) new proposed greens will be constructed as raised greens and will include new drainage technology that will allow the greens to be better drained so that they can be used for more days of play each year. The new turf on the greens will be composed of Bent grass turf, which will improve the quality of play on the greens.

This new park and recreation improvement project will be enjoyed by all residents of Hayward. Therefore, HARD is requesting to use \$400,000 in district wide funds, in Areas B, C, and D, from the City of Hayward's Park and Recreational Facility Trust Fund. If you have any questions or concerns, please call me at 510-881-6716 or email me at lepl@haywardrec.org.

Sincerely,

Larry Lepore
Superintendent of Parks

LL:jb

Cc: Mr. Jesus Armas, City Manager
Mr. Eric Willyerd, HARD General Manager

BOARD OF DIRECTORS

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- Minane Jameson
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GENERAL MANAGER

Eric Willyerd



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MAR 22 2007

PLANNING DIVISION

March 12, 2007

Michelle Koo
Landscape Architect
City of Hayward
777 B Street
Hayward, CA 94541

RE: Park In-Lieu Fee Request

Dear Ms. Koo:

The Hayward Area Recreation and Park District (HARD) is requesting In-Lieu Fees for the following project:

Lewis Park Development Project \$200,000 Area E

HARD has owned the Lewis Park site since 1996. Due to insufficient funds, HARD has been unable to begin construction. However, with the recent grading provided by the Stonebrae Developer and the City of Hayward installing the curb, gutter, and sidewalks, it is now possible to move forward. The park plans call for the installation of a play area, restroom, turf area, walking pathway, picnic areas, and an outlook to take advantage of the great views.

This new park and recreation improvement project will be enjoyed by all the neighborhood residents. Therefore, HARD is requesting to use \$200,000 available in Area E of the City of Hayward's Park and Recreation Facility Trust Fund. If you have any questions or concerns, please call me at 510-881-6716 or email me at lepl@haywardrec.org.

Sincerely,

Larry Lepore
Superintendent of Parks

LL:jb

Cc: Mr. Jesus Armas, City Manager
Mr. Eric Willyerd, HARD General Manager

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**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**

