



Meeting Date: April 15, 2019

Agenda Item: 4.3

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New Capital Improvement Program (CIP) Project for Ashland Common

Executive Summary:

The Board of Directors will consider approval of a new Capital Improvement Program (CIP) Project for the proposed Ashland Common park project at 16640 E 14th Street.

Financial Impact:

The proposed Ashland Common Project would need funding, initially for the master plan phase and then to construct the approved park master plan. Staff recommends allocating \$250,000 of Measure F1 Bond funds from the existing Ashland Sports Complex Project (CIP No. 6-162A) to the new Ashland Common Project to develop a park master plan and submit a Proposition 68 grant-application for funding for the future design development and construction phases. The existing Ashland Sports Complex Project budget is \$2,962,000 therefore sufficient funds are available to re-allocate \$250,000 to the new Ashland Common Project.

Staff Recommendation:

By a motion:

1. Approve a new CIP project for the Ashland Common Project and allocate \$250,000 from CIP No. 6-162A to the new project; and
2. Authorize the General Manager to execute professional services agreements and task orders for landscape architectural design services and other professional services as necessary to begin the master plan phase in a cumulative amount not to exceed \$50,000.
3. Authorize the General Manager to enter into an MOU with the Trust for Public Land to provide pro-bono community outreach and grant writing services.

Description of Item:

The proposed Ashland Common project is located at 16640 East 14th Street at 166th Avenue in the Ashland area that has a severe deficiency of parkland per capita. The approximately one-acre parcel is owned by Alameda County and is currently being used by the Deputy Sheriff's Activity League (DSAL) for short-sided soccer activities and community events.

The District, Alameda County, and the Trust for Public Land desire to enter into a partnership to plan and develop a community park/plaza that would accommodate the needs of the residents, the Alameda County Sheriff's Office (ACSO) and DSAL. The conceptual project has been reviewed by Supervisor Nate Miley, the Alameda County Community Development Agency, ACSO and DSAL. Collectively the group concurs recommending approval of the proposed project to the HARD Board of Directors and County Board of Supervisors.

The site has the potential to become a community gathering space that accommodates recreational uses such as a multi-purpose lawn, play areas, fitness court, interactive fountain, shade trees, seating, picnic areas, and restrooms. The site could include dedicated space for ACSO and be further activated with attractive amenities including an outdoor stage for live entertainment, open-air market structures for pop-up markets and temporary commercial spaces, space for food trucks and mobile services, and flexible outdoor event space.

In order to invest Measure F1 Bond funds into the design and construction of Ashland Common, HARD would

need long-term surety from Alameda County that the improvements would remain a HARD park for recreational purposes. This could be satisfied through an acquisition, land-swap, license agreement or some other mechanism. HARD would then design, construct, operate and maintain the park.

The District would conduct a thorough community outreach process to develop a park master plan that meets the needs of the community and agency partners. The Trust for Public Land is offering the District pro-bono services through their Parks for People Program to help lead community planning process for the proposed Ashland Common, the Mateo Street properties in Ashland, and the Sunset Futsal Complex at Sunset High School, in a coordinated effort with HARD; and to apply for Proposition 68 grants, due on August 5, for two of the projects. The two Ashland projects are highly competitive for these grant funds, which are geared toward communities that are lacking parks, have a high poverty rate, and demonstrated partnerships. The Sunset Complex has outside grant funding in place and serves the same residents and planning area.

A high number of community meetings are required to qualify for the grants and the project team believes a coordinated and combined approach to the Ashland projects would facilitate meeting the outreach requirements and help address balancing the community's needs and desires on the three sites. If approved, WRT, a landscape architectural firm on the Districts' on-call short list, would provide design services to develop the park master plans through a task order.

Space for DSAL Soccer Activities

The DSAL soccer activities currently happening at the East 14th/166th Street site could continue for the next year until construction begins on the site. DSAL could relocate the soccer activities to the Edendale Middle School sports fields and the proposed future futsal complex adjacent to the Sunset Swim Center on Hayward Unified School District property (HUSD). DSAL has secured a \$750,000 matching grant from the Wayne and Gladys Valley Foundation for the Sunset project and has asked HARD to partner on additional funding for construction of the project. ACSO has also secured a commitment from the HUSD Board of Trustees to allow for the Futsal Complex at Sunset. That project could be complete in two-years and would include two adult-sized futsal fields (four youth fields) and structures for DSAL soccer operations and storage. Staff is working with HUSD to obtain a long-term ground lease at Sunset for the Futsal Complex. Staff is also working with ACSO on a capital funding agreement for the Futsal Complex, and a license agreement for ACSO to operate the Futsal Complex on behalf of HARD. Those agreements will be brought to the Board for approval at a future meeting.

Staff will be discussing with San Lorenzo Unified ceding HARD's role in scheduling and operating the Edendale sports fields to ACSO, which would allow the existing program to be relocated from the East 14th site.

Summary

The Eden area, and particularly Ashland, have a deficiency of park and open space. In January 2017, the HARD Board of Directors identified numerous park acquisition opportunity sites, and the East 14th parcel, the Mateo Street properties, and the Sunset site were all on the list. There is now an opportunity develop parks on those sites, and therefore staff recommends funding the planning and design of those sites.

Time is of the essence to ensure the East 14th project is ready for this application cycle of Proposition 68 grant funding. Applications are due in August. Therefore, Staff is recommending giving the General Manager authority to execute the necessary professional services agreements this month.

A copy of this staff report has been forwarded to the following:

- Supervisor Nate Miley
- Alameda County Community Development Agency Staff
- The Trust for Public Land
- Alameda County Sheriff's Office
- Deputy Sheriff's Activity League
- Superintendent Hayward Unified School District