



**Meeting Date: May 6, 2019**

**Agenda Item: 4.2**

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Approval of a Task Order for the Bidwell and El Rancho Verde Park Master Plans

**Executive Summary:**

The Board of Directors will consider approval of a Task Order with Carducci Associates to prepare Master Plans for Bidwell Park and El Rancho Verde Park.

**Financial Impact:**

The Three-Year Capital Improvement Plan 2017-2020 includes funding for the Bidwell Park Master Plan project (CIP No. 2-133A) and the El Rancho Verde Park project (CIP No. 2-218A). There are sufficient funds to award the Task Order in the amount of \$125,980 to prepare Master Plans for both parks.

**Staff Recommendation:**

Authorize the General Manager to approve a Task Order in the amount of \$125,980 with Carducci Associates for the Bidwell Park and El Rancho Verde Park Master Plan projects.

**Description of Item:**

The District desires to develop park master plans for El Rancho Verde Park and the proposed Bidwell Park because the two sites serve the same Fairway Park neighborhood in south Hayward. The intent is to provide a variety of recreational experiences in the area, and to balance recreational amenities between the two sites to avoid unnecessary duplication.

**Bidwell Park**

On April 14, 2019, the Board of Directors approved a Purchase and Sale Agreement (PSA) with the Hayward Unified School District (HUSD) to acquire 50% of the former Bidwell Elementary School site, which HUSD has declared as surplus property. If acquired, HARD would develop a new 5.25-acre park on the 10.5-acre site that currently includes the former school buildings. HUSD would retain ownership of the other 5.25-acres, which is referred to as the remainder-parcel.

The entire site is 10.5-acres located at 175 Fairway Street in Hayward in a single-family residential neighborhood. The entire site fronts on Fairway Street to the north and Rosseau Street to the south, and includes natural turf play fields, basketball courts, and a playground. The school site includes two existing buildings, a small parking lot, asphalt play areas, small garden area, and outdoor play areas.

As part of the due-diligence for acquisition of the property HARD will develop a park master plan for the entire 10.5-acre site that considers the current and potential future uses of the new HARD parcel and the remainder-parcel held by HUSD. The existing buildings are approximately 60-years old and some or all the school buildings could be demolished to make way for new park facilities. Park improvements might include renovated ball fields, new play areas, individual and group picnic facilities, basketball courts, pickleball courts, fitness circuits, walkways, shade structures, fencing, signage, pedestrian scale lighting, security cameras, planting and irrigation upgrade, and possibly adaptive use of some of the existing buildings or construction of new buildings for recreational programs and community use. It is anticipated that the master plan will include a phased approach to development and address the possibility that the southern HUSD property might be converted to other uses in the future and no longer be available as park open space.

**El Rancho Verde Park**

El Rancho Verde Park is an existing 3.1-acre park located Trevor Avenue in Union City at the southernmost border of the District and the Hayward city limit. It consists of two ball fields and a snack bar and restroom building. The park needs a major renovation to upgrade the sports fields and facilities. Based on the size and the adjacent continuation school, there is an opportunity maximize the site for a variety of sports on overlay fields.

### **Master Plan Scope of Work**

The project scope of work will include the following:

- Review of the draft Park and Recreation Master Plan update 2019 and other related documents;
- Community input from current users and stakeholder;
- Evaluation of existing inventory of park and recreation facilities in the vicinity;
- Location of utility connections for future park development;
- Preparation of opportunities and constraints map of the sites;
- Preparation of preliminary conceptual design alternatives for the sites;
- Preparation of Master Plan and report identifying the preferred conceptual designs, and the recreational amenities planned for the site including location and configuration of all site elements; and phasing plans;
- Preparation of a cost estimate for the preliminary conceptual design alternatives and for the preferred conceptual designs.
- California Environmental Quality Act (CEQA) review process.

If approved, the planning and community outreach project would begin in May 2019 and the final master plans would be complete in February 2020.

### **ATTACHMENTS:**

Description	Upload Date	Type
Task Order No. 1_Carducci Associates	4/26/2019	Exhibit