



DATE: July 15, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Update on Reuse of Skywest Property

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and provides comments.

SUMMARY

After the Hayward Area Recreation and Park District (HARD) ceased operations at the Skywest golf course on September 30, 2020, Airport staff assumed maintenance of the property and initiated the process of developing a plan for development of the site. Maintenance activities, which began in May, are provided by HARD through a purchase order. Services include a “field cut” of the main golf course, weed removal, and tree maintenance/removal as requested.

Plans for future development of the site began in early June with a kick-off meeting with the consultant, Kimley-Horn. Three public workshops will be held during July and August, culminating in a report and land use rendering that will be discussed with CAC members during a special meeting in September. Any potential recommendations for development of the Skywest Property will need to balance the goals of the public and the Airport, while also adhering to FAA rules and policies.

BACKGROUND

Construction of the Skywest Golf Course was completed in October 1963. The golf course was located on the property of Hayward Executive Airport and operated under a single, long-term ground lease agreement. The ground lease was assigned to HARD in January 1975. The lease has been amended on four occasions, with the latest amendment allowing HARD to evaluate operations and potential capital improvement options until September 30, 2020. At that time, HARD ceased operations at the golf course and the 126-acre parcel of land was returned to the City.

DISCUSSION

Since September 30, 2020, the Airport has assumed responsibility for maintenance and for preparing a plan for future development.

Maintenance of Property

Earlier this year, the Airport established a purchase order with HARD to maintain the site for the following activities:

- Mowing the main golf course to a height of four inches, which is referred to as a “field cut”;
- The cutting of weeds throughout the former course; and
- Tree maintenance or removal, as required.

Due to the lack of rain and delayed growth of vegetation, the first mowing of the property occurred in May. HARD will continue to monitor the property and mow it as required. Maintenance activities at this site will continue until the property is developed.

Reuse of Property

The process to determine the future development of the Skywest property will be a collaborative process between City staff and the community. The objective is to develop the parcel that will not only provide a benefit to the community, but also financially assist the Airport and meet FAA requirements.

Staff prepared a preliminary concept prior to September 30, 2020 that divided the parcel into four uses, including: an area open to the community for recreational purposes; an area for the development of aircraft t-hangars or shade hangars; a runway safety area at the end of each runway; and an area for development of low impact office or industrial park not in conflict with Airport operations. A walking trail adjacent to the airport property line was also proposed together with new landscaping.

Airport recently selected a consultant through a Request for Proposals process. In May, the agreement was executed with Kimley-Horn as the consultant to lead this effort. A kickoff meeting was held on June 1 to discuss the scope of work that will occur during the next several months, including:

- An initial workshop with the community will be held in July. At this workshop, which will be held virtually, the community will have the opportunity to comment on how the property should be utilized.
- Two more virtual workshops will be held in July and August to receive further input.
- A report will be prepared to outline various options for development.
- A meeting between Kimley-Horn and staff will be held in late August.
- A rendering and findings will be presented to the CAC in late September at a special meeting.
- Once reviewed and approved by the CAC, a site plan will be forwarded to Council at a work session in October.

ECONOMIC IMPACT

No economic impact is associated with this item at this time.

FISCAL IMPACT

No fiscal impact is associated with this informational report at this time.

STRATEGIC ROADMAP

This agenda item pertains to development at the Airport and does not directly relate to any of the six priorities outlined in the Council's Strategic Roadmap.

SUSTAINABILITY FEATURES

This report is informational in nature and does not pertain to any sustainability features.

PUBLIC CONTACT

The agenda and staff report for this item have been posted on the City's website and distributed to interested parties.

NEXT STEPS

As noted earlier, several workshops will take place between July and August, culminating in a special meeting with the CAC in late September to discuss the final draft of the rendering as well as other feedback from the community.

Prepared by: Doug McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager