

Route 238 Property Development

Bunker Hill Parcel 5 Overview and Discussion

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Background

- **1970s** – Over 400 Parcels Purchased by Caltrans for State Route 238 Bypass Project
- **2009** – Bypass Project Abandoned, Joint City/County Land use study
- **2016** – Agreement adopted between City and Caltrans to dispose of property
 - Allows City to Shape the Future Development
 - Allows City to Solicit the Best Proposals
- **2017** – Agreement with Design Workshop to prepare community-driven plans for certain properties
- **8** Parcel Groups Remain for Disposition
 - First group sold to William Lyon Homes for SoHay Development

Caltrans Agreement

Timeline

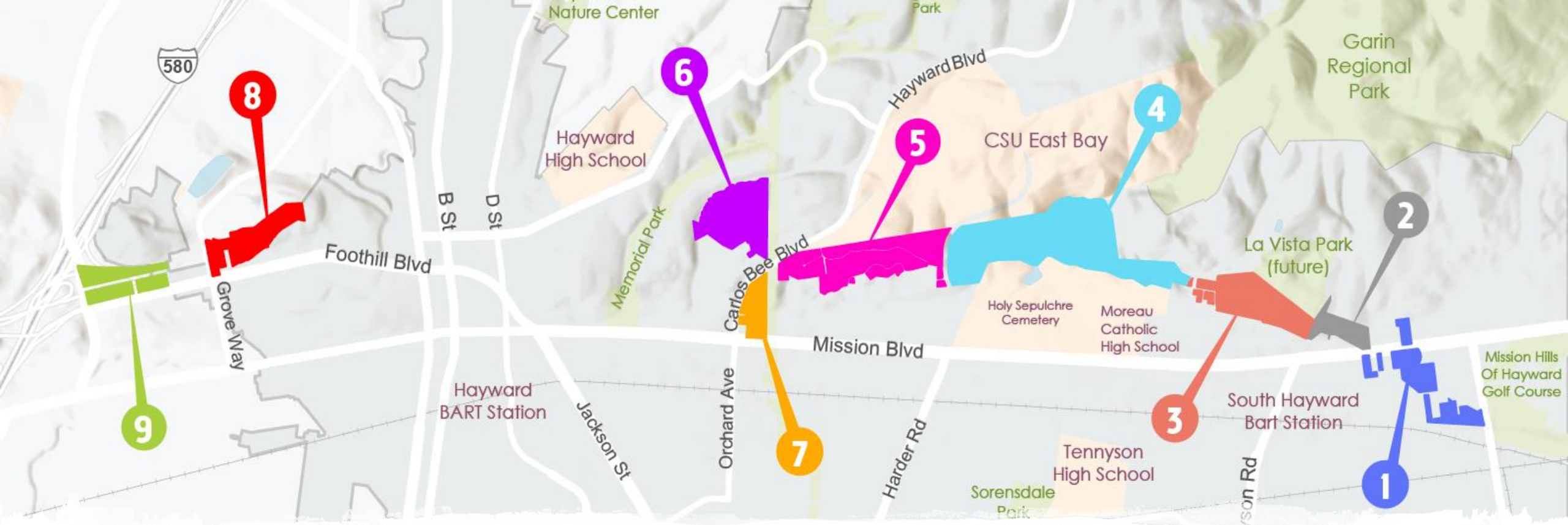
- Provides city with 6 years to acquire and resell the 10 parcel groups
- 4 years remaining to January 2022 deadline

Parcel Groups

- Two Parcel Groups (1 & 10) sold
- Four Parcel Groups under contract (2-4, 7)
- Remaining 4 Groups Require Analysis & Pre-planning (5-6, 8-9)

Proceeds

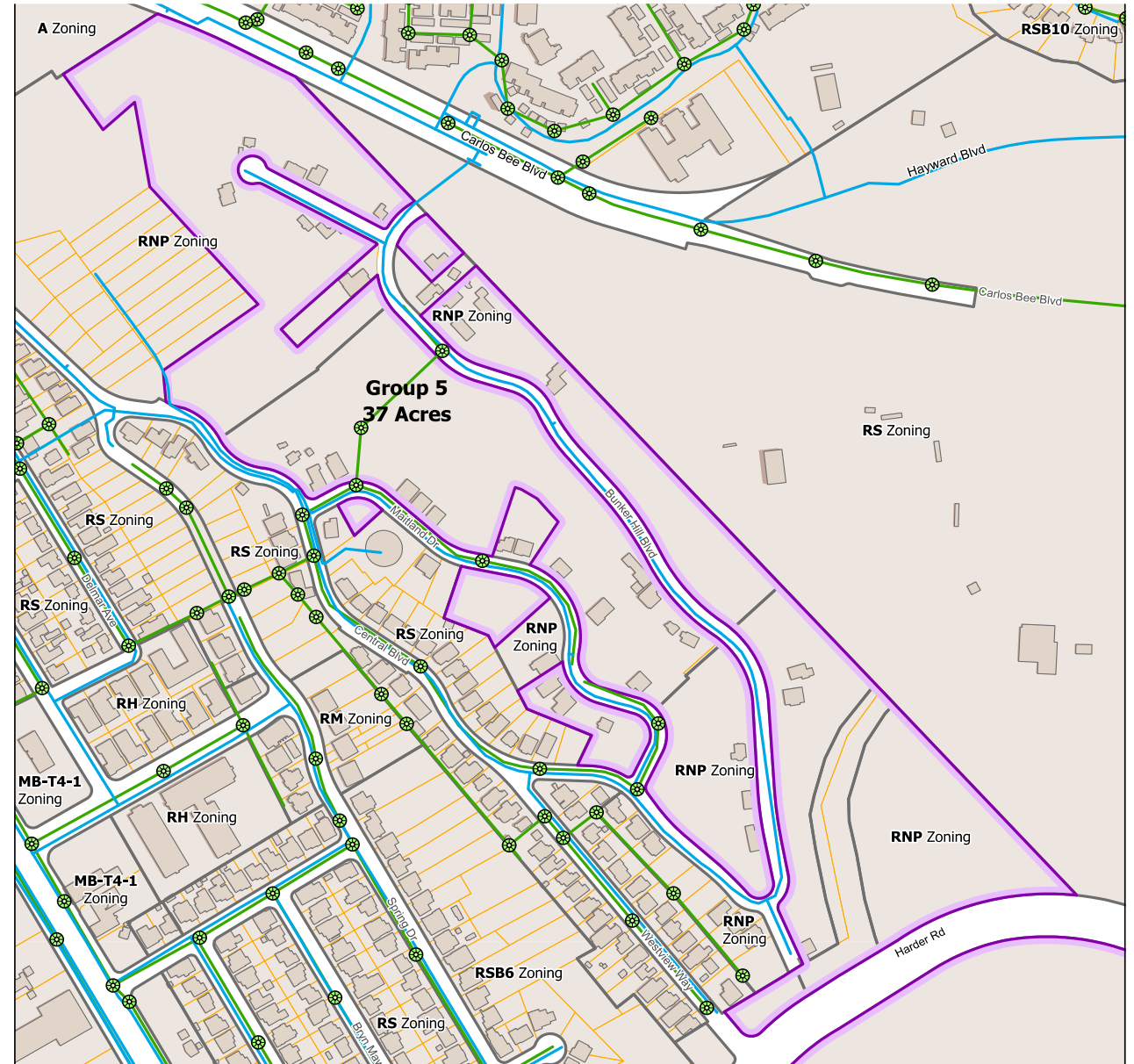
- Sales proceeds within appraised value allocated to Caltrans transportation fund
- Excess sale proceeds above appraised value to be allocated to city for public benefit



Caltrans Agreement Parcel Groups

Bunker Hill Property Overview

- Approximately 37 Acres
- Existing Residential Nature Preserve Zoning
 - 1-4.3 units per net acre
- Portions Lack Access to Infrastructure
- Adjacent to Hayward Fault Zone
 - Generally suitable for development
- Traffic Concerns/Need for Emergency Vehicle Access (EVA) Easement



Program Goals and Objectives

1. Eliminate blight in neighborhoods
2. Provide for the cohesive, productive use of land
3. Sell property groups in excess of Caltrans purchase price
4. Use value of the land to fund key public benefits within and nearby the parcel groups (e.g. upgraded infrastructure, park/trail amenities)

Draft Approach and Timeline

Est. Timeframe	Activity
Late 2018	Meet with immediate community stakeholders and hold broader community meeting (remaining parcel groups).
Early 2019	Continue Design Workshop planning process and present draft Parcel Plans for review by community, developers/investors, CEDC and City Council. Hold community meeting.
Early to Mid 2019	Modify Parcel Plans based on community feedback and obtain approval on Parcel Plans and any master entitlements from City Council.
Mid 2019 through Early 2022	Issue Request for Proposals and enter into development agreements from qualified developers for community driven Parcel Plans.
2020-2022	Selected developers prepare and finalize detailed site plans consistent with already approved Parcel Plans.

Questions & Comments?

1. What is it that you love about the character of your neighborhood today? What are things that could be improved?
2. If new development were planned for the Parcel 5 area, what do you envision to be the character of that new development? What would it include for the new and existing residents? How could it help improve your existing neighborhood?
3. What type of plan(s) should we prepare? Parcel plans or master development plan for all remaining properties?
4. What are the preferred ways you would like to stay involved in the 238 properties process? What other areas other than Parcel 5 do you want to be included in the process for?