

Route 238 Property Development

Overview and Discussion

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Meeting Overview

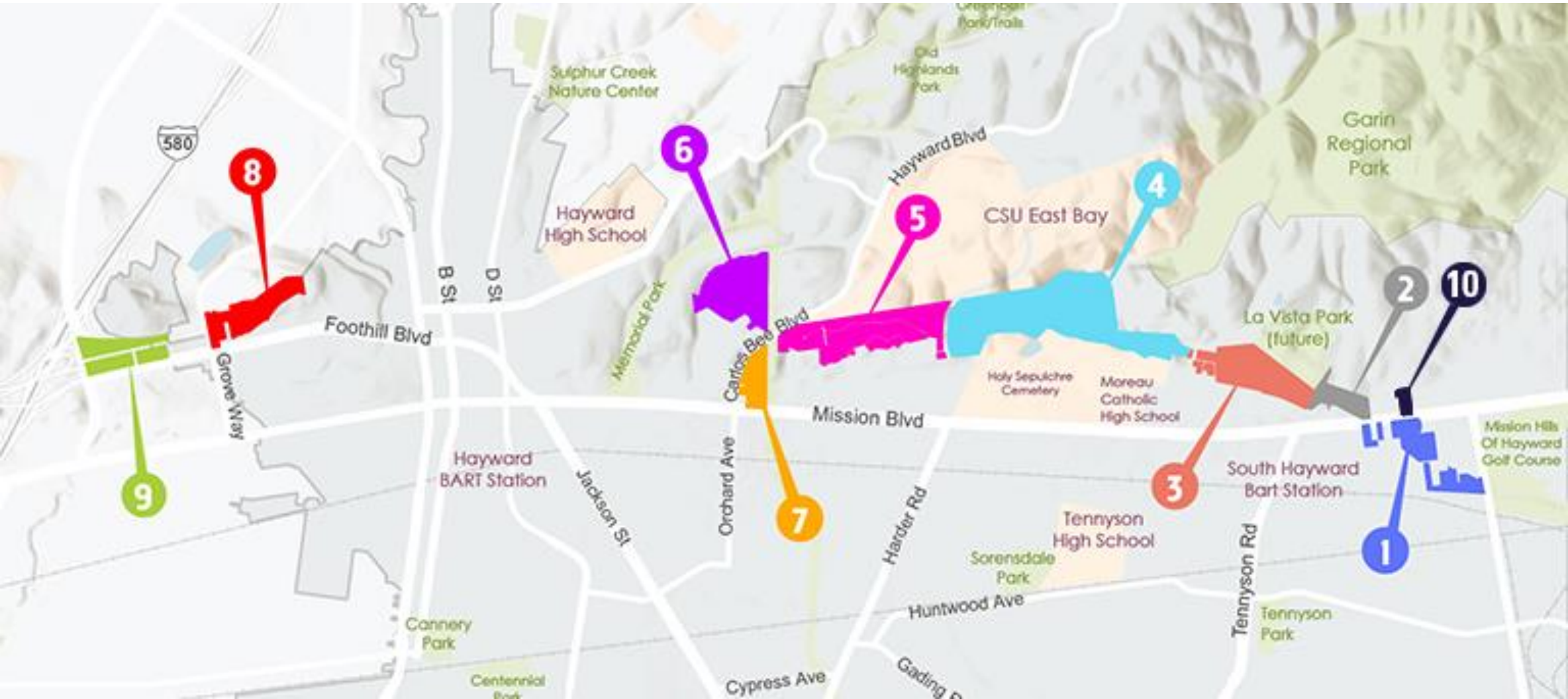
- Property Background
- City Goals and Purpose
- Parcel Groups
 - Property Overview
 - Current Context and Uses
 - Initial Planning Ideas
- Next Steps
- Questions & Discussion in Groups



Route 238 Property Background

- **Mid-1960s** – Over 400 Parcels Purchased by Caltrans for State Route 238 Bypass Project for a 14-mile 238 Corridor Bypass Freeway project
- **2009** – Bypass Project Abandoned, Joint City/County Land Use Study
- **2014** –Hayward 2040 General Plan Approved by City Council
- **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
 - City Has until January 2022 to Acquire and Resell the 10 Parcel Groups
- **2017** – Agreement with Design Workshop to Prepare Community-Driven Plans for Selected Properties

Route 238 Parcel Groups



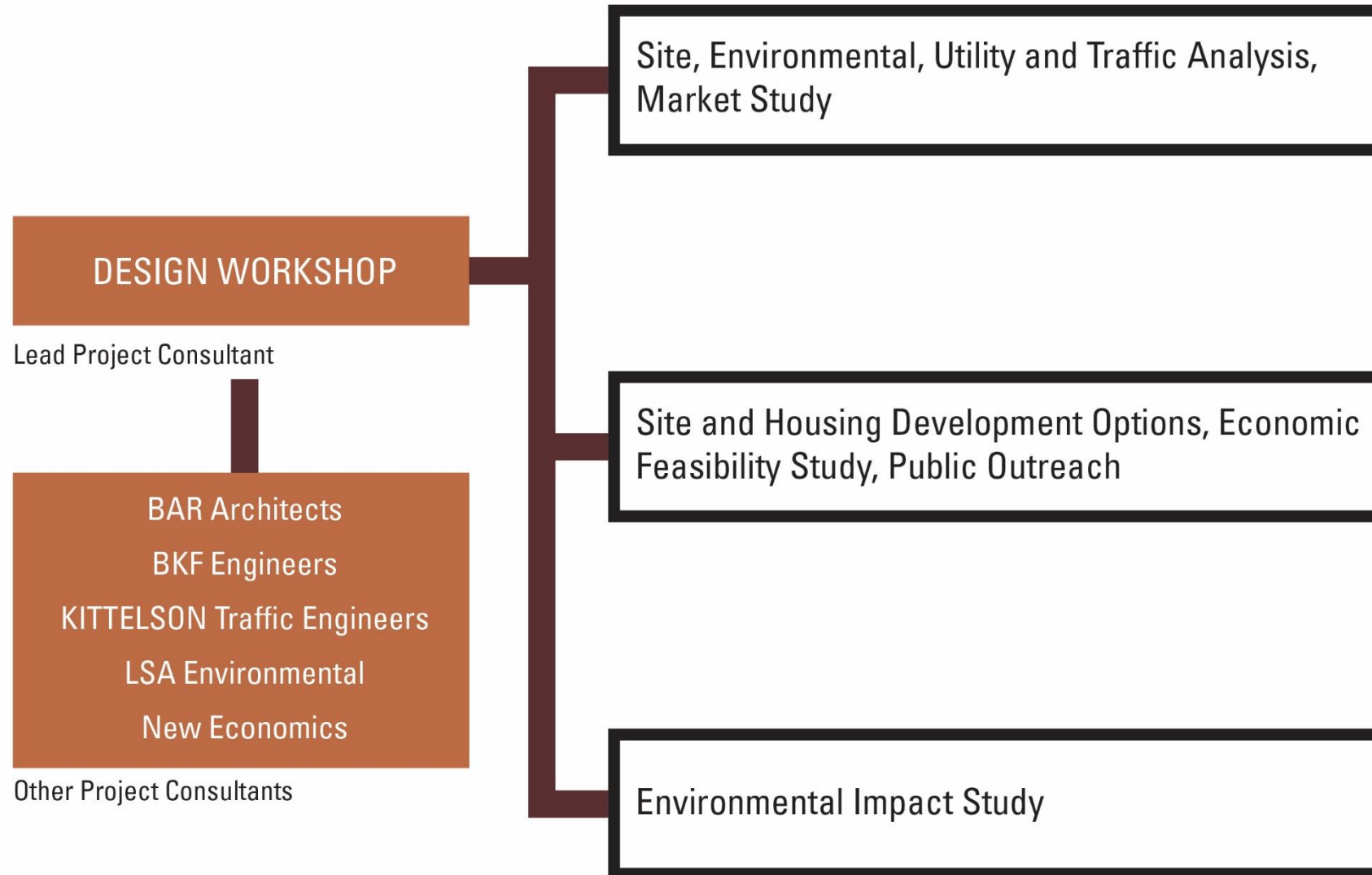
City Goals and Purpose

- Eliminate blight in neighborhoods
- Facilitate the cohesive, productive use of land driven by community vision
- Revenue from property sales to exceed purchase price from Caltrans
- Sale price to provide funding for key public benefits (e.g., open space, public transportation, trails, affordable housing, etc.)

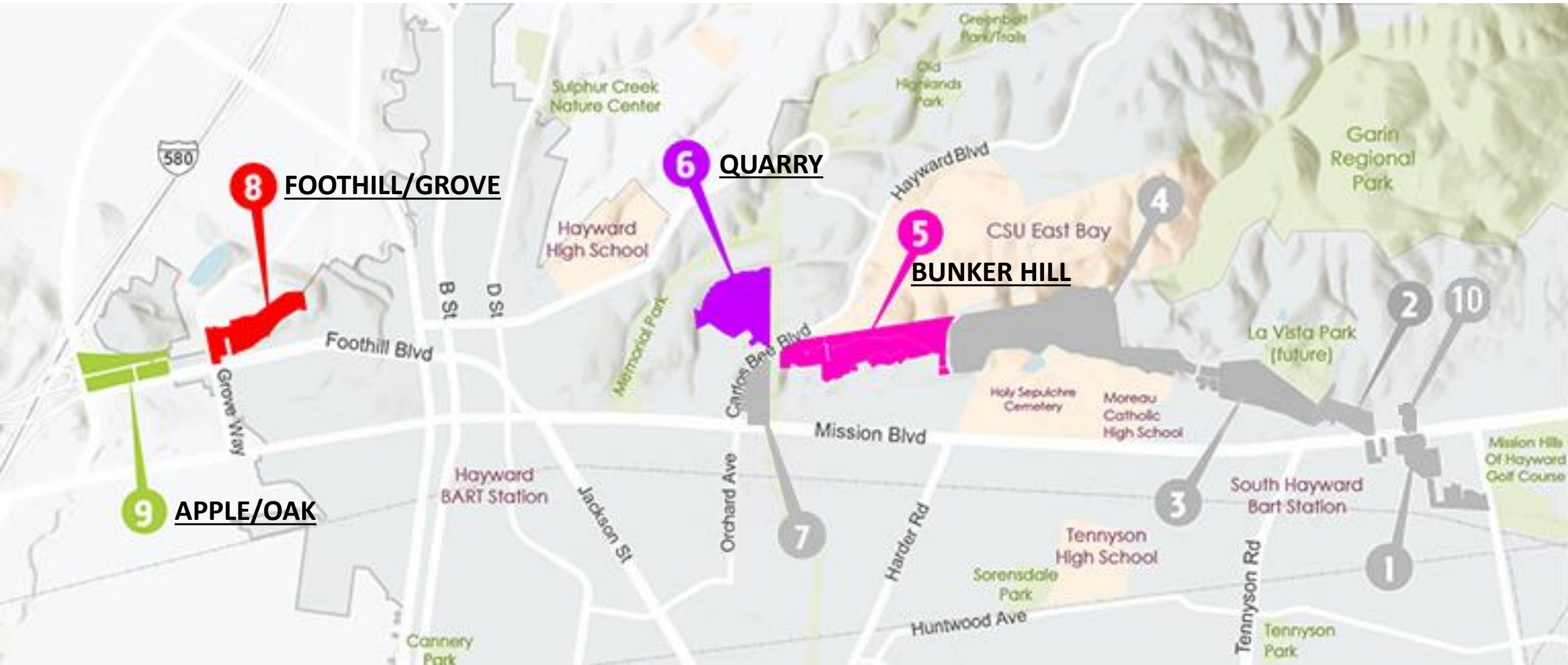
Parcel Group Status

PARCEL GROUP	STATUS	INTENDED DEVELOPMENT
1 & 10	Sold	472 Market Rate & Affordable Condominiums, Apartments; 20,000 sq.ft. Commercial; 2.4 ac. Park
2	Under Negotiations	Multi-Family Market Rate and Affordable Residential, Mixed Use Commercial
3	Under Negotiations	Affordable Multi-Family Residential plus Charter School
4	Under Negotiations	Deed Restricted Open Space, 4 Single Family Homes
7	Under Negotiations	Brand Name New Auto Dealership
5	Pre-Planning	Market Rate and Affordable Single Family Homes
6	Pre-Planning	Market Rate and Affordable Multi-Family Residential
8	Pre-Planning	Market Rate and Affordable Multi-Family Residential
9	Pre-Planning	Market Rate and Affordable Multi-Family Residential

Project Team



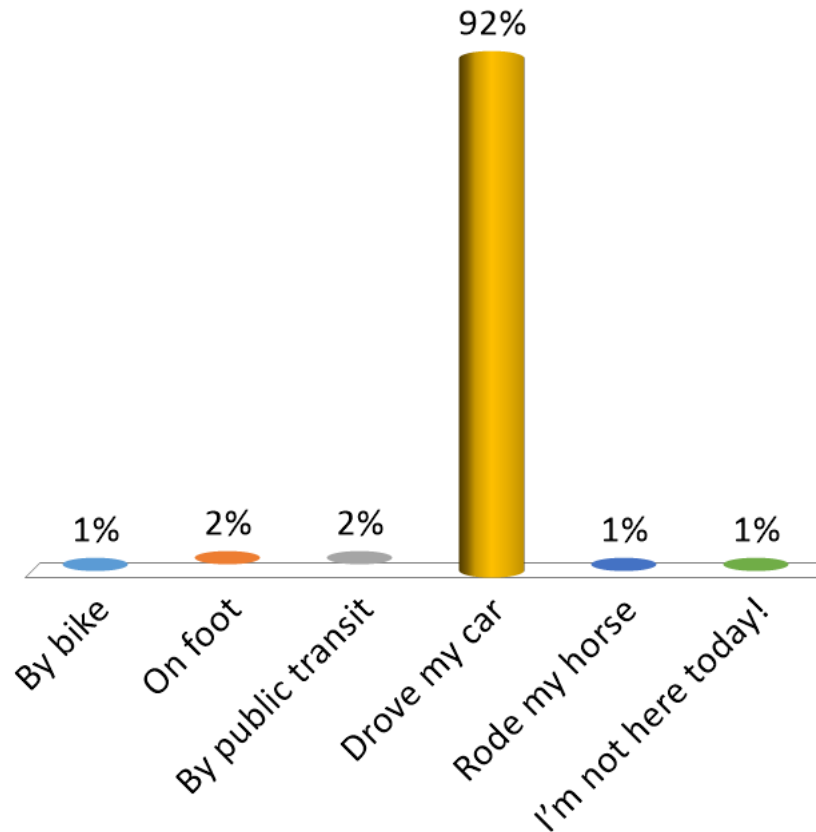
Parcel Groups under Current Study



Test Question
Question #0

How did you get here today? (select one answer)

1. By bike
2. On foot
3. By public transit
4. Drove my car
5. Rode my horse
6. I'm not here today!

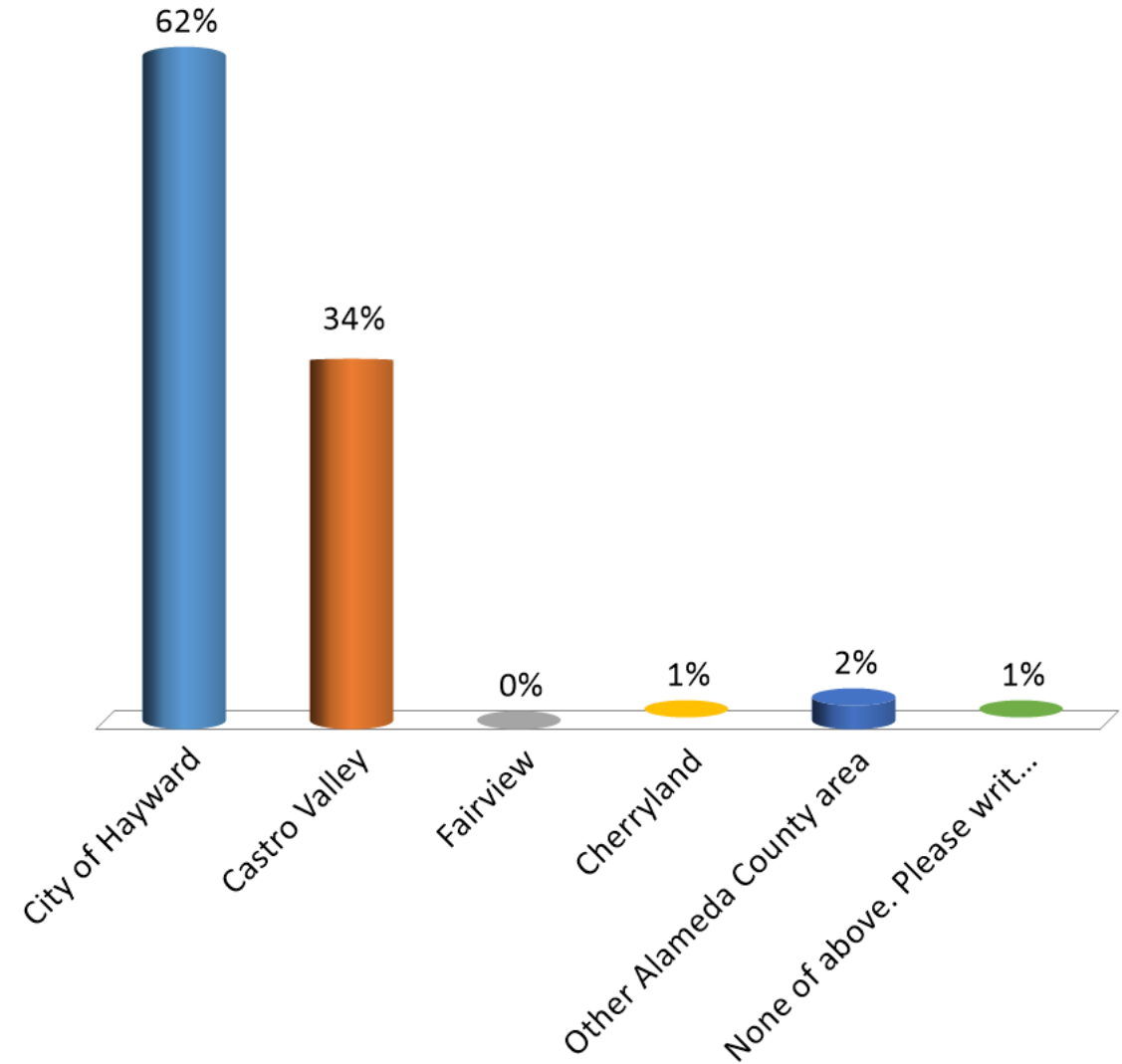


Do you have a red or green light?
If not, raise your hand and we will bring you a new clicker.

Question #1

Where are you from?

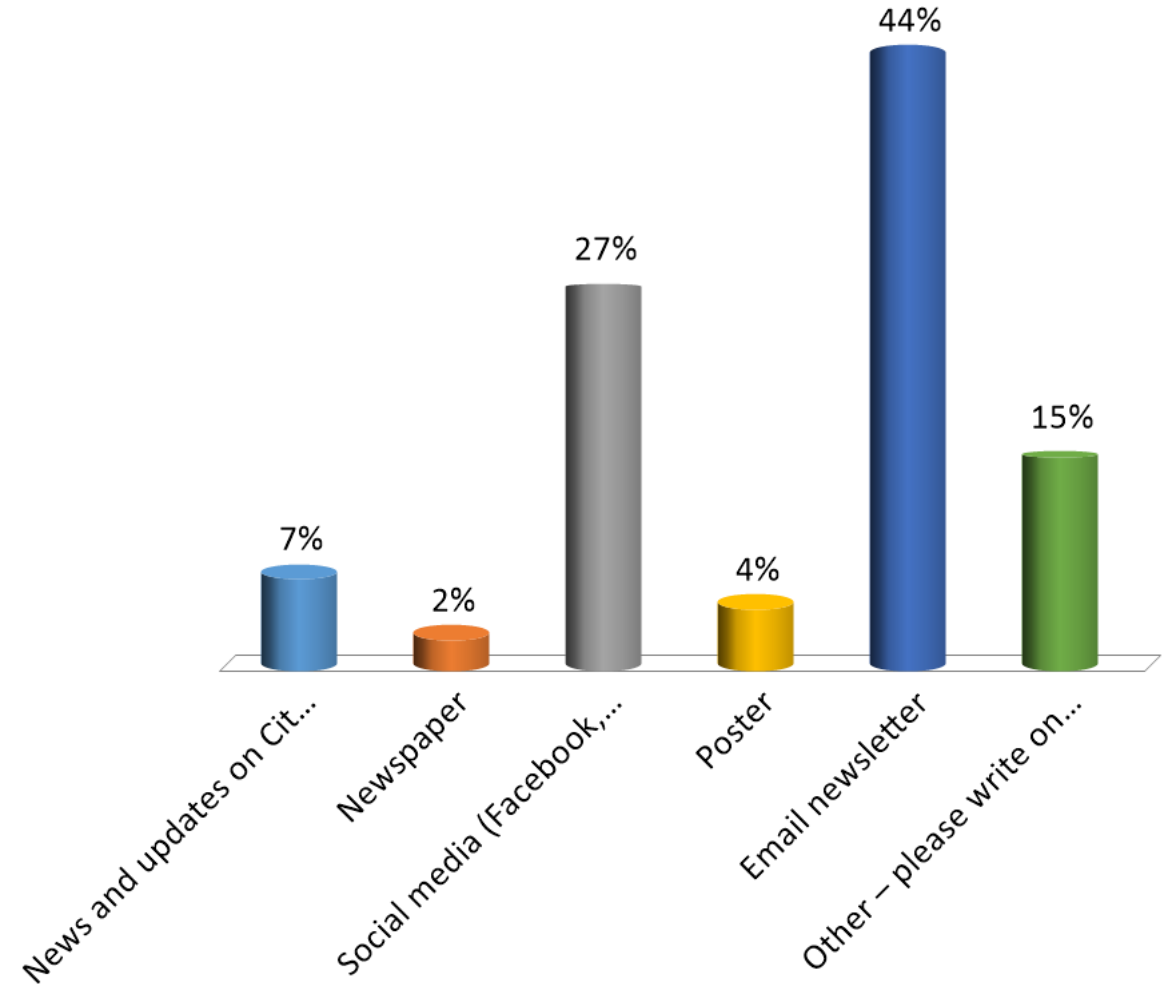
1. City of Hayward
2. Castro Valley
3. Fairview
4. Cherryland
5. Other Alameda County area
6. None of above. Please write on your comment card

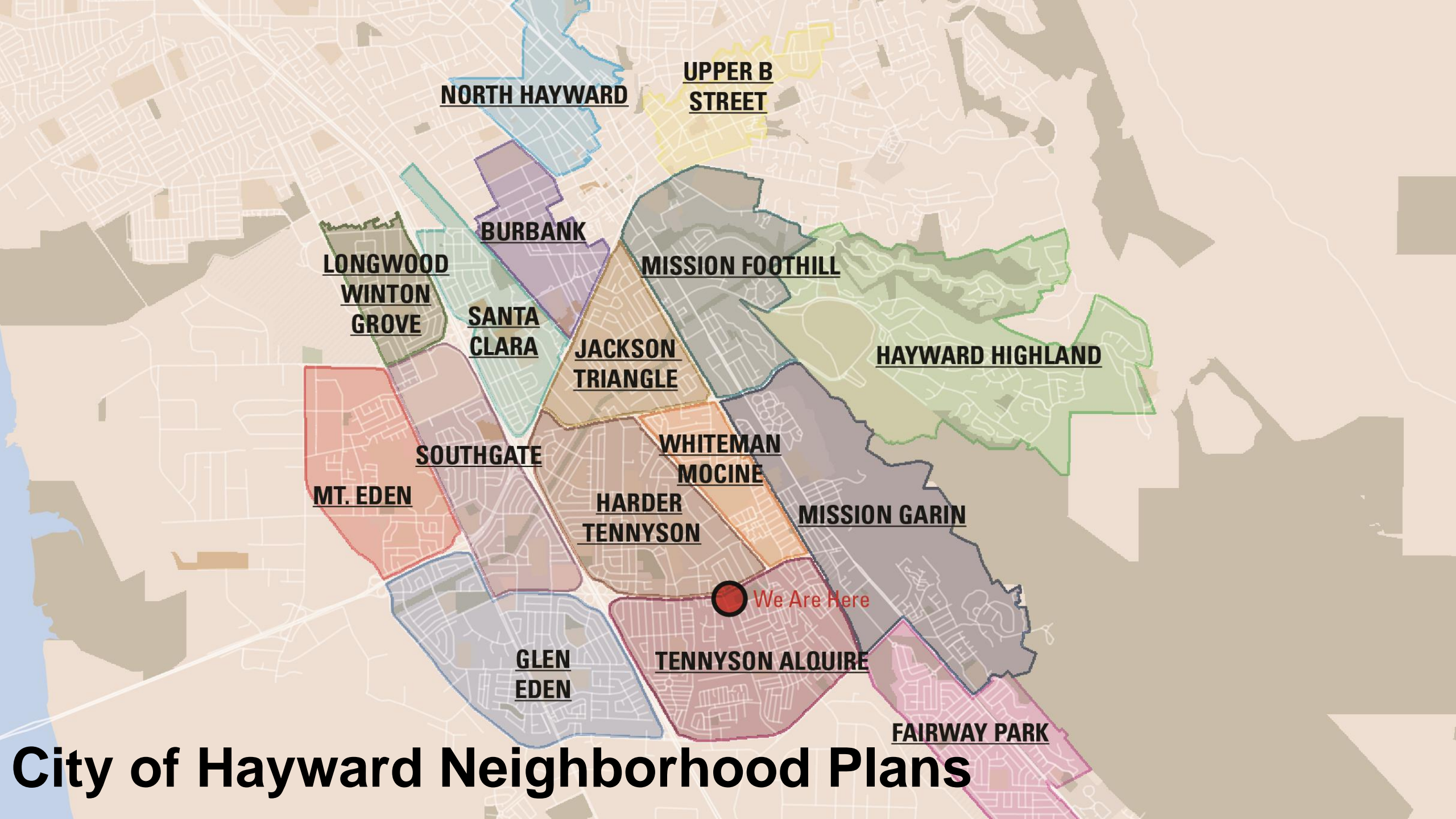


Question #2

How did you find out about the meeting tonight?

1. News and updates on City's website
2. Newspaper
3. Social media (Facebook, tweeter, Instagram, etc.)
4. Poster
5. Email newsletter
6. Other – please write on your comment card





NORTH HAYWARD

UPPER B STREET

BURBANK

MISSION FOOTHILL

**LONGWOOD
WINTON
GROVE**

**SANTA
CLARA**

**JACKSON
TRIANGLE**

HAYWARD HIGHLAND

MT. EDEN

SOUTHGATE

**WHITEMAN
MOCINE**

**HARDER
TENNYSON**

MISSION GARIN

We Are Here

**GLEN
EDEN**

TENNYSON ALQUIRE

FAIRWAY PARK

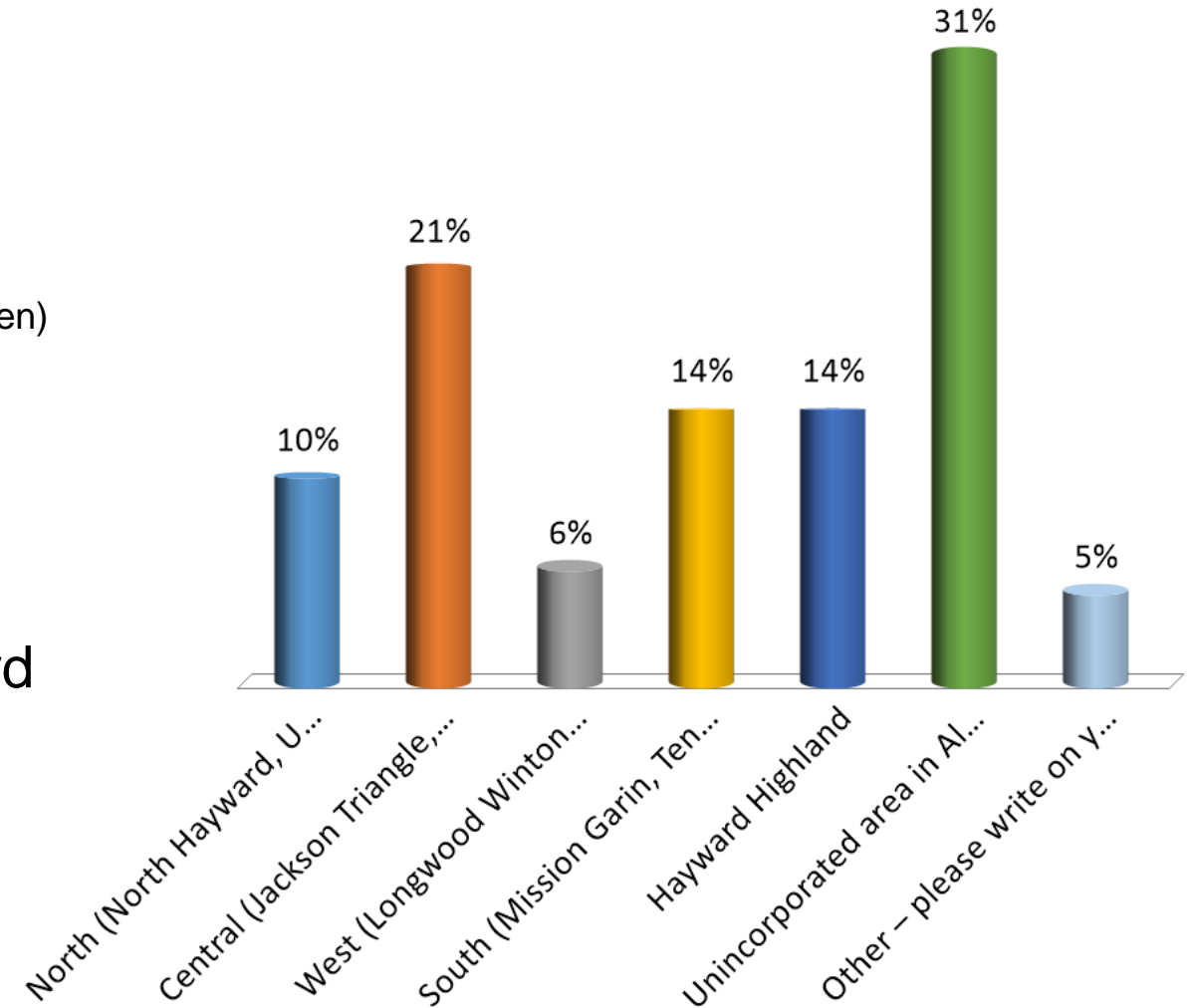
City of Hayward Neighborhood Plans

Question #3

If you live in Hayward, which neighborhood are you from?

(select one answer)

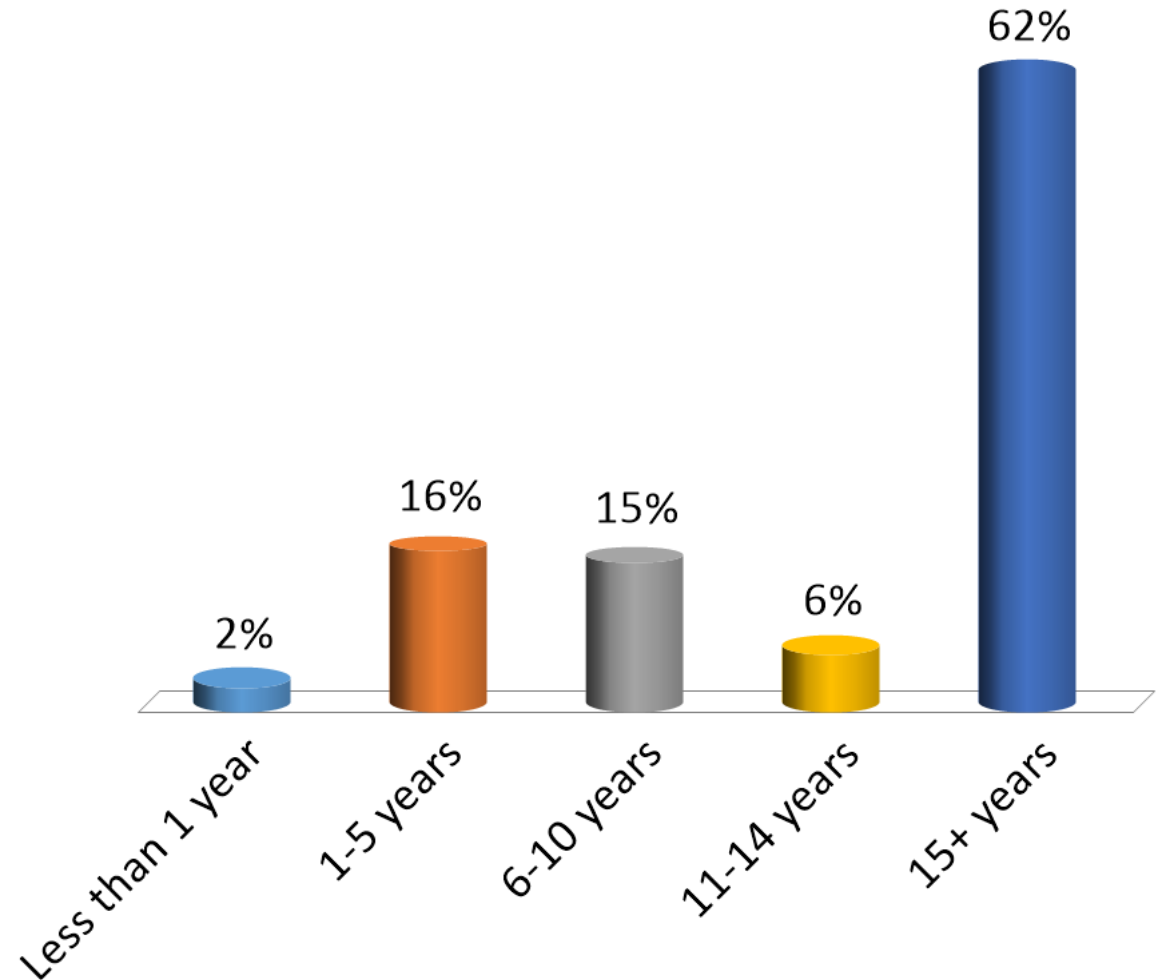
1. **North** (North Hayward, Upper B Street, Burbank, Santa Clara)
2. **Central** (Jackson Triangle, Mission Foothill, Whitman, Harder Tennyson)
3. **West** (Longwood Winton Grove, Southgate, Mt. Eden, Glen Eden)
4. **South** (Mission Garin, Tennyson Alquire, Fairway Park)
5. **Hayward Highland**
6. **Unincorporated area in Alameda County**
7. **Other – please write on your comment card**



Question #4

How long have you lived in Hayward/Alameda County?

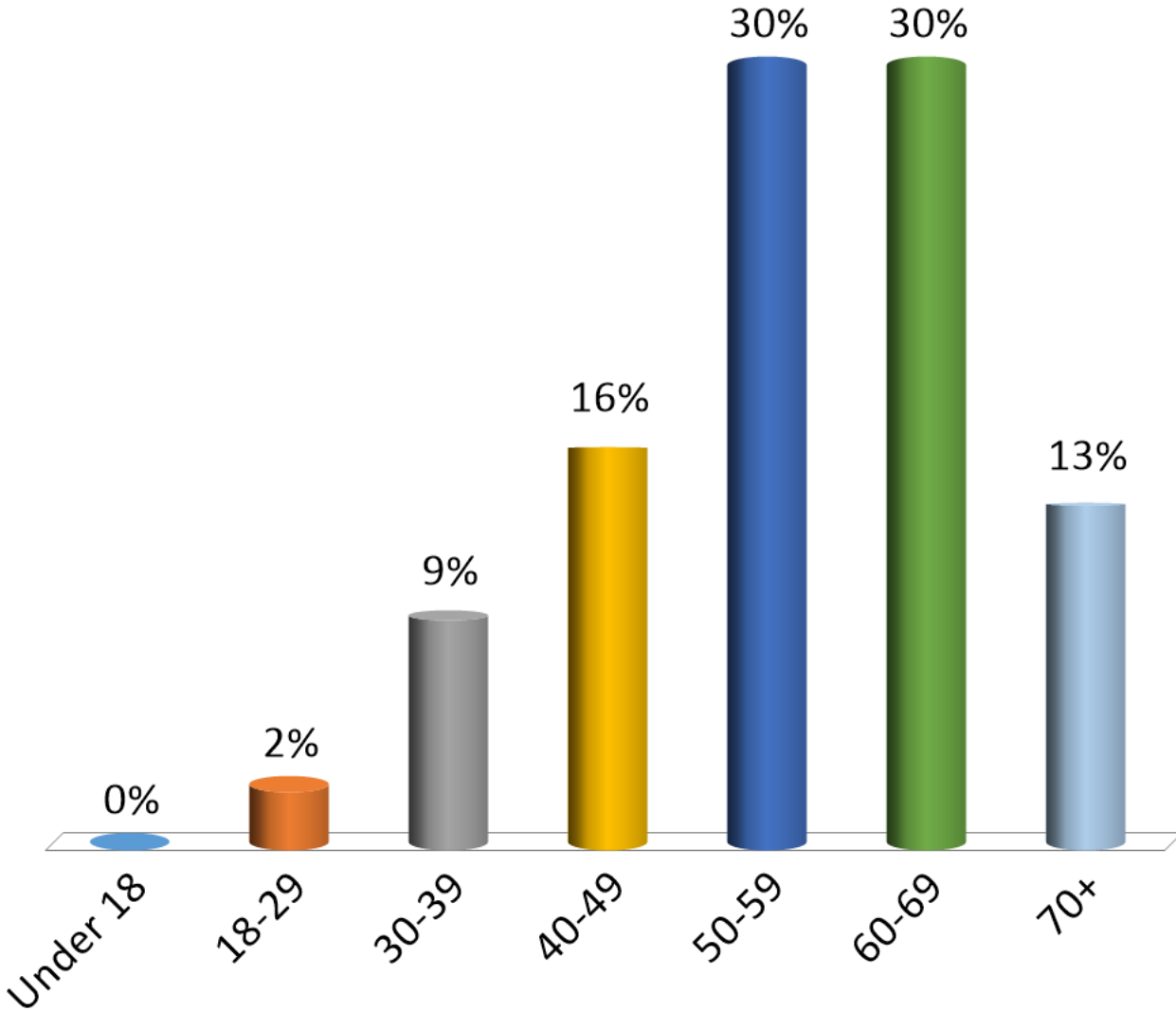
1. Less than 1 year
2. 1-5 years
3. 6-10 years
4. 11-14 years
5. 15+ years



Question #5

How old are you?

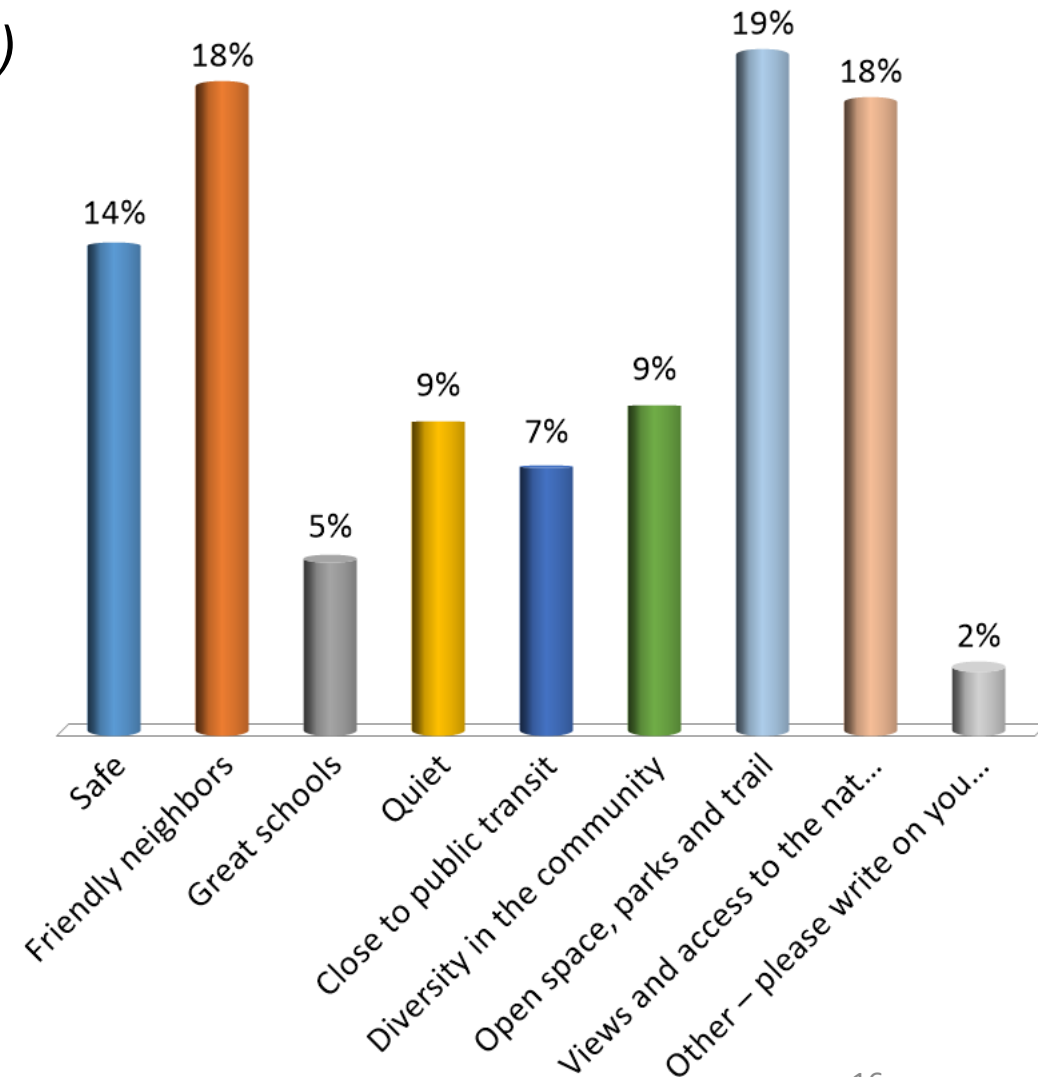
- 1. Under 18
- 2. 18-29
- 3. 30-39
- 4. 40-49
- 5. 50-59
- 6. 60-69
- 7. 70+



Question #6

What characteristic of the neighborhood do you like the most? *(choose up to 3 answers)*

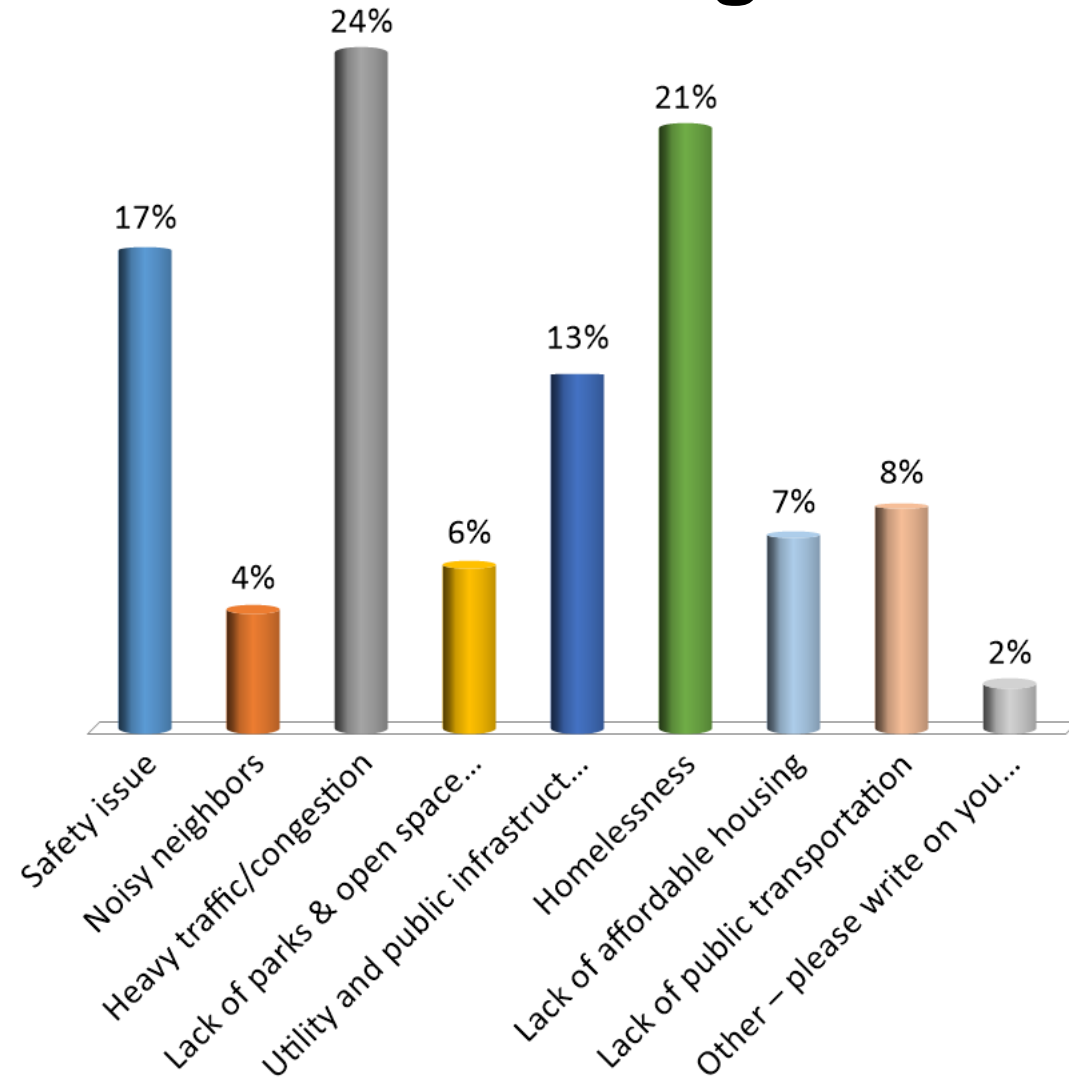
1. Safe
2. Friendly neighbors
3. Great schools
4. Quiet
5. Close to public transit
6. Diversity in the community
7. Open space, parks and trail
8. Views and access to the nature
9. Other – please write on your comment card



Question #7

What are the challenges your neighborhood is facing today? *(choose up to 3 answers)*

1. Safety issue
2. Noisy neighbors
3. Heavy traffic/congestion
4. Lack of parks & open space and trails
5. Utility and public infrastructure need maintenance
6. Homelessness
7. Lack of affordable housing
8. Lack of public transportation
9. Other – please write on your comment card



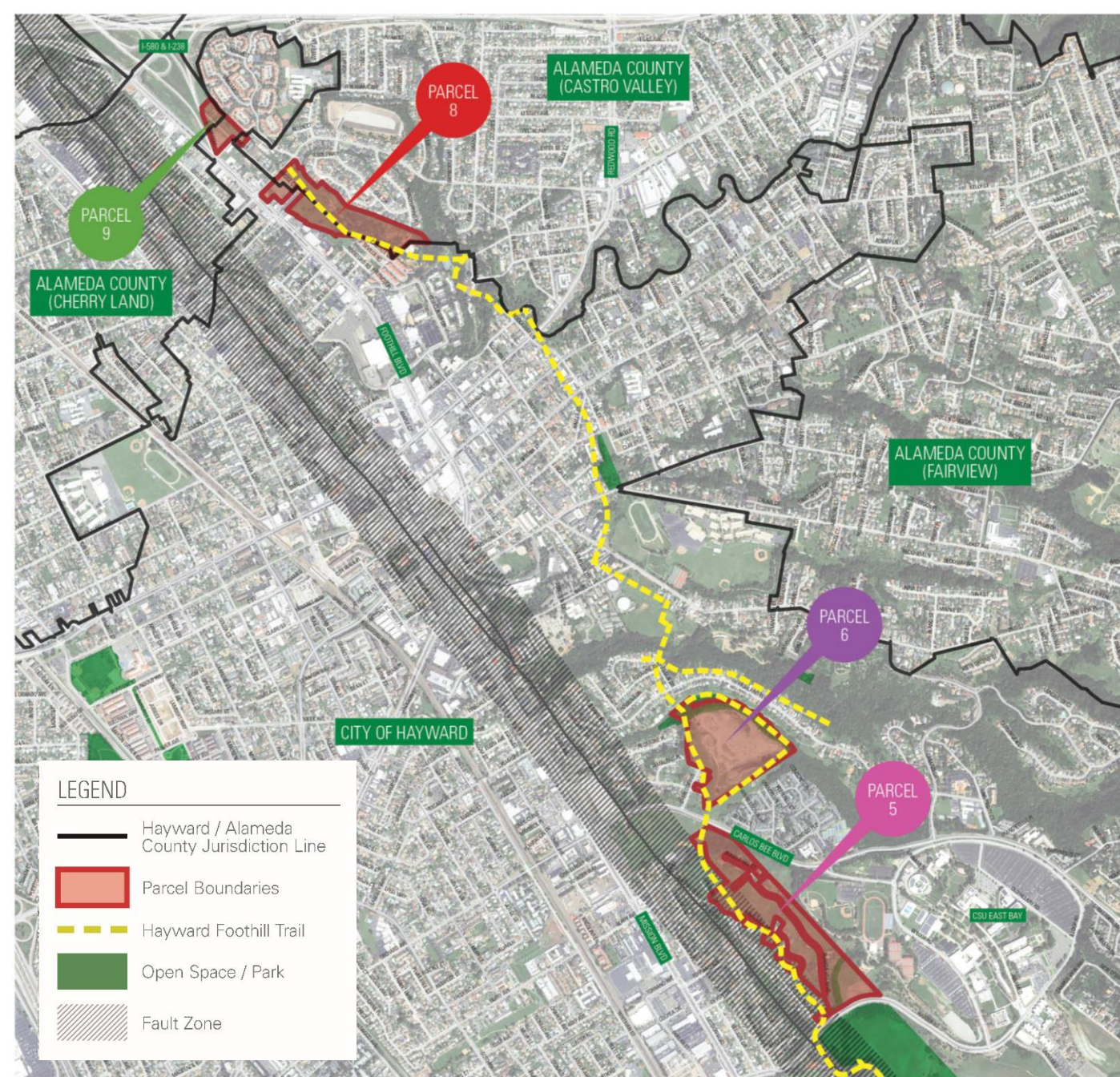
Route 238 Property Development Opportunities and Constraints

Assets and Opportunities

- Existing open space and creek habitat
- Hayward Foothill Trail
- View corridors
- Large developable land areas
- Adjacent to existing neighborhoods, infrastructure and transit

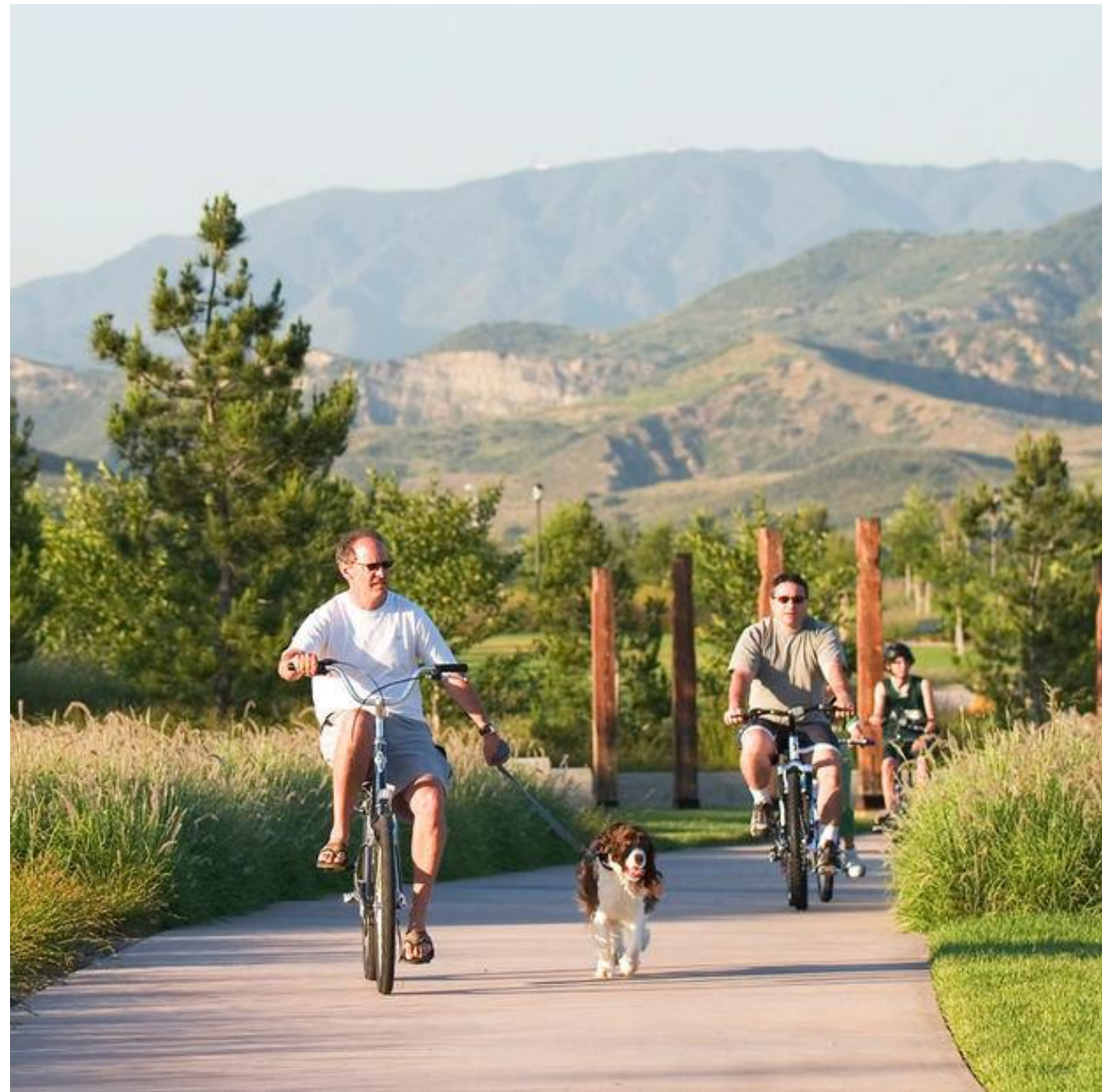
Constraints

- Fault trace and fault zone
- Steep slope and unstable soil
- Wetlands
- Street access and circulation
- Jurisdictional boundaries



Potential Public Benefits

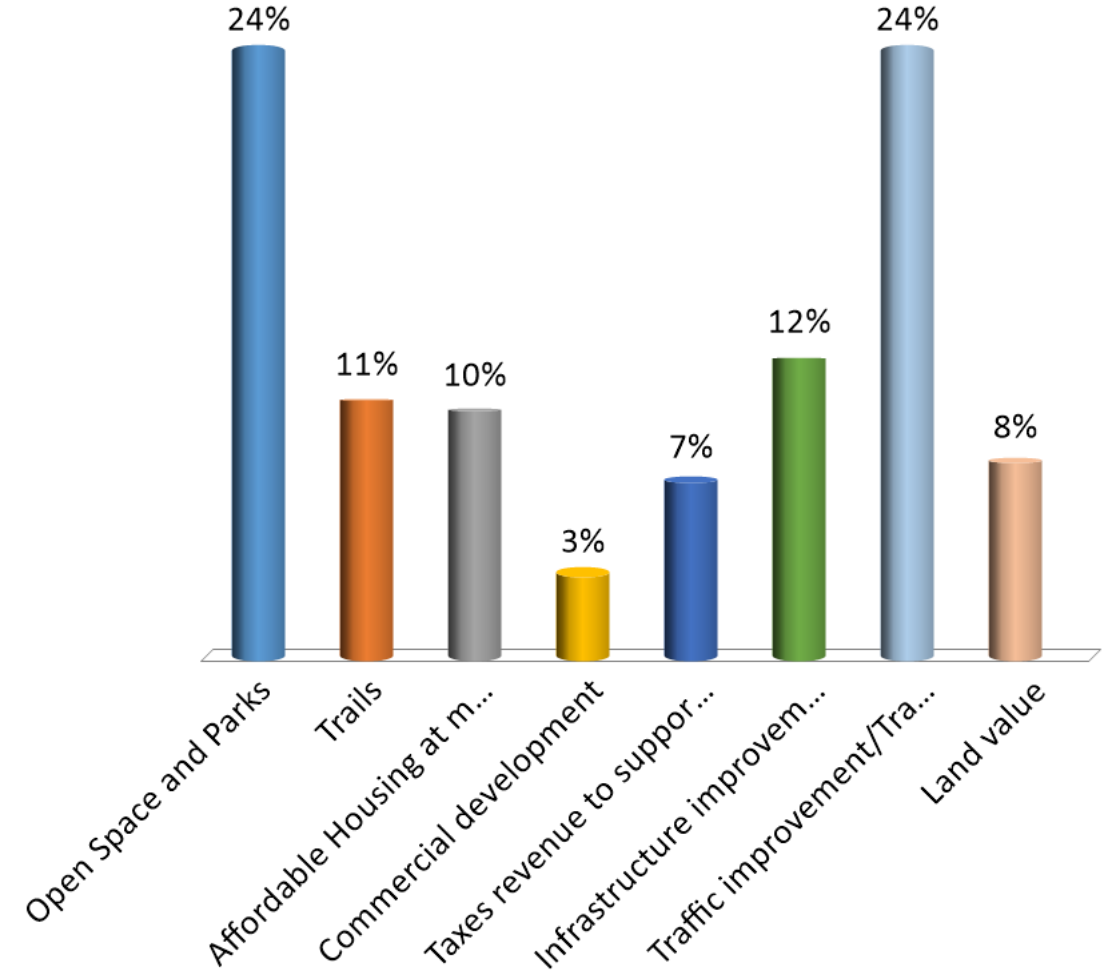
- Open space
- Hayward Foothill Trail
- New Neighborhood Parks
- Affordable Housing at Varying Income Levels
- Mix of New Rental and For-Sale Units
- New Commercial Space and Job Creation
- Sales and Property Taxes to Support Ongoing City Services
- Improved Infrastructure
- Improved Traffic Circulation and Emergency Vehicle Access
- Excess Land Value to Address City Policy Issues



Question #8

Among all potential public benefits above, which one is most important to you? *(Choose up to 3 answers)*

1. Open Space and Parks
2. Trails
3. Affordable Housing at multiple income levels
4. Commercial development
5. Taxes revenue to support public services
6. Infrastructure improvement
7. Traffic improvement/Traffic Calming
8. Land value



Parcel Group 5 - Bunker Hill Property



Bunker Hill Property Overview

- Parcel area = 37.22 acres
- Currently zoned as 'Residential Nature Preserve'
- Primary allowed use is **low density residential development**
- Property constraints include steep slope, limited access, and fault zone



Bunker Hill Property Current Context and Uses

- Residential homes (some are vacant)
 - Current tenants in process of moving
 - 18 buildings to be demolished early 2019
- Large open space covered with mature trees
 - Steep terrain with premium views to the Bay
- Existing formal and informal trails
- Small creek on south of the property that flows into Zeile Creek
- Adjacent to CSU Eastbay campus and low density community
- Some streets lack of storm/sewer infrastructure
- Emergency vehicle access



Bunker Hill Property Initial Planning Ideas

- Low density single family residential
- Moderate income affordable housing
- Ridgeline trail/access to CSUEB
- Development of Hayward Foothill Trail
- Preservation of existing view corridors and open spaces
- New infrastructure and utility improvements
- Address circulation issues and emergency vehicle access



Parcel Group 6 – Quarry Property



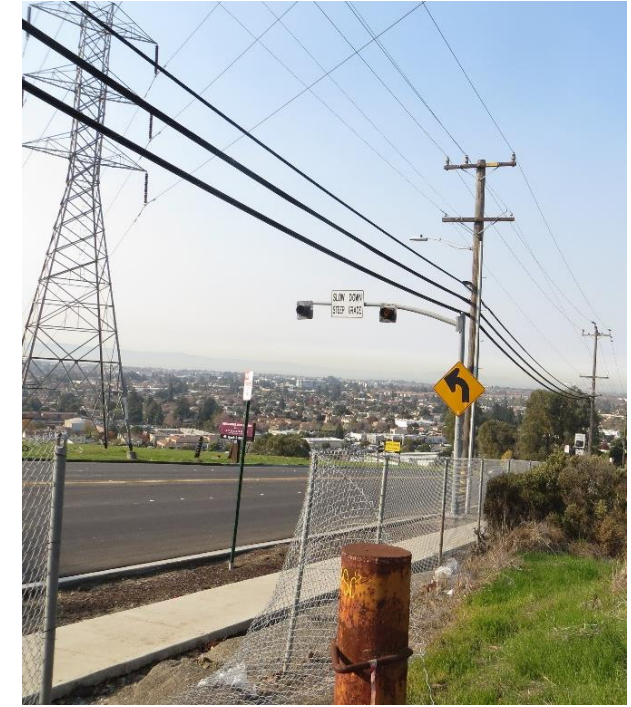
Quarry Property Overview

- Parcel area = 29.42 acres
- Currently zoned as 'Sustainable Mixed Use up to 100 DU per net acre'
- Primary allowed use is **medium to high density multi-family residential**
- Property development constraints include creek and riparian forest, limited access, steep quarry face.



Quarry Property Current Context and Uses

- Steep quarry face with centralized flat land
- Ward creek branch to the north with riparian forest
- Adjacent to PG&E transmission easement
- Roadway access improvements required for future development



Quarry Property Initial Planning Ideas

- Mix of townhomes and multi-family
- Small-scale retail and commercial space
- Consistency with existing zoning
- Mix of ownership and rental affordable housing
- Sustainable neighborhood (e.g., LEED Neighborhood Development)
- Aggressive transportation strategies
- Development financed transit options
- Designated open space, active onsite parks
- Development of Hayward Foothill Trail

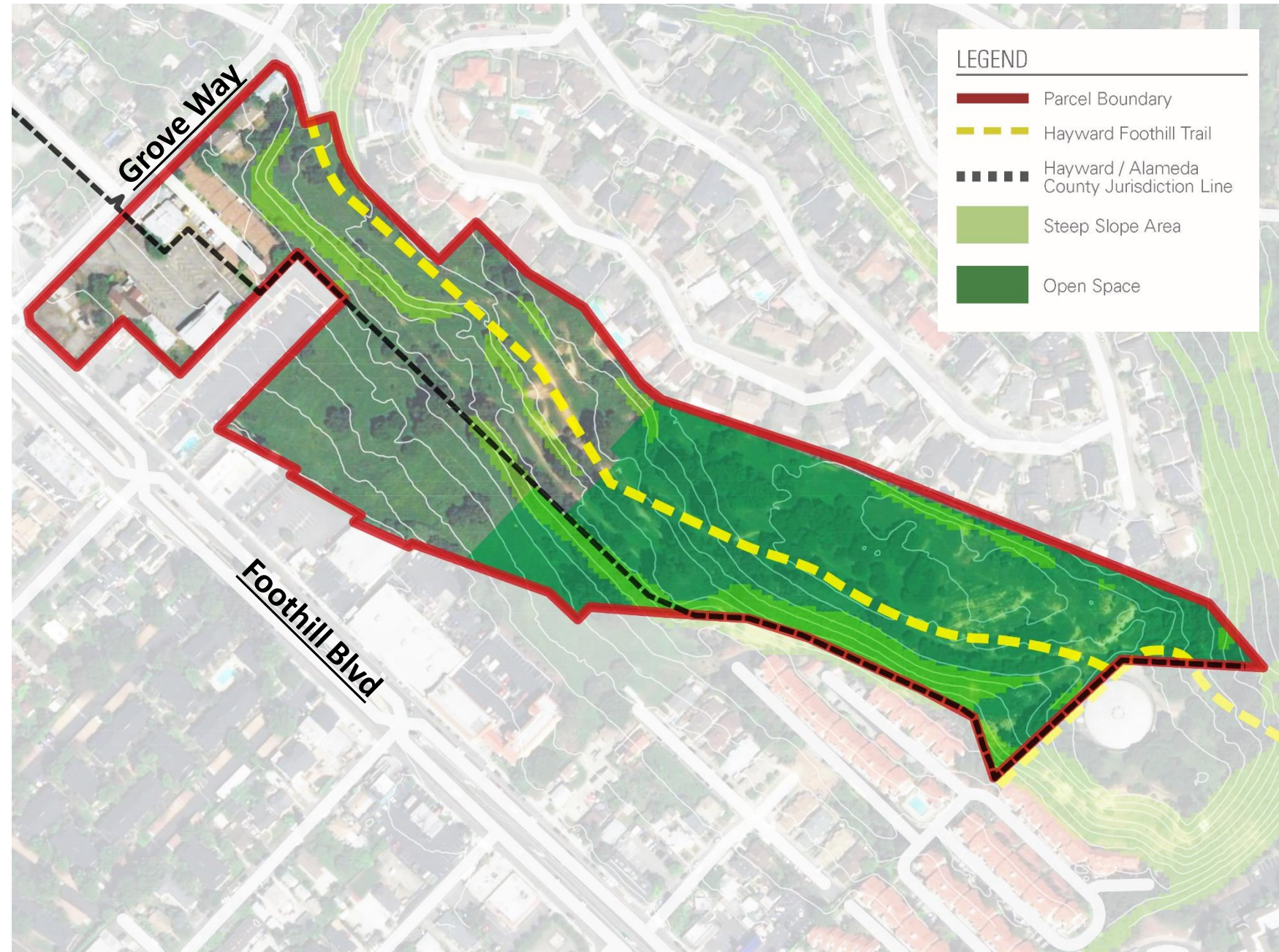


Parcel Group 8 – Foothill/Grove Property



Foothill/Grove Overview

- Parcel area = 18.86 acres
- 13.26 acres in Alameda County
- Currently zoned as 'General Commercial, Medium Density Residential, and Neighborhood Commercial/Residential'
- Primary allowed use is **multifamily residential and commercial**
- Property development constraints include steep slope, limited access, and designated open space land.



Foothill/Grove Property Context and Uses

- Vacant land, limited onsite utility infrastructure
- Single access from Grove Way
- 3 existing buildings along Grove way demolished.
 - Existing tenants required to move
- Large open space with mature trees east end of the property
- Good views to the Bay
- Adjacent to medium/high density residential area and Carlos Bee park

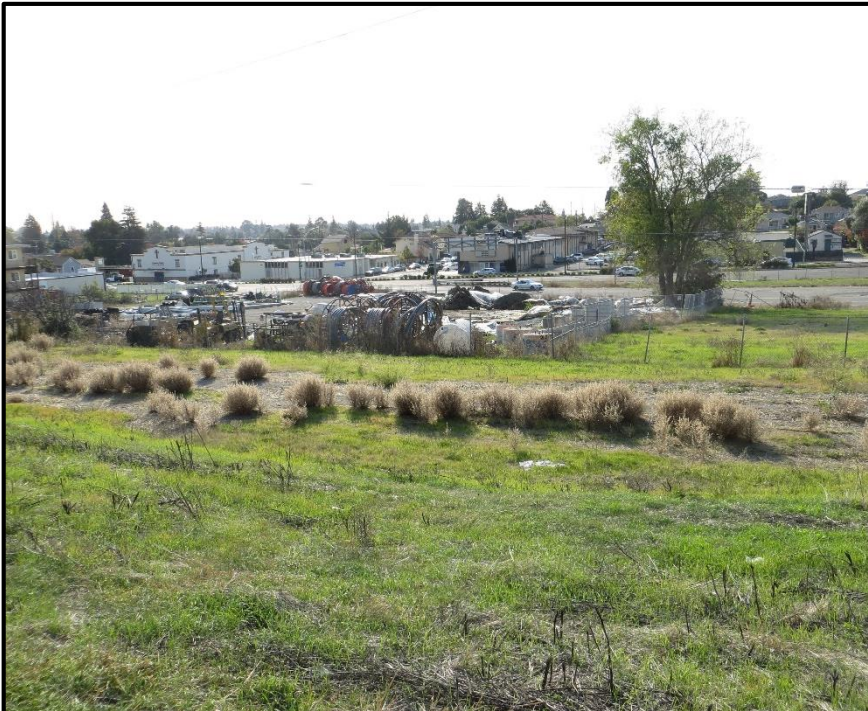


Foothill/Grove Initial Planning Ideas

- Mix of townhomes and multi-family mixed use
- Mix of ownership and rental affordable housing
- Small-scale retail and commercial space
- Designated open space
- Development of Hayward Foothill Trail
- Consistency with County General Plan
- Clear service provision across jurisdictional boundaries



Parcel Group 9 – Apple/Oak Property



Apple/Oak Property Overview

- Parcel area = 4.26 acres
- 1.59 acres in Alameda County
- Currently zoned as 'Commercial Office, High Density Residential, and Public Facility'
- Primary allowed use is **multifamily residential and office**
- Property development constraints include steep slope and limited access



Apple/Oak Property Context and Uses

- Vacant land, limited onsite utility infrastructure
- Limited access, traffic circulation
- Moderate to steep slope
- Adjacent to highway ramp. Existing high density residential development on north of the property



Apple/Oak Property Initial Planning Ideas

- Multi-family housing
- Affordable rental housing
- Possible commercial office or hotel space, if feasible
- Consistency with County General Plan



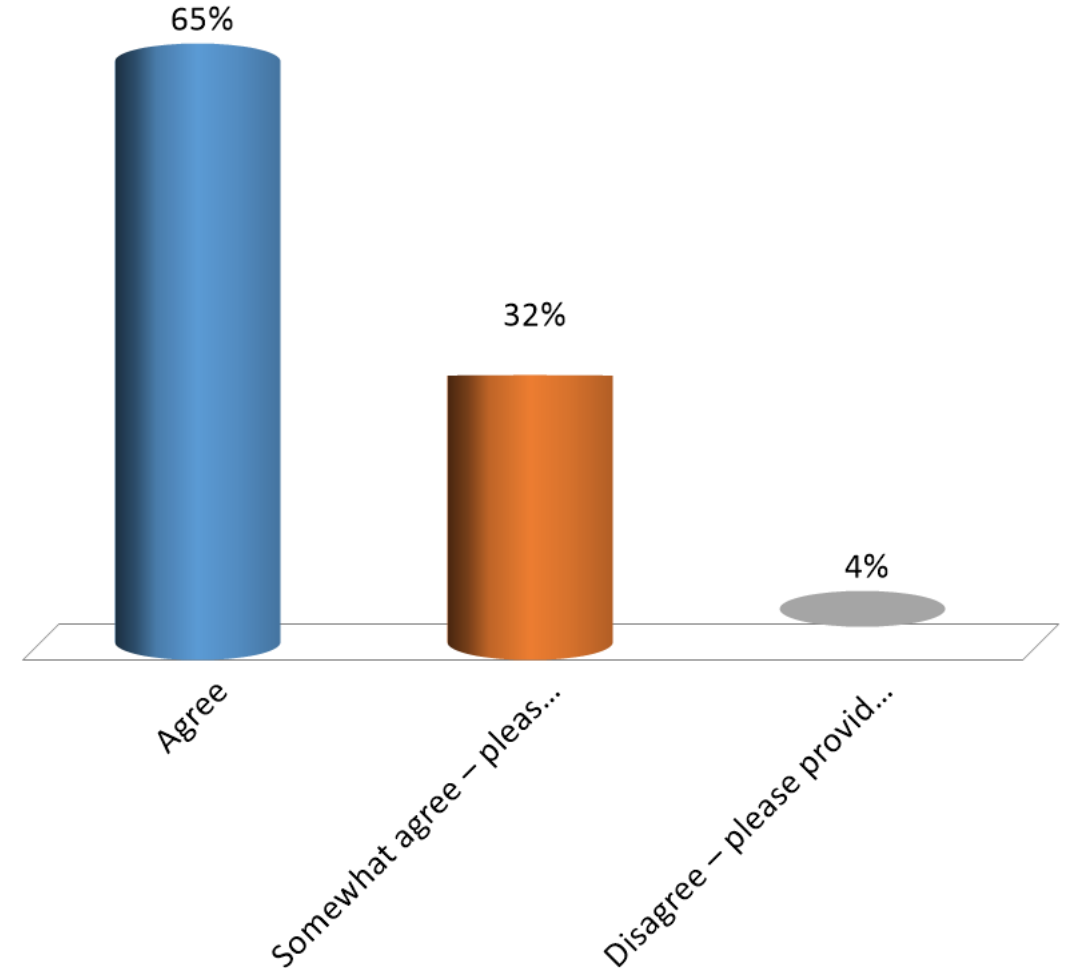
Next Steps and Timeline

Est. Timeframe	Activity
Late 2018	Meet with immediate community stakeholders and hold broader community meeting for remaining parcel groups 5, 6, 8, 9.
Early 2019	Continue Design Workshop planning process and present draft master site plans for review by community, developers/investors, CEDC and City Council. Hold second community meeting.
Early to Mid 2019	Modify master site plans based on community feedback and obtain approval on master site 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 master site plans.
2020-2022	Selected developers prepare and finalize detailed site plans consistent with already approved master site plans.

Question #9

Have you found today's presentation informative?

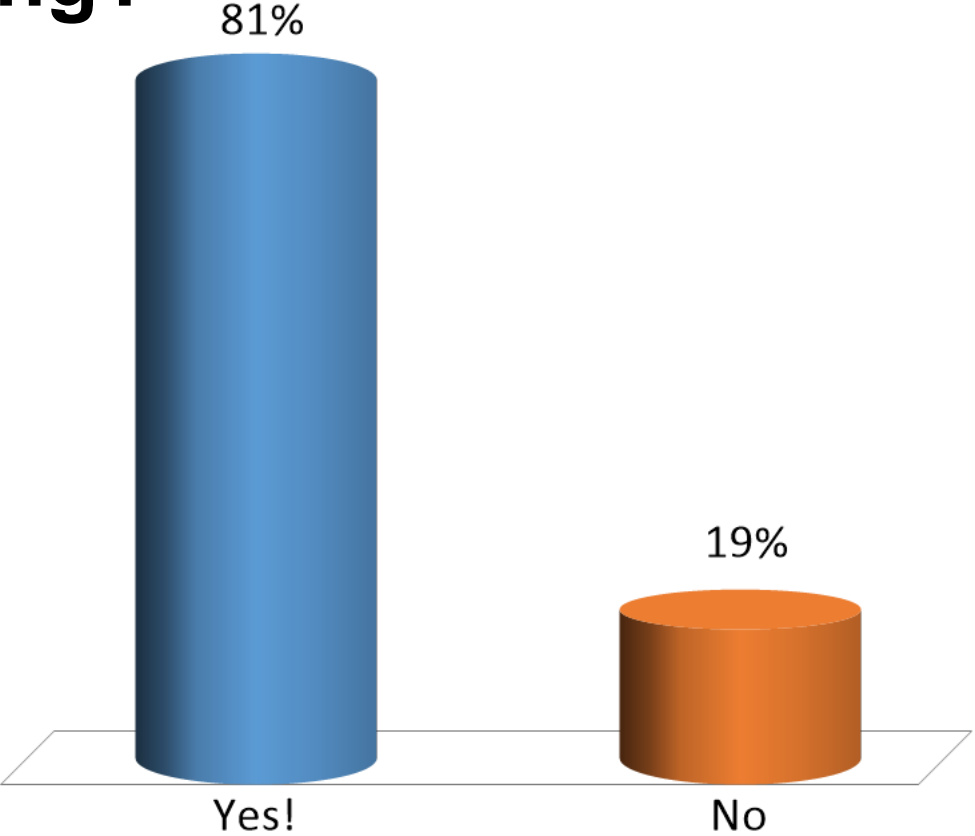
1. Agree
2. Somewhat agree – please write on your comment card on what information you'd like to here for this project
3. Disagree – please provide your suggestion on the comment card



Question #10

Did you know about the 238 property development project prior to today's meeting?

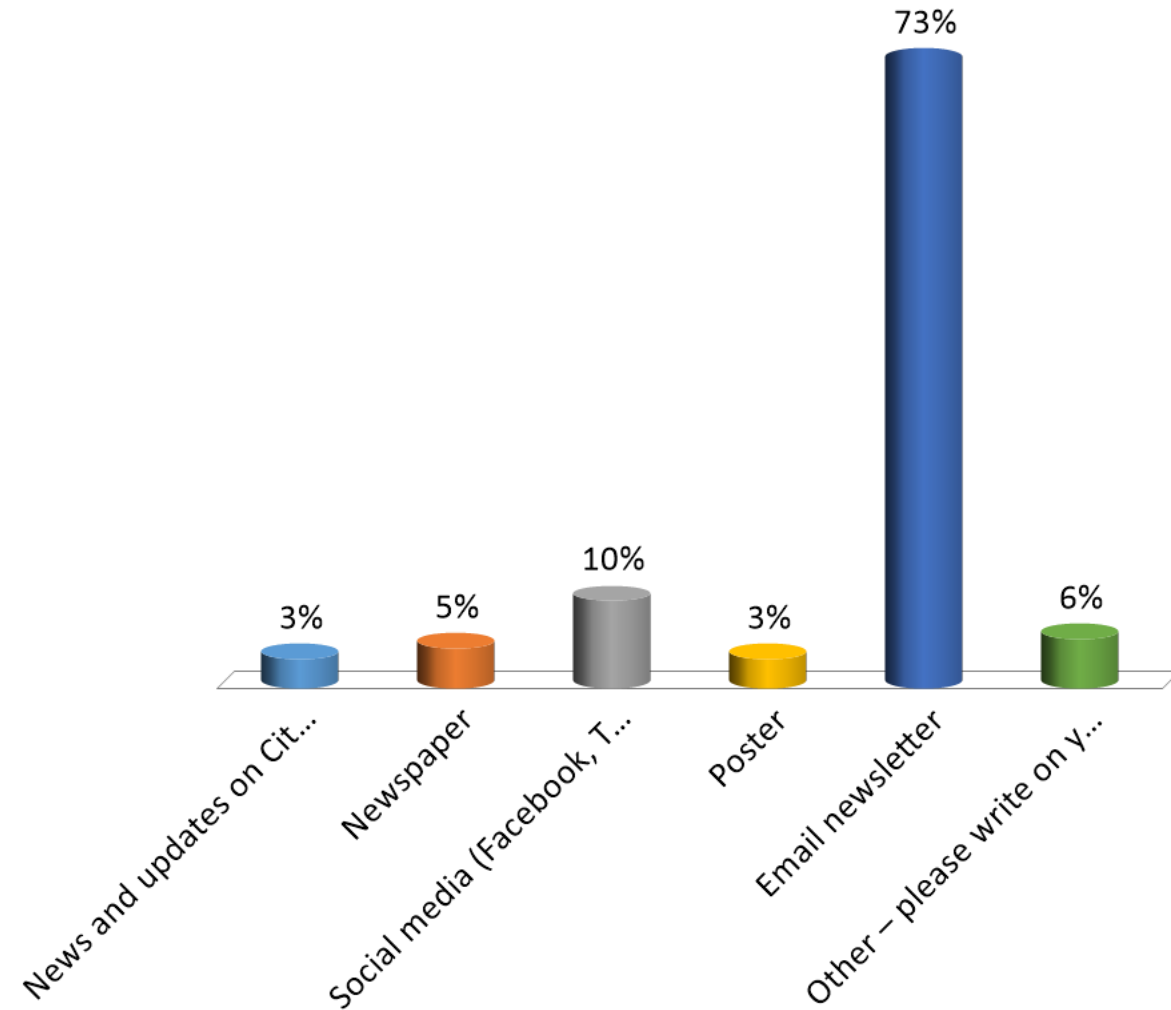
- 1. Yes!
- 2. No



Question #11

How do you like to be informed for the second public meeting?

1. News and updates on City's website
2. Newspaper
3. Social media (Facebook, Tweeter, Instagram, etc.)
4. Poster
5. Email newsletter
6. Other – please write on your comment card



QUESTION | DISCUSSION

- Review detail information and planning ideas at each parcel group stations
- One-on-one or group discussions on
 - What would you envision the character of this neighborhood to be?
 - Are there other uses the City should consider?
- Write down your comment and idea, and place your sticky notes on the board