

Route 238 Corridor Lands Development

Parcel Group 5: Bunker Hill

Approval of Master Development Plan and Supporting Documents

July 9, 2019—City Council

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John Stefanski, Management Analyst II

Background

1960's

- Caltrans purchase land for Route 238 Bypass Project

2016

- City & Caltrans Purchase and Sale Agreement

2022

- End of Agreement with Caltrans

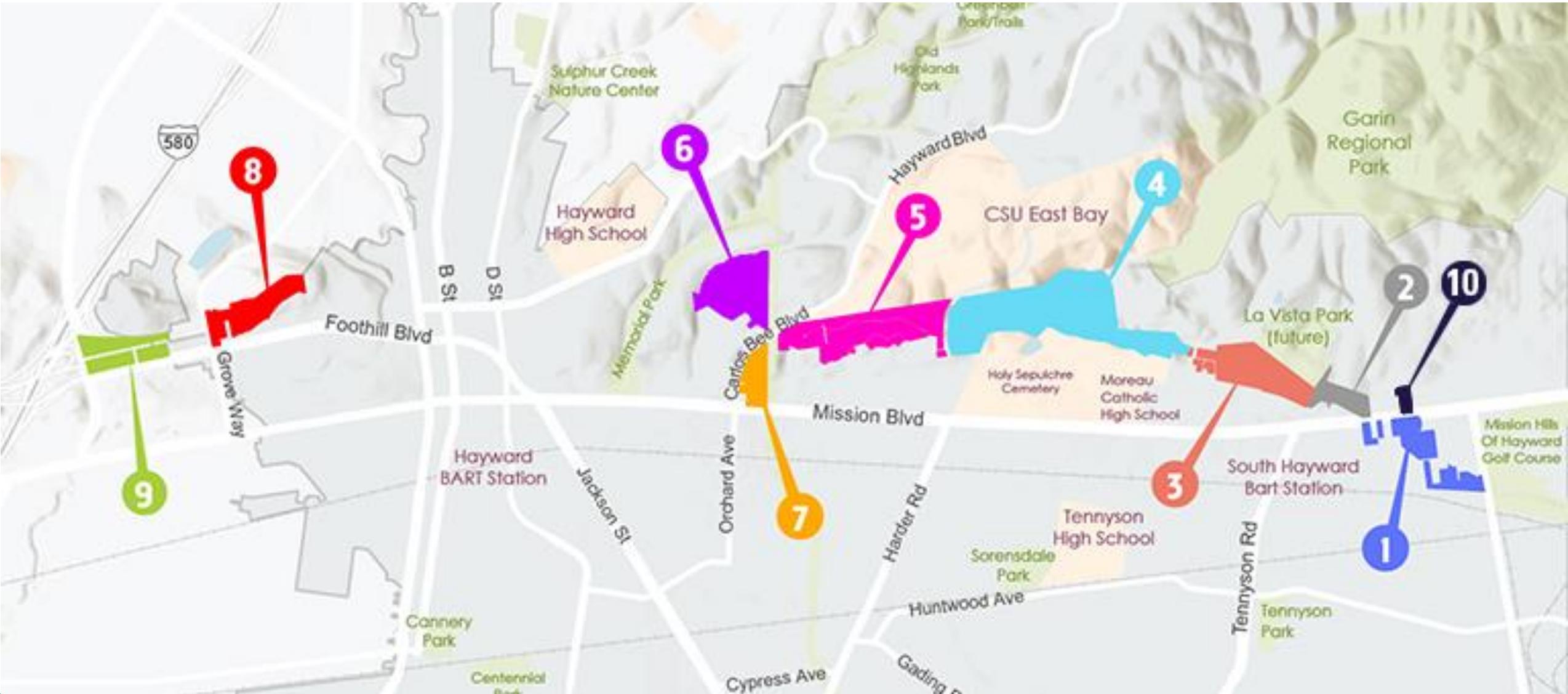
2009

- Project Abandoned
- Joint City/County Land Use Study

2017

- Begin Master Development Planning Process

Route 238 Corridor Lands Parcel Groups



Project Goals



Facilitate the cohesive, productive use of land driven by community vision



Eliminate neighborhood blight



Negotiate real estate transactions at no net cost to the city



Fund new community benefits

Outreach and Feedback

Public Outreach

- This process has involved extensive public outreach.
 - 1:1 Stakeholder Meetings
 - Neighborhood Meetings
 - Community Meetings
 - Public Work Sessions

October 4, 2018:

Neighborhood Meeting

November 15, 2018:

Community-Wide Meeting

February 26, 2019:

Planning Commission Work Session

March 4, 2019:

Neighborhood Meeting

April 23, 2019:

Neighborhood Meeting (PG 6)

Consolidated Feedback

1. Maintaining the **rural character** of the neighborhood, with some neighbors expressing support for maintaining existing zoning.
 - a. 20,000 sq. ft. minimum lot sizes and,
 - b. 30% maximum lot coverage ratio.
2. Constructing new public amenities like the **Foothill Trail**.
3. Preserving **open space** for wildlife.
4. Providing adequate on and off-street **parking** for residents and guests.
5. Minimizing **traffic** impacts on surrounding neighborhoods.
6. Constructing additional site **access** for construction activities and new vehicular **access** for the final development via an extension of Bunker Hill Blvd. to Carlos Bee Blvd.

Property Overview

Property Overview:

- 37.22 Acres

General Plan: Suburban Density Residential (SDR)

- 1.0-4.3 du/ac
- Housing Element Site
(80 Units)

Current Zoning: Residential Natural Preserve, (SD-7)

- 20,000 Sq. Ft. Lots
- 30% Maximum Lot
Coverage Ratio



Primary Site Constraints:



Topography and Slope



Limited Access



Fault Zones



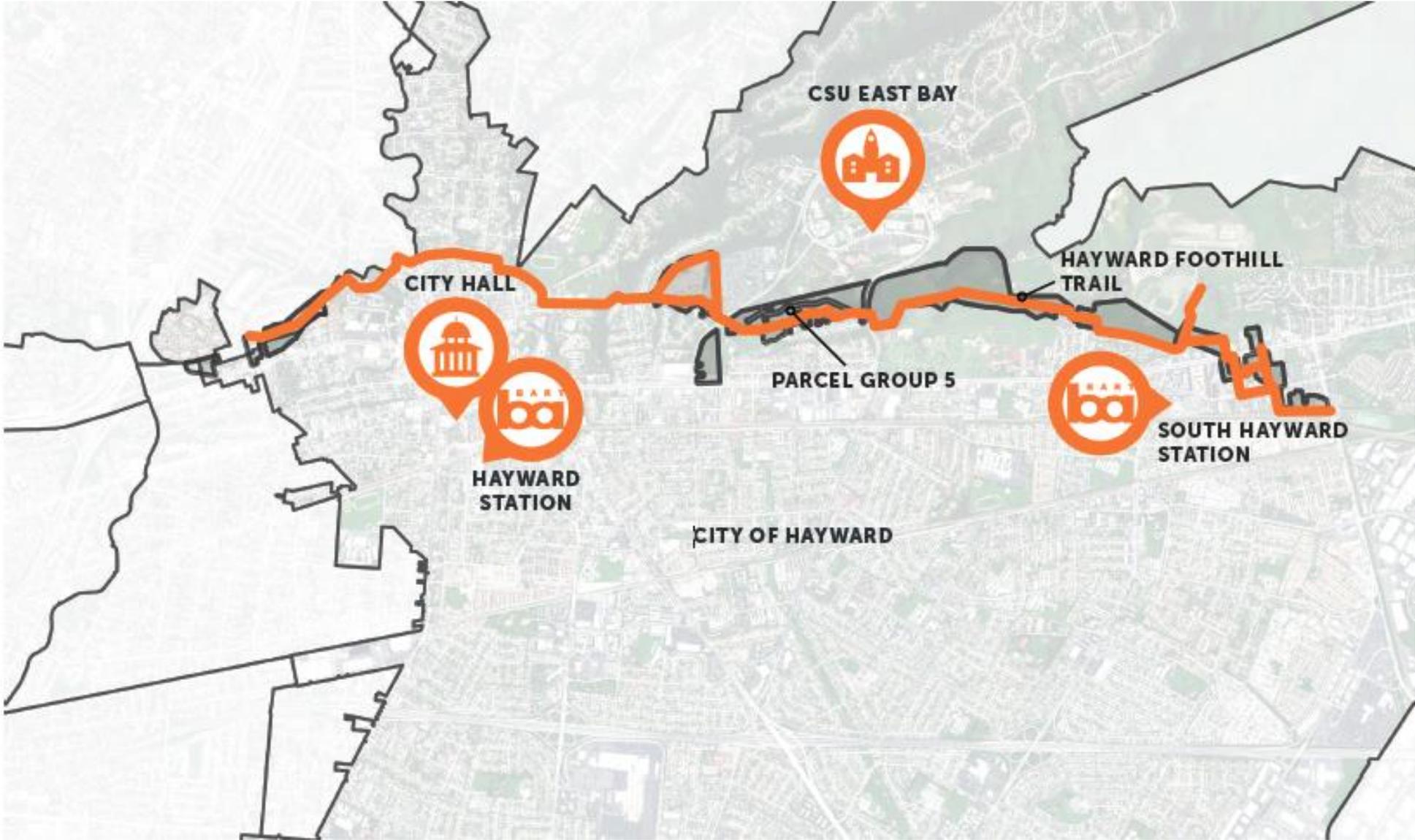
Master Development Plan

Open Space and Trails
Streets and Circulation
Land Use and Development
Infrastructure

Open Space and Trails

- Project to provide 10.50 acres of designated open space and 3,000 linear feet of Hayward Foothill Trail.
- SD7 Zoning overlay requires the construction of Foothill Trail.
 - Developer to construct.
 - HOA or HARD to own.
 - HARD to control and manage comprehensively.
- Trail access to Carlos Bee Blvd. & CSUEB.

Hayward Foothill Trail—Citywide Alignment



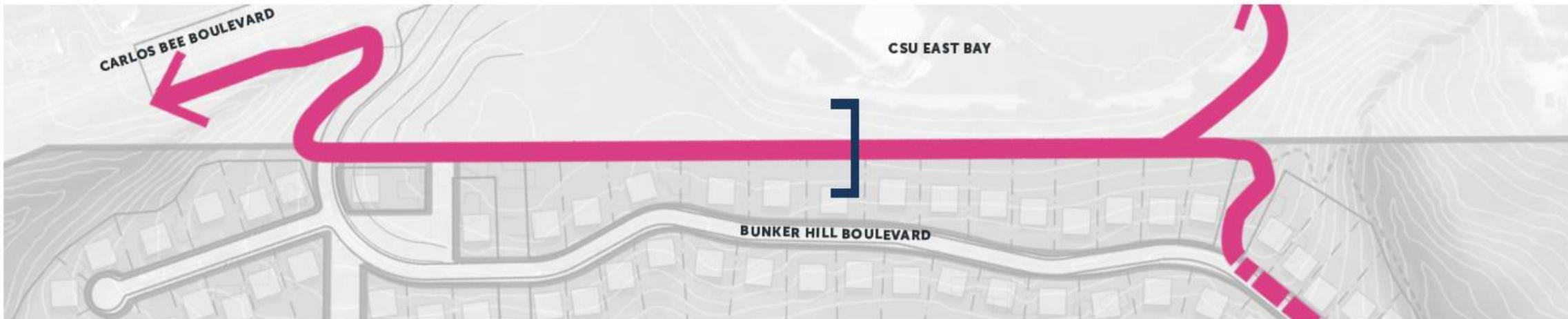
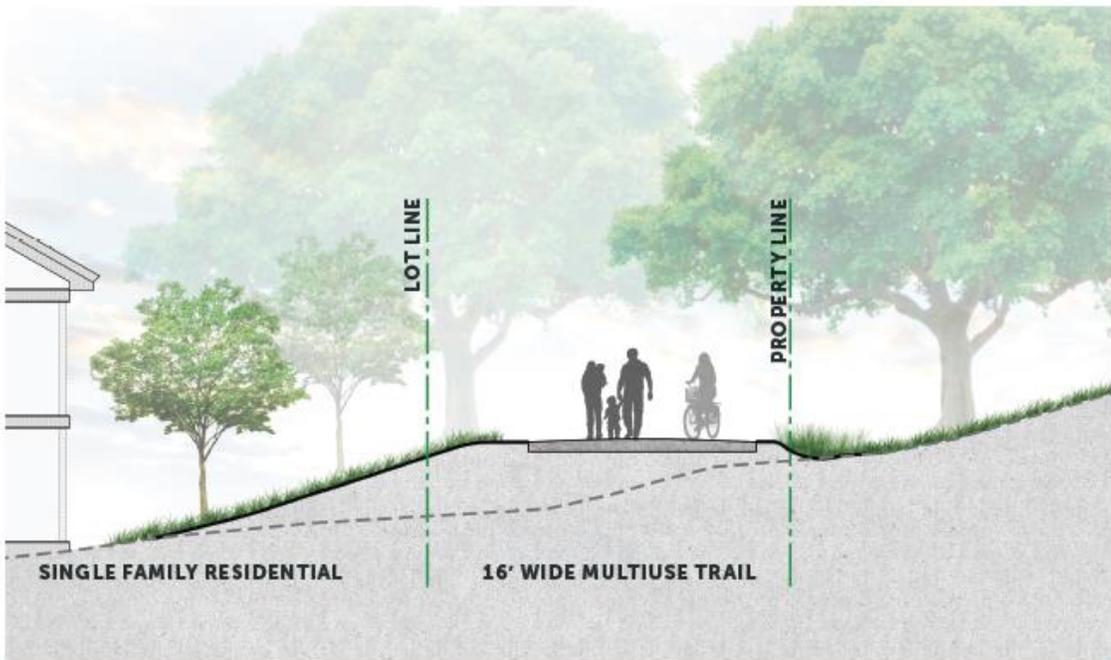
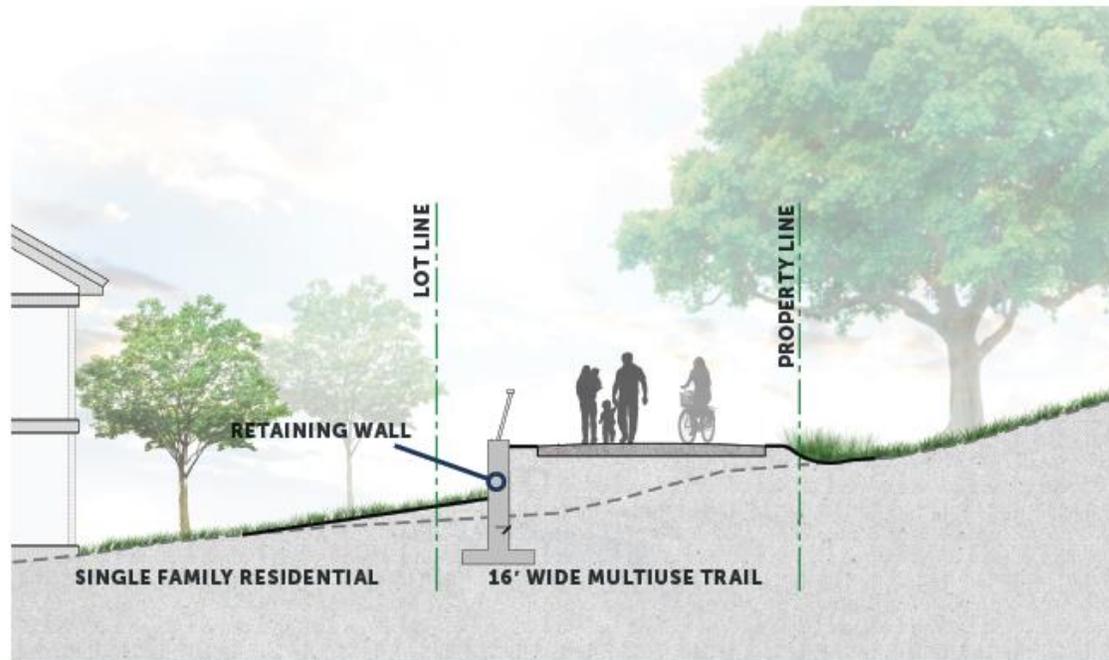


Figure 4-2: Hayward Foothill Trail Enlargement



PROPOSED CONDITION - GRADED SLOPE



PROPOSED CONDITION - RETAINING WALL



Figure 4-3 & 4-4: Bunker Hill Property Foothill Trail Typical Sections

Bunker Hill Property Foothill Trail Perspective



Streets and Circulation

- Existing roadways will need to be replaced entirely.
- New roads will include:
 - Wider drive lanes
 - Rolled curbs
 - Public parking
 - Landscaping
 - Sidewalks
- Selected developer will need to work with City and CSUEB to obtain new vehicular access to Carlos Bee Blvd.

CSU East Bay

Hayward Foothill Trail



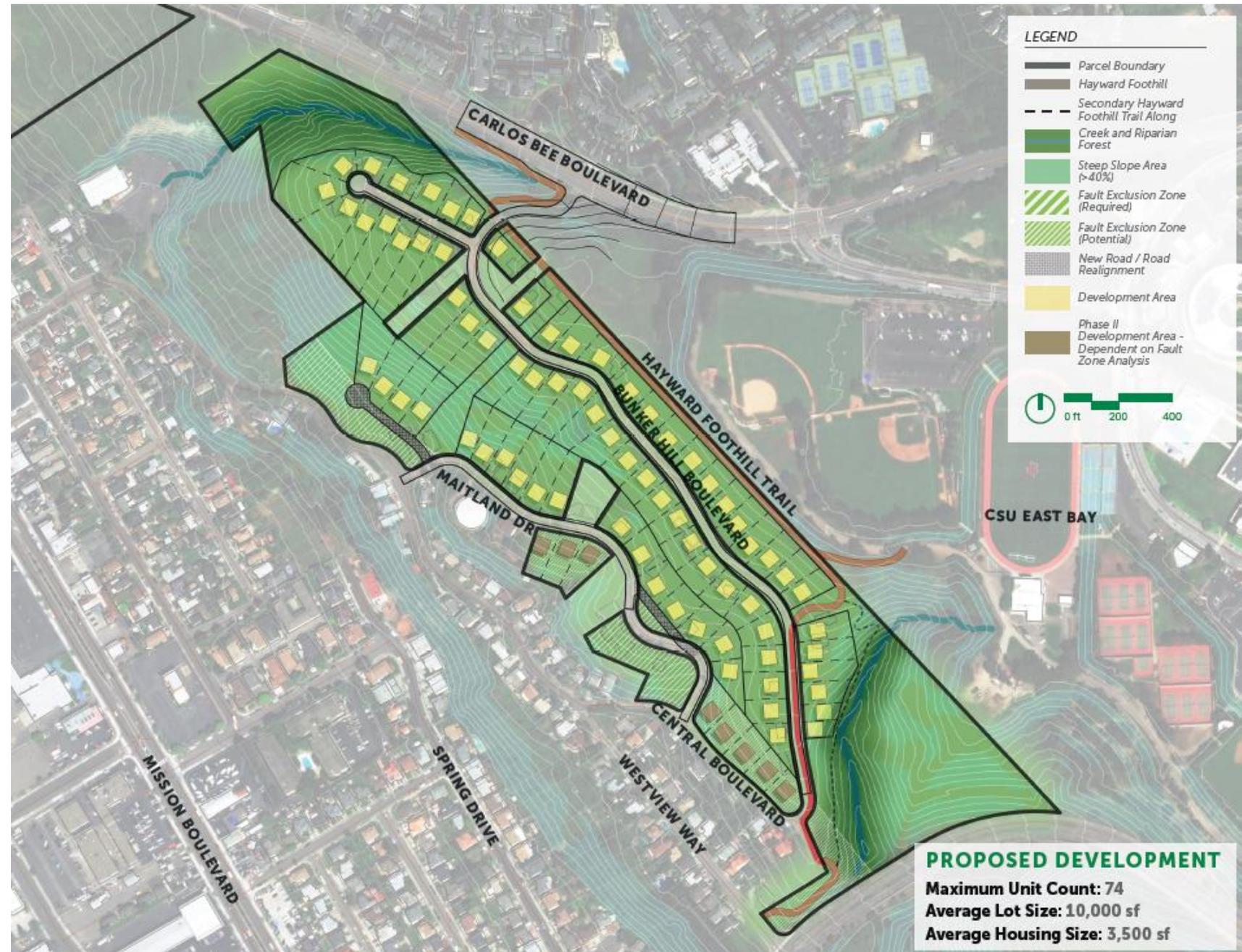
Secondary Trail

Bunker Hill Blvd.

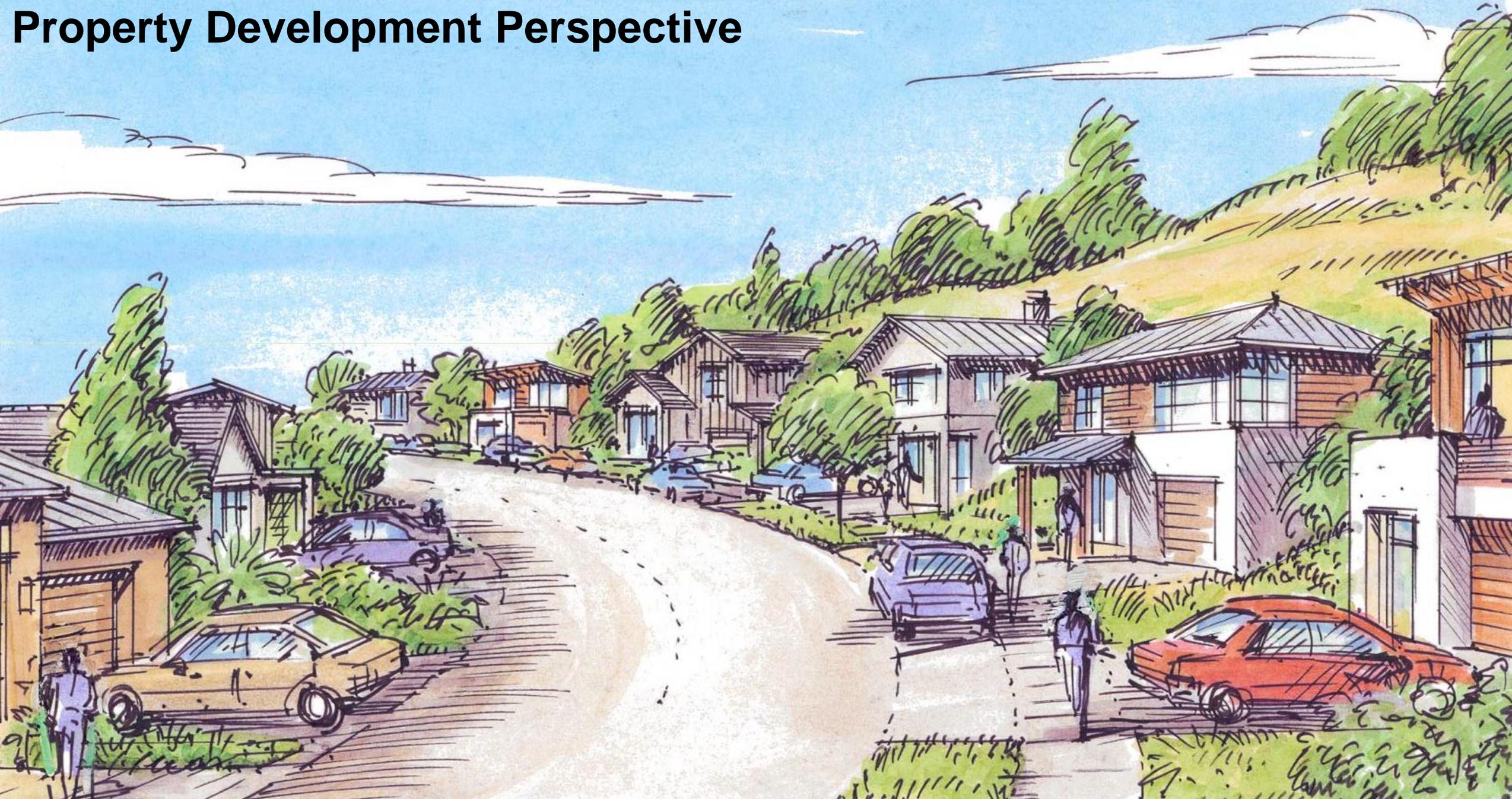


Land Use and Development

- Future development will maintain rural character of the surrounding neighborhood
- 74 single family homes
- 8 deed restricted affordable ADUs
- 10,000 square foot average lot size, consistent with General Plan
 - 5,000-20,000 sf. lot size range
 - 40% lot coverage max.
 - 60-100 ft. lot frontages
- 3,500 sf. avg. houses
- 2-3 car garages
- Wildlife corridors



Bunker Hill Blvd. Property Development Perspective



Infrastructure

- Existing infrastructure systems are inadequate.
 - Bunker Hill lacks full sewer and storm water infrastructure.
 - Electric and communication lines are not underground.
- New development will need to install and underground all utility infrastructure.
 - Will include the locating of utility and communications facilities in joint trench.
 - Development will not include gas utilities.

Request for Proposals

RFP Process

- Issue RFP following approval of the Master Development Plan.
- Solicits proposals from the development community.
- Sets specific development requirements, as property owner, in addition to the Master Development Plan.
- Staff will select a short list of developers to interview and for further negotiation.
 - Community Members to be on interview panel.
- Staff to seek authorization from City Council to enter into an exclusive negotiation agreement with preferred developer at a public hearing.

RFP Development Requirements

1. Foothill Trail and Parkland Dedication Requirements

- Developers will need to construct the 16-foot wide multi-use trail throughout their proposed development.

2. Affordable Housing Requirements

- Developers will have two options for satisfying the City's Affordable Housing Requirements:
 1. **Preferred:** Construct deed restricted ADUs in an amount equal to 10% of the total development's unit count **PLUS** pay 50% of the listed Affordable Housing In-Lieu fee on the remaining 90% of the total unit count.
 2. Developer's may propose an alternative that meets or exceeds the thresholds of the first option.

RFP Requirements, 2

3. Green Development

- Developers must incorporate green building and landscaping elements that reduce use of energy, water, and natural resources.
 - Includes making each home solar powered to meet new CA Building Standard Commission's requirement.
 - No gas utilities included for new homes.

4. Transportation Demand Management (TDM)

- Developers must propose and implement a TDM program that reduces vehicle miles traveled and encourages residents to utilize alternative modes of transportation outside of single occupancy vehicles.

RFP Development Requirements, 3

5. Hayward Resident Priority Preference Plan

- Developers will need to include a plan which grants a priority preference for Hayward residents to purchase or lease market rate units in instances where all other financial considerations are equal, if possible.
 - Must be pursuant to applicable state and federal Fair Housing laws.
- Developers must state any impact of this program on purchase price.

Environmental Review & Anticipated Entitlements

Environmental Review

- Addendum to General Plan Environmental Impact Report (GP EIR)
- Environmental Checklist confirms:
 - Project is within scope of the GP EIR
 - No new or more severe significant effects
 - No new mitigations measures are required
- No subsequent or supplemental EIR or further CEQA review required prior to approval of proposed project

Anticipated Entitlements



Site Plan Review



Zoning Amendment



Tentative Map



Final Map

Feedback and Next Steps

CEDC Feedback

The Council Economic Development Committee reviewed the Draft Master Development Plan on May 6, 2019 and provided the following feedback:

- Support the overall unit count of 74 SFRs plus 8 ADUs
- Increase the minimum lot size from 4,500 to 5,000 square feet.
- Require the future development to not include natural gas utilities.
- Encourage a diversity of architectural styles to add additionally neighborhood character.
- Clarify affordable housing requirements in the RFP.
- Require developers to include a community outreach and engagement plan in their response to the RFP.

Planning Commission Feedback

The Planning Commission reviewed the Draft Master Development Plan on June 27, 2019 and provided the following feedback:

- Require defensible/fire resistant landscaping – *included in RFP.*
- Clarify all existing utilities will be maintained to existing residents during construction and existing gas service will be maintained permanently – *included in RFP.*
- Ensure that the size of new homes are compatible to adjacent homes and the existing neighborhood – *included in RFP.*
- Articulate clear creek/riparian area setbacks consistent with the Alameda County Flood Control District's Watercourse regulations, as feasible– *included in RFP.*
- Conduct additional traffic circulation, safety and engineering analysis regarding adding secondary access to the site at Carlos Bee Boulevard – *included in RFP.*

Outstanding Community Feedback

Community Requests

1. Lot Size

- Requesting either maintaining 20,000sf (1/2 acre) minimum, 10,000sf (1/4 acre) minimum, or 7,500sf minimum with 15,000sf average.

2. Lot Coverage Ratio

- Requesting maintaining 30% maximum lot coverage.

Staff Response to Outstanding Community Feedback

- 5,000sf - 20,000sf range of lot sizes with 10,000sf average is consistent with the General Plan and achieves the Housing Element's unit requirement (80).
- Provides for a diversity of house sizes and price points.
- 40% lot coverage ratio ensures smaller lot homes are compatible to adjacent homes.
- All neighborhoods being asked to densify in the City due to housing crisis.
 - The City is taking all steps necessary to address the housing crisis (Navigation Center, AHO and Rental Regulation Updates, approving housing).
 - The proposed MDP attempts to bridge the economic imperative to build housing with the surrounding neighborhood's desire to limit overall development.
 - Again, all neighborhoods across the city are being asked to densify.

Estimated Timeline

Date	Activity	Public Contact and Participation
July 9, 2019	City Council Approval of MDP, RFP, and General Plan EIR Addendum	Yes
July 10, 2019	Release of Parcel Group 5 RFP	
August 28, 2019	Proposal Due Date	
September 2019	Review of Proposals	
October 2019	Staff/Community Interviews of Short List	Yes
December 2019	City Council Authorization of Exclusive Negotiations with Selected Developer	Yes
Fall 2020	City Council approval of Disposition and Development Agreement, Site Plan, and TDM plan	Yes

Questions & Comments?

Land Use and Development

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