

**Route 238 Corridor Lands Development**

**Parcel Group 6: Carlos Bee Quarry**

**RFP Pre-Submittal Meeting**

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# Meeting Agenda

1. Introductions
2. Site Overview and Opportunity
3. Request for Proposal
4. Selection Process
5. Timelines
6. Questions and Answers

# Site Overview & Opportunity

# Parcel Group 6: Overview

## Assets and Opportunities

- View corridors
- Large developable land areas
- Close proximity to CSUEB (~.3 miles)
- Hayward Foothill Trail loop
- Broad planning envelope (740-1630 units)

## Constraints

- Steep slopes surround site
- Lack of access
- No existing infrastructure
- PGE easement





# Parcel Group 6: Carlos Bee Quarry

- Approved Master Development Plan and certified addendum to General Plan EIR.
  - Provides developers with a streamlined process and level of certainty

## Development Vision

- Up to 500 townhome/multifamily units and 500 student beds
- Foothill Trail
- Riparian setbacks

**LEGEND**

	Parcel Boundary
	Hayward Foothill Trail
	Creek and Riparian Forest
	Steep Slope Area

# Land Use and Development

## Conceptual Planning

- Student Housing
- Multi-Family Housing
- Townhomes

## Environmental Review

- Maximum Unit/Bed Counts
  - 500 Multi Family/Townhomes
  - 500 Student Beds\*

*\*Student housing impacts less than a housing unit; potential for less units and greater beds.*



## SITE IMPROVEMENTS

Total Land Area - 29.64 ac  
Creek and Riparian Conservation Zone - 5.38 ac  
Open Space and Steep Slope Zone, No Landscaping - 9.10 ac  
Neighborhood Park - 1.50 ac  
Roadway Infrastructure Area - 1.94 ac  
Net Development Area - 11.72 ac

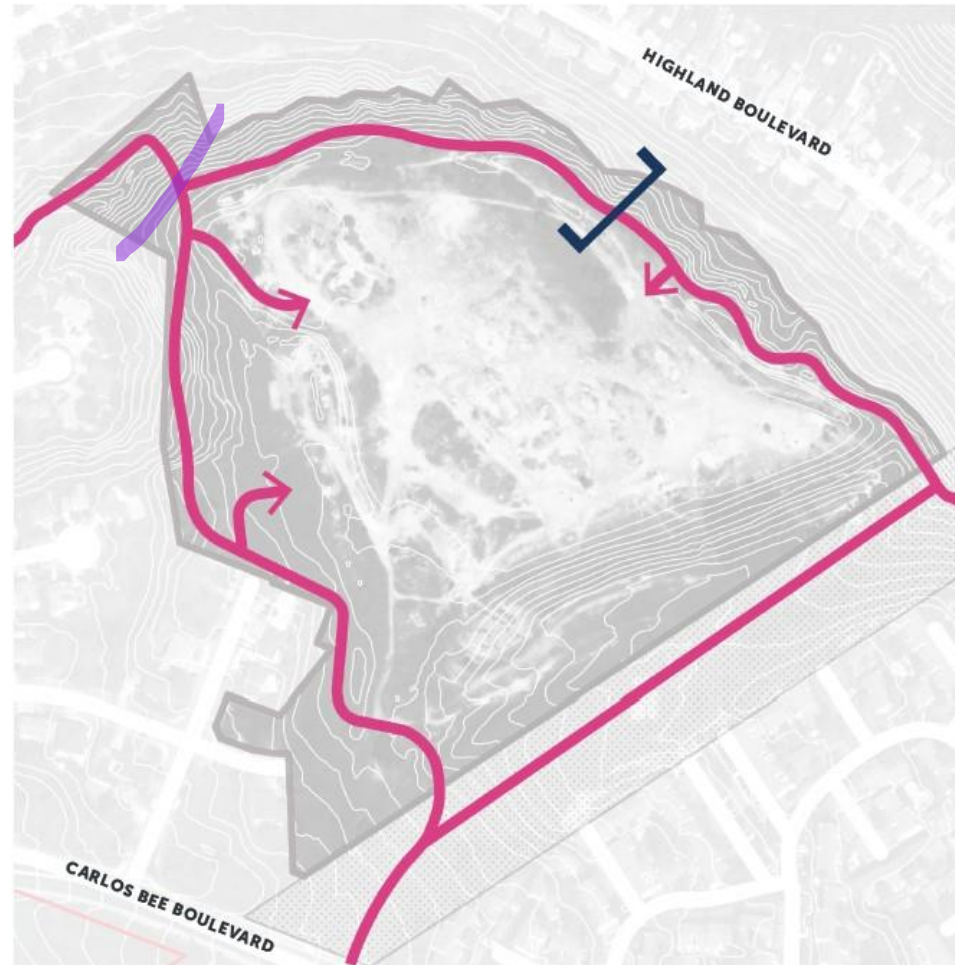
## LEGEND

- Parcel Boundary
- Hayward Foothill Trail
- Creek and Riparian Forest
- Steep Slope Area (>40%)
- Development Area



# Other Site Aspects

- Street and utility infrastructure needed.
- Connection to Carlos Bee Blvd. will be required for any development.
- MDP excludes northern bridge and access to Highland neighborhood at this point.



# Anticipated Entitlements



**Site Plan Review**



**Tentative Map**



**Final Map**



# Request for Proposals

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# 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 only have the option to develop on-site affordable units in accordance with the Affordable Housing Ordinance requirements.

## 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.

# RFP Requirements, 2

## 4. Transportation Demand Management (TDM)

- Developers must propose and implement a robust TDM program that details strategies on how the development will promote walking, biking, and taking transit to reduce trips in single occupied vehicles. A minimum of 10% trip reduction is required for this development.
- TDM Plans must include
  - Transit access to Downtown Hayward/BART
  - Car share
  - Electric Bike Share
  - Strict on-street parking regulations and enforcement

# 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.

## 6. HAPA Bayview Project Understanding

- Developers will need to submit a project understanding and impact statement regarding the feasibility of developing the Bayview concept as presented in a separate Bayview Village Proposal document prepared by HAPA.
- Developers will address overall impressions, opportunities, constraints, and financial feasibility of the Bayview Village concept.

# RFP Development Requirements, 4

## 7. Community Workforce Agreement

- Developers will be required to enter into a Community Workforce Agreement with the Alameda County Building and Construction Trades Council prior to approval a Disposition and Development Agreement (DDA)

# Selection Process

- City will evaluate each proposal that meets the minimum qualifications outlined in the RFP.
- Evaluation based on the following components:
  - **Proposed Purchase Price**
  - Developer Experience
  - Project Approach and Concept
  - Feasibility
- City will also conduct additional due diligence and reference checks outside of criteria listed in the RFP.

# Timelines

Pre-Submittal Meeting	Dec. 12 2019, & Jan 9, 2020
Proposal Due Date	January 30, 2020
Review of Proposals	February 2020
Short List Interviews	February/March 2020
Selection of Finalist, Execution of ENRA	Spring 2020
ENRA Period	Spring 2020-Winter 2021
Entitlement Approvals (Planning Commission & City Council)	Fall 2021

# Questions & Comments?

