



# **Council Infrastructure & Airport Committee Meeting**

## **Presentations**

June 23, 2026

A photograph of the Hayward Executive Center building, a modern structure with a curved, metallic blue roof and large glass windows. The building is set against a cloudy sky. In the foreground, there is a green lawn and some landscaping. A large, stylized green letter 'H' is visible in the bottom right corner of the image.

***Council Infrastructure & Airport Committee***

***Skywest Properties Update***

***June 23, 2026***

# Primary Goals

- **Maintaining FAA Runway Safety Area**
- **Enhance community oriented open space and trail opportunities**
- **Business park development**

# Skywest Development – Initial Site Plan

10/24/2022

*Note:*  
Site plan layout is preliminary in nature and for shown illustrative purposes only. Note that the final layout may differ.



GRAPHIC SCALE IN FEET  
0 125' 250' 500'



# Planning Process

- **Three virtual public scoping workshops**
- **Additional online feedback requested**
- **Over 700 comments were received**
- **Presentations to community groups**

# Addressing Feedback

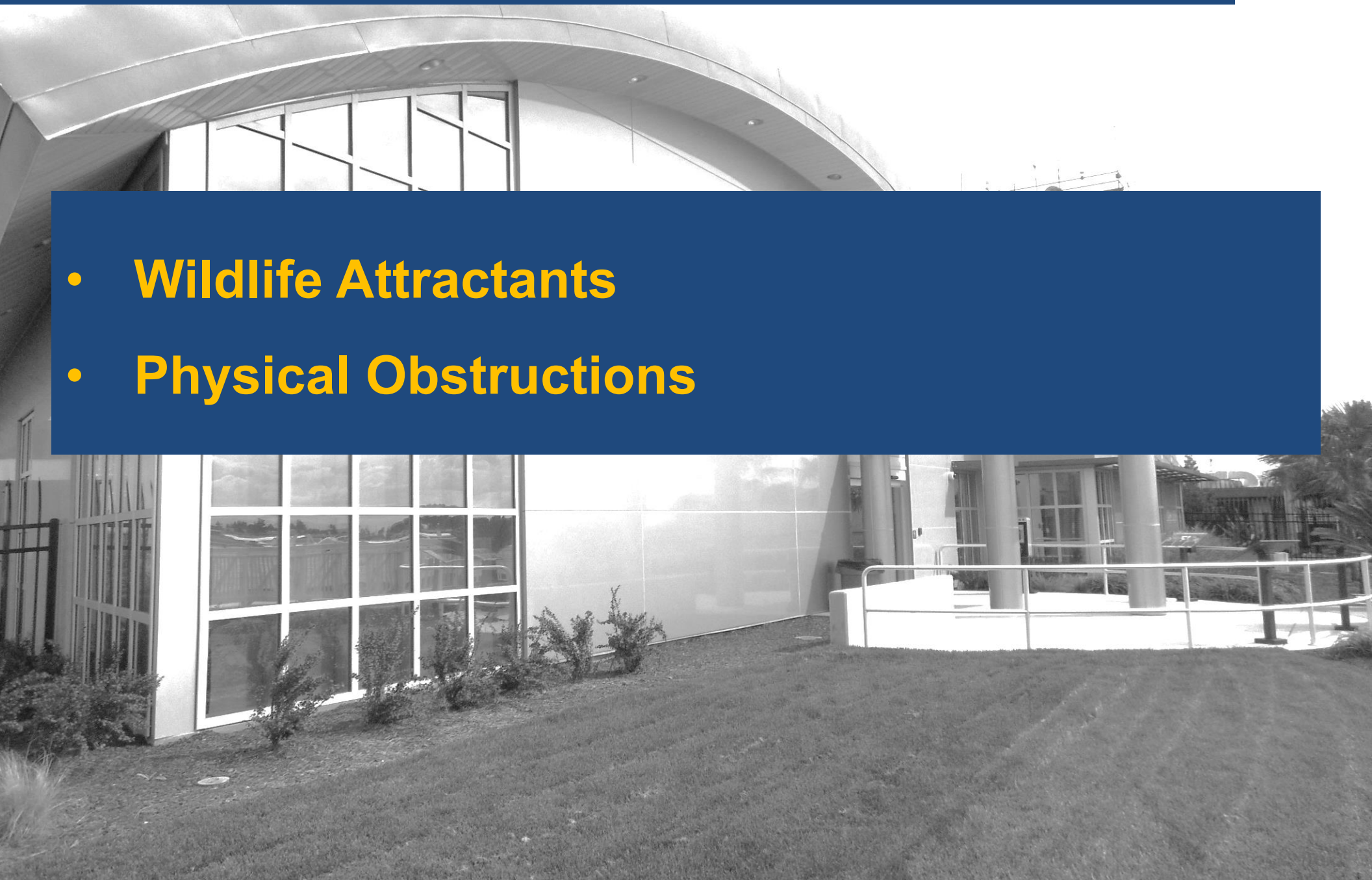
- **Increase Open Space**
- **Perimeter trail**
- **Reduce Business Park Space**
- **Swap Open Space and Business Park**
- **Negotiations with HARD**
- **Discussions with FAA**
- **Develop Implementation Plan**

# Skywest Development – Revised Site Plan



# Safety Hazards

- **Wildlife Attractants**
- **Physical Obstructions**



## Next Steps

- **Ongoing – Negotiations with HARD**
- **Ongoing – Discussions with FAA**
- **Fall 2026 – San Lorenzo Presentation**
- **Fall 2026 – Council Review**
- **Fall 2026 – Safety Hazards Plan to CIAC**

# Conclusion

**Questions & Comments**





# Hayward Transit-Oriented Development

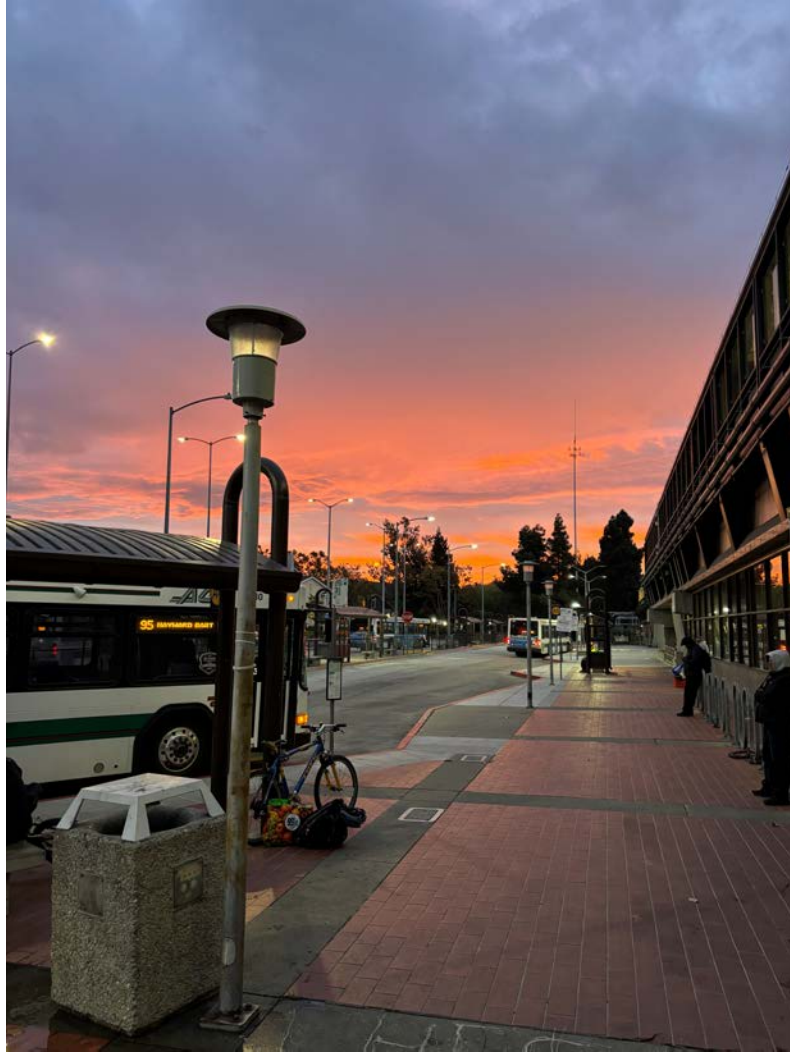
Hayward Council Infrastructure and Airport Committee (CIAC) Meeting  
June 23, 2026



# Agenda

1. BART's TOD Program and Process
2. Hayward Station
3. Community Input on Goals and Objectives
4. Next Steps

# Regional Development Context



Hayward is committed to building out MTC-consistent transit-oriented communities (TOC) to:

- Improve housing availability and affordability
- Reduce VMT, congestion, and pollution
- Increase accessibility

# BART TOD Overview

- 250 acres of developable land
  - At 27 stations
  - Across 22 jurisdictions
- ~28,000 potential new homes

## Goals

- **Grow BART ridership:** TOD residents are 2x as likely to ride BART vs non-TOD residents
- **Climate Action:** Housing near transit produce 50% fewer auto trips vs conventional development
- **Lower Cost of Living:** Transportation costs for those living near BART are 24% lower than average



# Transit-Oriented Development (TOD) Policy Goals

## A. Complete Communities

Contribute to neighborhood vitality, placemaking

## B. Sustainable Communities

Support greenhouse gas reduction

## C. Ridership

Increase BART ridership

## D. Value Creation & Value Capture

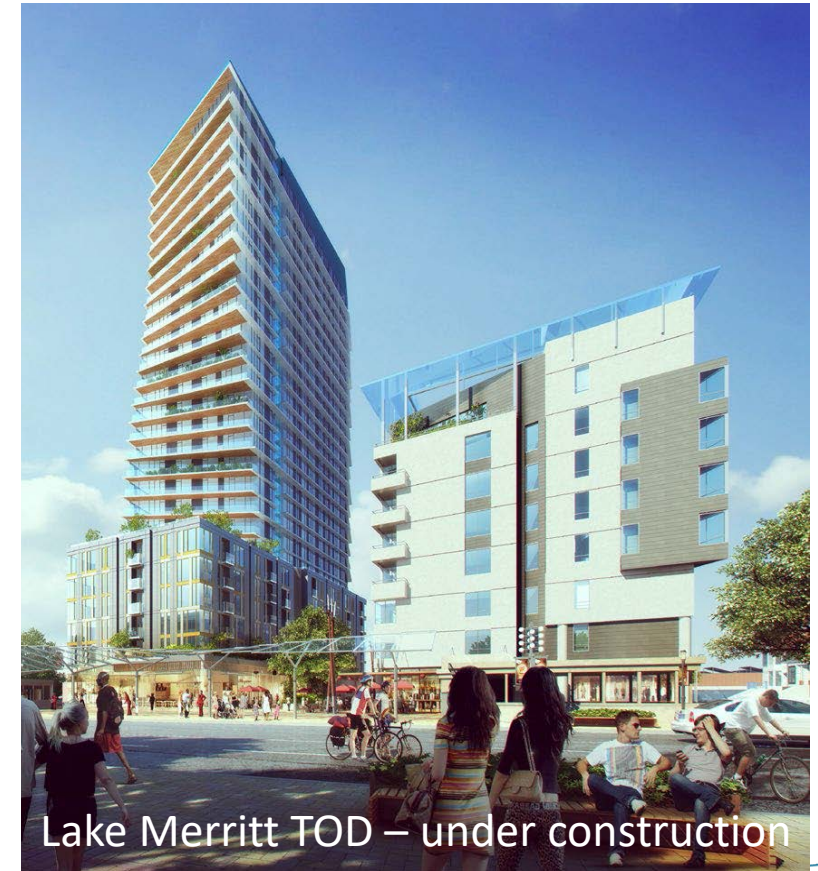
Improve BART's financial stability

## E. Transportation Choice

Support non-automobile transportation choices

## F. Affordability

Housing affordability and access to opportunity



# Examples of BART TOD

Millbrae



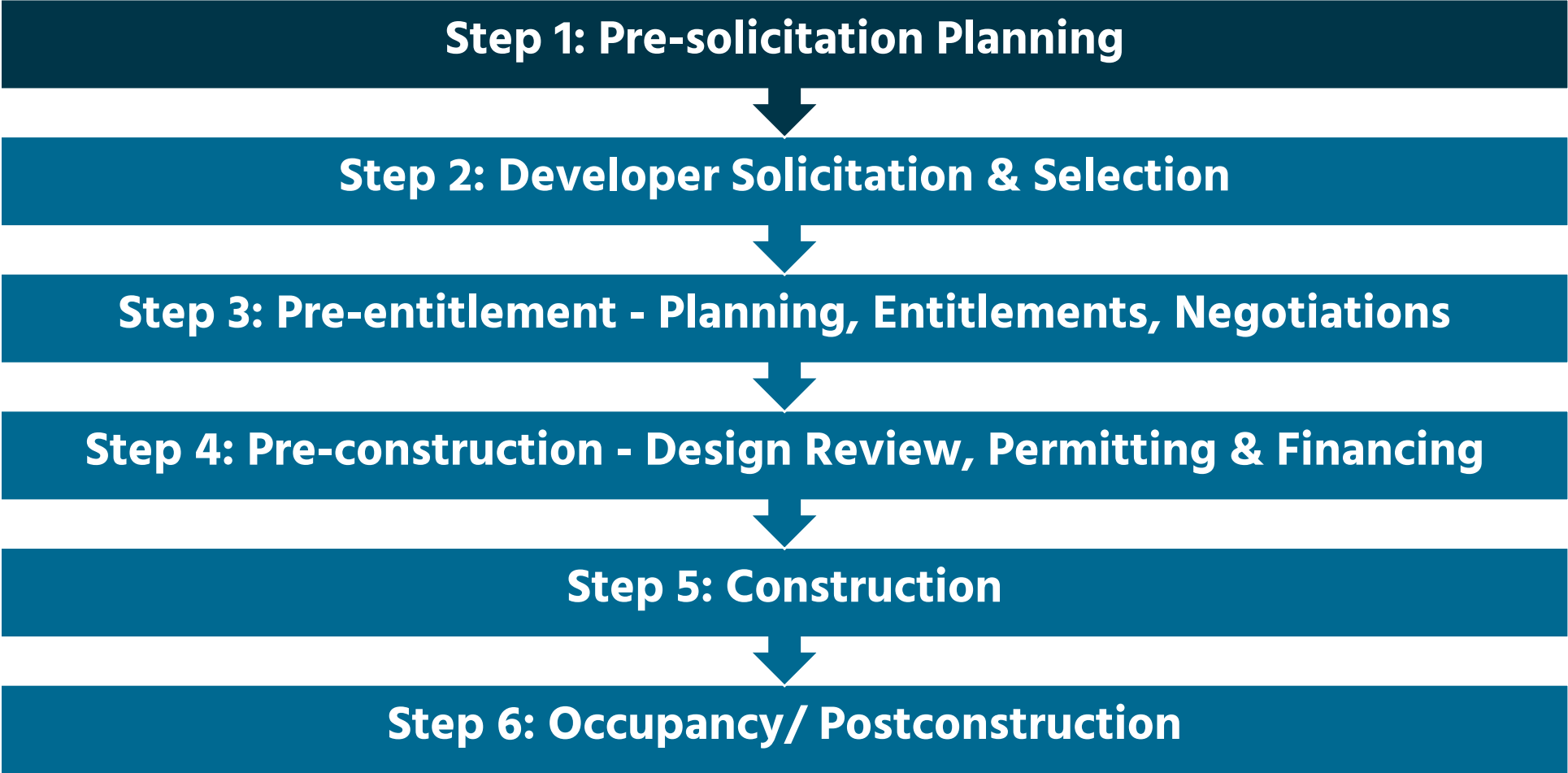
San Leandro



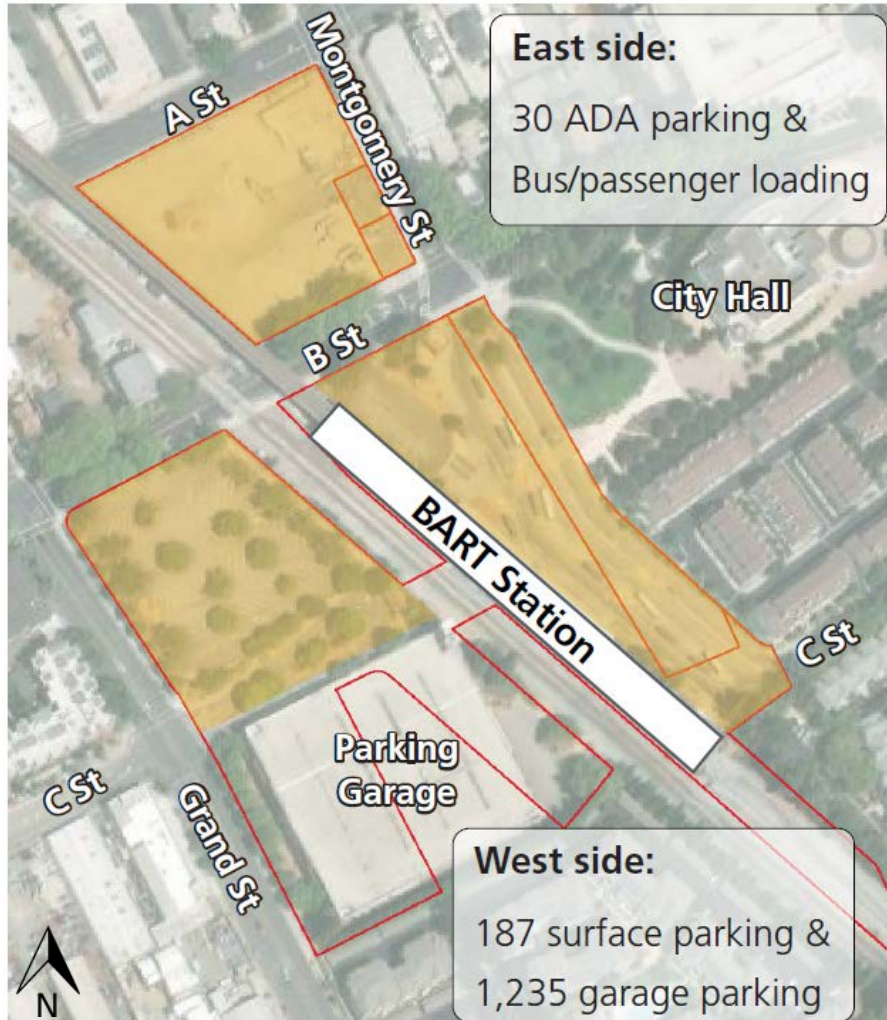
Balboa Park



# Working with BART on TOD



# Hayward TOD Opportunity Site



**Developable land:** Approx. 7 acres

Description	Minimum	Maximum
Homes per acre	40*	120*
Building height (stories)	N/A	11, with some setbacks required
Floor area ratio (FAR)	1.5	N/A
Bike parking (secure covered spaces)	1 per home**	N/A
Car parking spaces per...		
Home	No minimum**	0.5 spaces**
1,000 sq. ft. of office	No minimum**	1.6 spaces**

\* with the General Plan Updates (scheduled for mid-late 2026)

\*\* per State law (AB 2923 and AB 2097)

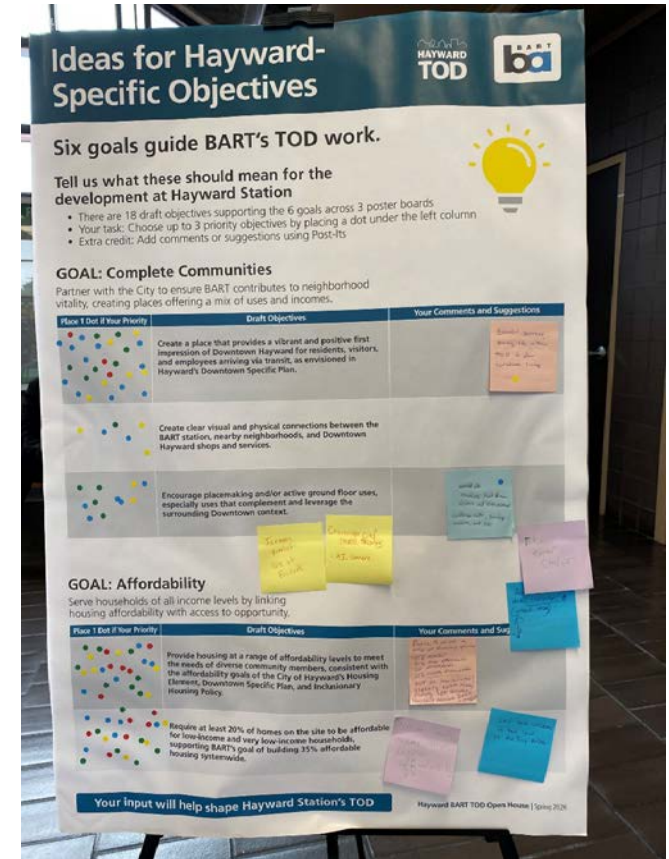
# Community input on draft goals and objectives

- Online information & survey: May 5 - May 15
- In-station open house events:
  - Wednesday, May 6 (4:30 to 6:30 PM)
  - Tuesday, May 12 (7:30-9:30 AM)
- ~ 400 participants, including 339 surveys completed
- Participants reviewed draft objectives under each BART Board-adopted goal, and provided feedback



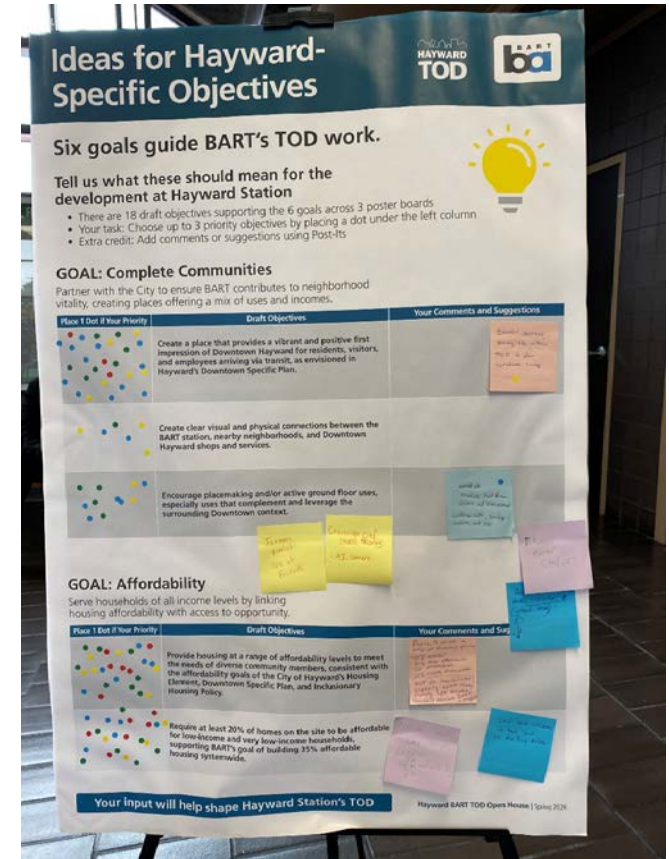
# What we heard: Open Houses (slide 1 of 2)

- **Create a place that provides a vibrant and positive first impression of Downtown Hayward** for residents, visitors, and employees arriving via transit, as envisioned in Hayward's Downtown Specific Plan.
- **Provide housing at a range of affordability levels** to meet the needs of diverse community members, consistent with the affordability goals of the City of Hayward's Housing Element, Downtown Specific Plan, and Inclusionary Housing Policy.
- **Require at least 20% of homes on the site to be affordable** for low-income and very low-income households, supporting BART's goal of building 35% affordable housing systemwide.



# What we heard: Open Houses (slide 2 of 2)

- **Increase the share of BART riders who walk, bike, or take transit to BART through access improvements that offer safe, viable non-car choices to BART riders.**
- **Align with the vision of Downtown Hayward as a dense, transit-oriented center with jobs and housing within walking distance of bus and BART.**
- **Attract riders from Downtown Hayward and beyond by improving the station area and making it easier to walk, bike, and take transit to and from BART.**



# What we heard- On-line Surveys

Over 85% of participants identified the following objectives as important:



- **Create a place that provides a vibrant and positive first impression of Downtown Hayward** for residents, visitors, and employees arriving via transit, as envisioned in Hayward's Downtown Specific Plan.
- **Create clear visual and physical connections** between the BART station, nearby neighborhoods, and Downtown Hayward shops and services.
- **Attract riders from Downtown Hayward and beyond by improving the station area** and making it easier to walk, bike, and take transit to and from BART.
- **Align with the vision of Downtown Hayward as a dense, transit-oriented center** with jobs and housing within walking distance of bus and BART.
- **Strengthen the station's role as a transportation hub** by enhancing access and connectivity for bus and BART riders, pedestrians, and bicyclists.

# Key themes

- Support for a vibrant, mixed-use transportation hub with ground-floor amenities, and with enhanced access and connectivity.
- Support for housing density was strong, while support for affordability was mixed.
- Additional concerns included: parking availability, building height and neighborhood scale, earthquake risk along the Hayward Fault, and the risk of vacant ground-floor retail.

Note that online/paper survey results were largely consistent with feedback from the in-station outreach events.


## Ideas for Hayward-Specific Objectives

**Six goals guide BART's TOD work.**

**Tell us what these should mean for the development at Hayward Station**

- There are 18 draft objectives supporting the 6 goals across 3 poster boards
- Your task: Choose up to 3 priority objectives by placing a dot under the left column
- Extra credit: Add comments or suggestions using Post-Its



**GOAL: Complete Communities**  
Partner with the City to ensure BART contributes to neighborhood vitality, creating places offering a mix of uses and incomes.

Place 1 Dot if Your Priority	Draft Objectives	Your Comments and Suggestions
.	Create a place that provides a vibrant and positive first impression of Downtown Hayward for residents, visitors, and employees arriving via transit, as envisioned in Hayward's Downtown Specific Plan.	
.	Create clear visual and physical connections between the BART station, nearby neighborhoods, and Downtown Hayward shops and services.	
.	Encourage placemaking and/or active ground floor uses, especially uses that complement and leverage the surrounding Downtown context.	

**GOAL: Affordability**  
Serve households of all income levels by linking housing affordability with access to opportunity.

Place 1 Dot if Your Priority	Draft Objectives	Your Comments and Suggestions
.	Provide housing at a range of affordability levels to meet the needs of diverse community members, consistent with the affordability goals of the City of Hayward's Housing Element, Downtown Specific Plan, and Inclusionary Housing Policy.	
.	Require at least 20% of homes on the site to be affordable for low-income and very low-income households, supporting BART's goal of building 35% affordable housing systemwide.	

Your input will help shape Hayward Station's TOD

Hayward BART TOD Open House | Spring 2018

# Next Steps

July/Aug 2026

- BART Board of Directors to consider approval of the Goals & Objectives for TOD at Hayward station

Timing TBD

- BART staff to draft and issue developer solicitation (e.g. Request for Proposals)
- BART Board to consider developer selection
- Negotiating phase of ~2 years leading to TOD project entitlements and ground lease option with BART



Rendering of proposed Ashby station entrance plaza  
Credit: Adeline Alliance Partners

Thank you!

