

**CITY COUNCIL
MEETING**

MAY 5, 2026

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Submitted by Sky Smith
on 5/5/2026

SkyWest Green Hub: A Vision for Hayward's Future

Transitioning from Industrial Warehousing to Sustainable Innovation & Community Commons

Executive Summary

The SkyWest Green Hub is a 126-acre "Net-Zero" aviation and parkland commons designed to resolve the conflict between economic growth and community preservation. By replacing traditional combustion aviation and speculative industrial warehousing with electric aerospace infrastructure, we provide Hayward with a quiet, zero-emission economic engine.

Strategic Pillars

- **Decarbonization:** Full transition to electric flight operations, eliminating leaded fuel (100LL) and reducing noise profiles by up to 70%, aligning with Hayward's 2026 Climate Action Plan.
- **Community Commons:** Permanent preservation of 126 acres including a 5km perimeter fitness loop, habitat restoration for local species, and integrated public parkland.
- **STEM Pathways:** A dedicated workforce development hub in partnership with HUSD, providing local students with high-wage certifications in electric propulsion and aerospace maintenance (MRO).

Phase 1 Financial Roadmap

Category	Value	Economic Impact
Gross Capital Investment	\$20,000,000	Infrastructure, Microgrid, & Fleet
Federal/State Subsidies	(\$4,930,000)	IRA Direct Pay, VALE, & ZEV Grants
Net Capital Requirement	\$15,070,000	Optimized through P3 Partnerships

Annual Net Profit (EBITDA)	\$2,712,000	Sustainable recurring city revenue
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Vertical Revenue Streams

- **Modern Real Estate:** 100 Net-Zero hangars generating consistent lease revenue.
- **Electric Mobility:** High-margin flight training and regional eCTOL handling.
- **Environmental Commodities:** Monetization of LCFS credits, Carbon Offsets, and RECs.
- **Specialized Services:** On-site MRO (Maintenance, Repair, Overhaul) and DPE (Examiner) services.

Safety Mechanisms & Governance

To prevent mission drift and protect the "Social License," our framework proposes restrictive use covenants that legally prohibit the transition of this site to industrial warehousing, ensuring the parkland and green aviation focus remain protected for 50+ years.

Principal: Sky Smith | **Organization:** SkyWest Green Hub / FlySky Advisory
"Innovation over Asphalt: A Sustainable Legacy for Hayward."