



PROJECT STATEMENT – CAVALLO HIGHLANDS

Project Highlights – March 13, 2019

Address: 29080 Fairview Avenue, Hayward, CA 94542

Size: Gross 8.9 acres, Net 7.5 acres

Zoning District: AB160A

Current Use: Agriculture/Residential

Entitlements Requested: Planned Development Zoning and a Tentative Tract Map

Proposed Development: 19 Single Family Residential Dwellings

Construction Type: Wood Frame 2-Story SFD per 2017 CBC

Project Applicant: Hayden Land Company, LLC & Carrie Aitken (owner)



The purpose of this Project Statement is to clarify the community and neighborhood benefits of the proposed development.

Location

The site is located at 29080 Fairview Avenue, on the south side of the Hayward Blvd., between Stonebrae Elementary School and the entrance to TPC Stonebrae. The surrounding uses are residential and school. The site is situated atop a small valley with views to the north, west and south.

Feedback and Direction

Feedback from City Staff and the community has lead the overall direction of the development:

- Conform to the existing Walpert Specific Plan.
- Create an attractive low density development that fits the existing conditions
- Mimic, as best as possible, the architectural features of the surrounding developments
- Limit traffic and mitigate to the best of the applicants ability
- Maximize open space

Proposed Project

Through thoughtful planning, nineteen units have been designed to maximize the development area while minimizing impact to neighbors and neighboring uses.



Figure 1 – PD Zoning Submittal Site Plan – December 2018

Architecture

The architect for Cavallo Highlands has developed (3) floor plans with (2) elevations each to reflect and illustrate the possible architecture for the proposed (19) lot enclave near Stonebrae Country Club. The (3) 2-story floor plans each have (5) bedrooms with 4.5 baths, and minimum (3) -car garages. The living areas are 3,890sf, 4,112sf, and 4,204sf, and each plan also includes a sizeable covered outdoor 'California Room' at the rear yard area. The garage configuration for each plan is different with split 2-bay and 1-bay garages or with a third car tandem space. The architecture for the exterior elevations reflect rich traditional styles that are consistent with the nearby Stonebrae Country Club. They include:

- Italian Revival
- Spanish Colonial Revival
- Prairie
- Craftsman

The floor plans are generously sized for growing families and private entertaining opportunities. The exteriors of these homes are articulated with four-sided architecture to express a custom quality to this community and to blend in seamlessly with the surrounding communities.

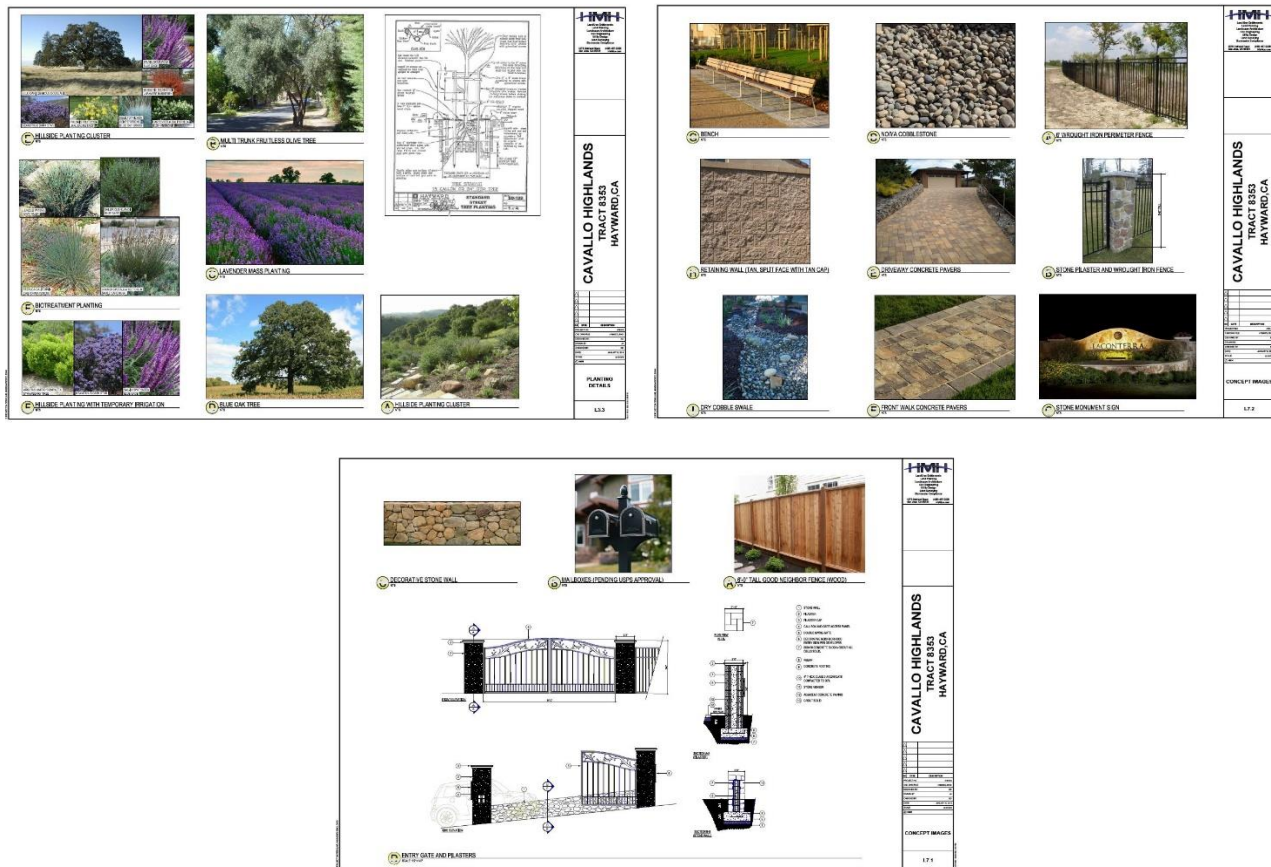
Entry Monument

Consistent with the surrounding developments, Cavallo Highlands will include a decorative entry complete with trees, plantings, signage, decorative rock, entry wall, and a resident entry gate, etc.

Landscape

The landscape design at Cavallo Highlands aims to blend native hillside landscapes in their natural setting with a rustic aesthetic reflecting the neighboring community of Stonebrae. The design focuses on efficient water use with rain water catchment tanks that collect and store water for future use in the landscape. Biotreatment cells, that retain and naturally filter water, blend in among native, drought tolerant plantings. The addition of permeable paver walkways

and drives allow for water-table recharge and less run-off, while adding character and scale to the landscape theme. Extra care has been taken on the hillsides to prevent erosion and maintain a sustainable design through the use of seeded compost blankets, compost socks, and check-dams. Trees have been selected and located to provide shade, reducing heat island effect while adding comfort and aesthetic. The grand entryway with rows of olive trees, stone walls, and mass plantings of lavender provide a charming and timeless aesthetic to the new neighborhood. At the top of the hill, the stunning, expansive views of the San Francisco bay are readily available to the visitors of the neighborhood's unique open space park. The landscape design has been carefully created with full respect to the requests of the City of Hayward and done so with collaboration with City staff.



Green Features

Utilizing sustainable building designs and sustainable building practices make the community a better place for current and future residents. The project will incorporate the following elements:

- EV Charging Stations available at all units
- All homes complete with solar panel installation (not only pre-wire)
- On-site open space “park” with panoramic views, seating, pathways, landscape.
- Shade providing and oxygen sequestering trees
- Pervious pavers
- Low flush toilets
- No invasive plant species
- Native and drought tolerant plant species (WELO compliant)

- Wildlife friendly planting
- Water efficient drip irrigation system (WELO compliant)
- Low energy LED light fixtures
- Attractive “good-neighbor” fences
- Energy efficient appliances
- Insulated windows and walls
- Efficient heating and air conditioning systems

Summary

The proposed project at 29080 Fairview Avenue “Cavallo Highlands” is a thoughtful way to create attractive new housing, while also taking into consideration the surrounding uses and the community’s interests. The project is designed to achieve the goals of the Walpert Specific Plan as well as do its part to solve the region’s housing crisis. Utilizing enhanced landscaping and energy efficient building standards, while completing the vision of the Walpert Specific Plan, the project is an example of how single family new development “in-fill” type of projects should interact with Hayward’s vision. The project will utilize sustainable building practices and design. Creating private open space with active and passive amenities for residents to congregate and positively interact makes the project a ‘livable’ community. Through a transparent community outreach process, that will continue for the duration of the project, the development has been able to be designed to address many of the neighbors’ needs and concerns.