

**CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 15, 2015**

PRESENTATIONS

21st Century Library and Heritage Plaza Arboretum Approval of Addenda and Award of Construction Contract

HAYWARD CITY COUNCIL



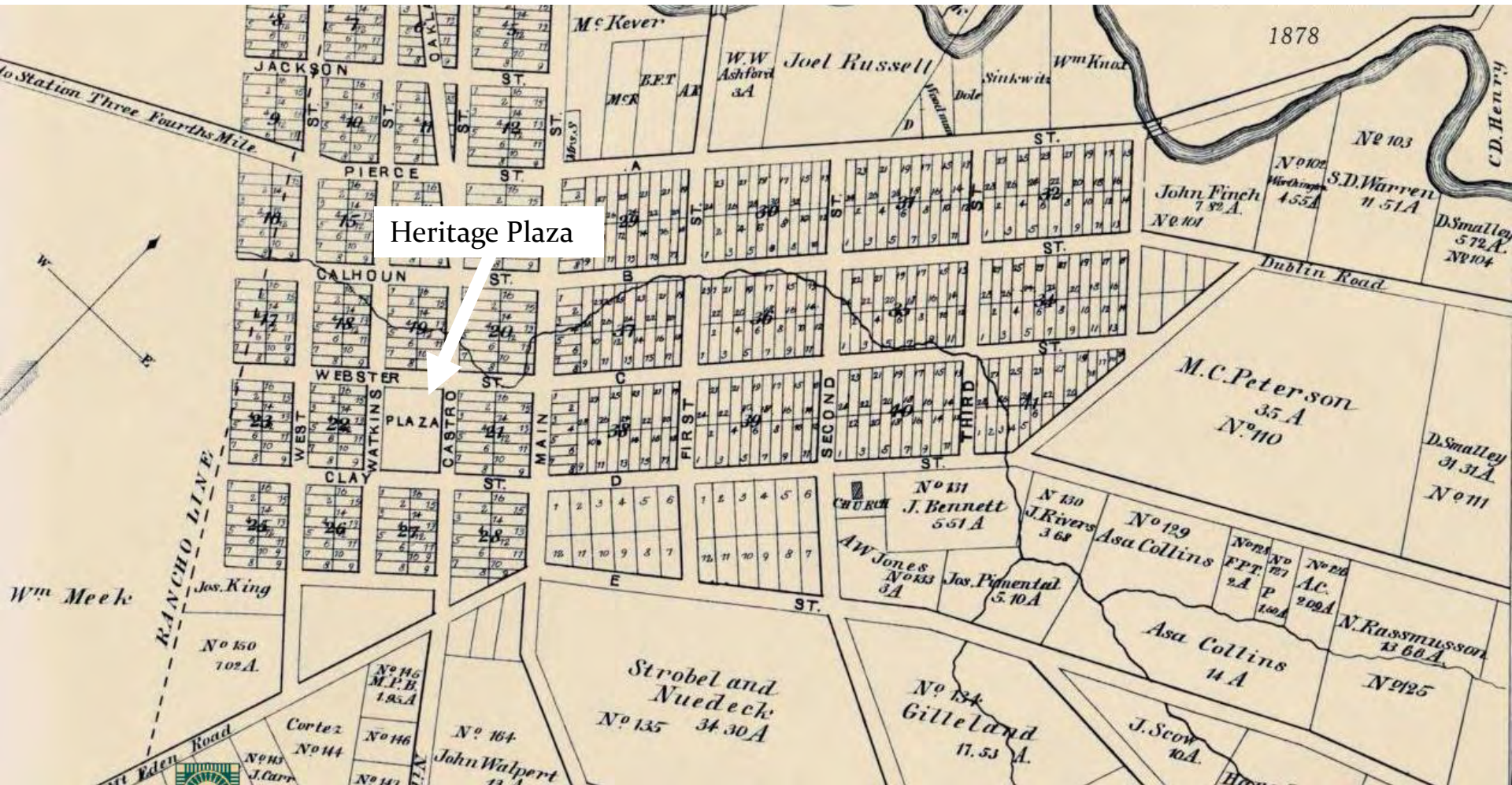
CITY OF
HAYWARD
HEART OF THE BAY

ILLUSTRATIONS

Hayward City Council | September 15, 2015

1878

Source: David Rumsey Historical Map Collection

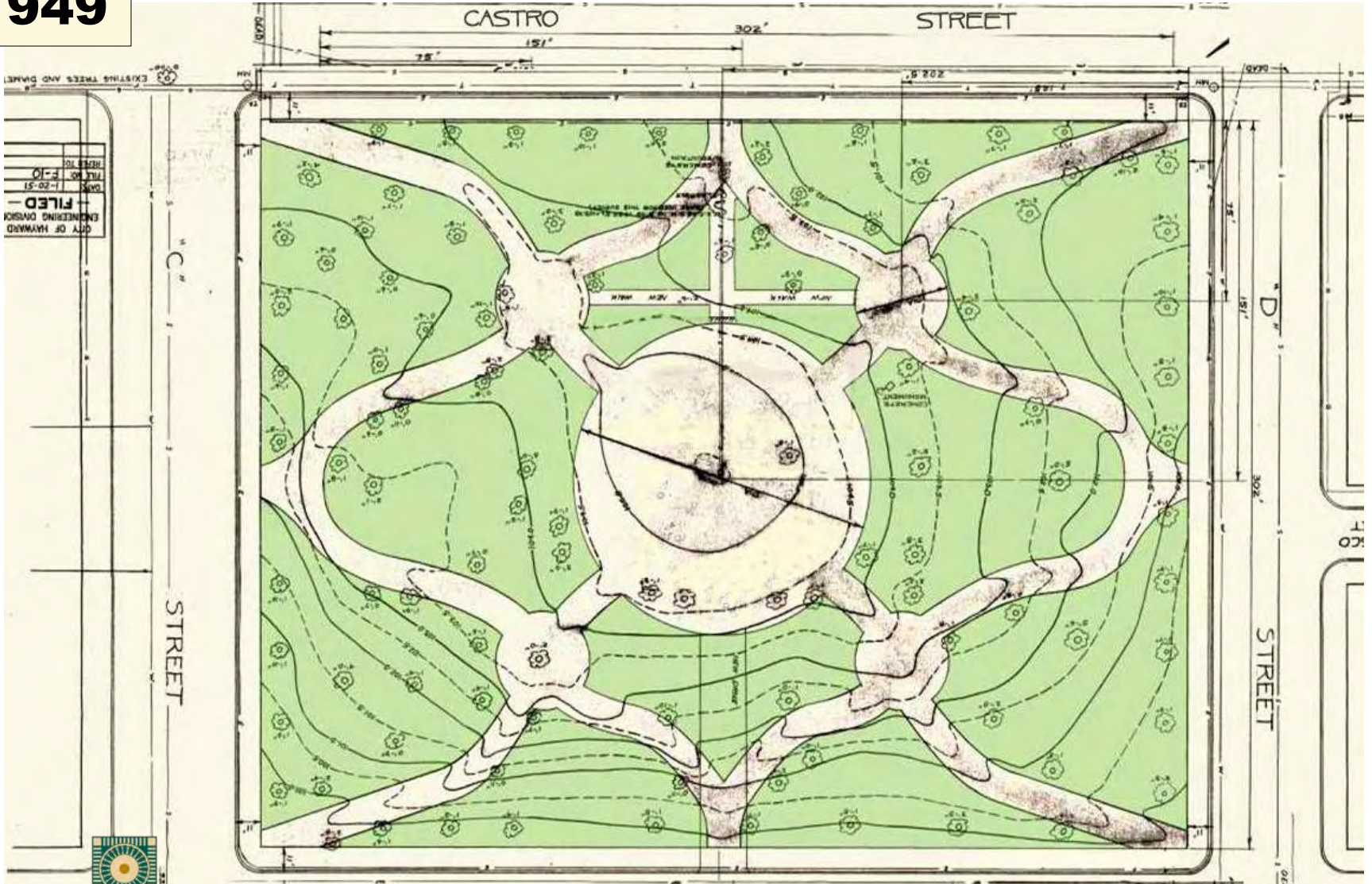


1889

Image Courtesy: Hayward Area Historical Society

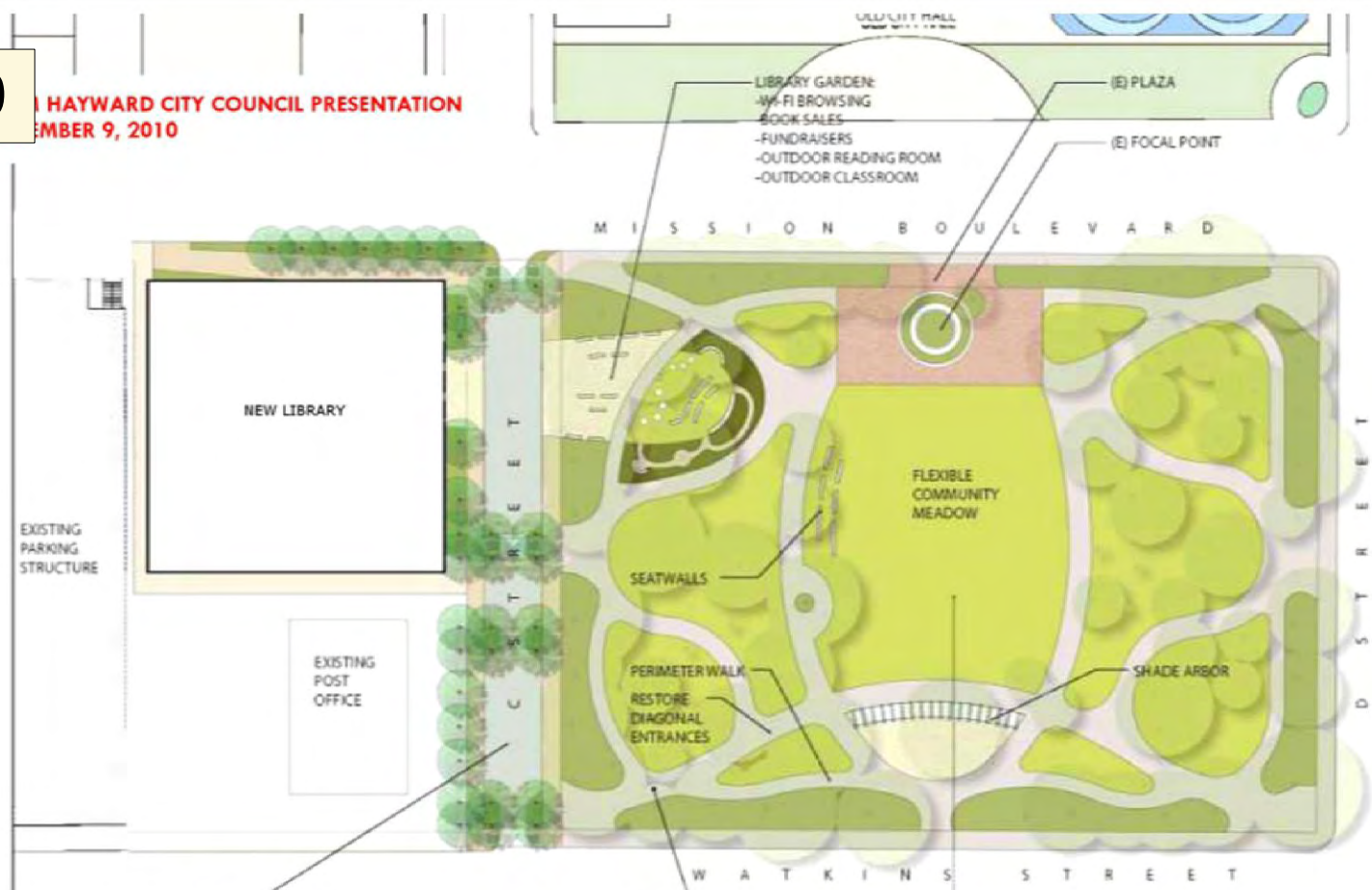


1949



2010

HAYWARD CITY COUNCIL PRESENTATION
NOVEMBER 9, 2010



C STREET STREETSCAPE
Narrowing C Street to one lane transforms it into a pedestrian-friendly space that better links the park to the Library and Post Office. Widened sidewalks, planted bulb-outs, and special paving create a unified streetscape that can accommodate events like farmers' markets and street fairs.

PARK CIRCULATION
The concept is to restore historic diagonal paths, improving access into the park from the corner entry points. New perimeter paths afford park visitors a shady strolling circuit protected and buffered from adjacent traffic.

COMMUNITY MEADOW
Relocating the library allows for the creation of a large, flexible, central open space that can accommodate a wide range of recreation and programs. The existing plaza along Mission Boulevard is preserved and a new arbor and plaza are added near Watkins Street.

HAYWARD LIBRARY AND COMMUNITY LEARNING CENTER

SITE STRATEGY-TOWN SQUARE



October 22nd, 2010

R H A A



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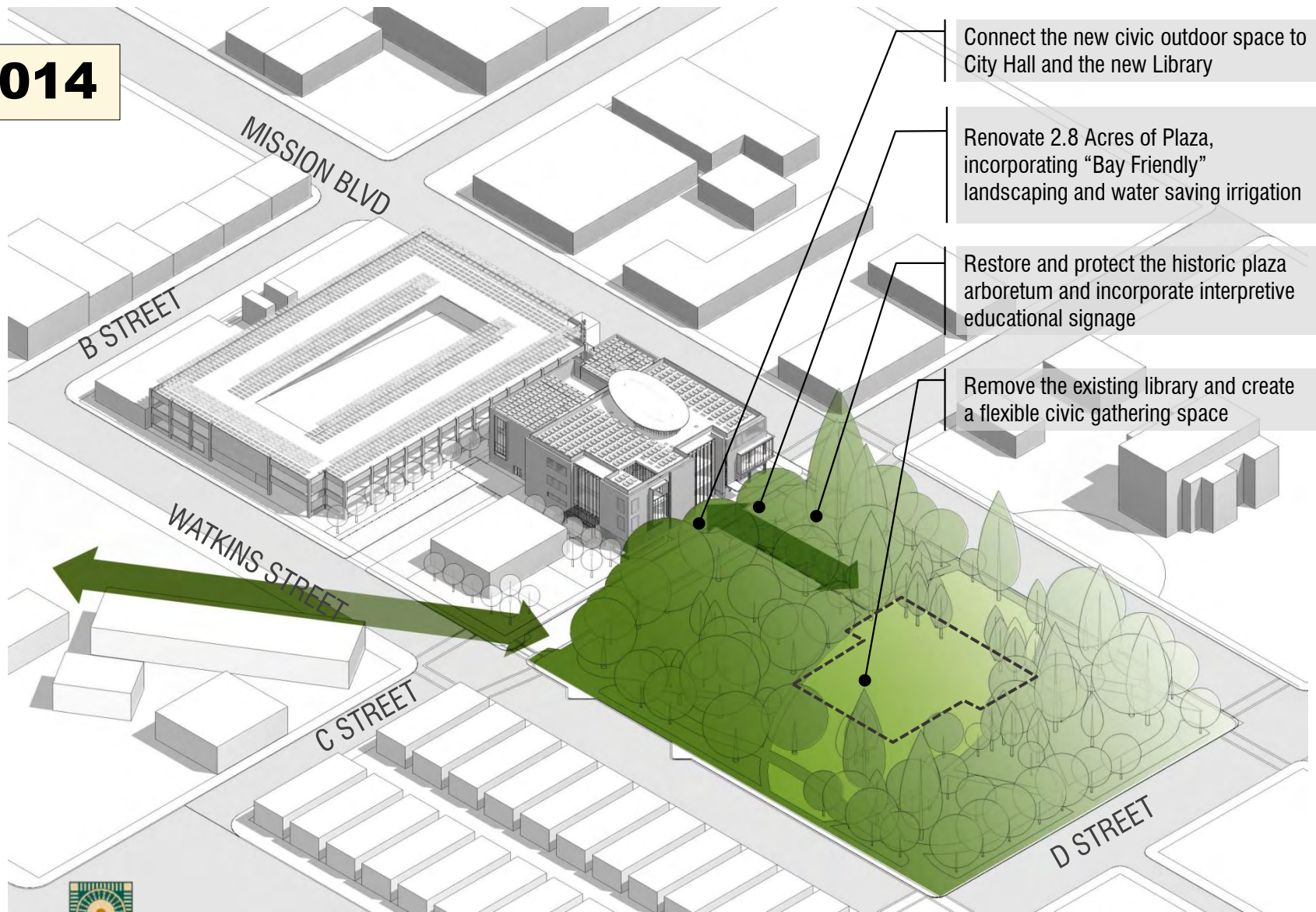
DESIGN PLAN – CIVIC PLAZA

Presentation to Hayward City Council | November 9, 2010

2013



2014



Connect the new civic outdoor space to City Hall and the new Library

Renovate 2.8 Acres of Plaza, incorporating "Bay Friendly" landscaping and water saving irrigation

Restore and protect the historic plaza arboretum and incorporate interpretive educational signage

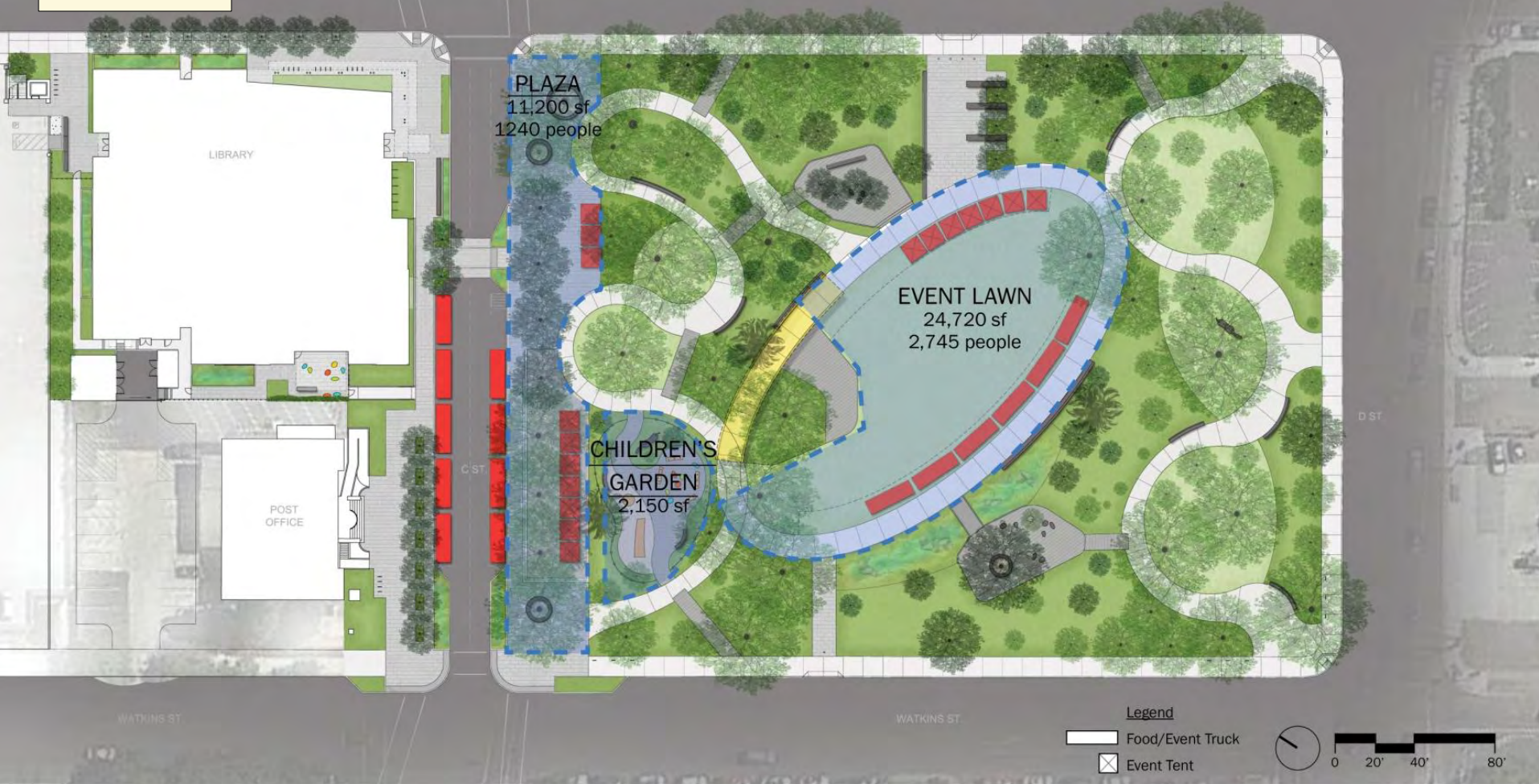
Remove the existing library and create a flexible civic gathering space

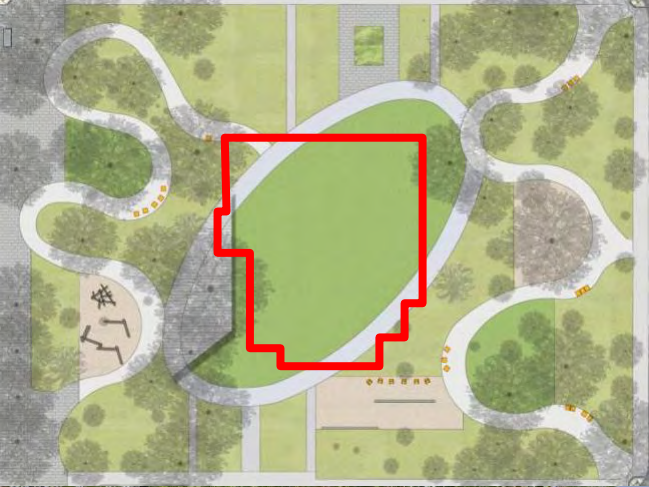


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HERITAGE PLAZA ARBORETUM

2014





OLD MAIN LIBRARY
View from Watkins



2014 COMMUNITY AND STAKEHOLDER OUTREACH

FEBRUARY

- Hayward Library Commission Presentation (24TH)

MARCH

- Hayward Planning Pre-Application Meeting (5TH)
- Hayward Library Staff “All Hands” Presentation (27TH)

APRIL

- Civic Plaza Visioning – City Staff Meeting (7TH)
- City Staff/Design Team Sustainability Meeting (9TH)
Development of project “Rainwater Catchment” Goals

MAY

- Schematic Library Design – Community Discussion (1ST)
- Heritage Plaza Concepts – City Staff Meeting (8TH)
- Heritage Plaza Design – Community Discussion (31ST)



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Community Presentation, May 1ST



Plaza Comments/Input, May 31ST



Youth Design Team, June 18TH

DESIGN OUTREACH

2014 COMMUNITY AND STAKEHOLDER OUTREACH

JUNE

- Youth Design Team Meetings (18TH and 25th)
- City Council Schematic Design Presentation (24th)
Preferred “Plaza” Concept and Library Design
- Completion of Schematic Design Package (25th)

JULY

- Youth Design Library Tour (16th)
- Youth Design Team Wrap-up Meeting (23rd)

SEPTEMBER

- Bay Area Libraries Tour with Library Commission (13th)
- Library Design - Library Commission Meeting (15th)

OCTOBER

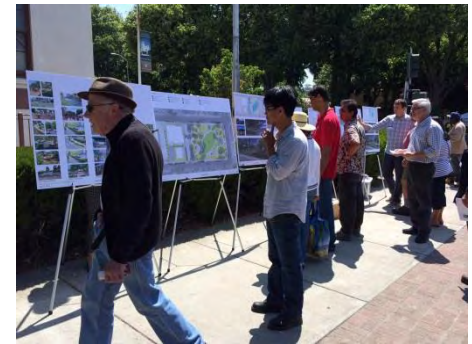
- Hayward Library Staff “All Hands” Presentation (2nd)
- Library Design Development – Community Meeting (2nd)
- Civic Plaza Design – Community Meeting (11th)
- Draft CEQA Submitted for City Staff Review (30th)



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Community Presentation, Oct 2nd



Plaza Comments/Input, Oct 11th



Youth Design Team, July 23rd

DESIGN OUTREACH

2014

Filtered and treated water is pumped to non-potable fixtures in the library...

Upon demand, water is pumped to filtration and sterilization equipment

Rainwater is harvested from garage and library roof tops

Excess rainwater is harvested from plaza surfaces

Rainwater is pumped into 400,000 gallon storage cistern located underground in old library basement



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HARVESTING SITE RAINWATER FOR RE-USE

2015





Schematic Illustration



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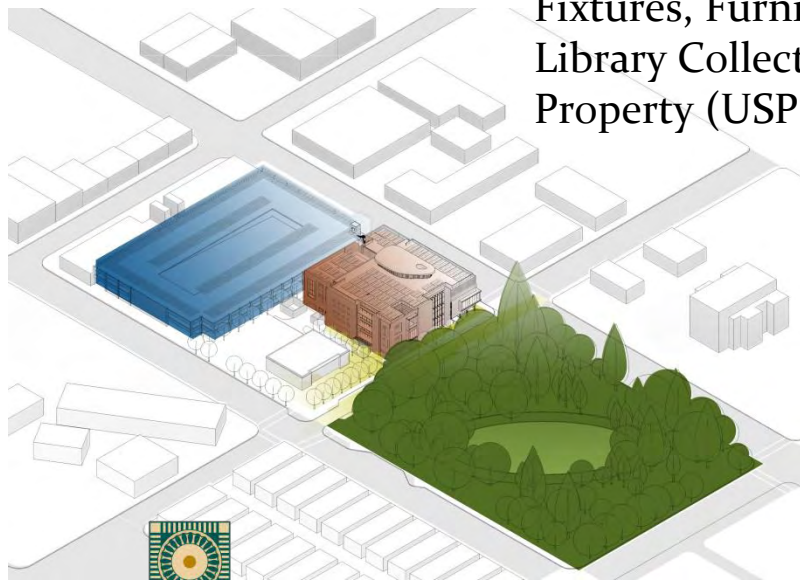
VIEW ACROSS MISSION BOULEVARD AND C STREET

Hayward City Council | May 26, 2015

ESTIMATED TOTAL PROJECT COSTS

Current Estimate \$65.68 Million

Construction Contract	\$49,290,599
Construction Contingency	3,259,401
Design & Administration	3,900,000
Construction Inspection, Testing & Admin	3,500,000
Fixtures, Furnishings & Equipment	4,580,000
Library Collections	850,000
Property (USPS) Acquisition	300,000
Total	\$65,680,000



Based on actual construction bid

OLD MAIN LIBRARY

ONGOING FACILITY MAINTENANCE / REPAIR / UTILITIES COSTS

FY 2016 City of Hayward Operating Budget

FY 2016 Library Operating Budget Line Item	Total FY 2016 expenditures – all	FY 2016 expenditures – Main Library only
Maintenance & Utilities	\$112,066	\$73,963
Internal Service Fees		
- Facilities Library Admin	\$14,622	\$14,622
- Facilities Library Operations	\$321,688	\$212,314
- Facilities Library Literacy Plus	\$12,736	\$12,736
TOTAL		\$313,635



2008 – 2015 PROJECT BACKGROUND

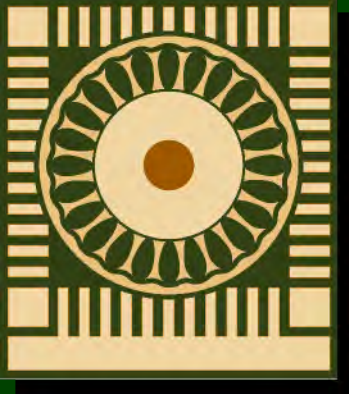
- Community needs analysis Report – City Council Presentation (2008)
- Site Recommendations to Council – Library Commission (2008)
- Community Focus Groups develop “**Open Space**” Plaza Concepts (2008)
- Building New Library Program Report (2010)
- Preliminary Design Concepts – City Council / Library Commission (2010)
 - Selection of “**Heart of the City**“ Building Concept
- Calpine Corporation Donates \$10 million to the Library Project (2011)
- Survey – Bond Measure Feasibility (2011)
- Bay Area Library rankings by size (2012)
- Conceptual Design Approach - City Council Presentation(July 2013)
 - “**Heart of the City**” and “**Open Plaza**” Concepts
- Measure C Passed by Hayward Voters with a 2-to1 Margin (June 6th, 2014)
- Design Development Presentation – City Council (November 18th 2014)
- Council Approval of Plans and Specs and Authorization to Bid (May 26th, 2015)





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HERITAGE PLAZA - C STREET PROMENADE



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Livestock Regulations in Residential Zones

Michael Christensen, *Assistant Planner*

Planning Division
Development Services Department



Introduction

Current Ordinance	
Permit Required	Administrative Use Permit
Cost of Permit	\$500
Noticing Required	All properties within 300 feet
Minimum Setback from Property Line	20 feet
Minimum Setback from Home	40 feet



Outreach

Research was conducted on the ordinances of other local jurisdictions.

Berkeley	No permit required.
Concord	Discretionary permit issued by Planning Division.
Fremont	Ministerial permit issued by Animal Control.
Hayward	Discretionary permit issued by Planning Division.
Livermore	Ministerial permit issued by Animal Control.
Pleasanton	No permit required.
San Carlos	No permit required.
San Jose	No permit required.
San Mateo	Ministerial permit issued by Building Division.
San Francisco	No permit required.



Outreach

An article was run in local newspapers which included staff contact information to facilitate public comment.

Hayward seeks residents' ideas about backyard chickens

By Rebecca Parr rparr@bayareanewsgroup.com

0 COMMENTS

HAYWARD -- Residents can weigh in Tuesday on whether the city should change its rules on raising backyard chickens, currently prohibited on most residential lots.

The urban agricultural movement has spurred several people to approach the city about keeping chickens in their backyards, said Michael Christensen, a Hayward planner. But Hayward's ordinance only has one definition for livestock.

"The city's separation requirement doesn't distinguish between a chicken coop and a horse stable," he said. "The 40-foot setback makes it difficult, if not impossible, for most people in the city to have any livestock."

The community meeting is at 6 p.m. Tuesday in Hayward City Hall, Room 1C, 777 B St. Those interested also may contact Christensen at 510-583-4231 or michael.christensen@hayward-ca.gov.

While Tuesday's meeting is focused on chickens, residents are welcome to discuss related topics, such as beekeeping or raising other fowl, Christensen said.

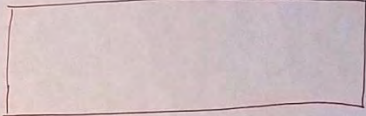
-- Rebecca Parr, Staff

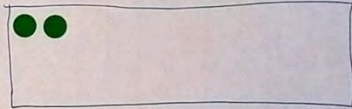


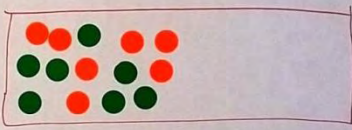

Outreach

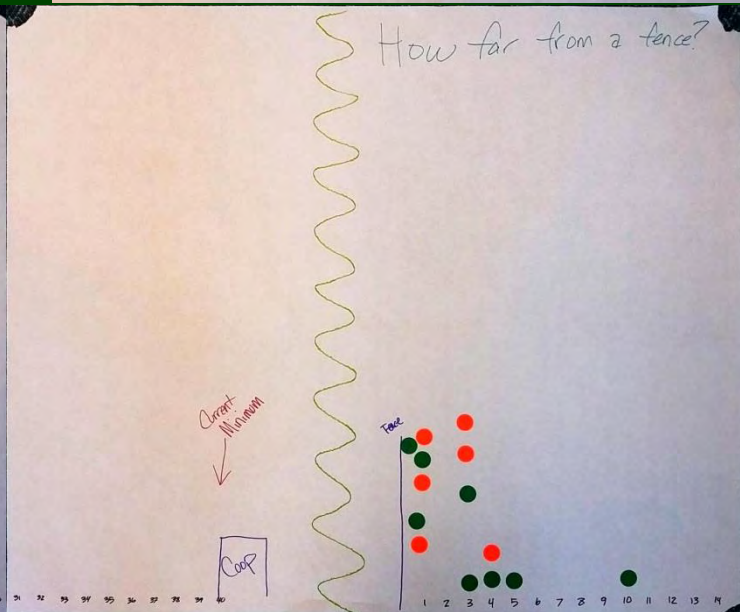
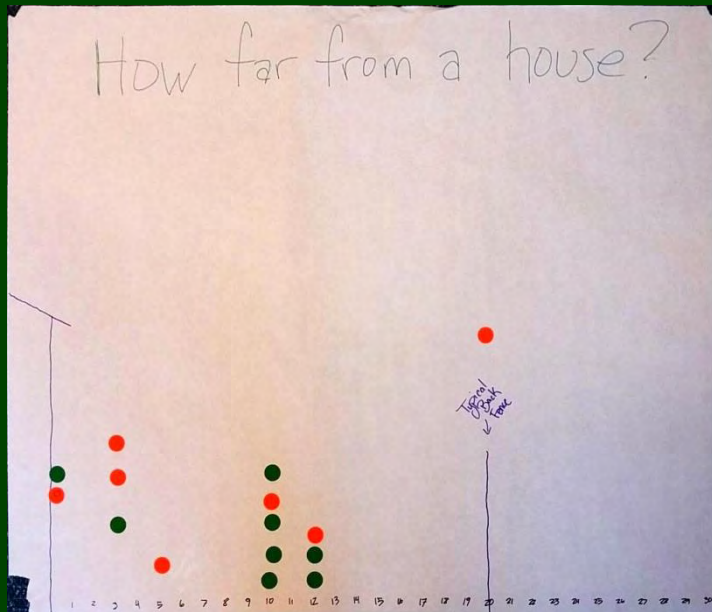
A public meeting was held on August 18th, 2015 with 17 members of the public in attendance.

What should we do?

Keep regulations as-is 

Make the process simpler, but require a permit 

Create strong standards, but do not require a permit 




Alternative One

- Allowed on Single-Family Residential properties.
- Zoning Conformance Permit required.
- Maximum of four hens.
- Reduced setback from home and property lines.
- If revoked, cannot be reissued within six months.
- Roosters prohibited.

Alternative Two

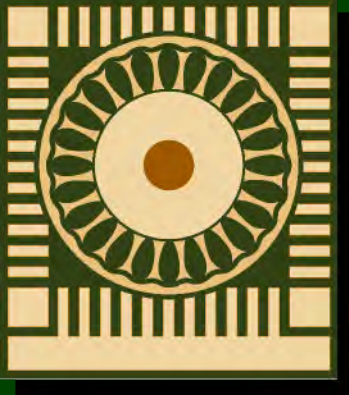
- Same as Alternative One, except that no permit is required.



Discussion

- Should a permit be required to keep chickens in residential areas?
- If yes, should the city continue to require an AUP, or should a more simple permit be required instead, such as a Zoning Conformance Permit?
- Should standards be revised to create reduced setbacks for coops?
- Should this ordinance be expanded to include other activities, such as beekeeping?





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**Eden Shores Industrial Business Park
Planned Development
City Council Meeting
September 15, 2015**

Linda Ajello, AICP, Senior Planner
Planning Division
Development Services Department



Eden Shores Industrial Business Park

Location



HAYWARD



To Allow Flexible Uses Related to and in Support of
Advanced Industries that create “quality” jobs:

- Manufacturing and Technology based uses:
 - ***Value Added*** Manufacturing and Assembly Uses
 - Research and Development
 - Administrative and Professional Offices (BP)
 - Secondary support uses (i.e. warehouse/distribution, day care, restaurants, etc.).



This project WILL be:

- **Class “A” Industrial Flex Space**
- **Manufacturing and Assembly of “Value Added” products**
- Uses that develop and/or apply innovation (STEM)
- Administrative and Professional Offices/Services

This project will NOT be:

- Warehouse, Storage and Distribution
- Third-party Logistics/Transportation (i.e. freight forwarding)
- Heavy Industrial uses



Eden Shores Industrial Business Park



Eden Shores Industrial Business Park



HAYWARD



Eden Shores Industrial Business Park

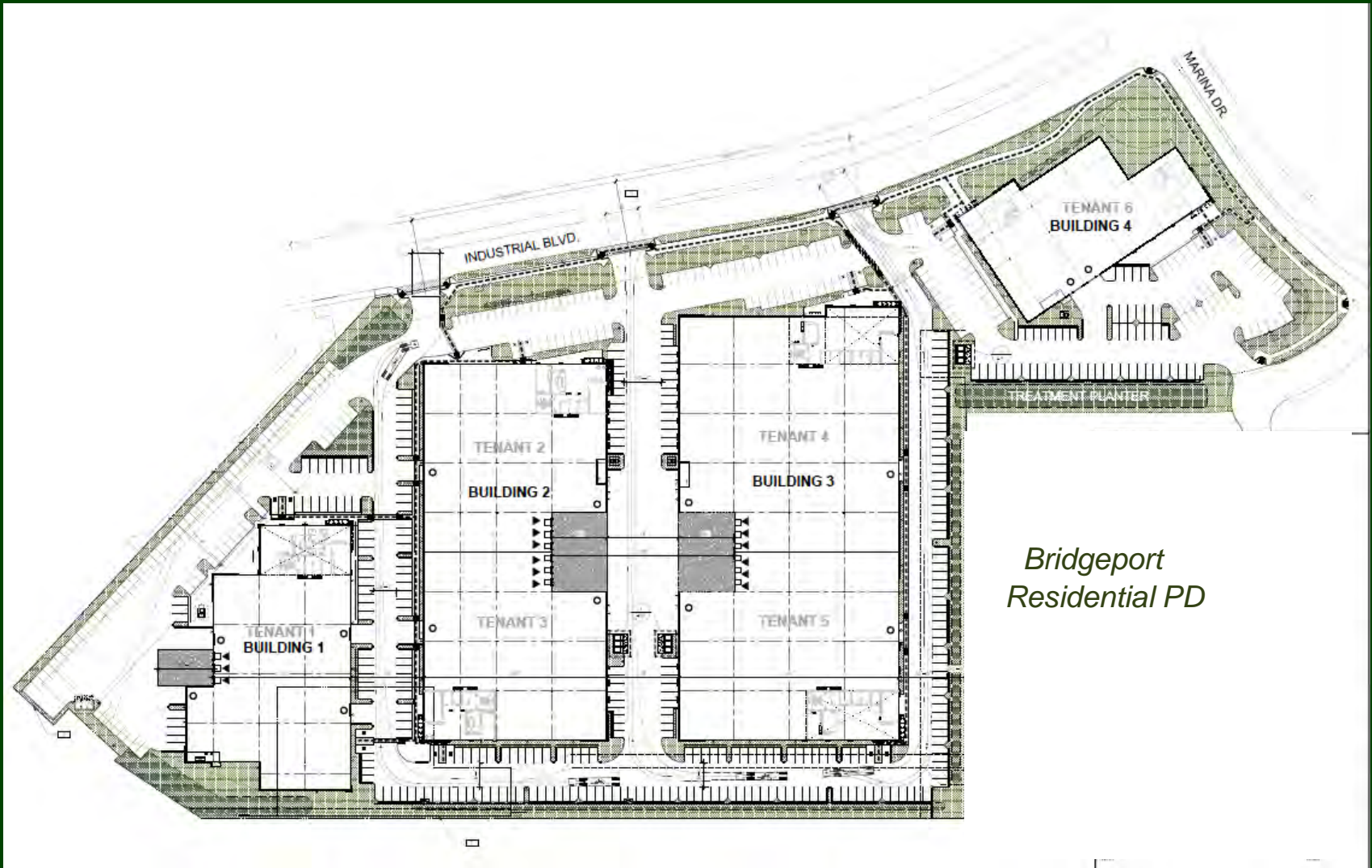


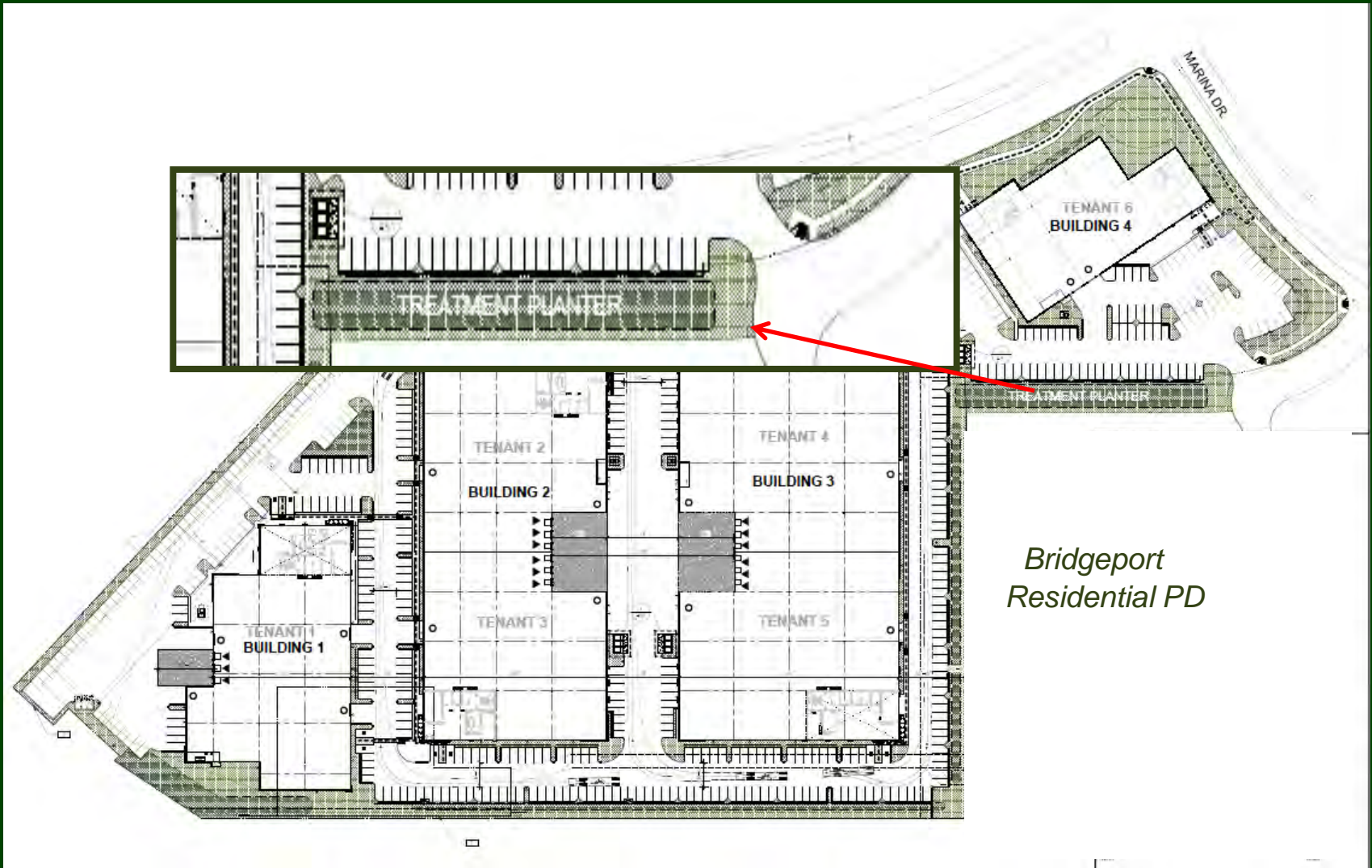
HAYWARD



Eden Shores Industrial Business Park

Site Plan

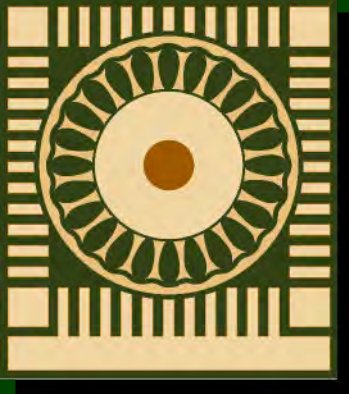




- Adopt a Resolution adopting an Addendum to the 2007 Mitigated Negative Declaration and MMRP, and approving the Tentative Parcel Map; and
- Introduce an Ordinance approving a Zone Change from Business Park to Planned Development.

Questions?





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Development Services Department





Eden Shores Industrial Park

City of Hayward • City Council • September 15, 2015

Shea Properties[®]

Shea Properties

- Acquires, designs, develops, constructs and manages commercial properties.
- Assets are long-term holds.
- Stabilized portfolio includes:
 - 6,500 apartment units
 - 1.6 million square feet of retail
 - 1.1 million square feet of office
 - 2.4 million square feet of industrial
- Currently, Shea Properties has more than \$1 billion in active projects underway.



Market Competitiveness

Site is well positioned

- Access to major infrastructure
- Good visibility
- Moderate size vacant lot

State-of-the-art buildings

- New construction
- Built to today's standards
- Built to attract manufacturing users



Hayward Market Demand

INDUSTRIAL MARKET INDICATORS

	Q2 2015	Q3 2015*
Vacancy	↓	↓
Rental Rate	↑	↑
Net Absorption	↑	↑
Construction	↑	↑

* *Projected*



Market Demand

	EMPLOYER	EMPLOYEES	TSF
1	Fremont Manufacturing Company	200-250	150-200K
2	Milpitas Manufacturing Company	200-300	100-150K
3	Plastic Manufacturing Company	150-200	100-125K
4	East Bay Ceramics	125-150	80-100K
5	Seat Manufacturing	100-125	80-100K
6	Food Preparation-Chicago Based	60-75	40-50K
7	Food Preparation-UK Based	60-75	40-50K



Goals and Objectives

- ◉ Near term development
- ◉ Completing the Master Plan
- ◉ Class A light industrial
- ◉ Opportunity for Point of Sale/Revenue Source
- ◉ Job creation



Proposed Plan Overview



PROJECT DATA

Site Area	14.63 Acres 637,433 SF
Building Area	274,998 SF*
Parking	556 Stalls 2/1,000SF

**SF figure assumes mezzanine*



Project Exteriors



Project Exteriors



Project Exteriors