



DATE: October 29, 2018

TO: Council Economic Development Committee

FROM: Deputy City Manager

SUBJECT: Concept Project Review – Gillig Site

RECOMMENDATION

That the Council Economic Development Committee provides feedback to the project development team on their initial proposal for the site.

SUMMARY

The development team, Hines, is requesting a preliminary review of their site design and proposed uses for the redevelopment of the Gillig site. Staff has not performed any site analysis on this proposal prior to the presentation at the meeting. The following report is to provide the members of the CEDC with the existing goals and policies of the General Plan for the Industrial area and the goals of the Economic Development Strategic Plan Catalyst Site identification.

BACKGROUND

The proposed project site is located at 25800 Clawiter Road. The site is approximately 26 acres. There is existing vehicular access from Clawiter Road; however, the site has visual presence along the Highway 92 corridor. The site was previously the location of the Gillig Bus manufacturing site until 2017, when they relocated their facility to another city.

In May 2018, the CEDC reviewed a proposal by Tarlton Properties for a Life Sciences Development. Their proposal included a total of 6 buildings constructed over two phases that would ultimately create just over a million square feet of building space designed for the Life Sciences industry. This project failed to move forward as they were not able to secure funding.

DISCUSSION

The Hines development team has requested to present a preliminary design to the CEDC to receive feedback on a new proposal. This design includes the proposed layout of the site and future uses proposed to be located in the new buildings. Staff has not performed any analysis of this proposed project, as it will be presented at the meeting. The project will be subject to a full review and analysis by staff and the appropriate reviewing bodies when a formal

application is submitted to the City, including returning to the CEDC for an official review by this body.

The following information is for the CEDC to have available for their use as they hear the presentation.

General Plan Goals and Policies

The Industrial Technology and Innovation Corridor applies to the large crescent-shaped industrial area located along Hayward's western Urban Limit Line and southwestern city limits and contains approximately nine square miles. The Corridor is the main employment area of the City and the General Plan identifies it as an important economic asset that needs to be protected and enhanced. General Plan policies for the Industrial Technology and Innovation Corridor support land use changes that will help Hayward transition from a manufacturing-based economy to an information- and technology-based economy.

Goal ED-1: Diversify the economic base of Hayward to support a robust and stable economy with a diverse range of employment, shopping, and cultural opportunities for local residents.

ED 1.15 Objective - The City shall protect the viability of the Industrial Technology and Innovation Corridor as its main employment base by discouraging the intrusion of uses that would erode the integrity of the corridor and maintaining zoning for manufacturing; professional, scientific, and technical services; research and development; and supporting uses.

Economic Development Strategic Plan

Under the Economic Development Strategic Plan, this site has been identified as a Catalyst site for Industrial Development. Catalyst sites are identified as those parcels that have good proximity to major corridors and arterials, have high visibility, and have potential for positive impact on the surrounding area and community as a whole. The former Gillig parcel is a great representation of all three of these criteria. As one of the few large development sites within the industrial area under a single ownership, this site has the opportunity to accommodate a new industrial type development that can accommodate one or several of the City's targeted industry clusters – advanced manufacturing, biotechnology or life sciences, clean energy or technologies, or specialty food manufacturing.

Often these targeted industries tend to locate in industrial buildings that are in a campus like setting, have smaller building floorplates with larger percentage of office space, have flexible space that can be used for advanced manufacturing or lab space, and provide employee amenities on site. This type of development has recently seen an increase in development around the region as start-up technology and biotechnology companies continue to locate in the Bay Area.

Zoning Regulations

The site is currently zoned Industrial. The City's existing zoning standards allow for a variety of uses and do not create specific zones or design standards. The City is currently in the process of updating the Industrial Zoning standards to create specific districts within the Industrial Area as well as adopting design standards and guidelines for future projects. The project being presented to the CEDC has not been evaluated as to whether it conforms to current or proposed industrial zoning standards and design guidelines. Upon submittal, the project will receive a full evaluation and will return to the CEDC for a formal review and recommendation at that point. At this time, the applicant is only seeking feedback on the proposed design in terms of general layout and potential uses.

ECONOMIC AND FISCAL IMPACT

At this time, there is no economic and fiscal impact associated with this preliminary review. A full economic and fiscal analysis will be completed when a formal application is submitted to the City.

Prepared by: Catherine Ralston, Economic Development Specialist

Recommended by: Jennifer Ott, Deputy City Manager

Approved by:



Kelly McAdoo, City Manager