

Council Member Jones noted he was advised by the City Attorney to recuse from participating in the Work Session due to the close proximity of the proposal to his business and he left the Council Chambers at 8:40 p.m.

## **WORK SESSION**

### **15. Economic Development Preliminary Concept Review: Maple & Main Mixed-Use Development**

Staff report submitted by Economic Development Specialist Nguyen, dated May 19, 2015, was filed.

City Manager David announced the report and introduced Economic Development Manager Hinkle who provided a synopsis of the report. Mr. Blake Peters, with Bay Area Property Developers, presented residential development projects and provided a conceptual architecture for Maple and Main Apartments. Mr. Soong Kim, with Humphrey and Partners Architects, explained the plan and conceptual design for the Maple and Main Apartments. Mr. Tom Merschel, with Bay Area Property Developers, was available to respond to questions.

Discussion ensued among Council Members, City staff and Bay Area Property Developers about the proposed mixed-use development located at the corner of Maple and Main Street.

Council Members generally supported the proposed conceptual plan and offered the following comments for the developers and staff: if the two commercial buildings are retained, they will need to be upgraded to fit the mixed-use development concept; consider unbundle parking; the five-story building might be too high; the high quality rental can be compensated with more ground commercial space; offer more variety such as studios and two-bedroom units; be mindful of amenities such as pools that might require a lot of water usage; design should address mitigation measures for traffic flow and parking; improve the architectural design and present variations of color scheme for the proposed development; the proposal needs to be sustainable; consider green elements and open space; and meet with retailers in the area and outreach to the community surrounding the proposed project.

## **INFORMATION ITEMS**

There were none.

## **CITY MANAGER'S COMMENTS**

There were none.

## **COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS**

Mayor Halliday commented favorably of the Law Enforcement Action Readiness Summit sponsored by the Alameda County Chiefs of Police and Sheriff's Association, the Hayward-South Alameda County Chapter of the NAACP and Palma Ceia Baptist Church, which was held at Mount Eden High School on May 16, 2015.



**MINUTES OF THE SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT  
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD**  
City Council Chambers  
777 B Street, Hayward, CA 94541  
Tuesday, May 19, 2015, 7:00 p.m.

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**ADJOURNMENT**

Mayor/Chair Halliday adjourned the meeting at 10:01 p.m.

**APPROVED:**

A handwritten signature in blue ink that reads "Barbara Halliday". The signature is written in a cursive style and is positioned above a horizontal line.

Barbara Halliday  
Mayor, City of Hayward  
Chair, Redevelopment Successor Agency

**ATTEST:**

A handwritten signature in blue ink that reads "Miriam Lens". The signature is written in a cursive style and is positioned above a horizontal line.

Miriam Lens  
City Clerk, City of Hayward  
Secretary, Redevelopment Successor Agency