

**PLANNING COMMISSION
MEETING
THURSDAY, May 26, 2016**

PRESENTATIONS



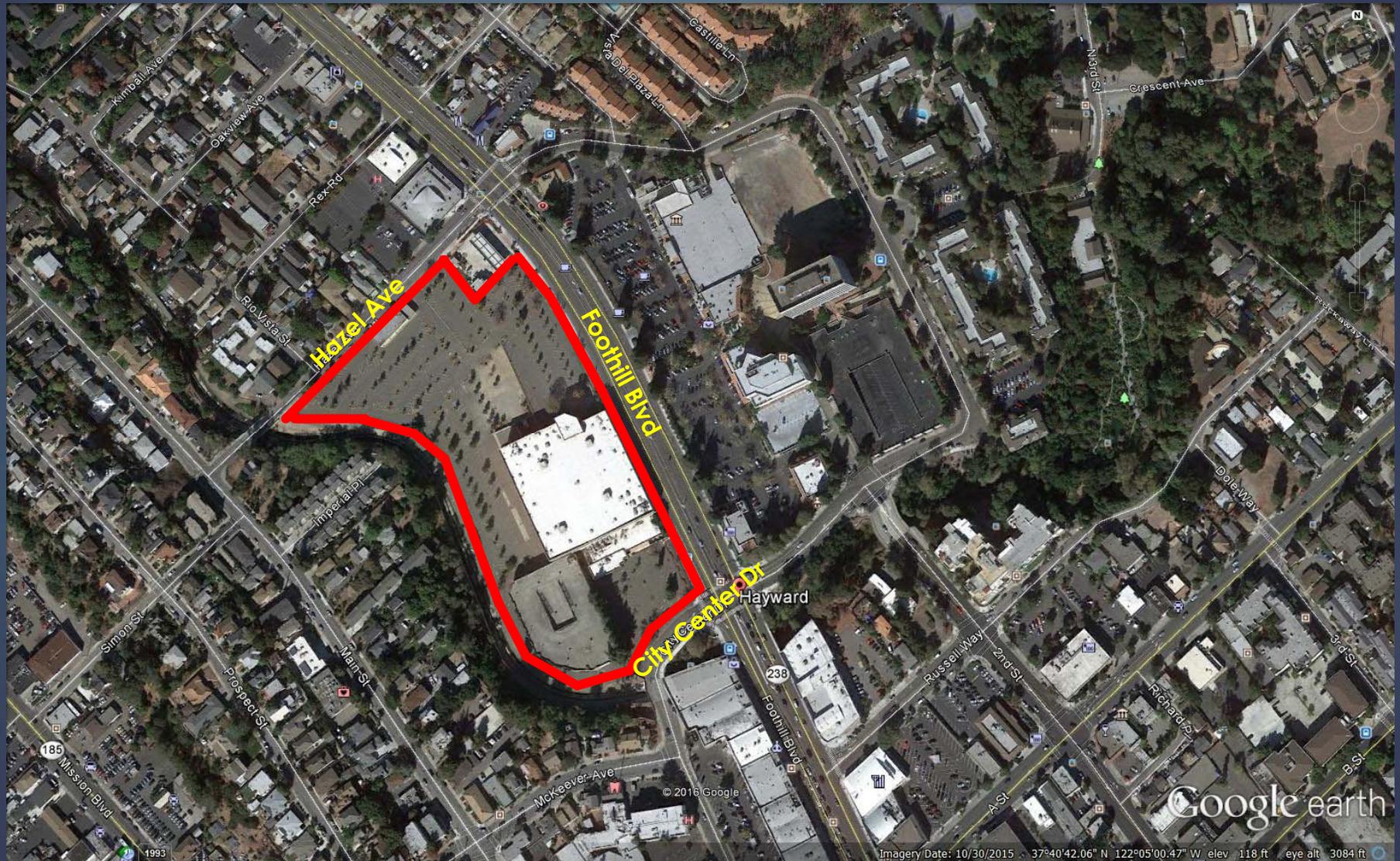
DEVELOPMENT SERVICES

Lincoln Landing Work Session

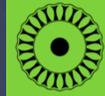
Leigha Schmidt, Senior Planner

May 26, 2016

Project Site



Lincoln Landing Project



Large scale mixed use development on 11.3 acre site:

- ▶ 80,000 square feet of ground floor commercial uses;
- ▶ 476 residential units above commercial and parking;
- ▶ 1,180 surface and structured parking stalls;
- ▶ 53,600 sq. ft. common open space for residents; and,
- ▶ Creek Walk and pocket park.

Zoning & General Plan



- ▶ In conformance with Central City - Commercial District standards;
- ▶ Consistent with intent and purpose of City Center – Retail and Office Commercial General Plan land use designation where allowed uses include “Mixed use with multi-family homes or office on upper floors”;
- ▶ Consistent with numerous General Plan goals and policies.

Site Plan



View from Foothill Blvd Toward the Southern Tower



View from Foothill Boulevard looking North



View of Site from Southwest



Commercial Frontage Along Internal Driveway



View to Major 2 looking southwest

Commercial Frontage along Foothill Blvd.



View looking Northwest from Civic Center Drive

Setback Along Hazel Ave



Hazel StreetView

View



Pocket Park & Creek Walk



Terraced Wall

Creek Walk

Existing walkway



Views of Project



View B from Main St & McKeever Ave.



Existing View



View A from Prospect St & Simon St.



View A Key Plan View B



Views of Project



Attachment E



View F from Hazel Avenue



Existing View



View E from Foothill Boulevard



View F
Key Plan



Views of Project



View D from City Center Drive



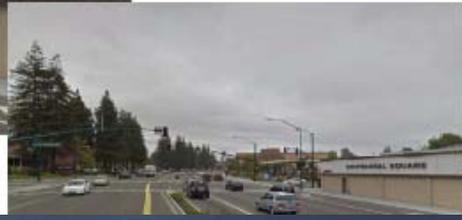
Existing View



View C from Foothill Boulevard



Key Plan



CEQA



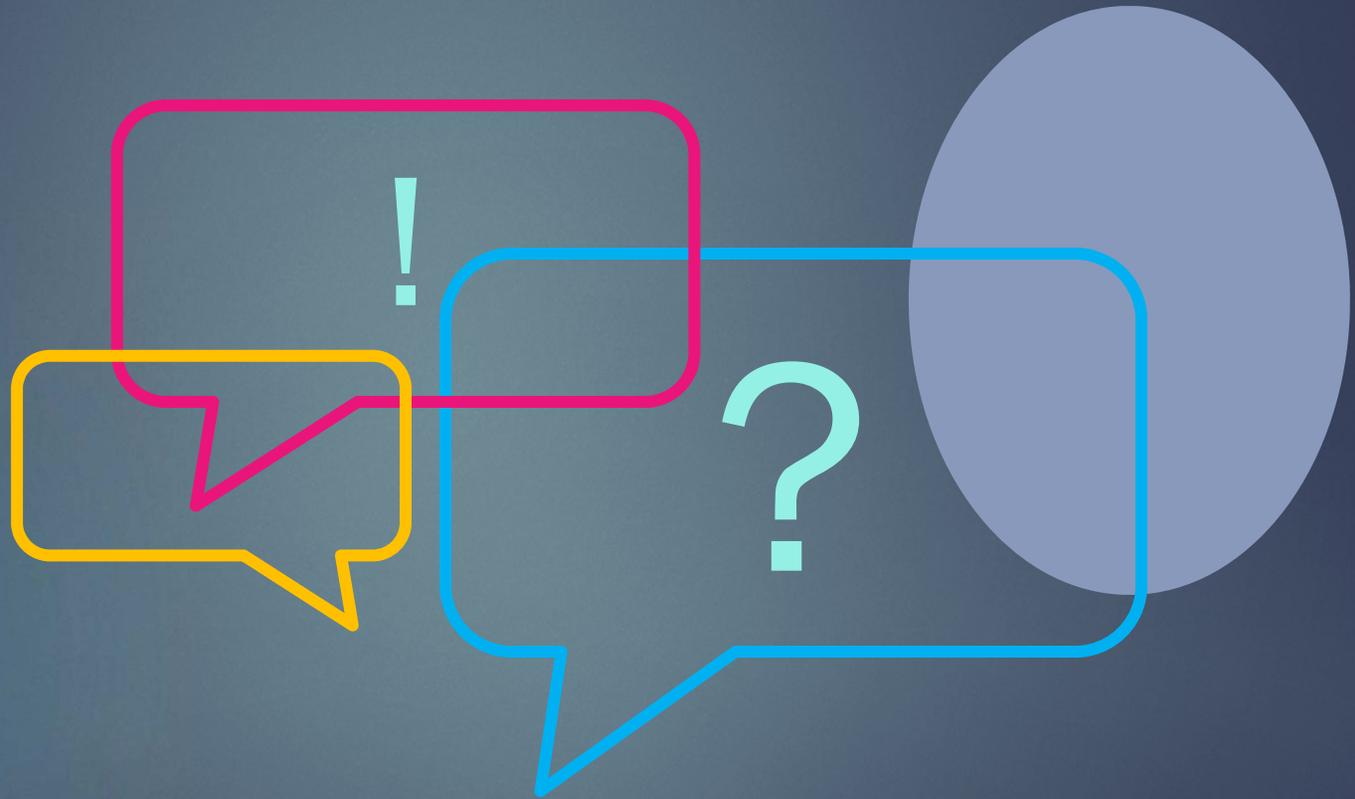
- ▶ Currently completing environmental studies;
- ▶ Following completion of studies and identification of impacts and mitigation measures, City will initiate preparation of Mitigated Negative Declaration or Environmental Impact Report.

Staff Recommendations to Applicant



- ▶ Enhance commercial frontages along Foothill Blvd;
- ▶ Enhance internal pedestrian pathways;
- ▶ Install public art along Hazel Ave frontage;
- ▶ Enhance sustainability through installation of solar photovoltaic panels, permeable pavers, greywater treatment systems and Transportation Demand Management measures.

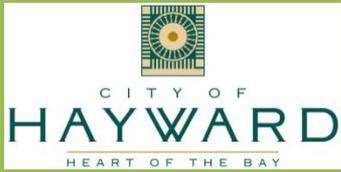
Questions & Discussion



Capital Improvement Program (CIP) FY17-FY26 Planning Commission May 26, 2016



Morad Fakhrai
Public Works Director



FY17-FY26 CAPITAL IMPROVEMENT PROGRAM

Recommendation

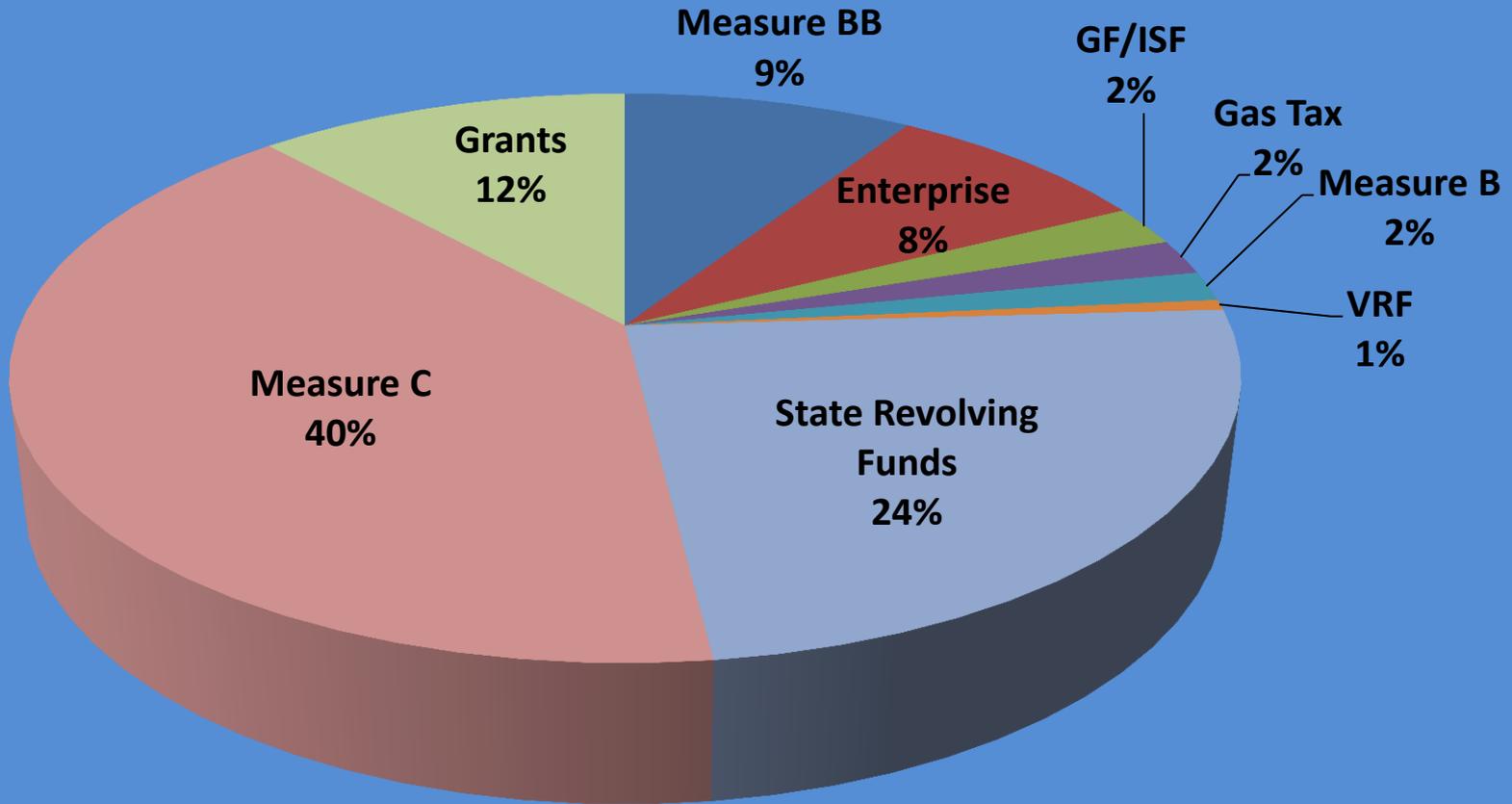
Planning Commission finds the FY17-FY26 Capital Improvement Program is consistent with the City's General Plan



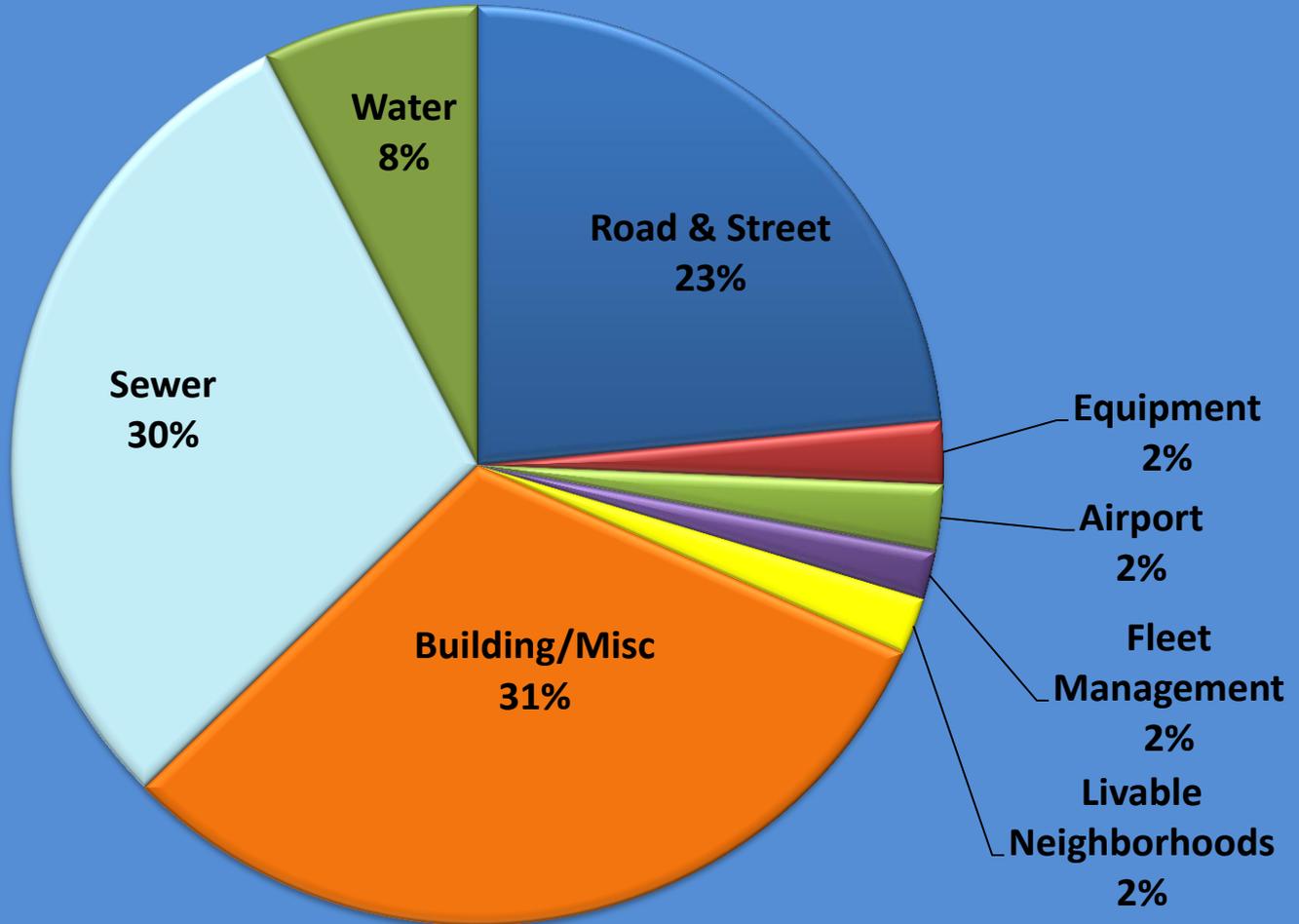
OVERVIEW

- One year planning cycle
- Over \$500M programmed - FY17 - FY26
- Approximately \$190 million in FY17
- Continued emphasis on Council Priorities
- Unmet needs exceed \$370 million

FY 2017 CIP Funding Sources



FY 2017 CIP Projects By category



Major Projects



New Library Under Construction

- Fire Station No.7 & Firehouse Clinic
- New 21st Century Library and Community Center
- Improvements to FS 1-6 and Fire Training Center

- 1 MW solar installation at WPCF
- ¾M gallon Reservoir at Garin Site



Completed Fire Station No. 7

Street and Road Improvements (\$45.6M in FY17)

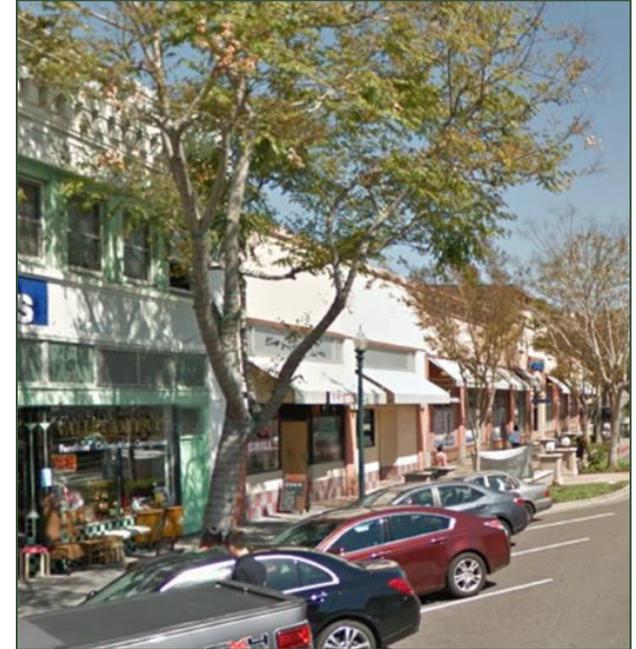


Key Projects

- \$19 Million Paving Project
- 880/92 Reliever Route
- Mission Blvd Improvements - Phases 2 and 3
- Public Parking Lots Improvements

Transportation

- Downtown Parking Study
 - Parking Improvement Project
- Shuttle Feasibility Study
- Neighborhood Traffic Calming Program Study
- Citywide Intersection Improvement Study
- Citywide Bicycle and Pedestrian Master Plan Update



Livable Neighborhoods (\$3.8M FY17; \$32M FY18-FY26)



Winton Median and Mural



Hayward Blvd. New Sidewalk

- Mural Art
- Median Landscaping
- New Sidewalks and Wheel Chair Ramps

Utilities

Sewer, WPCF, & Water

- **\$73 million in FY17**



**Water System at the Water
Pollution Control Facility**

Utilities (Water, Sewer, WPCF)

Key Projects

- Water Conservation Programs
- Conversion to AMI
- New $\frac{3}{4}$ MG Reservoir at Garin Site.
- \$4 million for projects identified by Sewer Master Plan.



Airport



\$4.5M FY17; \$23M FY18-FY26

- Funded through FAA and Airport's Operating Budget
- Focus on runway and taxiway paving improvements
- Runways 28L/10R and Taxiway Foxtrot

Facilities



\$0.4M FY17; \$2.3M FY18-FY26

Funded through Facilities Internal Service Charges

- Flooring Replacement at City Hall
- Update Fire Alarm Panel at City Hall
- Updates to Hayward Police Department

Information Technology \$1.5M FY17; \$7M FY18-FY26

Funded through technology internal service charges and General Fund transfers

- Desktop Computers
- Public Safety Mobile Units
- Online Permitting



Fleet \$3M FY17; \$32M FY18-FY26

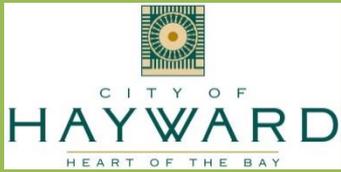
General Fund:

- Fire Department \$800,000
- Police Department \$864,000
- Other General Fund \$865,000

Enterprise Fund:

- Sewer \$278,000
- Water \$245,000
- Stormwater \$140,000
- Airport \$150,000



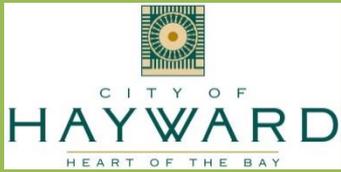


Identified Capital Needs

Technology Services:	\$1,000,000
Facilities and Equipment:	\$110,000,000
Streets and Transportation:	\$259,000,000
Total	\$370,000,000

Schedule

- Budget and Finance Committee – May 4
- City Council Work Session – May 24
- Planning Commission Public Hearing – May 26
- City Council Public Hearing – June 21
- Adoption of CIP – June 28



FY17-FY26 CAPITAL IMPROVEMENT PROGRAM

Recommendation

Planning Commission finds the FY17-FY26 Capital Improvement Program is consistent with the City's General Plan



Questions?



Conditional Use Permit Application #201504021

Planning Commission

Recommendation



Staff recommends that the Planning Commission make the required findings and approve the Conditional Use Permit application, subject to the proposed Conditions of Approval.