

**CITY COUNCIL MEETING
TUESDAY, NOVEMBER 15, 2016**

PRESENTATIONS

Item #14 WS 16-068

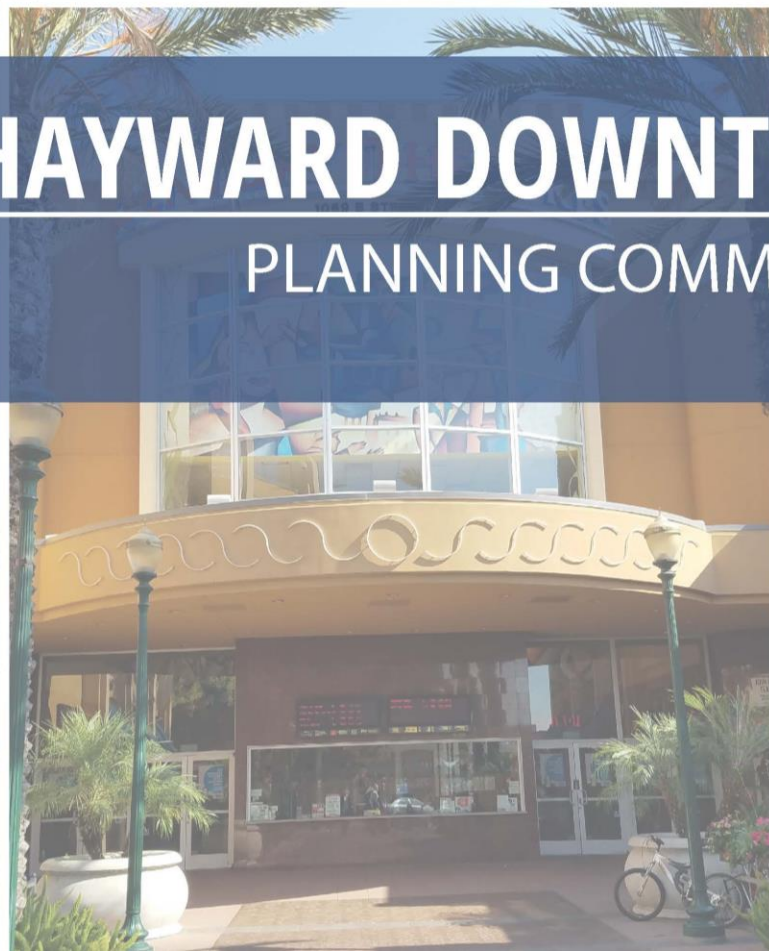
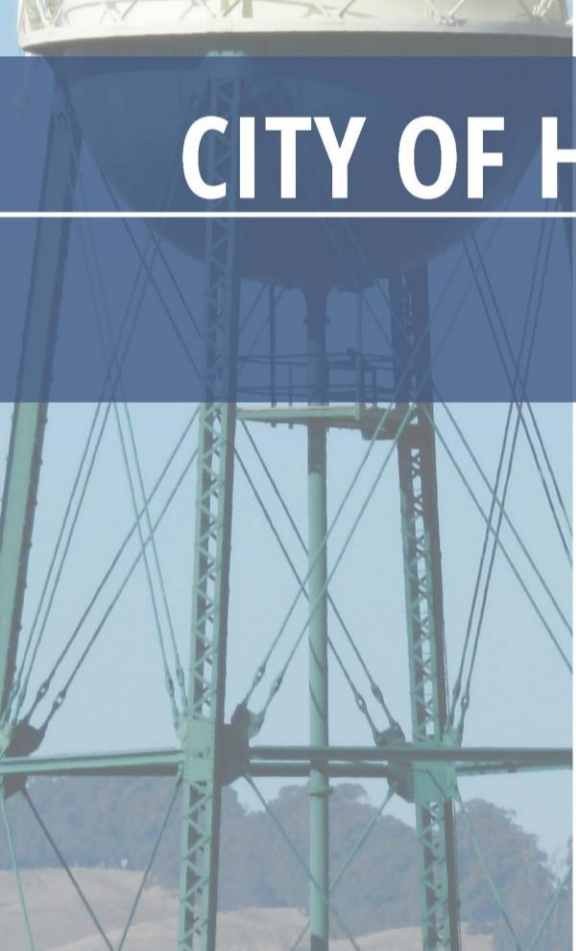
Downtown Specific Plan



CITY OF HAYWARD DOWNTOWN SPECIFIC PLAN & EIR

PLANNING COMMISSION/CITY COUNCIL STUDY SESSION

November 15, 2016



INTRODUCTION

City of Hayward

David Rizk, Director of Development Services

Damon Golubics, Senior Planner

LWC

Lisa Wise, AICP, President

Kathryn Slama, Senior Associate

PURPOSE OF THE MEETING

Provide an opportunity for City Council members and Planning Commissioners to provide input on the Downtown Specific Plan

AGENDA

- 1 Project Overview
- 2 Project Approach and Public Engagement
- 3 Project Team Structure
- 4 Schedule and Next Steps
- 5 Discussion Questions

PROJECT OVERVIEW

WHAT IS THE PROJECT?

- New Downtown Specific Plan
- Zoning Code Amendments
- Environmental Impact Report (EIR)
- ACTC grant-funded project
- Complete by June 2018



PROJECT OVERVIEW

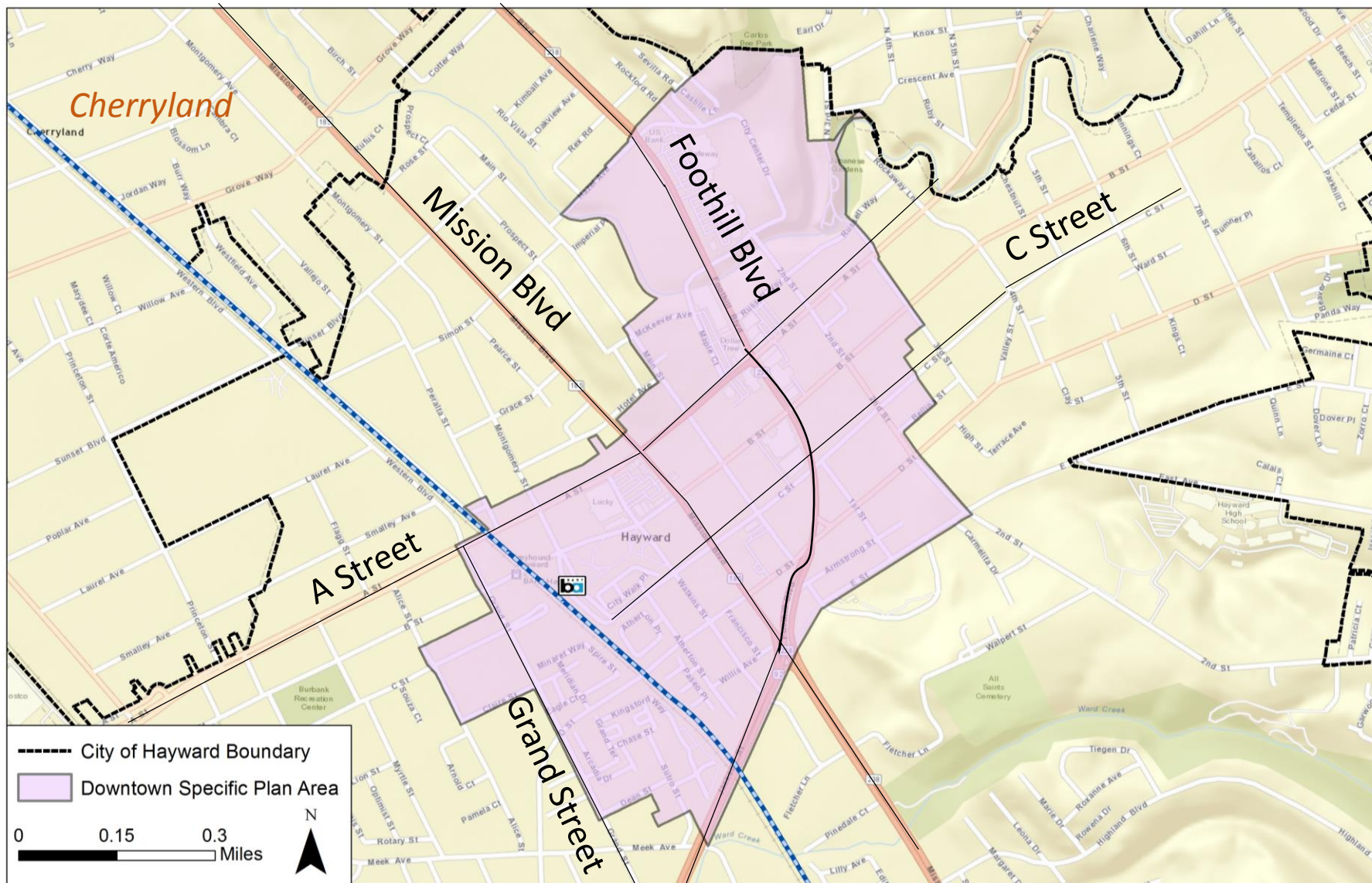
WHAT IS A SPECIFIC PLAN?

Gov. Code Section 65451(a)

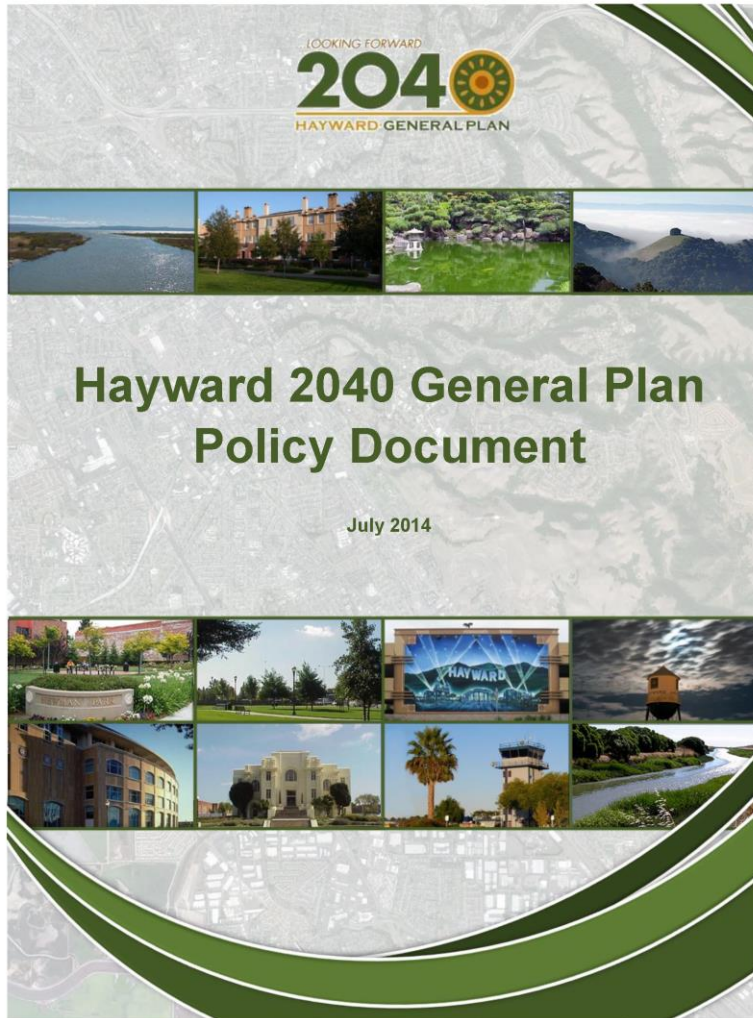
- Tool to implement General Plan goals and policies
- More detailed approach to organizing land uses
- Plans for transportation and infrastructure
- Policies and programs to guide future decisions
- Funding strategies and mechanisms
- Development standards to achieve vision for the Plan Area

PROJECT OVERVIEW

DOWNTOWN PROJECT AREA



PROJECT OVERVIEW



2040 GENERAL PLAN POLICIES & PROGRAMS

- **Land Use:**

- Develop Downtown Specific Plan (LU-2.7)
- **Revitalize PDAs** (LU-2)
- Downtown **Arts, Entertainment, Activities** (LU-2.1, 2.2)
- Downtown **Pedestrian Environment** (LU-2.3, LU-2.4)
- Downtown **Housing** (LU-2.5)
- Downtown **BART Station** (LU-2.6)

- **Mobility:**

- **Multimodal Transit Choices** (1.1, 1.2)
- **Ped & Bike Infrastructure** 1.6, 5.1, 5.2, 6.2)
- **Strategic Reductions in Parking** (8.4, 9.2)

- **Economic Development:**

- **Business Expansion, Diversification, Retention** (1.1, 2.6, 3.1)
- Market Hayward As **“College Town”** (5.1, 5.6)


PROJECT OVERVIEW

DOWNTOWN LAND USE

Figure 3-1
General Plan

Residential


 Medium Density Residential (MDR)


 High Density Residential (HDR)

Commercial


 Retail and Office Commercial (ROC)

Mixed-Use

 City Center - Retail and Office Commercial (CC-ROC)

 City Center - High Density Residential (CC-HDR)


 Commercial/High Density Residential (CHDR)

 Sustainable Mixed Use (SMU)


Public and Quasi Public


 Public and Quasi-Public (PQP)

Open Space

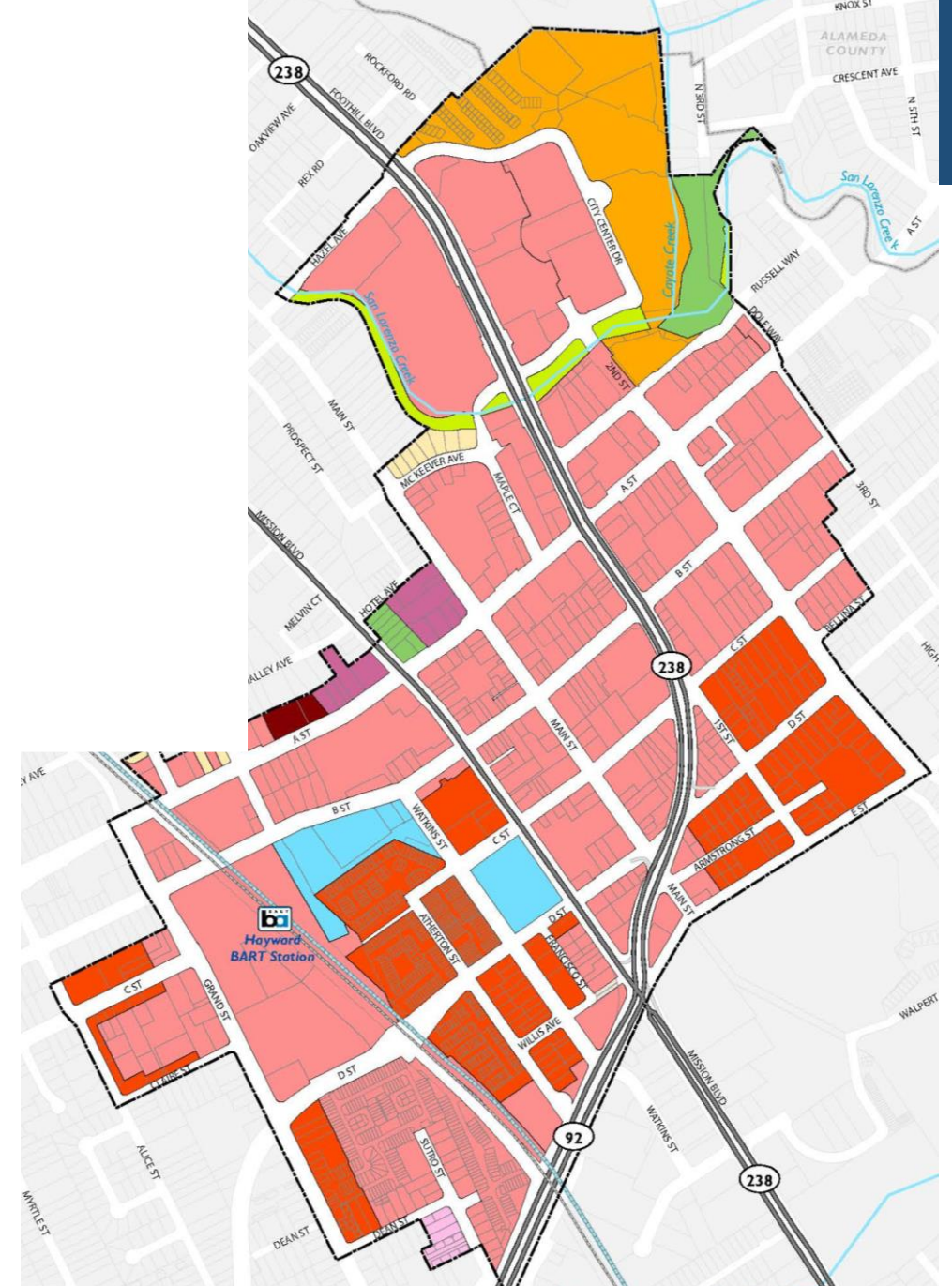
 Limited Open Space (LOS)

 Parks and Recreation (PR)

 Downtown Specific Plan Study

 Hayward City Limit

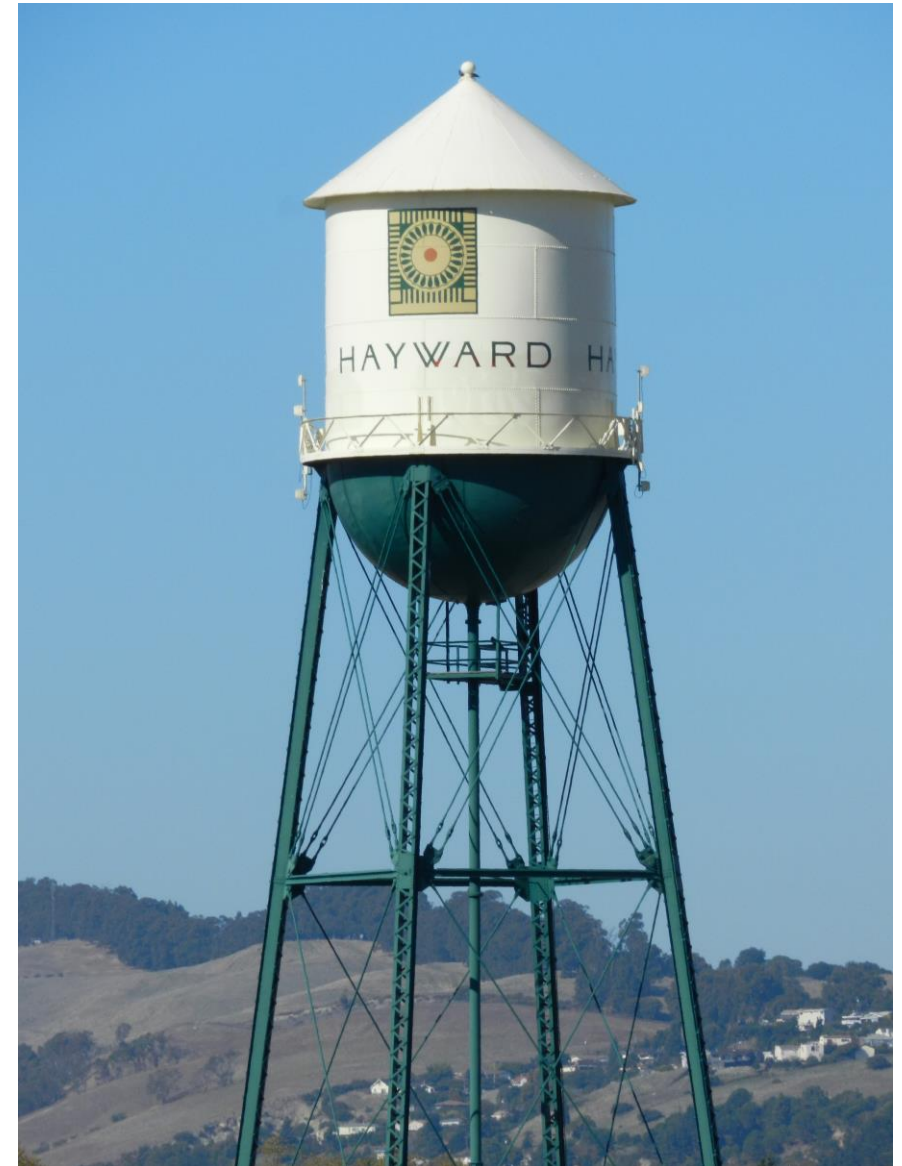
Data Source: City of Hayward, 2015;
Dyett & Bhatia, 2015.



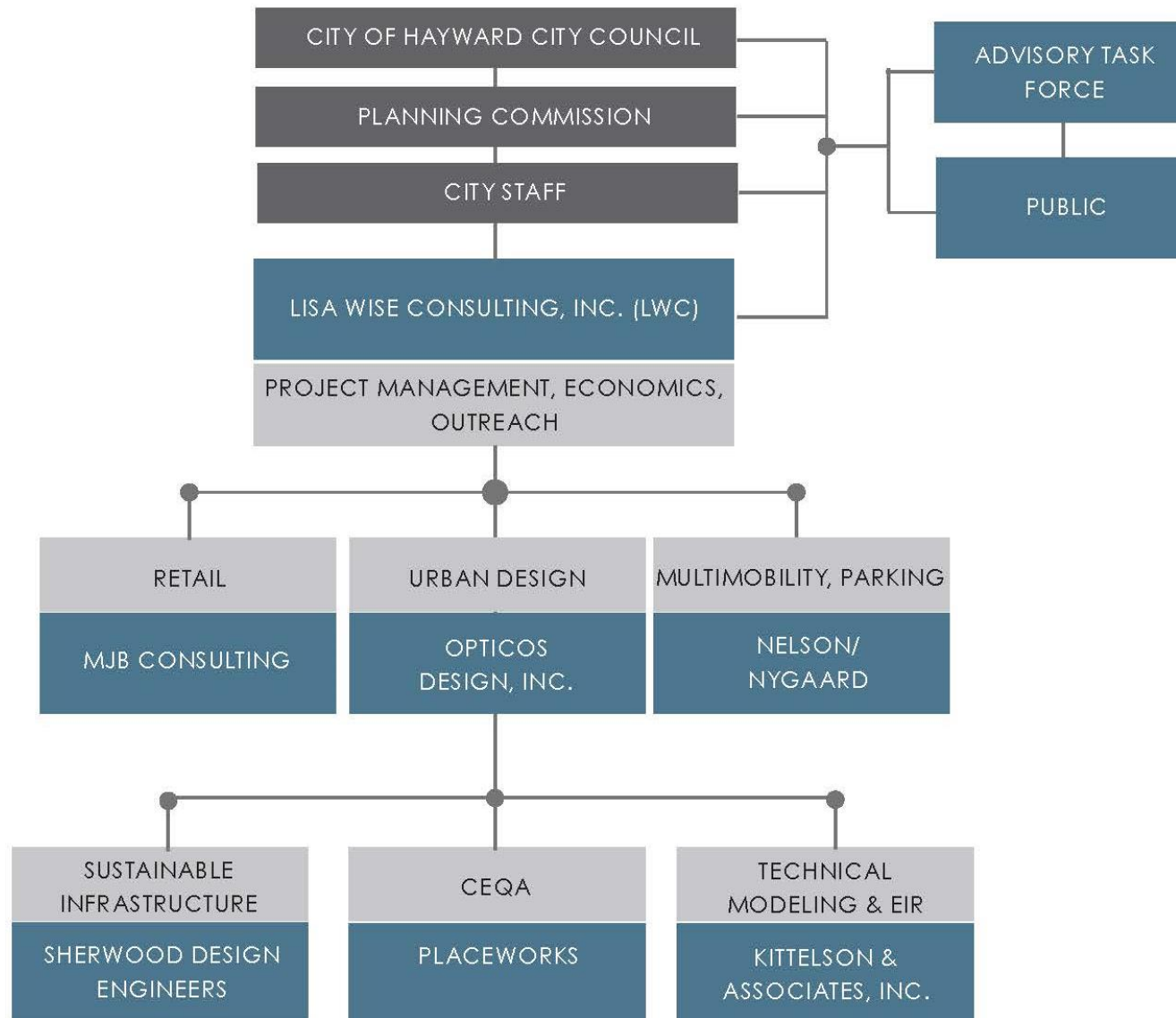
PROJECT OVERVIEW

Other Relevant Reports

- Downtown Design Plan and Core Area Plan (1987)
- City of Hayward Design Guidelines (2003)
- Retail Site Assessment (2009)
- Envision Downtown Hayward (2012)
- Mission Blvd Specific Plan and Form Based Code (2014)
- Economic Development Strategic Plan (2014-2018)



PROJECT TEAM



PROJECT APPROACH AND PUBLIC



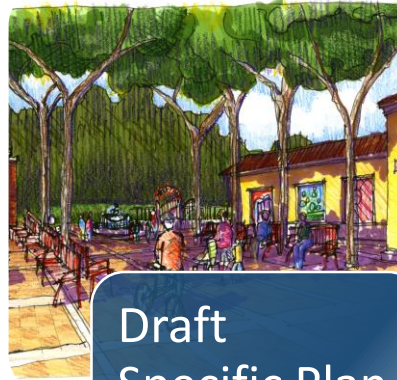
Kickoff & Research

- What is Downtown like today?



Vision & Alternatives

- What do we want Downtown to become?



Draft Specific Plan & Code

- Strategies to achieve the vision



Review Specific Plan & Code

- Evaluate and prioritize



Adoption

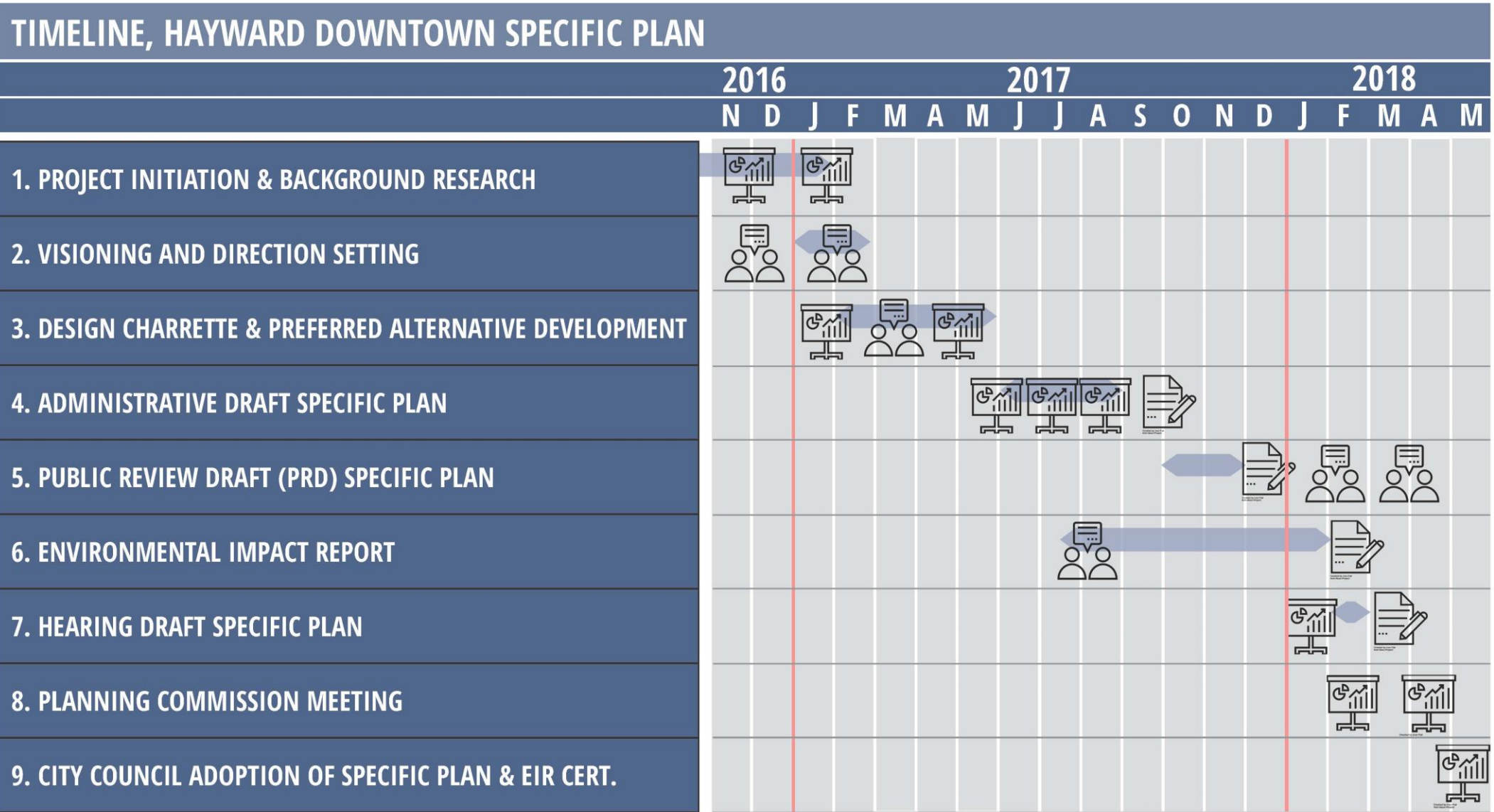
PROJECT APPROACH AND PUBLIC

OUTREACH OVERVIEW

- CC/PC Study Sessions (2)
- Task Force Meetings (11)
- Stakeholder Interviews (20)
- Staff/Agency Meetings (periodic)
- Public Workshops (4)
- 5-day Design Charrette
- Online Media



SCHEDULE & NEXT



Meeting



Outreach Event



Deliverable



SCHEDULE & NEXT

Task Force Meeting #1

- December 12, 2016

Stakeholder Interviews

- January 2017

Task Force Meeting #2

- January 2017

Public Workshop

- Jan/Feb 2017

Design Charrette

- Feb/March 2017



DISCUSSION QUESTIONS

DISCUSSION

- What are the key issues facing the Downtown?
- What are the strengths?
- Where are the greatest opportunities for improvement?
- How can the Specific Plan help?



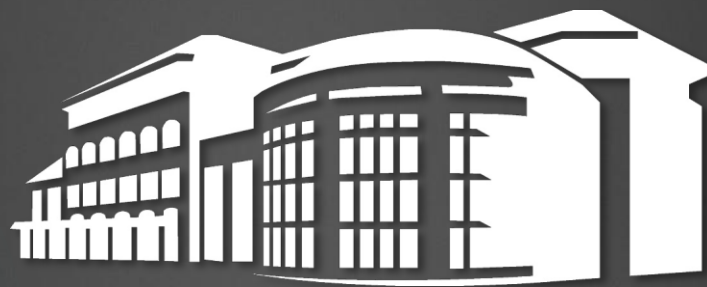
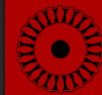
Thank you.

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Item #17 LB 16-106

Approval of Citywide Community Workforce Agreement



APPROVAL OF CITYWIDE COMMUNITY WORKFORCE AGREEMENT (CWA)

Presentation Overview



- ▶ Community Workforce Agreement (CWA)/Project Labor Agreement (PLA) Background
- ▶ Key terms of Citywide CWA
- ▶ Council questions and action

CWA/PLA Background



- ▶ CWA/PLA: a type of collective pre-hire bargaining agreement that outlines a variety of employment and other working conditions to allow settlement of labor disputes without work stoppages, strikes, etc.
- ▶ Prevented by Presidential Executive Order until 2009; now being applied locally by some cities on both individual large scale capital projects and more broadly across capital projects.
- ▶ Council approved CWA for new Library project in April 2015.

Key Terms of Citywide CWA



- ▶ Term of agreement is 3 years and will be effective January 1, 2017. The parties will review the agreement two years after execution for possible extension
- ▶ Scope of projects to be included in a Citywide CWA:
 - ▶ City projects where construction cost exceeds \$1 million based on engineer's estimate
 - ▶ Will not apply to private development projects or to other third party public agency projects where City contributes funding
 - ▶ Will also not apply for projects where external funding source specifically restricts applications of CWA
- ▶ Ability to return to Council to ask for exemptions in limited circumstances.

Key Terms of Citywide CWA



- ▶ No work stoppages or work actions allowed during term of agreement.
- ▶ Joint Administrative Committee to oversee agreement implementation
- ▶ Local Hire Provisions:
 - ▶ Goal that 30% of hours worked on covered projects will be performed by Hayward residents or HUSD graduates
 - ▶ If a Contractor fails to meet the Local Hire Goal or demonstrate a good faith effort, ten (10%) percent contract retention withheld until remedied
 - ▶ Apprenticeship requirements
- ▶ Building Trades Council to facilitate enrollment of 10 Hayward residents or HUSD graduates in apprenticeship programs in each year of agreement.

Council Action



- ▶ Authorize the City Manager to execute the CWA based on the terms outlined in the staff report effective January 1, 2017.
- ▶ Approve the addition of a new position to manage implementation of the CWA and to work on other workforce development efforts.
- ▶ Return at Mid-Year budget review for additional project appropriations as necessary for FY2017 projects.

Questions & Discussion

