

**PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 14, 2024**

PRESENTATIONS

STAFF (& APPLICANT) PRESENTATION

ITEM #1 WS 24-034

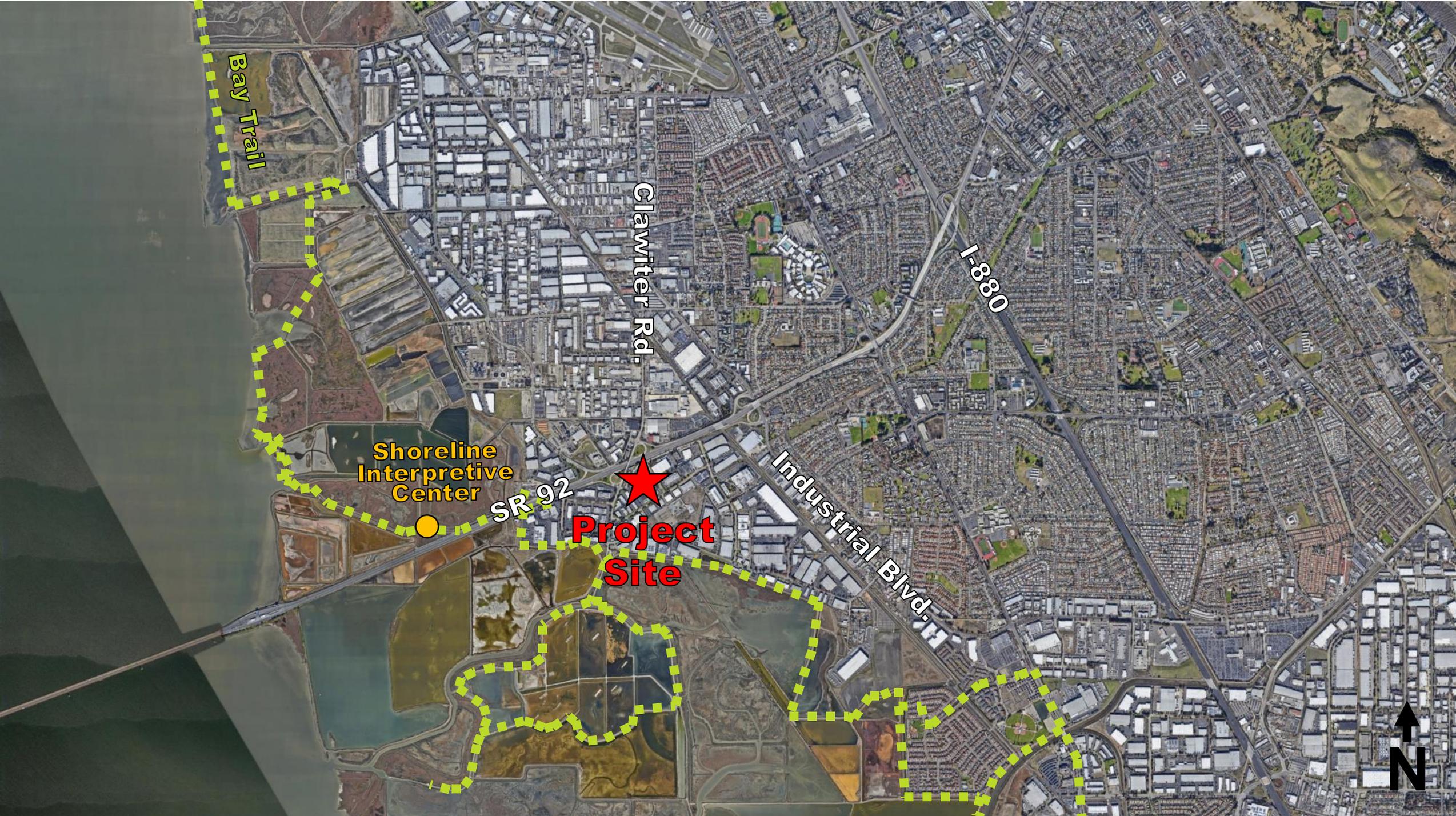
Preliminary Review of a Major Site Plan Review Application to Construct a Three-Story Data Center, Generator Yards, Substation, Switching Yard, and Related Accessory Structures on an Approximately 11-Acre Site Located at 26062 Eden Landing Road (Assessor Parcel Nos. 461-0085-052-01 and 461-0085-016-00). Application SPR-23-0036; Miles Kersten for STACK Infrastructure (Applicant) on behalf of SI SVYL3 LLC (Owner)

STACK Data Center

Major Site Plan Review for a Data Center Complex
26062 Eden Landing Road



*Planning Commission Work Session
November 14, 2024
Elizabeth Blanton, AICP, Senior Planner*



Bay Trail

Clawitter Rd.

I-880

Shoreline Interpretive Center

SR 92



Project Site

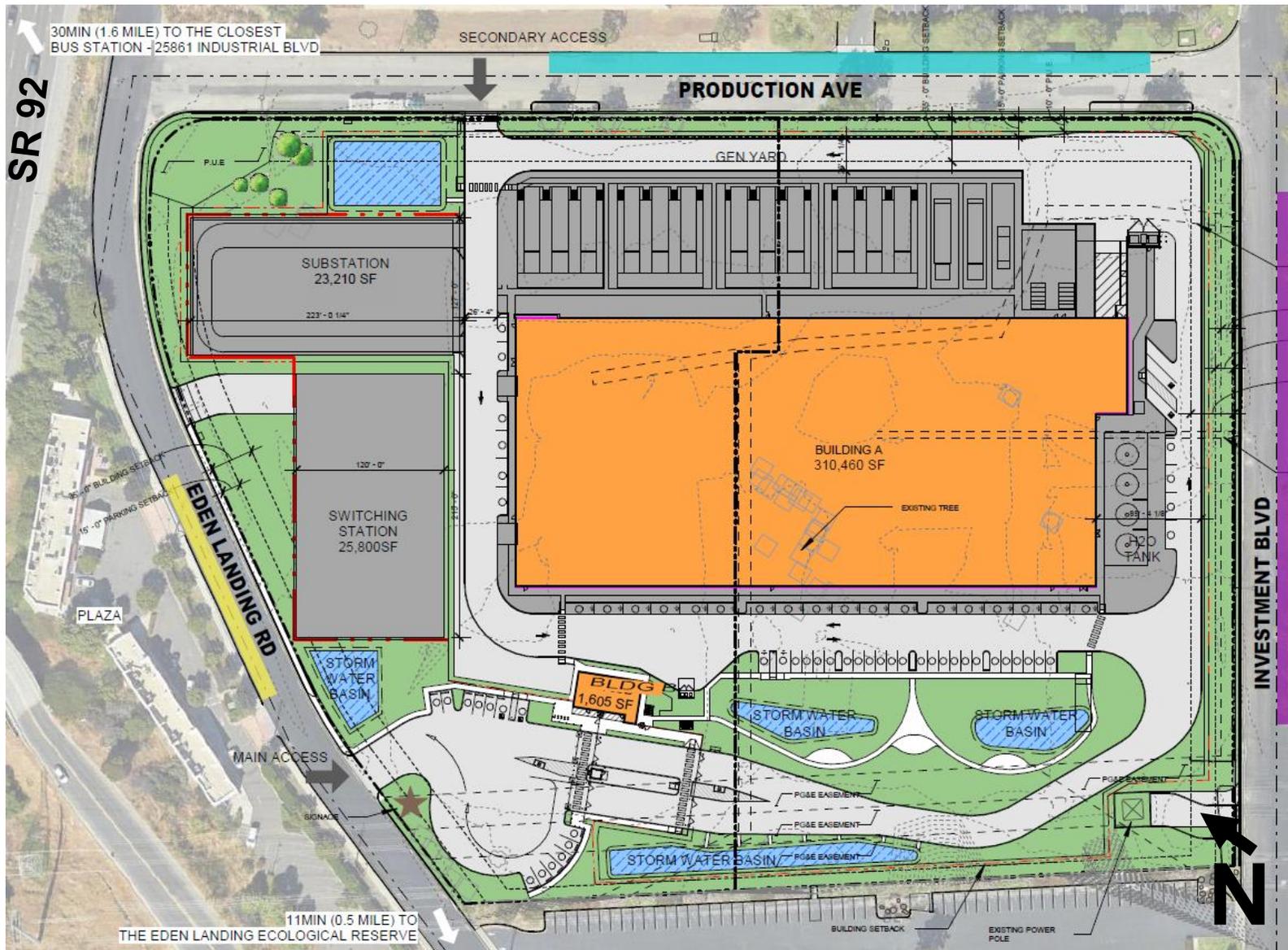
Industrial Blvd.





- ✓ **26062 Eden Landing Rd**
 - ✓ 11 acres
 - ✓ 3 street frontages
 - ✓ Existing light industrial/office park
- ✓ **General Plan**
 - ✓ Industrial Corridor (IC)
- ✓ **Zoning**
 - ✓ Industrial Park (IP)

Project Site



- ✓ **Primary data center building**
 - ✓ 310,460 s.f.
 - ✓ 100' tall, 108' to penthouse
- ✓ **Generator yard** with 28 emergency generators
- ✓ Onsite project **substation** and **switching station**

Site Plan



COLOR CONSIDERATIONS



LIGHT BLUE LIGHT GREY LIGHT GREY

MATERIAL CONSIDERATIONS



PERFORATED SCREEN



ARCHITECTURAL LOUVERS



CONCRETE PANEL



METAL PANEL

HAYWARD DESIGN GUIDELINES:

- ① Incorporate architectural features such as awnings, canopies, trellises, and/or other treatments such as vertical architectural features or unique building colors or materials to clearly identify primary building entries.
- ② Place windows on building elevations, such as clerestory windows, to allow for natural daylighting to occur within interior work areas and to break up massing and add articulation to a building.
- ③ Provide articulation and detailing on all elevations of a building and include elements such as recesses, columns, score lines, reveals, trellises, windows, lighting, etc.

Building Design *(View from Investment Blvd)*



COLOR CONSIDERATIONS



LIGHT BLUE DARK GREY LIGHT GREY

MATERIAL CONSIDERATIONS



PERFORATED
SCREEN



ARCHITECTURAL
LOUVERS



CONCRETE
PANEL



METAL PANEL

HAYWARD DESIGN GUIDELINES:

- ④ Desirable massing on street facing building elevations includes variation in wall plane, variation in wall height. In general, building wall planes visible from public street should not continue for more than 50 feet without a change in building wall plane direction of 2 feet for more
- ⑤ Articulation and detailing continue on side elevation through use of windows, awnings, and other detailing
- ⑥ Provide screening for mechanical and electrical equipment as an integral part of roof structure design.

Building Design *(View from Investment & Production)*



Artistic Screening Options *(View from Hwy 92)*

Building Size (sq. ft.)	Required Parking Spaces	Provided Parking Spaces
312,065	1,249	68

Maximum Employees per Day	Maximum Visitors per Day	Total Persons per Day
33	12	45

Requested Exceptions - Parking Reduction



- ✓ **Maximum height** in IP zoning district: **75'**
 - ✓ *Proposed: **100'***
(108' to penthouse)
- ✓ Additional height may be allowed if the project will result in **public benefits/amenities** that couldn't be achieved otherwise

Requested Exceptions - Building Height

\$300,000	• Gateway Marker Project (w/ Community)
\$300,000	• City Park Contribution Match
\$200,000	• Small Business Grant Program
\$100,000	• Hayward Area Shoreline Planning Agency
\$100,000	• HUSD STEAM Showcase 
\$100,000	• City Sustainability Goals & Awareness
\$100,000	• Hayward STACK Community Center
\$100,000	• Eden Landing Ecological Reserve Activation
\$1,300,000	• Total Public Benefit Package

Public Benefits Proposal

CEDC *(June 2024)*

- ✓ Augment Public Benefits Package to include:
 - ✓ An ongoing **food truck court**
 - ✓ Contribution towards **Stack Community Center**
 - ✓ Support for **small businesses**
- ✓ Enhance **architectural elements** and **artistic screening**, especially where visible from Highway 92



HASPA *(February, October 2024)*

- ✓ Significantly increase Public Benefits Package to include bigger **sustainability and green infrastructure contributions**, including toward trees, parks, bike/ped infrastructure, Shoreline Interpretive Center, education, etc.

Feedback from Other Bodies

EDEN GREENWAY PROJECT LOCATION

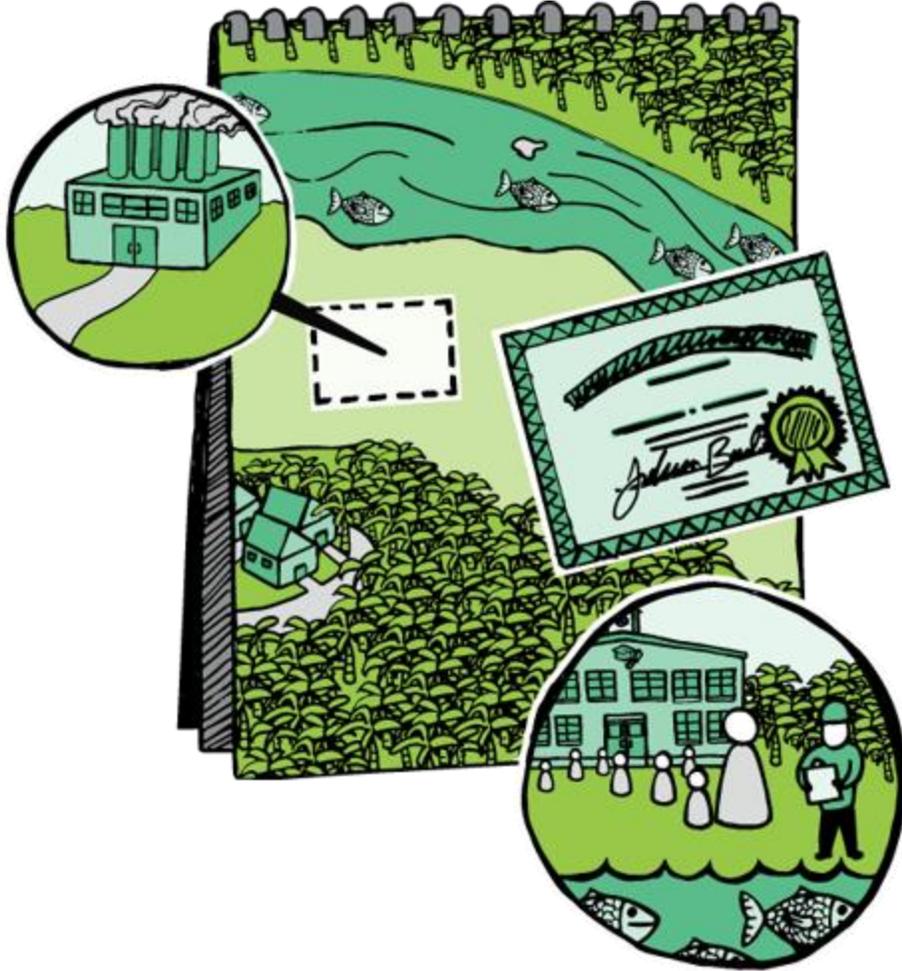
LEGEND

- Eden Greenway Project Extent
- East Bay Greenway (in development)
- Bay Trail
- Schools
- BART Station
- Parks



- ✓ Further develop **artistic screening**
- ✓ Combine contributions for the shoreline toward **HASPA**, likely for the renovation of the Shoreline Interpretive Center
- ✓ Increase the sustainability contribution toward **public infrastructure** for:
 - ✓ Solar panels for WRRF
 - ✓ Improved bike/ped connectivity to shoreline

Staff Recommendations



- ✓ An **IS/MND** will be prepared for this project.
- ✓ The **California Energy Commission** will serve as the lead agency.
- ✓ The **City will review and provide comments** on all portions of the CEQA Document in coordination with the CEC.
- ✓ The **public** will have an opportunity to review and comment on the CEQA document.

Environmental Review



1. Public Benefits Proposal

- *Is the current proposal sufficient to warrant the requested height increase? If not, what changes do you recommend?*

2. Parking Reduction

- *Do you support the requested parking reduction?*

3. Design

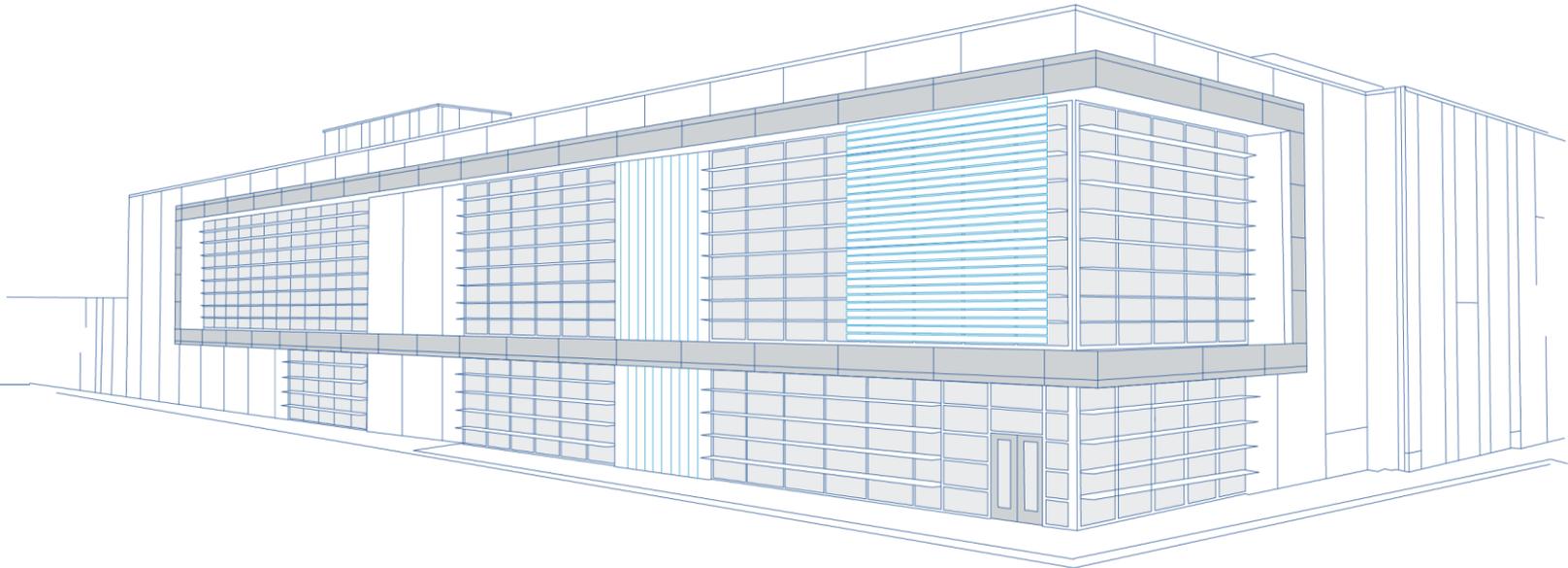
- *What feedback do you have on the building design and the artistic screening of the generator yard, substation, and switching yard?*

Discussion

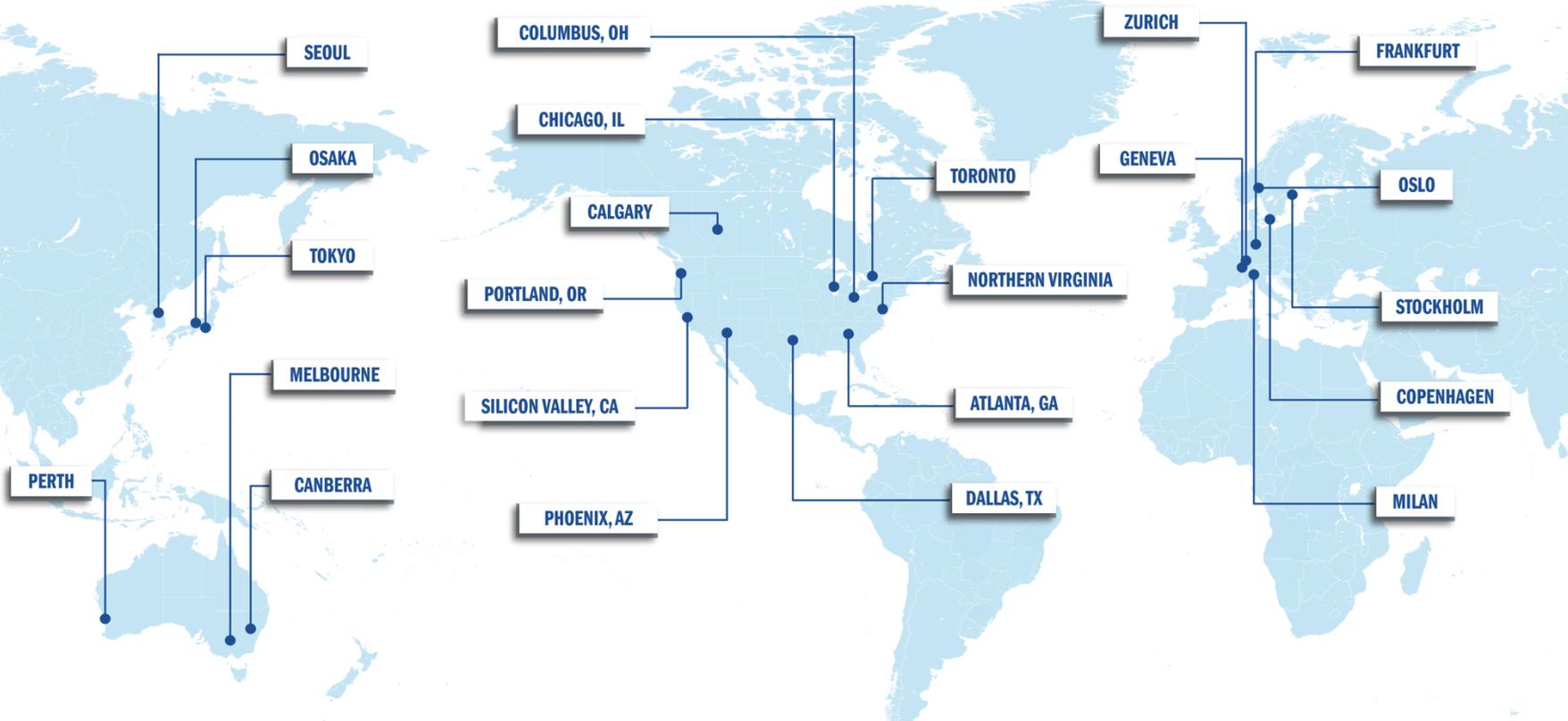
STACK - Eden Landing in Hayward, CA

PROJECT UPDATE – NOVEMBER 2024

26062 EDEN LANDING ROAD



STACK INFRASTRUCTURE GLOBAL FOOTPRINT



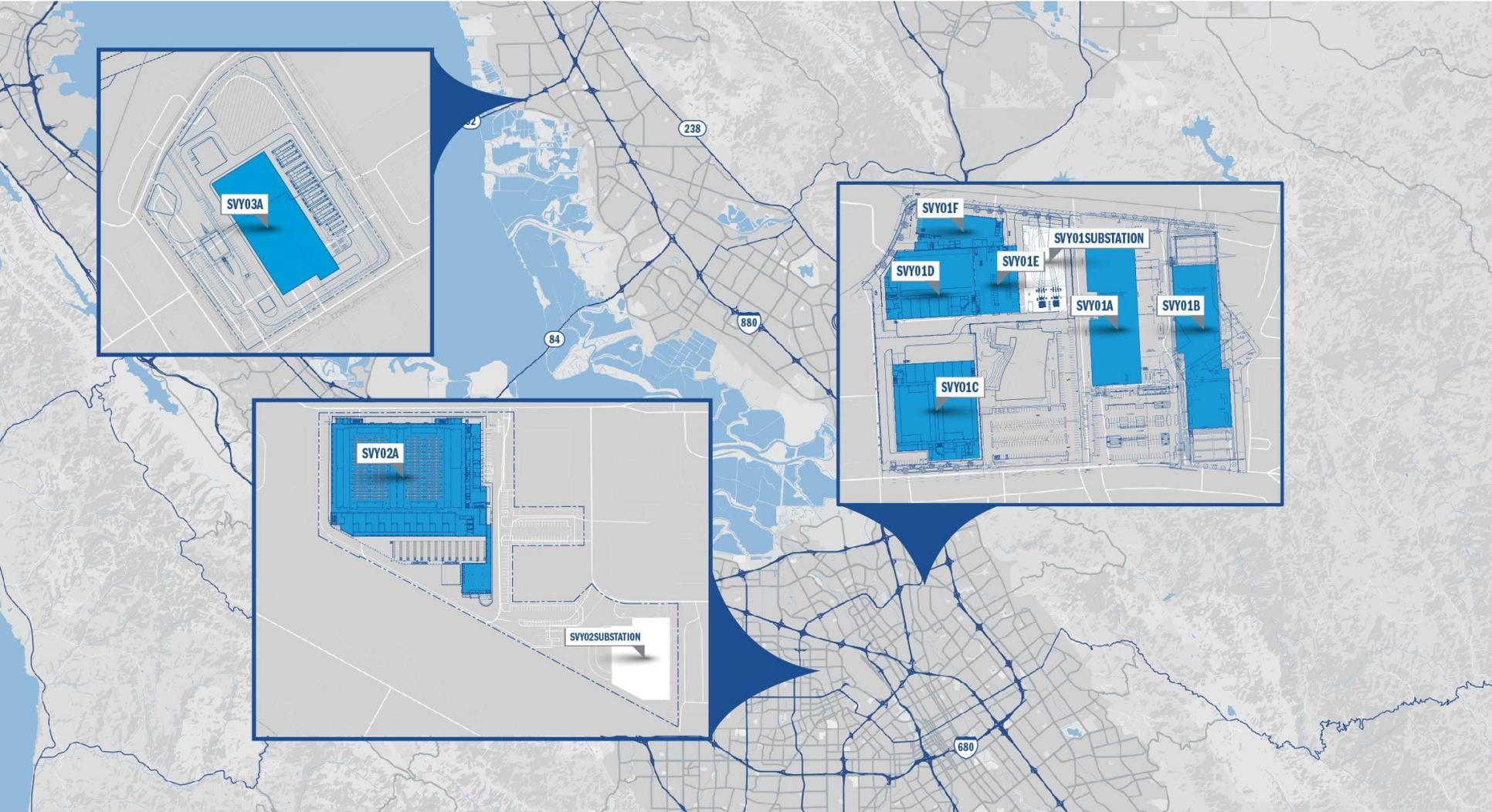
BUILT CAPACITY & UNDER DEVELOPMENT

4.0+GW

PLANNED AND POTENTIAL DEVELOPMENT

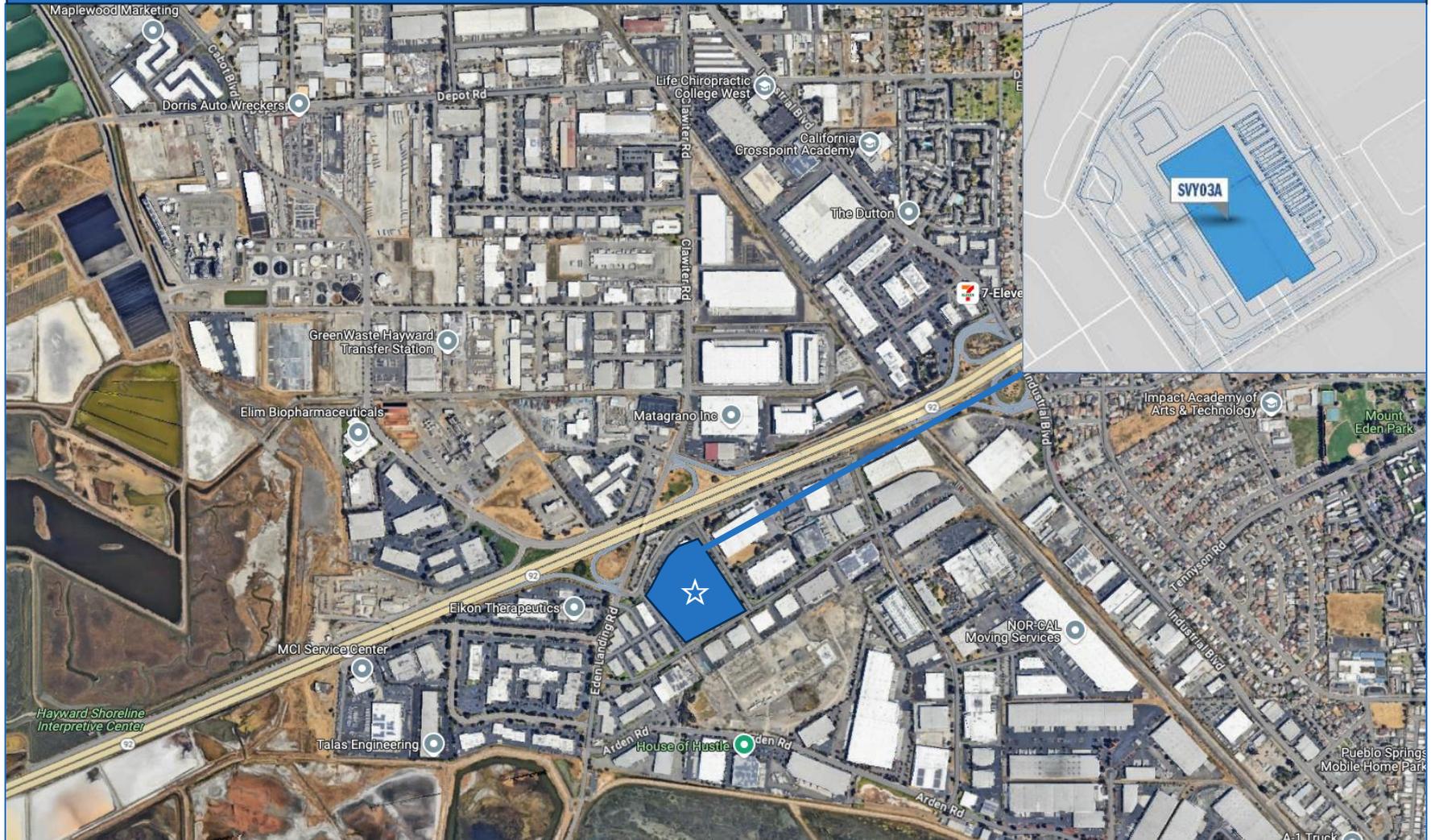
3.0+GW

STACK BAY AREA



LOCATION OVERVIEW

STACK Hayward enhances the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy

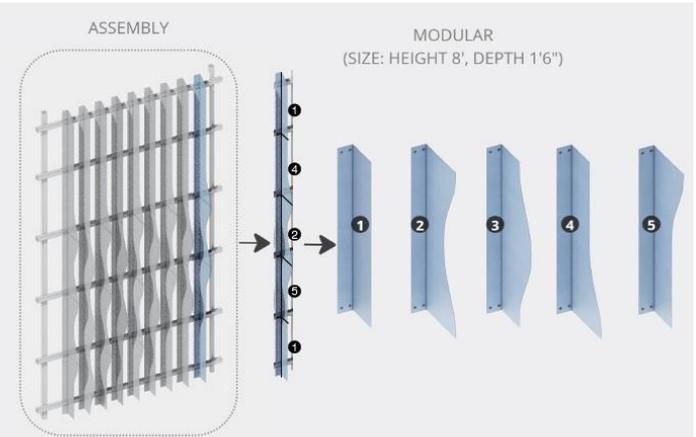


Subject Project Site

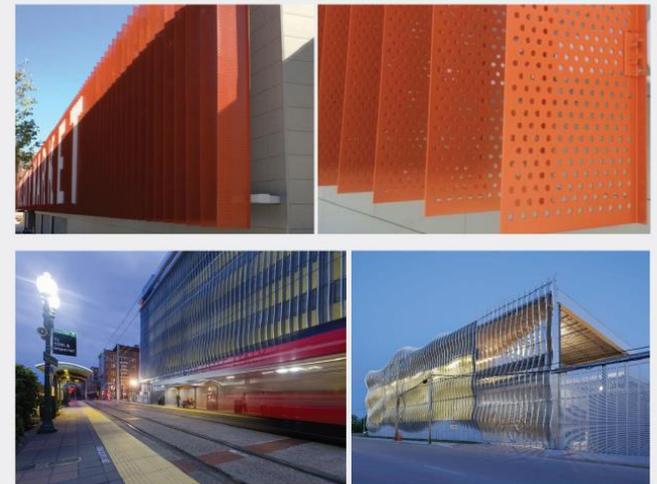
RENDERING



PERFORATED METAL PANEL



INSPIRATION



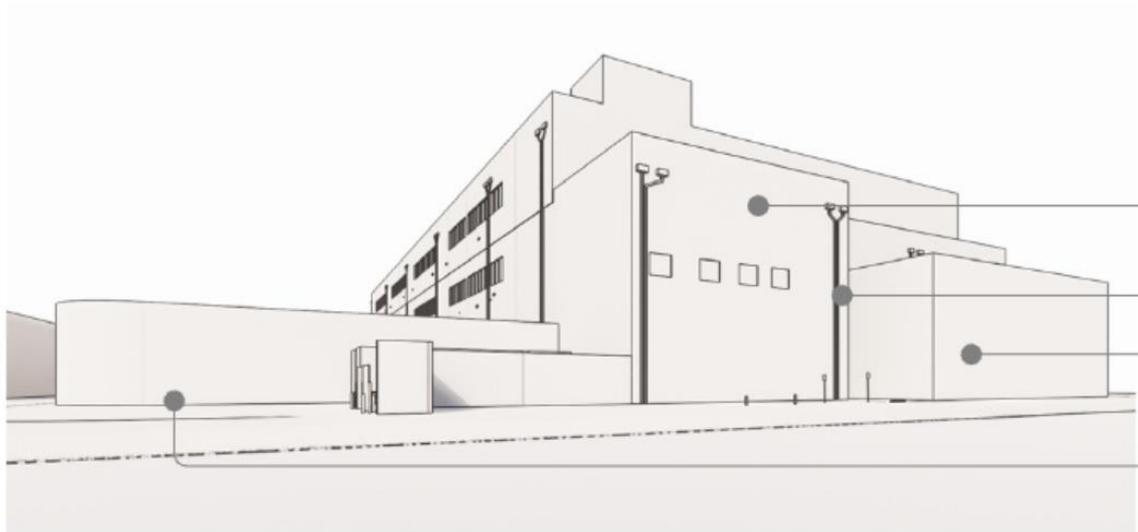
GOOGLE EARTH VIEW



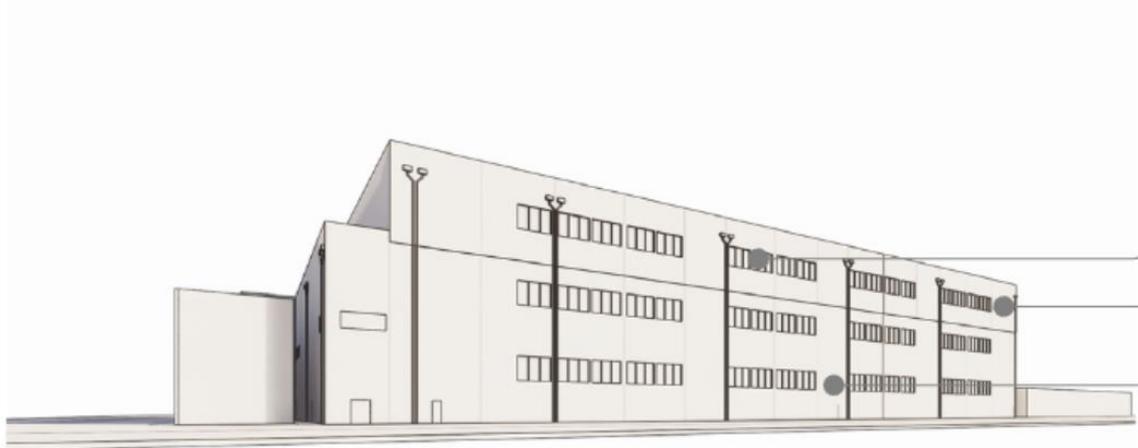
KEY MAP



View from Highway 92



VIEW 1-BUILDING FRONT



VIEW 2 - PRODUCTION AVE



View from Investment Blvd



View from Investment Blvd

PROPOSED PUBLIC BENEFITS

\$300,000	• Gateway Marker Project (w/ Community)
\$300,000	• City Park Bonus Contribution to La Vista
\$200,000	• Small Business Grant Program
\$100,000	• Hayward Area Shoreline Planning Agency
\$100,000	• Hayward Unified School District
\$100,000	• City Bike & Solar Public Infrastructure
\$100,000	• Hayward EcDev Programming
\$100,000	• Hayward Stack Community Center
\$1,300,000	• Total Public Benefit Package

Thank you!