

**CITY COUNCIL MEETING
TUESDAY, FEBRUARY 7, 2017**

PRESENTATIONS

Item #6 PH 17-013

**Maple & Main Mixed-Use Project
Staff Presentations**



Maple & Main Mixed Use Project



CITY COUNCIL APPEAL HEARING

FEBRUARY 7, 2017

Maple & Main Project



- ▶ Existing Setting and Project Overview
- ▶ Project Impacts
- ▶ Project Benefits and Benefits
- ▶ Appeal and Recent Communication
- ▶ Staff Recommendation



Maple & Main Project—Existing Site



Surrounding Setting



Google

Google

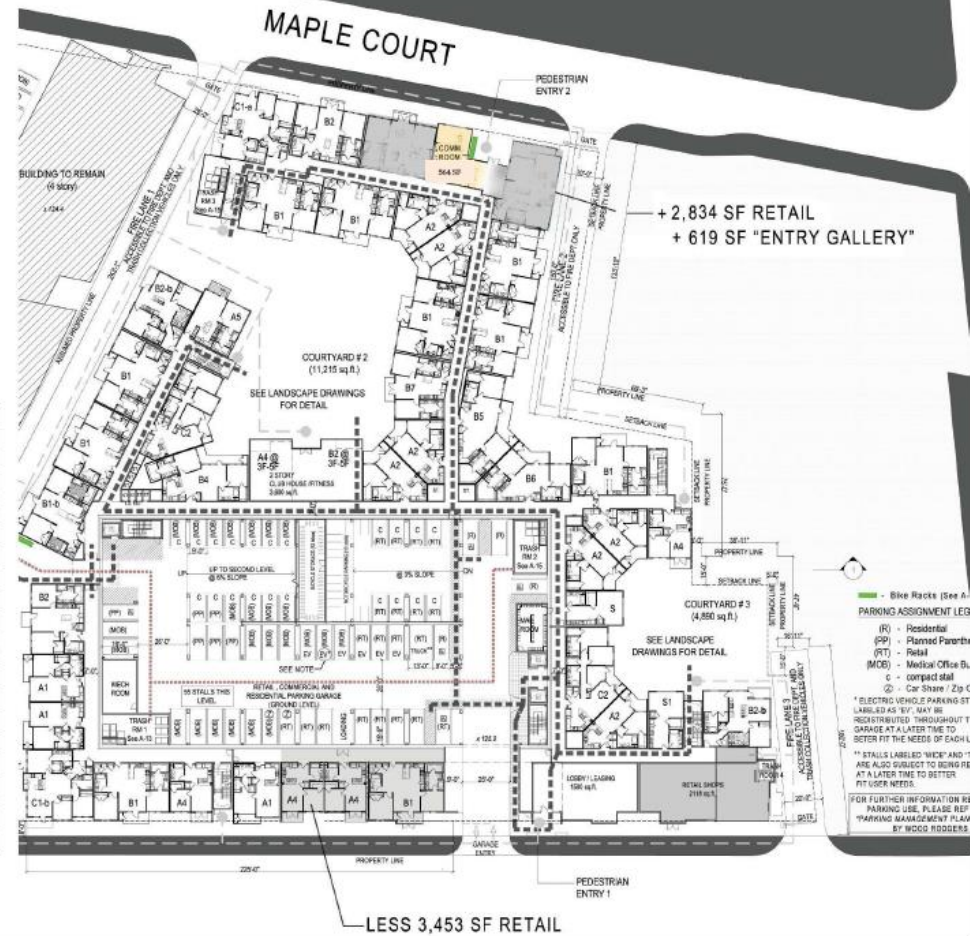
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Maple & Main Project – Project Overview



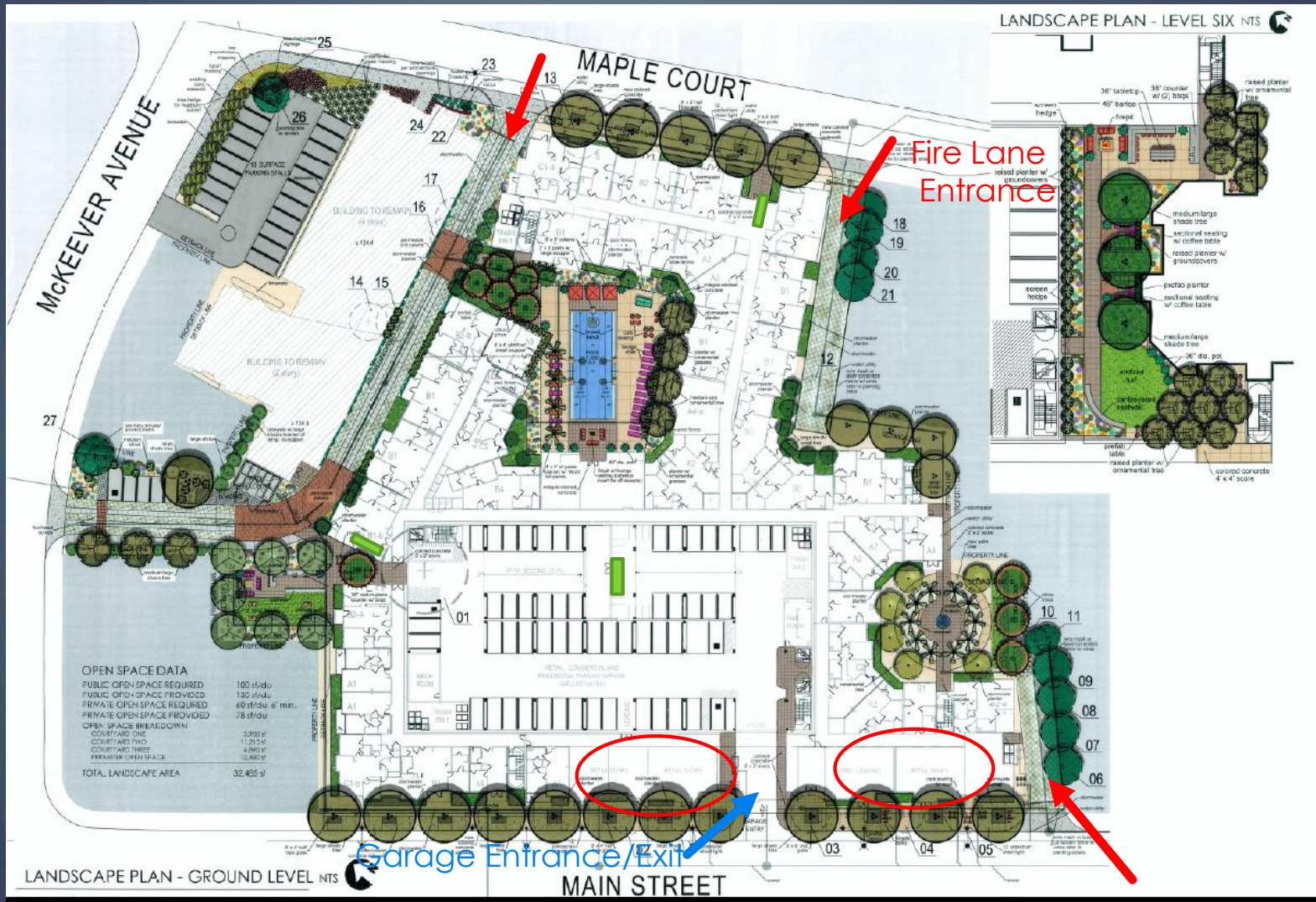
ALTERNATIVE 2



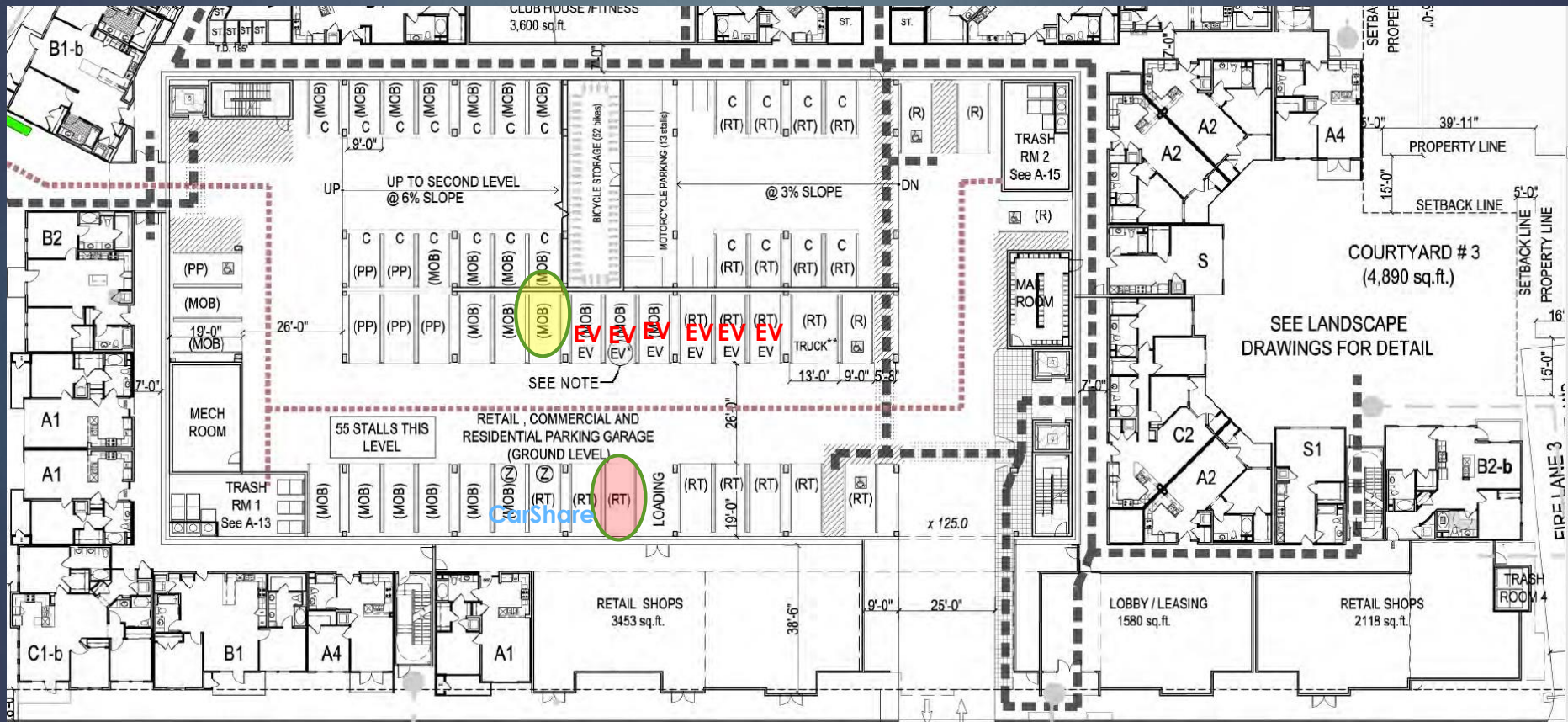
(1) 5-STORY WRAP

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS
S1	STUDIO	567	0	567	14	7,938	7,938
A1	1BR/1BA	698	60	758	15	10,470	11,370
A2	1BR/1BA	688	91	779	35	24,080	27,265
A4	1BR/1BA	582	60	642	10	5,820	6,420
A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198
A5	1BR/1BA	733	60	793	5	3,665	3,965
B1	2BR/2BA	1,108	92	1,200	62	68,696	74,400
B1-B	2BR/2BA	1,108	92	1,200	5	5,540	6,000
B2 affordable	2BR/2BA	1,037	40	1,077	13	13,481	14,001
B2-B	2BR/2BA	1,037	95	1,132	6	6,222	6,792
B2-B affordable	2BR/2BA	1,037	95	1,132	12	12,444	13,584
B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200
B5	2BR/2BA	1,207	140	1,347	5	6,035	6,735
B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710
B7	2BR/2BA	1,100	150	1,250	5	5,500	6,250
B8	2BR/2BA	930	60	990	4	3,720	3,960
C1-A	3BR/2BA	1,190	110	1,300	5	5,950	6,500
C1-B	3BR/2BA	1,230	70	1,300	5	6,150	6,500
C2	3BR/2BA	1,125	70	1,195	6	6,750	7,170
C2 affordable	3BR/2BA	1,125	70	1,195	4	4,500	4,780
TOTAL					240	218,604	237,738

Maple & Main Project – Project Overview



Maple & Main Project – Garage



Maple & Main Project – Development Standards



Develop. Standards	Maximum Allowed/ Minimum Required	Proposed
Height	65 feet	65 feet (to top of solar panels)
Density	65 units/acre*	80 units/acre
FAR	1.5	1.1 (office building)
Parking	499 spaces	504 spaces total Incorporates: <ul style="list-style-type: none"> • 19 spaces credit allowed for 12 motorcycle stalls and 52 bike stalls; • 17 spaces reduction allowed per State Density Bonus Law; and • includes 6 spaces for Planned Parenthood

*88 units/ac allowed per State Density Bonus Law

Maple & Main Project – State Law



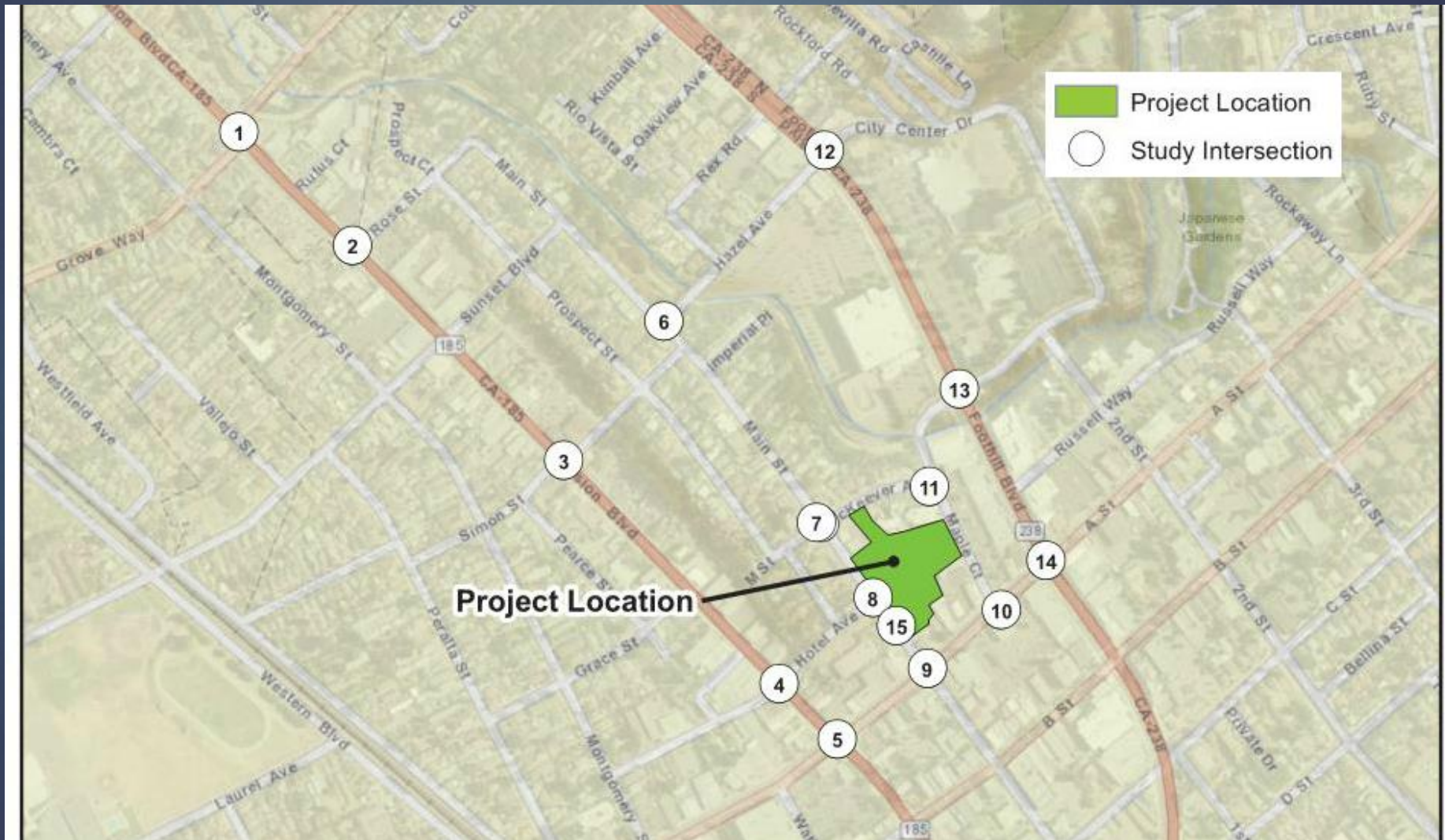
- ▶ Allows up to a 35% density bonus for this project (264 units – project proposes 240 (23%) units);
- ▶ Prohibits the City from requiring more than 0.5 on-site parking spaces per bedroom for all units (202 spaces – project proposes 328 spaces);



Maple & Main Project – Project Impacts

Traffic Analysis

Maple & Main Project



Maple & Main Project



- ▶ **TDM Measures:**
 - ▶ **Walkability to BART**
 - ▶ **Contribute to the City's proposed shuttle service**
 - ▶ **Car Share Program**
 - ▶ **Bike storage for 52 bikes, 12 bike racks and Bike Rental program**
 - ▶ **Discount transit passes**
- ▶ **20% Trip Reduction for TDM**
- ▶ **105 a.m. and 138 p.m. peak hour auto trips**

Maple & Main Project Level of Service (LOS)



- ▶ **Existing**

- ▶ Foothill/City Center (LOS E in p.m.)

- ▶ **Background (Year 2022, **without Project**)**

- ▶ Mission/Grove (LOS E in a.m./p.m.)
 - ▶ Mission/Simon (LOS F in a.m./p.m.)
 - ▶ Mission/Hotel (LOS E in a.m./LOS F in p.m.)
 - ▶ Foothill/Hazel/City Center (LOS F in p.m.)
 - ▶ Foothill/City Center (LOS F in p.m.)

Maple & Main Project Level of Service (LOS)



- ▶ **Cumulative (Year 2040, **without Project**)**
 - ▶ **Mission/Grove (LOS F in a.m./p.m.)**
 - ▶ **Mission/Rose (LOS F in a.m./p.m.)**
 - ▶ **Mission/Simon (LOS F in a.m./p.m.)**
 - ▶ **Mission/Hotel (LOS F in a.m./p.m.)**
 - ▶ **Mission/A St (LOS E in a.m./LOS F in p.m.)**
 - ▶ **Main/Hazel (LOS E in a.m./p.m.)**
 - ▶ **Foothill/Hazel/City Center (LOS F in a.m./p.m.)**
 - ▶ **Foothill/City Center (LOS F in p.m.)**

Maple & Main Project Project Conditions



Project does **not** result in:

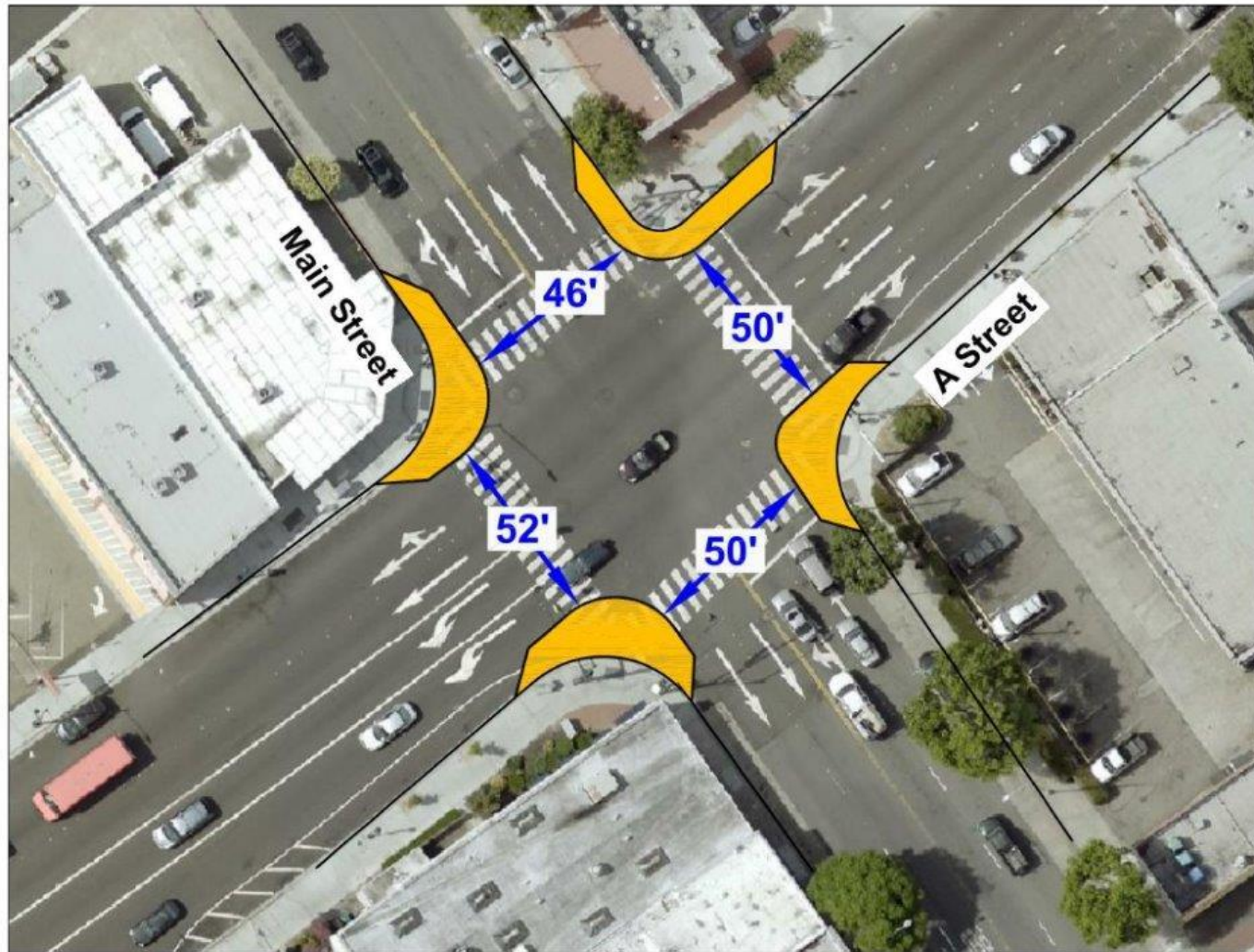
- ▶ LOS E to LOS F (Background or Cumulative)
- ▶ More than 5.0 seconds average delay at LOS F intersections

Project has No Significant Traffic Impacts

Maple & Main Project



Maple & Main Project



Added Condition #54e:



- ▶ **54e. “The City Council hereby determines, based on testimony at the February 7, 2017 public hearing, that the proposed project’s pedestrian-related impacts at the A Street and Main Street intersection, can be ameliorated in conjunction with the Downtown Specific Plan process; the project proponent shall make a one-time contribution in the amount of \$10,000 to such improvements.”**

Maple & Main Project – Community Benefits



- ▶ Solar panels
- ▶ Affordable Housing Units Integrated into the Project
- ▶ Community/Neighborhood Meeting Room (≈600 sf)
- ▶ Native American History Plaque
- ▶ \$1.85M in Park Fees
- ▶ Offer to Pay for Historic Resource Evaluation of Home at Hazel and Main
- ▶ Moving Approximately 2,400 sf of Retail Space from Main to Maple
- ▶ Contributing to improvements at A and Main Street intersection

Maple & Main Project – Appeal and Communications



HAPA APPEAL

1. Pedestrian Crossing at A and Main Streets
2. Intermodal Social Hub on Maple Court (moving retail from Main to Maple)
3. Unbundling Parking Rate (Economic v Market)
4. Results of Unbundling
5. Unanswered Economic Questions

Maple & Main Mixed Use Project – Summary



- ▶ Consistent with the General Plan and development standards;
- ▶ Includes 48 apartments affordable to very low income households;
- ▶ 48,000+ square foot rehabilitated medical office building to generate daytime jobs;
- ▶ Residential units in Downtown close to merchants and businesses;
- ▶ Well-designed with amenities and features to attract higher income tenants;
- ▶ Includes amenities and green elements above minimum required;
- ▶ Incorporates TDM measures to reduce auto usage;
- ▶ **Revised to move retail space from Main Street to maple Court;**
- ▶ **Requires fair-share contribution to pedestrian improvements at A and Main Street Intersection**

Options for Council Action



- ▶ 1. Approve the Project that the Planning Commission Approved
- ▶ 1A. Option 1, Involving Relocation of Retail Space (Also Adopt an Addendum to the Mitigated Negative Declaration)
- ▶ 2. Refer the Project Back to the Planning Commission if Major Revisions are Desired
- ▶ 3. Deny the Project (Need to direct staff to return with Findings for Denial)

Maple & Main Project – State Law Re Findings for Denial



- ▶ Requires the City to make specific written findings to deny the project, based on substantial evidence in the record:
 - ▶ City has met its RHNA;
 - ▶ Project would have specific, adverse impacts to public health or safety that cannot be mitigated or avoided;
 - ▶ Denial is required to comply with specific state or federal law; or
 - ▶ Project is inconsistent with both General Plan and Zoning

Maple & Main Project – Staff Recommendation



Making the required findings and subject to the recommended (plus one) conditions of approval, **Adopt the Resolution** that will:

- ▶ Adopt the Mitigated Negative Declaration, **Addendum**, and Mitigation Monitoring and Reporting Program;
- ▶ Approve the Conditional Use Permit and Site Plan Review Applications

Added Conditions



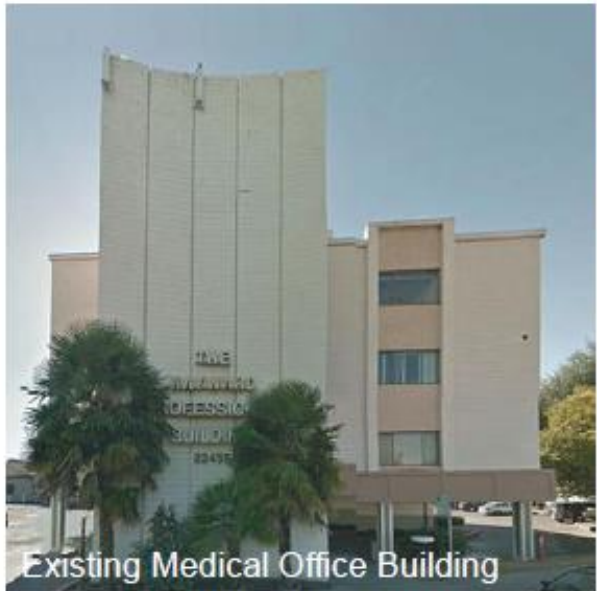
- ▶ **The City Council hereby determines, based on testimony at the February 7, 2017 public hearing, that the proposed project's pedestrian-related impacts at the A Street and Main Street intersection, can be ameliorated in conjunction with the Downtown Specific Plan process; the project proponent shall make a one-time contribution in the amount of \$10,000 to such improvements.**
- ▶ **The existing large redwood tree is to be preserved on site or transplanted to another site in the area. If preservation or transplanting proves infeasible as determined by City staff, then a total \$75,000 contribution shall be made to the A Street and Main Street crossing improvements.**

Questions & Discussion



Item #6 PH 17-013

**Maple & Main Mixed-Use Project
Project Applicant Presentations**



Maple & Main— Project Site & Existing Conditions

BAY + AREA
Property Developers



Maple & Main Mixed Use - Site Plan

BAY + AREA
Property Developers



Maple & Main Mixed Use

BAY + AREA
Property Developers



BAY + AREA
Property Developers



BAY + AREA
Property Developers



Rooftop Terrace



Courtyards



Pool



Clubhouse



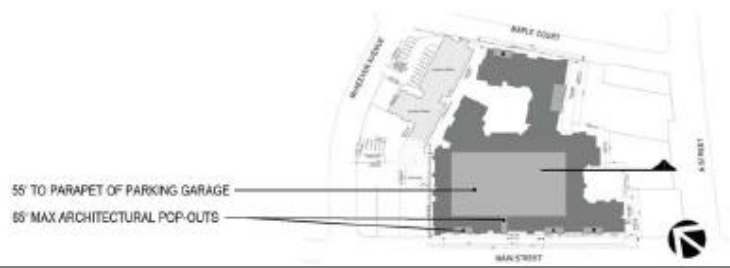
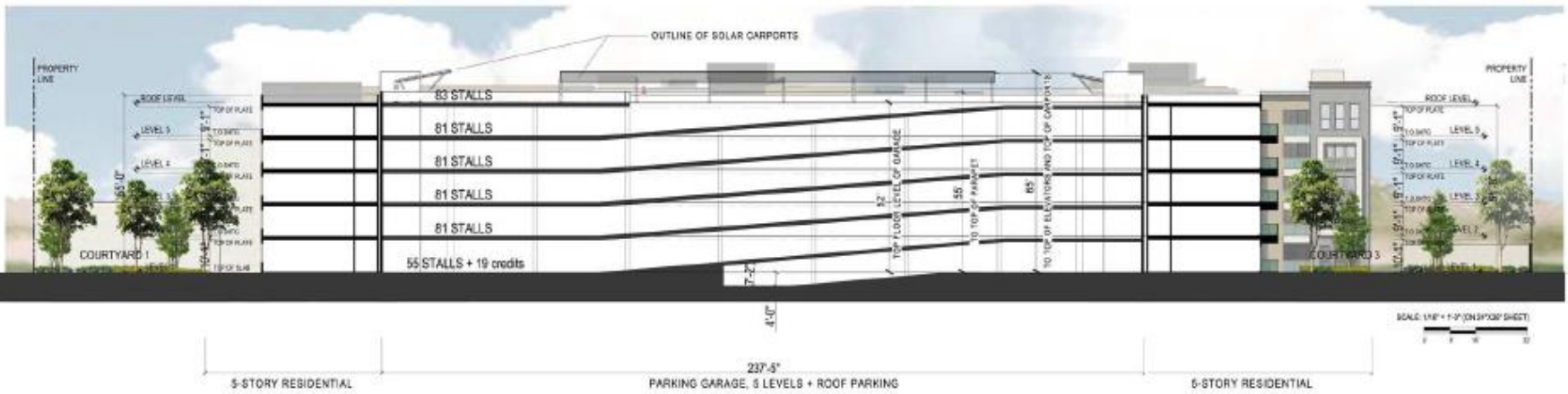
Fitness Center

MARKET RATE UNIT MIX

- 15 Studios 567sf \$2,205
- 62 1 Bedrooms 642-758sf \$2,450
- 100 2 Bedrooms 990-1,347sf \$3,100-\$3,350
- 15 3 Bedrooms 1,195-1,300sf \$3,400-\$3,450

AFFORDABLE UNIT MIX

- 19 1 Bedrooms 642-758sf \$914
- 25 2 Bedrooms 990-1,347sf \$1,097
- 4 3 Bedrooms 1,195-1,300sf \$1,267



BUILDING SECTION / HEIGHT DIAGRAM

WRAP PARKING GARAGE

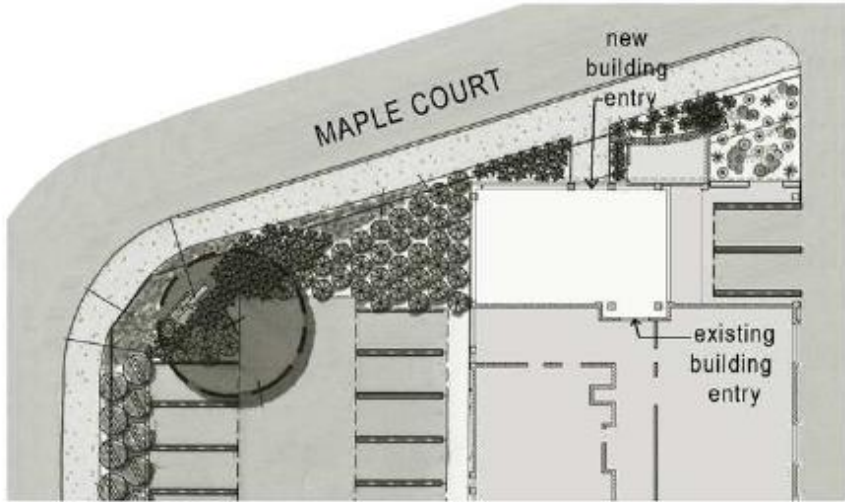
- 1.5 Spaces Per Unit for Market Rate
- 0.5 Spaces Per Bedroom for Affordable

- 158 Spaces Provided for the Existing Medical Office Building
- 18 Spaces Provided for Retail
- 328 Spaces Provided for Residential

- 504 Total Spaces Provided

YOU SPOKE, AND WE LISTENED

- Acquire the Properties along Maple Court
- Retain and Rehab the Existing Medical Office Building
- Make this Project Very Green - Highly Sustainable
- Neighborhood Retail on Main Street
- Enhance the Entry on Main St
- Establish a Pedestrian Entrance on Maple Court
- Provide a Looped Fire Lane with Permeable Grasscrete
- Move Garbage Pickup to an Off-Street Location
- Add Electric Vehicle Charging Stations on Every Floor
- Provide a BART Shuttle for Tenants
- Add Stone to the Exterior
- Provide a Wider Variety of Window Sizes and Railing Styles
- Implement a Parking Management Plan
- Upsize the Sewer and Water Mains
- Underground the Utilities
- Park Fees to Improve the Surrounding Neighborhood
- Pedestrian Crossing Improvements at A Street
- Move Retail to Maple Court



Conceptual Entry Lobby Renovation



Conceptual colors and material palette for interior redesign



Medical Building from Maple Court: BEFORE



Medical Building from Maple Court: AFTER



Conceptual colors and material palette for interior redesign



A. SOUTH ELEVATION (AT FIRE LANE 1)
SCALE: 1/16" = 1'-0" (ON 24"x36" SHEET)



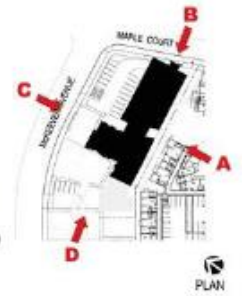
B. EAST ELEVATION ALONG MAPLE COURT
SCALE: 1/16" = 1'-0" (ON 24"x36" SHEET)



C. NORTH ELEVATION ALONG McKEEVER AVENUE, MEDICAL BUILDING AND NEW BUILDING BEYOND
SCALE: 1/16" = 1'-0" (ON 24"x36" SHEET)



D. WEST ELEVATION (AT FIRE LANE 1 FACING COURTYARD #3)
SCALE: 1/16" = 1'-0" (ON 24"x36" SHEET)



MEDICAL BUILDING ELEVATIONS

MAKE THIS DEVELOPMENT VERY GREEN – HIGHLY SUSTAINABLE

- Had a Sustainability Strategy Report Prepared
- Maximized Solar Capacity
- Added Murals
- Added Green Living Walls
- Certified by Bay Friendly Landscaping
- Certified by California Build it Green
- Harvesting and Reusing Demolition Materials
- Grinding Up and Reusing All Existing Concrete On-Site
- 90% Waste Diversion
- 36% Open Space





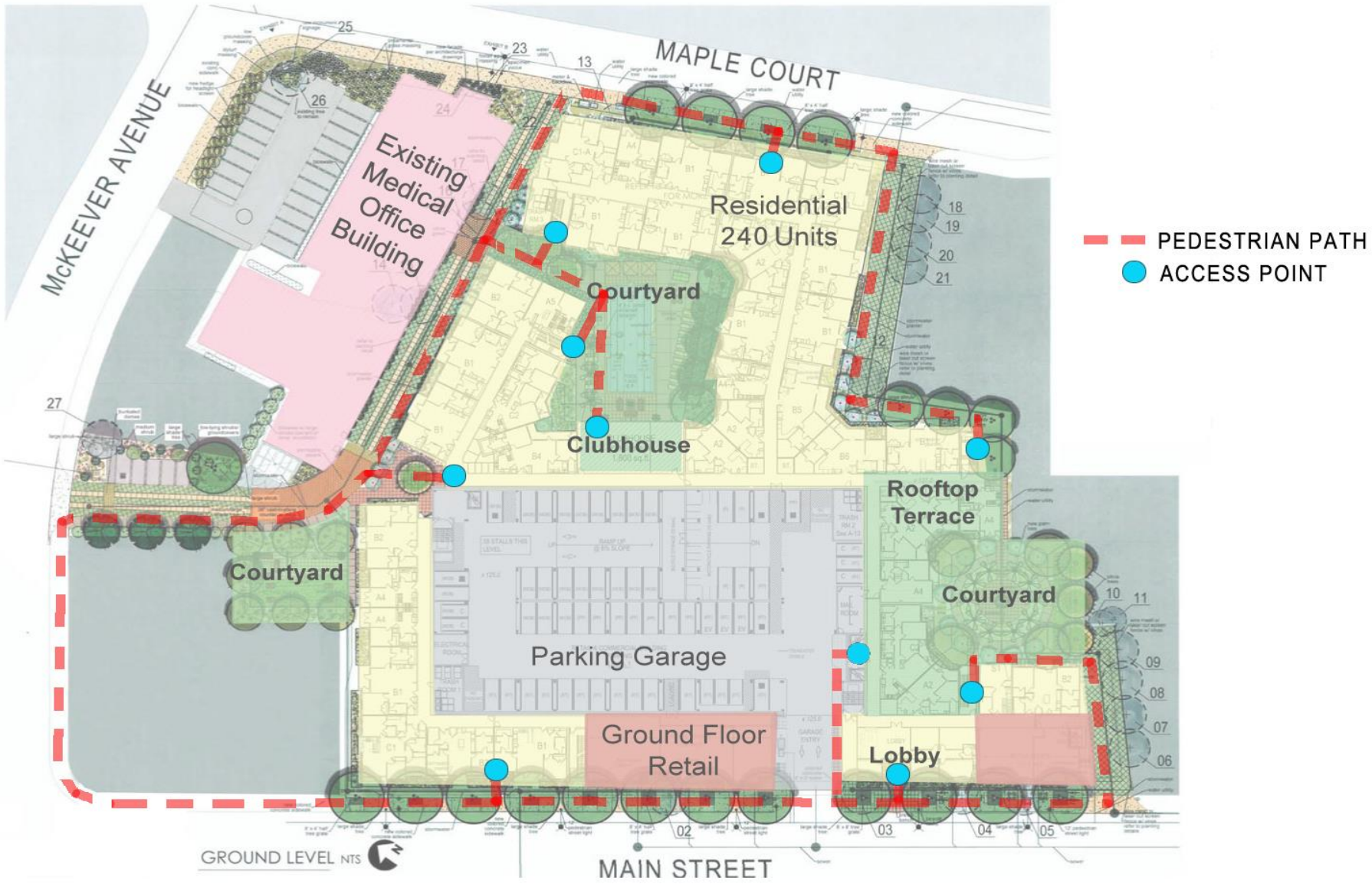
Existing



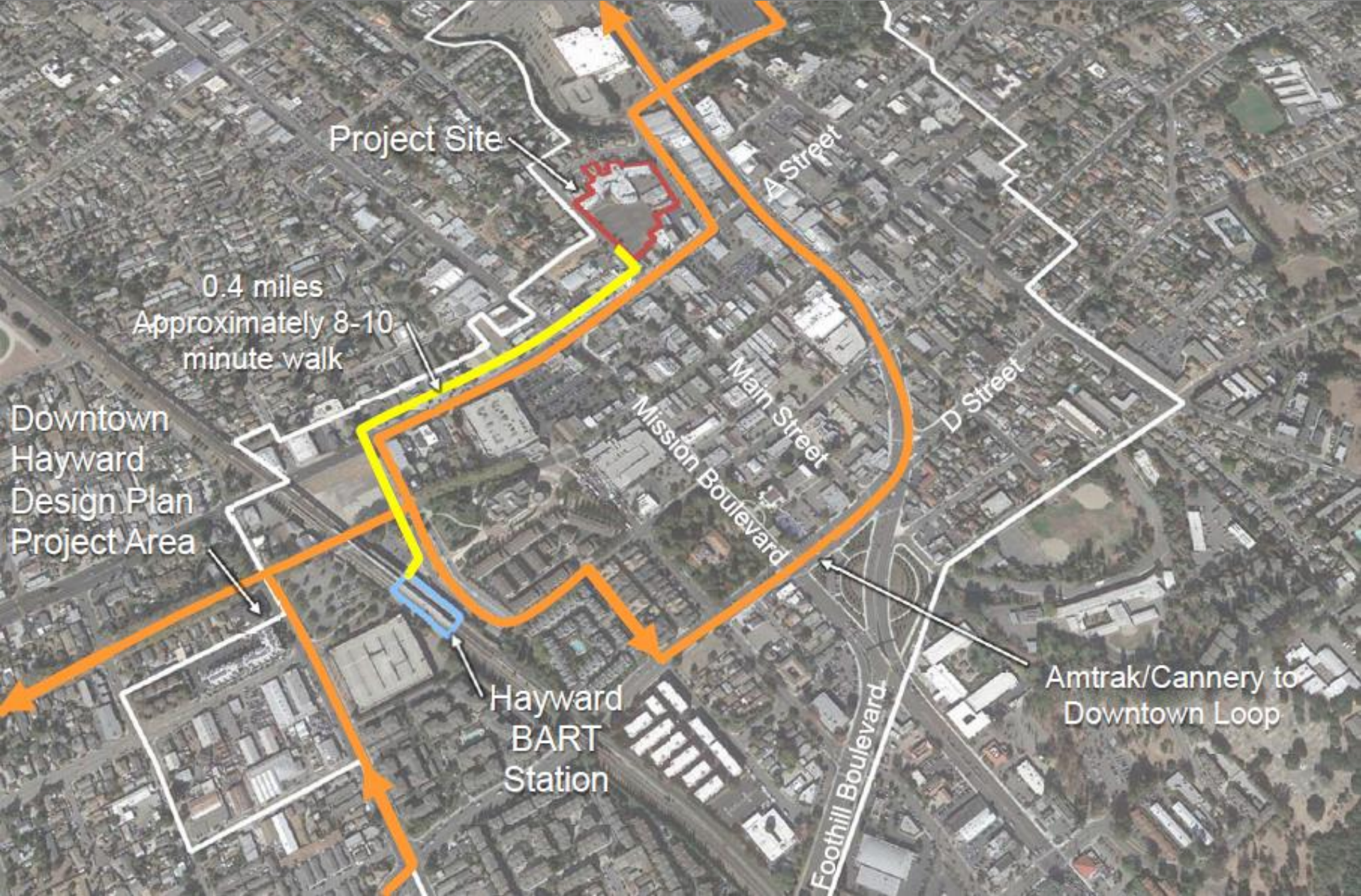
Vibrant and active downtown



Model for sustainable development in Hayward



Maple & Main Mixed Use – Pedestrian Routes



Project Site

0.4 miles
Approximately 8-10
minute walk

Downtown
Hayward
Design Plan
Project Area

Hayward
BART
Station

Amtrak/Cannery to
Downtown Loop

A Street

Main Street

Mission Boulevard

D Street

Foothill Boulevard



BAY + AREA
Property Developers

PARKING MANAGEMENT PLAN

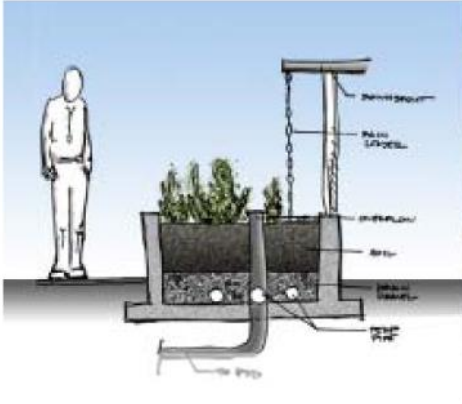
- BART Shuttle
- Electrical Vehicle Charging Stations
- ZipCars
- Uber Pickup Area

- 12 Motorcycle Spaces
- 52 Bicycle Spaces

- Unbundling
- Night Only Parking Passes
- Market Driven Pricing



Storm Water Planters



Solar



BART



Buses

BAY + AREA
Property Developers

CURRENT REQUESTS FROM HAPA

- Pedestrian Crossing Improvements at A Street
- Move Retail to Maple Court

McKEEVER AVENUE

MAPLE COURT

Existing Medical Office Building



Maple & Main Mixed Use - Site Plan

BAY + AREA
Property Developers

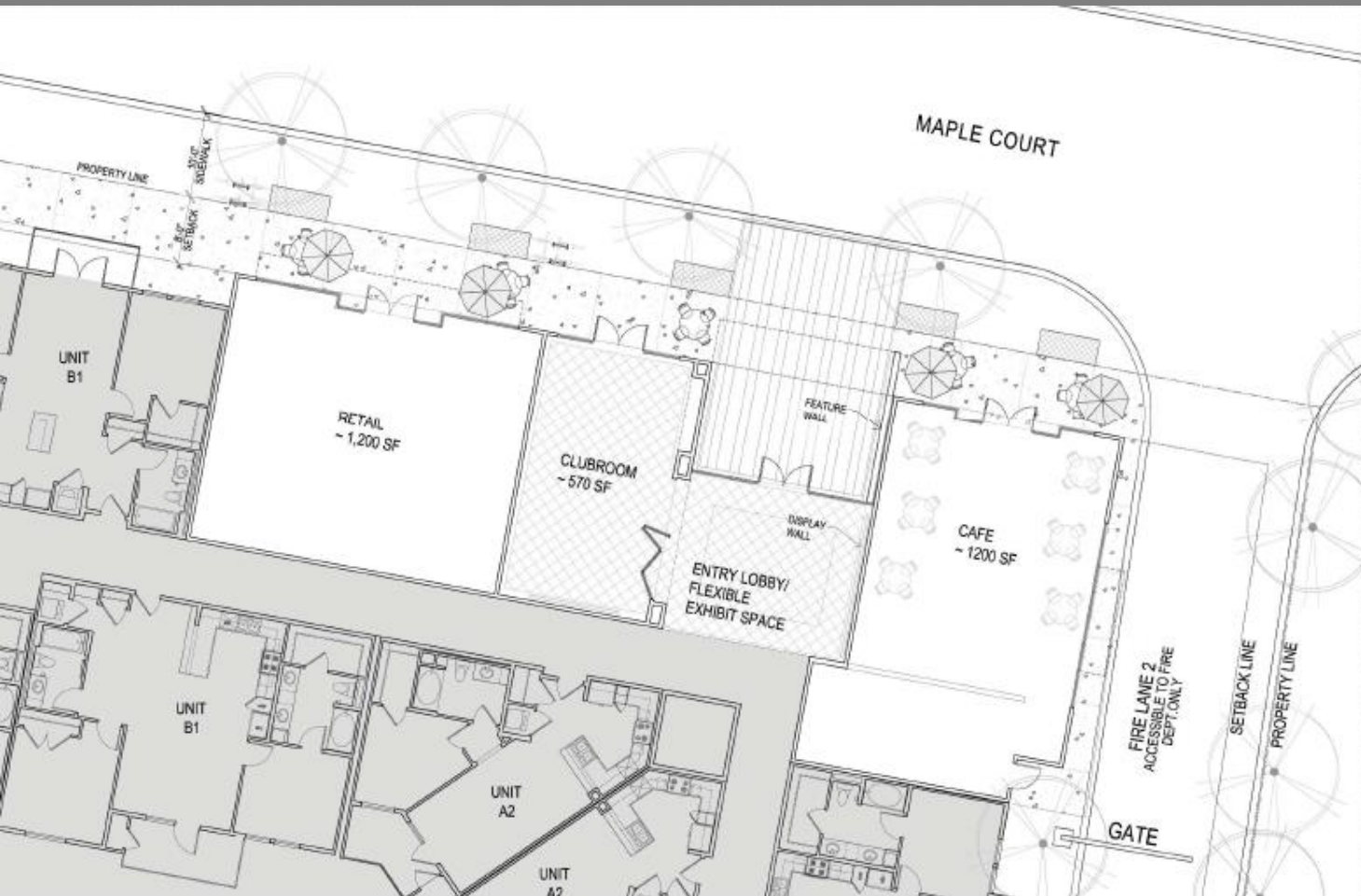
MAPLE COURT



+ 2,834 SF RETAIL
+ 619 SF "ENTRY GALLERY"

LESS 3,453 SF RETAIL

- - Bike Racks (See A-1)
 - PARKING ASSIGNMENT LEGEND**
 - (R) - Residential
 - (PP) - Planned Parenthood
 - (RT) - Retail
 - (MOB) - Medical Office Building
 - c - compact stall
 - CS - Car Share / Zip Car
- * ELECTRIC VEHICLE PARKING STALLS AS SHOWN WILL BE REDISTRIBUTED THROUGHOUT THE GARAGE AT A LATER TIME TO BETTER FIT THE NEEDS OF EACH USER.
- ** STALLS LABELED "MOB" AND "PP" ARE ALSO SUBJECT TO REDISTRIBUTION AT A LATER TIME TO BETTER FIT USER NEEDS.
- FOR FURTHER INFORMATION ON PARKING USE, PLEASE REFER TO THE PARKING MANAGEMENT PLAN BY WOOD RODGERS.



OUTDOOR SEATING



CONCRETE PLANTERS



FLEXIBLE SEPARATION



Maple Court Revitalization

BAY + AREA
Property Developers





BAY + AREA
Property Developers

BENEFITS TO THE CITY FROM MAPLE & MAIN

- Removes Existing Blight
- 48 Affordable Housing Units
- Class A Apartments with High Salaried Residents
- Catalyst for Downtown Revitalization
- Neighborhood Retail on Main St
- Participation in the City Shuttle Program
- Creates New Neighborhood Parks
- Community Room for Gatherings and Meetings
- Revitalizes Maple Court

Item #7 PH 17-011

Sustainable Groundwater Management Act (SGMA)



Sustainable Groundwater Management Act: Formation of a Groundwater Sustainability Agency

PUBLIC HEARING

Jan Lee
Water Resources Manager

February 7, 2017

Sustainable Groundwater Management Act (SGMA)



- ▶ Sustainable groundwater management at local level
 - Groundwater Sustainability Agencies (GSAs)
 - Groundwater Sustainability Plans (GSPs)
- ▶ Replaces voluntary groundwater management plans
- ▶ Applies to medium- or high-priority basins

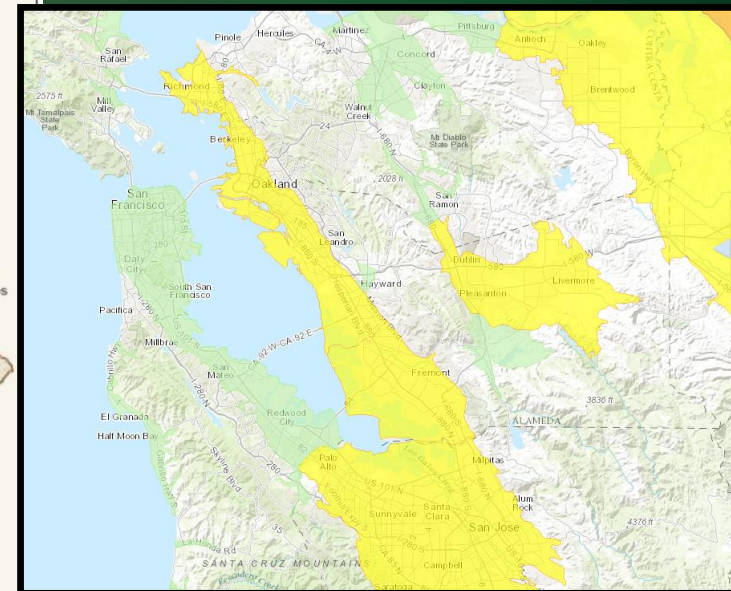
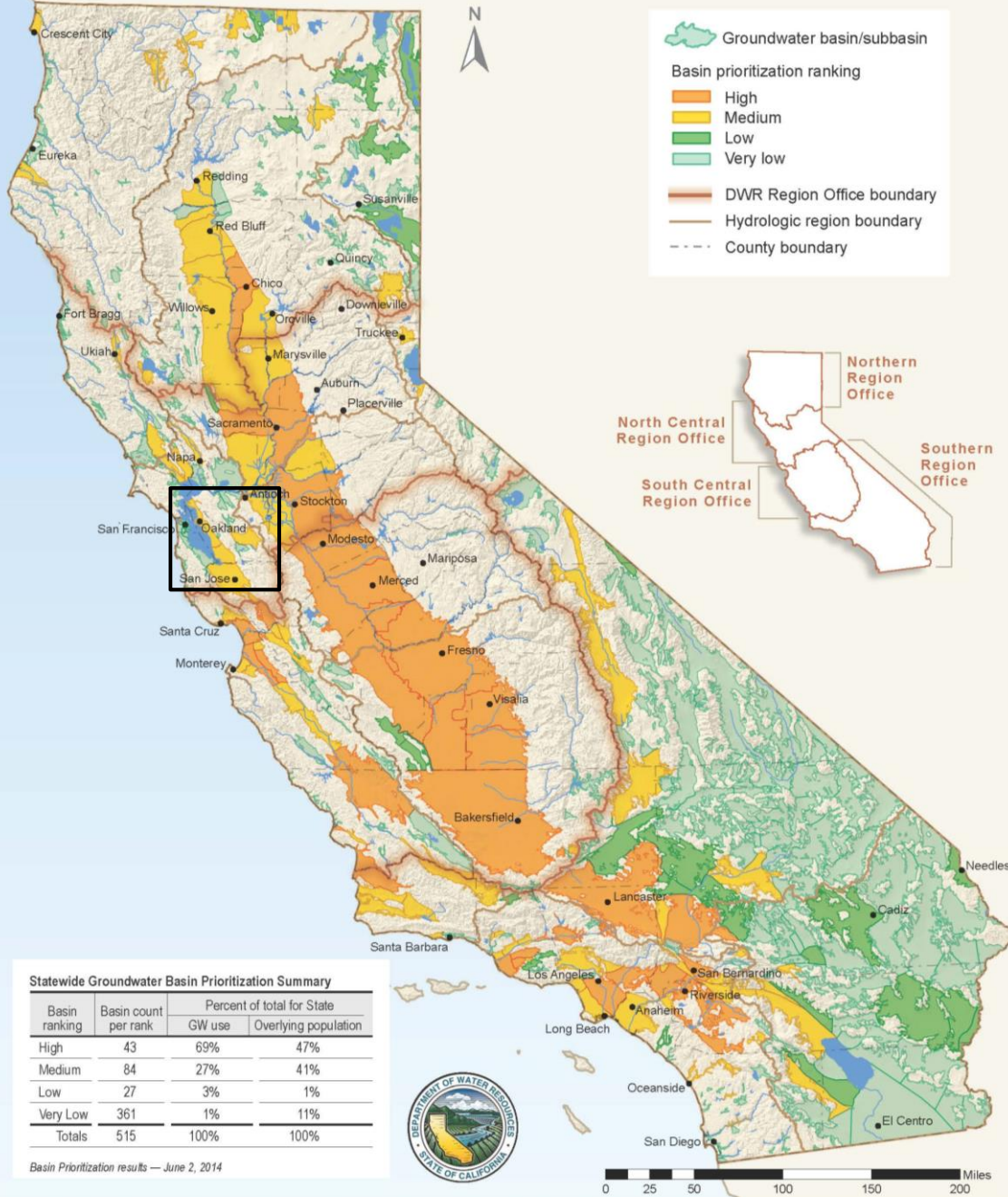


“A central feature of these bills is the recognition that groundwater management in California is best accomplished locally.”

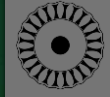
Governor Jerry Brown, September 2014



Statewide Groundwater Basins



Relevance of SGMA to Hayward



- ▶ Protection of groundwater resources
- ▶ Groundwater management and authority
- ▶ Medium-priority groundwater basins
 - Niles Cone Basin
 - East Bay Plain Basin (EBPB)

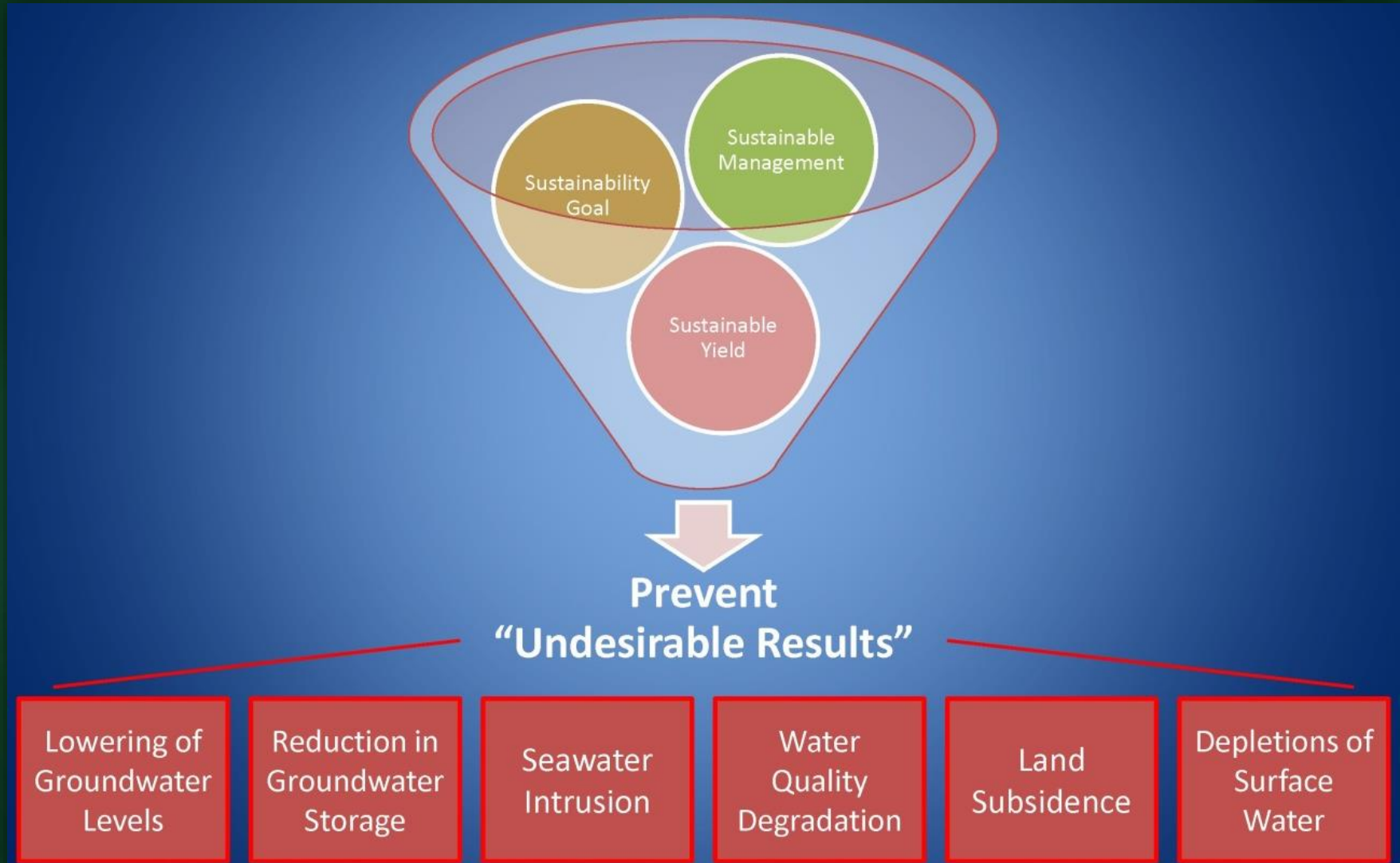
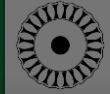
GSA Formation for East Bay Plain



- ▶ Deadline: June 30, 2017
- ▶ EBMUD GSA formed in November 2016
- ▶ Hayward option to become a GSA for portion of basin underlying City



Groundwater Sustainability Plan



GSP Options for East Bay Plain



- ▶ Submit to DWR by January 31, 2022
- ▶ Options
 1. Multiple GSPs
 2. Joint Hayward-EBMUD GSP
- ▶ Preliminary discussions with EBMUD



Stakeholder Outreach



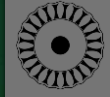
- ▶ Stakeholder meeting held December 12
 - EBMUD, ACWD, Alameda County, Department of Water Resources
- ▶ Outreach to large groundwater users within Hayward and neighboring agencies
- ▶ Interested parties list that will be used for notification and to ensure regular communication

Schedule



Action	Date
CSC Recommendation to Council	January 9, 2017
Public hearing and Council consideration	February 7, 2017
Submittal of GSA application to DWR	February 2017
90-day notification period	March - May, 2017
GSA approval by DWR	June 2017

Recommendation



- ▶ Adopt resolution for City of Hayward to become a Groundwater Sustainability Agency for the portion of the East Bay Plain Groundwater Basin that underlies the City



Questions & Discussion

