

**PLANNING COMMISSION MEETING  
THURSDAY, JUNE 27, 2019**

**PRESENTATIONS**

**STAFF PRESENTATION**

**ITEM #1 PUBLIC HEARING  
Ph#19-056**

**RT 238 CORRIDOR  
PARCEL GROUP 5  
BUNKER HILL**

## **Route 238 Corridor Lands Development**

# **Parcel Group 5: Bunker Hill**

Master Development Plan and Supporting Documents

**June 27, 2019**

**Hayward Planning Commission**

Jennifer Ott, Deputy City Manager

John Stefanski, Management Analyst II

# Background

**1960's**

- Caltrans purchase land for Route 238 Bypass Project

**2016**

- City & Caltrans Purchase and Sale Agreement

**2022**

- End of Agreement with Caltrans

**2009**

- Project Abandoned
- Joint City/County Land Use Study

**2017**

- Begin Master Development Planning Process

# Route 238 Corridor Lands Parcel Groups



# Project Goals



**Facilitate the cohesive, productive use of land driven by community vision**



**Eliminate neighborhood blight**



**Negotiate real estate transactions at no net cost to the city**



**Fund new community benefits**

# Public Outreach

- This process has involved extensive public outreach.
  - 1:1 Stakeholder Meetings
  - Neighborhood Meetings
  - Community Meetings
  - Public Work Sessions

**October 4, 2018:**

Neighborhood Meeting

**November 15, 2018:**

Community-Wide Meeting

**February 26, 2019:**

Planning Commission Work Session

**March 4, 2019:**

Neighborhood Meeting

**April 23, 2019:**

Neighborhood Meeting (PG 6)

# Consolidated Feedback

1. Maintaining the **rural character** of the neighborhood, with some neighbors expressing support for maintaining existing zoning.
  - a. 20,000 sq. ft. minimum lot sizes and,
  - b. 30% maximum lot coverage ratio.
2. Constructing new public amenities like the **Foothill Trail**.
3. Preserving **open space** for wildlife.
4. Providing adequate on and off-street **parking** for residents and guests.
5. Minimizing **traffic** impacts on surrounding neighborhoods.
6. Constructing additional site **access** for construction activities and new vehicular **access** for the final development via an extension of Bunker Hill Blvd. to Carlos Bee Blvd.



# Property Overview:

- 37.22 Acres

## General Plan: Suburban Density Residential (SDR)

- 1.0-4.3 du/ac
- Housing Element Site  
(80 Units)

## Current Zoning: Residential Natural Preserve, (SD-7)

- 20,000 Sq. Ft. Lots
- 30% Maximum Lot  
Coverage Ratio



# Primary Site Constraints:



Topography and Slope



Limited Access



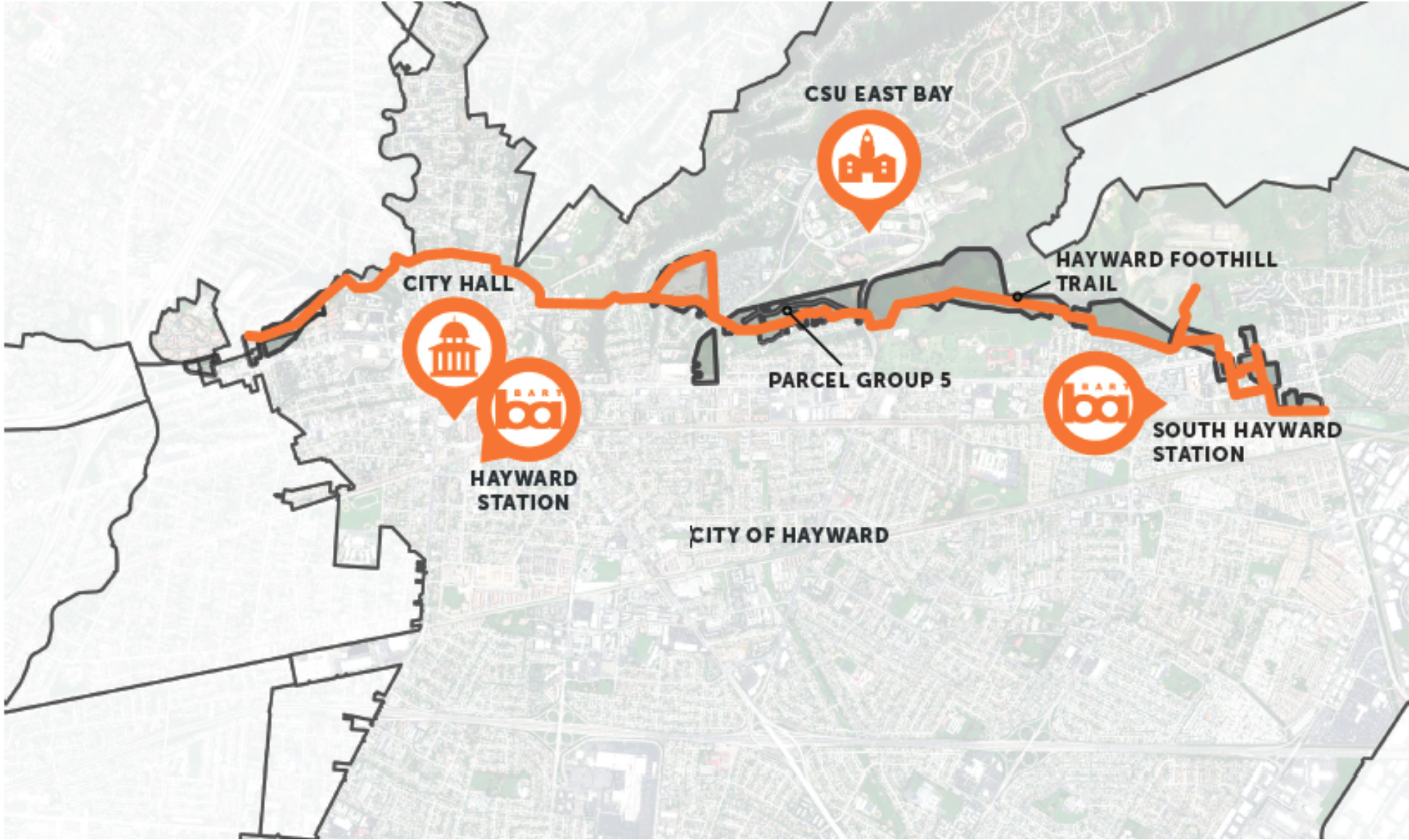
Fault Zones



# Open Space and Trails

- Project to provide 10.50 acres of designated open space and 3,000 linear feet of Hayward Foothill Trail.
- SD7 Zoning overlay requires the construction of Foothill Trail.
  - Developer to construct.
  - HOA or HARD to own.
  - HARD to control and manage comprehensively.
- Trail access to Carlos Bee Blvd. & CSUEB.

# Hayward Foothill Trail—Citywide Alignment



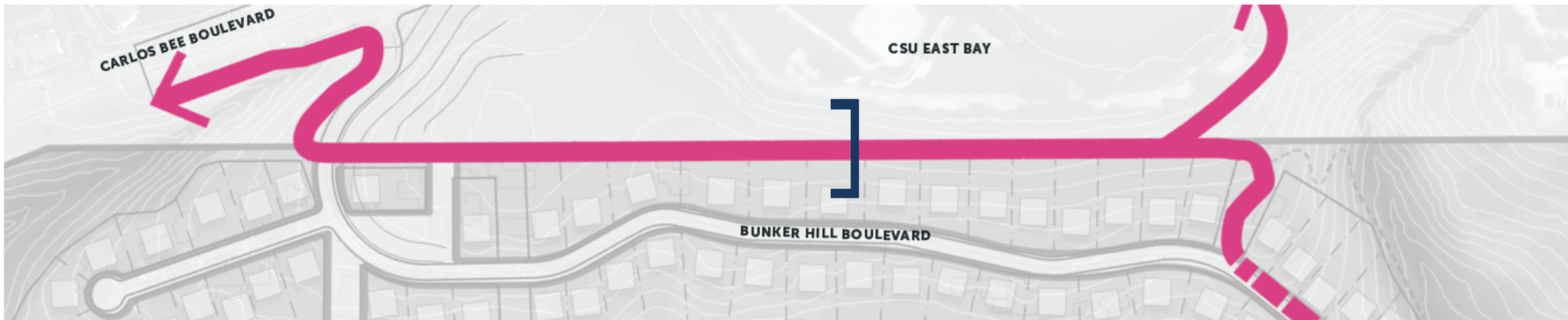
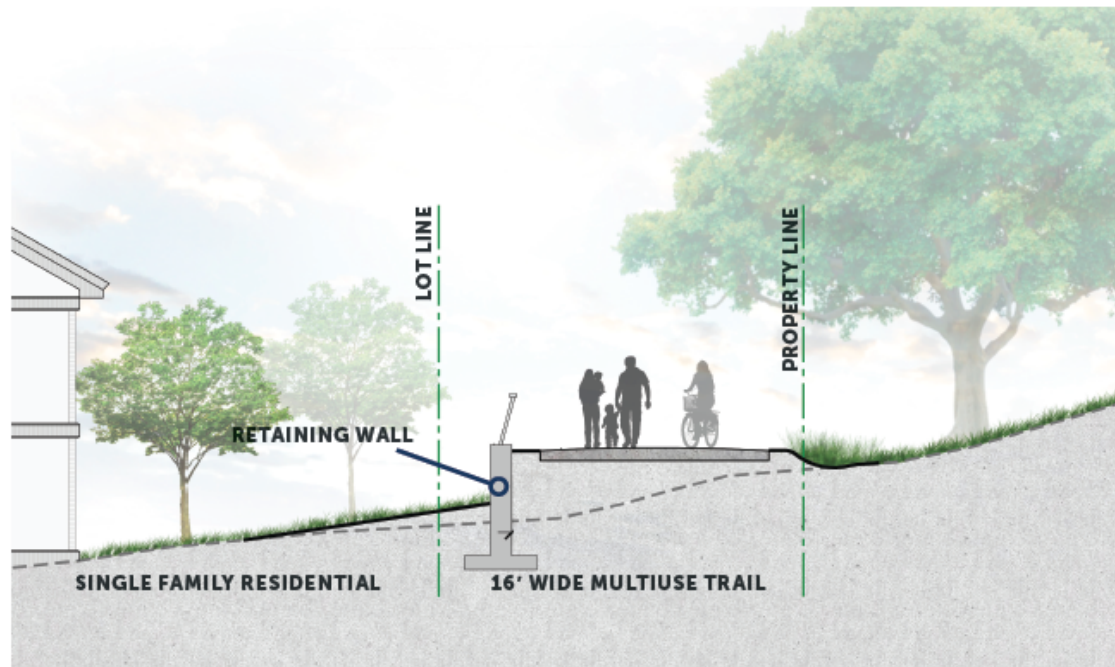


Figure 4-2: Hayward Foothill Trail Enlargement



PROPOSED CONDITION - GRADED SLOPE



PROPOSED CONDITION - RETAINING WALL



Figure 4-3 & 4-4: Bunker Hill Property Foothill Trail Typical Sections

# Bunker Hill Property Foothill Trail Perspective



# Streets and Circulation

- Existing roadways will need to be replaced entirely.
- New roads will include:
  - Wider drive lanes
  - Rolled curbs
  - Public parking
  - Landscaping
  - Sidewalks
- Selected developer will need to work with City and CSUEB to obtain new vehicular access to Carlos Bee Blvd.

CSU East Bay

Hayward Foothill Trail



Secondary Trail

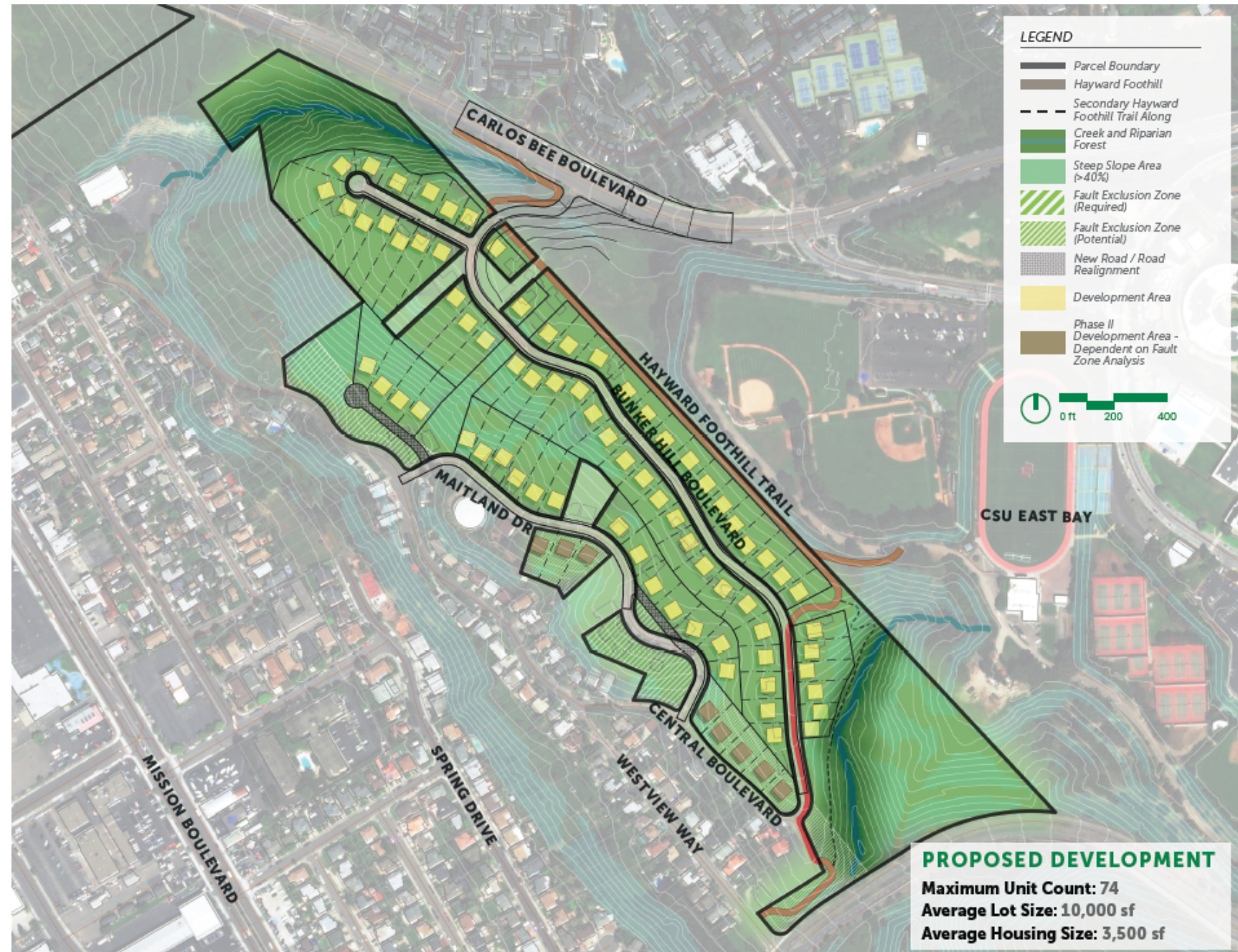
Bunker Hill Blvd.



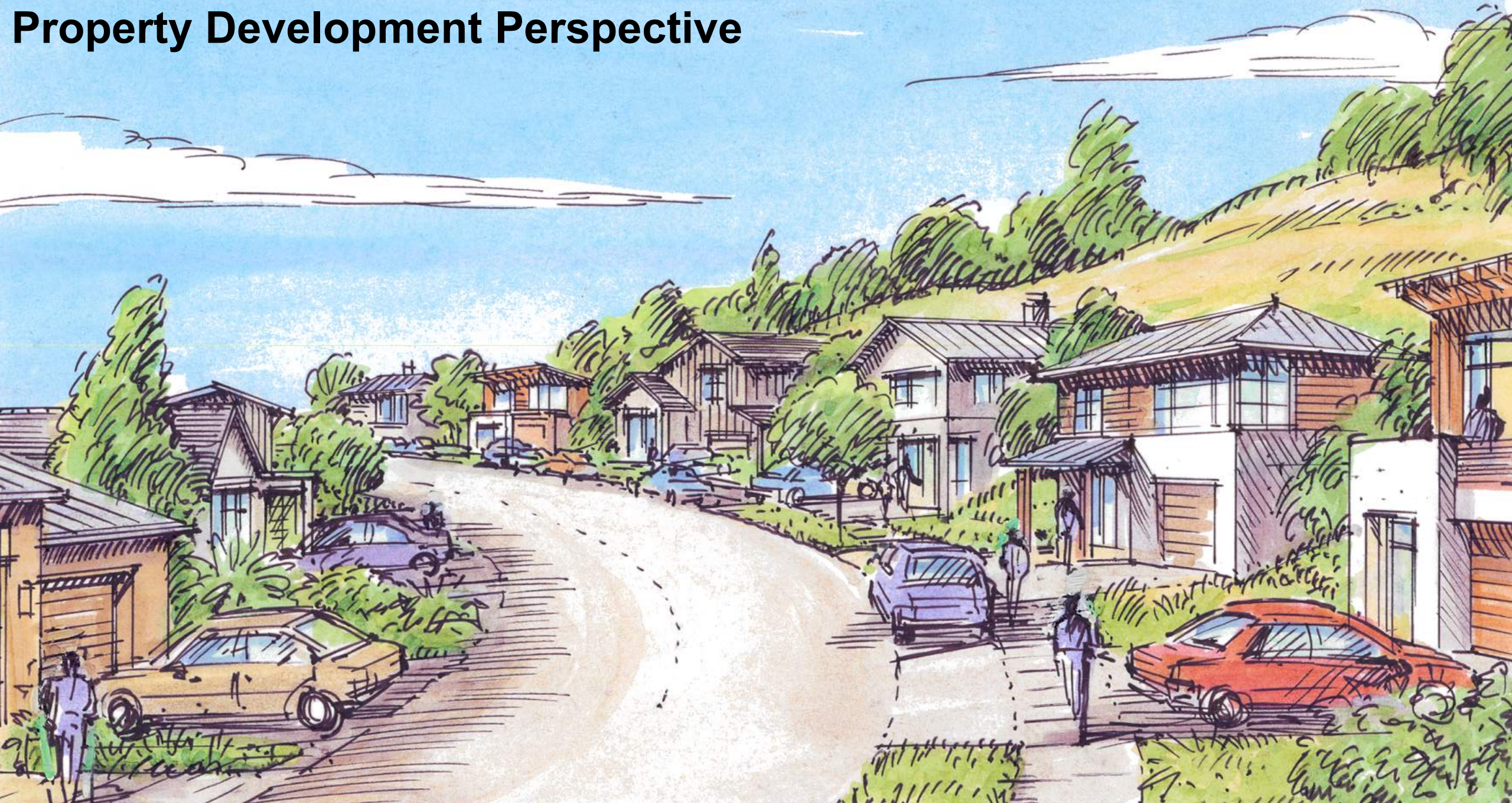


# Land Use and Development

- Future development will maintain rural character of the surrounding neighborhood
- 74 single family homes
- 8 deed restricted affordable ADUs
- 10,000 square foot average lot size, consistent with General Plan
  - 4,500-20,000 sf. lot size range
  - 40% lot coverage max.
  - 60-100 ft. lot frontages
- 3,500 sf. avg. houses
- 2-3 car garages
- Wildlife corridors



# Bunker Hill Blvd. Property Development Perspective



# Infrastructure

- Existing infrastructure systems are inadequate.
  - Bunker Hill lacks full sewer and storm water infrastructure.
  - Electric and communication lines are not underground.
- New development will need to install and underground all utility infrastructure.
  - Will include the locating of utility and communications facilities in joint trench.
  - Development will not include gas utilities.

# Additional Development Requirements

## 1. Foothill Trail and Parkland Dedication Requirements

- Developers will need to construct the 16-foot wide multi-use trail throughout their proposed development.

## 2. Affordable Housing Requirements

- Developers will have two options for satisfying the City's Affordable Housing Requirements:
  1. **Preferred:** Construct deed restricted ADUs in an amount equal to 10% of the total development's unit count **PLUS** pay 50% of the listed Affordable Housing In-Lieu fee on the remaining 90% of the total unit count.
  2. Developer's may propose an alternative that meets or exceeds the thresholds of the first option.

# Additional Development Requirements, 2

## 3. Green Development

- Developers must incorporate green building and landscaping elements that reduce use of energy, water, and natural resources.
  - Includes making each home solar powered to meet new CA Building Standard Commission's requirement.

## 4. Transportation Demand Management (TDM)

- Developers must propose and implement a TDM program that reduces vehicle miles traveled and encourages residents to utilize alternative modes of transportation outside of single occupancy vehicles.

# Additional Development Requirements, 3

## 5. Hayward Resident Priority Preference Plan

- Developers will need to include a plan which grants a priority preference for Hayward residents to purchase or lease market rate units in instances where all other financial considerations are equal, if possible.
  - Must be pursuant to applicable state and federal Fair Housing laws.
- Developers must state any impact of this program on purchase price.

# Environmental Review

- Addendum to General Plan Environmental Impact Report (GP EIR)
- Environmental Checklist confirms:
  - Project is within scope of the GP EIR
  - No new or more severe significant effects
  - No new mitigations measures are required
- No subsequent or supplemental EIR or further CEQA review required prior to approval of proposed project

# Anticipated Entitlements



**Site Plan Review**



**Zoning Amendment**



**Tentative Map**



**Final Map**



# CEDC Outreach & Feedback

The Council Economic Development Committee reviewed the Draft Master Development Plan on May 6, 2019 and provided the following feedback:

- Support the overall unit count of 74 SFRs plus 8 ADUs
- Increase the minimum lot size from 4,500 to 5,000 square feet.
- Require the future development to not include natural gas utilities.
- Encourage a diversity of architectural styles to add additionally neighborhood character.
- Clarify affordable housing requirements in the RFP.
- Require developers to include a community outreach and engagement plan in their response to the RFP.

# Estimated Timeline

| Date                   | Activity  | Public Contact and Participation |
|------------------------|---|----------------------------------|
| <b>June 27, 2019</b>   | <i>Planning Commission Review of Draft MDP, RFP, and General Plan EIR Addendum</i>      | Yes                              |
| <b>July 9, 2019</b>    | City Council Approval of MDP, RFP, and General Plan EIR Addendum                        | Yes                              |
| <b>July 10, 2019</b>   | Release of Parcel Group 5 RFP   |                                  |
| <b>August 28, 2019</b> | Proposal Due Date   |                                  |
| <b>September 2019</b>  | Review of Proposals   |                                  |
| <b>October 2019</b>    | Staff/Community Interviews of Short List  | Yes                              |
| <b>December 2019</b>   | City Council Authorization of Exclusive Negotiations with Selected Developer            | Yes                              |
| <b>September 2020</b>  | City Council approval of Disposition and Development Agreement, Site Plan, and TDM plan | Yes                              |

**Questions & Comments?**