

# Council Economic Development Committee



U-Haul Facility at 4150 Point Eden Way

4/1/2019

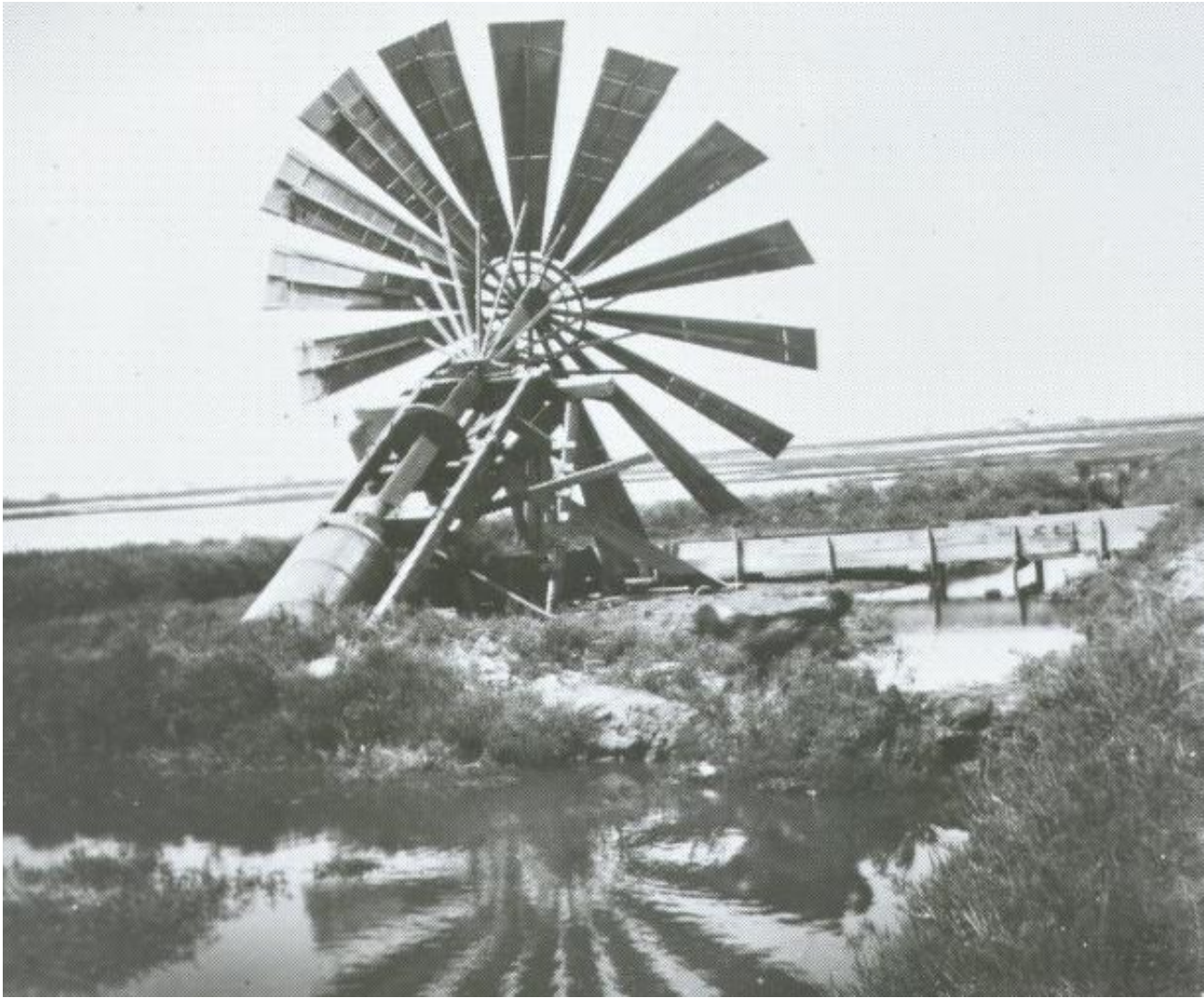


Photo Credit: Hayward Area Historical Society

# Background

1930s: Oliver Brothers  
Salt Company  
constructs warehouse  
building

1950s: Expansion

1982: Oliver Brothers  
Salt Company ceases  
operations

1994: Historic  
evaluation

2009: Historic  
evaluation site visit





Oliver Brothers Salt Company Building





## Local Context

# Background Continued



2016: Previous  
Application

2017: U-Haul  
Purchase

2019: Application  
Submittal



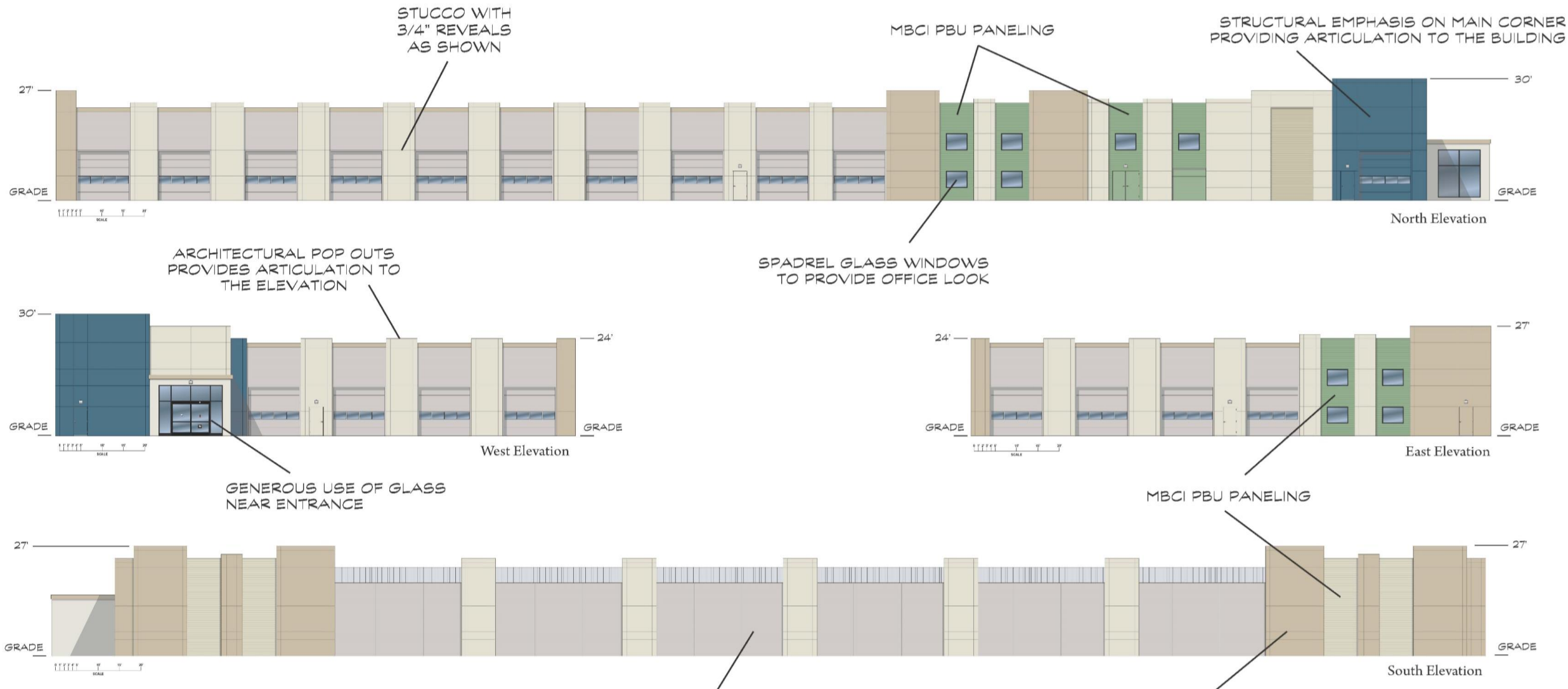
# Proposed Project

1. 56,848 sq. ft. flex warehouse building
2. 40,786 sq. ft. corporate maintenance facility
3. 108 parking stalls
4. Landscaping, bioretention, and other related site improvements





# Elevations (Warehouse)



# Elevations (Maintenance Facility)



# Land Use Policy (General Plan)

1. **LU-6.1 (Land Uses)** – The City shall encourage **employee-intensive uses**, such as professional office, corporate campuses, research and development, traditional and specialized manufacturing, throughout the Industrial Technology and Innovation Corridor.
2. **LU-6.7 (Design Strategies)** – The City shall encourage developments within the Industrial Technology and Innovation Corridor to incorporate the following design strategies:
  - Attractive on-site **landscaping and shade trees** along street frontages and within parking lots.
  - **Screen** areas used for outdoor storage, processing, shipping and receiving, and other industrial operations.
  - Encourage consistent **architectural façade treatments** on all sides of buildings.
  - Provide **pedestrian walkways** to connect building entrances to sidewalks.
  - Use **landscaped buffers** with trees and attractive sound walls to screen adjacent residential areas and other sensitive uses.
3. **ED-5.5 (Quality Development)** – The City shall require new development to include **quality site, architectural and landscape design features to improve and protect the appearance and reputation of Hayward.**

# Land Use Policy (Zoning)

**Industrial District Regulations Update:** Industrial Park (IP) Subdistrict

**Intent:** High technology or R&D in industrial park or campus-like atmosphere

**Warehouses:** Office appearance or flexibility to transition to specialized manufacturing or R&D

**Maintenance Facility:** Not permitted

# Policy Direction

1. Is the proposed design appropriate for the site? If not, what design features are desired?
2. Are the proposed land uses appropriate for the site? If not, what land uses are desired?
3. Should the existing historic building be demolished or refurbished?
4. Any other comments or concerns?



Questions?