

**SPECIAL PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 14, 2021**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 WS 21-038

Preliminary Review of an Application to Construct 298 Residential Units, a Public Park, a Portion of the Hayward Foothill Trail, and Various Site and Frontage Improvements for Parcel Group 6 (Former 238 Parcel), on an Approximately 29.8-acre Site Located at Overlook Avenue and Carlos Bee Boulevard (Assessor Parcel No. 445-0180-001-00) Requiring Site Plan Review and Tentative Tract Map 8604. Application No. 202101471; Steven Jones for Integral Communities (Applicant) on behalf of The City of Hayward (Owner).



Parcel Group 6 Work Session

Tentative Tract Map and Site Plan Review for Proposed 298 Units, Public Park, and Public Trails

**Planning Commission
October 14, 2021**

**Jennifer Ott, Assistant City Manager and Development Services Director
Elizabeth Blanton, AICP, Senior Planner**

Background

1960's

Caltrans purchases
land for Route
238 Bypass
Project

2016

City & Caltrans
Purchase and
Sale
Agreement

2027

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



City Project Goals



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



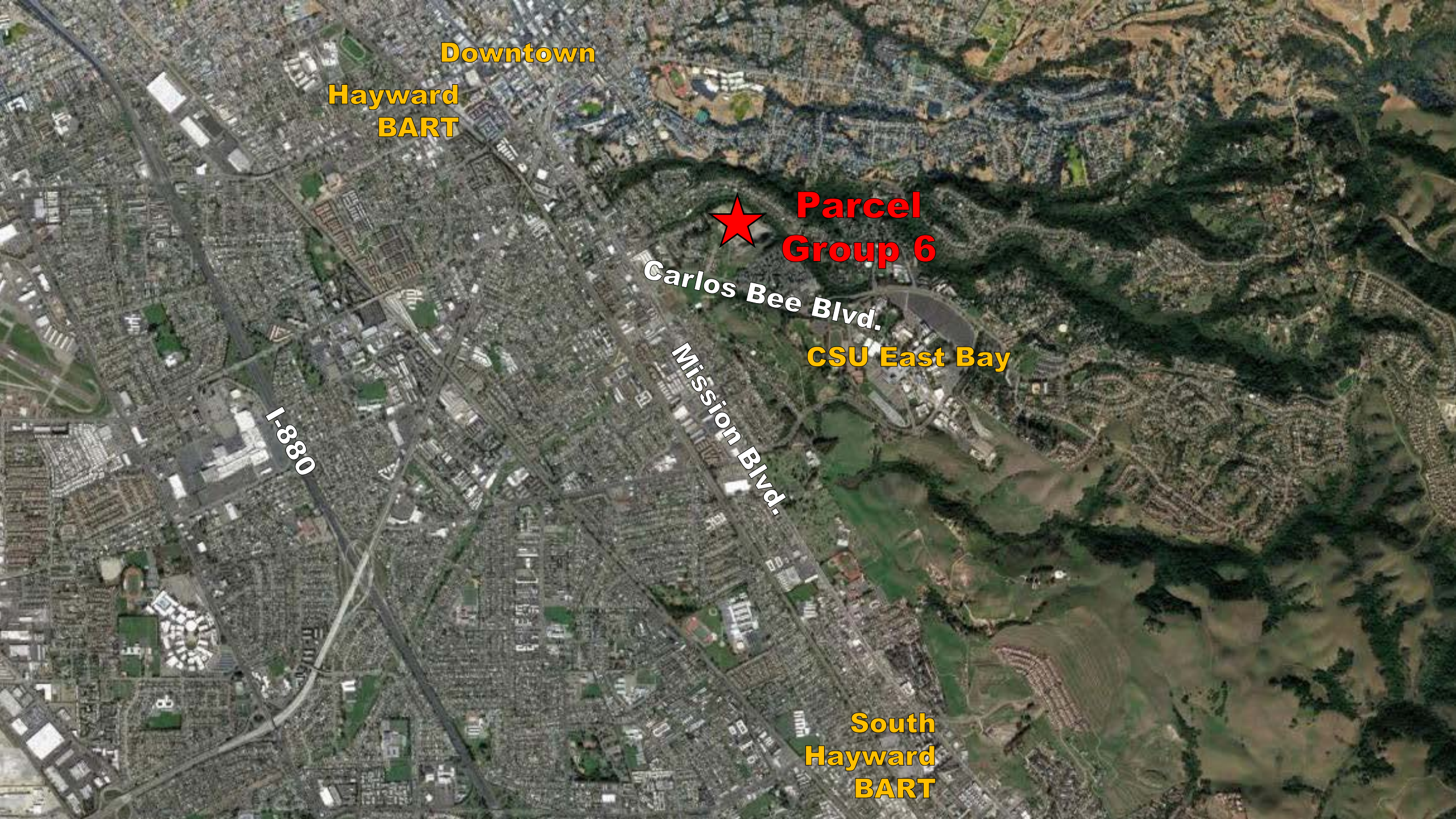
Eliminate neighborhood blight



Negotiate real estate transactions at no net cost to the city



Fund new community benefits



Downtown

**Hayward
BART**



**Parcel
Group 6**

Carlos Bee Blvd.

CSU East Bay

Mission Blvd.

I-880

**South
Hayward
BART**



Location

- ✓ Carlos Bee Blvd and Outlook Ave
- ✓ 29.8 acres

Zoning District

- ✓ Sustainable Mixed Use (SMU)
- ✓ Open Space (OS)
- ✓ Foothill Trail Overlay (SD-7)

General Plan Land Use Designation

- ✓ Sustainable Mixed Use (SMU)
- ✓ Parks and Recreation (PR)



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Parcel Group 6 Background Process

Date	Milestones
November 19, 2019	City Council Approval of Master Development Plan (MDP), Request for Proposal (RFP), GP EIR Addendum
November 21, 2019	RFP Release
May 5, 2020	Council Direction to Reject Proposals and Issue Request for Qualifications (RFQ)
May 28, 2020	RFQ Release Date
June 25, 2020	Statement of Qualifications Due Date
September 2020	Exclusive Negotiation Rights Agreement with Integral Communities

Public Outreach To Date

Master Planning Process (2017-2019)

- ✓ 238 Properties Community Meeting – 11.15.18
- ✓ Community Meeting – 4.23.19
- ✓ Planning Commission Work Session – 7.25.19
- ✓ CEDC Meeting – 10.7.19
- ✓ Neighborhood Meetings – Fall/Winter 2019
- ✓ Planning Commission Hearing – 10.24.19
- ✓ Council Hearing – 11.19.19
- ✓ Community Meeting – 2.8.20

Project Application (2021- Present)

- ✓ Community Meeting – 3.30.21
- ✓ Community Meeting – 6.29.21
- ✓ Planning Commission Work Session – 10.14.21
- ✓ Postcard mailers

Throughout Planning Process (2017-Present)

- ✓ Numerous, regular meetings with Hayward Area Planning Association (HAPA)
- ✓ Individual meetings with interested members of the public





Parcel Group 6 Master Plan

- ✓ Adopted by Council in 2019
- ✓ Envisions:
 - ✓ Up to 500 townhomes/multifamily units
 - ✓ Up to 125 "quad-style" student housing units with 500 student beds
 - ✓ Preserving over 12 acres of dedicated open space around the riparian corridor
 - ✓ Neighborhood park
 - ✓ Public trails
 - ✓ Multimodal accessibility
- ✓ Addendum to General Plan EIR prepared



Integral Communities – Selected Developer

- ✓ Residential land developer specializing in large-scale master-planned communities around BART in the core of Bay Area
- ✓ Principals have significant combined home-building experience
- ✓ Relevant experience includes:
 - ✓ *Bayside at Newark Transit Oriented Development –1,850 dwelling units*
 - ✓ *Milpitas Transit Oriented Specific Plan –1,250 dwelling units*
 - ✓ *Station East at the Union City BART Station –955 dwelling units*
 - ✓ *Tracy Hills master planned development (Tracy) –5,700 dwelling units*
 - ✓ *Northlake master planned community (Natomas) –3,400 dwelling units*
- ✓ Local Hayward experience re-entitling 200 homes in Cannery



Proposed Site Plan

- ✓ 298 residential units
 - ✓ 1-4 bedroom units
 - ✓ 30 affordable homeownership units
- ✓ Open Space
 - ✓ Public park (1.98 acres)
 - ✓ Trail system (1+ miles)
 - ✓ Private parks (0.3 acres)



Parcel Group 6 Acreage

- ✓ 29.8 acres of vacant land in the Hayward Hills
 - ✓ 8 acres of parks and streets
 - ✓ 14 acres of manufactured slopes and natural open space and creeks
 - ✓ 7.4 acres of private development
 - ✓ Significant manufactured slope issues

Vehicular Circulation



Vehicular Circulation







UA Rose *3-Story Townhomes*



UA Penthouse *4-Story Carriage House Style Buildings*



UA Solo *3-Story Townhomes with Ground Floor Micro Units*



Open Space

- ✓ Public park (1.98 acres)
- ✓ Private parks (0.3 acres)
- ✓ Trail system (1+ miles)

Public Park

- ✓ Community building
- ✓ Play areas
- ✓ Dog park
- ✓ Play courts
- ✓ Open lawn space



5-12K NATURAL PLAY AREA - "QUARRY"



PICKLE BALL COURT



OPEN LAWN AREA WITH VIEW



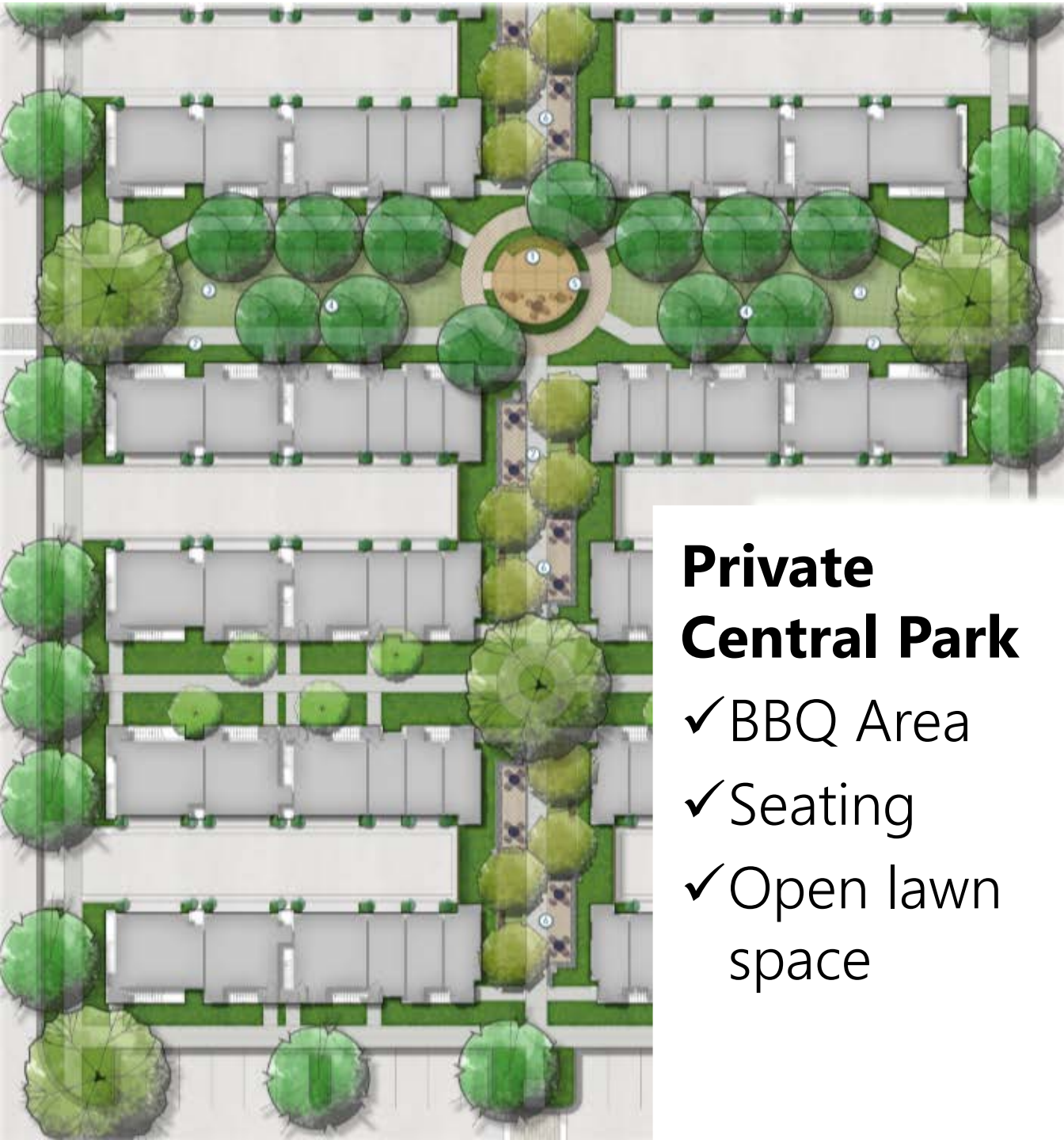
CLIMATED ADAPTED ROSE GARDEN



LAWN TERRACED SEATING







Private Central Park

- ✓ BBQ Area
- ✓ Seating
- ✓ Open lawn space



BBQ GRILL WITH OVERHEAD



PASEO PARK WALKWAY AND SEATING



OPEN LAWN AREA AND SEATING



- A-1** A-1 SHARED PED BIKE TRAIL
- A-2** A-2 SHARED PED BIKE TRAIL
- P-6** PRIMARY 6' CONCRETE PATH
- S-5** SECONDARY 5' CONCRETE PATH

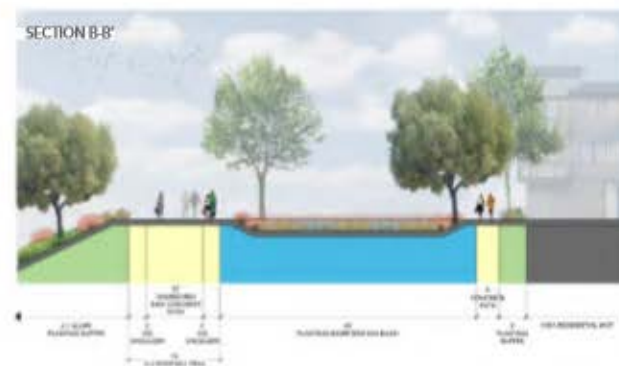
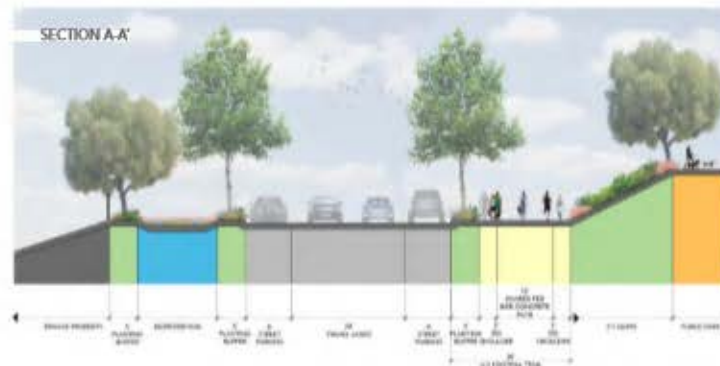


Figure 1 illustrates three types of interpretive panels: Type B: Off-Street Trail Directional, Type A: Trailhead, and Type C: Interpretive Panel. Each panel is shown with a person standing next to it for scale.

WOOD POST AND RAIL

WIRE CABLES

GENERAL NOTE:
FENCING AS NEEDED PER LOCATIONS
OF ADJACENT STEEP SLOPES OR
SENSITIVE RIPARIAN HABITAT, AS WELL
AS PER OUR FENCE & WALL PLAN.



Trail System



Sustainability

- ✓ Transportation Demand Management (TDM) Plan
 - Identify measures to promote riding transit, walking, biking, and carpooling
- ✓ Preservation of natural vegetation surrounding creek bed
- ✓ Solar panels
- ✓ Electric vehicle charging
- ✓ High efficiency appliances
- ✓ Drought-tolerant landscaping
- ✓ No gas utilities

Compliance with Objective Standards

Standard	HMC Requirement	Proposed	Consistent?
Density	25-55 units/net acre	34 units/net acre	Yes
Lot Coverage	90% maximum	50%	Yes
Setbacks <i>Along Public Street</i> <i>Other Areas</i>	20' minimum 10' minimum	Various, but exceeds minimums in all locations	Yes
Building Height	55' maximum	48' maximum	Yes
Parking	Maximum 1.3 spaces/studio or 1-BR unit Maximum 1.5 spaces/2+ BR units (Maximum 439 total garage spaces)	498 spaces (garage) 146 spaces (on street)	No*

**Garage parking must be reduced to meet the maximums specified in the Municipal Code. To help offset the parking maximums, the project is required to develop a Transportation Demand Management Plan to reduce auto dependency.*

Community Feedback

Support for:

- ✓ Consistency with zoning and General Plan
- ✓ Property assessment/fee to fund new or improved public transit options
- ✓ Dedicated bike lanes to CSUEB
- ✓ Traffic calming measures
- ✓ Walkable commercial/retail opportunities
- ✓ Restoring the riparian and creek corridors
- ✓ Affordable, student, faculty housing
- ✓ Trails, open space, parks
- ✓ Transportation Demand Management to reduce the need for automobiles

Concern about:

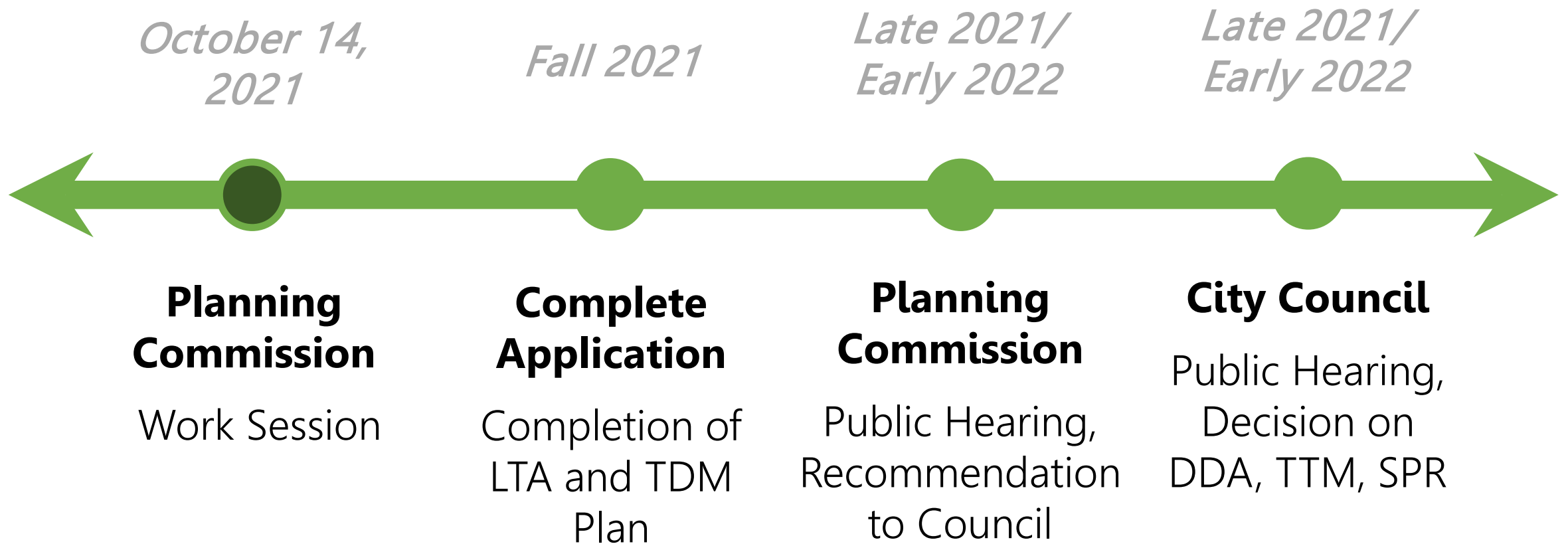
- ✓ Traffic, especially cut-through traffic
- ✓ Spillover parking
- ✓ Impacts on public services
- ✓ Construction close to fault lines
- ✓ Construction and residential noise impacts
- ✓ Extension of trail beyond boundaries through adjacent neighborhoods
- ✓ Extent of creek restoration





Response to Community Feedback

- ✓ No vehicular connections between proposed development and adjacent existing neighborhood
- ✓ Right turn only from Overlook to Carlos Bee to reduce “cut-through” traffic
- ✓ Robust TDM Plan to reduce auto trips and facilitate walking, biking, carpooling, transit funded through property assessments or fees
- ✓ Natural areas surrounding riparian corridor
 - *Exploration of restoring natural plantings to riparian delineation line*
- ✓ Construction of almost one mile of the Hayward Foothill Trail without connection through Redstone neighborhood
- ✓ Noise and construction conditions of approval



Next Steps

TOPICS FOR DISCUSSION

- ✓ **General Comments on Design/Alignment with Master Plan** – *Does the Commission have any overall comments, questions or reactions to the current project plans?*
- ✓ **TDM Plan** – *What types of TDM measures would the Commission like to see included as part of this project?*
- ✓ **Public Open Spaces** – *Does the Commission have any comments, questions or reactions to the proposed open spaces, in particular the public open spaces?*