



# General Plan Update Task Force Meeting

**May 2, 2013**

7:00 pm to 9:00pm; City Hall, Conference Room 2A

## **Meeting #8 – Education Agenda**

- I. Call to Order - 7:00 pm**
- II. Roll Call/Introductions**
- III. Comments/Approval of Meeting #7 (Climate Action Plan and Rising Sea Levels) Summary Notes**
- IV. Education– Presentations – 7:05 pm**
  - Presentation by Dr. Matt Wayne, Assistant Superintendent – HUSD Education Services
  - Presentation by Ariel Dolowich, Principal - Ochoa Middle School
  - Presentation by Sean Reinhart, Director - Library and Community Services
- V. Large Group Discussion and Public Comment Period – 8:00 pm**
  - Discuss Challenges and Opportunities related to Education related policies
  - Identify potential goals and policies to be included in the new General Plan
- VI. Adjourn – 9:00 pm**



# General Plan Update Task Force Meeting

## Meeting #7 – April 4, 2013: Summary Notes

### I. Call to Order - 7:00 pm

Sara Buizer was introduced as the new Project Manager for the General Plan Update.

### II. Roll Call/Introductions - 7:05 pm

Task Force Members:	Present	Absent
Alex Harmon	X	
Dana Caines	X	
Daniel B. Goldstein		X
Diane Laine	X	
Edward W. Bogue	X	
Heather Enders	X	
Julius C. Willis Jr.	X	
Justin D. King		X
Lory Hawley	X	
Monica M. Schultz		X
Pedrito C. Gella	X	
Ryan Fernandez	X	
Stacy Snowman	X	
Veronica Martinez	X	

#### Others in Attendance:

- Sara Buizer, City of Hayward, Senior Planner
- Erik Pearson, City of Hayward, Environmental Services Manager
- Jason Jones, Jones Planning + Design (Contract Planner for the City of Hayward)
- David Stark, Public Affairs Director
- Jennifer Conery: HARD, Shoreline Interpretive Center
- Evelyn Cormier, resident

### III. Comments/Approval of Meeting #5 (Parks and Recreation) Summary Notes

- Alex Harmon noted an error in the notes: he was listed as absent, but was at the meeting.
- Heather Ender's requested that the following points be added to the notes:
  - Complete Hayward portion of Ridge Trail
  - Connect/link Ridge Trail and Bay Trail
  - Participate in the State-wide DeAnza Trail
  - Industrial areas have expressed the need for expanded exercise trails and dining/gathering options along industrial corridors to provide access to healthier lifestyles for employees.

### IV. Climate Action Plan & Rising Sea Levels -- Existing Conditions, Plans, and Policies

#### Climate Action Plan Presentation:

- The City's Climate Action Plan (CAP) was adopted in 2009 and includes greenhouse gas (GHG) reduction goals: 12.5% reduction below 2005 levels by 2020, and 82.5% reduction below 2005 levels by 2050. There are a variety of ways (actions) to achieve goals. With the General Plan Update, there is an opportunity to modify CAP actions and incorporate them into the new General Plan.
- The CAP has 9 Strategies
- CAP actions can fit into some of the existing General Plan elements, but the organization of the document will change with the update.
- CAP action will be incorporated into the new General Plan for the following reasons:
  - CAP actions will be elevated to the level of the General Plan policies
  - Incorporating CAP actions into the General Plan will reduce policy redundancy
  - Incorporating CAP actions into the General Plan will streamline staff implementation and development review: one document to review verses two, and the General Plan will serve as a qualified greenhouse gas emission reduction strategy for projects that are consistent with General Plan.
  - The General Plan will include an implementation strategy (City Department responsible for action, timeframe, etc.). CAP actions will end up in the implementation strategy of the General Plan.
- Sustainability Policies in the new General Plan will be flagged so that they can be searched easily on-line. Existing General Plan policies related to sustainability are included in Attachment I of the Task Force handout.
- CAP actions are included in Attachment II: includes actions, the estimated reduction in GHG emissions, and staff recommendations for changing actions with General Plan update. Staff is recommending a refocus of some actions (such as electric vehicles).

- Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservations Ordinance (CECO): controversial ordinances for energy upgrades to homes and businesses. Staff is looking for input on whether to keep or discard these actions? Cost and financing is an issue of concern for some property owners and real estate brokers.
- Attachment III of the Task Force packet contains new policies that we could include. Examples: Economic development element policies related to outreach to businesses, promoting the green business program, assistance from PG&E program to help businesses save energy and money, and community gardening and farmers markets (health related policies).
- CAP actions will be refined, new GHG reductions will be determined, and we will bring them back to the Sustainability Committee and Task Force for review.

### **Large Group Discussion and Public Comment Period**

- I would like to see the RECO and CECO removed. Many previous discussions and meetings were held on this topic. There was confusion about the requirements and standards, and how the improvements would be implemented. The improvements (window upgrades, roofs, insulation) were very expensive. There were lots of unresolved questions: How would previous improvements count? It just doesn't work. The cost of improvements would drop the value of the property.
- Renters have the biggest challenge in determining utility costs. Some cities are using benchmark studies that allow property owners to promote the efficiency of buildings and their utility costs. Renters want to live in buildings with low utility costs, so it gives property owners and incentive to make improvements and promote cost savings. University of Minnesota: Benchmark financing.
- Could Hayward create a municipal utility that uses renewable energy? Hayward could promote Community Choice Aggregation Programs.
- Energy audits help homeowners learn about improvements. The audit provides recommendations for property owners. Information is valuable. Most homeowners cannot afford to do the improvements because they are expensive. Current programs require homeowners to pay the bill and then get reimbursed after the improvements. This is a barrier people cannot afford upfront costs. Education is needed in the community. Some contractors are bad, so the City could help with selecting good contractors. The program needs to have integrity to be successful.
- Many homeowners do not qualify for rebates because they are frugal and do not use a lot of energy. The improvements would not reduce their energy use substantially enough to get the rebates.

- Homeowners are the best judge of their own pocket book. They need insights on what improvements will work. If every homeowner did the audit, we can trust that many would make changes.
- PG&E rebates were offered with federal stimulus dollars to make improvements. This program is no longer available.
- With my improvements, energy prices have dropped and noise levels have dropped. I am an advocate for this, but it is a big mess, and hard to figure out financing.
- City of Lancaster: every new home must have solar. Singapore: Smart buildings tell you about energy use. We could have similar programs. New buildings should have smart meters and be as smart as possible.
- Action 1.3: Smart parking policy. In San Francisco, smart phones tell you where parking is and what the cost is. Price is adjusted based on demand. Parking policy of CAP should be expanded to include smart parking systems.
- Electric vehicles and automated vehicles: Hayward's transportation system should be equipped for automated vehicles.
- What do we do with old homes, buildings, and cars? Compel people to upgrade? It is not economically wise to upgrade homes. What do we do with older housing? Tear down the entire city and rebuild? Most people will complain about the cost verse incentives. 1940s, 1950s, and 1960s homes are the problem. Homeowners need to upgrade their homes.
- Disagree. People cannot afford to upgrade homes. We have to think about the economics. Imposing requirements has negative impacts and kills property values.
- Education is the key. Give people information so that they can figure out what is best for their family and finances. City can make the process easier to encourage people to make the right changes. Educate people to death.
- CFLs are probably the easiest thing that renters can do. But what are the incentives for renters when their utility cost is included in the rent?
- Maybe you shouldn't be able to sell a home unless it is up to code?
- Disagree.
- I would say that an energy report should be required when you sell or buy a home.
- I work for the local realtor associations and represent 4,200 realtors. I have personally gone through the energy upgrade program. It involves considerable sacrifice. I am a cheerleader for program. It is expensive and disruptive. Hayward has a nice climate. Other cities like Lancaster are in the desert. We need to keep in mind how energy is used in homes in Hayward. AC is not really needed in Hayward. Plug-ins are what are using energy. Mandating energy efficient homes does not mean a lot if consumer electronics are in every room.

- The RECO and CECO was included in the CAP because some other cities were doing it (Berkeley and SF). There is no proof that they have worked in other communities. The City spent a lot of time studying this and they have determined that it doesn't make sense. It may look good, but it may not be a good idea. Who is going to enforce this? RECO is going to require a lot of time and money. What does work is sharing success stories and how you use energy. Don't waste time on RECO, focus on cars (the big ticket items). Take RECO out so we do not have to deal with it later.
- Question: What about rain gardens, green roofs, and gray water? They should be included.
- Question: Wouldn't it make sense to have a task force related to implementation? Example: The downtown loop took away crosswalks, while we are in here talking about being less vehicle-centric. Isn't removing a crosswalk taking away from pedestrian?
- Answer: This Task Force could live on or another oversight group could be required. City Council would need to authorize that.
- We should also consider energy storage and City ordinances related to energy storage. We could sell energy back to the grid: generate, store, and sell.

### **Sea Level Rise Presentation**

- Sea levels expected to rise 55" by 2100
- If nothing is done, there will be significant impacts to the Hayward Shoreline and key assets will be impacted
- Sea level rise maps were presented to show potential impacts with a 16" and 55" rise in sea levels. Impacts during high tide and storm events were discussed. Potential impacts to property values, parks, the wastewater treatment plant, and the industrial corridor were discussed
- This is a regional problem. Requires regional collaboration.
- HASPA has identified three strategies to mitigate impacts: Hold the line (reinforce existing levees), Strategy 2 (realign levees: move levees inland), and Strategy 3 (Gradual steepening of shoreline).

### **Large Group Discussion and Public Comment Period**

- Marshes and mudflats buffer the shoreline from flooding. Marshes are eliminated if sea level rises 55". We need to have marshes to help buffer.
- Hayward is fortunate to have marshes.
- Bad news: Sea level rise does not stop at 55". Good news: Hayward is part of the ART study zone. ART is an extensive project studying risk and vulnerability of sea level rise. 30 agencies are working on the study. Adaptation planning is the next step. An adaptation plan is being prepared for Hayward Shoreline.

- FEMA/USGS said that Eden Shore was safe from flooding. There is a mote that prevents domestic animals from going to wildlife areas. There is a trail that connects to the interpretive center and Fremont and Union City. Jack rabbits and coyotes come through the fence.
- Wildlife staff is supposed to check on the fence and gate.
- Eden shores was lifted out of the floodplain based on data available at the time of construction. The data did not consider rising sea levels.
- Shoreline interpretive center is giving people knowledge and discussing ideas for how to improve this. Education is key.
- Wastewater treatment plant: are there plans to protect it? At some point there would need to be levees to protect it.
- Wastewater treatment plant affects everyone (shoreline and hillsides)
- What do we protect? Who pays for it? We need a JPA to discuss these issues and provide recommendations. We are not alone. We need to cooperate and work together. The General Plan can recommend sharing information and working collaboratively.
- The existing General Plan does not have policies related to rising sea levels.
- Sample goals and policies from other cities were included in your packet:
  - Coordination with agencies (BCDC)
  - Flood protection standards
  - Land use
  - Monitor sea level data
  - Adaptive management strategies
- Cooperative venture. Wealthy cities verse poor cities. Social equity in sea level rise. Poor communities have fewer options.
- We should not build in the floodplain. Why do we allow buildings in the floodplain? When we protect things, we spend money and they still flood. How do you compensate property owners by taking away their development rights? Don't add development to areas subject to rising sea levels because we will have to spend money to protect them.
- We are talking about our industrial zones. Where does this leave us? Do we discourage industrial development? What is the policy going to be?
- The problem is similar to the earthquake fault. Earthquakes can knocks down buildings along mission and wipe out the tax base.
- Increased sea level rise also increases groundwater intrusion.
- Adaptation strategies are being developed. This is cutting edge.
- Hayward can lead the charge. HASPA was the first local agency to prepare a study.
- We should revise the urban limit line to not allow construction in areas subject to sea level rise. We have seen what can happen on television.

- At minimum, we should disclose information about risks of living/building in floodplain. Realtors have to show you the risks of floodplain.
- Give people information so they can be educated and make their own decisions.
- Most of the people on earth live in dangerous places (New Orleans).
- Adaptation Planning: We know this is going flood. We cannot restrict people from building. However, the City can limit their services. Make property owners assume the risk of building in the area.
- Data is showing that rising sea levels are worse than previously predicted. Warming is in effect. 55" is not the worst case scenario.
- Policy: require disclosure related to rising sea levels and property purchases.
- What about law suits related to driving the value of homes down because of disclosures? One city is being sued for allowing homes on coastal bluffs.
- Suing is a God-given right. You cannot prevent people from suing.
- Property owners may find that there are fewer buyers and values may drop. Property values will equalize over time.
- Less land along the shoreline will create pressure to develop in the hillsides.
- Don't paralyze people with fear, but give them information. Allow knowledge without overreacting.
- Eden shores: homeowners were told about floodplain. They were not told about 55 inch sea level rise.
- Do not move the urban limit line. Urban limit line is for services. We have to continue to provide services for developments in the area. It would not be fair to move it.
- We could move the urban limit line and grandfather existing uses.

#### **V. Neighborhood Meeting Updates – 8:45 pm**

- Request toolkits from Sara
- Encourage additional outreach
- Special General Plan Update Task Force Meetings will be on May 30 and June 20 (most people can come)
  - Goal: provide Task Force members with the opportunity to review goals and policies
- Public Health Workshop next week
- Outreach: encourage people to reach out to apartment complexes.
- Public comment: Plan Bay Area workshop is coming up: long range transportation and land use plan for the region.

#### **VI. Adjourn**



# General Plan Update Task Force Meeting

May 2, 2013

Meeting #8 – Education

## Memorandum

**TO:** General Plan Update Task Force

**FROM:** Sara Buizer, AICP, Senior Planner

**SUBJECT:** **Education Policies in the 2040 General Plan**

---

In preparation for the May 2<sup>nd</sup> meeting of the General Plan Update Task Force on Education, this memo provides background information related to education. Staff is seeking general direction from the Task Force regarding education-related policies or actions that may be included in the General Plan. Attached for your review are:

- The Community Facilities and Amenities Element of the current Hayward General Plan (focus your review on the Schools and Libraries sections: pages 6-1 through 6-7 and pages 6-19 through 6-21)

In addition to the above, you can visit the following web sites to view the current programs within the Education Services Department at Hayward Unified School District, the Library and Community Services for the City of Hayward, information about the Hayward Promise Neighborhood Initiative, and the Eden Area Regional Occupation Program (ROP).

<http://www.husd.k12.ca.us/edservices>

<http://www.hayward-ca.gov/CITY-GOVERNMENT/DEPARTMENTS/LIBRARY-&-COMMUNITY-SERVICES/>

<http://haywardpromise.org/>

<http://edenrop.org/>

In addition, thought you might also be interested in looking at the School Report from the CA Dept. of Education for the schools in the Hayward Unified School District.

<http://api.cde.ca.gov/Acnt2012/2012GrthAPIdst.aspx?cYear=&allcde=0161192&cChoice=2012GDst1>

## **6. COMMUNITY FACILITIES AND AMENITIES**

### **Introduction**

The section provides a background for discussion of the community facilities and amenities, both existing and desired, in the Hayward area. Community facilities include public schools, libraries, and parks, as well as community and cultural centers. Amenities include historic resources and the surrounding open space that provides the visual setting for the city.

Issues surrounding schools include concerns about the continued use of portable classrooms to accommodate increasing enrollments, the need to construct new permanent facilities to replace aging facilities, and the need to consider a variety of options in providing for the necessary facilities. Desires have been expressed by various segments of the community to have the schools enhance their function as multi-purpose community centers, providing a variety of community services, recreational activities, and cultural amenities, which are accessible to and benefit a cross-section of the community.

Issues with regard to parks focus on the lack of land for additional park development. Hayward is experiencing more intensive development as land is redeveloped over time. It may be desirable to consider more, smaller parks to adequately serve existing neighborhoods as well as new infill housing developments. More usable open space could also be gained through completion of the PG&E Greenway. In addition, consideration could be given to provision of alternative recreational facilities as a condition of approval for new development.

Historic preservation can play an important role in enhancing the character of the community. Some buildings have been officially recognized as architecturally and/or historically significant structures. There is a need to conduct a comprehensive survey of historic resources and perhaps consider establishment of an historic district near the Downtown area.

## **Public Schools**

Almost all of the Hayward Planning Area is within the Hayward Unified School District. A portion of the Fairway Park neighborhood in southeast Hayward is within the New Haven Unified School District; two of the District's elementary schools, Hillview Crest and El Rancho Verde, are located in the neighborhood, while the middle school and high school are located in Union City.

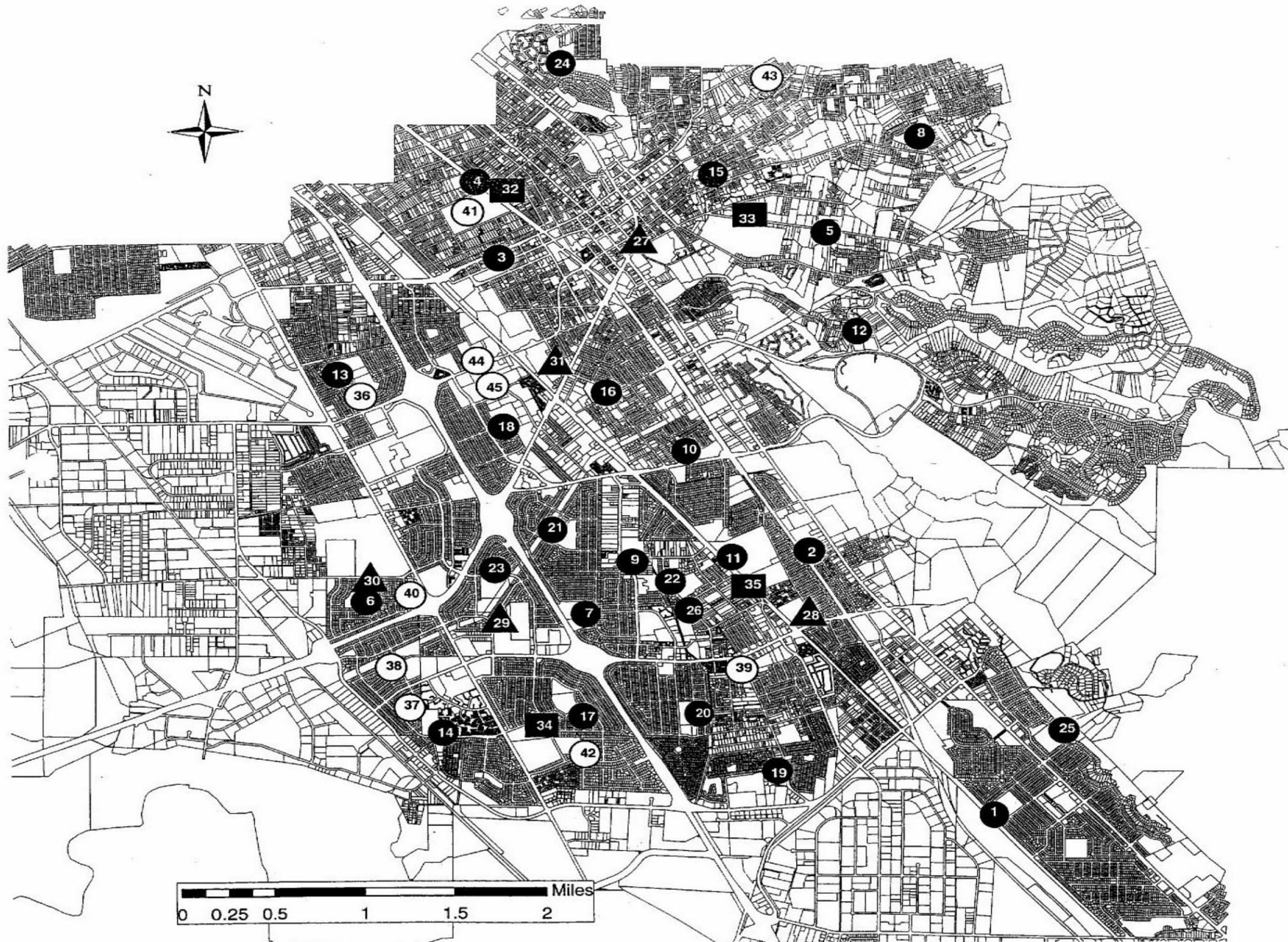
The Hayward Unified School District has experienced significant increases in enrollment over the past five years, from approximately 20,000 students in 1995 to well over 23,000 students in 2000. Much of this increase is due to new housing construction; however, the majority of the enrollment growth is due to the increase in the average household size. City staff estimates that less than 40% of the enrollment growth can be attributed to construction of additional housing units, based on the number of residential building permits issued and the average student yield per household. The average student yield per household throughout the District is estimated at .70 for single-family households and .34 for multi-family households. Recent studies by the District reveal that the average student yield for new residential developments built within the past five years is only .49 for single-family households and .17 for multi-family households.

Decisions made by the City in approving various types of housing developments can also have an impact on schools. During the past decade, most of the new housing construction in the city has consisted of single-family detached homes and attached townhouses, plus several rental condominium projects. This trend, which was aided by a booming economy, has resulted in an increase in the level of home ownership, and has also presumably contributed to the lower student transiency rates as measured by the District.

The increase in student enrollment, in conjunction with the state-mandated reduction in classroom size for the lower grades, has greatly exacerbated the overcrowding of existing school facilities and sites. In addition, all of the District's schools are more than 40 years old. They lack many of the facilities required for a quality education, such as modern libraries, comprehensive computer capabilities, and science and math labs.

The District has spent considerable time and effort in planning for future facility needs. In addition to the HUSD Master Plan (Concordia Study) adopted in early 1999, the District completed a Facilities Study in late 1999. Locations of HUSD facilities are shown in **Figure 6-1**. Issues addressed during the revision process included the following: concerns about the continued use of relocatables to accommodate increasing enrollments and the resulting overcrowding of existing sites, the need to construct new permanent facilities to replace aging and outdated facilities, and the need to consider a variety of options in providing for the necessary facilities, such as use of surplus parcels, two-story structures, or consolidation of sites into larger campuses.

## Hayward Unified School District SCHOOLS AND FACILITIES



Elementary Schools	
1 Bidwell	175 Fairway St
2 Bowman	520 Jefferson St
3 Burbank	353 B St
4 CherryLand	585 Willow Ave
5 East Avenue	2424 East Ave
6 Eden Gardens	2184 Thayer Ave
7 Eldridge	26825 Eldridge Ave
8 Fairview	23515 Maud St
9 Glassbrook	975 Schafer Rd
10 Harder	495 Wyeth Rd
11 Hayward Project School	27035 Whitman Rd
12 Highland	2021 Highland Blvd
13 Longwood	850 Longwood Ave
14 Lorin A. Eden	27790 Portsmouth Ave
15 Markham	1570 Ward St
16 John Muir	24823 Soto Rd
17 Palma Ceia	27679 Melbourne Ave
18 Park	411 Larchmont St
19 Peixoto	29150 Flus Rd
20 Flus	28027 Dickens Ave
21 Schafer Park	26268 Flamingo Ave
22 Shepard	27211 Tyrrell Ave
23 Southgate	26601 Calaroga Ave
24 Strobridge	21400 Bedford Dr
25 Treeview	30565 Treeview St
26 Tyrrell	27000 Tyrrell Ave
Middle Schools	
27 Bret Harte	1047 E St
28 Cesar Chavez	27845 Whitman St
29 Martin Luther King, Jr.	26890 Holly Hill Ave
30 Anthony W. Ochoa	2121 Depot Rd
31 Winton	119 Winton Ave
High School	
32 Brenkwitz (Alternative)	22100 Princeton St
33 Hayward	1633 East Ave
34 Mt. Eden	2300 Panama St
35 Tennyson	27035 Whitman St
Other Facilities	
36 Helen Turner Childrens Center	23640 Reed Way
37 Central Kitchen	27000 Bahama Ave
38 Darwin Center	2560 Darwin St
39 Eden Youth Center	680 West Tennyson Rd
40 Eden Area Regional Occupation	26316 Hesperian Blvd
41 Adult Center-Sunset	22100 Princeton St
42 English Language Center	28000 Calaroga Ave
43 Adult Center-Laurel	2652 Vergil St
44 District Offices	24411 Amador St
45 Corporation Yard	24400 Amador ST

Fig. 6-1

*This page intentionally left blank (back of Figure 6-1)*

### Construction of New Facilities

According to the Facilities Study, the continued use of relocatables can have significant impacts on individual sites. While more classrooms are provided, there is often no comparable increase in the space for ancillary uses such as libraries and multipurpose rooms. In addition to overcrowded facilities, there is less open space for playgrounds on the site. The use of two-story structures, such as those installed at Winton and Chavez middle schools and Hayward and Tennyson high schools, helps to minimize the loss of open space. However, this solution by itself does not address the desire to move away from relocatables or the cumulative maintenance and modernization needs associated with the existing aging buildings. Construction of new permanent buildings would address these concerns and also create a better learning environment and improve the overall aesthetic appearance of the site.

As part of the discussion around a potential bond measure, the District has developed plans that call for building 285 new permanent classrooms at 30 sites to replace many of the relocatables on those campuses. The classrooms would be equipped with adequate computer outlets and internet capabilities. New library and media centers would be built at 18 school sites to enhance academic achievement. Construction of new classrooms at other sites would enable those schools to reopen libraries that had to be turned into classrooms due to overcrowding. In addition to the proposed new facilities, many campuses are being redesigned to improve traffic flow at school sites and to provide a safer environment for students and the neighborhood.

### Consideration of Surplus Sites

The District is currently evaluating the possibility of reopening school facilities on various sites now used for other purposes. The Bidwell site was reopened last year as a companion campus for Treeview School. The District plans recognize the increase in enrollment at the secondary level and currently call for a fourth high school to be built on the Sunset campus. The District envisions the new high school as a state-of-the-art facility that would also be home to a Cisco Technology Academy to train students for careers in technology. Cisco Systems has recently committed \$3.8 million for the new high school. There appear to be few other sites now used for other purposes that could be considered for reopening as school facilities. According to the HUSD Facilities Study, it may be worthwhile to look into the possibility of acquiring adjacent parcels to expand existing sites.

### Schools as Community Centers

At the same time the District is focusing on efforts to accommodate the need for additional classroom facilities, desires have been expressed by various segments of the community to have the schools enhance their function as community centers. A recent resident survey commissioned by the City indicated that 84% of Hayward residents favored increased after-school use of school facilities. District plans call for new or expanded multipurpose rooms at 10 school sites that can be utilized for after-school

activities. Gymnasiums are proposed at each of the District's middle schools to further enhance students' physical education opportunities. In addition, a new performing arts building to enhance music and art programs is proposed for the Mount Eden High School campus.

The District, in cooperation with other agencies, has enjoyed considerable success with the Youth Enrichment Program, an after-hours program now in place at all middle schools and selected elementary schools. The opportunities and constraints involved in providing child-care facilities at school sites will need further evaluation. Other non-school community services such as branch libraries or social services that might be made available at school sites are discussed later in this report.

### Funding Sources

Potential funding sources for implementing possible solutions or alternatives as described above need to be explored. The District is currently evaluating the merits of putting a local bond measure on the ballot that would fund improvements at each school site. The District has recently adopted an increase in its school impact fees for residential development pursuant to provisions of SB50. The amount of school impact fees collected for each new single-family housing unit is \$3.10 per square foot, while the rate for multi-family units remains at \$2.05 per square foot.

### **Libraries and Cultural Centers**

As the City enters the new century, use of the Library system to meet the information needs of the community becomes increasingly important. Many residents, including regular library users, are gaining computer skills and turning to electronic information resources. The majority of the community reflects a variety of ethnic backgrounds. A growing percentage of the youth live in homes where English is not the primary language. Critical issues to be addressed include adapting to changes in cultural diversity, meeting the needs of the community's youth, and serving as a center for life-long learning. The Library recognizes the need to reach out to the community to create partnerships and collaborative agreements with other organizations to better serve the community. This includes potential partnerships with the school district, colleges, and universities, as well as business and non-profit groups. Areas of focus could include continuing education, specialized training, information-based services, and space-sharing arrangements with organizations that provide complementary services.

In 1996, the Mayor's Blue Ribbon Task Force on Library Services submitted its findings, recommendations, and goals for the Hayward Public Library. Progress has been made in several areas in recent years through expanded hours at the Weekes Branch Library, increases in the materials budget, increased staffing, and installation of an automatic card catalog system. Current improvements include the recently completed 4,000 square-foot expansion of the Weekes Branch Library and plans for establishing links with the CSUH

libraries and other libraries in the region. The possibility of constructing a new Main Library is under consideration in light of the community benefits package offered by the applicants for the proposed Russell City Energy Center.

In addition to the Public Library, various cultural organizations and facilities enhance the quality of life in Hayward. The Hayward Area Historical Society is expanding its role and contributions to the larger community. The Hayward Arts Council and Sun Gallery are providing oversight and space for cultural offerings as well as support to local and area artists. Other local venues for theatrical presentations and cultural exhibits include HARD's Little Theatre and the performing arts centers at Chabot College and Cal State-Hayward. Comments received from community residents express support for greater coordination and promotion of various cultural events scheduled throughout the city, and establishment of a performing arts center in the Downtown area.

### **Child Care Facilities**

Child care is a vital resource for Hayward residents and employers. Child care and transportation for children are needs that have been identified in numerous community forums. The need for adequate child care has increased dramatically in recent years. Due to a significant increase in women in the workforce and rising numbers of both dual-income and single-parent households, the demand for licensed child care greatly exceeds the supply. Creative solutions to this problem must be found to help ensure future economic growth and to enhance the quality of life for residents of Hayward. According to research conducted by the Alameda County Local Investment in Child Care Project (LINCC), Hayward has only 5,603 licensed child care spaces compared to an estimated 14,807 children (ages 0-12) who need care. While some of these children are being cared for by nannies, relatives, or other unlicensed caregivers, there are thousands more that are in critical need of licensed, consistent care in order for their parents to work.

### **Parks and Recreation**

The Hayward Area Recreation and Park District (HARD) is the primary provider of parks and recreational programs in the city. The District includes the unincorporated communities of Castro Valley, Ashland, Cherryland, Fairview, and San Lorenzo as well as the City of Hayward. HARD's current Master Plan was adopted in 1990; however, the District does not anticipate undertaking another comprehensive revision until 2005. The Master Plan is an important resource for the City in that park acreage and facility standards are contained in the document and incorporated by reference in the City's General Plan. Park acreage standards as adopted by HARD are presented in **Figure 6-2**.

The Master Plan relies on a hierarchy of parks to serve the various needs of district residents. Numerous neighborhood parks, school parks and playgrounds provide for the more frequent needs of local residents. Community parks are larger in size and provide a greater variety of facilities. Community parks that serve Hayward include San Felipe (on upper D Street), Weekes, Centennial, and Kennedy parks. In addition, a new sports park has been approved as part of the Eden Shores development in the southwest

# HAYWARD AREA RECREATION AND PARK DISTRICT

## PARK STANDARDS

PARK TYPE	ACREAGE STANDARD <sup>1</sup>	SIZE	SERVICE RADIUS <sup>2</sup>	LEVEL AREA
<b>LOCAL PARKS</b>	1.5 acres per 1,000 population	3-10 acres	1/4 to 1/2 mile	1.5 acres
<ul style="list-style-type: none"> <li>■ School Parks</li> <li>■ Neighborhood Parks</li> </ul>				3.0 acres
<b>COMMUNITY PARKS</b>	6.0 acres per 1,000 population	15-20+ acres	2 to 3 miles	10 acres
<b>OTHER</b>	2.5 acres per 1,000 population	As Appropriate	As Appropriate	As Appropriate
<ul style="list-style-type: none"> <li>■ Community Centers</li> </ul>	(Complements Local Park and Community Park standards to meet overall District standards)	As Appropriate	2 to 3 Miles	1 acre excluding building and Parking
<ul style="list-style-type: none"> <li>■ Aquatics Centers</li> <li>■ Special Use Facilities</li> <li>■ Playfields</li> </ul>		2 acres minimum	As Appropriate	2 acres
<b>REGIONAL PARKS</b>	3.0 acres per 1,000 population	100+ acres	1/2 hour driving time	As Appropriate

**Notes:**

1. Overall ratio of acres of facilities to number of people in the District.
2. Throughout the report, service radius alternates shall be considered based on site requirements. Such variables as terrain, major man-made obstacles (such as freeways) and general availability of open space in an area may require adjustment of service radius requirements.

Fig. 6-2

portion of the city. Although most of Hayward is well served in terms of being within relatively close proximity to a local or community park, many of the existing parks are of less than ideal size. As a result, the total amount of parkland acreage is below the overall goals adopted in the Master Plan for the number of acres per 1,000 population (see **Figure 6-3**). Table 6-1 contains a listing of existing local parks (school and neighborhood) and community parks; locations of the parks are shown in **Figure 6-4**.

### Urban Parks

Hayward is seeing more intensive development as land is redeveloped over time. Although HARD generally prefers neighborhood parks to be at least three acres in size, this is not always feasible in a built out community such as Hayward. As a result, it may be appropriate to consider more, smaller parks in order to adequately serve existing neighborhoods as well as continuing infill housing developments. In addition, the City may need to carefully evaluate opportunities for additional parkland as it pursues implementation of redevelopment objectives in older parts of the community.

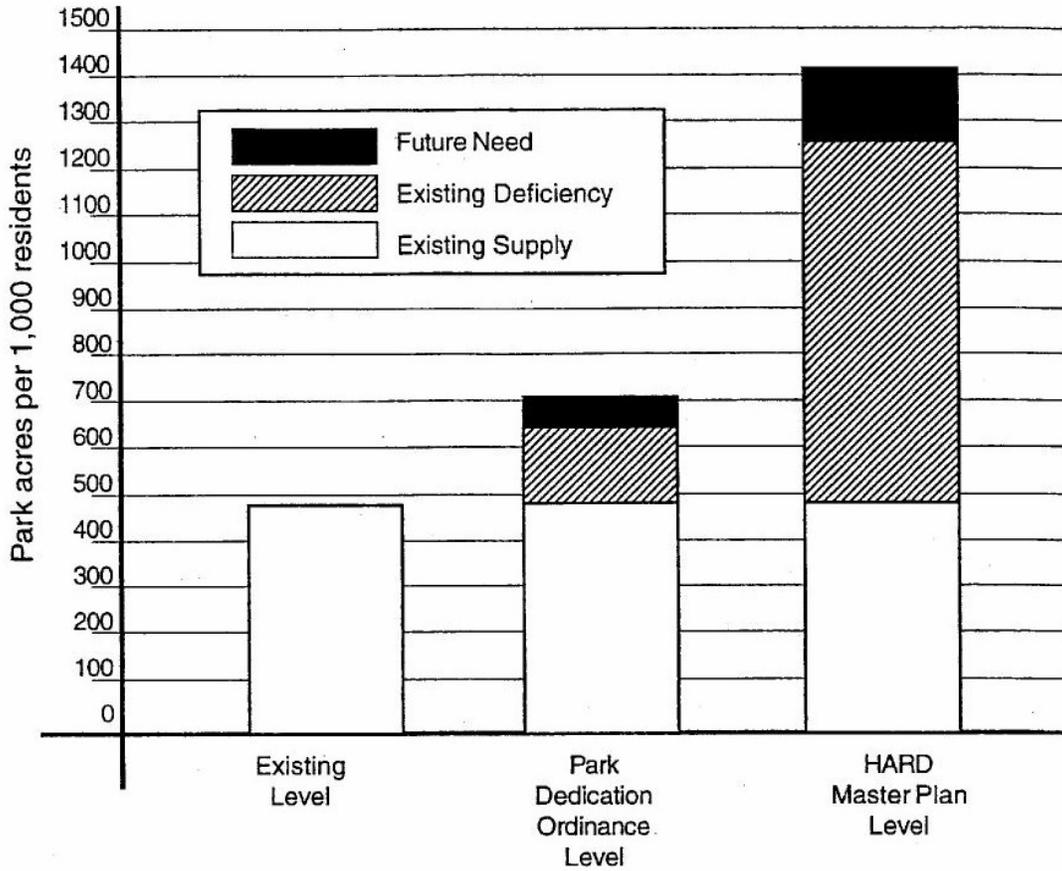
### PG&E Greenway

This linear space lies beneath the power transmission lines that traverse the city in a east-west direction. Much of this land has already been developed by HARD as a linear parkway with limited recreational facilities. However, there are still portions that have not been improved. Some portions are located in neighborhoods that are presently underserved in terms of the amount of parkland. Other portions are located adjacent to areas that are planned for residential uses and could be improved as amenities for future housing development.

### Funding Sources

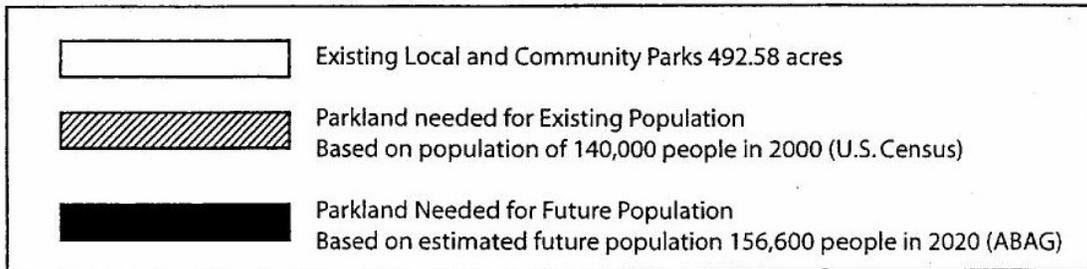
HARD is continuing to seek out all possible sources of funding to keep pace with the increasing demands for parks and recreational programs. One source of funding for acquisition and development of parkland is the state Quimby Act. Under this provision of state law, the City requires dedication of parkland or in-lieu fees for each new housing unit it approves. The City has sought in recent years to bring fees closer to the cost of maintaining a standard of 5 acres per 1,000 population. The amount of in-lieu fees collected by the City is \$3,000 for single-family units and \$2,300 for multi-family units. It may be appropriate to give consideration to increasing the current fees, as they have not been reviewed since 1991. It may also be appropriate to look for additional opportunities to work with developers in evaluating the feasibility of providing off-site recreational facilities, community centers or other facilities and amenities. In addition, it may be desirable to consider the possibility of requiring on-site recreational facilities or in-lieu fees as a condition of approval for new industrial and commercial developments in the Industrial Corridor. The rationale for such a requirement would recognize that the continuing increase in employment densities in the Industrial Corridor may be creating additional demands for recreational facilities or opportunities that are not always being met on-site or through nearby existing facilities.

## PARKLAND NEED AT ALTERNATIVE ACREAGE STANDARDS



### Park Service Level

*Existing Service Level = 3.9 acres/thousand residents*  
*Park Dedication Ordinance Level = 5 acres/thousand residents*  
*HARD Master Plan Level = 10 acres/thousand residents*



**NOTE:** Park acreage includes all parks operated by HARD or the City except open space sites consisting of the Shoreline Regional Park, the Greenbelt Trail, and the undeveloped Taper property. Acreage of undeveloped parkland is included, such as the Tennyson/Alquire park site and the Lewis property.

Fig. 6-3

**TABLE 6-1  
HAYWARD AREA PARK AND RECREATION FACILITIES**

<b>SCHOOL PARKS</b>	<b>ACRES</b>
1 Fairway Greens	3.00
2 Bidwell Park	6.50
3 Eldridge Park	2.96
4 Palma Ceia Park	5.70
5 Rancho Arroyo Park	4.00
6 Ruus Park	5.57
7 Schafer Park	1.40
8 Southgate Park	8.91
9 Tennyson Park	9.62
10 John Muir School Park	3.20
11 Longwood Park	2.90
12 Park School Park	4.63
<b>TOTAL SCHOOL PARKS</b>	<b>58.39</b>

<b>NEIGHBORHOOD PARKS</b>	<b>ACRES</b>
13 Cannery Park	6.43
14 Canyon View Park	6.00
15 College Heights Park	3.88
16 Haymont Tot Lots	0.49
17 Nuestro Parque Sito	2.60
18 Old Highlands Park	5.05
19 Spring Grove Park	1.25
20 Stony Brook Park	4.50
21 Valle Vista Park	1.00
23 Christian Penke Park	4.11
24 Eden Greenway Park	56.00
25 Greenwood Park	3.00
26 Sorensdale Park	12.78
27 Birchfield Park	5.75
28 Centennial Park	11.70
29 Stratford Village Park	2.30
30 Silver Star Park	4.75
31 Gansberger park	4.23
32 Twin Bridges	2.02
Lewis Park (Undeveloped)	10.36
<b>TOTAL NEIGHBORHOOD PARKS</b>	<b>148.20</b>

<b>COMMUNITY PARKS</b>	<b>ACRES</b>
33 Mt. Eden Park	14.47
34 Weekes Park	16.66
<b>TOTAL COMMUNITY PARKS</b>	<b>31.13</b>

<b>TOTAL LOCAL PARKS</b>	<b>237.72</b>
--------------------------	---------------

<b>SPECIAL USE FACILITIES</b>	<b>ACRES</b>
35 Newman Park	0.20
36 Guiliani Park	0.13
37 Botany Grounds/Japanese Gardens/Little Theater/Senior Center	5.67
38 Shoreline Interpretive Center	2.55
39 Hayward Plunge Memorial Park	31.00
40 Kennedy Park	13.00
41 Taper Park (Undeveloped)	37.00
Mt. Eden Swim Center	1.00
Sorensdale Recreation Center	n.a.
Tennyson Swim Center	1.00
Sunset Swim Center	1.00
Skywest Golf Course (18-hole)	125.00
Mission Hills of Hayward Golf Course (9-hole)	46.12
Mission Boulevard Greenway	4.82
<b>TOTAL SPECIAL USE FACILITIES</b>	<b>268.49</b>

<b>PLAYGROUNDS AND PLAYFIELDS</b>	<b>ACRES</b>
42 Bret Harte	4.20
43 El Rancho Verde	4.00
44 Brenkwitz High School	3.00
45 Martin Luther King	4.20
46 Southgate Park	3.00
47 Tennyson High School	2.00
48 Tyrell School	2.00
49 Sunset Adult Center	2.50
50 Winton Junior High School	4.30
<b>TOTAL PLAYGROUNDS AND PLAYFIELDS</b>	<b>29.20</b>

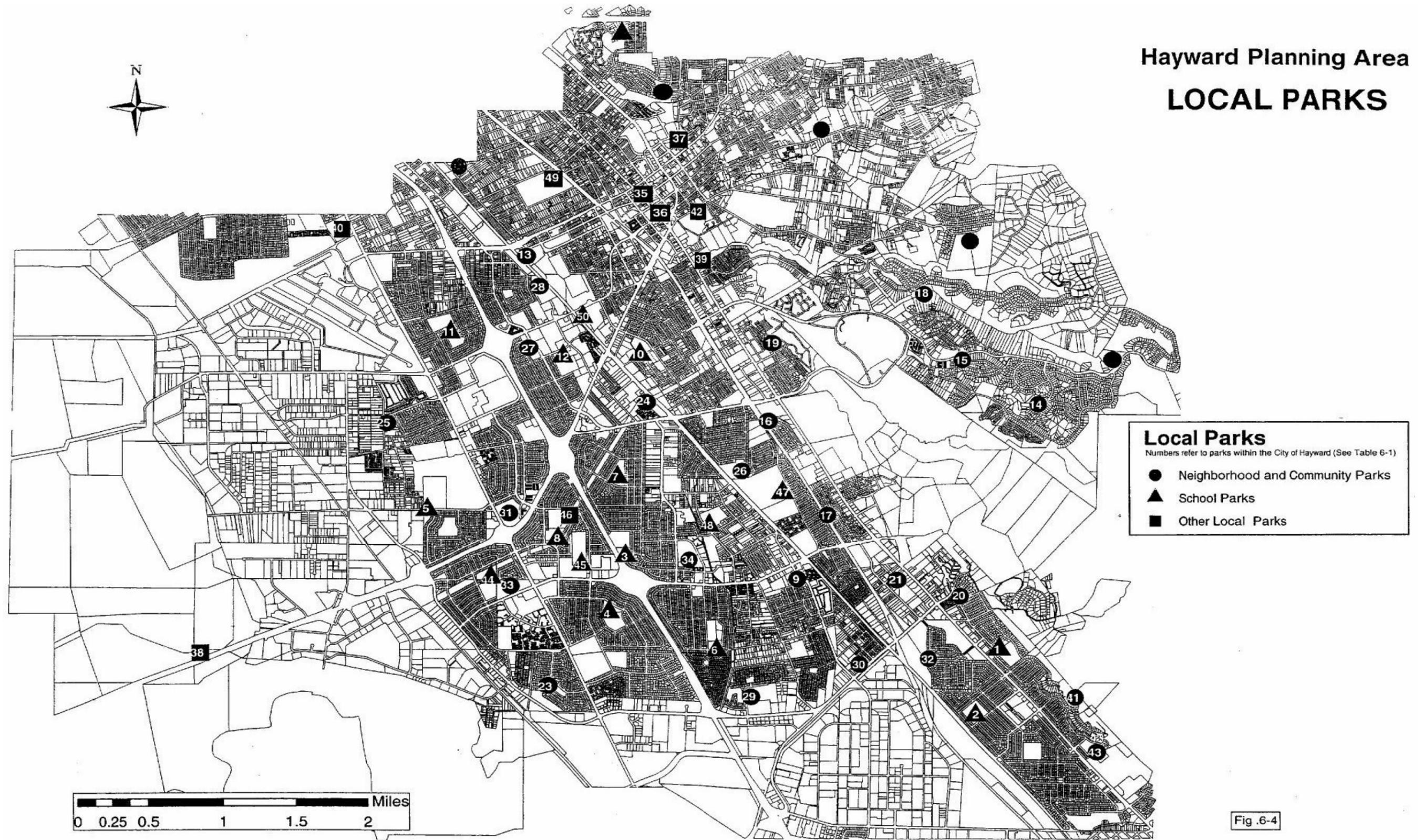
<b>TOTAL OTHER LOCAL PARKS</b>	<b>297.69</b>
(Includes Special Use Facilities and Playgrounds and Playfields)	

<b>REGIONAL PARK</b>	<b>ACRES</b>
Shoreline	1,627.00
Garin Regional	1,442.00

<b>TRAILS</b>	<b>ACRES</b>
Greenbelt Trail	114.70

<b>TOTAL REGIONAL PARKS AND TRAILS</b>	<b>3,183.70</b>
--	-----------------

<b>TOTAL HAYWARD PARK ACREAGE</b>	<b>3,719.11</b>
-----------------------------------	-----------------



*This page intentionally left blank (back of Figure 6-4).*

## **Multipurpose Facilities**

Multipurpose facilities can be envisioned as places that provide a variety of community services, recreational activities, and/or cultural amenities. The range of functions might vary widely, from meeting and exhibit spaces to specific sports activities to delivery of certain social services. However, the overall goal is to provide a facility that is accessible to and benefits a cross-section of the community. These types of facilities may not necessarily resemble the traditional community center.

The objective for community centers, as cited in the HARD Master Plan, is: “To meet the need for all age groups for a center for leisure programming, impromptu and organized social events by providing indoor/outdoor space for classes, lectures and special events, community group programs and meetings, and by providing rental space for community groups.”

HARD standards for community centers include a site large enough to provide one acre level area in addition to building and parking, adequate access from neighborhoods served, and 10,000 square feet of useable space. Indoor amenities may include a multi-purpose room with stage and high ceiling, a mini-gym with wood floors and lockers/changing space and storage areas. Outdoor amenities might include a performance space or amphitheater, a tot lot, picnic area and/or minimum 100-foot square turf play area.

According to the HARD Master Plan, there are currently three community centers that serve residents of the City of Hayward. These are the San Felipe Community Center (on upper D Street), the Southgate Community Center and the Weekes Community Center. The Bidwell School site, which functioned as a community center for a number of years, was relinquished to the Hayward Unified School District in 1999 for use again as an elementary school site. The former Sunset High School site also functions as a community center in many respects as well as serving as the location for the Adult School. The Hayward Senior Center provides meeting and activity space, but serves primarily the senior members of the community. The City’s Centennial Hall also provides indoor meeting and group celebration space to members of the community as well as outside groups.

An important goal, given the physical size of the City of Hayward, the number of its residents and the composition of the population, would be to increase the number and availability of multipurpose facilities that serve the City and broaden the scope of services provided. Substantial progress has already been made in this regard through the joint-use agreements between the school and park districts. Many school district play fields have been made available to the general public during after school and weekend hours, providing a significant increase in recreational facilities and opportunities for residents. Similarly, agreements between HARD and HUSD with regard to surplus school sites have also provided increased park and recreation space and facilities over the past ten years.

The recent growth in school populations has, however, necessitated the reopening of several sites, such as Bidwell, as full time school facilities. These past and projected facility losses speak again to a new effort to better leverage existing land and facilities to serve current and future growth in the city. For example, a unique opportunity for coordinated delivery of a number of services will soon exist in South Hayward given the proximity of the Eden Youth Center, the expansion and revitalization of Tennyson Park, and construction of the new Boys and Girls Club facility. Another opportunity may exist on the expanded Burbank School site as envisioned in the Cannery Area Design Concept Plan now under review.

### **Preservation of Historic Resources**

The City has adopted an Historic Preservation Ordinance which provides for designation of historic sites and structures. The City's List of Historically or Architecturally Significant Buildings currently contains 13 structures that have been officially designated by the City. See **Figure 6-5**. In addition, it is accepted practice for staff to fieldcheck a site prior to issuance of a demolition permit for any primary structure to determine if the building might be considered a potentially significant structure.

Various surveys and studies have been conducted over the years to determine what sites, buildings and landmarks may be of local significance or be eligible for placement on national or state registers. One such study was conducted in the Downtown area in 1993 in conjunction with the formation of the Marks Historic Rehabilitation District. Another study was conducted with the assistance of the Hayward Area Historical Society as part of the Upper B Street Neighborhood Plan. Specific studies are conducted as part of the review of development proposals where potentially historic buildings have been identified on the site. In this way, appropriate mitigation measures can be taken, such as relocation to another site or creating a photographic record prior to demolition. The City has not conducted a comprehensive, citywide survey of potentially significant historic structures and sites outside of the Downtown area.

#### Survey of Historic Resources

As the supply of vacant land has dwindled in Hayward, pressures for redevelopment of underutilized parcels have increased. In addition, the original Downtown Redevelopment Project Area has been expanded in recent years, and more new construction activity is occurring. Perhaps a more comprehensive survey of historic resources in these areas and throughout the city is appropriate at this time. As a result of such a study, advance identification of potentially historic sites would be possible and could inform and perhaps expedite analysis of specific development proposals.

**LIST OF OFFICIALLY-DESIGNATED  
ARCHITECTURALLY- & HISTORICALLY-SIGNIFICANT  
BUILDINGS**

Address	Description	Date of Action	Reference
24072 Myrtle Street	Victorian House	4/6/76	Res. 77-089 CS
21800 Hesperian Blvd.	Site & Victorian Bldg.	4/6/76	---
944-952 B Street	IOOF Lodge	3/15/77	---
1105 C Street	IDES Lodge	3/15/77	Res. 77-089 CS
22701 Main Street	Hayward Museum	3/15/77	Res. 77-089 CS
22738 Mission Blvd.	Historic City Hall	3/15/77	Res. 77-089 CS
24077 Second St.	The Castle (Standon Hall)	3/15/77	Res. 77-089 CS
27355 Hesperian Blvd.	Oliver Estate	3/24/87	---
714 B Street	Victorian House	11/10/87	---
1325 B Street	Queen Anne Victorian House	10/10/91	SPR 91-29
22248 Main Street	Victorian House	11/16/95	UP 95-160-17
199 C Street	Hunts Water Tower	1/16/01	HSD #13

Fig. 6-5

### Potential Historic District

In addition to identification of individual sites, it may be advantageous to consider the possibility of establishing an historic district. Such a designation, while recognizing concentrations of historic buildings, could also serve as a receptor site for relocation of other historic structures from elsewhere in the city. If a comprehensive survey is to be conducted, it may be advisable to look at the possibility of establishing an historic district located at the eastern edges of the Downtown area adjoining the Upper B Street neighborhood.

### **Visual Resources**

The city contains a variety of topographic, vegetative, structural, and other visual resources. Scenic vistas of the Bay are available from higher elevations in the hills and along portions of the shoreline. Views to the hills are available from throughout the city, although they are generally restricted by the intensity of development and generally flat topography of much of the city. Views from the more scenic routes have been modified extensively over the past 35 years to reflect the generally urban context of the city and region. Some views of the hills, the bay, prominent buildings and landscaping remain intact. Potential development allowed by the General Plan would not substantially alter existing development patterns and established viewsheds. However, as the General Plan is more fully implemented, existing land uses could be converted to other types of development that could represent a change in the visual character of various areas in the city. For example, hillside development could result in grading, vegetation removal, and view blockage; urban infill development could locate higher density uses adjacent to pre-existing low-intensity uses that could result in different massing, shading, and privacy impacts. Projects could also add lighting for security, parking, and outdoor activities, which could result in light and glare impacts on neighboring areas. While these changes are not expected to be substantial within the context of the city as a whole, specific developments could have site-specific impacts.

COMMUNITY FACILITIES AND AMENITIES  
POLICIES AND STRATEGIES

Educational Facilities and Opportunities

**1. Advocate the pursuit of academic excellence and the establishment of high standards for physical facilities in the local public schools.**

1. Support academic standards that prepare students for the future.
2. Support efforts of the Hayward Unified School District to pursue adequate funding for school facilities and operations.
3. Cooperate with the Hayward Unified School District to ensure that the impacts of new development are addressed and that appropriate mitigation measures are established.
4. Promote the concept of constructing new schools that contain the essential core functions and activities and provide flexible classroom facilities.
5. Support the construction of multi-story schools to maximize the efficiency of available acreage for playground and other open space.
6. Support quality design in the construction of new school facilities.
7. Encourage rehabilitation of selected school facilities to bring the quality and condition of facilities throughout the district to a uniformly acceptable standard.
8. Promote vibrant and viable neighborhoods to encourage community involvement and investment in the schools.
9. Assist Hayward Unified School District in studying measures that enhance the safety of students, such as the feasibility of closed campuses.
10. Encourage evaluation of reconfiguration proposals that would consolidate school campuses into larger facilities with a greater variety of courses and activities
11. Work with the local public and private schools, business and vocational schools, Chabot College, and California State University-Hayward in promoting a full range of educational opportunities for the Hayward community.

Library Facilities

**2. Seek ways to enhance the role of the library system in meeting the information and educational needs of the community.**

1. Regard the Blue Ribbon Task Force on Library Services Report as the long-range plan for provision of library facilities and services and pursue its implementation as appropriate.
2. Continue to work with educational institutions and business and non-profit groups to create partnerships and agreements to better serve the community.
3. Seek to address emerging issues such as cultural diversity, needs of the community's youth, and the need for life-long learning.
4. Continue to expand the use of technology in the dissemination of information and educational materials.

Child Care Facilities

**3. Work with social service agencies, non-profit groups, school and park districts, and businesses to address child care needs in the community.**

1. Evaluate ways to make child care more affordable and geographically available to working parents and low-income families.
2. Consider modifications to existing procedures and regulations that would promote the development of child care centers in appropriate locations and zoning districts.
3. Work with applicants for development proposals in the Business and Technology Corridor to provide for childcare facilities and services.
4. Work with the school districts and park district to examine the feasibility of implementing additional after school or summer child care services and recreational activities.

Multipurpose Facilities and Cultural Opportunities

**4. Seek to increase the number and availability of multipurpose facilities in order to provide a variety of community services, recreational activities, and cultural amenities that are accessible to and benefit a cross-section of the community.**

1. Recognize the role of schools as community centers.
2. Encourage incorporation of design features in new construction or rehabilitation of existing facilities that can accommodate potential community programs and activities.
3. Continue to work with HARD, the school districts, churches, and the private sector to expand joint use of facilities through cooperative agreements.
4. Continue to provide access to public facilities such as play fields, gymnasiums, and recreation centers for groups that meet recognized community needs.
5. Support the expansion of cultural facilities and amenities such as the Little Theater, Sun Gallery, Hayward Arts Council, and Hayward Area Historical Society that enhance the city's image.
6. Promote public art, festivals and other special events that celebrate the city's heritage or culture or bring people together around special interests.

Parks and Recreation

**5. Seek to increase the amount, diversity and quality of parks and recreational facilities and opportunities.**

1. Work with the Hayward Area Recreation and Park District in the development and implementation of its Master Plan and support the District in its efforts to restore its revenue base.
2. Encourage the provision of recreational activities for all people, consistent with the changing demographic composition of the city.
3. Review minimum park size standards with HARD in order to accommodate the need for smaller parks in developed or underserved neighborhoods.
4. Encourage the creation and maintenance of neighborhood "miniparks" through partnerships with private, non-profit and business interests where it is not possible to achieve parks that meet HARD standards.
5. Work with HARD to complete development of the remaining portions of the Eden Greenway corridor underneath the PG&E transmission lines.
6. Maintain parks in a consistent manner throughout the city and encourage neighborhood involvement in park maintenance.
7. Maintain park dedication requirements for new residential development at the maximum allowed under state law.

8. Establish park dedication in-lieu fees that reflect land costs.
9. Examine the feasibility of requiring land dedication rather than payment of in-lieu fees, consistent with state law.
10. Consider adoption of an ordinance that would require new commercial and industrial development to either provide on-site recreational facilities or contribute in-lieu fees for park and recreational facilities that benefit employees.
11. Evaluate the feasibility of acquiring air rights above parking garages for recreational purposes.

### Open Space Corridors

#### **6. Enhance the aesthetic and recreational values of open space corridors within the urbanized area.**

1. Preserve creekside environments through maintenance or reestablishment of native trees, setback of development from creek slopes, and sensitive flood control designs.
2. Seek to accentuate creeks in the review of new development proposals and consider establishment or extension of pathways along the creeks.
3. Provide access for disabled persons and features such as seating areas along trails.
4. Seek to establish vista points or view parks along public walkways or scenic routes.
5. Consider additional greenway linkages along fault corridors and in other areas to encourage walking and cycling and to provide improved access to activity centers.

### Historic Preservation

#### **7. Enhance the city's image through identification and preservation of historic resources.**

1. Review the Historic Preservation ordinance and determine if changes are necessary.
2. Conduct a survey of potential historic structures and sites based on evaluation criteria that include their individual significance and their contribution to an historic setting.
3. Seek landmark status for valued structures and sites where preservation is deemed feasible, and promote acquisition of historic sites as parks where appropriate.

4. Encourage rehabilitation of valued buildings and sites and provide information on architectural styles, renovation techniques, federal and state tax benefits and other financing sources.
5. Encourage adaptive reuse of Victorians and other vintage buildings as professional offices, restaurants, galleries, shops, lodgings, or venues for special events.
6. Consider establishment of historic districts, or special areas such as Preservation Parks, where there are concentrations of historic structures and/or properties that could serve as receptor sites for relocated historic structures.
7. Utilize zoning regulations, design guidelines and other development review standards to protect the character of historic districts and sites, and increase the visibility of these sites with appropriate signage and landscaping and alignment of roads or paths where possible.
8. Promote establishment of a salt manufacturing historic exhibit, either as part of development proposals for the former Oliver Salt Works site or in another prominent location along the Bay Trail.
9. Participate in educational programs that promote the value of historic preservation.