



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/06/07
AGENDA ITEM _____
WORK SESSION ITEM WS#2

TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: West Harder Road Surplus Parcel Update

RECOMMENDATION:

It is recommended that the City Council review and comment on this report.

DISCUSSION:

This parcel, which is located behind the Gateway Plaza shopping center and between Evergreen Street to the east and State Route 92 to the west, was originally part of West Harder Road (see Exhibit A). The parcel was quitclaimed by the State to the County in 1954. In 1963, the City acquired the street right-of-way through annexation. The City Council declared this parcel as surplus property in 1985, and it was offered to public agencies, as required by law. Soon after, the Council authorized its sale to a potential buyer, who was the owner of what is now Gateway Plaza. That transaction never transpired and, subsequently, the property has remained vacant, although fencing was added to reduce unauthorized access.

The parcel is currently zoned CL (limited access commercial). Adjacent parcels are zoned PD (planned development) to the north, CN (neighborhood commercial) to the east, and RS (single family residential) to the south.

Over time, this parcel has attracted trash and dumping of garbage, resulting in numerous complaints from adjacent properties. Staff has responded by periodic trash removal and general clean-up, which has been a recurring cost to the City.

Recently, some of the adjoining residents expressed a desire to expand their back yards into portions of the parcel, essentially to the paved area, in an attempt to curb the ongoing trash dumping and encampments. Staff responded that it does not recommend approval of this request as it would reduce the potential value of the City-owned property. It is staff's recommendation to pursue sale of the parcel. These adjoining residents were informed of this work session.

Staff evaluated development possibilities for this parcel and has determined that there are several ways in which it can be developed. Exhibit "B" depicts one option that is illustrative of how the area could be developed with single-family residential lots. Any development scenario must address access to the back of the Gateway Plaza, although, staff is reviewing if the existing access can be modified. The soon-to-be-constructed I-880/92 Interchange project will install a concrete block soundwall along the SR92 right-of-way on the western boundary of this parcel.

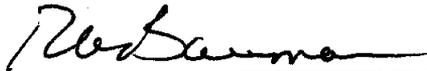
Typically, in order to sell a surplus parcel, staff will go through a process that includes the offer to other public agencies and any low-cost housing sponsors, such as Eden Housing, Inc. Should no response be received, the City will obtain a formal appraisal. Following receipt of an appraisal, a request for proposals will be sent to qualified developers who, in the past, have shown interest in similar developments throughout the City. This request will identify what staff feels is appropriate development on this site, as well as any constraints, such as underground utilities, and ask for a proposal that identifies sales price and description of proposed development.

Prepared by:



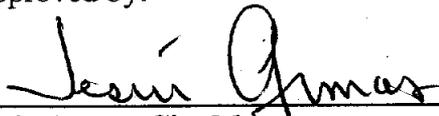
Morad Fakhrai, Deputy Director of Public Works

Recommended by:



Robert A. Bauman, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Location Map
Exhibit B: Illustrative Development Scheme

DUE TO THE LENGTH OR COLOR OF
THE REFERENCED EXHIBITS, THEY
HAVE BEEN ATTACHED AS SEPARATE
LINKS.