

Memorandum

October 5, 2007

To: Sara Buizer; City of Hayward

Cc: Damian Stefanakis, Dowling Associates; Abby Thorne-Lyman, Strategic Economics; Ceci Melanson, Overland Pacific & Cutler; Jerry Haag

From: Alec Stewart, Bharat Singh and Tim Rood, CD+A

Total of 5 pages

Re: 238 Bypass Land Use Study (CD+A No. 0711) — Workshop #1 Comments

The following is a summary of input provided by the attendees of the first Public Workshop for the 238 Bypass Land Use Study on Monday, October 3, 2007. Comments and other input were taken from the question and answer portion of the workshop as well as those placed directly on display maps.

This summary is organized into three categories: a brief summary which describes where Workshop attendees live or work, a summary of questions and comments that were raised following the PowerPoint presentation, and comments that were directly written on the maps.

GEOGRAPHY OF WORKSHOP ATTENDEES

During Workshop check-in, attendees indicated their place of work or residence on a map of Hayward. Based on the responses, a significant majority of attendees either work or live in close proximity to the study area, with a large percentage of those living on Caltrans-owned land. Of the approximately 100 responders, all but eleven work or reside within a ½ mile radius of the Caltrans-owned parcels.

Workshop attendance numbers are broken out by area below:

- In and around the Study Area between 580 and Carlos Bee Park, nine households and two places of work were documented.
- Between the Japanese Garden and E Street, 21 residences and four places of work were recorded within a ½ mile radius of the Study Area.
- In the Study Areas along 2nd Street, Highland Street and around the Carlos Bee Blvd Quarry, 28 residences and three places of work were recorded. Of the households represented here, 11 are located on Caltrans-owned land along Highland Boulevard.
- The Caltrans-owned parcels at Carlos Bee Drive and Mission Boulevard were represented by one person who works on Mission Boulevard.
- Eleven households within ½ mile of Bunker Hill are marked on the map.
- One household was recorded within ½ mile of the large Caltrans-owned parcel between CSU East Bay and Holy Sepulchre Cemetery.
- Within ½ mile of the Study Area parcels at Tennyson Road near the La Vista Quarry, three residences and one place of work were recorded.
- Three residences were documented within ½ mile of the South Hayward Study Area parcels.



DISCUSSION QUESTIONS AND COMMENTS

Questions and comments from the question and answer session following the PowerPoint presentation are organized here by topic. This section is organized into three sub-categories with comments regarding existing and future Land Use, Open Space and Connections and Caltrans' role in project.

LAND USE COMMENTS

- What about the 238 Corridor Study and properties taken in by Eminent Domain?
- The 238 Corridor EIR states that social impact will be tremendous on Hayward.
- Will the city use eminent domain after tenant buys property?
- Make public the properties that will be put up for sale prior to the study.
- What is the historical status of homes on Caltrans properties?
- What is the procedure of the study of historic sites?
- How will the properties be sold?
- San Lorenzo Creek petition for no development in the Caltrans-owned parcels.
- How will the 238 Study/South Hayward/Mission Studies be coordinated?
- Participant would like to see a 3-D model of the Study Areas.
- What is the process to record stakeholder comments and ideas?
- Keep affordable housing.
- [Written comment from Stephen DeMarco, 1308 Highland Blvd.] I would like to see the properties on Highland between Teigan and 1360 Highland razed and the street re-aligned towards Dobbel Creek. This would leave a large sloped area for medium density townhouses. Highland above could empty onto Campus Drive or a bridge into the Quarry Development. This could all be a redevelopment zone with funds from the feds to help.
- Participatory planning—have a charrette to let the community have direct hands-on input.

OPEN SPACE AND CONNECTIONS COMMENTS

- This project is interdependent on the Mission Blvd. congestion study.
- Keep more green space and protect wildlife.
- Why was [Citizens for Alternative Transportation Solutions\(C.A.T.S.\)](#) not invited on the tour of the Study Areas?
- Wild Turkey families and other wildlife exist in the Carlos Bee Quarry which should be protected.
- Mountain lion lives around Cal State East Bay.
- Bike transit is desirable.
- A green belt to connect parks and open space is desired.

CALTRANS-RELATED COMMENTS

- An impact study on the needs of Caltrans tenants needs to be conducted.

- Can the City influence Caltrans with the Study's recommendations?
- Was Caltrans notified of tonight's meeting?
- Who should be contacted at Caltrans for concerns regarding fire danger and trespassing?
- What is the City doing to get Caltrans involved in the 238 Bypass Land Use Study?
- Property bought years ago for pennies by today's market standards. Caltrans rented these properties for years, sometimes provided little upkeep. If property renters don't want to buy, relocation should be on Caltrans, not the City.

MAP COMMENTS

Questions recorded on the Workshop Maps are organized here by topic. This section is organized into three sub-categories with comments regarding existing and future Land Use, Open Space and Connections and Caltrans' role in project.

LAND USE COMMENTS

- Meals on Wheels needs a new site plus or minus 10k square feet, possibly on the west side of Foothill Boulevard near Grove.
- Include Nate Smiley, the representative from Castro Valley, in the planning.
- A Historical Preservation District is needed around A and B Streets.
- Historic area – don't downzone - need housing allow 2nd units.
- Preservation Park – relocate homes between A and B Streets.
- The Caltrans-owned homes on B Street should NOT be sold as large lots. The parcels should be sub-divided and the homes sold individually.
- Concerns about flooding along San Lorenzo Creek – it is a flooding/riparian corridor.
- NO high density housing at 4th and B Streets.
- Historic area – don't allow development/redevelopment of large/consolidated parcels
- Preserve Victorians, maintain neighborhood character throughout neighborhood between Japanese Garden and E Street
- Historical significance, preserve Victorians
- Don't forget the neighborhood plans
- Upper B Street – Preservation Park
- City should take a close look at Quarry Village proposal
- Any revisiting of Caltrans property designations in the South Hayward area should improve the entire area.
- Historic homes along 4th Street between C and D Streets

- Single family executive homes along Maitland and Bunker Hill, as well as in the parcel between CSU East Bay and Holy Sepulchre Cemetery. (Separate attendee DISPUTES!!!) - *Written in response to the posted comment by another attendee*
- Northernmost Study Area parcels (near interchange) may be suited for residential/commercial use due to infrastructure and access
- Keep land along Bunker Hill Road as Open Space
- Please do a socio-economic study. Tenants will be affected.

OPEN SPACE AND CONNECTIONS COMMENTS

- City needs vision for Mission/Foothill gateway to Hayward to Calm Traffic
- More green space near San Lorenzo Creek
- 4th Street needs sidewalks
- Traffic circle at 5-way stop at 4th, C and Valley Streets
- Add open space in the Historic neighborhood
- Mission-Foothill Open Space
- Open Space and a park are desirable adjacent to San Lorenzo Creek.
- Keep large parcel between CSU East Bay and Holy Sepulchre Cemetery as open space. Connect to Garin Regional Park with a trail along Zeile Creek.
- Indian remains c. 5000 BC found by Caltrans on parcel adjacent to Japanese Gardens
- Bumper to bumper traffic at peak commute times along Walpert to 2nd (need sidewalks)
- Bad traffic along 2nd Street. More development will make traffic worse. Should be a park.
- Open Space connection between Japanese Gardens and parcels to the north east of Foothill and Grove Streets.
- Trail wanted from San Lorenzo Creek to Ward Creek
- Preservation Park at Chestnut Street
- Bike lanes should be built on Mission Boulevard and up D Street
- A trail should be built connection Hayward High School south through the Study Area parcels and with connections to Garin Regional Park and the off-street shared use paths along Industrial Boulevard. (Comment seconded by another attendee)
- Riparian zone protection and restoration needed along creeks
- Would like to see an open dog park
- Need more walking areas to observe the great wildlife we have in the upper B Street area.
- Bike lanes for transit are important and need to connect north-south.
- Please contact the East Bay Bike Coalition for input!! (I will call them too)

- Greenbelt pathway access/connection should exist from Ward Creek through to Garin Regional Park.
- Connect Carlos Bee Park to Caltrans-owned parcel.
- Extend Memorial Park through to parcel on 2nd Street across from Hayward HS. Picnic tables and parking along the 2nd Street edge are desired.
- Parcel on 2nd Street across from Hayward HS should be Medium Density Zoned.
- People come out on 2nd Street from Hayward HS 365 days
- Want a trail from Old Memorial Park along the creek to Memorial Park and the 2nd Street parcel
- Managed open space opportunity for Study Area parcel adjacent to Carlos Bee Park
- Improve the dirt trail connecting the end of Bunker Hill Road to Carlos Bee Drive to provide for emergency access only.
- Wildlife protection needed for all hillside study parcels.

CALTRANS-RELATED COMMENTS

- [NONE]