

# Bayview Village

## Project Overview

*“Traditional residential planning practices force Americans to own and rely on their cars, to consume electricity and natural gas at unsustainable levels, and to live in isolation and fear of break-ins. The design of community itself has to change, if Americans can ever break free of these limitations and embrace a better way of living...”*

---David Jacobson, Bay Area Development Consultant

**Introduction:** A real estate development unlike any seen before in California is proposed in the San Francisco East Bay foothills: “Bayview Village.” It is designed to meet five complementary goals:

- Affordable attached housing without government affordability deed restrictions
- Green building and landscaping
- Solar Energy
- More walking, less dependency on automobiles
- A secure, friendly community

The 34 acre site is nestled in the Hayward foothills and features steeply-sloped open space perimeters around a large central developed area, giving the project with its own special character. The plan would have about 1000 well-built, energy efficient and environmentally-friendly townhouses and condominiums providing long term economic benefits from walking and low energy consumption. The Bayview Village plan envisions two acres of parks, eleven acres of surrounding open space, and a regional trail. The plan includes a community-managed shuttle bus service and a Village Center with a busway, a store, a café, and a large and versatile Community Center. The café is situated to have a magnificent view of San Francisco Bay ranging from San Jose to Marin.

The Hayward Area Planning Association has been developing the project proposal for several years. Its website and on-line advertising developed a long list of enthusiastic individuals, couples, and families hoping to live in Bayview Village.

**Demand for Sustainable Housing:** Despite the current housing downturn, official projections of long term housing demand predict significant growth for the Hayward area. The housing downturn has lowered the price of raw land, and the project could come to market as the market recovers. A recent study by the City of Hayward expects 8,620 more in households in Hayward over the next 20 years (Table IV-1, AECOM, Mission Boulevard Market Analysis and Economic Development Strategy, May 24, 2010, for the City of Hayward).

Bayview Village strives to meet this demand through a market segmentation strategy focusing on certain buyer groups and addressing their needs well. The site is ideally situated and designed for: (1) faculty, staff, and students at Cal State University East Bay Hayward and others with similar nearby destinations, (2) BART commuters and workers along the shuttle bus corridor, (3) seniors and retirees, and (4) people who work at home or telecommute. Bayview Village also appeals to those seeking affordability, a healthy, less car-dependent life style, environmental sustainability, and community. We expect most families to buy for mainly practical reasons and a few from environmental and social values.

**Housing Options and Project Amenities:** Unit types range from studio flats to five bedroom townhouses. Unit sizes would vary from approximately 450 SF to 2200 SF. Pricing would probably range from about \$140,000 to \$530,000. HOA (Homeowners Association) dues would run about \$200 per month. The combined cost of mortgage, solar energy, property taxes, insurance, and HOA dues runs from about \$1,000 to \$2,800 per month, affordable for middle incomes. The unit purchase price includes a subsidy covering the cost of building (and HOA dues cover the cost maintaining) the café, store, Community Center, two manager apartment units, the Village Bus system, a minibus, an electrocart, limited taxi vouchers, and common area of native landscaping and parks.

The Community Center is proposed to include mailboxes, other mailing services, ATM, a room for events, meetings, banquets, and fitness, a few small high tech offices, potential child care, a bicycle repair shop, a reading room/library, a service desk, and an office for management. Proposed open space includes a Village Square park with small fountain in the Village Center, two plazas, a bocce court, and a tot lot. A trail within the project climbs up to a picnic area overlooking the bay.

In spite of its density, the look and feel of Bayview Village design will be spacious. Three story buildings will be set back from each other. Parks, land contour variations, facades, trees, and other landscaping will have visual appeal along varied sight lines.

**Transportation:** Bayview Village does everything possible to make alternatives to drive-alone be at least as convenient and efficient as the auto in suburbia. Travel modes would shift away from driving, but travel times for all destinations, from getting to work, shopping, or a cup of coffee, are comparable to, or better than, car-dependent development. The plan includes greatly reduced parking and use of walkways to reach the units, with the longest walk to the Village Center taking less than five minutes. The Village Bus service would run every ten minutes most of the day, taking two minutes to reach the campus and six minutes to Hayward BART, using rapid bus technologies and no fare collection. Bayview Village residents ride for free (eco-pass).

The Bayview Village plan reduces auto dependency but does not eliminate use of cars. The site will have some carpools leased at market rates, spaces for car share / car rental, and a few public parking spaces charging a market fee. The project also contemplates providing additional

parking offsite. Taxi vouchers cover important trips where transit does not work and trips from BART when the bus is not running. No household should need a car routinely. Residents may find they do not need to own a car, or can reduce the number they do own.

**Construction Standards:** Bayview homes are planned to include tight, insulated construction with doors and windows that minimize HVAC needs. They will have integrated solar roofs, meaning the weather protection and solar energy are designed as one. The roof itself is flat, with enclosed racks holding solar panels which absorb both photovoltaic (PV) and thermal (T) energy. The system would be financed by an energy mortgage or lease with the overall cost less than a typical utility bill. The system is designed to meet electrical needs with no net energy from the grid over the year and all space heating, space cooling, hot water, air cleaning, and air renewal.

**Project Development:** The City of Hayward has already approved a Program Environmental Impact Report, a Sustainable Mixed Use land use designation, land zoning in support of project concepts. The Project will be pursuing a relatively modest set of entitlements (project approvals) including a Planned-Development rezone, a tentative map, and various stormwater discharge permits. The property appears to be free of any protected plant and animal species inasmuch as it is a former quarry site and consists of exposed granite largely devoid of any vegetation.

A management team has been identified to lead the Bayview Village project through the process: getting permission to build, overseeing design, managing the site's infrastructure and building process, and coordinating the sales and marketing effort. The team will be supervised by a three person Board of Directors of a Limited Liability Company, which will own the project. The Board will probably consist of investors elected from the project's investor group.

### **Further Information:**

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