Bayview Village is a proposed real estate development located in the Hayward hills between California State University East Bay Hayward and the downtown Hayward BART station. Bayview is an alternative to sprawl and auto-dependency. The Bayview project could become a role model for changing the way neighborhoods work. It would provide efficient mobility; reduce congestion, fossil energy use and pollution, and greenhouse gases; encourage walking; increase health and safety; and reduce oil dependency and improve national security. The project would provide affordable housing, and benefit Cal State Hayward, local businesses, and corridor redevelopment.

The Bayview project is designed to meet six complementary goals:
1. Affordability of housing, energy, and transportation combined.
2. Sustainability of building, energy, water, resources, and land
3. Mobility comparable to suburbia or better
4. Health and safety
5. Appealing design
6. Community, balancing privacy and neighborliness

Bayview Quarry Village
Site Plan

The Site
The 30-acre site, a long-abandoned quarry, has its own special geographic identity. Nineteen developable acres include a scenic knoll and a large flat quarry floor.

The Plan
The Bayview plan proposes about 690 three-story townhouses and condominiums, walkways, parks, limited parking, and trails. The plan includes a Village Center with a Village Square, community center and busway, which would be used by a community-managed rapid bus connecting the project to the campus and BART.

The project can support a café, which is situated to have a magnificent view of San Francisco Bay ranging from Loma Prieta to Mount Tamalpais. Major shopping downtown is a short trip away by rapid shuttle.

www.bayviewvillage.us
Transportation

The Bayview Village plan reduces auto dependency but does not eliminate use of cars. Travel times for all destinations would be comparable to suburbia. The plan favors walkways over streets to reach the units. The Village Bus would be fast, frequent, and free with eco-pass and taxi vouchers. It would shuttle every ten minutes most of the day, taking two minutes to reach the campus and six minutes to reach Hayward BART. The plan also includes on- and off-site parking, car share/rental, taxi vouchers, and Village Van.

The Market

Official projections of long-term housing demand in the Hayward area estimate 8,620 more households over the next 20 years. The Hayward Area Planning Association website and on-line advertising have developed a long list of enthusiastic people hoping to live in Bayview Village. A market study also supports the project. A sophisticated marketing plan is designed to overcome resistance to a major feature of the project—its green mobility, which has some separation of parking from units.

Bayview is designed to meet the needs of its target markets: 1) faculty, staff, and students at Cal State University East Bay Hayward, 2) BART riders and others going to places along the bus corridor, 3) seniors and retirees, and 4) people who work at home or tele-commute. Bayview Village would also appeal to families, the disabled, and those seeking a healthy, less car-dependent lifestyle, environmental sustainability, and community. Many families would buy for practical reasons of affordability as well as the project’s child-friendly, environmental, and social values.

Homes and Amenities

Units range from studios to five-bedroom townhouses and from 441 to 2115 square feet. Projected prices would range from about $157,200 to $601,900 (2019 estimate). The Homeowners Association fee, taxes, and insurance would run about $500 to $1,150 per month. Total monthly cost would run from about $1,132 for a studio to about $3,579 for five bedrooms. All units are below the HUD income guideline of 110 percent of median income in Alameda County and meet City of Hayward requirements for inclusionary housing, based on

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