

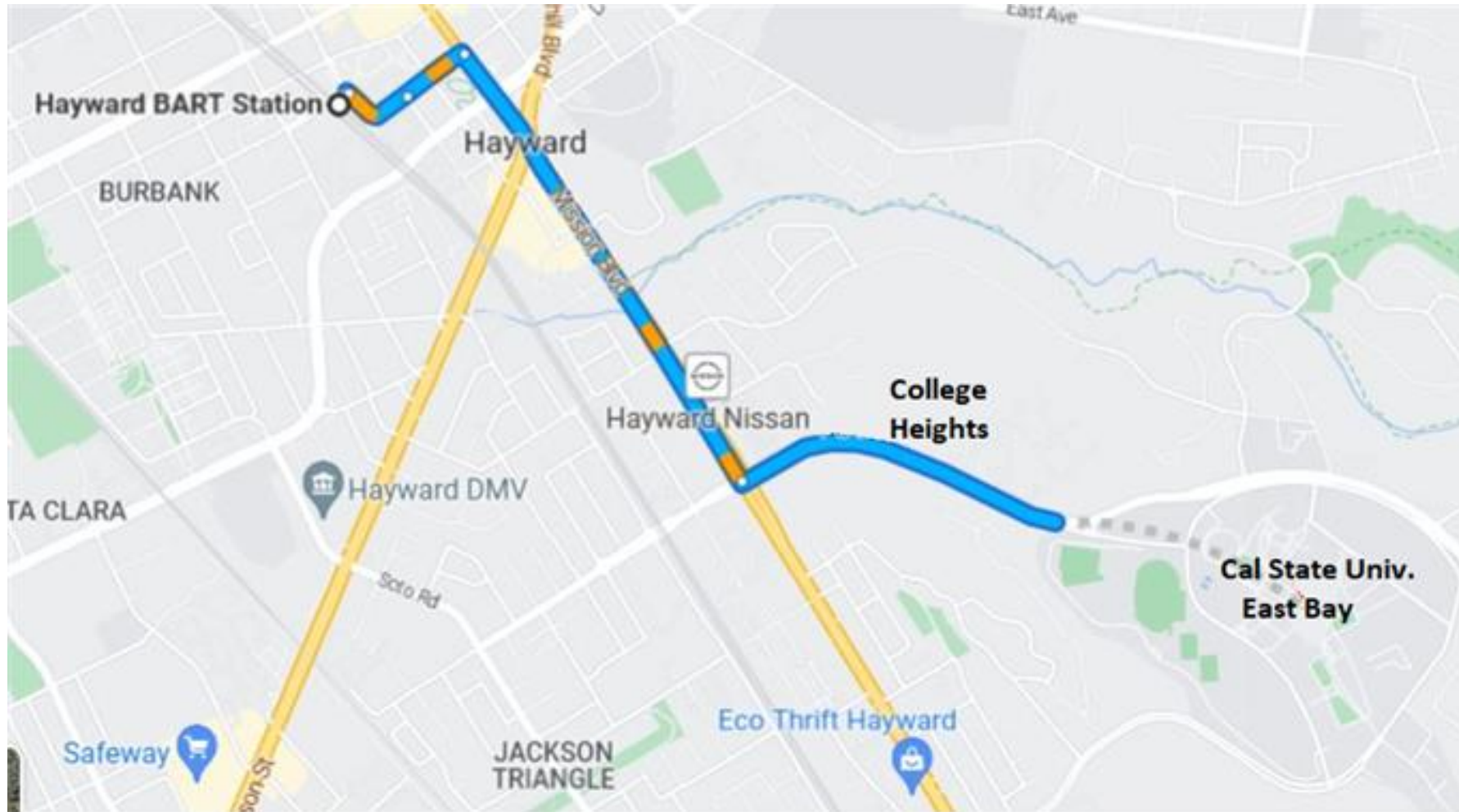


Whither this old quarry?

College Heights

- Ideally located between a major employer, Cal State University East Bay Hayward Campus, Downtown Hayward and BART station
- 732 Townhouses on walkways, with Community Center, parks, other amenities
- Village Bus, self-financed, fast, frequent, and free
- Supports less dependence on cars for its major markets

Located between Cal State East Bay, Downtown Hayward, BART





Markets

- CSU faculty, administrators, staff, students
- BART users,
- Retired, seniors
- Work-from-home
- Creation Care, Environmentalists
- Health seekers, disabled
- Families
- Community seekers

Six Goals of College Heights

- ❑ Affordability of total living costs: housing, transportation, and energy
- ❑ Sustainability: “green energy” net zero on the grid, long-term savings from energy efficient construction and solar energy, native landscaping and water conservation, and low fossil fuel use
- ❑ Mobility comparable to auto-dependent suburbia

- ❑ Health and Safety from reduced fossil fuel use, safe streets, recreation, and walking
- ❑ Appealing design aesthetics and visual appeal despite high density
- ❑ Community, based on HOA management, HOA assets, community activities, and participatory governance balanced with respect for privacy

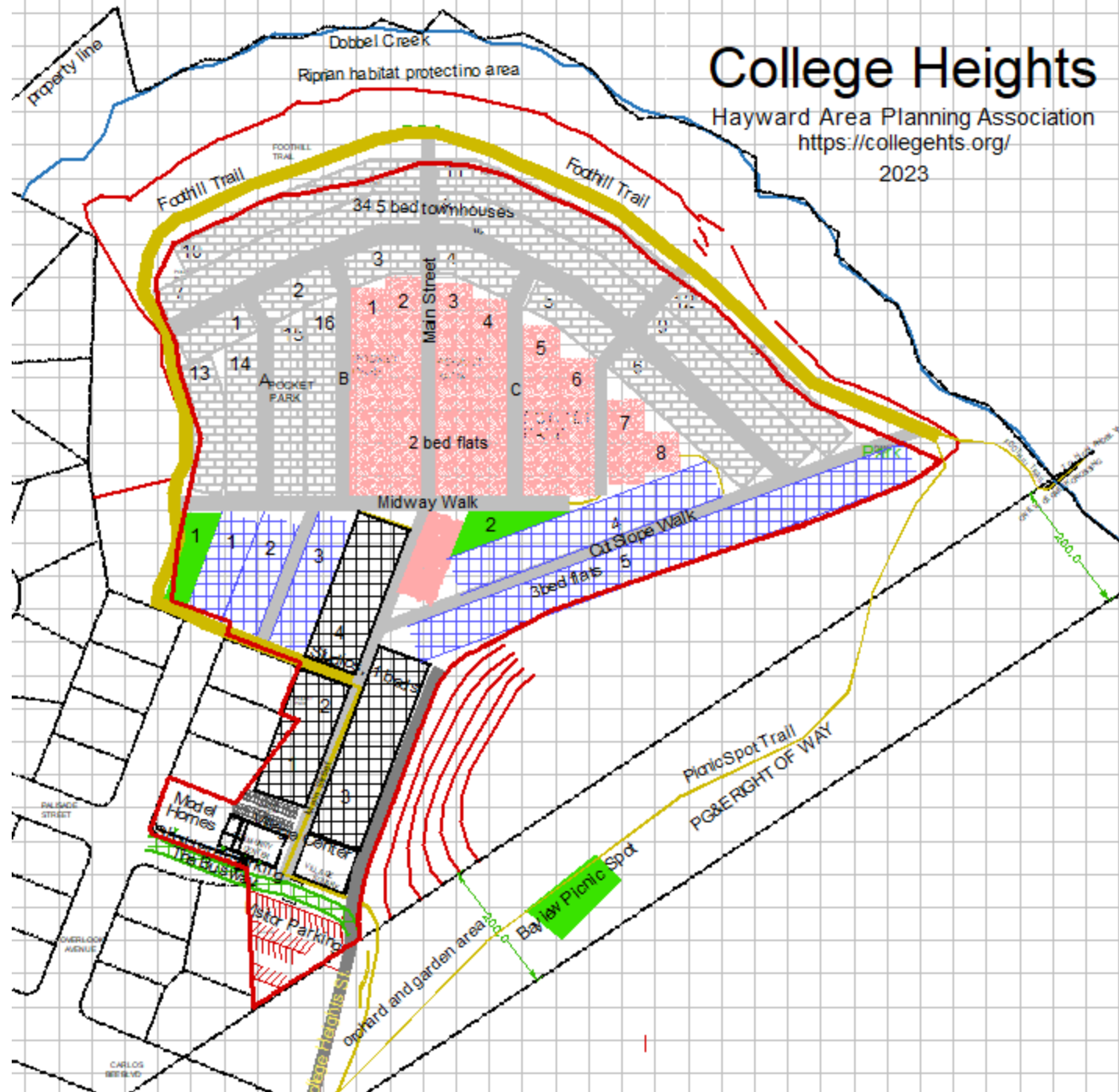
The New (Green) Mobility: Parking

- Limited parking: 732 parking spaces for 732 units
- In a podium below the walking area
- Parking paid separately from living space
- Expensive parking: Residents lease their space at economic rate or save by not leasing
- Eliminates need for private car; big savings to residents

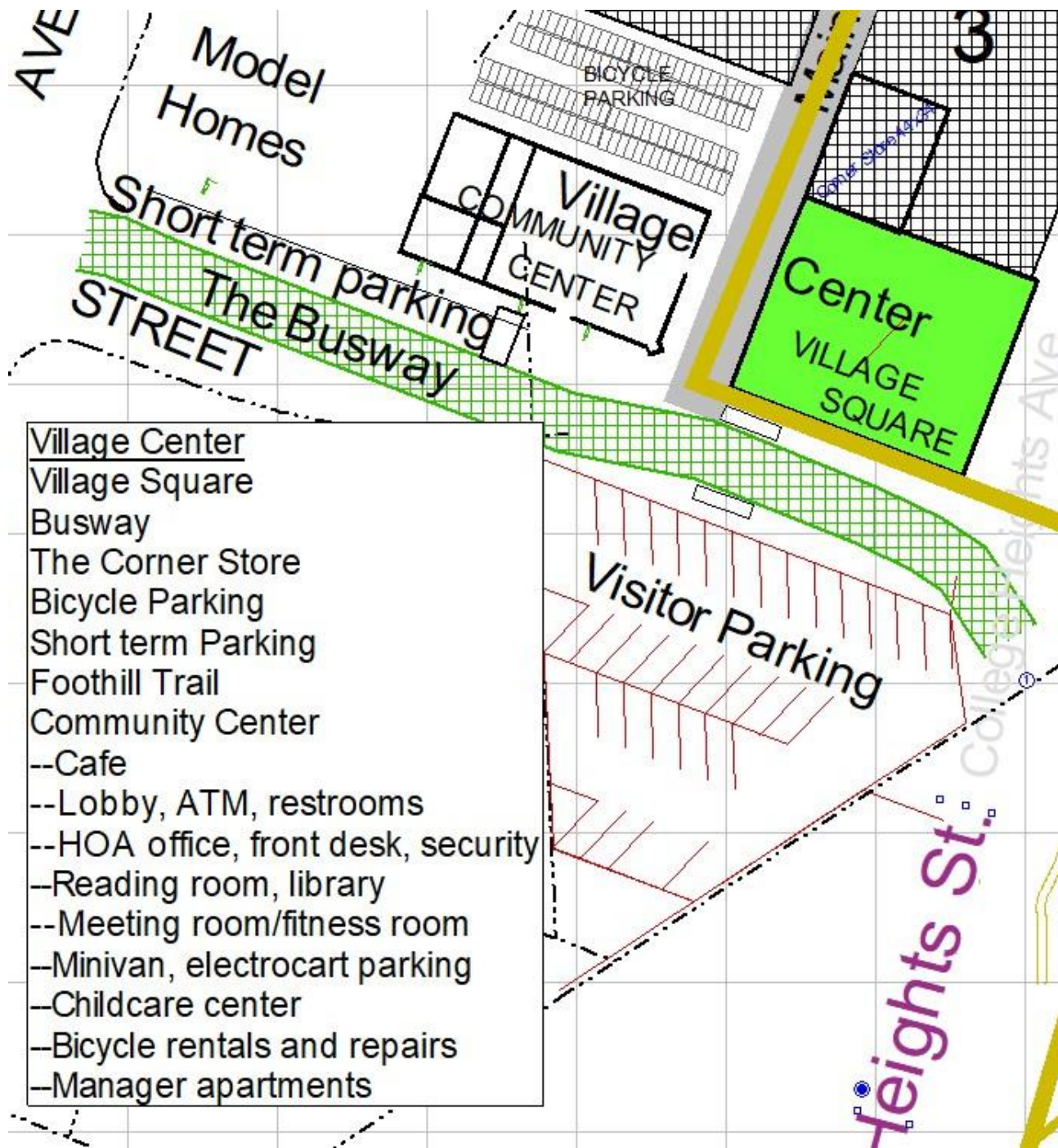
The New (Green) Mobility: Transportation Demand Management

- Village Bus: fast, frequent, free
- Village Van for special trips
- Some potential for paid parking off main site
- Walk to café, store, recreation on site
- HOA arrangement with car share providers
- Vouchers for ride home when BART stops
- Vouchers for rides to Health Care

The Site Plan



The Village Center



Overview

Units Overview						
Unit type	unit area	unit count	% of units	total area	bedrooms	total beds
Studios	512	24	3%	12,288	1	24
Ones	704	181	25%	127,104	1	181
2 bed small	936	97	13%	90,819	2	194
2 bed large	1080	97	13%	104,791	2	194
3 bed flats	1360	110	15%	150,195	3	331
3 bed THs	1536	80	11%	123,072	3	240
4 bed THs	1728	108	15%	186,432	4	432
5 bed THs	2112	35	5%	74,496	5	176
Total/average/%	1,187	732	100%	869,196		1,772

College Heights: an alternative to suburbia

- <https://collegehts.org/>
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