
Old Hayward Highlands Area (OHHA)



MCGILL MARTIN SELF, INC.

Community Planning Design Entitlements Infrastructure Finance Mapping

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Old Highlands Streets Presentation

Project Objectives and Issues

- Provide improved drainage
- Provide improved roadways
- Retain semi-rural atmosphere
- Minimize traditional “subdivision improvements”
- Consider “baseline” solutions at lower costs
- Consider site constraints and condition of existing improvements

Recommended Improvements

■ Roadways

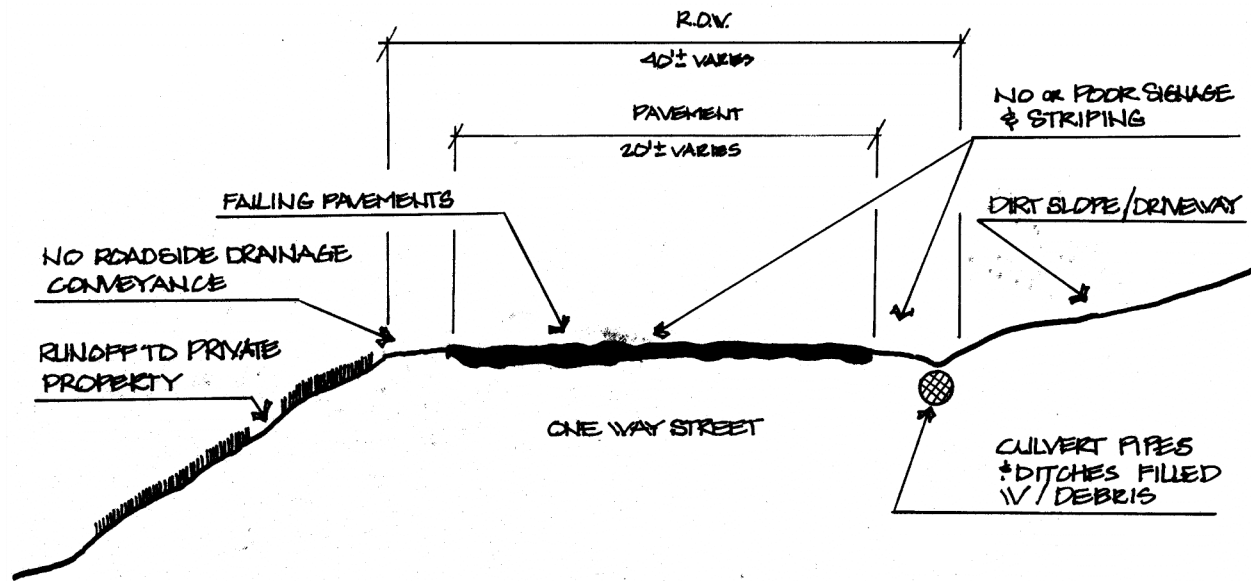
- “Do nothing” in areas with minimal cracking
- Pavement crack seal or surface coat (slurry seal, chip seal, etc.)
- Localized repair of failing pavement
- Remove and replace roadway sections where needed
- Upgrade striping and signing, walkway on one side of Tribune Avenue

■ Drainage

- Asphalt ditches, swales, and berms along widened shoulders
- Culverts across driveways
- Storm drain systems to eliminate sump conditions
- Some additional storm drain to collect and convey runoff

■ Use a Combination of These Strategies

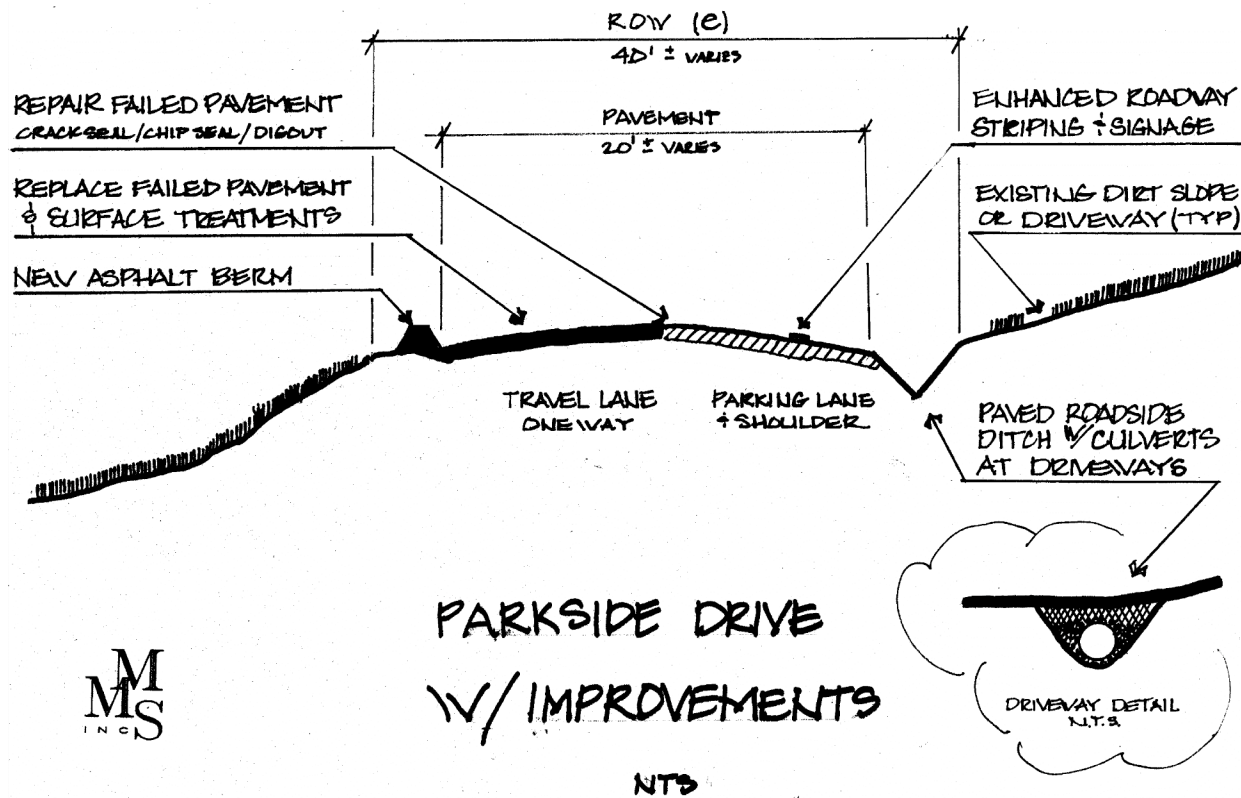
Typical Existing Street Section



PARKSIDE DRIVE
"EXISTING CONDITION"

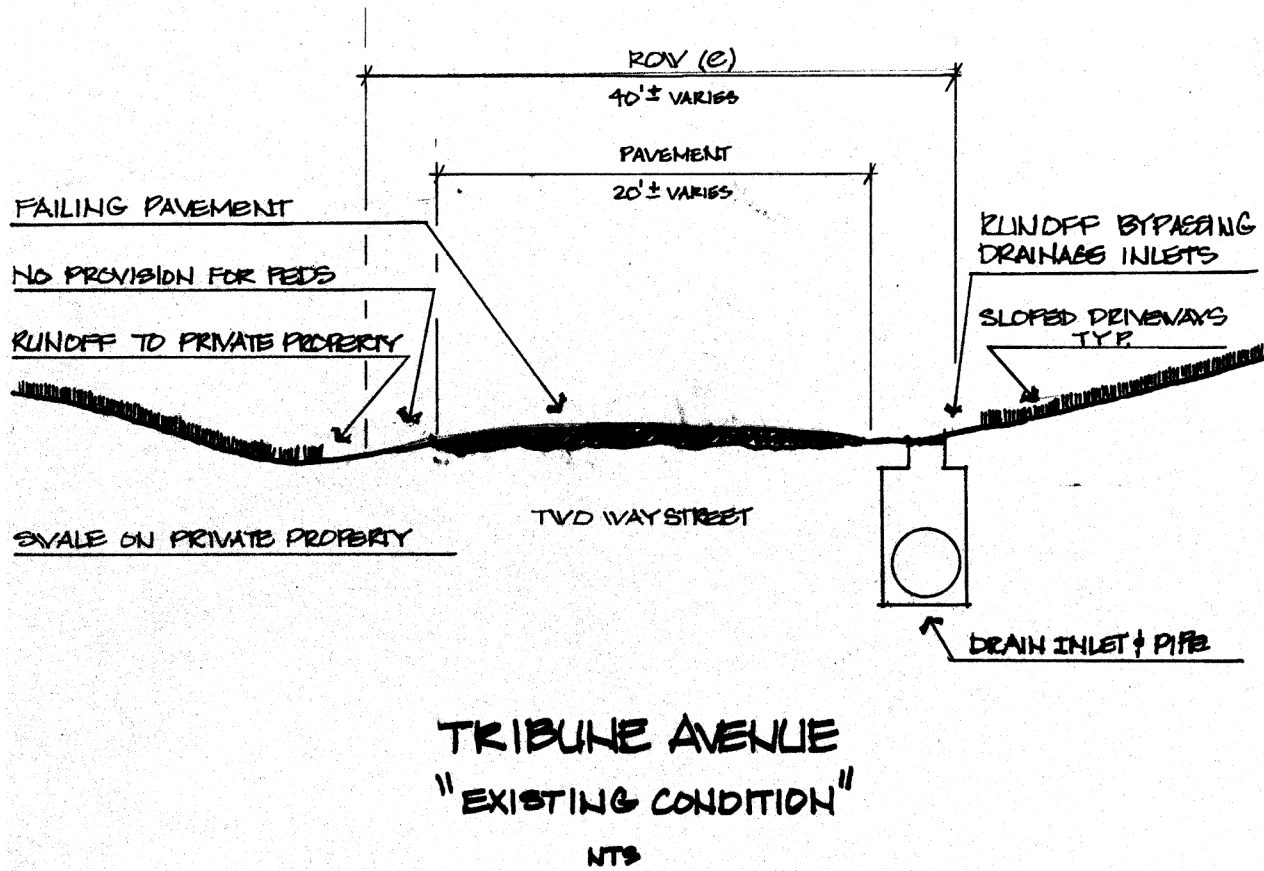
HTS.

Typical Improved Street Section

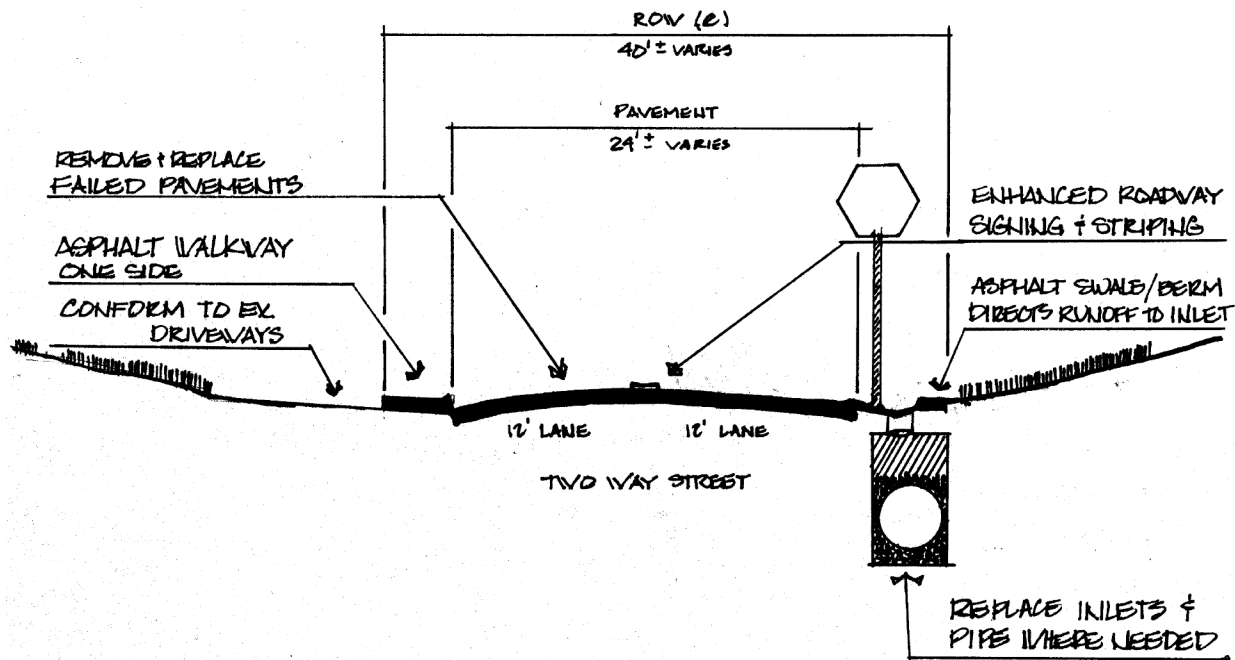


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Typical Existing Street Section



Typical Improved Street Section



TRIBUNE AVENUE
"IMPROVEMENTS"
NTS

What are the Project Costs?

- Preliminary Estimated Cost of Improvements
- Construction Contingency
 - Allowance for construction not identified or finalized at the conceptual design stage
- General Incidentals
 - Includes project related costs such as administration, design, soils engineering, construction staking, inspection, etc.
- Finance District Incidentals
 - Includes bond counsel, legal counsel, administrative fees, etc.
- Total (with Contingencies) **\$6,070,000**

Preliminary Cost Allocations

South Area -- Total Costs (with Contingency and Incidentals)	\$1,216,000
Total Parcels	<u>69</u>
Cost Per Parcel (South)	\$17,600
North Area -- Total Costs (with Contingency and Incidentals)	\$4,854,000
Total Parcels	<u>254</u>
Cost Per Parcel (North)	\$19,100

How Do We Pay For This?

- Land-Based Financing Districts (Assessment District, Mello-Roos District)
- Investigate State-Infrastructure Bank
- City can “call” existing improvement agreements
- Implement a combination of these strategies
- Other funding sources?