



CITY OF  
**HAYWARD**  
HEART OF THE BAY

# Catalyst Site – Marina Drive

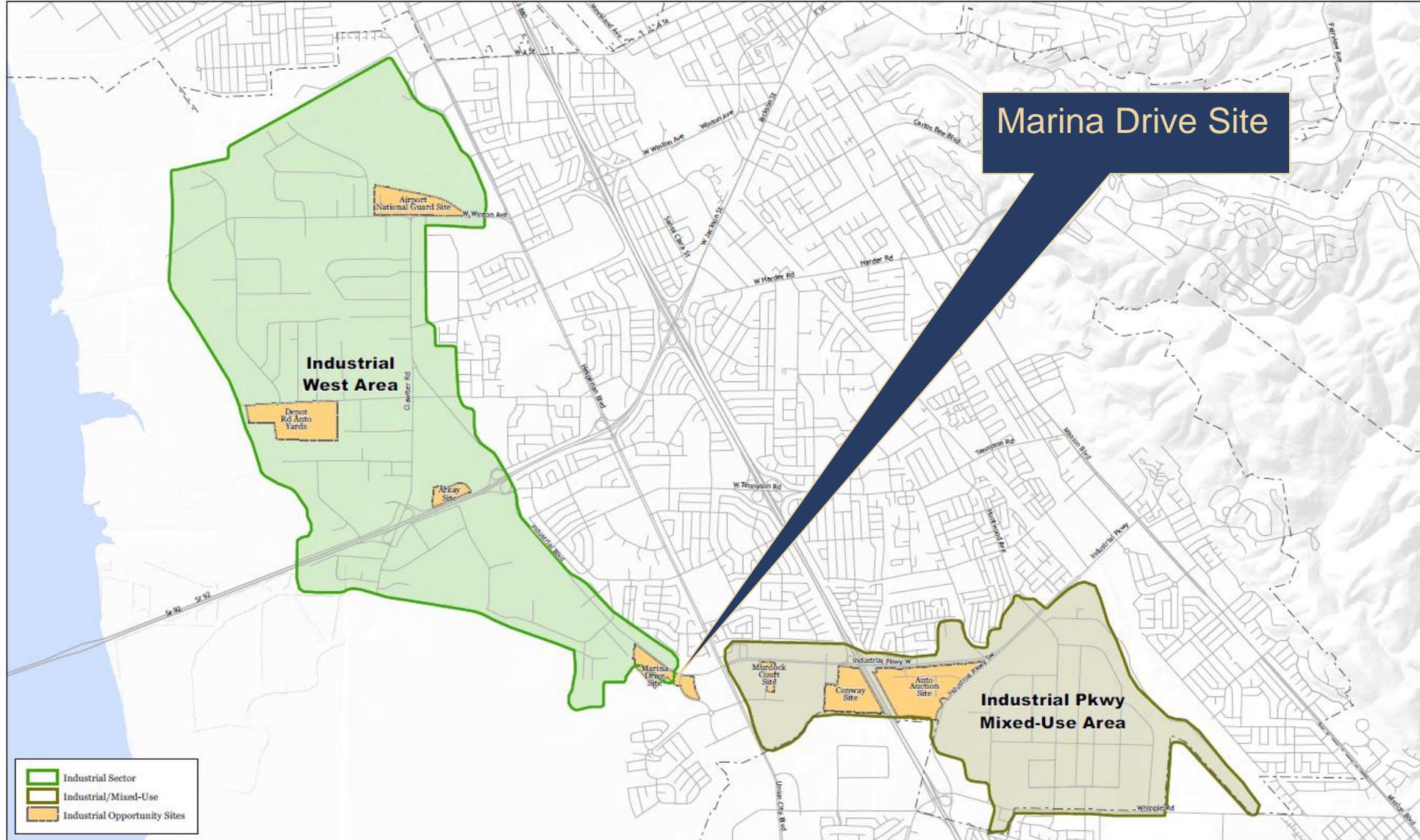
## Mission Hills Middle School Concept

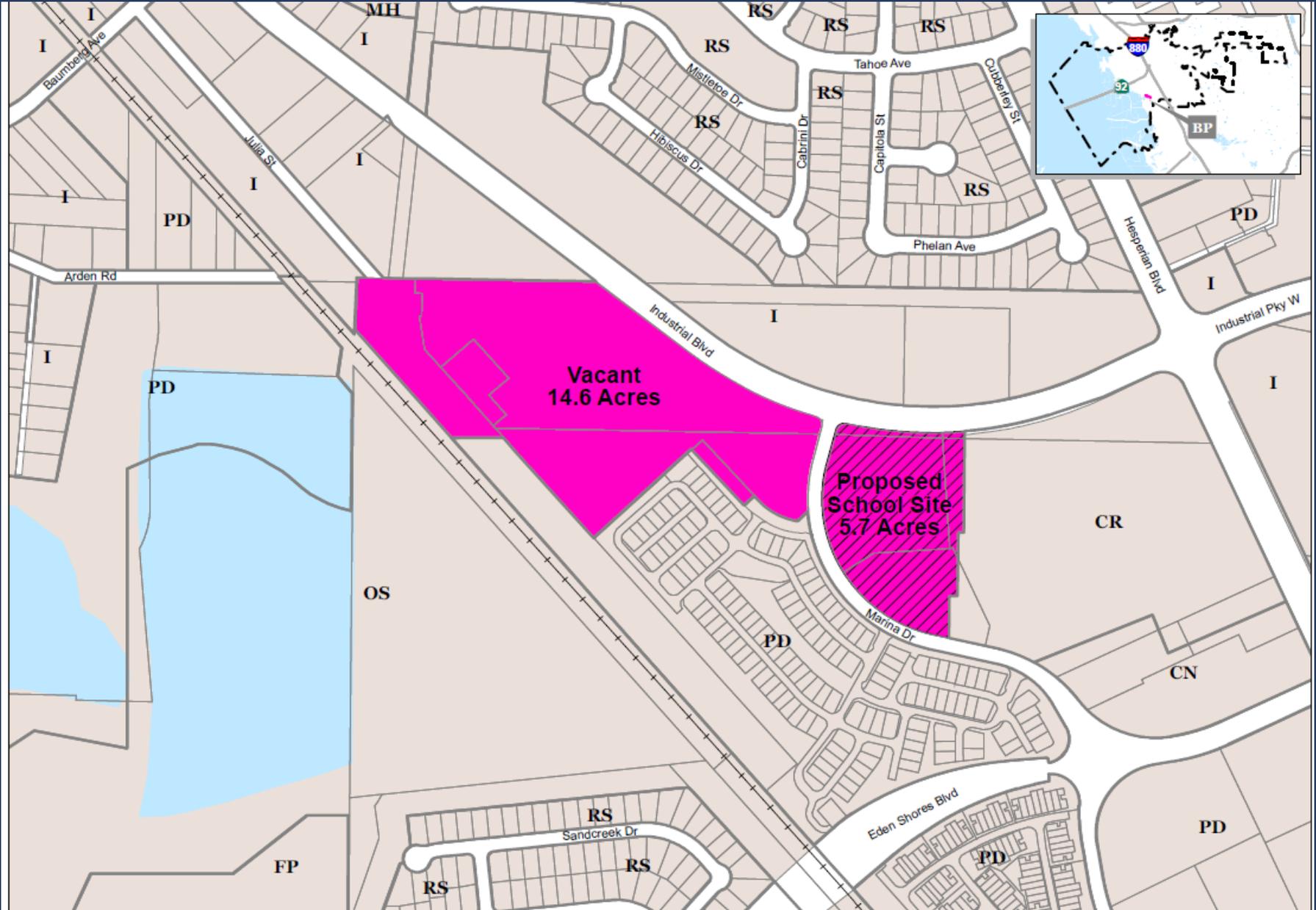
Micah Hinkle, *Economic Development Manager*



# CATALYST SITE – MARINA DRIVE

Opportunity Sites in the Industrial Area

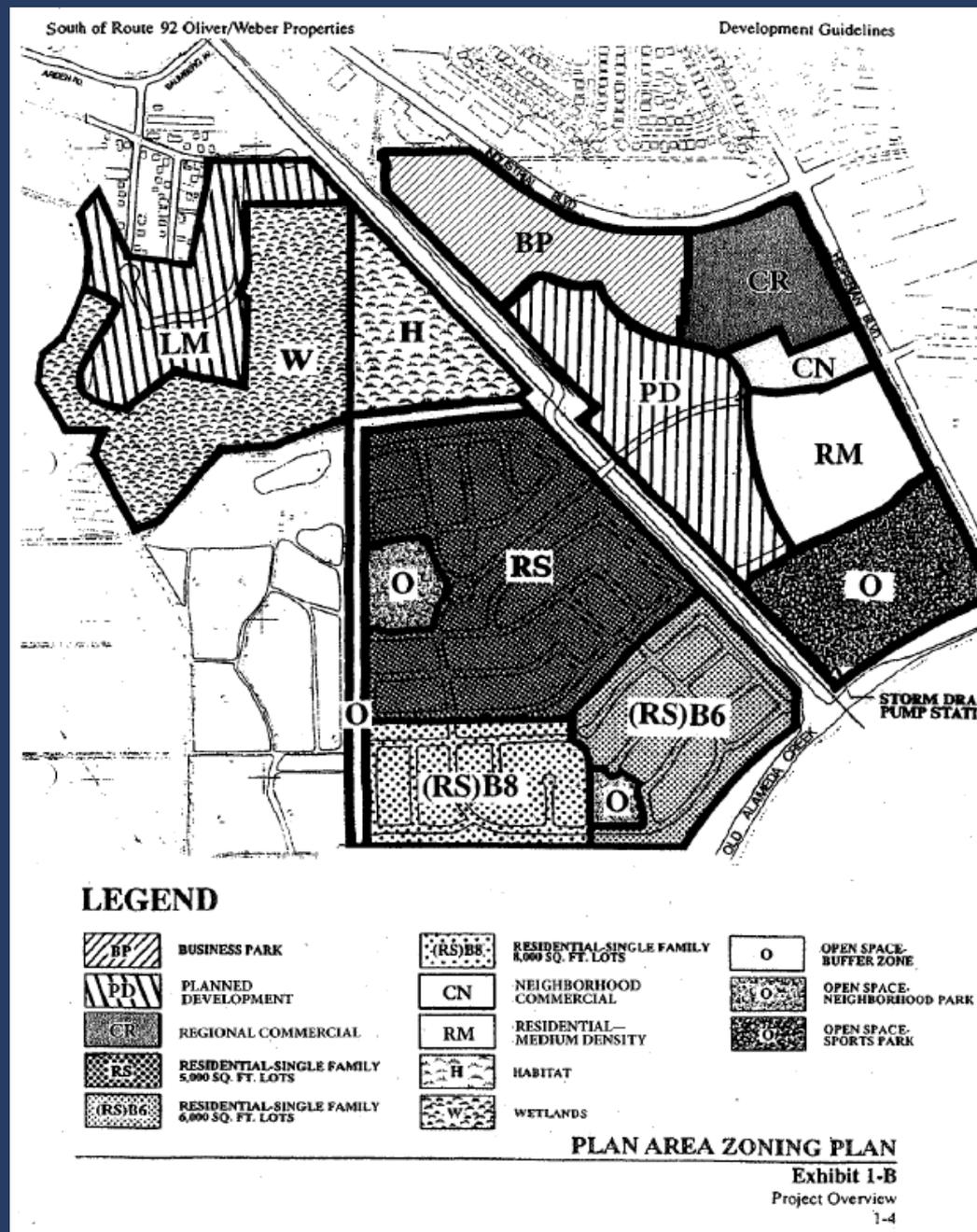




# Background:

## South of 92 Oliver/Weber Properties Specific Plan (Eden Shores)

- Original Plan 1998
- Last Amended in 2007
- BP District = Jobs/Sales Tax



- Council Concept Review - No Formal Action
  - High level feedback
  - No technical data /formal analysis
- 20- acres of developable lands
  - Business Park has not materialized
  - Interest on development
    - Mission Hills Middle School



# Mission Hills Middle School Hayward City Council Presentation

JANUARY 2015



*Creating Communities of Value™*

# Who we are...

MAIN STREET

- Founded by five women known as the “The Five Cups of Tea”
- Mission Hills Middle School has over 400 students registered for this school year
- Currently, MHMS is located in Union City and wants to move to Hayward.
- An affordable alternative for private school.
- Our free extended daycare is ideal for dual income families who live or work in Hayward.



# Who we are...



- Our K-8 curriculum consists of the main core subjects, as well as French, Spanish, science lab, music, art, PE, geography, and computer classes
- Pre-K is a full-day program offered to four-year-olds and is designed to get the children's organizational, social, academic, and motor skills ready for kindergarten



# Our Ultimate Goal...



Enhance community quality of life



Partner with Hayward to fulfill its General Plan Vision of improving educational opportunities for youth



Enhance short and long-term economic development to city

# We've searched for 3+ years

Finding sites large enough to accommodate 500+ students

Costs to build on uneven topography is cost prohibitive

## Feasibility Analysis

Public School sites are not available for long-term use by private schools

Costs to modify industrial/commercial buildings for school use is cost prohibitive



# And



*Creating Communities of Value™*



This led us  
back to  
Eden Shores

# Key numbers- Economics

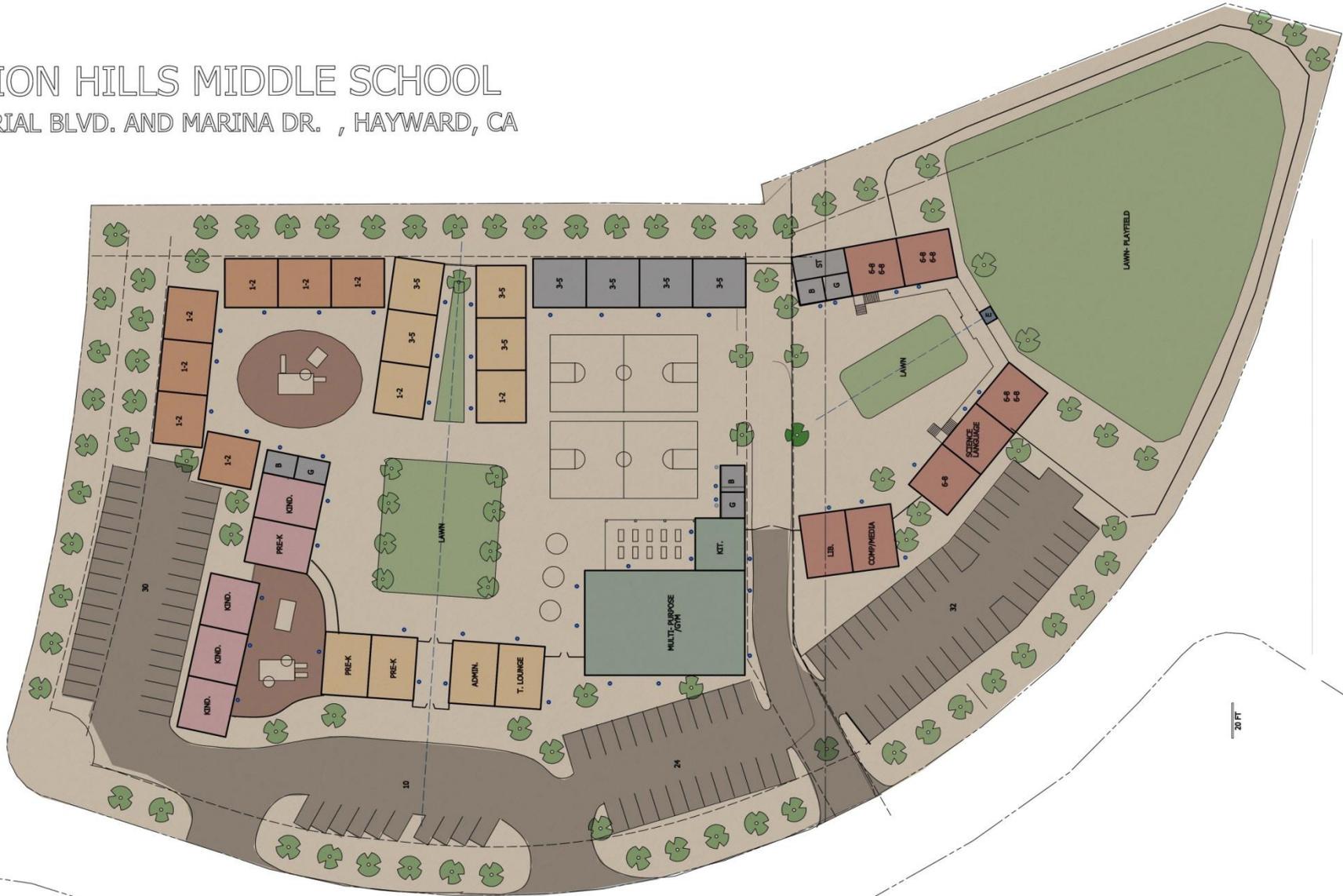
MAIN STREET



	<b>Phase 1 (2016-17)</b>	<b>Phase 2 (2016-17)</b>	<b>Total</b>
<b>Students</b>	<b>500</b>	<b>+200</b>	<b>700</b>
<b>Teachers/Staff</b>	<b>65</b>	<b>+25</b>	<b>90</b>
<b>Cost of School</b>	<b>\$7.0 M</b>	<b>\$3.0 M</b>	<b>\$10.0 M</b>

# MISSION HILLS MIDDLE SCHOOL

INDUSTRIAL BLVD. AND MARINA DR. , HAYWARD, CA

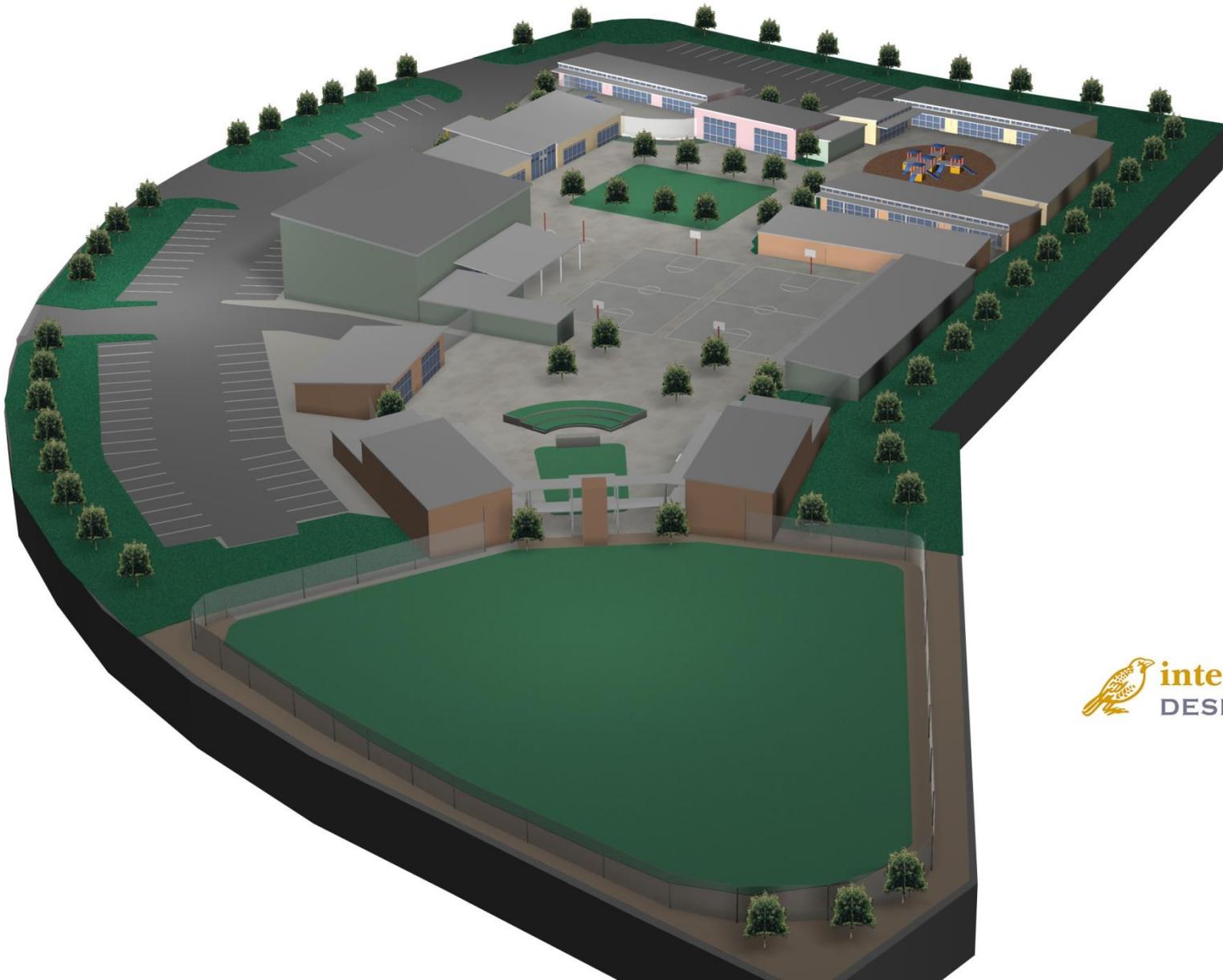


20 FT









 **integras global**  
DESIGN GROUP

# Net Zero Energy...

MAIN STREET

## World's First Truly Energy Efficient Classroom Sustainable and Real Green

Net Zero Energy Needs – “Off the Electric Grid”

Reduces Energy Costs to \$0

Uses 90% less energy to heat or cool  
than conventional building  
Remaining 10% energy needs supported  
by solar power

Guarantees Optimum Temperature  
Year-Round  
No air conditioner or heating unit needed  
Manage climate – inside and out

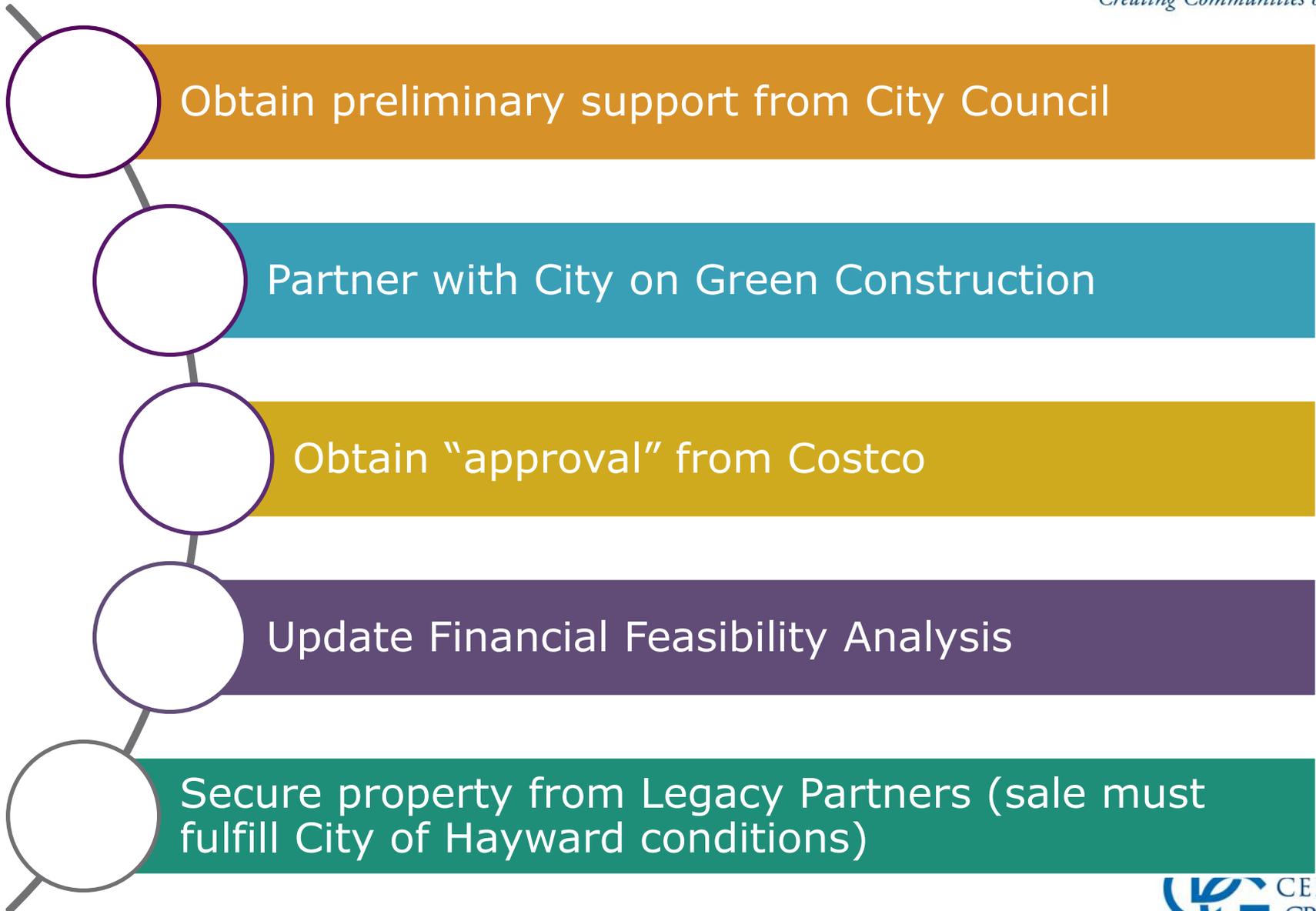
Greener  
LEED Platinum ready  
“Cradle to Grave” recyclables  
No on-site construction waste



# We hope for your support...



# Our proposed process...

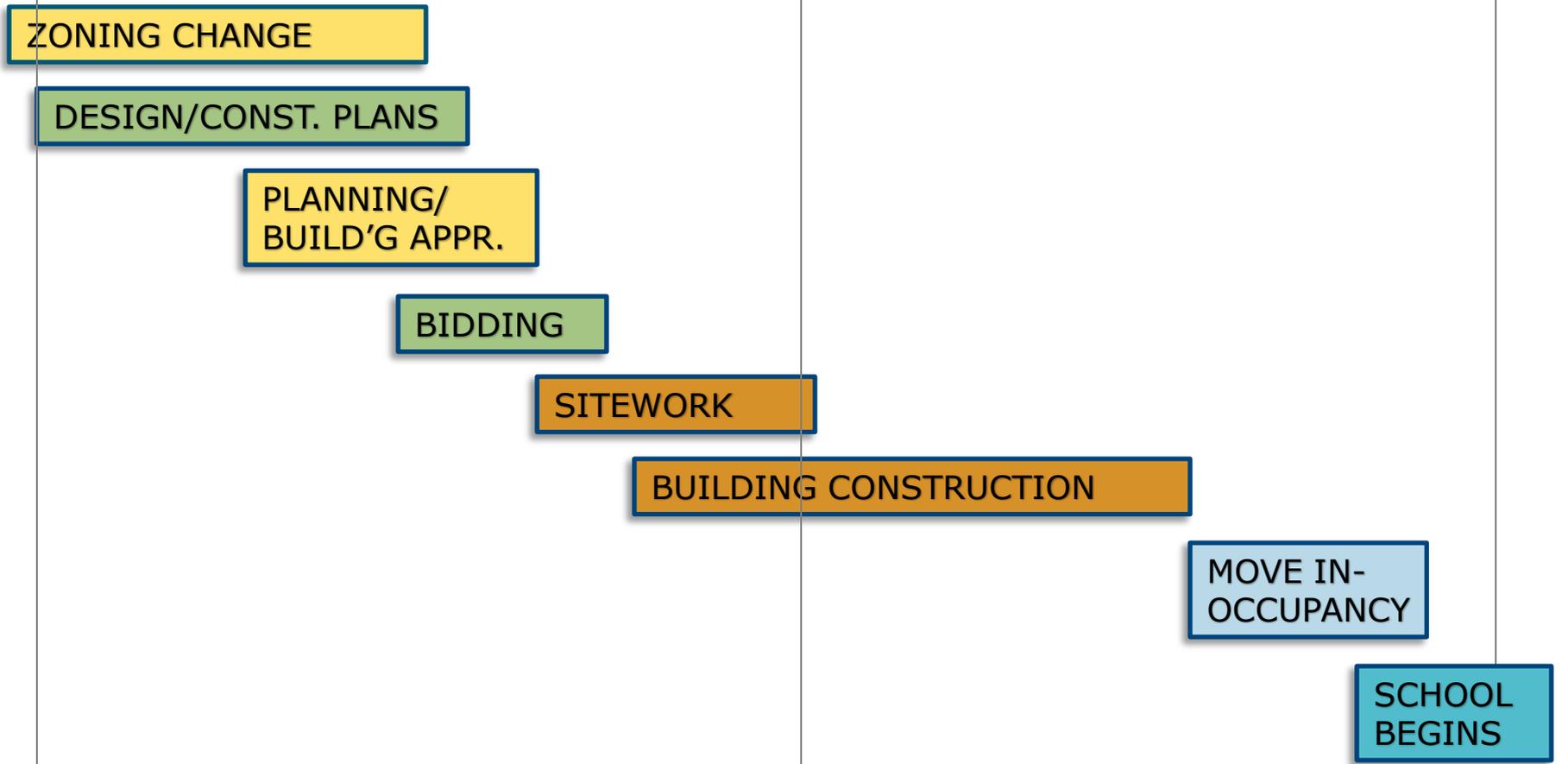


# Project timeline



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**2015**      **2016**  
JAN    MAR    MAY    JULY    SEPT    NOV    JAN    MAR    MAY    JULY    SEPT





**MISSION HILLS  
MIDDLE SCHOOL**

Questions?

