

CITY OF
HAYWARD
HEART OF THE BAY

Greenwood Homes

**Development Agreement No. PL-2010-0235, General Plan
Amendment No. PL-2010-0236, Zone Change No. PL-2010-0237,
and Parcel Map No. PL-2010-0431**

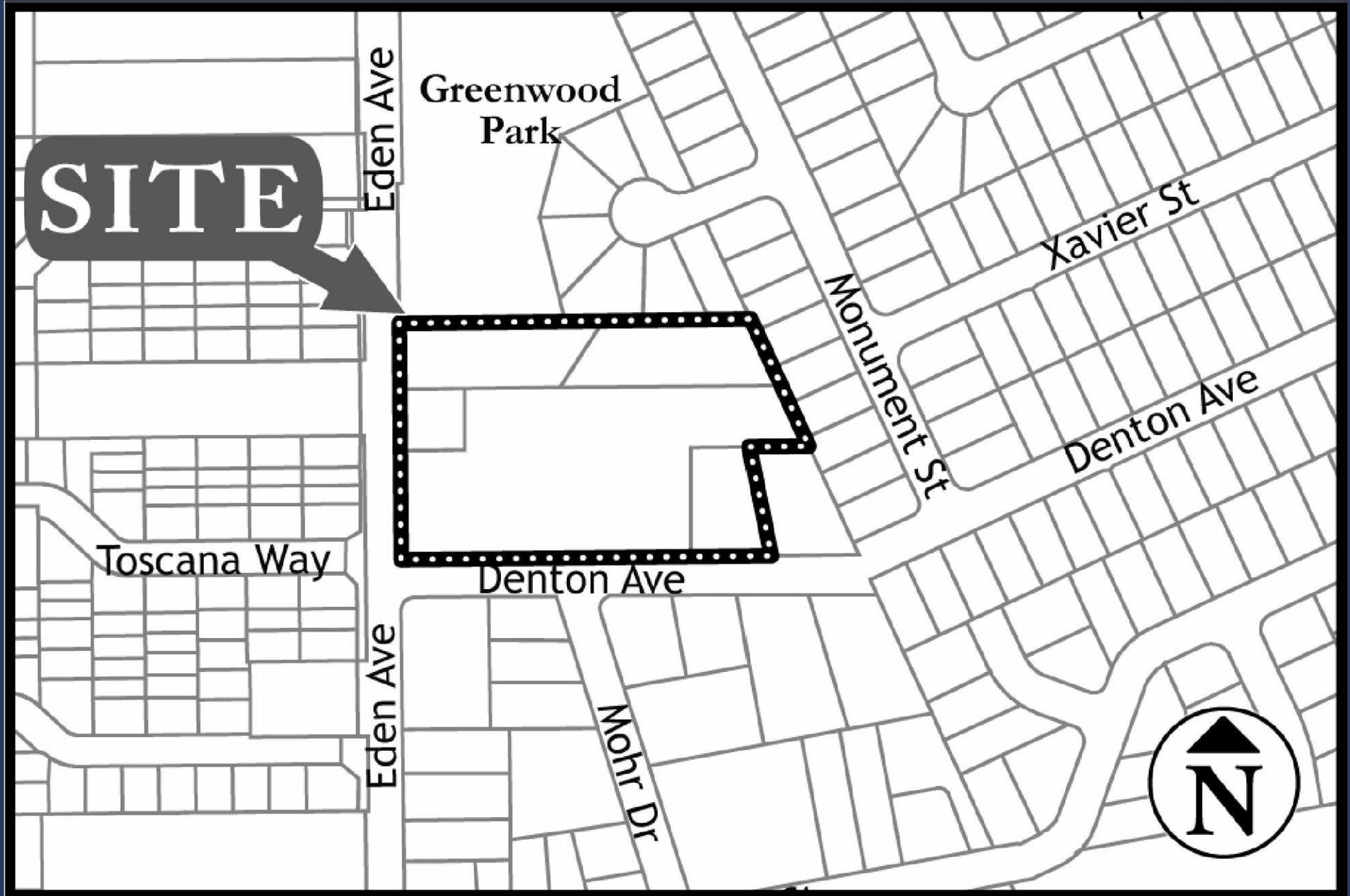
Sara Buizer, AICP, *Senior Planner*

Planning Division
Development Services Department



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Location

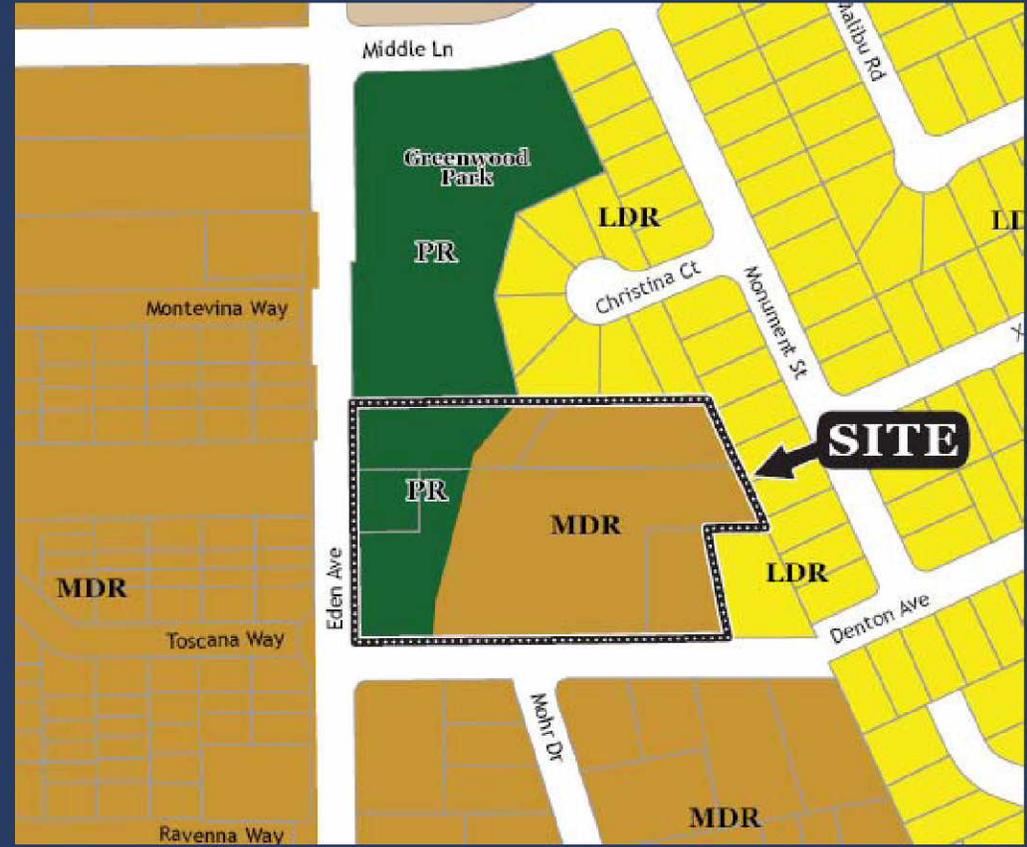
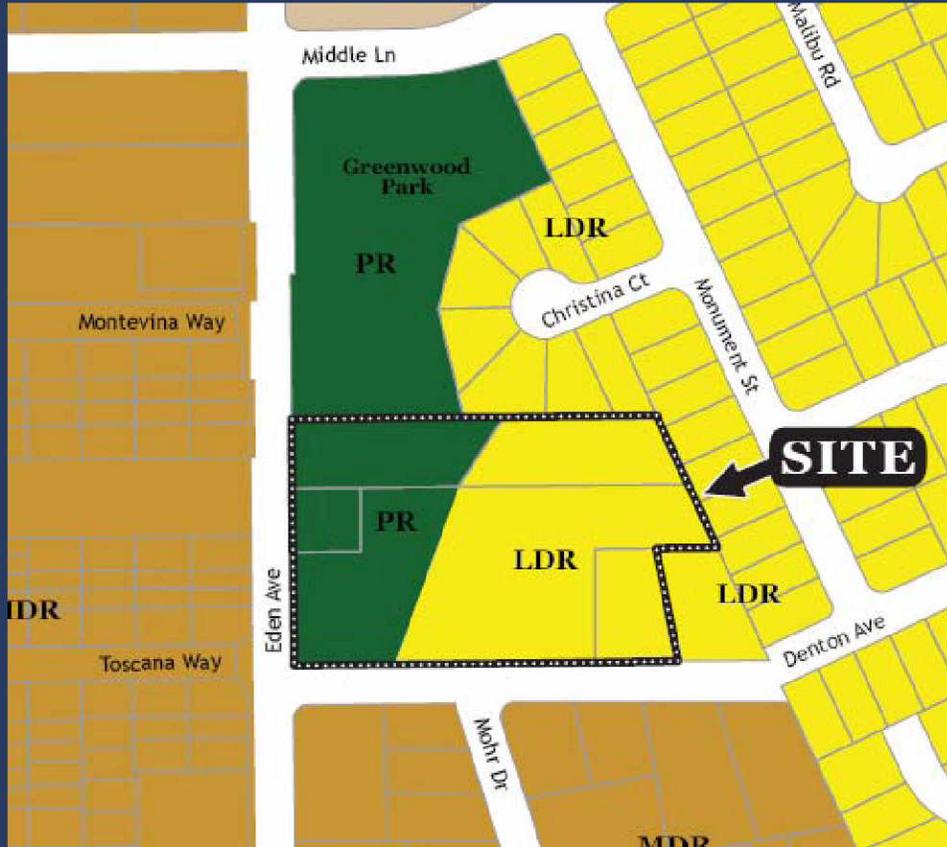


HAYWARD



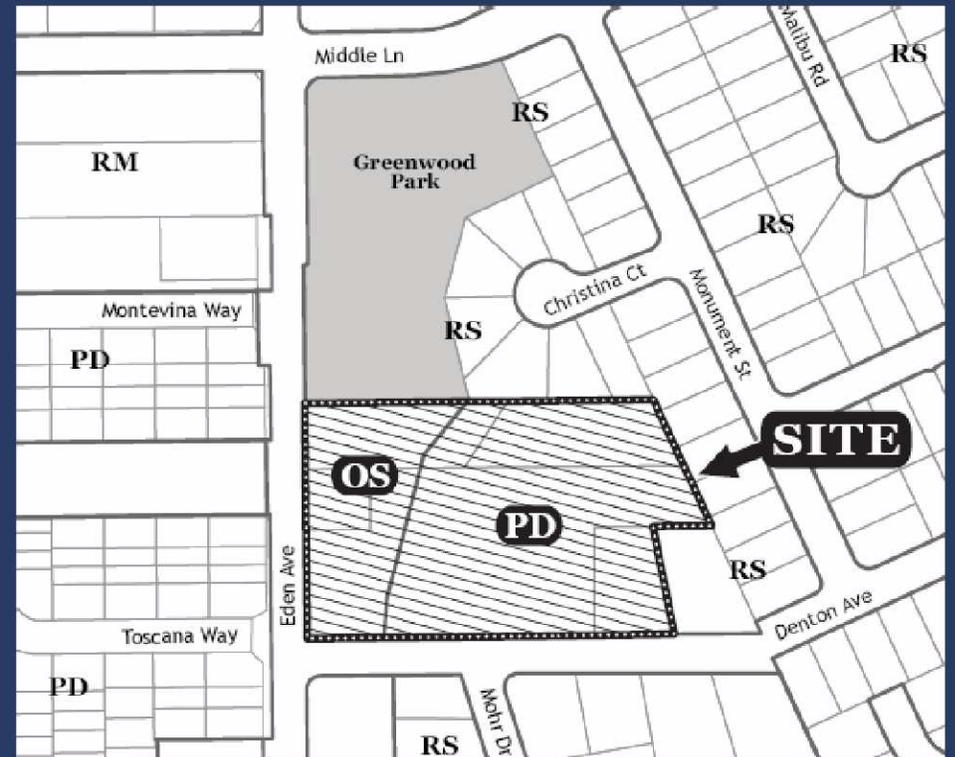
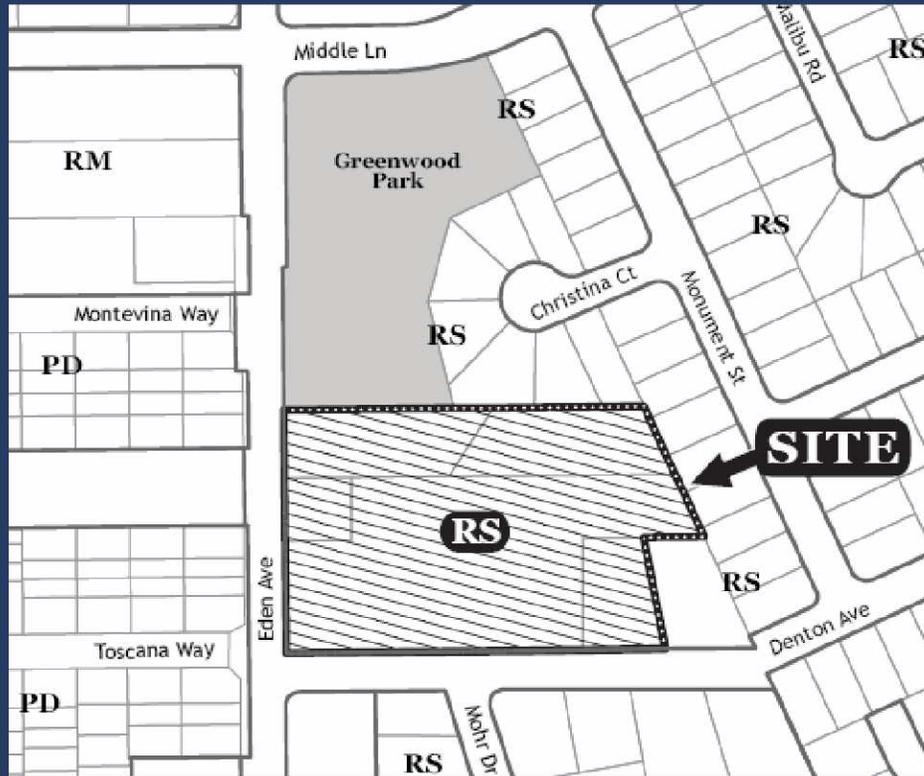
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Existing and Proposed General Plan



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Existing and Proposed Zoning



| | Current Designations (RS/LDR and PR) | Proposal (OS and PD/MDR and PR) |
|--------------------------|--|---|
| Allowable Density | 4.3-8.7 du/ac | 8.7-17.4 du/ac |
| # Units | Up to 30 units | 36 units |
| Park Obligation | Fee only | 1 acre |





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Future Residential Units



Unit A



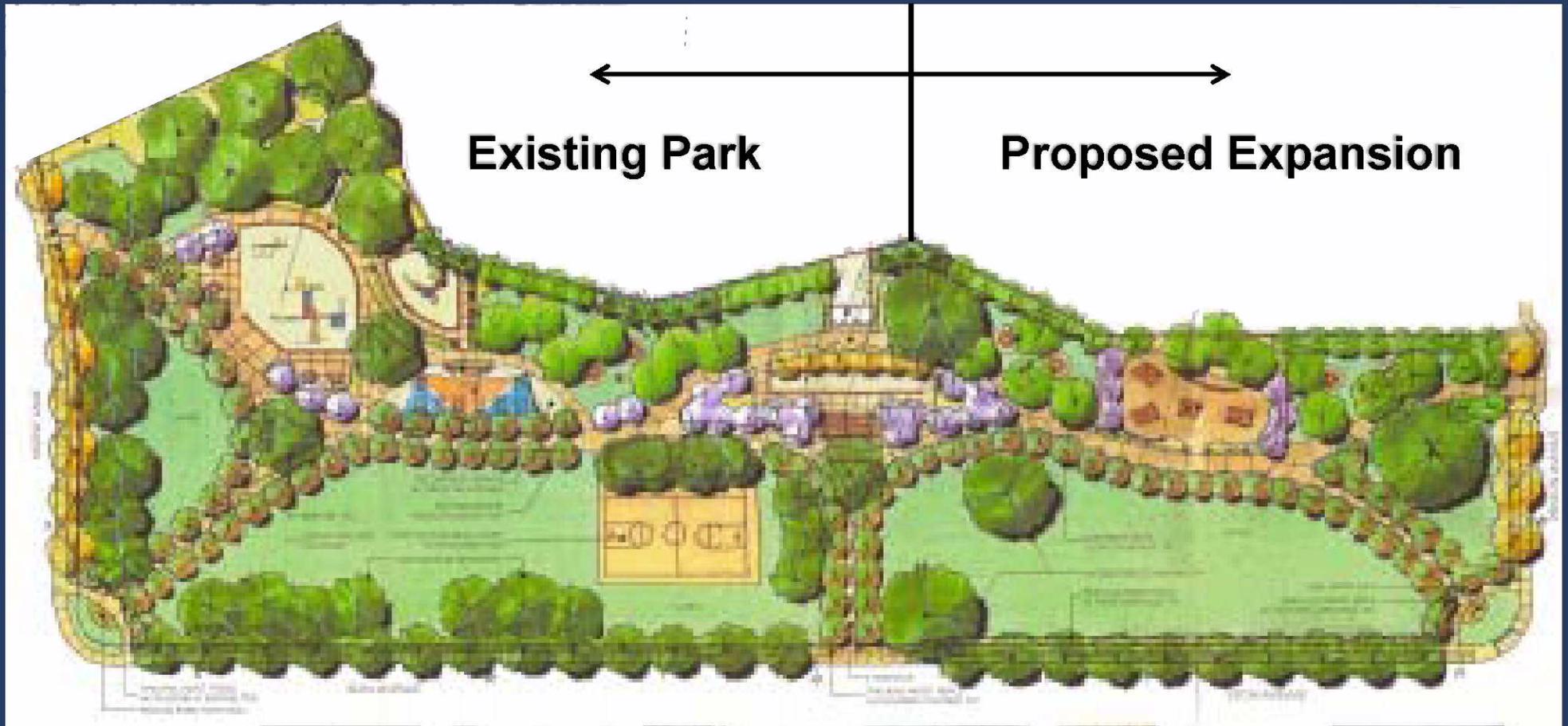
Unit C



Unit B

All Units proposed are two-story detached single-family homes, ranging from 1634 sq. ft. to 1983 sq. ft. and all units will have a two car garage





Conceptual layout created in November 2007 and will likely be modified

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Neighborhood Context



Key Components:

1. A one-acre portion of property will be transferred to the City within 90 days
2. Acquisition of the Park Expansion property may occur in a number of ways
3. Developer may proceed with the future development of thirty-six single family homes subject to Vesting Tentative Tract Map, Precise Plan and Site Plan Review applications.



Benefits of Proposal

- Greenwood Park can be expanded as was envisioned in the Mt. Eden Neighborhood Plan, adopted July 1990
- Certainty regarding the future development of the property for both community and developer
- Requirements imposed for CFD and for “green” features



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Recommendation for Additional Condition

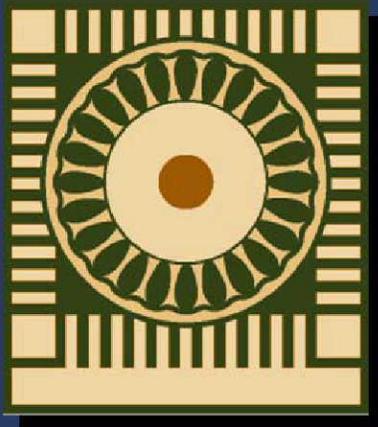
Existing Oak Tree located in Public ROW near proposed project entrance requires protection during the future development.



Recommend approval to the City Council of the proposed project, including:

1. Adoption of the attached Mitigated Negative Declaration and associated MMRP
2. Approval of the General Plan Amendment, Zone Change, and a Parcel Map creating a park expansion lot and a parcel for future development lots
3. Adoption of Development Agreement identifying the allowable density of future development in exchange for the expansion of Greenwood Park.





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Questions?



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