

CITY OF
HAYWARD
HEART OF THE BAY

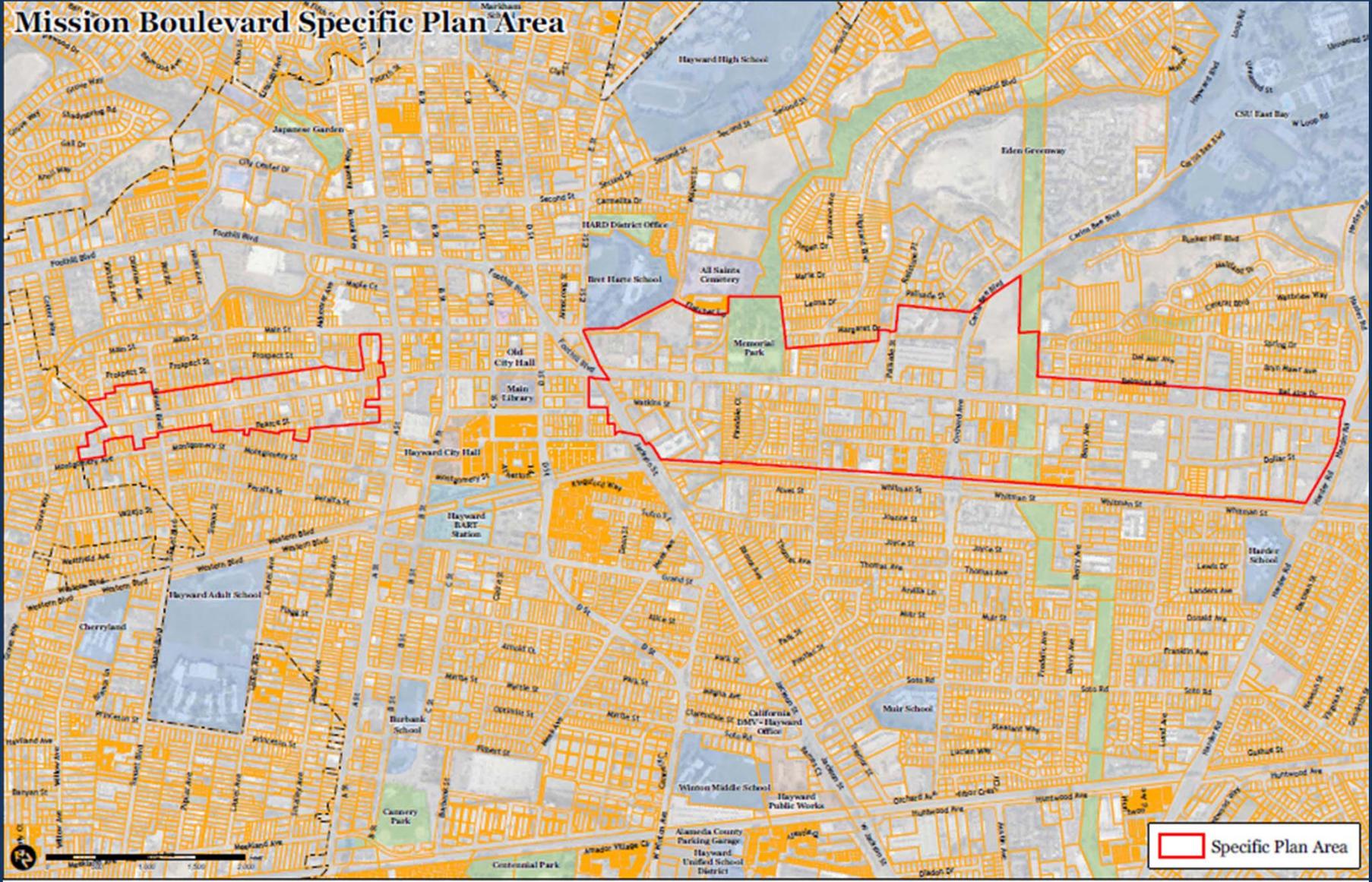
Mission Boulevard Corridor Specific Plan
and Draft Program
Environmental Impact Report (DEIR)

May 23, 2013 Planning Commission Meeting

David Rizk, AICP
Development Services Director



Mission Boulevard Specific Plan Area



Presentation Outline

1. Why adopt the Specific Plan?
2. Background
3. What is a Specific Plan and Form-Based Code?
4. Mission Boulevard Corridor Specific Plan
5. Mission Boulevard Corridor Form-Based Code
6. Draft Program Environmental Impact Report
7. Next Steps



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Why Adopt the Specific Plan?

- Respect existing character of the area
- Seek safe and desirable pedestrian-friendly neighborhoods
- Encourage vibrant commercial uses
- Allow for sufficient densities to support use of public transportation

A high quality, safe, environmentally sustainable future scaled to the pedestrian



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Background

- 11/17/2009 – City Council authorized project
- 4/2010 – Week-long public design charrette
- 6/2010 – Alternative regulating plans presentation
- 2/2011 – Preferred regulating plan presentation
- Mid to late 2011 – Development build out analysis
- 1/2012 – 1/2013 – Traffic impact analysis
- 2/2013 – CEDC discusses Commercial Overlay Zone
- 4/2013 – DEIR circulated for public review



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What is a Specific Plan?

Specific Plan

- The distribution, location, and extent of all land uses, including open space.
- The proposed distribution, location, extent, and intensity of major components of public infrastructure.
- The standards and criteria by which development will proceed.
- A program of implementation measures, such as financing measures, policies, regulations, and public works projects.
- A statement of the relationship of the Specific Plan to the General Plan.



What is a Form-Based Code?

Form-Based Code

- Primary focus on urban form and less on land use
- Standards emphasize predictable physical outcomes
- Promotes interconnected street network
- Regulations and standards are keyed to locations in regulating plan
- Unambiguous, clearly-labeled diagrams



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Chapter 1: Introduction

1 Introduction

- 1.1 Introduction to the Specific Plan
- 1.2 Planning Area
- 1.3 Purpose and Intent of the Specific Plan
- 1.4 Planning Process
 - 1.4.1 Synoptic Survey
 - 1.4.2 Specific Plan Meetings
 - 1.4.3 Plan Preparation
 - 1.4.4 Environmental Review
- 1.5 Statutory Requirements for the Specific Plan
 - 1.5.1 Required Contents
 - 1.5.2 Findings of Consistency with the General Plan
- 1.6 Specific Plan Contents

CITY OF HAYWARD



GENERAL PLAN

MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

HAYWARD, CALIFORNIA



APRIL 23, 2013


CITY OF
HAYWARD
CITY OF THE FUTURE



Chapter 2: Vision and Goals

2 Vision and Goals for the Mission Boulevard Corridor Specific Plan Area

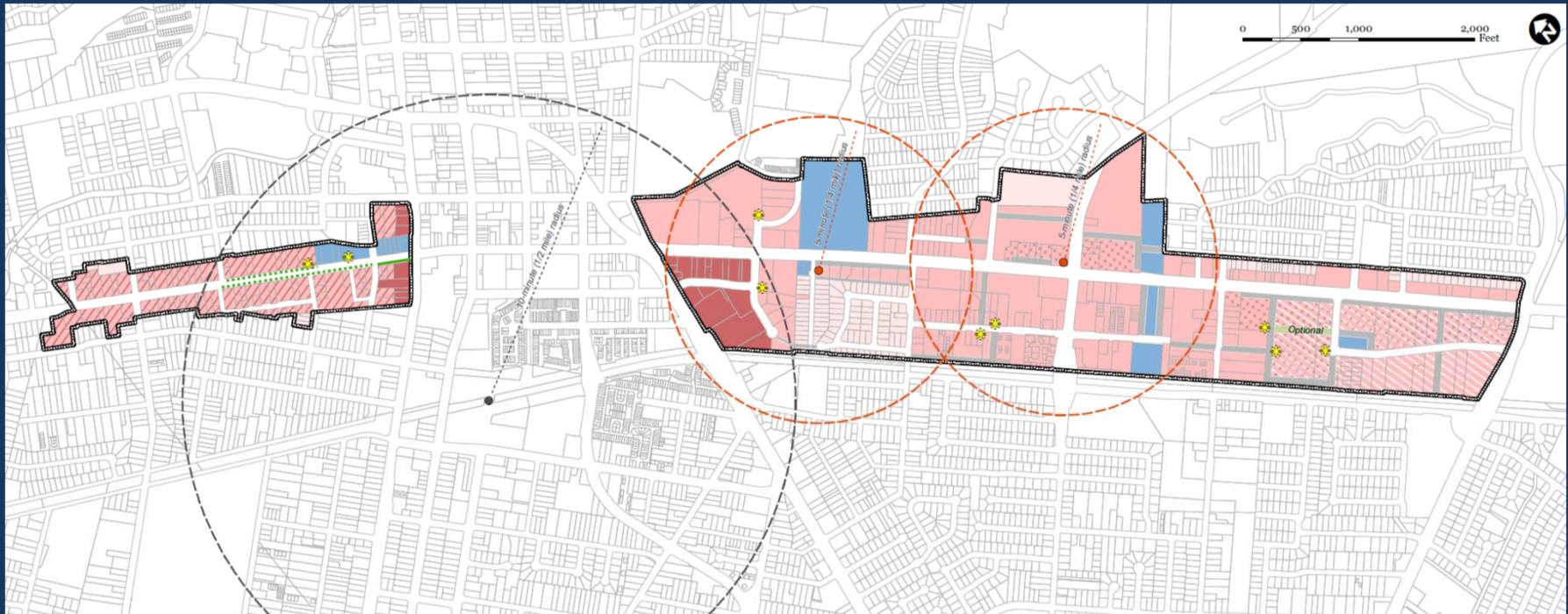
- 2.1 Introduction
- 2.2 For the Community
- 2.3 For the Transect
- 2.4 For the Block and the Building



Chapter 3: Regulating Plan

3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

- 3.1 Introduction
- 3.2 Special Requirements
- 3.3 Transect Zones
- 3.4 Civic Spaces Zone
- 3.5 Thoroughfare Plans



Chapter 3: Thoroughfare Plan

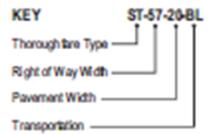
3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

- 3.1 Introduction
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3. Regulating Plan for the Mission Boulevard Corridor Specific Plan Area
Figure 3-2: Thoroughfare Plan



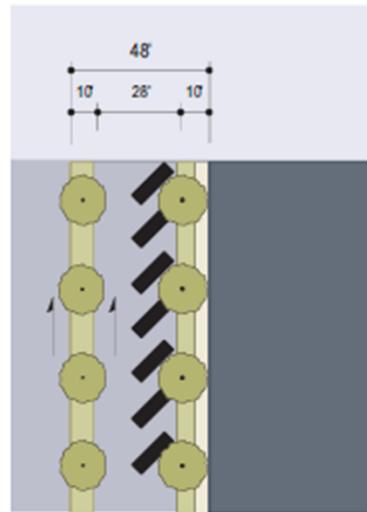
Legend



THOROUGHFARE TYPES

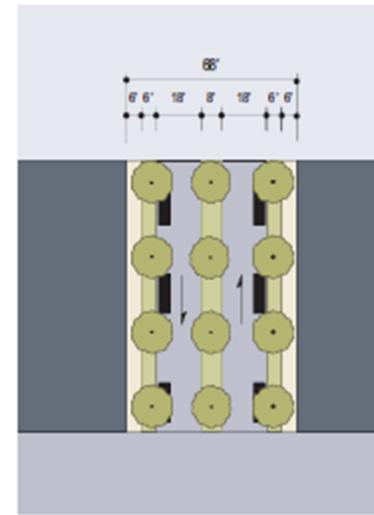
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Slip Lane: SL
- Rear Alley: RA
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Intended Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



SL-48-28-BR

Thoroughfare Type	Slip Lane
Transect Zone Assignment	T4-1, T4-2, T5
Right-of-Way Width	48 feet
Pavement Width	28 feet
Movement	Slow Movement
Intended Speed	25 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	one 12-foot one-way lane
Parking Lanes	one side angled @ 30° max. @ 16 feet marked
Curb Radius	10 feet
Walkway Type	10-foot sidewalk
Planter Type	Tree Wells
Curb Type	6" Curb
Landscape Type	Large-size trees @ 30 o.c. Avg.
Transportation Provision	BR



AV-68-36-BR

Thoroughfare Type	Avenue
Transect Zone Assignment	T4-1, T4-2, T5
Right-of-Way Width	68 feet
Pavement Width	36 feet
Movement	Slow Movement
Intended Speed	25 MPH
Pedestrian Crossing Time	9 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	15 feet
Walkway Type	6 foot Sidewalk
Planter Type	5.5 wide continuous planter
Curb Type	6" Curb
Landscape Type	Medium-size trees @ 30 o.c. Avg. plant @ 8 medium (Medium-size trees @ 30 o.c. Avg.)
Transportation Provision	BR

R



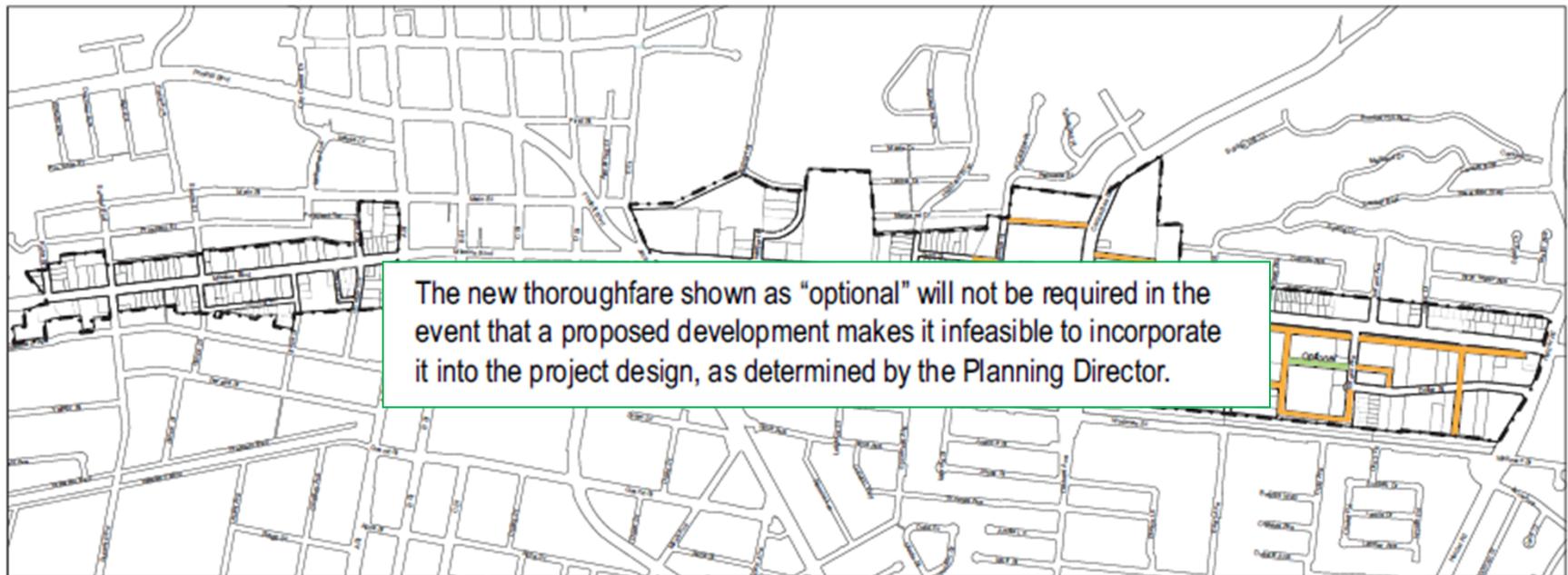
Chapter 3: New Thoroughfare Plan

3 Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

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3. Regulating Plan for the Mission Boulevard Corridor Specific Plan Area

Figure 3-3: New Thoroughfare Plan



Legend

- Project Area
- Parcel
- Existing Thoroughfares
- New Thoroughfares
- Optional New Thoroughfares

The new thoroughfares shown as "optional" will not be required in the event that a proposed development makes it infeasible to incorporate them into the project design, as determined by the Planning Director.



Chapter 5: Infrastructure Plan

5 Infrastructure Plan

5.1 Introduction

5.1.1 Infrastructure Demand, Capacity, and Impacts

5.1.2 Infrastructure Improvements and Costs

5.2 Infrastructure and Utility Plan

5.2.1 Stormwater Infrastructure System, Capacity and Impacts

5.2.2 Wastewater Infrastructure System, Capacity and Impacts

5.2.3 Water Infrastructure System, Capacity, and Impacts

5.2.4 Roadway System, Condition, and Impacts

5.2.5 Infrastructure Improvements and Cost

5.3 Mobility Plan

5.3.1 Automobile

5.3.2 Bicycle

5.3.3 Pedestrian

5.3.4 Transit

5.3.5 Parking & Transportation Demand Management

5.3.6 Mission Boulevard, A Street to Rose Street



Chapter 6: Implementation Plan

6 Implementation Plan

6.1 Introduction

6.2 Implementation Steps

6.2.1 Regulatory Actions

6.2.2 Infrastructure Improvements

6.3 Conceptual Financing Plan for Future Development and Infrastructure

6.3.1 Commercial Development Strategy for the Southern Section

6.3.2 Development Strategy for the Northern Section

6.3.3 Fiscal Impact of Plan Implementation

6.3.4 Financing Concepts

6.3.5 Networking to Identify Appropriate Developers

6.3.6 Marketing to Targeted Developers

6.3.7 A Community Facilities District for Long-Term Fiscal Sustainability

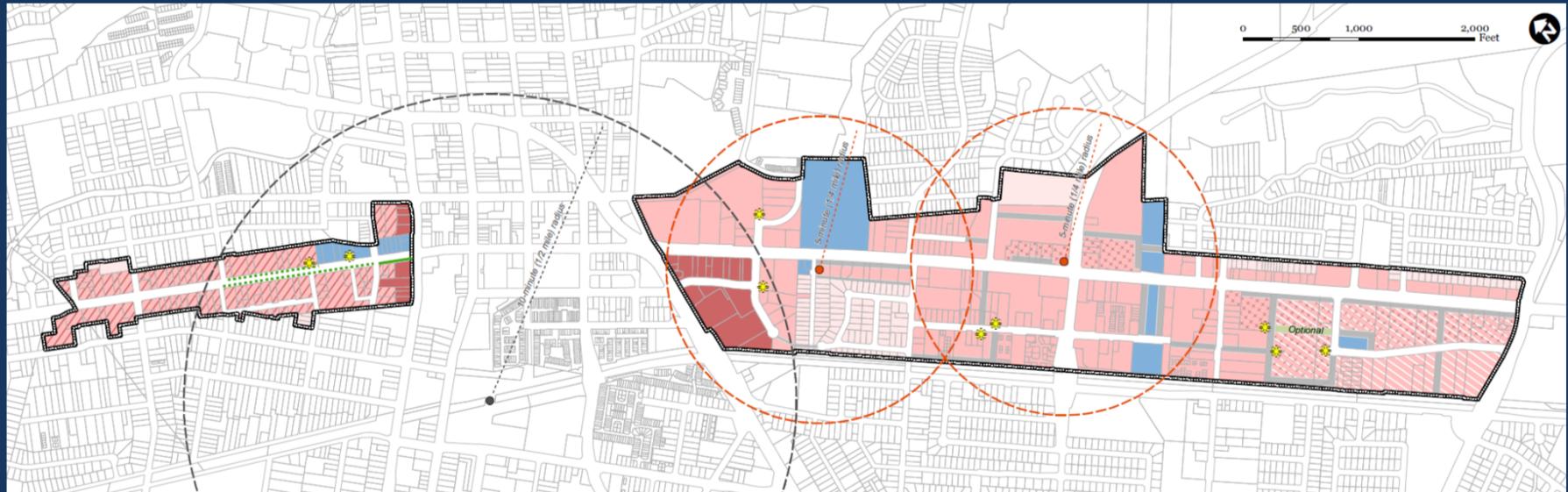


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Chapter 3: Regulating Plan



Form-Based Code Designations

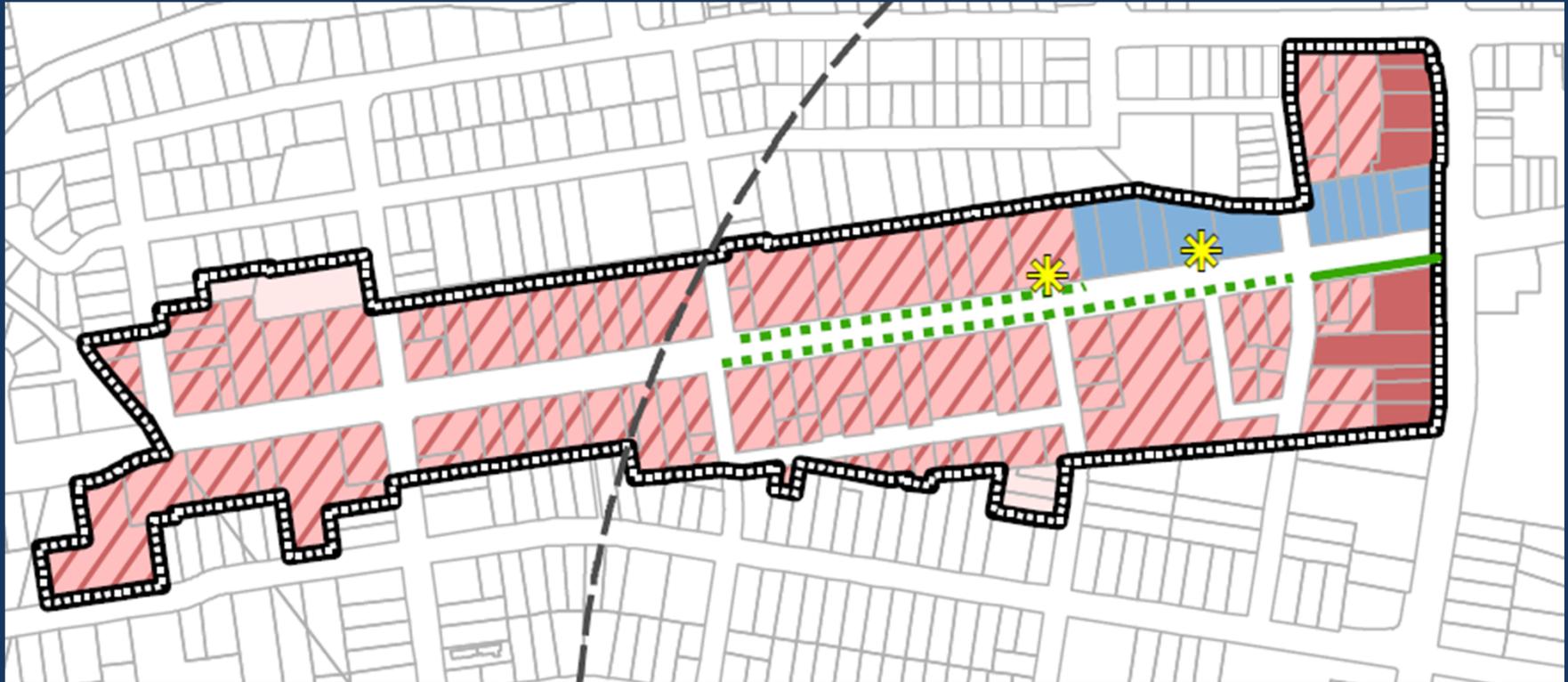
- T3 Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
- T4-1 Urban General Zone, 17.5 min to 35 units max/net acre
- T4-2 Urban General Zone, 17.5 min to 35 units max/net acre
- T5 Urban Center Zone, 35 min to 55 units max/net acre
- CS Civic Space Zone

Overlays

- Commercial Overlay
- Height Overlay
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay



Regulating Plan – Northern Section



Form-Based Code Designations

	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
	T4-1	Urban General Zone, 17.5 min to 35 units max/net acre
	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre
	T5	Urban Center Zone, 35 min to 55 units max/net acre
	CS	Civic Space Zone

Overlays

	Commercial Overlay
	Height Overlay
	Mandatory Shopfront Overlay
	Recommended Shopfront Overlay

Regulating Plan – Middle Section



Form-Based Code Designations

	T3	Sub-Urban Zone, 4.3 min to 17.5 units max/net acre
	T4-1	Urban General Zone, 17.5 min to 35 units max/net acre
	T4-2	Urban General Zone, 17.5 min to 35 units max/net acre
	T5	Urban Center Zone, 35 min to 55 units max/net acre
	CS	Civic Space Zone

Overlays

	Commercial Overlay
	Height Overlay
	Mandatory Shopfront Overlay
	Recommended Shopfront Overlay

Regulating Plan – T4-2 Area



Table 9: Functions (Uses)

TABLE 9. SPECIFIC FUNCTION USE

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

a. RESIDENTIAL

	T3	T4-1	T4-2	T5	CS
Multiple Family	CU	P ₁	P ₁	P	-
Second Dwelling Unit	P	P ₁	P ₁	P	-
Single Family	P	-	-	-	-
Live/Work	-	P ₁	P ₁	P	-
Small Group Transitional Housing	P	P ₁	P ₁	P	-
Large Group Transitional Housing	-	CU ₁	CU ₁	CU	-
Small Group Supportive Housing	P	P ₁	P ₁	P	-
Large Group Supportive Housing	-	CU ₁	CU ₁	CU	-
Emergency Homeless Shelter	-	P ₁	P ₁	-	-
Single Room Occupancy (SRO)	-	-	-	CU	-

b. LODGING

Bed & Breakfast	CU	AU	AU	AU	-
Hotel	-	AU	AU	AU	-

c. OFFICE

Office	CU	P	P	P	-
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d. RETAIL

Alcohol Sales	-	CU	CU	CU	-
Artisan/Craft Production	-	P	P	P	-
Appliance Repair Shop	-	P	P	P	-
Check Cashing & Loans	-	-	-	-	-
Dance/Nightclub	-	-	-	-	-
Equipment Rentals	-	AU	AU	AU	-
Home Occupation	P	P	P	P	-
Indoor Recreation	-	AU	AU	AU	CU
Kennel	-	AU	AU	AU	-
Liquor Store	-	-	-	-	-
Massage Establishment ²	-	-	-	-	-
Media Production	-	AU	AU	P	-
Pawn Shop	-	-	-	-	-
Personal Services	CU	P	P	P	-
Printing and Publishing	-	AU	AU	P	-
Recycling Collection Area	-	AU	AU	AU	-
Restaurant	-	P	P	P	-
Retail Sales	-	P	P	P	CU
Tattoo Parlor	-	-	-	-	-
Tobacco Specialty Store	-	-	-	-	-
Small Motion Picture Theater	-	P	P	P	CU
Large Motion Picture Theater ³	-	CU	CU	CU	CU
Live Performance Theater	-	P	P	P	CU

- = NOT PERMITTED
P = BY RIGHT

AU = ADMINISTRATIVE USE PERMIT
CU = CONDITIONAL USE PERMIT

e. CIVIC

	T3	T4-1	T4-2	T5	CS
Assembly	CU	AU	AU	AU	CU
Conference Center	-	-	AU	AU	CU
Cultural Facilities	CU	AU	AU	AU	CU
Park & Recreation	P	P	P	P	P
Parking Facility	-	AU	AU	AU	CU
Public Agency Facilities	CU	P	P	P	P
Wind Energy	P	P	P	P	P

f. OTHER: AGRICULTURE

Vegetable Garden	P	P	P	-	P
Urban Farm	P	P	P	P	P
Community Garden	P	P	P	P	P
Green Roof	P	P	P	P	P
Vertical Farm	-	-	-	P	P

f. OTHER: AUTOMOTIVE

Automobile Repair (Minor)	-	AU	AU	AU	-
Automobile Repair (Major)	-	CU	CU	CU	-
Drive -Through Facility	-	CU	CU	CU	-
Gas Station	-	CU	CU	CU	-
Taxi Company	-	AU	AU	AU	-

f. OTHER: CIVIL SUPPORT

Fire Station	CU	P	P	P	P
Hospital	-	AU	AU	AU	AU
Medical/Dental Clinic	-	AU	AU	AU	CU
Mortuary	-	AU	AU	AU	-
Police Station	CU	P	P	P	P

f. OTHER: EDUCATION

Day Care Center	CU	P	P	P	CU
Day Care Home	P	AU	AU	AU	-
Educational Facilities	-	AU	AU	AU	CU
Vocational School	-	AU	AU	AU	CU

f. OTHER: LIGHT INDUSTRIAL

Research and Development	-	-	P	-	-
Wholesale	-	-	P	-	-
Manufacturing/Assembly of Clothing	-	-	P	-	-
Woodworking Shop	-	-	P	-	-
Light Manufacturing	-	-	P	-	-

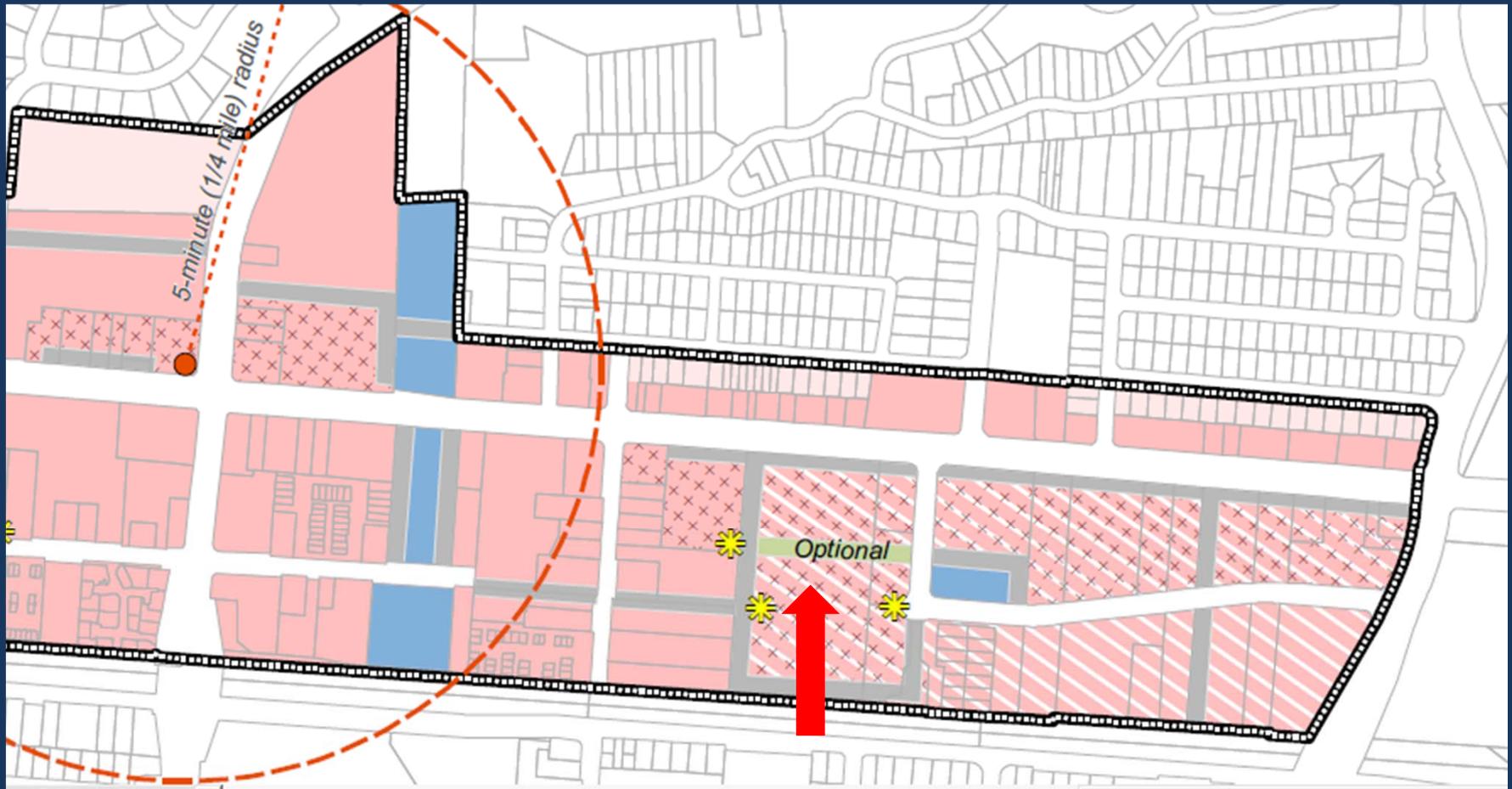
¹ For properties located within the Commercial Overlay zone, residential units are not permitted on the ground floor.

² Massage establishments are only permitted where mandated by State law.

³ An application for conditional use permit for a large motion picture theater shall be accompanied by a study acceptable to the Planning Director documenting the absence of negative impact upon the Downtown of the opening of another large motion picture theater.



Commercial Overlay Zone



Height Overlay Zone

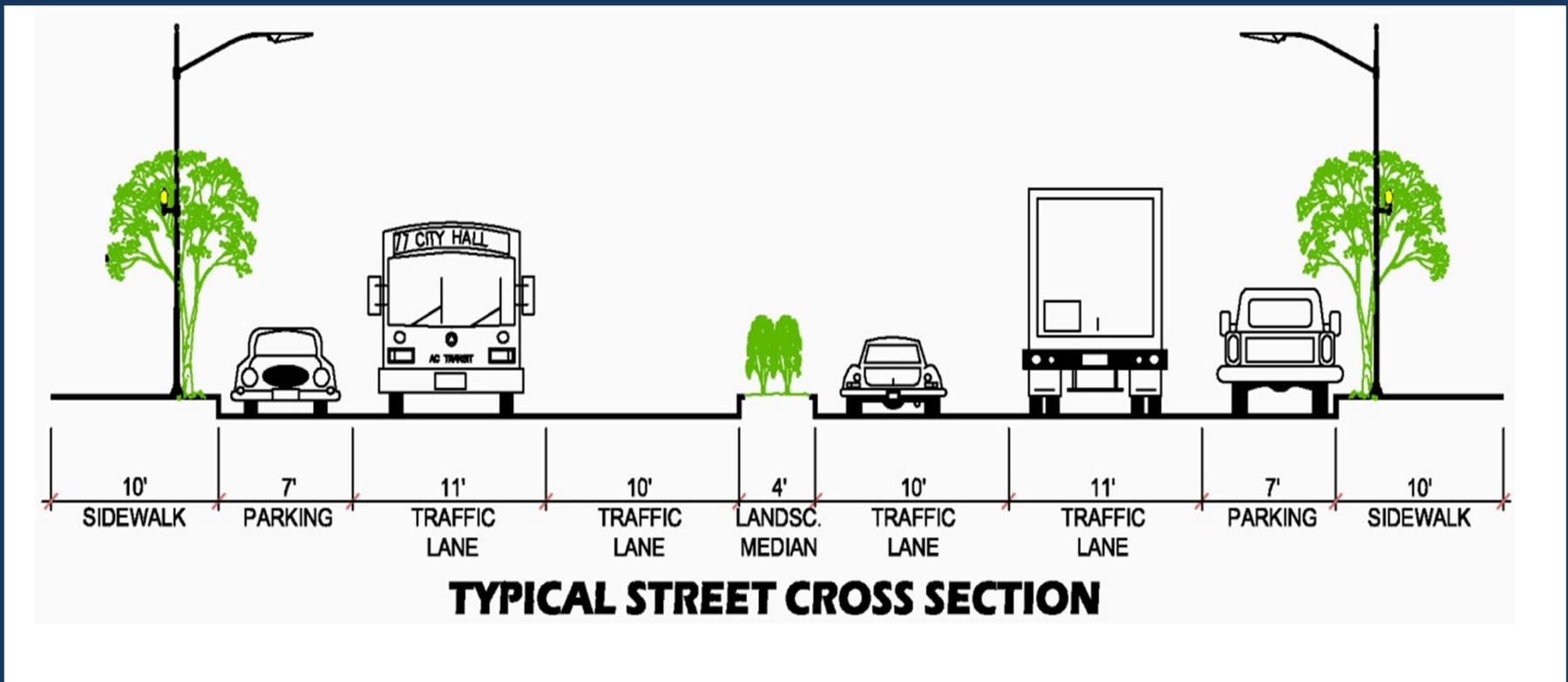


2 to 3 stories

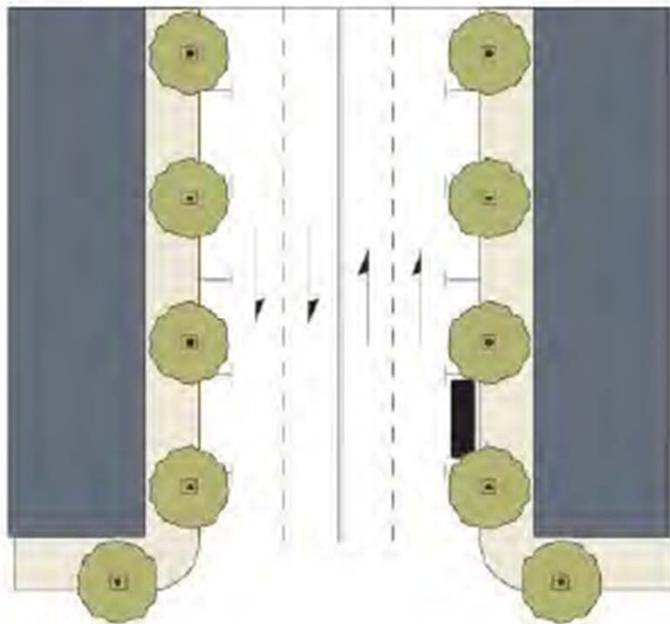
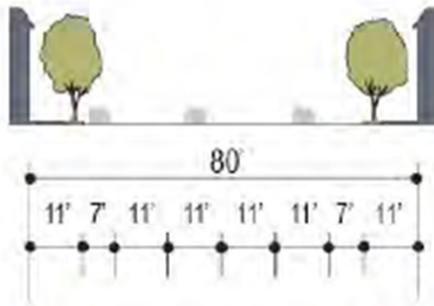
2 to 4 stories



Mission Boulevard reconfiguration north of A Street



Mission Boulevard reconfiguration north of A Street – Alternative A

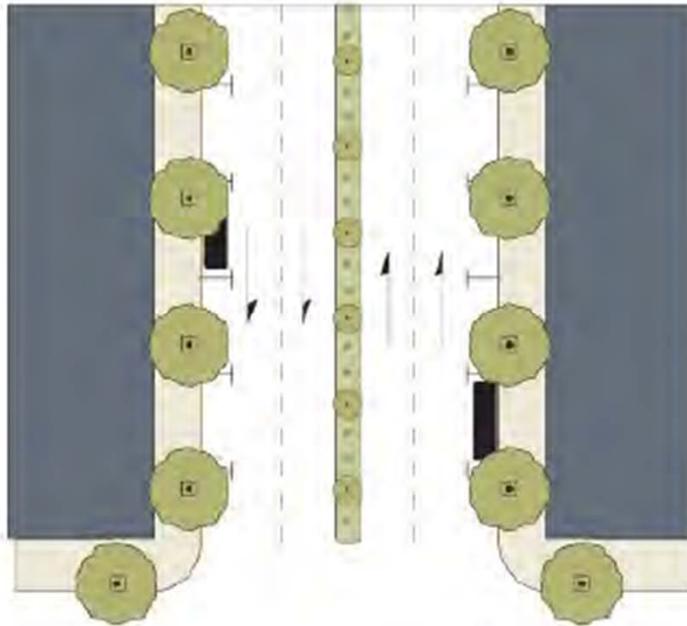
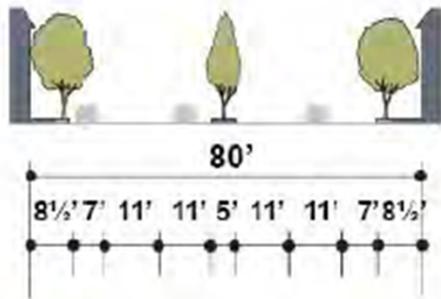


Mission Boulevard, North of A Street

Maintain existing configuration with improvements.



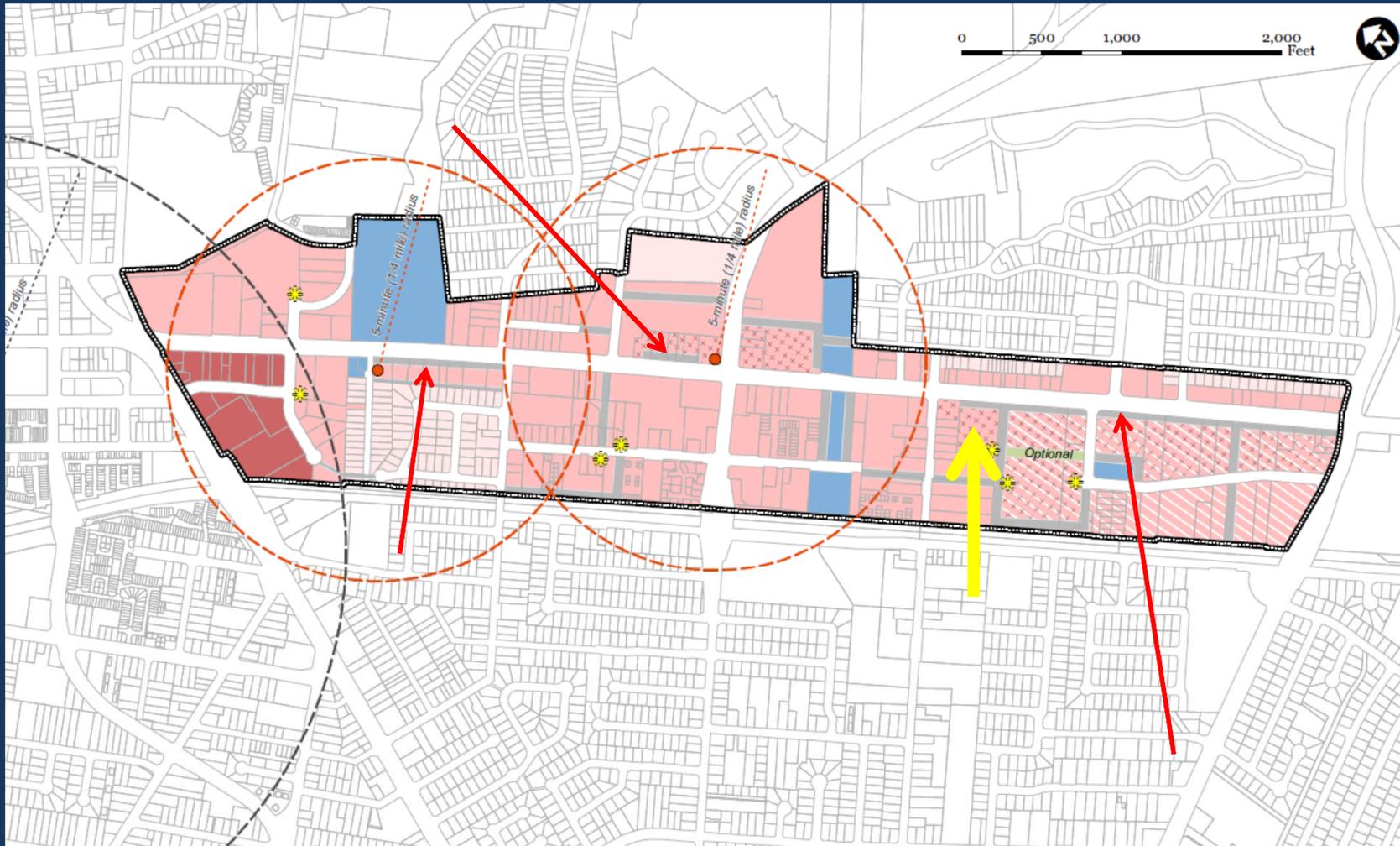
Mission Boulevard reconfiguration north of A Street – Alternative B



Mission Boulevard, North of A Street



Slip Lanes



Slip Lanes



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Draft Program Environmental Impact Report

Aesthetics

Agriculture/Forestry Resources

Air Quality

Biological Resources

Cultural Resources

Geology & Soils

Greenhouse Gas Emissions

Hazards & Hazardous Materials

Hydrology & Water Quality

Land Use & Planning

Mineral Resources

Noise

Population & Housing

Public Services

Recreation

Transportation

Utilities & Service Systems



Draft Program Environmental Impact Report

Aesthetics

Agriculture/Forestry Resources

Air Quality

Biological Resources

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Draft Program Environmental Impact Report

Aesthetics

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Cultural Resources

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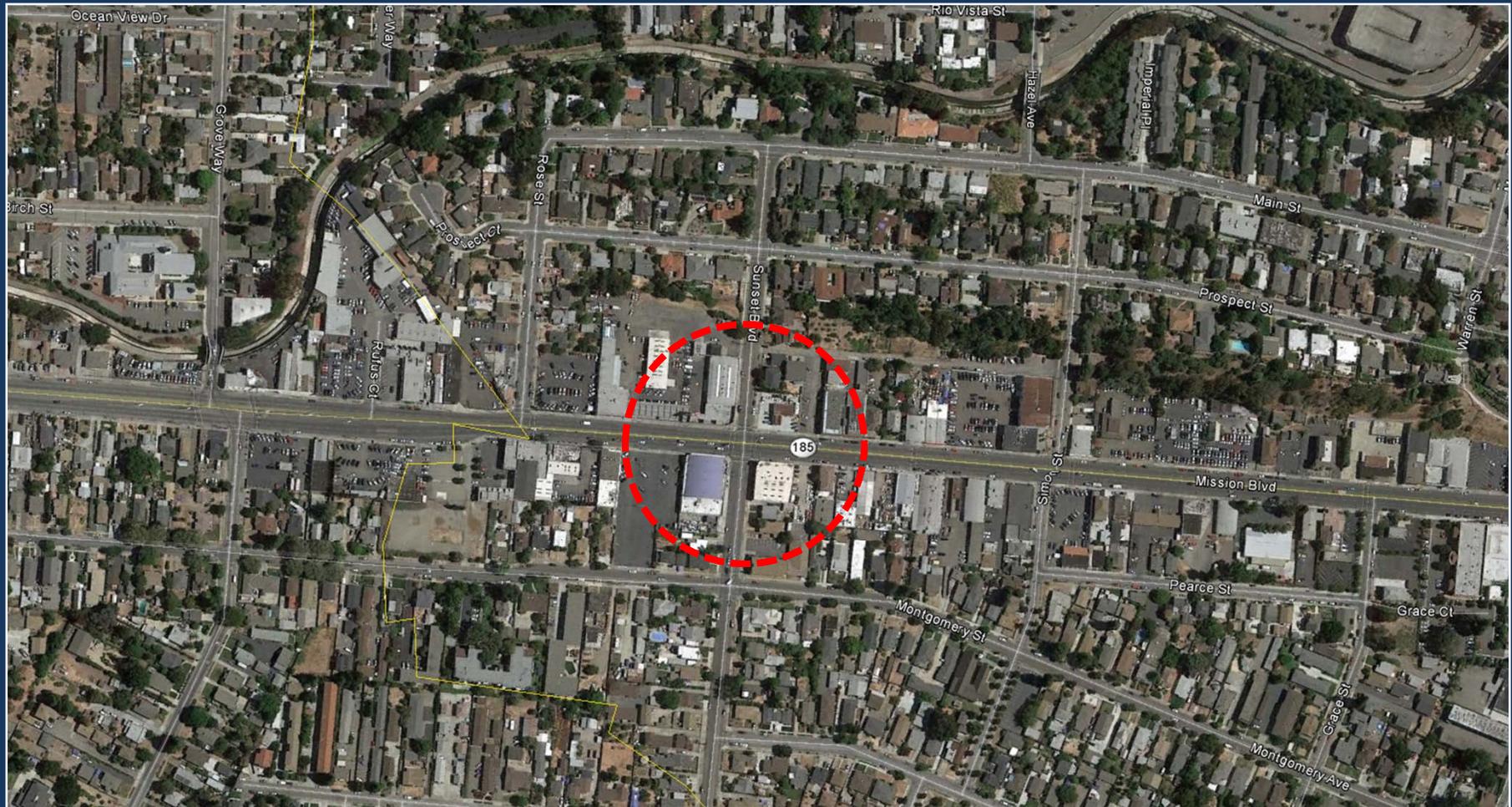
Draft Program Environmental Impact Report

Mitigation Measure Traf-2

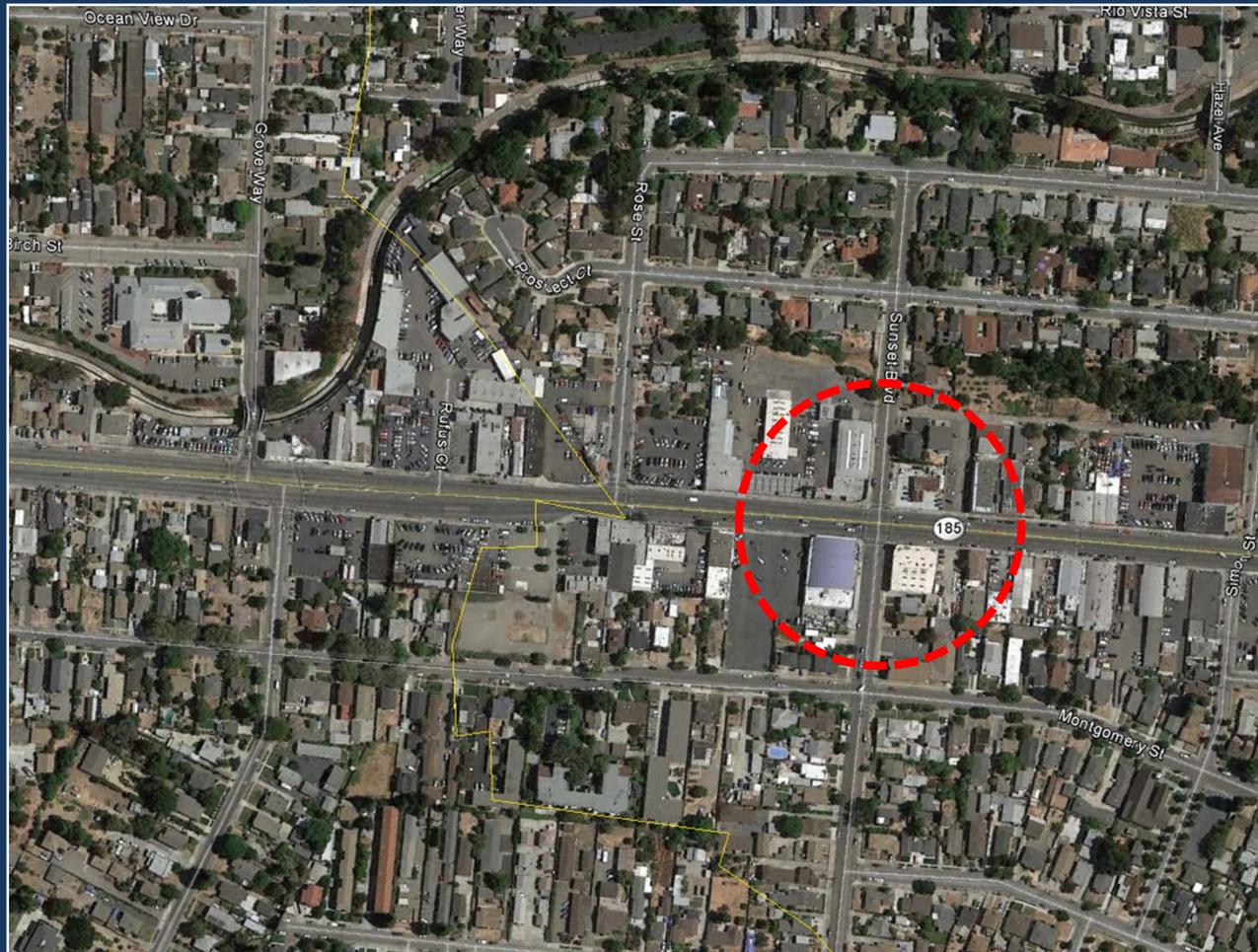
- Addresses Cumulative 2035 Plus Project
- Removes on-street parking at Sunset/Mission Blvds



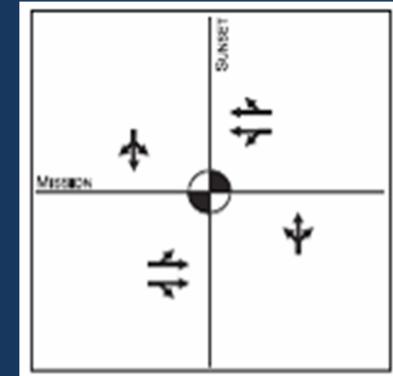
Draft Program Environmental Impact Report



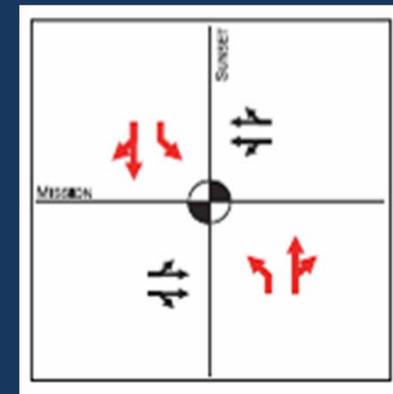
Draft Program Environmental Impact Report



Existing



Mitigated



Draft Program Environmental Impact Report



Sunset (Eastbound)



Draft Program Environmental Impact Report

Sunset (Westbound)



Commission Feedback on:

1. Slip lane
2. Commercial Overlay (north of Harder - former FORD site)
3. Height Overlay north of A Street
4. Mission Boulevard reconfiguration north of A Street
5. Mitigation Measure Traf-2 (eliminate parking on Sunset)



Presentation Outline

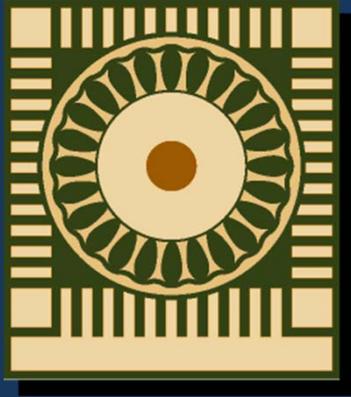
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Next Steps

- May 31, 2013: End 45-day Public Review Period for DEIR
- June 27, 2013: Planning Commission Hearing on Final EIR and Specific Plan
- July 9, 2013: City Council Hearing – Introduce Ordinance and Adopt Resolution
- July 23, 2013: City Council Hearing – Final Adoption





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