

# South Hayward BART / Mission Boulevard Form-Based Code

## The Charrette Process and Form-Based Codes



### Benefits of the Charrette Process

The charrette is a design process that takes place in the community where the project site is located and in the presence of those affected and affected by the outcome. The process catalyzes agreement by engaging in ongoing negotiation during the stage of maximum flexibility – the moment of design conception.

The principal advantage of a charrette is the efficiency of the process, the amount which it earns, and the accommodation to problems and opportunities. Ultimately, the purpose of a charrette is to give those concerned enough information to make rational decisions.



### Project Timeline



### Benefits of Form-Based Codes

Form-based codes are multi-disciplinary zoning codes that link the design of circulation and public space networks to the design of private buildings and lots.

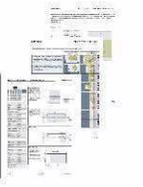
It is the high quality of these interconnections – the connections between public space and private buildings – that makes great cities and towns.

The South Hayward BART/Mission Boulevard Form-Based Code will contain the following elements, all informed by the results of the public charrette:

- Regulating Plan:** A plan of the regulated area designating the locations where different building form standards apply. These standards are based upon clear intentions as to the desired physical character of the area being coded.
- Building Form Standards:** Regulations controlling the configuration, features and functions of buildings that define and shape the public realm.
- Street Standards:** Specifications for elements within the public realm, e.g., sidewalks, travel lanes, street trees and street furnishings.



Examples of the community's preferred image.



### Example of Gradual Development

These three concept drawings illustrate how the area around Bowman Elementary School could redevelop over time, transitioning from an auto-oriented strip center to a connected, mixed-use neighborhood centered on the school and becoming a civic heart of South Hayward in the process.

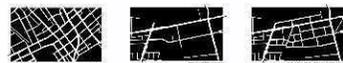


### Volunteer Contributions

A number of local citizens, including a landscape architecture graduate, an urban planner and a member of city planning staff, volunteered to work on the project alongside the design team. Their drawings are below.



### Why Block Perimeter Matters



Block perimeter, defined as the total length in feet of all block faces, correlates closely with safety and walkability.

Blocks in historic Downtown Hayward (see diagram above) create a public realm that is generally walkable and convivial. As a contrast, some blocks near the South Hayward BART station are 3-4 times as large. The streets that border the large blocks have little pedestrian activity and are often unsafe or perceived to be so.

The diagram of the project area below shows recommended new streets to increase walkability and safety while protecting and improving property values and encouraging redevelopment.



### What does Success look Like?

In the words of Community members:

**"There will be public places that will keep us together instead of places that push us apart."**



**Creek Park** – Modeling the successful Esplanade Park adjacent to the BART tracks on E. 12th Street, this new park and green belt behind the existing deep lots on Mission Street is intended to increase safety, provide play areas for children, enhance a sense of community and improve property values in this neighborhood.

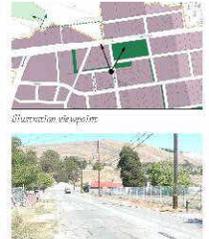


Existing conditions

**"I can give up one of my cars because I'll be able to safely walk to shops, services and BART."**



**Valle Vista Community Center Neighborhood** – South Hayward residents have long envisioned a Community Center along Valle Vista Street that includes classrooms, auditorium, gym, meeting rooms, recreational computer lab, dining terrace, multi-use. This drawing shows a new Community Center and park centering a walkable neighborhood with easy eyes on the street for safety and livability. A carefully designed multi-family building at the end of Valle Vista Street reanimates the street and provides the neighborhood with a strong sense of enclosure and beauty.

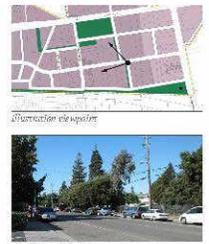


Existing conditions

**"It's safer."**



**Dixon Street** – New multi-family buildings with shops, front doors and windows all facing the street, along with new public activation (or perhaps corner store), will increase walkability and safety in an uninvitable area that currently has few eyes on the street.



Existing conditions

## The Regulating Plan

### Contents of the Plan

The Regulating Plan (DRAFT shown on right) is a map that contains the following urban design elements:

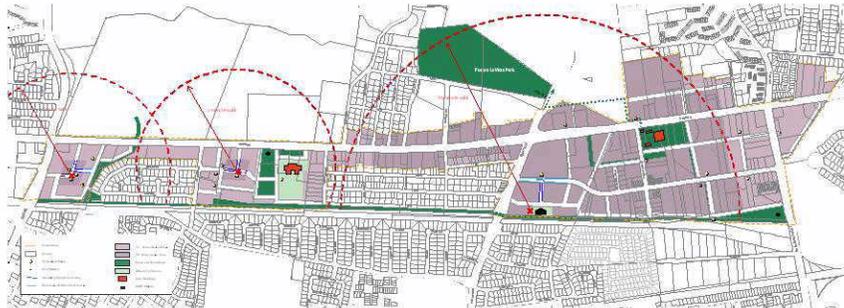
- Transect zones
- Civic spaces
- Terminated vistas
- Building frontage recommendations

It lays out the Transect zones to reflect the 1/4-mile five-minute walk or pedestrian shed that has been an informal standard for neighborhoods and small villages since the earliest cities, and the 1/2-mile ten-minute walk to transit. The goal is to meet the daily needs of citizens within each pedestrian shed.

### T4 and T5 Transect Zones

The South Hayward BART light rail station supports urban habitat of T4 and T5 through increased mobility choices. They are defined as follows:

- T4 General Urban Zone** – consists primarily of higher density mixed-use buildings that accommodate retail, offices and residential including rowhouse and apartment buildings. It has a tight network of boulevards, townhouses and apartment buildings with scattered commercial activity and a balance between landscape and buildings.
- T5 Urban Center Zone** – consists primarily of higher density mixed-use buildings that accommodate retail, offices and residential including rowhouse and apartment buildings. It has a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



**Small lot in all Strategies**  
There are still opportunities in this area of small lots and narrow lots. We don't want Mission Blvd and 12th Street Area. This concept illustrates how some small lots could be used to create a more vibrant and walkable street. The concept also shows how some small lots could be used to create a more vibrant and walkable street. The concept also shows how some small lots could be used to create a more vibrant and walkable street.



**Newman Details**  
Newman P Community Center will also be located in this area. It will be located in this area.



**Deep Lot Study**  
Large, deep lots or sections of Town Street present a series of challenges in terms of current design and layout as well as lot utilization. This study examines the potential for these lots to be used in a way that is consistent with the overall vision of the plan. The study also examines the potential for these lots to be used in a way that is consistent with the overall vision of the plan.

### About the Transect

Transect of Hayward



A transect is a continuous cross-section of natural habitats for plants and animals ranging, for example, from shorelines to wetlands to uplands.

The transect in a form-based code is extended to the human habitat, ranging from the most rural to the most urban environments. This provides a diversity of habitat types for a diversity of human interests.

The Transect of Hayward ranges from T5 in downtown and in proximity to the South Hayward BART station to T1 and T2 in the highest foothills and illustrates the historic architecture and urban form of single-family homes in T3 and multi-family homes in T4.

**Holiday Bowl Site**  
This development opportunity is situated on a 6.5-acre site located on the corner of 12th Street and Mission Street. The site is currently vacant and is a prime location for a new development. The site is currently vacant and is a prime location for a new development. The site is currently vacant and is a prime location for a new development.

### PREPARED FOR

The City of Hayward  
November, 2009

### CHARRETTE DATES

September 29 – October 6, 2009

### URBAN DESIGN TEAM

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BSA, AECOM

### PARKING ANALYSIS

Nelson\Nygaard Consulting Associates

### CONTACT & DOWNLOAD INFORMATION

If you seek the most information about the South Hayward BART/Mission Boulevard Area Form-Based Code, please contact:  
Lauri Kover, Planning & Development Services Director, at (510) 885-5800.  
You can download a copy of this poster at the City of Hayward's website at <http://www.ci.hayward.ca.us/>



