SYNOPTIC SURVEY

ENVISION DOWNTOWN HAYWARD

SYNOPTIC SURVEY

for

ENVISION DOWNTOWN HAYWARD

March, 2012

Prepared by

Community Planning Laboratory
City and Regional Planning Department
College of Architecture and Environmental Design
California Polytechnic State University, San Luis Obispo, CA

CREDITS

PROJECT ADVISOR

Zeljka Howard

PROJECT MANAGERS

Guy Duer

Lauren Barrera

PROJECT EDITORS

Dana Hoffman

Guy Duer

GIS GRAPHICS COORDINATOR

Meaghan Mroz-Barrett

PROJECT TEAM

Adeyemi J. Akilo

Lauren M. Barrera

Sloan T. Campi

Ryan Douglas Chiene

Bradford John DeBranch

Guy Duer

Katie A. Evans

Alexander YaoDune Fong

Jenna Malone Hahn

Alexander P. Jacobius

Maurice McClure

Ellen Moore

Brittany Anne Scofield

Jennifer Ashley Smitheram

Blaze Mario Nazzaro Syka

Ryan Christopher Taslim

Jacqueline Brooke Terrell

Christopher Paul Ulrich

PREFACE

This Synoptic Survey report is a companion piece to the Envision Downtown Hayward project, prepared as a class project by fourth year undergraduate students in the City Regional Planning Department at California Polytechnic State University, San Luis Obispo. The results of the synoptic survey were used for analysis of the existing characteristics and development potential for Downtown Hayward.

The Project Team would like to thank all those members of the community that helped in this endeavor, especially the following members of City of Hayward staff: David Rizk, Richard Patenaude, Sara Buizer, and Chris Gillis.

This page is intentionally left blank

TABLE OF CONTENTS

CHAPTER 1: OVERVIEW

Introduction....3
Project Location....3
Methodology....5
Data Relationships....6
Report Organization....8

CHAPTER 2: DOWNTOWN MAPS

Location Context....11
Project Area: Street Map....12
Project Area: Aerial Image....13
General Plan Land Use Map....14
Zoning Map....15
Surveyed Land Use Map....16
Figure Ground....17
Residential Uses....18
Public And Quasi-Public Uses....19
Public Parking Lots....20
Vacancy Status....21
Building Heights....22
Historic Resources....23
Fault Zone Map....24

CHAPTER 3: BLOCK MAPS

Block Key....27
Block 1....28
Block 2....29
Block 3....30

Block 4.....31
Block 5.....32
Block 6.....33
Block 7.....34
Block 8.....35
Block 9.....36
Block 10.....37
Block 11.....38
Block 12.....39
Block 13.....40
Block 14.....41
Block 15.....42
Block 16.....43
Block 17.....44
Block 18.....45

CHAPTER 4: THOROUGHFARES

A St. At Foothill Blvd.....49
A St. At Main St.....50
A St. At Mission Blvd.....51
A St. At Montgomery St.....52
B St. At Grand St.....53
B St. At Montgomery St.....54
B St. At Watkins St.....55
B St. At Mission Blvd.....56
B St. At Main St.....57
B St. At Foothill Blvd.....58
C St. At Atherton St.....59
C St. At Watkins St.....60
C St. At Main St.....51

C St. At Mission Blvd....62
C St. At Foothill Blvd....63
Foothill Blvd. At A St....64
Foothill Blvd. At B St....65
Foothill Blvd. At C St....66
Foothill Blvd. At D St....67
Mission Blvd. At A St....68
Mission Blvd. At B St....69
Mission Blvd. At C St....70
Mission Blvd. At D St....71
Mission Blvd. At Foothill Blvd....72

APPENDICES

A – Synoptic Survey Instruction List....75
B – Sample Data Collection Maps....77
C – Sample Field Data Sheet....81
D – Sample Thoroughfare Data Sheet....83
E – Basic Parcel Information....85
F – Historic Resources Designations....99

This page is intentionally left blank

Chapter 1:
OVERVIEW

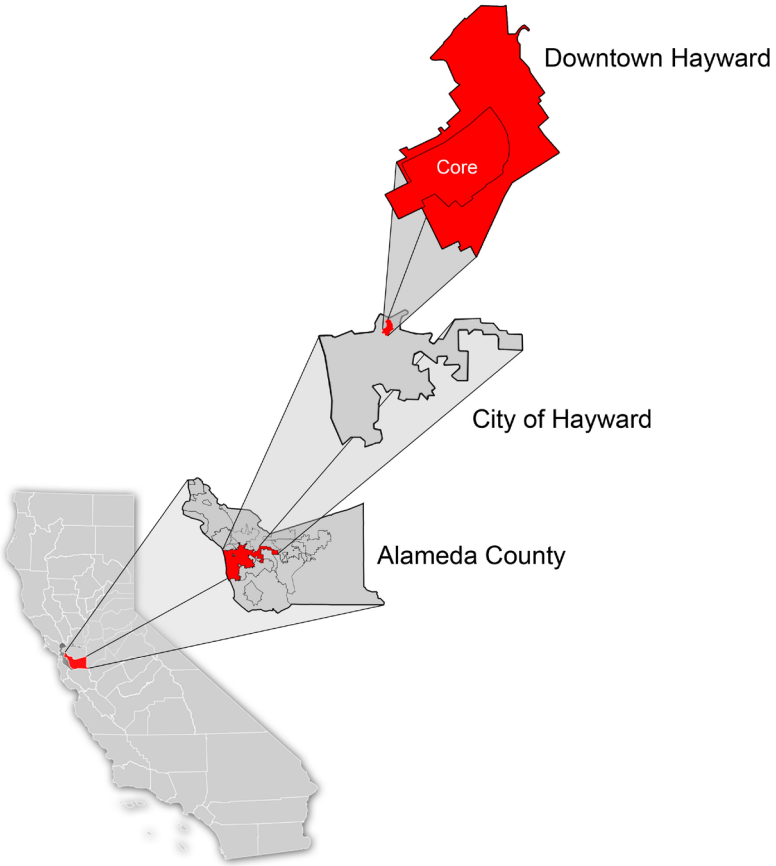
This page is intentionally left blank

Introduction

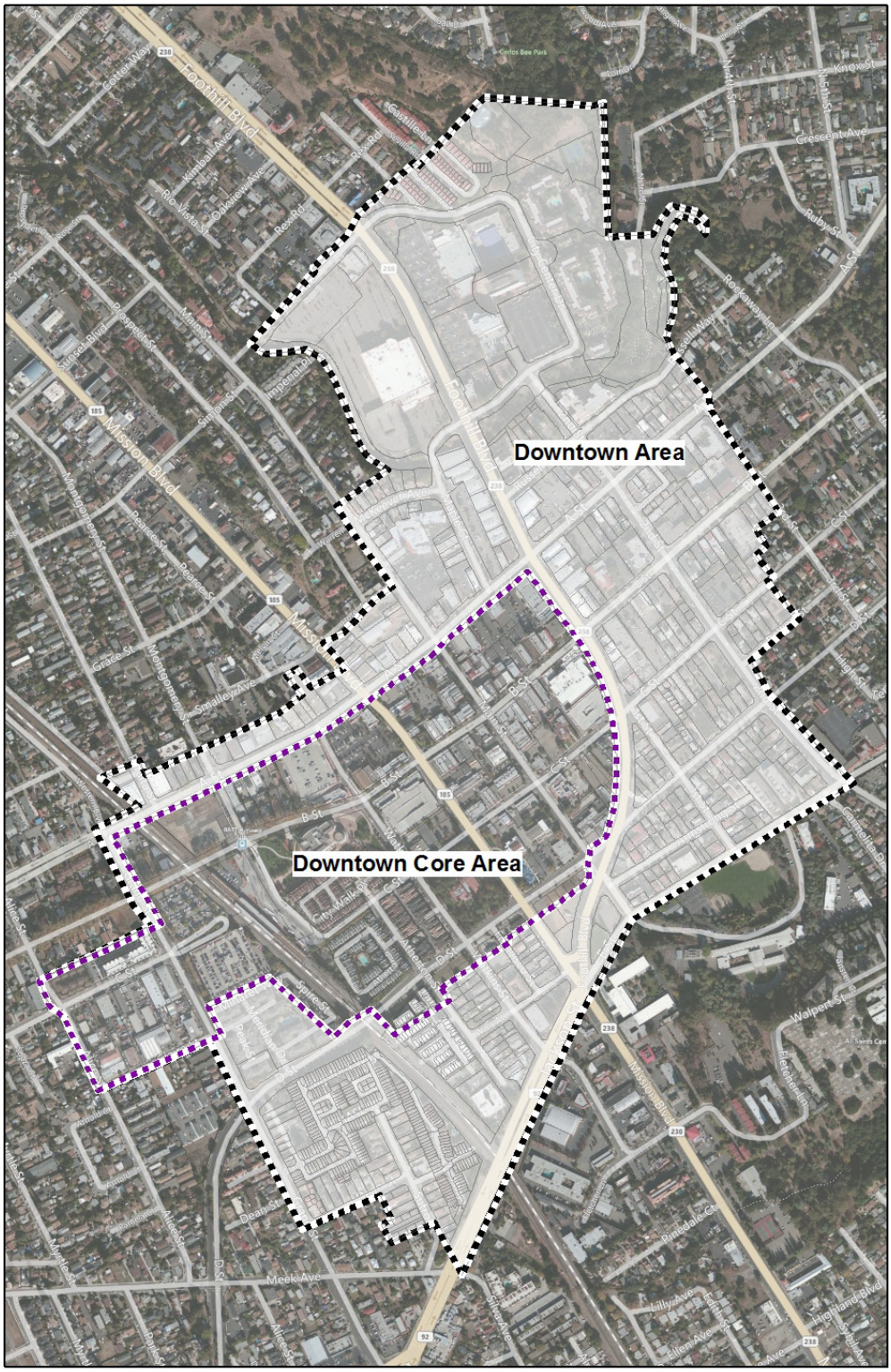
A synoptic survey is an instrument used to determine the existing characteristics and uses of the built environment of a community. Analyzing the current characteristics provides a deeper understanding of the study area needed to create comprehensive and appropriate future proposals. This Synoptic Survey examines the existing characteristics of the Hayward Downtown and its Core Area. The survey was conducted in conjunction with the Envision Downtown Hayward project between October 2011 and January 2012.

Project Location

The City of Hayward, located in Alameda County, California, comprises an area of 63.7 square miles and is centrally located in the San Francisco Bay Area. Downtown Hayward, located in the northern portion of the City, encompasses 320 total acres with a core area of 102.4 acres Map 1.1 illustrates the location of Downtown Hayward within the larger contexts of the city, county, and state. Map 1.2 shows the boundaries of the Project Area.



Map 1.1 — Downtown Hayward Location Map



0 200 400 800 1,200 1,600 Feet

1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Hybrid Map
Data: City of Hayward Parcel Map

Envision Downtown Hayward 2040
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

Map 1.2 — Project Area Map

Methodology

Parcel Information

The synoptic survey focused primarily on the approximately 102 acres of the Downtown Core Area of Hayward. The Project Team conducted on-site survey of every parcel within the Core Area and performed supplemental surveys of the remaining parcels in the Downtown area through a combination of on-site and on-line surveys. The Team photographed structures and recorded qualitative and quantitative information about each parcel. Table 1.1 lists the type of information gathered for each parcel.

Table 1.1 — Type of Data for Parcels Collected On-Site

PARCEL INFORMATION	CHARACTERISTICS	FRONTAGE	MISCELLANEOUS
Parcel ID Number	Parcel Maintenance Level	Private/Public	Additional Notes
Street Name	Building Height	Landscaping Type	
Street Number	Occupying Business Name	Frontage Type	
Land Use	Building Conditions		
Undeveloped/Developed			
Vacant/Occupied			
Number Of Buildings			

Thoroughfares Information

As part of the survey, Project Team also recorded characteristics of the main thoroughfares within the Core Area in order to understand the overall circulation patterns. The Team concentrated on gathering information on key intersections including the thoroughfare type, directional movement, traffic lanes, parking and amenities. Table 1.2 shows the type of data collected for each intersection.

For areas outside of the Downtown Core, the Team gathered parcel data using a combination of on-site and an-online survey method utilizing Google Maps and Google Street View. The data gathered for parcels using this method include parcel development status, building height and existing uses.

After gathering data on-site and on-line the findings were entered into data sheets with corresponding values in order to generate maps in GIS, create land use tables, and calculate build out potential. The various details of each building, parcel, and block—when put together—paint a cohesive portrait of the community that can then be used to make decisions about future projects.

Table 1.2 — Type of Data for Intersections Collected On-Site

EXISTING CHARACTERISTICS
Thoroughfare Type
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
On Street Parking Spots
Bike Lane
Walkway Type
Planter Type
Curb Type
Landscape Type

Data Relationships

Land Use

A key piece of data gathered for each parcel in both the on-site and on-line survey was land use. The land use categories used in the survey differ from those found in the City's General Plan Land Use Map; this is due to the need for efficiency and ease of data recording in the field. However, the survey categories can be easily related back to those in General Plan. Table 1.3 illustrates the relationship between these categories. See Table 1.4 for a summary of the existing uses in the Project Area.

Table 1.3 — Relationship Between Synoptic Survey Land Uses and General Plan Land Uses

SYNOPTIC SURVEY LAND USES		RELATED GENERAL PLAN LAND USES	
R	Residential	CC-HDR	Central City High Density Residential
		CC-ROC	Central City Retail and Office Commercial
		HDR	High Density Residential
		MDR	Medium Density Residential
CO	Commercial	CC-HDR	Central City High Density Residential
		CC-ROC	Central City Retail and Office Commercial
MU	Mixed Use	CC-HDR	Central City High Density Residential
	Residential-Commercial	CC-ROC	Central City Retail and Office Commercial
CI	Public and Quasi Public	PQP	Public and Quasi Public
OS	Open Space	PQP	Public and Quasi Public
		PR	Parks and Recreation
		LOS	Limited Open Space
PK-PUB	Public Parking	PQP	Public and Quasi Public
		CC-HDR	Central City High Density Residential
		CC-ROC	Central City Retail and Office Commercial
V	Vacant	ANY	Any Land Use
VI	Vacant with Improvements	ANY	Any Land Use

Table 1.4 — Synoptic Survey Land Use Distribution Summary

Land Use Category	Downtown Area		Downtown Core	
	Parcels	Area	Parcels	Area
Public and Quasi-Public	19	13.018	14	11.023
Commercial-Retail	184	65.236	79	23.841
Residential	888	76.137	248	11.417
Mixed Use-Residential/Commercial	33	8.256	23	3.386
Open Space	41	12.218	8	0.788
Public Parking Lots	26	19.341	21	15.864
Vacant[1)]	34	9.432	16	3.633
Vacant with Improvements[2)]	2	10.576	0	0
Other- ROWs, Transportation, Easements[3)]	N/A	106.362	N/A	31.025
TOTAL	1227	320.576	409	100.977

[1)] The term "Vacant" refers to parcels with little to no improvements, though parcels may have a temporary use such as unpaved surface parking or material storage.

[2)] The category "Vacant with Improvements" designates parcels that have significant site improvements including paved parking, parking garages and/or buildings that are not currently occupied.

[3)] The "Other- ROW's, Transportation, Easements" category refers to remaining land and parcels within the Downtown Area not fitting one of the previous categories. This includes land devoted to roadways, sidewalks, miscellaneous landscape areas (not sufficient to be considered open space), and easements.

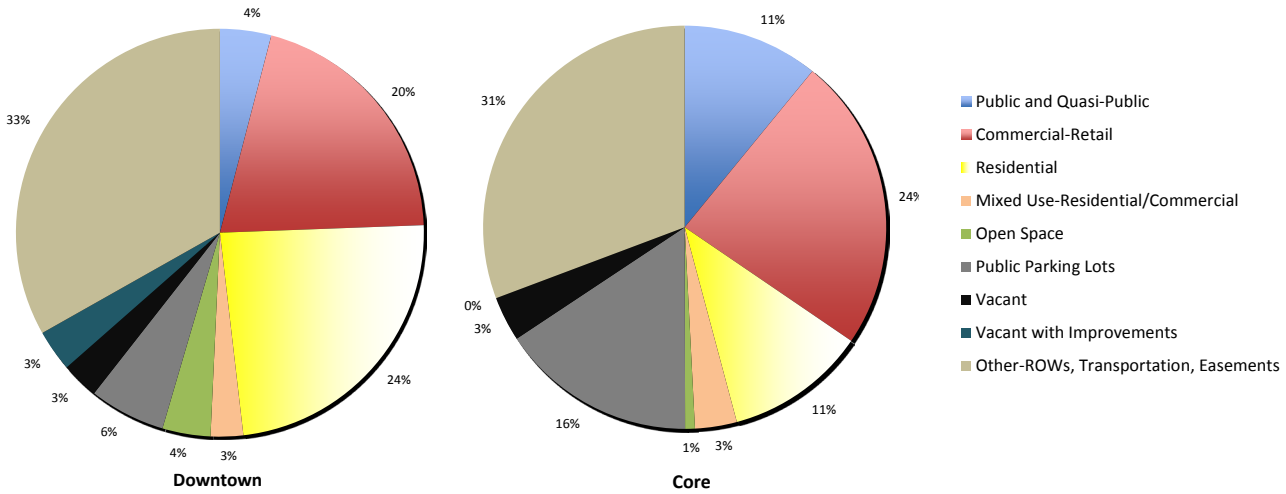


Figure 1.1 — Downtown and Core Area Land Use Distribution

Report Organization

This report is divided in four sections as follows:

Chapter 1: OVERVIEW—An overview of the project, the type of information collected and the methodology used to collect, organize, and analyze data.

Chapter 2: DOWNTOWN MAPS: Maps of the Downtown area illustrating the information generated from combination of the synoptic survey and data provided by the City of Hayward

Chapter 3: BLOCK MAPS: Land use maps of blocks surveyed in the field (primarily within the Downtown Core Area).

Chapter 4: THOROUGHFARES: Images and information about key intersections within the Core Area including thoroughfare type, right-of-way width, directional movement, bike lanes, sidewalks, curb type and landscaping.

APPENDIX:

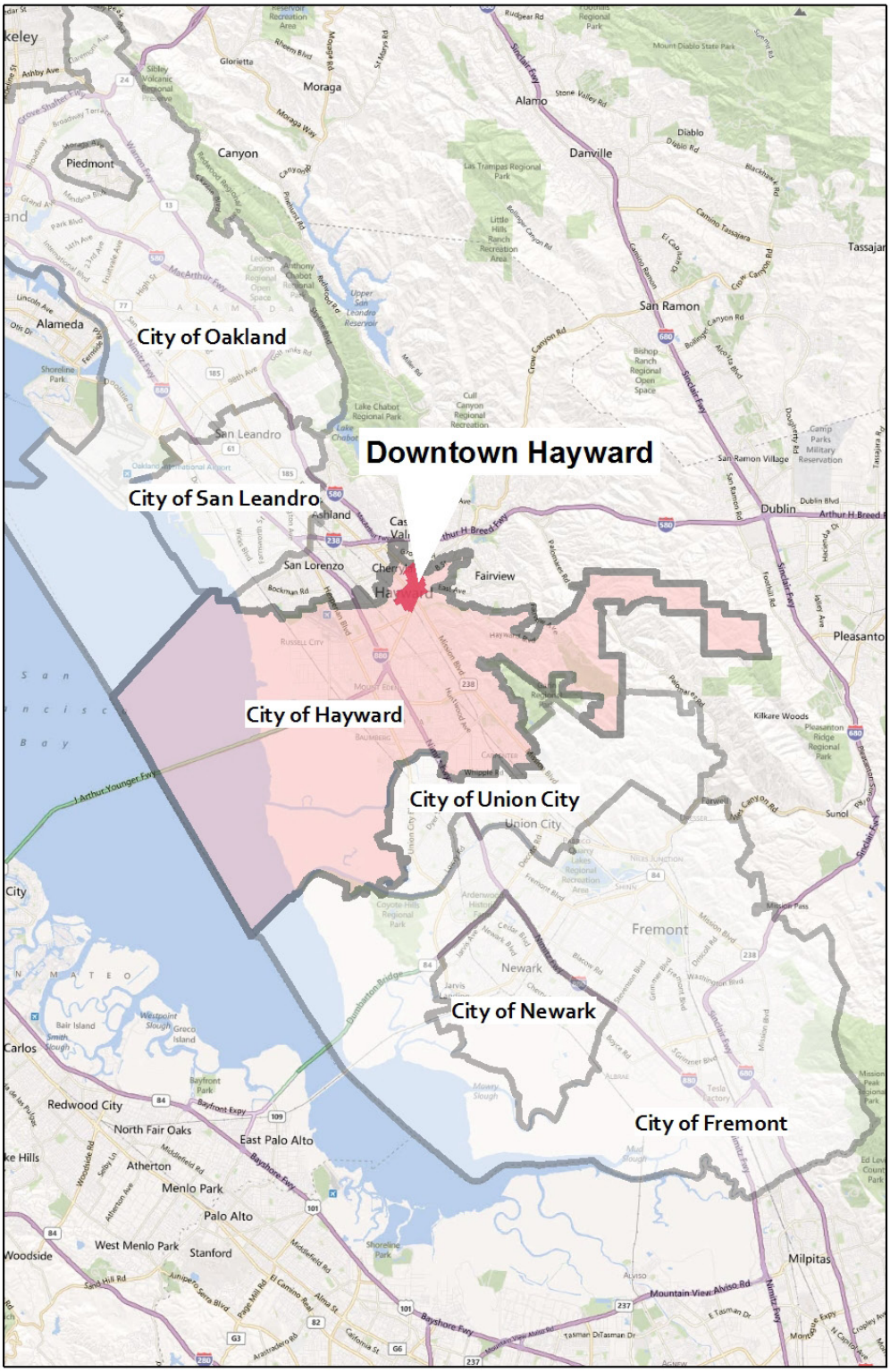
- Synoptic Survey Data Collection Instructions
- Sample Synoptic Survey Data Collection Sheet
- Sample Synoptic Survey Data Collection Map
- Sample Thoroughfare Data Sheet
- Compiled Data by Parcel Number
- Historic Resource Designations

The materials included in this report are compiled on the enclosed CD, including all appendix materials, compiled data, GIS data, and GIS map file.

Chapter 2:
DOWNTOWN MAPS

This page is intentionally left blank

LOCATION CONTEXT



0 4,800 9,600 19,200 28,800 38,400 Feet

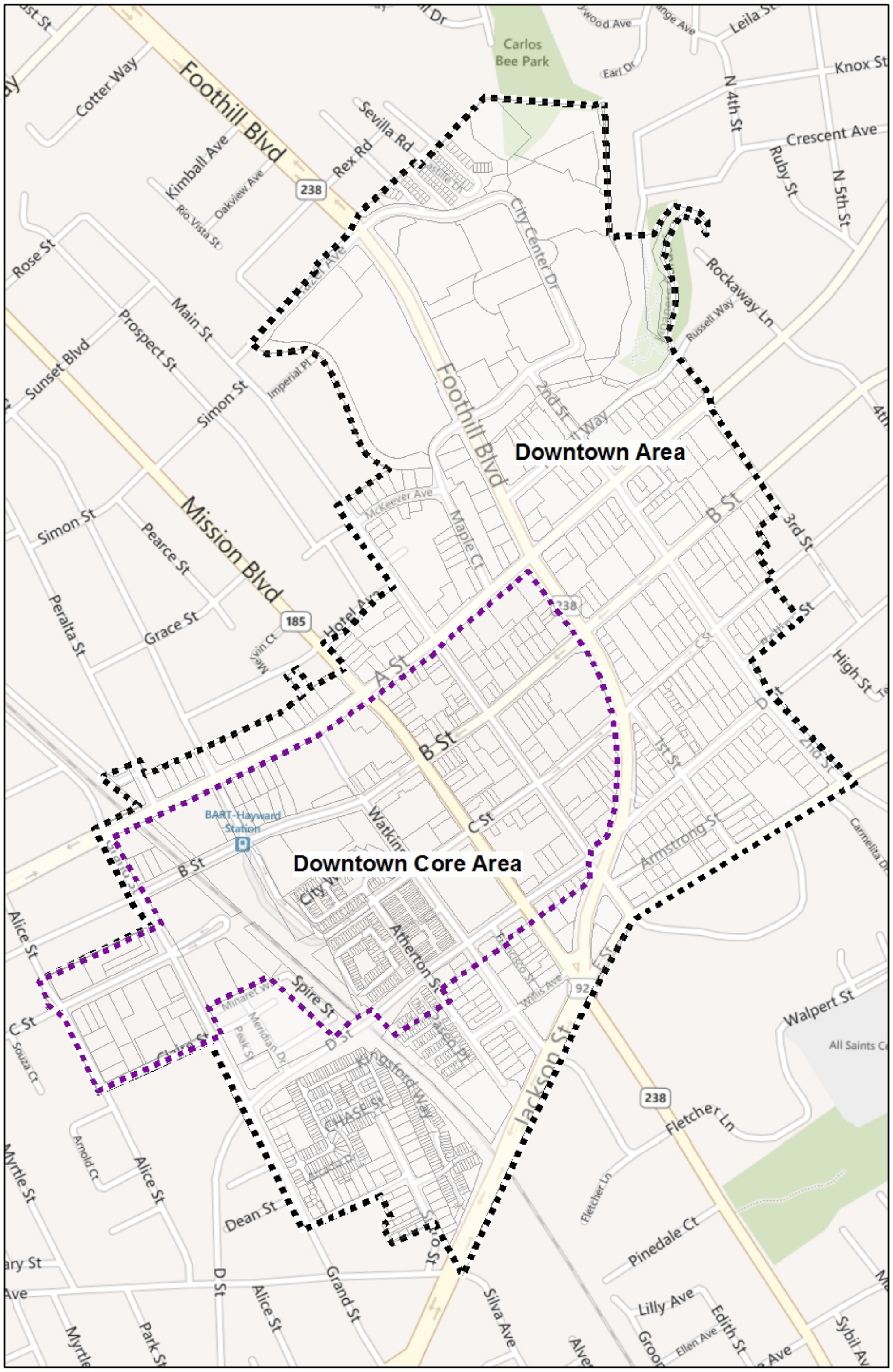
1 inch = 12,000 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Alameda County Jurisdiction Map

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University of San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

PROJECT AREA: STREET MAP



0 200 400 800 1,200 1,600 Feet

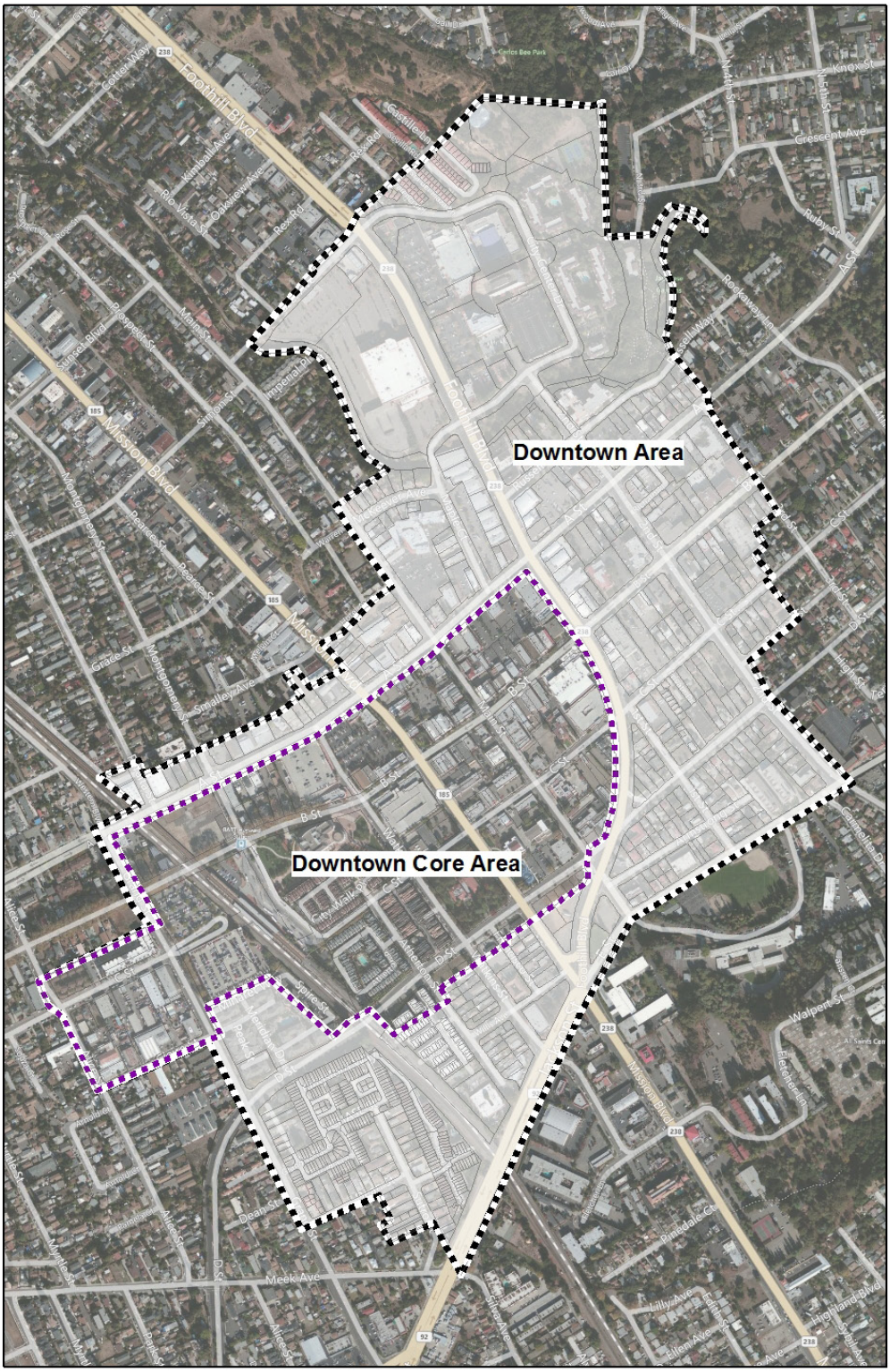
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

PROJECT AREA: AERIAL IMAGE



0 200 400 800 1,200 1,600 Feet

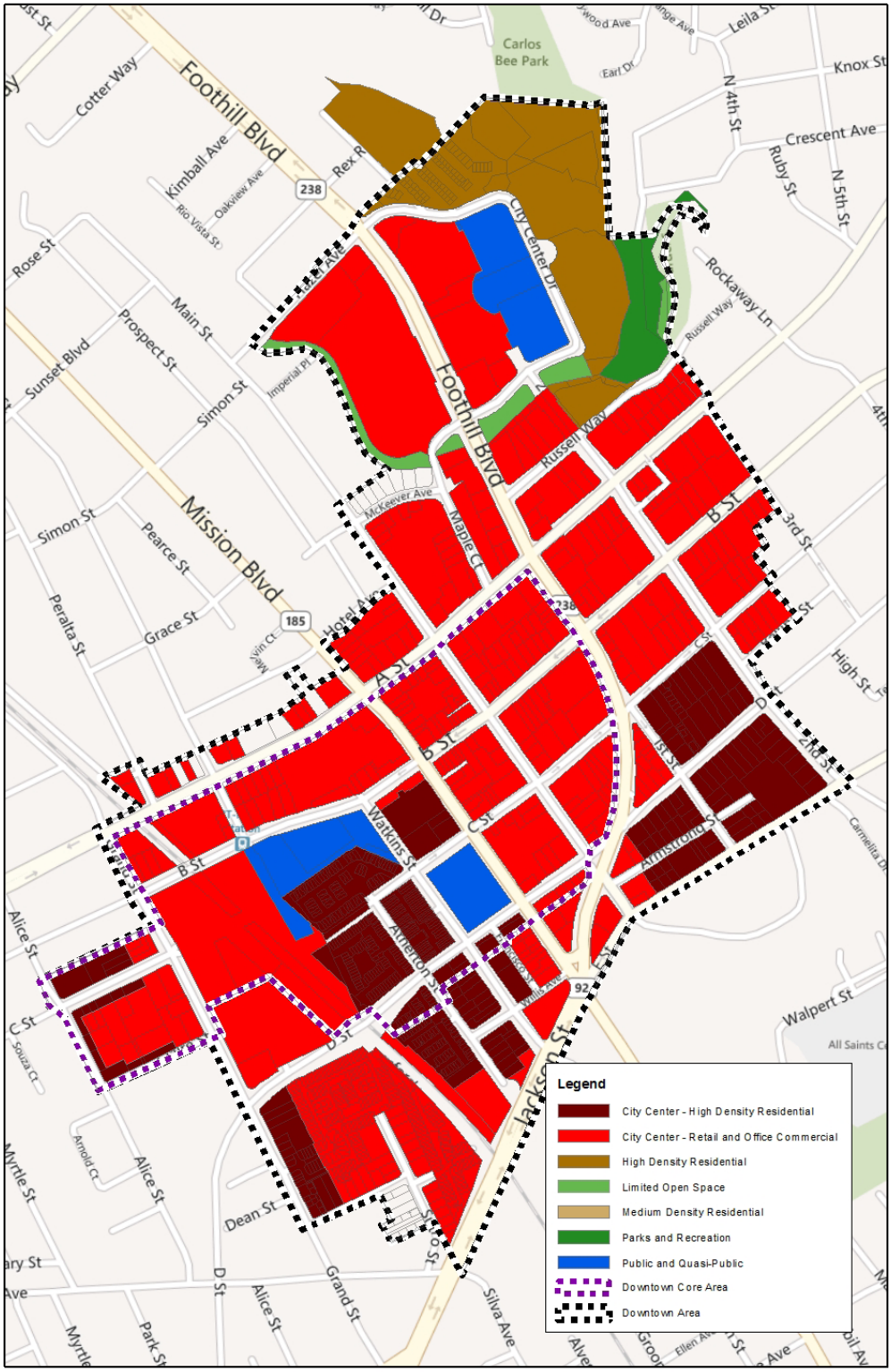
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Hybrid Map
Data: City of Hayward Parcel Map

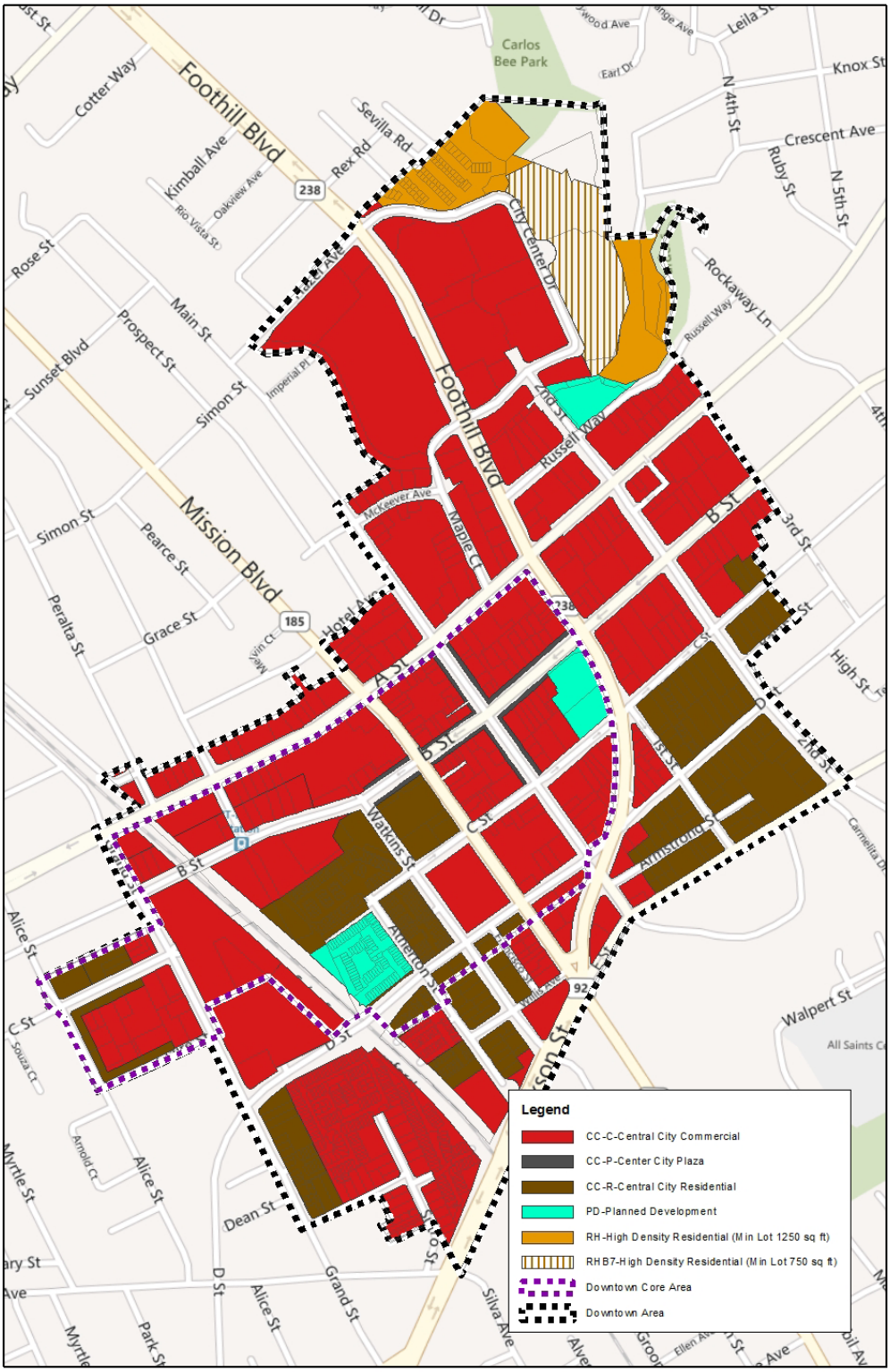
Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

GENERAL PLAN LAND USE MAP



ZONING MAP



0 200 400 800 1,200 1,600 Feet

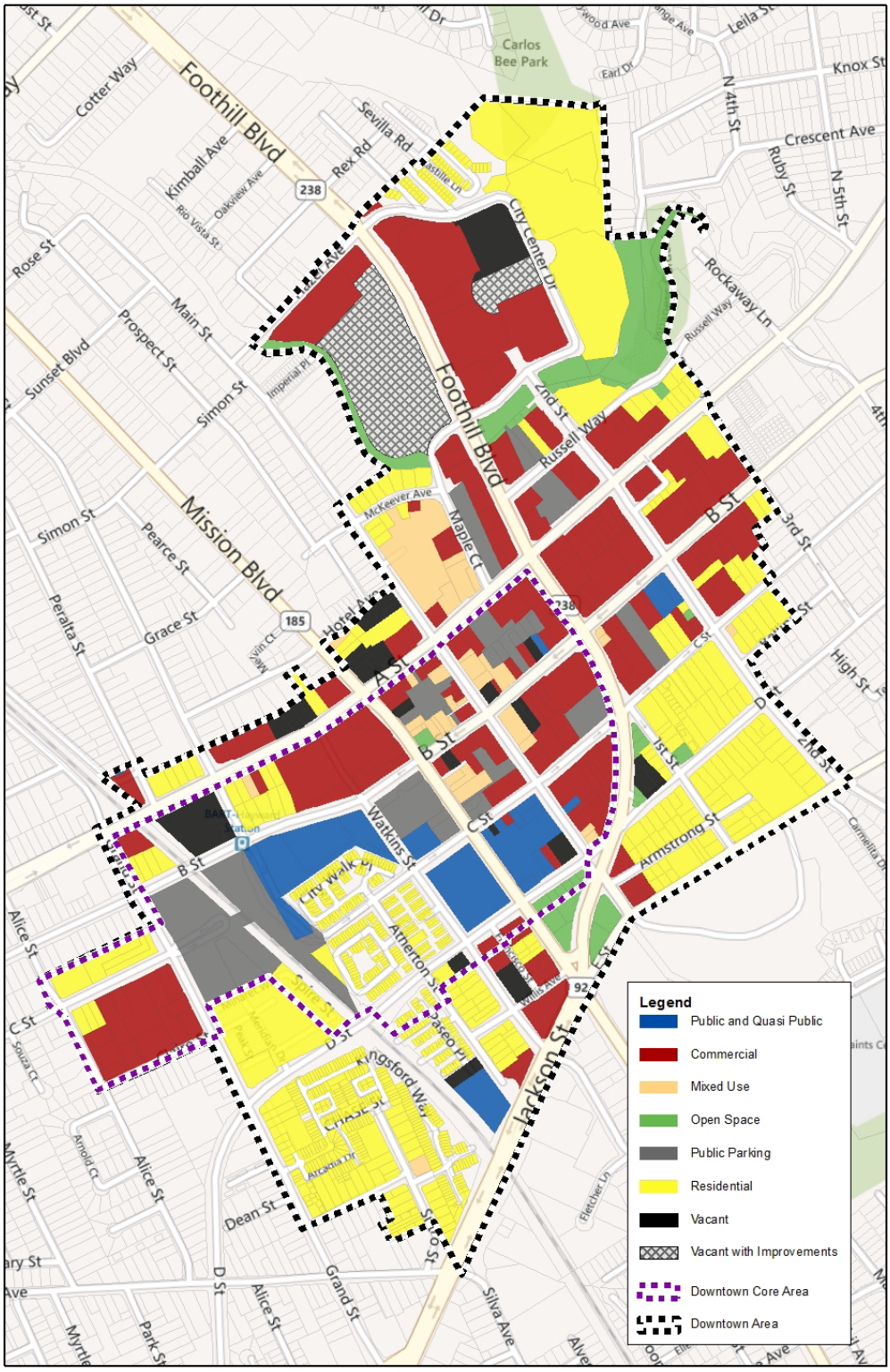
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
City of Hayward Subdivision and Zoning Map

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

SURVEYED LAND USE MAP



0 200 400 800 1,200 1,600 Feet

1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University of San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

FIGURE GROUND

0 200 400 800 1,200 1,600 Feet

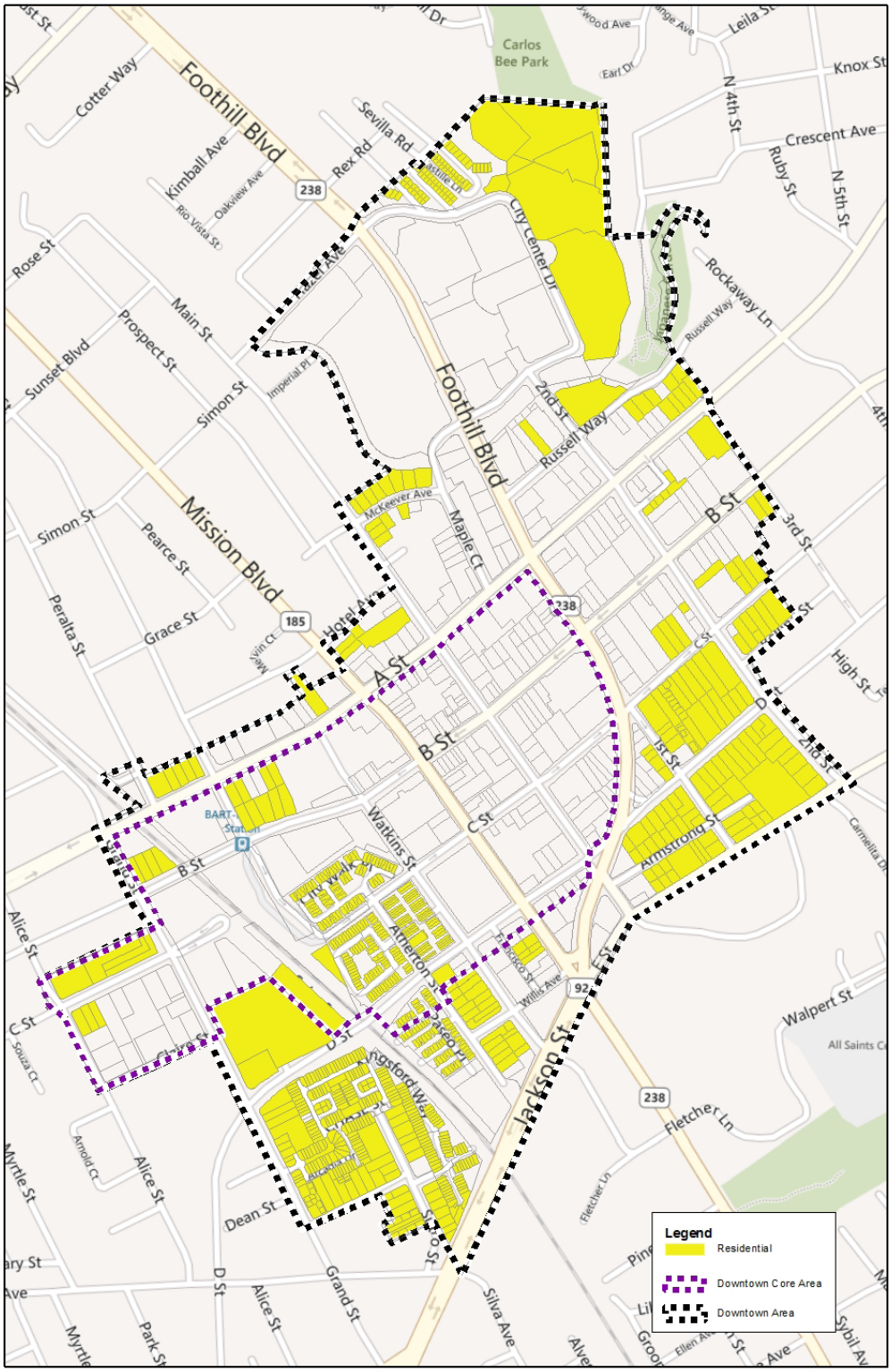
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
City of Hayward Subdivision and Zoning Map

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

RESIDENTIAL USES



0 200 400 800 1,200 1,600 Feet

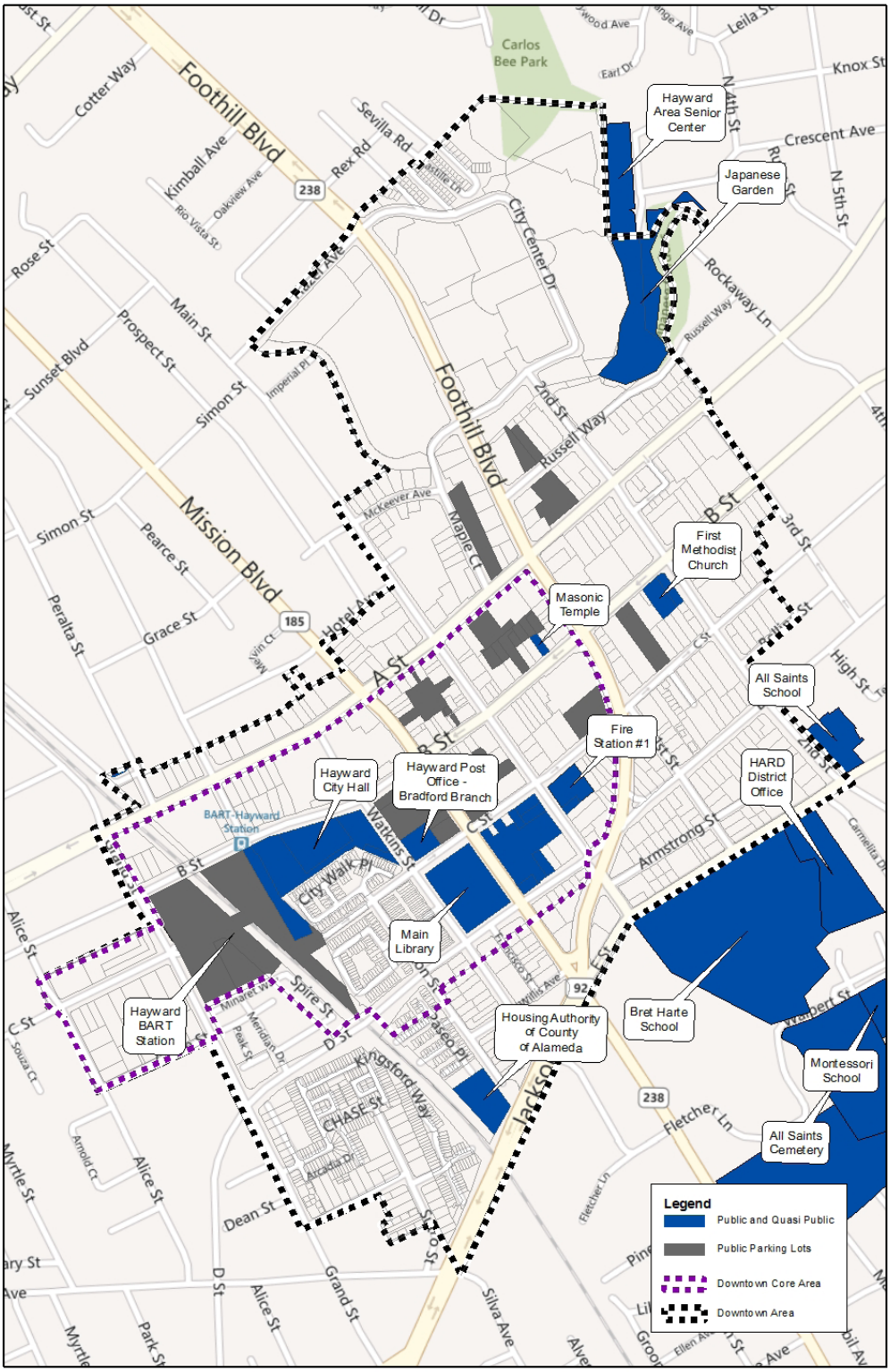
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

PUBLIC AND QUASI-PUBLIC USES

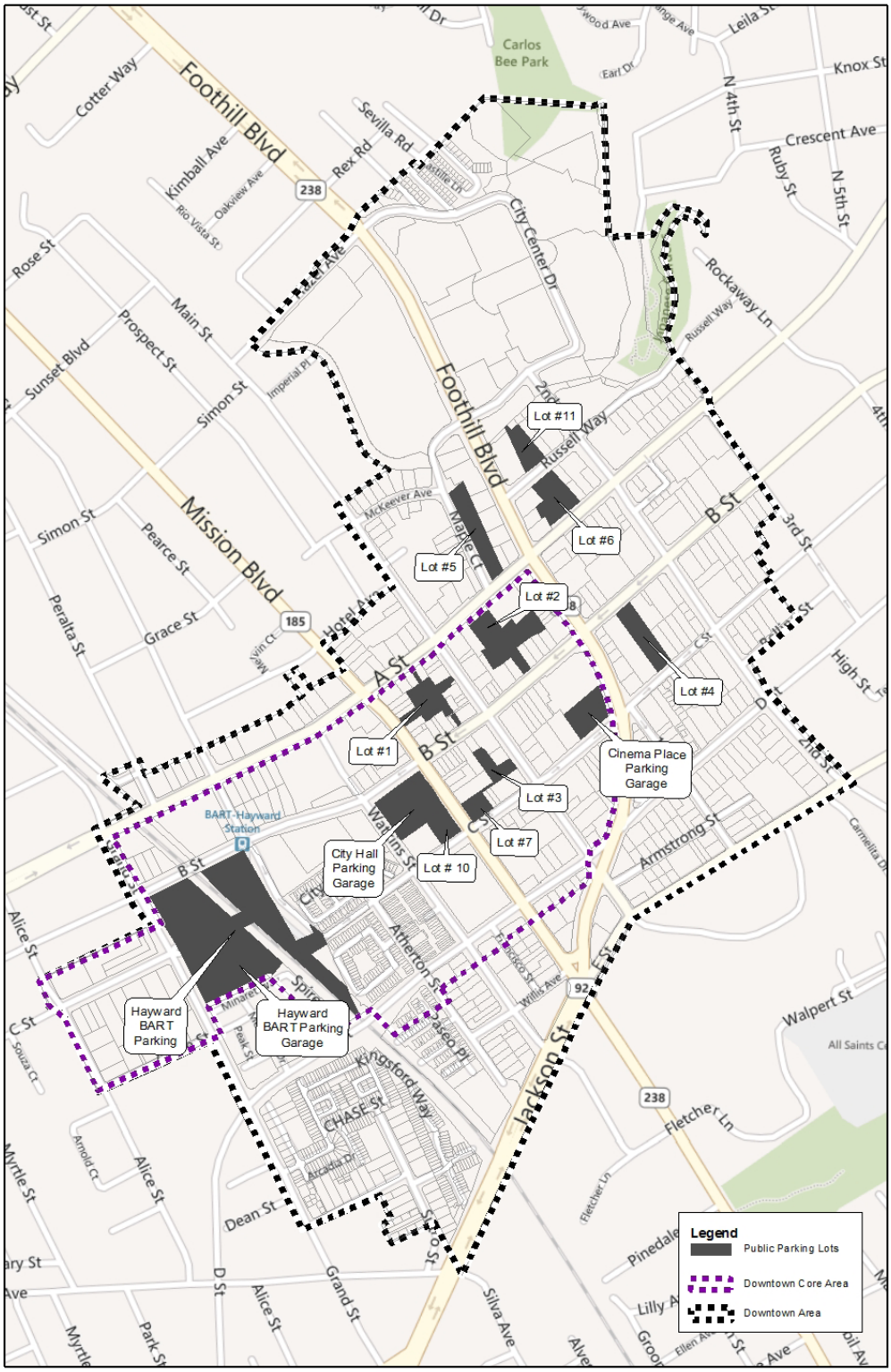


Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey
City of Hayward Points of Interest Map

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

PUBLIC PARKING LOTS



0 200 400 800 1,200 1,600 Feet

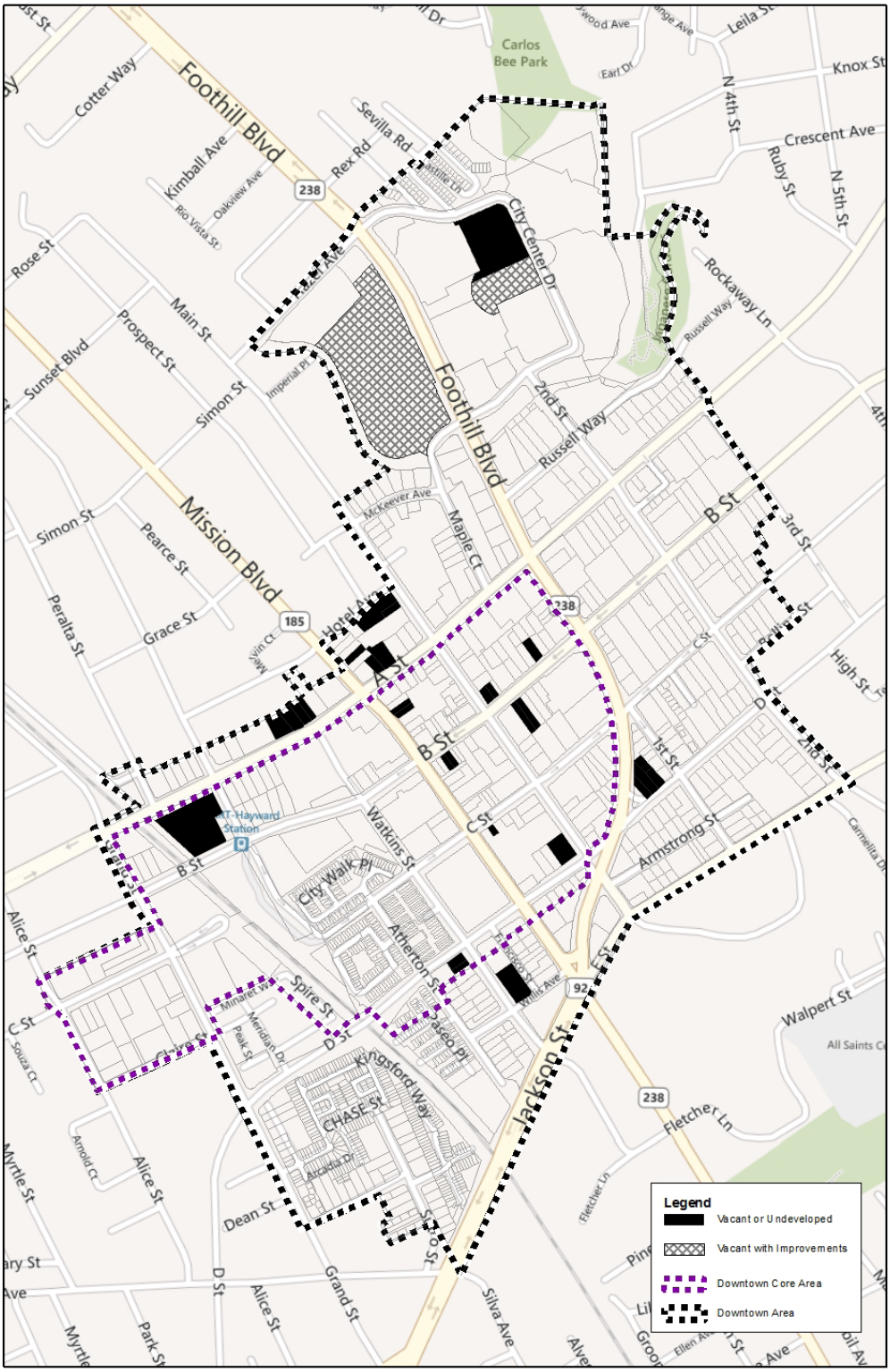
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

VACANCY STATUS



0 200 400 800 1,200 1,600 Feet

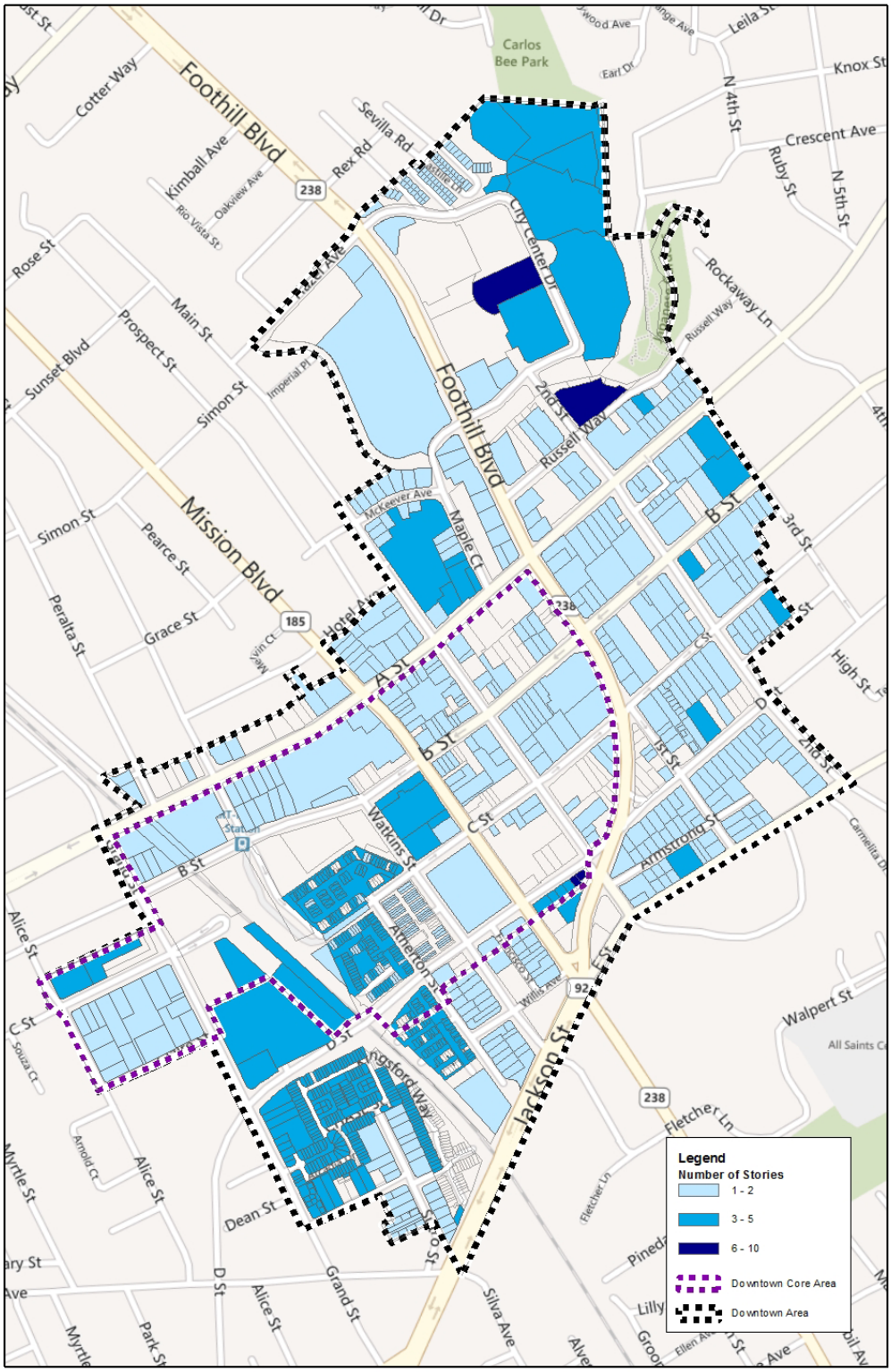
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BUILDING HEIGHTS



0 200 400 800 1,200 1,600 Feet

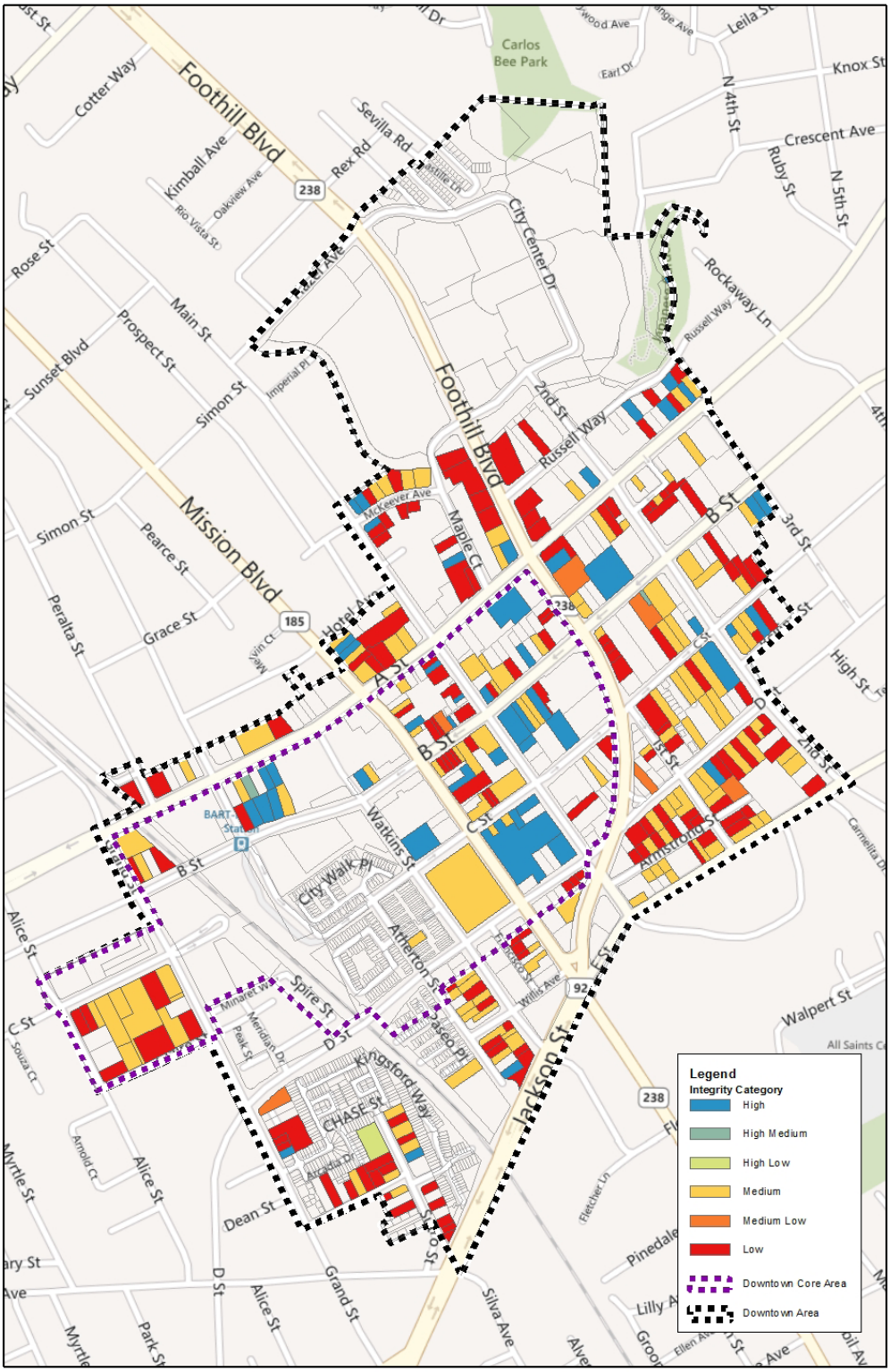
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

HISTORIC RESOURCES



Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
City of Hayward Historic Resource Survey

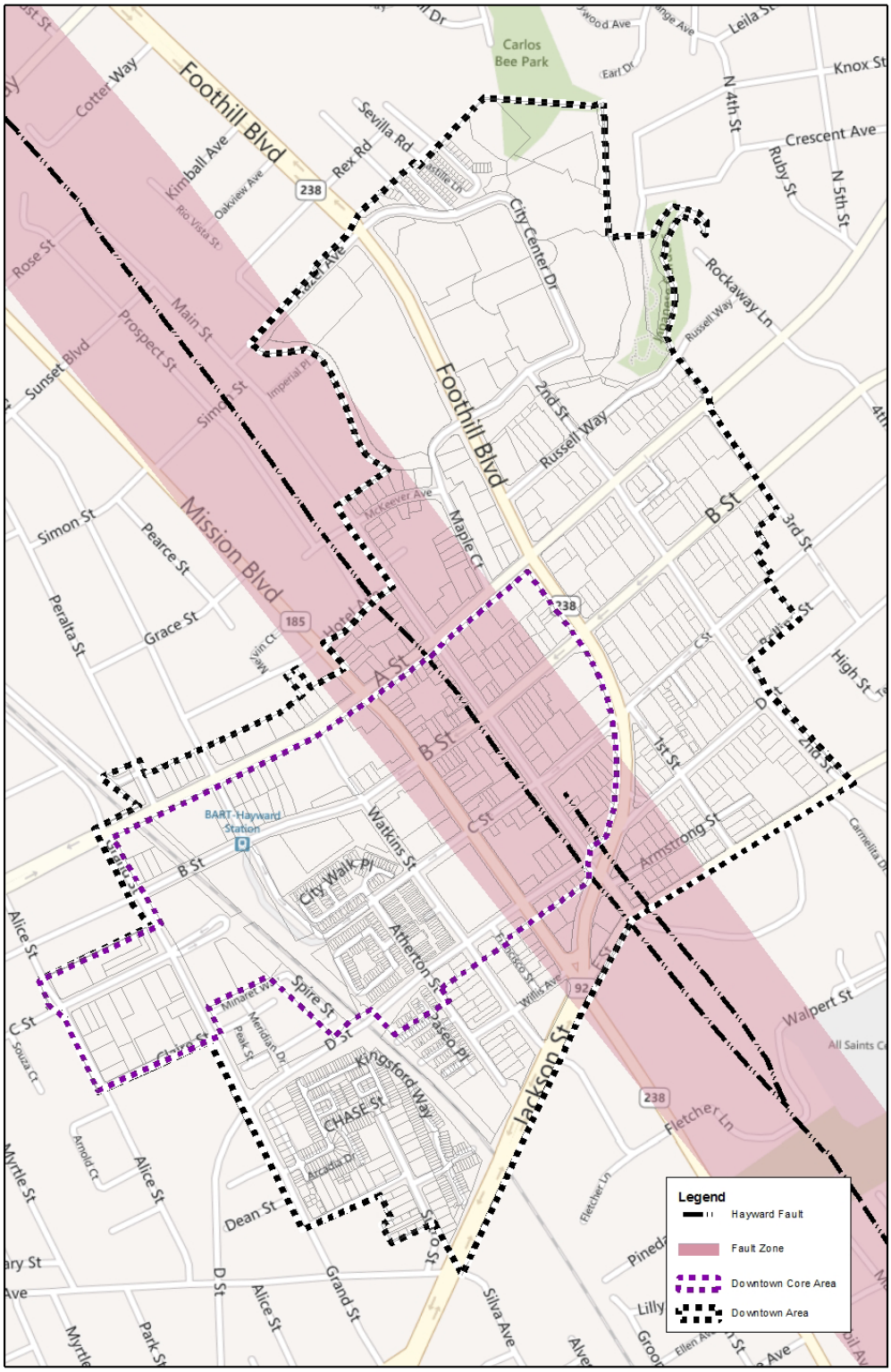
0 200 400 800 1,200 1,600 Feet

1 inch = 500 feet

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

FAULT ZONE MAP



Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
USGS Earthquake Hazards Program Hayward Faultline Map
California Geological Survey Alquist-Priolo Earthquake Zone Maps

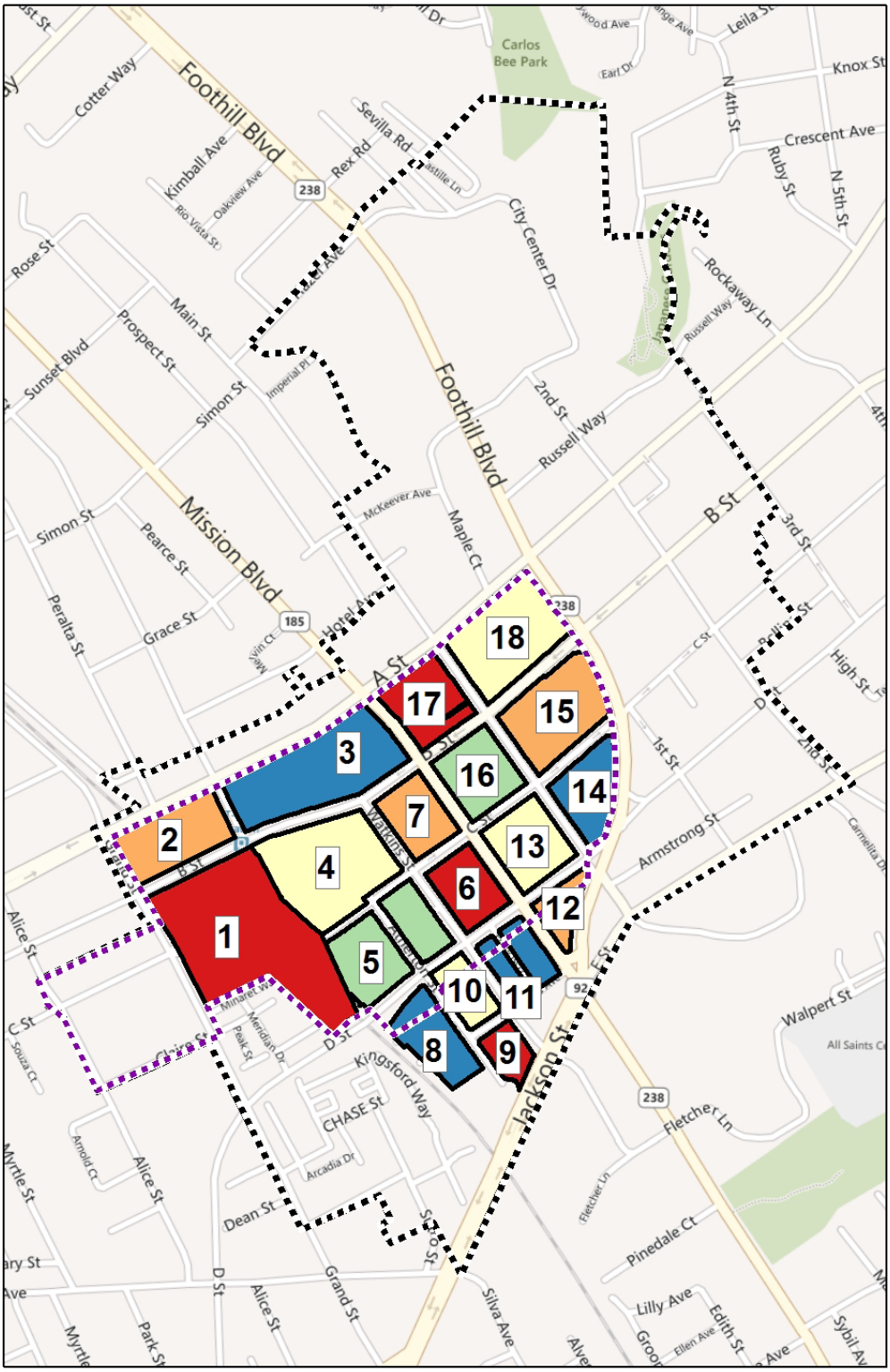
Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

Chapter 3:
BLOCK MAPS

This page is intentionally left blank

SURVEYED BLOCKS KEY



0 200 400 800 1,200 1,600 Feet

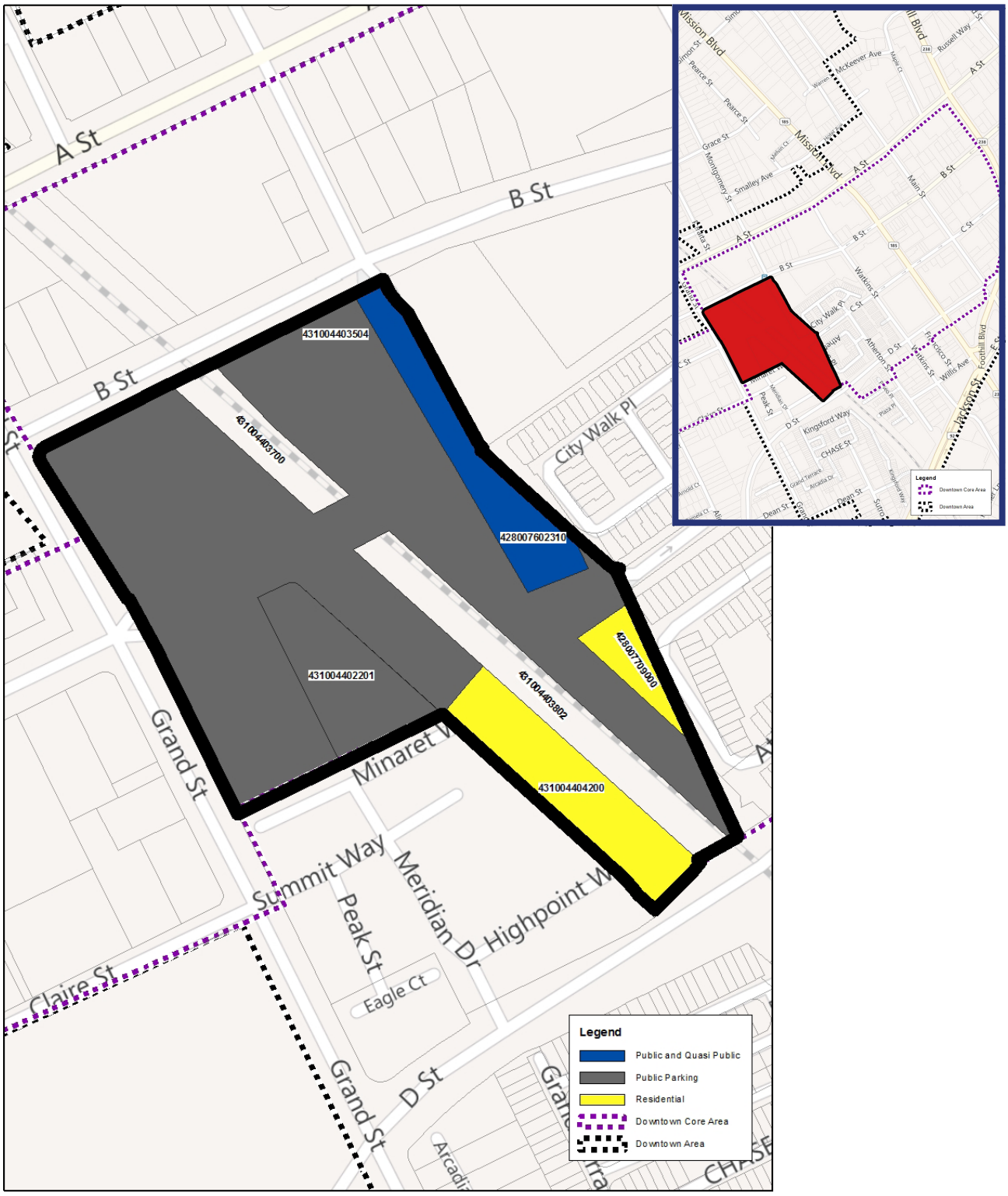
1 inch = 500 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 1



0 50 100 200 300 400 Feet

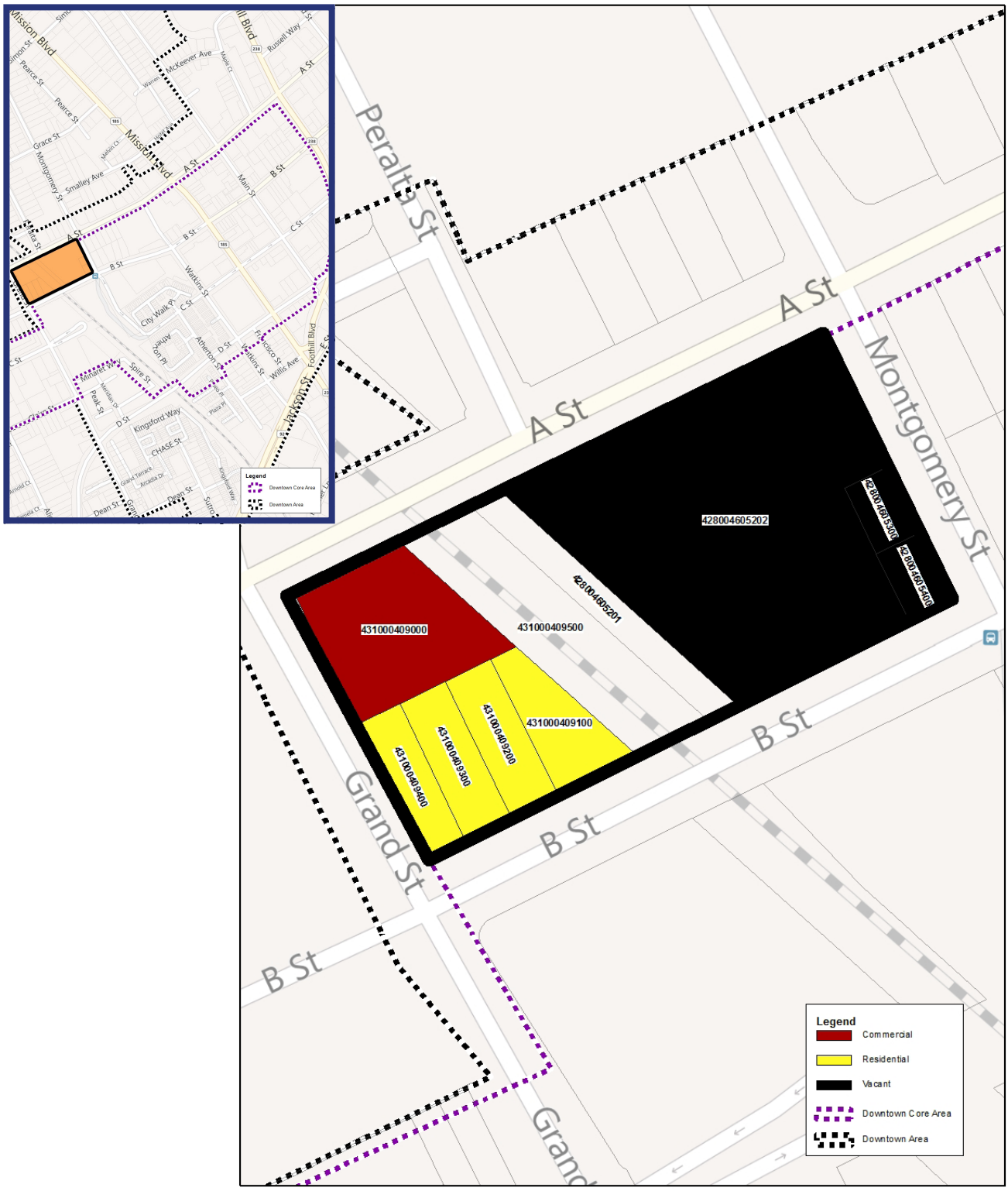
1 inch = 132 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 2



0 30 60 120 180 240 Feet

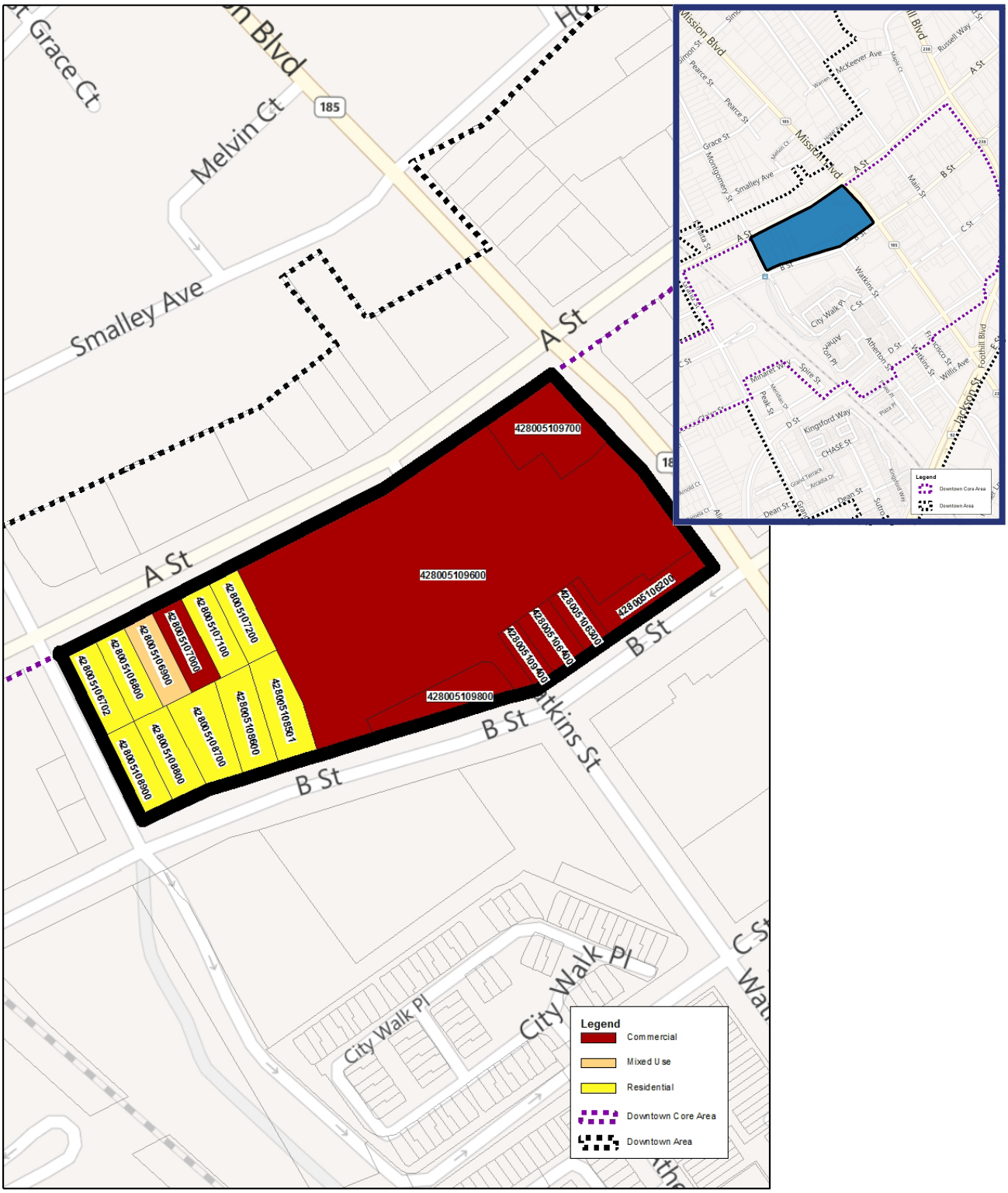
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 3



0 50 100 200 300 400 Feet

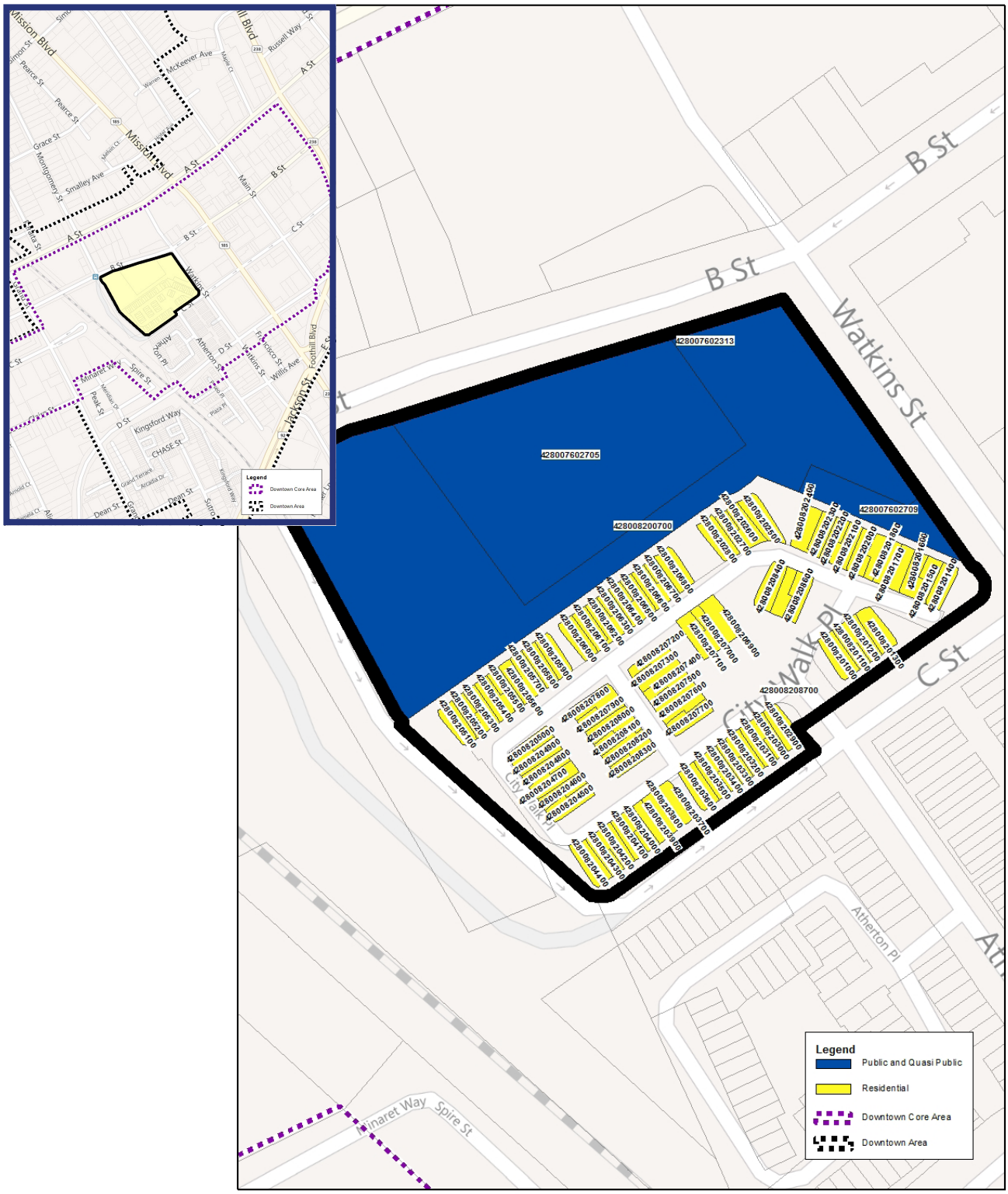
1 inch = 125 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 4



0 35 70 140 210 280 Feet

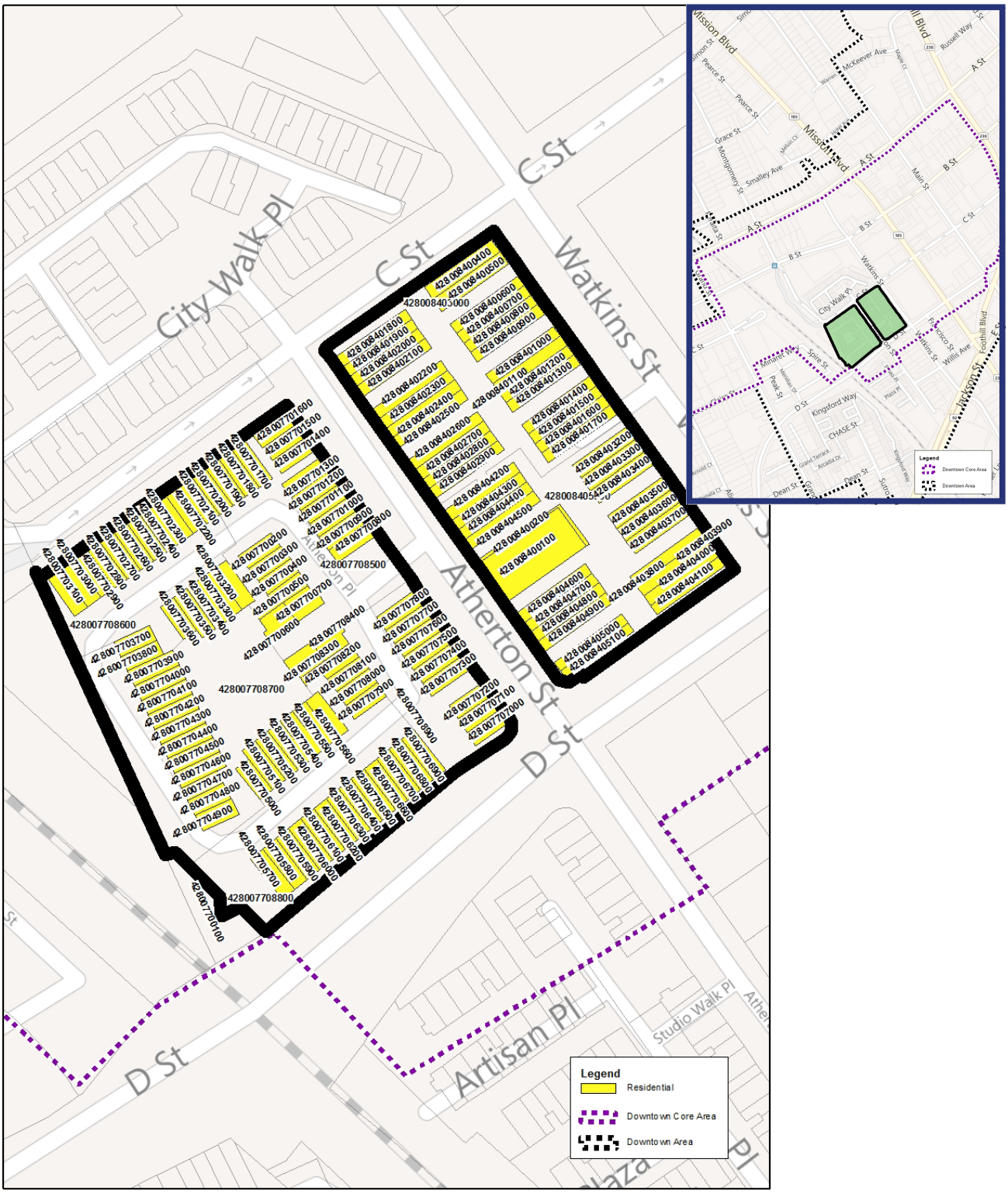
1 inch = 90 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 5



0 30 60 120 180 240 Feet

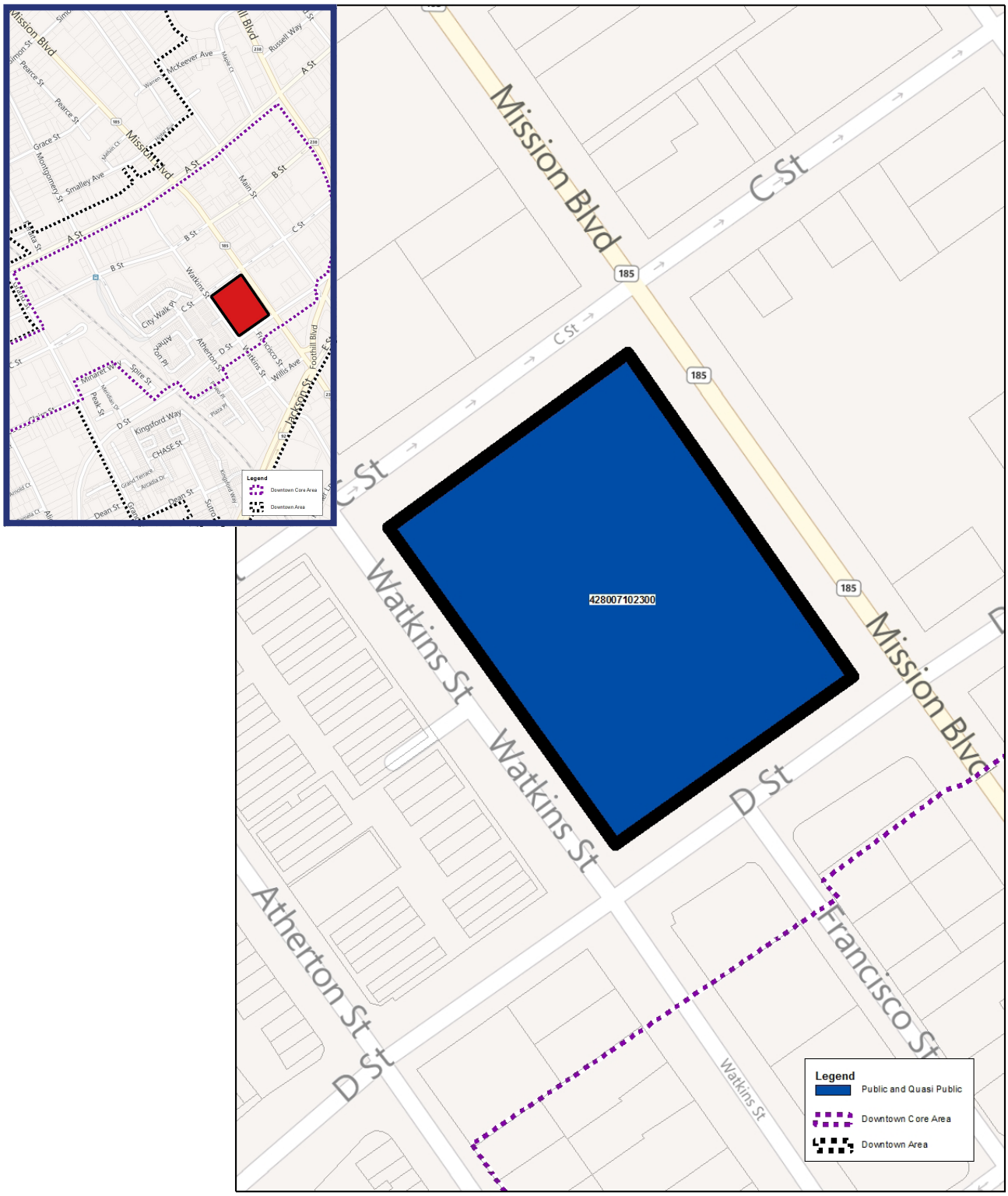
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 6



0 30 60 120 180 240 Feet

1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 7

0 30 60 120 180 240 Feet

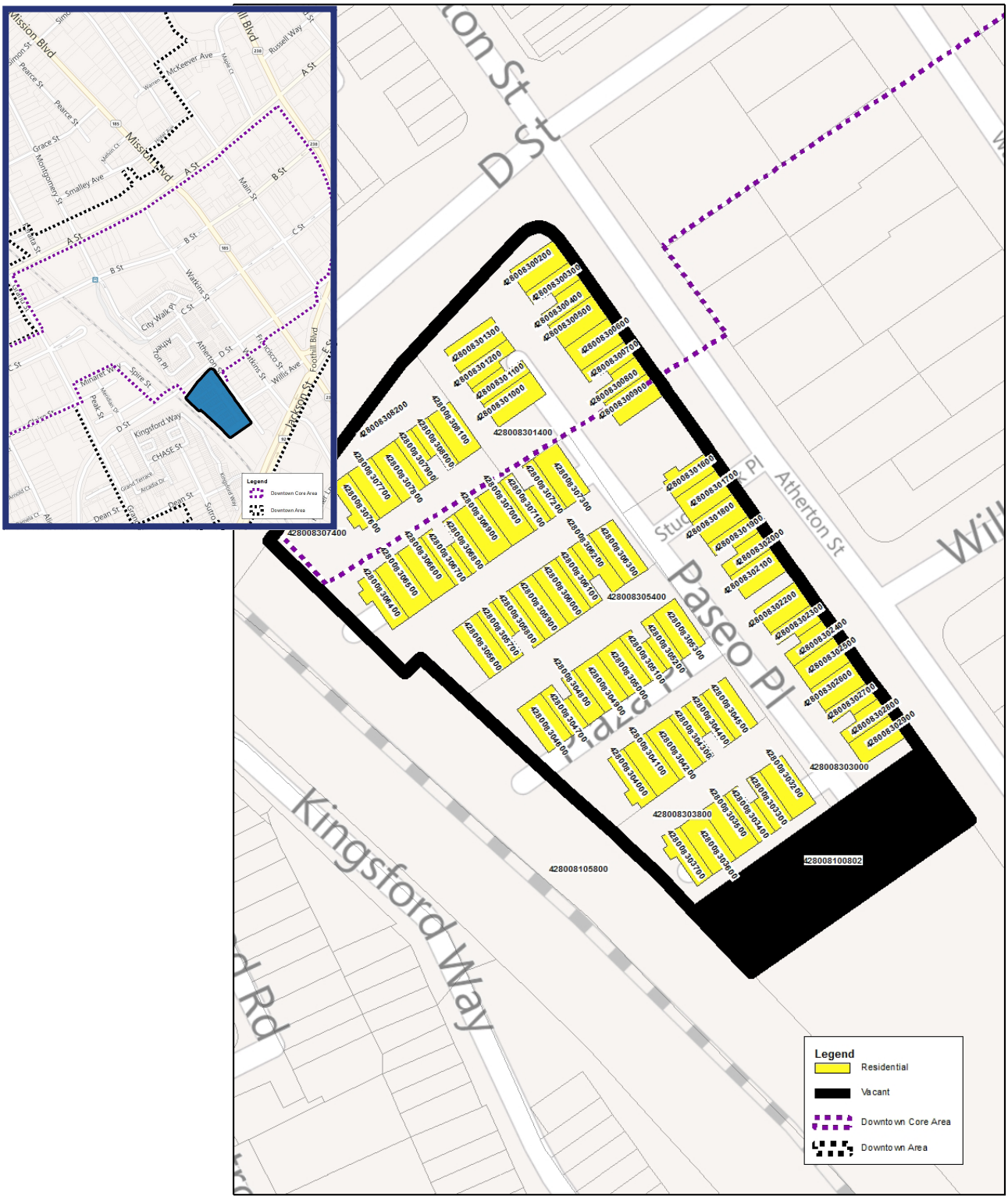
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 8



0 25 50 100 150 200 Feet

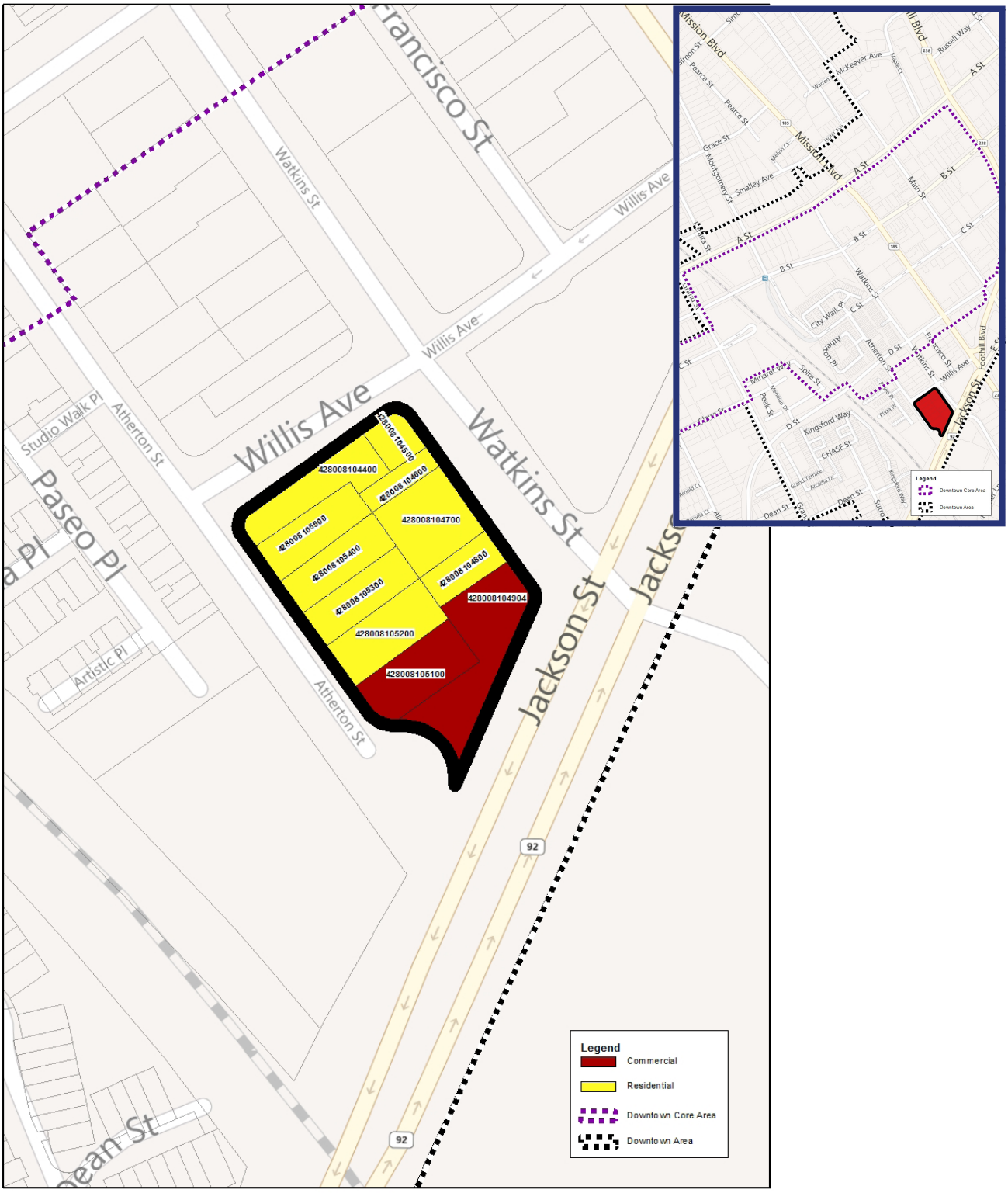
1 inch = 61 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 9



0 30 60 120 180 240 Feet

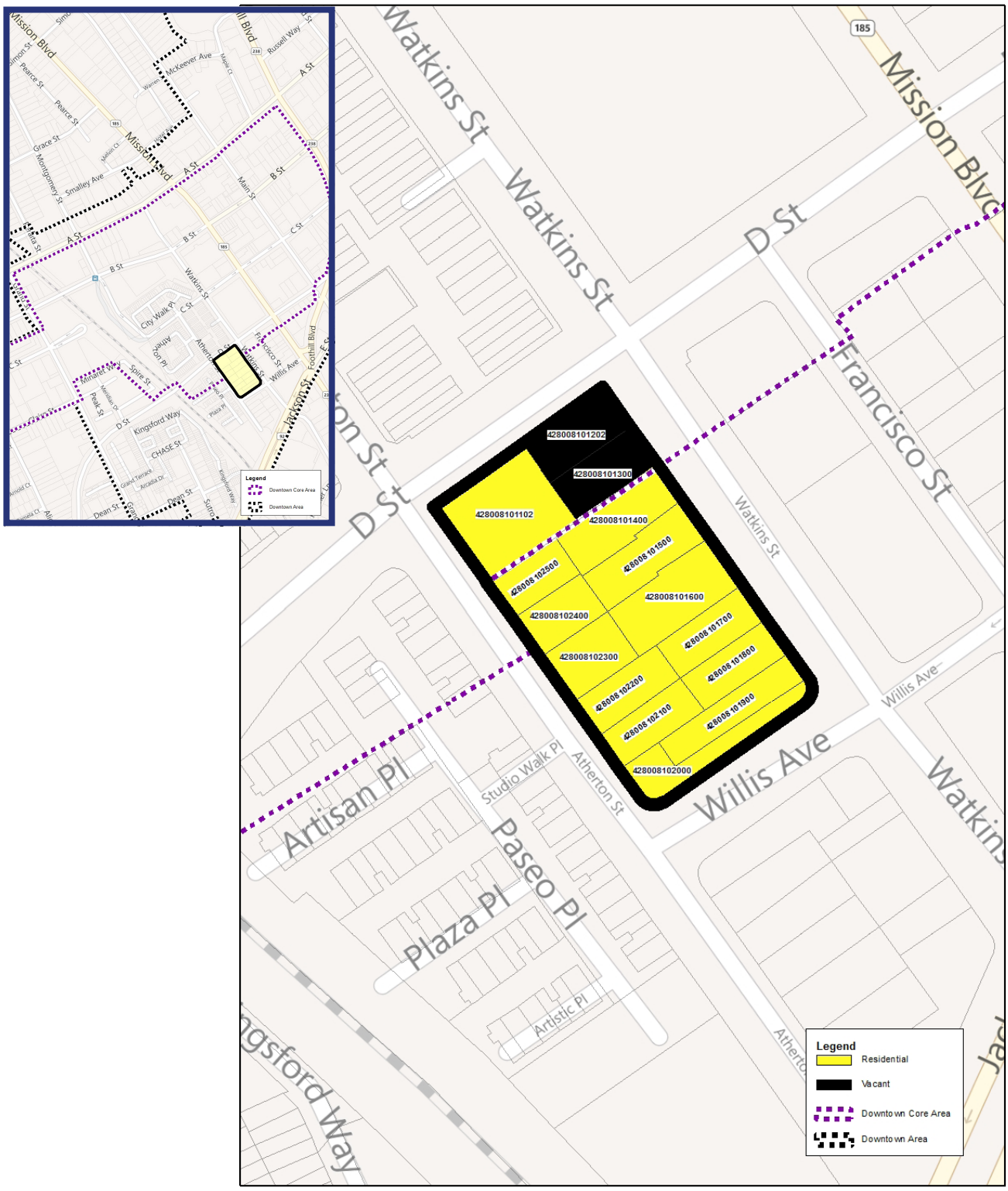
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 10



0 30 60 120 180 240 Feet

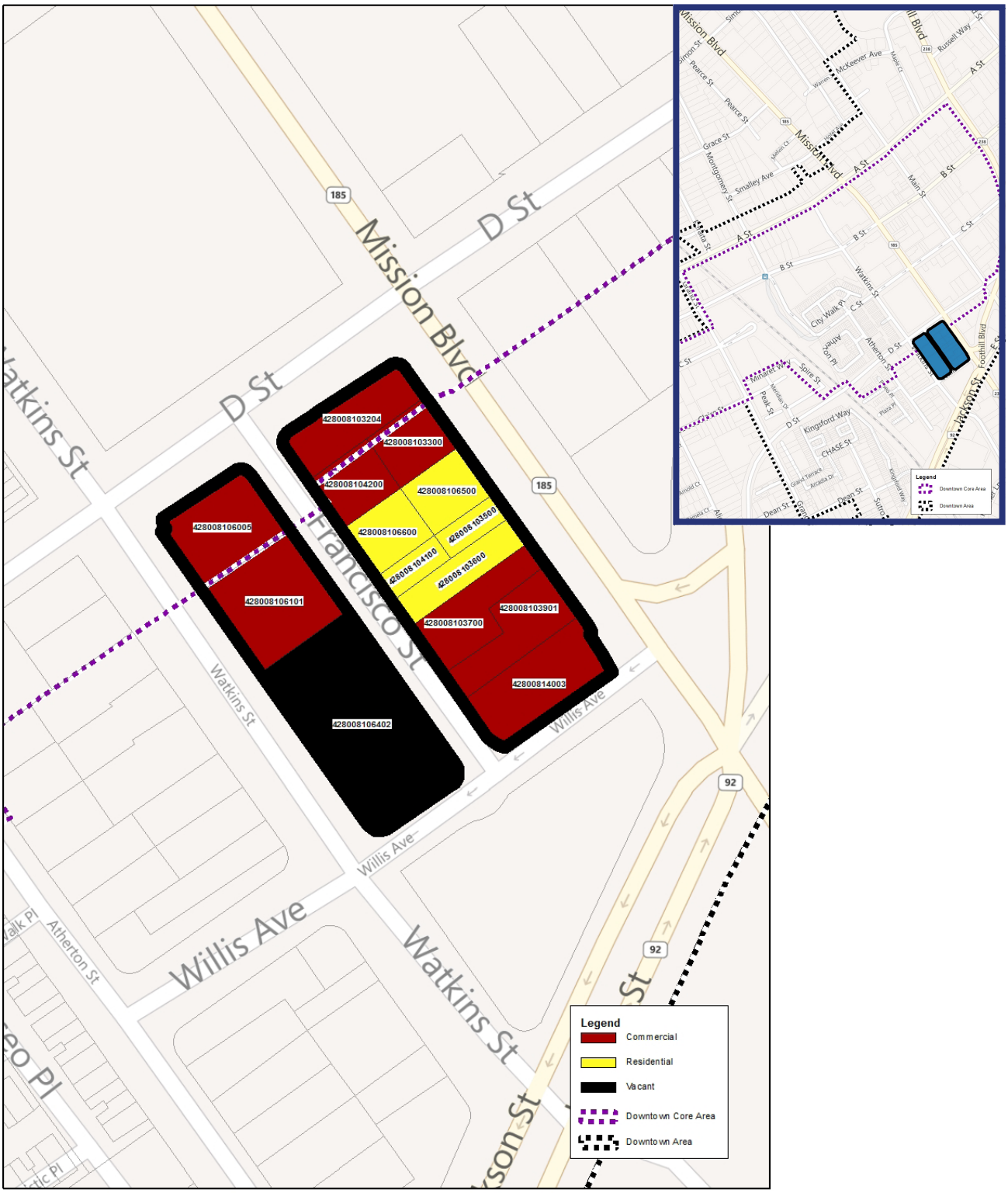
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 11



0 30 60 120 180 240 Feet

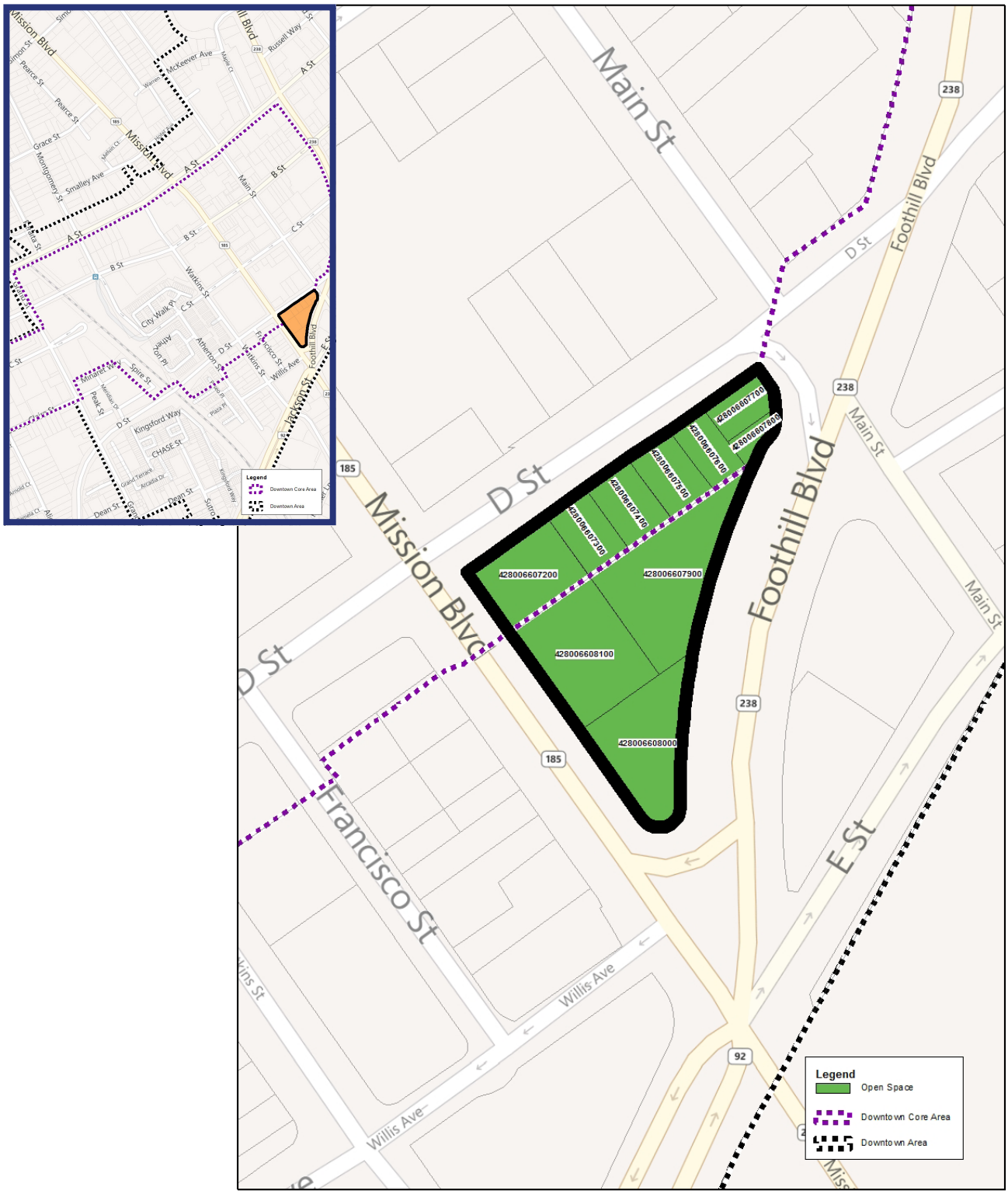
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 12



0 30 60 120 180 240 Feet

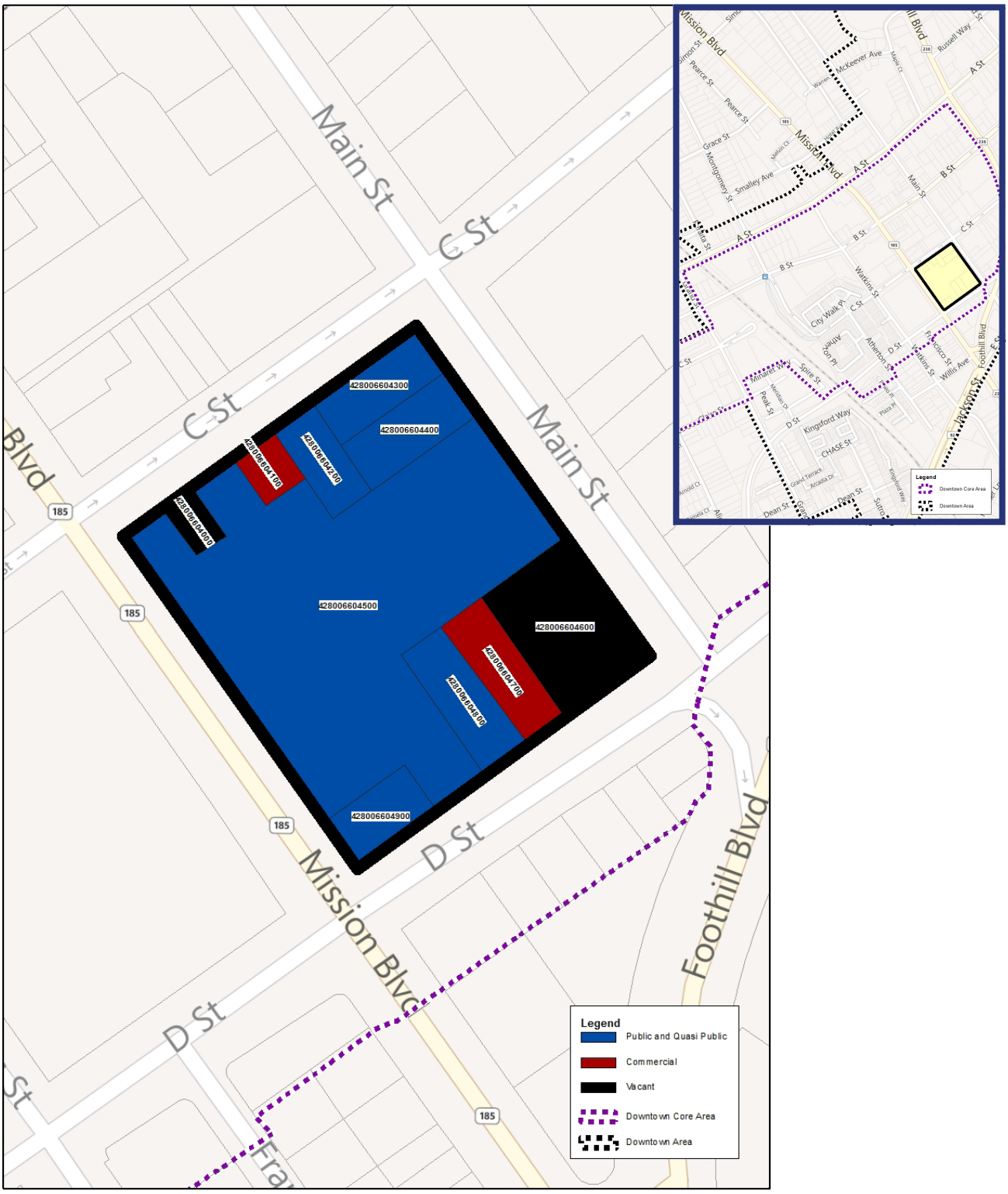
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 13

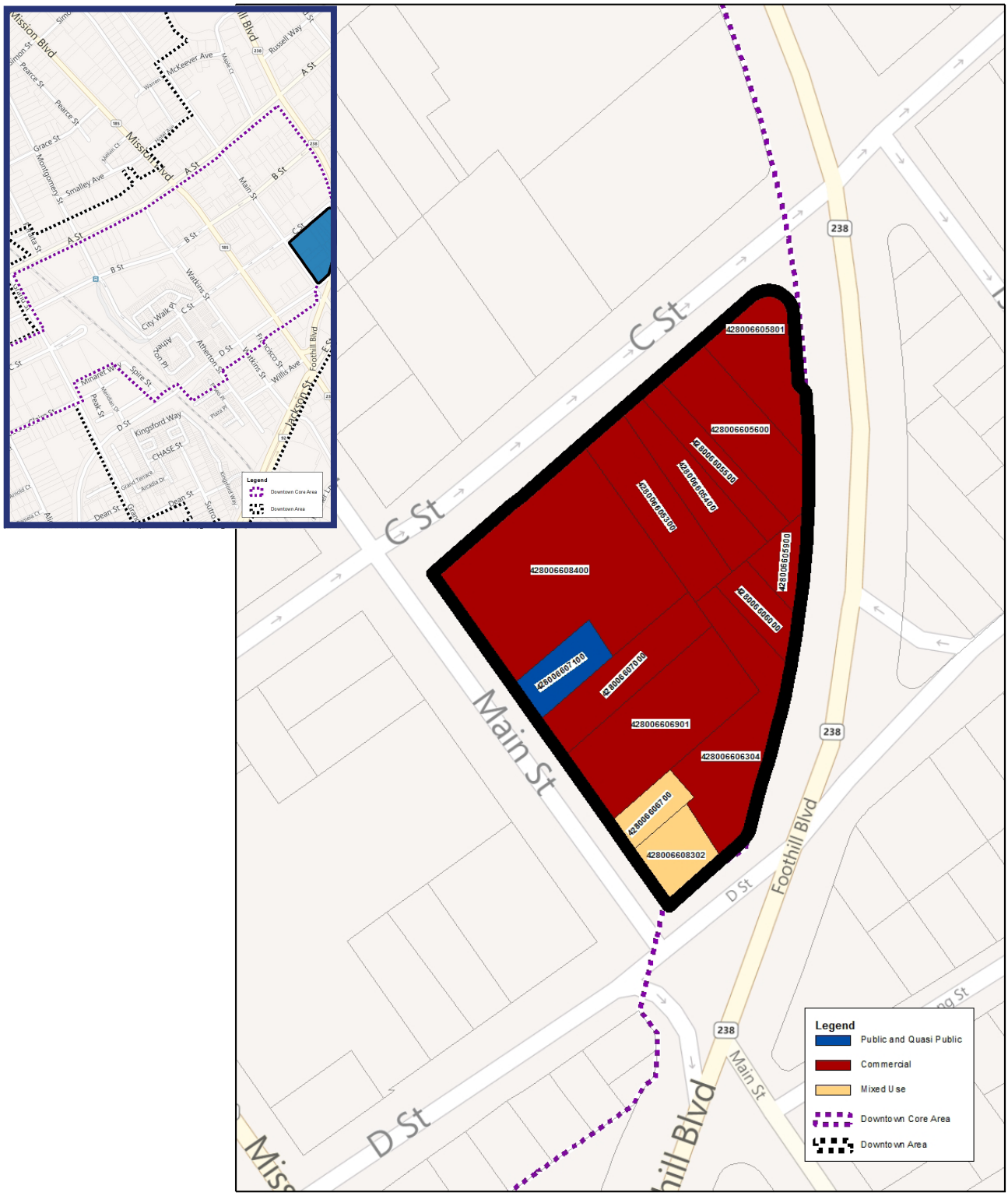


Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 14



0 30 60 120 180 240 Feet

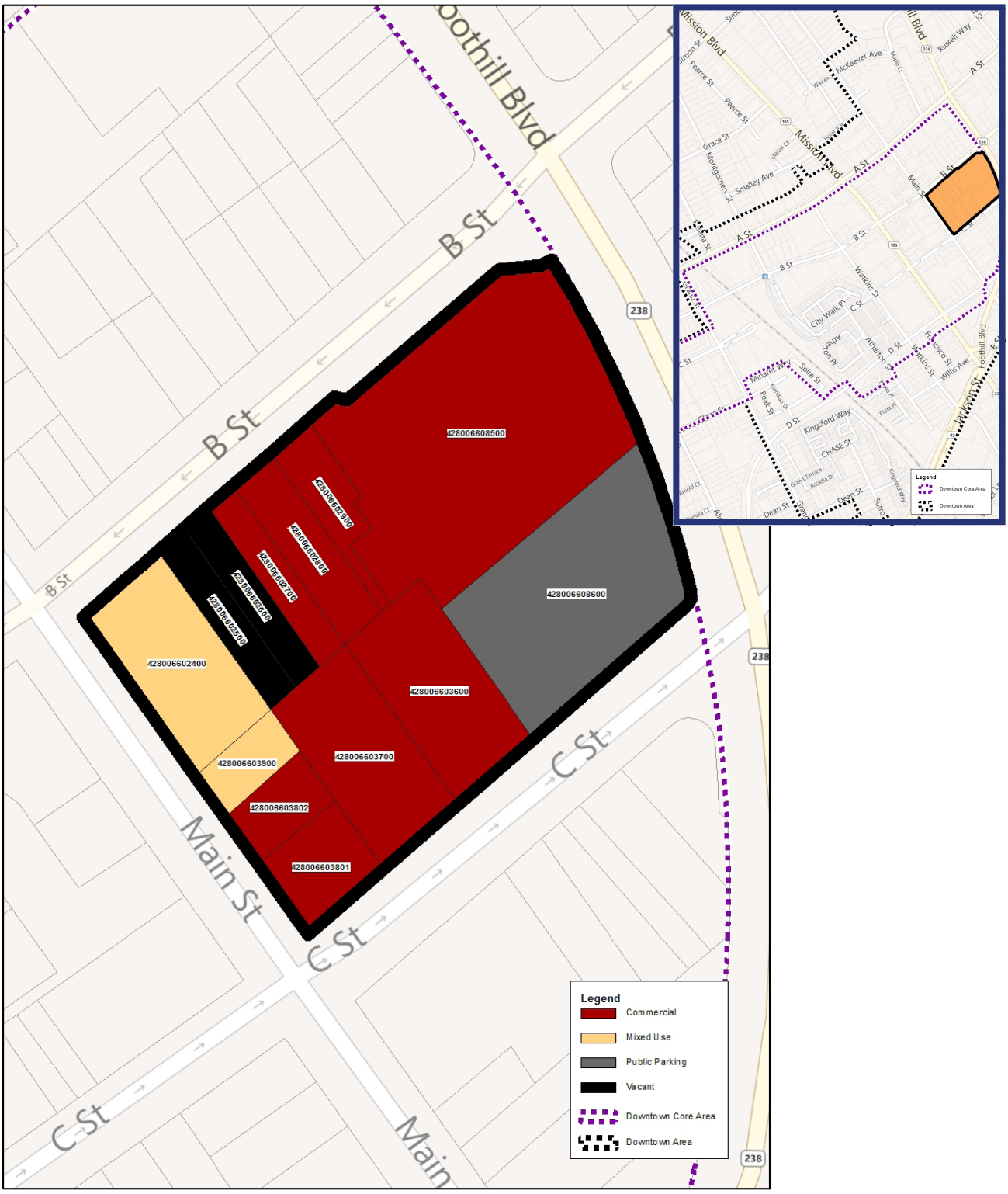
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 15



0 30 60 120 180 240 Feet

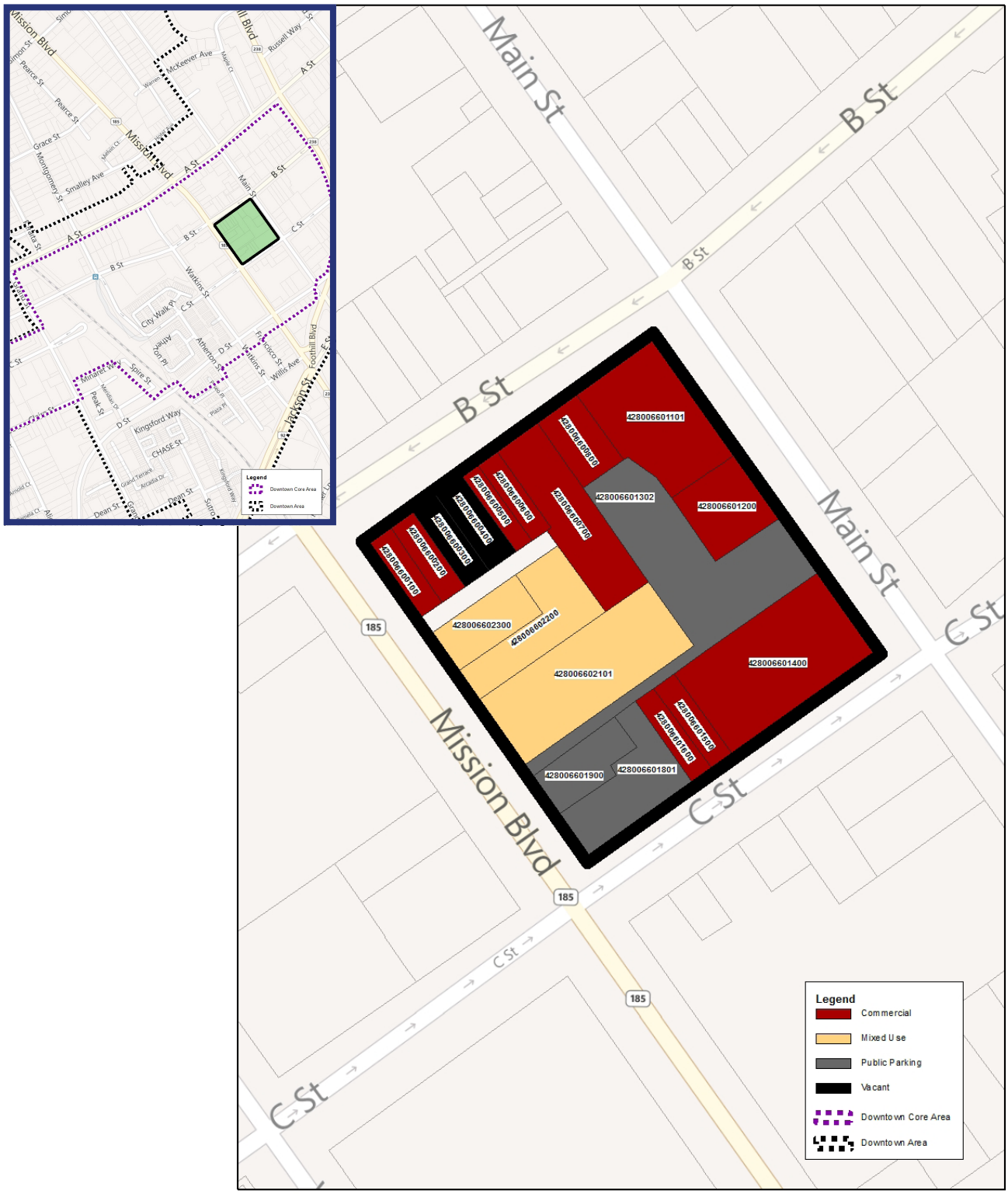
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 16



Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

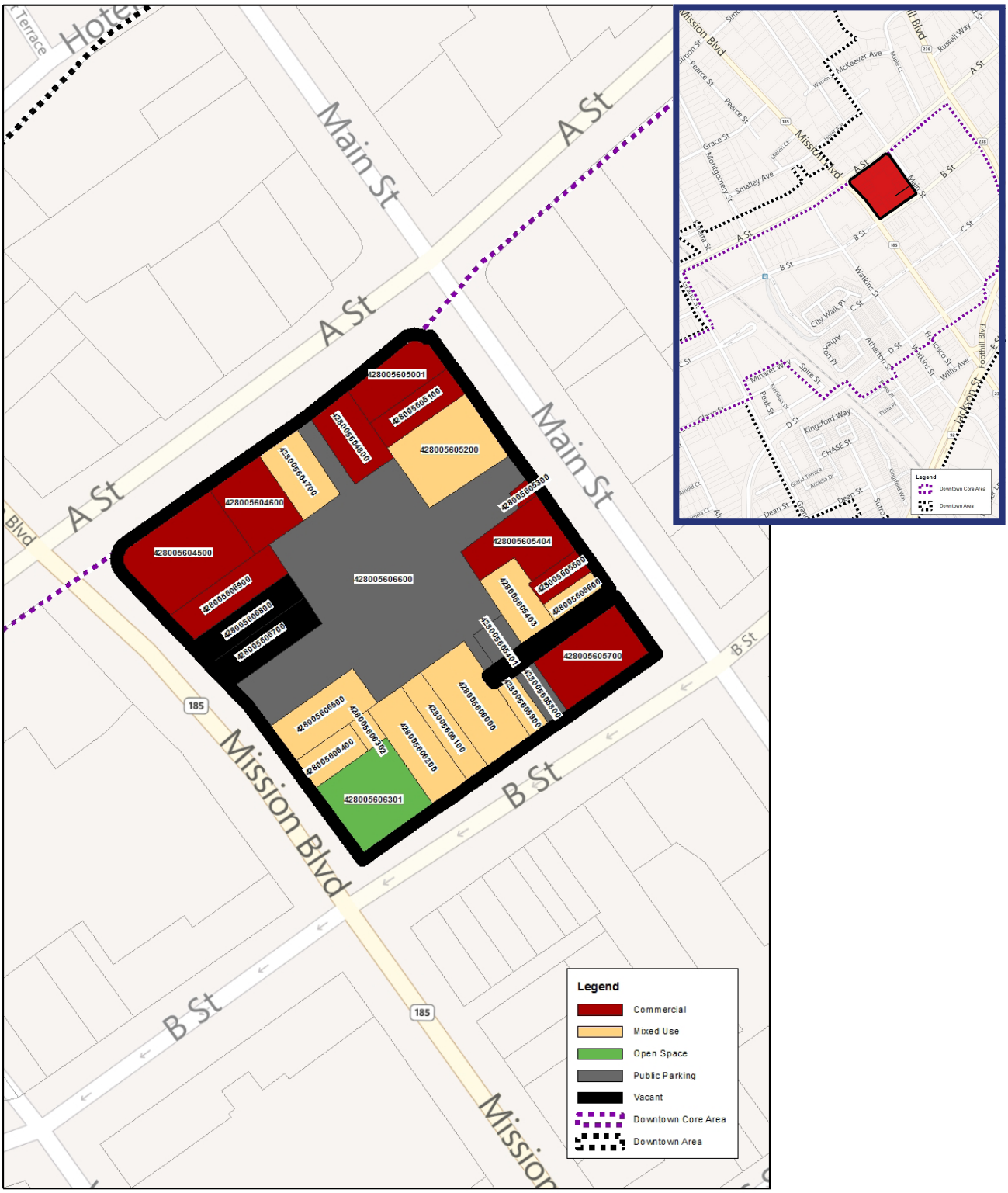
0 30 60 120 180 240 Feet

1 inch = 80 feet

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 17



0 30 60 120 180 240 Feet

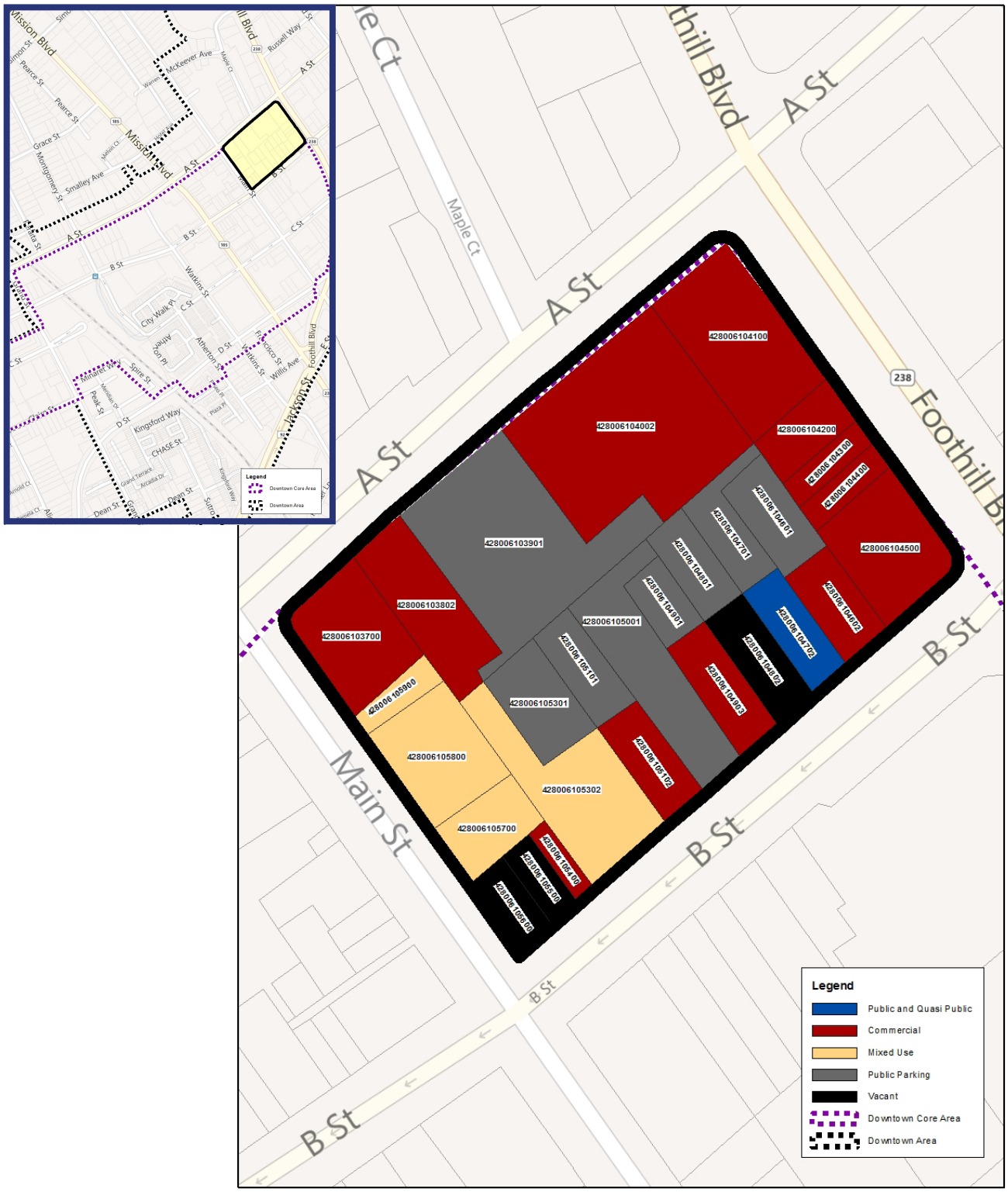
1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

BLOCK 18



0 30 60 120 180 240 Feet

1 inch = 80 feet

Map Sources:
Base Map: Microsoft Bing Road Map
Data: City of Hayward Parcel Map
2011 Downtown Hayward Synoptic Survey

Envision Downtown Hayward
Synoptic Survey

California Polytechnic State University, San Luis Obispo
City and Regional Planning Department
CRP 410 & 411: Community Planning Lab
Fall 2011 & Winter 2012

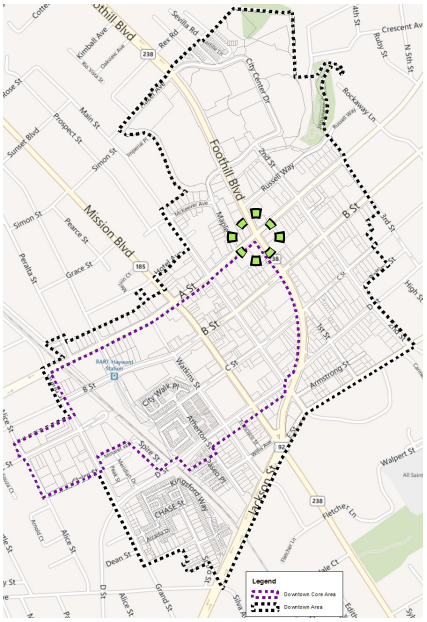
This page is intentionally left blank

Chapter 4:
THOROUGHFARES

This page is intentionally left blank

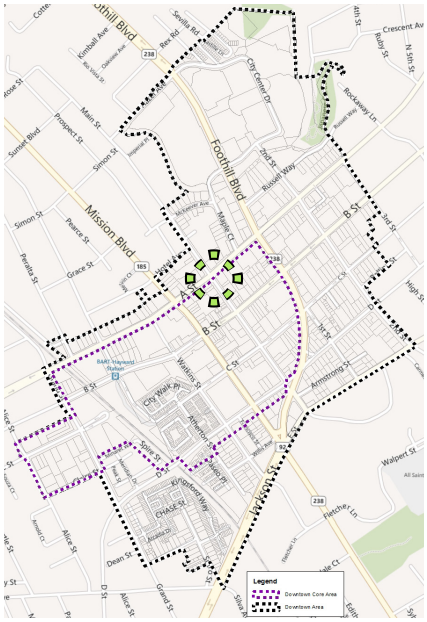
A ST. AT FOOTHILL BLVD.

Existing Conditions	
Thoroughfare Type	Street
Right-of-Way Width	87’
Pavement Width	66’
Movement	Free Movement
Design Speed	30 mph
Pedestrian Crossing Time	15 seconds
Traffic Lanes	4 Lanes
Parking Lanes	0
On Street Parking Spots	0
Bike Lane	None
Walkway Type	4’ side walks
Planter Type	N/A
Curb Type	6”
Landscape Type	Slight landscaping



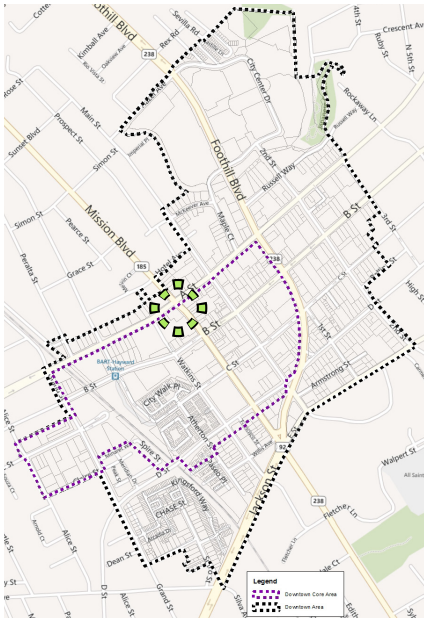
A ST. AT MAIN ST.

Existing Conditions	
Thoroughfare Type	Street
Right-of-Way Width	87’
Pavement Width	66’
Movement	Free Movement
Design Speed	30 mph
Pedestrian Crossing Time	15 seconds
Traffic Lanes	4 Lanes
Parking Lanes	0
On Street Parking Spots	0
Bike Lane	None
Walkway Type	4’ side walks
Planter Type	N/A
Curb Type	6”
Landscape Type	Slight landscaping



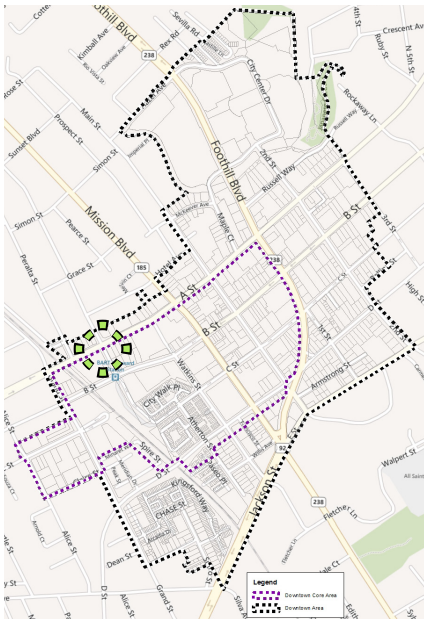
A ST. AT MISSION BLVD.

Existing Conditions	
Thoroughfare Type	Street
Right-of-Way Width	87’
Pavement Width	66’
Movement	Free Movement
Design Speed	30 mph
Pedestrian Crossing Time	15 seconds
Traffic Lanes	4 Lanes
Parking Lanes	0
On Street Parking Spots	0
Bike Lane	None
Walkway Type	4’ side walks
Planter Type	N/A
Curb Type	6”
Landscape Type	Slight landscaping



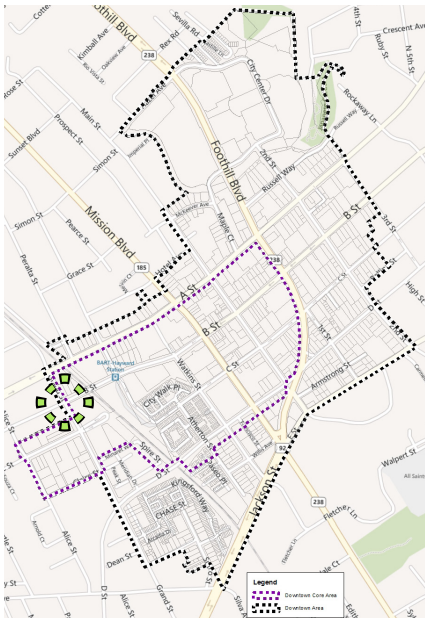
A ST. AT MONTGOMERY ST.

Existing Conditions	
Thoroughfare Type	Street
Right-of-Way Width	87’
Pavement Width	66’
Movement	Free Movement
Design Speed	30 mph
Pedestrian Crossing Time	15 seconds
Traffic Lanes	4 Lanes
Parking Lanes	0
On Street Parking Spots	0
Bike Lane	None
Walkway Type	4’ side walks
Planter Type	N/A
Curb Type	6”
Landscape Type	Slight landscaping



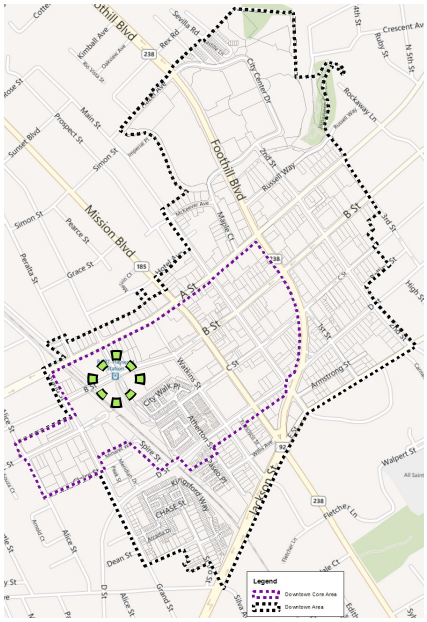
B ST. AT GRAND ST.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	81 Feet
Pavement Width	50 Feet
Movement	Two-way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two lanes in both directions
Parking Lanes	None
On Street Parking Spots	None
Bike Lane	None
Walkway Type	Buffered sidewalks
Planter Type	None
Curb Type	Regular
Landscape Type	Large street trees on both sides



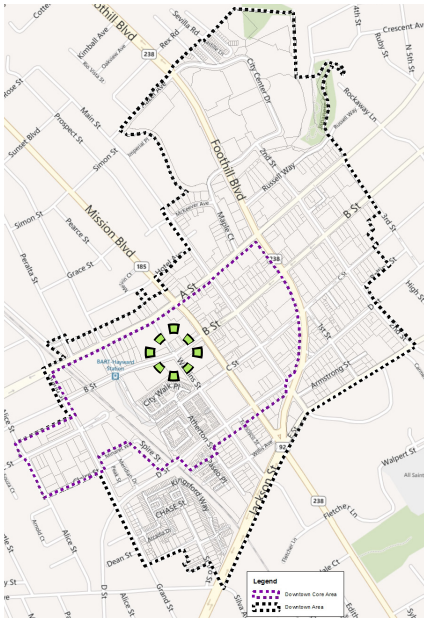
B ST. AT MONTGOMERY ST.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	84 Feet
Pavement Width	55 Feet
Movement	Two-way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two lanes in both directions
Parking Lanes	Parallel side street parking
On Street Parking Spots	Parallel side street parking
Bike Lane	None
Walkway Type	Buffered and wide sidewalks
Planter Type	None
Curb Type	Regular
Landscape Type	Large street trees and areas of grass



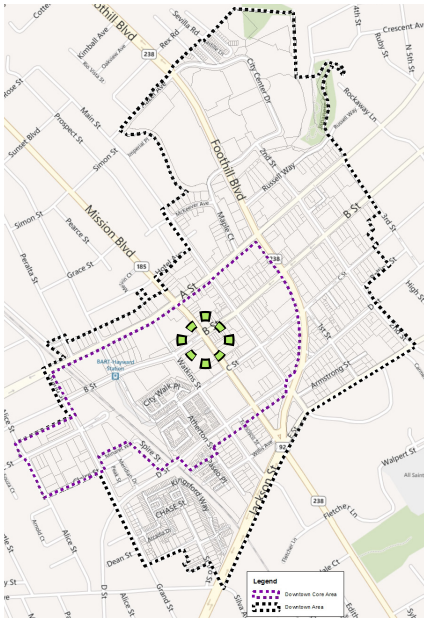
B ST. AT WATKINS ST.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	82 Feet
Pavement Width	40 Feet (without side street parking) 24 Feet (with angle street parking)
Movement	After Watkins Street, B Street is a two lane one-way street heading west. Approaching Watkins Street, B street is four lanes, two lanes in each direction.
Design Speed	
Pedestrian Crossing Time	Unknown
Traffic Lanes	See Movement
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with landscaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



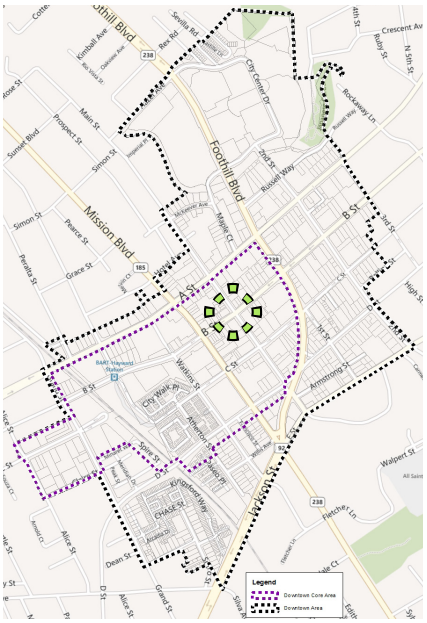
B ST. AT MISSION BLVD.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	82 Feet
Pavement Width	24 Feet (with angle street parking)
Movement	Two one-way lanes heading west on B Street
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



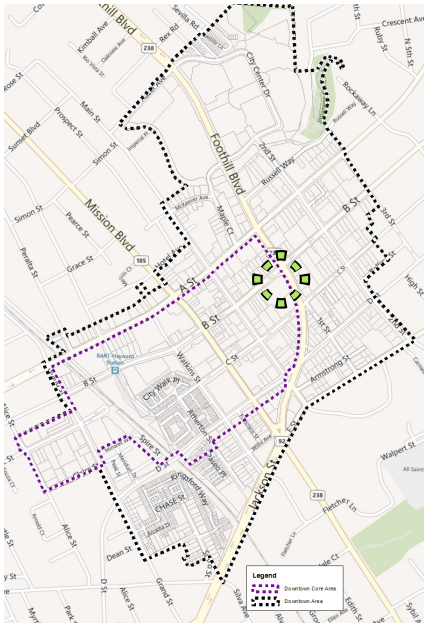
B ST. AT MAIN ST.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	82 Feet
Pavement Width	24 Feet (with angle street parking)
Movement	Two one-way lanes heading west on B Street
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



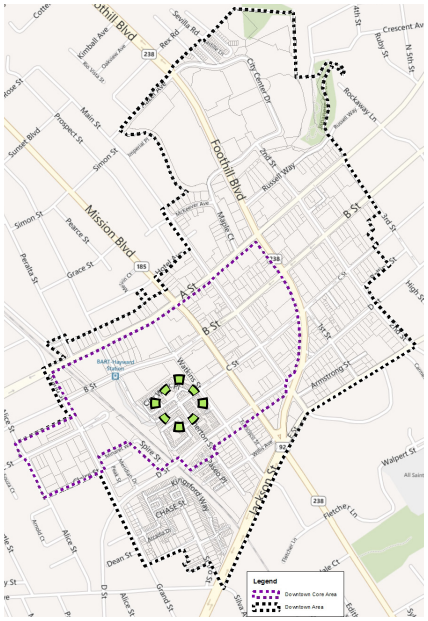
B ST. AT FOOTHILL BLVD.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	82 Feet
Pavement Width	24 Feet (with angle street parking)
Movement	Two one-way lanes heading west on B Street
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



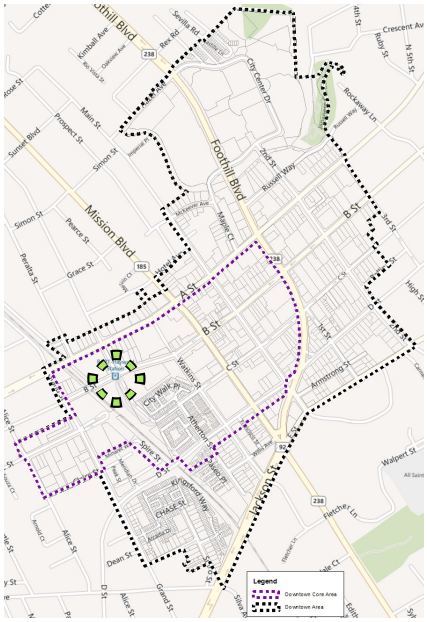
C ST. AT ATHERTON ST.

Existing Conditions	
Thoroughfare Type	Arterial
Right-of-Way Width	71 ft.
Pavement Width	48 ft.
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	30 seconds
Traffic Lanes	3
Parking Lanes	no
On Street Parking Spots	yes
Bike Lane	no
Walkway Type	sidewalk
Planter Type	n/a
Curb Type	Concrete 6 inch
Landscape Type	St. Trees/ misc. vegetation



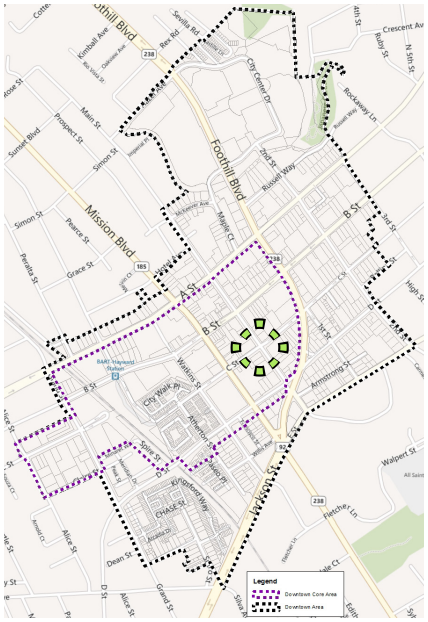
C ST. AT WATKINS ST.

Existing Conditions	
Thoroughfare Type	Arterial
Right-of-Way Width	71 ft.
Pavement Width	49 ft.
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	30 seconds
Traffic Lanes	4
Parking Lanes	2
On Street Parking Spots	yes
Bike Lane	no
Walkway Type	sidewalk
Planter Type	n/a
Curb Type	Concrete 6 inch
Landscape Type	St. Trees/ misc. vegetation



C ST. AT MAIN ST.

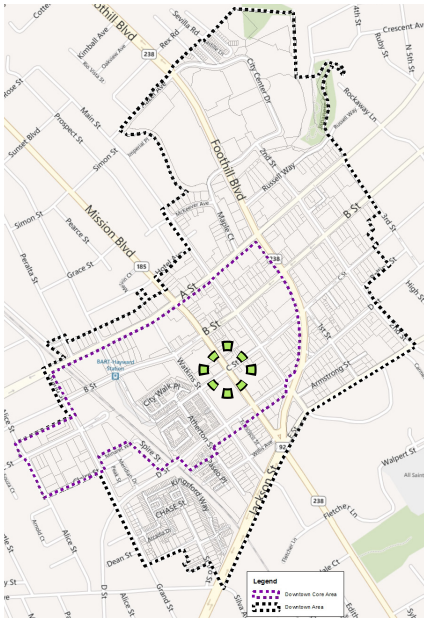
Existing Conditions	
Thoroughfare Type	Arterial
Right-of-Way Width	71 ft.
Pavement Width	57 ft.
Movement	1 way traffic on Main, 2 way on C St.
Design Speed	Main – 25 mph, C St. – 25 mph
Pedestrian Crossing Time	20 seconds
Traffic Lanes	Main St. – 2 lanes, C St. – 4 lanes
Parking Lanes	On Street
On Street Parking Spots	Yes
Bike Lane	Yes
Walkway Type	Sidewalk
Planter Type	Street Trees
Curb Type	6 in. tall curb
Landscape Type	Street trees



C Street at Main Street is a traffic light controlled intersection. C Street is one way and Main Street has two way traffic movement. Both streets are tree lined. A fire station is located at this intersection that serves the Downtown area.

C ST. AT MISSION BLVD.

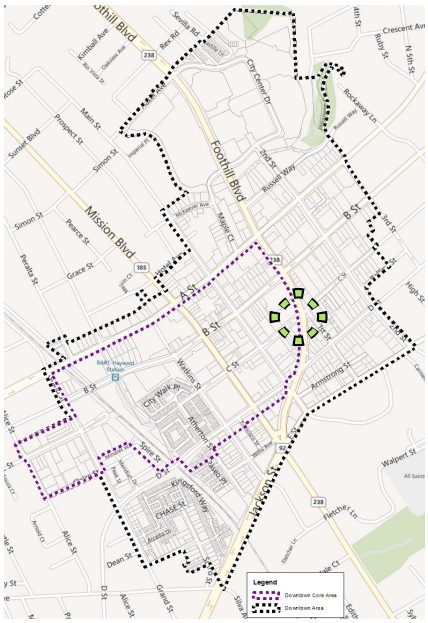
Existing Conditions	
Thoroughfare Type	Arterial
Right-of-Way Width	71 ft.,
Pavement Width	50 ft. on C St.
Movement	2 way
Design Speed	Mission – 25 mph, C St. – 25 mph
Pedestrian Crossing Time	20 seconds
Traffic Lanes	Main St. – 2 lanes, C St. – 4 lanes
Parking Lanes	On Street
On Street Parking Spots	Yes
Bike Lane	Yes
Walkway Type	Sidewalk
Planter Type	Street Trees
Curb Type	6 in. tall curb
Landscape Type	Street trees



C Street at Mission Boulevard is a very busy intersection. C Street passes by the Post Office and Library with four lanes on a one way street pattern. The far left and right lanes are dedicated turning lanes in order to control traffic flow onto the busy Mission Boulevard.

C ST. AT FOOTHILL BLVD.

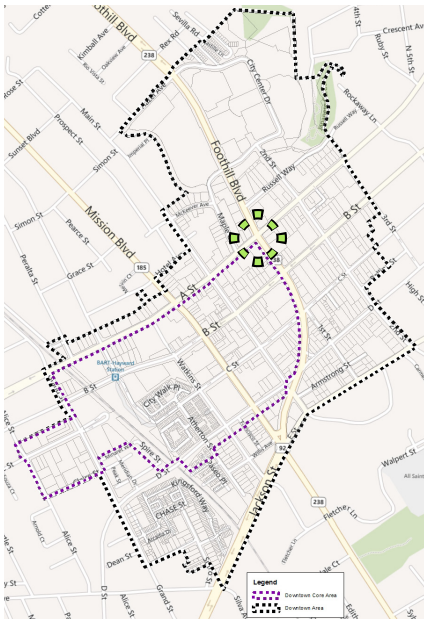
Existing Conditions	
Thoroughfare Type	Arterial
Right-of-Way Width	71 ft.
Pavement Width	57 ft.
Movement	2 way traffic
Design Speed	Foothill – 25 mph, C St. – 25 mph
Pedestrian Crossing Time	20 seconds
Traffic Lanes	Foothill – 6 lanes, C St. – 4 lanes
Parking Lanes	On Street
On Street Parking Spots	Yes
Bike Lane	Yes
Walkway Type	Sidewalk
Planter Type	
Curb Type	6 in. tall curb
Landscape Type	



C Street at Foothill Boulevard is a busy intersection with a two -way six lane boulevard and a one-way four lane street. C Street continues to be a one-way street. There is a mix of older, large trees and younger, smaller trees along the street.

FOOTHILL BLVD. AT A ST.

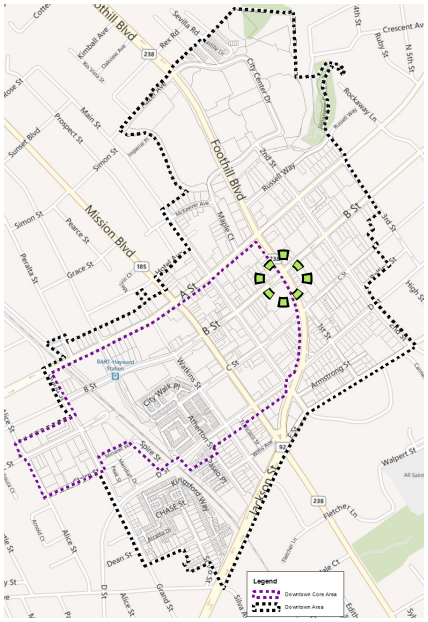
Existing Conditions	
Thoroughfare Type	Boulevard
Right-of-Way Width	92.90 feet
Pavement Width	83.30 feet
Movement	Free movement
Design Speed	30 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	6 lanes (11 feet each)
Parking Lanes	2 sides (8 feet unmarked)
On Street Parking Spots	Unknown
Bike Lane	None
Walkway Type	10 feet Sidewalks
Planter Type	None
Curb Type	6 inch raised
Landscape Type	Street Trees



Foothill Boulevard at A Street is a very busy intersection that is heavily traveled on both streets, but Foothill Boulevard receives the largest amount of vehicles per day. Foothill Boulevard has a 93 foot right-of-way with its emphasis on car traffic with narrow sidewalks and an absence of street trees or landscaping.

FOOTHILL BLVD. AT B ST.

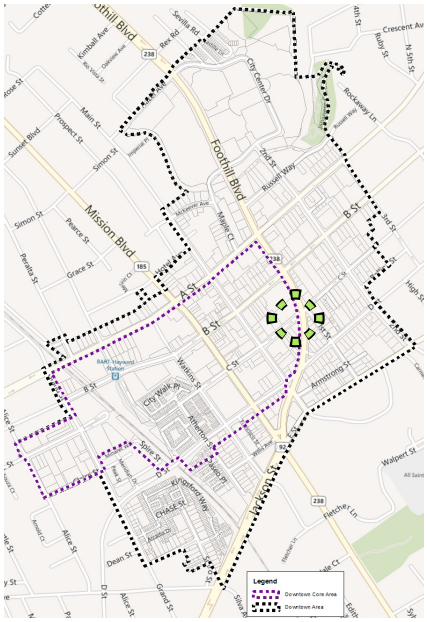
Existing Conditions	
Thoroughfare Type	Boulevard
Right-of-Way Width	102.67 feet
Pavement Width	92.68 feet
Movement	Free movement
Design Speed	30 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	7 lanes (11 feet each) Left Turn Lane on Foothill Turning onto B Street
Parking Lanes	2 sides (8 feet unmarked)
On Street Parking Spots	Unknown
Bike Lane	None
Walkway Type	10 feet Sidewalks
Planter Type	None
Curb Type	6 inch raised
Landscape Type	Street Trees



Foothill Boulevard at B Street is a very busy intersection. B Street is an important entrance into Downtown, but signage is lacking and most traffic remains on Foothill Boulevard.

FOOTHILL BLVD. AT C ST.

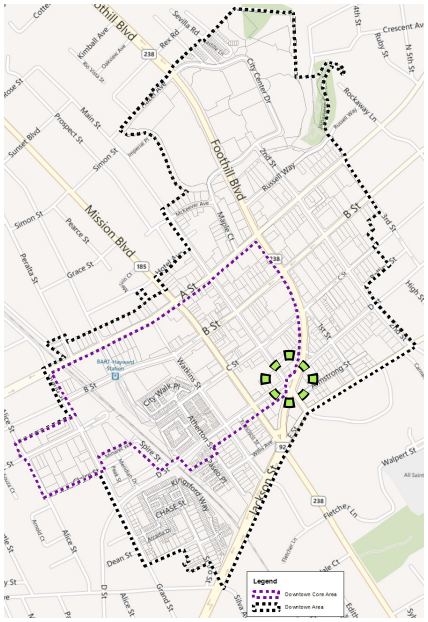
Existing Conditions	
Thoroughfare Type	Boulevard
Right-of-Way Width	96.04 feet
Pavement Width	86.16 feet
Movement	Free movement
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	6 Lanes (12 feet each)
Parking Lanes	2 sides (8 feet unmarked)
On Street Parking Spots	Unknown
Bike Lane	None
Walkway Type	10 feet Sidewalks
Planter Type	None
Curb Type	6 inch raised
Landscape Type	Street Trees



A large municipal parking structure is located at this intersection in order to serve Downtown.

FOOTHILL BLVD. AT D ST.

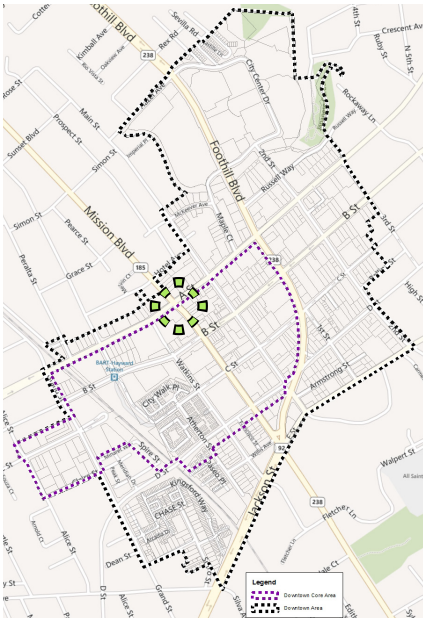
Existing Conditions	
Thoroughfare Type	Boulevard
Right-of-Way Width	97.35 feet
Pavement Width	80.56 feet
Movement	Free movement
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	6 Lanes (11 feet each)
Parking Lanes	2 sides (8 feet unmarked)
On Street Parking Spots	Unknown
Bike Lane	None
Walkway Type	10 feet Sidewalks
Planter Type	None
Curb Type	6 inch raised
Landscape Type	Street Trees



Foothill Boulevard at D Street is an angled intersection that is traffic-light controlled but can be confusing to some drivers because of its layout. It also does not offer pedestrian crosswalks to all four corners.

MISSION BLVD. AT A ST.

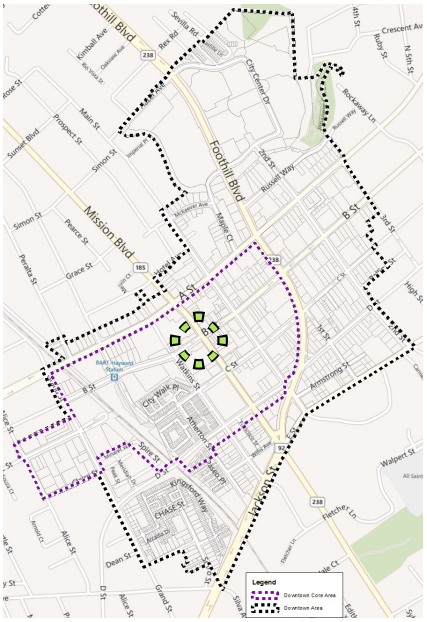
Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	80 Feet
Pavement Width	60 Feet (with side street parking) 30 Feet (without side street parking)
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



Mission Boulevard at A Street is a busy intersection that is busy in both directions. Mission Boulevard appears to be run down and does not have very much landscaping or vegetation.

MISSION BLVD. AT B ST.

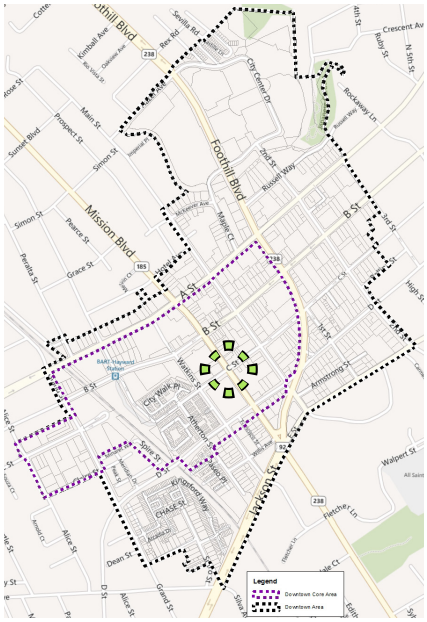
Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	80 Feet
Pavement Width	60 Feet (with side street parking) 30 Feet (without side street parking)
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



Mission Boulevard at B Street sits at the core of Downtown. There is a corner park and municipal parking structure to help attract people to the redeveloped B Street. Mission Boulevard has two lanes traveling in both directions.

MISSION BLVD. AT C ST.

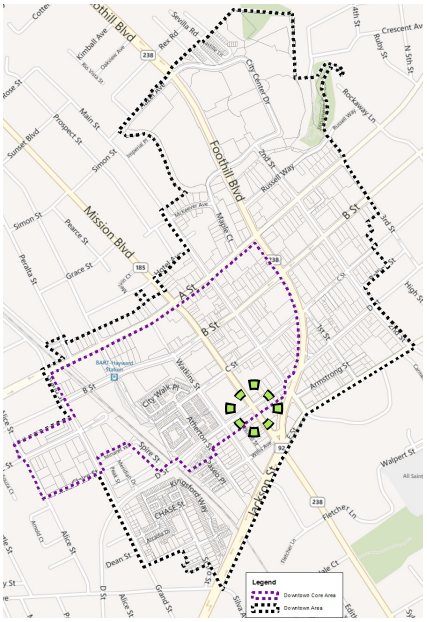
Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	80 Feet
Pavement Width	60 Feet (with side street parking) 30 Feet (without side street parking)
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



Mission Boulevard at C Street is a highly-traveled intersection that has the Library on one corner. It is a traffic-light controlled intersection.

MISSION BLVD. AT D ST.

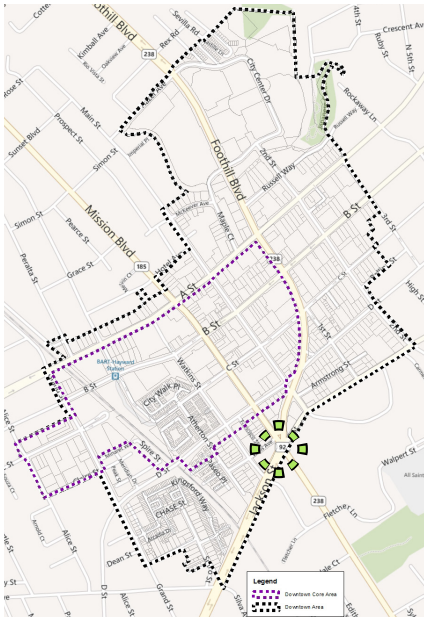
Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	80 Feet
Pavement Width	60 Feet (with side street parking) 30 Feet (without side street parking)
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



This intersection helps to connect to Foothill Boulevard but has issues with traffic on Mission Boulevard due to uncontrolled left turns from Mission Boulevard onto D Street.

MISSION BLVD. AT FOOTHILL BLVD.

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	80 Feet
Pavement Width	60 Feet (with side street parking) 30 Feet (without side street parking)
Movement	One way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two one-way lanes
Parking Lanes	Angled street parking
On Street Parking Spots	
Bike Lane	None
Walkway Type	Wide sidewalks with land scaping buffered from B Street
Planter Type	None
Curb Type	Bulbouts at corners and mid street crossings
Landscape Type	Trees and vegetation buffer sidewalks from B Street



Mission Boulevard at Foothill Boulevard is an extremely confusing and troubled intersection and is undergoing large scale contruction. These two boulevards are the most traveled thoroughfares through Downtown Hayward.

Appendices

This page is intentionally left blank

APPENDIX A

SYNOPTIC SURVEY INSTRUCTION LIST

GIS Data Table Instructions by Column Hayward Downtown Plan

CRP 410, Fall 2011

- **Enter Parcel ID # in the TARGET_FID field**

- **Enter ALL Addresses on parcel—separate by commas**

- **Development Status, enter one of the following:**
  - **D** = Developed
  - **UD** = Undeveloped
  - **UC** = Under construction

- **Parcel Conditions enter one of the following:**
  - **W** = Well-Maintained
  - **M** = Moderately Maintained
  - **P** = Poor Condition

- **Public/Private Frontage, enter corresponding number value:**
  - **PUB** = Public
  - **PRI** = Private

- **Frontage Type, enter one of the following:**
  - **P** = Porch/fence
  - **A** = Arcade
  - **PL** = Parking Lot
  - **H** = Hedge
  - **B** = Blank Wall
  - **SF** = Shop Front

- **Enter # of Structures on Parcel**

- **Enter one of the following for Structure Occupancy:**
  - **O** = if structure is occupied
  - **PO** = if structure has some occupied & some vacant spaces
  - **V** = if entire structure is vacant

- **For each Structure Enter:**
  - **Structure Function,** enter one of the following:
    - **R** = Residential
    - **L** = Lodging
    - **O** = Office

- **MU** = Mixed-Use
- **CR** = Commercial/Retail
- **OS** = Open Space
- **CI** = Civic (includes Education)
- **CS** = Community Services
- **LI** = Light Industrial
- **PK**= Parking
- **V** = Vacant Structure
- **UD** = Undeveloped Parcel

- **Structure Type**, enter one of the following:
  - **SD** = Single Family Detached
  - **SA** = Single Family Attached
  - **DTQ** = Duplex/ Triplex/ Quad
  - **MF** = Multifamily (Apartments)
  - **MH** = Mobile Home
  - **SRO** = Single Room Occupancy
  - **GU** = Granny Unit
  - **L** = Lodging
  - **CRO** = Commercial (Include Office & Retail)
  - **MUC** = Mixed-Use Commercial
  - **MUR** = Mixed-Use Residential
  - **OS** = Open Space
  - **CI** = Civic (include Education)
  - **CS** = Community Services
  - **LI** = Light Industrial
  - **V** = Vacant Structure
  - **UD** = Undeveloped Parcel
- Enter **Structure Height** in # of stories
- Enter **Structure Condition** with corresponding number:
  - **W** = Well-Maintained
  - **M** = Moderately Maintained
  - **P** = Poor Condition

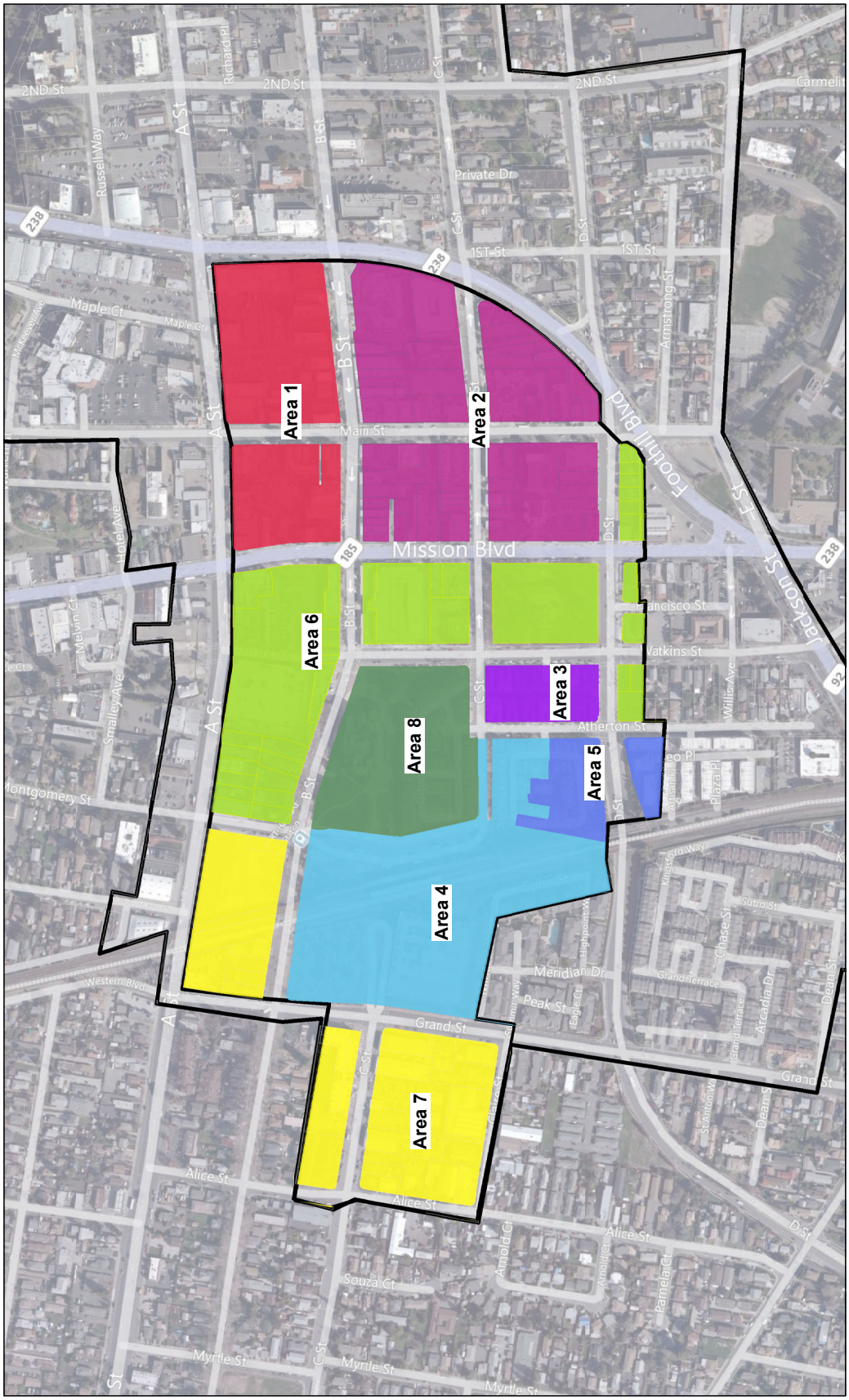
❖ If Parcel has Residential Units, enter number of dwelling units

❖ Enter all Business Names

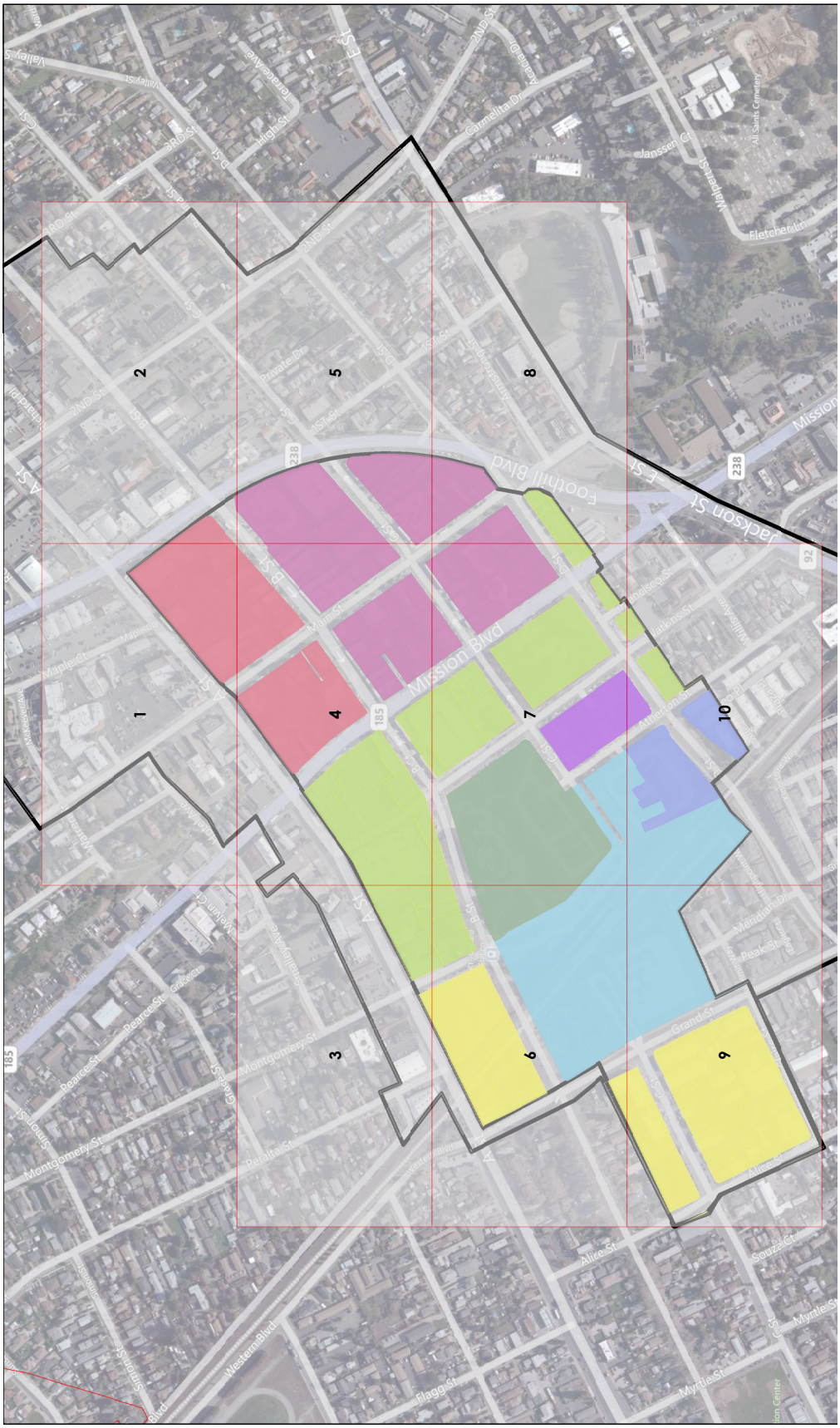
❖ Enter any notes for Parcel

APPENDIX B
SAMPLE DATA COLLECTION MAPS

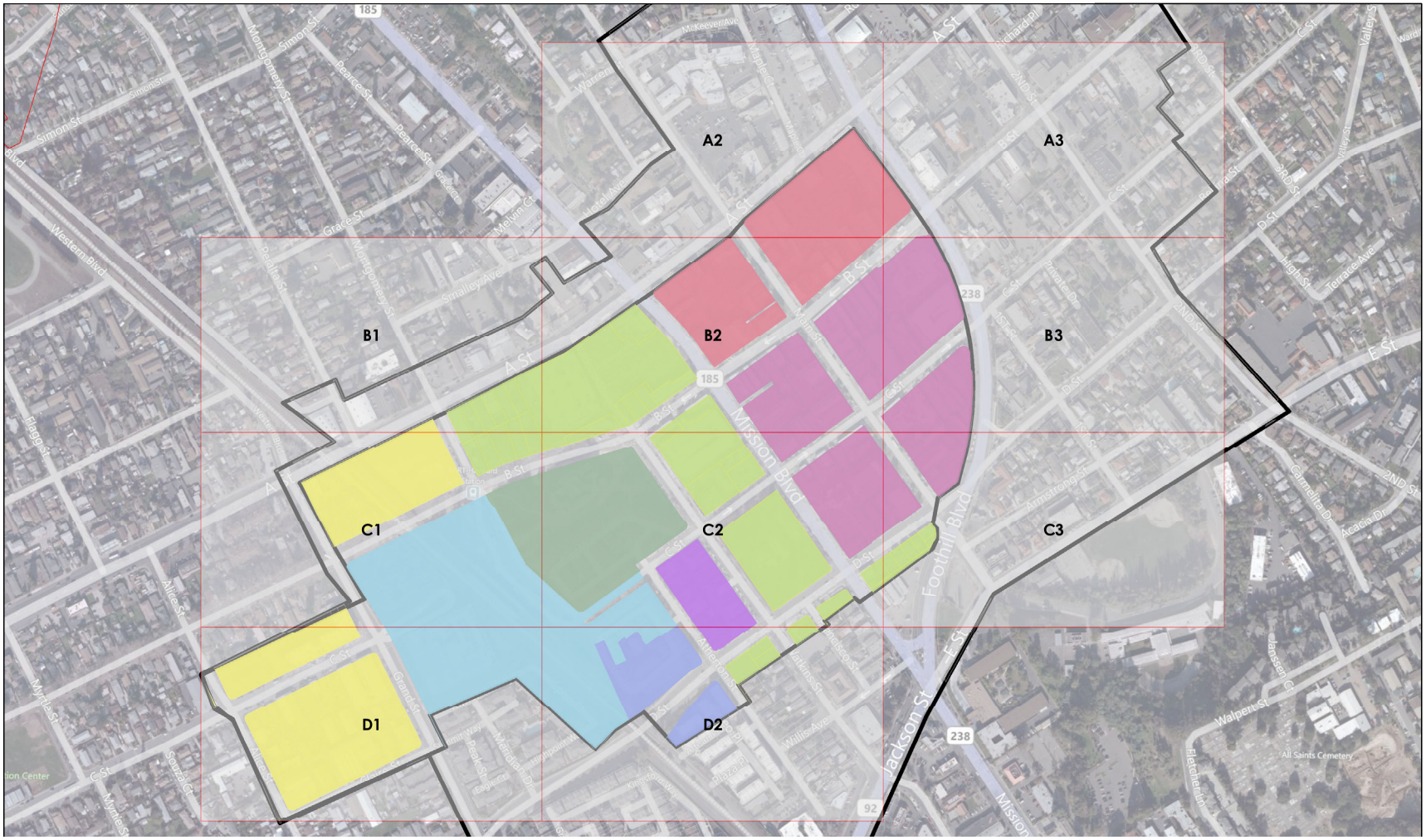
Hayward Downtown Core Land Use and Synoptic Survey Areas



Hayward Downtown Core Land Use and Synoptic Survey Areas



Hayward Downtown Core Land Use and Synoptic Survey Areas



Hayward Downtown Core Land Use and Synoptic Survey Area 2

B2

APPENDIX C
SAMPLE PARCEL INFORMATION SHEET

CRP410.01.f11.howard

DOWNTOWN HAYWARD COMMUNITY PLAN | SYNOPTIC SURVEYFORM

insert street front photo

insert additional photo(s)

1. parcel information

Parcel ID number: 2634	
street name: B Street	
street number: 987	
the parcel is	☐ undeveloped ☐ developed
the building is:	☐ vacant ☐ occupied
number of buildings on parcel	1

2. conditions

PARCEL	
parcel conditions:	☐ well-maintained
	☐ moderately maintained
	☐ poor condition
BUILDING 1 (if applicable)	
Building height (number of stories)	2
Occupying Business Name (non-residential)	Floor 1: US Bank
	Floor 2: US Bank
	Floor 3:
	Floor 4:
building conditions:	☐ well-maintained
	☐ moderately maintained
	☐ poor condition
BUILDING 2 (if applicable)	
Building height (number of stories)	
Occupying Business Name (non-residential)	Floor 1:
	Floor 2:
	Floor 3:
	Floor 4:
building conditions:	☐ well-maintained
	☐ moderately maintained
	☐ poor condition

BUILDING 3 (if applicable)	
Building height (number of stories)	
Occupying Business Name (non-residential)	Floor 1:
	Floor 2:
	Floor 3:
	Floor 4:
building conditions:	☐ well-maintained
	☐ moderately maintained
	☐ poor condition

3. frontage

Frontage	☐Private frontage
	☐ Public frontage
Landscaping/vegetation	☐Street trees
	☐Hedges
	☐Planters
	☐Flower beds
	☐ Other
Frontage Type	☐ porch/fence
	☐ Arcade
	☐ Parking Lot
	☐ Hedge
	☐ Blank Wall
	☐ Shop Front

4. miscellaneous

Building placement on site

Corner of B St and Main St Intersection

Driveway/access points (describe here, draw in on map)	

Additional Notes:

Public Bank
Use: Commercial – Checking Cashing and Loans

APPENDIX D
SAMPLE THOROUGHFARE DATA SHEET

Synoptic Survey – Streets Downtown Hayward

Street Name: B Street & Grand Street

Existing Conditions	
Thoroughfare Type	
Right-of-Way Width	81 Feet
Pavement Width	50 Feet
Movement	Two-way
Design Speed	25 mph
Pedestrian Crossing Time	Unknown
Traffic Lanes	Two lanes in both directions
Parking Lanes	None
On Street Parking Spots	None
Bike Lane	None
Walkway Type	Buffered sidewalks
Planter Type	None
Curb Type	Regular
Landscape Type	Large street trees on both sides

Additional notes/observations:

APPENDIX E
BASIC PARCEL INFORMATION

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428004605201	A ST	ROW	1
428004605202	685 A ST	UD	1
428004605300	22523 MONTGOMERY ST	UD	0
428004605400	22527 MONTGOMERY ST	UD	0
428005106200	880 B ST	CR	0
428005106300	828 B ST	CR	0
428005106400	808 B ST	CR	0
428005106702	703 A ST	R	2
428005106800	713 A ST	R	2
428005106900	723 A ST	MU	2
428005107000	731 A ST	CR	2
428005107100	743 A ST	R	1
428005107200	747 A ST	R	1
428005108501	742 B ST	R	1
428005108600	732 B ST	R	1
428005108700	722 B ST	R	2
428005108800	714 B ST	R	2
428005108900	704 B ST	R	2
428005109400	WATKINS ST	CR	0
428005109600	22557 MISSION BLVD	CR	1
428005109700	22501 MISSION BLVD	CR	1
428005109800	778 B ST	CR	1
428005604500	22500 MISSION BLVD	CR	1
428005604600	921 A ST	CR	2
428005604700	937 A ST	MU	2
428005604800	953 A ST	CR	2
428005605001	22507 MAIN ST	CR	2
428005605100	22519 MAIN ST	CR	2
428005605200	22525 MAIN ST	MU	2
428005605300	22531 MAIN ST	CR	1
428005605401	MAIN ST	PK-PUB	0
428005605403	22531 MAIN ST	MU	0
428005605404	22545 MAIN ST	CR	2

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428005605500	22561 MAIN ST	CR	2
428005605600	22567 MAIN ST	MU	2
428005605700	966 B ST	CR	2
428005605800	962 B ST	PK-PUB	2
428005605900	954 B ST	MU	2
428005606000	944 B ST	MU	2
428005606100	938 B ST	MU	2
428005606200	926 B ST	MU	2
428005606301	MISSION BLVD	OS	2
428005606302	22582 MISSION BLVD	MU	2
428005606400	22578 MISSION BLVD	MU	0
428005606500	22564 MISSION BLVD	MU	2
428005606600	MISSION BLVD	PK-PUB	2
428005606700	22544 MISSION BLVD	UD	1
428005606800	22538 MISSION BLVD	UD	1
428005606900	22524 MISSION BLVD	CR	1
428006103700	1015 A ST	CR	1
428006103802	1025 A ST	CR	0
428006103901	1025 A ST	PK-PUB	0
428006104002	1077 A ST	CR	0
428006104100	22519 FOOTHILL BLVD	CR	1
428006104200	22533 FOOTHILL BLVD	CR	0
428006104300	22543 FOOTHILL BLVD	CR	0
428006104400	22549 FOOTHILL BLVD	CR	0
428006104500	1090 B ST	CR	0
428006104601	B ST	PK-PUB	2
428006104602	1080 B ST	CR	2
428006104701	B ST	PK-PUB	2
428006104702	1068 B ST	CI	2
428006104801	B ST	PK-PUB	2
428006104802	1060 B ST	UD	2
428006104901	B ST	PK-PUB	0
428006104903	1058 B ST	CR	0

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428006105001	1042 B ST	PK-PUB	0
428006105101	B ST	PK-PUB	0
428006105102	1036 B ST	CR	0
428006105301	B ST	PK-PUB	0
428006105302	1022 B ST	MU	1
428006105400	1014 B ST	CR	1
428006105500	1010 B ST	UD	1
428006105600	1004 B ST	UD	0
428006105700	22564 MAIN ST	MU	1
428006105800	22540 MAIN ST	MU	0
428006105900	22528 MAIN ST	MU	1
428006600100	903 B ST	CR	2
428006600200	913 B ST	CR	2
428006600300	921 B ST	UD	2
428006600400	927 B ST	UD	1
428006600500	935 B ST	CR	0
428006600600	939 B ST	CR	0
428006600700	943 B ST	CR	0
428006600800	963 B ST	CR	2
428006601101	971 B ST	CR	2
428006601200	22641 MAIN ST	CR	2
428006601302	MAIN ST	PK-PUB	2
428006601400	22683 MAIN ST	CR	0
428006601500	948 C ST	CR	0
428006601600	944 C ST	CR	0
428006601801	920 C ST	PK-PUB	0
428006601900	22678 MISSION BLVD	PK-PUB	0
428006602101	22664 MISSION BLVD	MU	2
428006602200	22642 MISSION BLVD	MU	2
428006602300	22636 MISSION BLVD	MU	2
428006602400	22632 MAIN ST	MU	2
428006602500	1019 B ST	UD	1
428006602600	1025 B ST	UD	1

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428006602700	1029 B ST	CR	2
428006602800	1037 B ST	CR	2
428006602900	1049 B ST	CR	2
428006603600	1044 C ST	CR	2
428006603700	1026 C ST	CR	2
428006603801	1026 C ST	CR	1
428006603802	22696 MAIN ST	CR	2
428006603900	22654 MAIN ST	MU	2
428006604000	915 C ST	UD	2
428006604100	933 C ST	CR	1
428006604200	951 C ST	CI	1
428006604300	22701 MAIN ST	CI	1
428006604400	22721 MAIN ST	CI	1
428006604500	22737 MAIN ST	CI	0
428006604600	22777 MAIN ST	UD	0
428006604700	958 D ST	CR	0
428006604800	944 D ST	CI	0
428006604900	D ST	CI	0
428006605300	C ST	CR	0
428006605400	1045 C ST	CR	0
428006605500	C ST	CR	0
428006605600	1055 C ST	CR	2
428006605801	22701 FOOTHILL BLVD	CR	2
428006605900	FOOTHILL BLVD	CR	0
428006606000	22755 FOOTHILL BLVD	CR	0
428006606304		CR	0
428006606700	22772 MAIN ST	MU	1
428006606901	22770 MAIN ST	CR	1
428006607000	22742 MAIN ST	CR	0
428006607100	22734 MAIN ST	CI	2
428006607200	925 D ST	OS	4
428006607300	933 D ST	OS	5
428006607400	945 D ST	OS	5

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428006607500	957 D ST	OS	5
428006607600	967 D ST	OS	6
428006607700	975 D ST	OS	7
428006607800	FOOTHILL BLVD	OS	2
428006608302		MU	1
428006608400	22730 C ST	CR	0
428006608500	22631 FOOTHILL BLVD	CR	2
428006608600	22631 FOOTHILL BLVD	PK-PUB	2
428007101800	22675 MISSION BLVD	PK-PUB	3
428007101900	22695 MISSION BLVD	PK-PUB	1
428007102000	822 C ST	CI	3
428007102300	835 C ST	CI	2
428007104800	805 B ST	PK-PUB	3
428007104900	805 B ST	PK-PUB	3
428007602310	B ST	CI	0
428007602313	WATKINS ST	CI	0
428007602705	WATKINS ST	CI	0
428007602709	WATKINS ST	CI	0
428007700100	D ST	ROW	0
428007700200	611 ATHERTON PL 106	R	3
428007700300	609 ATHERTON PL 105	R	3
428007700400	607 ATHERTON PL 104	R	3
428007700500	605 ATHERTON PL 103	R	3
428007700600	601 ATHERTON PL 101	R	3
428007700700	603 ATHERTON PL	R	3
428007700800	22741 ATHERTON ST	R	3
428007700900	22737 ATHERTON ST	R	3
428007701000	22733 ATHERTON ST	R	3
428007701100	22729 ATHERTON ST	R	3
428007701200	22725 ATHERTON ST	R	3
428007701300	ATHERTON PL	R	3
428007701400	22709 ATHERTON ST	R	3
428007701500	22705 ATHERTON ST	R	3

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428007704900	657 ATHERTON PL 413	R	3
428007705000	661 ATHERTON PL 607	R	2
428007705100	665 ATHERTON PL 606	R	2
428007705200	669 ATHERTON PL 605	R	3
428007705300	673 ATHERTON PL	R	3
428007705400	677 ATHERTON PL 603	R	3
428007705500	681 ATHERTON PL 602	R	2
428007705600	683 ATHERTON PL 601	R	2
428007705700	658 ATHERTON PL 513	R	2
428007705800	660 ATHERTON PL 512	R	2
428007705900	662 ATHERTON PL	R	3
428007706000	664 ATHERTON PL 510	R	3
428007706100	668 ATHERTON PL 509	R	3
428007706200	670 ATHERTON PL	R	3
428007706300	672 ATHERTON PL 507	R	3
428007706400	674 ATHERTON PL 506	R	3
428007706500	676 ATHERTON PL 505	R	3
428007706600	678 ATHERTON PL 504	R	3
428007706700	680 ATHERTON PL 503	R	2
428007706800	682 ATHERTON PL 502	R	2
428007706900	684 ATHERTON PL 501	R	2
428007707000	22797 ATHERTON ST	R	3
428007707100	22793 ATHERTON ST	R	3
428007707200	22789 ATHERTON ST	R	3
428007707300	22777 ATHERTON ST	R	2
428007707400	22773 ATHERTON ST	R	3
428007707500	22769 ATHERTON ST	R	3
428007707600	22765 ATHERTON ST	R	3
428007707700	22761 ATHERTON ST	R	3
428007707800	22757 ATHERTON ST	R	3
428007707900	687 ATHERTON PL 706	R	2
428007708000	689 ATHERTON PL 705	R	3
428007708100	691 ATHERTON PL 704	R	3

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428007701600	22701 ATHERTON ST	R	3
428007701700	602 ATHERTON PL 201	R	3
428007701800	604 ATHERTON PL 202	R	3
428007701900	606 ATHERTON PL 203	R	3
428007702000	608 ATHERTON PL	R	2
428007702100	610 ATHERTON PL	R	2
428007702200	612 ATHERTON PL 206	R	2
428007702300	614 ATHERTON PL	R	2
428007702400	616 ATHERTON PL	R	3
428007702500	618 ATHERTON PL	R	3
428007702600	620 ATHERTON PL	R	3
428007702700	622 ATHERTON PL	R	3
428007702800	624 ATHERTON PL	R	3
428007702900	626 ATHERTON PL	R	3
428007703000	628 ATHERTON PL	R	2
428007703100	630 ATHERTON PL	R	2
428007703200	615 ATHERTON PL	R	3
428007703300	619 ATHERTON PL	R	3
428007703400	623 ATHERTON PL	R	2
428007703500	627 ATHERTON PL 304	R	2
428007703600	629 ATHERTON PL 305	R	2
428007703700	633 ATHERTON PL 401	R	3
428007703800	635 ATHERTON PL	R	3
428007703900	637 ATHERTON PL 403	R	3
428007704000	639 ATHERTON PL 404	R	3
428007704100	641 ATHERTON PL 405	R	3
428007704200	643 ATHERTON PL	R	3
428007704300	645 ATHERTON PL 407	R	3
428007704400	647 ATHERTON PL 408	R	3
428007704500	649 ATHERTON PL 409	R	3
428007704600	651 ATHERTON PL 410	R	3
428007704700	653 ATHERTON PL 411	R	3
428007704800	655 ATHERTON PL 412	R	3

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428007708200	693 ATHERTON PL 703	R	3
428007708300	699 ATHERTON PL 701	R	3
428007708400	695 ATHERTON PL 702	R	3
428007708500	ATHERTON PL	ROW	3
428007708600	ATHERTON PL	ROW	3
428007708700	697 ATHERTON PL	ROW	3
428007708800	ATHERTON PL	ROW	0
428007708900	ATHERTON PL	ROW	3
428007709000	ATHERTON PL	R	2
428008101102	22810 ATHERTON ST	R	1
428008101202	22809 WATKINS ST	UD	0
428008101300	WATKINS ST	UD	0
428008103204	22809 MISSION BLVD	CR	1
428008106005	22818 WATKINS ST	CR	1
428008200700	CITY WALK PL	ROW	3
428008200900	B ST	ROW	2
428008201000	758 CITY WALK PL 4	R	0
428008201100	758 CITY WALK PL 3	R	0
428008201200	758 CITY WALK PL 2	R	0
428008201300	758 CITY WALK PL 1	R	0
428008201400	752 CITY WALK PL 11	R	3
428008201500	752 CITY WALK PL 10	R	3
428008201600	752 CITY WALK PL 9	R	0
428008201700	752 CITY WALK PL 8	R	3
428008201800	752 CITY WALK PL 7	R	3
428008201900	752 CITY WALK PL 6	R	3
428008202000	752 CITY WALK PL 5	R	3
428008202100	752 CITY WALK PL 4	R	3
428008202200	752 CITY WALK PL 3	R	3
428008202300	752 CITY WALK PL 2	R	2
428008202400	752 CITY WALK PL 1	R	2
428008202500	740 CITY WALK PL 4	R	0
428008202600	740 CITY WALK PL 3	R	3

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428008202700	740 CITY WALK PL 2	R	3
428008202800	740 CITY WALK PL 1	R	3
428008202900	706 CITY WALK PL 1	R	2
428008203000	706 CITY WALK PL 2	R	2
428008203100	706 CITY WALK PL 3	R	3
428008203200	706 CITY WALK PL 4	R	3
428008203300	706 CITY WALK PL 5	R	3
428008203400	706 CITY WALK PL 6	R	0
428008203500	706 CITY WALK PL	R	0
428008203600	706 CITY WALK PL 8	R	0
428008203700	710 CITY WALK PL 1	R	3
428008203800	710 CITY WALK PL 2	R	3
428008203900	710 CITY WALK PL 3	R	3
428008204000	710 CITY WALK PL 4	R	3
428008204100	710 CITY WALK PL 5	R	3
428008204200	710 CITY WALK PL 6	R	0
428008204300	710 CITY WALK PL 7	R	0
428008204400	710 CITY WALK PL 8	R	0
428008204500	716 CITY WALK PL 1	R	3
428008204600	716 CITY WALK PL 2	R	3
428008204700	716 CITY WALK PL 3	R	3
428008204800	716 CITY WALK PL 4	R	3
428008204900	716 CITY WALK PL 5	R	2
428008205000	CITY WALK PL	R	2
428008205100	722 CITY WALK PL 1	R	3
428008205200	722 CITY WALK PL 2	R	3
428008205300	722 CITY WALK PL 3	R	3
428008205400	CITY WALK PL	R	3
428008205500	722 CITY WALK PL 5	R	3
428008205600	722 CITY WALK PL 6	R	3
428008205700	722 CITY WALK PL 7	R	3
428008205800	722 CITY WALK PL 8	R	0
428008205900	722 CITY WALK PL 9	R	0

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428008206000	728 CITY WALK PL 1	R	3
428008206100	728 CITY WALK PL 2	R	3
428008206200	728 CITY WALK PL 3	R	3
428008206300	728 CITY WALK PL 4	R	3
428008206400	728 CITY WALK PL 5	R	3
428008206500	728 CITY WALK PL 6	R	3
428008206600	728 CITY WALK PL 7	R	0
428008206700	728 CITY WALK PL 8	R	0
428008206800	728 CITY WALK PL 9	R	0
428008206900	734 CITY WALK PL 3	R	3
428008207000	734 CITY WALK PL 2	R	3
428008207100	734 CITY WALK PL 1	R	3
428008207200	22650 TOWN DR 6	R	3
428008207300	22650 TOWN DR 5	R	3
428008207400	22650 TOWN DR 4	R	3
428008207500	22650 TOWN DR 3	R	3
428008207600	22650 TOWN DR 2	R	3
428008207700	22650 TOWN DR 1	R	3
428008207800	22657 TOWN DR 6	R	3
428008207900	22657 TOWN DR 5	R	3
428008208000	22657 TOWN DR 4	R	3
428008208100	22657 TOWN DR 3	R	3
428008208200	22657 TOWN DR 2	R	3
428008208300	22657 TOWN DR 1	R	3
428008208400	746 CITY WALK PL 1	R	3
428008208500	746 CITY WALK PL	R	3
428008208600	746 CITY WALK PL 3	R	3
428008208700	CITY WALK PL	ROW	3
428008300200	22801 PASEO PL	R	3
428008300300	22803 PASEO PL	R	3
428008300400	22805 PASEO PL	R	3
428008300500	22807 PASEO PL	R	3
428008300600	22809 PASEO PL	R	3

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428008300700	22811 PASEO PL	R	3
428008300800	22813 PASEO PL	R	3
428008301000	22820 PASEO PL	R	3
428008301100	22816 PASEO PL	R	3
428008301200	22812 PASEO PL	R	3
428008301300	22808 PASEO PL	R	3
428008301400	ATHERTON ST	ROW	3
428008307600	650 ARTISAN PL	R	0
428008307700	644 ARTISAN PL	R	0
428008307800	638 ARTISAN PL	R	0
428008307900	632 ARTISAN PL	R	0
428008308000	626 ARTISAN PL	R	3
428008308100	620 ARTISAN PL	R	3
428008308200	D ST	ROW	3
428008400100	22756 ATHERTON ST	R	0
428008400200	22723 WATKINS ST	R	0
428008400400	22705 WATKINS ST	R	2
428008400500	22707 WATKINS ST	R	2
428008400600	22713 WATKINS ST	R	2
428008400700	22715 WATKINS ST	R	2
428008400800	22717 WATKINS ST	R	2
428008400900	22719 WATKINS ST	R	2
428008401000	22725 WATKINS ST	R	2
428008401100	22727 WATKINS ST	R	2
428008401200	22729 WATKINS ST	R	2
428008401300	22731 WATKINS ST	R	2
428008401400	22737 WATKINS ST	R	2
428008401500	22739 WATKINS ST	R	2
428008401600	22741 WATKINS ST	R	2
428008401700	22743 WATKINS ST	R	2
428008401800	22702 ATHERTON ST	R	2
428008401900	22704 ATHERTON ST	R	2
428008402000	22706 ATHERTON ST	R	2

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
428008402100	22708 ATHERTON ST	R	2
428008402200	22714 ATHERTON ST	R	2
428008402300	22716 ATHERTON ST	R	2
428008402400	22718 ATHERTON ST	R	2
428008402500	22720 ATHERTON ST	R	2
428008402600	22726 ATHERTON ST	R	2
428008402700	22728 ATHERTON ST	R	2
428008402800	22730 ATHERTON ST	R	2
428008402900	22732 ATHERTON ST	R	2
428008403000	22723 WATKINS ST	ROW	0
428008403200	22749 WATKINS ST	R	0
428008403300	22751 WATKINS ST	R	0
428008403400	22753 WATKINS ST	R	0
428008403500	22759 WATKINS ST	R	2
428008403600	22761 WATKINS ST	R	2
428008403700	22763 WATKINS ST	R	2
428008403800	22769 WATKINS ST	R	2
428008403900	22771 WATKINS ST	R	2
428008404000	22773 WATKINS ST	R	2
428008404100	22775 WATKINS ST	R	0
428008404200	22738 ATHERTON ST	R	2
428008404300	22740 ATHERTON ST	R	2
428008404400	22742 ATHERTON ST	R	2
428008404500	22744 ATHERTON ST	R	2
428008404600	22764 ATHERTON ST	R	2
428008404700	22766 ATHERTON ST	R	2
428008404800	22768 ATHERTON ST	R	2
428008404900	22770 ATHERTON ST	R	2
428008405000	22776 ATHERTON ST	R	2
428008405100	22778 ATHERTON ST	R	2
428008405200	22723 WATKINS ST	ROW	0
431000409000	603 A ST	CR	1
431000409100	628 B ST	R	1

Land Use Survey-Selected Parcel Data

APN_GIS	Parcel Street Address	Surveyed Land Use	Building Height
431000409200	620 B ST	R	1
431000409300	612 B ST	R	1
431000409400	604 B ST	R	1
431000409500	A ST	ROW	1
431003601300	492 C ST		0
431004001600	502 C ST	R	3
431004001700	507 C ST	R	1
431004001800	515 C ST	R	1
431004001900	523 C ST	R	1
431004002002	529 C ST	CR	1
431004002101	541 C ST	CR	1
431004002200	575 C ST	CR	1
431004002300	577 C ST	CR	1
431004002402	597 C ST	CR	1
431004002500	22759 GRAND ST	CR	1
431004002600	22765 GRAND ST	CR	1
431004002700	22765 GRAND ST	CR	1
431004002800	548 CLAIRE ST	CR	1
431004002900	548 CLAIRE ST	CR	1
431004003000	516 CLAIRE ST	CR	1
431004003100	22756 ALICE ST	CR	1
431004003200	22740 ALICE ST	CR	1
431004003300	22722 ALICE ST	CR	1
431004006600	22645 GRAND ST 1	R	0
431004006700	22645 GRAND ST 2	R	0
431004006800	22645 GRAND ST	R	3
431004402201	22735 SUTRO ST	PK-PUB	3
431004403504	C ST	PK-PUB	0
431004403700	C ST	ROW	0
431004403802	C ST	ROW	3
431004404200	22774 GRAND ST	R	3

This page is intentionally left blank

APPENDIX F
HISTORIC RESOURCE DESIGNATIONS

Data on the integrity of existing historic buildings were obtained from the City's Historic Resource Survey GIS map layer and Hayward Historical Resources Survey and Inventory Report (2010). The historic resources were recoded using three main categories indicating levels of physical integrity--High, Moderate, and Low-- and three intermediate categories--High-Medium, High-Low, and Medium-Low. The intermediate categories are intended for parcels with multiple buildings of differing integrities. The main integrity categories are described in the Hayward Historical Survey and Inventory Report as follows:

High: Properties that exhibit an excellent degree of integrity of design, materials, feeling, workmanship and setting. Such properties retain, to a high degree, original materials and features including exterior siding and window materials, architectural detailing and stylistic features. Their general setting and physical context is intact. These properties may have modest alterations or additions that have had little impact on the historic integrity of the property.

Moderate: Properties that exhibit a moderate degree of integrity of design, materials, feeling, workmanship and setting. Such properties retain approximately 50% or more of the building's original materials and features including one or more of the following: exterior siding and window materials, architectural detailing and stylistic features. Their general setting and physical context is intact. These properties may have alterations or additions, but the general form, massing and original stylistic features of the property – the basic elements that allow it to communicate its historic character -remain intact.

Low: Properties that exhibit a low or negligible degree of integrity of design, materials, feeling, workmanship and setting. Properties with low integrity are properties with two or more of the following: removal and replacement of original windows with modern sash (vinyl or aluminum, usually), complete siding replacement, significant alterations to the setting/physical context and/or notably incompatible or out of scale additions.

Source: City of Hayward Historical Resources Survey and Inventory Report, 2010.