



PROSPECT HILL NEIGHBORHOOD ASSOCIATION MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

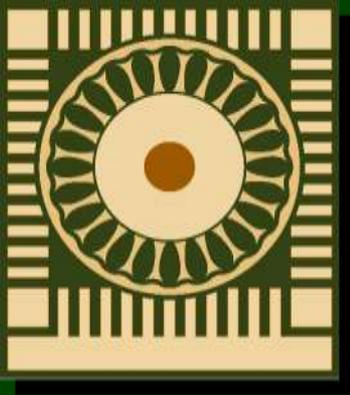
March 23, 2011
7:15 p.m. – 8:45 p.m.

REVISED AGENDA

- I. Introductions
- II. Overview of the Mission Boulevard Corridor Specific Plan
- III. Update on the Route 238 Corridor Improvement Project
- IV. Discussion of Issues of Concern to the Prospect Hill Neighborhood
 - a. Allowable Building Heights on Mission Boulevard north of A Street
 - b. Possible Medians on Mission Boulevard
- V. Next Steps
- VI. Adjournment



Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 48 hours in advance of the meeting by contacting Katy Ramirez at (510) 583-4234 or by calling the TDD line for those with speech and hearing disabilities at (510) 247-3340.



CITY OF HAYWARD

HEART OF THE BAY

Mission Boulevard Corridor Specific Plan

MISSION BOULEVARD CORRIDOR
SPECIFIC PLAN
HAYWARD, CALIFORNIA



January 28, 2011 DRAFT

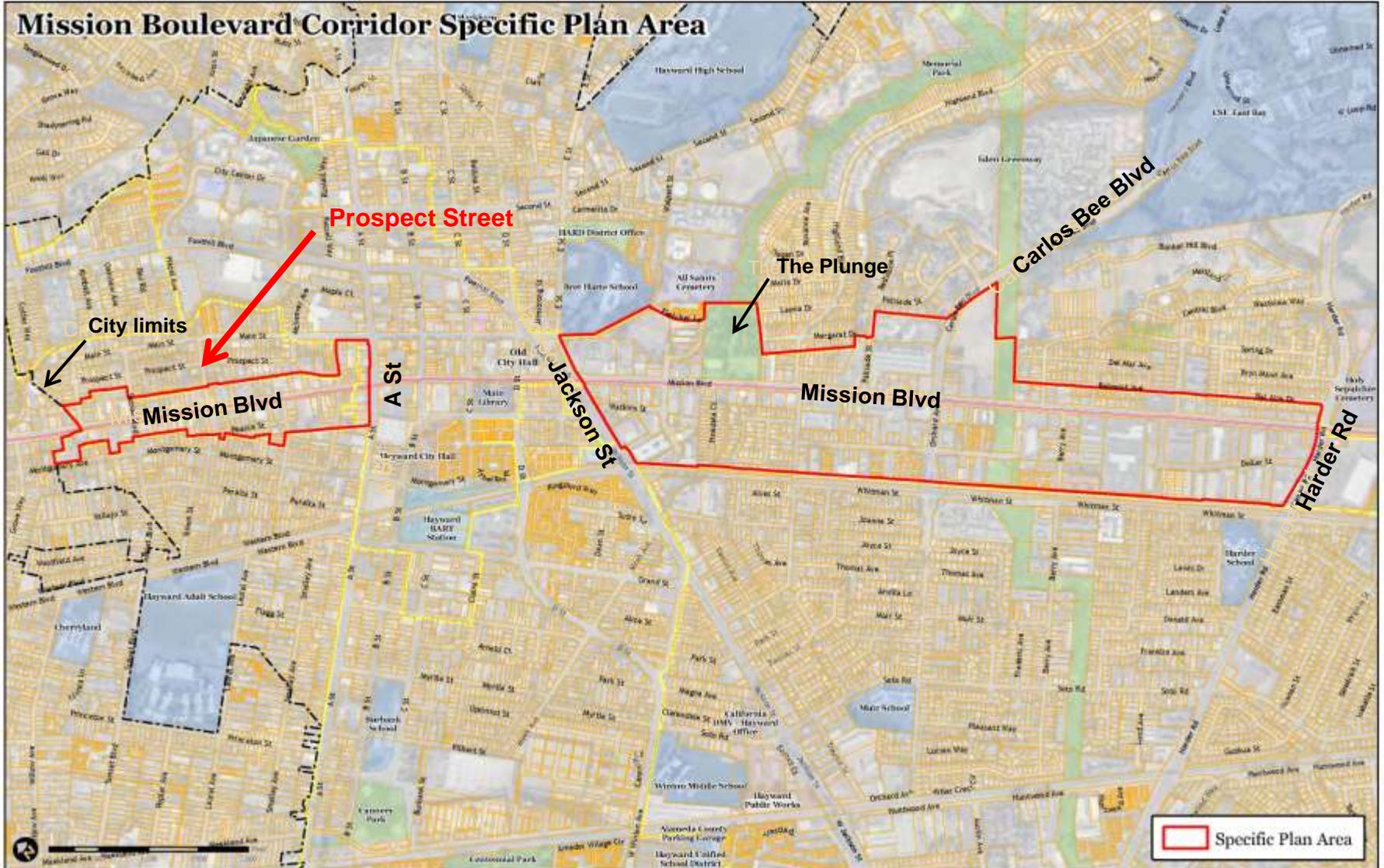


Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall, *Hall Alminana, Inc.*

Development Services Department



Specific Plan Area – 240 acres, 600 parcels



IN BRIEF

HAYWARD

MISSION CORRIDOR MEETINGS: A series of public meetings and other input opportunities are planned regarding the Mission Boulevard Corridor Specific Plan, beginning with an introductory session at 1 p.m. Monday.

The meetings are aimed at guiding redevelopment of two segments along Mission, from Harder Road to the Cherryland border, exclud-

ing downtown.

The goal is to facilitate a plan for commercial uses and pedestrian-friendly neighborhoods that support public transit.

The meetings will be held in room 2A at City Hall, 777 B Street. Additional meetings will be held at 3 p.m. Monday, and 9 a.m. to noon Tuesday. Results will be presented at 5:30 p.m. Friday.

For more information, visit www.hayward-ca.gov.

— *Eric Kurhi*





**Hayward's Mission Boulevard
Specific Plan and Form- Based Code**
What is your vision?

Thursday
08 April
2010
Charrette kick-off event

7-9pm
Hayward City Hall
Council Chambers
777 B Street
Hayward, CA

Charrette April 12-16
Visit the City of Hayward's website for details
www.hayward-ca.gov : Projects & Studies



STAKEHOLDER INTERVIEWS

City Councilmembers	Local developers
Planning Commissioners	Local contractors
Prospect Hill Neighborhood Association	City staff - Planning
	March 20, 2010
Hayward Area Planning Association (HAPA)	City staff - Transportation
Cal State East Bay	City staff – Public Works
County of Alameda	City staff - Engineering
Hayward Area Recreation & Parks (HARD)	Property owners & merchants
Bowman Elementary School	Local architects
Moreau Catholic High School	Auto dealerships
Downtown Neighborhood Watch	Police Department

Public Process



On-site visits with merchants



RAY CASTOR
Cell: (510) 715-4216

ACME AUTO PARTS, INC.

22161 Mission Boulevard, Hayward, CA 94541

Store: (510) 538-8855 • Fax: (510) 538-8235

acmeautopartsinc@sbcglobal.net • acmeautopartsinc.com



What would you like the *fronts of buildings* to look like in the project area?

 <p>Arcade</p>	 <p>Gallery</p>	 <p>Shopfront with Awning</p>	 <p>Traditional Shopfront</p>
 <p>Forecourt entry onto street</p>	 <p>Entry onto parking lot</p>	 <p>Podium parking</p>	 <p>Courtyard entry</p>
 <p>Courtyard entry</p>	 <p>Front porch</p>	 <p>House with garage in back</p>	 <p>Other</p>



Mission Boulevard Corridor
Specific Plan and Form-Based Code Charrette
Visual Preference Survey - April 12 - 16, 2010



















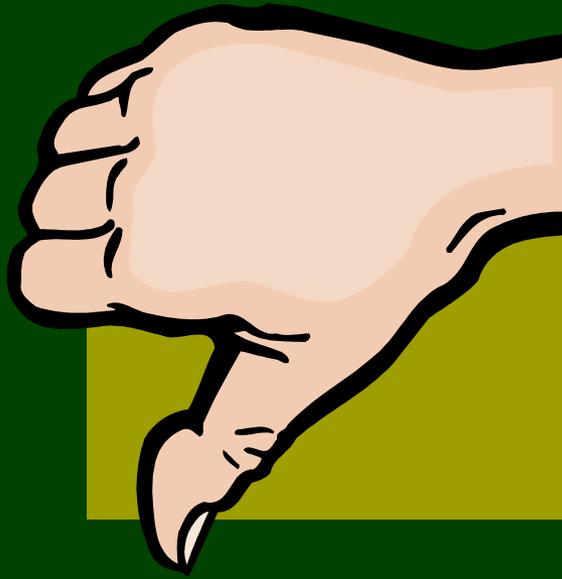
TRADING COMPANY





Parking behind buildings



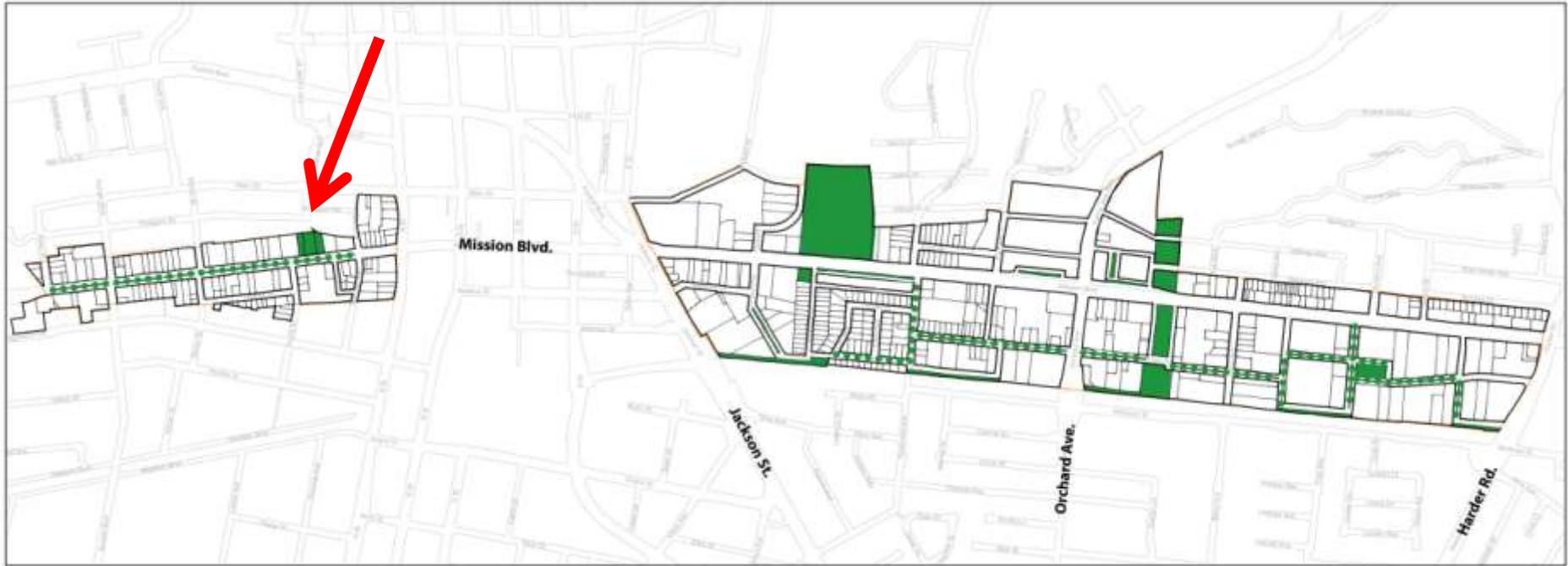








Desire for plaza or park north of A Street

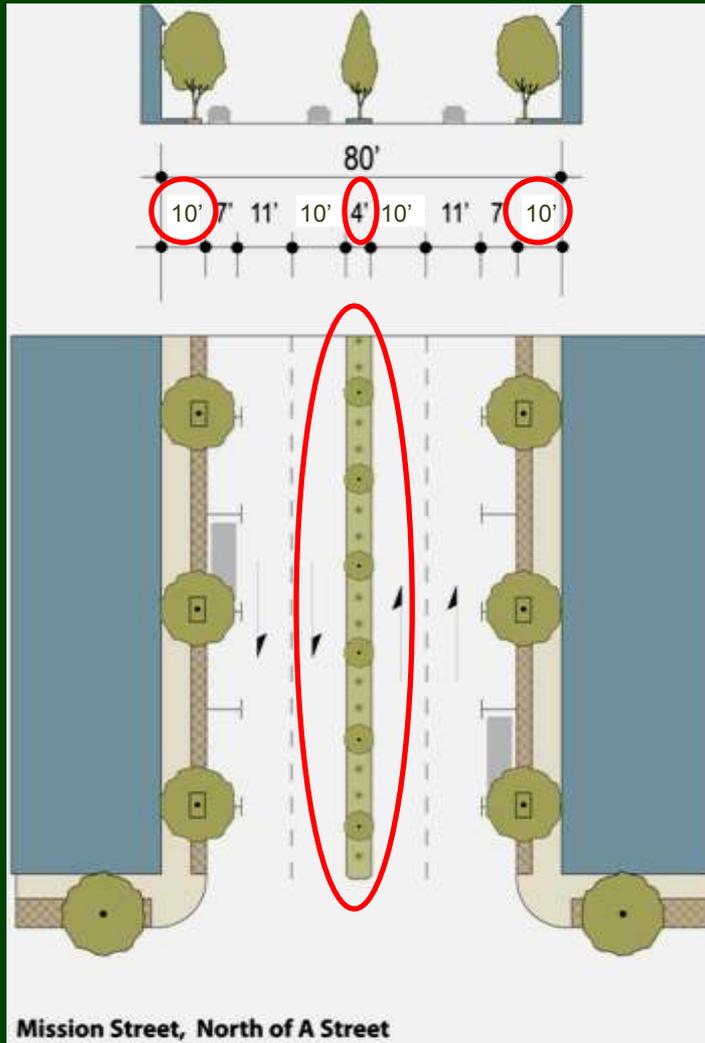


'Big Mike' Park



Alternatives

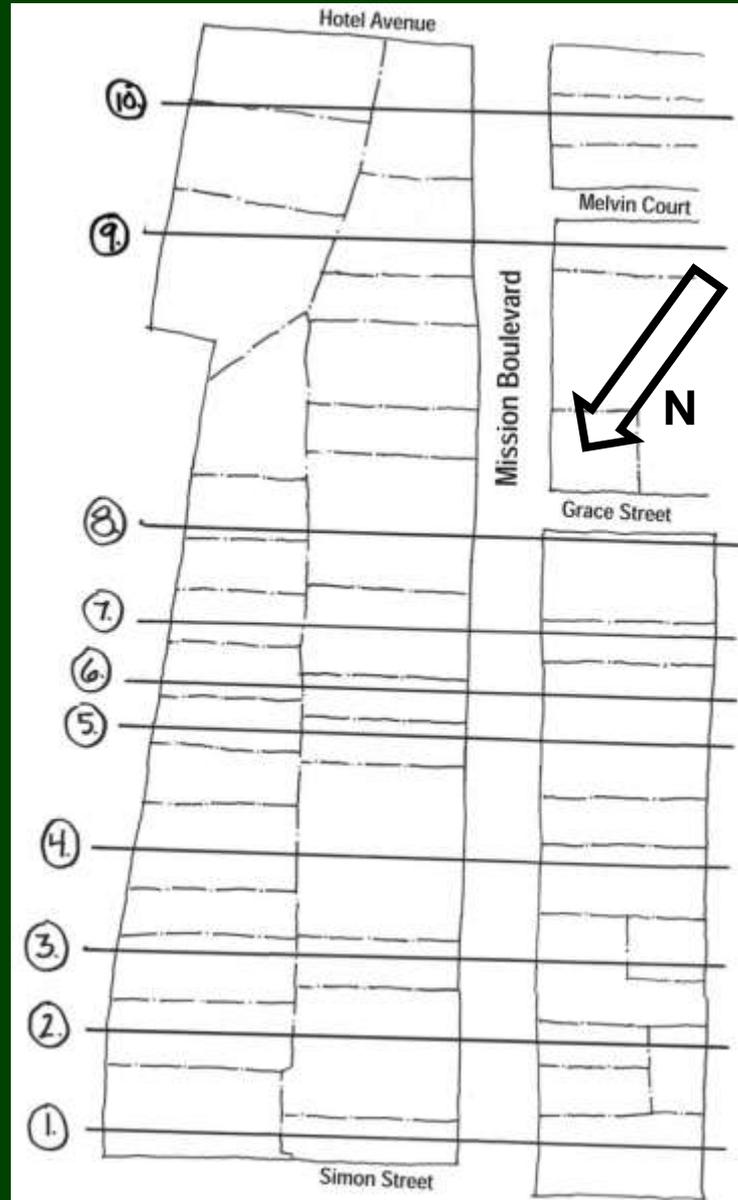
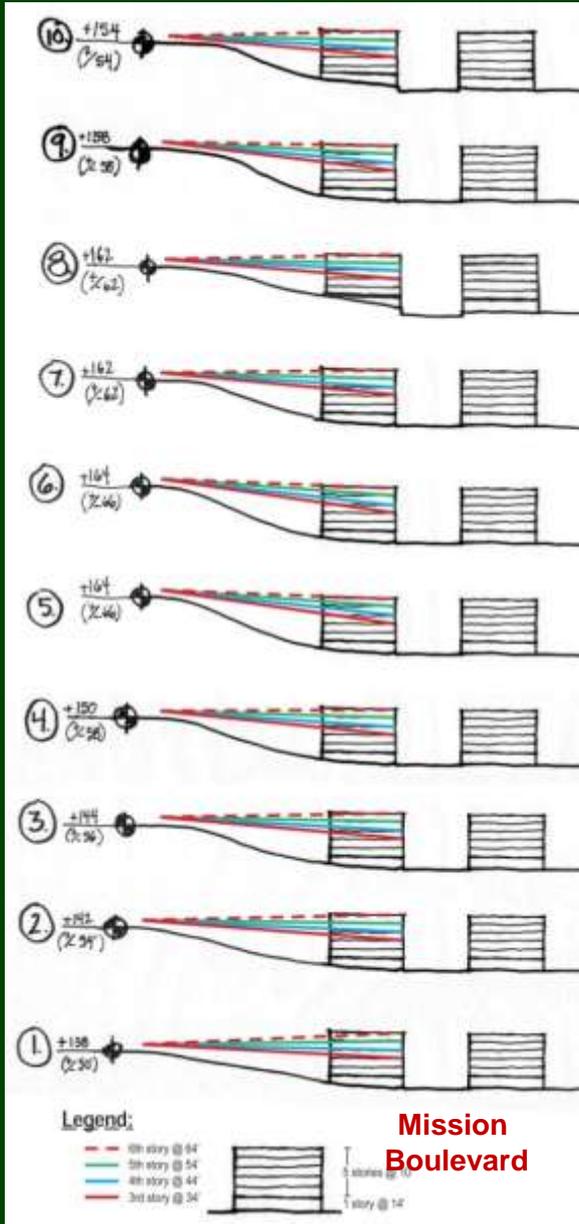
Variable 1: Design of Mission Blvd. north of A Street



Option 3: Install a 4-ft-wide landscape median, reduce slightly the parking lane and one traffic lane widths, and keep the sidewalks 10 ft. wide.



Cross-sections showing impacts building heights would have on views



Existing view of Tiburcio Vasquez Health Center from Prospect Street at Warren Street



Existing view towards Mission Boulevard from Prospect Street at Sunset Boulevard



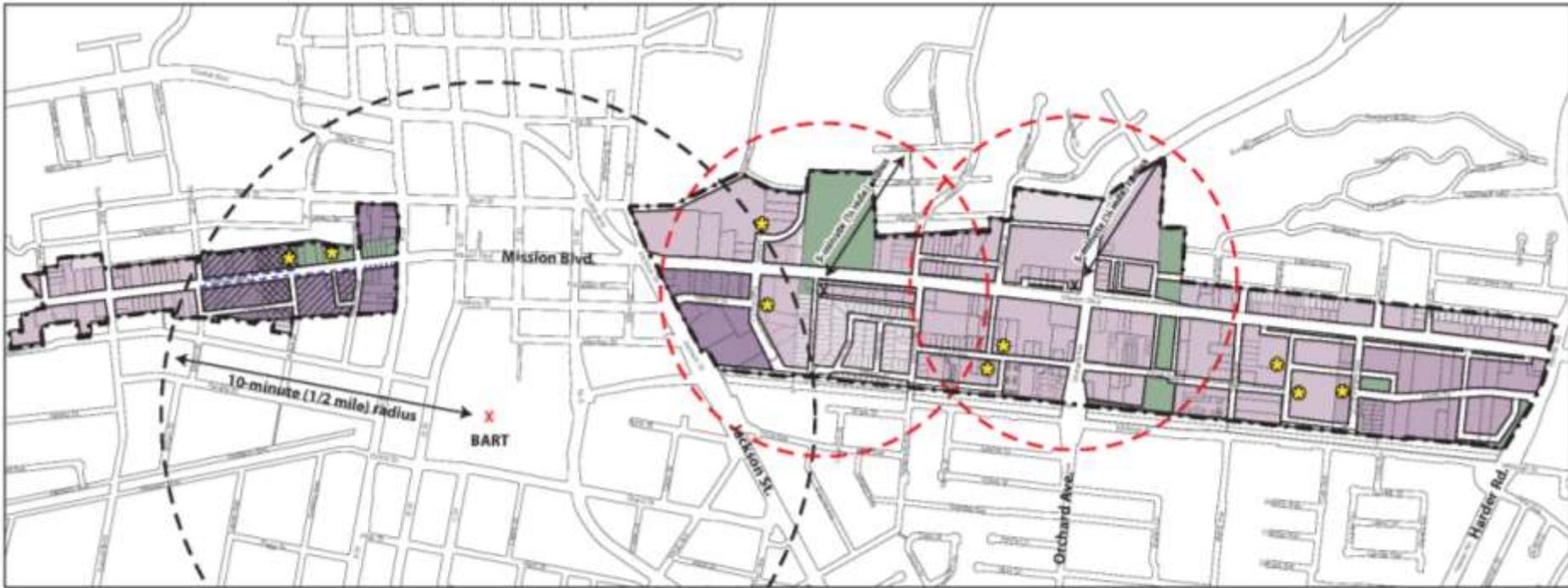
Existing view of Prospect Street properties from Mission Boulevard



Existing 3-story building on Mission Boulevard between Hotel and Simon Streets



Regulating Plan



Legend

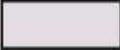
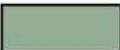
- Project Area
- Parcels
- Terminated Vistas
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay
- T3 Sub-Urban Zone: 4.3 DU/acre min; 17.5 DU/acre max
- T4-1 Urban General Zone: 17.5 DU/acre min; 35 DU/acre max
- T4-2 Urban Center Zone: 17.5 DU/acre min; 35 DU/acre max
- T5 Urban Center Zone: 35 DU/acre min; 55 DU/acre max
- Height Overlay 1: 2 to 3 Story
- Height Overlay 2: 2 to 4 Story
- Civic Space Zone

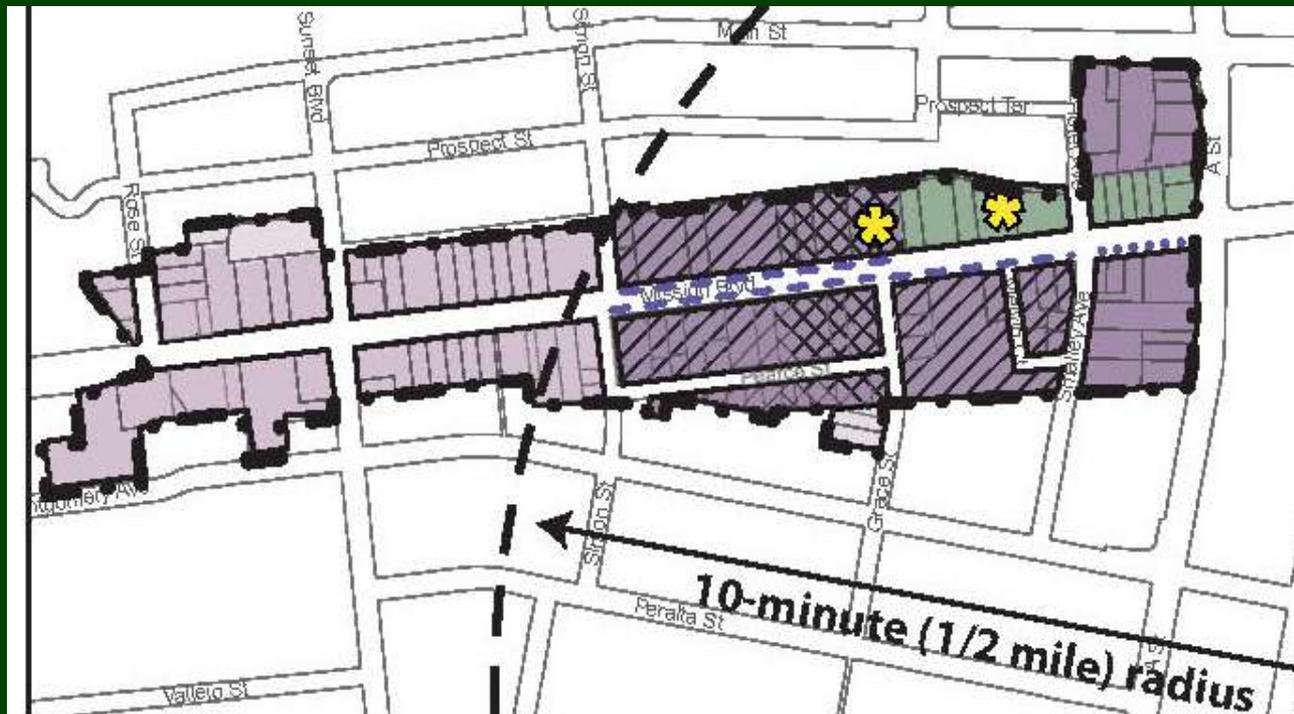
For illustrative purpose only:

- 10-minute walking radius (1/2 mile from BART)
- 5-minute walking radius (1/4 mile)



Regulating Plan

	T3 Sub-Urban Zone:	4.3 DU/acre min; 17.5 DU/acre max	
	T4-1 Urban General Zone:	17.5 DU/acre min; 35 DU/acre max	2 - 4 stories
	T4-2 Urban Center Zone:	17.5 DU/acre min; 35 DU/acre max	2 - 4 stories
	T5 Urban Center Zone	35 DU/acre min; 55 DU/acre max	3 - 6 stories
	Height Overlay 1:	2 to 3 Story	
	Height Overlay 2:	2 to 4 Story	
	Civic Space Zone		



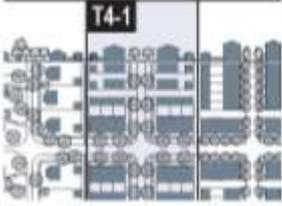
Building Heights defined in the Form-Based Code

- iii. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.



Table 12 Form-Based Code Graphics: T4-1

TABLE 12B. FORM-BASED CODE GRAPHICS - T4-1 **FORM-BASED CODE**
Mission Boulevard Corridor



T4-1

(see Table 1)

k. LOT OCCUPATION (see Table 11a)

Lot Width	30 ft min-120 ft max
Lot Coverage	40% max

f. SETBACKS - PRINCIPAL BUILDING (see Table 11b)

f(1) Front Setback-Principal	5 ft min-24 ft max
f(2) Front Setback-Secondary	5 ft min-24 ft max
f(3) Side Setback	5 ft min
f(4) Rear Setback	5 ft min*
Frontage Setback	50% min of setback

g. SETBACKS - OUTBUILDING (see Table 11g)

g(1) Front Setback	5 ft min-50 ft setback
g(2) Side Setback	5 ft min-5 ft min at corner
g(3) Rear Setback	5 ft min

h. BUILDING DISPOSITION (see Table 6)

Enclosed	permitted
Open	permitted
Detached	permitted
Attached	permitted

i. PRIVATE FRONTAGES (see Table 5)

Common Yard	not permitted
Fence & Fences	permitted
Terrace or Lightwell	permitted
Tramway	permitted
Stoop	permitted
Stairwell	permitted
Gallery	permitted
Awning	not permitted

j. BUILDING CONFIGURATION (see Table 7)

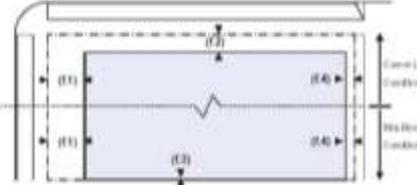
Principal Building	1 stories max, 2 min
Outbuilding	2 stories max

Other: 1.75 max per use
For Sale/Lease/Residential Conversion: 2.0 max per use
Non-residential Function: no min - no max
* or 15 ft from center line of alley
** "N" stands for any Stories above those shown, up to the maximum. Refer to notes for exact minimum and maximums

Note: Letters on the Table (e.g. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11.

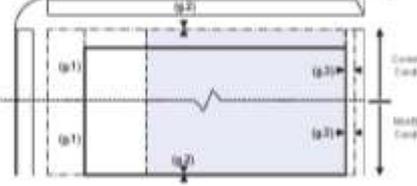
SETBACKS - PRINCIPAL BLDG

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



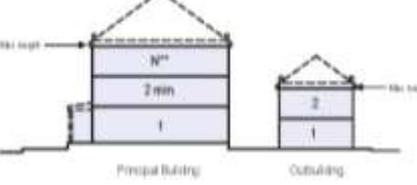
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



BUILDING CONFIGURATION

- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a maximum of 11 feet with a maximum of 25 ft.
- Height shall be measured to the eave or roof deck as specified on Table 7.



MARKING PLACEMENT

- Covered and uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 15d).
- Trash containers shall be stored within the 3rd Layer.





Table 12 Form-Based Code Graphics: T4-1

j. BUILDING CONFIGURATION (see Table 7)

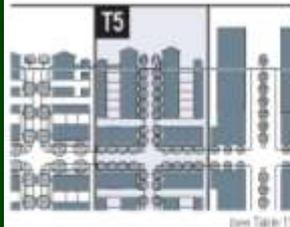
Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.



Table 12 Form-Based Code Graphics: T5

TABLE 12D. FORM-BASED CODE GRAPHICS - T5

FORM-BASED CODE
Mission Boulevard Corridor



f. LOT OCCUPATION (see Table 11g)

Lot Width	150 ft min, 250 ft max
Lot Coverage	30% max

f. SETBACKS - PRINCIPAL BUILDING (see Table 11f)

#1 Front Setback-Principal	0 ft min, 12 ft max
#2 Front Setback-Secondary	0 ft min, 12 ft max
#3 Side Setback	0 ft min, 24 ft max
#4 Rear Setback	3 ft min**
Frontage Building	100% min at setback

g. SETBACKS - OUTBUILDING (see Table 11g)

g1 Front Setback	0 ft min, front edge prop.
g2 Side Setback	0 ft min, 2 ft min at corner
g3 Rear Setback	0 ft min

h. BUILDING DISPOSITION (see Table 8)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

i. PRIVATE FRONTAGES (see Table 11)

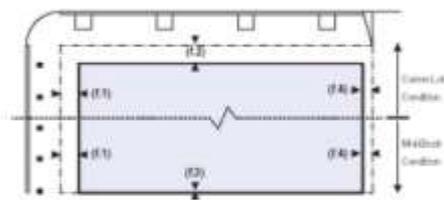
Carport Yard	not permitted
Porch & Porch	not permitted
Terrace or Lightwell	permitted
Panoramic	permitted
Stoop	permitted
Shopsfront	permitted
Gallery	permitted
Arcade	permitted

j. BUILDING CONFIGURATION (see Table 7)

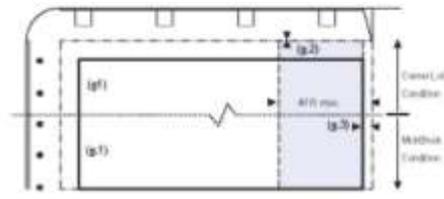
Principal Building	0 stories min, 3 min
Outbuilding	2 stories max

Rental DU: 1.5 max per unit
 For Sale DU/Residential Condominium: 1.8 max per unit
 Non-residential Function: no min., no max.
 *or 15 ft from center line of alley
 **N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact maximums and minimums.
 Note: Letters on the Table (e.g., Lot Occupancy, f, Setbacks, etc.) refer to the corresponding graphics in Supplementary Table 11.

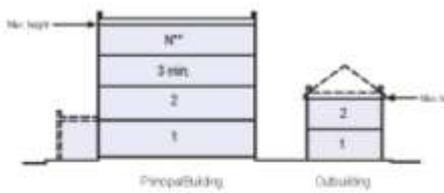
SETBACKS - PRINCIPAL BLDG
 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING
 1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



BUILDING CONFIGURATION
 1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
 3. Height shall be measured to the eave or roof deck as specified on Table 7.
 4. Egression Lines shall be as shown on Table 7.



PARKING PLACEMENT
 1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15d).
 2. Trash containers shall be stored within the third Layer.

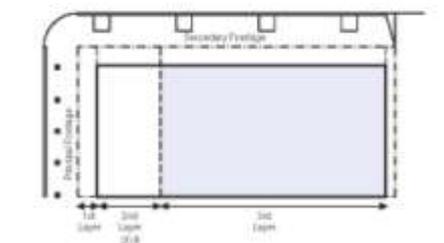


Table 12 Form-Based Code Graphics: T5

j. BUILDING CONFIGURATION (see Table 7)	
Principal Building	6 stories max. 3 min.
Outbuilding	2 stories max.



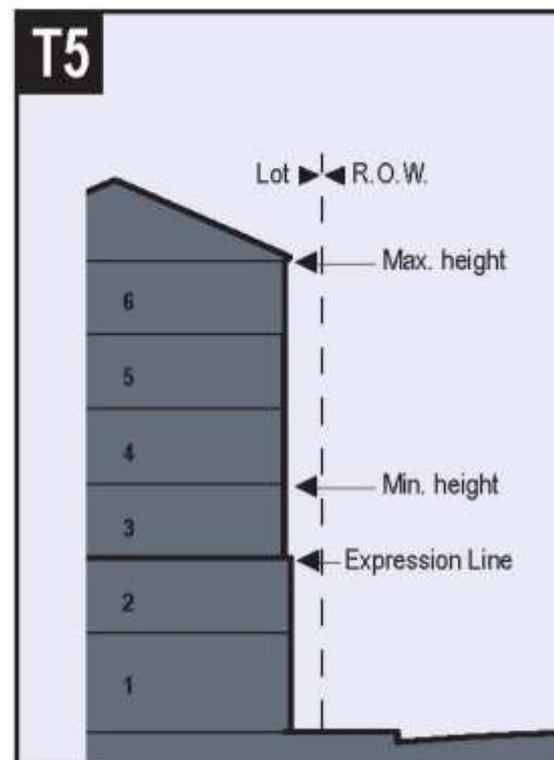
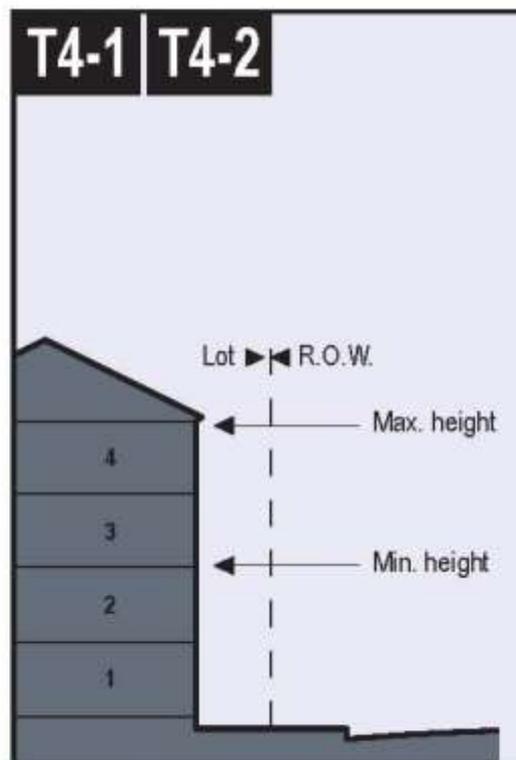
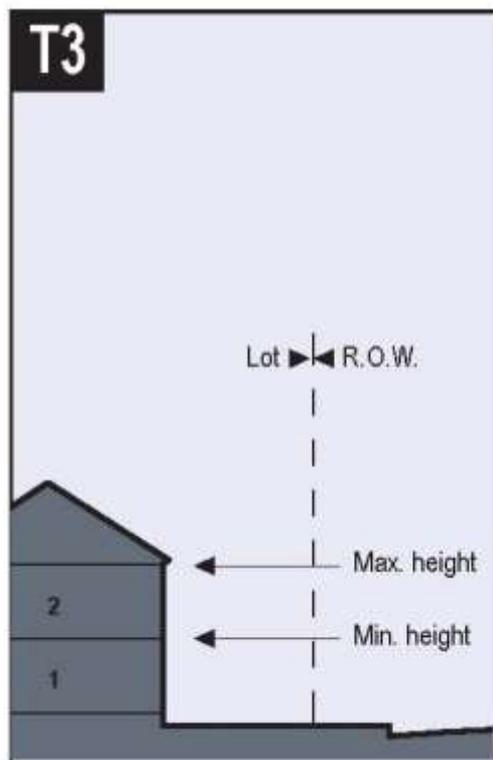
Table 7 Building Heights

TABLE 7. BUILDING CONFIGURATION (BUILDING HEIGHT)

FORM-BASED CODE

Mission Boulevard Corridor

TABLE 7: Building Configuration. This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on buildings higher than 4 stories as shown. The maximum height is as specified in Table 11j.



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

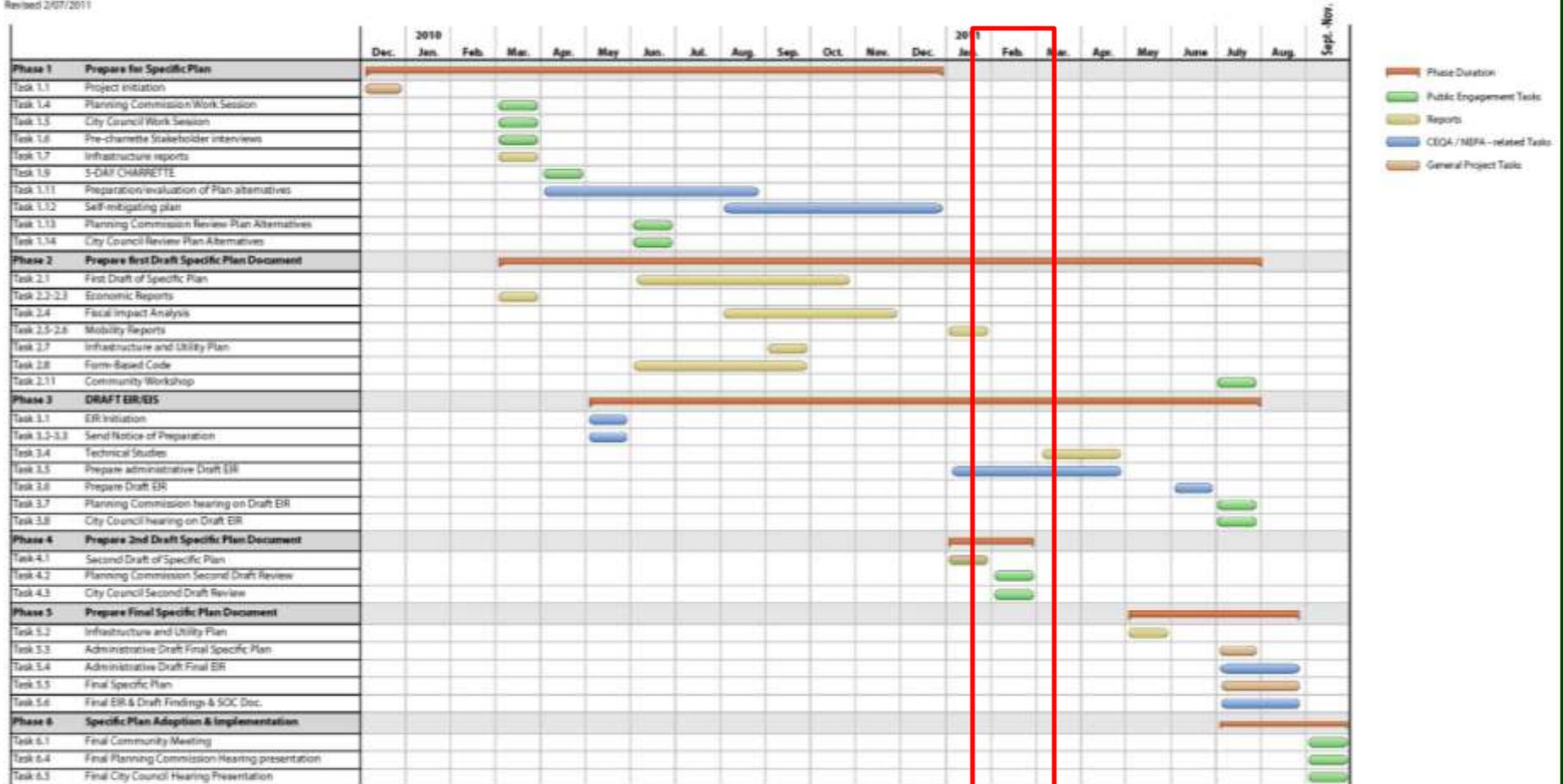
Revised 2/07/2011



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

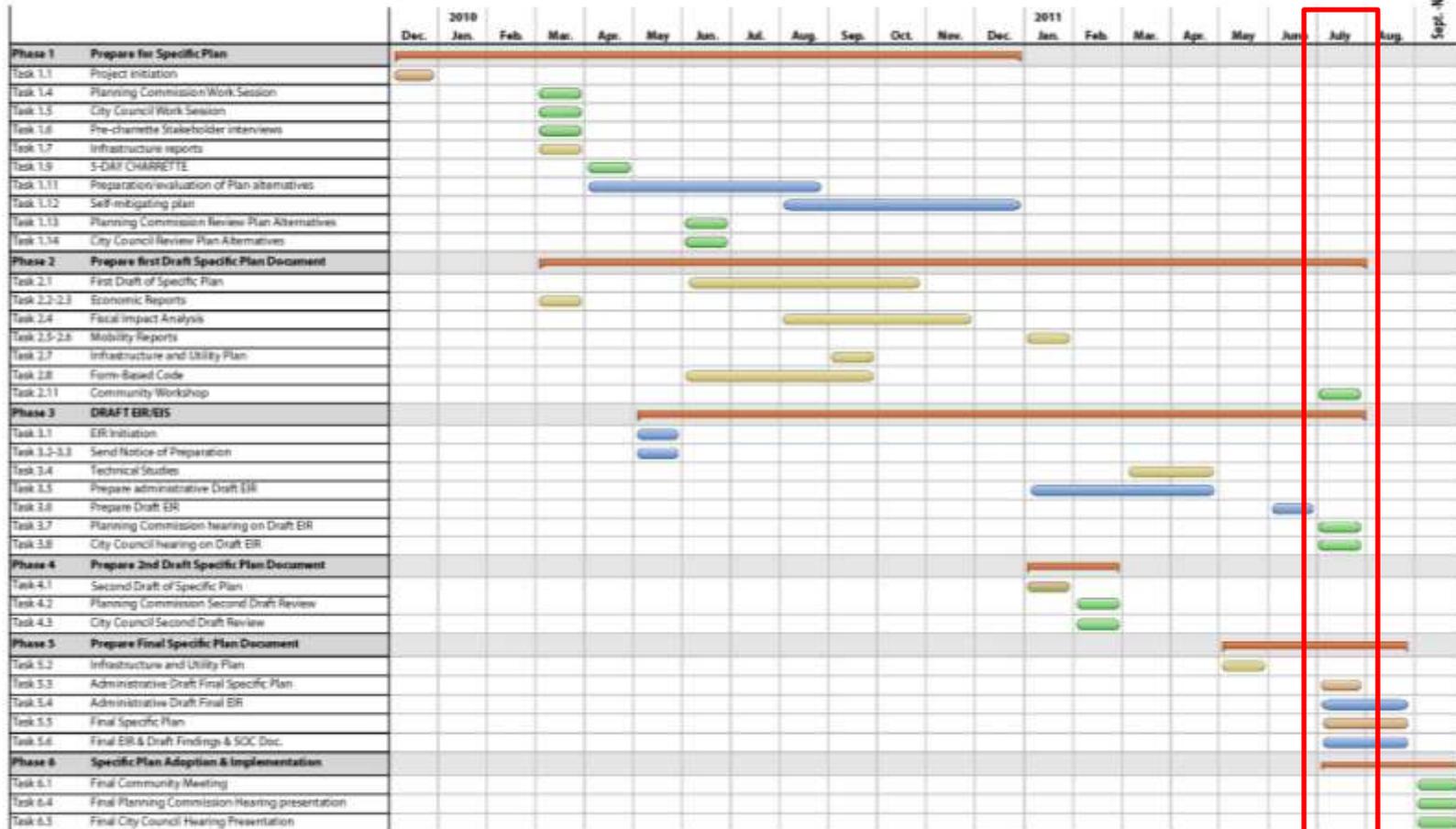
Revised 2/07/2011



Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011



- Phase Duration
- Public Engagement Tasks
- Reports
- CEQA / MIPA-related Tasks
- General Project Tasks

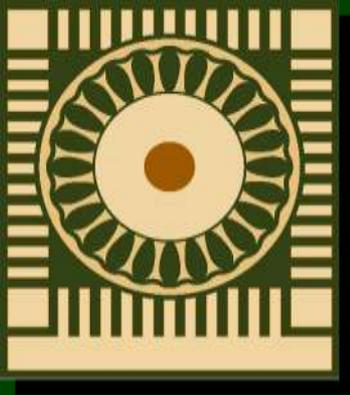


Timeline

TIMELINE FOR THE CITY OF HAYWARD MISSION BOULEVARD CORRIDOR SPECIFIC PLAN

Revised 2/07/2011





CITY OF HAYWARD

HEART OF THE BAY

Mission Boulevard Corridor Specific Plan

MISSION BOULEVARD CORRIDOR
SPECIFIC PLAN
HAYWARD, CALIFORNIA



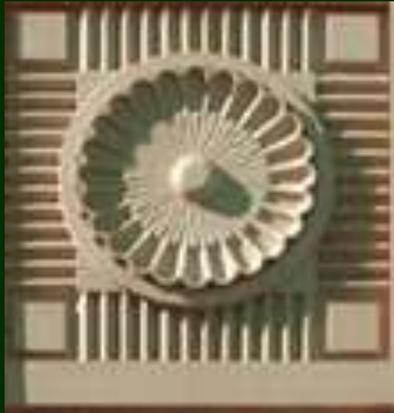
January 28, 2011 DRAFT



Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall, *Hall Alminana, Inc.*

Development Services Department





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Route 238 Corridor Improvement Project

Update to Prospect Hills Neighborhood

March 23, 2011



Project Overview

Segment A

I-580 to A St

Segment B

Mini-Loop

Segment C

Fletcher to Industrial Pkwy



Segment A

- 3 lanes + Peak Hour Lane Each Direction

Segment B

- Foothill Blvd- 6 lanes NB
- A St – 5 lanes WB
- Mission Blvd – 5 lanes SB

Segment C

- 2 lanes + Peak Hour Lane each direction north of Palisades.
- Carlos Bee, Harder & Tennyson improved
- LT Lane at Moreau HS



Background

- **Environmental Document Certified and Prelim Design Approved in November 2007**
- **Final Design**
 - **Started - June 2008**
 - **Approved by City Council - April 2010**
- **Right of Way Acquisition**
 - **31 Fee Acquisitions**
 - **41 Public Utility Easements**
- **7 Demolition Contracts for 17 Buildings**



Project Cost

- **Original Estimated Project Cost - \$111 million**
- **Current Estimated Project Cost - \$94.5 M**
 - **Preliminary Study & EIR - \$3 million**
 - **Design Support - \$8.2 million**
 - **Right of Way - \$25.5 million**
 - **Construction - \$50.3 million**
 - **Construction Support - \$7.5 million**



Project Funding

- **Project Funding**
 - **Measure B (1/2 Cent Sales Tax)**
 - **City Funds**
 - **Local Area Transportation Improvement Plan**
 - **Rule 20A (PG&E)**
 - **Private Development Fees**



Project Simulations



Looking Northbound on Foothill Boulevard at C Street



Project Simulations



Looking South on Mission at Foothill-Jackson



Decorative Street Lighting

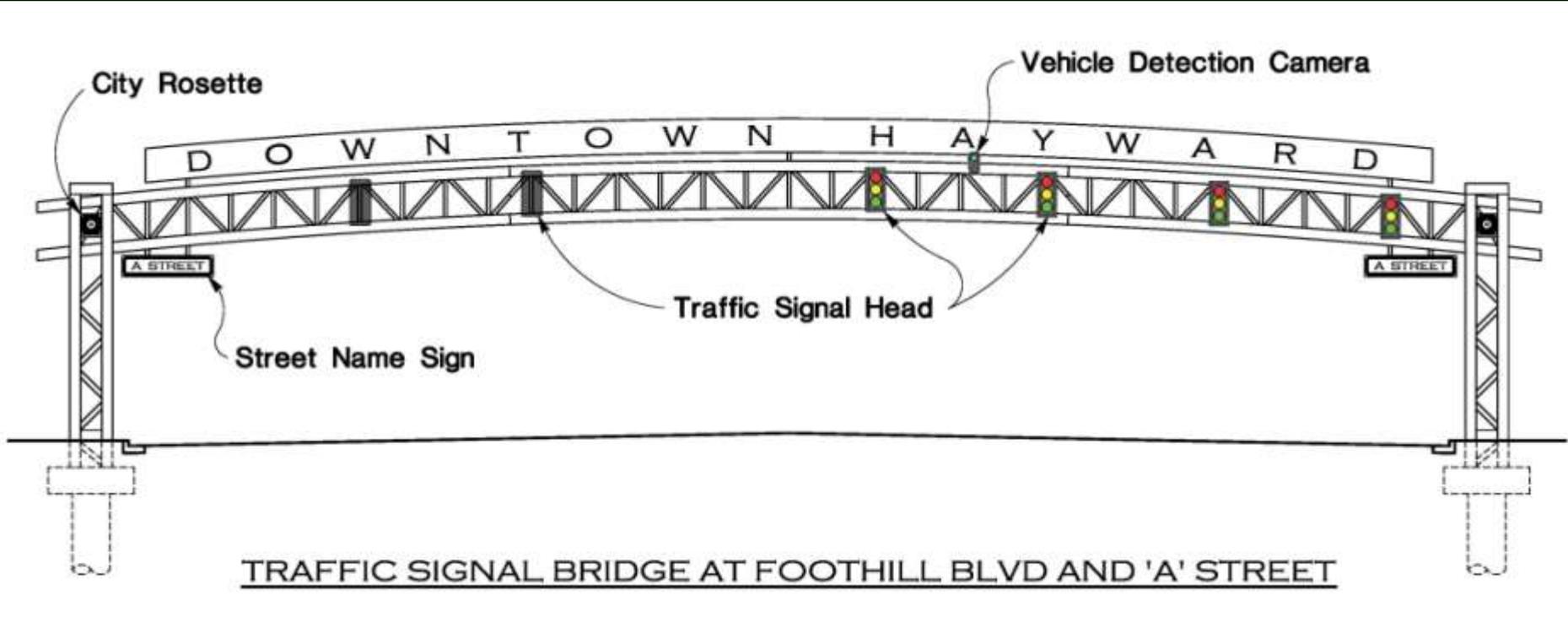
Street/Pedestrian
Combination Light



Pedestrian
Light



Traffic Signal Bridges



Neighborhood Landscaping

Harder to Torrano



Five Flags Gateway



California Incense Cedar



Ginkgo-Autumn Gold



California Lilac



Heavenly Bamboo-Dwarf



Daylily-Yellow



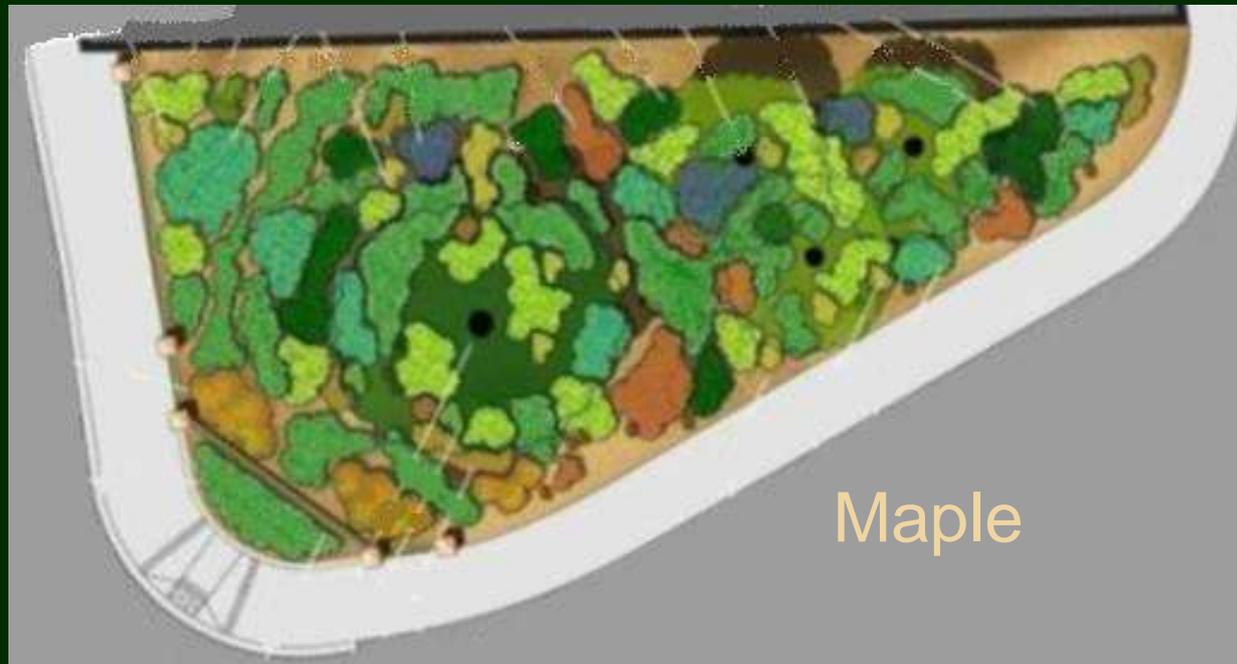
Tall Blue Fescue



Foothill-Maple Gateway Proposed Elevation



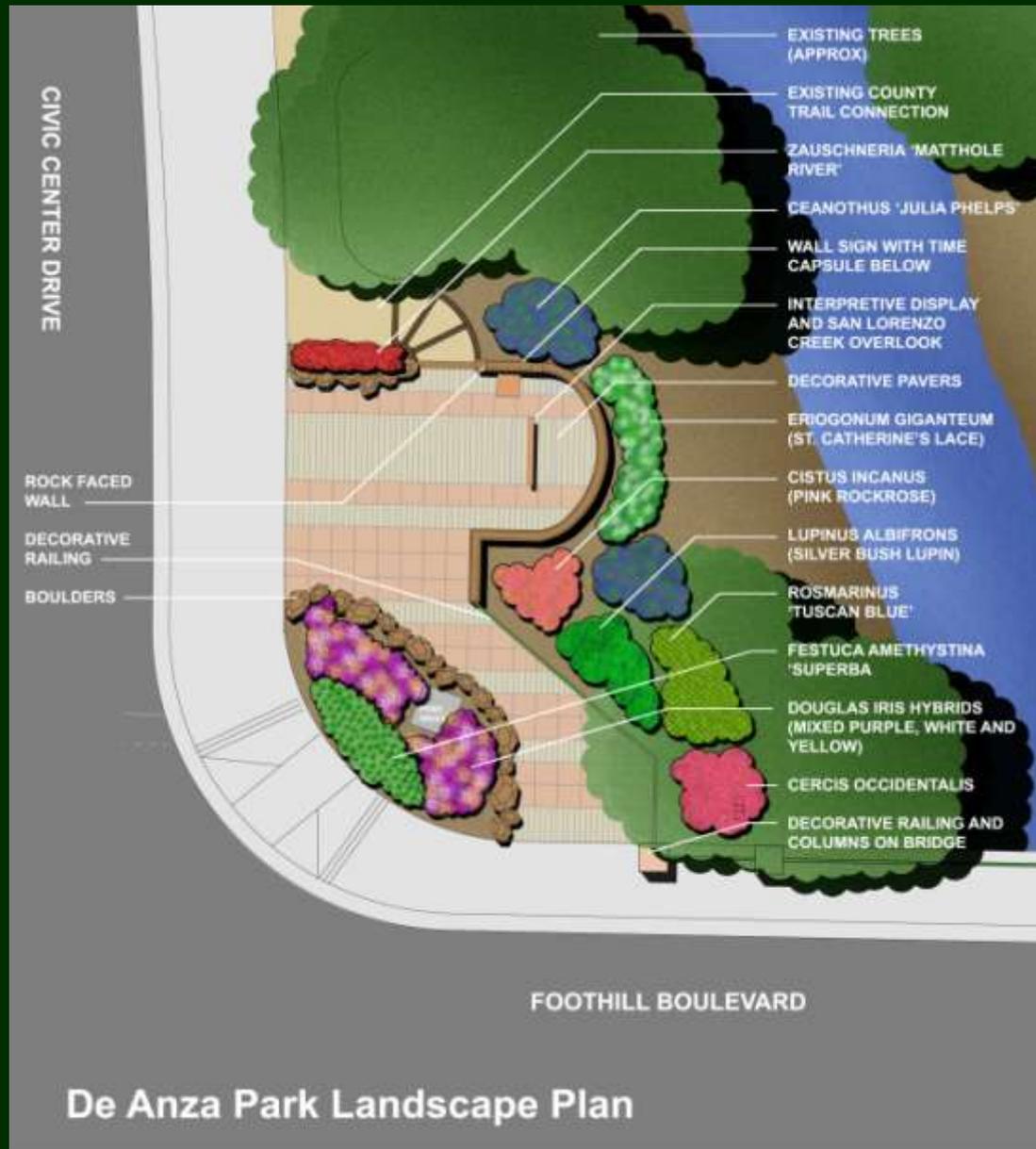
Foothill



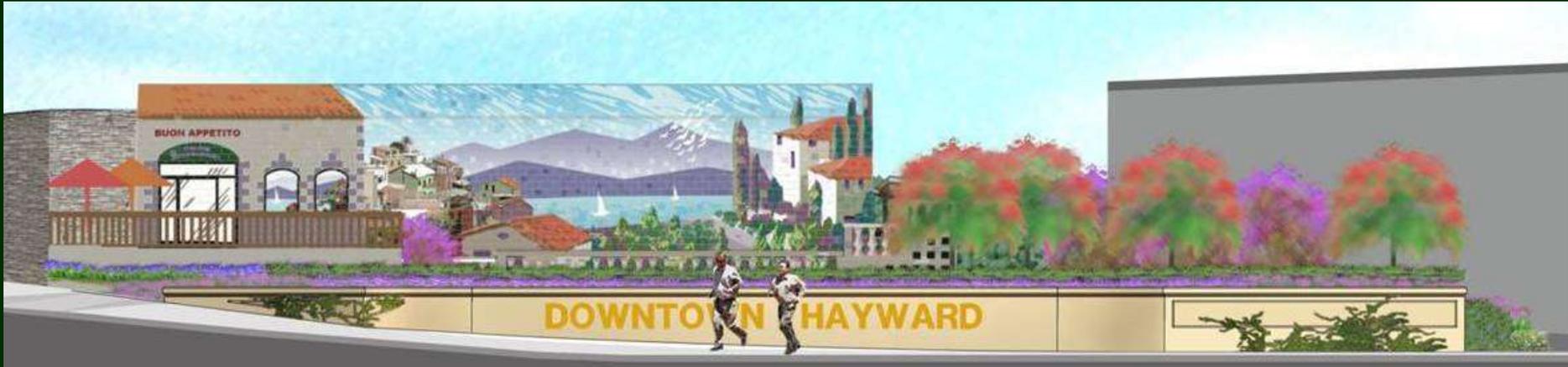
Maple



De Anza Park Proposed Concept



Mission/A Street Proposed Concept



Current

- **Project Award in June 2010**
- **Construction Start in September 2010**
- **Construction ~ 15 % complete**
 - **Underground utility joint trench**
 - **Water**
 - **Storm drain**
 - **Median demolition**
 - **Five flags park (E Street)**
 - **Service conversions (by utility companies)**



Current

- **Construction Challenges**
 - **Wet weather**
 - **Traffic control**
 - **Signal timing**
 - **Loop / camera detection**
 - **Business / school**
 - **Pavement condition**
 - **Utility company coordination**
 - **Existing underground utility lines**
 - **Submittals**
 - **Aggregate recycling plant**



Project Schedule

- **Complex schedule consisting of three major segments**
- **Segment 1 includes:**
 - **Foothill – north of A Street**
 - **Mission – Harder to Sycamore**
- **Segment 2 includes the downtown area**
- **Segment 3 includes the remaining portions of Mission – south of Foothill-Jackson**
- **Overall project completion by Early 2013**



Construction Phasing – Upper Foothill Blvd

LEGEND

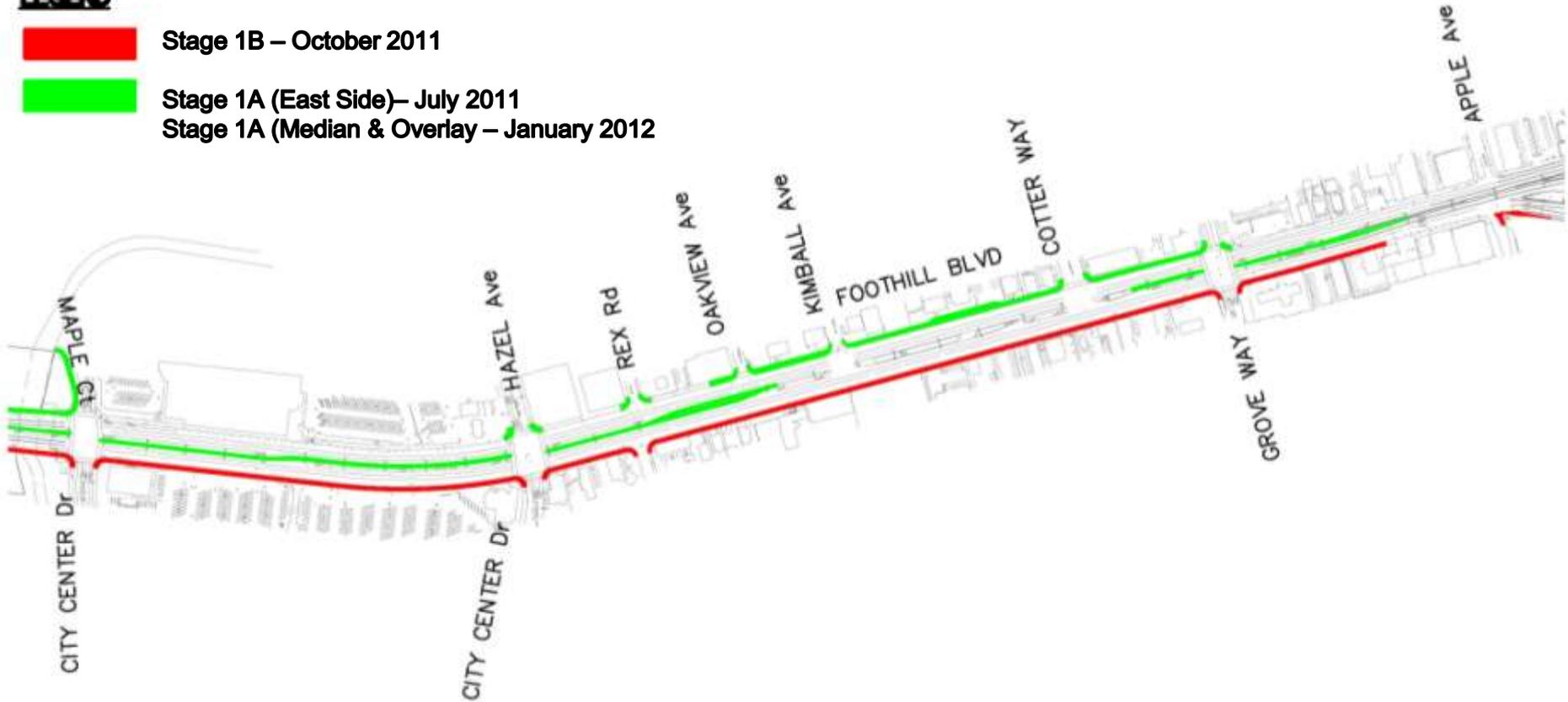


Stage 1B – October 2011

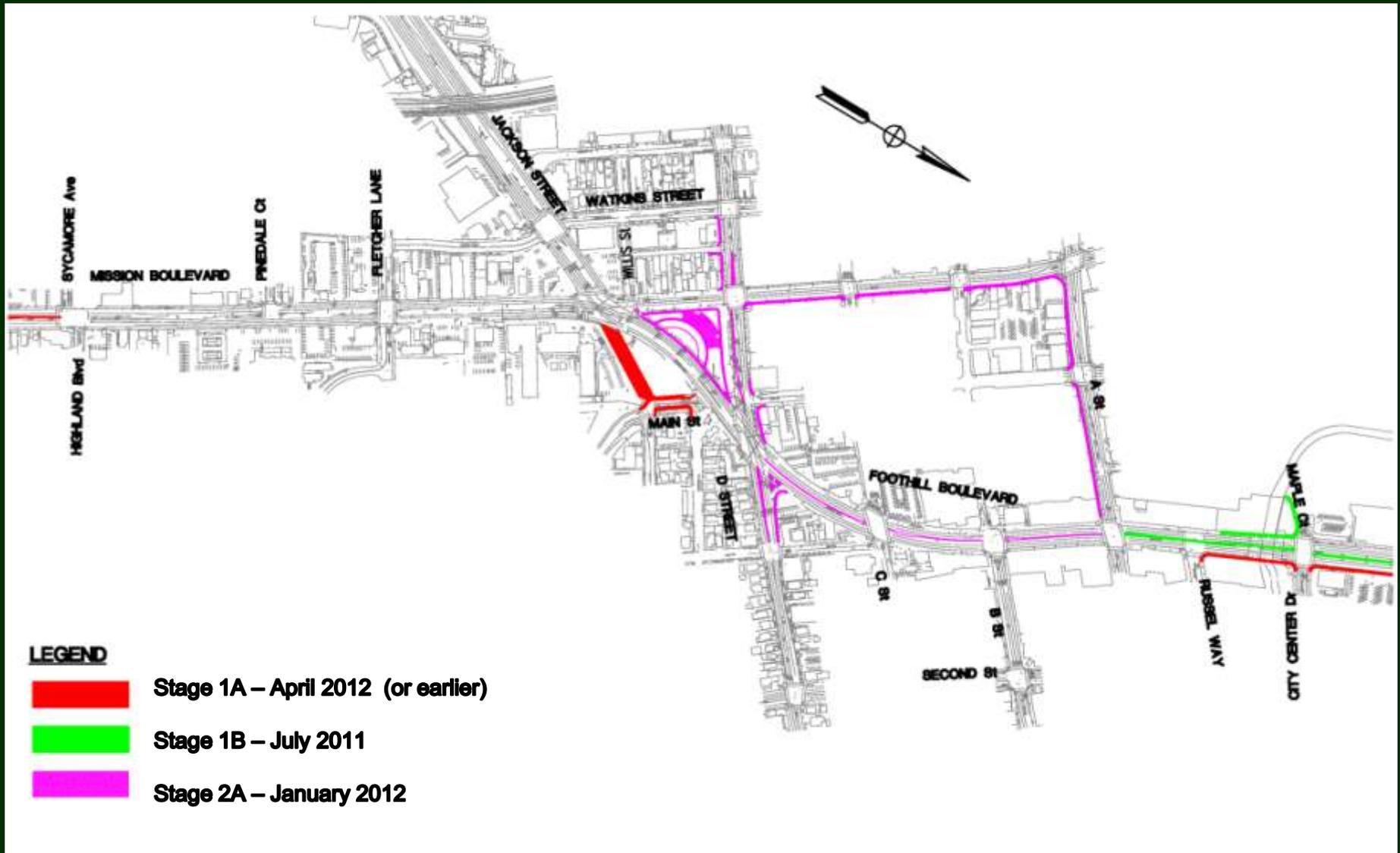


Stage 1A (East Side)– July 2011

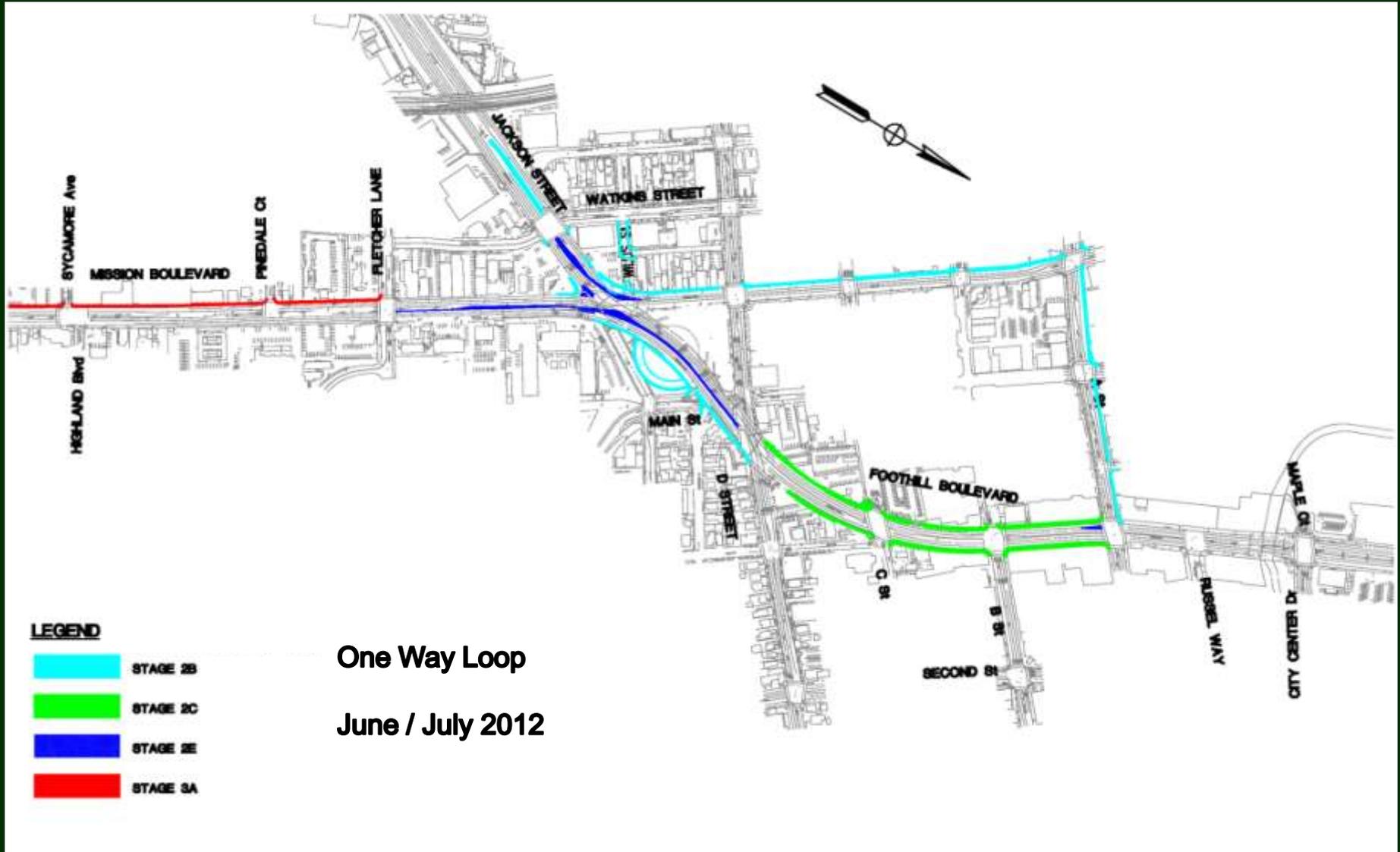
Stage 1A (Median & Overlay – January 2012)

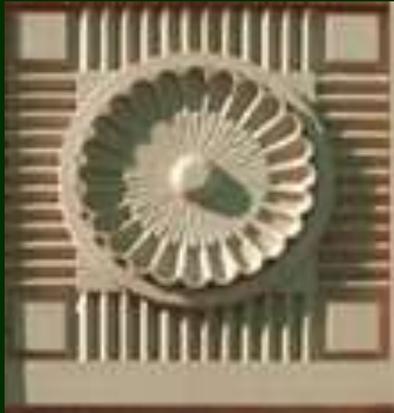


Downtown Construction – Phase 1



Downtown Construction – Phase 2





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Route 238 Corridor Improvement Project

Update to Prospect Hills Neighborhood

March 23, 2011

