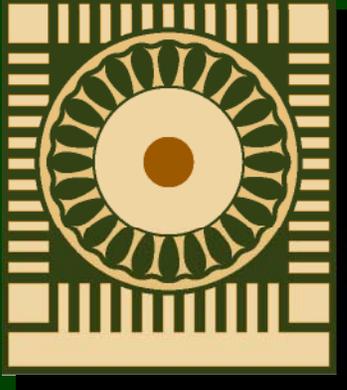


CITY OF
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**Five-Year Implementation Plan for
Downtown Hayward Redevelopment
Project Area - FY 2010-2014**

April 6, 2010





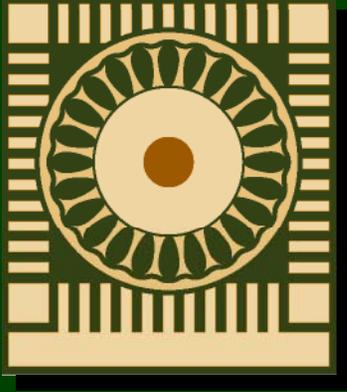
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Redevelopment Implementation Plan

- Adopted Every Five Years - Public Hearing
- Mid-term Review of Plan also Required
- Sets Direction for Activities Undertaken by the Agency
- Does Not Approve Budgets or Individual Projects
- Sets Goals for the Agency's Low/Moderate Income Housing

Fund



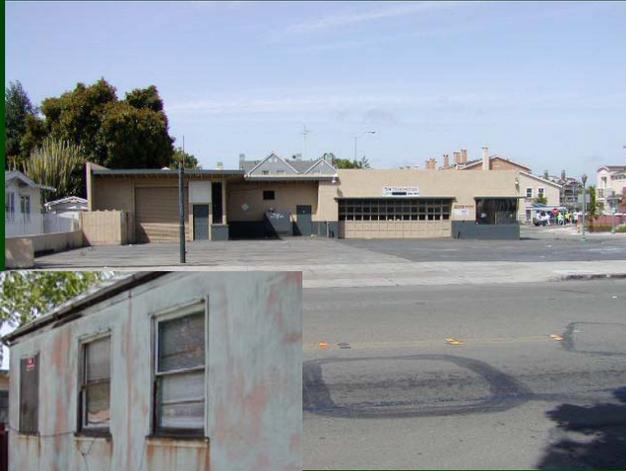


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**Redevelopment Implementation Plan
FY 2005-09 – Previous Major Activities**



Renaissance Walk - 2005



Before



After

HAYWARD



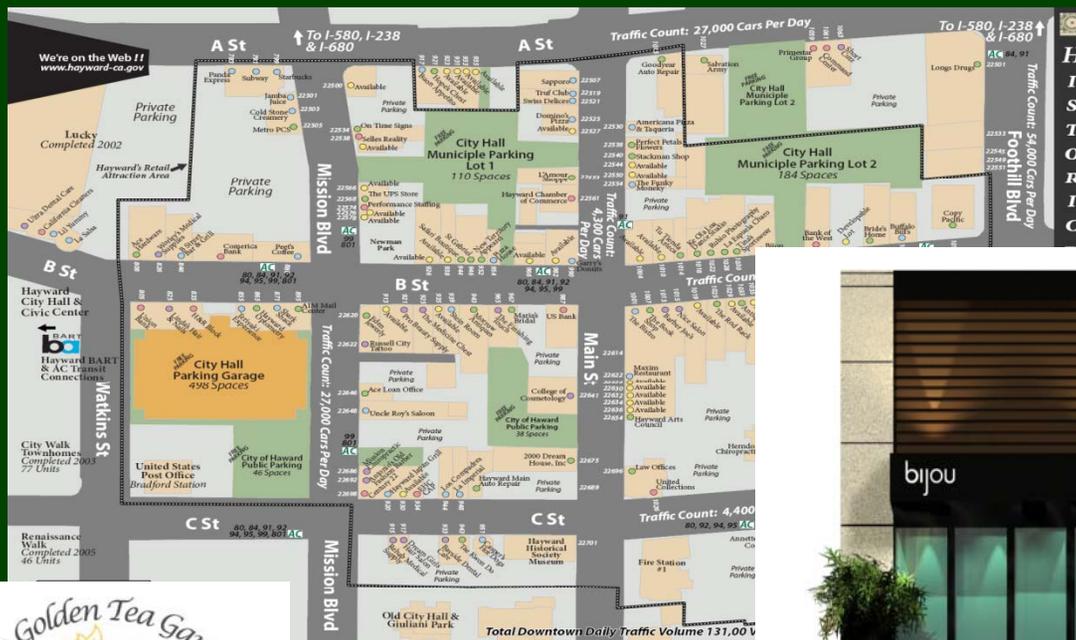
Downtown - Hayward Cinema Place - 2008



HAYWARD



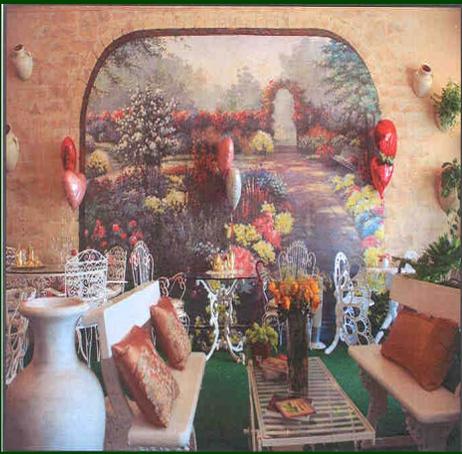
Downtown – Retail Attraction Program



The Golden Tea Garden

A Surprisingly Elegant Place For Tea & Dessert

22630 Main St. Hayward CA 94541
Tel. (510) Golden Tea (510) 538-4832
www.GoldenTeaGarden.com



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Burbank School & Cannery Park - 2008



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South Hayward BART /Mission Blvd. Concept Design Plan - 2006



Legend

-  Station Area Residential (SAR)
(Resident Parking Only)
-  Station Area Residential (SAR)
(BART/Resident/Tenant Parking Allowed)
-  Mission Boulevard Residential (MBR)

Densities

- 75.0 - 100.0 du/ac
- 75.0 - 100.0 du/ac
- 34.8 - 55.0 du/ac

-  High Density Residential (HDR)
-  Commercial (C)
-  Mixed Use (MU)
-  Public Facilities (PF)
-  Open Space/Multi-Purpose Trail (OS)

Densities

- 17.4 - 34.8 du/ac
- n/a
- 27.0 - 55.0 du/ac
- n/a
- n/a



South Hayward BART TOD Project - Starting



Prop 1-C Award – June
2009

HAYWARD



Affordable Housing: Sara Conner Court - 2006



HAYWARD



C & Grand Senior Housing - 2008



HAYWARD



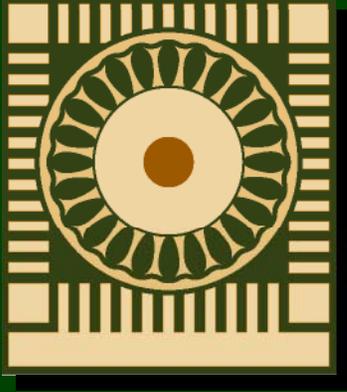
First Time Homebuyer Program

Garden Walk Townhomes and
The Crossings at Eden Shores



HAYWARD

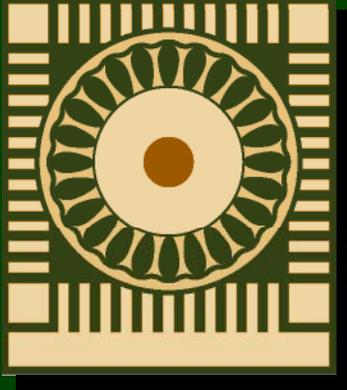




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**Redevelopment Implementation Plan
FY 2010-14 – Proposed New Activities**





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Downtown:

- Cinema Place Remediation, Murals - \$550,000
- Continue Retail Attraction - \$2,500,000
- Downtown Plan Update - \$500,000
- City Center Campus - \$4,500,000



City Center Redevelopment



HAYWARD



Foothill Blvd – Façade Improvement



1 SCHEMATIC STUDY STORE FRONT ELEVATION SCHEME # 10



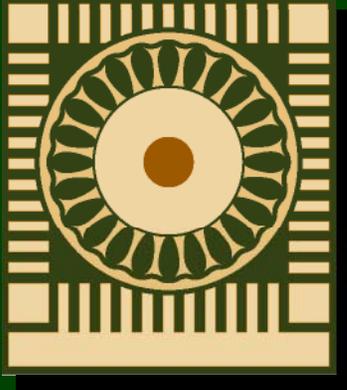
2 SCHEMATIC STUDY STORE FRONT ELEVATION SCHEME # 11

FOOTHILL BOULEVARD STRIP
PALM CHABRA
CITY OF HAYWARD CA

SCHEMATIC STUDY
SCHEMES #5 AND #6

A-4





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Burbank - Cannery:

- Environmental Closure Cannery Park - \$100,000
- Redevelop Burbank Residual Site - \$250,000
- Railroad Pedestrian Bridge – seek grant funds
- C Street sidewalk/landscaping – seek grant funds
- Promote Redevelopment of Owens/Brockway facility



Burbank School Residual Site



RESIDUAL BURBANK SCHOOL SITE 2
HAYWARD, CALIFORNIA
CITATION HOMES CENTRAL

CONTEXTUAL SITE PLAN



STREET SCENE AT "B" STREET

RESIDUAL BURBANK SCHOOL SITE 2
HAYWARD, CALIFORNIA
CITATION HOMES CENTRAL

DANIELIAN ASSOCIATES
ARCHITECTURE • PLANNING
8001 CORPORATE PARK, IRVINE, CALIFORNIA 92618
© 2008 "DO NOT REPRODUCE WITHOUT ARCHITECT'S PERMISSION"
07042.00 07.27.2007

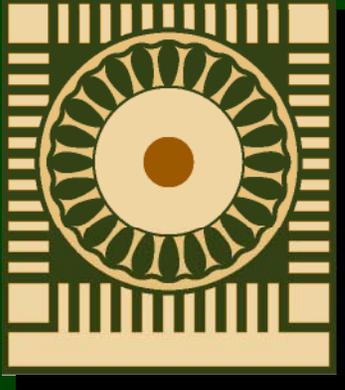


Cannery Pedestrian Bridge



PROPOSED PEDESTRIAN BRIDGE





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Mission-Foothill:

- Complete South Hayward Form-Based Code - \$250,000
- South Hayward BART TOD Project - \$12.7 million
- Mission Blvd. Specific Plan: Harder to Grove - \$600,000
- Assemble Mission Blvd. : Sycamore to Pinedale Court \$5.5 million
- Minor Home Repair Webster/Calhoun Neighborhood - \$250,000
- Parks in South Hayward BART/Mission Corridor – seek grant funding
- Promote Redevelopment of Holiday Bowl Site



South Hayward BART TOD Project



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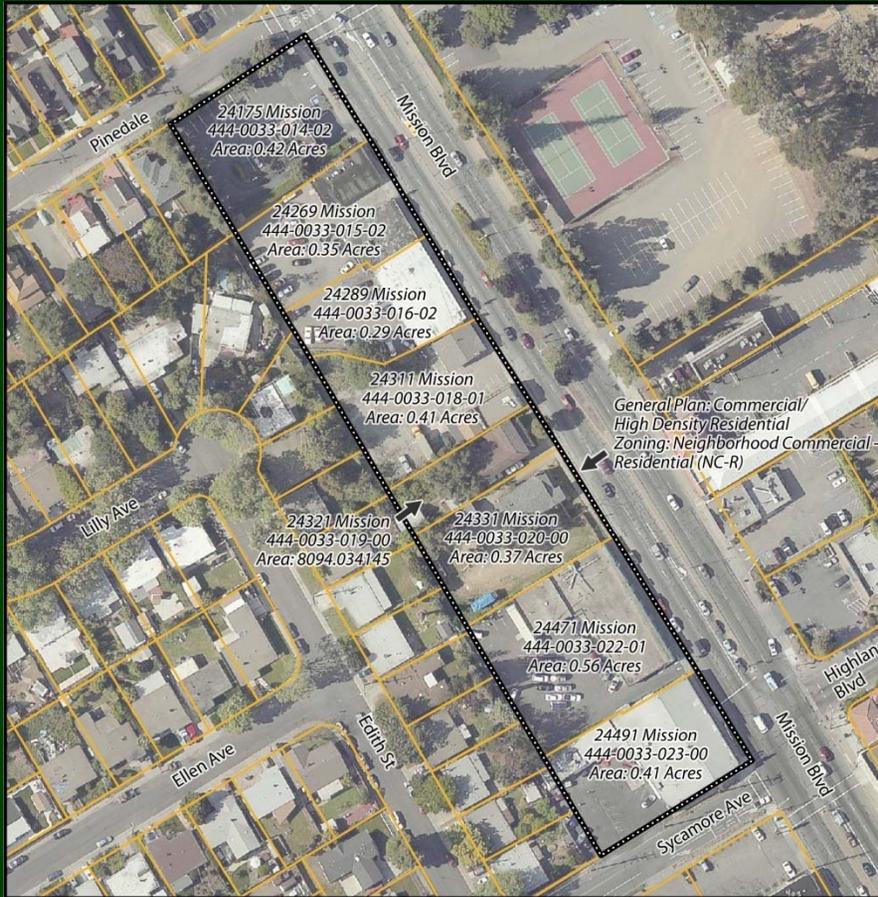
Proposed Valle Vista Park & Community Center



HAYWARD



Mission: Sycamore – Pinedale Block



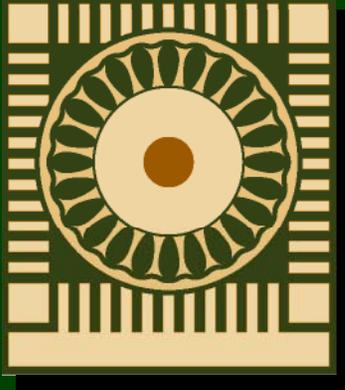
Mission Boulevard
Between Pinedale Court and Sycamore Street

FEET 100 200



Attachment B

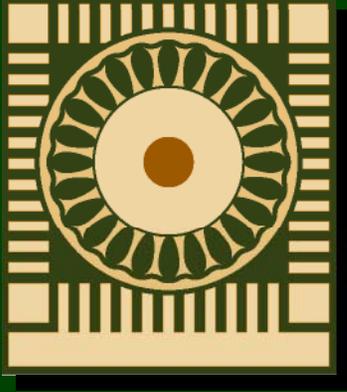




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Total revenues over five year period,
estimated at roughly \$44 million.
Available funds during this period may be
less than the estimated \$28.3 million in
total proposed activities costs





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**Affordable Housing Activities
FY 2010-2019**



Affordable Housing at South Hayward BART



HAYWARD



B & Grand Senior Housing Addition



CONCEPTUAL B-STREET ELEVATION

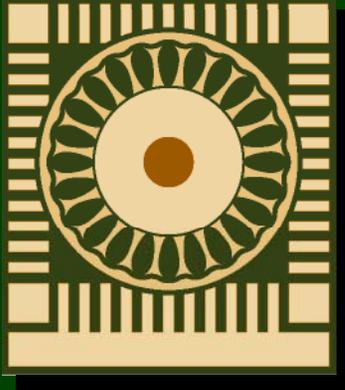
HAYWARD SENIORS v2
EDEN HOUSING

HAYWARD, CALIFORNIA



HAYWARD



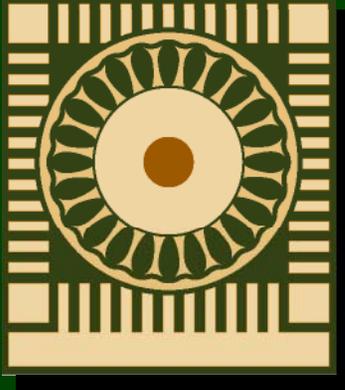


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Affordable Housing Activities FY 2010-2014:

- South Hayward BART Affordable Housing – 206 units
- A and Walnut Affordable Housing Site – 14 units
- B and Grand Senior Housing Addition – 22 units
- Tennyson Gardens Apartments Rehab – 96 units
- Route 238 – Opportunity to Purchase Home Program – \$2 million



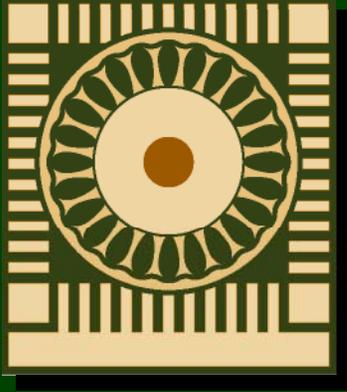


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Affordable Housing Activities FY 2010-2019:

- FY 2004-2009: 416 new housing units, 185 affordable units
- FY 2010-2014: Estimated 1,182 new housing units, 270 affordable units
- FY 2014-2019: Estimated 1,078 new housing units, 96 affordable units





CITY OF
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