

CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **Introduction of an Ordinance to Amend the Mount Eden Business and Sports Park Community Development Agreement**

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# Legacy Development Agreement

*Location Map*

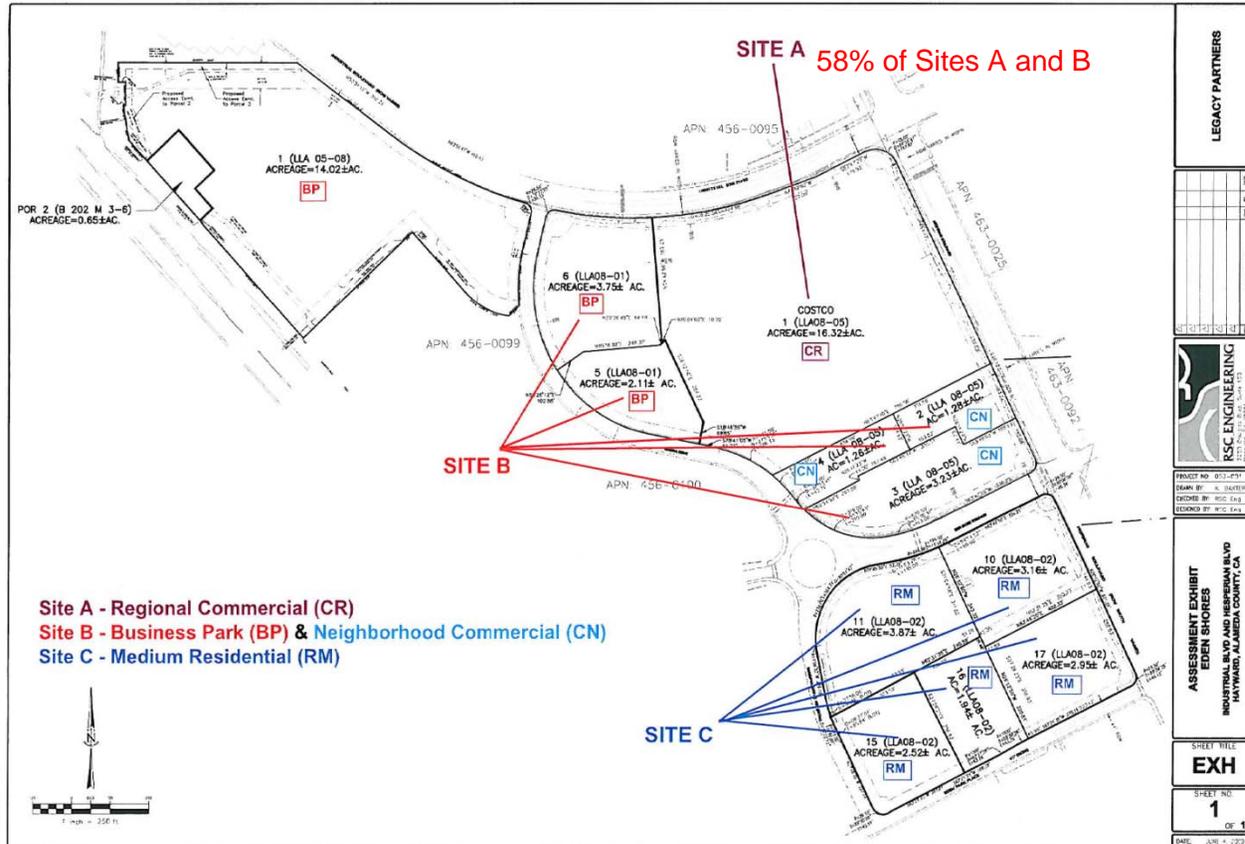


**HAYWARD**



# Legacy Development Agreement

## Site Plan



# Legacy Development Agreement

- View of Costco Warehouse site as seen from Eden Shores Blvd.
- Undeveloped area in front of Costco is designated for Neighborhood Commercial uses



Future Neighborhood Commercial



# Legacy Development Agreement

*Request*

- Modify Development Agreement to allow for proportionate development of residential uses on “Site C” as is developed with Costco on “Sites A and B”
- Costco is developed on 16.32 acres of the 27.94 acre site, which represents 58% of “Sites A and B”
- Legacy would like 58% of “Site C”, approximately 8 acres, to be released for development of residential



# Legacy Development Agreement

## Summary of Existing Language

No building permits shall be issued for residential on “Site C” until shell permits are finalized for buildings on “Site B”.

## Summary of Proposed Language

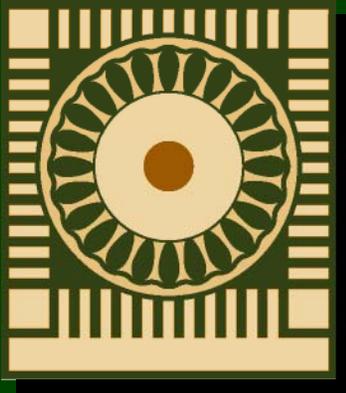
Building permits can be issued for residential on “Site C” proportionate with finalizing shell permits for commercial on “Sites A and B”.



# Legacy Development Agreement

- Site Designated for Residential Development, as seen from Eden Shores Blvd.





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