



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 1-13-98

AGENDA ITEM _____

WORK SESSION ITEM WS # 2

To: Mayor and City Council

From: City Manager

Subject: **CIVIC CENTER UPDATE – RETAIL/PARKING MIXED-USE FACILITY ON SITE THREE, ADJACENT TO THE CIVIC CENTER**

RECOMMENDATION:

There is no recommendation associated with this item. This item is for discussion only.

BACKGROUND:

On November 18, 1997, the Council authorized staff to proceed with the design of a permanent parking facility for City Hall employees on Site III, which is adjacent to the new civic center. The parking facility was to be a retail/parking mixed-use structure. Since that time, staff has been working with the development team which constructed the new city hall and civic plaza to develop a conceptual design approach to the project and a time frame, which would allow for a completed facility within a 12-month period.

As discussed during the worksession in November, placement of this retail/parking mixed-use structure, just as with any new building, must be carefully conceived – in terms of function and responsiveness to the surroundings in which it is to be placed. In the case of this proposed mixed-use structure, consideration must be given to the retail orientation desired along 'B' Street and Mission Boulevard, along with, the civic/residential character of the area along Watkins Street and 'C' Street. Jeff Heller, the architect of the new City Hall has prepared the attached preliminary conceptual drawings of the mixed-use facility and will be at the worksession on the 13th to discuss the drawings.

The parking structure itself will be a cast-in-place concrete garage utilizing a topiary like landscape screening which will be appropriately placed on Watkins Street, 'C' Street and Mission Boulevard. The topiary like approach is to provide planting which would grow on the structure and provide a transition between the civic/residential area and the commercial along 'B' Street and Mission Boulevard. The retail edge along 'B' Street will wrap around the corners of Mission Boulevard and Watkins Street. The initial structure will have approximately 250 to 300 spaces on two levels. This would provide 200 spaces needed for city employee parking and the remainder would be additional public parking. The structure would be construction in a manner where additional levels could be added to provide up to over 500 spaces on 4 levels.

KPFF Consulting Engineers prepared the initial planning for the parking structure element of the mixed-use facility for DPR Construction. KPFF provided the structural design for the new city hall and has designed over 100 parking structures. KPFF would be used, as well, to prepare the final structural design for the structure.

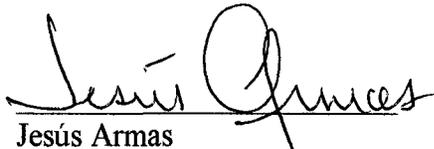
As indicated in the recommendation, this conceptual material is merely to commence a dialogue about the design of the mixed-use facility. Following Council discussion and input, a community meeting will be scheduled to obtain additional input to help guide the architect and structural engineers in a final design of the proposed facility.

Prepared and Recommended by:



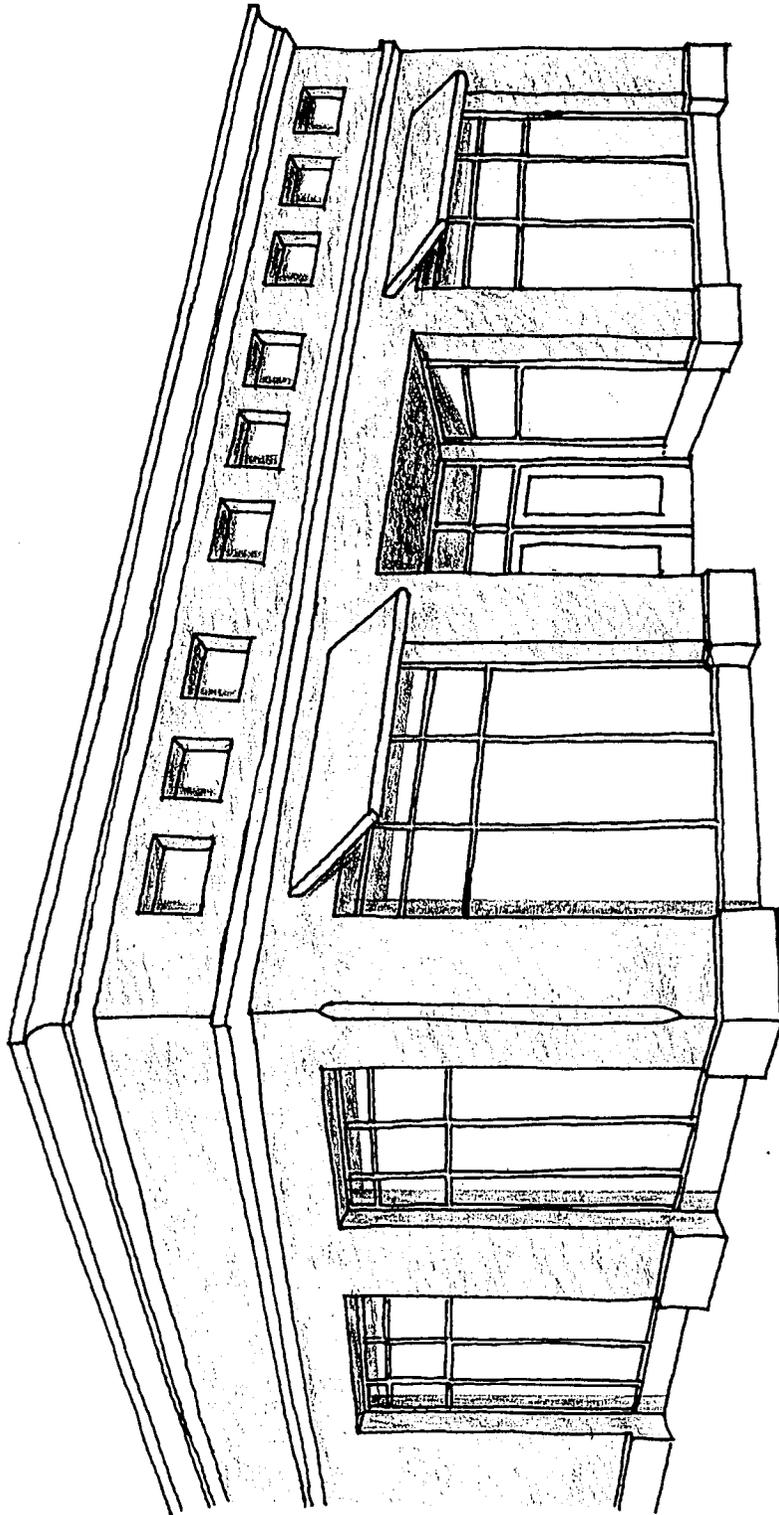
Gordon R. Anderson
Assistant City Manager

Approved by:



Jesús Armas
City Manager

(ga:wp:document/site2140)





JANUARY 5, 1998

CITY OF HAYWARD PARKING STRUCTURE

RENDERING

CITY OF HAYWARD
SARES-REGIS GROUP

HAYWARD, CA

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