CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 4-28-98

AGENDA ITEM _____

WORK SESSION ITEM WS #3

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 April 21, 1998, Council considered a recommendation to approve a use permit application for the construction of a retail/parking mixed-use facility on Site III across Watkins Street from the civic center. The project would be located on the northerly portion of the block bounded by Watkins Street, B Street, and Mission Boulevard. This matter was continued for Council to review the material in a work session prior to acting on the item on May 5, 1998.

Attached for your review prior to the work session are copies of all the previous renderings and site plans that have been provided in previous Council or work session meetings, the community meeting of February 19, the Citizen Advisory Board meeting of April 2, and the Planning Commission meeting of April 9. In addition, there is the Garage Second Level Plan (Retail Roof Plan). Note, the Site and Ground Floor Plan for the garage/retail was included in the April 21, Council agenda packet. Jeffery Heller will have at the work session a perspective of the rear of the garage looking from C Street and Mission. The following is a listing of the items attached.

A. Material reviewed in Council work session on March 3, 1998, which included the materials reviewed in Council work session on January13, and the community meeting on February 19;

1. the **SITE PLAN** indicating the retail and garage in the context of the remainder of the civic center;

2. the initial concept (**RENDERING**, January 5, 1998) presented to Council during the work session on January 13;

3. a **B STREET ELEVATION** based on the initial concept and incorporating the mid-block access to the garage between the retail;

4. a revised design to the retail, **VIEW 2**, dated February 25, 1998;

5. a **B STREET ELEVATION**, of the revised design of the retail; and

6. **VIEW 1**, which is a perspective looking toward City Hall from the corner of 'B' Street at Mission Boulevard.

B. All of the material referenced above was reviewed with the Citizen Advisory Board on April 2, the Planning Commission on April 9, and Council on April 21, along with;

1. a **B STREET PERSPECTIVE** (dated April 9, 1998) which incorporates the suggestion of the Citizen Advisory Board to have the shop entry ways recessed;

2. a **B STREET ELEVATION** (dated April 3, 1998) which shows the modulated store fronts with the recessed entry ways at the shops; and

3. the **SITE AND GROUND FLOOR PLAN** for the garage and retail.

C. The final attachment is the Garage Second Level Plan (Retail Roof Plan).

Prepared and Recommended by:

Gordon R. Anderson
Assistant City Manager

Approved by:

Jesús Armas
City Manager

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