



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 11/09/99

AGENDA ITEM \_\_\_\_\_

WORK SESSION ITEM W/S 3

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Color Scheme for Site Plan Review/Variance No. 99-130-07 – The Olson Company and the City Redevelopment Agency (Applicants), B.A.R.T. and the City Redevelopment Agency (Owners) - Request Comments on the Color Scheme for a 77-Unit Multi-Family Residential Development - The Property Lies Within the Central City Residential Sub-District

**RECOMMENDATION:**

Staff recommends that the City Council review and comment on the proposed color scheme for the project.

**DISCUSSION:**

On July 27, 1999, the City Council approved Site Plan Review/Variance No. 99-130-07 for a 77-unit multiple-family residential development. A condition of approval required that the exterior color scheme be presented to the City Council for approval.

Councilmembers expressed the need to select colors that set the new townhomes apart yet blend with the colors and materials of surrounding buildings. They also emphasized the importance of providing a color transition between Atherton Place Townhomes and City Hall.

To blend with the hues found on City Hall, the proposed color scheme includes shades of taupe, light beige and golden tan on the second and third story elevations combined with darker shades of taupe and tan on the scored stucco at the first floor. The paint color would vary from one unit to the next to distinguish the individual town homes. Rose terra cotta is proposed for the front terrace walls to reflect the color of polished granite at the base of City Hall. The roofing material will be composition shingle, as used at Atherton Place, in a brownish copper color that will be similar to the City Hall roof. Off-white trim is used around the windows and above doorways to highlight individual design elements. Black is proposed for the metal balustrades and terrace gates at each townhouse. However, an accent color should be considered instead to enliven the subtle color palette used on the façade. The same accent color could also be incorporated on the awnings.

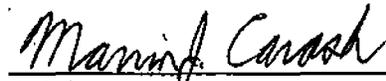
**CONCLUSION**

Staff recommends that the City Council provide comments on the proposed color scheme, and its effectiveness in distinguishing individual townhomes and providing a transition between the colors and materials of Atherton Place and those of City Hall.

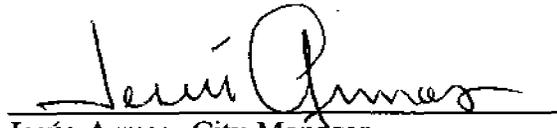
Prepared by:

  
\_\_\_\_\_  
Cathy Woodbury, ASLA/AICP  
Principal Planner/Landscape Architect

Recommended by:

  
\_\_\_\_\_  
for Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: Exhibit A - Color Elevations

10.29.99