



Legend	Densities
Station Area Residential (SAR)	75.0 - 100.0 du/ac
Mission Boulevard Residential (MBR)	34.8 - 75.0 du/ac
High Density Residential (HDR)	17.4 - 34.8 du/ac
Medium Density Residential (MDR)	8.7 - 17.4 du/ac
Commercial (C)	-
Commercial and/or Residential (C/R)	30.0 - 75.0 du/ac
Mixed Use (MU)*	27.0 - 75.0 du/ac
Public Facilities (PF)	n/a
Open Space/Multi-Purpose Trail (OS)	n/a

* Densities apply to Mixed Use outside Station Area. For Mixed Use within Station Area the density is 55.0 - 100.0 du/ac.

Note: This scenario would require identification of a new school site outside the Study Area, to replace Bowman School.

Figure 2
"Urban" Concept
 South Hayward BART/Mission Boulevard Concept Plan
 June 15, 2005



0 350 700 1,400 2,100 1 Inch = 700 Feet

COMMUNITY DESIGN + ARCHITECTURE
 Region • City • Neighborhood • Building