

# South Hayward BART/Mission Boulevard Concept Plan

AERIAL IMAGE



City of Hayward GIS and Planning



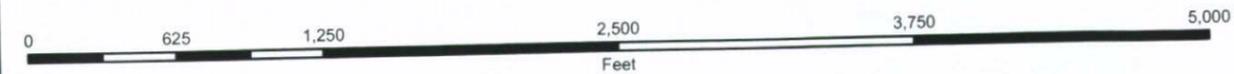
## LEGEND

-  Redevelopment Project Area
-  Concept Area
-  BART
-  Concept Area Parcels
-  Railroads
-  City Limits

Exhibit A



# South Hayward BART/Mission Boulevard Concept Design Plan



Created: 1 June 2006

## LEGEND

Study Area

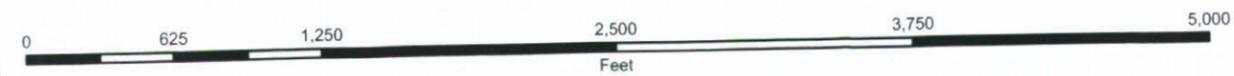


- Commercial/High Density Residential (C/HDR)
- Retail and Office Commercial (R/OC)
- General Commercial (GC)
- Industrial Corridor
- Public and Quasi-Public (P)
- Parks and Recreation (P/R)
- Limited Open Space
- Mobile Home Park
- Station Area Residential (SAR)  
(75-100 dwelling units/net acre)
- Mission Boulevard Residential (MBR)  
(34.8-55.0 dwelling units/net acre)
- High Density Residential (HDR)  
(17.4-34.8 dwelling units/net acre)
- Medium Density Residential (MDR)  
(8.7-17.4 dwelling units/net acre)
- Limited Medium Density (LMDR)  
(8.7-12.0 dwelling units/net acre)
- Low Density Residential (LDR)  
(4.3-8.7 dwelling units/net acre)
- Suburban Density Residential  
(1.0-4.3 dwelling units/net acre)

**General Plan Changes**



# South Hayward BART/Mission Boulevard Concept Design Plan



Created: 27 June 2006

**Zoning Changes**



**LEGEND**  
Study Area

- |   |   |
|---|---|
| COMMERCIAL & INDUSTRIAL<br>Neighborhood Commercial (CN) | RESIDENTIAL<br>Station Area Residential (SAR)<br>(75-100 dwelling units/net acre) |
| Neighborhood Commercial/Residential (CN-R)              | Mission Boulevard Residential (MBR)<br>(34.8-55.0 dwelling units/net acre)        |
| General Commercial (CG)                                 | High Density Residential (RH)<br>(Minimum Lot Size - 1250 sqft)                   |
| OPEN SPACE<br>Open Space/Parks and Recreation (OS)      | OTHER<br>Public Facilities (PF)   |



SKETCH OF MISSION BOULEVARD (WEST) ELEVATION

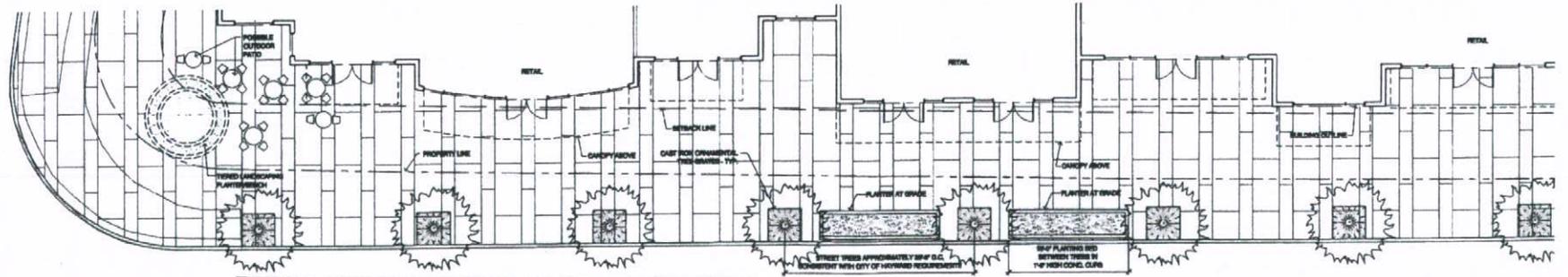


STREETSCAPE LOOKING NORTH ON MISSION BOULEVARD



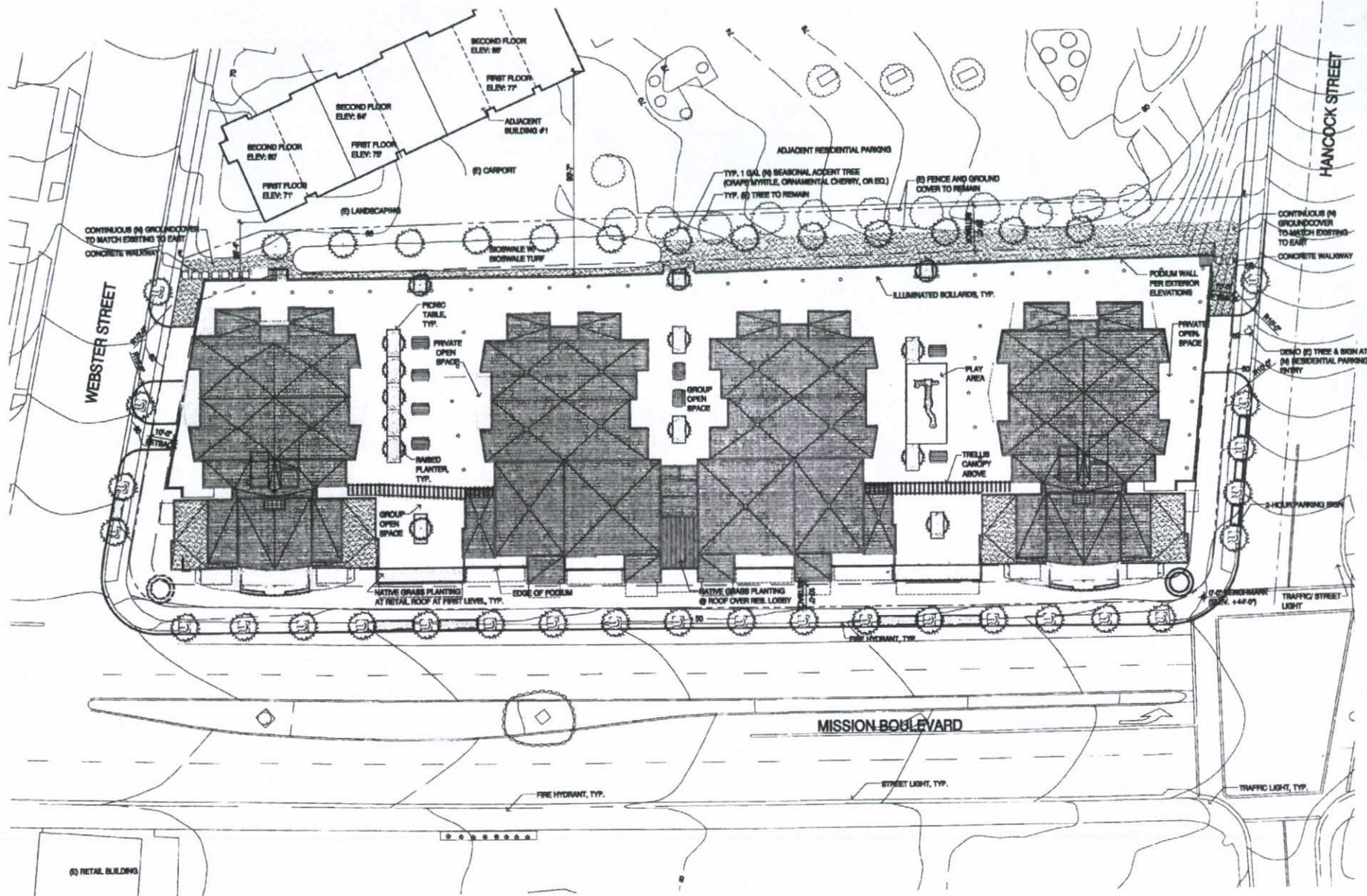
2 PARTIAL MISSION BOULEVARD ELEVATION

0 2 4 6 8 10 1/8" = 1'-0"



1 PARTIAL FIRST LEVEL HARDSCAPE

0 2 4 6 8 10 1/8" = 1'-0"



1 SITE & ROOF PLAN  
1" = 30' 0"

1" = 30' 0"



HAYMONT VILLAGE  
PERSPECTIVE VIEW TOWARDS THE SOUTH @ MISSION BOULEVARD

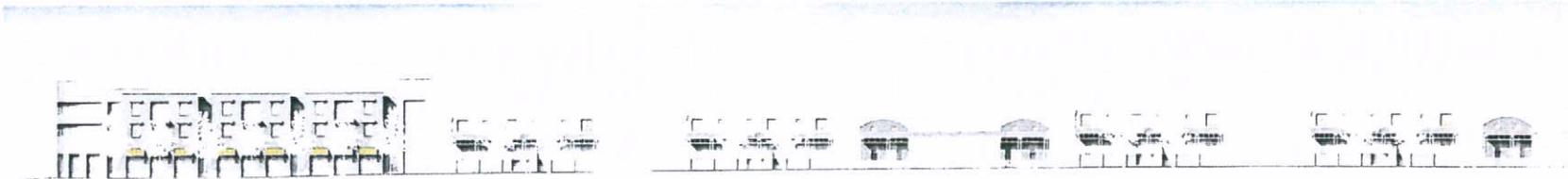


SOLOMON ★ E.T.C.

D-2



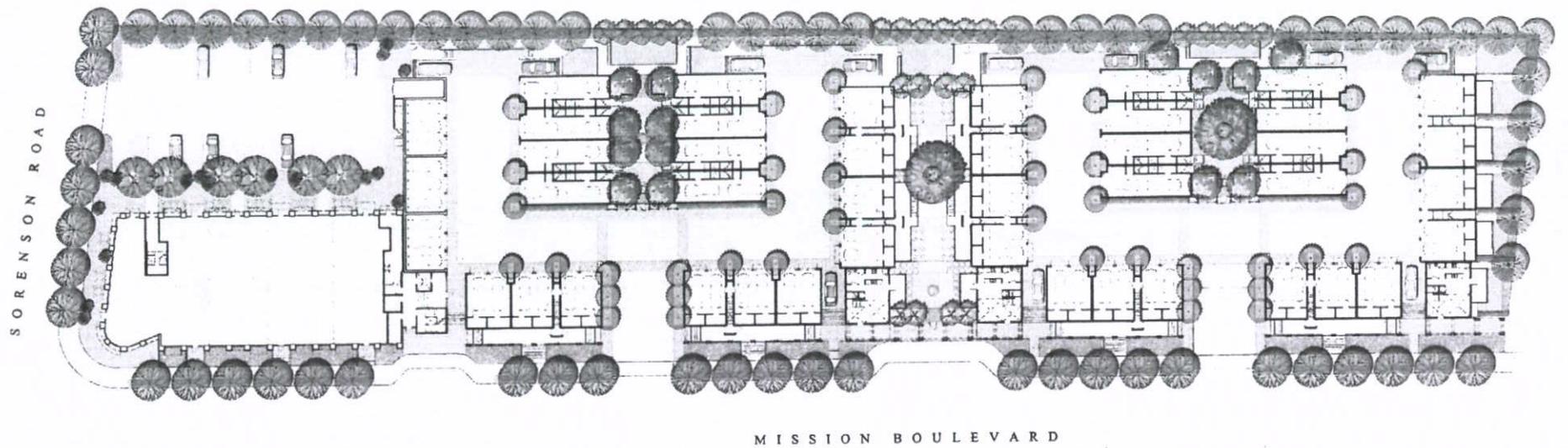
ENLARGED ELEVATION OF MIXED-USE BUILDING  
SCALE: 1/8" = 1'-0"



MISSION BOULEVARD ELEVATION

HAYMONT VILLAGE

D-3



HAYMONT VILLAGE  
LANDSCAPE PLAN W/ TOWNHOUSES. NOT TO SCALE

SOLOMON E.T.C.

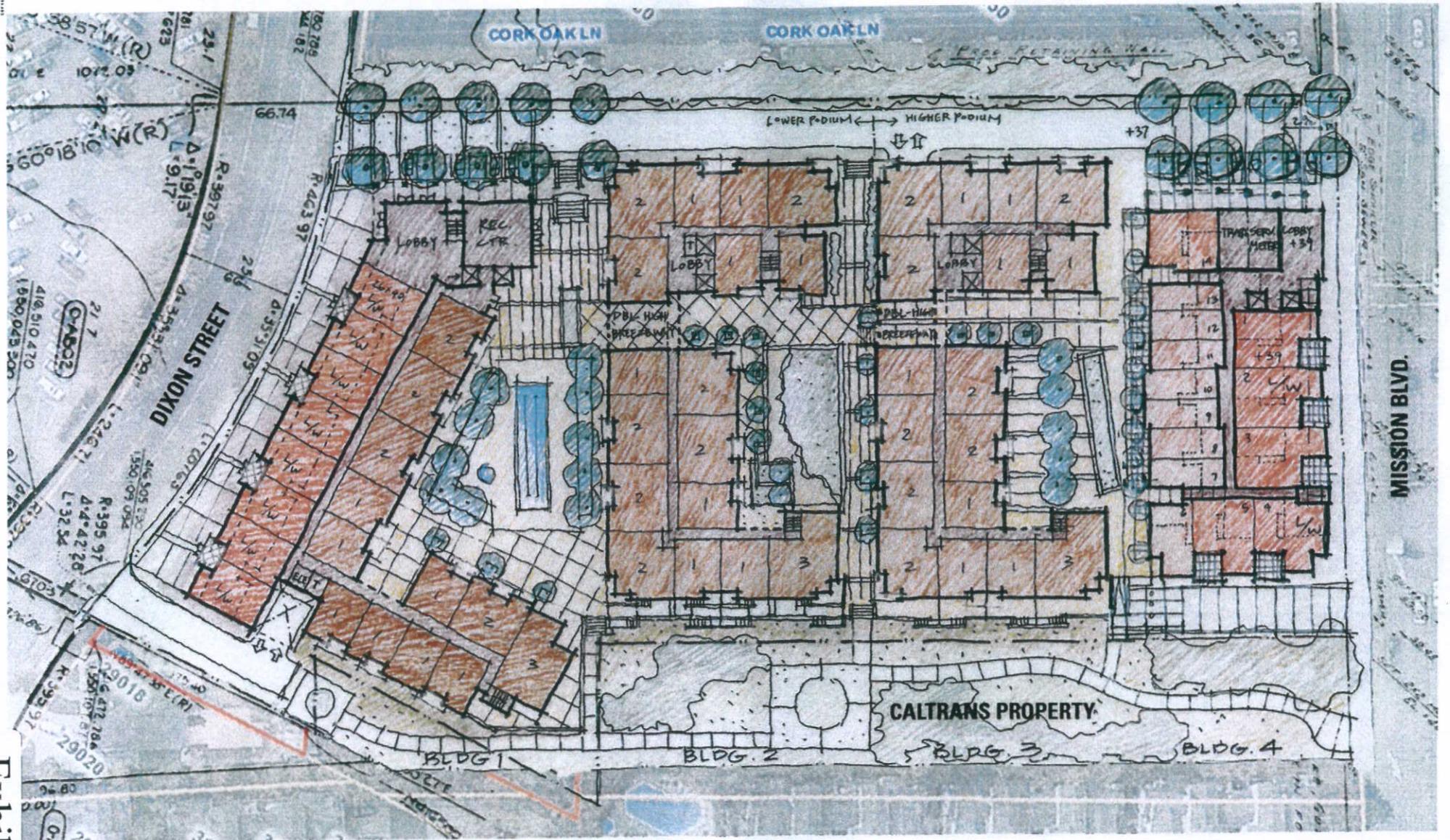


Exhibit E

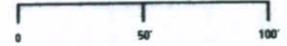
SOUTH HAYWARD BART RESIDENTIAL | HAYWARD, CA

CONCEPTUAL LANDSCAPE PLAN

BAR ARCHITECTS  
 Howard Street, San Francisco, CA 94105. T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

07088

03.14.2008



## **FORM-BASED CODE – RESOURCES**

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### **Adopted Form-Based Codes**

City of Ventura: Downtown Specific Plan

([http://www.ci.ventura.ca.us/depts/comm\\_dev/downtownplan/pdfs/dtsp.pdf](http://www.ci.ventura.ca.us/depts/comm_dev/downtownplan/pdfs/dtsp.pdf)) (12 MB)

City of Ventura: Midtown Corridors Code

([http://www.cityofventura.net/community\\_development/planning/planning\\_communities/resources/midtown/main\\_thompson\\_adopted.pdf](http://www.cityofventura.net/community_development/planning/planning_communities/resources/midtown/main_thompson_adopted.pdf)) (49.6 MB)

City of Benicia: Downtown Master Plan & Form-Based Code

([http://www.formbasedcodes.org/downloads/BeniciaCA\\_DMU\\_FBC.pdf](http://www.formbasedcodes.org/downloads/BeniciaCA_DMU_FBC.pdf)) (6.6 MB)

### **Form-Based Codes Articles**

Place Making with Form-Based Codes, Urban Land, by Mary Madden and Bill Spikowski

(<http://www.smartgrowthschool.com/Resources/Place%20Making%20with%20Form-Based%20Codes%20-%20Urban%20Land%20Institute.pdf>) (2.4 MB)

Form-Based Codes: Implementing Smart Growth, Local Government Commission

([http://www.lgc.org/freepub/PDF/Land\\_Use/fact\\_sheets/form\\_based\\_codes.pdf](http://www.lgc.org/freepub/PDF/Land_Use/fact_sheets/form_based_codes.pdf)) (3.9 MB)

### **Form-Based Codes Organizations**

Form-Based Code Institute

(<http://www.formbasedcodes.org/>)

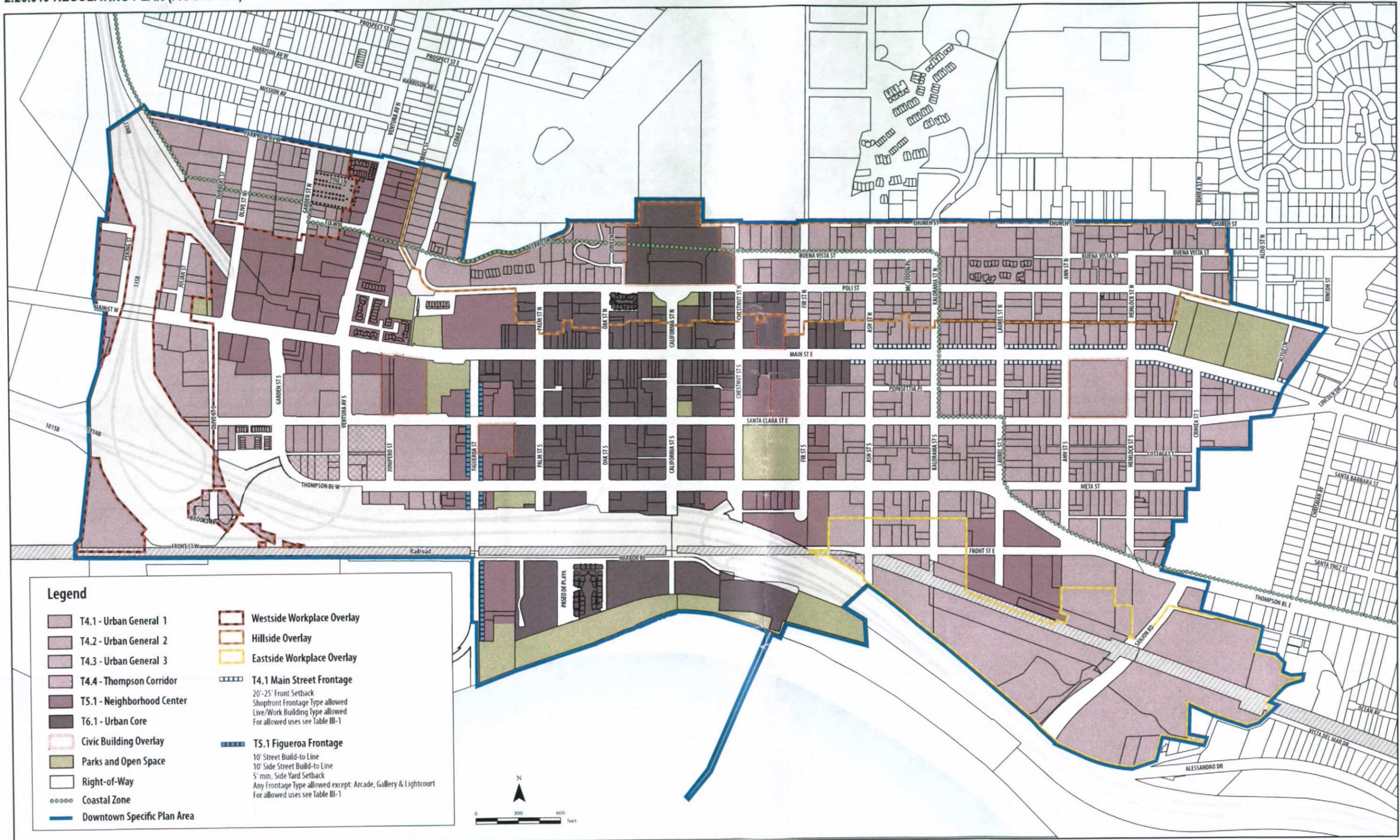
SmartCode Central

(<http://www.smartcodecentral.com/>)

Congress for the New Urbanism

(<http://www.cnu.org/>)

2.20.010 REGULATING PLAN (FIGURE III-1)

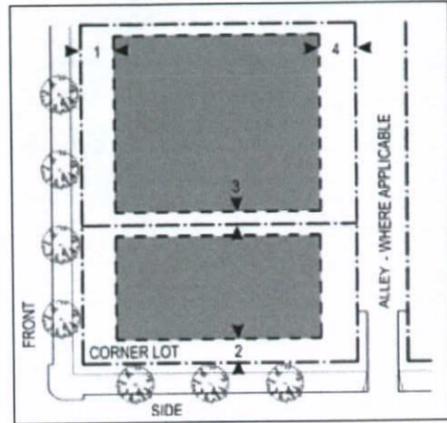


This Figure may be amended from time to time through a zoning map amendment and as parcel information is updated. Up-to-date source data, including the latest Assessor's parcel data, may be found in the City's GIS database.

# ARTICLE II. URBAN STANDARDS

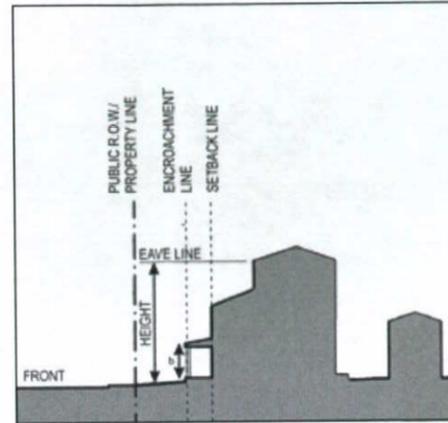
## 2.30.040 T4.3 URBAN GENERAL 3

### A. Building Placement



Plan Diagram

### B. Building Profile and Frontage



Section Diagram

#### 1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
  1. Street Build-to Line: 10'
  2. Side Street Build-to Line: 5'
  3. Side Yard Setback: 5' min
  4. Rear Setback: 5' min. (with alley) / 15' min. (no alley)

#### 2. ACCESSORY BUILDINGS

- a. Accessory Buildings shall be placed in the shaded area shown in Diagram C. Parking Placement.
  1. Street Setback: Rear 50% of lot depth
  2. Side Street Setback: 5' min.
  3. Side Yard Setback: 5' min.
  4. Rear Setback: 5' min.

#### 3. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
  1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
  2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

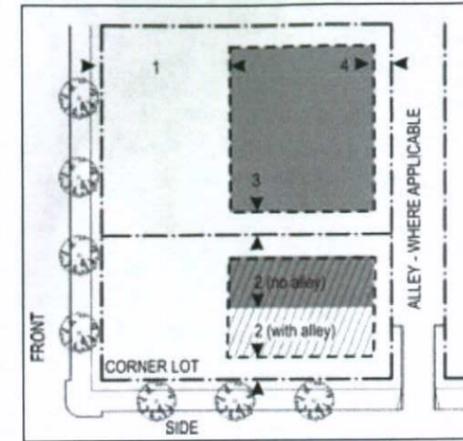
#### 1. HEIGHT

- a. Maximum: 3 stories for Primary Building (15% of building footprint may be 4 story).
- b. Floor to Floor: 14' min. and 17' max. ground floor for the shopfront frontage type; 15' max. ground floor for all other frontage types; 12' max. second floor and above.
- c. Accessory buildings: 14' max. to eave or parapet line.

#### 2. FRONTAGE TYPES

- a. Shopfront
- b. Forecourt
- c. Stoop
- d. Porch
- e. Dooryard

### C. Parking



Parking Placement

#### 1. PARKING PLACEMENT

- a. Off-street parking and services shall be placed in the shaded area shown above, unless subterranean.
  1. Street Setback: Rear 50% of lot depth
  2. Side Street Setback: 5' min. (with alley) / 20' min. (no alley)
  3. Side Yard Setback: 5' min.
  4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.

#### 2. PARKING REQUIREMENTS

- a. Residential
  1. 1 parking space / 1500 s.f.
  2. No parking spaces are required for single room occupancy units
- b. Non-Residential:
  1. 2 parking spaces / 1000 s.f.

### D. Building Types

Building Type	Allowed Lot Width					
	25'	35'	50'	75'	100'	125' 150'
Mansion						
Row House						
Live/Work						
Side Court Housing						
Courtyard Housing						
Stacked Dwelling	Only allowed as part of Mixed Type Developments					

The building types allowed within the T4.3 Urban General 3 zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

### E. Allowed Land Uses

The following land uses may occur within the T4.3 Urban General 3 zone, subject to the noted permit requirements:

Allowed Use *	Permit
Bed & Breakfast	P
Civic	P
Community Meeting	U
Corner Store	U
Farmers Market	U
Home Occupations	P
Lodging	U
Multi-Family	P
Parks & Recreation	P
Recycling	U
Special Residential	U

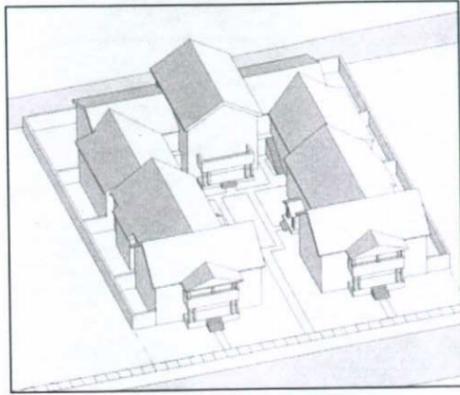
P = Permitted by Right

U = Use Permit

\* Alcoholic beverage establishments are subject to a Use Permit under the provisions of Section 24.460.210 of the Municipal Code.

## ARTICLE III. BUILDING TYPES

### 3.10.120 COURTYARD HOUSING



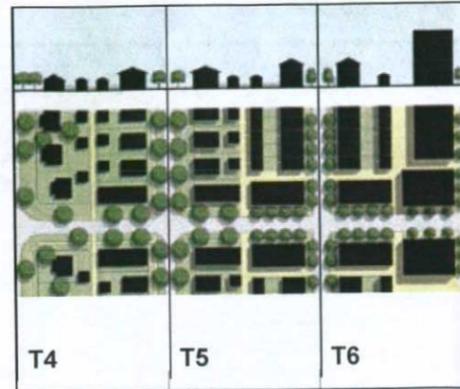
Courtyard Housing Example Diagram

#### A. DESCRIPTION

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in any zone. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing for residential and non-residential purposes is allowed in all zones (see Article II). The following text provides performance standards for Courtyard Housing.

#### B. ACCESS

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least one-foot wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 thru T6.1

#### C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Dwellings may have direct or indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

#### D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is

5. In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [W]
6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
  - a. Zaguans shall be a minimum of 10' wide. [W]
  - b. Paseos shall be a minimum of 15' wide. [W]

#### E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

#### F. FRONTAGE

1. Entrance doors should be oriented toward courtyards and the street to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10 feet wide. [W]

#### G. BUILDING SIZE AND MASSING

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings should be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Four story masses should be minimized inside courtyards and apparent on street frontages. [DR]
5. The intent of these performance standards is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:

- a. 2.0 stories: 80% 2 stories, 20% 1 stories [W]
- b. 2.5 stories: 60% 2 stories, 40% 3 stories [W]
- c. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories [W]
- d. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories [W]

These height ratios are maximums that correspond to the applicable zone (e.g., Courtyard Housing 2.0 and 2.5 are possible in the T4.2 Urban General 2 zone; and so on).

6. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
7. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

#### H. EXPOSURE TO LIGHT AND AIR

1. At least two sides of each dwelling shall be exposed to outside light and air. [W]