CITY OF
HAYWARD
HEART OF THE BAY

Downtown Specific Plan

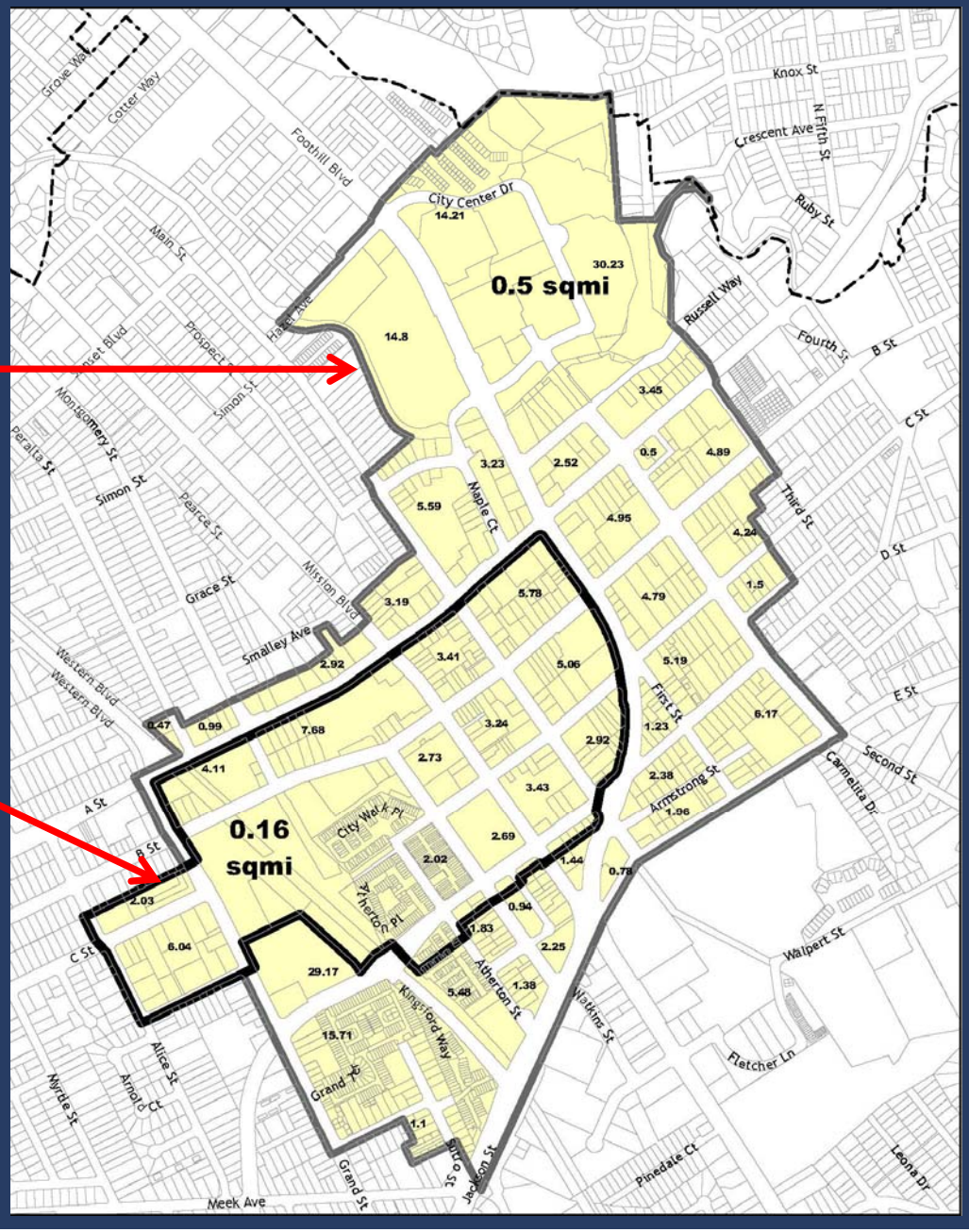
Sara Buizer, AICP, *Planning Manager*

Planning Division
Development Services Department

Downtown Specific Plan

Plan Area Boundary

Downtown Core



HAYWARD

Downtown Specific Plan

Why Now?

Six Different Plans that cover Downtown Area

Nearly 20 years old

Development Patterns Change Over Time

Recently Adopted General Plan

ACTC Grant

Downtown Specific Plan

Existing Conditions – Mix of Uses

HAYWARD

Recently adopted General Plan with a clear Vision and Guiding Principles including:

Guiding Principle #5: Hayward should have a **safe, walkable, vibrant, and prosperous Downtown** that serves as an attractive area for business and a destination for shopping and dining, arts and entertainment, and college-town culture.

Recently adopted General Plan Policies LU-2.1 through LU-2.7 cover Downtown Hayward

- Downtown housing
- Downtown activities including arts and entertainment
- Preservation of the downtown pedestrian environment
- Connections with Downtown BART

Downtown Specific Plan

Scope of Work

- Analysis of Existing Work Completed (Cal Poly students)
- Outreach and Community Involvement Strategy
- Opportunity Sites Analysis
- Market Demand Analysis
- Transit and Pedestrian Connectivity
- Parking Analysis
- Implementation Plan

Downtown Specific Plan

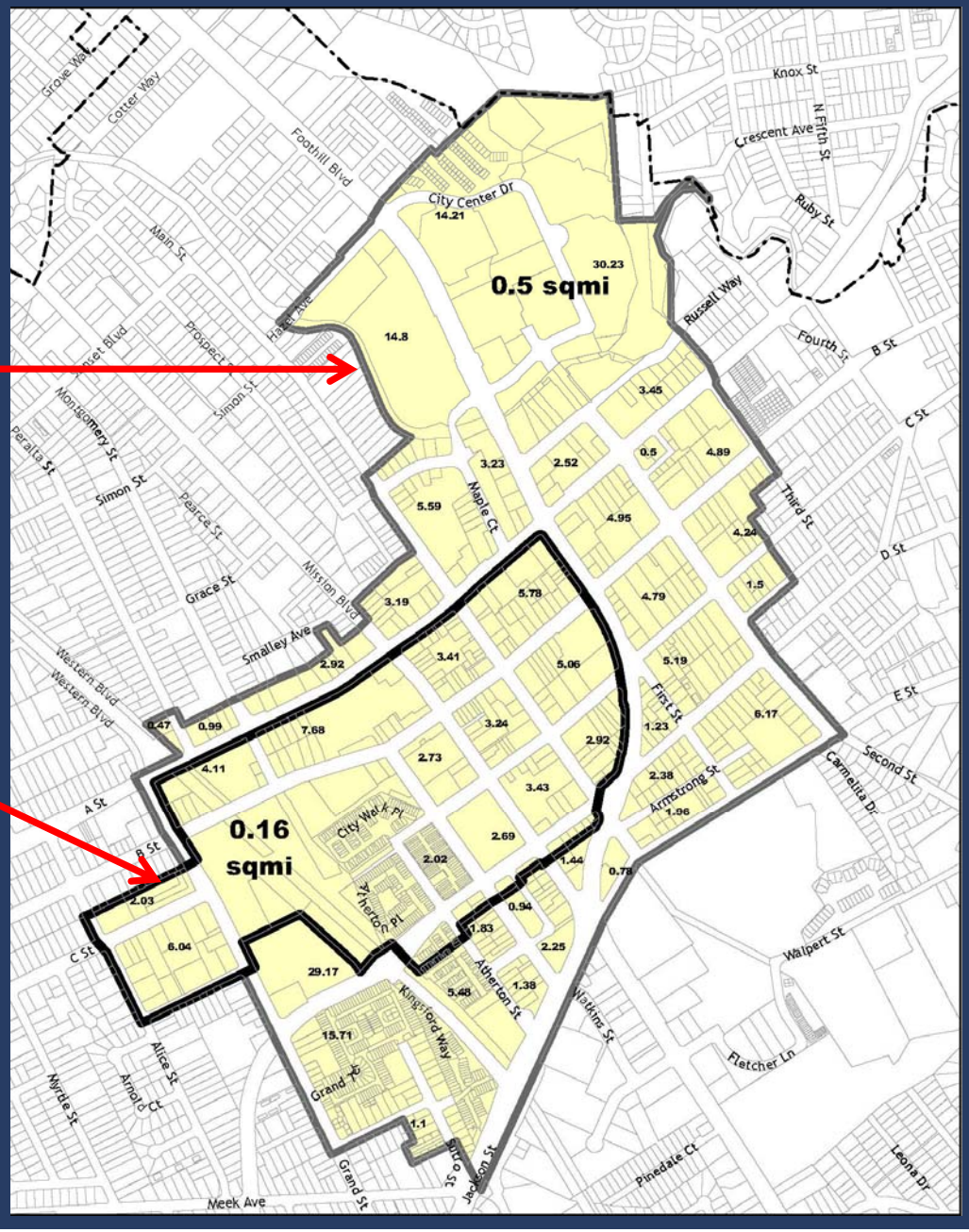
Timeline

- Consultant Contract Negotiations (Nov/Dec 2014)
- Project Launch (Jan 2015)
- Outreach and Plan Preparation (2015)
- Draft Plan and EIR (Spring 2016)
- Zoning Code (Summer 2016)
- Adoption Hearings (Fall 2016)

Downtown Specific Plan

Plan Area Boundary

Downtown Core



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