

Hayward 238 Bypass Land Use Study: Land Use Alternative B (Community Meeting)

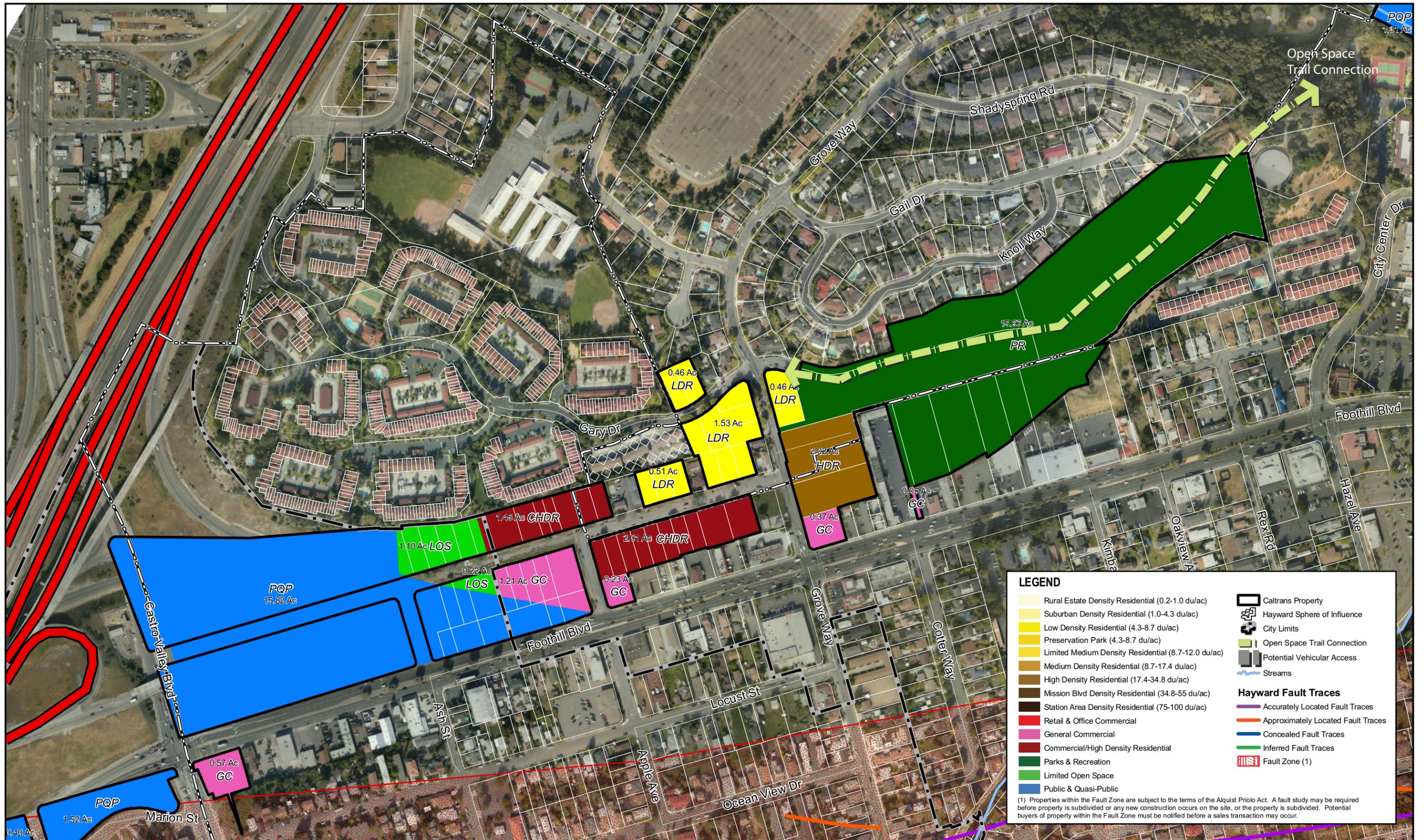
Opportunity Site Cluster: 1 to 6

June 24, 2008



Community Design + Architecture
 Jerry Haag, Urban Planner
 Dowling Associates
 Mark Thomas & Co.
 Strategic Economics
 Overland, Pacific & Cutler

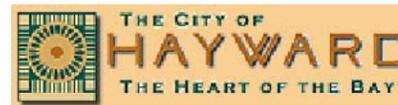




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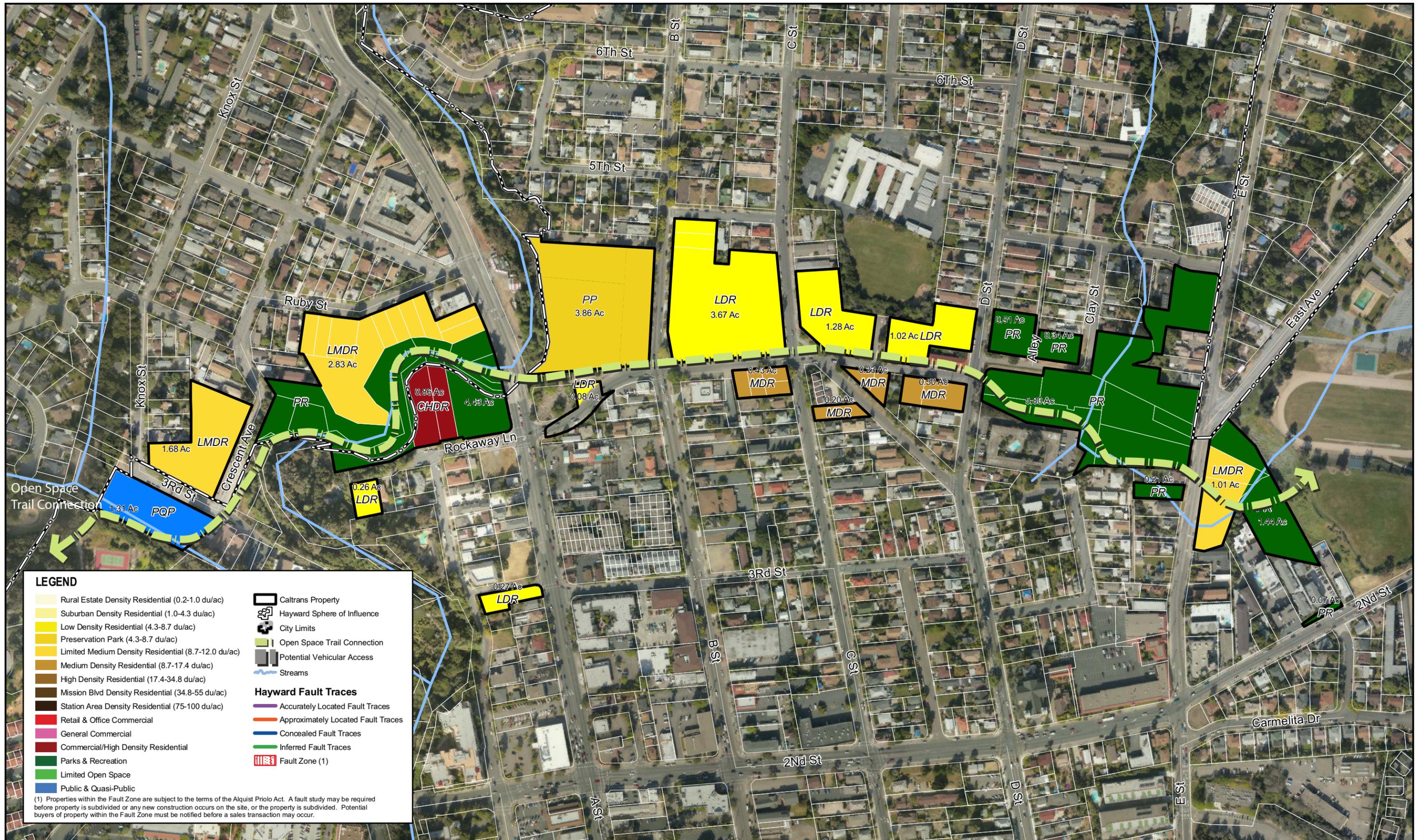
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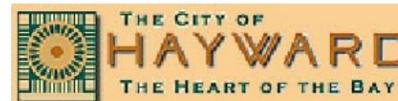




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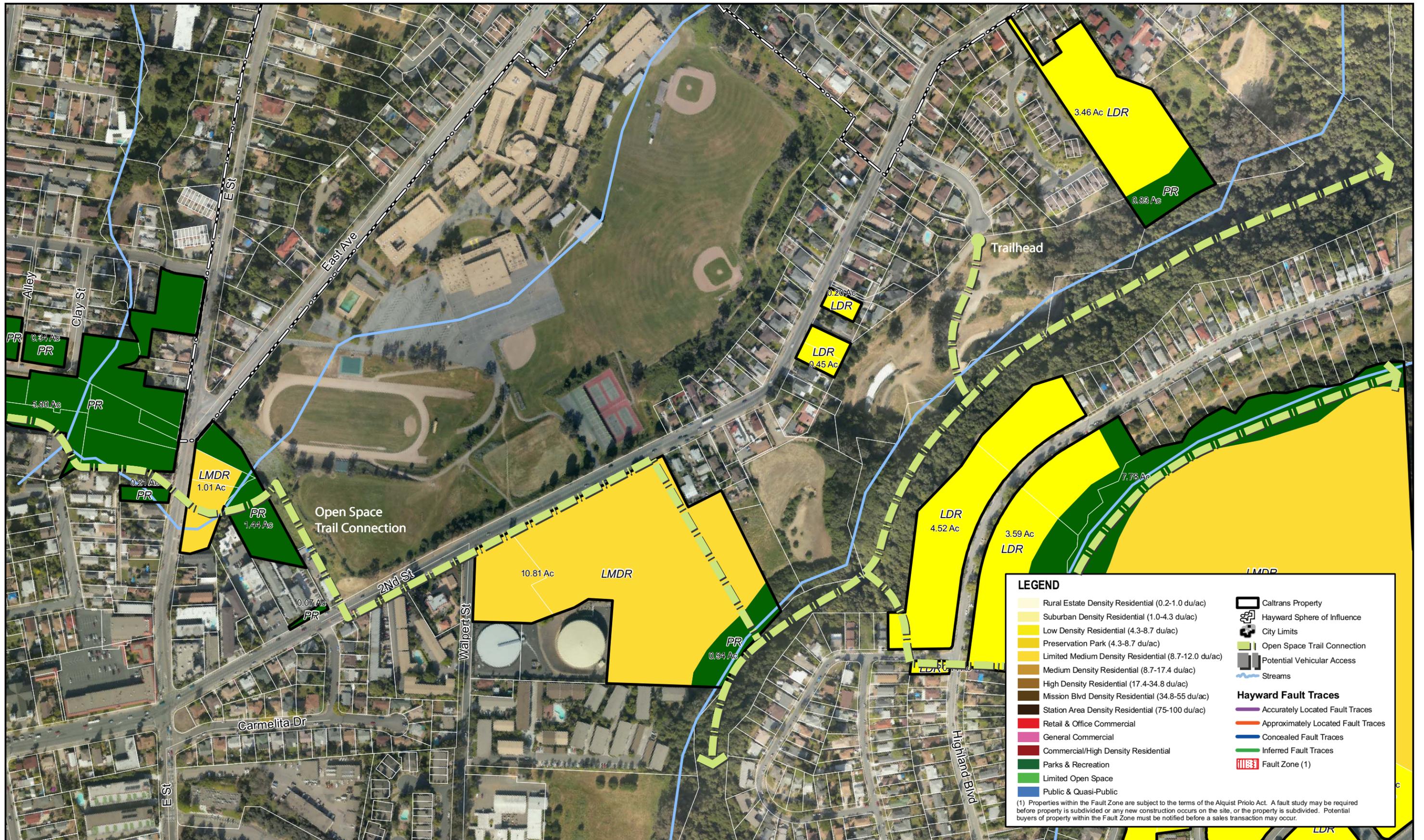
Opportunity Site Cluster: 7 to 8

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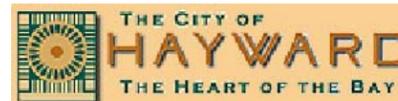




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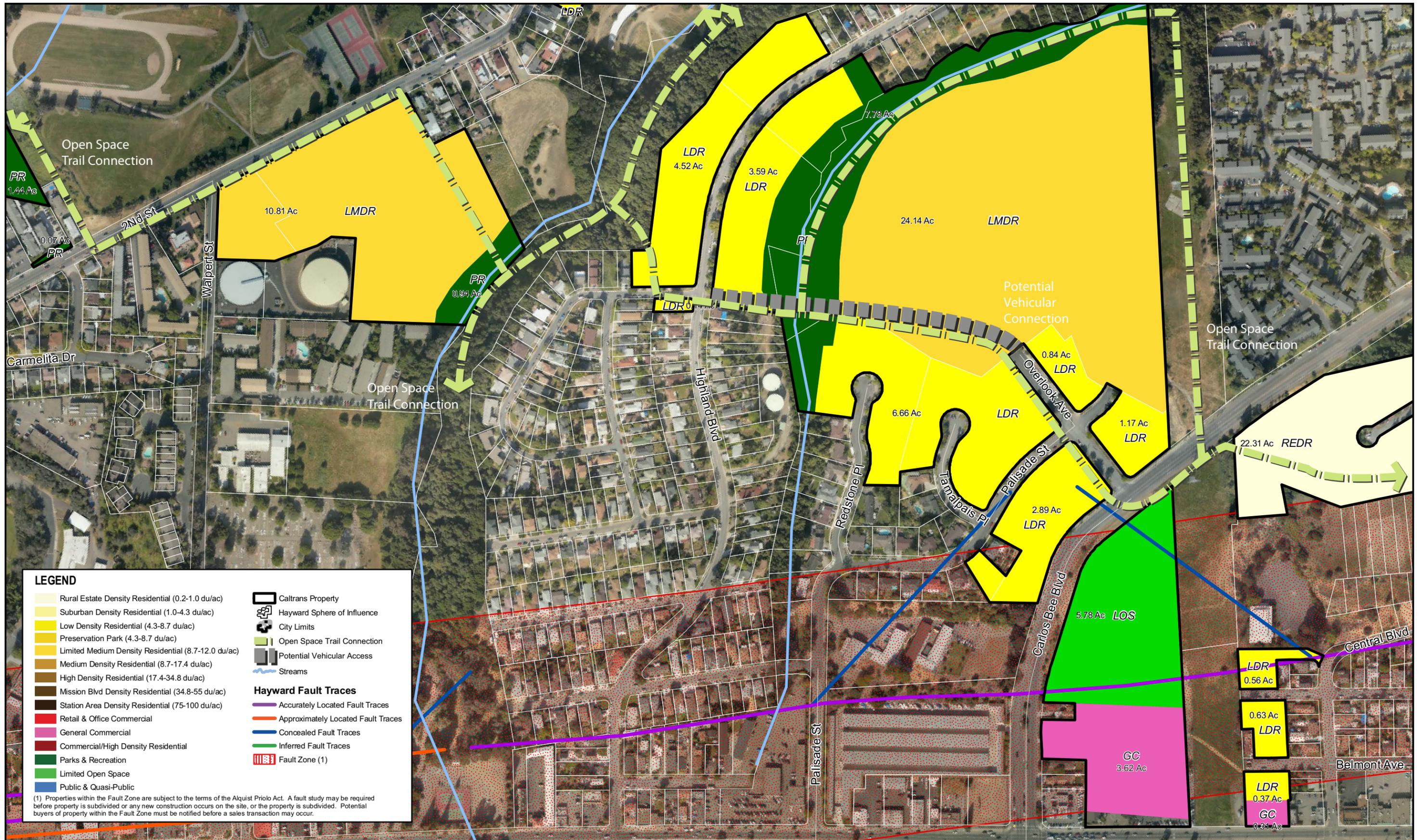
Opportunity Site Cluster: 9 to 10

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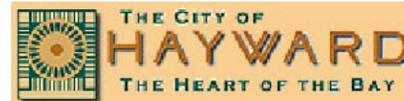




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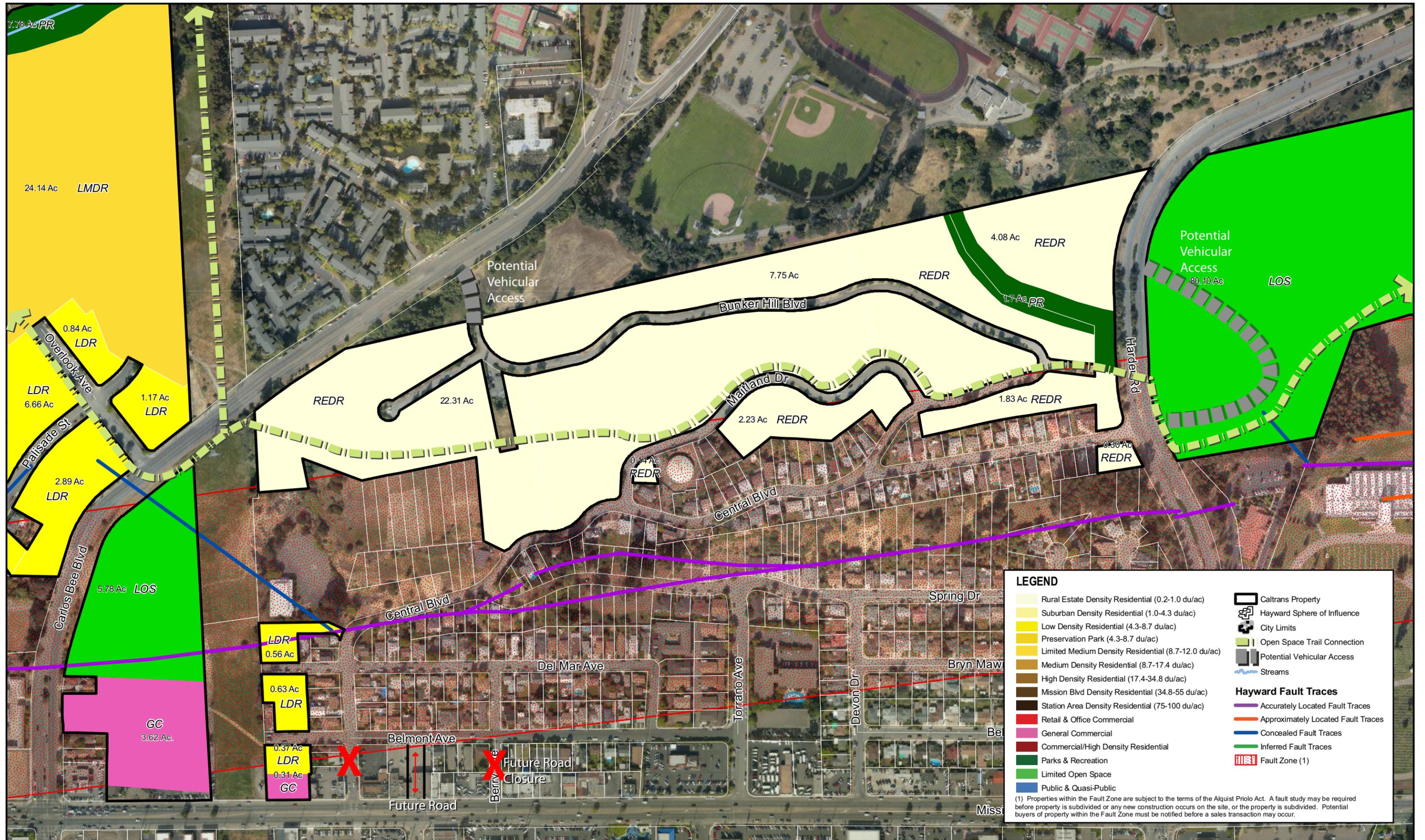
Opportunity Site Cluster: 9, 11, 12, 13, 14

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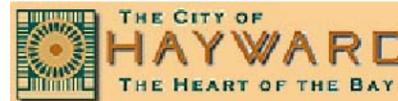




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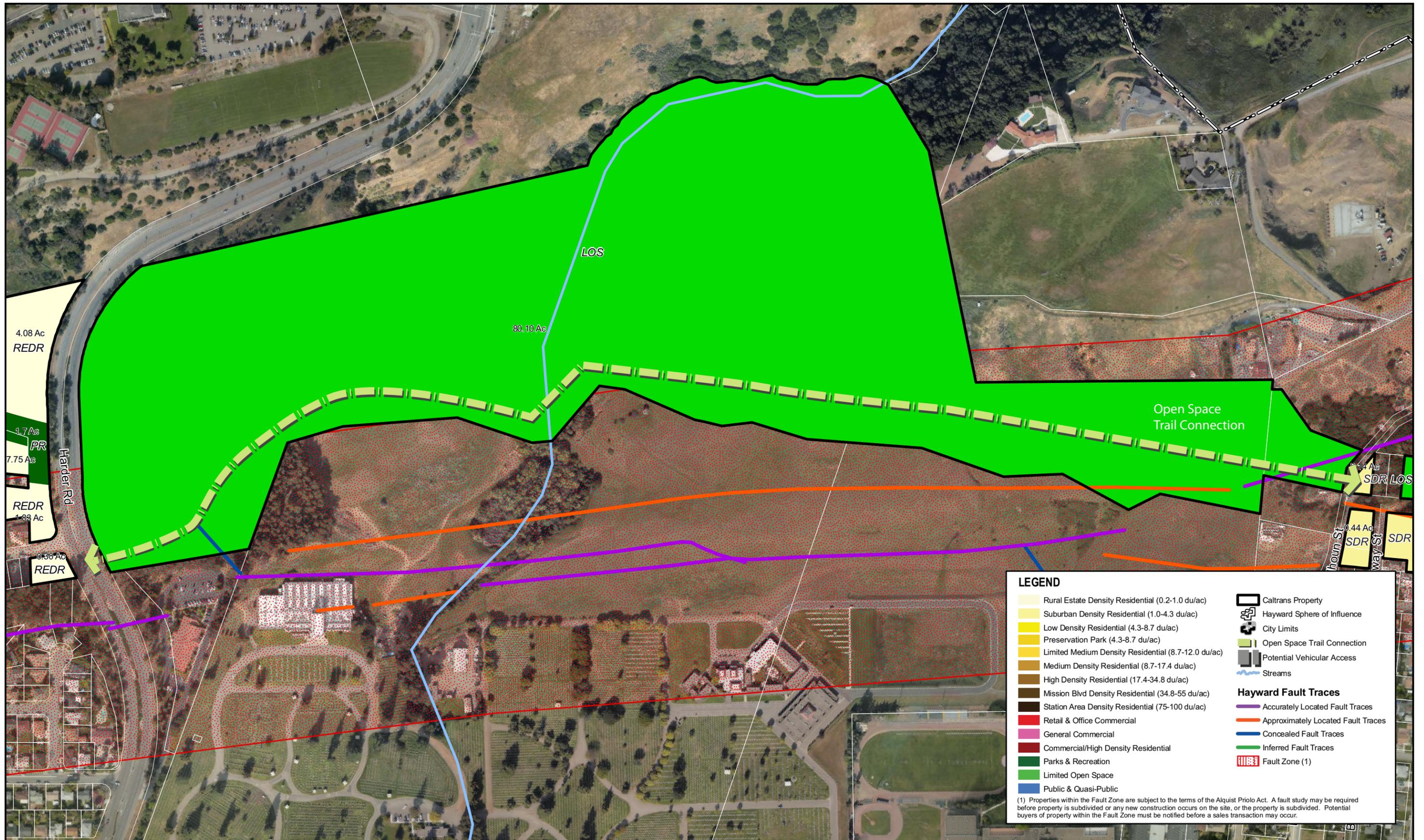
Opportunity Site Cluster: 15

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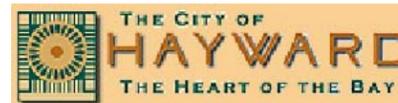
	Rural Estate Density Residential (0.2-1.0 du/ac)		Caltrans Property
	Suburban Density Residential (1.0-4.3 du/ac)		Hayward Sphere of Influence
	Low Density Residential (4.3-8.7 du/ac)		City Limits
	Preservation Park (4.3-8.7 du/ac)		Open Space Trail Connection
	Limited Medium Density Residential (8.7-12.0 du/ac)		Potential Vehicular Access
	Medium Density Residential (8.7-17.4 du/ac)		Streams
	High Density Residential (17.4-34.8 du/ac)	Hayward Fault Traces	
	Mission Blvd Density Residential (34.8-55 du/ac)		Accurately Located Fault Traces
	Station Area Density Residential (75-100 du/ac)		Approximately Located Fault Traces
	Retail & Office Commercial		Concealed Fault Traces
	General Commercial		Inferred Fault Traces
	Commercial/High Density Residential		Fault Zone (1)
	Parks & Recreation		
	Limited Open Space		
	Public & Quasi-Public		

(1) Properties within the Fault Zone are subject to the terms of the Alquist Priolo Act. A fault study may be required before property is subdivided or any new construction occurs on the site, or the property is subdivided. Potential buyers of property within the Fault Zone must be notified before a sales transaction may occur.

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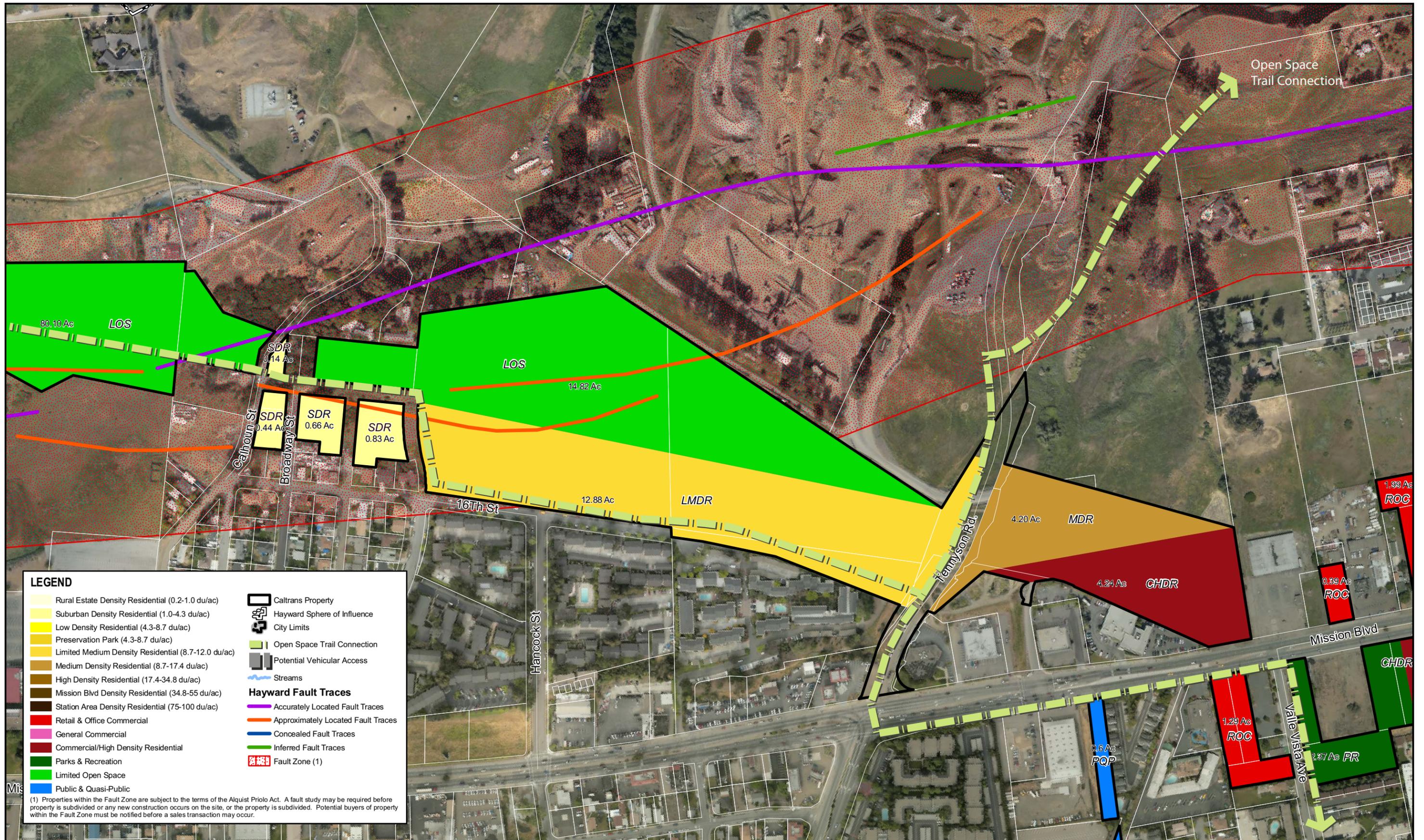
Opportunity Site Cluster: 16

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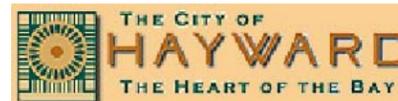




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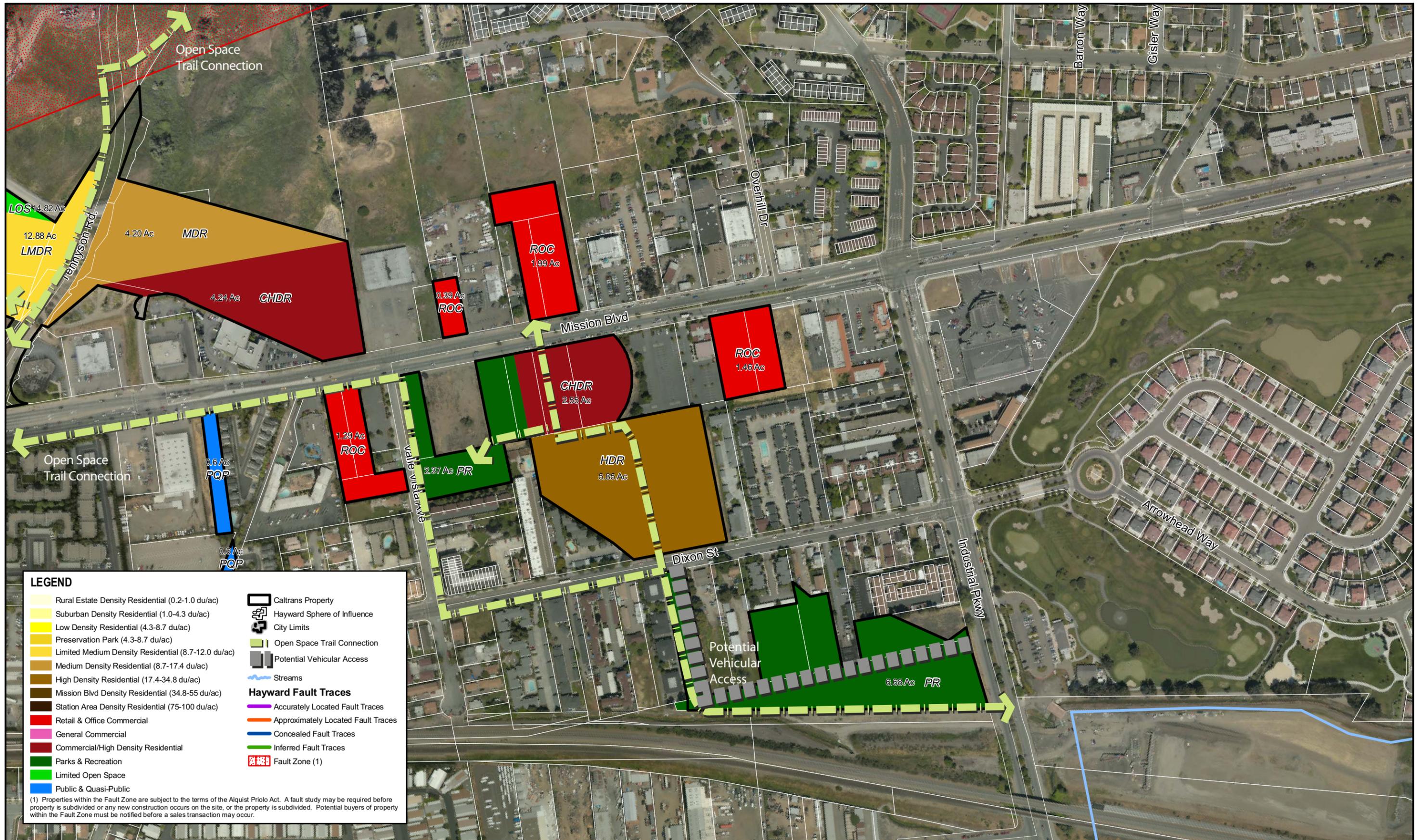
Opportunity Site Cluster: 17

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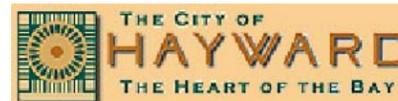
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Limited Open Space	
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Opportunity Site Cluster: 18, 19 and 20

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