

CITY OF  
**HAYWARD**  
HEART OF THE BAY

# Ward Creek Cottages

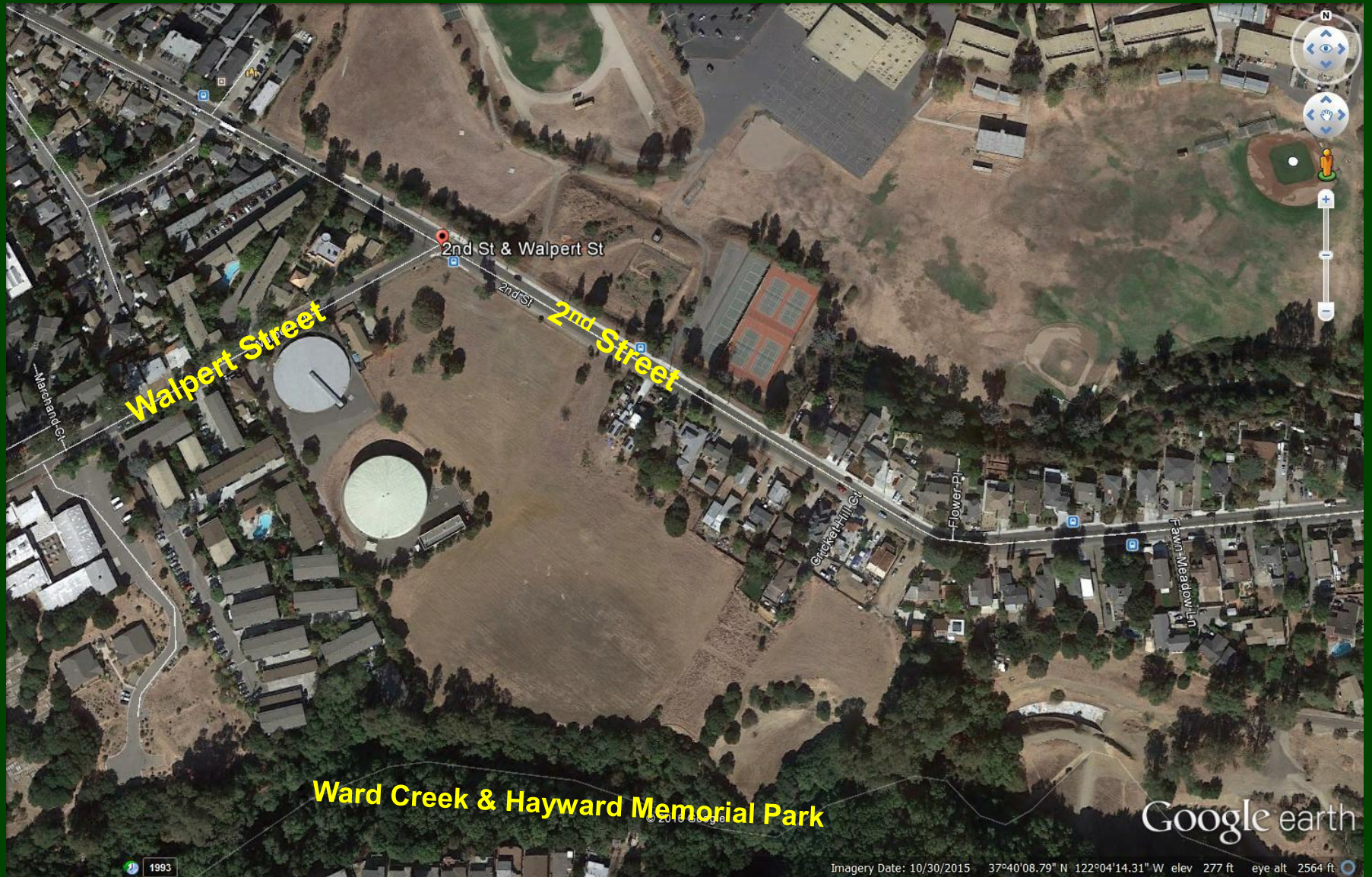
**Leigha Schmidt, *Senior Planner***

Planning Division  
Development Services Department





# Project Location & Surrounding Uses





# Project Setting



HAYWARD





# Project Setting



HAYWARD





# Project Setting



HAYWARD



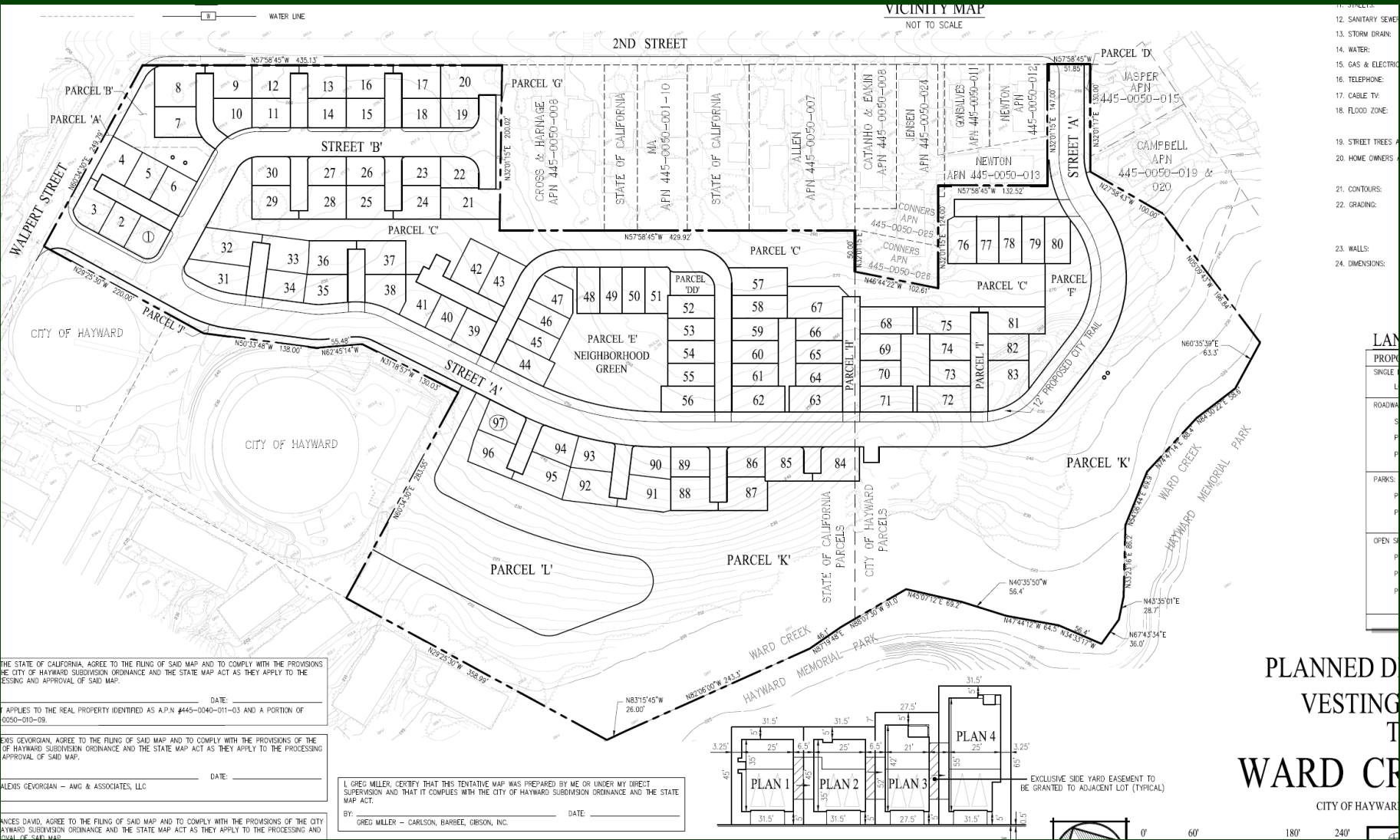


# General Plan Land Use Designations





# Proposed Project – Site Plan





# Proposed Project – Landscaping & Circulation



PRELIMINARY PLANTING PLAN

0' 25' 50' 100'  
SCALE: 1 INCH = 50 FEET



L3.0

**GOLDEN**  
**associates**  
LANDSCAPE ARCHITECTURE  
1000 14TH AVENUE, SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1100 FAX: 303.733.1101  
WWW.GOLDENASSOCIATES.COM





# Proposed Project – Streetscape Elevations



ELEVATION '2A' REVERSE  
NAPA VALLEY COTTAGE

ELEVATION '2C' REVERSE  
CRAFTSMAN

ELEVATION '4B' REVERSE  
COTTAGE



# Proposed Project – Streetscape Elevations



ELEVATION '1A' - NAPA VALLEY COTTAGE

ELEVATION '1C' REVERSE - CRAFTSMAN

ELEVATION '1B' - COTTAGE

ELEVATION '1A' REVERSE - NAPA VALLEY COTTAGE



# Planned Development – Deviation from Standards

**Lot Modifications** – Minimum lot size ranges from 1,600 to 2,015 & setbacks range from three to five feet.

**Parking** – Deficient by about 72 parking spaces.





# Planned Development – Proposed Amenities

**Open Spaces & Pedestrian Networks** – 4.89 acres of undeveloped open space and interconnected pedestrian pathways.

**Frontage Improvements** – Add curb, gutter and sidewalk along 635 feet of 2<sup>nd</sup> Street.

**Solar Photovoltaic Panels** on all homes.





# On-Street Parking Along 2<sup>nd</sup> Street



HAYWARD





**Initial Study**– Prepared and circulated for 30 day review.

**Mitigated Negative Declaration** – Measures were incorporated as conditions of approval.

**Addendum** provided clarifying detail on proposed project.

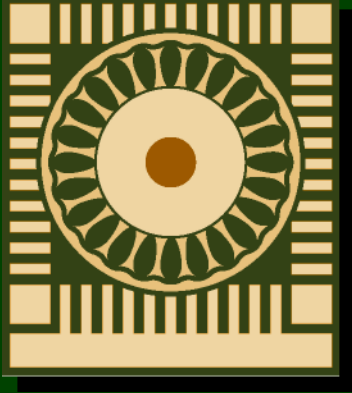


# Recommendation

Planning Commission recommend that the City Council make the required findings and approve the Zone Change & Vesting Tentative Map and adopt the Initial Study and Mitigated Negative Declaration for the proposed project, subject to the recommended conditions of approval, as amended.







# Questions?







---

## DEVELOPMENT SERVICES



# La Vista Development Agreement Extension



- ▶ Original Project Approval – July 19, 2005
- ▶ Effective Date of DA
- ▶ Ten Year Time Period
  - ▶ Garin Vista Slide
  - ▶ Soft Housing Market
  - ▶ Major Home Builder on Board



# La Vista Development Agreement Extension



- ▶ Purpose of a DA
- ▶ La Vista Park Funding
- ▶ Community Center Funding
- ▶ Infrastructure Improvements
- ▶ Affordable Housing



# La Vista Development Agreement Extension



- ▶ Recommended Action
- ▶ Next Steps
- ▶ Five Years to Finish the Project



# Questions & Discussion

