

CITY OF
HAYWARD
HEART OF THE BAY

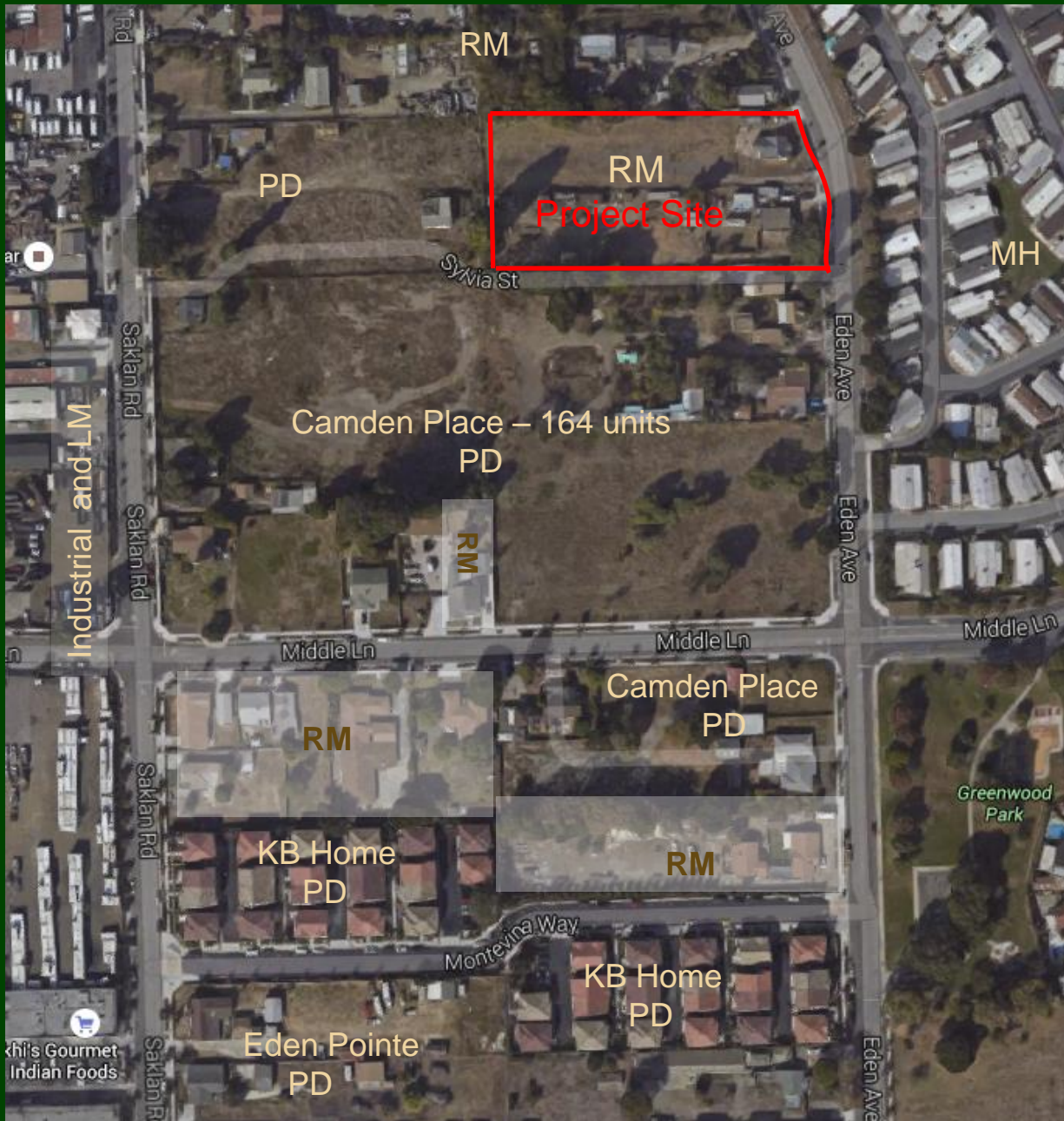
Eden 3
Dutra Enterprises
October 1, 2015
Planning Commission Meeting

Linda Ajello, AICP, Senior Planner
Planning Division
Development Services Department



Eden 3

Location







ELEVATION '1C'



ELEVATION '1A'

Eden 3

Proposed Elevations





Neighboring Development

Camden Place

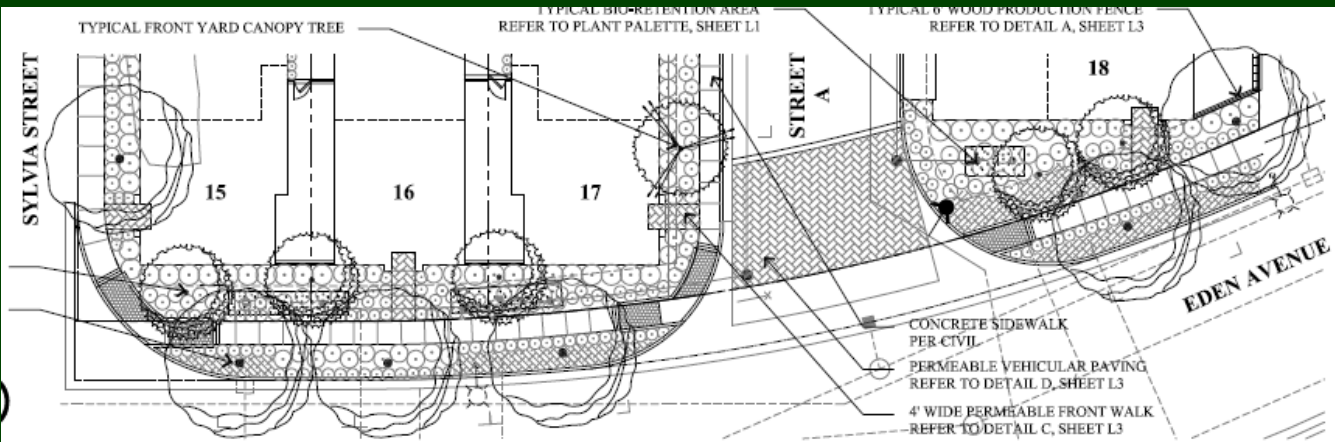
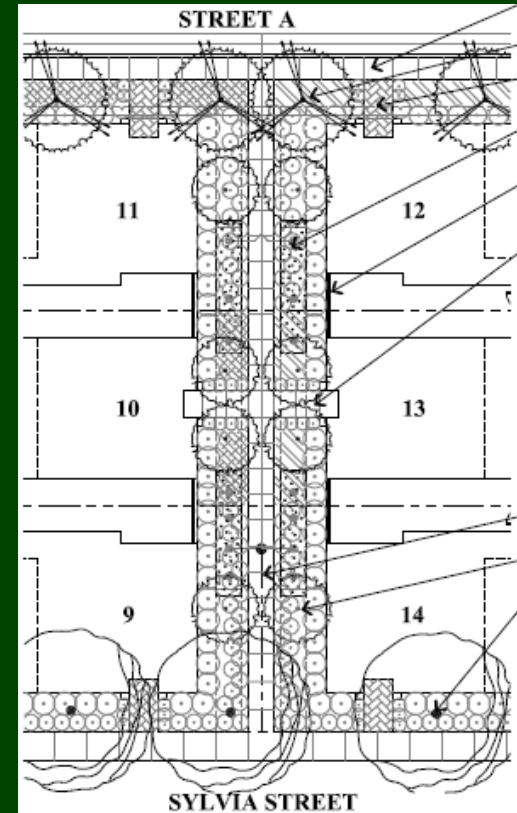
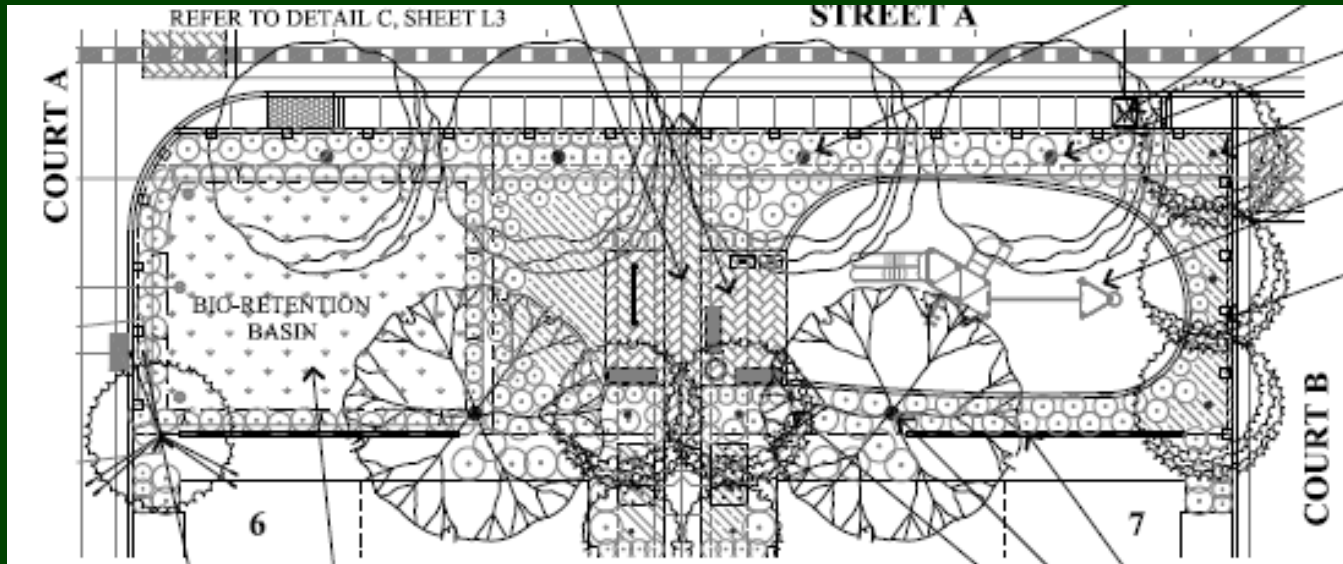


HAYWARD



Eden 3

Landscape and Open Space

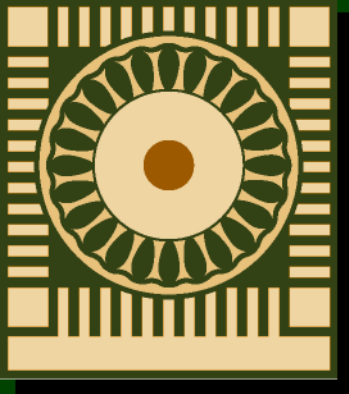


Recommend that the Planning Commission recommend approval to the City Council, including:

1. Adoption of the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; and
2. Approval of the proposed Zone Change and Vesting Tentative Tract Map.

Questions?



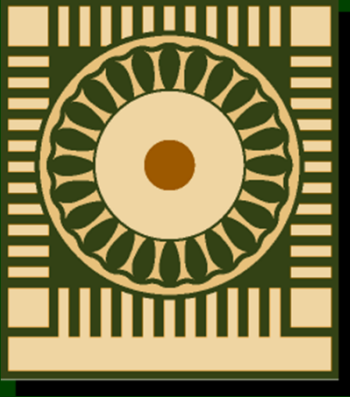


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CITY OF
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Brookwood
Lenox Homes, LLC
October 1, 2015
Planning Commission Meeting

Carl Emura, ASLA, Associate Planner
Planning Division
Development Services Department



Brookwood



North



South



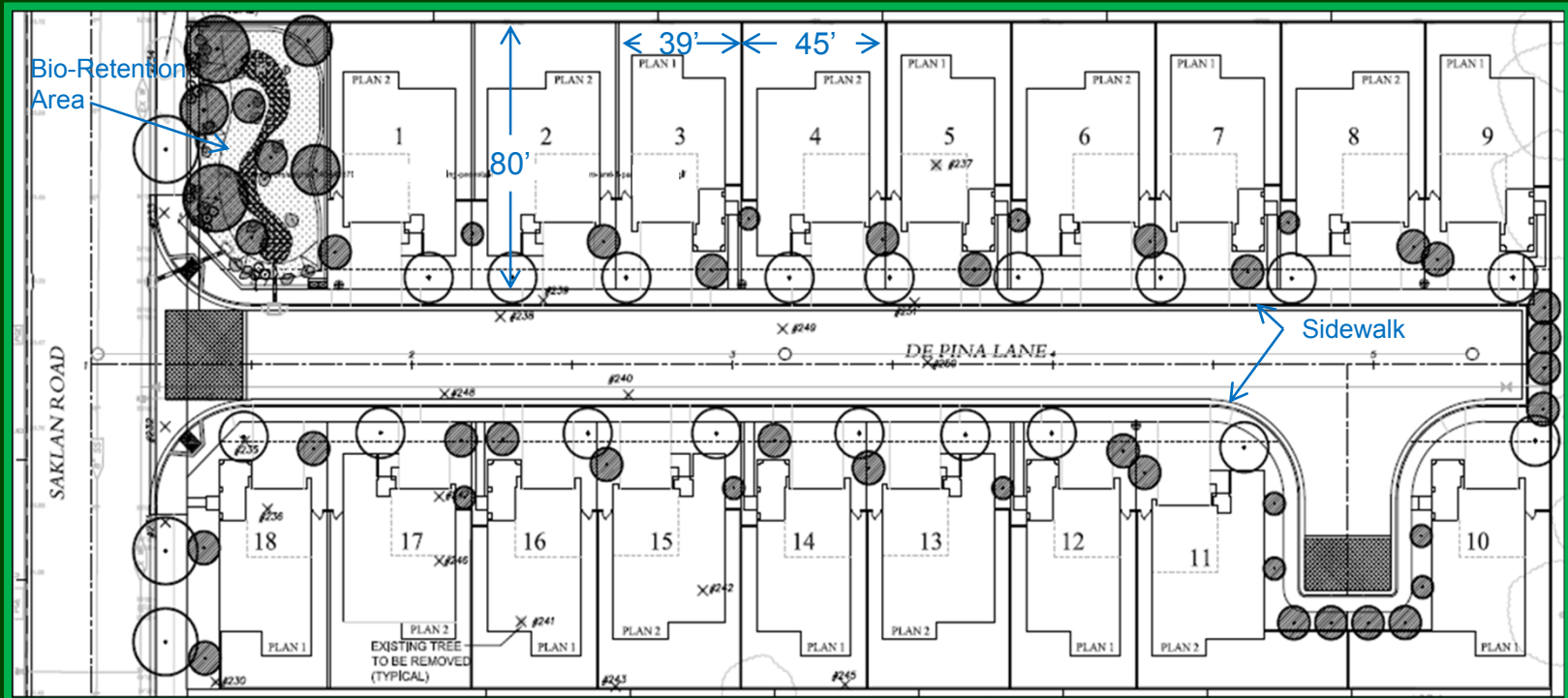
Brookwood

Greenwood Park



Brookwood

Front Elevation/ Site Plan



Brookwood

Plan 1 - Front Elevations



4 Bedrooms
 2.5 Bathrooms
 2 car garage
 162 square foot front porch
 554.5 square foot min. backyard
 2,087 square feet home

Elevation A
 Cottage



Elevation C
 Spanish



Elevation B
 Traditional

Plan 1

Front Elevations

Brookwood
 Hayward, CA
 Focus Realty



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WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 505 EXECUTIVE PARKWAY, SUITE 205 SAN FRANCISCO, CA 94130-4210
 415.442.1122 Fax 415.251.1529
 208 REDHILL AVENUE, SUITE 208 SANTA ANA, CA 92704-0443
 949.251.0077 Fax 949.251.1529
 www.whearchitects.com

March 2, 2015
1.3
2014281

2014281 - Brookwood - Hayward, CA



Brookwood

Plan 2 - Front Elevations



4 Bedrooms
3 Bathrooms
2 car garage
815 square foot min. backyard
2,369 square foot home



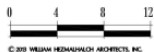
Elevation C
Spanish

Elevation A
Cottage



Elevation B
Traditional

Plan 2
Front Elevations
Brookwood
Hayward, CA
Focus Realty



WILLIAM HEZMALHALCH
ARCHITECTS INC.
500 EXECUTIVE PARKWAY SUITE 215 SAN MARCO CA 92068-4270
951-465-1100 fax 951-265-1100
200 MICHELLY AVENUE SUITE 200 SANTA ANA CA 92705-5043
949-262-0807 www.williamhezmalhalch.com fax 949-262-1100

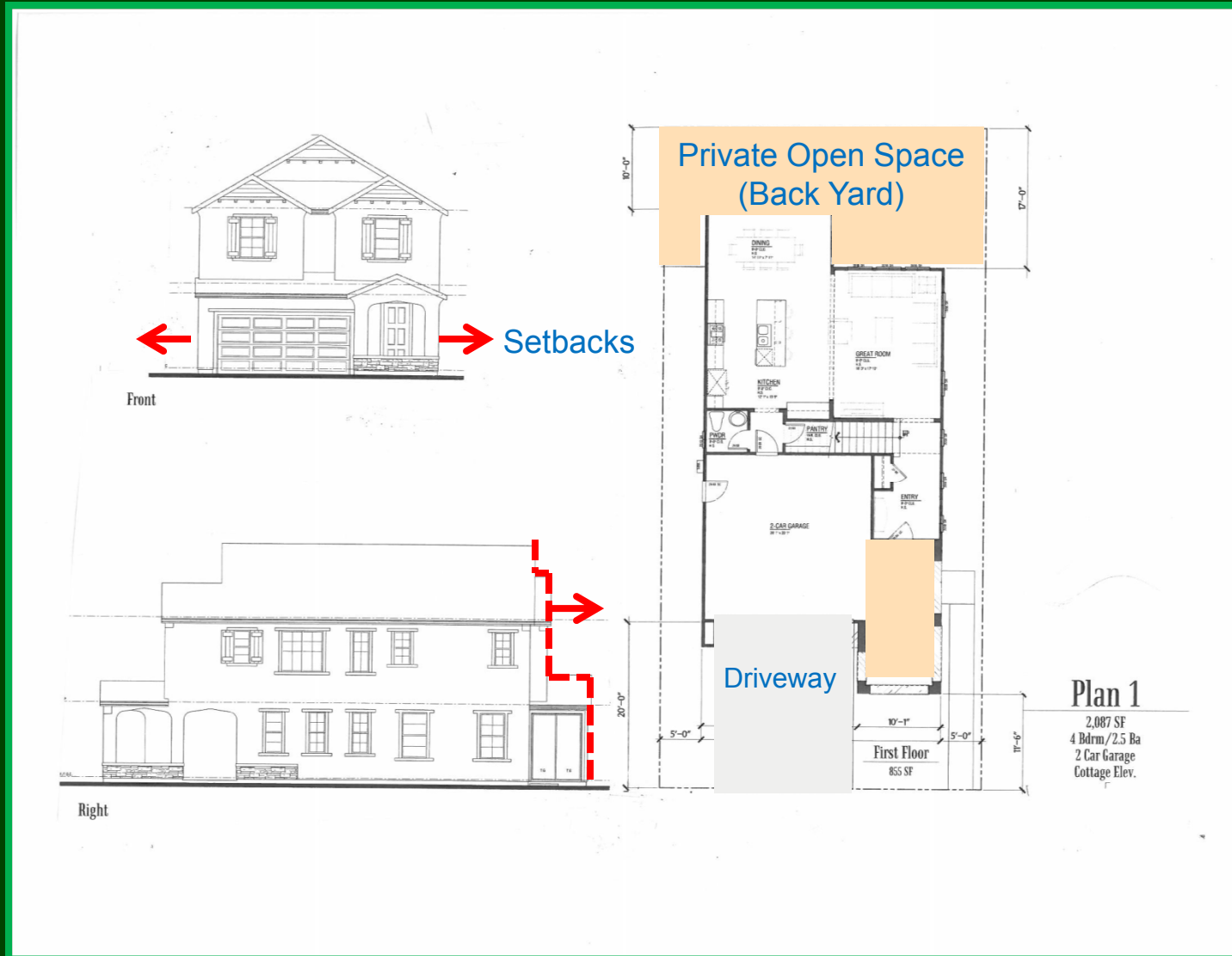
March 2, 2015
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2014281 - Brookwood - Hayward, CA



Brookwood

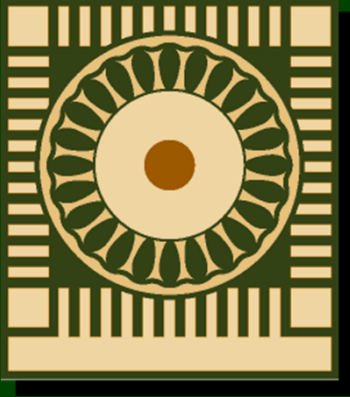
Desired Features Retained



Recommend that the Planning Commission recommend approval to the City Council, including:

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2. Approval of the proposed Zone Change and Vesting Tentative Tract Map.





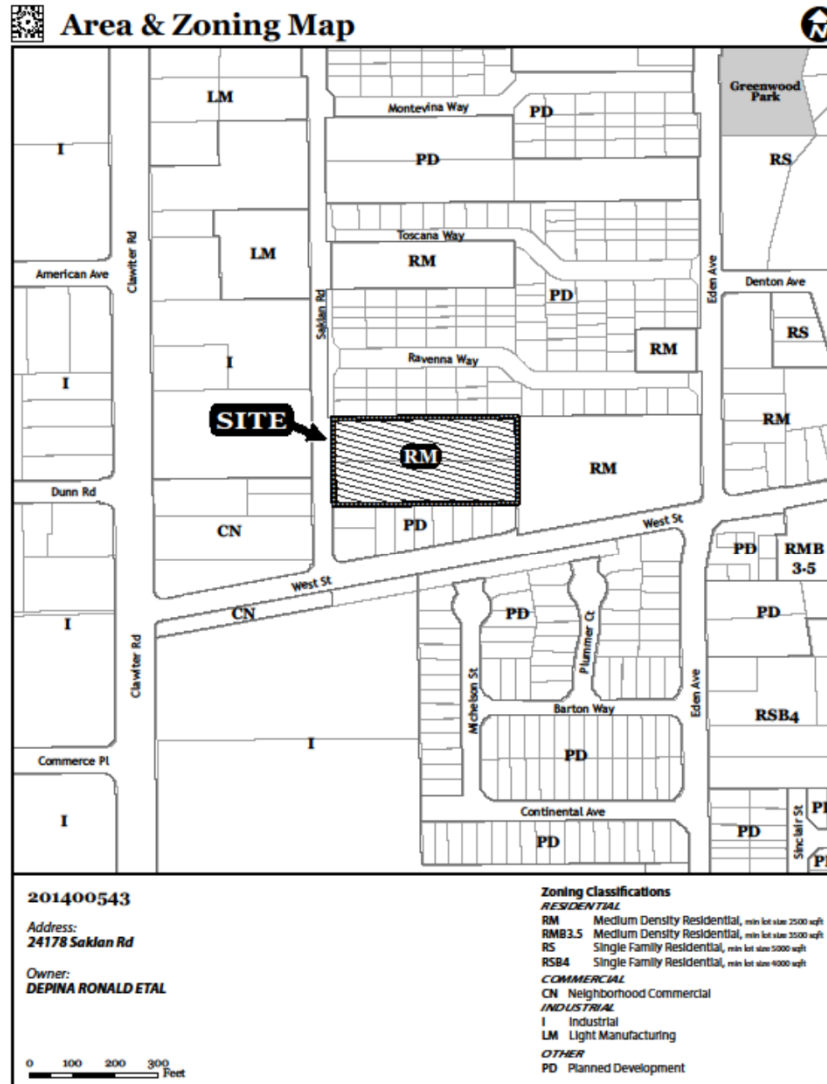
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**Brookwood
Lenox Homes, LLC
October 1, 2015
Planning Commission Meeting**

Carl Emura, ASLA, Associate Planner
Planning Division
Development Services Department



Attachment I



BrookWood

Lenox Homes



Plan 2
Cottage
Lot 15

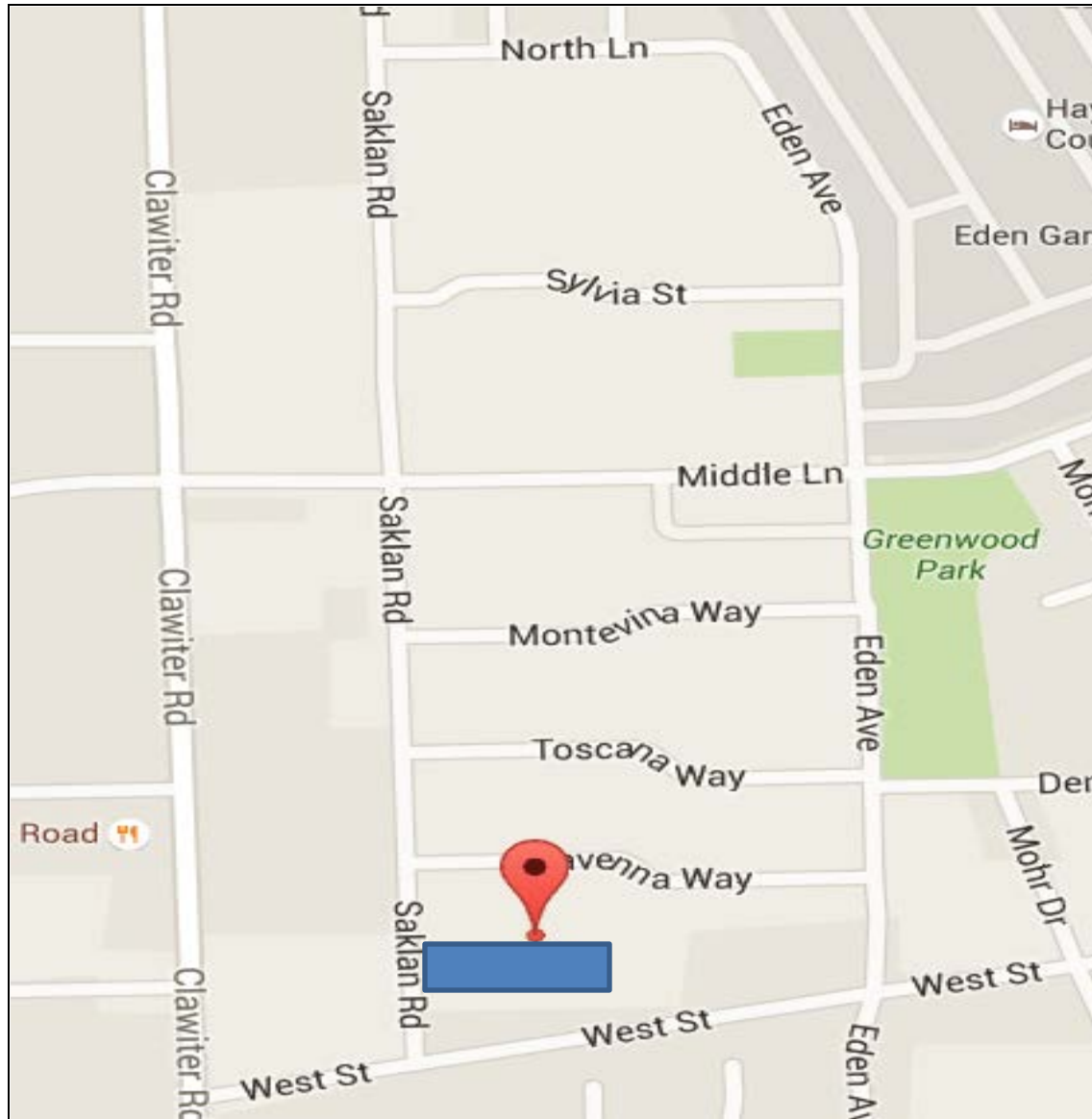
Plan 1
Traditional
Lot 16

Plan 2
Spanish
Lot 17

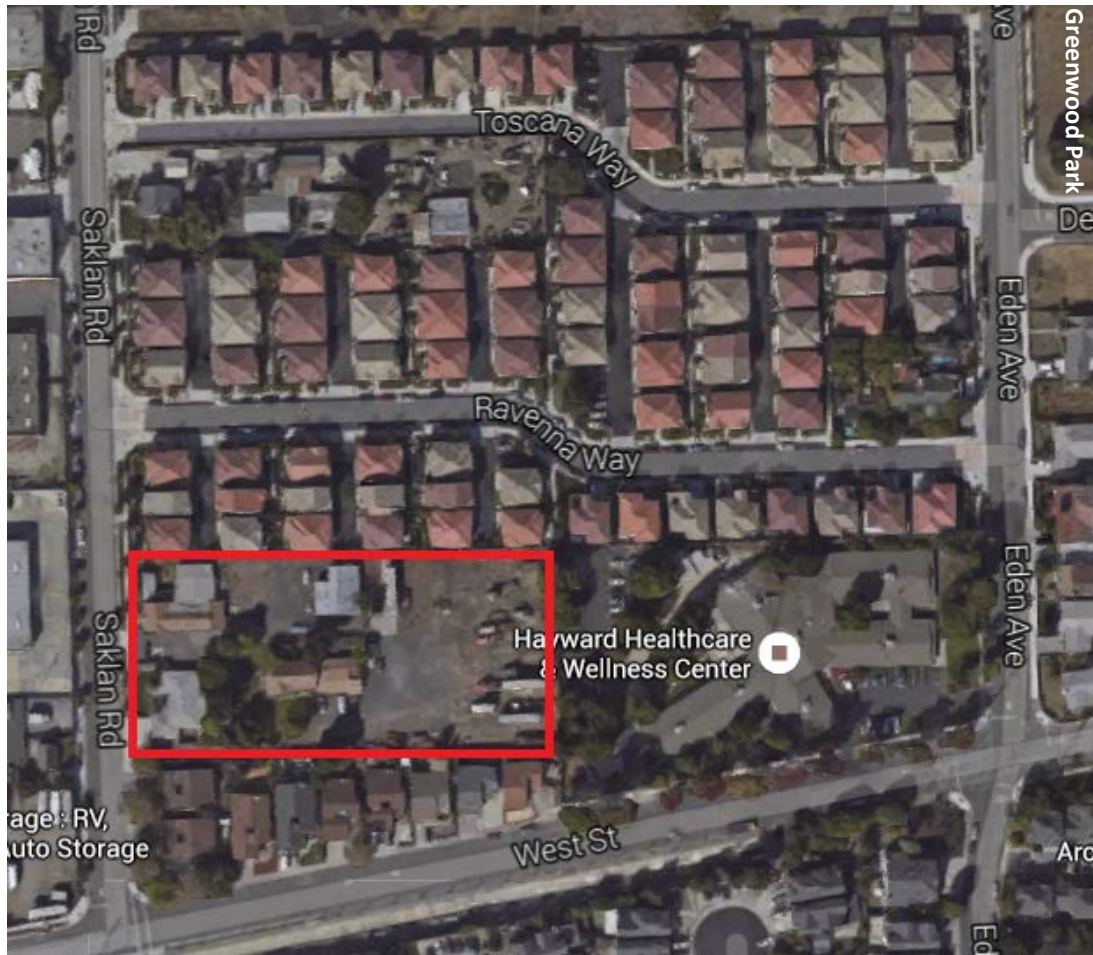
Plan 1
Cottage
Lot 18

24178 & 24180 Saklan Road, Hayward

Area Map

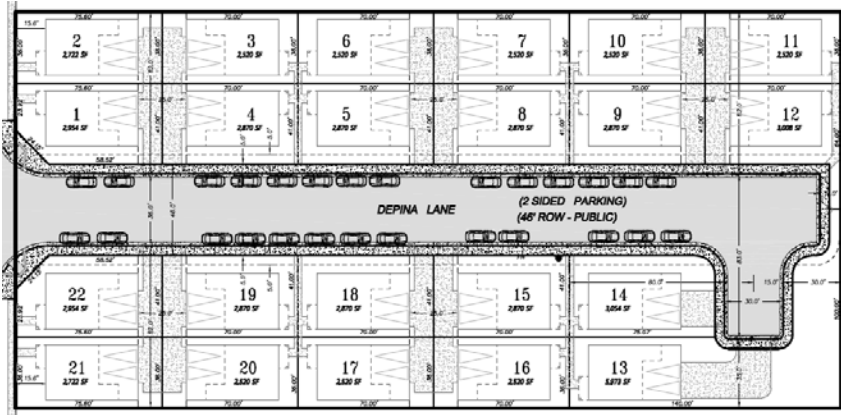


Subject Property and Surrounding Uses



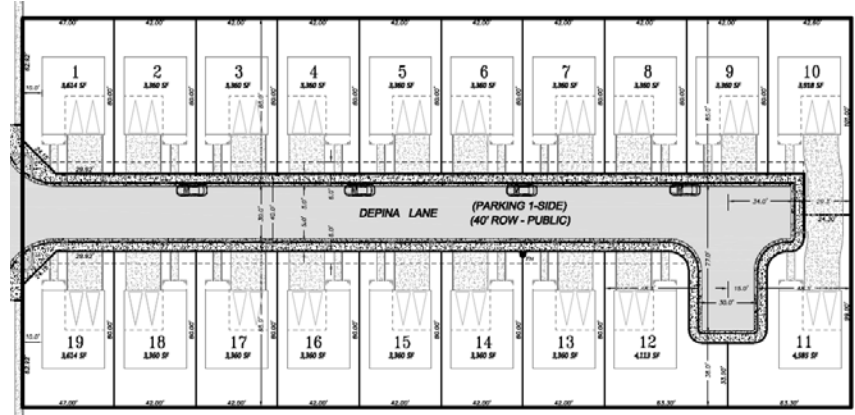
Site Planning History – May 2014 Preliminary Review Meeting

24 Lot “Cluster Home” Layout



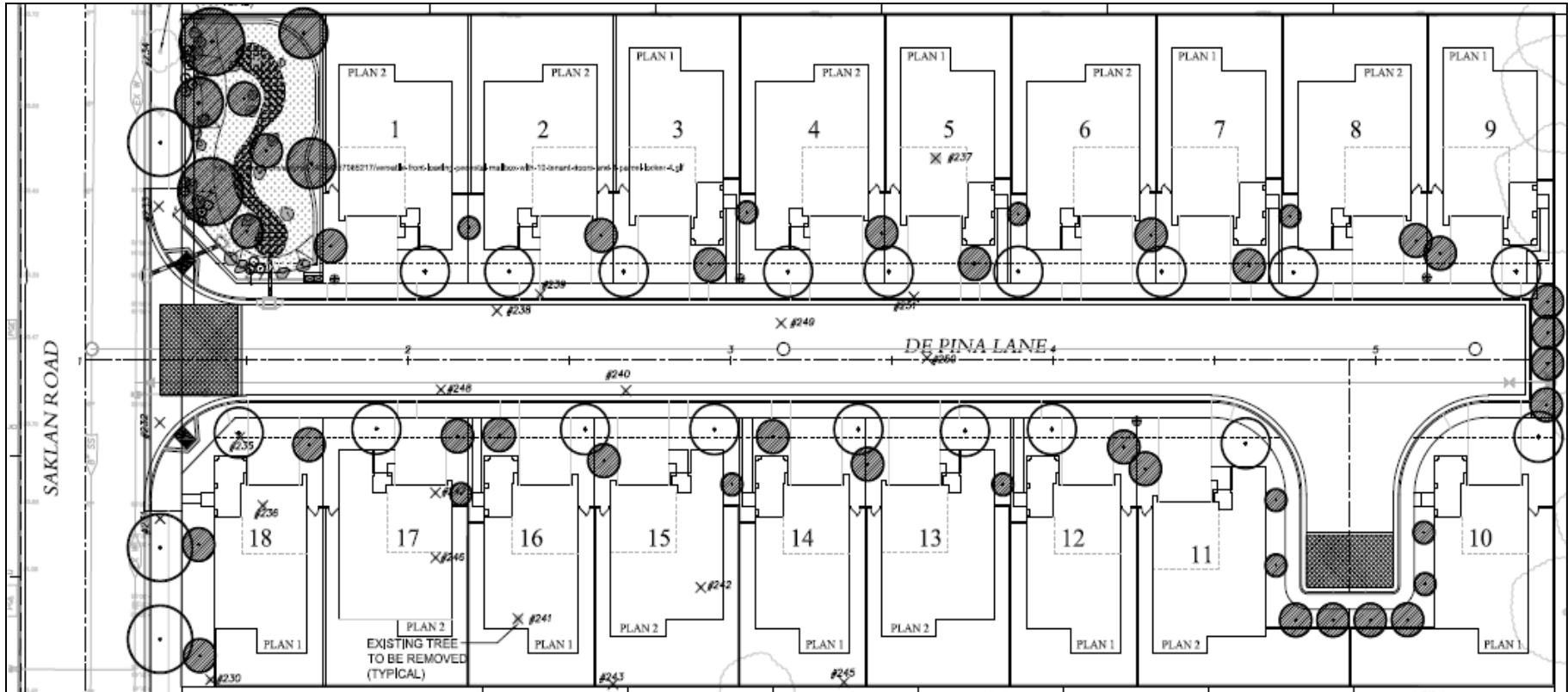
- Private courtyards serving 4 homes
- Higher density, smaller back yard spaces
- New homes “side on” to the new street and neighbors
- Little separation with existing homes and reduced front yards
- Lack of differentiation with other new homes in the area

19 Lot “Transitional Home” Layout



- Transitional density between PUD and single family neighborhoods
- Larger lot sizes and larger setbacks
- Increased privacy between proposed homes and with existing homes
- Large private open space/backyard spaces
- Traditional curb appeal and front door access
- Marketing differentiation with other new homes projects in the area

18 “Transitional” New Homes: BrookWood

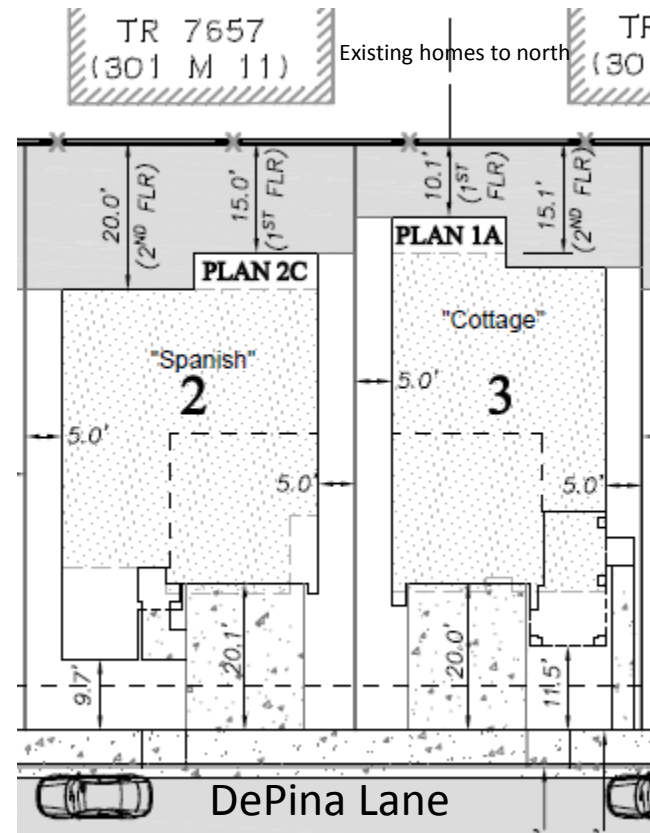


- **Transitional Density** between Cluster homes and Single Family homes
- Density: 12 units/acre (net), Average Lot Size: nearly 3,500 SF (range 3,100-3,800 SF)
- Traditional 5' sideyards, 2-car driveway aprons and spacious back yards *in every home*
- Private backyard open space = 672 SF/unit (avg) → 16' x 42' dimension (avg) = 12,409 SF total
- Privacy between homes and with neighboring existing homes on north and south sides
- Inviting front entry porches with walkways, sidewalks, street trees and landscaped front yards
- Plentiful parking (80 spaces = 4.4/unit), landscape and hardscape “green” features on Saklan Road

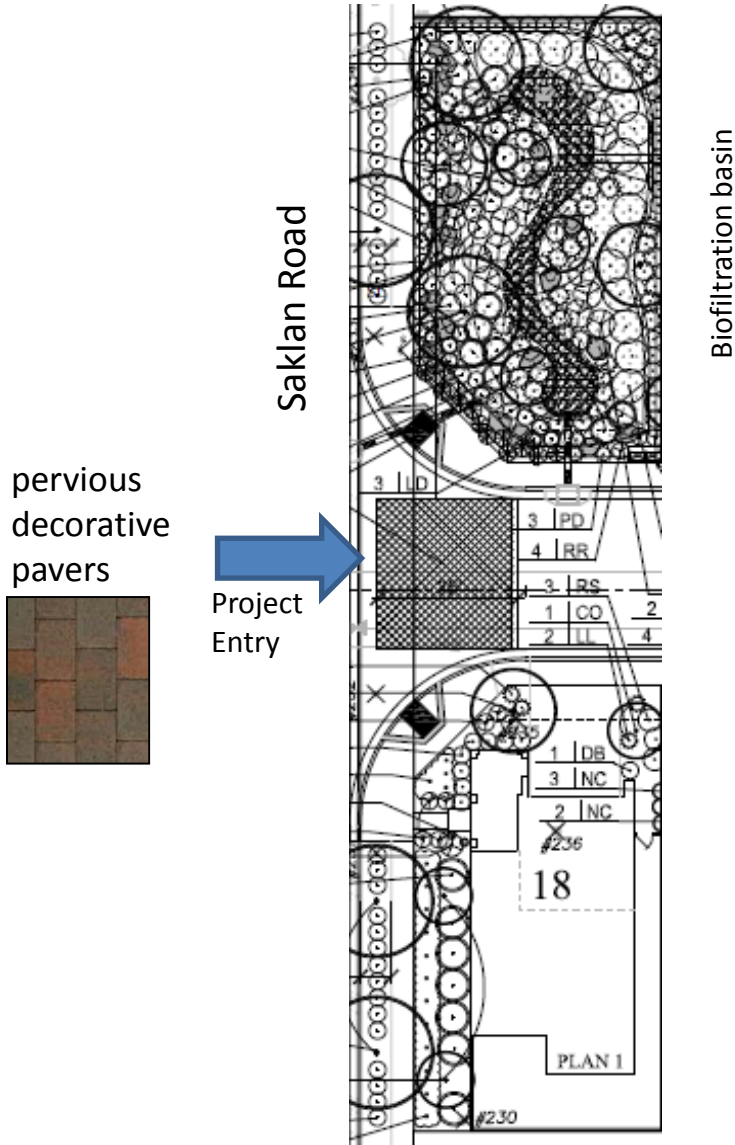
Detail: Generous Setbacks & Back Yard Spaces

Architecture Includes Stepped-Back 2nd Stories

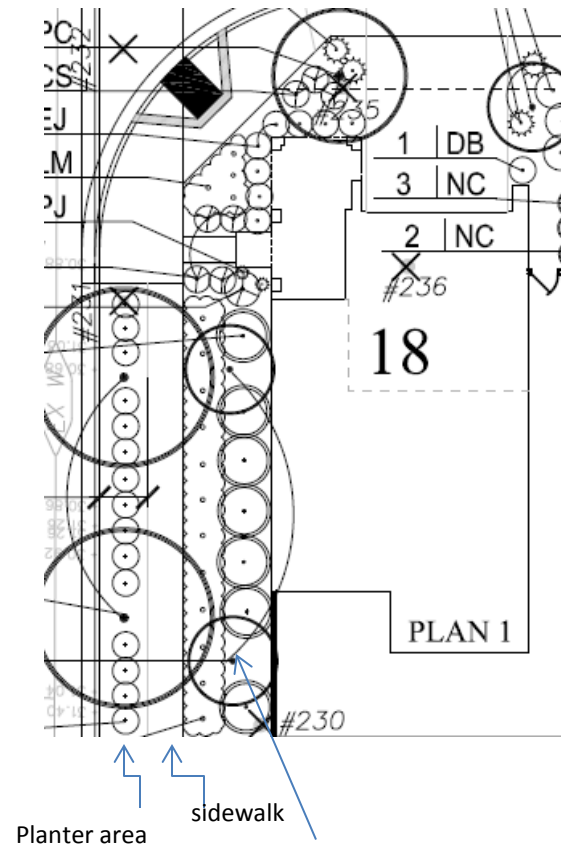
- 20' garage setback from street
- Traditional 5' side yards on each side
(allow easy backyard access & areas to store yard gear, small sheds and waste cans)
- Stepped-back front 2nd story (18' from PL)
- Stepped-back rear 2nd story (15'-20' from PL)
- Spacious backyards for outdoor activities
- Average 672 SF → 16' x 42' avg dimension
- 12,409 SF of back yard open space
(15% of the total site)
- + large front porch on plan 1 homes
- + two 5' side yards each home
- = **More Usable Open Space for Residents**



Attractive Project Entry and Neighborhood Interface



Detail: Saklan Road Frontage Treatment - South

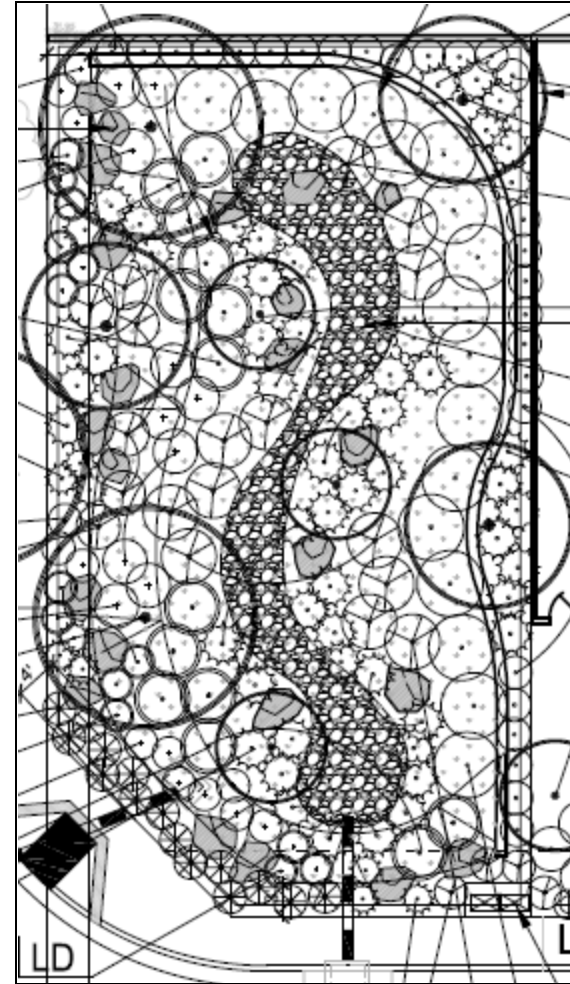


Large planting area between house and public sidewalk

Detail: Saklan Road Frontage Treatment - North

Attractive Bioretention Basin at Entrance

- Ornamental boulders and 24" box trees along top of basin
- Decorative "dry" riverbed with ornamental boulder along bottom
- Densely planted decorative shrub barrier along entire perimeter
- Low-maintenance perennials, shrubs and grasses along basin bottom
- HOA maintenance ensures long-term viability



BrookWood Architectural Styles

Cottage, Spanish and Traditional
6 exterior elevations for 18 homes

Plan 1



Plan 2



Spanish - C

Elevation A
Cottage



Traditional - B



Spanish - C

Elevation A
Cottage



Traditional - B

A Rich Variety of Exterior and Roof Materials and Designs

Lap siding
Asphalt HD shingles
Gable roof
Decorative shutters
Wood porch railing



Traditional 1B

Intricate Exterior Detailing

Stucco siding
Asphalt HD shingles
Gable roof
Decorative potshelves
and shutters
Stone accents



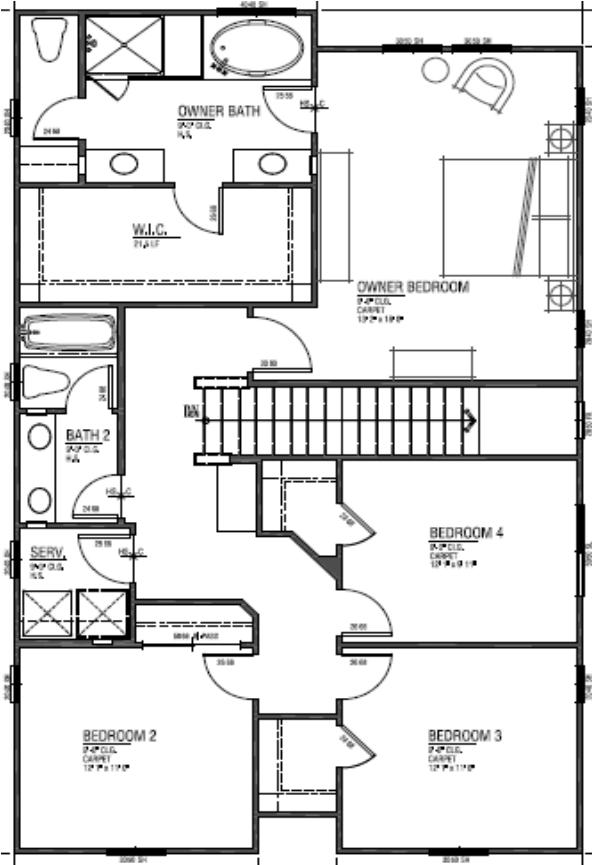
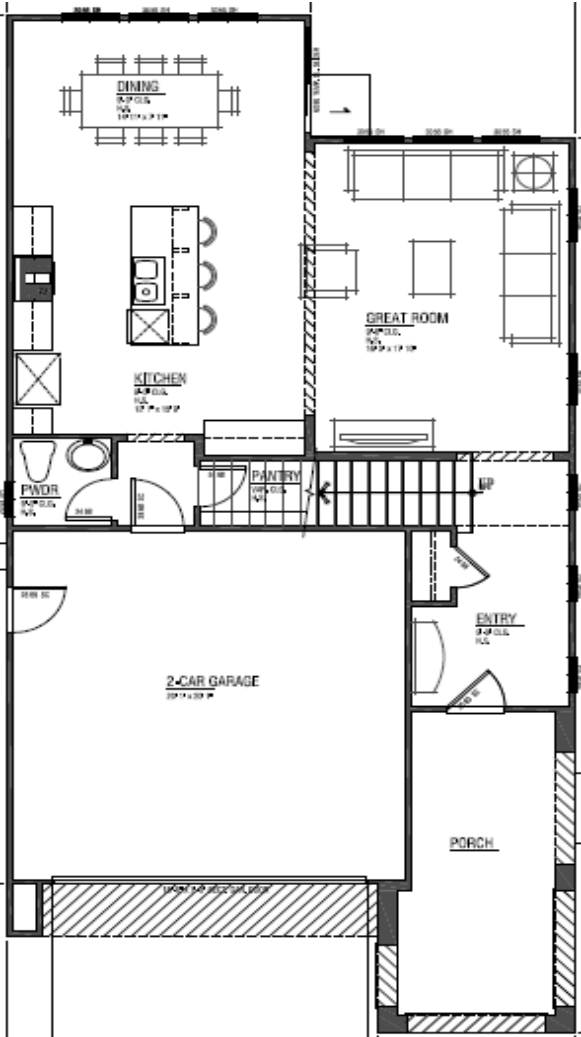
Cottage 2A

Stucco siding
"S" tile shingles
Hipped roof
Metal potshelves
And porch railing



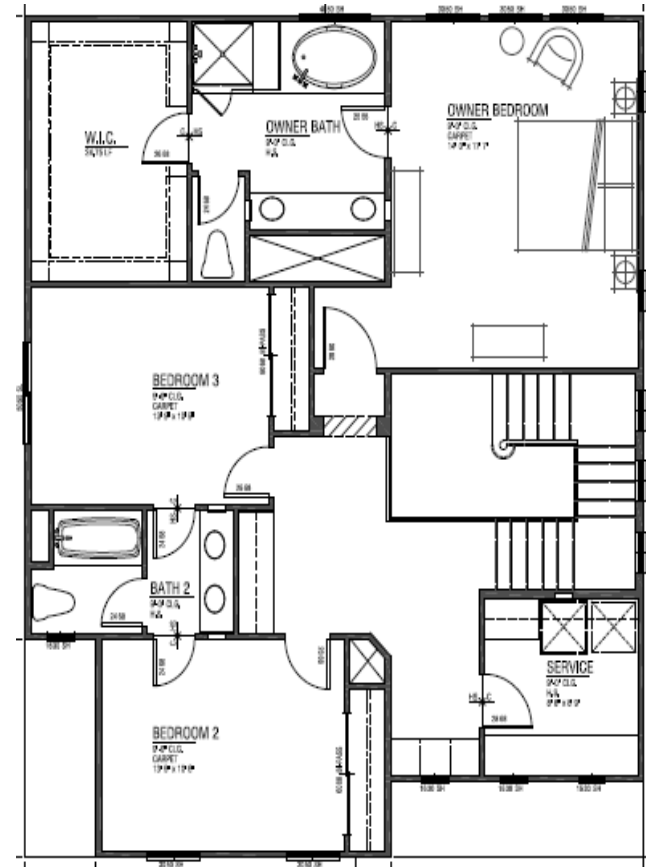
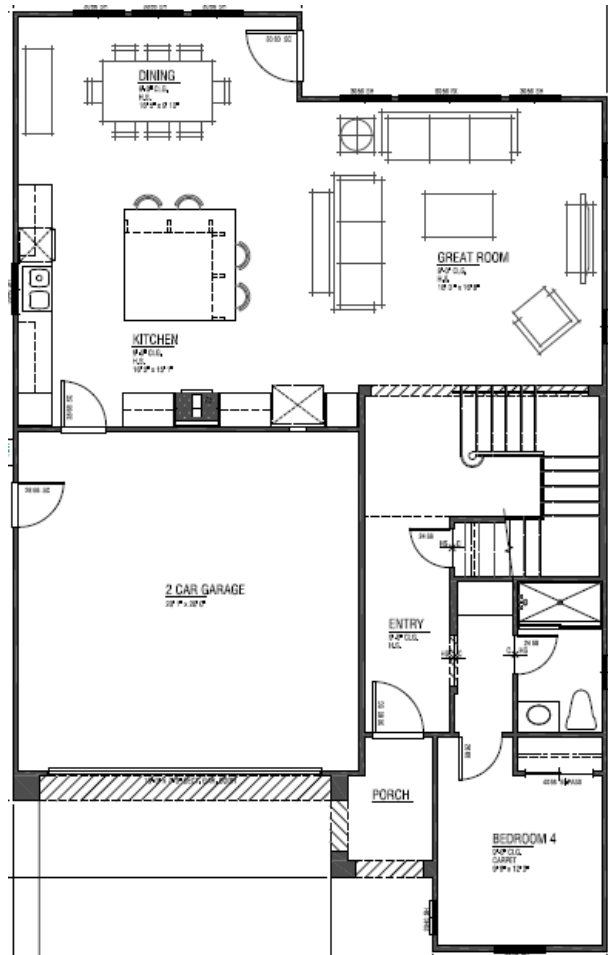
Spanish 1C

Plan 1: Designed for Today's Active Lifestyle, Family Living and Entertaining



Plan 1
2,087 SF
4 Bdrm/2.5 Ba
2 Car Garage

Plan 2: Designed for Multi-Generations and Aging in Place (downstairs en suite)



Plan 2
2,369 SF
4 Bdrm/3 Ba
2 Car Garage

Stepped-Back Front & Rear 2nd Stories



Plan 1

Rear



Rear

Plan 2

BrookWood Includes A Long List of Project Amenities

Enhanced Exterior Elevation Treatments

1. Six Exterior Elevations for 18 Homes
2. Rich Variety of Roof Designs and Materials, Exterior Finishes and Detailing and Enhanced Garage Door Designs

Floorplans with Added Living Features

3. Furnishable 162 sq ft Front Porch on Plan 1 Homes
4. “Aging in Place” Flexibility in Plan 2 Homes with Downstairs Suite

A Long-List of “Green” Features Included in Every New Home

5. Attractively Landscaped Bio-Retention Treatment Area at Entry
6. Decorative Pervious Paving at Project Entry and Guest Parking Area
7. LED Street Lighting along New Private Street
8. Photovoltaic Solar System installed (on at least 15 of 18 Homes)
9. High-Efficiency Tankless Water Heater
10. 220 volt Electric Car Charging Station in Each Garage
11. Forty-Six 24” box replacement trees (in addition to required street trees)

Homeowner’s Association to Ensure Quality and Long-Term Viability

12. Maintains Front Yard Landscaping, Bioretention Basin and Private Street and Utilities

BrookWood

Lenox Homes



Plan 2
Cottage
Lot 15

Plan 1
Traditional
Lot 16

Plan 2
Spanish
Lot 17

Plan 1
Cottage
Lot 18

24178 & 24180 Saklan Road, Hayward