

**PLANNING COMMISSION MEETING
THURSDAY, MARCH 17, 2016**

PRESENTATIONS



DEVELOPMENT SERVICES

Linda Ajello, AICP
Senior Planner

March 17, 2016

Maple & Main Mixed Use Development – Work Session



- ▶ Purpose of Work Session:
 - ▶ Allow project proponent to present project
 - ▶ Obtain feedback on project design

Informational Session only – no decision will be made



Development Standards



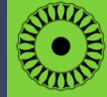
Based on 235 residential units; 47,741 sf office space; and 5,295 to 7,000 sf retail.

Development Standards	Allowed	Proposed
Maximum Height	55 feet (up to 65 feet)*	60 feet
Maximum Density	65 res. du/acre	59.8 res. du/acre
Maximum Lot Coverage	90%	64%
On-Site Parking	Minimum Required	Proposed
Parking	504	498**
<i>Non-residential Parking</i>	<i>175 (1 per 315 sf)</i>	<i>182</i>
<i>Residential Parking</i>	<i>329 (1.0 & 1.5 per unit)</i>	<i>316</i>

*Due to lot coverage not exceeding 80%, residential building height may be increased by 10 feet.

**Incorporates reduction of 19 auto parking spaces due to credits for bicycle parking (60 spaces) and motorcycle parking (14 spaces) provided.

Proponent Presentation followed by Questions & Discussion



1. Questions regarding staff presentation
2. Proponent Presentation
3. Questions and Discussion

➤ Next Steps

- *Complete CEQA analysis and circulate for public review and comment*
- *Schedule Public Meeting on future Planning Commission Agenda*

Planning Commission
Study Session
March 17, 2016

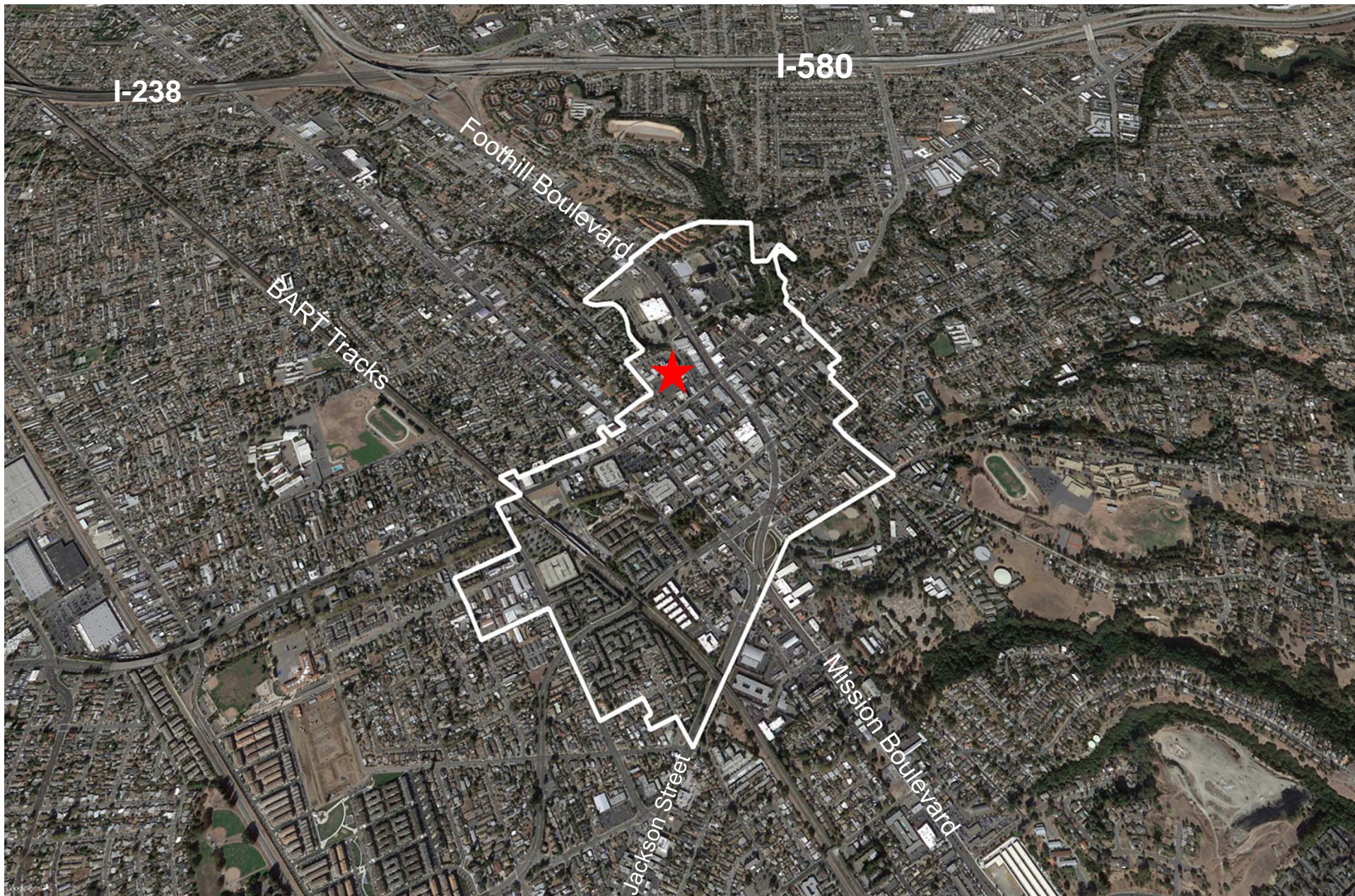


Maple & Main Mixed Use



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Downtown Hayward Design Plan – Project Area



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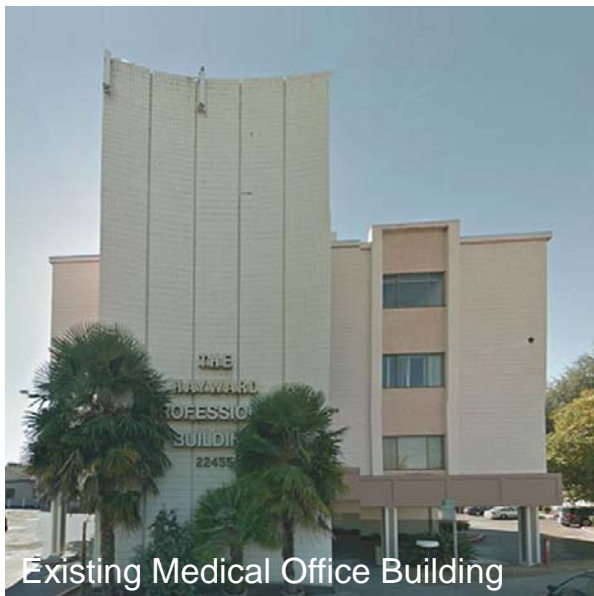
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Vacant Buildings



Vacant Building



Existing Medical Office Building



Project Site from Main Street



Vacant Parking Lot

Maple & Main– Project Site & Existing Conditions



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Maple & Main Mixed Use – Site Plan



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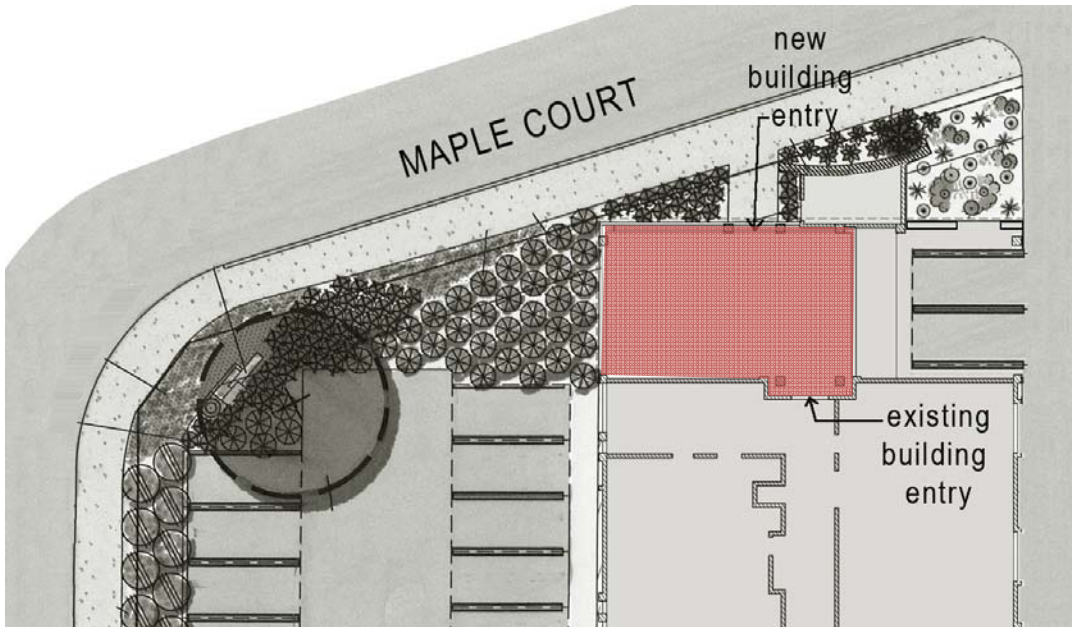


Maple & Main Mixed Use – Medical Office Building



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Conceptual Entry Lobby Renovation



Medical Building: Before



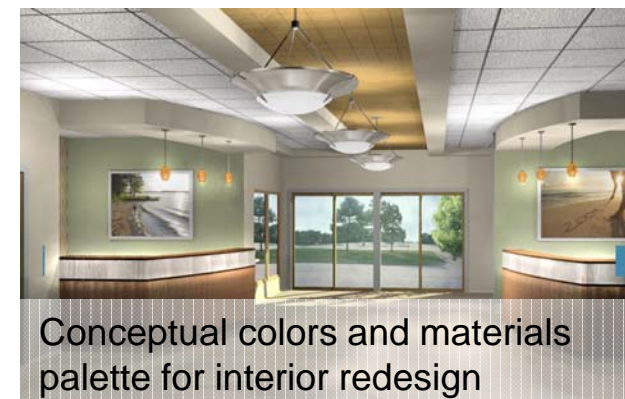
Medical Building: After



Existing drive-thru



Conceptual colors and materials palette for interior redesign



Conceptual colors and materials palette for interior redesign

Maple & Main Mixed Use – Medical Office Building



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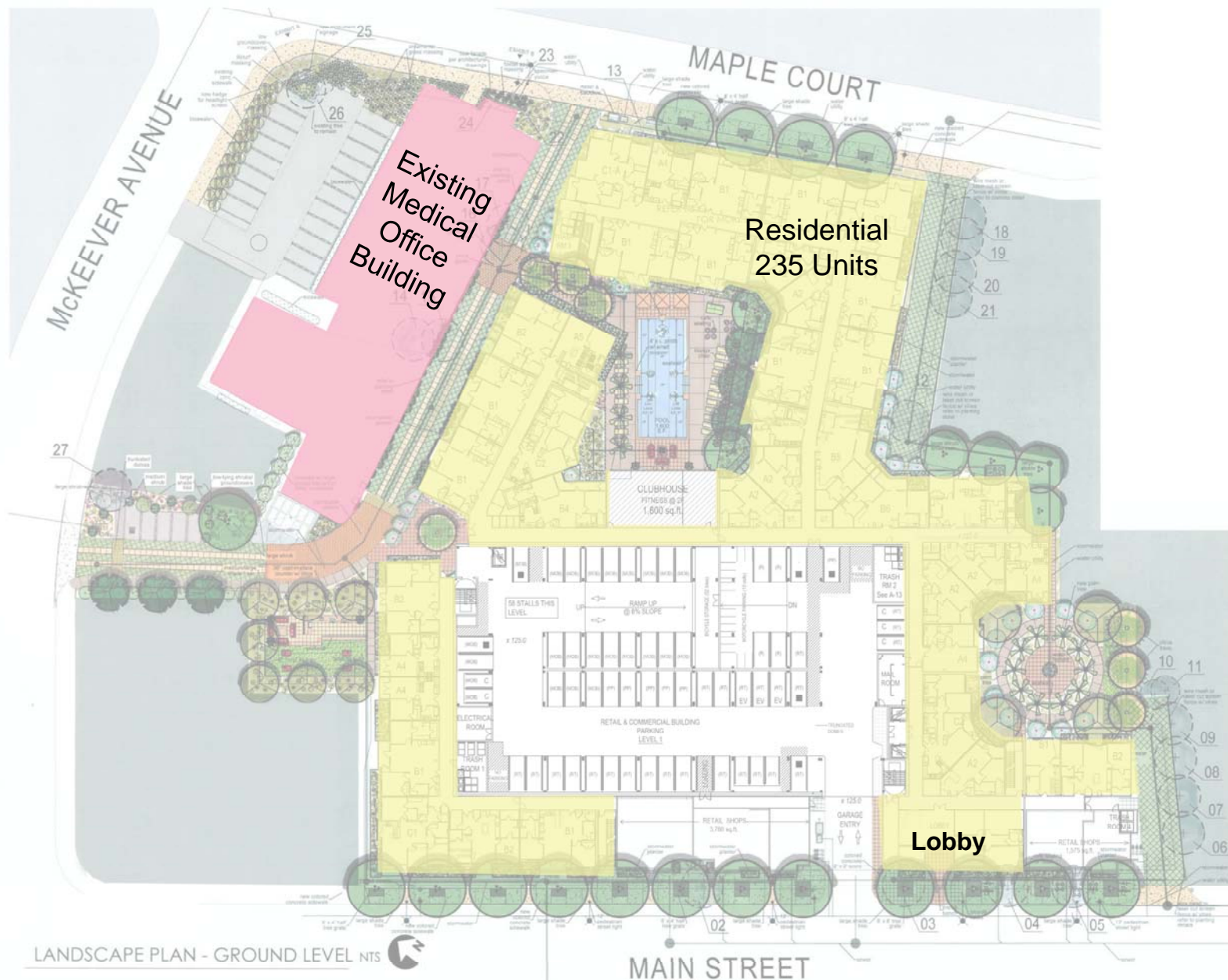


Maple & Main Mixed Use – Medical Office Building



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Maple & Main Mixed Use – Residential



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Main Street Elevation



Maple Court Elevation

Maple & Main Mixed Use – Residential Architecture



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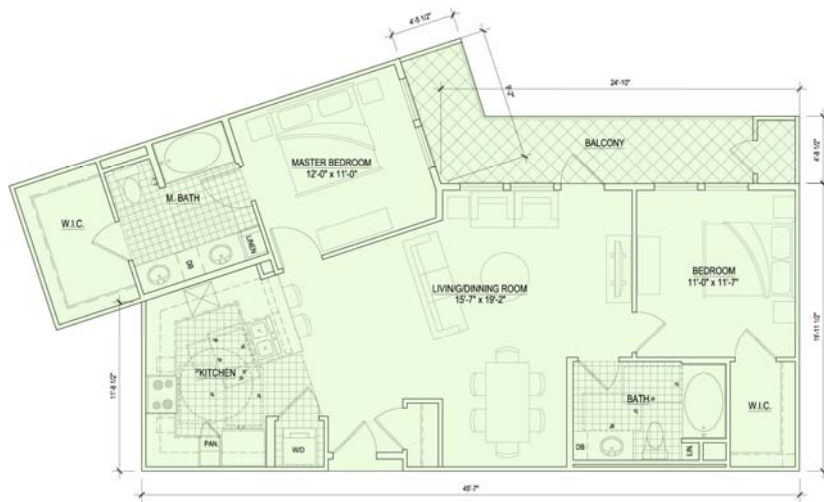
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Studio – 567 square feet



1 Bedroom - 698 square feet



2 Bedroom – 1,097 square feet



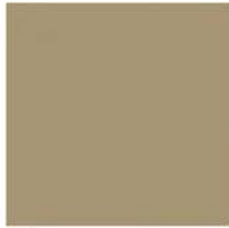
3 Bedroom – 1,230 square feet

A mix of 1-, 2- and 3-bedroom apartments are proposed.

Of the total 235 units, 47 are designated as affordable.



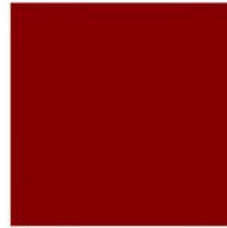
P1



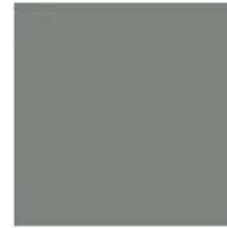
P2



P3



P4



P5

P1. SHERWIN WILLIAMS - BRAMBLE BUSH (SW2923)
P2. SHERWIN WILLIAMS - ROYCROFT SUEDE (SW2842)
P3. SHERWIN WILLIAMS - EVERYDAY WHITE (SW6077)
P4. SHERWIN WILLIAMS - CHANTICLEER (SW2912)
P5. SHERWIN WILLIAMS - CITYSCAPE (SW7067)
P6. SHERWIN WILLIAMS - IRON ORE (SW7069)
P7. BACK LIT ACRYLIC PANELS

A. GLASS RAILING
B. METAL RAILING
C. ENVIROMENTAL STONEWORKS Pro Stack-Cedar Mesa
D. HARDIE PLANK SIDING
E. METAL ROOF
F. METAL AWNING
G. VINYL WINDOW



P6



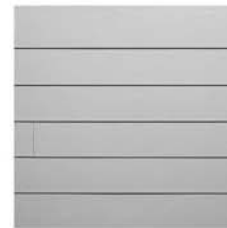
A



B



C



D

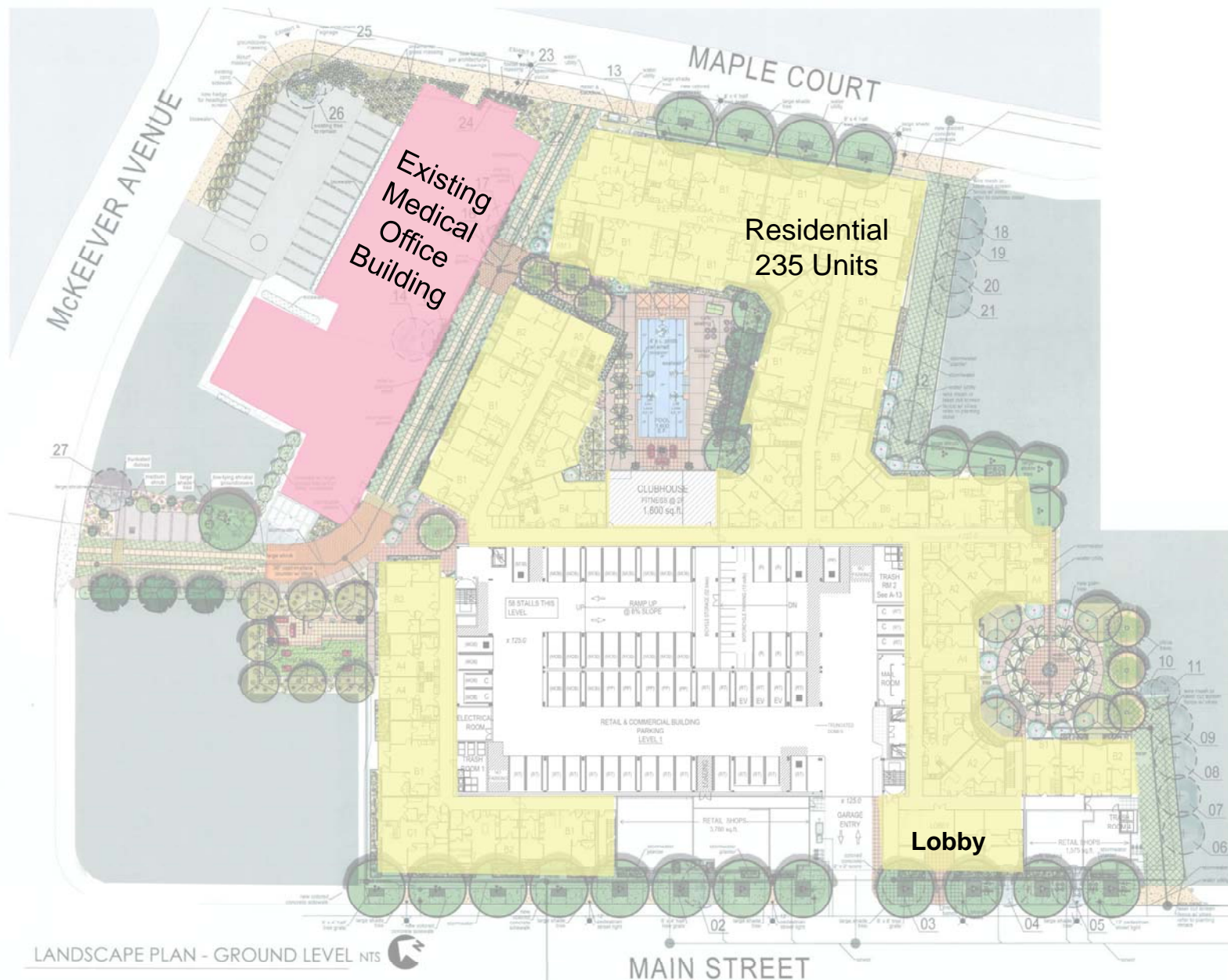


Maple & Main Mixed Use – Residential Architecture



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Maple & Main Mixed Use – Residential



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Existing
Medical
Office
Building

Residential
235 Units

Parking Garage

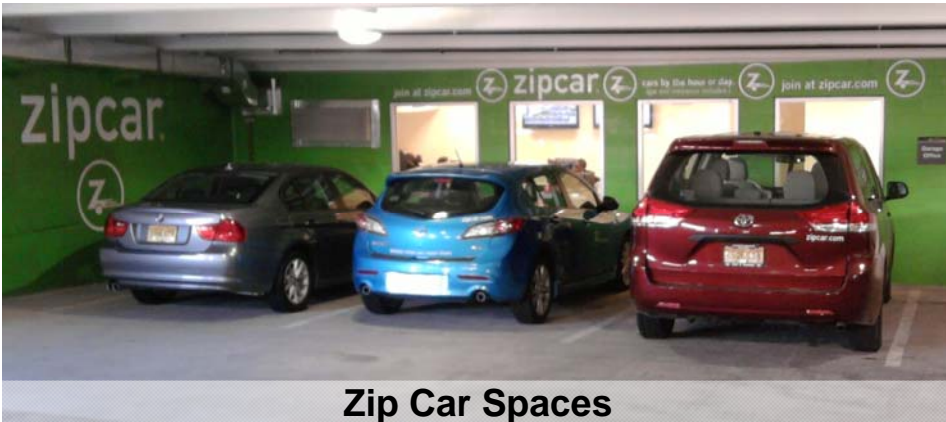
Lobby

Maple & Main Mixed Use – Parking Garage



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CC-C District Requirements		Maple & Main Mixed Use
Commercial Parking	(In Stalls)	
Surface	175	23
Garage		159
Subtotal	175	182
Residential Parking	(In Stalls)	
Car	329	316
Motorcycle	-	6 (14 motorcycles = 6 stalls)
Bicycle	-	13 (60 bicycles = 13 stalls)
Electric Vehicle	-	18
Subtotal	329	335
Total	504	517

Maple & Main Mixed Use – Parking Garage



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Property Developers

Existing
Medical
Office
Building

Residential
235 Units

Parking Garage

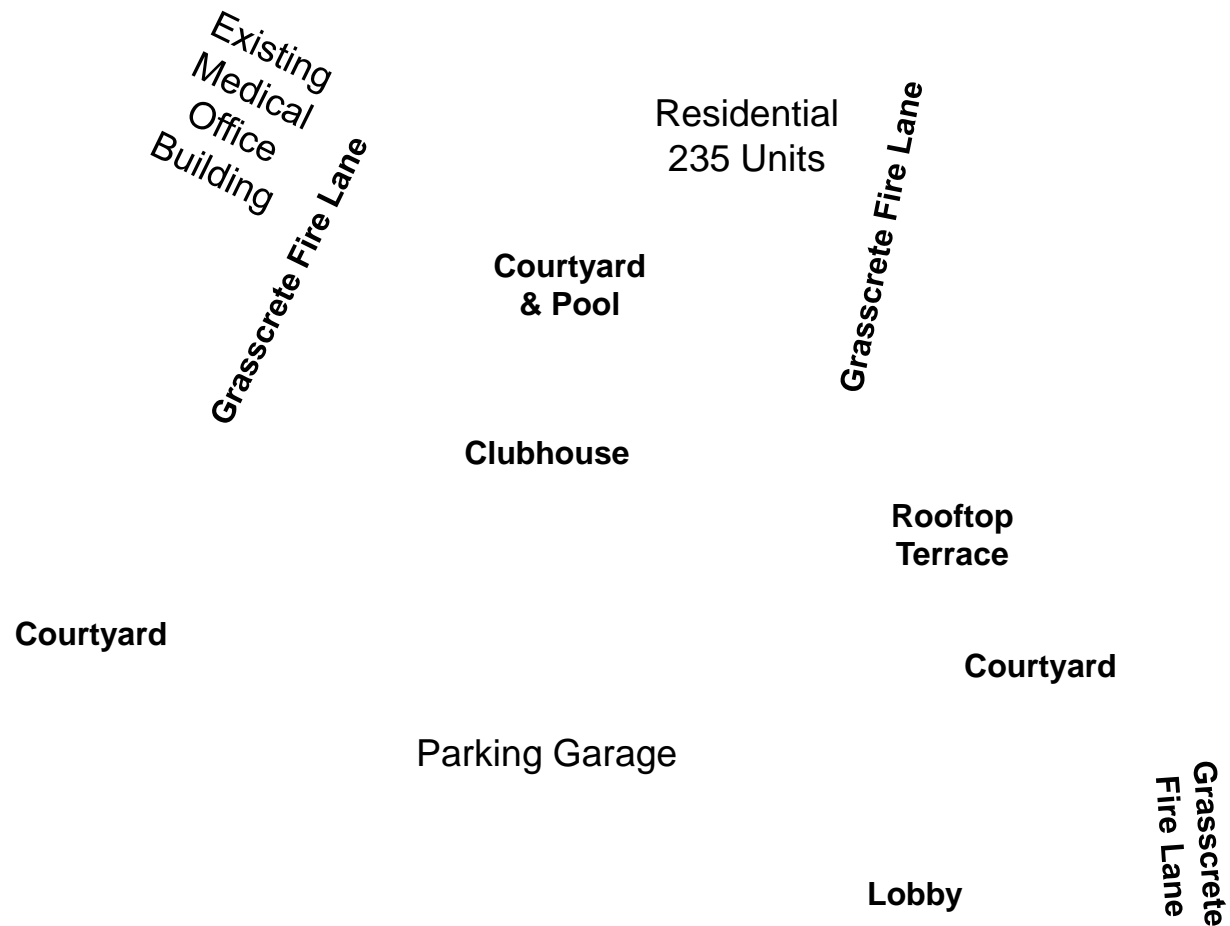
Lobby

Maple & Main Mixed Use – Parking Garage



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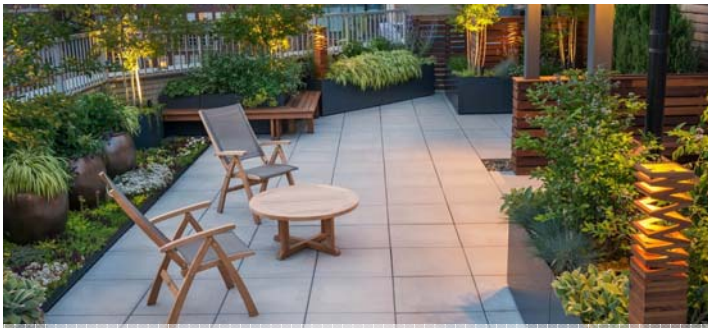


Maple & Main Mixed Use – Amenities



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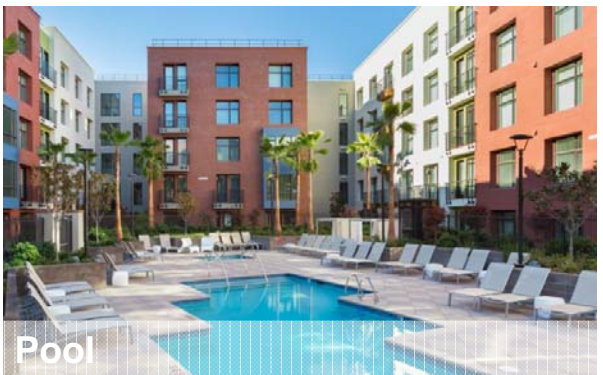
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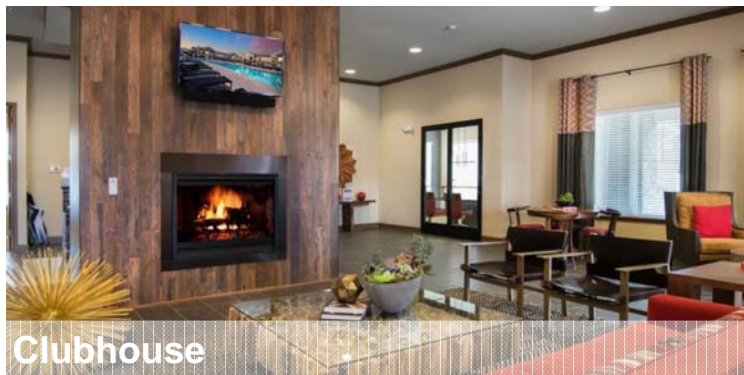
Rooftop Terrace



Courtyards



Pool



Clubhouse



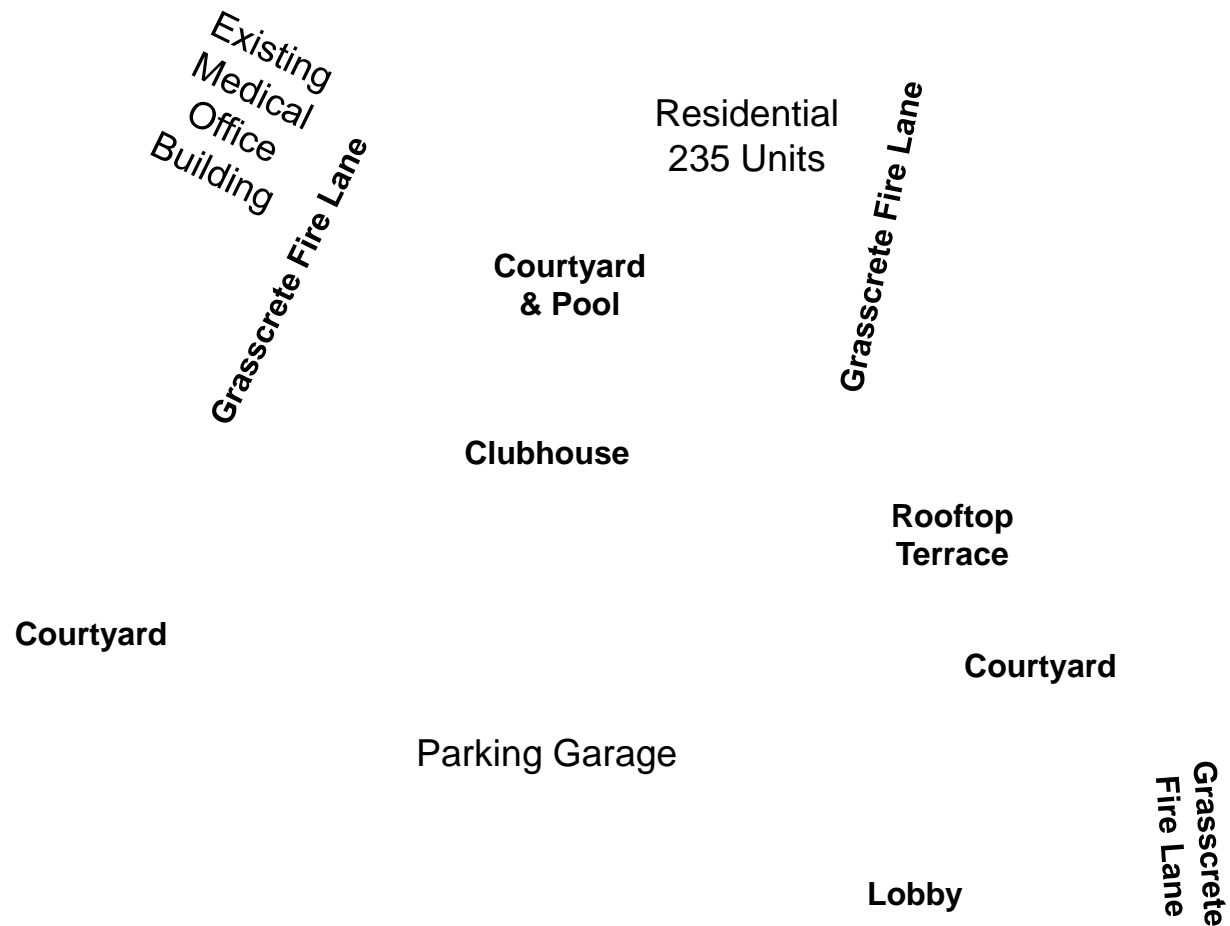
Fitness Center

Maple & Main Mixed Use – Amenities



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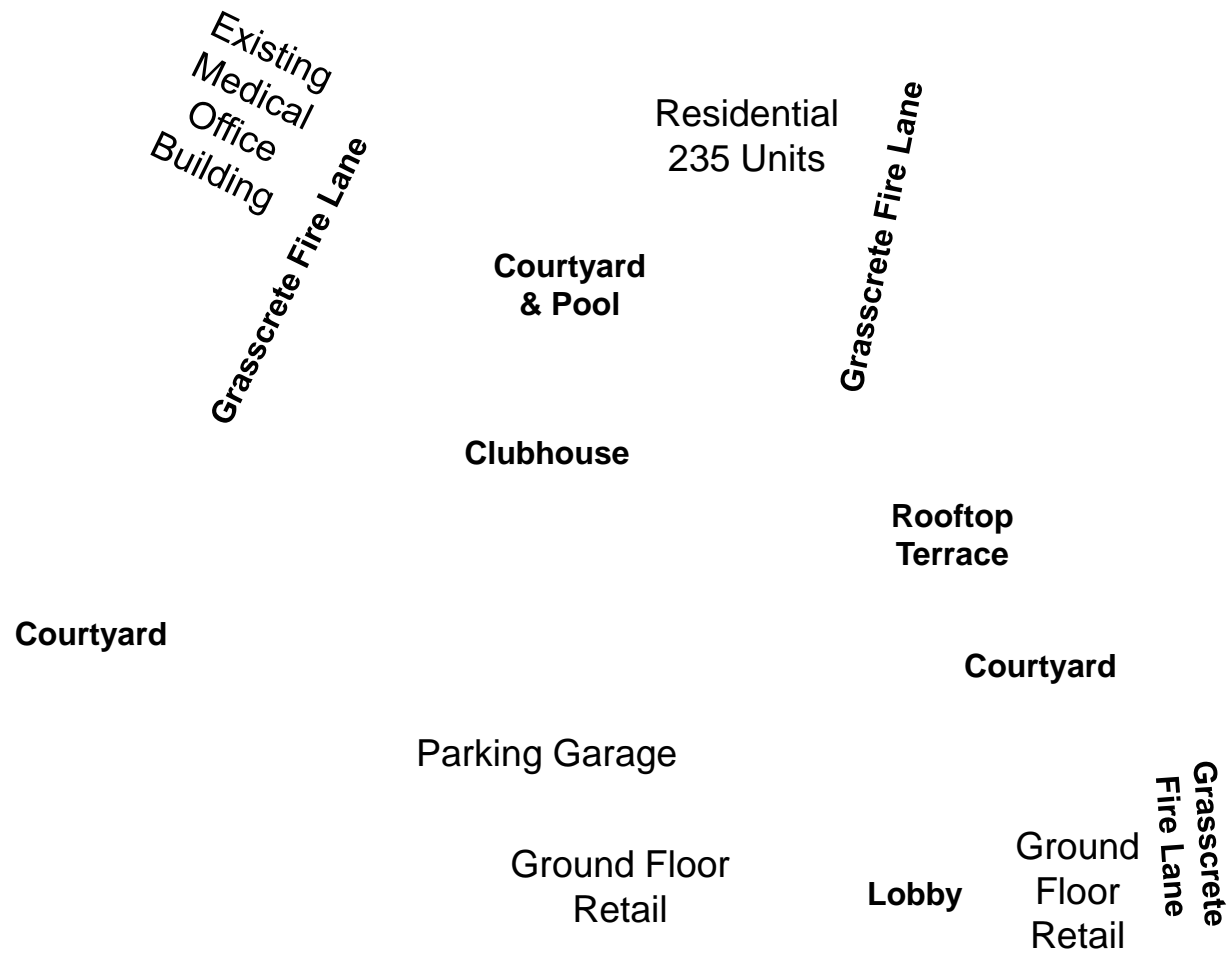


Maple & Main Mixed Use – Amenities



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Maple & Main Mixed Use – Retail



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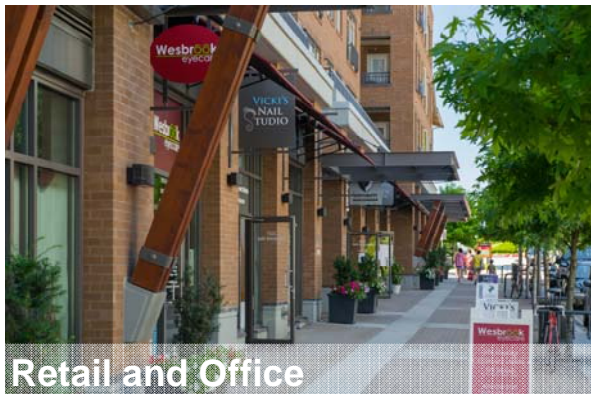
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Cafe



Restaurant



Retail and Office

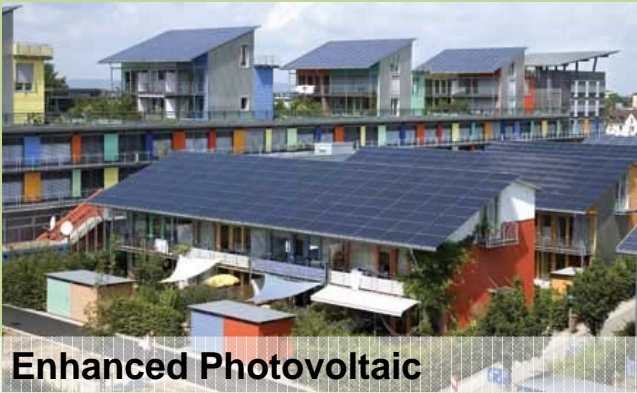


Maple & Main Mixed Use – Retail



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Enhanced Photovoltaic



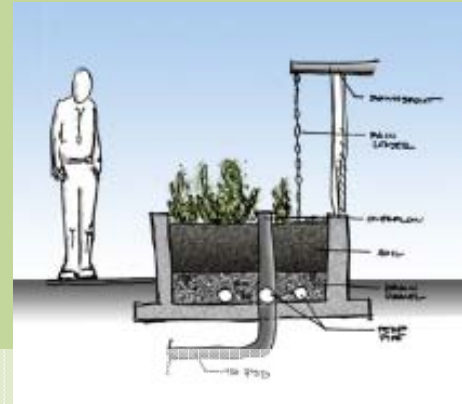
BART



Buses

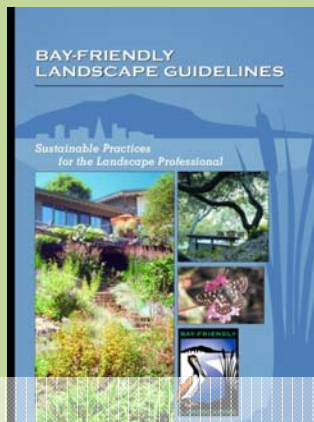


Storm Water Planters



CALGreen

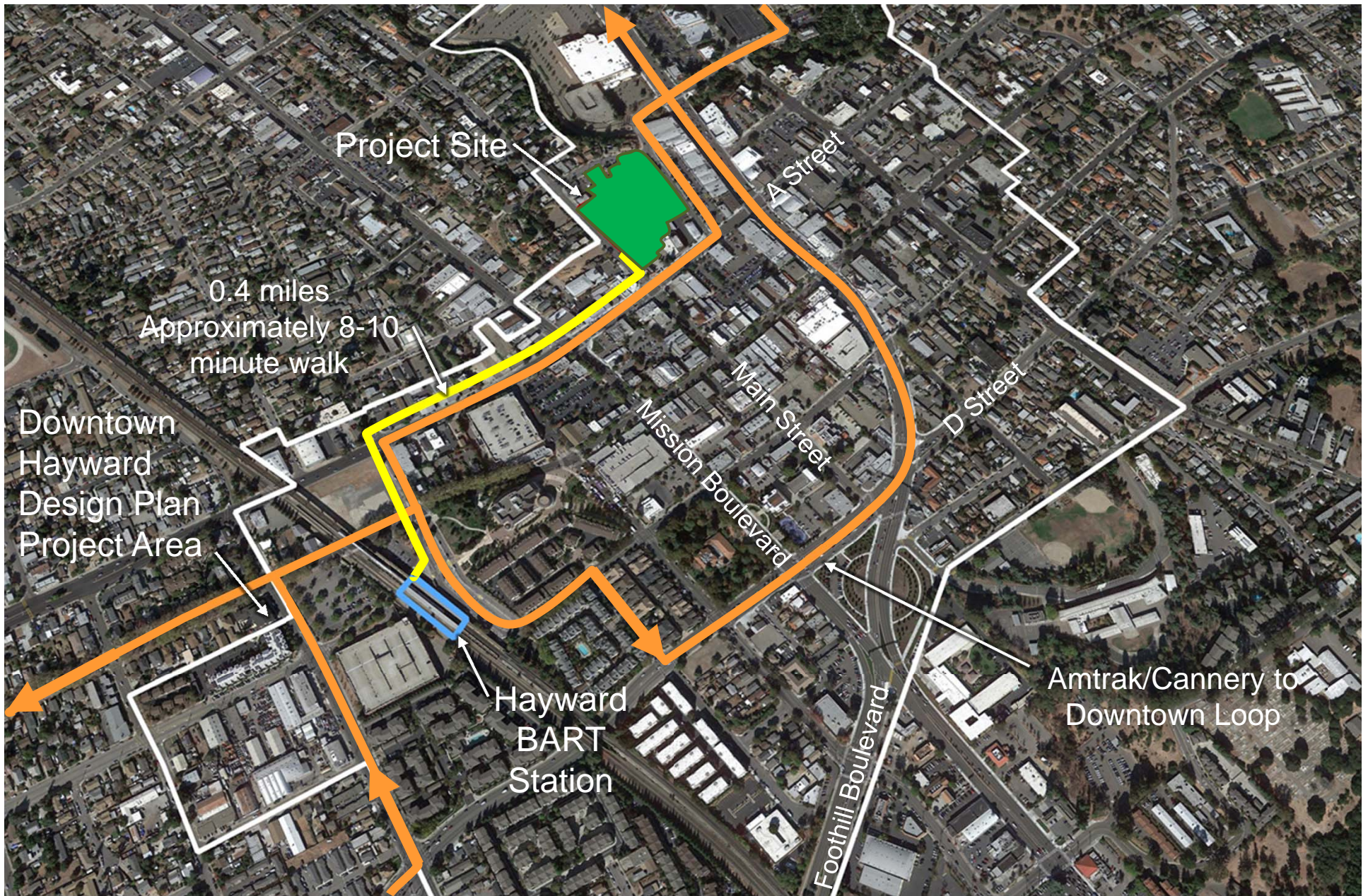
Green Building



Maple & Main Mixed Use – Sustainability



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Maple & Main– Sustainability



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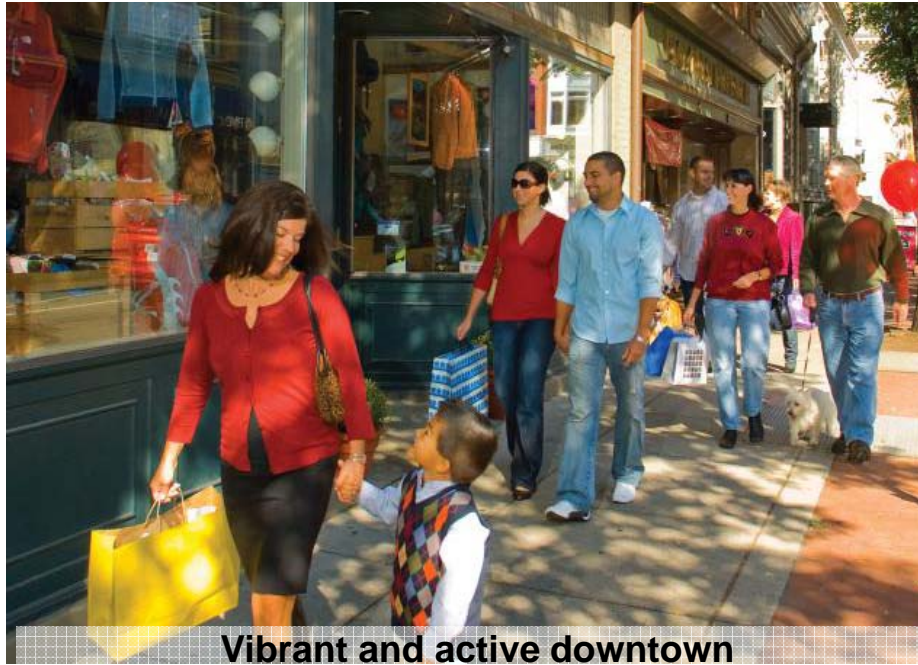
H HAYWARD

“The purpose of the Central City Commercial district is to establish a mix of business and other activities which will enhance the economic vitality of the downtown area.”

Downtown Hayward Design Plan, Page 2



Existing



Vibrant and active downtown



Model for sustainable development in Hayward

Downtown Hayward Design Plan – Policies



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Klein Financial Corporation is a real estate investment, development, and consulting firm specializing in tax-exempt bond multifamily residential development, with a 30 year record.



The company has raised and/or consulted on approximately \$5 billion in financing and development of public and private real estate projects and governmental housing funding organizations and programs.



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1600 VINE

Klein Financial Corporation Recent Awards Residential Housing Awards

1600 VINE

2014 Property of the Year: 200-499 Units

LA Signature Awards

California Apartment Association Los Angeles (CCALA)

Met Lofts

2014 Best Rehabilitation - Finalist

LA Signature Awards

California Apartment Association Los Angeles (CCALA)

2015 Best Rehabilitation

LA Signature Awards

California Apartment Association Los Angeles (CCALA)



Vaseo

Vaseo

2013 "Best Team & Community Built Prior to 1994"

Tribute Award

Arizona Multi-Housing Association

2013 "Best Renovated Property of the Year"

Tribute Award

Arizona Multi-Housing Association

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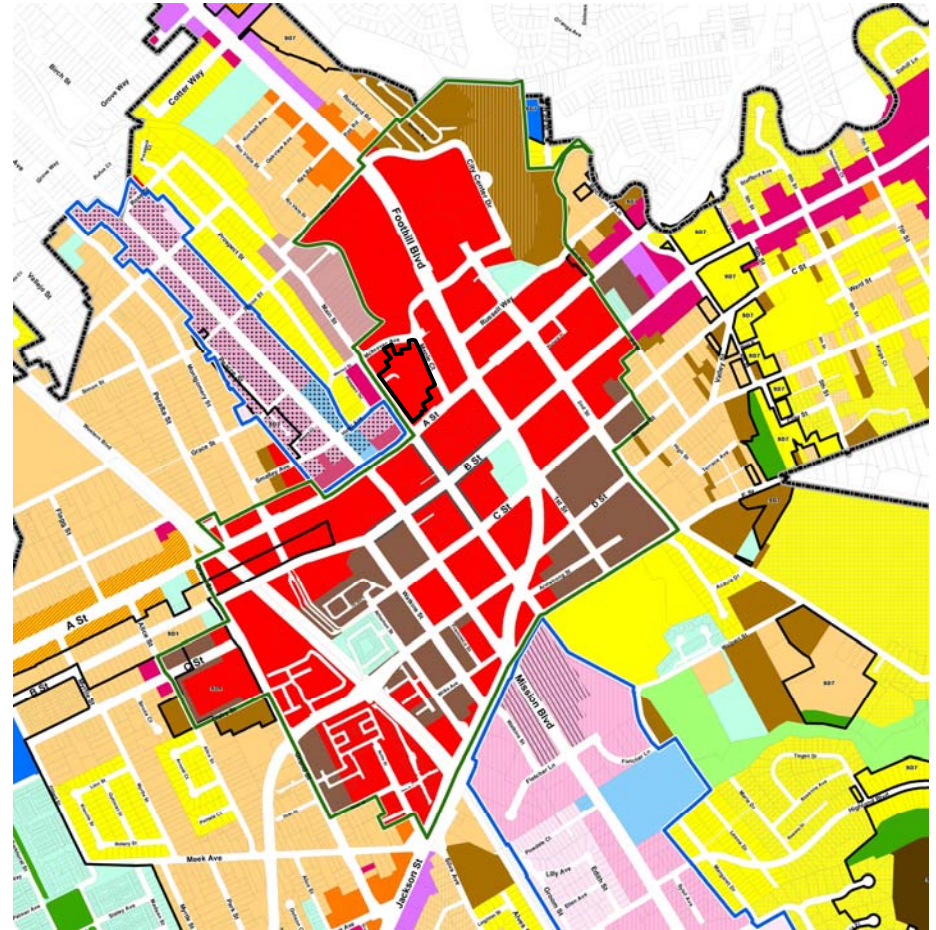
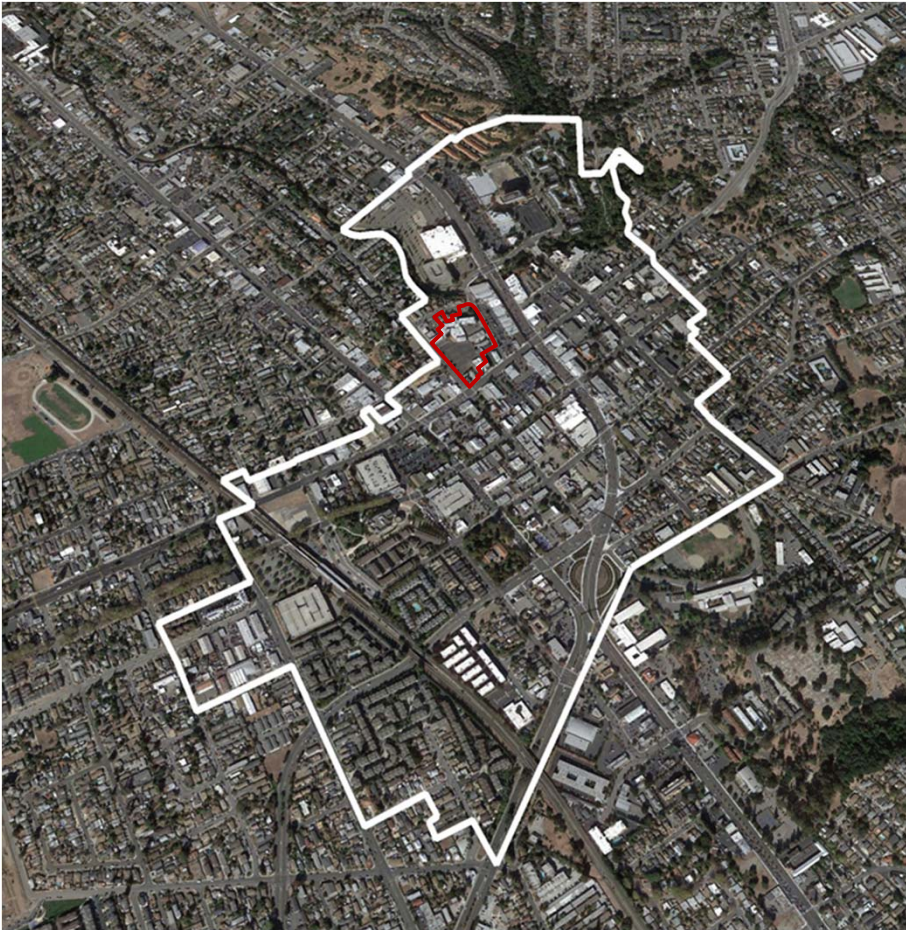
Question & Answer

Thank You







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Downtown Hayward Design Plan – Project Area

	CC-C	Central City - Commercial
	CC-R	Central City - Residential
	CC-P	Central City - Plaza
	CG	General Commercial

Downtown Hayward Design Plan – Zoning

	RH	High Density Residential (Lot Area > 1,250sf)
	RHB7	High Density Residential (Lot Area > 750sf)
	PD	Planned Development

Downtown Hayward Design Plan – Zoning



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CC-C District Requirements

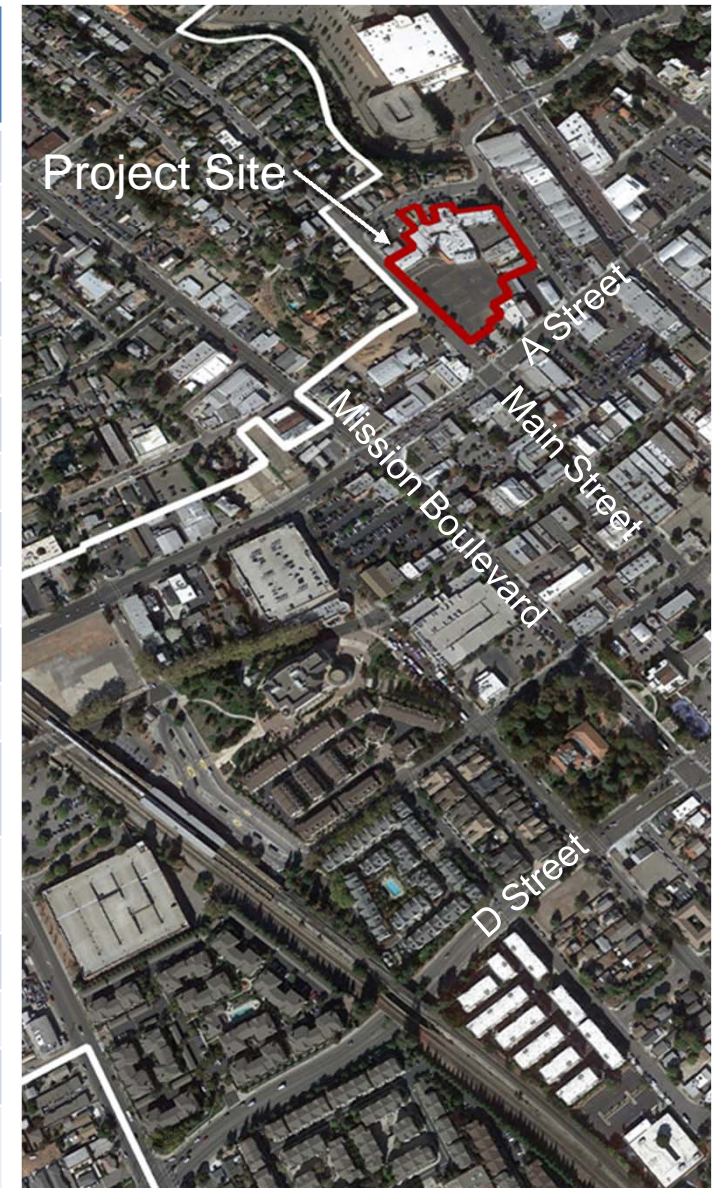
Density	65 units/acre
Height	55-65 feet ⁽¹⁾
Maximum Lot Coverage	90%
Commercial Parking	1 space for each 315 square feet of net floor area
Residential Parking	1.5 spaces per dwelling unit, 1.0 space per affordable unit

⁽¹⁾Buildings are generally limited to 55 feet in height. Residential buildings in CC-C may be increased by one floor (10 feet) provided that lot coverage is reduced to 80%.



CC-C District Requirements		Maple & Main Mixed Use
Density	65 units/acre	59.8 units/acre
Height	55-65 feet ⁽¹⁾	Residential Building – 55 feet Parking Garage – 60 feet
Maximum Lot Coverage	90%	64%
Parking		
Commercial Parking	(In Stalls)	
Surface	175	23
Garage		159
Subtotal	175	182
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Maple & Main– Project Site



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