

**PLANNING COMMISSION MEETING
THURSDAY, JANUARY 12, 2017**

PRESENTATIONS

PH 17-003

MISSION VILLAGE PROJECT

STAFF PRESENTATION

PH 17-003

MISSION VILLAGE PROJECT



Mission Village Mixed Use Project



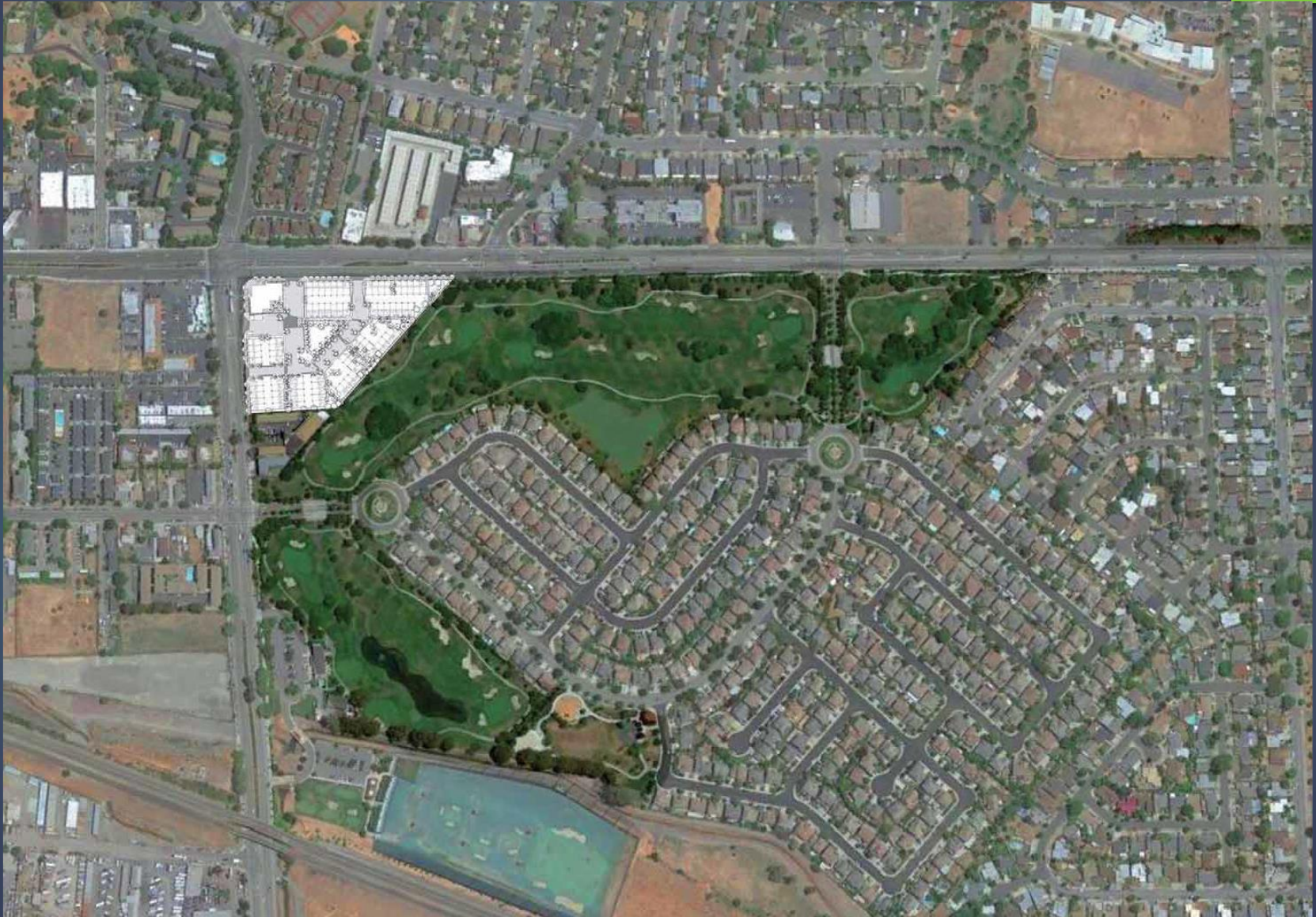
DEVELOPMENT SERVICES

Mission Village Project



- ▶ Existing Conditions and Site Setting
- ▶ Brief Project Overview
- ▶ Revised Conditions of Approval
- ▶ Staff Recommendation

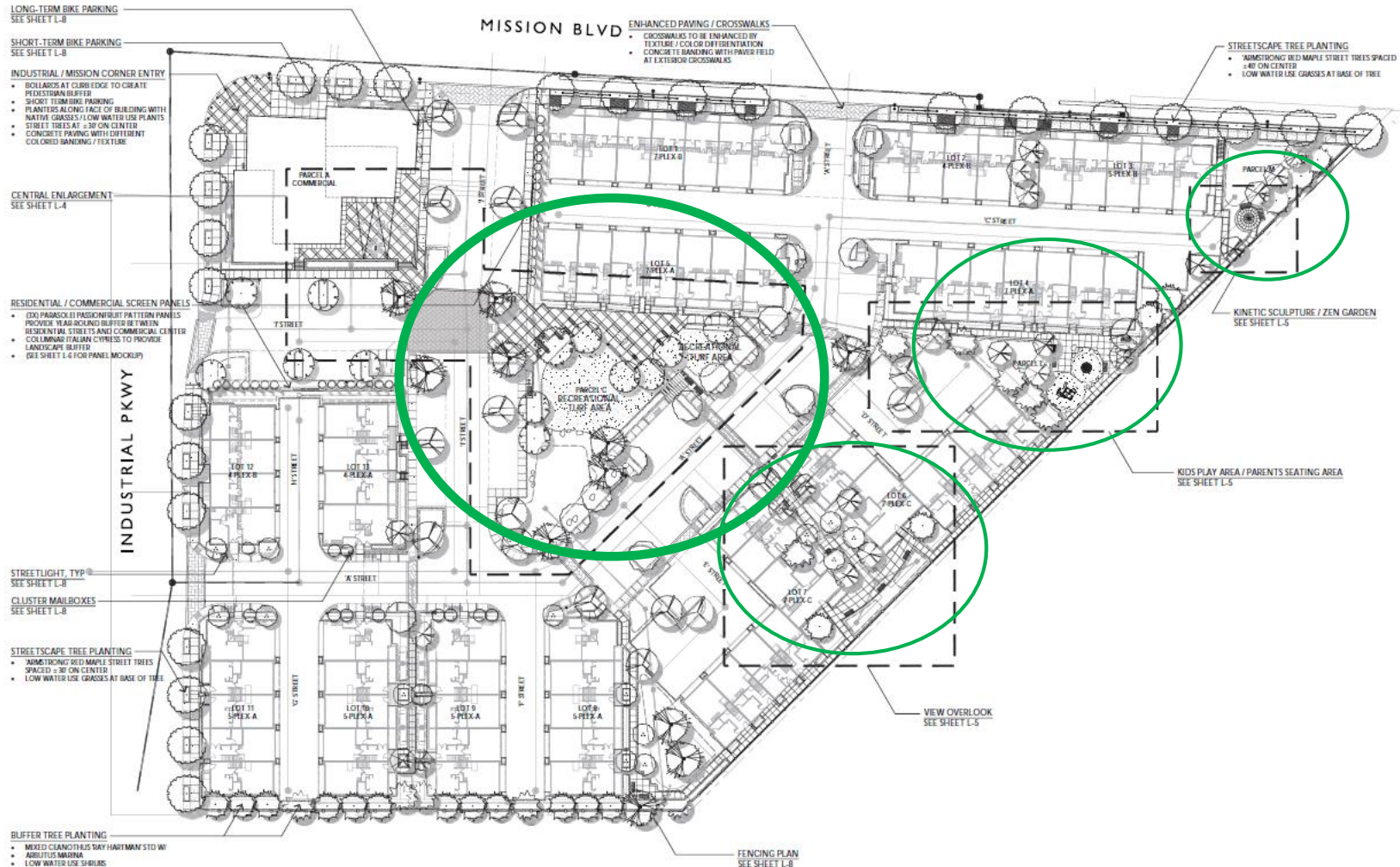
Mission Village Site Context



Mission Village Project Overview



Mission Village Project Overview



Mission Village Project Overview



Mission Village Project Overview



Retail (One Floor) - Front Elevation

SCALE: 1/8" = 1'-0"

4



Retail (One Floor) - Right Elevation

SCALE: 1/8" = 1'-0"

3



Mission Village Project Overview



Building 4A - Front Elevation

SCALE: 1/8" = 1'-0"

4



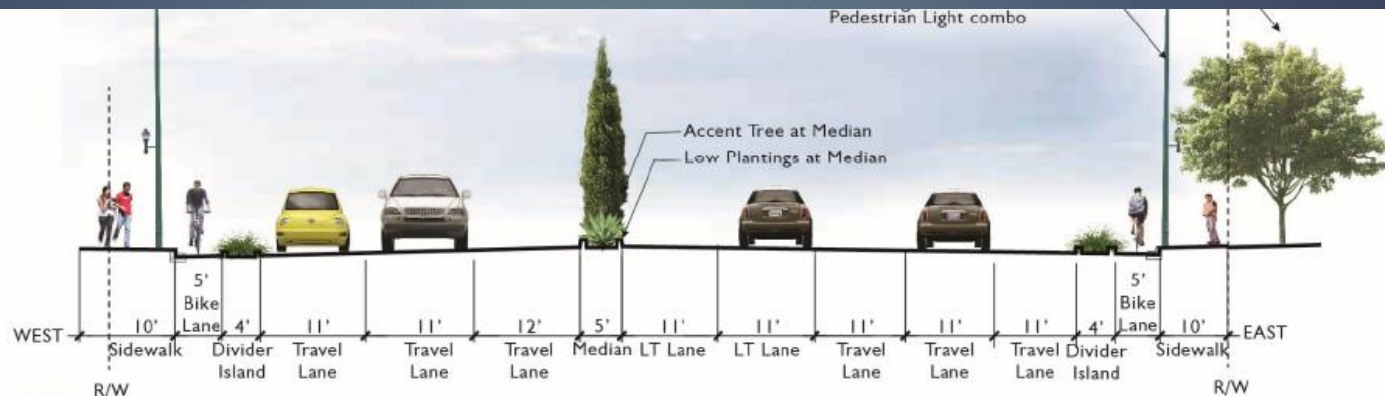
Building 4A - Right Elevation

SCALE: 1/8" = 1'-0"

3



Mission Blvd Phase II Impvvs



MISSION BLVD - PHASE 2

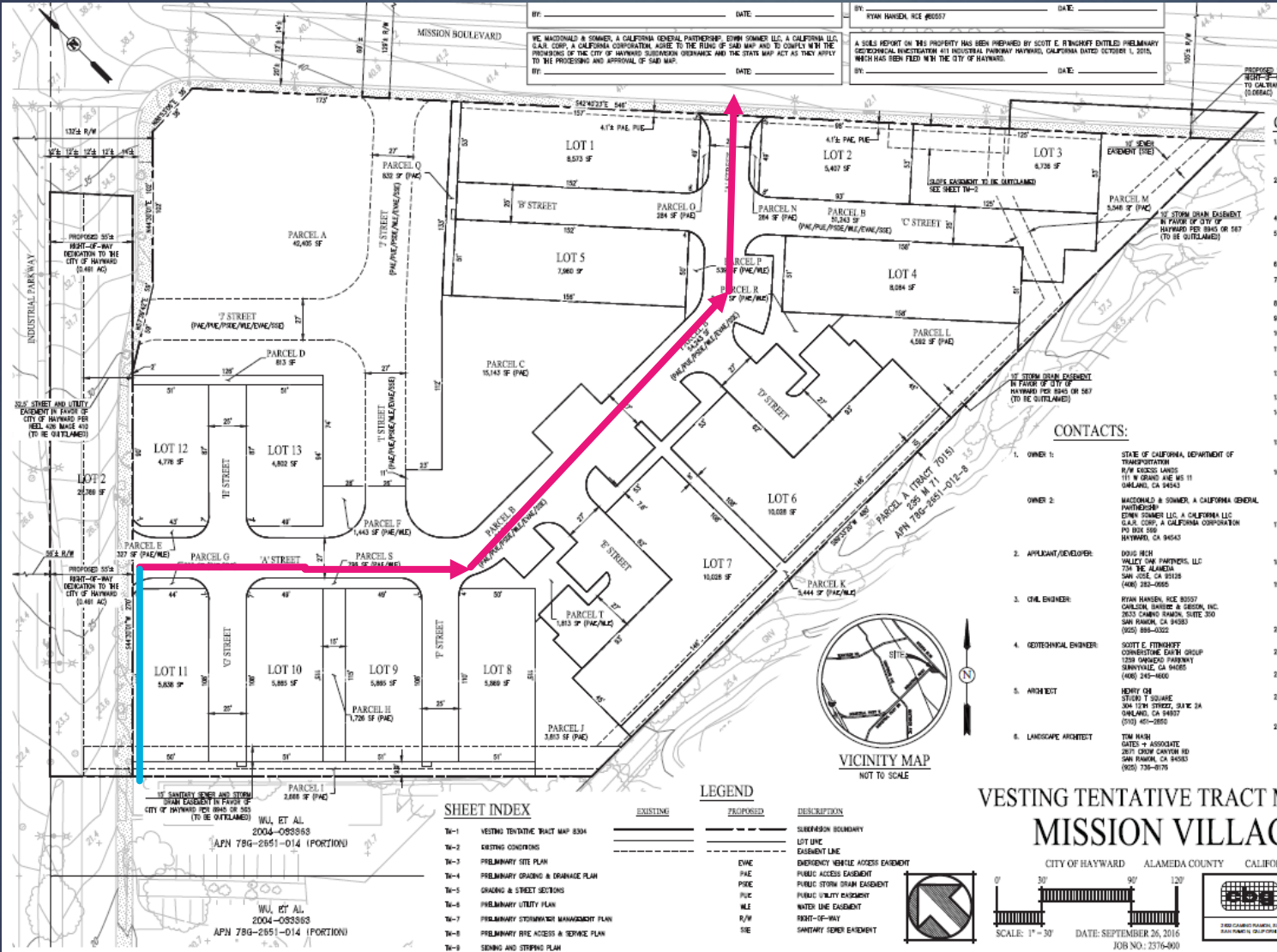
OCTOBER 20, 2016



Mission Village - Bikes



Mission Village - Bikes



WE, MACDONALD & SUMNER, A CALIFORNIA GENERAL PARTNERSHIP, EMER SUMNER LLC, A CALIFORNIA LLC, S.A.C. CORP., A CALIFORNIA CORPORATION, AGREE TO THE PLACING OF THIS MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PRECEDING AND APPROVAL OF SAID MAP.

A SOIL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SCOTT E. FITTINGHOF ENTITLED: PRELIMINARY GEOTECHNICAL INVESTIGATION AT INDUSTRIAL PARKWAY HAYWARD, CALIFORNIA DATED OCTOBER 1, 2015, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

CONTACTS:

- 1. OWNER 1: STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION
111 N GRAND AVE MS 11
SACRAMENTO, CA 95833
- 2. APPLICANT/DEVELOPER: MACDONALD & SUMNER, A CALIFORNIA GENERAL PARTNERSHIP
EMER SUMNER LLC, A CALIFORNIA LLC
S.A.C. CORP., A CALIFORNIA CORPORATION
PO BOX 555
HAYWARD, CA 94543
- 3. CIVIL ENGINEER: RYAN HANSEN, RCE 80557
COLLINS, HANSEN & SASSON, INC.
2633 CAMINO RAMON, SUITE 300
SAN RAMON, CA 94583
(925) 888-0322
- 4. GEOTECHNICAL ENGINEER: SCOTT E. FITTINGHOF
CONSTRUCTIVE EARTH GROUP
1535 SHIMMER PARKWAY
SUNNYVALE, CA 94085
(408) 242-4660
- 5. ARCHITECT: HENRY CH
STUDIO T SQUARE
304 17TH STREET, SUITE 2A
OAKLAND, CA 94607
(510) 451-0850
- 6. LANDSCAPE ARCHITECT: TIM HAY
GATES + ASSOCIATE
2671 CROWN CENTER RD
SAN RAMON, CA 94583
(925) 738-8705



VICINITY MAP
NOT TO SCALE

LEGEND

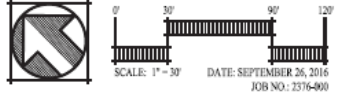
<u>EXISTING</u>	<u>PROPOSED</u>	<u>DESCRIPTION</u>
_____	_____	SUBDIVISION BOUNDARY
_____	_____	LOT LINE
-----	-----	EASEMENT LINE
	EVE	EMERGENCY VEHICLE ACCESS EASEMENT
	PAC	PUBLIC ACCESS EASEMENT
	PSC	PUBLIC STORM DRAIN EASEMENT
	PUC	PUBLIC UTILITY EASEMENT
	MLE	WATER LINE EASEMENT
	R/W	RIGHT-OF-WAY
	SSE	SANITARY SEWER EASEMENT

SHEET INDEX

- TM-1 VESTING TENTATIVE TRACT MAP 8304
- TM-2 EXISTING CONDITIONS
- TM-3 PRELIMINARY SITE PLAN
- TM-4 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-5 GRADING & STREET SECTIONS
- TM-6 PRELIMINARY UTILITY PLAN
- TM-7 PRELIMINARY STORMWATER MANAGEMENT PLAN
- TM-8 PRELIMINARY FIRE ACCESS & RESPONSE PLAN
- TM-9 SLOWING AND STOPPING PLAN

**VESTING TENTATIVE TRACT MAP
MISSION VILLAGE**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



2000 CANNED GOODS ACT
SACRAMENTO, CALIFORNIA



Further Modification to Recommended Conditions

1.) Applicant shall modify Industrial Parkway as follows to accommodate a shared bicycle/pedestrian pathway:

a.) Narrow eastbound auto travel lanes to 11 feet each

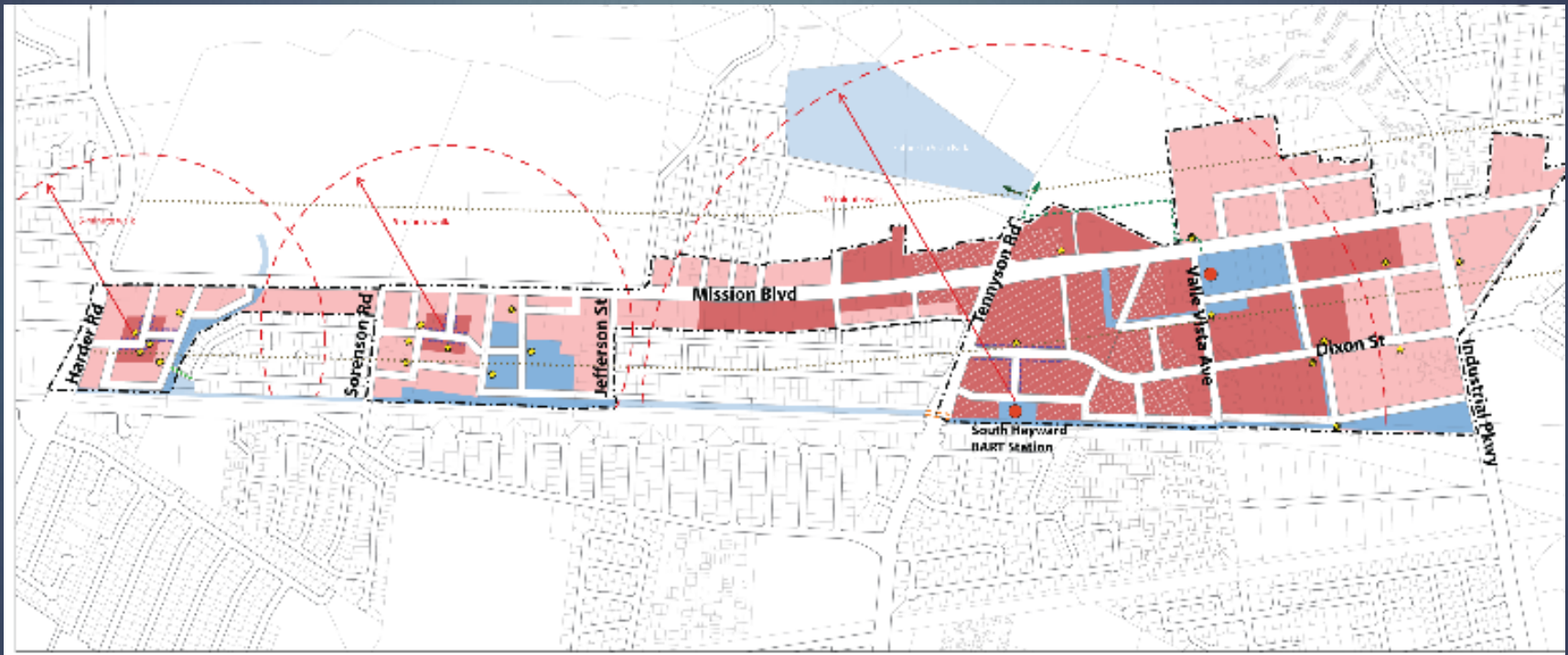
b.) Install an 8 foot shared bicycle/pedestrian pathway in lieu of sidewalk between project's western-most property line and "A" Street, where "A" Street is the private roadway with Public Access Easement as shown on project plan sheets. The shared bicycle/pedestrian path shall also include a two- foot graded area on both sides of the path.

2.) Applicant shall sign "A" Street, where "A" Street is the private roadway with Public Access Easement as shown on project plan sheets, as a Class III Bike Route with directional arrows to provide bicycle connectivity between Industrial Parkway and Mission Boulevard.

Public Comments



- ▶ Sherman Lewis
- ▶ Twin Bridges Resident S. Dakos



Revision to Draft MND



The TIS analyzed the operations at the site driveways and at key intersections and roadways around the site. The TIS includes an analysis of AM and PM peak hour traffic conditions at four signalized intersections during the AM and PM peak hours and under the following scenarios:

- **Existing conditions** - Analysis of existing traffic operations at critical study area transportation facilities.
- **Existing plus project conditions** - Analysis of a near-term future condition that adds project-generated traffic to existing traffic volumes.
- ~~**Background conditions** - Analysis of a near term future condition estimated by interpolating future traffic volumes (using the City's General Plan Update travel demand model) between existing and cumulative long term conditions.~~
- ~~**Background plus project conditions** - Analysis of a condition that adds the project generated traffic to background conditions.~~
- ~~**Cumulative conditions** - Analysis of a cumulative future (Year 2035) condition estimated by using the City's General Plan Update travel demand model and transportation improvement within the project vicinity assuming the proposed project site itself remains in its present state.~~
- ~~**Cumulative plus project conditions** - Analysis of a condition that adds the project generated traffic to cumulative base conditions.~~

Mission Village Project – Staff Recommendation



Making the required findings and subject to the **revised** conditions of approval:

- ▶ Adopt the **revised** Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- ▶ Approve the Site Plan Review and Vesting Tentative Tract Map Applications

Questions & Discussion



PROPONENT PRESENTATION

PH 17-003

MISSION VILLAGE PROJECT

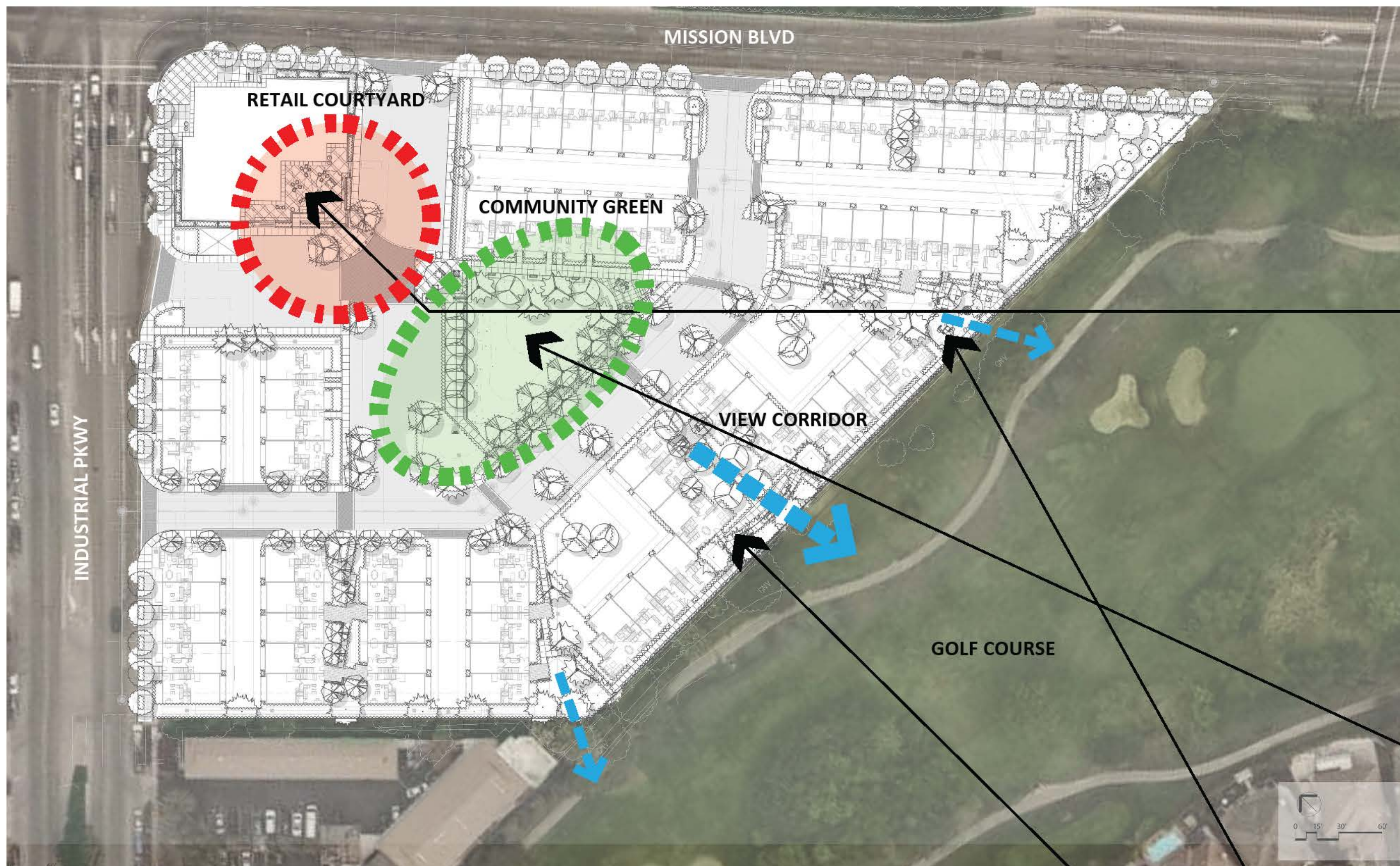


Bird's Eye Rendering

Mission Village, Hayward, CA







RETAIL COURT:
OUTDOOR SPACES OFFERING A MORE ENGAGING ENVIRONMENT FOR DINING AND EVENTS.



CENTRAL OPEN SPACE:
AN ACTIVE PUBLIC SPACE AND OPEN LAWN TO ACCOMMODATE EVENTS.

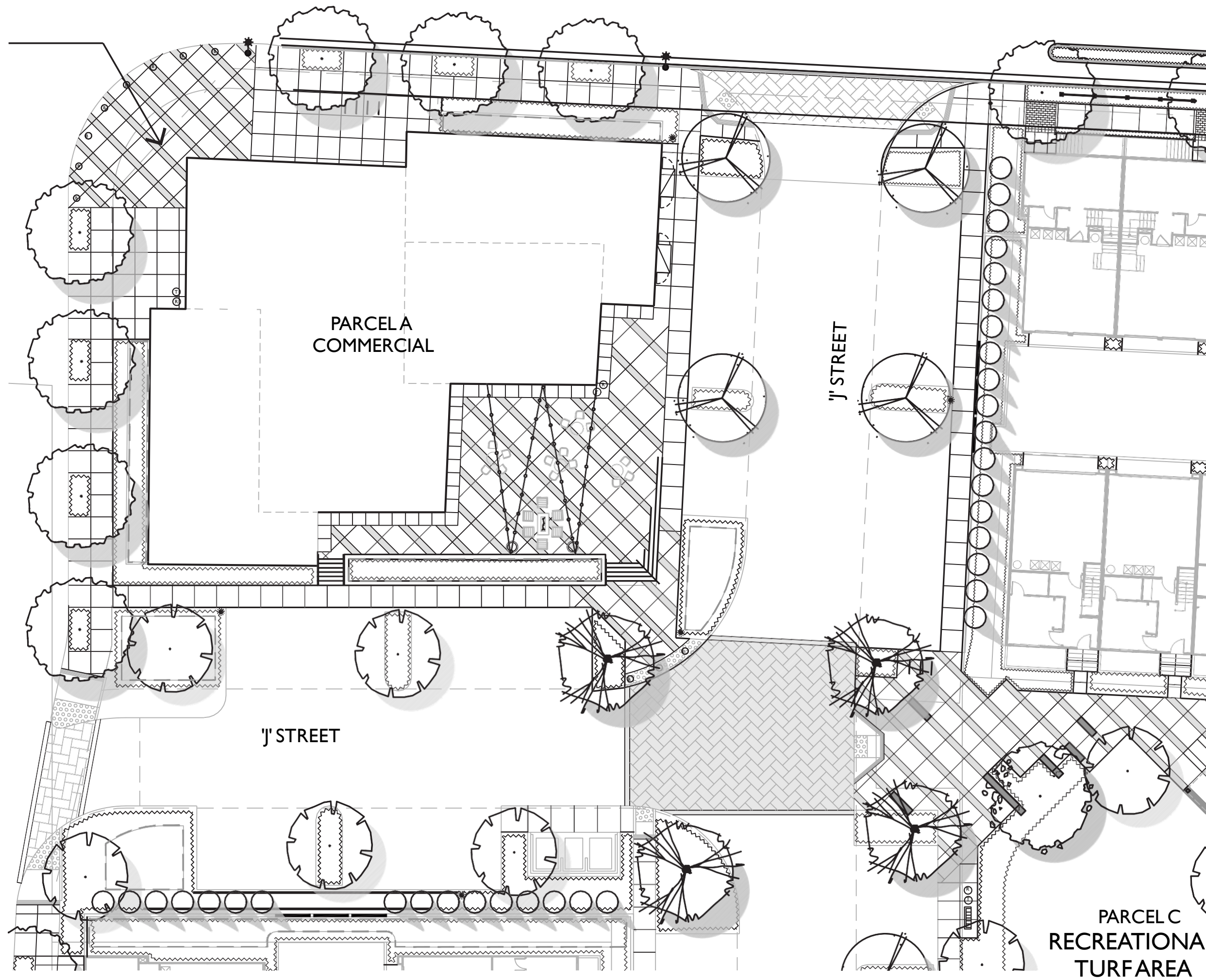
OPEN SPACE CONCEPT



CONCEPTUAL SITE SECTION



COMMUNITY SPACE & TOT LOT:
A PASSIVE SEMI-PRIVATE OUTDOOR SPACE THAT PROVIDES A VIEW DOWN TO THE GOLF COURSE.



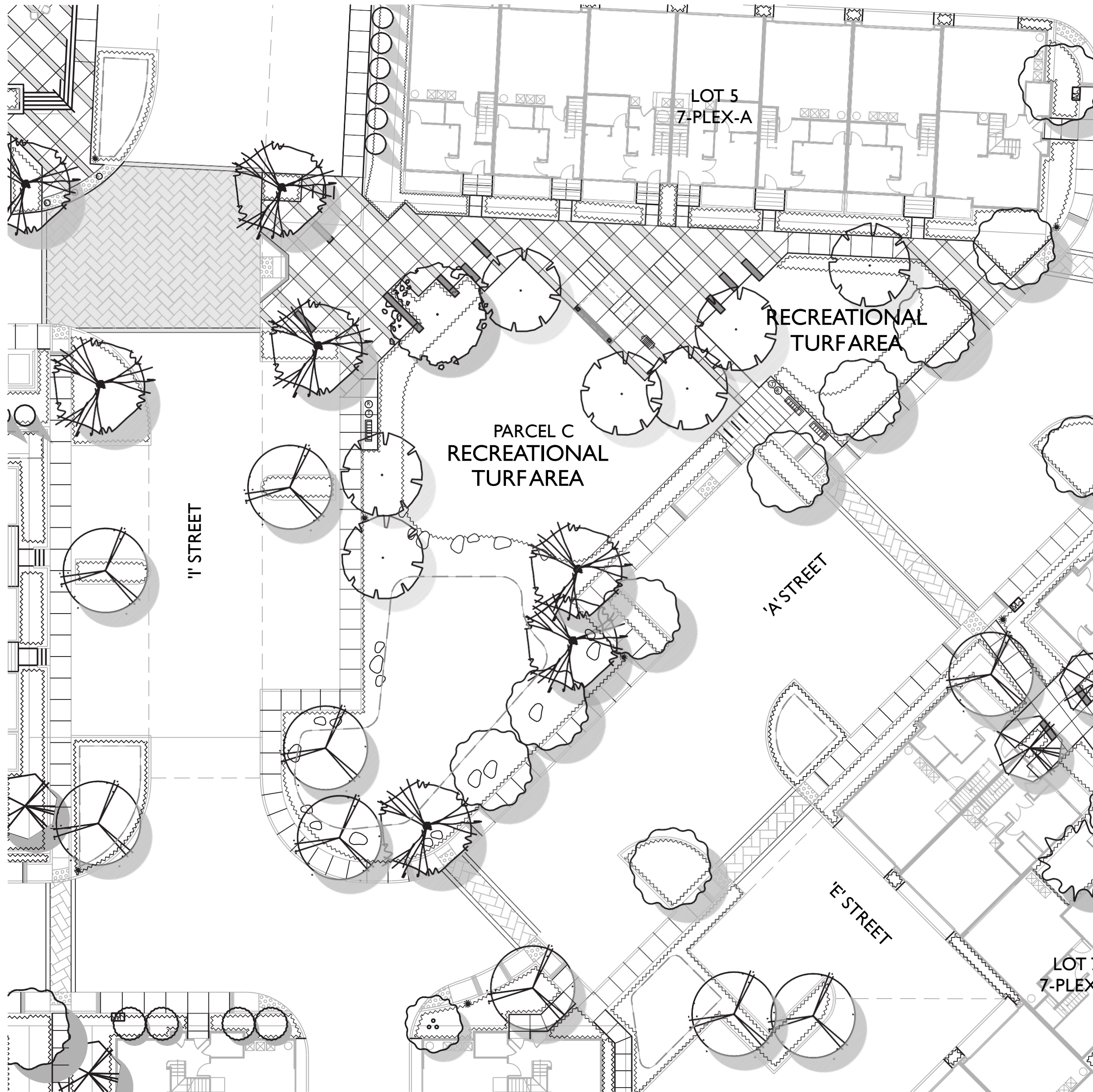
CENTRAL FIREPIT



TIVOLI LIGHTS AT COMMERCIAL PLAZA



OUTDOOR DINING OVERLOOKING PARK



OVERHEAD SHADE ELEMENT OVER ACCESSIBLE SEATING



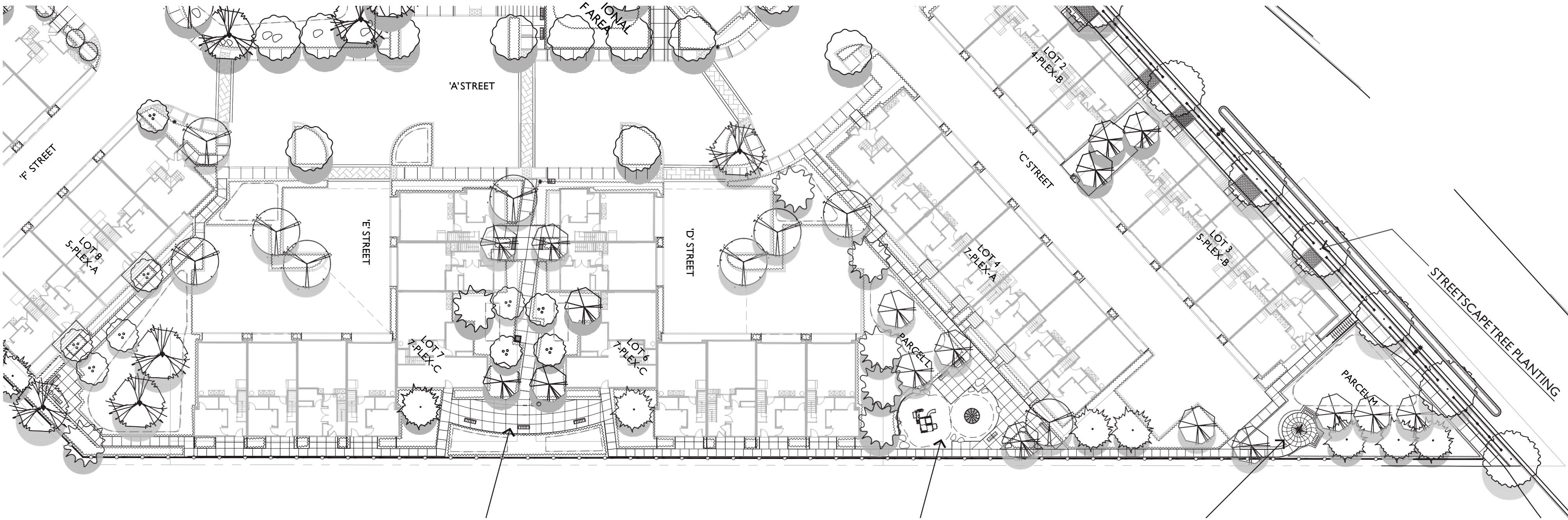
LARGE OPEN COMMUNITY SPACES



VIEW OVERLOOK TO GOLF COURSE



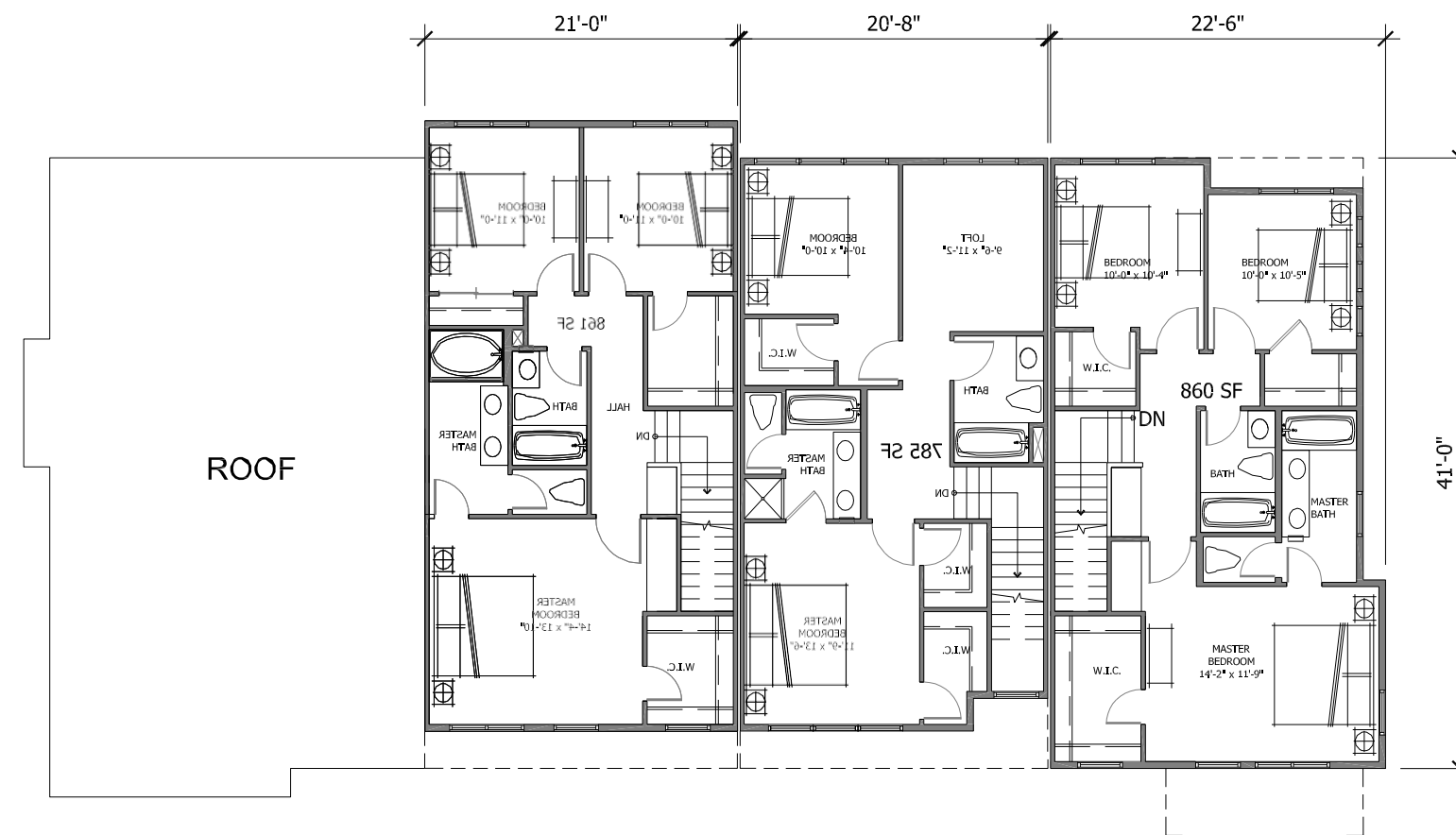
KIDS PLAY AREA / PARENTS SEATING AREA



View Corridor Areas

Mission Village, Hayward, CA





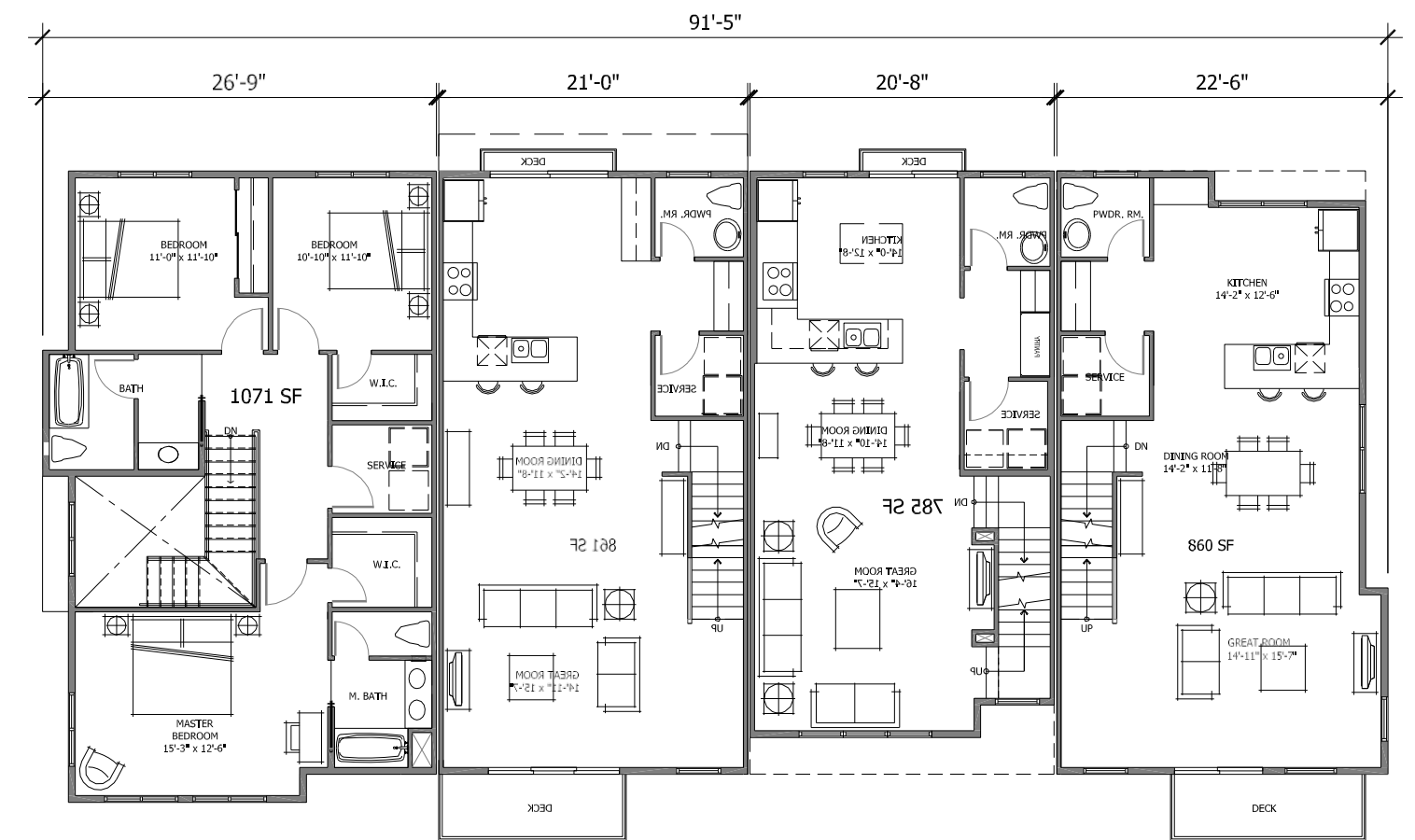
D1 | 3 BDRM
26'-9" WIDE
2 STORY

B1 | 3 BDRM
21' WIDE
3 STORY

A1 | 3 BDRM
20'-8" WIDE
3 STORY

B1E | 3 BDRM
21' WIDE
3 STORY

THIRD LEVEL | 3



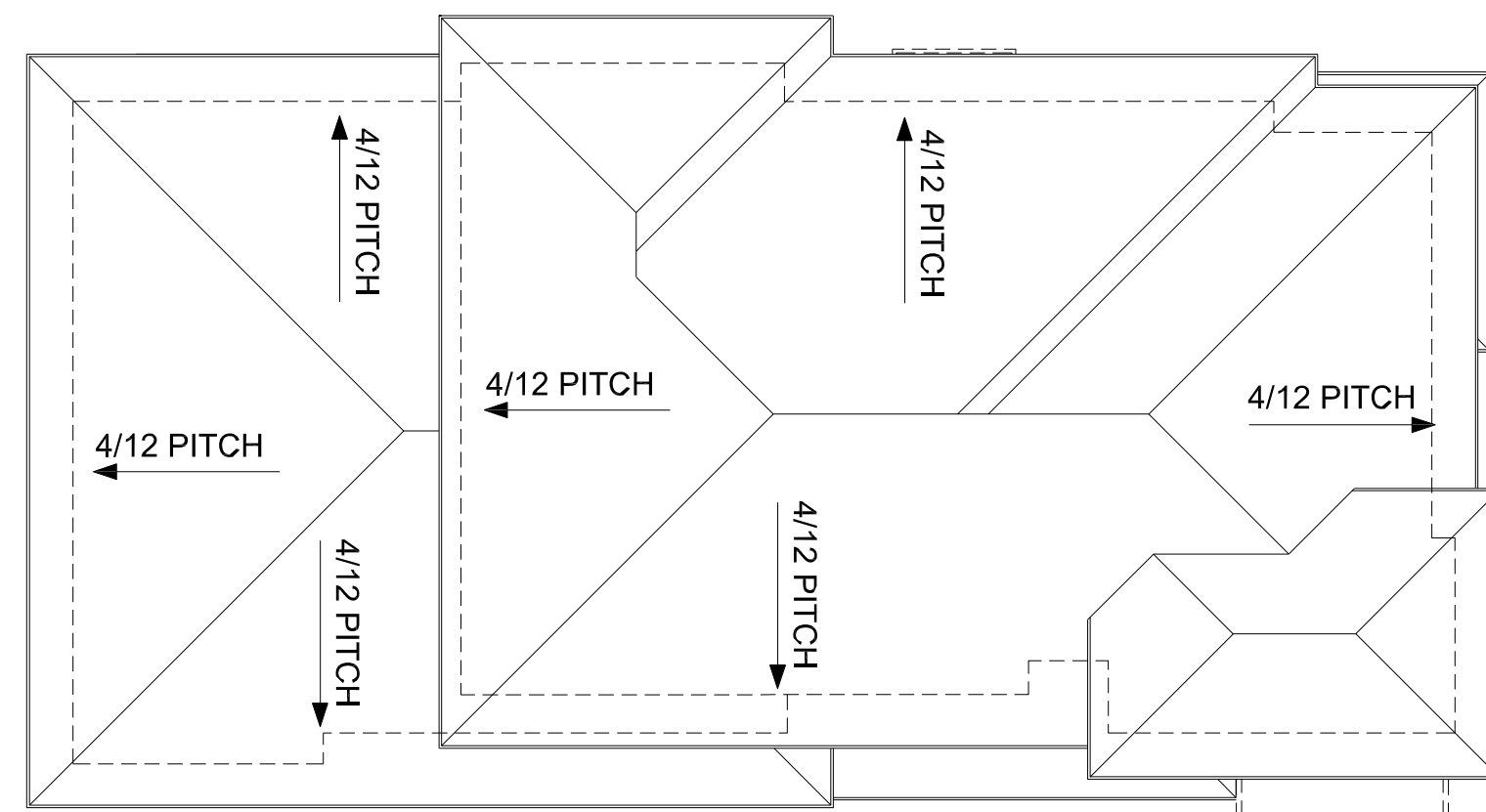
D1 | 3 BDRM
26'-9" WIDE
2 STORY

B1 | 3 BDRM
21' WIDE
3 STORY

A1 | 3 BDRM
20'-8" WIDE
3 STORY

B1E | 3 BDRM
22'-6" WIDE
3 STORY

SECOND LEVEL



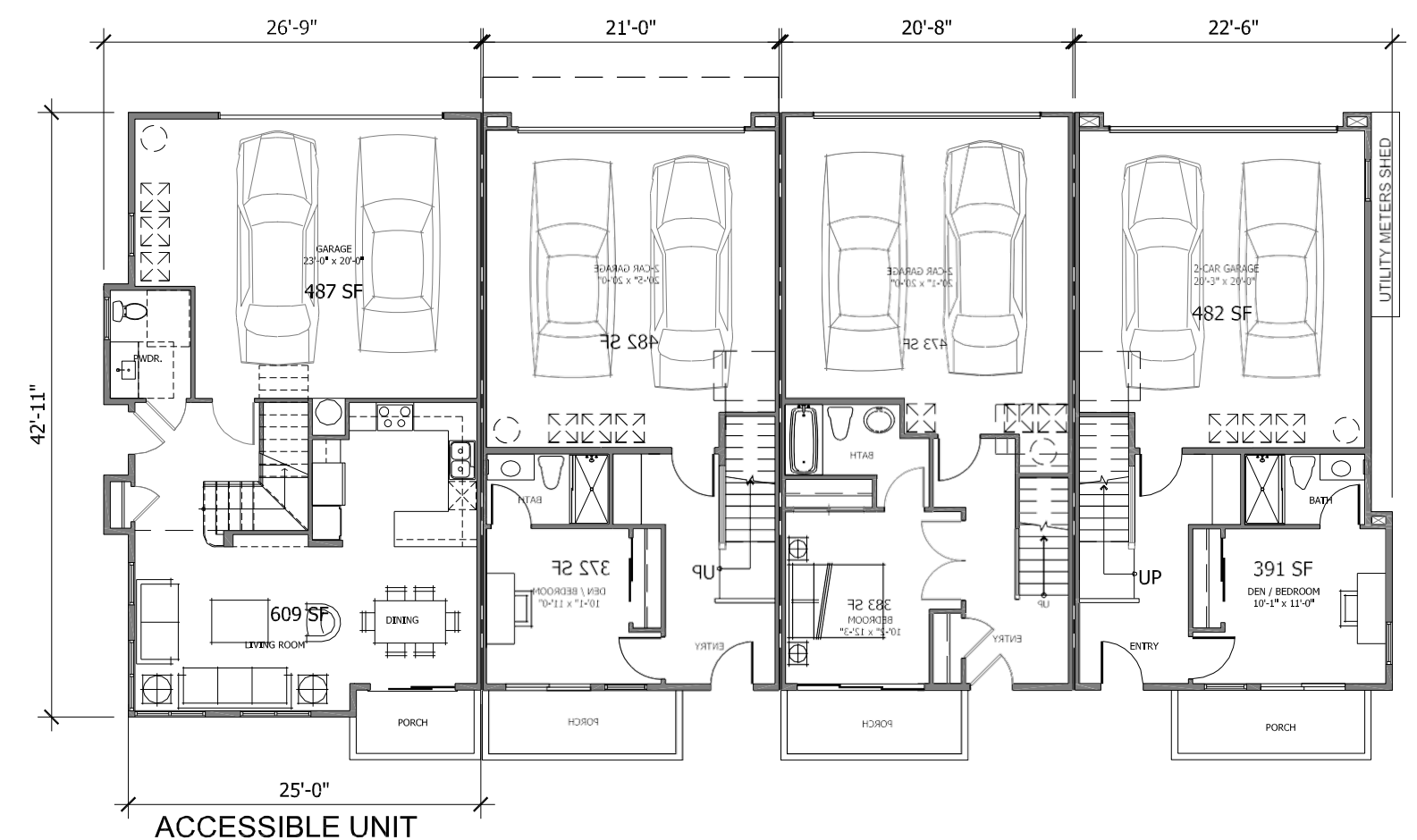
D1 | 3 BDRM
26'-9" WIDE
2 STORY

B1 | 3 BDRM
21' WIDE
3 STORY

A1 | 3 BDRM
20'-8" WIDE
3 STORY

B1E | 3 BDRM
21' WIDE
3 STORY

ROOF LEVEL | 4



D1 | 3 BDRM
26'-9" WIDE
2 STORY

B1 | 3 BDRM
21' WIDE
3 STORY

A1 | 3 BDRM
20'-8" WIDE
3 STORY

B1E | 3 BDRM
22'-6" WIDE
3 STORY

GROUND LEVEL



Building 4A - Front Elevation

SCALE: 3/16" = 1'-0"

4



Building 4A - Right Elevation

SCALE: 3/16" = 1'-0"

3



Building 4A - Back Elevation

SCALE: 3/16" = 1'-0"

2



Building 4A - Left Elevation

SCALE: 3/16" = 1'-0"

1

