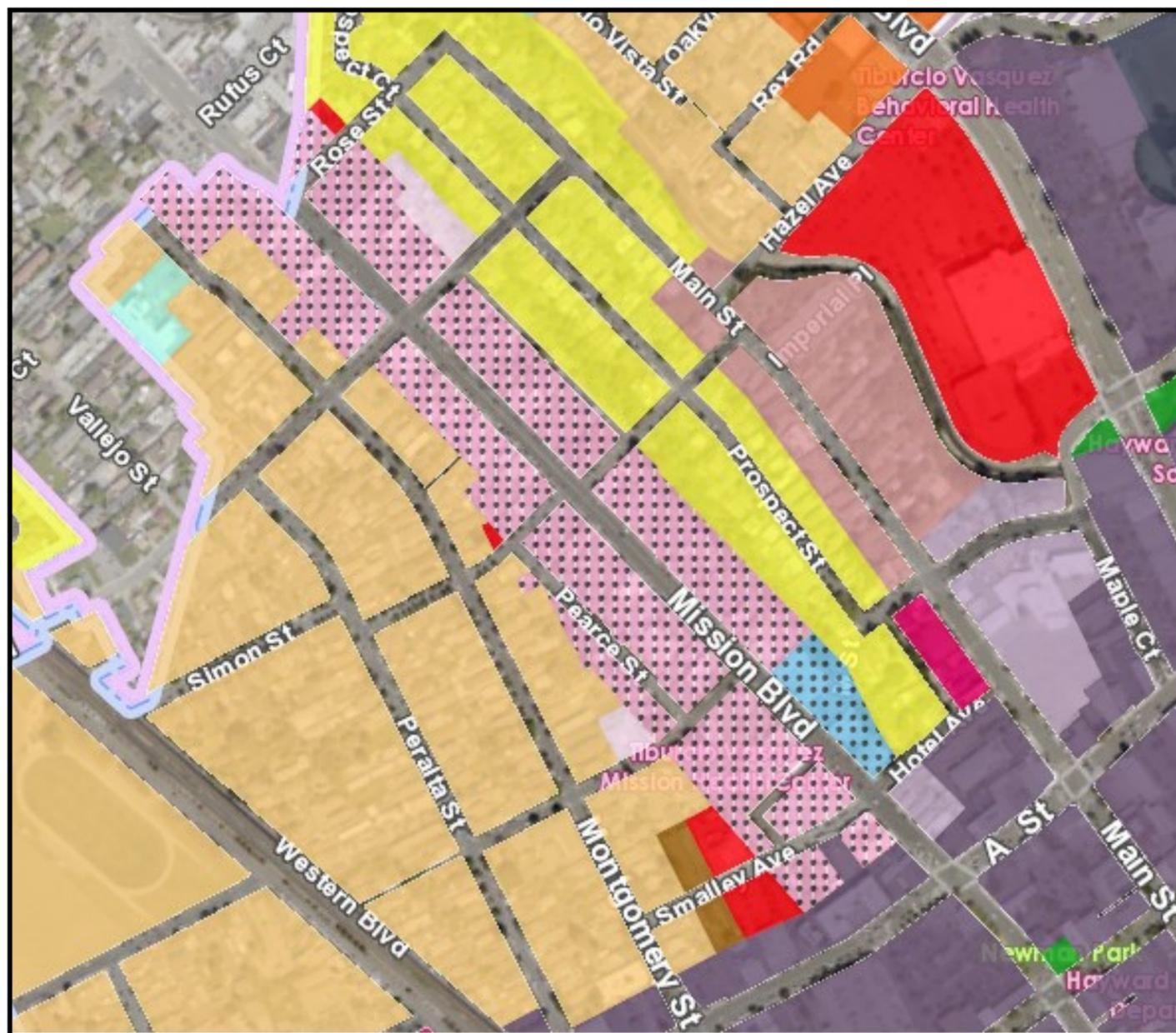
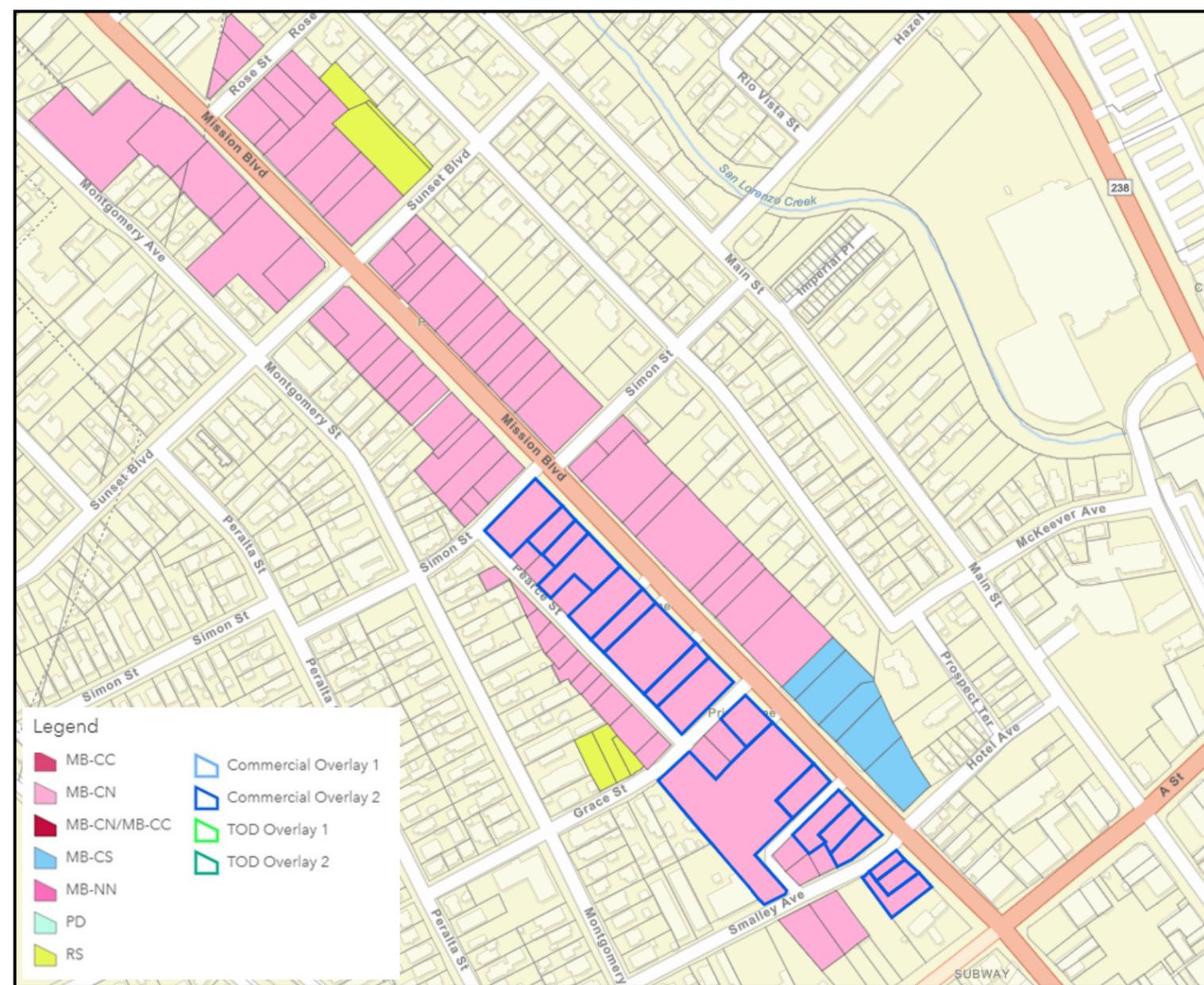


## Existing Mission Boulevard Corridor Form Based Code



Existing Mission Boulevard FBC  
Rose Street to "A" Street

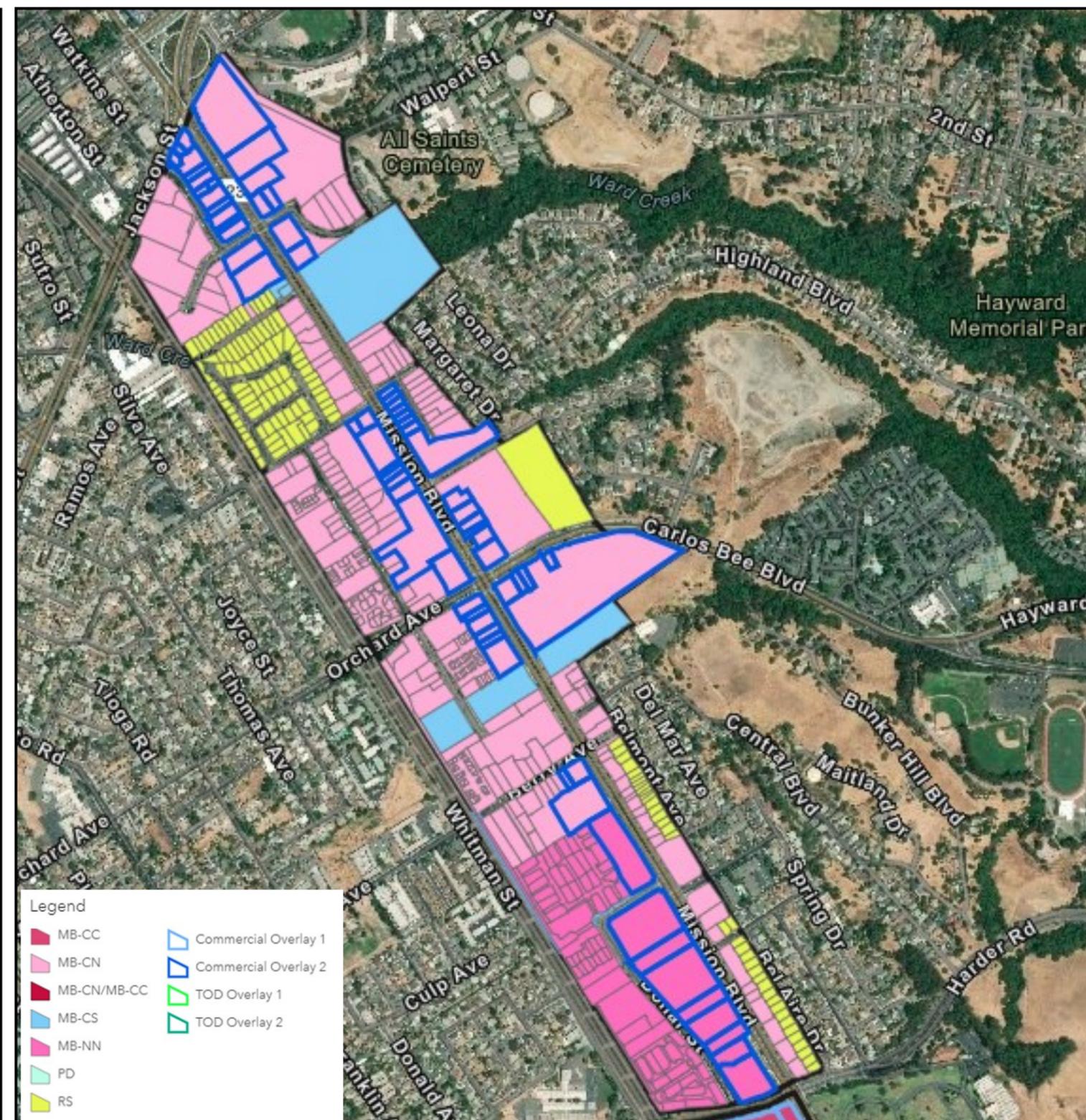


Proposed Mission Boulevard FBC  
Rose Street to "A" Street



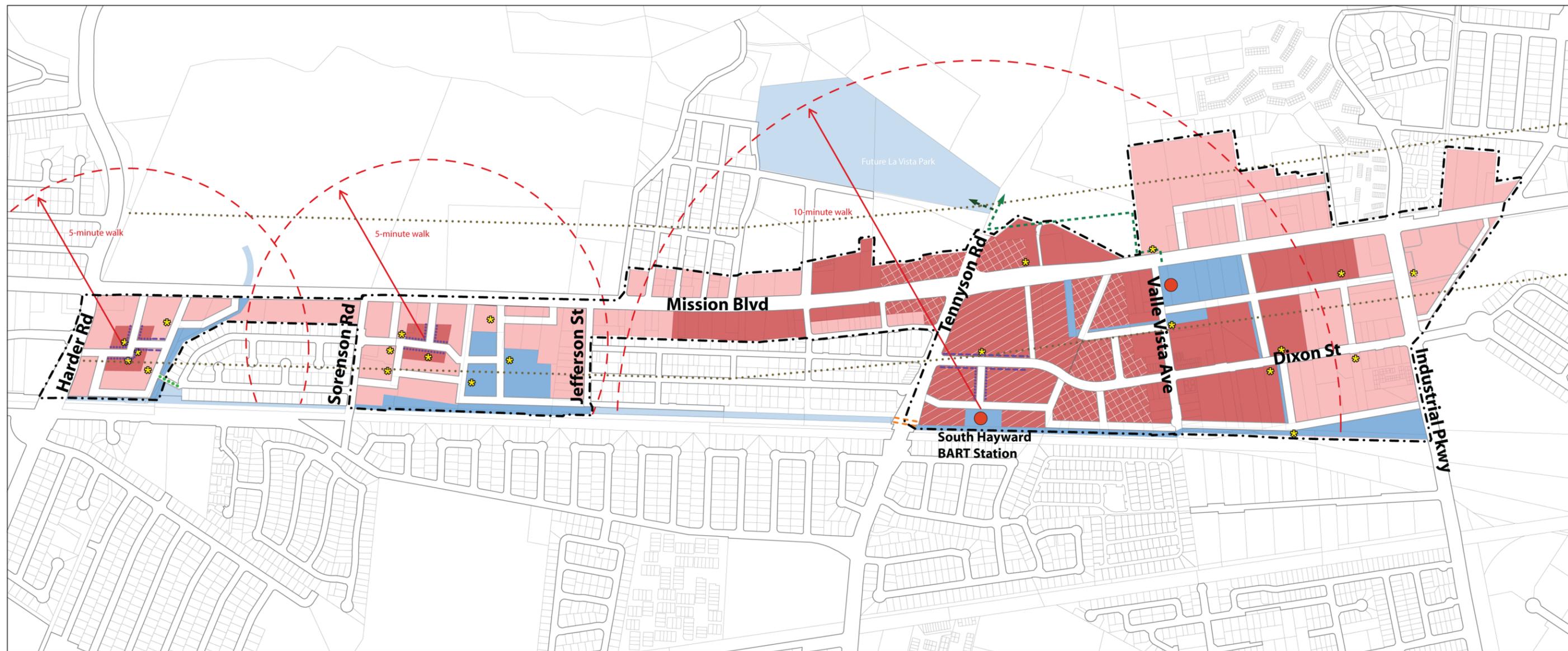


Existing Mission Boulevard FBC  
Jackson Street to Harder Road



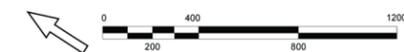
Proposed Mission Boulevard FBC  
Jackson Street to Harder Road



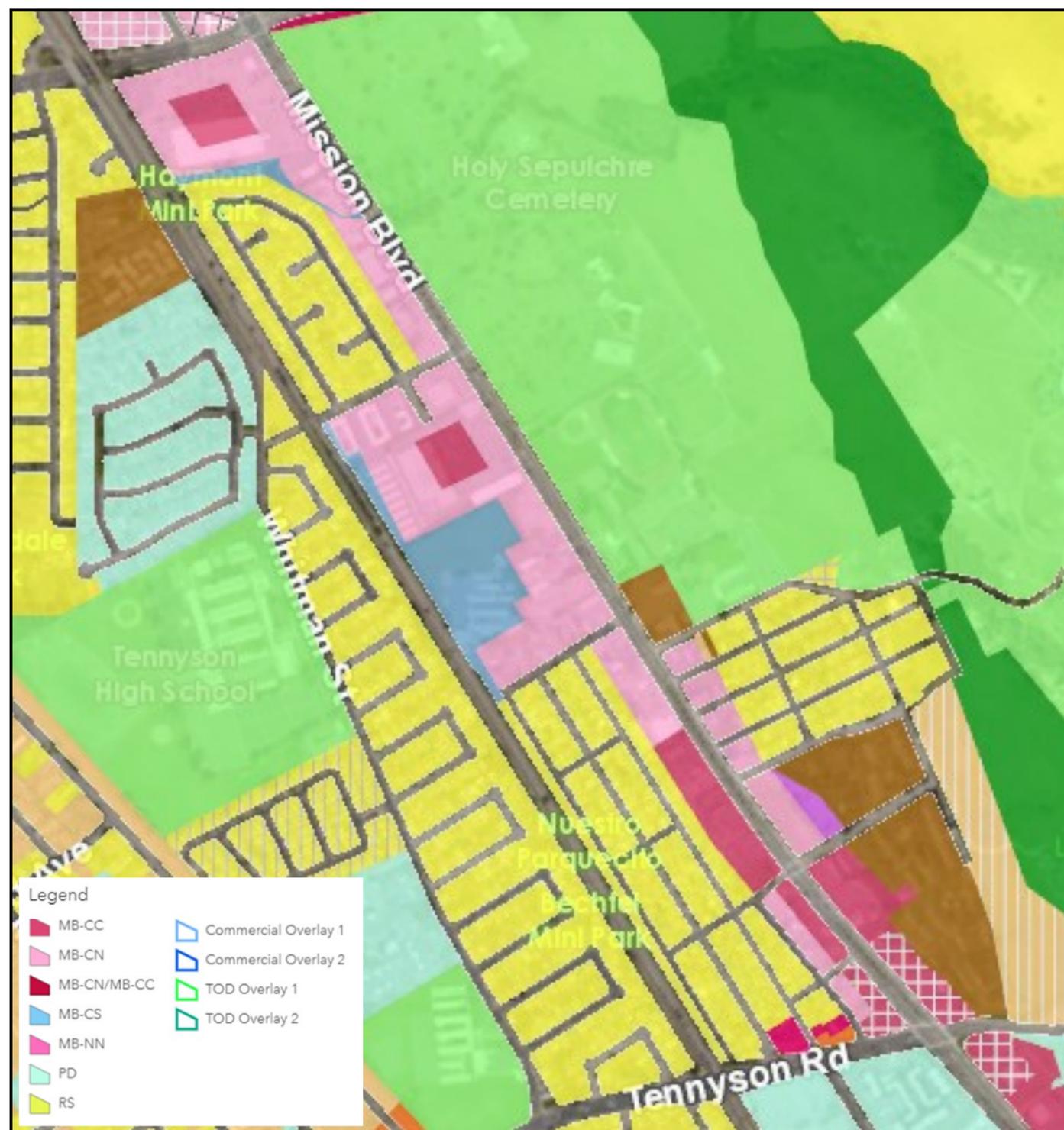


Legend

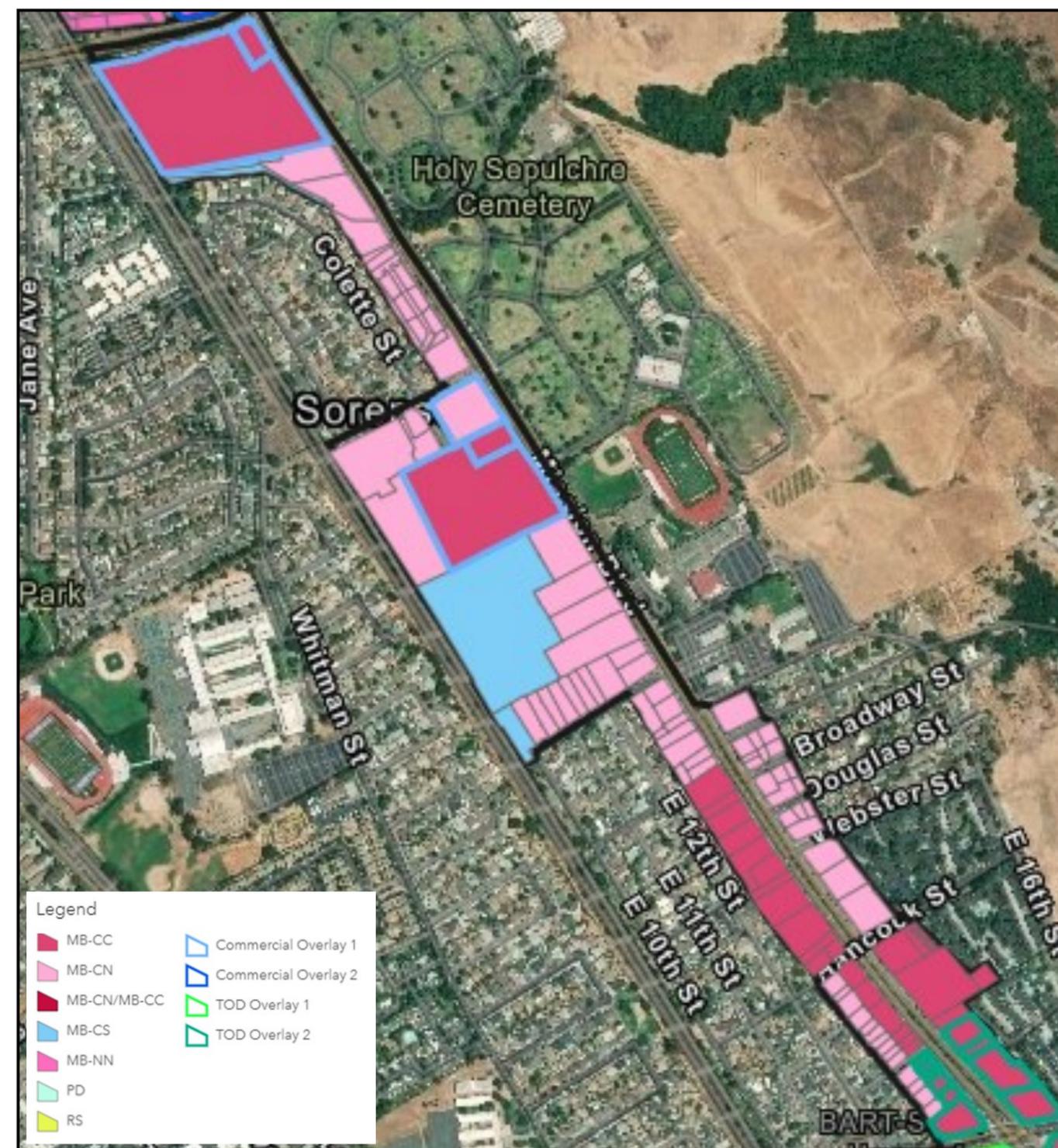
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Project Area</li> <li><span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Parcels</li> <li><span style="color: yellow; font-size: 10px;">★</span> Terminated Vistas</li> <li><span style="border-bottom: 1px dotted blue; width: 20px; display: inline-block;"></span> Mandatory Shopfront Overlay</li> <li><span style="border-bottom: 1px dashed blue; width: 20px; display: inline-block;"></span> Recommended Shopfront Overlay</li> <li><span style="border-bottom: 1px dotted green; width: 20px; display: inline-block;"></span> Green Pathway</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #f08080; width: 20px; height: 10px; display: inline-block;"></span> T4 Urban General Zone: 17.5 DU/Acre min; 35 DU/acre max</li> <li><span style="background-color: #c00000; width: 20px; height: 10px; display: inline-block;"></span> T5 Urban Center Zone: 35 DU/Acre min; 55 DU/acre</li> <li><span style="background-color: #c00000; border-left: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> TOD Density Overlay 1: 75 DU/acre min; 100 DU/acre max</li> <li><span style="background-color: #c00000; border-top: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> TOD Density Overlay 2: 40 DU/acre min; 65 DU/acre max</li> <li><span style="background-color: #0070c0; width: 20px; height: 10px; display: inline-block;"></span> Civic Space Zone</li> <li><span style="color: red; font-size: 10px;">●</span> Civic Buildings</li> </ul> | <p>For illustrative purpose only:</p> <ul style="list-style-type: none"> <li><span style="background-color: #add8e6; width: 20px; height: 10px; display: inline-block;"></span> Civic Spaces outside of the project area</li> <li><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span> 238 Bypass Trail Location</li> <li><span style="border-bottom: 1px dashed red; width: 20px; display: inline-block;"></span> 5 Min/10 Min Walk (Pedestrian Shed)</li> <li><span style="border-bottom: 1px dashed orange; width: 20px; display: inline-block;"></span> Future pedestrian/bicycle bridge</li> <li><span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> Air Quality Mitigation Overlay Zone - Refer to Section 10-24.296</li> </ul> |
|---|---|--|



Existing South Hayward BART/Mission Boulevard  
Form Based Code

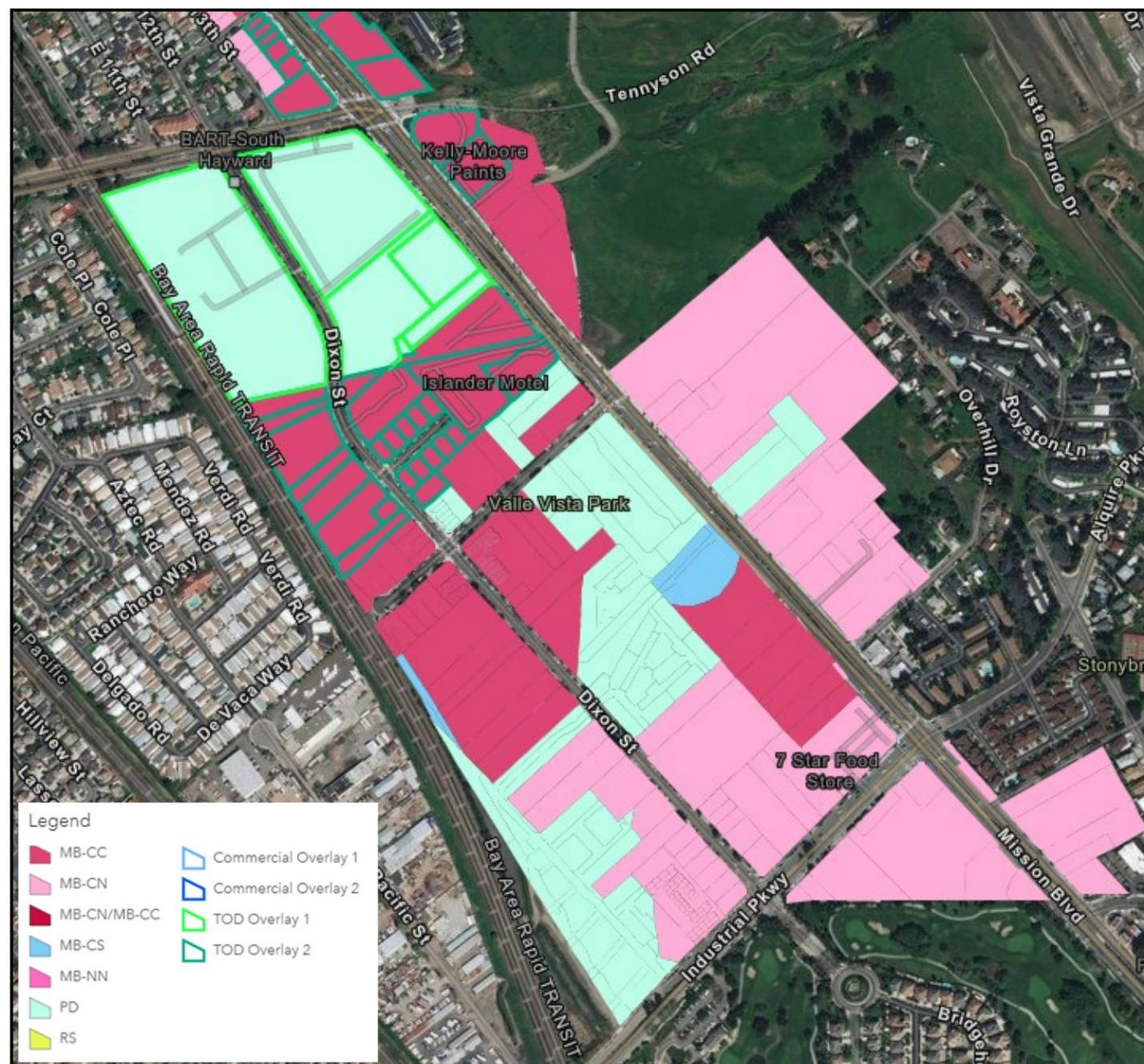


Existing South Hayward BART FBC  
Harder Road to Tennyson Road

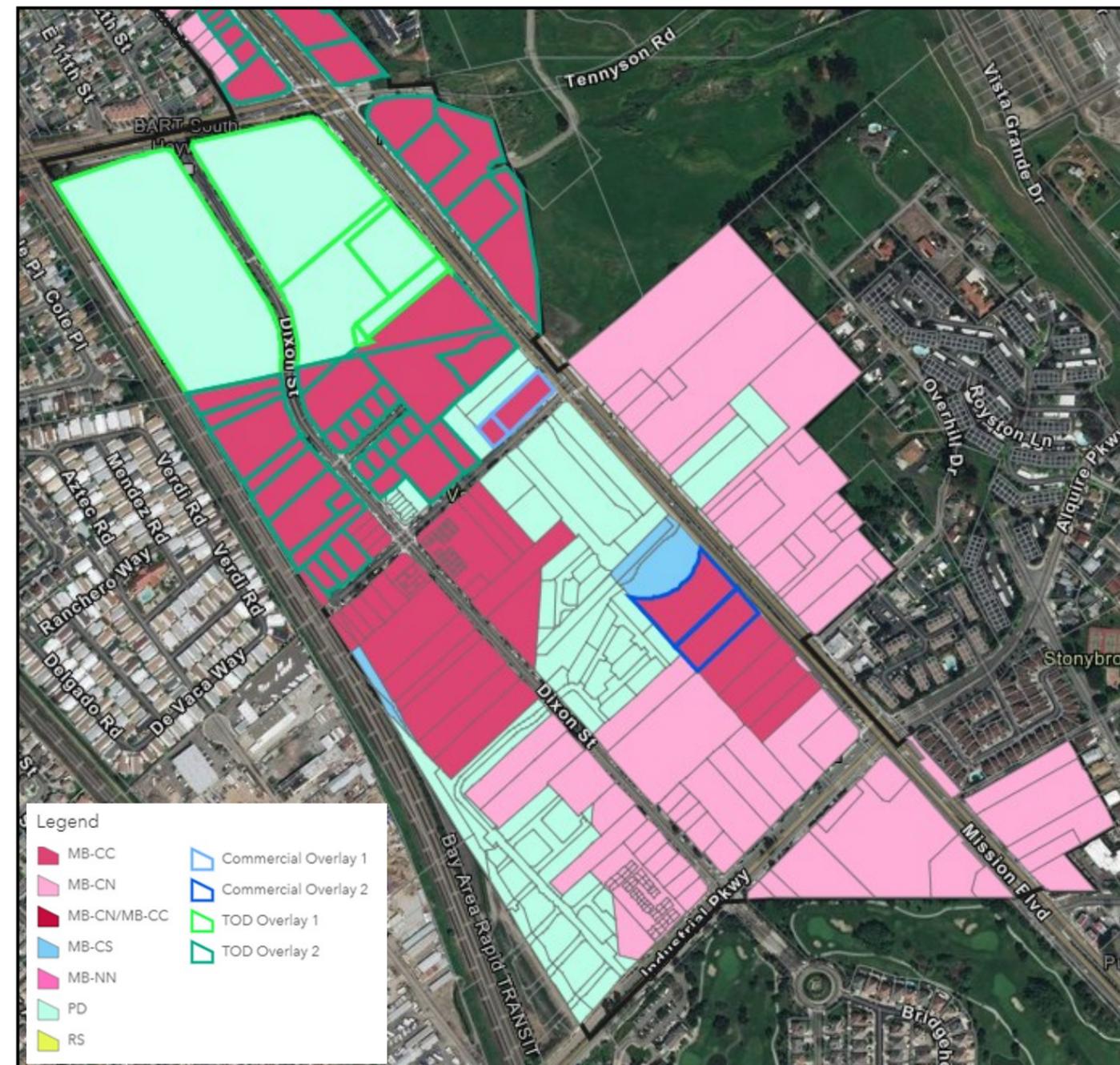


Proposed South Hayward BART FBC  
Harder Road to Tennyson Road





Existing South Hayward BART FBC  
Tennyson Road to Garin Avenue



Proposed South Hayward BART FBC  
Tennyson Road to Garin Avenue

