

Civic Center / BART Site Master Plan

Hayward, CA



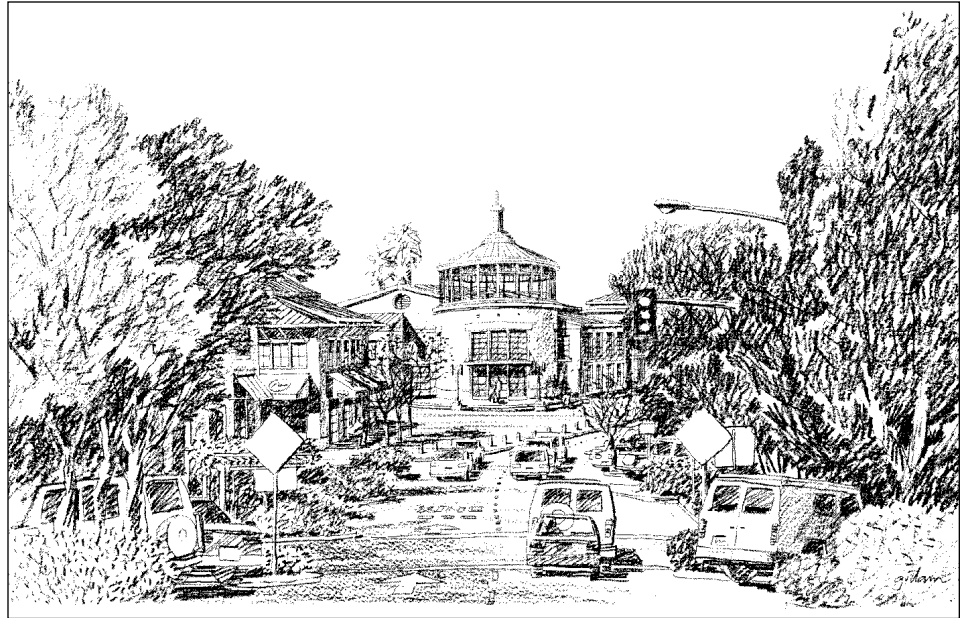
The evolving transit-oriented district in Hayward's Downtown core has City Hall at its heart. FTB's Master Plan proposed using City Hall and adjoining open spaces to link downtown on one side and the multimodal BART station area on the other.

BEFORE

- Surface parking on the east side of the BART station
- Vacated block and other existing properties identified for redevelopment



B Street view of BART surface parking lot site and adjacent properties that were identified for redevelopment



Rendering of B Street view of envisioned Hayward City Hall building on former BART surface parking lot site and redevelopment parcels

ASSIGNMENTS

- Through a public workshop process, create a mixed-use master plan for the 8-acre infill site including a major public building and open space
- Connect the Downtown and the Regional Transit station
- Develop urban design guidelines to insure high quality design and extension of downtown Hayward's historic character.
- Collaborate with the City's ongoing downtown planning efforts

OUTCOMES

Master Plan completed (1991)

- Creation of a pedestrian promenade between the BART station and the Downtown Core (1998)
- Construction of new City Hall and Plaza (1998)
- Successful implementation of the master plan including downtown City Hall presiding over a public plaza; ground floor retail use, a parking structure, and downtown housing all linked to the BART station

CLIENT: City of Hayward

IN COLLABORATION WITH: Advanced Resources in Construction Services, Moore Iacofano Goltsman, Solomon Inc., Elizabeth Deakin

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



View of completed Hayward City Hall building (1998)



Plan view of downtown Hayward master plan site: existing and planned Downtown Plan development