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## **Building permit issued for Lincoln Landing residential and retail project at former Mervyns headquarters property**

**HAYWARD, Calif.**, July 29, 2019—The City of Hayward has issued a building permit to Dollinger Properties for development of its Lincoln Landing residential and retail project at the former Mervyns department stores headquarters in downtown Hayward.

Issuance of the permit on July 2 gives Redwood City-based Dollinger the green light to begin construction of 476 apartments and more than 80,500 square feet of retail space at the important 11.5-acre site at 22301 Foothill Blvd.

“Lincoln Landing is poised to become a cornerstone in the revitalization of the Foothill-Mission Boulevard corridor and the transformation of downtown Hayward,” said City Manager Kelly McAdoo.

The project would be the sixth residential or mixed-use residential development to break ground on Foothill and Mission in the last two years—each bringing new life and investment to vacant and underutilized properties. The projects include:

- Mission Crossings, a reimagining of the former Hayward Ford automotive dealership into 142 townhouse-style condominiums, an extended-stay hotel and retail around an urban agricultural garden;
- SoHay, a new transit-oriented neighborhood of 472 condominiums in different formats with 20,000 square feet of ground-floor retail, connected by trails, paseos, sidewalks and bike paths, near South Hayward BART station; and

- Mission Village, Campways and Haymont, three mixed-use developments bringing a combined 202 apartments, condominiums and townhomes, and retail and commercial space to Mission Boulevard at Industrial Boulevard, Hancock Street and Sorenson Road, respectively.

Lincoln Landing also would be the first major downtown project to begin construction since adoption of the City's new Downtown Specific Plan in May of this year.

The Plan updates zoning across 320 acres to allow for development of up to 3,427 new housing units and 1.9 million square feet of nonresidential space. It accomplishes this in part by increasing allowable building heights to up to 11 stories in central downtown, along Foothill Boulevard and next to the downtown Hayward BART station.

Other new housing in the pipeline for downtown includes Maple and Main, approved for development of 240 apartments—192 market rate and 48 affordable to very low-income households—as well as rehabilitation of 48,800 square feet of medical offices and 5,500 square feet of new retail space.

Matsya Family Villas, by nonprofit housing developer EAH Housing, calls for construction of 57 apartments on the site of a recently demolished office building at 2<sup>nd</sup> and A streets. The housing will be leased at rates affordable to low-income and extremely low-income households.

Citywide, Hayward has 3,695 housing units under construction or approved for development—and an additional 628 housing units that have been proposed and under City planning review.

Of the 3,695 units already in the development pipeline, 238 are designated to be affordable and rented or sold at below-market rates.

Of the 628 units proposed for development and under review, 171 are designated affordable and would be rented or sold at below-market rates.