

## Hayward 238 Bypass Land Use Study

### SUMMARY

#### Existing General Plan Land Use

TOTAL						
Landuse	Acres	Floor Area Ratio <sup>1</sup>	Employment Sq. Ft.	Potential Number of Units <sup>2</sup>		
				Low	Avg.	High
Eden Low-Medium Density Residential	0.40	0.00	0	3	3	4
Eden General Commercial	0.57	0.25	6,207	0	0	0
Eden Public & Quasi-Public	5.76	0.00	0	0	0	0
Rural Estate Density Residential	0.00	0.00	0	0	0	0
Suburban Density Residential	74.22	0.00	0	67	177	287
Low Density Residential	70.69	0.00	0	274	414	554
Limited Medium Density Residential	42.02	0.00	0	329	391	454
Medium Density Residential	62.61	0.00	0	490	735	980
High Density Residential	20.78	0.00	0	325	488	651
Mission Blvd. Density Residential	3.57	0.00	0	112	144	177
Station Area Density Residential	0.60	0.00	0	41	47	54
Commercial/High Density Residential	18.07	0.10	78,713	283	424	566
General Commercial	6.52	0.25	71,003	0	0	0
Retail & Office Commercial	5.06	0.45	99,186	0	0	0
Public & Quasi-Public	2.80	0.00	0	0	0	0
Limited Open Space	7.24	0.00	0	0	0	0
Parks & Recreation Open Space	21.98	0.00	0	0	0	0
<b>Total</b>	<b>342.89</b>		<b>255,109</b>	<b>1,923</b>	<b>2,825</b>	<b>3,727</b>

#### NOTES:

1) Floor Area Ratio is the total building square footage (building area) divided by the site size square footage (site area). The F.A.R.s for the non-residential uses were established in conjunction with the exiting market trends, retail capacity and location of the parcels.

2) Number of Units calculated on the basis of Net Acres. Net Acres are 10% less than Gross Acres to account for land utilized in providing access and utilities. Typically Net Acres are 20% less than Gross Acres, however in this project most properties are small and have established access and utilities.

#### Land Use Alternative A (Market Potential)

TOTAL						
Landuse	Acres	Floor Area Ratio	Employment Sq. Ft.	Potential Number of Units <sup>2</sup>		
				Low	Avg.	High
Rural Estate Density Residential	0.00	0.00	0	0	0	0
Suburban Density Residential	21.55	0.00	0	19	51	83
Low Density Residential	67.07	0.00	0	260	392	525
Limited Medium Density Residential	0.00	0.00	0	0	0	0
Medium Density Residential	33.80	0.00	0	265	397	529
High Density Residential	30.96	0.00	0	485	727	970
Sustainable Mixed Use	26.16	0.01	11,395	589	942	1,295
Mission Blvd. Density Residential	10.80	0.00	0	338	436	535
Station Area Density Residential	0.60	0.00	0	41	47	54
Commercial/High Density Residential	14.17	0.10	61,725	222	333	444
General Commercial	12.38	0.25	134,818	0	0	0
Retail & Office Commercial	1.29	0.45	25,287	0	0	0
Public & Quasi-Public	22.90	0.00	0	0	0	0
Limited Open Space	74.78	0.00	0	0	0	0
Parks & Recreation Open Space	27.46	0.00	0	0	0	0
<b>TOTAL</b>	<b>343.92</b>		<b>233,225</b>	<b>2,218</b>	<b>3,326</b>	<b>4,435</b>

#### NOTES:

1) Floor Area Ratio is the total building square footage (building area) divided by the site size square footage (site area). The F.A.R.s for the non-residential uses were established in conjunction with the exiting market trends, retail capacity and location of the parcels.

2) Number of Units calculated on the basis of Net Acres. Net Acres are 10% less than Gross Acres to account for land utilized in providing access and utilities. Typically Net Acres are 20% less than Gross Acres, however in this project most properties are small and have established access and utilities.

### Land Use Alternative B (Community Sentiment)

TOTAL						
Landuse	Acres	Floor Area	Employment Sq. Ft.	Potential Number of Units <sup>2</sup>		
				Low	Avg.	High
Rural Estate Density Residential	38.64	0.00	0	7	21	35
Suburban Density Residential	2.07	0.00	0	2	5	8
Low Density Residential	35.43	0.00	0	137	207	277
Preservation Park	3.86	0.00	0	15	23	30
Limited Medium Density Residential	53.34	0.00	0	418	497	576
Medium Density Residential	5.56	0.00	0	44	65	87
High Density Residential	7.86	0.00	0	123	185	123
Mission Blvd. Density Residential	0.00	0.00	0	0	0	0
Station Area Density Residential	0.00	0.00	0	0	0	0
Commercial/High Density Residential	11.11	0.10	48,395	174	261	348
General Commercial	6.37	0.25	69,369	0	0	0
Retail & Office Commercial	5.13	0.45	100,558	0	0	0
Public & Quasi-Public	23.49	0.00	0	0	0	0
Limited Open Space	102.02	0.00	0	0	0	0
Parks & Recreation Open Space	49.06	0.00	0	0	0	0
<b>TOTAL</b>	<b>343.94</b>		<b>218,323</b>	<b>919</b>	<b>1,263</b>	<b>1,485</b>

### Land Use Alternative C (Public Agencies)

TOTAL						
Landuse	Acres	Floor Area	Employment Sq. Ft.	Potential Number of Units <sup>2</sup>		
				Low	Avg.	High
Eden Low-Medium Density Residential	0.40	0.00	0	3	3	4
Eden High Density Residential	1.40	0.00	0	54	81	108
Eden General Commercial	0.57	0.25	6,207	0	0	0
Eden Public & Quasi-Public	21.01	0.00	0	0	0	0
Castro Valley Single Family Residential	0.46	0.00	0	2	3	3
Castro Valley Small Dwelling Residential	1.47	0.00	0	11	17	22
Castro Valley Low Density Multifamily Residential	1.37	0.00	0	22	25	27
Castro Valley Medium Density Multifamily Residential	8.60	0.00	0	178	201	224
Castro Valley Neighborhood Commercial Mixed-Use	0.84	0.06	2,195	13	20	26
Rural Estate Density Residential	0.00	0.00	0	0	0	0
Suburban Density Residential	43.30	0.00	0	39	103	168
Low Density Residential	28.21	0.00	0	109	165	221
Limited Medium Density Residential	3.83	0.00	0	30	36	41
Medium Density Residential	42.31	0.00	0	331	497	663
High Density Residential	29.06	0.00	0	455	683	910
Mission Blvd. Density Residential	6.58	0.00	0	206	266	326
Station Area Density Residential	0.00	0.00	0	0	0	0
Commercial/High Density Residential	7.58	0.10	33,018	119	178	237
General Commercial	6.81	0.25	74,161	0	0	0
Retail & Office Commercial	6.58	0.45	128,981	0	0	0
Public & Quasi-Public	26.03	0.00	0	0	0	0
Limited Open Space	75.38	0.00	0	0	0	0
Parks & Recreation Open Space	31.73	0.00	0	0	0	0
<b>TOTAL</b>	<b>343.52</b>		<b>244,563</b>	<b>1,572</b>	<b>2,277</b>	<b>2,982</b>

NOTE: The difference in acres between Alternative C and other alternatives is due to the addition of a road in Cluster 6.

**Staff-Recommended Land Use Alternative**

<b>TOTAL</b>						
Landuse	Acres	Floor Area	Employment Sq. Ft.	Potential Number of Units <sup>2</sup>		
				Low	Avg.	High
Eden Low-Medium Density Residential	0.40	0.00	0	3	3	4
Eden High Density Residential	1.40	0.00	0	54	81	108
Eden General Commercial	0.57	0.25	6,207	0	0	0
Eden Public & Quasi-Public	21.01	0.00	0	0	0	0
Castro Valley Single Family Residential	0.00	0.00	0	0	0	0
Castro Valley Small Dwelling Residential	1.93	0.00	0	14	22	30
Castro Valley Low Density Multifamily Residential	1.36	0.00	0	22	24	27
Castro Valley Medium Density Multifamily Residential	8.62	0.00	0	178	202	225
Castro Valley Neighborhood Commercial Mixed-Use	0.84	0.06	2,186	13	20	26
Castro Valley Parks & Recreation Open Space	10.78	0.00	0	0	0	0
Rural Estate Density Residential	0.00	0.00	0	0	0	0
Suburban Density Residential	38.64	0.00	0	35	92	150
Low Density Residential	39.54	0.00	0	153	231	310
Limited Medium Density Residential	0.00	0.00	0	0	0	0
Medium Density Residential	33.38	0.00	0	261	392	523
High Density Residential	14.88	0.00	0	233	350	466
Mission Blvd. Density Residential	6.83	0.00	0	214	276	338
Station Area Density Residential	0.00	0.00	0	0	0	0
Sustainable Mixed Use	26.15	0.01	11,391	588	941	1,294
Commercial/High Density Residential	10.87	0.10	47,350	170	255	340
General Commercial	3.93	0.25	42,798	0	0	0
Retail & Office Commercial	5.80	0.45	113,692	0	0	0
Public & Quasi-Public	1.89	0.00	0	0	0	0
Limited Open Space	95.32	0.00	0	0	0	0
Parks & Recreation Open Space	18.57	0.00	0	0	0	0
<b>TOTAL</b>	<b>342.71</b>		<b>223,624</b>	<b>1,939</b>	<b>2,890</b>	<b>3,841</b>

Difference between Staff-recommended Land Use Alternative and Alt A	-9,601	-279	-436	-594
Difference between Staff-recommended Land Use Alternative and Existing GP	-31,485	16	65	114