



WS#2

DATE: June 17, 2008

TO: Mayor and City Council
Planning Commission

FROM: Director of Community and Economic Development

SUBJECT: Route 238 Bypass Land Use Study – Land Use Alternatives

RECOMMENDATION

That the City Council and Planning Commission review and comment on this report.

SUMMARY

Planning staff, along with its primary project consultant, Community Design + Architecture, has been progressing on the Route 238 Bypass Land Use Study. The Existing Conditions Report, completed in February 2008, is available on the City's web page. Staff held three community meetings in early February to solicit input from the community as to its land use recommendations for the study parcels. Staff has also held ongoing meetings with the members of the Technical Advisory Committee and the Agency Executive Committee to solicit their land use recommendations. The culmination of these meetings and analysis work has led to the creation of three land use alternatives, which will be used to conduct the environmental analysis.

Land Use Alternative A is based primarily on the Fiscal and Market Analysis completed by the sub-consultant, Strategic Economics, and looks at the designations offering the highest market value based on the most feasible development pattern, according to the consultant's perspective.

Land Use Alternative B is based primarily on the feedback received from the community at the February community meetings. Where there were differing recommendations, staff selected the land use designations represented by the majority of the meeting attendees.

Land Use Alternative C is based primarily on desires of various public agencies, existing General Plan and Neighborhood Plan policies, and on maximizing land value and associated potential revenue that could be generated to support LATIP projects, according to agencies' staff. These three land use alternatives, showing proposed land use designations, are discussed further in the Discussion section of this report and will be presented at a community meeting following this work session.

BACKGROUND

Planning staff and the consultants have been engaged in a land use study since fall 2007. The study has been looking at the various properties Caltrans obtained for the purposes of constructing a freeway bypass. As the bypass will not be constructed, this provides an opportunity to determine the most appropriate land use designations for these properties so that they are better integrated into the city. Staff held a kick-off meeting with the community in October 2007. At this first meeting we asked attendees to tell us their concerns and priorities for the study properties.

The next step involved creating an Existing Conditions Report, which had multiple components: demographic, fiscal and market conditions; land use and accessibility; infrastructure, transportation and circulation; and a biological resources assessment. This report was completed in February 2008. Staff also held three community meetings in February to solicit input from the community on their desired land use designations for the various study properties. Throughout this study process staff has held ongoing meetings with both the Technical Advisory Committee (TAC) and the Agency Executive Committee (AEC), both of which contain representatives from Alameda County Community Development Agency, Hayward Area Recreation and Park District, Hayward Unified School District, California State University East Bay, Caltrans, as well as City Planning and Public Works staff to solicit their input on desired land use designations for the properties.

The culmination of the work associated with the Existing Conditions Report, the TAC and AEC meetings and the community meetings has resulted in three draft land use alternatives for consideration. Both City Council and Planning Commission received project status updates most recently in April, 2008 which provided a summary of the February community meetings.

DISCUSSION

Staff and the consultants have developed three draft land use alternatives, per the approved work program, exploring potential land use designations for the various Route 238 Bypass Land Use Study parcels. Following is a summary of each land use alternative showing proposed land use designations. Please note that the proposed land use designation for Cluster 11, the properties along Highland Boulevard, remains the same for all three alternatives with a designation of Low Density Residential. The remaining clusters have varied land use designations amongst the three draft land use alternatives.

Alternative A Summary (Market) -

The proposed land use designations in Alternative A are primarily based on the Fiscal and Market Conditions Analysis prepared by Strategic Economics that can be found in the Existing Conditions Report. This alternative looks at the designations offering the highest feasible market value based on the most likely development pattern, given the existing land uses surrounding the parcels.

Clusters 1 and 2 (properties between the I-580 on- and off-ramps and Ash Street) -

Caltrans staff has indicated the ramps will remain in this location and that such land will not be sold; thus, these clusters are proposed to be primarily designated Public/Quasi-Public as they are the location of existing freeway on- and off-ramps. The exceptions are: (1) three lots located along the

northern end of Georgan Street that are proposed for Low Density Residential, which is consistent with the designation of the surrounding properties; and (2) the lot located at the southwest corner of Foothill Boulevard and Mattox Road that is proposed as General Commercial, which is consistent with the adjacent designations along Foothill Boulevard.

Clusters 3 and 4 (properties between Ash Street and Grove Way) -

The parcels along Foothill Boulevard that have good access and visibility are proposed for General Commercial designations. The Existing Conditions Market Report indicated that highway-oriented retail or a small increment of office space and/or residential uses adjacent to existing residential uses would be appropriate; thus, the parcels located on Oak Street have been proposed for a Commercial/High Density Residential designation.

Clusters 5 and 6 (properties between Grove Way and the water tanks) -

The market analysis indicated that the properties located along Foothill Boulevard and for those areas adjacent to existing commercial uses, which abut Foothill Boulevard, that could be merged with the parcels that abut Foothill Boulevard to create deeper sites, would be great sites for commercial uses; thus, these clusters propose General Commercial designations. The analysis also indicated residential would be appropriate when there are adjacent residential uses; thus, Low Density Residential designations are proposed for the parcels along Grove Way and Gary Drive. The report had indicated the higher altitude parcels in this cluster may be appropriate for open space or lower density housing due to slope and access constraints, so these parcels between Gary Drive and the water tank are proposed for some Low Density Residential and Open Space -Parks and Recreation designations.

Clusters 7 and 8 (properties in the Upper B Street Neighborhood) -

The report indicated that smaller-scale retail and office uses would be appropriate on A Street, B Street and 2nd Street. The report also indicated that these areas could be appropriate for multi-family housing. The report indicates the residential densities will be subject to community support but that higher densities could bolster market strength for the retail and office uses. Because of this, these clusters, which primarily consist of the Upper B Street Neighborhood, propose a mix of Low, Medium, and High Density Residential designations as well as Commercial/High Density Residential designations along B Street.

Clusters 9 and 10 (properties on 2nd Street) -

The report indicated that the market could support a variety of housing types in the mid- to long-term; thus, these clusters propose primarily Medium and High Density Residential designations.

Clusters 11 and 12 (properties along Highland Blvd. and the quarry area) -

For consistency with the surrounding designations on Highland Boulevard, the cluster including the properties along Highland Boulevard are proposed with a Low Density Residential designation. The quarry site and surrounding parcels along Redstone Place, Tamalpais Place, Palisade Street, and Overlook Avenue are located in a predominantly residential area and the report indicates these large undeveloped sites offer opportunities for student or faculty housing given their close proximity to Cal State University East Bay; thus, are proposed as Medium Density Residential. In discussions with the Economic Consultant, Strategic Economics, they indicated that a residential density of 34-

55 dwelling units per acre, as is permitted in the City's Mission Boulevard Residential designation, would not be supported in this location.

Clusters 13 and 14 (properties between Carlos Bee Blvd. and Central Blvd.) -

The portions adjacent to Mission Boulevard, because their visibility and access will support commercial uses, are proposed for General Commercial designations. The report did indicate the market would support a variety of residential uses, but that slope and fault constraints could limit the future residential development potential; thus, the remaining areas are designated for Medium and Low Density Residential.

Cluster 15 (Bunkerhill Boulevard neighborhood) -

The market report indicates this area would be appropriate for residential uses, but that slope constraints could limit the potential future development; thus, this cluster proposes a designation of Low Density Residential. Given the narrow roads and slope constraints, a low density designation may be the most appropriate.

Cluster 16 (property between Harder Rd. and Calhoun St.) -

This cluster, located above the cemetery property, has slope and earthquake fault constraints, which will make development challenging; thus, has been primarily proposed for an Open Space - Limited Open Space designation. However, portions closest to existing roads such as Harder Road and Calhoun Street have been designated for Limited Medium Density and Suburban Density Residential, respectively.

Cluster 17 (property between Calhoun St. and Valle Vista Ave., east of Mission Blvd.) -

The report indicates that traffic and noise would present a notable challenge to residential development, but that access and visibility along Mission Boulevard could support commercial and/or mixed use. Because of this, the properties in this cluster propose a mix of residential densities including Low Density, Suburban Density, and High Density Residential on portions separated from Mission Boulevard as well as opportunities for General Commercial and Commercial/High Density Residential development along Mission Boulevard.

Clusters 18, 19 and 20 (properties in the South Hayward BART area) -

Since the goal is to promote transit-oriented development near the South Hayward BART station, these clusters propose primarily residential designations including Mission Boulevard Density Residential, Station Area Density Residential, and High Density Residential. These are higher densities than in most areas of Hayward. There are also designations for Retail and Office Commercial uses which will be supported by the residential uses.

Alternative B Summary (Community Meetings) -

The proposed land use designations in Alternative B are primarily based on the input staff received from the public at the three community meetings held in February. Where the community suggested multiple designations, staff selected the land use designation that represented what the majority of the meeting attendees recommended.

Clusters 1 and 2 (properties between the I-580 on- and off-ramps and Ash Street) -

The designations proposed for these clusters are the same as the proposed designations in Alternative A.

Clusters 3 and 4 (properties between Ash Street and Grove Way) –

The meeting attendees were interested in continuing commercial uses in this area with the Commercial/High Density Residential designation along Oak Street providing a transition between commercial and adjacent Low Density Residential uses on Oak Street and Gary Drive. Because of this, these clusters propose designations for General Commercial uses along Foothill Boulevard and Apple Avenue with adjacent parcels proposed as Commercial/High Density Residential.

Clusters 5 and 6 (properties between Grove Way and the water tanks) -

These clusters propose General Commercial designations for a small parcel along Foothill Boulevard with adjacent parcels proposed as High Density Residential. The meeting attendees were most interested in providing trail connections to Carlos Bee Park; thus, the remaining parcel located between Gary Drive and the water tanks and extending down behind the commercial uses along Foothill Boulevard, is proposed for an Open Space - Parks and Recreation designation.

Clusters 7 and 8 (properties in the Upper B Street Neighborhood) –

The community meeting attendees felt it was important to maintain the historical nature of this area and allow for the residential to remain, so these clusters, which primarily consist of the Upper B Street Neighborhood, propose a mix of Low, Limited Medium, Medium, and High Density Residential. There was some interest to allow for small office space, but the intention was for the office space to occupy the residential structures. Since the community felt this area was in need of additional park land and trails, especially along San Lorenzo Creek and in the area between D and E Streets, these areas are proposed for Open Space – Parks and Recreation uses. The community also expressed interest in extending 4th street between D and E Streets.

Clusters 9 and 10 (properties on 2nd Street) -

Those that attended the February community meetings felt strongly that the hill areas along 2nd Street should be designated for residential, particularly lower density designations, due to concerns over increased traffic; thus, these clusters propose primarily Limited Medium and Low Density Residential designations.

Clusters 11 and 12 (properties along Highland Blvd. and the quarry area) -

Some meeting attendees were interested in locating a school in the quarry, while some were interested in pursuing a high-density car less community; however, the one land use category agreed to by almost attendees was residential. The majority of meeting attendees were concerned with residential density levels that would generate significant traffic on neighboring streets and concerned with the limited access to the quarry site. For these reasons, these clusters propose a Low Density Residential designation for the properties along Highland Boulevard as well as the streets surrounding the quarry site including Redstone Place, Tamalpais Place, Palisade Street, and Overlook Avenue. The quarry site has been proposed as Limited Medium Density Residential.

Clusters 13 and 14 (properties between Carlos Bee Blvd. and Central Blvd.) -

These clusters propose General Commercial designations for the portions adjacent to Mission Boulevard. The community felt the portion located between Carlos Bee Boulevard and the PG&E greenway just east of the General Commercial designation, because of the presence of faults and steep slopes, should be designated Open Space - Limited Open Space. The community was most interested in preserving the existing residential character of the parcels along Del Mar and Belmont Avenues; thus, these areas are proposed for Low Density Residential.

Cluster 15 (Bunkerhill Boulevard neighborhood) -

Meeting attendees felt this area was best suited for large lot estate-type homes that could take advantage of the views; thus this cluster shows a designation of Rural Estate Density Residential. The community meeting attendees felt the narrow roads and steep slopes lent themselves to larger estate-type lots.

Cluster 16 (property between Harder Rd. and Calhoun St.) -

The community meeting attendees felt the slopes and limited access in this cluster, located above the cemetery property, would be ideal for trail connections and parkland. They were interested in maintaining the green hills behind the cemetery; thus, this cluster has been proposed for Open Space - Parks and Recreation.

Cluster 17 (property between Calhoun St. and Valle Vista Ave., east of Mission Blvd.) -

This cluster proposes Low Density Residential along Calhoun Street, Broadway Street, Douglas Street, and Webster Street and a Limited Medium Density designation on a portion adjacent to 16th Street, since the opposite side of 16th Street is already developed with apartments. The portion at higher elevations, the community was interested in designating Open Space - Parks and Recreation to allow for additional trail connections with Garin Regional Park. The south side of the proposed Tennyson Road extension is designated for Medium Density Residential, with a proposal for Commercial/High Density Residential along Mission Boulevard.

Clusters 18, 19 and 20 (properties in the South Hayward BART area) -

These clusters include a mix of Retail and Office Commercial uses along Mission Boulevard, increasing Open Space - Park and Recreation designations around Valle Vista Park and on the parcels between Dixon Street and Industrial Parkway. The community was also interested in adding some residential uses, but felt there was already a significant amount of higher density residential so they recommended High Density Residential, as opposed to the Mission Boulevard or Station Area Residential Densities.

Alternative C Summary (Existing Policy and Public Agency Input) -

The proposed land use designations in Alternative C are primarily based on existing General Plan and Neighborhood Plan policies, as well as input from staff of public agencies, including Alameda County. General Plan policies reflect the environmental, social, and economic goals that help to guide, evaluate, and coordinate the development and revitalization of the Hayward community. Neighborhood Plan policies reflect extensive public input and outreach that was involved in developing such plans in the 1990s. Particular attention was given to policies that encourage

compatible infill development, which are appropriate in staff's opinion, given the disjointed, non-contiguous configuration of the 238 Bypass right-of-way properties.

This alternative also considers comments received from City of Hayward staff, Hayward Area Recreation and Park District (HARD), Hayward Unified School District, Alameda County Community Development Agency, California State University East Bay, and Caltrans, while also considering potential revenue that could be generated from the sale of right-of-way properties to support LATIP projects. Properties located within the Alameda County unincorporated areas are shown with County land use designations; specifically, those shown in the draft Eden Area and Castro Valley General Plans. County staff is still in the process of developing these plans, and has indicated those two plans are anticipated to be considered for adoption by the County Board of Supervisors by the end of the 2008 calendar year.

Clusters 1 and 2 (properties between the I-580 on- and off-ramps and Ash Street) –

Caltrans' staff has indicated the ramps will remain in this location and that such land will not be sold; thus, these clusters are proposed with a designation Public per the draft Eden Area General Plan and Public/Quasi-Public, as they are the location of existing freeway on- and off-ramps. The exceptions are: (1) three lots located along the northern end of Georgan Street that are proposed as Low-Medium Density Residential, per the draft Eden Area General Plan and is consistent with the designation of the surrounding properties; and (2) the lot located at the southwest corner of Foothill Boulevard and Mattox Road that has been proposed General Commercial, per the County's draft Eden Area General Plan. This is consistent with the adjacent designations along Foothill Boulevard.

Such designations are consistent with Hayward General Plan Land Use Policy #8 that promotes infill development that is compatible with the overall character of the surrounding neighborhood. In addition, there is interest in the North Hayward Neighborhood Plan to seek a gateway park in this area. There may be opportunities to coordinate with Caltrans to install landscaping and other features to enhance this northern entry into Hayward. The proposed five-year Capital Improvement Program includes a lighted monument sign announcing entrance into Hayward.

Clusters 3 and 4 (properties between Ash Street and Grove Way) -

Spectrum Services has shown interest in relocating their facilities to the area located in the City nearest the freeway on-ramps and at an April 1, 2008 City Council work session, staff was encouraged by the Council to facilitate such use. To facilitate this, these clusters propose designations for General Commercial uses along Foothill Boulevard and at the southwest corner of Apple Avenue and Oak Street. Again, given the policy of the North Hayward Neighborhood Plan, enhanced open space amenities should be incorporated into any future development on this site. Consideration of impacts of delivery and supply trucks and vans on Oak Street uses would also need to be considered, in that Apple Avenue is shown in the 238 Corridor Improvement project as being converted to a one-way street in the east-bound direction on this side of Foothill Boulevard. Other properties within these clusters are located outside of the City's Sphere of Influence so we have deferred to the County's designations. Properties closest to the on-ramps along the east side of Oak Street are proposed for High Density Residential (42-84 units per acre), per the County's draft Eden Area General Plan. City staff does have some concerns with such a designation, given the associated traffic that would be generated should that site be developed in accordance with the

County's designation. The fact traffic from commercial uses on Apple Avenue would use Oak Street to Grove Way to return to Foothill Boulevard further heightens City staff's concerns.

In order to provide a transition between the High Density Residential designated areas on the County properties and the General Commercial designated properties in the City, properties immediately adjacent to these parcels are proposed for Commercial/High Density Residential designations. To allow for the flexibility to develop either high density residential uses, commercial uses that may incorporate properties that front onto Foothill Boulevard, or mixed use development in this block, the properties along the west side of Oak Street are proposed for Commercial/High Density Residential. Such designation would allow for land use transition from the commercial properties on Foothill Boulevard and the residential areas along the east side of Oak Street.

The parcels located on the east side of Oak Street in the County are proposed as Residential Low Density Multi-Family, per the County's draft Castro Valley General Plan. To provide flexibility depending on market conditions to allow for residential or commercial uses or some combination of the two at this location, the parcels on the south side of Grove Way within the City, are proposed for Commercial/High Density Residential. For the portion in the County unincorporated area along Grove Way, a Neighborhood Commercial Mixed Use designation is proposed per the County's draft Castro Valley General Plan. Further up Grove Way, the properties are proposed for Residential Small Single Family and Residential Single Family per the draft Castro Valley General Plan. These designations would be consistent with the City's General Plan Land Use Policy referenced previously that encourages compatible infill uses, as well as General Plan Land Use Policy #1 that seeks to promote a balance of land uses to achieve a vibrant urban development pattern that enhances the character of the City.

Clusters 5 and 6 (properties between Grove Way and the water tanks) –

Those parcels adjacent to existing commercial uses that abut Foothill Boulevard could be merged with the parcels that abut Foothill Boulevard to create deeper sites and allow existing commercial operations to expand, so these clusters propose a Commercial/High Density Residential designation. This designation also offers the flexibility for future development depending on current market conditions and is the closest designation to Mixed-Use that the City of Hayward has. A small portion of land at the southwest corner of Grove Way and Gary Drive has been designated for Residential Small Single Family per the draft Castro Valley General Plan and is consistent with surrounding land uses. Based on topography and limitations due to Fire Department access requirements, it is not feasible for the entire property to be used for residential, so staff has proposed a portion of the larger property taking access off the existing Gary Drive stub to be used for Residential Medium Density Multi-Family per the draft Castro Valley General Plan, while the remainder has been designated for Open Space – Parks and Recreation. In addition, staff was interested in balancing view preservation for the residential areas located just east of this area, as well as providing trail connections from this residential area to Carlos Bee Park, affording the public the opportunity to enjoy the views from this area. This is consistent with Hayward General Plan Land Use Policies #9 and #10, which encourage hillside development to be sensitive to the natural aspects of an area, including its slopes, and encourage cooperation with adjacent cities and Alameda County to protect the permanence of open space designations.

Clusters 7 and 8 (properties in the Upper B Street Neighborhood) -

These clusters, which primarily consist of the Upper B Street neighborhood, are recommended for a mix of Low, Medium, and High Density Residential designations, as well as a Retail and Office Commercial designation along A Street. There was a strong desire of HARD staff to keep the property at 3rd and Crescent Streets in public use as it is currently used by the District for parking to accommodate the Little Theater and Japanese Gardens, thus a proposed designation of Public/Quasi-Public. Other areas along Crescent and Ruby Streets are proposed for Residential Medium Density Multi-Family, per the County's draft Castro Valley General Plan and consistent with the designation for the surrounding properties.

The alternative proposes an Open Space - Parks and Recreation designation for the areas surrounding San Lorenzo Creek. This has been expanded from the current designation to incorporate riparian vegetation and the entire tree canopy, as well as allow for a multi-use trail requested by HARD. This is also consistent with the Upper B Street Neighborhood Plan that discusses working with HARD to provide park and recreational facilities that are accessible to neighborhood residents. Properties along Rockaway Lane off A Street are proposed for High Density Residential and Retail and Office Commercial designations. The High Density Residential is reflective of an existing apartment building along San Lorenzo Creek that Caltrans has recently invested in refurbishing, and the Retail and Office Commercial designation is recommended to support the desire to create a balance of land uses that ensure retail or office development in the future. Directly across these parcels on Rockaway Lane is a relatively new office building that would complement retail and office uses at this highly visible and easily accessed location.

The remaining areas in this cluster propose designations consistent with the surrounding land use pattern on either side of 4th Street, as well as consistent with Upper B Street Neighborhood Plan policies that encourage transitions between the high intensity uses of downtown and the low density residential areas. Therefore, proposes Low Density Residential is proposed on the east side of 4th street and Medium Density Residential on the west side of 4th Street. There is a strong desire by the community to maintain the character of this neighborhood, particularly since some of the homes in this area may be historically significant. School District staff expressed interest in the property adjacent to Hayward High School, designated to allow for potential purchase of this area with a portion of the high school property for the purposes of combining them for a future residential development, the proceeds from which could be used to fund School District property improvements. Therefore, this property has been designated High Density Residential.

Clusters 9 and 10 (properties on 2nd Street) -

The larger properties offer opportunities for creative development that can take advantage of the close proximity to the trails connecting to Memorial Park, thus these clusters propose primarily High Density Residential designations. The remaining lots on 2nd Street are in the middle of an existing residential area where maintaining the same designation is most appropriate, thus these clusters propose Low Density Residential designations for the small lots along 2nd Street.

Clusters 11 and 12 (properties along Highland Blvd. and the quarry area) -

To be consistent with the surrounding designations on Highland Boulevard and consistent with Hayward General Plan Land Use Policy #8 regarding compatible infill development, these clusters propose a Low Density Residential designation for the properties along Highland Boulevard. The

School District staff has expressed interest in working with Cal State University East Bay to create a quality middle school preparing students for a successful college career. Because of this, the quarry site has been designated Public/Quasi-Public to reflect the interest of the School District staff in relocating Bret Harte Middle School to this location. It was also a use that was supported by a large number of attendees at the February community meetings and is supported in the Mission-Foothill Neighborhood Plan as well. However, the value of such a large property if it were developed with residential uses should be carefully considered against the public benefit of a future middle school. If such a site were designated as residential use, it would generate more sales revenue to support the costs of LATIP projects, and development of such site with homes would generate future property tax revenue for City coffers. Of course, the demand on police services would be greater with residential development. The School District staff has indicated sale of District property elsewhere may be used to acquire such property.

The Mission-Foothill Neighborhood Plan policies discuss allowing a mix of housing types in the quarry vicinity; thus, the areas surrounding the quarry site along Redstone Place, Tamalpais Place, Palisade Street, and Overlook Avenue propose a mix of residential designations including Low Density, Medium Density, and High Density. This mix along Redstone Place, Tamalpais Place, Palisade Street, and Overlook Avenue would also provide a variety of housing opportunities for both students and faculty of Cal State University East Bay.

Clusters 13 and 14 (properties between Carlos Bee Blvd. and Central Blvd.) -

Hayward General Plan Land Use Policy #5 discusses promoting transit-oriented development in the Mission/Foothill corridor in order to relieve regional congestion and create an attractive commercial boulevard, so these clusters propose General Commercial and Commercial/High Density Residential designations for the portions adjacent to Mission Boulevard, as their visibility and access will support commercial uses. The Mission-Foothill Neighborhood Plan discusses housing development near Mission Boulevard to provide residential development near shops and transit, thus the remaining areas in these clusters are proposed for either Medium Density Residential for the area adjacent to Carlos Bee Boulevard or Low Density Residential for the areas along Del Mar and Belmont Streets. The Low Density Residential designation is reflective of the Hayward General Plan Land Use policy that encourages infill development that is consistent with the surrounding neighborhood character.

Cluster 15 (Bunkerhill Boulevard neighborhood) -

This cluster proposes a designation of Low Density Residential, which is an increase in the existing density. It is consistent with Hayward General Plan Land Use Policy #9, which discusses respecting the natural topography in street layouts and respecting natural contours in the siting of development. This particular area has additional limitations with regard to available utilities and access. None of the existing residential units in this area are served by the public sewer system. Utilities will need to be extended to serve additional residential units, but could be done as part of a development proposal. There is only one access to this area and creating additional public access could be difficult, due to topography and limitations for maximum roadway slope grades. However, it may be possible to create a roadway connection from this neighborhood to Carlos Bee Boulevard, providing a link to the southwestern most portions of the Cal State University East Bay property. The Mission-Foothill Neighborhood Plan also indicates that this particular area should be preserved by avoiding massive structures and/or tight rows of housing. A Low Density Residential

designation, which typically requires minimum lot sizes of between 5,000 and 10,000 square feet, which although is a greater density than exists, would be consistent with such policy.

Cluster 16 (property between Harder Rd. and Calhoun St.) -

Due to slope and fault zone constraints, as well as a riparian area (Zeile Creek) that traverses this cluster making development challenging, this cluster, located above the cemetery property, has been primarily proposed for Open Space - Limited Open Space. However, portions closest to existing roads located on either side of the creek, such as Harder Road and Calhoun Street, have been designated for Limited Medium Density Residential and Suburban Density Residential, respectively. Limited access further limits development opportunities in this area, as does a lack of an adequate water supply and public water system at the southern end of the cluster. The Mission-Garin Neighborhood Plan and the resulting Mission-Garin Special Design District standards indicate that residential clusters in the hill area should be placed on slopes under 25 percent to preserve the hillsides and to minimize development hazards. With the proposed Open Space – Limited Open Space designation shown, there would be opportunities for trail connections to Garin Regional Park. The residential development potential should provide funding opportunities for the acquisition or dedication and maintenance of trails.

Cluster 17 (property between Calhoun St. and Valle Vista Ave., east of Mission Blvd.) -

This cluster proposes a mix of residential densities, including Suburban Density Residential, Low Density Residential, and Medium Density Residential. The Low Density Residential designation has been placed on properties along Calhoun Street, Broadway Street, and Douglas Avenue, which is consistent with the exiting designation for such properties and the surrounding properties. The Suburban Density Residential designation has been placed on the northern portion of the large parcel, as residential uses are consistent with the surrounding area, but because of the fault limitations, a lower density designation, such as Suburban Density, is more appropriate.

Areas outside the fault zone on either side of the proposed Tennyson Road extension and because the access is better and the proximity to Mission Boulevard will support density, these areas have been designated for Medium Density Residential. Portions along Mission Boulevard have been designated Retail and Office Commercial, which is consistent with the Mission-Garin Neighborhood Plan, to provide general commercial development opportunities along Mission Boulevard, while simultaneously providing necessary retail and office uses to complement the surrounding residential uses.

Clusters 18, 19 and 20 (properties in the South Hayward BART area) -

These clusters, which are located in the South Hayward BART/Mission Boulevard Concept Plan area, propose a recommended Open Space - Parks and Recreation designation for parcels around the existing Valle Vista Park to allow for potential expansion of this neighborhood park, as well as a future community center. Such open space designation has been expanded from that recommended in the South Hayward BART Plan, to respond to desires of Council to have additional park and recreation amenities. This alternative shows approximately double the acreage designated for Parks and Recreation uses than was shown in the South Hayward BART/Mission Boulevard Concept Design Plan. In addition, with this expanded area there are opportunities for pedestrian path connections between Mission Boulevard and Dixon Street. It also proposes the Mission Boulevard Residential designation, which allows for densities up to 55 units per acre, for the properties along

Mission Boulevard and Dixon Street, in order to provide higher densities in close proximity to the South Hayward BART station. This is consistent with Hayward General Plan Land Use Policy #2 that encourages higher-intensity developments in areas within ½ mile of transit stations and Policy #5 that promotes transit-oriented development in the Mission/Foothill Corridor. The area between Dixon Street and Industrial Parkway has been proposed for High Density Residential, which is consistent with the existing designation and is also consistent with the General Plan policies described previously.

FISCAL IMPACT

Funds totaling \$300,000, (\$250,000 from a Caltrans grant, \$25,000 from the General Fund and, \$25,000 from the Redevelopment Tax Increment Fund), have been allocated for preparation of the land use study. Council appropriated an additional \$106,550 from the General Fund to cover the costs associated with preparing the Environmental Impact Report. In order to offset General Fund expenditures for this purpose, Alameda County Transportation Authority (ACTA) Work Program Committee took action to negotiate and execute a Project Funding Agreement with the City to provide \$100,000 for preparation of the Environmental Impact Report. It should also be noted that revenue from the eventual sales of the State-owned right-of-way associated with the State Route 238 Bypass will be used to fund a Local Alternative Transportation Improvement Program (LATIP), subject to approval by the California Transportation Commission (CTC). Prioritized transportation projects associated with the LATIP (www.accma.ca.gov) include: the 238/Foothill-Mission Project (238 Corridor Improvement Project), I-580/Redwood Road Interchange Project, Soundwalls along I-880, I-238, and I-580, and CalTrans Administration.

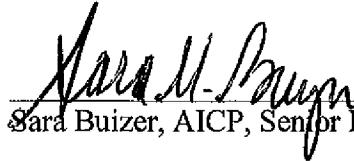
PUBLIC CONTACT

Those expressing interest in the Route 238 Bypass Land Use Study, involving nearly 200 persons, were sent notification of this joint work session. Interested parties were also sent notification if the upcoming community meeting to discuss the land use alternatives.

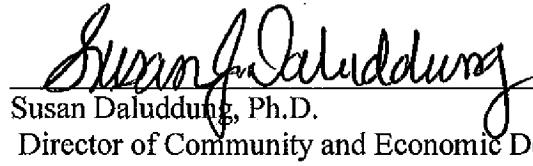
SCHEDULE

The next community meeting will be held on Wednesday, June 18, 2008. Attendees will be provided an overview of the three land use alternatives and asked to provide input. After any modifications of the land use alternatives, based on input from the City Council, Planning Commission and community, the study will continue with an environmental analysis. The Initial Study and program-level Environmental Impact Report (EIR) will be prepared, which will analyze the various impacts of the three land use alternatives. The draft EIR is scheduled to be released for public review in the fall of this year. The land use study is expected to be completed by February 2009.

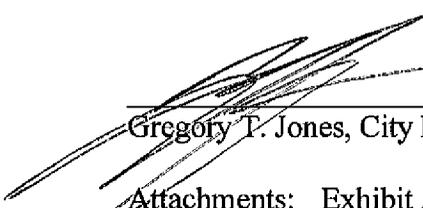
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Director of Community and Economic Development

Approved by:


Gregory T. Jones, City Manager

Attachments: Exhibit A: Land Use Alternatives Summary Table
Exhibit B: Land Use Alternative A
Exhibit C: Land Use Alternative B
Exhibit D: Land Use Alternative C

CLUSTER	LOCATION	A	B	C
1 & 2	Between the I-580 on- and off-ramps and Ash Street	Public/Quasi-Public. Exceptions: 3 lots on Georgan St. (Low Density Residential), & lot at Foothill Blvd. and Mattox Rd. (General Commercial)	Same as A	Public/Quasi-Public. Exceptions: 3 lots on Georgan St. (Low-Medium Density Residential), & lot at Foothill Blvd. and Mattox Rd. (General Commercial) (NOTE: These include properties in the Unincorporated County and are consistent with their draft Eden Area General Plan)
3 & 4	Between Ash Street & Grove Way	General Commercial along Foothill Blvd. Commercial/High Density Residential along Oak St. High Density Residential on the east side of Oak St. between Apple Ave. & Grove Way. Low Density Residential at Grove Way and Gary Dr.	General Commercial along Foothill Blvd. and Apple Ave. Open Space -Limited Open Space and Commercial/High Density Residential along Oak St. Low Density Residential on the east side of Oak St. between Apple Ave. & Grove Way and at Grove Way and Gary Dr.	General Commercial along Foothill Blvd., Apple Ave. and portion of Oak St. in the City. High Density Residential per the draft Eden Area Plan just south of the I-580 on-ramps. Commercial/High Density Residential for properties on the west side of Oak St. and Low Density Multifamily Residential per the draft Castro Valley General Plan for the east side of Oak St. Small Dwelling Residential and Single Family Residential per the draft Castro Valley General Plan for properties at Grove Way and Gary Dr.

CLUSTER	LOCATION	A	B	C
5 & 6	Between Grove Way & water tanks	General Commercial along Foothill Blvd. & adjacent to existing uses that abut Foothill Blvd. Low Density Residential along Grove Way and Gary Dr. Low Density Residential and Open Space – Parks and Recreation between Gary Drive and water tank.	General Commercial along Foothill Blvd. High Density Residential and Low Density Residential on the south side of Grove Way. Open pace – Parks and Recreation for the entire area between Gary Drive and the water tank	General Commercial along Foothill Blvd. Commercial/High Density Residential along a portion of Grove Way and behind existing uses that abut Foothill Blvd. Neighborhood Commercial Mixed Use along Grove Way per the draft Castro Valley General Plan. Small Dwelling Residential at Grove and Gary Dr. per the draft Castro Valley General Plan. Medium Density Multifamily Residential per the draft Castro Valley General Plan and Open Space – Parks and Recreation for the area between Gary Dr. and water tank.
7 & 8	Upper B Street Neighborhood	Public/Quasi-Public for property at 3 rd St. & Crescent Ave. Mix of Low, Medium, & High Density Residential. Commercial/High Density Residential at Rockaway Lane and A St, & along B St. Open Space – Parks and Recreation adjacent to creeks.	Public/Quasi-Public for property at 3 rd St. & Crescent Ave. A mix of Low, Limited Medium, & Medium Density Residential. Commercial/High Density Residential for a portion along Rockaway Lane. Open Space – Parks and Recreation along creeks, at the corner of Rockaway Lane and A St. and between D St. and E St.	Public/Quasi-Public for property at 3 rd St. and crescent Ave. Medium Density Multifamily Residential per draft Castro Valley General Plan for property along Crescent Ave. & Ruby St. A mix of Low, Medium, & High Density Residential. Retail and Office Commercial for the corner of Rockaway Lane and A St. and along A St. Open Space – Parks and Recreation along the creek and a portion between D St. and E St.

CLUSTER	LOCATION	A	B	C
9 & 10	Along 2 nd Street	High Density Residential and Medium Density Residential for large properties along 2 nd Street. Low Density Residential for smaller lots. Open Space – Parks and Recreation along portions that abut the creek	Limited medium Density Residential for property at corner of 2 nd St. & Walpert St. Low Density for remaining properties along 2 nd St. Open Space – Parks and Recreation along portions that abut the creek.	High Density Residential for large properties along 2 nd Street. Low Density Residential for smaller lots. Open Space – Parks and Recreation along portions that abut the creek.
11 & 12	Along Highland Blvd. & Quarry Site	Low Density Residential along Highland Blvd. Medium Density Residential in and around the quarry. Open Space – Parks and recreation along portions that abut the creek	Low Density Residential along Highland Blvd and areas surrounding the quarry. Limited medium Density Residential for the quarry. Open Space – Parks and Recreation along portions that abut the creek	Low Density Residential along Highland Blvd. A mix of Low, Medium, & High Density Residential for areas surrounding the quarry. Public/Quasi-Public for the quarry.
13 & 14	Between Carlos Bee Blvd. & Central Blvd.	General Commercial for properties adjacent to Mission Blvd. Medium Density Residential along Carlos Bee Blvd. Low Density Residential along Belmont Ave. And Del Mar Ave.	General Commercial for properties adjacent to Mission Blvd. Open Space – Limited Open Space along Carlos Bee Blvd. Low Density Residential along Belmont Ave. and Del Mar Ave.	General Commercial and Commercial/High Density Residential for properties adjacent to Mission Blvd. Medium Density Residential along Carlos Bee Blvd. Low Density Residential along Belmont Ave and Del Mar Ave.
15	Bunkerhill Boulevard Neighborhood	Low Density Residential. Open Space Parks and Recreation for small portion to allow for trail connection between CSUEB and Harder Road.	Rural Estate Density Residential. Open Space Parks and Recreation for small portion to allow for trail connection between CSUEB and Harder Road.	Same as A

CLUSTER	LOCATION	A	B	C
16	Between Harder Road and Calhoun Street	Open Space – Limited Open Space for majority of property. Low Density Residential for portion adjacent to Harder Rd. and Suburban Density Residential for portion adjacent to Calhoun St.	Open Space – Limited Open Space	Open Space – Limited Open Space for majority of property. Limited Medium Density Residential for portion adjacent to Harder Rd. and Suburban Density Residential for portion adjacent to Calhoun St.
17	Between Calhoun Street and Valle Vista Ave, east of Mission Blvd.	A mix of Suburban Density, Low Density, & High Density Residential. General Commercial and Commercial/High Density Residential for properties closest to Mission Blvd.	A mix of Low Density, Limited Medium Density, & Medium Density Residential. Open Space – Limited Open Space for portions at higher elevations. Commercial/High Density Residential for properties closest to Mission Blvd.	A mix of Suburban Density, Low Density, & Medium Density Residential. Retail and Office Commercial for properties closest to Mission Blvd.
18, 19, & 20	South Hayward BART area	A Mix of High Density Residential and Mission Boulevard Density Residential. Retail and Office Commercial at Mission Blvd. and Valle Vista Ave. Open Space – Parks and recreation for the existing Valle Vista Park	A Mix of Retail and Office Commercial and Commercial/High Density Residential for properties adjacent to Mission Blvd. High Density Residential for portion located off Dixon St. Open Space – Parks and Recreation for Valle Vista Park & surrounding properties and for areas between Dixon Street and Industrial Pkwy.	A Mix of High Density Residential and Mission Boulevard Density Residential. Retail and Office Commercial at Mission Blvd. and Valle Vista Ave. Open Space – Parks and Recreation for Valle Vista Park & surrounding properties.

**THE REFERENCED EXHIBIT(S) IS/ARE
ATTACHED AS A SEPARATE LINK**