

Route 238 Bypass Land Use Study

Project Scope and Tentative Project Schedule

Project Scope

This project is a land use study. The primary purpose is to review General Plan Land Use and Zoning designations assigned to the Caltrans properties that were obtained in the early 1970's for the Route 238 Bypass freeway. The Bypass is no longer being pursued and this provides the City of Hayward a unique opportunity to review the current land use and zoning designations and determine if these would benefit from any adjustment or changes. It should be noted that such changes would only apply to those parcels owned by Caltrans, and that it does not include assessing, analyzing, or resolving issues related to current occupants of those properties.

The project includes a number of tasks that will assist in determining what changes to land use and zoning designations should be made. The tasks include:

- Compiling and Evaluating Existing Conditions, including those related to Land Use, Infrastructure, Transportation, Market, and the Physical Environment
- Identifying Assets and Opportunity Sites
- Establishing the Community Vision and Goals
- Developing three Conceptual Land Use Alternatives for the study area
- Recommending Public Improvements
- Identifying Implementation Measures
- Coordinating the Environmental Review Process via preparation of a Program-level Environmental Impact Report

Public Participation

There will be ongoing opportunities for the community to be involved in this planning process. City staff will be holding regular community/neighborhood meetings at various locations to gather input. Staff will also hold work sessions with both the Planning Commission and City Council throughout the study process. The City web page (www.hayward-ca.gov) is updated periodically to include updated project information and allow opportunity to comment on the study.

Should your specific organization desire a presentation on this project, please contact Senior Planner, Sara Buizer at (510) 583-4191 or sara.buizer@hayward-ca.gov to schedule.

Tentative Project Schedule

Task	Tentative Date
Compiling and Evaluating Existing Conditions	July through September 2007
Planning Commission Work Session	September 20, 2007
City Council Work Session	September 25, 2007
Community Meeting #1 (Review Existing Conditions and Formulating Preliminary Community Goals and Objectives)	October 3, 2007
Prepare Various Analyses including: Circulation, Open Space/Trails Opportunities, and Housing Opportunities	October 2007 to January 2008
Planning Commission Work Session	Early 2008
City Council Work Session	Early 2008
Community Meeting #2 (to consist of multiple meetings in neighborhoods) (Review Opportunities and Constraints)	Early 2008
Prepare Land Use Alternatives	January through June 2008
Prepare Circulation Alternatives	January through June 2008
Hold Public Scoping Meeting for Program-Level Environmental Impact Report (EIR)	Spring 2008
Prepare Visual simulations of alternatives	Summer 2008
Planning Commission Work Session	Summer 2008
City Council Work Session	Summer 2008
Community Meeting #3 (to consist of multiple meetings in neighborhoods) (Review Proposed Land Use Alternatives)	Summer 2008
Prepare Program-Level EIR	May through November 2008
Prepare Analyses based on preferred alternative including: Fiscal Impact Analysis, Infrastructure assessment, Implementation feasibility	Summer through Fall 2008
Develop Preferred Alternative	Fall 2008
Planning Commission Work Session	Fall 2008
City Council Work Session	Fall 2008
Community Meeting #4 (Discuss recommended Land Use Alternative and provide comments on EIR)	Fall 2008
Planning Commission Public Hearing	November/December 2008
City Council Public Hearing	November/December 2008
Land Use Study forwarded to Caltrans	February 2009