

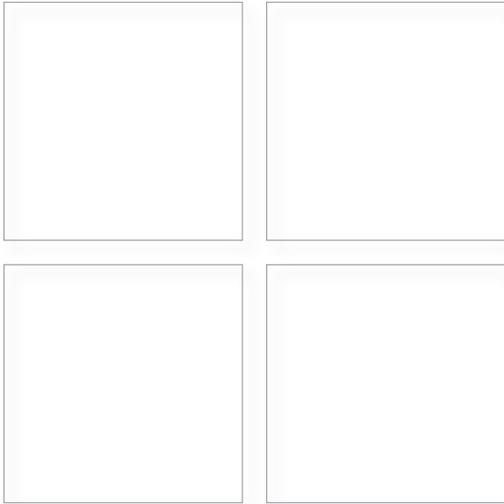
# ***Route 238 Bypass Land Use Study***

## ***Existing Conditions Report***

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*City of Hayward, California*

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# Introduction

Over 40 years ago, the State of California purchased 354 acres of vacant commercial and residential land in the City of Hayward and unincorporated Alameda County, in preparation for the construction of a Route 238 Bypass. Through a series of legal actions initiated by Hayward community members, the project was stopped, although the parcels have remained in the State's ownership. Since then, the area surrounding these parcels has been developed primarily with residential subdivisions, multifamily housing, and institutional uses. In 2007, the City of Hayward received a grant from the State Department of Transportation ("Caltrans") to complete a conceptual land use study of the Route 238 Bypass parcels. This study is being conducted in preparation for the transfer of State-owned parcels to new ownership. However, the scope of this study is limited to developing a conceptual land use plan, and other issues related to this land transfer are not considered except as they affect the land use planning process or have a potential fiscal impact for the City of Hayward.

This report is divided into four chapters. Chapter one focuses on the existing demographics, fiscal and market assessments of the area surrounding the Caltrans properties. Chapter two provides an overview of the existing land uses, urban form and accessibility issues regarding the Caltrans parcels. The existing transportation & circulation, and infrastructure assessments are covered under Chapter three. Finally, Chapter four discusses the biological resource findings in and around the Caltrans properties.

Based upon the research on the existing conditions, the project will move into the next phase of identifying opportunity sites and developing future land use recommendations for the various Caltrans properties. This will enable the City of Hayward to establish adequate measures to facilitate the desired development of these Caltrans properties.

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