

Community-Based Transportation Planning Grants

Route 238 Bypass Land Use Study

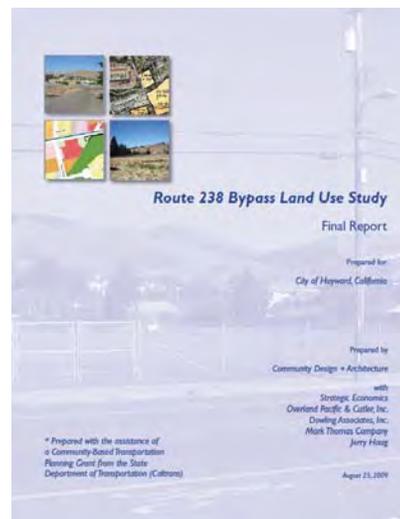
- **Grant Amount:** \$250,000
- **Grant Recipient:** City of Hayward
- **County:** Alameda

Project Area – Southern Alameda County in the city of Hayward.

Project Focus – The City of Hayward proposes to conduct a conceptual-level land use and transportation planning study that will result in recommendations regarding the appropriate use of properties within the city limits originally acquired by the state as right-of-way for the Route 238 Bypass (also known as the Foothill Freeway). The Route 238 Bypass project is no longer being pursued and an alternative to the Bypass project is currently being evaluated. Major study objectives are to develop more efficient land use patterns to accommodate sufficient housing and other appropriate uses to support anticipated population increases and workforce needs for the full spectrum of the population, foster land use and transportation planning that facilitates pedestrian and bikeway opportunities, and reduce dependency on single-occupancy vehicle trips.

Project Goals – The Route 238 Bypass Land Use Study will result in recommendations regarding the appropriate use of properties originally acquired by the state as right-of-way for the Route 238 Bypass (also known as the Foothill Freeway). The study will analyze various land use scenarios and possible transportation linkages for the

right-of-way properties and adjacent properties as appropriate. There is significant potential for housing opportunities which will help meet identified housing needs in the region, as well as potential in some areas for more intensive commercial development, open space, or other uses on the state-owned lands. The study will promote greater community identity through integration of right-of-way parcels with the surrounding neighborhoods. The City will seek community input at key points throughout the process from all interested parties, including residents, neighborhood groups, community organizations, downtown merchants, and representatives from California State University and transit agencies.



Community Outreach – The City has hosted four community meetings. The first meeting was held in October of 2007 and served as a kick-off to the project and a review of existing conditions. Three separate community meetings were held in February 2008. These community meetings were held at different locations along the study area to help facilitate the attendance by surrounding residents. The meetings solicited comments from residents and

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stakeholders on the existing conditions and community desires for amenities and uses on the different properties. The comments were summarized and utilized to prepare the land use alternatives, of which one specifically focused upon the community sentiments. The third community meeting was held in June 2008 and provided the community with a summary of the three land use alternatives. The focused discussion was regarding the Community Sentiment Alternative and gaining feedback from the community in an effort to refine the land use designations. The fourth and final community meeting was held in April 2009 to share the Staff - Recommended Land Use Alternative and obtain feedback from the community.

Project Outcome The Route 238 Bypass Land Use Study recognizes that the Caltrans properties fall into several distinct categories. Particularly at the northern end of the study area, many of the developable properties are essentially infill sites, and neighborhood compatibility is key to community acceptance of their disposition and development. At the same time, several of these properties are of a large enough scale to justify coordinated master planning. The City was awarded a Community-Based Transportation Planning Grant. The study included developing Land Use Alternatives leading to the adoption of General Plan and Zoning designation amendments. The amendments provide the opportunity for additional housing development on these properties that will help meet housing needs in the city and the region.

Challenges

The disposition of the Caltrans properties acquired for the bypass and their sensitive development present important opportunities to help Hayward achieve many of its General Plan policies including:

- promoting infill development that is compatible with the overall character of the surrounding neighborhood;
- designing hillside development to be sensitive to the maintenance of natural topographic features such as drainage swales, streams, slopes, rock outcroppings, and natural plant formations;
- creating improved and safer circulation facilities for pedestrians

Successes

- The Route 238 Bypass Study resulted in three land use scenarios. The alternatives, which represent varying development intensities and approaches, respond to Market Potential, Community Sentiment, and the preferences of Public Agencies, respectively. The three alternatives were utilized to develop a Staff-Recommended Alternative that was utilized to develop the General Plan and zoning amendments.