

Route 238 Property Development

Project Update to Castro Valley Rotary

March 19, 2019 Jennifer Ott, Deputy City Manager

Background

- 1970s Over 400 Parcels Purchased by Caltrans for State Route 238 Bypass Project
- 2009 Bypass Project Abandoned, Joint City/County Land use study
- 2016 Agreement adopted between City and Caltrans to dispose of property
 - Allows City to Shape the Future Development
 - Allows City to Solicit the Best Proposals
- 8 Parcel Groups Remain for Disposition
 - 4 of which are under exclusive negotiations

Caltrans Agreement

Timeline

- Provides city with 6 years to acquire and resell the 10 parcel groups
- 3 years remaining to January 2022 deadline

Parcel Groups

- Two Parcel Groups (1 & 10) sold
- Four Parcel Groups under Contract (2-4, 7)
- Remaining 4 **Groups Require** Analysis & Preplanning (5-6, 8-9)

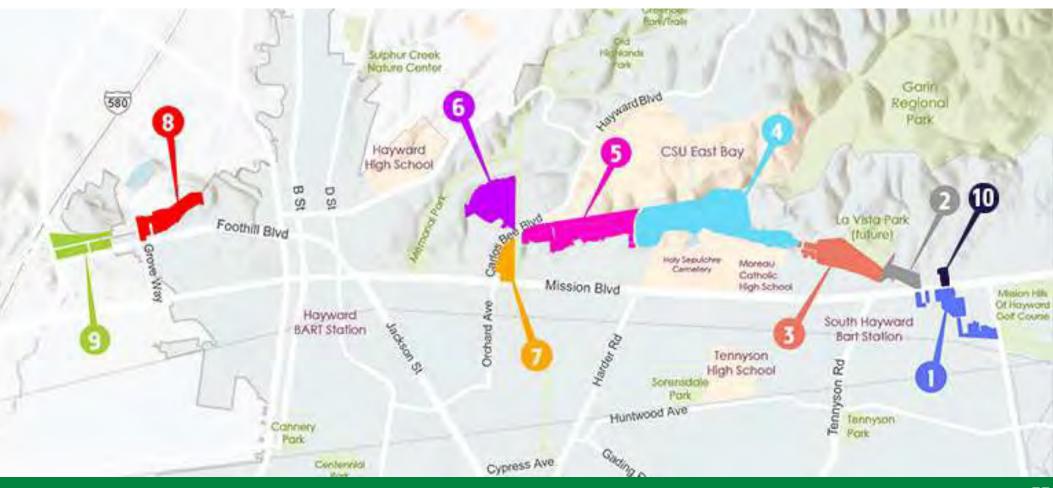
Proceeds

- Sales proceeds within appraised value allocated to transportation fund
- Excess sale proceeds above appraised value to be allocated to city for public benefit

Program Goals and Objectives

- 1. Eliminate blight in neighborhoods
- 2. Provide for the cohesive, productive use of land
- 3. Sell property groups in excess of Caltrans purchase price
- Use value of the land to fund key public benefits within and nearby the parcel groups (e.g. upgraded infrastructure, park/trail amenities)

Route 238 Parcel Groups



Remaining Parcel Groups

Parcel Groups 2-9

Parcel Group 2: The True Life Companies

Proposal and Status Update

- 190 unit multi-family mixed use project
 - Mix of condominiums and townhomes
- 102 units within City parcel
- On-site affordable units
- 11,000 sf commercial space (Day Care)
- Formal application is currently under review
- No General Plan or zoning changes are anticipated



Parcel Group 3 & 4: Eden Housing & The Pacific Companies.

Proposal and Status Update

- 150 Affordable Unit Development
- 49,000sf charter school site
- Borders new La Vista Park
- Three homes for Parcel Group 4
- Formal Application by Fall 2019
- No General Plan or zoning changes are anticipated





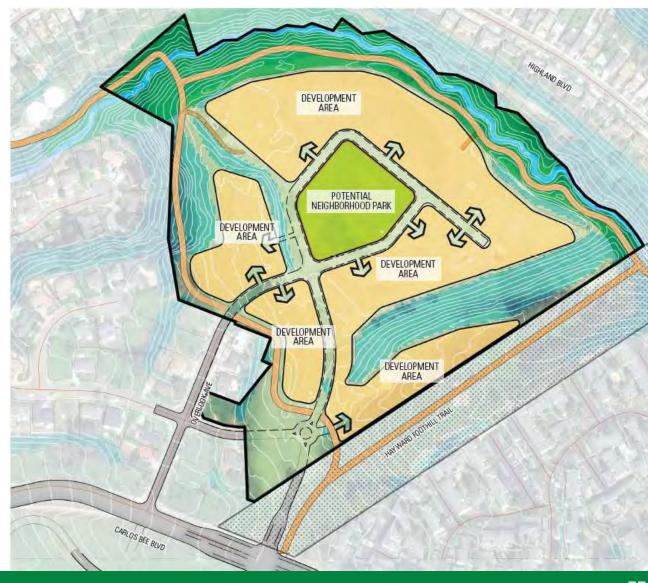
Parcel Group 5: Bunker Hill

- Undergoing master site planning
- Anticipate 70-80 low-density single family homes with range of lot sizes (5,000 SF to 20,000 SF)
 - Consistent with General Plan and supported by GP EIR
 - Zoning would be amended by developer for lot sizes
- Master Site Plan due for completion in April.



Parcel Group 6: Carlos Bee Quarry

- Undergoing master site planning
- Current Sustainable Mixed Use zoning allows for 1000+ residential units
 - Master site plan envisions development with multiple product types
 - Opportunity for Student Housing
- Development will include a new neighborhood park
- Construction of Foothill Trail loop
- Master Site Plan due for completion this summer



Parcel Group 7: Subaru

Proposal and Status Update

- Two story brand name auto dealership
- Developer preparing architectural and preliminary site plans
- Formal planning application by July 2019



Parcel Group 8: Grove Way

- Undergoing master site planning
- Mix of product types
 - Market Rate Apartments
 - Senior/Assisted Living Facilities
 - Affordable Housing
 - Townhomes
- Designated Open Space could serve as an extension of Carlos Bee Park
- Master Site Plan due for completion later this year



Parcel Group 9: Apple/Oak

- Undergoing due diligence for a business concept hotel
- Would require a zone change from Commercial Office (CO) to Commercial General (CG)
- Formal zone change will be brought to the Planning Commission later this summer.



Draft Approach and Timeline

| Est. Timeframe | Activity |
|--------------------------------|---|
| Early 2019 | Continue Design Workshop planning process and present draft Parcel Plans for review by community, developers/investors, Planning Commission, CEDC and City Council. |
| Early to Mid 2019 | Modify Parcel Plans based on community feedback and obtain approval on Parcel Plans and any master entitlements from City Council. |
| Mid 2019 through Early 2022 | Issue Request for Proposals and enter into development agreements from qualified developers for community driven Parcel Plans. |
| 2020-2022 | Selected developers prepare and finalize detailed site plans consistent with already approved Parcel Plans. |

Questions and Comments?