



# Route 238 Property Development

Project Update to Castro Valley Rotary

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# 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 & Pre-planning (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
4. 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

## Vision and Next Steps

- 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

## Vision and Next Steps

- 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

## Vision and Next Steps

- 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

## Vision and Next Steps

- 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?