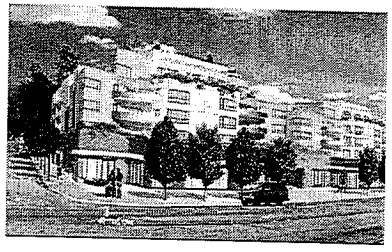
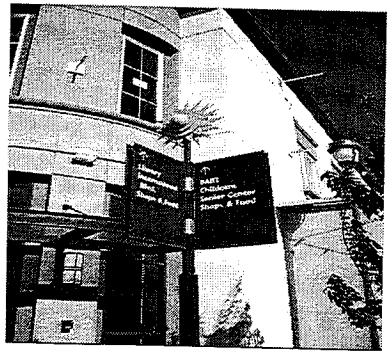
PPC Handout
January 12, 2009
Agenda Item 3.1

TOD Project[1]	1st Quarter, July to September 2008	2nd Quarter, October to December 2008
TOD Projects NOT in Countywide Transportation Plan		
South Hayward TOD 	City received interest in development around the South Hayward BART Station. The Hayward City Council may be considering revisiting the South Hayward BART/Mission Boulevard Concept Design Plan in the Fall. The Hayward Planning Commission approved a mixed use project consisting of 82 residential units (43.2 units per acre) and 13,804 square feet of retail space within a half-mile of the South Hayward BART Station. An earlier version of the project was denied by the City Council, on appeal, in July of 2007.	The City of Hayward is currently processing a mixed use master plan proposal at the South Hayward BART Station that entails nearly 800 residential units, 125 of which would be affordable apartments developed by Eden Housing, and a new 58,0000+ square foor Safeway store, at an overall density of just over 75 units per net acre. Also included is a seven level BART replacement parking garage. Public hearings are anticipated for January of 2009. Also, the Hayward City Council continued action until January on consideration of authorization to develop a Form-Based Code in the South Hayward BART Station area, to allow the Hayward Planning Commission an opportunity to review and comment on the proposal.
Fruitvale TOD, Phase II 	*Approvals and Permits*: Applicant submitted a substantial application to the City and anticipates review and entitlement to occur in the next six months. Land conveyance is expected to be reflected in late 2009.	*Approvals and Permits:* Applicant submitted a substantial application to the City and anticipates review and entitlement to occur in the next twelve months. Land conveyance is expected to be reflected in early 2010.
[1] This is a quarterly report of the eight TOD projects in the Alameda Countywide Transportation Plan and two active TOD projects in Alameda County.		