

# 3

## Community Development Strategy

The community development strategy establishes the areas where growth and change are planned to occur in Castro Valley over the twenty year planning period. There will continue to be infill residential development, because there is strong regional housing demand and there is development capacity on existing lots. Encouraging commercial development and renovation is a key goal of the General Plan, because existing commercial buildings are older and in need of renovation; and there is a strong community desire for more retail and services. To prepare the community development strategy, a detailed study of existing development patterns was conducted, and the development capacity under existing zoning was analyzed for every property. Regional growth projections were also analyzed. This information was considered in light of all the community goals for Castro Valley, and strategies were prepared to define: areas for infill residential development; areas for commercial renovation and development; areas where special long range planning efforts are needed to ensure natural resources are protected and community character is maintained and improved; and areas where development potential is limited.



*Infill residential development will continue in Castro Valley over the next 20 years.*

### **3.1 POPULATION AND JOBS: EXISTING CONDITIONS AND FUTURE TRENDS**

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Demographic and economic data for Castro Valley must be estimated, since the community is an unincorporated area and the planning area boundaries have changed since the 2000 census. The US Census treats Castro Valley, excluding Five Canyons and Hillcrest Knolls, as a unique populated place, but the data collected for the 2000 Census have become somewhat outdated. Consequently, information on current households, household size, and population for Castro Valley is based on the Alameda County Congestion Management Agency's (CMA) 2005 data, which do include Five Canyons and, therefore, provide a more accurate representation of Castro Valley's current status. These data are based on the Association of Bay Area Governments' (ABAG) 2002 projections for job and housing growth in the Bay Area.

#### ***Population Growth***

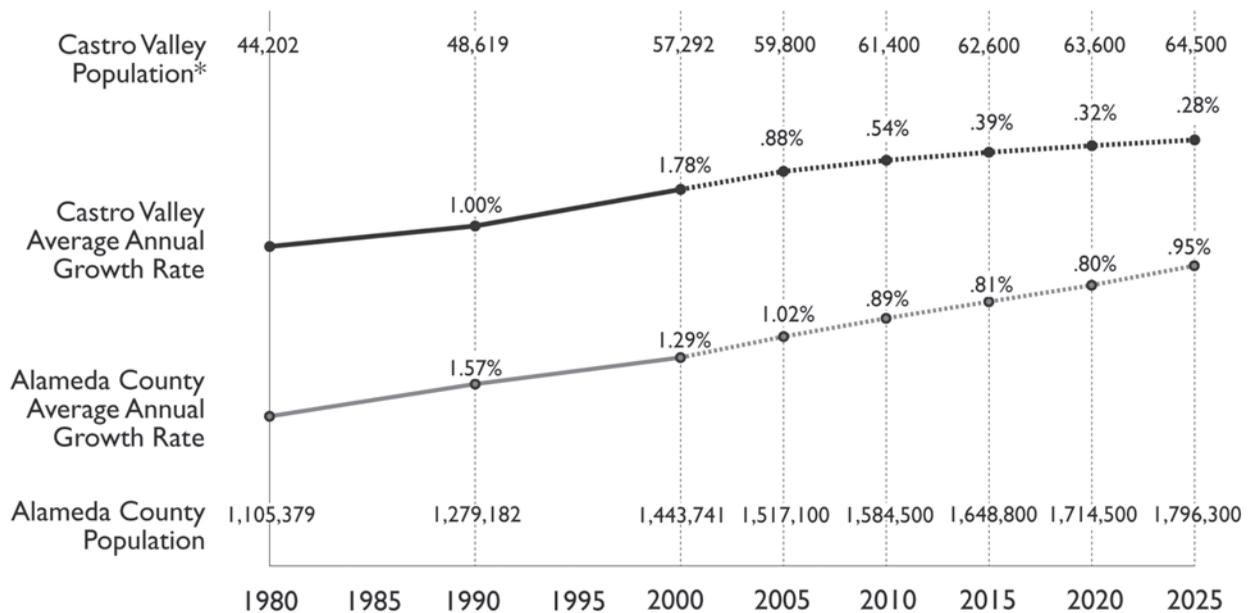
According to the CMA, Castro Valley's household population was 61,357 in 2005 including 2,523 in Five Canyons and an estimated 1,158 in Hillcrest Knolls. The 2000 Census reported that about 1,520 persons, who comprised 2.5 percent of the total population, lived in group quarters. Including this non-household population, the total 2005 planning area population was estimated to be 62,877. (The relatively high proportion of the population living in group quarters is probably associated with the institutional uses on the Fairmont Campus. In comparison, only 1.9 percent of the total Alameda County population lived in group quarters.)

The estimated 2005 planning area population represents an increase of about 4.0 percent over the 2000 Census estimate of 60,488 and is far less than the 29 percent increase the area has realized since the 1990 Census, when the population was 48,619. Historically, the population increased rapidly during and after World War II, from approximately 5,000 before the war to 18,000 by 1950. The population continued to grow, doubling by 1960, and reaching 45,749 by 1970. The 1980s brought a temporary decline in population but the extremely strong housing market in the Bay Area during the 1990s and early 2000s has made places like Castro Valley very attractive, and the population is still growing.

Between 1990 and 2000, Castro Valley added more population than any other unincorporated community in Alameda County but its growth rate, which has averaged about 1.93 percent a year since 1990, is now slower than Cherryland-Fairview and Ashland. Since the 1980s, the community has grown more slowly than the countywide population, a trend that ABAG projects will continue. Today, Castro Valley, including Five Canyons, accounts for just over 4 percent of Alameda County’s population. See Chart 3.1-1. CMA estimates the current population of the Five Canyons area to be about 3,000 and expects the population to increase to about 3,500 by 2025.

ABAG (2005) projected that between the years 2005 and 2025, Alameda County’s population will increase by 18.4 percent, from 1,517,100 to 1,796,300 people. Castro Valley is projected to grow by 7.9 percent, an average annual growth rate of less than .4 percent, during the same period. This reflects the reality that the community is becoming increasingly built out, since there are no large undeveloped acreages within the urban growth boundary established by Measure D.

**Chart 3.1-1: Castro Valley\* and Alameda County Population Trends and Projections (1980-2025)**



\* Excluding Five Canyons

Sources: 1990 & 2000 US Census; 1985 Castro Valley General Plan; ABAG Projections 2005.

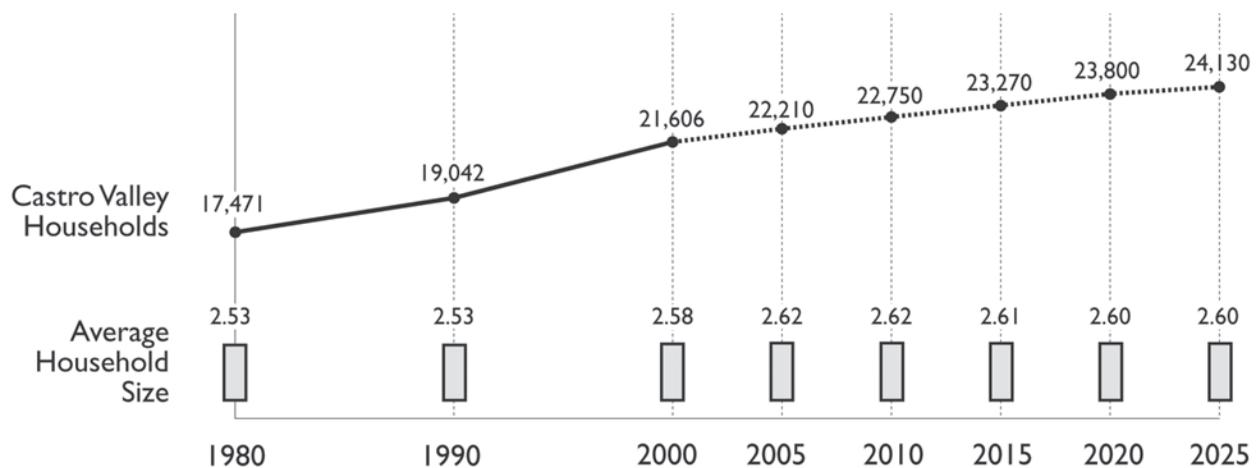
**Population Characteristics**

Households in Castro Valley are, on the average, smaller, older, and wealthier than households countywide or in nearby unincorporated communities. However, while Castro Valley will continue to be home to many older households, young families and smaller households are likely to move in to take advantage of the community’s central location within the job centers of the East Bay, quality of life, and good schools.

Based on the 2000 Census, there were an estimated 23,066 households in the Castro Valley Planning Area (including Five Canyons and Hillcrest Knolls) with an average household size of 2.67 persons, an increase from 1980, when households averaged 2.53, but still smaller than nearby communities. In contrast, there were 2.70 persons in the average Alameda County household. Households were also larger in San Lorenzo (2.92), Cherryland (2.87), and Fairview (2.84). Based on CMA estimates, in 2005, Castro Valley had 23,226 households with an average household size of 2.64. Chart 3.1-2 shows how the community’s household size has changed over the years.

Despite the fact that Castro Valley and the county as a whole have the same proportion of population between the ages of 5 and 19 (20.3 percent), the median age of Castro Valley residents is higher (39.4 years compared with 34.5 countywide) because of the larger percentage of elderly residents. Almost 15 percent of Castro Valley’s

**Chart 3.1-2: Castro Valley\* Household Size Trends (1980-2025)**



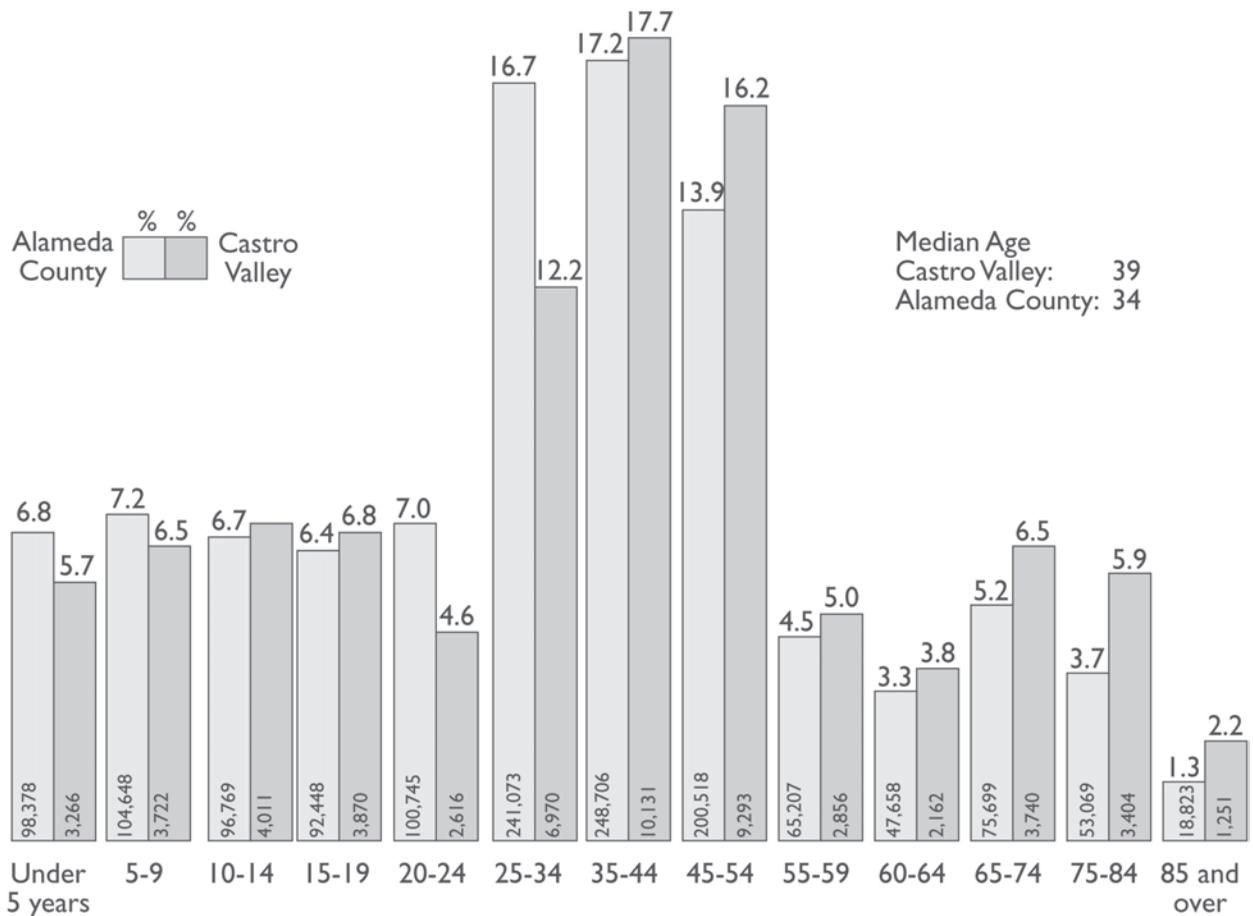
\* Excluding Five Canyons and Hillcrest Knolls

Sources: 1990 & 2000 US Census; 1985 Castro Valley General Plan; ABAG Projections 2005.

residents are 65 years of age and older compared with 10.2 percent countywide. About 60 percent of the community’s residents are between the ages of 20 and 64 compared with almost 63 percent county wide. Chart 3.1-3 shows the age distribution in Castro Valley versus Alameda County as a whole.

The median age of Castro Valley residents increased from 35.5 in 1980 to 39.4 in 2000 indicating that an increasing proportion of the planning area’s population is made up of older adults, a trend that is likely to continue in the future. One reason for this characteristic may be that many of Castro Valley’s long-time residents choose to remain in the community while the rate of population increase from in-migration and natural increase have been somewhat lower than the countywide average.

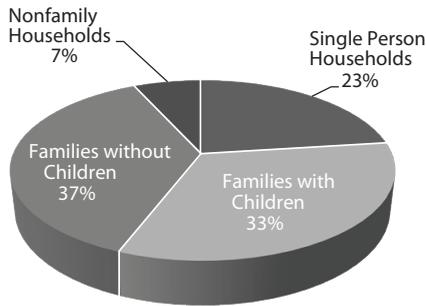
**Chart 3.1-3: Castro Valley\* and Alameda County Age Distribution (2000)**



\* Excluding Five Canyons and Hillcrest Knolls

Sources: 1990 & 2000 US Census; 1985 Castro Valley General Plan; ABAG Projections 2005.

**Chart 3.1-4: Castro Valley Household Types (2000)**

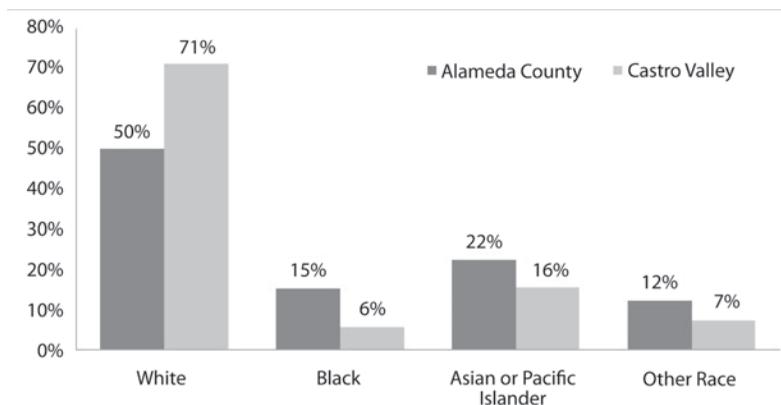


Of the roughly 22,800 Castro Valley households in 2000, 70 percent were families compared with only 65 percent for Alameda County as a whole. Single women headed 22 percent of all households and 23 percent of householders live alone. Even though the proportion of persons who live alone is higher countywide than in Castro Valley, a greater proportion of these non-family Castro Valley householders are 65 or older (9.3 percent compared with 7.3 percent countywide). The breakdown of household types is shown in Chart 3.1-4.

The median income of Castro Valley households excluding Five Canyons increased 42 percent from \$45,636 in 1989 to \$64,874 in 1999. In contrast, the median income of households in the Five Canyons area was \$117,846. Although the average Alameda County household experienced a 49 percent increase during the same period, the median household income countywide was almost 16 percent lower than in Castro Valley. Only 7.2 percent of Castro Valley households had income levels below the poverty line compared with 11 percent countywide, 9.0 percent in Fairview, 9.1 percent in San Lorenzo, and 21.3 percent in Cherryland.

Even though the 2000 Census reported a significant increase in the proportion of non-white Castro Valley residents, the community continues to be relatively homogenous. In 1980, 92 percent of the residents were white, 7.5 percent Latino and about 2 percent African-American. As shown in Chart 3.1-5, in 2000 about 70 percent of the community’s residents identified themselves as white compared with 50 percent countywide. Asian and Pacific Islander residents now make up 16 percent; African American residents are 6 percent; and other races are 7 percent of Castro Valley’s population. The County

**Chart 3.1-5: Castro Valley\* and Alameda County Racial Distribution (2000)**



\* Excluding Five Canyons and Hillcrest Knolls

Source: 2000 US Census.

population is distributed as: 50 percent white; 15 percent African American; 22 percent Asian or Pacific Islander; and 12 percent other races. Within the total Castro Valley population, 12 percent identify themselves as being of Hispanic or Latino ethnicity and 5 percent identify themselves as being multi-racial. Within the County as a whole, 19 percent identify themselves as being of Hispanic or Latino ethnicity and 6 percent identify themselves as being multi-racial.

**Housing Units**

The 2000 Census reported a total of 23,051 dwelling units in Castro Valley (including Five Canyons), about a 9 percent increase from 1990. The vacancy rate was 1.8 percent compared with 3.1 percent countywide indicating the strength of the housing market. See Table 3.1-1.

	Alameda County		Castro Valley	
	Number	Percent	Number	Percent
Total housing units	540,183	100.0	23,051	100.0
Vacant housing units	16,817	3.1	415	1.8
Occupied housing units	523,366	96.9	22,636	98.2
Owner-occupied housing units	286,277	54.7	16,069	71.0
Renter-occupied housing units	237,089	45.3	6,567	29.0
Average household size of owner-occupied unit	2.86		2.68	
Average household size of renter-occupied unit	2.52		2.39	

Source: 2000 US Census.

**Housing Types**

Housing is the predominant land use in Castro Valley and the area’s residential neighborhoods are its most prominent feature. As of the 2000 Census, most of the housing in the planning area (71.9 percent) was in single family detached structures and another 8 percent of the dwellings are in two-unit buildings. About 18.5 percent of the area’s housing is in multi-family buildings that contain three or more housing units. The multi-family units, townhouses, and mobile homes are generally located closer to the Central Business District between Somerset and Castro Valley Boulevard, along Redwood Road, and south of I-580 along Grove Way. About 2 percent of the housing units are mobile homes, most of which are in nine mobile home parks; all but one of the parks are on Castro Valley Boulevard. This is one of the largest clusters of mobile homes in Alameda County. Table 3.1-2 summarizes this breakdown.

**Table 3.1-2: Castro Valley Residential Units by Building Type, 2000**

	Housing Units	Percentage
Single Family Detached	16,595	71.9
Duplex	1,791	7.8
Multi-Family (3-19)	2,054	8.9
Multi-Family (20 or more)	2,217	9.6
Mobile Homes and other (RV, etc.)	437	1.9
<b>Total Housing Units</b>	<b>23,094</b>	

Source: 2000 US Census.

Almost 85 percent of all units were constructed before 1990, the majority of which were built between 1940 and 1959. About 11 percent were built during the 1980s, and another 15.3 percent during the 1990s. Close to half of the newest units are in the Five Canyons development.

**Jobs**

Castro Valley is primarily a residential community, with more employed residents than jobs. The CMA estimated 9,276 jobs in the planning area in 2005—almost 3.4 employed residents for every job. Castro Valley is also expected to have a lower rate of job growth than the county as a whole, again due to limited availability of land. In 2005, ABAG projected that the number of jobs in Alameda County would increase by 36 percent, from 750,160 in 2000 to 1,021,960 in 2025. During the same period, the number of jobs in Castro Valley was expected to grow by a about 11 percent.

According to the projections done by ABAG in 2005, just over half of the jobs based in Castro Valley are in the services sector including personal and business services as well as health, education, and recreation, which is indicative of the importance of the Fairmont Campus facilities as well as Sutter Medical Center. Many of the other jobs in this category are school district employees. Another 18.6 percent of Castro Valley jobs are in the financial and professional sector. Retail employment represents a relatively small proportion of the community’s job base—only 9.2 percent in 2005 compared with 11.1 percent countywide. In fact, ABAG reports that the actual number of retail jobs dropped from 1,723 in 1980 to 1,270 in 2000. Although ABAG projected an 11.2 percent increase in the number of jobs in Castro Valley, the proportion of retail jobs is expected to decline. Meanwhile, the proportion of jobs in the services sector is projected to increase.

## 3.2 COMMUNITY DEVELOPMENT STRATEGY

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Infill residential and commercial development can continue to occur in Castro Valley without changing the fundamental character of the entire community. There is capacity throughout the community to add small residential projects on residentially zoned properties. There are sites in the downtown recently designated for higher density housing, which is consistent with community and regional “smart growth” goals of encouraging housing near transit and community services. There are many small commercial properties that have not been renovated in many years, and the community would benefit overall from renovation and new development in downtown and along the commercial corridors.

The following principles outline the overall community development strategy:

- Continue to allow infill residential development to occur throughout the community. Accommodate a wide variety of housing types and households – small subdivisions of single family lots, “small-lot” subdivisions for detached homes; townhouses; rowhouses; condominiums and apartments.
- Maintain the character of the existing neighborhoods when allowing infill with home additions, and secondary units. There is no need for major increases or decreases in allowed density, except in cases where there are significant biological resources on the property.
- In areas where medium density housing or a mix of residential densities exist, clarify the desired character and density of whole neighborhoods and sub-neighborhoods in the General Plan and Zoning, rather than considering density changes piecemeal through Planned Unit Developments and individual site re-zonings.
- Encourage the renovation of older commercial development, and the development of new commercial uses that provide retail, restaurants, services, and employment.
- Protect areas that are environmentally sensitive and/or contain significant biological resources.

### **Areas for Infill Residential Development**

Over the past twenty years, there have been a few major large subdivisions and a wide variety of smaller infill development projects. Homes in the major subdivisions are much larger in scale than the older single family homes built from the 1950's through 1980's. Future residential development in Castro Valley will consist primarily of the smaller projects, because most of the large acreages within the urbanized area established by Measure D have been developed. In addition, there have been a number of subdivisions on narrow deep lots, creating detached single family homes or townhomes on small lots along a private driveway. There have also been single family homes built behind existing homes on deep lots, creating new "flag lots."

The primary areas where there is capacity for infill residential development are shown in Figure 3-1, Community Development Strategy, and further described below:

- **Small Single Family Subdivisions on Existing Large Lots.** Existing large lots exist in areas currently designated for single family development, where one lot can be divided into a few smaller lots. Minimum lot sizes for new subdivisions should be established in the zoning, based on slope conditions, access limitations, biological resources, and prevailing lot size. In some areas where very small lots already exist, minimum lot sizes can be reduced below 5,000 square feet.
- **Housing Element Sites.** The 2003 Alameda County Housing Element designated sites in the downtown and scattered in neighborhoods for multifamily development at densities from 40 to 60 units per acre. These are opportunity sites for infill residential development that will benefit from access to downtown, BART, bus, retail, and services.
- **Mixed Housing Type Areas Near Business Districts.** There are several areas near commercial centers in Castro Valley that currently include medium and higher density housing as well as lower density housing. The primary area is north of Castro Valley Boulevard to Somerset, between Lake Chabot Road and Redwood Road. Others are located close to Redwood Road, Grove Way, and Foothill Boulevard. These areas are well served by roadways and transit and have easy pedestrian access to shopping and services. It is appropriate to allow new medium and high density development in these areas, provided that lot

dimensions can accommodate higher density development and meet development standards and design criteria.

- **Vacant Sites.** There remain small vacant sites in Castro Valley where infill residential development can be accommodated.

**Areas for Commercial Renovation and Development**

- **Central Business District Redevelopment Opportunity Sites.** There are many sites in the Central Business District (CBD) where renovation and redevelopment should be encouraged so that restaurants, retail, entertainment, and services are available to community residents. Opportunity sites have been identified in conjunction with preparation of the Redevelopment Strategic Plan (2006).
- **Potential Renovation or Rebuilding Sites.** There are other sites in the Central Business District and the Eden Area Redevelopment Project Area outside the CBD that are smaller and may not have as much potential for new development, but still are appropriate for renovation and rebuilding.
- **Hospital and Medical Office/Retail District.** During the course of the 20 year planning period, the hospital must be rebuilt to comply with State seismic standards. This will involve a major rebuilding and renovation of facilities on the hospital campus. There are sites within the campus, and surrounding properties, where further infill commercial development is appropriate to support this major community facility and employer.
- **Neighborhood Commercial.** There are several very small sites within residential neighborhoods that have long been occupied with small neighborhood-serving commercial uses. These sites would benefit from renovation, provided that it fits in with the scale of the neighborhoods.



*Small vacant site in Castro Valley.*



*Infill sites in the Central Business District are being redeveloped for new retail and service uses.*



*Underused sites around the Medical Center can be redeveloped for health-related uses.*



*Neighborhood commercial sites should be retained for commercial or development.*



*Madison-Common Specific Plan Area*



*Cull Creek Canyon*

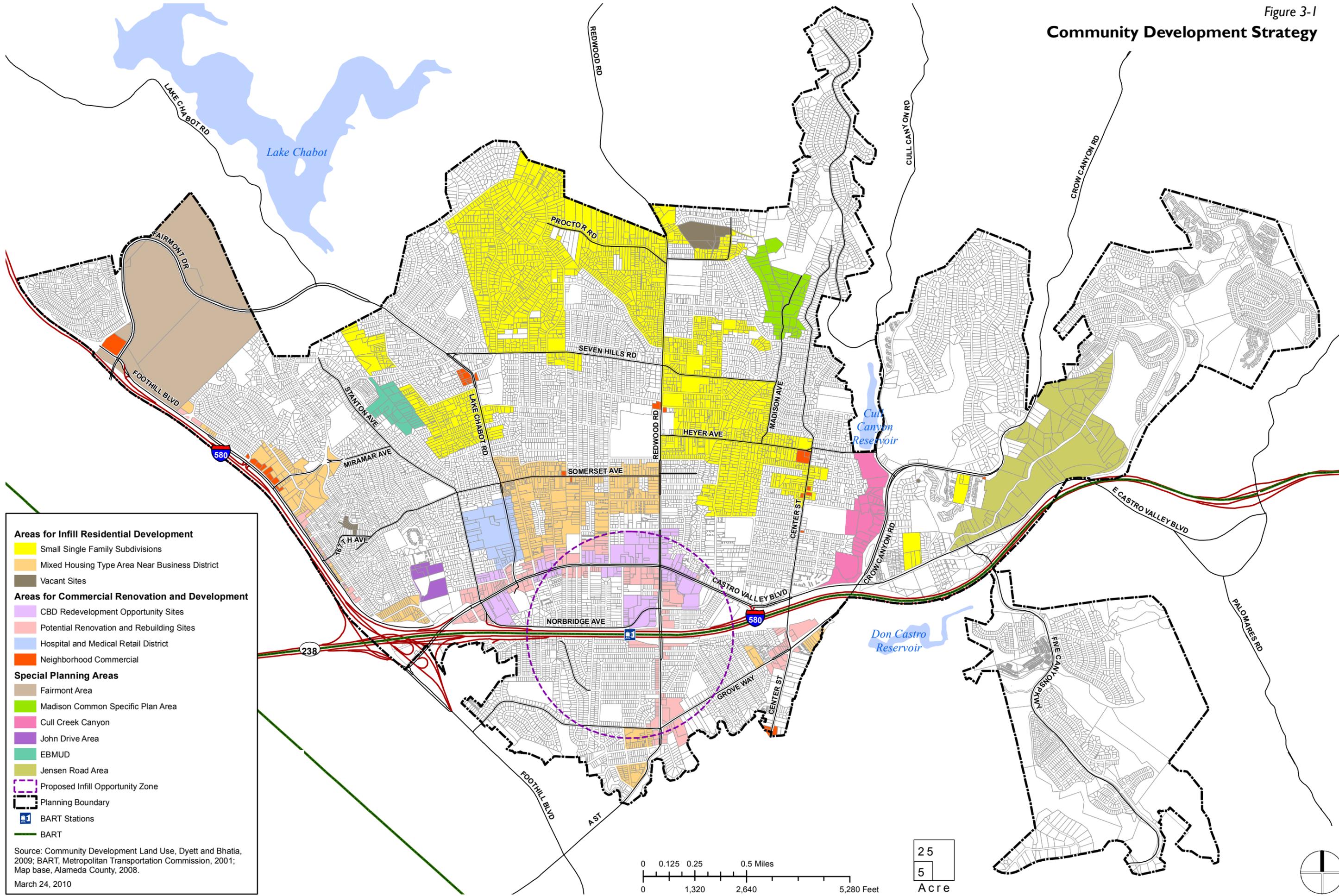


*Fairmont Campus Area*

### **Areas Where Special Planning Efforts Are Needed**

- **Madison-Common Specific Plan Area.** This area has very limited access for automobiles and emergency vehicles due to narrow streets, as well as steep slopes and significant biological resources. Thus future development in this area should be limited, as per the provisions of the Specific Plan.
- **Cull Creek Canyon.** This area contains a major creek and has significant biological resources as well as steep slopes. Thus, development in this area should be limited to protect these sensitive areas.
- **Fairmont Area.** This 204-acre area is controlled by Alameda County for such uses as the Juvenile Justice Center, animal shelter, and Sheriff Department Facility. In addition, The Alameda County Medical Center (ACMC), and the Health Care and Behavioral Health Care facilities are located in the Fairmont Area. Approximately 30 percent of the area is not suitable for structures as the Hayward fault runs through the area.
- **EBMUD Site.** The East Bay Municipal Utilities District owns a 24-acre parcel at Sydney Way, Stanton and Carlton Avenues, which is zoned for single family development. Steep slopes constrain access to the flatter parts of the site that may be suitable for development.
- **John Drive Area.** Despite its proximity to Interstate 580 and Castro Valley Boulevard, development of vacant lands in the southwestern part of Castro Valley, north of the Neighborhood Church, will be hampered by steep slopes and poor access.
- **Jensen Road Area.** Formerly part of the Jensen Ranch, this area is characterized by grassland vegetation that serves as an important natural habitat and migration route for animals. Steep slopes and adjacency to I-580 require that special planning be done to ensure resources are protected.

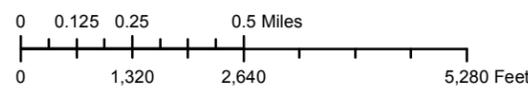
# Community Development Strategy



- Areas for Infill Residential Development**
  - Small Single Family Subdivisions
  - Mixed Housing Type Area Near Business District
  - Vacant Sites
- Areas for Commercial Renovation and Development**
  - CBD Redevelopment Opportunity Sites
  - Potential Renovation and Rebuilding Sites
  - Hospital and Medical Retail District
  - Neighborhood Commercial
- Special Planning Areas**
  - Fairmont Area
  - Madison Common Specific Plan Area
  - Cull Creek Canyon
  - John Drive Area
  - EBMUD
  - Jensen Road Area
  - Proposed Infill Opportunity Zone
  - Planning Boundary
  - B BART Stations
  - BART

Source: Community Development Land Use, Dyett and Bhatia, 2009; BART, Metropolitan Transportation Commission, 2001; Map base, Alameda County, 2008.

March 24, 2010



### **3.3 2025 PROJECTIONS: GENERAL PLAN “BUILDOUT”**

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Based on the overall community development strategy, detailed land use proposals that follow in Chapter 4, and the community character and design analysis contained in Chapter 5, a detailed set of growth projections were prepared for the twenty year planning horizon of the General Plan. Full development under the proposed General Plan is referred to as “buildout.” Although the General Plan applies a 20-year planning horizon, it does not specify or anticipate when or where buildout will actually occur; the designation of a site for a certain use does not necessarily mean the site will be built or redeveloped with that use in the next 20 years. Buildout does not reflect the maximum capacity that the planning area could theoretically accommodate based on the General Plan, but rather the most likely level of development based on trends, permit history, demographic characteristics, and a variety of other relevant factors that are discussed below.

This General Plan designates new land use classifications for some areas of Castro Valley. In contrast to much of Castro Valley’s past growth, new housing units will be added through infill development, primarily from the redevelopment of under-built sites, additional units on lots that are already developed, and some development on vacant lots. As shown in Table 3.3-1, the proposed General Plan would add around 2,394 households, increasing the total number of households in Castro Valley to 25,620 by 2025. This would result in a population of approximately 67,191 people at buildout, an increase of less than 10 percent over the estimated 2005 population.

Over a 20-year period, the addition of about 5,834 people represents an average annual growth rate of 0.5 percent, a lower rate than that experienced by Castro Valley over the last 15 years (1990-2005), which was approximately 1.6 percent.

Average household size is expected to remain steady, decreasing slightly from 2.64 people per household in 2005 to 2.62 in 2025. However, the future population estimates shown in Table 3.3-1 assume an average household size of 2.62 over the course of the planning period in order to be slightly more conservative when estimating Castro Valley’s future population.

**Table 3.3-1: Households and Population at Buildout**

	Estimated 2005 <sup>1</sup>	Increase 2005-2025	Buildout 2025 <sup>3</sup>
Housing units	23,691	2,442	26,133
Average household size	2.64	–	2.62
Households <sup>2</sup>	23,226	2,394	25,620
Population	61,357	5,834	67,191

1. Estimates of households, household size, and population are based on the Alameda County Congestion Management Agency's 2005 data, which are considered to be the most accurate representation of Castro Valley's current status. This data is based on ABAG's 2002 projections for job and housing growth in the Bay Area, which are similar in methodology to ABAG's 2005 projections. For household size, we have assumed an average household size of 2.62, in order to exercise caution in buildout estimates, although by the end of the planning period the average size is projected to be 2.60, as shown in Figure 3-5.
2. Assumes an average household size of 2.62, in order to exercise caution in buildout estimates.
3. A vacancy rate of 2 percent is assumed in calculating future households, based on a vacancy rate of 1.8 percent, as reported in the 2000 US Census.
4. To project population at buildout, the number of new housing units was added to current housing units. Households were then calculated by multiplying total housing units by 0.98 to take the assumed 2 percent vacancy rate into account. The households were then multiplied by the assumed average household size.

Sources: Existing Information from CMA 2005, projected from ABAG 2002 numbers. Projected growth from Dyett & Bhatia, 2005, based on parcel by parcel analysis of development potential under the new Castro Valley General Plan.

### Residential Development

The expected residential growth rates are based on a weighted average of recent residential development rates in Castro Valley. Between 1990 and 2000, there was an average of 167 units built per year; between 2001 and 2003 the average was 99 units per year; and between 2004 and 2005 the average was only 32 units per year. The 15 year average annual rate was 135 units built per year between 1990 and 2005. However, growth rates from 1990 to 2005 included several very large subdivisions, and with the new Urban Growth Boundary established by Measure D, there are no large sites remaining that can be subdivided.

Based on the development anticipated under the parcel-level development potential analysis, The projected buildout rate is approximately 100 units per year. This projected rate takes into account the pace of development over the past 16 years, the fact that higher residential densities have recently been adopted for the downtown, and also the many factors that limit housing development on individual sites in Castro Valley. These include restrictions due to slope and biological resources, limited access to some lots, the number of people willing to subdivide their lots, a constraint on the number of new units that can be absorbed in a year, and difficulty in adding units to existing building configurations and meeting

parking and frontage requirements. All of these factors severely limit residential development and, as a result, just 15 percent of maximum possible residential construction is expected to occur.

**Single Family Development Potential**

New single-family units will primarily be created through the subdivision of existing single-family lots, most of which already include one unit. Outside of the Central Business District, about 1,000 new single-family units are expected to be added to Castro Valley by 2025.

**Multifamily Development Potential**

Outside of the Central Business District, about 430 new multi-family units are projected to be added to Castro Valley over the next 20 years.

**Secondary Units Development Potential**

Secondary units are expected to be added at a rate of around five per year, which is slightly higher than the rate of 3.25 per year added between 2002 and 2006, and assumes that secondary units will be built on one percent of single-family lots that can accommodate them. Around 100 new accessory units are expected to be added by 2025.

**Downtown Development Potential**

Within Castro Valley’s Central Business District, residential development is expected to occur at a higher rate as sites have recently been rezoned to allow for denser, mixed-use development. The analysis studied the ratio of the value of improvements to the value of land in order to identify opportunity sites for development. Depending on the size and existing structures on the opportunity sites within different sub-areas of downtown, development is expected to occur on between 25 and 100 percent of the opportunity sites. Around 900 new housing units are expected to be added in the Central Business District, almost doubling the housing stock in that area and accounting for 37 percent of Castro Valley’s expected residential growth.



*Existing mobile home parks in the CBD are potential sites for new multi-family residential or mixed-use development.*

**Table 3.3-2 Projected Residential Development (2025)**

	Existing Units	New Single-Family Homes	New Second Units	New Multi-Family Units	Net New Units	Total Units (Existing and New)
CBD	1,100	–	–	900	900	2,000
Rest of Castro Valley	22,600	1,000	100	430	1,530	24,130
<b>Total</b>	<b>23,700</b>	<b>1,000</b>	<b>100</b>	<b>1,330</b>	<b>2,430</b>	<b>26,130</b>

Source: Existing Information from CMA 2005, projected from ABAG 2003 numbers. Projected growth from Dyett & Bhatia, 2005 and 2009 based on parcel by parcel analysis of development potential under the new Castro Valley General Plan.

**Total Projected Residential Development**

Table 3.3-2 shows the number and type of units anticipated in the Central Business District, as well as in the rest of Castro Valley.

**Employment Growth**

Castro Valley is projected to accommodate approximately 1,608 new jobs within the community at buildout, an increase of 17 percent over the Alameda County CMA’s estimate of 9,276 jobs in the community as of 2005. This job growth will occur from a combination of more commercial floor area being developed, the renovation of Eden Medical Center Castro Valley, growth in local public sector jobs, and more residents working from home or starting home-based businesses. About half of the new jobs will be located in Castro Valley’s Central Business District (CBD). Most of the other new jobs are projected to be created by an increase in residents working from home or from other jobs based in private residences but performed by non-residents. The breakdown of new employment is shown in Table 3.3-3.

**Table 3.3-3: Projected Employment Growth**

Type/Location	Number of new jobs	Percentage
CBD and commercial areas	812	50
Hospital	99	6
Work from home	570	35
Home-based employment	91	6
Schools	36	2
<b>Total</b>	<b>1,608</b>	<b>100</b>

Source: Dyett & Bhatia, 2010

### **Opportunity Sites in Commercial Areas**

About 42 percent of the projected new employment (812 jobs) will be generated by an estimated net increase of 200,000 square feet in Castro Valley's commercial floor area, which represents about a 20 percent increase above the community's current commercial floor area of 1.04 million square feet. This amount of development corresponds with economic demand analyses undertaken for the Existing Conditions report and the Redevelopment Strategic Plan (Alameda County Community Development Agency, completed December 2005) which estimate that over the next 20 years Castro Valley would experience demand for approximately 150,000 square feet of new retail space, 15,000 square feet of medical office space, 40,000 square feet of other office space, and 5,000 square feet of neighborhood retail space.

There are three types of areas where commercial development will likely occur in Castro Valley: around the BART station, in mixed use projects elsewhere in the CBD, and on other sites that are developed for a variety of exclusively commercial uses. Table 3.3-4 shows the anticipated extent of development of each, taking into account the loss of existing commercial floor space in the CBD due to demolition for redevelopment for housing and other uses.

**Table 3.3-4: Commercial Buildout through (2025)**

Location	Existing Building Square Footage	Existing Lot Square Footage	Projected Non-Residential FAR	Percent of Sites to be Redeveloped	Est. New Square Footage	Existing Square Footage Demolished for Redevelopment	Total Net New Square Footage
BART Site	0	488,927	0.20	100	97,800	0	97,800
Mixed-Use Sites in CBD	245,250	1,398,855	0.10	35	49,000	85,838	-36,800
Other Commercial	793,882	3,357,572	0.35	35	377,100	235,811	141,300
<b>Total</b>	<b>1,039,132</b>	<b>5,245,353</b>	<b>-</b>	<b>-</b>	<b>523,900</b>	<b>321,649</b>	<b>202,300</b>

Source: Dyett & Bhatia, 2006



*A very small number of new jobs are anticipated at the Medical Center, since the hospital does not plan to increase the number of beds.*

To calculate the buildout, assumptions were made about the intensity and mix of development in each location:

- The BART site is designated to allow a mix of uses. It was assumed that development within this area build out to the maximum intensity permitted, with 20 percent of the structures being used for non-residential space and the remainder for housing.
- For mixed-use sites in the CBD, it was assumed that retail would be placed on the ground floor of the structure, with a depth of 80 feet or less.
- For the other commercial sites, an average FAR of 0.35 is the typical density of a single story commercial structure with surface parking.

### ***Eden Medical Center Castro Valley***

Eden Medical Center does not project any increase in total employment because the hospital does not plan to increase the number of beds. An increase of 100 jobs was assumed, since the hospital is planning to rebuild its facilities, and more modern facilities may attract more doctors and patients. The General Plan also creates a Hospital and Medical Office District and includes policies intended to optimize the role of the Medical Center as a catalyst for health-related development.

### ***Other Employment***

The 2000 Census reported that 3.7 percent of Castro Valley's employed residents worked from home. The General Plan projects that the number of residents who work at home will increase to 5 percent in both existing and new units, based on increasing demand and technology available for working from home. This means that close to 2000 employed Castro Valley residents will be working from home in 2025. Assuming that about half of the existing employed residents will be shifting from other jobs in the planning area, about 570 or the new jobs will be home occupations, or as much as 35 percent of Castro Valley's job growth.

A similar category is home-based employment, which includes jobs like gardeners and cleaning services. Home-based employment is expected in one of every 8 new households, which will create 259 new jobs, or 18 percent of the job growth. Because some of these positions are part-time jobs that are filled by persons who work in more than one household, the number of new home-based jobs is

estimated at about 90 or 6 percent of the increased planning area employment.

School employment is expected to increase slightly (36 jobs), to reflect minimal increases in the total number of students over the next 20 years based on projected demographic trends.

***Employed Residents per Household***

In addition to an increase in jobs located within Castro Valley, it is expected that households in the community will contain a higher number of employees per household on average. Alameda County's Congestion Management Program estimates that as of 2005, Castro Valley had 31,233 employed residents in 23,226 households, for a rate of 1.34 employed residents per household. This General Plan anticipates that by 2025, Castro Valley will have 38,462 employed residents in 25,620 households, for a rate of 1.50 employed residents per household. This reflects demographic trends, which include: new young families moving in taking the place of older residents that retire; and an increased number of workers per household due to high housing costs.

This change is not accompanied by a significant shift in average household size, so the increase in employed residents per household is primarily a function of an increase in the proportion of residents with jobs. This increase in employed residents per household may affect traffic volumes, although the impact will depend on the location and hours of these jobs.