

Hayward Park Station
Neighborhood Meeting
Sares Regis of Northern California
7/31/19

Q - Where are non-residents taking the train supposed to park?

A –The majority use of the parking lot consists of contractors for Station Park Green and contractors for the 25th Ave rail crossing. The City will complete a transportation and parking study. We don't believe the parking lot is currently being used for the train at this time. The City will study how many people are using the parking lot for Caltrain as part of this process.

Q - WeWork advises their clients and customers to use our parking around the neighborhood, what will you be doing to prevent this from worsening?

A - We can't control where they're telling people to park, the city will be complete a study at the Hayward Park station to see how many parking spots are used by Caltrain riders on a daily basis.

Q - Where will people going to WeWork park if this community is completed.

A –This is something that needs the City needs to address. This is not something that this community can address.

Q - Did your company buy this property or are you leasing?

A – Caltrain wants to own all of their property. We are using a long term-ground lease.

Q – How long is the lease?

A – With options almost 100 years

Q. Once this community is completed will Caltrain require everyone to go to the Hillsdale station.

A. We don't believe many people are parking at the Hayward Park station to take the train. This is something that will be studied as part of the city process; we will know how many people are parking at the station for Caltrain.

Q - How many EV station will the new complex have?

A – I believe 3% of the total number of parking spaces. The city has a minimum requirement, we will at least meet this requirement.

Caltrain Questions

Q. What type of access/service will be provided at the station.

A. Caltrain will maintain service at all stations. A separate project the Hillsdale station for the grade crossing will close this station temporarily. The closure is part of the grade separation project, not related to this project, and will be completed before this community opens.

Q. What are the three stations that Caltrain will have in San Mateo

A. The three existing stations that San Mateo has are the three stations that Caltrain will maintain.

Q. Where will the Hillsdale station be located?

A. The Hillsdale station will be a little north due to the grade separation project.

Q. What is plan for Caltrain

A. CalMod.org has business plan updates. Electric trains will be running in 2022. When electrified ridership capacity can increase 25%. Vision for next 20/30 years the based-on staff recommendation is the moderate plan which will be able to increase ridership to 180,000. Current ridership is 62,000.

Back to Sares Regis

Q – Can't we tell how many people use the parking lot by seeing how many tickets are sold?

A – People are purchasing a parking ticket and then not getting on the train. They are contractors going to Station Park Green. Part of the study will be to see how many people park and then get on the train.

Q – Where will WeWork and people park in the future as Caltrain service grows.

A – This will be studied when the parking study is completed.

Q – Does this plan incorporate the future improvements associated with the business plan

A – This plan incorporates the ability to locate passing tracks. That is why the right of way is 140 feet in this area. This community will help address the housing crisis

Q – Where will residents living in the development park? Will there be enough parking?

A – We heard the same concern when we developed 888. We are over parked at 888. Parking is a significant concern and that is why we will study the parking required at the community.

Q – How are you going to incorporate the business plan and increased ridership with the project looking forward?

A – A parking study will be completed. Our plan is to help reduce the housing crisis. We're going to continue to work together to make sure our plans align.

Q – With the influx of vehicle trips from your project, how will this development keep vehicle trips down?

A – We encourage our residents to take public transportation, and with the project within walking distance of the train there will be less trips compared to a community not near the train.

Q – Can this project accommodate the overflow of parking from other companies?

A – We'll provide as many parking spots that are required. In our community, we're investing a lot of money, we want to make sure our residents have adequate amount of parking.

Q – Will this community be a net zero Community?

A – We haven't evaluated that yet. We are typically above Title 24, the California energy code, and are many times significantly higher than title 24.

Q – Will you maintain the walkways to the other side of the project?

A – We plan on incorporating the connections to the train from Station Park Green per the proposed site plan.

Q – How many total units will there be? What kind of units will there be?

A - 189 total, 10 studios, 3 3bed and even mix of 1s and 2s

Q – Affordable homes – what will the actual cost of these lower income units?

A – The city will decide. It is updated annually by the City.

Q – Is there a reason you only propose 28 affordable homes? We need more below market rate homes.

A – You typically don't see this many below market rate homes in new communities. Increasing the number especially the moderate units is a big Community Benefit to the City of San Mateo.

Q – Do you get a density bonus?

A – In order to hit the density bonus, we only needed 15 Very Low Income homes but we added the extra 13 moderate units. The 13 Moderate Income homes are above the Density Bonus requirements.

Q – Park fees, where does that go and who gets that?

A – The fees goes to the city and they disperse. The city determines how to use these funds. This is a one-time fee. We do have the ability to get a credit for some amenities on our site.

Q – Style of the building – looks like Station Park Green, we need change. (Too modern)

A – The City has an architectural consultant that has put a report together that we will see after the Planning Commission. The planning commission will be discussing.

Q – If Measure P is repealed would you consider holding off on the project? Would you consider adding more units?

A – We hope the project to be approved before Measure P could be repealed.

Q – Based on current plan, what's the timeline of the project?

A – Study Session in September, Planning Commission in 4th Q of 2019, 1 year to design and 2 years build. We should open in 2023 - 2024

Q – Why is there a shuttle to Hillsdale – where do they go and who pays for them?

A – The shuttle starts at Hillsdale, goes to Norfolk and business' on Norfolk then goes to the Hayward Park station and back to Hillsdale. It drops passengers off at many different company's in this area. You can find more info on communte.org. This service is open to the public.

Q – Can you provide more affordable units?

A – We know there's a need, but we did what we could do to best help accommodate all income levels

Q – Parking – who would be doing the study on Hayward Park? Without the parking lot who will ride the train.

A – We will pay the City and they will hire the consultant to count the amount of parking spots being used by people taking the train. We want to encourage people living in the project to use Caltrain. Our residents self-select to live next to the train station so they can easily ride the train. With 189 apartments we will increase ridership on the train. Renters will choose this location when they need the train and when they no longer need the train they will locate to a new apartment and a new resident that values proximity to the train will move in.

Q – Will these units be for sale or rent?

A – All rental.

Q – People coming from Halfmoon Bay and others getting onto 92 to take the train, where can they park if the spots are taken?

A – We do not believe there are many people that live in Half Moon Bay and drive to Hayward Park to take the train. City has a great TOD plan that goes into detail that you can find online. http://strivesanmateo.org/wp-content/uploads/2019/06/TOD_Issues_Paper_6-7-2019.pdf

Q – How much will the market rents be?

A – We can't predict where the market will be in 3 years, it all depends on the market

Q – Why isn't parking located underground?

A – High water table and the environmental site conditions won't allow us to build underground parking

Q – Do you have anything on the rooftop?

A – On the top floor there will be a lounge and balconies, for use by the residents.

Q – Anything on the property that the public can use?

A – We have trails that go through and around the property.

Q – Will there be retail along the train tracks for the public?

A – No, along Concar there will be a leasing office, lobby, and fitness center to activate the street.

Q – Will the dog area be available for public use?

A – No the dog area will be for residents.

Q – Is there a plan for grocery shop?

A – Safeway is a quarter mile and la Moreintashop is 1/10 of a mile away