

TRANIST ORIENTED DEVELOPMENT (TOD) RESIDENTIAL DATA FORM					
NAME: Hayward Park Station Pre-Application		PA: 2019-005		ADDRESS: 401 Concar Drive (Caltrain Hayward Park Train Station)	
LOT SIZE: Gross: 138,520 sf (3.18 acre) Net: 122,538 sf (2.81 acre) ¹		ZONING: TOD		APN: 035-200-998	
FLOOR AREA Building:		PROPOSED 311,396 sf		MAXIMUM ALLOWED 367,614 sf	
F.A.R.:		2.54		3.0	
RESIDENTIAL DENSITY:		67.25 DU/AC		50 DU/AC	
UNITS:		189 units		141 units	
BLDG. HEIGHT:		54'		55'	
STORIES:		5 stories		Any, up to maximum height	
UNIT TYPE:	NO.	PROPOSED SIZE		MINIMUM SIZE	
Studio	10	525 sf		N/A	
1-Bedroom:	90	600 – 720 sf			
2-Bedroom:	86	993 – 1,230 sf			
3-Bedroom:	3	1,536 sf			
TOTAL:	189				
SETBACKS: Front: Concar Drive Left Side: Hayward Park Train Station Right Side: Station Park Green Rear: Post Office Parking Lot		PROPOSED¹ 14 feet Varies: Minimum of 15 feet Varies: 10-15 feet Varies: Approximately 10 feet		MINIMUM REQUIRED¹ No specified setback requirements but general guidance for residential building front setback is <i>up to</i> 15 feet and 10 foot wide landscape buffer zones for screening multi-level (2-3 levels) parking structures.	
PARKING: Studio Units: 1-Bedroom Units: 2-Bedroom Units: 3-Bedroom Units:	NO. 10 90 86 3	PROPOSED 232 total spaces (217 standard, 9 EV, 5 accessible, and 1 van accessible)		MINIMUM REQUIRED² 5 45 86 4.5 141 Total Spaces	
BICYCLE PARKING³ Studio + 1-Bedrooms Units: 2-Bedroom Units: 3+ Bedroom Units:	NO. 100 86 3	Short-term	Long-term	Short-term 5 (.05/unit) 9 (.10/unit) <u>0 (.15/unit)</u>	Long-term 100 (1.0/unit) 108 (1.25/unit) <u>5 (1.5/unit)</u>
TOTAL BICYCLE PARKING:		70 (54 bike room + 16 racks)	212 (bike rooms)	14	213
OPEN SPACE⁴		PROPOSED ~17,500 sf (private courtyards)		MINIMUM REQUIRED N/A	
LOT COVERAGE:		-		N/A	
FLOOD ZONE:		Not located in a flood zone		Not located in a flood zone	
FOOTNOTES: <ol style="list-style-type: none"> Based on net lot size (i.e. as specified in terms of lease agreement with the Joint Powers Board). Government Code Section 65915 (p)(2) permits a reduced parking ratio of 0.5 spaces per bedroom inclusive of accessible and guest parking for affordable rate development within one-half mile of major transit. Required bicycle parking calculations are rounded up when resulting in a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half it may be disregarded. While the Rail Corridor Plan does encourage the provision of open space areas it does not specify private or common open space requirements. 					