

TRANSIT ORIENTED DEVELOPMENT (TOD) RESIDENTIAL DATA FORM

NAME: Hayward Park Station Residential Project, SPAR + SDPA		PA: PA-2021-033		ADDRESS: 401 Concar Drive, San Mateo (Hayward Park Caltrain Station)	
LOT SIZE: 122,875 sq. ft. (2.82 acre) ¹		ZONING: TOD		APNs: 034-200-998	
FLOOR AREA Building:		PROPOSED 266,965 sf		MAXIMUM ALLOWED 368,625 sf	
F.A.R.:		2.17		3.0	
RESIDENTIAL DENSITY:		67.70 DU/AC		67.5 DU/AC (with 35% DB increase)	
UNITS:		191 DU		191 DU (with 35% DB increase)	
BLDG. HEIGHT:		51'-6"		55'	
STORIES		5		-	
UNIT TYPE	NO.	PROPOSED SIZE		MINIMUM SIZE	
Studio	17	499-627 sf		-	
1-bedroom	119	562-794 sf		-	
2-bedroom	<u>55</u>	1,000 – 1,271 sf		-	
TOTAL:	191				
SETBACKS/BUFFERS:		PROPOSED		MINIMUM REQUIRED	
Front: Concar Drive		9'		-	
Left Side: Hayward Park Train Station		35'		-	
Right Side: Station Park Green		12' to building; 6'-4" to stairs		-	
Rear: Post Office Parking Lot		500+'		-	
RESIDENTIAL PARKING: Residents (0.5 spaces/unit) ²		PROPOSED 192		MINIMUM REQUIRED 96	
PUBLIC PARKING: ³ Caltrain users		PROPOSED 2 ADA spaces		MINIMUM RECOMMENDED 51 (46 standard, 5 ADA)	
RESIDENTIAL BIKE PARKING ⁴	NO.	Short-Term	Long-Term	Short-Term	Long-Term
Studio:	17			0.85 (0.05/DU)	17 (1/DU)
1-Bedroom:	119			5.95 (0.05/DU)	119 (1/DU)
2-Bedroom:	<u>55</u>			<u>5.50 (0.1/DU)</u>	<u>68.75 (1.25/DU)</u>
TOTAL:	191	16	205	12	205
PUBLIC BICYCLE PARKING:		29		-	
LANDSCAPED OPEN SPACE ⁵		PROPOSED 16,891 sf		MINIMUM REQUIRED -	
COMMENTS: <ol style="list-style-type: none"> Lot size effective July 19, 2022 Government Code Section 65915(p)(2) permits a reduced parking ratio of 0.5 spaces per unit for affordable rate development within one-half mile of major transit. Transit Parking Demand Study (prepared by Kittelson & Associates dated June 5, 2022) recommended 51 commuter parking spaces, including 5 ADA spaces, for Caltrain users. Required bicycle parking calculations are rounded up when resulting in a fraction of one-half or more; 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 					