



Hayward Park

San Mateo

Hayward Park Station Planning Commission August 23, 2022

191 Apartments adjacent to Hayward Park Caltrain Station in San Mateo

DAVID YANG

KEN BUSCH

Sares Regis Group Northern California

Based in San Mateo, Responsible for 8,500 homes in Bay Area and manage over 10,000 apartments in Western US





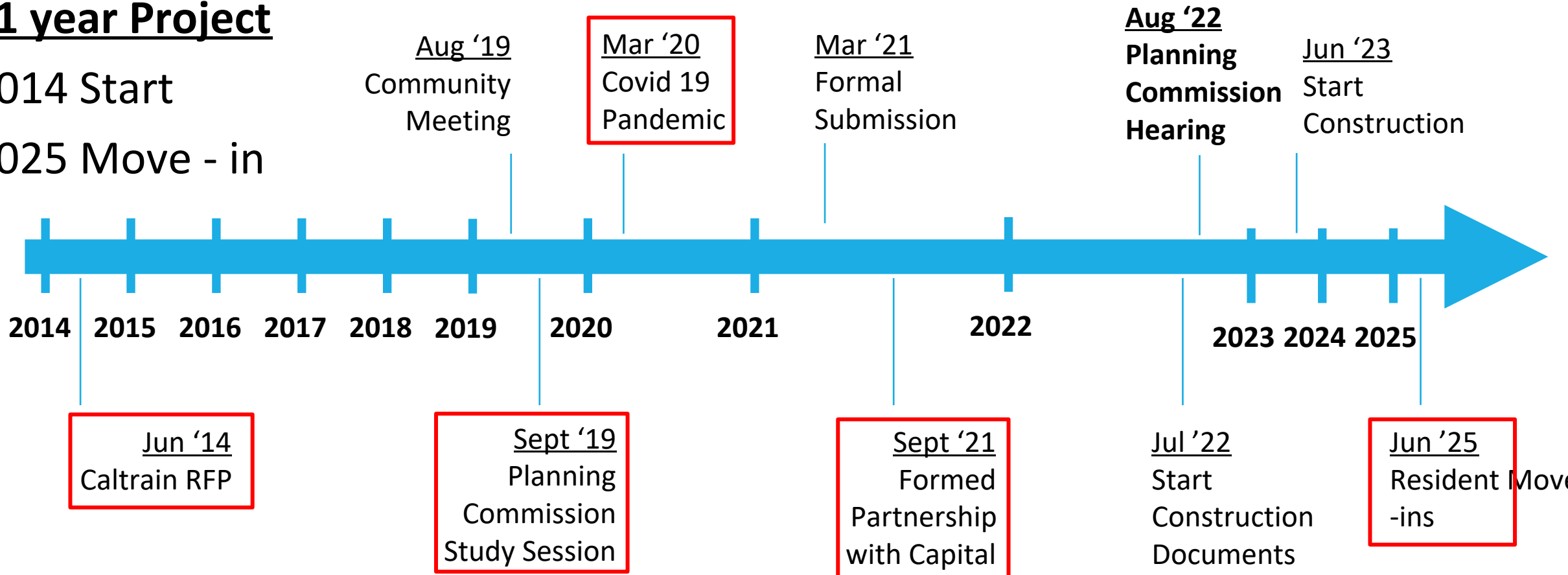
Partner: Caltrain

Provide a safe, reliable, sustainable modern rail system that meets the growing mobility needs of the San Francisco Bay Area Region.

Timeline

+11 year Project

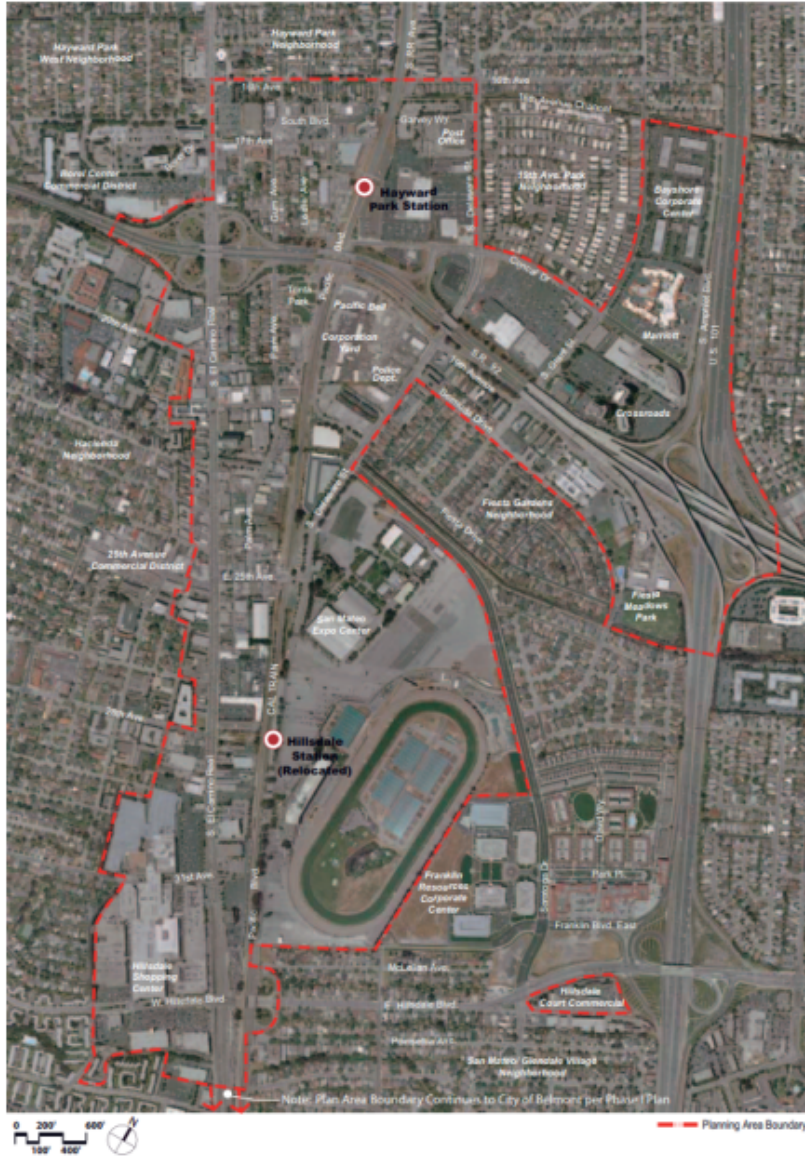
- 2014 Start
- 2025 Move - in



Job/Housing Imbalance

San Mateo County
2010 - 2019





Rail Corridor Plan

Approved by City of San Mateo in 2005

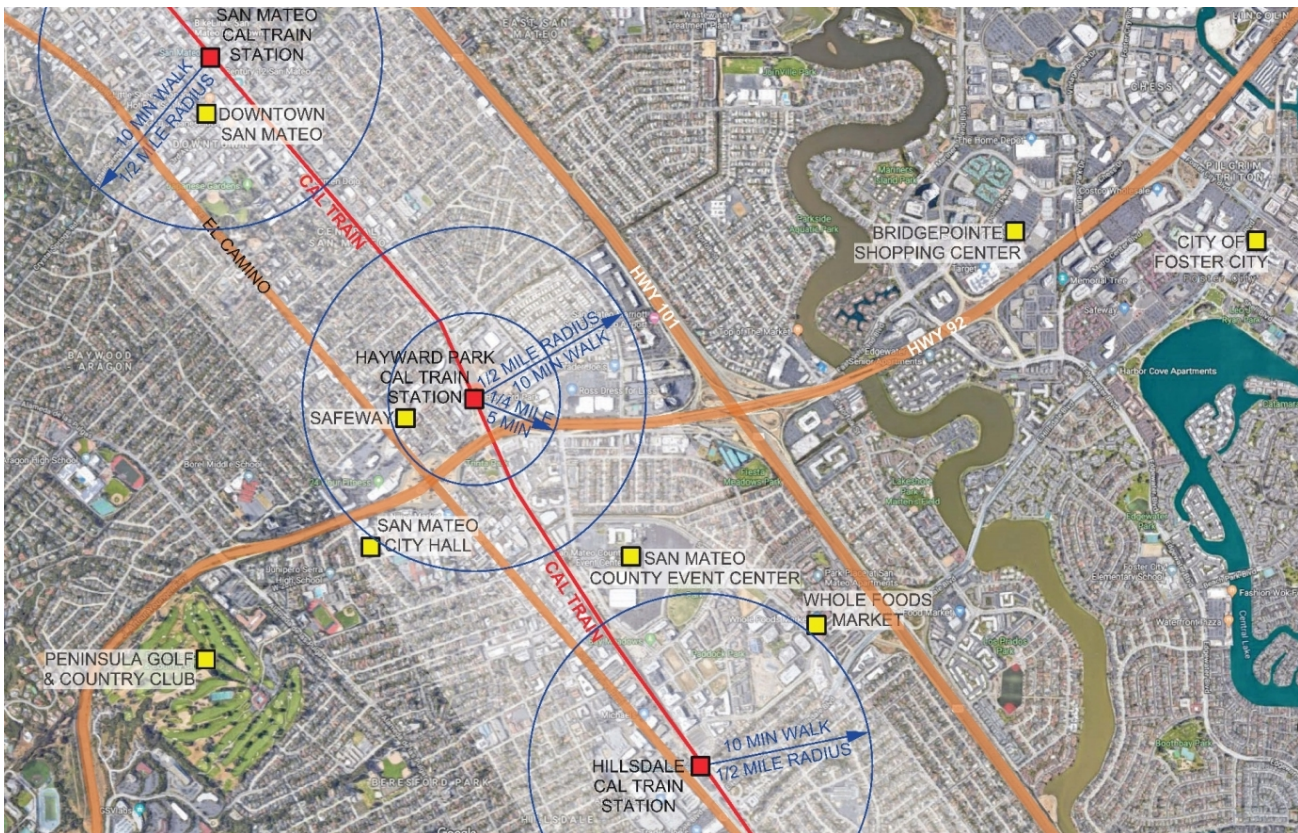
Objectives:

- ✓ Improve connections to Caltrain stations
- ✓ Improve pedestrian and bicycle environment and connections to transit stations
- ✓ Manage traffic & encourage alternates to driving
- ✓ Concentrate development at public transit station area
- ✓ Encourage transit supportive development
- ✓ Respect community character with new development
- ✓ Control height and massing of new development
- ✓ Control traffic impacts of new development

Hayward Park Caltrain Station































Location Context and Station Access



Caltrain Comprehensive Access Policy

Vision for Hayward Park Station is:
Neighborhood Circulator

Station Type	TODAY Key Station Characteristics			FUTURE Station Access Priority
	Primary Access Mode	Density/Dominant Land Use	Service Level	
Transit Center	 		  	   
Intermodal Connectivity			 	  
Neighborhood Circulator		 		 
Auto-Oriented				 

Nearby Residential Community Parking Provided



Hayward Park Project Constraints

1.0 dedicated residential
Parking Ratio required for
financing

Shared Parking is not an
Objective Standard

Community Outreach

- ✓ Neighborhood Outreach Meeting
- ✓ Planning Commission Study Session

Endorsements:

- ✓ Bay Area Council
- ✓ City of San Mateo Chamber
- ✓ SAMCEDA

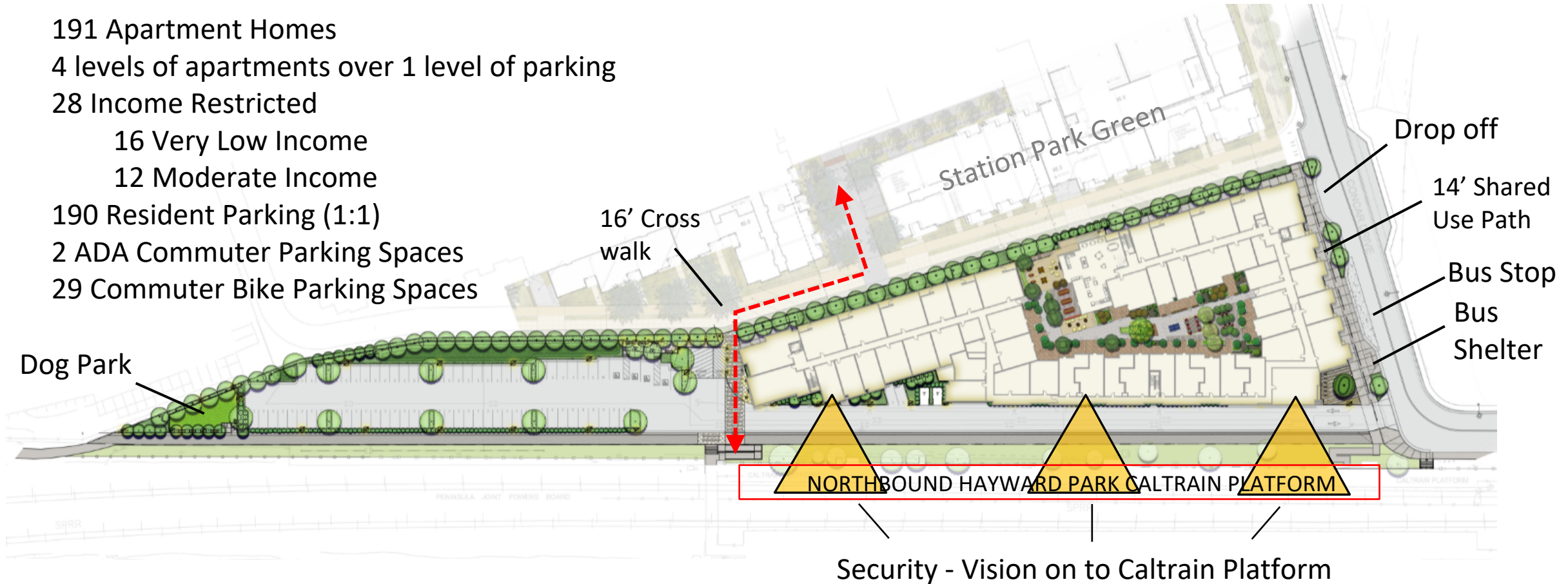
Changes based on Public Input:

- ✓ Changed entire site plan (1 building instead of 2)
- ✓ Larger Sidewalks
- ✓ Updated Bus Stop
- ✓ x2 ADA Parking for Caltrain
- ✓ Ramps to Caltrain Station
- ✓ Bike Pedestrian connectivity

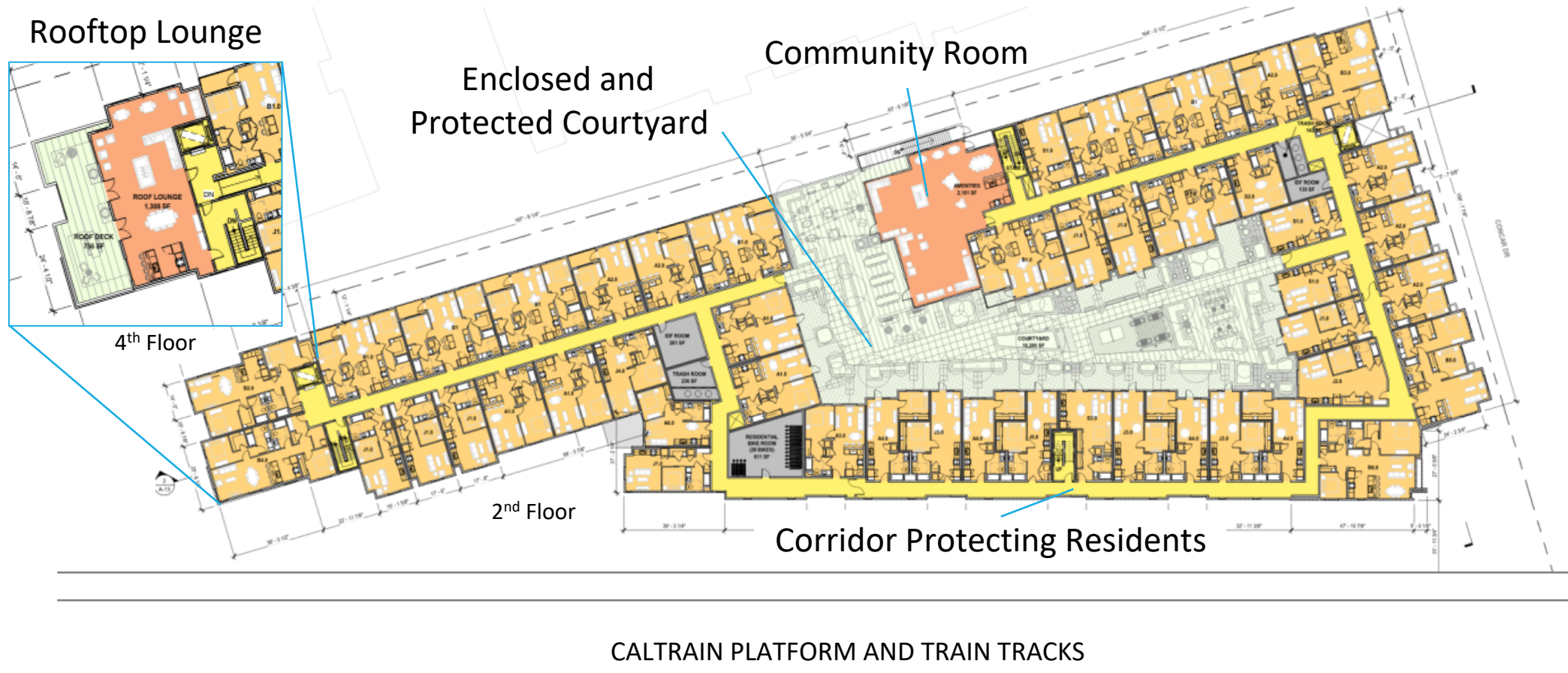


Site Plan

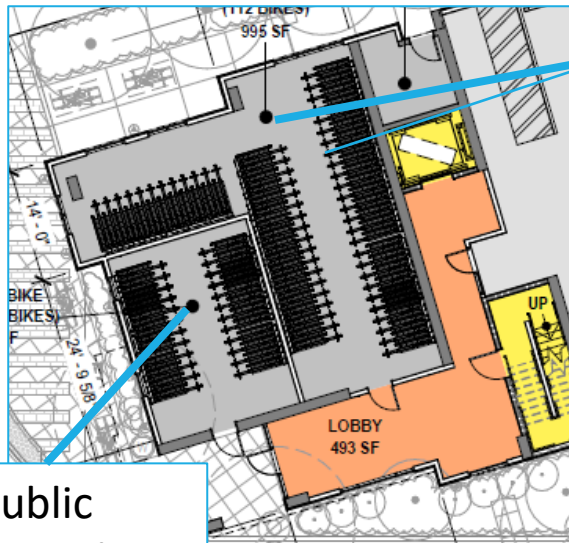
- 191 Apartment Homes
- 4 levels of apartments over 1 level of parking
- 28 Income Restricted
 - 16 Very Low Income
 - 12 Moderate Income
- 190 Resident Parking (1:1)
- 2 ADA Commuter Parking Spaces
- 29 Commuter Bike Parking Spaces



Building Highlights

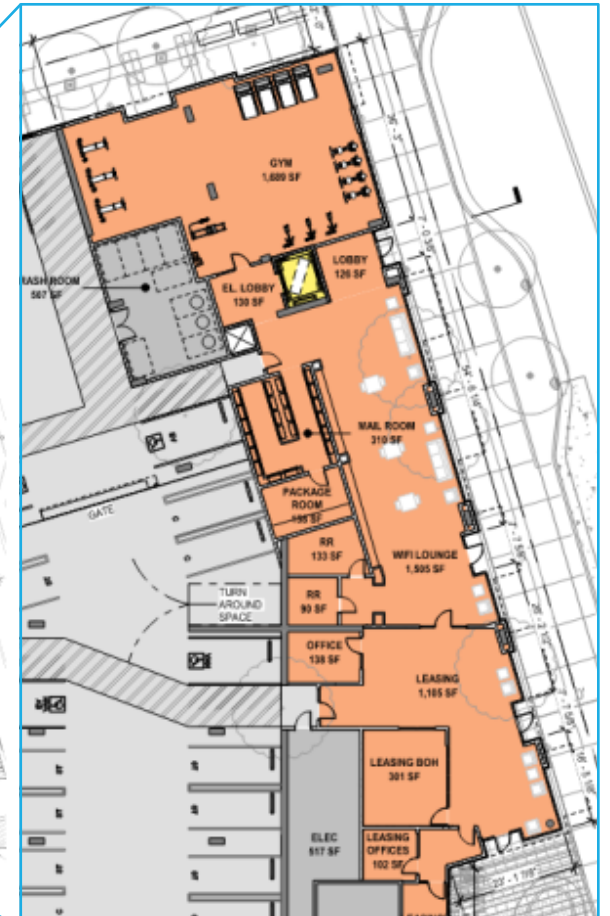
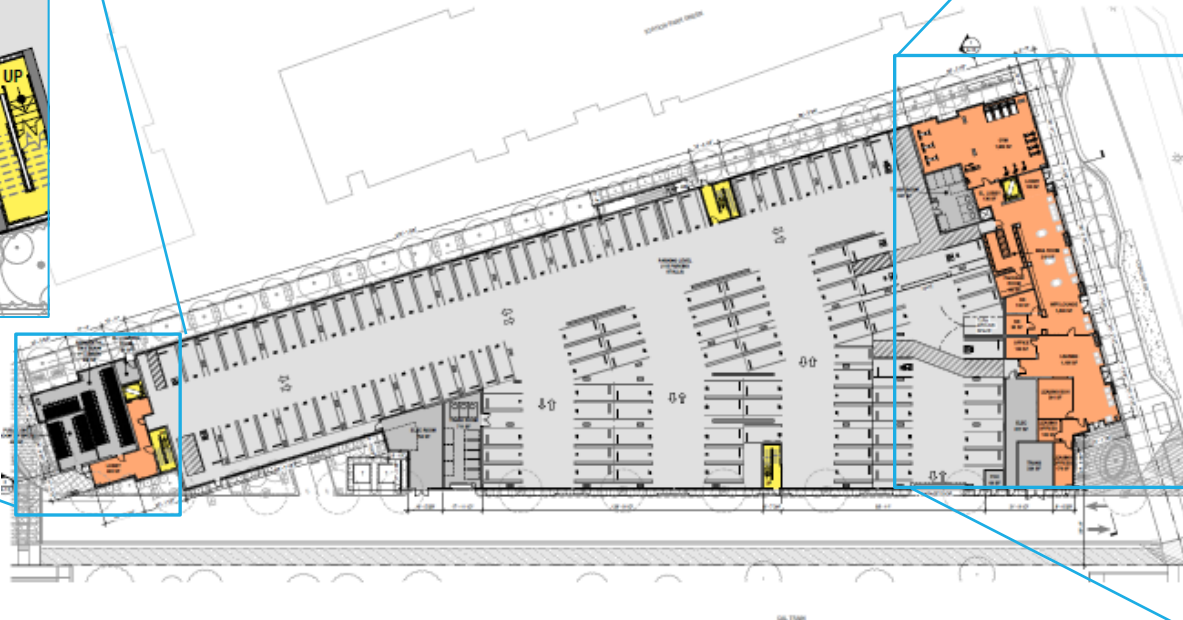


Building Highlights



29 Public
Secure Bike
Parking Spots

112 Long Term
Bike Parking Spots



Concar Elevation



West Elevation



Public Art



Art Example



Community Amenities



Sustainability Elements

Transit Oriented Design

All Electric Building

3kW Solar Panels

Energy Efficient

Water conservation features(low flow fixtures)

Drought Tolerant Landscaping

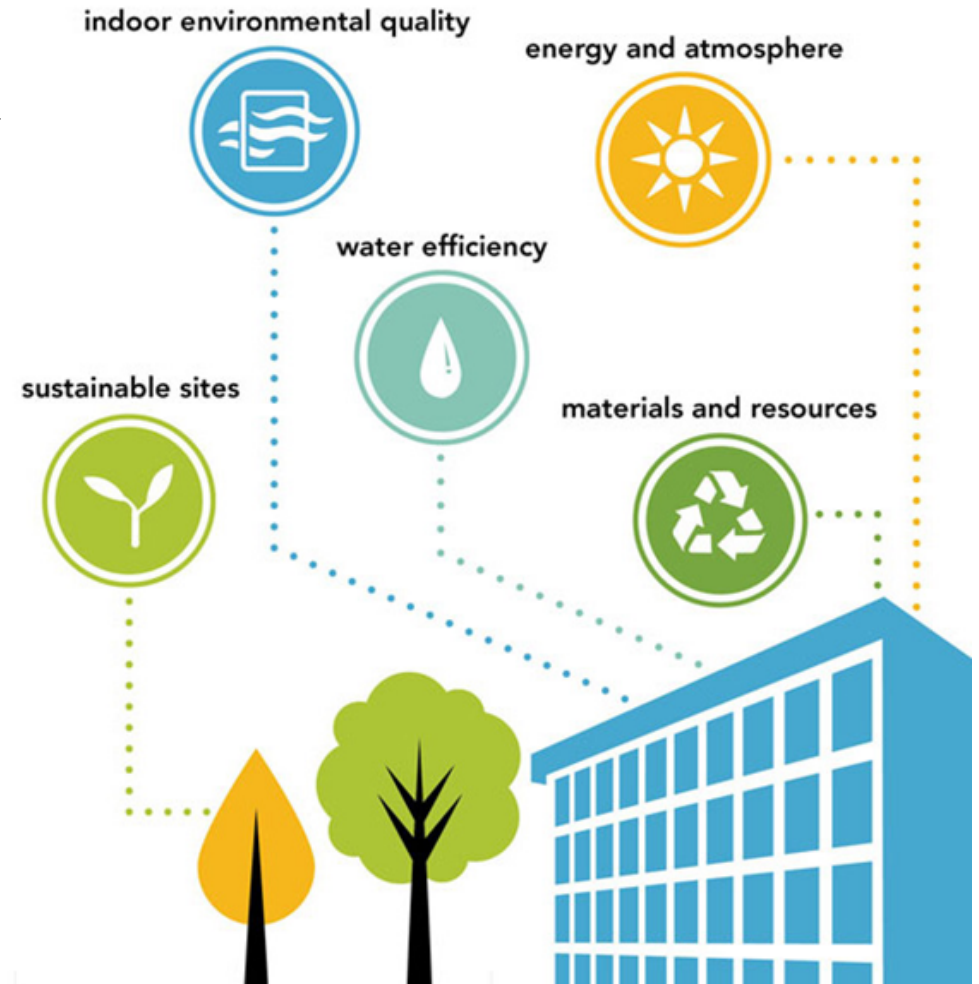
Energy Star Appliances

Storm Water Treatment

Transportation Demand Measures

Parking at 1 parking space per home to encourage transit use

Reduce/Treat Runoff



Community Benefits



Prevailing Wages for Construction Workers
16 Very Low Income Affordable Housing
Additional Voluntary Affordable homes
Public Art visible to commuters on train
Pedestrian connection to transit



\$13M real estate taxes over 10 years
\$3.4 million in Park Fees
Updated Streetscape on Concar Drive
Transit Oriented Development
Underground Utility Lines

Community Benefits

Additional Voluntary Affordability

Not required by City of San Mateo:

12 additional voluntary Moderate-Income Apartments

80% - 120% of median income

	Rents at Nearby Apartments						
	120% AMI Max Rent	FMR	Station Park Green	Azura	The Russell (Bay Meadows)	Quimby (Bay Meadows)	Mode
Studio	\$3,196	\$2,115	N.A	N.A	N.A	N.A	N.A
1 Bedroom	\$3,652	\$2,631	\$3,443	\$4,488	\$4,353	\$4,890	\$3,550
2 Bedroom	\$4,109	\$3,198	\$4,412	\$5,384	\$5,677	\$5,937	\$4,566



RHNA Allocation 2023-2031

Table 2: Final Regional Housing Needs Allocations

Income Group	San Mateo Units	San Mateo County Units	Bay Area Units	San Mateo Percent	San Mateo County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	1,777	12,196	114,442	25.3%	25.6%	25.9%
Low Income (50%-80% of AMI)	1,023	7,023	65,892	14.6%	14.7%	14.9%
Moderate Income (80%-120% of AMI)	1,175	7,937	72,712	16.7%	16.6%	16.5%
Above Moderate Income (>120% of AMI)	3,040	20,531	188,130	43.3%	43.1%	42.6%
Total	7,015	47,687	441,176	100.0%	100.0%	100.0%

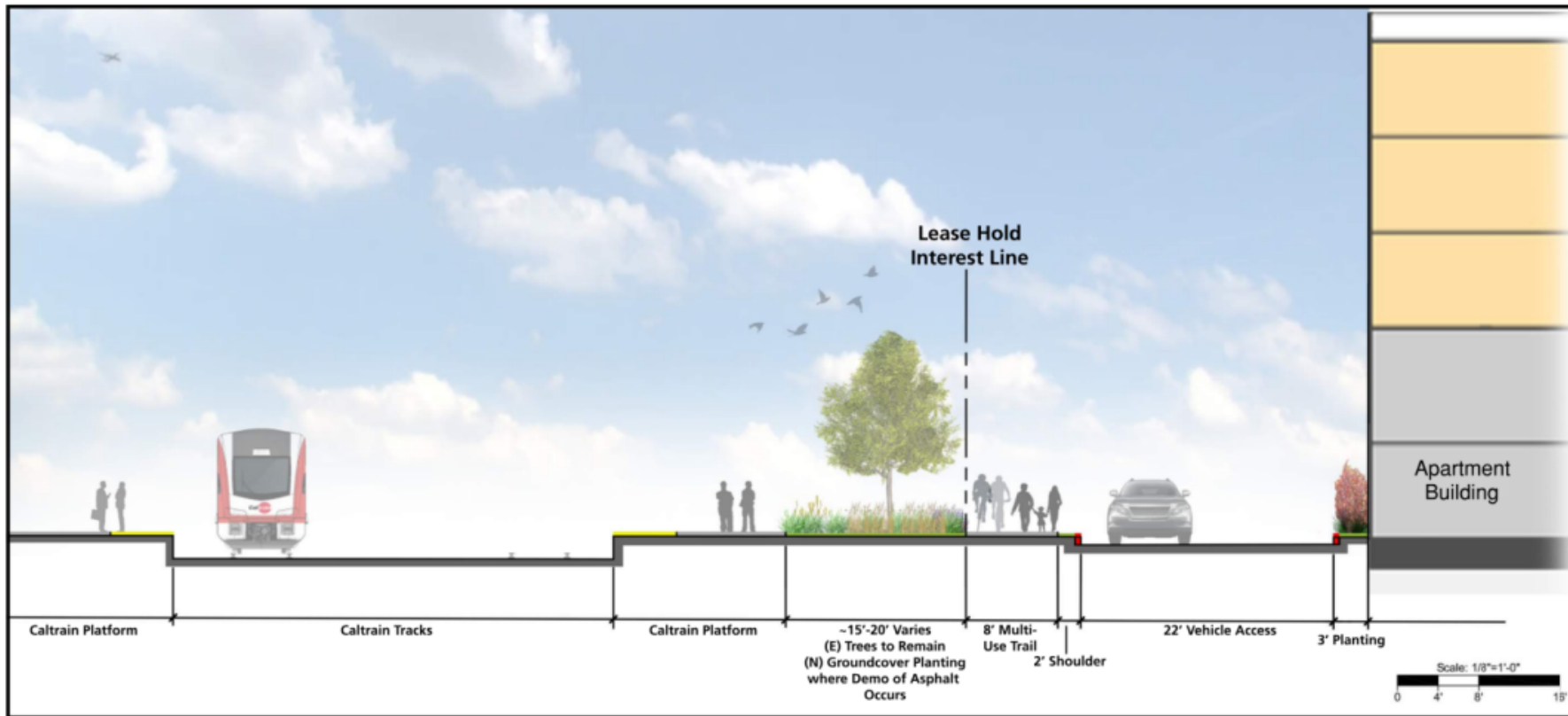
Source: Association of Bay Area Governments Final Regional Housing Needs Allocations Plan, adopted on December 16, 2021 and approved by California Housing and Community Development on January 12, 2022.



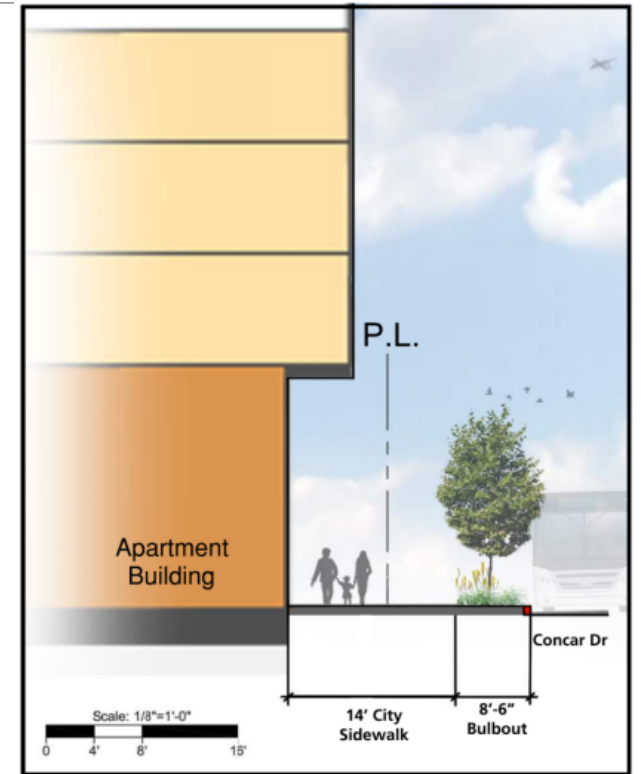
Thank You
Q&A

Backup

Building Adjacency

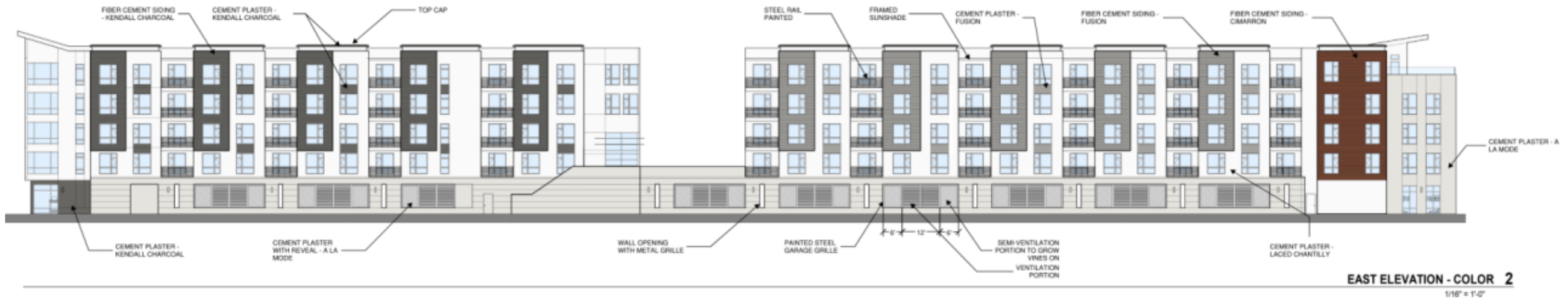
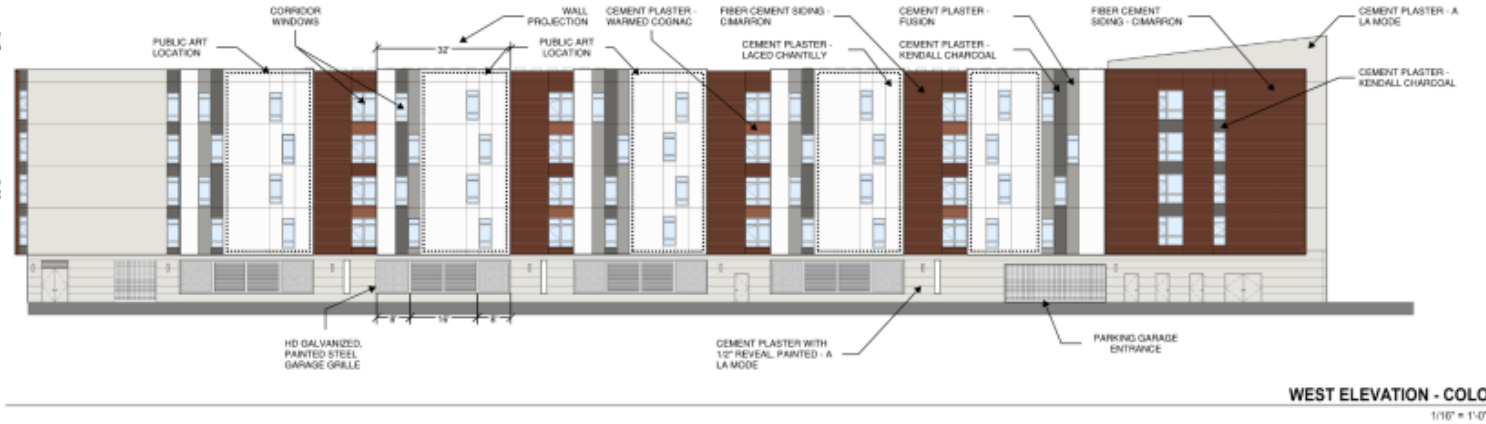
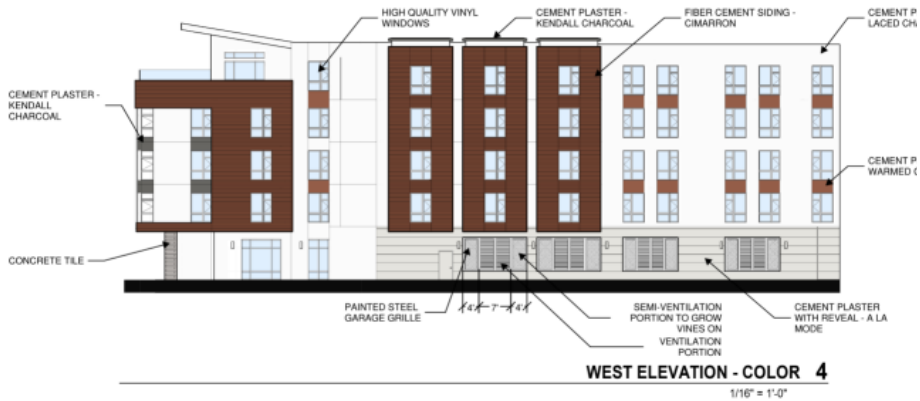


APARTMENT BUILDING / CALTRAIN STATION SECTION

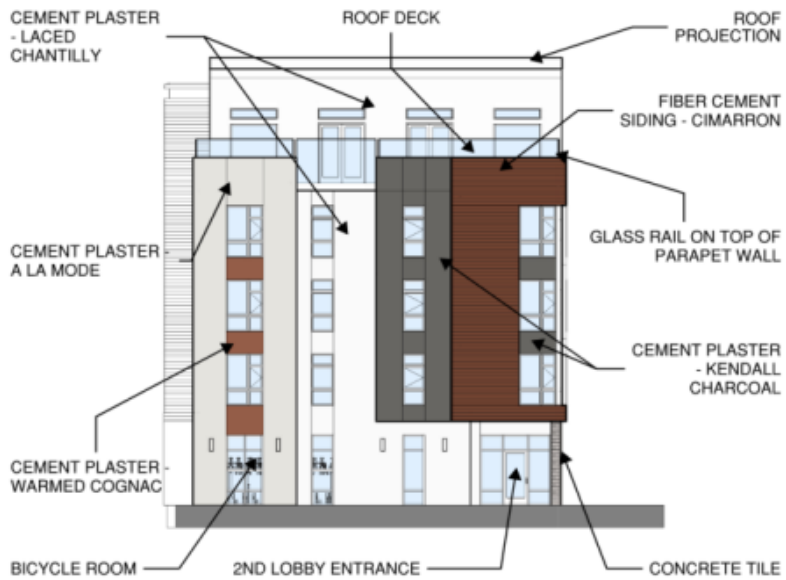


CONCAR DRIVE
FRONTAGE SECTION

Elevations

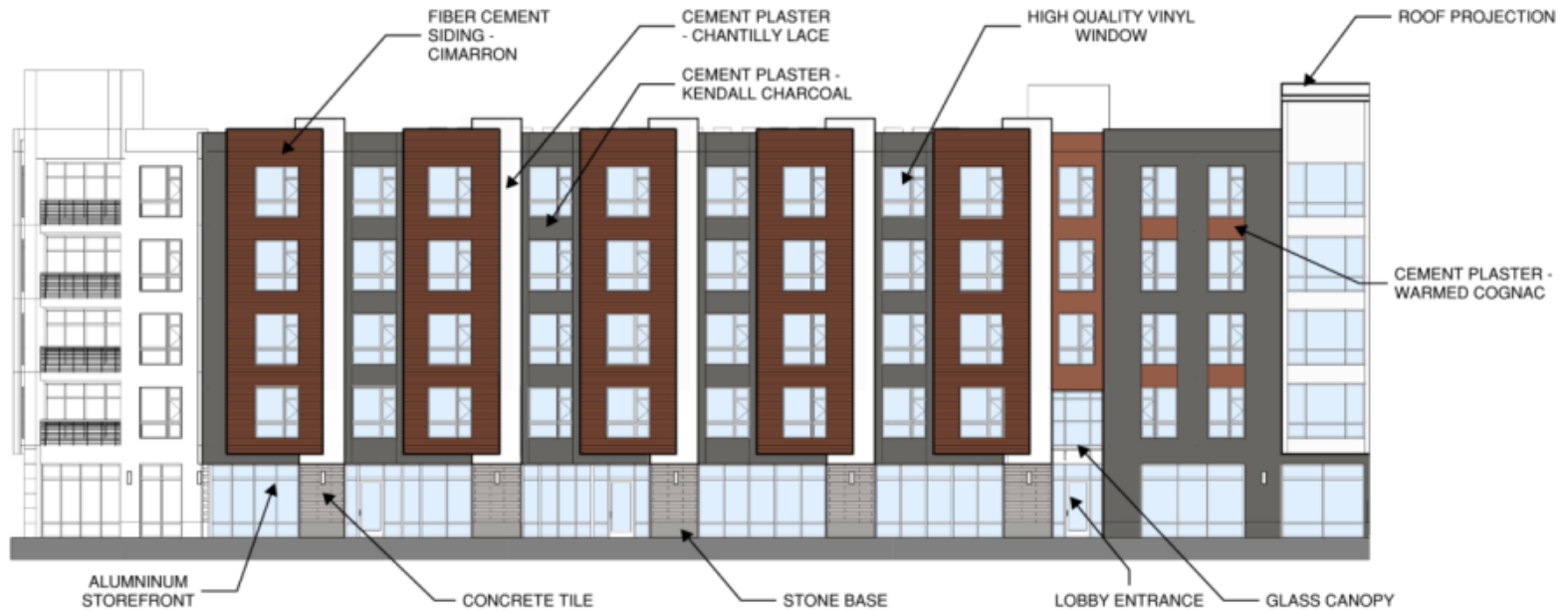


Elevations



NORTH ELEVATION - COLOR 8

1/16" = 1'-0"



SOUTH ELEVATION - COLOR 5

1/16" = 1'-0"

East Elevation



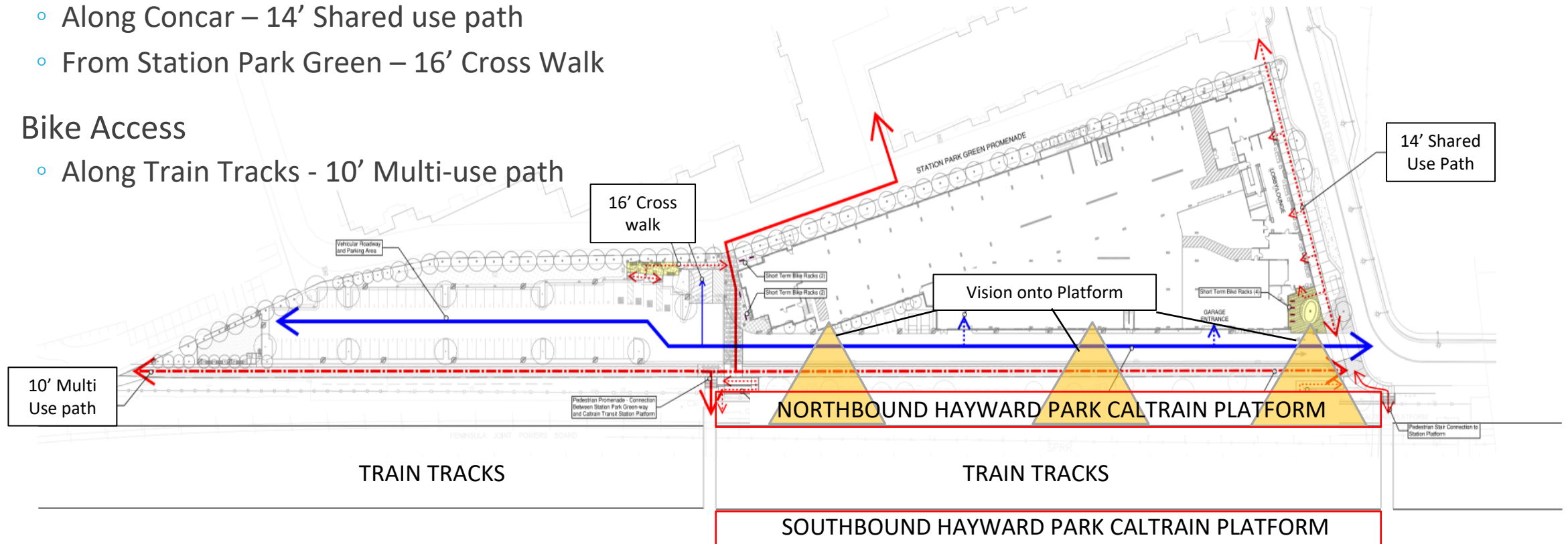
Connectivity & Public Safety

Pedestrian Access

- Along Concar – 14' Shared use path
- From Station Park Green – 16' Cross Walk

Bike Access

- Along Train Tracks - 10' Multi-use path



WeWork Parking

400 Concar Dr

★ 4.7 | 76 reviews



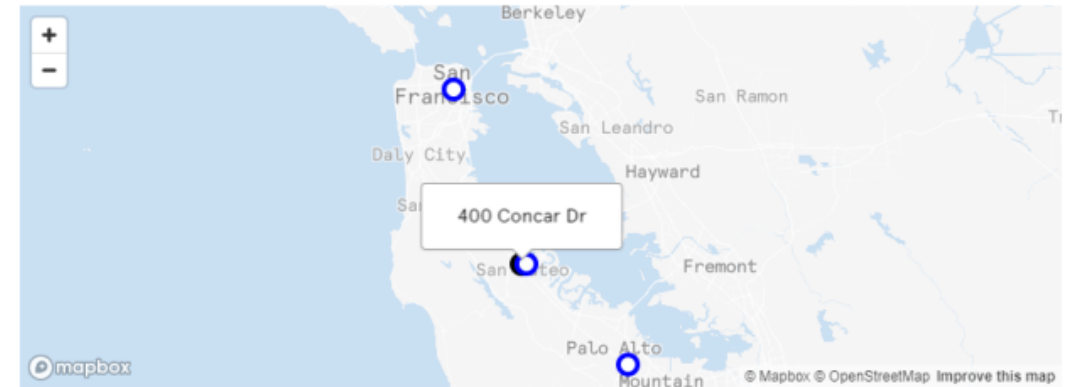
Building Exterior






[View in 3D](#)

Location

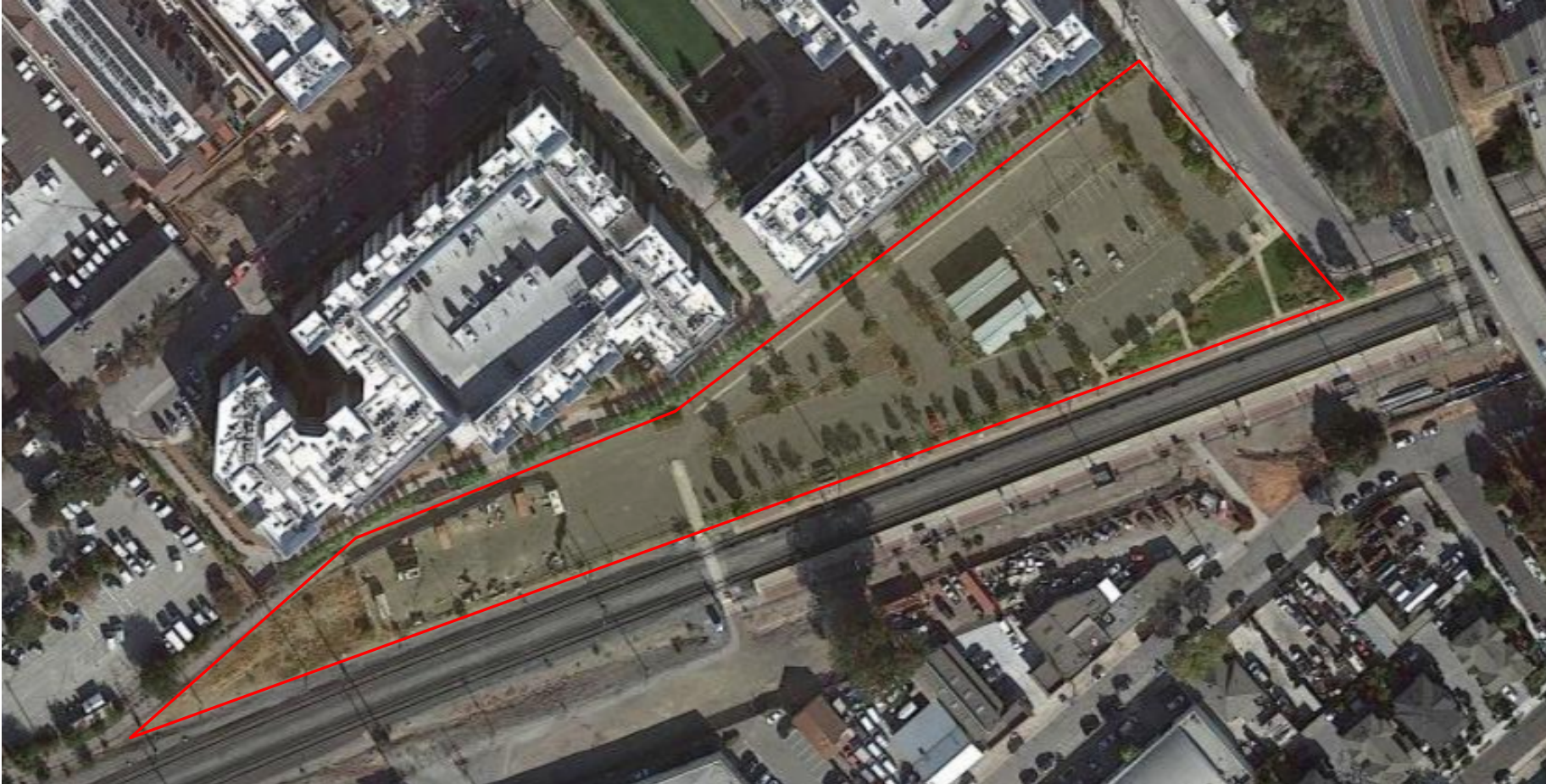
400 Concar Dr
San Mateo, CA 94402



NEARBY TRANSIT

-  Giants Special, Local, and Limited Train at Hayward Park Station (3 min walk)
-  Hayward Park Station Parking (3 min walk)
-  Norfolk Caltrain Shuttle at 400/450 Concar Dr (1 min walk) | 292 at S Delaware/Charles Ln (3 min walk)

Existing Conditions



Material Board



EXTERIOR LIGHT FIXTURE



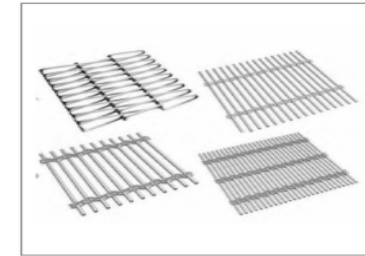
TYPICAL METAL GUARDRAIL



GLASS GUARDRAIL



GARAGE GRILLE EXAMPLE



GARAGE GRILLE PATTERNS



BM - CHANTILLY LACE



BM - FUSION



BM - KENDALL CHARCOAL



BM - CINNAMON

FIBER CEMENT SIDING COLORS



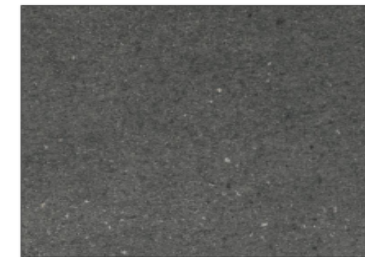
FIBER CEMENT SIDING - EXAMPLE



CONCRETE TILE



GRANITE BASE EXAMPLE



GRANITE BASE TEXTURE



REVEAL DETAIL



REVEAL EXAMPLE

STUCCO REVEAL



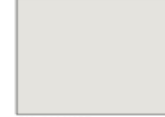
BM - CHANTILLY LACE



BM - KENDALL CHARCOAL



BM - WARMRED COGNAC

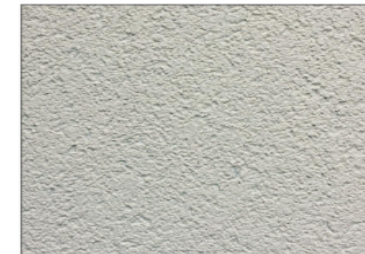


BM - A LA MODE

STUCCO COLORS



BM - FUSION



STUCCO TEXTURE

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