Hayward Park TOD
Developer Selection
Recommendation

Peninsula Corridor Joint Powers Board
February 7, 2013

The Site

- On February 14, 2012, JPB issued a Request for Statement of Qualifications (SOQ) for development of the Hayward Park Caltrain Station Parking lot

- The Site is 2.7 acres
Proposals
The agency received two proposals

EBL&S /Shea: Owner of the contiguous Station Park Green Development partnered with a major developer

Hines: Owner of the site just south of Station Park Green (formerly Denny’s) entitled for 300K s.f. office

Very similar proposals:
• Office buildings of 80K to 90K s.f.
• Similar business terms
• Both highly qualified developers with strong development histories and financials

Selection Criteria
• Development Team Qualifications and Financial Capacity
• Entitlement Strategy
• Consistency with the City of San Mateo's Objectives for the Site
• Consistency with Agency Objectives
• Attractiveness of proposed Business Terms
Agency Objectives: Developer’s Site Plan Must Incorporate Future Station Operating Requirements

- 140 foot-wide Reservation for Potential Transportation Expansion
- Bus and Shuttle Loading for one 60-foot bus and two 40-foot bus areas
- Bicycle and Pedestrian Connections designed to minimize conflicts with vehicles
- Parking: At least 47 dedicated parking spots (current daily average is 9)
- Kiss and Ride for two vehicles
HINES SITE PLAN