

Caltrain

Hayward Park TOD Developer Selection Recommendation

Peninsula Corridor Joint Powers Board
February 7, 2013

Caltrain

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



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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

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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

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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



HAYWARD PARK STATION AREA CONCEPT SKETCH
View looking west down Concord towards Hayward Park station

City of San Mateo
May 2012
EDAW



EBL&S SITE PLAN





HINES SITE PLAN

