



SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS				20/7/2005
SCENARIO 3A: MAXIMIZED PARKING RATIOS				
WEST OF DIXON ST: 9.8 Acres				
NORTH SIDE: 2.5 Acres				
	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Basement	325	---		
Floor1	255 6,600	- 14		
Floor2	257 -	- 26		
Floor3	257 -	27 -		
Floor4	257 -27			-
Floor5	--51			-
Floor6	--51	-		
Floor7	---	43		
Total	1,351 6,600	156 83		
			Total Number of Units:	239 d.u.
			North Side Net Density:	96 dulac
NORTH SIDE PARKING				
	Hayward Parking Ratios@5d.u.(1bdrm&1d.u.2bdrm)		234	174
				408 spaces
				BART parking: 943 spaces
SOUTH SIDE: 5.1 Net Acres				
	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Basement	90	---		
Site	80			
Floor1	311 6,000	- 30		
Floor2	173 -	35 38		
Floor3	173 -	60		
Floor4	--33	54		
Floor5	--64	-		
Total	827 6,000	192 122		
			Total Number of Units:	314 d.u.
			South Side Net Density:	62 dulac
SOUTH SIDE PARKING				
	Hayward Parking Ratios@5d.u.(1bdrm&1d.u.2bdrm)		288	256
				544 spaces
				BART parking: 283 spaces
TOTAL UNITS				553 d.u.
GROSS DENSITY @ 9.8 Acres				56 dulac
NET DENSITY @ 7.6 Acres				73 dulac
AVAILABLE BART PARKING		TOD PKG RATIO	HAYWARD PKG RATIO	
NORTH SIDE			943	
SOUTH SIDE			283	
Total Available BART Parking West of Dixon St			1,226 spaces	
<i>Present BART Parking Spaces: 1207 spaces</i>				
@ Street Parking along Dixon and Tennyson Streets			140 spaces	
TOTAL PARKING			1,366 spaces	

SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS

SCENARIO 3A: MAXIMIZED PARKING RATIOS

EAST OF DIXON ST: 1.52 Acres

BART PARCEL + CALTRANS R.O.W.: 1.52 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Street Surface	45	- - -		
Floor 1	100	-	9	-
Floor 2	-	-	14	13
Floor 3	- - 14	10		
Floor 4	- -		14	10
Total	145 -51			33
Total Number of Units:				84 d.u.
Gross Density:				56 dulac

PARKING

Hayward Parking Ratios	5 d.u. (1 bdrm)	1 d.u. (2 bdrm)	77	69	146 spaces
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Note: No BART parking on BART parcel East of Dixon Street

TOTAL UNITS	84 d.u.
GROSS DENSITY @ 1.52 Acres	56 dulac
NET DENSITY @ 1.4 Acres	60 dulac



SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS 20/7/2005

SCENARIO 3B: MINIMIZED PARKING RATIOS

WEST OF DIXON ST: 9.8 Acres

NORTH SIDE: 2.5 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)	
Basement(optional)		325 - - -			
Floor1	255 5,000	22 -			
Floor2	257 -	27 -			
Floor3	257 -	27 -			
Floor4	257 - 27 -				
Floor5	- - -	78			
Floor6	- - -	78			
Floor7	- - -	78			
Total	1,026 5,000	103 234			
Total Number of Units:					337 d.u.
North Side Net Density:					135 du/lac

NORTH SIDE PARKING

TOD Parking Ratios @1d.u. (1bdrm)&3d.u. (2bdrm)	103	304	407 spaces
	BART parking:		619 spaces
Hayward Parking Ratios @1.5d.u. (1bdrm)&1d.u. (2bdrm)	155	491	646 spaces
	BART parking:		380 spaces

SOUTH SIDE: 5.1 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)	
Site		80 - - -			
Floor1	311 6,000	11 15			
Floor2	173 -	41 16			
Floor3	173 -	41 15			
Floor4	- - 40	72			
Floor5	- - 40	56			
Floor6	- - 70 -				
Total	737 6,000	243 174			
Total Number of Units:					417 d.u.
South Side Net Density:					82 du/lac

NORTH SIDE PARKING

TOD Parking Ratios @1d.u. (1bdrm)&3d.u. (2bdrm)	243	226	469 spaces
	BART parking:		268 spaces
Hayward Parking Ratios @1.5d.u. (1bdrm)&1d.u. (2bdrm)	365	365	730 spaces
	BART parking:		7 spaces

TOTAL UNITS	754 d.u.
GROSS DENSITY @ 9.8 Acres	77 du/lac
NET DENSITY @ 7.6 Acres	99 du/lac

AVAILABLE BART PARKING	TOD PKG RATIO	HAYWARD PKG RATIO
NORTH SIDE	619	380
SOUTH SIDE	268	7
Optional Underground Parking on North Side	325	325
Total Available BART Parking West of Dixon St	1,212	712 spaces
Present BART Parking Spaces: 1207 spaces		
Street Parking along Dixon and Tennyson Streets	140	140 spaces
TOTAL PARKING	1,352	852 spaces

SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS

SCENARIO 3B: MINIMIZED PARKING RATIOS

EAST OF DIXON ST: 1.52 Acres

BART PARCEL + CALTRANS R.O.W.: 1.52 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)	
Street Surface		45 - - -			
Floor 1	100	-		9	
Floor 2		- -		14	13
Floor 3		- - 14	13		
Floor 4	- -			14	13
Floor 5	- -			12	16
Total	145 - 63 55				
			Total Number of Units:		118 d.u.
			Gross Density:		79 du/lac

PARKING

TOD Parking Ratios @1d.u. (1bdrm)&3d.u. (2bdrm) 63 72 135 spaces

Hayward Parking Ratios @1.5d.u. (1bdrm)&1d.u. (2bdrm) 95 116 210 spaces

Note: No BART parking on BART parcel East of Dixon Street

TOTAL UNITS	118 d.u.
GROSS DENSITY @ 1.52 Acres	79 du/lac
NET DENSITY @ 1.4 Acres	84 du/lac



SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS 20/7/2005

SCENARIO 3C: MAXIMIZED DENSITY

WEST OF DIXON ST: 9.8 Acres

NORTH SIDE: 2.5 Acres

	Parking	Retail(sf)	units (1 bdrm apts/condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Basement(optional)		325 - - -		
Floor1	255 5,000	22 -		
Floor2	257 -	27 -		
Floor3	257 -	27 -		
Floor4	- - -	49	42	
Floor5	- - -	70		
Floor6	- - 49	42		
Floor7	- - 49	42		
Total	769 5,000 223	196		
Total Number of Units:				419 d.u.
North Side Net Density:				168 du/ac

NORTH SIDE PARKING

TOD* Parking Ratios @1d.u.	223	196	419 spaces
		BART parking:	350 spaces
Hayward Parking Ratios @1.5d.u. (1bdrm)& 1d.u. (2bdrm)	335	412	746 spaces
		BART parking:	23 spaces

SOUTH SIDE: 5.1 Acres

	Parking	Retail(sf)	units (1 bdrm apts/condos@ 800sf net)	units (2 bdrm apts/condos @ 950sf net)
Site	20 - - -			
Floor1	283 6,000	22		22
Floor2	283 -	25		25
Floor3	283 -	25 25		
Floor4	- - 55	47		
Floor5	- - 56	47		
Floor6	- - 55	47		
Floor7	- - 56	47		
Total	869 6,000 294	260		
Total Number of Units:				554 d.u.
South Side Net Density:				109 du/ac

SOUTH SIDE PARKING

TOD* Parking Ratios @1d.u.	294	260	554 spaces
		BART parking:	315 spaces
Hayward Parking Ratios @1.5d.u. (1bdrm)& 1d.u. (2bdrm)	441	546	987 spaces
		BART parking:	- spaces

TOTAL UNITS	973 d.u.
GROSS DENSITY @ 9.8 Acres	99 du/ac
NET DENSITY @ 7.6 Acres	128 du/ac

AVAILABLE BART PARKING	TOD PKG RATIO	HAYWARD PKG RATIO	REDUCED PKG RATIO ^[2]
NORTH SIDE	350	23	149
SOUTH SIDE	315	-	48
<i>Optional Underground Parking on North Side</i>			
Total Available BART Parking West of Dixon St	665	23	197 spaces
ResentBART Parking Spaces: 1207spaces			
Street Parking along Dixon and Tennyson Streets	140	140	140 spaces
TOTAL PARKING	805 ^[1]	163	337 spaces

^[1] 2 bedroom units are reduced to 200 units, parking for BART could increase to 900 (75% of existing) spaces

^[2] Parking Ratios reduced to 1.2 spaces and 1.8 spaces for 1 & 2 bedroom units respectively

SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS

SCENARIO 3C: MAXIMIZED DENSITY

EAST OF DIXON ST: 1.52 Acres

BART PARCEL + CALTRANS R.O.W.: 1.52 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Street Surface		45 - - -		
Floor 1	93	-	9	-
Floor 2	93	-	9	-
Floor 3	- -	-	12	14
Floor 4	- -	10	16	
Floor 5	- -	-	10	16
Floor 6	- -	-	10	16
Floor 7	- -	-	10	16
Total	231 - 70	78		

Total Number of Units: 148 d.u.
Gross Density: 99 du/ac

PARKING

TOD Parking Ratios @1d.u. 70 78 148 spaces

Hayward Parking Ratios @1.5d.u. (1brm)& 1d.u. (2brm) 105 164 269 spaces

Note: No BART parking on BART parcel East of Dixon Street

TOTAL UNITS 148 d.u.
GROSS DENSITY @ 1.52 Acres 99 du/ac
NET DENSITY @ 1.4 Acres 106 du/ac



SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS 11/1/2005

Scenario 3D

WEST OF DIXON ST: 9.8 Acres

**Assumptions: 1) 75% BART Replacement Parking split between east and west of Dixon (906 spaces)
2) Parking Ratio: 1.3 space/unit regardless of size**

NORTH PARCEL: 2.5 Acres

	Parking	Retail(sf)	units (1 bdrm)	units (2 bdrm)
Basement(optional)				
Floor1	196 3,000	10 14		
Floor2	196 -	12 18		
Floor3	-	28 44		
Floor4	- -28	44		
Floor5	- -12	20		
Floor6	- -12	20		
Floor7	- -12	20		
Total	392 3,000 114 180			
Total Number of Units:				294 d.u.
North Side Net Density:				118 du/ac

NORTH PARCEL PARKING

Parking Ratios @1.3spaces/d.u.	148	234	382 spaces
		BART parking:	- spaces
		TOTAL	382 spaces
Hayward Parking Ratios @5d.u. (1bdrm) & 1d.u. (2bdrm)	171	378	549 spaces

SOUTH PARCEL: 5.1 Acres

	Parking	Retail(sf)	units (1 bdrm)	units (2 bdrm)
Surface	48 - -			
Floor1	220 3,000	10		20
Floor2	220 -	14		24
Floor3	220 -	14 24		
Floor4	220 -14	24		
Floor5	- -20	28		
Floor6	- -20	28		
Floor7	- -20	28		
Total	928 3,000 112 176			
Total Number of Units:				288 d.u.
South Side Net Density:				56 du/ac

SOUTH PARCEL PARKING

Parking Ratios @1.3spaces/d.u.	146	229	374 spaces
		BART parking:	453 spaces
		TOTAL	827 spaces
Hayward Parking Ratios @1.5d.u. (1bdrm) & 1d.u. (2bdrm)	168	370	538 spaces

TOTAL UNITS - WEST OF DIXON	582 d.u.
GROSS DENSITY @ 9.8 Acres	59 du/ac
NET DENSITY @ 7.6 Acres	77 du/ac

AVAILABLE BART PARKING - WEST OF DIXON

NORTH PARCEL	-
SOUTH PARCEL	453
Total Available BART Parking West of Dixon St	453 spaces
<i>Present BART Parking Spaces: 1207 spaces</i>	
On-Street Parking along Dixon and Tennyson Streets	140 140 140 spaces
TOTAL PARKING	140 140 593 spaces

SOUTH HAYWARD BART STATION DEVELOPMENT OPTIONS

Preferred Scenario

EAST OF DIXON ST: 5 Acres

BART PARCEL + CALTRANS R.O.W.: 1.52 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Surface	26 ---			
Medium	120 ---			
Floor1	-	-	8 14	
Floor2	-	-	8 14	
Floor3	--		8 14	
Floor4	--8	14		
Floor5	--		3 5	
Floor6	--		3 5	
Floor7	--		3 5	
Total	146 -41 71			
Total Number of Units:				112 d.u.
Gross Density:				75 du/ac

PARKING

Parking Ratios @1.3spaces/d.u.	53	92	146 spaces
		BART parking:	- spaces
		TOTAL Req'd	146 spaces
		TOTAL Prov'd	146 spaces
		Difference:	0 spaces

Perry & Keys + CALTRANS R.O.W.: 3.4 Acres

	Parking	Retail(sf)	units (1 bdrm apts/ condos@ 800sf net)	units (2 bdrm apts/condos@ 950sf net)
Surface	32 ---			
Floor1	180	-	8 14	
Floor2	180	-	8 14	
Floor3	180 -		8 14	
Floor4		14		14
Floor5	--15			20
Floor6	--15 20			
Floor7	--15			20
Total	752 -77 116			
Total Number of Units:				193 d.u.
Gross Density:				57 du/ac

PARKING

Parking Ratios @1.3spaces/d.u.	100	151	251 spaces
		BART parking:	453 spaces
		TOTAL Req'd	704 spaces
		TOTAL Prov'd	752
		Difference:	48

TOTAL UNITS - EAST OF DIXON	305 d.u.
GROSS DENSITY @ 5 Acres	61 du/ac
NET DENSITY @ 3.3 Acres	92 du/ac

AVAILABLE BART PARKING - EAST OF DIXON

BART/Caltrans	-
Perry & Key/Caltrans	453
Total Available BART Parking West of Dixon St	453 spaces



SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO						2/14/2006
SCENARIO A - "Typical"						
WEST OF DIXON ST: 9.8 Acres						
					unit split:	1 bdrm: 40%
						2 bdrm: 60%
NORTH PARCEL						
	Parking	Retail(sf)	1 bdrm units @ 825 sq.ft. net	2 bdrm units @ 950 sq.ft. net	Total Units	
Partial Basement		50 ---				
Surface		35				
Floor1	200 3,000	11 17 28				
Floor2	200 -	13 19 32				
Floor3	-	31 47 78				
Floor4	--	31 47 78				
Floor5	--	25 37 62				
Floor6	--	25 37 62				
Floor7	--	25 37 62				
Total	485 3,000	161 241			401	
NORTH PARCEL PARKING			161	313	474 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		485 spaces prov'd	
			1.0 spaces/1brmdu	différence	11	
			BART parking: N/A			
SOUTH PARCEL						
	Parking	Retail(sf)	1 bdrm units @ 825 sq.ft. net	2 bdrm units @ 950 sq.ft. net	Total Units	
Surface		48 ---				
Floor1	292 3,000	12 17 29				
Floor2	292 -	14 21 35				
Floor3	292 -	14 21 35				
Floor4	--	29 44 73				
Floor5	--	29 44 73				
Floor6	--	29 44 73				
Floor7	--	29 44 73				
Total	924 3,000	156 235			391	
NORTH PARCEL PARKING			156	305	461 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		924 spaces prov'd	
			1.0 spaces/1brmdu	BART parking:	463	
TOTAL UNITS - WEST OF DIXON					792 d.u.	
GROSS DENSITY @ 9.8 acres					81 du/lac	
NET DENSITY @ 7.9 acres					100 du/lac	
EAST OF DIXON ST: 5 Acres						
	Parking	Retail(sf)	1 bdrm units @ 825 sq.ft. net	2 bdrm units @ 950 sq.ft. net	Total Units	
Surface		55 ---				
Floor1	230 8,000	16 25 41				
Floor2	230 -	21 31 51	21 31 51			
Floor3	230 -	21 31 51				
Floor4	230 -	21 31 51				
Floor5	--	29 44 73				
Floor6	--	29 44 73				
Floor7	--	29 44 73				
Total	975 8,000	166 249			415	
NORTH PARCEL PARKING			166	324	490 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		975 spaces prov'd	
			1.0 spaces/1brmdu	BART parking:	485	
TOTAL UNITS - EAST OF DIXON					415 d.u.	
GROSS DENSITY @ 5.0 acres					83 du/lac	
NET DENSITY @ 4.5 acres					92 du/lac	
TOTAL						
1 bedroom units					483 d.u.	
2 bedroom units					724 d.u.	
Total Units					1,207 d.u.	
GROSS DENSITY					82 du/lac	
NET DENSITY					97 du/lac	
BART parking					948 spaces	
%Replacement					78.54%	

SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO 2/14/2006

SCENARIO B - Apartments (smaller unit size)
WEST OF DIXON ST: 9.8 Acres

unit split: 1 bdrm: 60%
2 bdrm: 40%

NORTH PARCEL

	Parking	Retail(sf)	1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	Total Units
Basement		50 ---			
Surface		35			
Floor1	200 3,000	18 12 29			
Floor2	200 -	20 13 33			
Floor3		49 33 82			
Floor4		49 33 82			
Floor5	--	39 26 65			
Floor6	--	39 26 65			
Floor7	--	39 26 65			
Total	485 3,000	253 169			422

NORTH PARCEL PARKING	253	219	472 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		485 spaces prov'd
	1.0 spaces/1trmdu	difference	13
		BART parking: N/A	

SOUTH PARCEL

	Parking	Retail(sf)	1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	Total Units
Surface		48 ---			
Floor1	292 3,000	18 12 31			
Floor2	292 -	22 15 37			
Floor3	292 -	22 15 37			
Floor4	--	45 30 76			
Floor5	--	45 30 76			
Floor6	--	45 30 76			
Floor7	--	45 30 76			
Total	924 3,000	244 163			407

NORTH PARCEL PARKING	244	212	456 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		924 spaces prov'd
	1.0 spaces/1trmdu	BART parking:	468

TOTAL UNITS - WEST OF DIXON	829 d.u.
GROSS DENSITY @	9.8 acres
NET DENSITY @	7.9 acres
	85 du/lac
	105 du/lac

EAST OF DIXON ST: 5 Acres

	Parking	Retail(sf)	1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	Total Units
Surface		55 ---			
Floor1	230 8,000	26 17 43			
Floor2	230 -	32 22 54			
Floor3	230 -	32 22 54			
Floor4	230 -	32 22 54			
Floor5	--	46 31 77			
Floor6	--	46 31 77			
Floor7	--	46 31 77			
Total	975 8,000	262 174			436

NORTH PARCEL PARKING	262	227	488 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		975 spaces prov'd
	1.0 spaces/1trmdu	BART parking:	487

TOTAL UNITS - EAST OF DIXON	436 d.u.
GROSS DENSITY @	5.0 acres
NET DENSITY @	4.5 acres
	87 du/lac
	97 du/lac

TOTAL	
1 bedroom units	759 d.u.
2 bedroom units	506 d.u.
Total Units	1,265 d.u.
GROSS DENSITY	85 du/acre
NET DENSITY	102 du/acre
BART parking	955 spaces
%Replacement	79.11%



SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO						2/14/2006
SCENARIO C - Condos (larger unit size)						
WEST OF DIXON ST: 9.8 Acres						
					unit split:	1 bdrm: 20% 2 bdrm: 80%
NORTH PARCEL						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Partial Basement		50 ---				
Surface		35				
Floor1	200 3,000	5 21 26				
Floor2	200 -	6 24 30				
Floor3				15 62 77		
Floor4	--	--		15 62 77		
Floor5	--	12 47 58				
Floor6	--	12 47 58				
Floor7	--	12 47 58				
Total	485 3,000 77 308				385	
NORTH PARCEL PARKING			77	400	477 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		485 spaces prov'd	
			1.0 spaces/1brmdu	différence	8	
			BART parking: N/A			
SOUTH PARCEL						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		48 ---				
Floor1	292 3,000	6 25 32				
Floor2	292 -	7 29 36				
Floor3	292 -	7 29 36				
Floor4	--	14 55 68				
Floor5	--	14 55 68				
Floor6	--	14 55 68				
Floor7	--	14 55 68				
Total	924 3,000 76 302				378	
NORTH PARCEL PARKING			76	393	469 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		924 spaces prov'd	
			1.0 spaces/1brmdu			
			BART parking: 455			
TOTAL UNITS - WEST OF DIXON					763 d.u.	
GROSS DENSITY @ 9.8 acres					78 du/lac	
NET DENSITY @ 7.9 acres					97 du/lac	
EAST OF DIXON ST: 5 Acres						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		55 ---				
Floor1	230 8,000	8 31 39				
Floor2	230 -	-	10 38 48			
Floor3	230 -	10 38 48				
Floor4	230 -	10 38 48				
Floor5	--	14 55 69				
Floor6	--	--		14 55 69		
Floor7	--	14 55 69				
Total	975 8,000 78 311				388	
NORTH PARCEL PARKING			78	404	482 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		975 spaces prov'd	
			1.0 spaces/1brmdu			
			BART parking: 493			
TOTAL UNITS - EAST OF DIXON					388 d.u.	
GROSS DENSITY @ 5.0 acres					78 du/lac	
NET DENSITY @ 4.5 acres					86 du/lac	
TOTAL						
1 bedroom units					230 d.u.	
2 bedroom units					921 d.u.	
Total Units					1,151 d.u.	
GROSS DENSITY					78 du/lacre	
NET DENSITY					93 du/lacre	
BART parking					949 spaces	
%Replacement					78.59%	

SCENARIO D - Condos with reduced replacement parking (South Parcel)

WEST OF DIXON ST: 9.8 Acres

**unit split: 1 bdrm: 20%
2 bdrm: 80%**

NORTH PARCEL

	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Partial Basement		50 ---			
Surface		35			
Floor 1	200 3,000	5 21 26			
Floor 2	200 -	6 24 30			
Floor 3		15 62 77			
Floor 4		15 62 77			
Floor 5	--	12 47 58			
Floor 6	--	12 47 58			
Floor 7	--	12 47 58			
Total	485 3,000 77 308				385

NORTH PARCEL PARKING	77	400	477 spaces req'd
Parking Ratios:	1.3 spaces/2br mdu		485 spaces prov'd
	1.0 spaces/1br mdu		8 difference
			BART parking: N/A

SOUTH PARCEL - With partial third level parking

	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Surface		48 ---			
Floor 1	292 3,000	6 25 32			
Floor 2	292 -	7 29 36			
Floor 3	80 -	9 37 46			
Floor 4	--	14 55 68			
Floor 5	--	14 55 68			
Floor 6	--	14 55 68			
Floor 7	--	14 55 68			
Total	712 3,000 78 310				388

NORTH PARCEL PARKING	78	404	481 spaces req'd
Parking Ratios:	1.3 spaces/2br mdu		712 spaces prov'd
	1.0 spaces/1br mdu		
			BART parking: 231

TOTAL UNITS - WEST OF DIXON	773 d.u.
GROSS DENSITY @ 9.8 acres	79 dulac
NET DENSITY @ 7.9 acres	98 dulac

EAST OF DIXON ST: 5 Acres

	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Surface		55 ---			
Floor 1	230 8,000	8 31 39			
Floor 2	230 -	-	10 38 48		
Floor 3	230 -	10 38 48			
Floor 4	230 -	10 38 48			
Floor 5	--	14 55 69			
Floor 6	--	14 55 69			
Floor 7	--	14 55 69			
Total	975 8,000 78 311				388

NORTH PARCEL PARKING	78	404	482 spaces req'd
Parking Ratios:	1.3 spaces/2br mdu		975 spaces prov'd
	1.0 spaces/1br mdu		
			BART parking: 493

TOTAL UNITS - EAST OF DIXON	388 d.u.
GROSS DENSITY @ 5.0 acres	78 dulac
NET DENSITY @ 4.5 acres	86 dulac

TOTAL		
	1 bedroom units	232 d.u.
	2 bedroom units	929 d.u.
	Total Units	1,161 d.u.
	GROSS DENSITY	78 dulacre
	NET DENSITY	94 dulacre
	BART parking	724 spaces
	%Replacement	60.00%



SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO						3/21/2006
SCENARIO E - Condos with reduced replacement parking (South Parcel)						
WEST OF DIXON ST: 9.8 Acres						
					unit split:	1 bdrm: 20% 2 bdrm: 80%
NORTH PARCEL						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Partial Basement		50 ---				
Surface		35				
Floor1	200 3,000	5 21 26				
Floor2	200 -	6 24 30				
Floor3		15 62 77				
Floor4		15 62 77				
Floor5	--	12 47 58				
Floor6	--	12 47 58				
Floor7	--	12 47 58				
Total	485 3,000 77 308				385	
NORTH PARCEL PARKING			77	400	477 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		485 spaces prov'd	
			1.0 spaces/1brmdu	différence	8	
			BART parking: N/A			
SOUTH PARCEL - 2 levels of parking and NO res wrapping on south side						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		48 ---				
Floor1	340 3,000	6 23 29				
Floor2	340 -	7 29 36				
Floor3	--	14 55 68				
Floor4	--	14 55 68				
Floor5	--	14 55 68				
Floor6	--	14 55 68				
Floor7	--	14 55 68				
Total	728 3,000 81 326				407	
NORTH PARCEL PARKING			81	423	505 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		728 spaces prov'd	
			1.0 spaces/1brmdu			
			BART parking: 223			
TOTAL UNITS - WEST OF DIXON					792 d.u.	
GROSS DENSITY @ 9.8 acres					81 du/lac	
NET DENSITY @ 7.9 acres					100 du/lac	
EAST OF DIXON ST: 5 Acres						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		55 ---				
Floor1	230 8,000	8 31 39				
Floor2	230	-	10 38 48			
Floor3	230 -	10 38 48				
Floor4	230 -	10 38 48				
Floor5	--	14 55 69				
Floor6	--	14 55 69				
Floor7	--	14 55 69				
Total	975 8,000 78 311				389	
NORTH PARCEL PARKING			78	404	482 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		975 spaces prov'd	
			1.0 spaces/1brmdu			
			BART parking: 493			
TOTAL UNITS - EAST OF DIXON					389 d.u.	
GROSS DENSITY @ 5.0 acres					78 du/lac	
NET DENSITY @ 4.5 acres					86 du/lac	
TOTAL						
1 bedroom units					236 d.u.	
2 bedroom units					945 d.u.	
Total Units					1,181 d.u.	
GROSS DENSITY					80 du/acre	
NET DENSITY					95 du/acre	
BART parking					716 spaces	
%Replacement					59.35%	

SCENARIO F - APARTMENTS with reduced replacement parking

WEST OF DIXON ST: 9.8 Acres

**unit split: 1 bdrm: 60%
2 bdrm: 40%**

NORTH PARCEL

	Parking	Retail(sf)	1 bdrm units @		2 bdrm units @		Total Units
			800 sq.ft. net	900 sq.ft. net	800 sq.ft. net	900 sq.ft. net	
Partial Basement		50 ---					
Surface		35					
Floor 1	200 3,000		17	11	28		
Floor 2	200 -		19	13	32		
Floor 3				49	33	82	
Floor 4				49	33	82	
Floor 5	--	38 25 63					
Floor 6	--	38 25 63					
Floor 7	--	38 25 63					
Total	485 3,000 248 165						413

NORTH PARCEL PARKING	248	215	463 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu	1.0 spaces/1brmdu	485 spaces prov'd
		difference	22
		BART parking: N/A	

SOUTH PARCEL - 2 levels of parking and NO res wrapping on south side

	Parking	Retail(sf)	1 bdrm units @		2 bdrm units @		Total Units
			800 sq.ft. net	900 sq.ft. net	800 sq.ft. net	900 sq.ft. net	
Surface		48 ---					
Floor 1	340 3,000		12	8	20		
Floor 2	340 -		15	10	26		
Floor 3	--	18 12 31					
Floor 4	--	45 30 76					
Floor 5	--	45 30 76					
Floor 6	--	45 30 76					
Floor 7	--	45 30 76					
Total	728 3,000 228 152						379

NORTH PARCEL PARKING	228	197	425 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu	1.0 spaces/1brmdu	728 spaces prov'd
		BART parking: 303	

TOTAL UNITS - WEST OF DIXON		792 d.u.
GROSS DENSITY @	9.8 acres	81 du/lac
NET DENSITY @	7.9 acres	100 du/lac

EAST OF DIXON ST: 5 Acres

	Parking	Retail(sf)	1 bdrm units @		2 bdrm units @		Total Units
			800 sq.ft. net	900 sq.ft. net	800 sq.ft. net	900 sq.ft. net	
Surface		55 ---					
Floor 1	230 8,000		26	17	43		
Floor 2	230 -					32 22 54	
Floor 3	230 -		32	22	54		
Floor 4	230 -		32	22	54		
Floor 5	--	46 31 77					
Floor 6	--	46 31 77					
Floor 7	--	46 31 77					
Total	975 8,000 262 174						436

NORTH PARCEL PARKING	262	227	488 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu	1.0 spaces/1brmdu	975 spaces prov'd
		BART parking: 487	

TOTAL UNITS - EAST OF DIXON		436 d.u.
GROSS DENSITY @	5.0 acres	87 du/lac
NET DENSITY @	4.5 acres	97 du/lac

TOTAL		
	1 bedroom units	737 d.u.
	2 bedroom units	491 d.u.
	Total Units	1,228 d.u.
	GROSS DENSITY	83 du/acre
	NET DENSITY	99 du/acre
	BART parking	790 spaces
	%Replacement	65.43%



SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO					2/15/2006
SCENARIO G - CONDOS with majority of replacement parking on west side of Dixon					
WEST OF DIXON ST: 9.8 Acres					
				unit split:	1 bdrm: 20% 2 bdrm: 80%
NORTH PARCEL					
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Partial Basement		50 ---			
Surface		35			
Floor1	200 3,000	5 21 26			
Floor2	200 -	6 24 30			
Floor3		15 62 77			
Floor4	--	15 62 77			
Floor5	--	12 47 58			
Floor6	--	12 47 58			
Floor7	--	12 47 58			
Total	485 3,000 77 308				385
NORTH PARCEL PARKING			77	400	477 spaces req'd
Parking Ratios:			1.3 spaces/2brmdu		485 spaces prov'd
			1.0 spaces/1brmdu	difference	8
			BART parking: N/A		
SOUTH PARCEL - 3 levels of parking and NO res wrapping on south side					
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Surface		48 ---			
Floor1	340 3,000	4 15 18			
Floor2	340 -	5 18 23			
Floor3	340 -	5 18 23			
Floor4	--	13 54 67			
Floor5	--	13 54 67			
Floor6	--	13 54 67			
Floor7	--	13 54 67			
Total	1,068 3,000 67 267				333
NORTH PARCEL PARKING			67	347	413 spaces req'd
Parking Ratios:			1.3 spaces/2brmdu		1,068 spaces prov'd
			1.0 spaces/1brmdu		
			BART parking: 655		
TOTAL UNITS - WEST OF DIXON					718 d.u.
GROSS DENSITY @ 9.8 acres					73 du/lac
NET DENSITY @ 7.9 acres					91 du/lac
EAST OF DIXON ST: 5 Acres - 3 levels of parking					
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units
Surface		55 ---			
Floor1	230 8,000	8 31 39			
Floor2	230 -	10 38 48	10 38 48		
Floor3	230 -	14 55 69			
Floor4	--	14 55 69			
Floor5	--	14 55 69			
Floor6	--	14 55 69			
Floor7	--	14 55 69			
Total	745 8,000 82 327				409
NORTH PARCEL PARKING			82	425	507 spaces req'd
Parking Ratios:			1.3 spaces/2brmdu		745 spaces prov'd
			1.0 spaces/1brmdu		
			BART parking: 238		
TOTAL UNITS - EAST OF DIXON					409 d.u.
GROSS DENSITY @ 5.0 acres					82 du/lac
NET DENSITY @ 4.5 acres					91 du/lac
TOTAL					
			1 bedroom units	225 d.u.	
			2 bedroom units	902 d.u.	
			Total Units	1,127 d.u.	
			GROSS DENSITY	76 du/acre	
			NET DENSITY	91 du/acre	
			BART parking	892 spaces	
			%Replacement	73.92%	

SCENARIO H - APARTMENTS with majority of replacement parking on west side of Dixon
WEST OF DIXON ST: 9.8 Acres

unit split: 1 bdrm: 60%
2 bdrm: 40%

NORTH PARCEL

	Parking	Retail(sf)	unit split:		Total Units
			1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	
Partial Basement		50 ---			
Surface		35			
Floor 1	200 3,000	17 11 28			
Floor 2	200 -	19 13 32			
Floor 3		49 33 82			
Floor 4		49 33 82			
Floor 5	--	38 25 63			
Floor 6	--	38 25 63			
Floor 7	--	38 25 63			
Total	485 3,000 248 165				413

NORTH PARCEL PARKING	248	215	463 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		485 spaces prov'd
	1.0 spaces/1brmdu	difference	22
		BART parking: N/A	

SOUTH PARCEL - 3 levels of parking and NO res wrapping on south side

	Parking	Retail(sf)	unit split:		Total Units
			1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	
Surface		48 ---			
Floor 1	340 3,000	12 8 20			
Floor 2	340 -	15 10 26			
Floor 3	340 -	15 10 26			
Floor 4	--	45 30 76			
Floor 5	--	45 30 76			
Floor 6	--	45 30 76			
Floor 7	--	45 30 76			
Total	1,068 3,000 225 150				374

NORTH PARCEL PARKING	225	195	419 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		1,068 spaces prov'd
	1.0 spaces/1brmdu	BART parking:	649

TOTAL UNITS - WEST OF DIXON	787 d.u.
GROSS DENSITY @ 9.8 acres	80 du/lac
NET DENSITY @ 7.9 acres	100 du/lac

EAST OF DIXON ST: 5 Acres - 3 levels of parking

	Parking	Retail(sf)	unit split:		Total Units
			1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	
Surface		55 ---			
Floor 1	230 8,000	26 17 43			
Floor 2	230	32 22 54			
Floor 3	230 -	46 31 77			
Floor 4		46 31 77			
Floor 5	--	46 31 77			
Floor 6	--	46 31 77			
Floor 7	--	46 31 77			
Total	745 8,000 276 184				459

NORTH PARCEL PARKING	276	239	514 spaces req'd
Parking Ratios:	1.3 spaces/2brmdu		745 spaces prov'd
	1.0 spaces/1brmdu	BART parking:	231

TOTAL UNITS - EAST OF DIXON	459 d.u.
GROSS DENSITY @ 5.0 acres	92 du/lac
NET DENSITY @ 4.5 acres	102 du/lac

TOTAL	
1 bedroom units	748 d.u.
2 bedroom units	499 d.u.
Total Units	1,247 d.u.
GROSS DENSITY	84 du/acre
NET DENSITY	101 du/acre
BART parking	880 spaces
% Replacement	72.87%



SOUTH HAYWARD BART STATION DEVELOPMENT - MODIFIED SCENARIO						3/21/2006
SCENARIO I - APARTMENTS and CONDOS with majority of replacement parking on west side of Dixon						
WEST OF DIXON ST: 9.8 Acres						
					unit split:	1 bdrm: 60% 2 bdrm: 40%
NORTH PARCEL - Apartments						
	Parking	Retail(sf)	1 bdrm units @ 800 sq.ft. net	2 bdrm units @ 900 sq.ft. net	Total Units	
Partial Basement		50 ---				
Surface		35				
Floor1	200 3,000	17 11 28				
Floor2	200 -	19 13 32				
Floor3			49 33 82			
Floor4			49 33 82			
Floor5	--	38 25 63				
Floor6	--	38 25 63				
Floor7	--	38 25 63				
Total	485 3,000 248 165				413	
NORTH PARCEL PARKING			248	215	463 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		485 spaces prov'd	
			1.0 spaces/1brmdu	différence	22	
			BART parking: N/A			
					unit split:	1 bdrm: 20% 2 bdrm: 80%
SOUTH PARCEL - Condos with 3 levels of parking and NO res wrapping on south side						
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		48 ---				
Floor1	340 3,000	4 15 19				
Floor2	340 -	5 18 23				
Floor3	340 -	5 18 23				
Floor4	--	13 54 67				
Floor5	--	13 54 67				
Floor6	--	13 54 67				
Floor7	--	13 54 67				
Total	1,068 3,000 67 267				334	
NORTH PARCEL PARKING			67	347	414 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		1,068 spaces prov'd	
			1.0 spaces/1brmdu	BART parking:	654	
TOTAL UNITS - WEST OF DIXON					747 d.u.	
GROSS DENSITY @ 9.8 acres					76 du/lac	
NET DENSITY @ 7.9 acres					95 du/lac	
EAST OF DIXON ST: 5 Acres - Condos with 3 levels of parking						
					unit split:	1 bdrm: 20% 2 bdrm: 80%
	Parking	Retail(sf)	1 bdrm units @ 850 sq.ft. net	2 bdrm units @ 1000 sq.ft. net	Total Units	
Surface		55 ---				
Floor1	230 8,000	8 31 39				
Floor2	230		10 38 48			
Floor3	230 -	10 38 48				
Floor4			14 55 69			
Floor5	--	14 55 69				
Floor6	--	14 55 69				
Floor7	--	14 55 69				
Total	745 8,000 82 327				409	
NORTH PARCEL PARKING			82	425	507 spaces req'd	
Parking Ratios:			1.3 spaces/2brmdu		745 spaces prov'd	
			1.0 spaces/1brmdu	BART parking:	238	
TOTAL UNITS - EAST OF DIXON					409 d.u.	
GROSS DENSITY @ 5.0 acres					82 du/lac	
NET DENSITY @ 4.5 acres					91 du/lac	
TOTAL						
1 bedroom units					396 d.u.	
2 bedroom units					760 d.u.	
Total Units					1,156 d.u.	
GROSS DENSITY					78 du/acre	
NET DENSITY					93 du/acre	
BART parking					892 spaces	
%Replacement					73.88%	