

# **SAN MATEO RAIL CORRIDOR**

## **TRANSIT-ORIENTED DEVELOPMENT PLAN**

**FINAL**

**ADOPTED  
JUNE 6, 2005**

**EDAW**



---

## **ACKNOWLEDGEMENTS**

### **Elected and Appointed Officials:**

#### **City Council**

Jan Epstein, Mayor  
Carole Groom, Council Member and CAC Alternate  
Jack Matthews, Council Member and CAC Member  
John Lee, Council Member  
Sue Lempert, Council Member and CAC Member

#### **Planning Commission**

Brandt Grotte, Chair  
Robert Gooyer, Vice-Chair  
Torin Knorr  
Fred Hansson, CAC Member  
Bertha Sanchez

#### **Park & Recreation Commission**

Ellen Ulrich, Chair  
Kate Bond  
Gary Sprague  
Gary Parma  
Liz Charleson

### **Citizen Advisory Committee (CAC):**

Michael Berube, Co-Chair	Lorraine Artoux, Alternate
Marion Weiler, Co-Chair	Jeff Atkinson, Alternate
Larry Atkinson	Henry Friedlander, Alternate
Rick Bonilla	Carole Groom, Alternate
Karen Goff	Devra Harris, Alternate
Richard Hedges	Larry Ivich, Alternate
Karen Herrel	Fred Hansson, Alternate
William Holsinger	
Ernest Hills	
Victor Ip	
Cheryl Hylton	
Ray Kuratek	
Sue Lempert	
Jack Matthews	
John Root	
Bob Webster	
Bruce Young	

## **City Staff:**

Arne Croce, City Manager  
Shawn Mason, City Attorney  
Robert Beyer, Community Development Director  
Larry Patterson, Public Works Director  
Sheila Canzian, Director of Park and Recreation  
Susan Manheimer, Chief of Police  
Brian Kelly, Fire Chief  
Ronald Muneawa, Chief of Planning  
Stephen Scott, Principal Planner, Project Manger  
William Wanner, Zoning Administrator  
Keri Goodwin, Planning Secretary  
Gary Heap, Acting City Engineer  
Ken Pacini, Acting Senior Engineer  
Michael Ogaz, Assistant City Attorney

## **Former City Staff:**

Barbara Kautz, Community Development Director  
Debra Nelson, Community Development Director  
Gaye Quinn, Chief of Planning  
Mary Gallagher, Chief of Planning  
Abby Ayende, Executive Secretary  
Sharon Lysek, Planning Secretary  
Maria Menchaca, Administrative Aide

## **Consultants:**

EDAW, Inc.	Land Use and Urban Design
Economic and Planning Systems (EPS)	Economics
Hexagon Transportation Consultants, Inc.	Transportation
Nelson-Nygard Associates	Transportation

---

# TABLE OF CONTENTS

## CHAPTER 1. INTRODUCTION

Executive Summary .....	1-1
A Vision of the Corridor Plan Area in 2020.....	1-4
Relationship to the City's General Plan.....	1-6
Environmental Review of the Corridor Plan.....	1-7
Phase I Corridor Plan Goals.....	1-8
Relationship to the El Camino Real Master Plan .....	1-9

## CHAPTER 2. EXISTING CONDITIONS

The General Plan .....	2-1
Major Proposals .....	2-1
Land Use Element .....	2-2
Circulation Element.....	2-4
Housing Element .....	2-5
Urban Design Element .....	2-6
Conservation, Open Space, Parks and Recreation Element.....	2-7
Measure H.....	2-7
Measure P.....	2-8
The Plan Area: Physical Characteristics .....	2-10
Development Pattern and Characteristics .....	2-10
Circulation .....	2-17
Existing Street Network.....	2-17
Transit Service .....	2-18
Opportunities and Constraints.....	2-19
Opportunities .....	2-19
Constraints .....	2-20

## CHAPTER 3. OBJECTIVES

1. Improve Connections & Create Multi-modal Streets.....	3-1
Objective (A): Improve Connections to Stations.....	3-1
Objective (B): Improve Vehicular Connections throughout the Plan Area.....	3-1

Objective (C): Improve Pedestrian and Bicycle Environment and Connections to  
 Transit Stations and throughout the Plan Area .....3-2

Objective (D): Coordinate with the Joint Powers Board’s (JPB) Rail Service  
 Improvement Plans .....3-2

Objective (E): Coordinate with Caltrans’ SR 92 Improvement Plans .....3-2

Objective (F): Manage Traffic and Encourage Alternatives to Driving .....3-3

**2. Focus Transit-Oriented Development at Station Areas.....3-3**

Objective (G): Concentrate Development at Public Transit Station Areas .....3-3

Objective (H): Improve Train Station Areas.....3-3

Objective (I): Seek High Quality Design of the Relocated Hillsdale Caltrain Station ....3-3

Objective (J): Encourage Mixed-Use Development near Transit Stations.....3-4

Objective (K): Establish Neighborhood-Serving Retail Districts, Distinct from  
 Downtown San Mateo.....3-4

Objective (L): Provide Public Open Spaces at Station Areas.....3-4

**3. Encourage Transit-Supportive Land Uses .....3-5**

Objective (M): Encourage Transit-Supportive Development.....3-5

Objective (N): Create a World-Class TOD at Bay Meadows / Hillsdale Station .....3-5

Objective (O): Explore Alternate Uses of Corporation Yard .....3-5

Objective (P): Provide for Open Space and Recreation .....3-5

Objective (Q): Encourage Shared Parking.....3-5

**4. Compatibility with Existing Development.....3-6**

Objective (R): Respect Community Character with New Development.....3-6

Objective (S): Control Height and Massing of New Development.....3-6

Objective (T): Control Traffic Impacts of New Development .....3-6

Objective (U): Maintain and Beautify Existing Development .....3-6

Objective (V): Respect Existing Facilities and Businesses.....3-7

Objective (W): Work with the County to Improve the Expo Center .....3-7

## CHAPTER 4. CIRCULATION

**New Streets and Street Extensions .....4-2**

Delaware Street.....4-2

Pacific Boulevard .....4-7

Franklin Parkway .....4-7

28<sup>th</sup> Avenue extension to Saratoga Drive .....4-8

---

<b>Grade Separations</b> .....	4-9
25 <sup>th</sup> Avenue Grade Separation.....	4-10
28 <sup>th</sup> and 31 <sup>st</sup> Avenue Grade Separations .....	4-10
<b>Configuration of Local Streets</b> .....	4-11
Intersection Design .....	4-13
<b>Intersection Placement</b> .....	4-13
Charles Way and Delaware Street .....	4-14
Bermuda Drive and Delaware Street.....	4-14
Yates Way and Saratoga Drive.....	4-14
Existing Residential Neighborhoods.....	4-14
<b>Theme Intersections</b> .....	4-15
El Camino Real Master Plan .....	4-15
17 <sup>th</sup> and 28 <sup>th</sup> Avenues .....	4-16
Delaware Street and Saratoga Drive .....	4-17
Delaware Street and Concar Drive.....	4-17
<b>Streetscape Improvements</b> .....	4-18
Leslie Avenue .....	4-18
Pacific Boulevard.....	4-20
Concar Drive .....	4-20
<b>Pedestrian and Bicycle Connections</b> .....	4-21
Grade-Separated Track Crossing at 16 <sup>th</sup> Avenue .....	4-21
Mid-block Connection from South Boulevard to 17 <sup>th</sup> Avenue .....	4-22
Bike Route to / from Hayward Park Station .....	4-22
Trail East of Hayward Park Station .....	4-22
Pedestrian and Streetscape Improvements along Pacific Boulevard.....	4-22
Connection to Franklin Offices.....	4-23
<b>Street Cross Sections</b> .....	4-24
<b>Transit Station Features</b> .....	4-29
Hillsdale Station.....	4-29
Hayward Park Station.....	4-32

## CHAPTER 5. LAND USE AND ZONING

Land Use Regulations and Zoning Overview.....	5-1
Land Use Plan.....	5-1
Hillsdale Station TOD Overlay Zone.....	5-5
East of the Delaware Street Extension.....	5-6
Adjacent to the East Side of Delaware Street Extension.....	5-8
West of the Delaware Street Extension.....	5-8
Adjacent to El Camino Real.....	5-8
Ground Floor Retail Uses.....	5-8
Public Parks and Plazas.....	5-9
Hayward Park Station TOD Overlay Zone.....	5-10
Station Area.....	5-11
Area 2.....	5-11
Civic.....	5-12
Ground Floor Retail Uses.....	5-12
Height Plan.....	5-12
Hillsdale Station Area: Height Zones.....	5-14
Hayward Park Station Area: Height Zones.....	5-16
TOD Development Intensities.....	5-18

## CHAPTER 6. COMMUNITY CHARACTER AND DESIGN GUIDELINES

Public Realm.....	6-2
Streetscape.....	6-2
Sidewalks.....	6-3
CalTrain Stations.....	6-5
Hillsdale Station.....	6-5
Hayward Park Station.....	6-7
Core Areas.....	6-10
Residential and Office.....	6-10
Mixed-Use.....	6-12
Neighborhood and Commuter Serving Mixed-Use.....	6-13
Community Serving Mixed-Use.....	6-14



---

Parks and Plazas .....	6-15
Neighborhood Parks .....	6-16
Plazas and Small Parks .....	6-17
Civic Parks .....	6-18
<b>Design Guidelines .....</b>	<b>6-19</b>
District: Stations .....	6-20
Block: Development Pattern .....	6-21
Streetwall: Neighborhood Form .....	6-22
<b>Building Prototypes .....</b>	<b>6-26</b>
Residential and Residential Mixed Use Buildings .....	6-26
Office and Office Mixed Use Buildings .....	6-28
Parking and Mixed Use Parking Structures .....	6-29
Community Retail and Community Retail Mixed Use Buildings .....	6-30

## CHAPTER 7. IMPLEMENTATION

<b>Project Consistency .....</b>	<b>7-1</b>
A. San Mateo General Plan .....	7-2
B. Zoning Regulations .....	7-3
C. Implementation Policies .....	7-4
D. Financing .....	7-5
E. Facility Categories .....	7-9
F. Lighting .....	7-11
G. Transportation Demand Management (TDM) .....	7-11

## TECHNICAL APPENDICES

Technical Appendices: TDM Measures .....	A-1
Technical Appendices: Policies .....	B-1

## LIST OF FIGURES

Figure 1.1	Plan Area Aerial .....	1-2
Figure 2.1	Existing Land Uses .....	2-3
Figure 2.2	Floor Area Ratios & Height .....	2-9
Figure 2.3	Districts.....	2-11
Figure 2.4	Figure Ground Map.....	2-12
Figure 2.5	Block Pattern .....	2-12
Figure 2.6	Major Property Owners .....	2-15
Figure 4.1	Proposed Streets.....	4-3
Figure 4.2	Delaware Street North of Concar Drive.....	4-5
Figure 4.3	Streetscape Concept .....	4-19
Figure 4.4	Typical 2-Lane Commercial or Mixed-Use Street .....	4-25
Figure 4.5	Typical 2-Lane Residential Street.....	4-25
Figure 4.6	“Park Street” – Typical Street with Linear Park .....	4-26
Figure 4.7	Typical 4-Lane Boulevard .....	4-26
Figure 4.8	Section A – A’: 3-Lane Street (Delaware Street, between Charles Lane and 16th Avenue).....	4-27
Figure 4.9	Section B – B’: 2-Lane Main Street (between 28th & 31st Avenues).....	4-27
Figure 4.10	Section C – C’: Franklin Parkway (4-Lane Boulevard) .....	4-28
Figure 4.11	Section D – D’: Hayward Park Station .....	4-28
Figure 5.1	General Plan Transit-Oriented Development Designations .....	5-3
Figure 5.2	TOD Land Use Map .....	5-7
Figure 5.3	TOD Height Limits .....	5-13
Figure 5.4	TOD Development Intensities .....	5-19