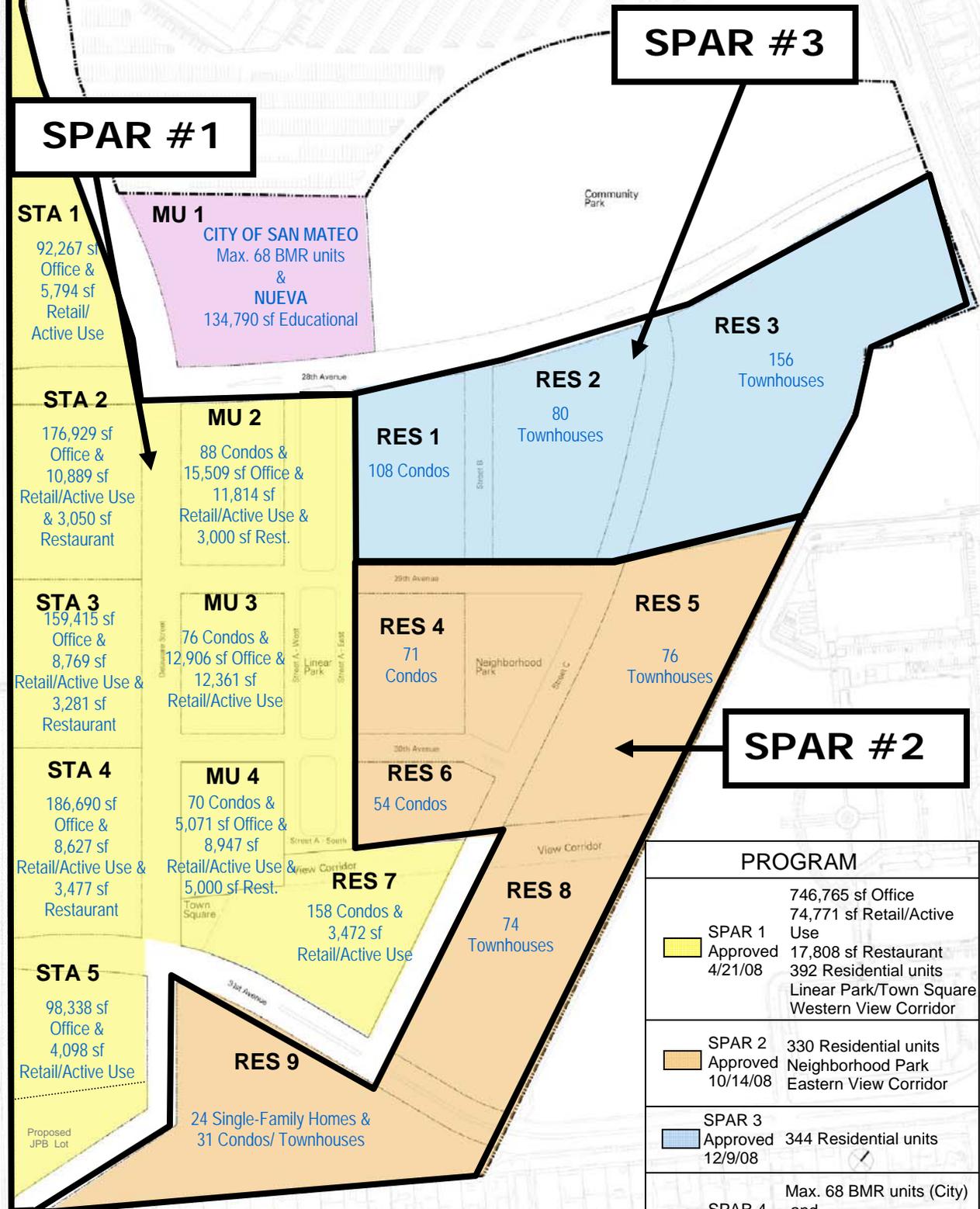


## **BAY MEADOWS II ENTITLEMENT HISTORY**

- *April 2005.* City Council certification of the San Mateo Rail Corridor Plan/ Bay Meadows Phase II Specific Plan Amendment Environmental Impact Report.
- *June 2005.* City Council adoption of the San Mateo Rail Corridor Transit-Oriented Development Plan for the creation of a Transit-Oriented Development area near the Hayward Park and Hillsdale CalTrain stations with transit supportive policies, land uses, development densities, height standards, and design guidelines. General Plan amendments were approved so that the General Plan is consistent with the Plan.
- *November 2005.* City Council adoption of the Bay Meadows Phase II Specific Plan Amendment, Development Agreement and Vesting Tentative Parcel Map for the redevelopment of the Bay Meadows racetrack facility with a Transit-Oriented Development. General Plan amendments were approved so that the General Plan is consistent with the Plan.
- *December 2006.* Planning Commission approval of the Bay Meadows Phase II Design Guidelines and Development Standards.
- *October 2007.* Planning Commission approval of the Vesting Tentative Subdivision Map for the creation of 38 parcels and the Site Development Permit for site preparation and infrastructure work (demolition, tree removal, rough grading, street construction, utility installation) that provides the backbone for future development of the blocks.
- *April 2008.* City Council approval of SPAR #1 covering approximately 21.6 net acres containing nine developable blocks (Station Blocks 1-5, Mixed Use Blocks 2-4, and Residential Block 7), the Town Square, a portion of the View Corridor, and the Linear Park. Includes approximately 750,000 square feet of office space, approximately 93,000 square feet of retail/restaurant space and 392 residential housing units.
- *October 2008.* Planning Commission approval of SPAR #2 covering the Southern Residential Blocks with a total of 330 single-family and multi-family residential units, the eastern portion of the View Corridor and Neighborhood Park (5 blocks).
- *December 2008.* Planning Commission approval of SPAR #3 covering the Northern Residential Blocks with a total of 344 multi-family residential units (3 Blocks).
- *June 2011.* Planning Commission approval of a SPAR for the installation of four four-foot high residential entry marker signs and associated private and public right-of-way landscaping marking two eastern entries into the residential neighborhoods of the Bay Meadows Phase II Development

# Bay Meadows Phase II Development Program



PROGRAM	
<p>SPAR 1 Approved 4/21/08</p> <p>746,765 sf Office 74,771 sf Retail/Active Use 17,808 sf Restaurant 392 Residential units Linear Park/Town Square Western View Corridor</p>	
<p>SPAR 2 Approved 10/14/08</p> <p>330 Residential units Neighborhood Park Eastern View Corridor</p>	
<p>SPAR 3 Approved 12/9/08</p> <p>344 Residential units</p>	
<p>SPAR 4 Not Submitted</p> <p>Max. 68 BMR units (City) -and- Apprx. 200,000 sf Office - or - Max. 140 Res.units</p>	

Note: The Floor Area numbers contained herein match the SPAR 1 plan submittals dated March 10, 2008, the SPAR 2 submittals dated August 12, 2008 and the SPAR 3 plan submittals dated Sept 17, 2008.

**Approved Bay Meadows Phase II Program by Block and SPAR**

<i>Block</i>	<i>Office (Gross Sq. Ft.)</i>	<i>Retail or Active Uses in Ground Floor of Office or Mixed Use Building (Gross Sq. Ft.)</i>	<i>Retail or Active Uses in Freestand ing Building (Gross Sq. Ft.)</i>	<i>Restaurant Uses (Gross Sq. Ft.)</i>	<i>Total Floor Area (Gross Sq. Ft.)</i>	<i>1 BR Units</i>	<i>2 BR Units</i>	<i>3 BR Units</i>	<i>4 BR Units</i>	<i>Total Units</i>
<i>SPAR #1- Approved on 4/21/2008- Expires 12/21/2023</i>										
STA 1	92,267	5,794	-		98,061					
STA 2	176,929	3,049	7,840	3,050	190,868					
STA 3	159,415	3,280	5,489	3,281	171,465					
STA 4	186,330		8,627	3,477	198,434					
STA 5	98,338	4,098	-		102,436					
MU 2	15,509	-	11,814	3,000	30,323	23	53	12		88
MU 3	12,906	-	12,361		25,267	7	55	14		76
MU 4	5,071	3,205	5,742	5,000	19,018	23	39	8		70
RES 7	-	3,472	-		3,472	59	78	21		158
<b>Subtotal</b>	<b>746,765</b>	<b>22,898</b>	<b>51,873</b>	<b>17,808</b>	<b>839,344</b>	<b>112</b>	<b>225</b>	<b>55</b>		<b>392</b>
<i>SPAR #2- Approved on 10/14/2008- Expires 10/14/2013</i>										
RES 4							41	30		71
RES 5							26	50		76
RES 6							21	33		54
RES 8							26	48		74
RES 9							12	25	18	55
<b>Subtotal</b>							<b>126</b>	<b>186</b>	<b>18</b>	<b>330</b>
<i>SPAR #3- Approved on 12/9/2008- Expires 12/9/2013</i>										
RES 1						31	63	14		108
RES 2							40	26	14	80
RES 3							99	55	2	156
<b>Subtotal</b>						<b>31</b>	<b>202</b>	<b>95</b>	<b>16</b>	<b>344</b>
<b>Grand Total</b>	<b>746,765</b>	<b>22,898</b>	<b>51,873</b>	<b>17,808</b>	<b>839,344</b>	<b>143</b>	<b>553</b>	<b>336</b>	<b>34</b>	<b>1,066</b>