



SUMMARY OF DEVELOPER PROPOSALS FOR RESIDUAL BURBANK SCHOOL SITE

Developer	Citation Homes Central	The Olson Company	Classic Communities	Pulte Homes	SummerHill Homes
Site Plan Description	Units face perimeter streets and internal walkways, garages off private drive aisles two entrances on Myrtle	Units face perimeter streets, cluster style, garages in auto courts off spine street with one entrance on Myrtle	Units face perimeter streets and central common area, garages off drive aisles with entrances on C & Myrtle	Units face perimeter streets and internal walkways, garages on loop drive with entrances on B and C	Units face perimeter streets and internal walkways in clusters, garages on street and courtyards
Unit Type	single-family detached	single-family detached	35 single-family detached 28 duplex town houses	66 town houses in 5-6 units clusters	51 single-family detached
Total number of units	60	56	63	66	51
Density (MDR 8.8-17.4 du net acre)	approx 15.4 du/gross acre	approx 14.4 du/gross acre	approx 16.2 du/gross acre	approx 17.0 du/gross acre	approx 13.2 du/gross acre
Lot Size	1472-2400 sf	average 2200 sf			minimum 2,250 sf
Unit Size	1725-2104 sf	1,405-1,545 sf	1,575-1,621 sf	1,502-1,706 sf	1,200-2,100 sf
# of Unit Plans	2-Story: 3 3-Story: 3	3	2 (with variation of floor plans)	3	4
# of Levels	2 & 3	2	2-3 front, 3 rear	2	2 & 3rd floor option
# of Bedrooms	3-5	3-4	3	3	3-4
# of Bathrooms	up to 3.5	2.5	2	2.5	2.5-3
Parking - Private	2-car side by side attached garage	2-car side by side attached garage	2-car side by side attached garage	2-car side by side attached garage	2-car side by side attached garage
Parking - Public	0 on-site spaces	10 on-site spaces	27 on-site spaces	11-12 on-site spaces	0 on-site
Architecture	2-Story: Traditional, Cottage, Craftsman, and French Country. 3-Story: Cape Cod, Monterey, and Craftsman.	Spanish, Shingle, and Craftsman	Craftsman	Craftsman and/or Spanish	Spanish, Monterey, and Mission
Architects	Danielian Associates	KTGY Group	Bassenian Lagoni	KTGY Group	William Hezmalhalch
Developer Experience	40+ yrs	19 years	14 years	24 years in Bay Area	31 years
Redevelopment Exp.	yes - Hayward	yes - Hayward	yes - San Jose	yes - Oakland, Emeryville	yes - Palo Alto, Campbell
Experience in Hayward	Cannery Place - pending start of construction	City Walk, Renaissance Walk, Orchard Walk, Garden Walk	None - Mountain View, Sunnyvale, Fremont, and San Jose	Grande Terrace	Cantebury
Open Space - Private	primarily front yard	porches & front/side yard	primarily front yard	front patio or porch	side yard
Open Space - Common	?	10,690±sf near Filbert	6,700 sf center	center court (sq?)	on B St (sf ?)
Land Purchase Price	\$6,200,000 (Adjusted to \$6,000,000 for cost of environmental remed.)	\$5,700,000	\$3,000,000	\$4,535,133	\$4,000,000
Purchase Price Land/sf	\$35.40	\$33.63	\$17.70	\$26.76	\$23.60
Projected Profit	12.90%	11.68%	10.78%	12.50%	10.66% + 3% fee
Haz Mat Remediation	Agency responsible \$200,000 deposit	Developer responsible first \$200,000	Agency responsible	Agency responsible developer pays \$100,000	Agency responsible developer pays \$210,666
Inclusionary Housing	51 units at market rate & 9 below market rate	47 units at market rate & 9 below market rate	53 units at market rate & 10 below market rate	56 units at market rate & 10 below market rate	43 units at market rate & 8 below market rate
Unit Sales Prices	average \$650,000 mr & \$318,000 bmr	\$590,000-\$635,000 mr & \$300,000 bmr	\$534,900-\$569,900 mr & ? Bmr	\$589,000-\$629,000 mr & \$300,840 bmr	High \$500k- High\$600 \$324,000 bmr



**RESIDUAL BURBANK SCHOOL SITE 2
HAYWARD, CALIFORNIA
CITATION HOMES CENTRAL**

CONTEXTUAL SITE PLAN



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ARCHITECTURE + PLANNING
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