

PENINSULA STATION

MIXED-USE, TRANSIT-ORIENTED FAMILY HOUSING
San Mateo, CA



Peninsula Station, “Pen Station,” which opened in September 2010, is the result of a visionary partnership between the City of San Mateo, the County of San Mateo and MidPen Housing. Conveniently located within a quarter mile of the Hillsdale Caltrain Station and across the street from Hillsdale Shopping Center, Pen Station provides transit-oriented housing to 68 low-income working families who otherwise would not be able to afford to live in the area.

Pen Station received the 2011 Green Building Award from Sustainable San Mateo County which reflects the commitment to sustainability shared by all of the key partners. Built on what was once the site of a Good Year Tire Center, Pen Station is now a vibrant, mixed-use community which supports the Grand Boulevard Initiative to transform El Camino Real into a safe and welcoming place to live, work and play.



The community space at Pen Station opens onto a large central courtyard with two play areas for children, podium landscaping and space for a community garden. The property features public art including a sculpture by Aaron P. Kerkhove and a mural by Mona Caron.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2010 new construction of residential and retail space		
Construction Type	4-story, Type V wood frame construction over concrete podium parking		
Site Area:	1 acre		
Density:	68 units / acre		
Parking Ratio:	1.7 : 1 – 115 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	8	694
	2 BR	32	971
	3 BR	28	1112
	TOTAL	68	
Amenities	Community center; computer lab; fitness center; playground; outdoor courtyards; community gardens; laundry facilities		
Services Offered	Health and wellness programs After school programs Homework clubs Summer enrichment classes Economic stability programs Computer training Subsidized transit pass program Connection to community resources		
Resident Profile	Individuals and families earning between 30% and 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of San Mateo • County of San Mateo • Wells Fargo Bank • Union Bank • California Community Reinvestment Corporation • Enterprise Foundation • California Department of Housing and Community Development 		
Architect	Jon Worden Architects		
Contractor	Douglas Ross Construction, Inc.		

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