



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: <div style="float: right; text-align: right;"> <small>DocuSigned by:</small> <small>AA8F1409A8F748E...</small> </div>		GENERAL MANAGER ACTION REQ'D: Yes		
DATE: 3/27/2025 4/3/2025		BOARD INITIATED ITEM: No		
Originator/Prepared by: Heath Maddox Dept: Customer Dev & Station Access <div style="text-align: right;"> <small>DocuSigned by:</small> <small>CDB89E76E6CD4E7...</small> </div> Signature/Date: <div style="text-align: right;">4/2/2025</div>	General Counsel <div style="text-align: right;"> <small>DocuSigned by:</small> <small>2528C067C44147D...</small> </div> Signature/Date: <div style="text-align: right;">4/2/2025 []</div>	Controller/Treasurer <div style="text-align: right;"> <small>Signed by:</small> <small>7D9A7C6E7348456...</small> </div> Signature/Date: <div style="text-align: right;">4/3/2025 []</div>	District Secretary <div style="text-align: right;">[]</div>	BARC <div style="text-align: right;"> <small>DocuSigned by:</small> <small>AA8F1409A8F748E...</small> </div> Signature/Date: <div style="text-align: right;">4/3/2025 []</div>

Extension of 19th Street Oakland Bike Station Cooperative Agreement and Lease

PURPOSE:

To authorize the General Manager or his designee to execute five-year extensions to (1) the cooperative agreement with the City of Oakland for the 19th Street Uptown Oakland Bike Station and (2) the commercial lease with 19th & Broadway LLC for the space housing the 19th Street Uptown Oakland Bike Station at 1775 Broadway.

DISCUSSION:

Project History

In 2012, the City of Oakland and BART together applied for and were granted \$531,000 through the Safe Routes to Transit program to construct a secure bicycle parking facility in the vicinity of the 19th Street/Oakland BART station. Since completion in 2015, the 19th Street Uptown Oakland Bike Station (Uptown Bike Station) has operated inside 2,440 square feet of leased retail space in Uptown Oakland, immediately across the street from the BART entrance at the corner of 19th and Broadway. The initial lease term was five years and has been extended twice, most recently through June 30, 2025.

Project Operation

BART currently manages the operation of the Uptown Bike Station as part of Agreement 6M6150 with BikeHub. In addition, BikeHub subleases the retail space at market rate from BART to provide bicycle retail and repair services designed to support and encourage bicycle access to BART. Revenue from the retail sales at Uptown and BART's other two valet bike stations offsets ongoing operational costs by allowing BikeHub to offer BART a lower price for their services. BART staff will seek Board authorization to extend agreement

6M6150, which expires at the end of FY26, by one year. BikeHub's sublease at 1775 Broadway would also be extended by one year. For continued operation and management of the nine BART Bike Stations beyond FY27, BART will issue a request for proposals, including the sublease at the Uptown Bike Station, in spring 2027.

Project Evaluation

A winter 2025 Survey of Uptown Bike Station customers confirmed earlier findings that the project is successful by a number of measures:

- 82% of respondents connect to BART
- 65% park 3-5 days per week
- 47% would not take BART as often if the Bike Station were not available to them and 8% would drive a vehicle
- 45% would not ride their bike at all, or as often, without the Bike Station
- 97% are very satisfied with the service provided by the Bike Station
- 79% have paid for bike repair at the Bike Station, 97% of whom gave the repairs a five-star rating

Capacity and Occupancy

The Uptown Bike Station has capacity to park 130 bikes with a valet style parking program. In 2024, a total of 8,456 bikes were parked at the 19th Street Bike station, an average of 34 per weekday. Pre-Covid, the bike station was often at capacity and late-arriving customers were forced to use racks on the concourse level of the station or take their bikes on BART.

Proposed Cooperative Agreement Extension

In 2014, in recognition of the shared benefit of the Uptown Oakland Bike Station to both BART and the City of Oakland, BART and the City entered into a Cooperative Agreement to fund and operate the facility. This BART-Oakland Cooperative Agreement was updated in 2019 and 2022 when the lease was extended. Customer Access and Accessibility staff have negotiated the terms of a third extension to the Cooperative Agreement commencing July 1, 2025, and continuing for five years. Under the proposed extension, the City would increase its financial contribution to the Uptown Bike Station operations from \$65,000 to \$70,000 in FY26 and escalate by 3% annually through FY2030, consistent with the terms of the lease extension (see below section). Oakland Department of Transportation staff are pursuing City Council approval of the BART-City Cooperative Agreement in parallel with BART Board approval. Council approval is anticipated in May 2025. BART's Office of the General Counsel will review and approve the cooperative agreement as to form.

Proposed Lease Extension

Customer Access and Real Estate staff have negotiated an extension to the Bike Station

lease to continue operations at the existing location for five years. Under the draft amendment to the lease, commencing on July 1, 2025, rent will escalate by three percent annually through FY30. BikeHub's sublease would also be extended accordingly, at their option. The proposed lease contains an early termination clause that, after 18 months, would allow BART to end the lease by providing at least 6 months' written notice and paying an early termination fee equal to six months' rent. BART's Office of the General Counsel will review and approve the lease amendment, any sublease amendment, and all related documents as to form.

FISCAL IMPACT:

Cooperative Agreement

The Cooperative Agreement with the City of Oakland will bring in a total of \$372,400 over the five-year term, covering around 30% of the total ongoing operating costs of the Uptown Bike Station, which include rent, utilities and BikeHub's ongoing management fees under existing Agreement 6M6150.

Year	City of Oakland Contribution
FY 26	\$70,000
FY 27	\$72,200
FY 28	\$74,400
FY 29	\$76,700
FY 30	\$79,100
Five-year total	\$372,400

Lease Extension

A five-year lease extension will cost the District a total of \$385,125 for the period of July 1, 2025 to June 30, 2030, after sublease revenue is factored in, assuming the sublease is extended. Funds will be budgeted in the Customer Access and Accessibility operating budget (Dept 1102491), Account 680330, Building Space Rental.

Year	Gross Annual Rent	Sublease	Net Annual Rent
FY26	\$117,000	\$44,460	\$72,540
FY27	\$120,510	\$45,794	\$74,716

FY28	\$124,125	\$47,168	\$76,958
FY29	\$127,849	\$48,583	\$79,266
FY30	\$131,685	\$50,040	\$81,644
Five-year total:	\$621,169	\$236,044	\$385,125

For FY24, Gross Annual Rent was \$110,280, and sublease revenue was \$41,904, proportionally the same as for the proposed lease extension.

Funding will be included in the proposed annual operating budgets, which are subject to Board approval. This action is not anticipated to have any fiscal impact on unprogrammed District reserves.

Based upon the customer survey findings and 2024 occupancy, assuming similar travel patterns going forward, BART can expect close to \$60,000 in fare revenue from Uptown Bike Station customers at the average gross 19th Street fare of \$4.20.

ALTERNATIVES:

The alternative is to not enter into the Cooperative Agreement with the City of Oakland or the lease with 19th & Broadway LLC and to close the Uptown Bike Station in July of this year. If the agreement is not extended, BART would forego \$372,400 in financial contributions from the City. Without the Uptown Bike Station, BART customers accessing 19th Street station by bicycle would have the option of parking in less-secure racks at the concourse level of the station.

RECOMMENDATION:

It is recommended that the Board adopt the following motion.

MOTION:

The General Manager or his designee is authorized to execute five-year extensions to (1) the cooperative agreement with the City of Oakland for the 19th Street Uptown Oakland Bike Station and (2) the commercial lease with 19th & Broadway LLC in the amount of \$621,169 for the space housing the 19th Street Uptown Bike Station at 1775 Broadway, subject to annual Board budget approval