

Lake Merritt BART Station Area Projects

BART Board of Directors
September 8, 2022



Agenda

BART Police Headquarters Relocation Status Update

Lake Merritt TOD Update

Lake Merritt Plaza Upgrade Update

Recommended Actions Pertaining to Lake Merritt TOD

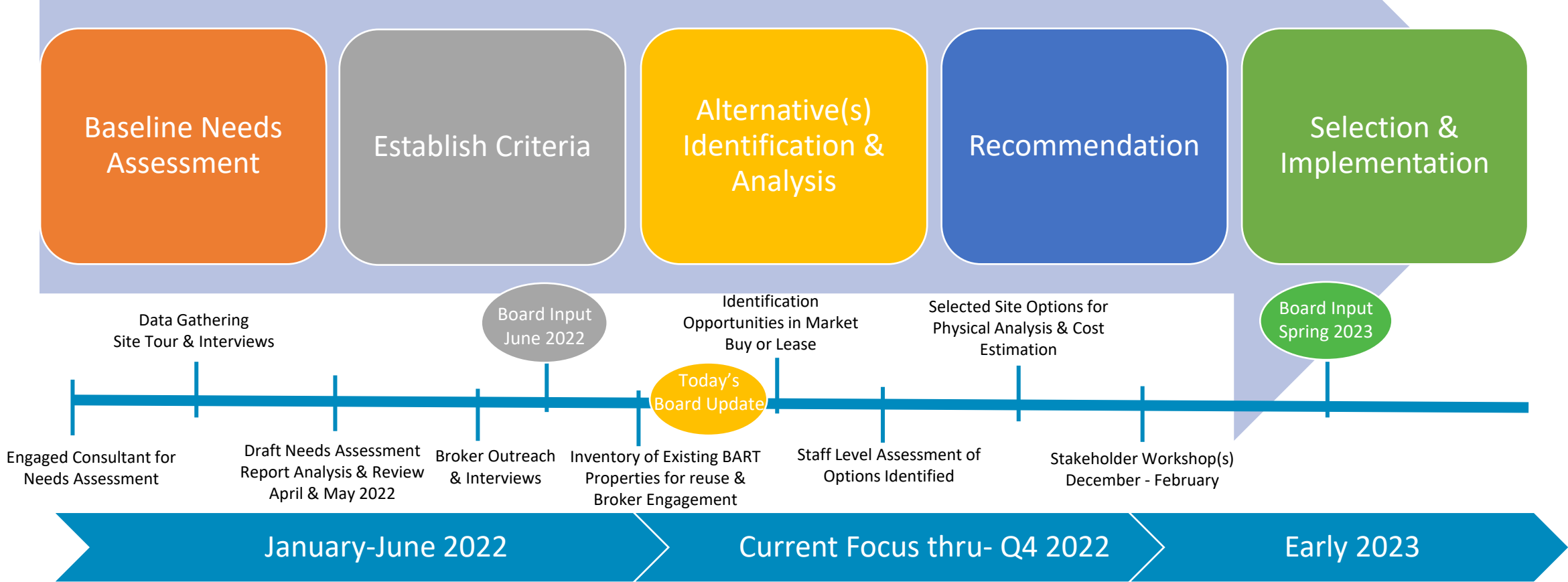


BART Police Administrative HQ

Relocation Planning Update



Overall Relocation Planning Strategy



Relocation planning process is a transparent and collaborative effort to build consensus on requirements for the new facility.

Search Criteria Summary Matrix

Site Criteria	Factors of Consideration
<input type="checkbox"/> Available for build-out & occupancy	<ul style="list-style-type: none"> Can be made ready for occupancy for 2025 Impact of “re-use” of an existing BART owned property
<input type="checkbox"/> Proximity	<ul style="list-style-type: none"> BART Station – pedestrian accessible Centrality within BART System Driving time for freeway access
<input type="checkbox"/> Appropriately sized if we Build, Buy or Lease	<ul style="list-style-type: none"> Parcel to accommodate 65-75K sf facility Plus 65K-75K sf+ of parking & storage 1.5 acres minimum target search size
<input type="checkbox"/> Meets physical safety standards (applicable to structure)	<ul style="list-style-type: none"> Essential Service Facility standard Maintain CALEA Accreditation
<input type="checkbox"/> Community Factors	<ul style="list-style-type: none"> Partnership with nearby community Safety of staff & visitors

Consensus on Definitions:

- System Core
- Centrality
- Proximity

General Options



Buy Property

- Existing Facility & Renovate and/or Retrofit
- Improved (demo) or Unimproved Land
 - Design/Build
 - Build-to-Suit-to-Own by District



Lease

- Existing Facility & Renovate and/or Retrofit (TIs)
- Build-to-Suit- on Land to Lease by District



Build on Existing BART Owned Land

- Repurpose
 - Parking Lot
 - Yard or warehouse

Coming Soon

Focus of Current Staff Effort

Assessment of Existing BART Property & Further Analysis Warranted

Site Criteria	Considerations Identified
✓ Proximity	<ul style="list-style-type: none">▪ Adjacent to BART Station▪ Pedestrian accessible▪ Central to BART System▪ Reasonable freeway access
✓ Appropriately sized	<ul style="list-style-type: none">▪ Urban 2 or 3-Story building + stacked garage parking = approx. 1.2 to 2 acres▪ Suburban 2 or 3-Story building + garage or surface parking = approx. 2.3 to 4 acres
✓ Available for build-out & occupancy	<ul style="list-style-type: none">▪ Station sites identified are existing customer parking lots▪ Not included in existing TOD workplans

Bay Fair Station

- Customer parking lot (Ala. Co. portion)
- West of UPRR tracks
- Concerns: located in residential area & ADA access tunnel under UPRR

Castro Valley Station

- Customer parking lot north of station
- Along Wilbeam and/or Redwood Road

El Cerrito Del Norte

- Customer parking lots north or west of station
- New facility could include Zone 2 (R) Patrol
- Concerns: freeway access & congestion

North Concord/Martinez

- Customer parking lot

BART PD Administrative HQ Relocation Planning

Next Steps

Next Steps for 2022

- ✓ Conduct site tours of other modernized Police Facilities
- ✓ Work with Broker to identify **options to Buy or Lease**
- ✓ Physical analysis of Select Site Alternatives
- ✓ Formulate Project funding options for consideration

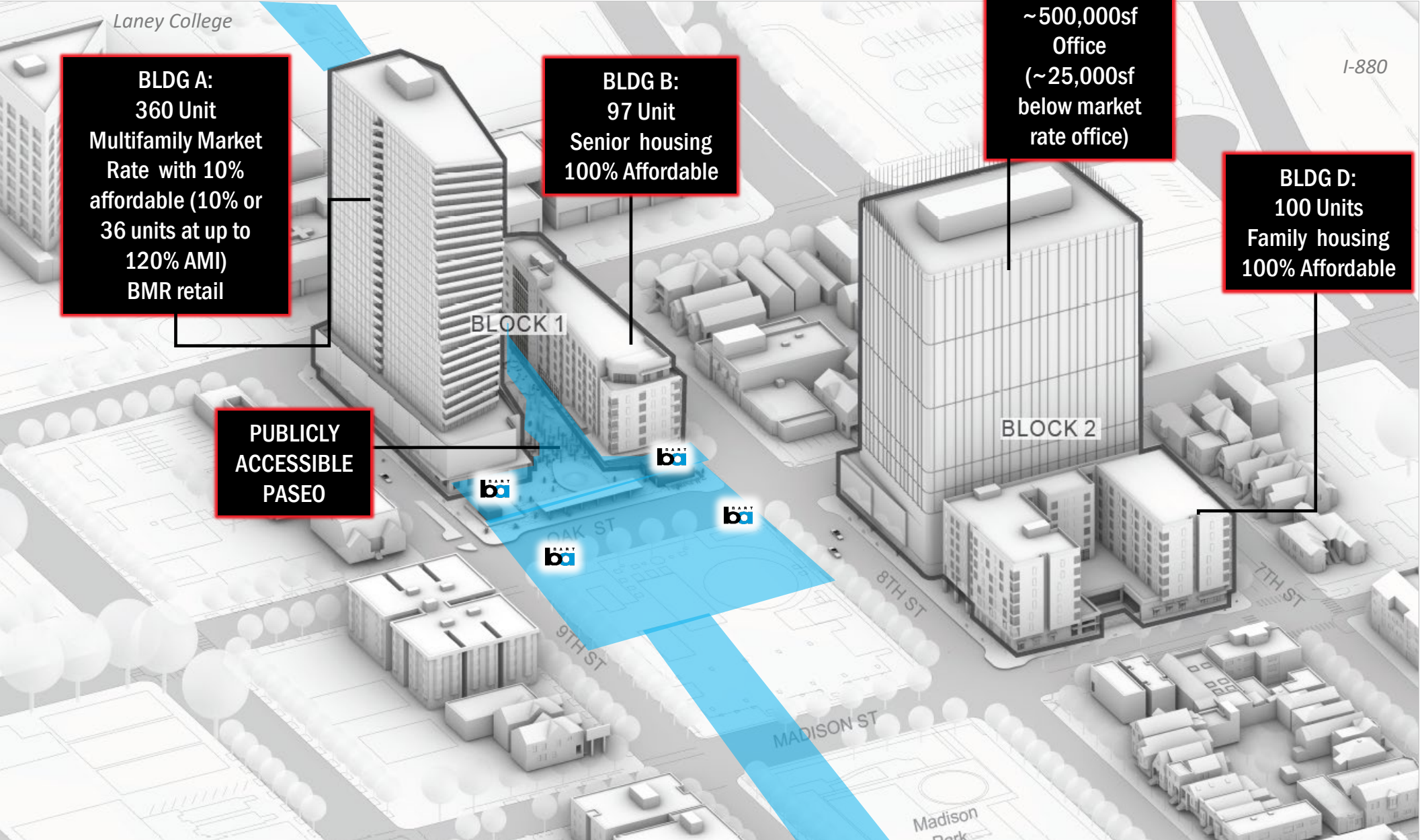


Q1 & Q2 2023

- ✓ Identify ancillary needs including IT & workplace modernization
- ✓ Generate Cost estimates for Select Site Alternatives
- ✓ Internal BART Stakeholder Workshops

Returning to Board with Site Alternatives & Recommendations in early Spring 2023

Lake Merritt TOD Project



STRADA

LMTOD, LLC



**EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION**
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS



History

December 2014: The Lake Merritt Station Area Plan Adopted

May 2018: Request For Proposals Released

September 2018: Request For Proposals Awarded to Strada /East Bay Asian Local Development Corporation (EBALDC)

January 2019: Entered into Exclusive Negotiating Agreement (ENA) with Developers Strada/EBALDC

February 2020: Submitted Preliminary Design Plans (PDP)

October 2020: Station Access Study Completed

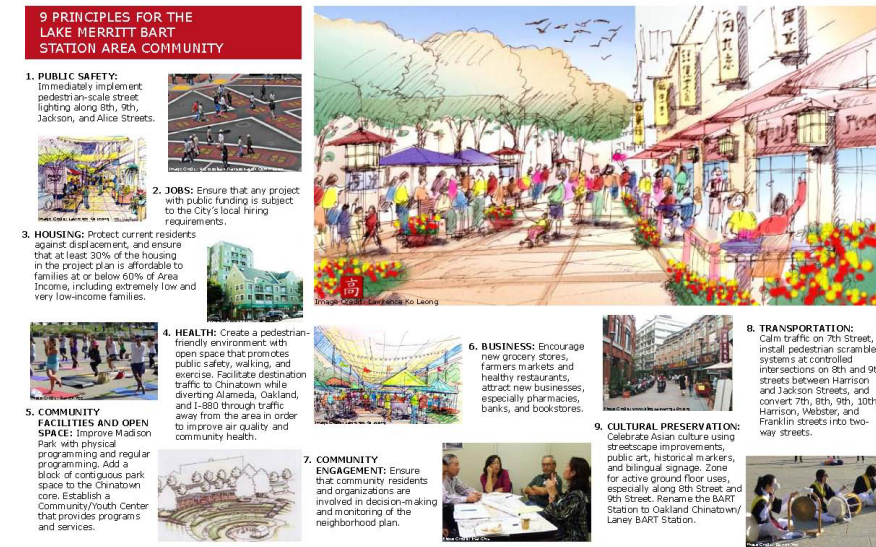
November 2020: BART Board Authorizes ENA Extension for 1 year w/ 6- month option

May 2021: Preliminary Development Plan City Approval (including CEQA)

March 2022: 6-month ENA extension option executed

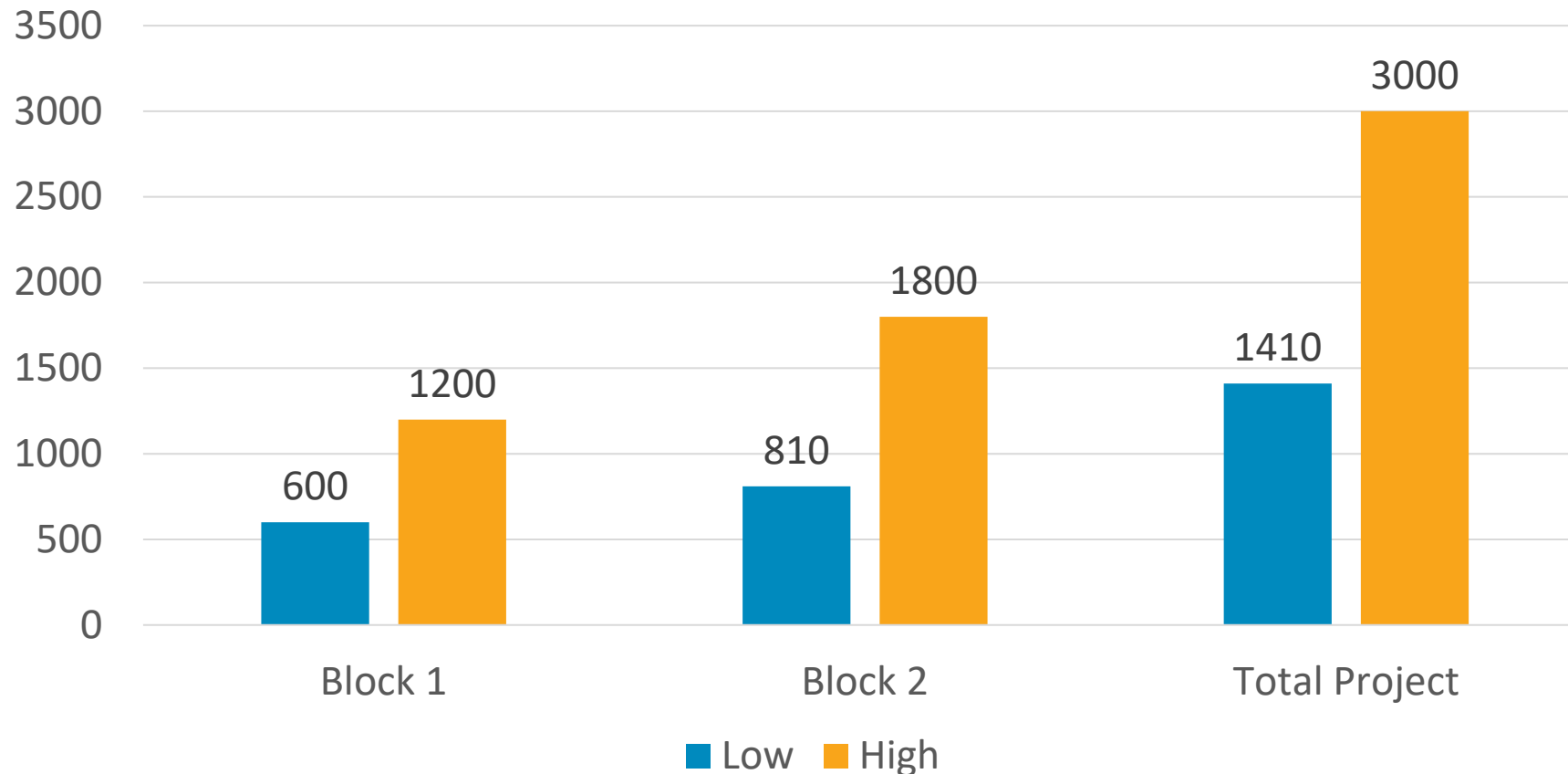
June 2022: Oakland Planning Commission Approves Final Development Plan for Senior Affordable Housing

June 2022: Board review of progress to date and draft option terms



TOD BART Ridership Gains – All Phases of Lake Merritt TOD

Net New Daily BART Riders from
Lake Merritt TOD



“Low” assumes and 60% of pre-COVID ridership and no park and ride users return to BART

“High” assumes 100% of pre-COVID ridership and 83% of park and ride users return to BART

Lake Merritt Plaza Upgrade

- Building on Previous Phase: Structural analysis, waterproofing membrane investigation, storm water treatment strategy
- Current Phase
 - Additional structural analysis of Admin Bldg columns and bike station site
 - Coordination with HVAC, Generator, Uninterrupted Power Supply (UPS), TOD projects; Oakland Dept of Transportation (OakDOT), Alameda County Transportation Commission (ACTC)
 - New conceptual designs & Basis of Design (Winter 22/23)
 - Community Engagement (Winter 22/23)
- Future Phase: 35% Design

Recommended Actions Overview

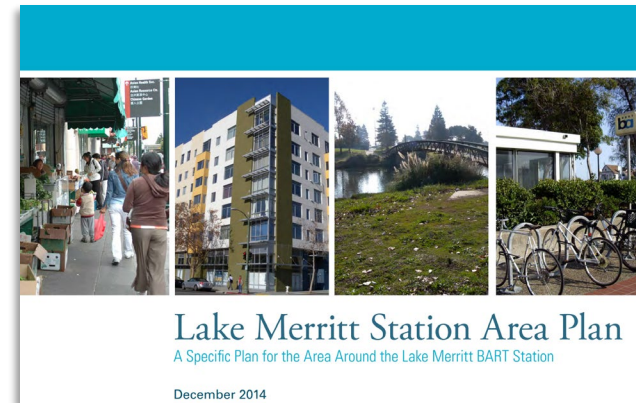
1. Consider and Adopt City of Oakland's CEQA findings (City is lead agency, BART is responsible agency) – Both Blocks
2. Approve the Project – Both Blocks
3. Authorize BART to enter into agreements needed to effectuate project – Block 1 Only
4. Extend Exclusive Negotiating Agreement (ENA) for a period of up to 5 years (3-year initial term + 2 option years) – Block 2 Only

Actions 1 & 2: CEQA and Approve Project

“No supplemental environmental review required in accordance with Public Resources Code Sections 21083.3 (community plan exemption), 21166 and CEQA Guidelines Sections 15162 through 15164, 15168, and 15183.” The 2014 Lake Merritt Station Area Plan EIR analyzed the environmental impacts of adoption and implementation of the LMSAP. The Project is within the impact envelope of the reasonably foreseeable maximum development program analyzed by the 2014 LMSAP EIR, providing the basis for use of an Addendum. – *City of Oakland CEQA Findings for this Project, May 2021*

EIR's covering this project include:

- Lake Merritt Station Area Plan EIR (2014)
- Central District Urban Renewal Plan Amendments EIR (2011)
- General Plan Housing Element Update EIR (2010)
- General Plan Land Use and Transportation EIR (“LUTE” - 1998)



Board is being asked to review, consider and adopt the City of Oakland's CEQA findings, Statement of Overriding Considerations, Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (set forth in the Lake Merritt BART TOD CEQA Analysis Addendum).

Addendum for this project can be found:

https://cao-94612.s3.amazonaws.com/documents/LMBART-CEQA-Checklist-Addendum_Final_signed-1.pdf

Action 4: Extend ENA

MET Building Site (Block 2) Recommendation

- Longer term ENA of three years with two one year options to extend:
 - Allow for COVID/remote work trends to settle
 - Flexibility to attract possible office tenants
 - Provides time for BART to complete relocation of BART Police HQ and other needs
- ENA requirements:
 - Annual reporting to Board on efforts to attract office tenant
 - More definitive schedule to be provided in Fall 2024

Lake Merritt TOD: Next Steps

- Affordable Housing Financing Applications; Advanced/pre-Building Permit Design (Building B)
- **Block 1:**
 - Late 2023: Execute Leases & Start Construction (Building B – Affordable Senior). Estimated Building A FDP Approval.
 - 2024: Execute Lease & Start Construction (Building A – Market Rate Tower)
- **Block 2:**
 - 2026 (at earliest): Start Construction Building C (Office) and Building D (Affordable Family)



Recommended Motions – Lake Merritt TOD

After review and consideration of the environmental effects of the Lake Merritt TOD Project as shown in the 2014 Lake Merritt Station Area Plan EIR, certified on July 28, 2014, and the project specific Lake Merritt BART TOD CEQA Analysis Addendum adopted by the City of Oakland on May 19, 2021, the Board:

1. Adopts the City's CEQA Findings, Statement of Overriding Considerations, Standard Conditions of Approval and Mitigation Monitoring and Reporting Program;
2. Approves the Lake Merritt BART Station TOD Project;
3. Authorizes the General Manager or his designee to enter into a Lease Option Agreement and other agreements and documents as needed to advance the Lake Merritt BART Station TOD, Block 1 development;
4. Authorizes the General Manager or his designee to extend the Exclusive Negotiating Agreement with the East Bay Asian Local Development Corporation (EBALDC) and LMTOD, LLC for Block 2, for a period of three years, with two additional one-year options to extend.

Thank You

