

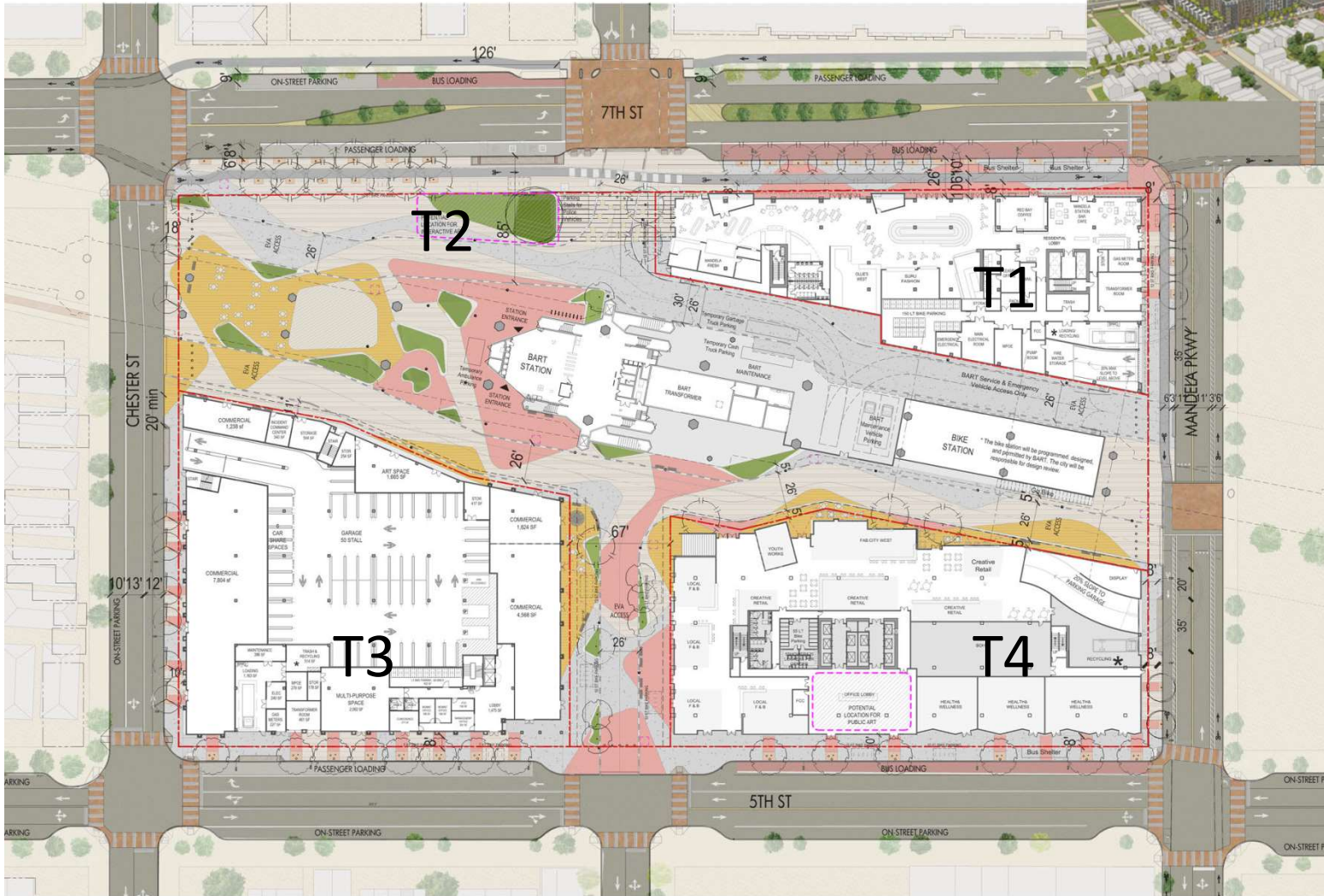


# West Oakland Transit-Oriented Development

May 14, 2020 Board Meeting



# Site Plan



The recycling space on T1 site is 1,150 cubic feet minimum, on T3 site is 510 cubic feet minimum, and on T4 site is 647 cubic feet minimum. The total recycling space on site is 2,307 cubic feet minimum.

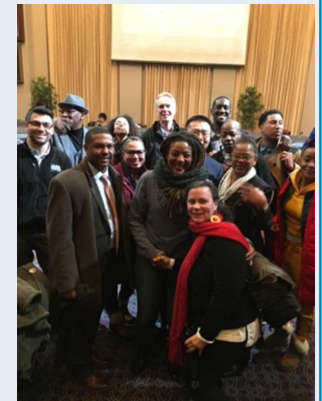


# Transit-Oriented Development Plaza & Paseo Areas



# West Oakland TOD: Progress to Date

July 2014	West Oakland Specific Plan & EIR Adopted by City
Dec. 2014	Board authorizes Exclusive Negotiating Agreement (ENA) w/ China Harbour Engineering Company, Ltd (CHEC)
Dec. 2015	Community Advisory Committee is formed
Oct. 2017	Development “Pre-Application” is submitted to City
Feb. 2019	<p>City approves Preliminary Development Plan (PDP) – project is entitled (w/ State Affordable Housing Bonus Density)</p> <p><u>Resulting Height Limits:</u></p> <p>T1 – 320’ height limit, up from 100’ in specific plan</p> <p>T3 – 80’ height limit, up from 60’ in specific plan</p> <p>T4 – 100’, no change for now</p>
Dec. 2019	Application for PDP refinement and Final Development



# Development Plan

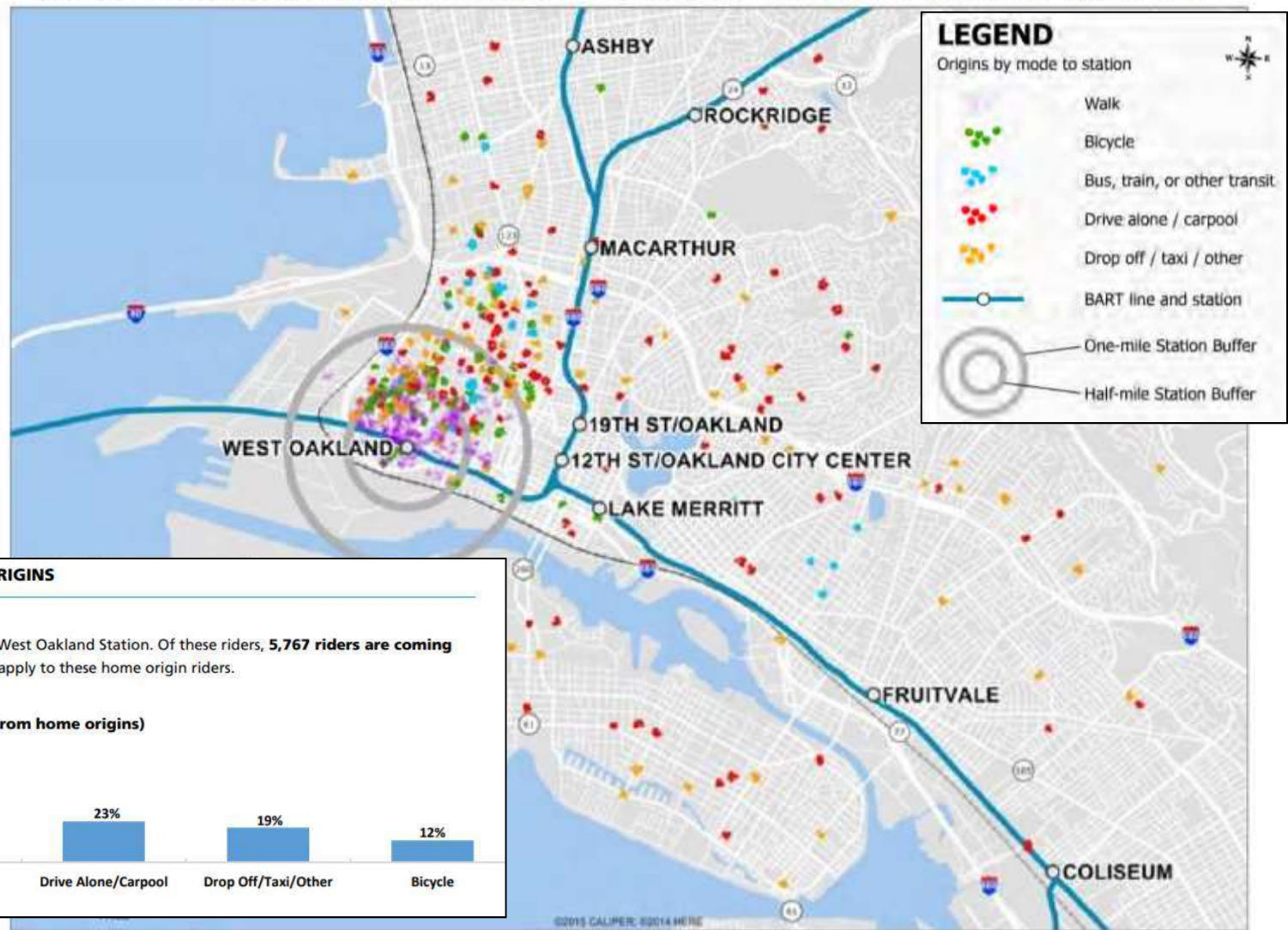
## Current plan addresses numerous BART objectives:

- High density housing (522 high-rise units – Parcel T1)
- Affordable housing (240 units - 31% of total – Parcel T3)
- Office space (300,000 SF promote ridership and reverse commute – Parcel T4)
- Retail space throughout (~50,000 SF in ground floors)
- Also includes bike station, plaza improvements, Project Stabilization Agreement, ground lease, etc.



# BART Station Profile Survey (2015)

## West Oakland Station: Home Locations of BART Riders by Mode

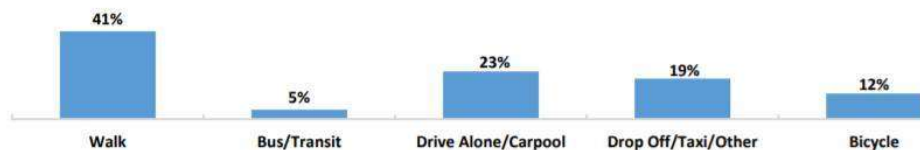


### WEST OAKLAND STATION – HOME ORIGINS

#### Ridership

On an average weekday, 7,520 riders enter West Oakland Station. Of these riders, **5,767 riders are coming from home**. The percentages on this page apply to these home origin riders.

#### Travel Mode to West Oakland Station (from home origins)



# Station Access Improvements

1. Urban w/ Parking Typology
2. 400+ parking spaces to be removed
3. Activated, landscaped Plaza/station entryway
4. Raised, protected cycletracks on 7<sup>th</sup> St and Mandela Parkway
5. Efficient and organized AC Transit/pickup-dropoff zones
6. New secure bike parking station for ~400 bikes
7. New network of pedestrian-only paseos and paths through site
8. Upgraded crosswalks and widened sidewalks



# West Oakland TOD Ridership Projection

- Housing, retail & office capture rates exceed ridership lost from parking
- 1,801 new BART trips per day from the TOD
- Some existing ridership will be lost from reduced BART parking

	Project Program	Total Daily Trips	Trip Split	Segregated Trips	BART Capture	# of BART Trips
High-Rise Residential Market-Rate (units)	522	2,323				
Residential work trips			25%	581	49.00%	285
Residential non-work			75%	1,742	8.55%	149
Mid-Rise Residential Affordable (units)	240	1,306				
Residential work trips			25%	326	15.00%	49
Residential non-work			75%	979	8.55%	84
Retail (GKSF)	53	3,628		3,628	11.70%	425
Office (GKSF)	300	2,910		2,910	27.85%	810
<b>Total New BART Trips</b>		<b>10,167</b>		<b>10,167</b>	<b>17.72%</b>	<b>1,801</b>

Ridership from existing 407 parking spaces

1343

Net Ridership from Development

458\*

\* Assumes 0% recapture rate from lost parking spaces



## Development Team Proposed Assignment

- China Harbour Engineering Company, Ltd – current ENA holder
- Mandela Station Partners, LLC – single purpose entity & proposed assignee

## Proposed Managing Members

- MacFarlane Partners, LLC – Proposed Master Development/Managing Member
- Strategic Urban Development Alliance (SUDA), LLC – proposed Master Developer/ Managing Member
- CHEC may stay on as an investor for one or more of the projects

# West Oakland Specific Plan Final EIR

## West Oakland Specific Plan EIR Approval by City

- West Oakland Specific Plan and EIR, approved 7/15/14
- West Oakland TOD project specific CEQA Addendum, approved 2/6/19 (no substantial increase in severity of impacts noted)

## BART Approval of CEQA Findings Required

- City of Oakland is “Lead Agency” for CEQA
- BART is “Responsible Agency” for CEQA
- Staff will recommend Board approval of the West Oakland Specific Plan EIR as Amended for the West Oakland TOD

## Upcoming Board Motion

Staff expects to return to the Board on May 28, 2020 with a proposed motion seeking:

- 1) CEQA concurrence
- 2) Approval to enter into Lease Option Agreement
- 3) Subject to further discussion, an additional motion may be needed for an ENA assignment