



# El Cerrito Plaza Transit-Oriented Development



[Flickr: Zach Franzen](#)

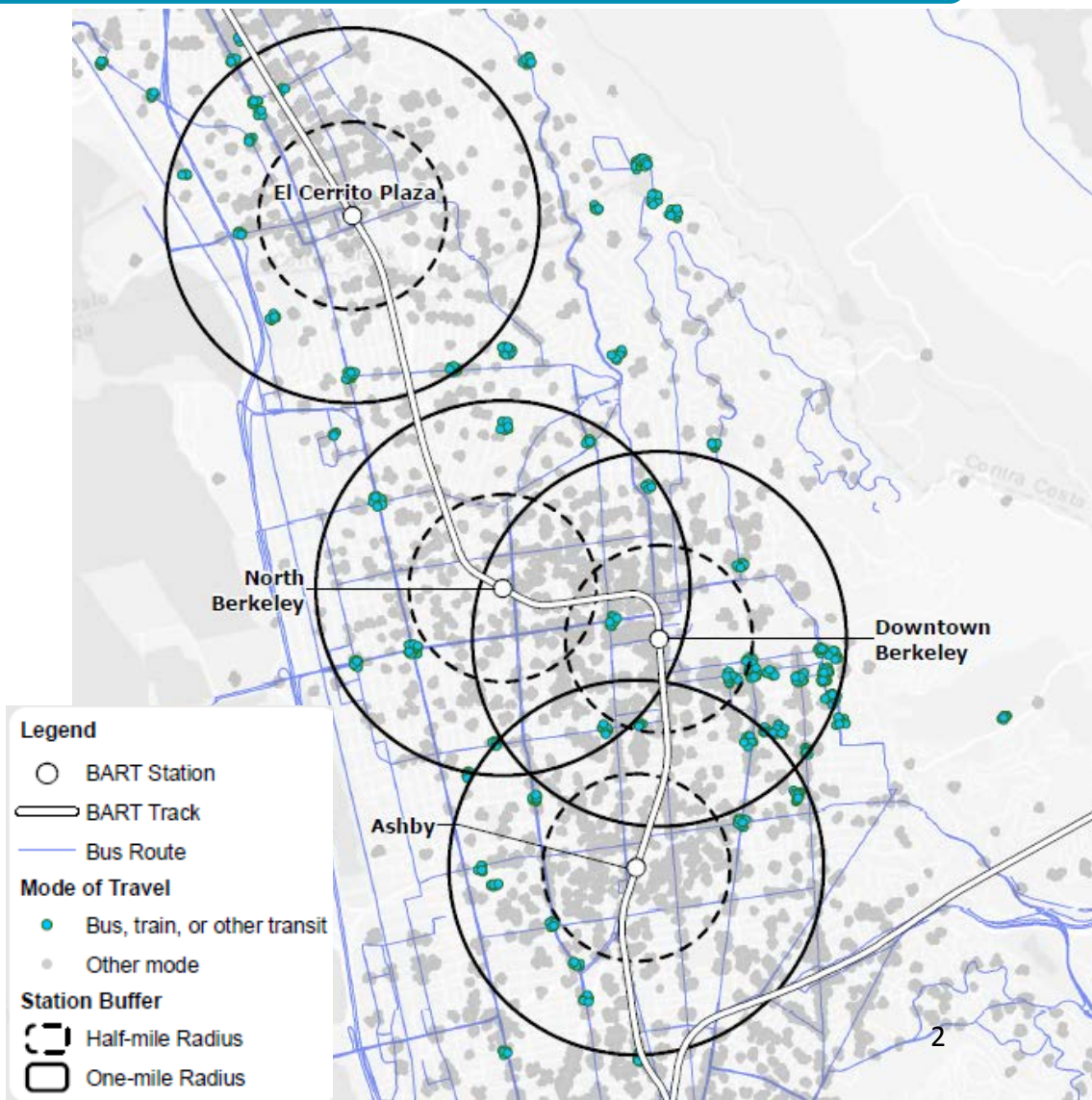


**BART Board of Directors**  
**January 9, 2020**



# El Cerrito – Berkeley Corridor

- Many customers currently use a combination of the stations along the Richmond corridor
- Future development at 3 consecutive stations within close proximity has significant potential to transform the corridor, helping BART meet its policy goals
- Need to plan for growth to ensure access to BART stations
- Staff has applied for \$3M in grants to support planning for and financing comprehensive access infrastructure and transportation demand management (TDM) alternatives, as well as affordable housing





# Presentation Overview

- El Cerrito Plaza – TOD Background
- Work to Date to Prepare for TOD
- Draft Goals & Objectives
- Summary of Feedback Received
- Process to date and next steps



Contra Costa Centre, Pleasant Hill BART





# El Cerrito Plaza TOD - History

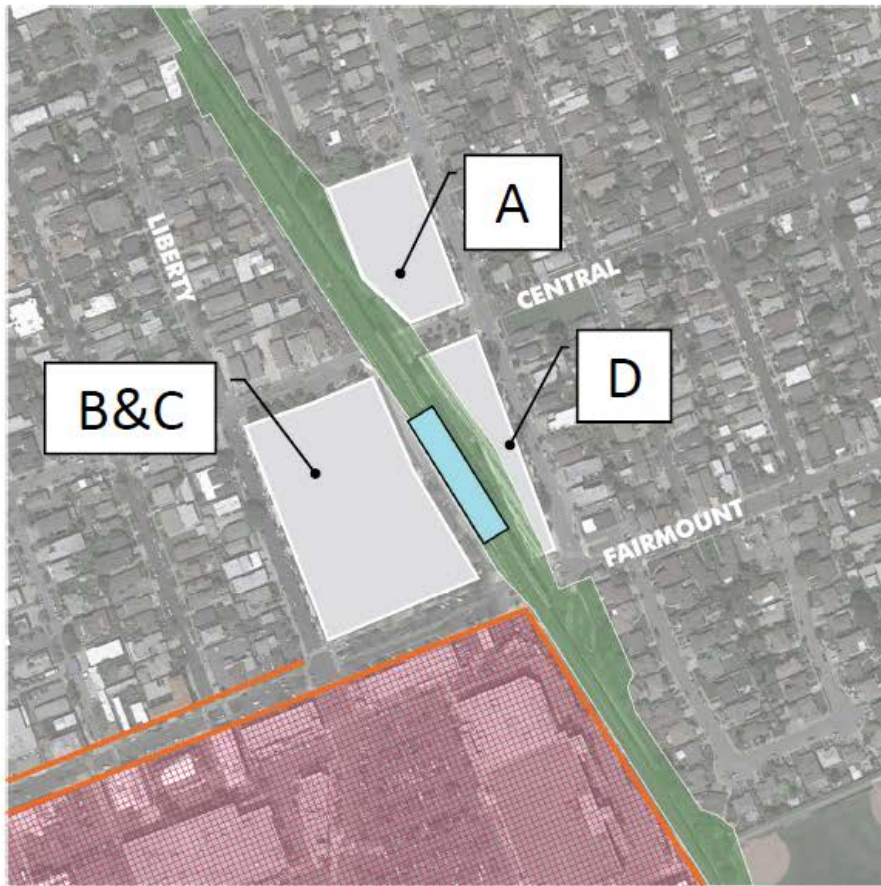
- 1992 – BART issues first RFP for development
- 2006 – BART Board approves ENA with Fairfield residential
- 2008 – Recession causes developer to pull out of ENA
- 2014 – El Cerrito adopts San Pablo Ave Specific Plan
- 2016 – Council requests BART advance TOD at El Cerrito Plaza
- 2016 – BART Board authorizes MOU

*Original 2007  
Development  
Concept*





# El Cerrito Plaza – TOD Background San Pablo Avenue Specific Plan



Site		A	B&C	D
Acreage		1.57	4.4	1.59
Land Use Designation		Transit-Oriented Mixed Use	Transit-Oriented Higher-Intensity Mixed Use	Transit-Oriented Higher-Intensity Mixed Use
Use		205 Parking, Bike Lockers, Ohlone greenway	484 parking spaces	59 parking spaces
Zoning	Density	35-45 du/ac	NA*	NA*
	Height	65'	85'	85'
	Meets AB 2923	No	Yes**	Yes**

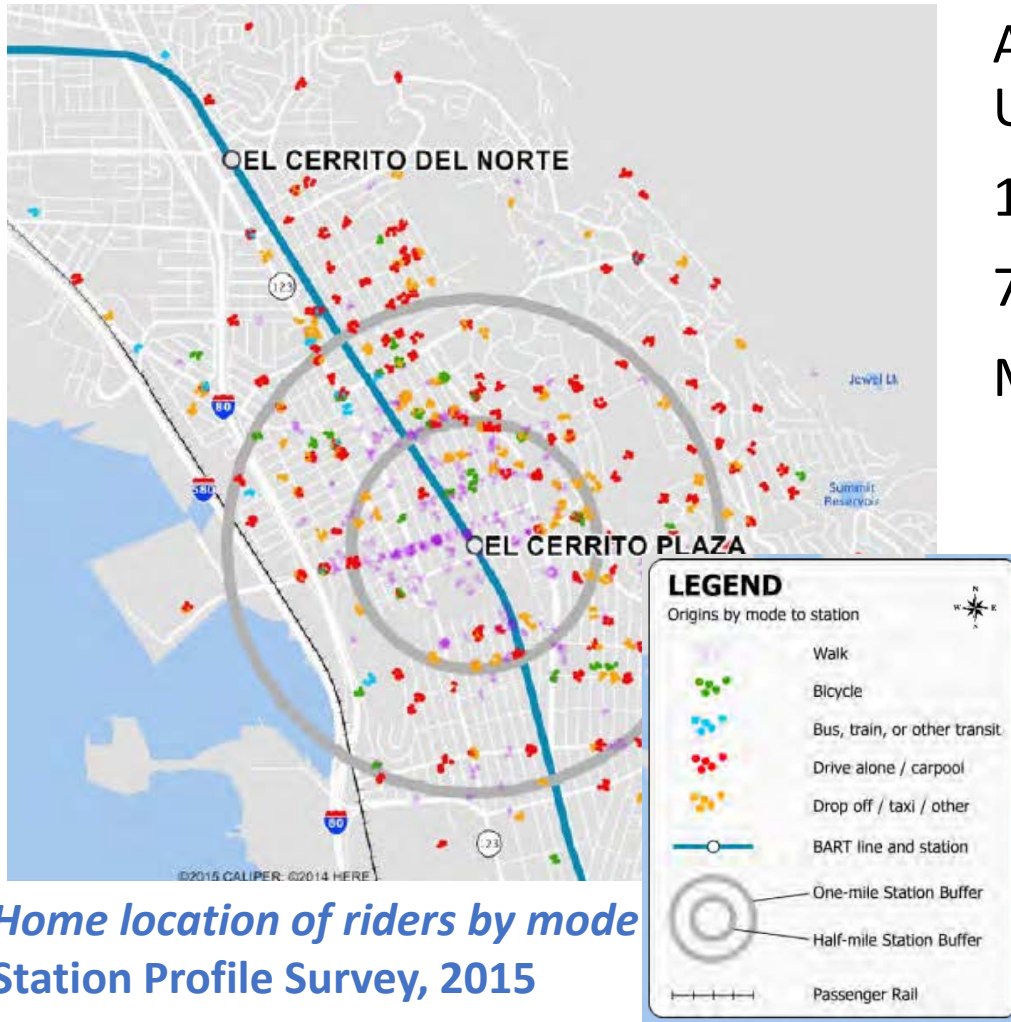
Graphics Courtesy of City of El Cerrito, Group 4

\*Form based code – does not limit density

\*\*Minor modifications needed



# El Cerrito Plaza – Station Access Overview



Access Type: Balanced Intermodal  
Urban w/Parking (Aspirational)

190 Bike parking spaces

749 BART patron parking spaces

Median distance traveled:

- Park & Ride: 1.41 miles
- Walk: 0.52 miles
- All modes: 0.88 miles

*Home location of riders by mode*  
**Station Profile Survey, 2015**

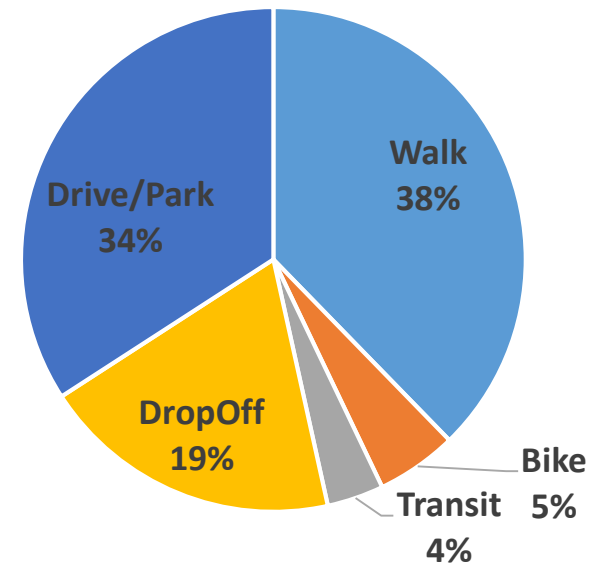




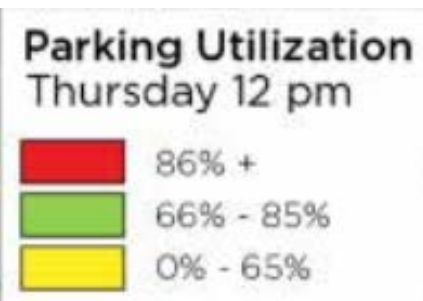
# El Cerrito Plaza – Station Access Overview

- More people travel to El Cerrito Plaza BART by walking than any other mode (38%).
- Driving & parking to the station has gone down by 20% (42% in 2008 to 34% in 2015).
- 27% of people coming to BART drive alone, many from within a 1-mile radius
- 11% of those who drive alone park on the streets

**2015 Station Access Survey**



There are approximately 700 spaces available during the mid-day weekday period on the residential streets immediately surrounding Plaza BART (1/4 mile)





# Tradeoffs between parking, housing and other community benefits

Every dollar spent on building structured parking means less money for:

- Affordable Housing
- Residential Density (important for activation/retail)
- Community-serving uses (childcare, etc.)
- Open Space and landscaping/urban design elements
- Transportation Infrastructure Improvements
- Other Community Benefits

It costs \$60K-\$80K PER SPACE to build a parking garage.

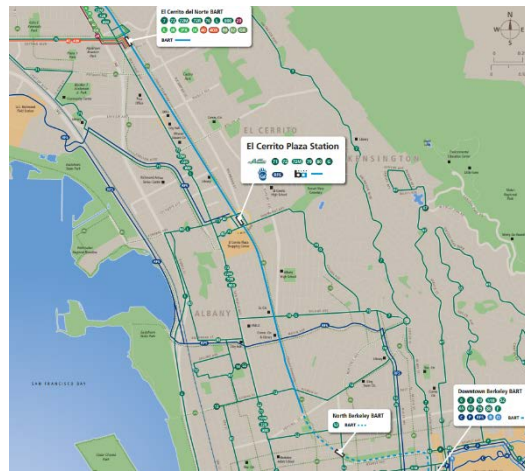
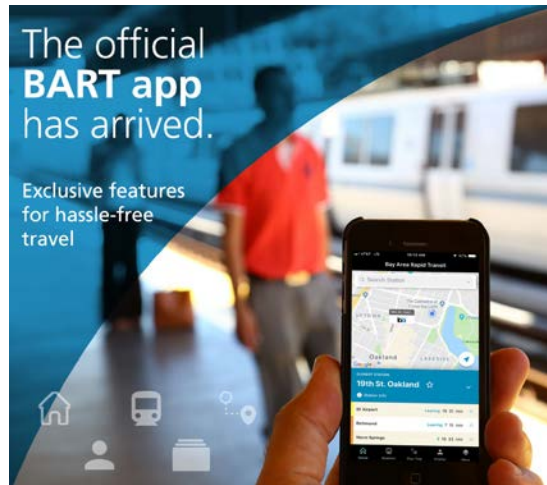






# Station Access Improvements

- Increase the share of patrons who walk, bike, or take transit to BART
- Minimize the need for onsite BART patron parking replacement
- Expand the pedestrian and bicycle network
- Embrace the rapid evolution of mobility trends and technologies





# BART's TOD Preparation Process: What's happened so far

- El Cerrito Plaza Station Access Survey (January-February 2019)
- El Cerrito City Council meeting (February 2019)
- San Pablo Avenue Specific Plan workshops (July 2019)
- El Cerrito Plaza Station Open House (August 2019)
- Community Open House (October 2019)
- El Cerrito City Council meeting (November 2019)







# BART's TOD Preparation Process: City Activities

- 2016 City Council action requesting BART to advance TOD & MOU
- Library Feasibility Study (2018-2019)
- On-Street Parking studies (2019)
- San Pablo Ave. Specific Plan & EIR Amendment (est. completion 2020)
- Nov 19, 2019: City Council adopted resolution supporting the RFQ's inclusion of Sustainable Access Studies and Strategies and the inclusion of a library as option

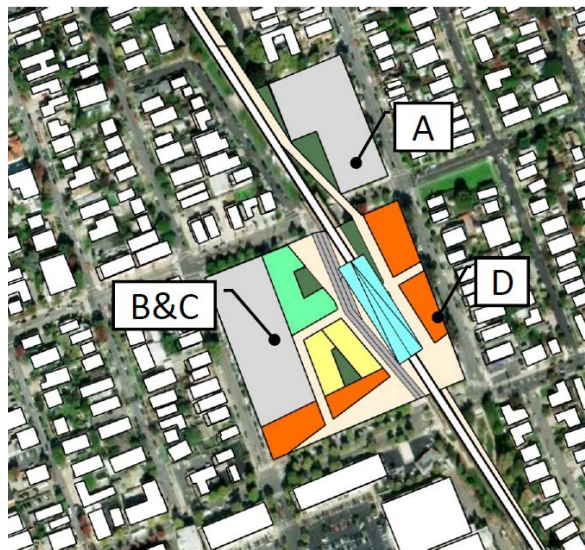




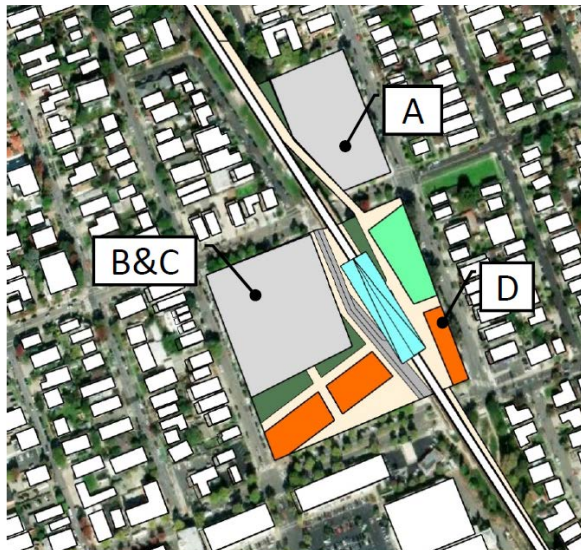


# Findings – El Cerrito Library Study

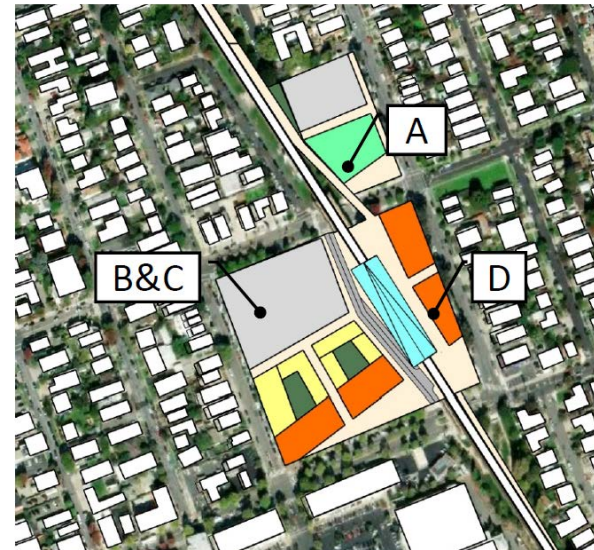
*Library on parcel B&C, ground floor of mixed-use building*



*Library on parcel D, standalone*



*Library on parcel A, standalone*



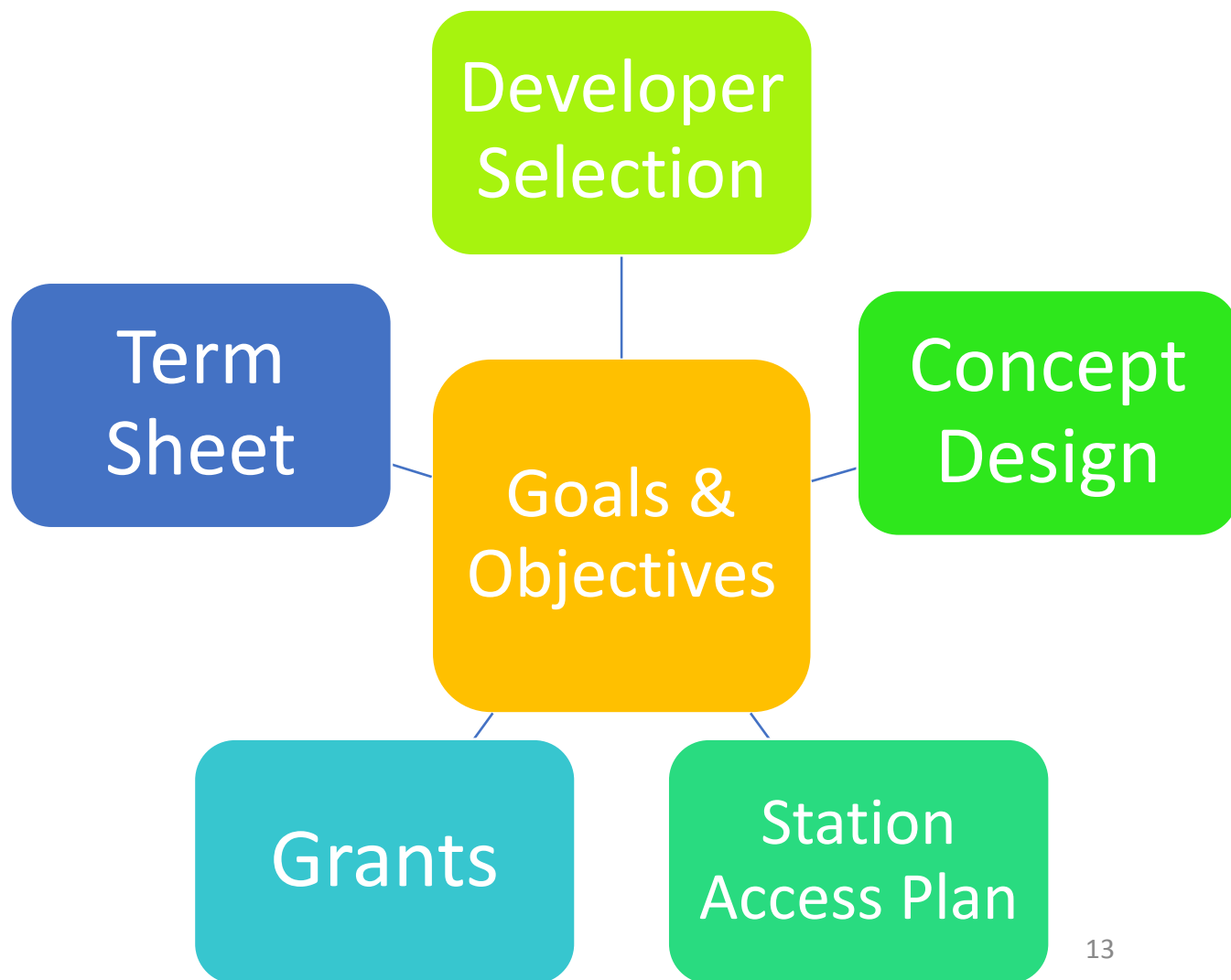
- Library could be accommodated in a number of ways
- 21,000 square feet, 63 dedicated parking spaces
- 3 other sites being considered
- City will need to determine funding for construction & operation



# TOD Goals & Objectives - Purpose

*Goals and Objectives synthesize site priorities from:*

- Adopted local plans
- BART policies
- Community feedback
- City feedback
- Board feedback





# Draft Goals & Objectives

Highlights: Complete Communities & Value Capture

- A2.** Enhance Ohlone greenway's role in increasing connectivity, placemaking
- A4.** Active ground floor on Fairmont Ave.
- A5.** Manage parking at and around station to ensure neighborhood and business needs are met
- A6.** Explore options for integrating public library, in partnership with City
- D2.** Participate in district-wide financing efforts, possibly including parking benefit district



*Community Members Provided Feedback at October 3 Community Event*





# Draft Goals & Objectives

## Highlights: Transportation Choice

**E1.** Increase share of patrons who walk, bike, or take transit to work through improvements including accessible demand responsive services

**E2.** Minimize need for BART patron parking replacement by making use of existing available parking capacity in close proximity to the station and offering other access options for patrons

**E4.** Enable new residents of the development to reduce auto reliance

**E6.** Embrace rapid evolution of mobility trends and technologies



*El Cerrito City Council discussed Goals & Objectives at Nov 19 meeting*



# El Cerrito TOD Next Steps

1. Pre-Solicitation

We Are Here



2. Solicitation/  
Selection

Spring/Summer  
2020



3. Project  
Refinement  
& Developer  
Agreement

Begin Summer/Fall  
2020

(May take 2-5 years,  
depends on  
market/financial  
conditions)



4. Permitting  
&  
Construction