



# Transit-Oriented Development Update

Board Workshop  
February 11, 2022





# Presentation Overview

- Transit-Oriented Development (TOD) Program Update
- AB 2923 Update
- TOD and Board Workshop Themes
  - Fiscal Outlook
    - Ridership
    - Ground lease revenue
    - Grants
  - Customer Experience
  - Equity

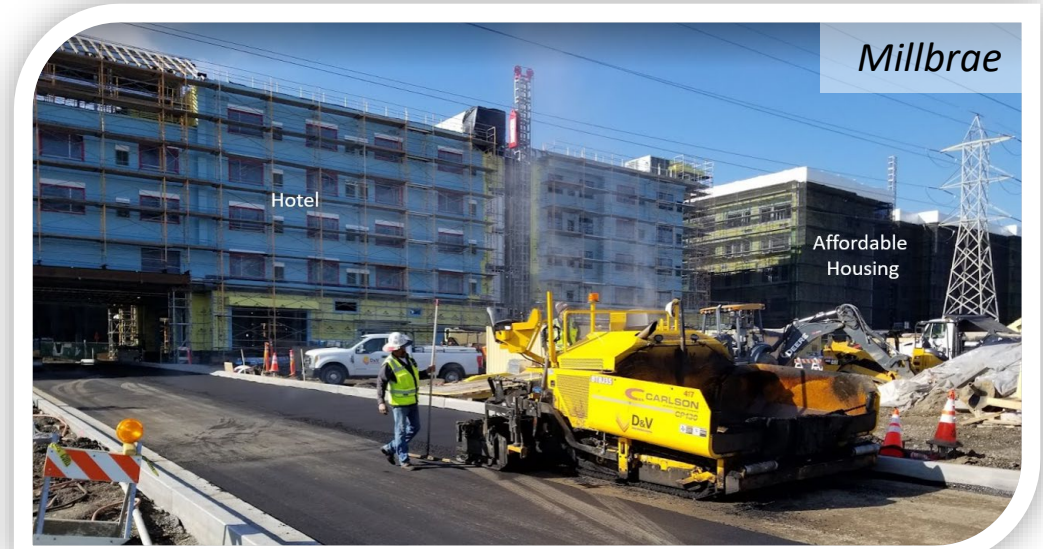


*Coliseum Connections*

# TOD Program: Look Ahead to 2022

- Construction complete
  - Millbrae
    - 400 homes (100 affordable of which 80 are veterans preferred)
    - 164 room Marriott Residence Inn
    - 150,000 ft<sup>2</sup> Class A office and 44,000 ft<sup>2</sup> retail
  - Walnut Creek
    - 358 homes and 13,000 ft<sup>2</sup> retail
- Request for Qualifications (RFQ) and Memorandums of Understanding (MOU)
  - Ashby
  - North Berkeley
- Other initiatives
  - AB 2923
  - Housing element coordination
  - TOD Jobs Attraction strategy

## Construction of TODs





# TOD Program: Summary of Projects in Process



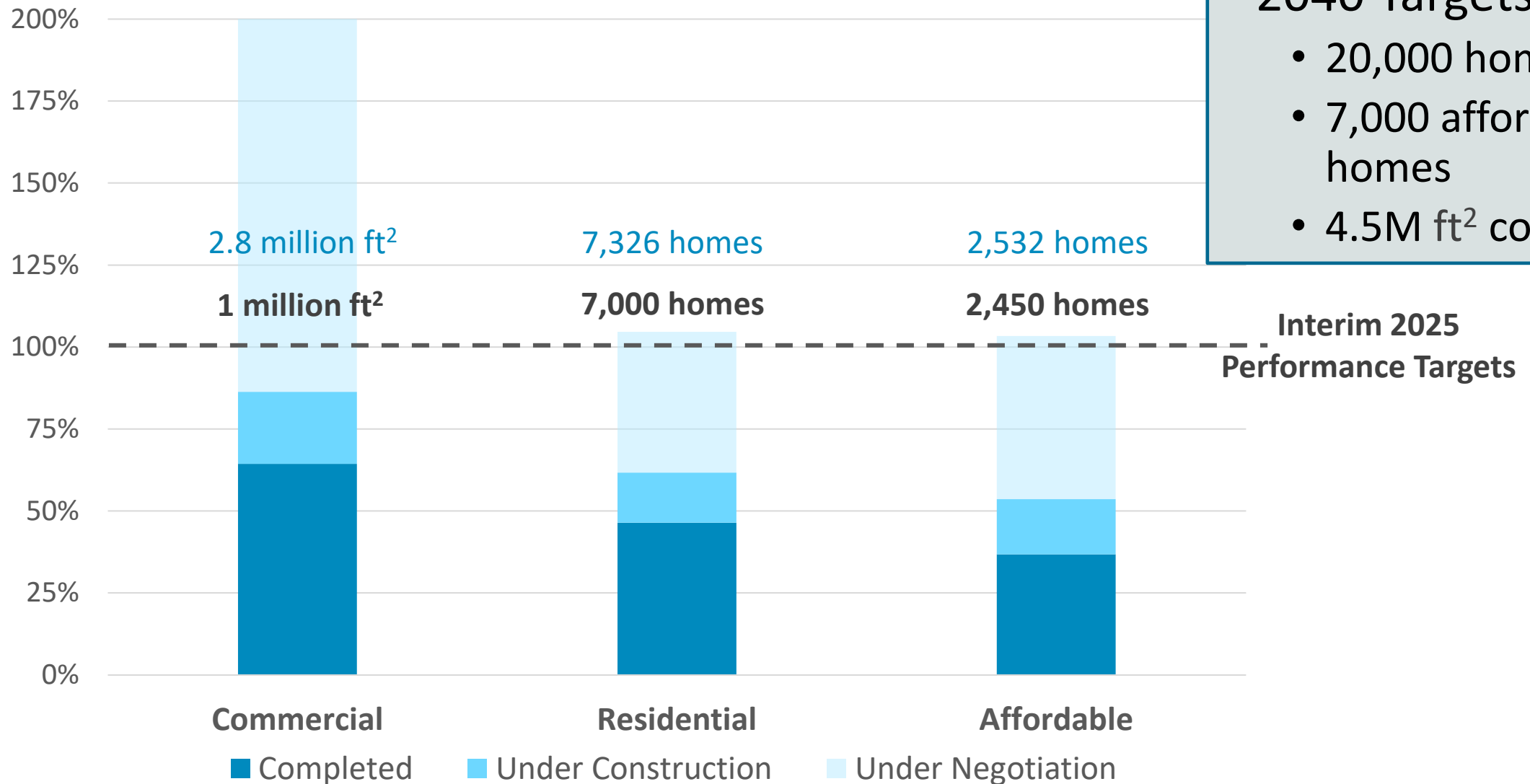
## • Other Active Projects:

- Balboa Park
- El Cerrito Plaza
- Lake Merritt
- North Concord
- West Oakland
- Fruitvale Phase 3
- Pleasant Hill Block D
- Walnut Creek Phase 3
- West Dublin/Pleasanton Phase 2
- Richmond

## Map Legend

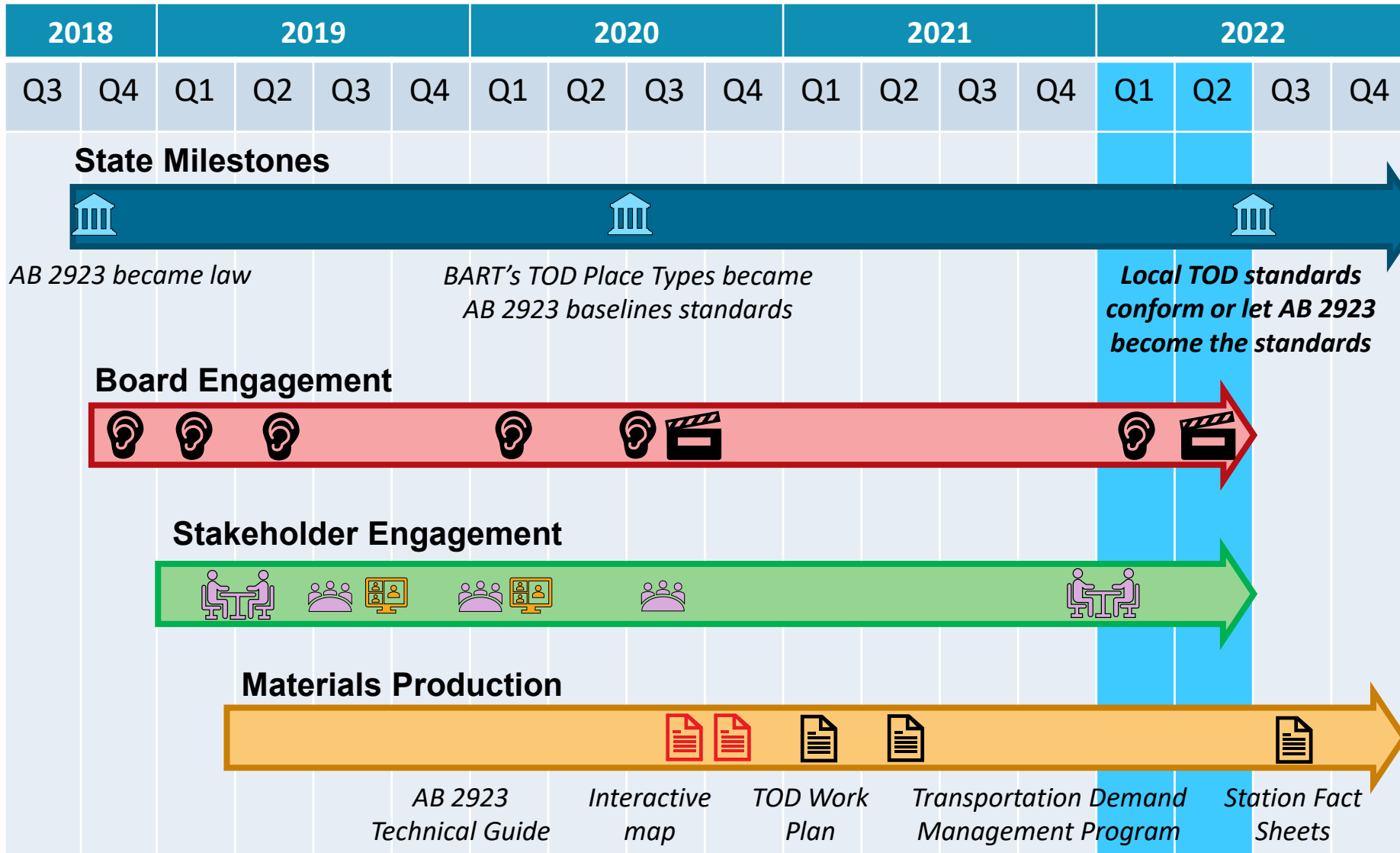
- Active Projects
- TOD Work Plan Near-term (2020-2025)
- TOD Work Plan Mid-term (2025-2030)
- TOD Work Plan Long-term (Beyond 2030)





# TOD Program: Performance To Date



- 2040 Targets
  - 20,000 homes
  - 7,000 affordable homes
  - 4.5M ft<sup>2</sup> commercial

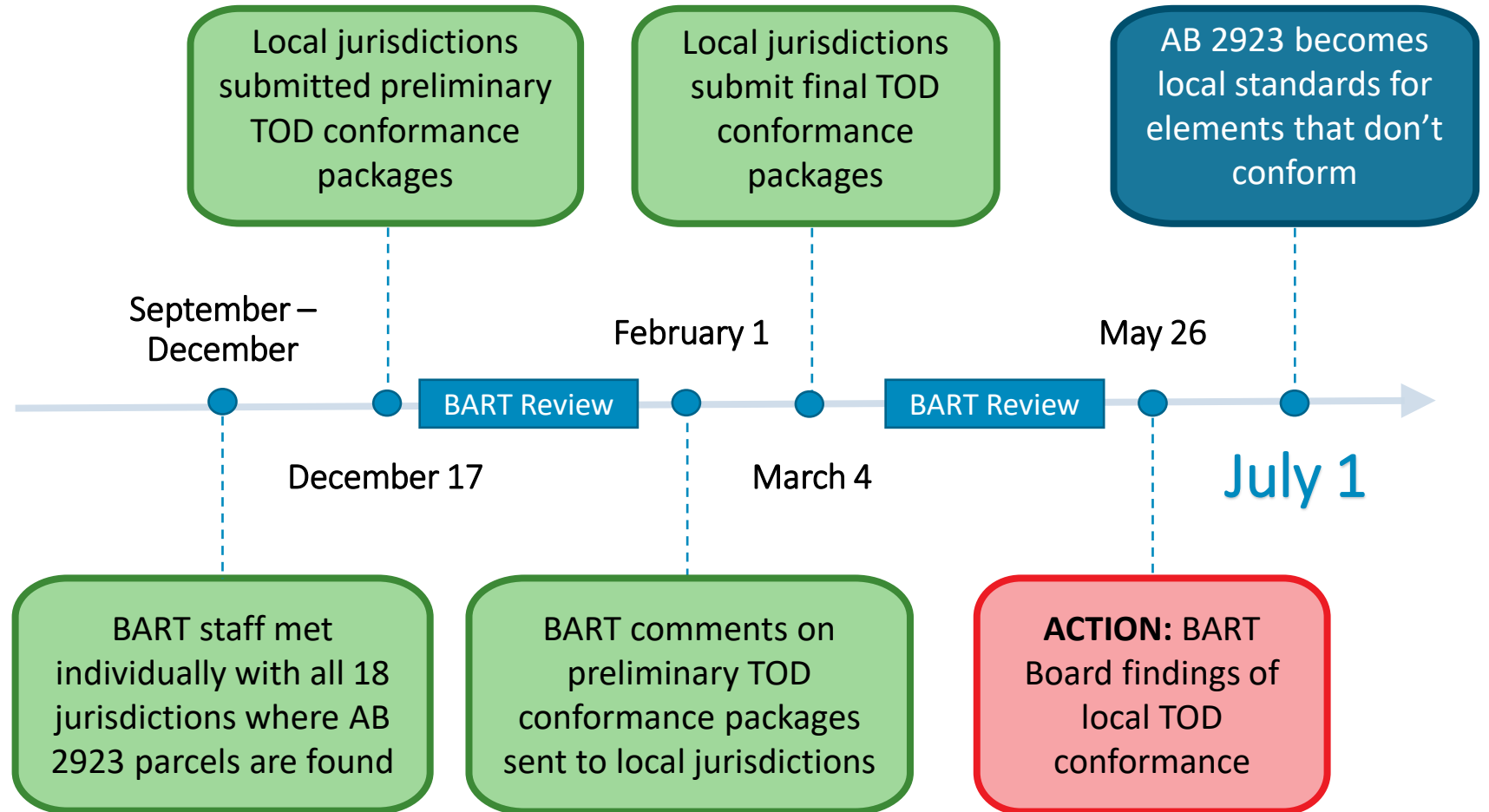
# AB 2923: Milestones by Calendar Year



Legend	
State milestone	
Board update	
Board action	
One-on-one meetings	
Stakeholder meeting	
Public webinar	
Draft document	
Final document	

# AB 2923: Working Towards July 1

- July 1, 2022
  - Deadline for local TOD conformance
- Effort is:
  - Minimized for local jurisdictions
  - Collaborative
- Findings will be:
  - Transparent
  - Communicated with local jurisdictions in advance



# AB 2923: What is Affected on July 1, 2022?

- AB 2923 applies to four elements
  - Land use
  - Zoning
  - Car parking
  - Bike parking
- A total of 11 standards affected
  - Shown in table on right

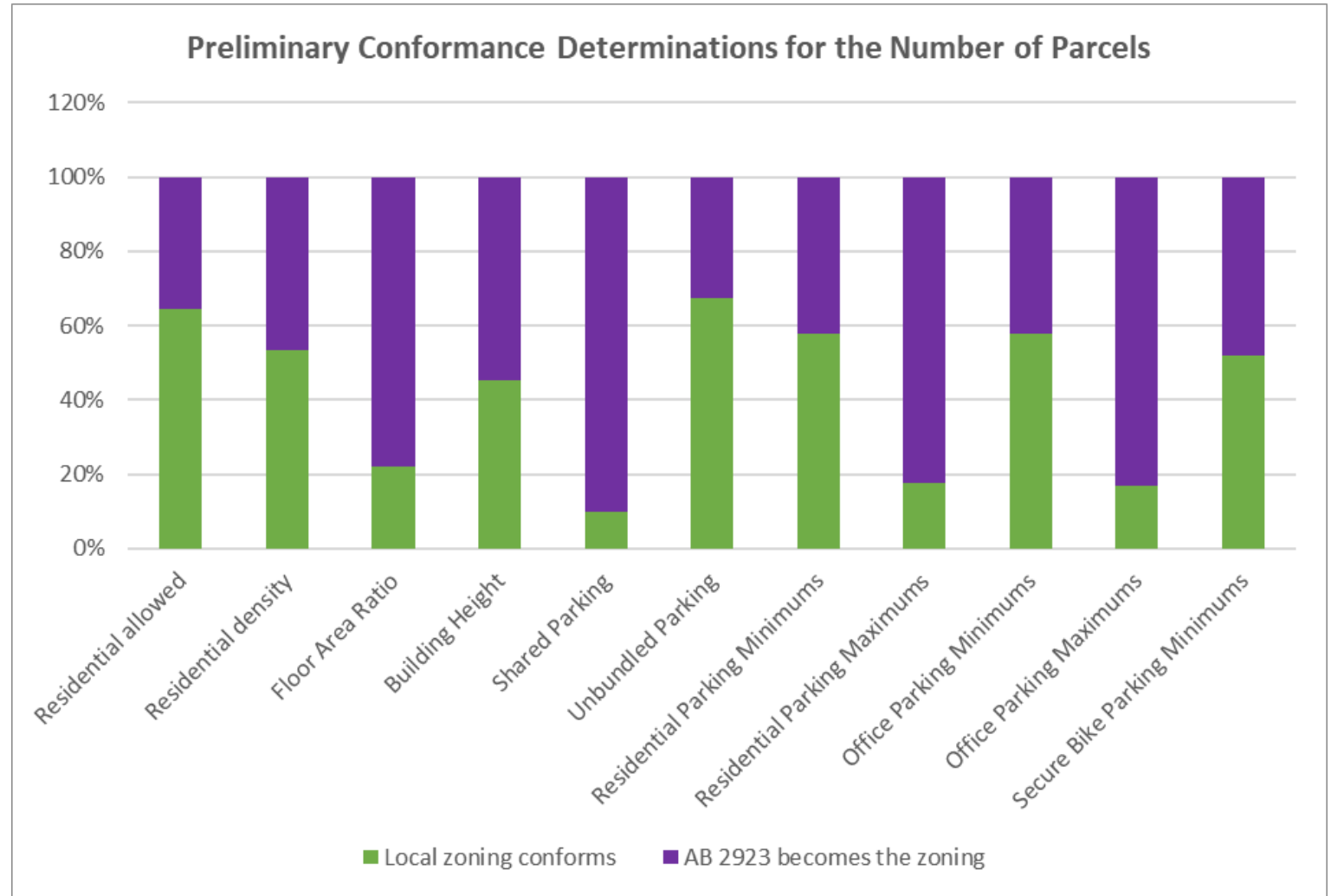
Affected Standards	
Land use	Residential must be allowed
Zoning	Residential density
	Building height
	Floor-area ratio
Car parking requirements	Shared parking allowed
	Unbundled parking allowed
	No minimums for any use
	Residential maximum
	Maximum for residential
	Maximum for office
Bike parking requirements	Minimum and secure for residential



# AB 2923: Preliminary Conformance Determinations

- 154 parcels in 18 jurisdictions totaling 350 acres\*
- Local zoning for many parcels have some TOD standards that conform
- AB 2923 will apply to local standards that are non-conforming

\* Not all acreage is developable



# BART's Role in State-Required Housing Elements

- All Bay Area jurisdictions must update their Housing Elements for the 2023-2031 planning period
  - Must identify land suitable and available for housing
  - Some jurisdictions intend to include BART land
- TOD Work Plan
  - Guides BART's coordination with local jurisdictions
  - Is grounded in the Board-adopted AB 2923 development principles



# TOD and Fiscal Outlook

- Ridership
  - TOD residents take BART more often than those who live further away
  - Majority of riders during the pandemic did not own cars
- Ground Lease Revenue
  - Millbrae TOD
    - No new structured parking allows ground lease revenue to support operating budget
- Grant Opportunities
  - Affordable Housing Sustainable Communities (AHSC)
    - Round 6: 9 BART cars and next generation fare gates (\$36M recommended for award)

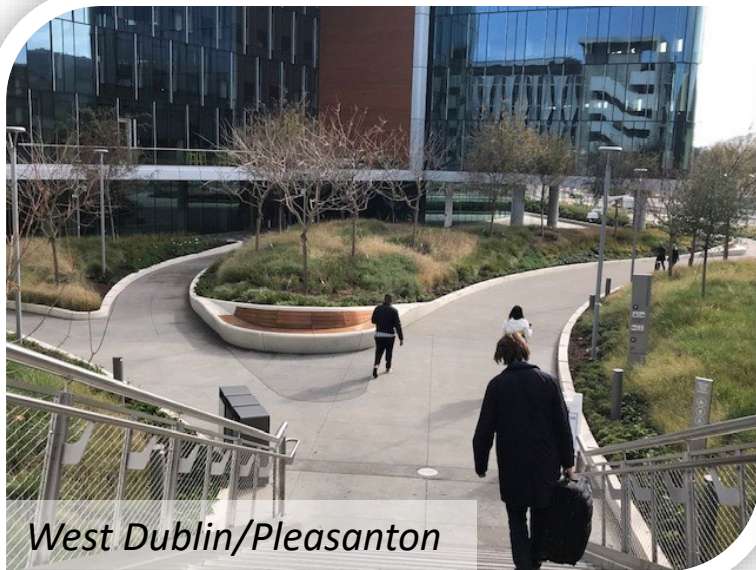
*Millbrae*





# TOD and Customer Experience

- Station Area Transformation
  - More homes, jobs, and desired destinations in proximity to BART stations
  - More activity
  - Safe, engaging and vibrant public spaces



West Dublin/Pleasanton



Pleasant Hill

*Fruitvale*



No TOD



TOD Project



# TOD and Equity

- TOD Work Plan prioritizes affordable housing
  - El Cerrito Plaza, North Berkeley, Ashby: 2,500 residential units of which 40% are affordable
- Meaningful engagement leads to equitable development
  - Community character and history reflected in development
  - Affordability (homes and commercial space)
  - Public gathering spaces incorporating participation by local artists and vendors



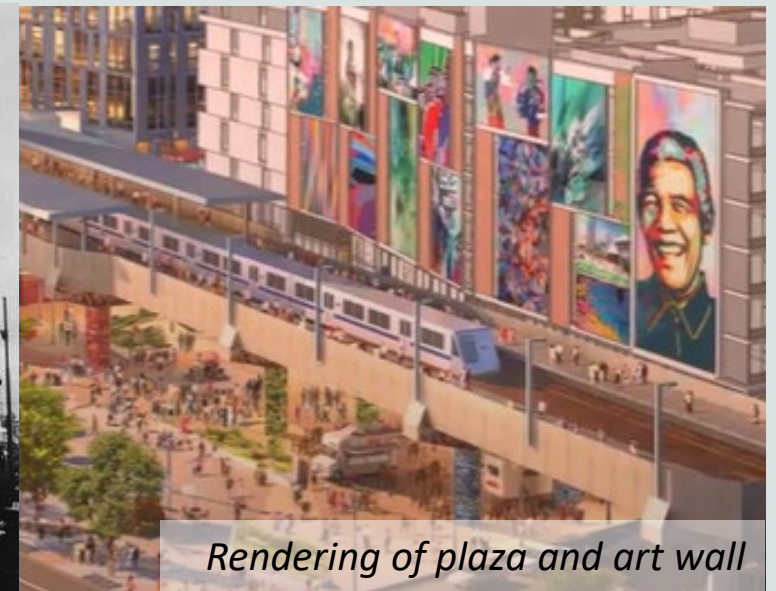
# TOD and Equity

- West Oakland
  - Continue multi-year work with citizen advisory committee
  - Celebrate 7th Street history as a music and entertainment destination
- Lake Merritt
  - Recognize history and celebrate vibrancy of Chinatown
  - Provide community services
- Berkeley (Ashby Station)
  - Address resident displacement
  - Reinforce South Berkeley's historic role as a hub for African American culture

**West Oakland**



*Venue on 7<sup>th</sup> St.*



*Rendering of plaza and art wall*

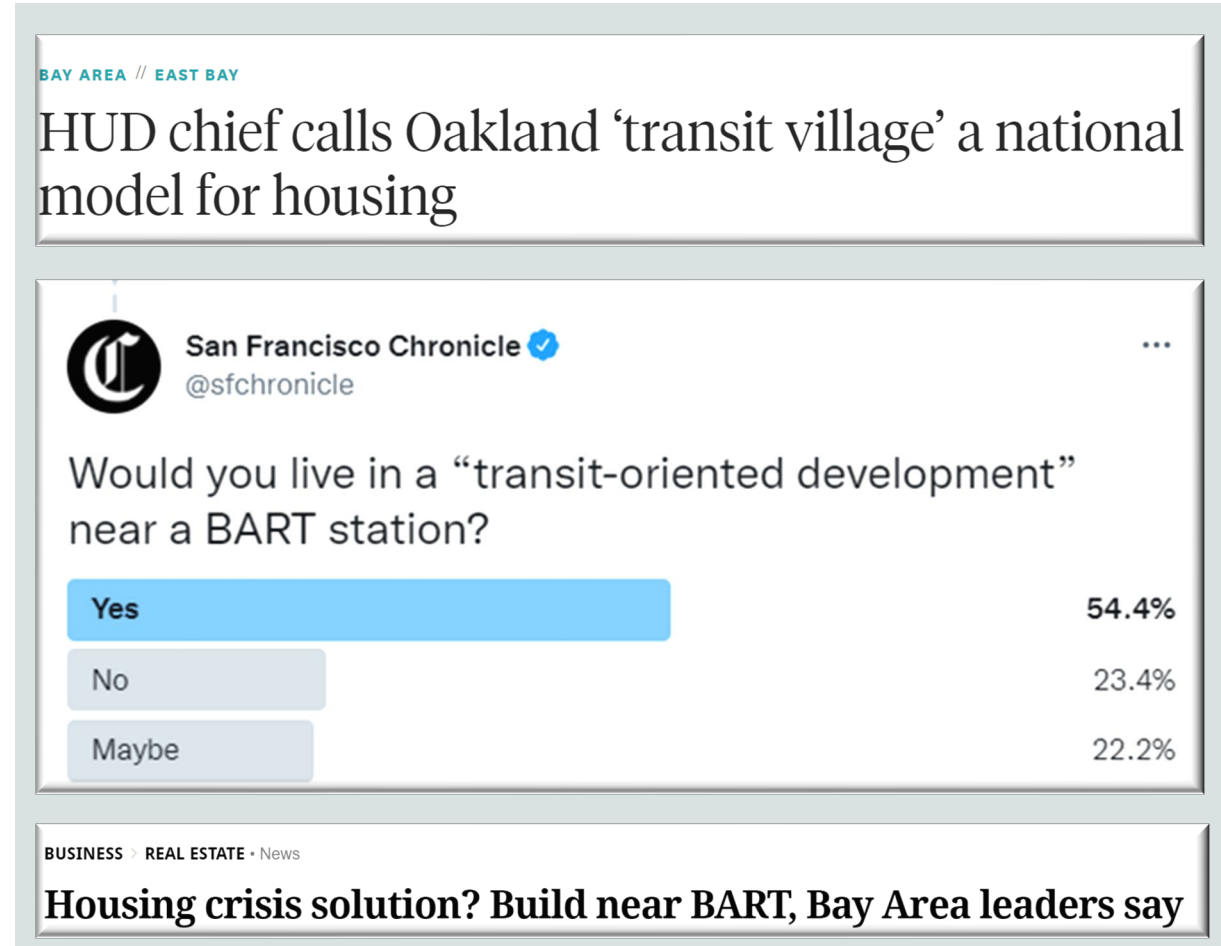
**Lake Merritt  
Paseo Rendering**





# 2022 Board Look Ahead

- Spring
  - AB 2923 zoning conformance findings
- Summer
  - Lake Merritt TOD update and exclusive negotiation agreement extension
  - Berkeley MOU amendment and TOD Joint Vision and Priorities for Ashby and North Berkeley
- Fall
  - Walnut Creek and Millbrae grand openings
- Winter
  - Ashby and North Berkeley developer approval
  - El Cerrito Plaza TOD update



# Board Discussion



