



# Transit Oriented Development (TOD) Update

BART Board | March 9, 2023



# Why Transit-Oriented Development?

- **Attract New Riders.** TOD residents **twice as likely** to commute on BART than non-TOD residents
- **Address Climate Change.** Housing near transit produces **50% fewer auto trips** vs conventional development.
- **Lower Cost of Living.** Transportation costs for those living near BART are **24% lower than average.**



# TOD Policy Overview: Goals

- A. **Complete Communities.** Partner to ensure BART contributes to neighborhood/district vitality, creating places offering a mix of uses and amenities.
- B. **Sustainable Communities Strategy.** Lead in the delivery of the region's land use and transportation vision to achieve quality of life, economic, and greenhouse gas reduction goals.
- C. **Ridership.** Increase BART ridership, particularly in locations and times when the system has capacity to grow.
- D. **Value Creation and Value Capture.** Enhance the stability of BART's financial base by capturing the value of transit, and reinvesting in the program to achieve TOD goals.
- E. **Transportation Choice.** Leverage land use and urban design to encourage non-auto transportation choices both on and off BART property, through enhanced walkability and bikeability, and seamless transit connectivity.
- F. **Affordability.** Serve households of all income levels by linking housing affordability with access to opportunity.

*Board update adopted April 2020*

# TOD Policy Overview: Adopted Performance Targets

- A. **Complete Communities:** *20,000 units and 4.5 million square feet commercial by 2040. Min density 75 du/ac.*
- B. **Sustainable Communities Strategy:** *1-2 catalytic projects per year.*
- C. **Ridership:** *Weekday ridership, Transportation Demand Management (TDM) Programs in Job Centers near BART.*
- D. **Value Capture:** *Pilot new finance mechanisms to support transit, TOD*
- E. **Transportation Choice:** *0.9 car parking spaces/unit average; 1.6 car parking spaces/1,000 sf office/retail average. ½ to ¾ of TOD projects include GreenTrip Equivalent TDM measures.*
- F. **Affordability & Equity:** *35% units affordable.*

*Board adopted December, 2016*



# TOD Targets: Status Update

- **Program target:** 7000 units, 35% affordable by 2025
- **Completed:** 4,140 housing units, 25% affordable
- **Completed & planned:** 7,648 units, 36% affordable

Status	Station	Total Units	Affordable Units	% Affordable	Office (SF)	Retail (SF)
COMPLETED	Castro Valley (1993)	96	96	100%		
	Fruitvale Phase I (2004)	47	10	21%	27,000	37,000
	Fruitvale Phase IIA (2019)	94	92	98%		
	Pleasant Hill Blocks A & B (2008)	422	84	20%		35,590
	Pleasant Hill Block C (2020)	200	0	0%		
	Hayward (1998)	170	0	0%		
	Ashby (2011)	0	0	0%	80,000	
	Richmond Phase I (2004)	132	66	50%		9,000
	MacArthur Phase I (2016)	90	90	100%		
	MacArthur Phase II (2019)	385	0	0%		39,100
	MacArthur Phase III (2020)	402	56	14%		
	San Leandro Ph I (2017)	115	115	100%	5,000	1,000
	San Leandro Ph II (2019)	85	85	100%		
	West Dublin (2013)	309	0	0%		
	East Dublin (2008)	240	0	0%		
	South Hayward (2017)	354	152	43%		
	Coliseum (2019)	110	55	50%		
	West Pleasanton (2019)	0	0	0%	410,000	
	Walnut Creek Phase II (2022)	358	0	0%		15,000
	Millbrae (2022)	400	100	0.2	150,000	45,000
	Balboa Park (2023)	131	131	100%		11,400
TOTAL COMPLETED		4,140	1132	27%	672,000	193,090
CONS TRUC	Fruitvale Phase IIB	181	181	100%		6,000
TOTAL UNDER CONSTRUCTION		181	181	100%	0	6,000
PLANNING/PRE-DEVELOPMENT	West Oakland	762	240	31%	300,000	52,625
	Walnut Creek Phase III	238		0%		
	Lake Merritt	557	233	42%	500,000	25,000
	West Dublin	300	300	100%		
	Pleasant Hill Block D*				290,000	
	El Cerrito Plaza*	700	350	50%		
	North Berkeley*	770	300	39%		
TOTAL IN PLANNING/PRE-DEVELOPMENT		3,327	1,423	43%	1,090,000	77,625
GRAND TOTAL		7,648	2,736	36%	1,762,000	276,715
*Estimated development program						

# BART TOD Program Performance - Revenue

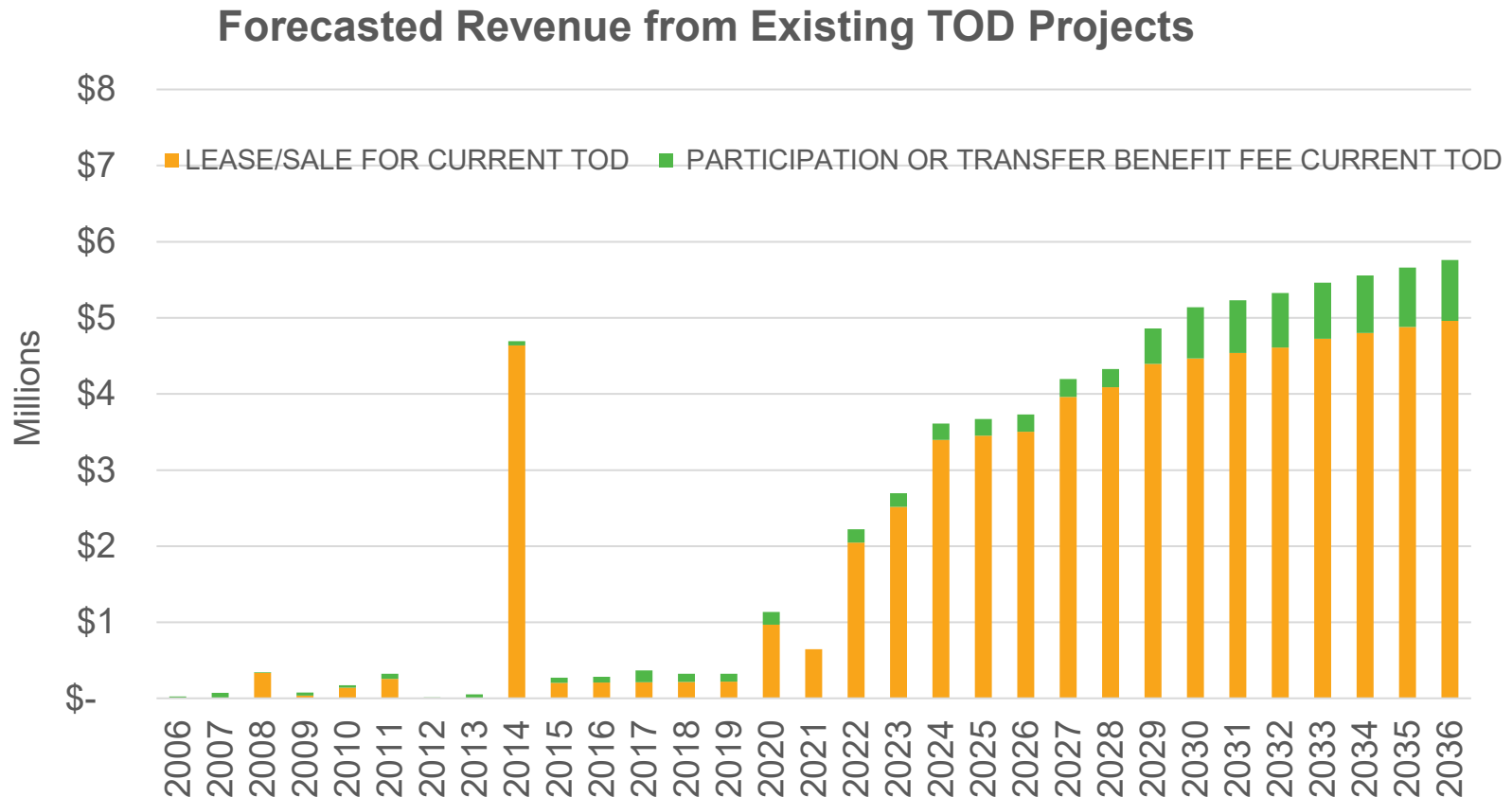


Chart reflects: Castro Valley, South Hayward, Fruitvale, MacArthur, Pleasant Hill Phase I, West Dublin (Essex, Workday, Options), Walnut Creek Phases I-III, Pleasant Hill Block C, Coliseum, West Oakland, Lake Merritt

Not reflected: Projects without financials yet- North Berkeley, Ashby, El Cerrito, West Dublin/Pleasanton affordable housing;  
5 projects in which BART's participation came in the form of land swaps or developer-provided BART infrastructure



# TOD Funding & BART Projects

Affordable Housing and Sustainable Communities (AHSC) state grant program:  
example of TOD brings in funding for BART projects

AHSC Round	Total \$ to BART Projects	BART Uses <ul style="list-style-type: none"> <li>Stations</li> </ul>	# Housing Units Leveraged
1	\$433,000	Bike channels, bike parking, bike lockers, wayfinding <ul style="list-style-type: none"> <li>Oakland 12<sup>th</sup> St, Hayward</li> </ul>	185
2	\$151,800	Bike channels, accessible fare gate <ul style="list-style-type: none"> <li>Lake Merritt</li> </ul>	201
3	\$360,000	Bike Stair Channel <ul style="list-style-type: none"> <li>MacArthur</li> </ul>	51
4	\$3,900,000	Access improvements, Canopy, Tail Track, Station Improvements, Security Cameras <ul style="list-style-type: none"> <li>North Berkeley, Civic Center, Millbrae</li> </ul>	330
5	\$35,313,430	Railcars (24), plaza, bike/ped access <ul style="list-style-type: none"> <li>Ashby, Balboa Park, Bay Fair, Concord, Fruitvale, North Berkeley, Powell, West Oakland</li> </ul>	913
6	\$31,513,050	Railcars (12), Next Generation Faregates, Access lighting <ul style="list-style-type: none"> <li>Lake Merritt, Balboa Park, El Cerrito Del Norte, MacArthur, Union City</li> </ul>	531
<b>TOTAL</b>	<b>\$71,671,280</b>		<b>2,211</b>
7 (not yet awarded)	\$58,000,000	Railcars (19), Next Generation Faregates, Access and Platform improvements <ul style="list-style-type: none"> <li>Richmond, West Dublin/Pleasanton, El Cerrito Plaza, Bay Fair, Balboa Park, Walnut Creek, South San Francisco, Embarcadero</li> </ul>	1,397

Recent & Upcoming Completion Milestones:

# Waymark (Walnut Creek Phase II)

Developer: Walnut Creek Transit Lifestyle Associates, LLC

- 358 housing units
- 15,000 sq ft retail
- Grand Opening May 2023



*Image courtesy of Walnut Creek Transit Lifestyle Associates, LLC*



Recent & Upcoming Completion Milestones:

# Gateway@Millbrae

Developers: Republic Urban Properties, Core Companies

- Veteran's building (80 units, 100% affordable)
- 320 housing units (20 affordable units)
- 164-room hotel
- 150k sq ft office
- BART plaza
- Grand Opening April 2023



Image courtesy of Republic Urban Properties

# Balboa: Kapuso at the Upper Yard

Developer: Related California & Mission Housing Development Corporation

- Partnership with City of SF
- 130 affordable housing units
- Family Wellness Community Resource Ctr.
- 6,000 sf child development center
- 2,400 sf non-profit office space
- 3,000 sf retail
- New BART plaza
- Taking applications now for residents:  
<https://kapusouy.com>



*Image courtesy of Kapuso at the Upper Yard*

In Construction:

# Fruitvale Phase IIB: Casa Sueños

Developers: Unity Council, Bridge Housing

- 181 housing units, 100% affordable
- 7,500 sq ft affordable commercial retail
- Construction completion anticipated Fall 2023



*Image from [unitycouncil.org](http://unitycouncil.org)*



# West Oakland

Developers: JRDV Urban International, Mandela Partners

- Board approved developer 6/2020
- 762 housing units (240 affordable)
- 300k sq ft office, ground floor retail
- \$28m Oakland Housing Authority financing
- Lease option to be executed Spring 2023

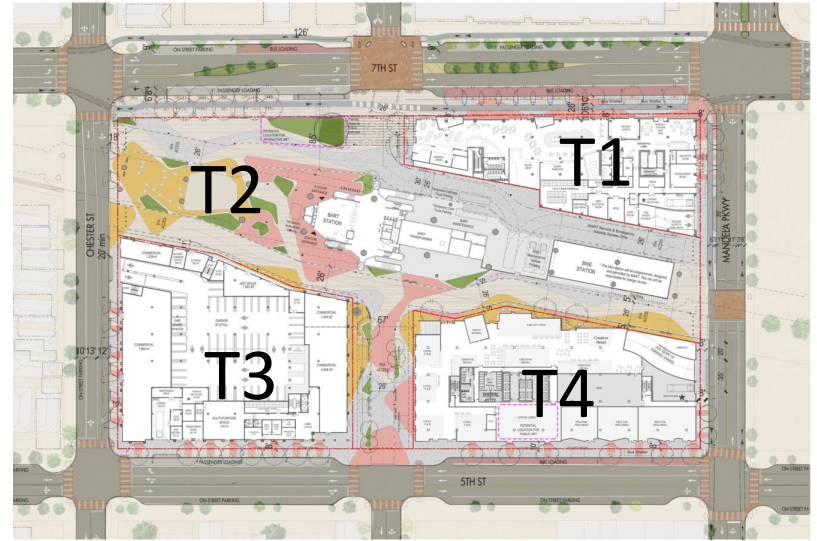


Image courtesy of JRDV Urban International and Mandela Station Partners



# Lake Merritt

Developers: Strada, East Bay Asian Local Development Corporation (EBALDC)

- Board approved option for Block 1 9/2021
- Building B fully entitled, construction to commence end of 2023/early 2024 (pending funding)
- Building A finalizing entitlements

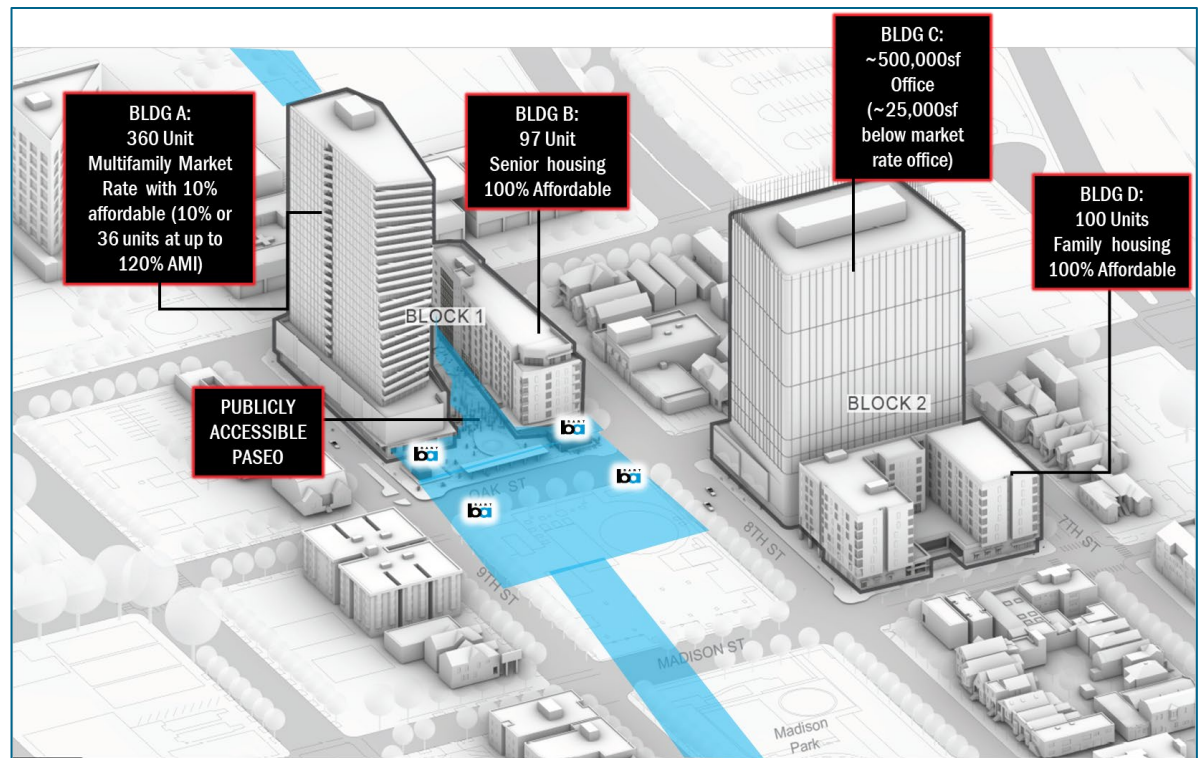


Image courtesy of Strada/EBADLC

# El Cerrito Plaza

Developers: Holliday Development, Related California

- Board selected developer 12/2020
- ~700 units
- 50% affordable
- Potential library
- City approved pre-development loan for A1 South
- Board action on term sheet expected early 2024

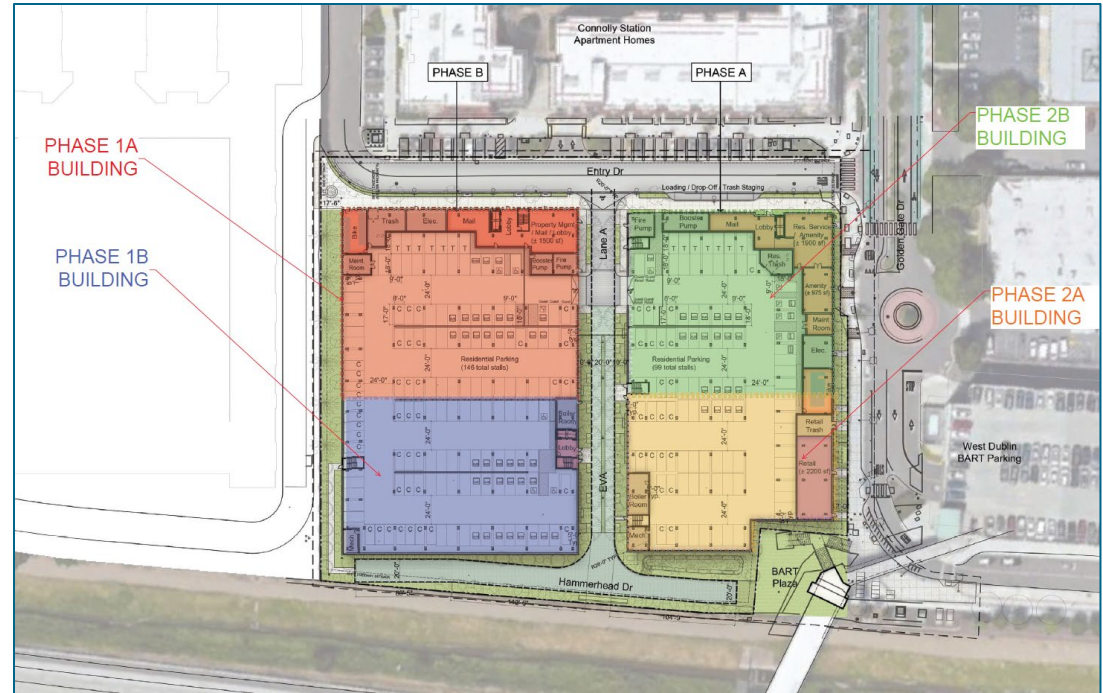


Planning/Pre-Construction:

# West Dublin

Developer: Related California

- 2/2023 Board authorization
- 300 housing units, 100% affordable
- \$4.3m City of Dublin pre-construction loan (2/2023)
- Fully entitled
- BART Plaza





# North Berkeley

Developers: North Berkeley Housing Partners (Avalon, Bridge, East Bay Asian Local Development Corporation (EBALDC), Berkeley Food and Housing Project)

- Board selected developer 12/2022
- 650+ units
- 50% affordable
- City affordable housing \$
- Proposed on-site childcare
- City process to develop Objective Design Standards (currently)

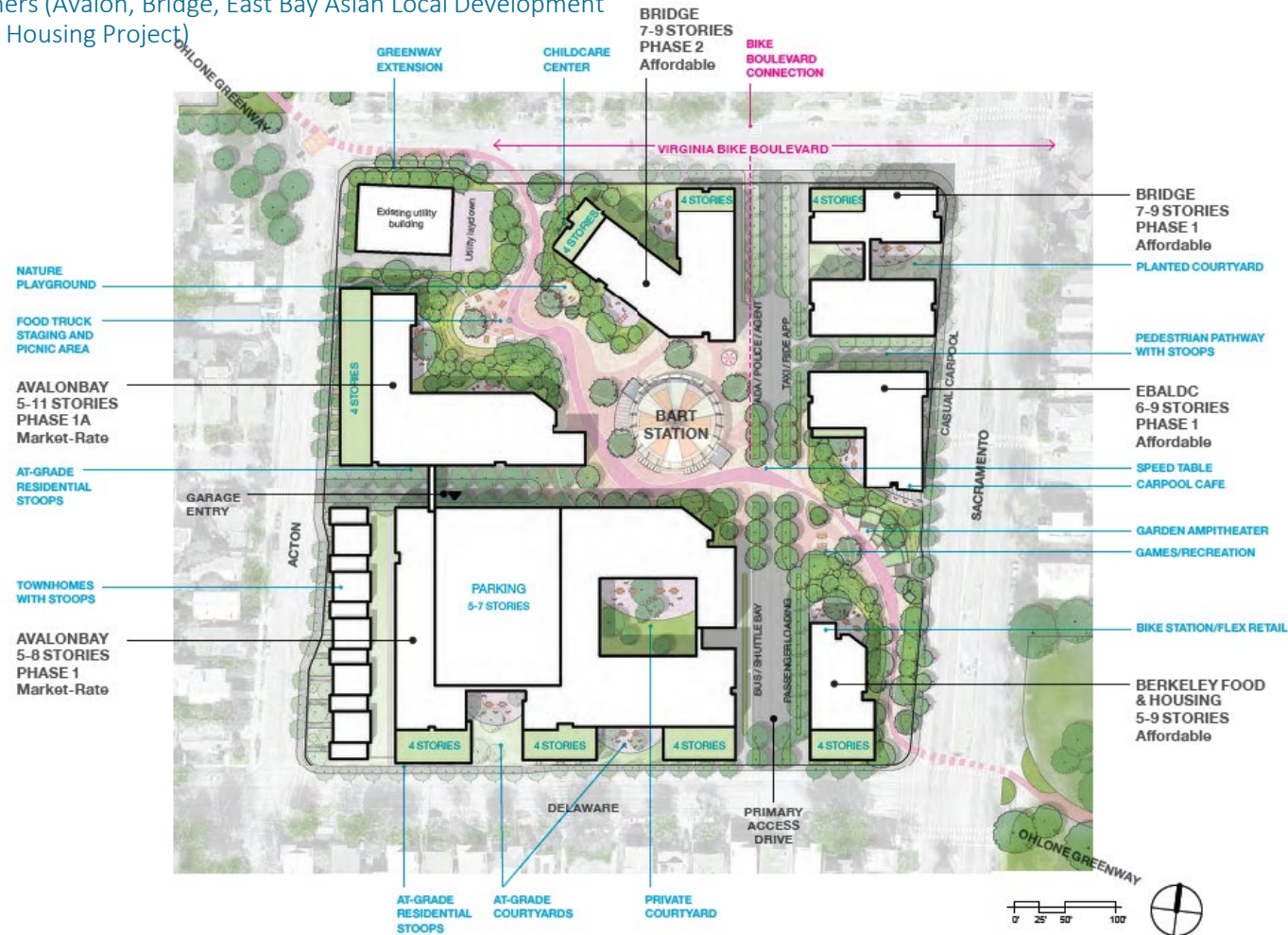


Image courtesy of North Berkeley Housing Partners



# Ashby

## BART/City Joint Vision & Priorities for TOD

- Reinforce South Berkeley's role as **hub for African American culture and life** in Bay Area
- Provide a **permanent home for Berkeley Community Flea Market** – offering supportive amenities
- **Active frontages** on Adeline St & Ashby Ave
- **At least 35% affordable housing**, with expectation of at least 50% affordable
- Complement Ed Roberts Campus by offering uses **supporting people with disabilities**
- Preference for residents of Berkeley who have faced or are facing **displacement**



Source: [visitberkeley.com](http://visitberkeley.com)

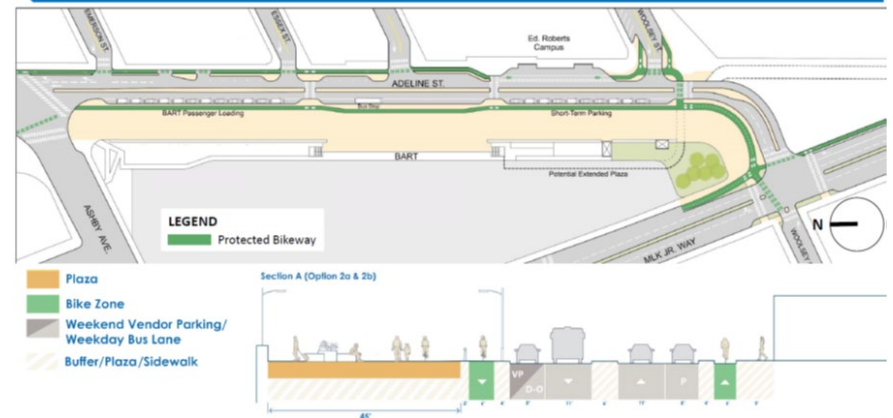
# Ashby

- City & BART in negotiations:
  - City air rights option to West Lot
  - Community benefits priorities & contributions
- Permanent home for Berkeley Flea Market
  - Nov 2022 Council action to redesign Adeline St.
- Connect Adeline St and TOD
  - BART community event in late March/early April to discuss operational constraints and possible options



Option 2 – South of Ashby

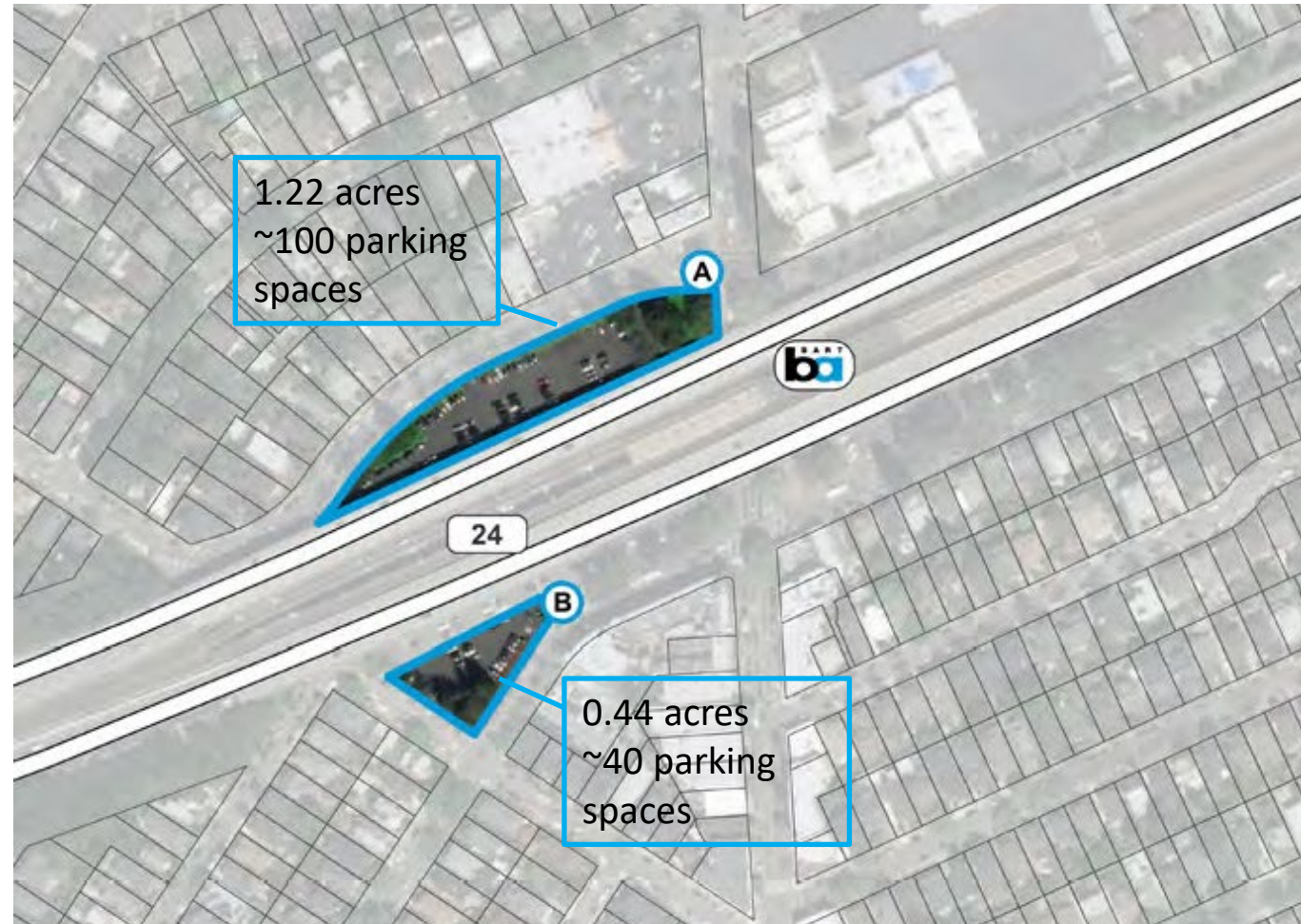
November 29, 2022





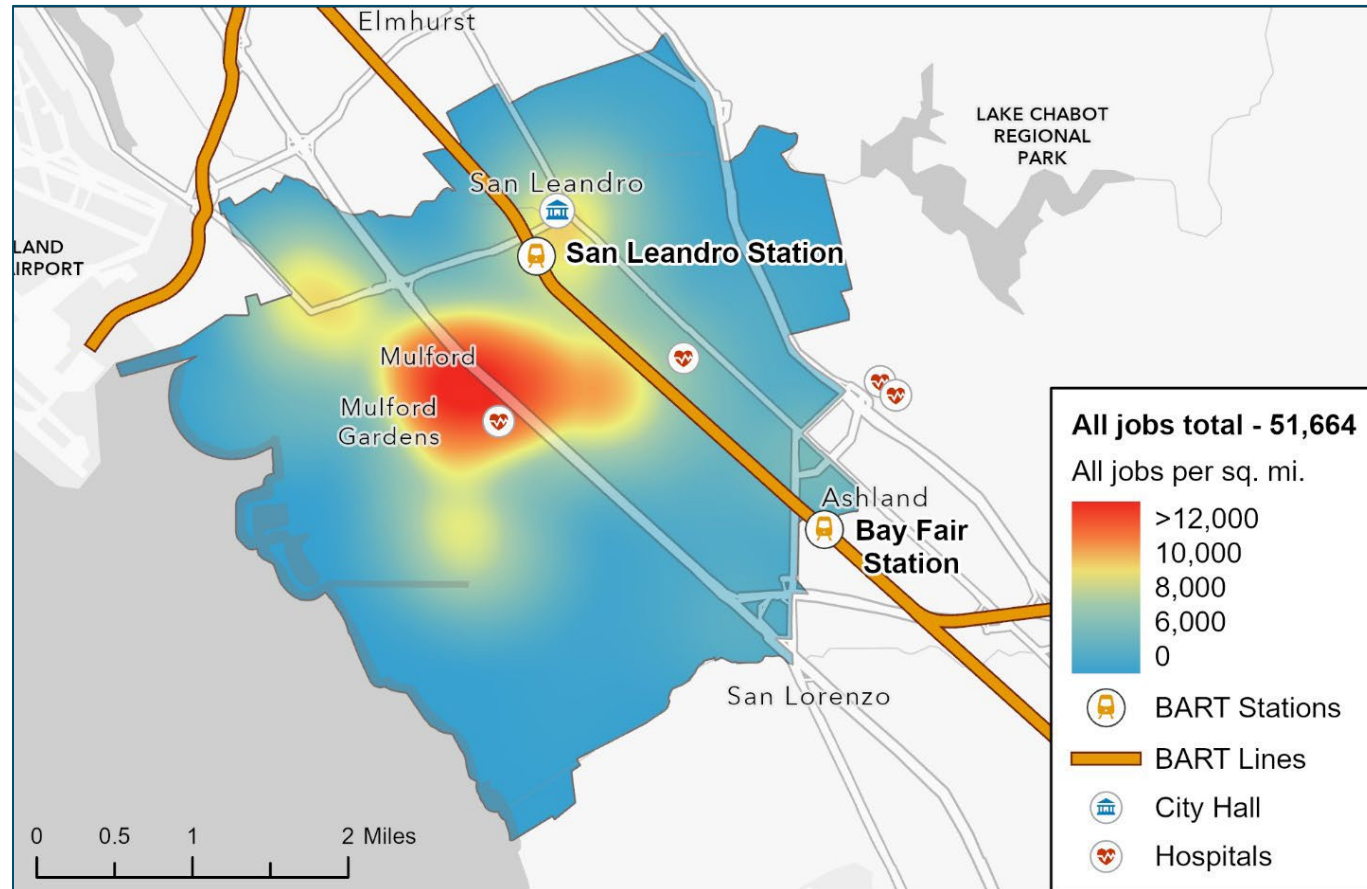
# Rockridge

- 1.66 acres
- Acreage not inclusive of Caltrans-owned land
- City of Oakland included BART parcels in Housing Element
- City is rezoning to 175'
- Spring Community Open House



# TOD Programmatic Efforts

- Local Housing Element Updates- Engagement
- TOD Workplan Update
- A-Line Jobs Attraction Study
- TOD Asset Management
- Pre-development Funding Strategy
- Regional Housing Measure



Source: ARUP



# TOD Industry Challenges & Opportunities

- **Cost to borrow money** now is approaching twice what it cost in 2020
- **High vacancies in office market**
  - 19.5% office vacancy in I-680 corridor
  - 28% office vacancy in Downtown Oakland
  - 22% office vacancy in San Francisco
- **Construction costs** are 30% greater now than 3 years ago; 60% greater now than 10 years ago
- **Community concerns** about high densities persist
- More **public funding programs to support affordable housing**
- Greater recognition of **urgency to address local housing needs**