



North Concord/Martinez BART

Transit-Oriented Development (TOD) Update



June 14, 2018
BART Board of Directors



North Concord/Martinez BART Transit Oriented Development

Agenda

1. Overview

- Area Plan
- Specific Plan

2. Principles for TOD on BART site

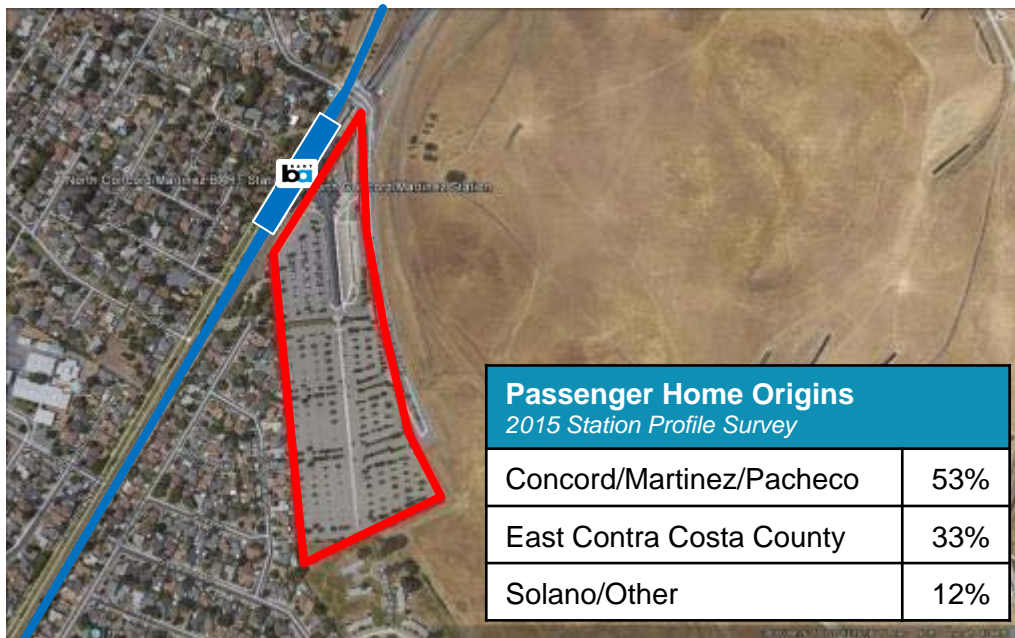
3. Proposed BART Development Program

4. Discussion / Questions

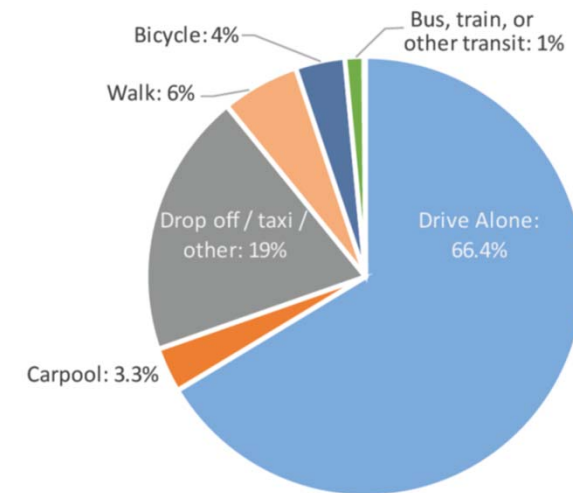


North Concord / Martinez BART

Station Profile

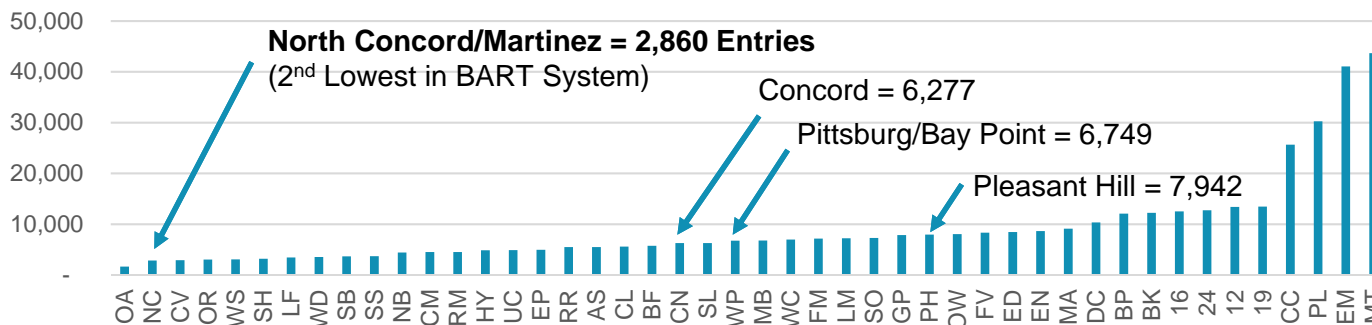


Mode Split (2015)



Source: 2015 Station Profile Survey (Home Origin)

Sept 2017 BART Station Average Weekday Entries (all 46 stations)



North Concord/Martinez

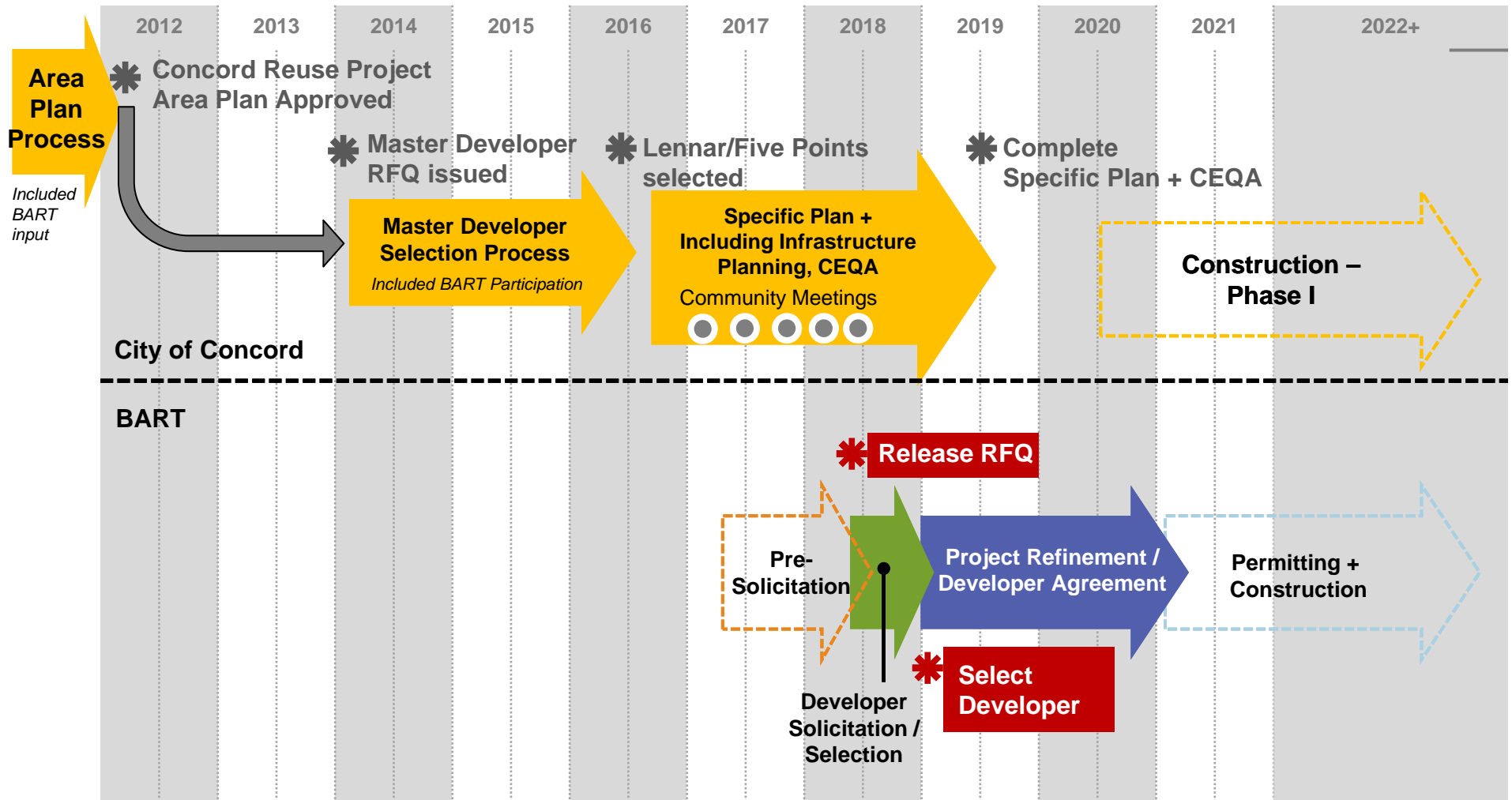
Area 20 acres
 Vehicle parking 1,977
 Bus routes 2
 Bus positions 15

Access Types:

Current: Auto-Dependent
 Future: Balanced Intermodal



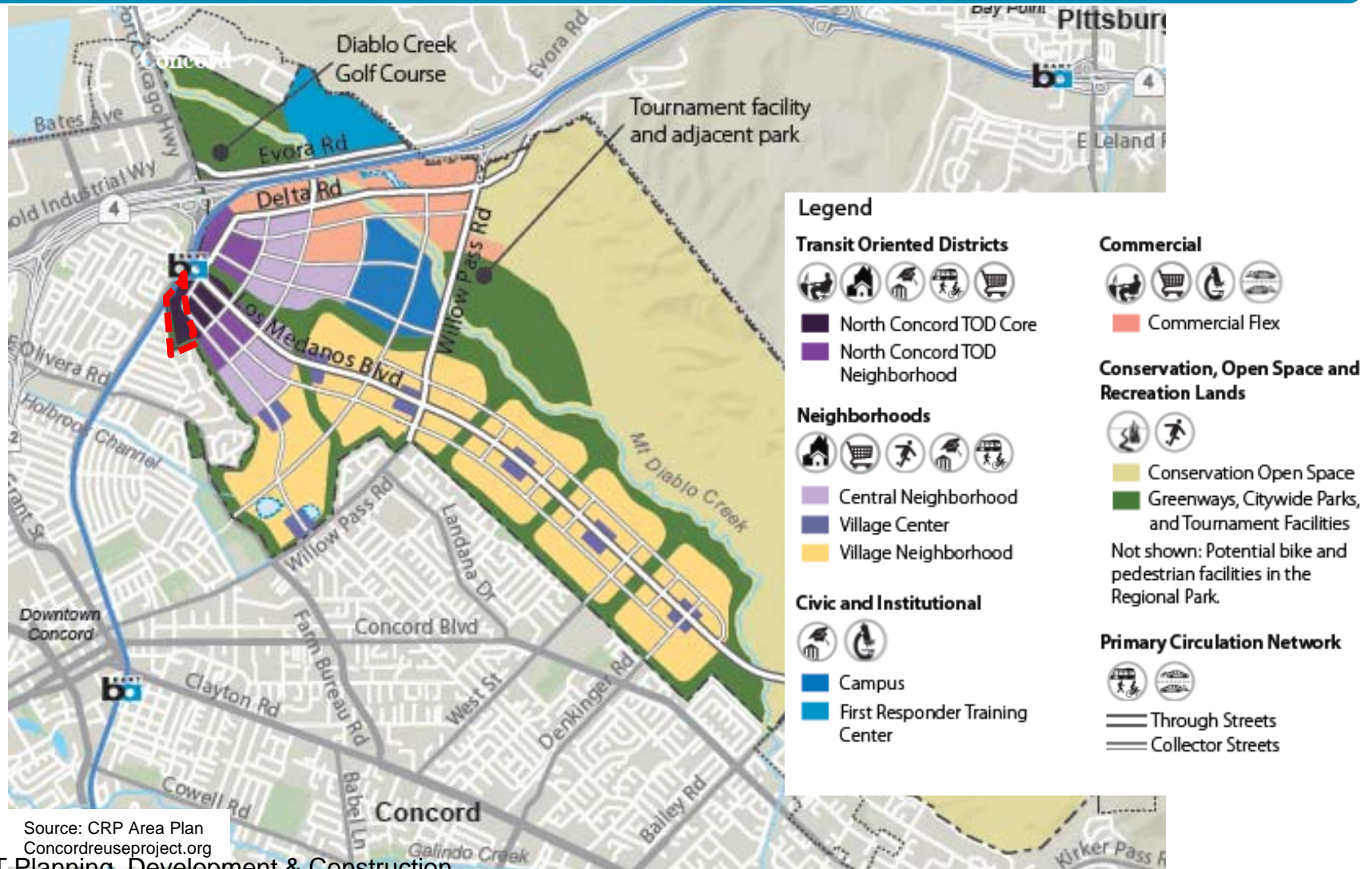
Concord Reuse Project + BART TOD Timeline





Concord Community Reuse Project (CRP)

Area Plan

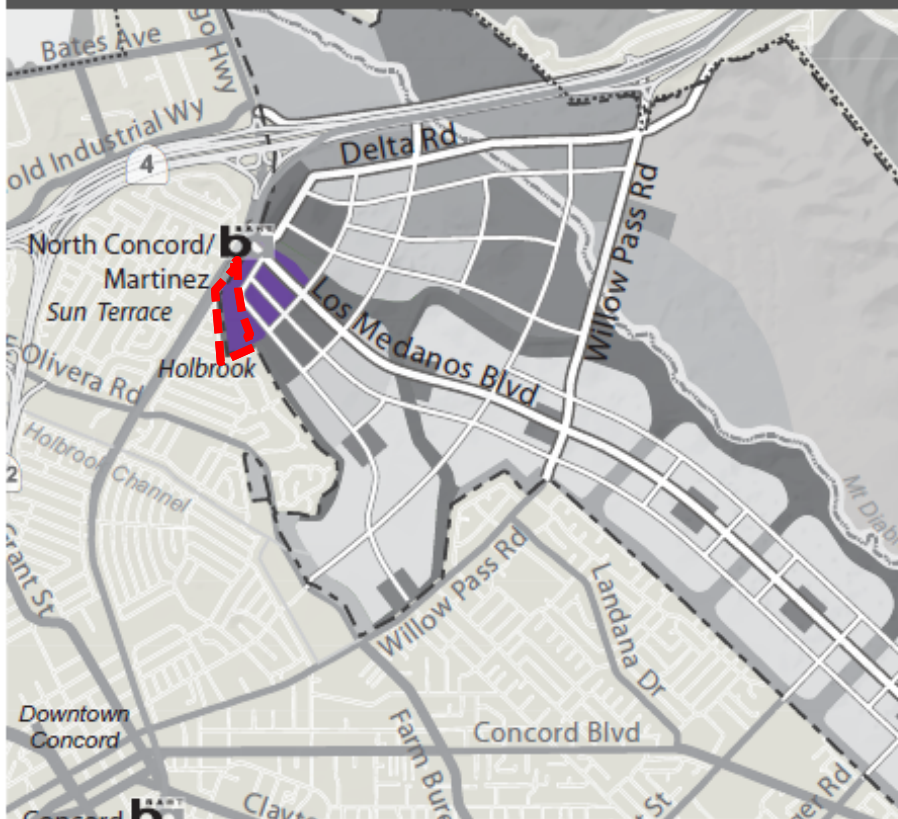




Concord Community Reuse Project (CRP)

North Concord TOD Core

▼ Figure 3-5: North Concord TOD Core



▼ Table 3-5: North Concord TOD Core Profile

Program	Number of Districts	1
	Approximate Acres	55
	Approximate Homes	700 (not required)
	Approximate Commercial Floor Space (square feet)	3,000,000
Density and Intensity	Dwelling Units / Gross District Acre (min-max)	Housing optional up to a maximum of 20 du/gross district acre
	Dwelling Units / Net Residential Acre (min-max)	60 - 150
	Net Floor Area Ratio (FAR) / Commercial and Mixed-Use Parcel (min-max)	2.0 - 4.0
Mix of Uses	Required Mix	Offices Retail and services Plaza and Pocket Park
	Additional Appropriate Uses	Dining and entertainment Multi-unit housing, possibly including Special needs housing Performing arts facility Hotel Community facilities Cultural/civic facilities
Convenience Standard		1/4 mile (shared vehicle facility 1/8 mile)
Maximum Block Perimeter		1,600'
Off-Street Parking Location		Underground or embedded parking structures

Source: CRP Area Plan
Concordreuseproject.org



Concord Community Reuse Project (CRP)

North Concord TOD Core

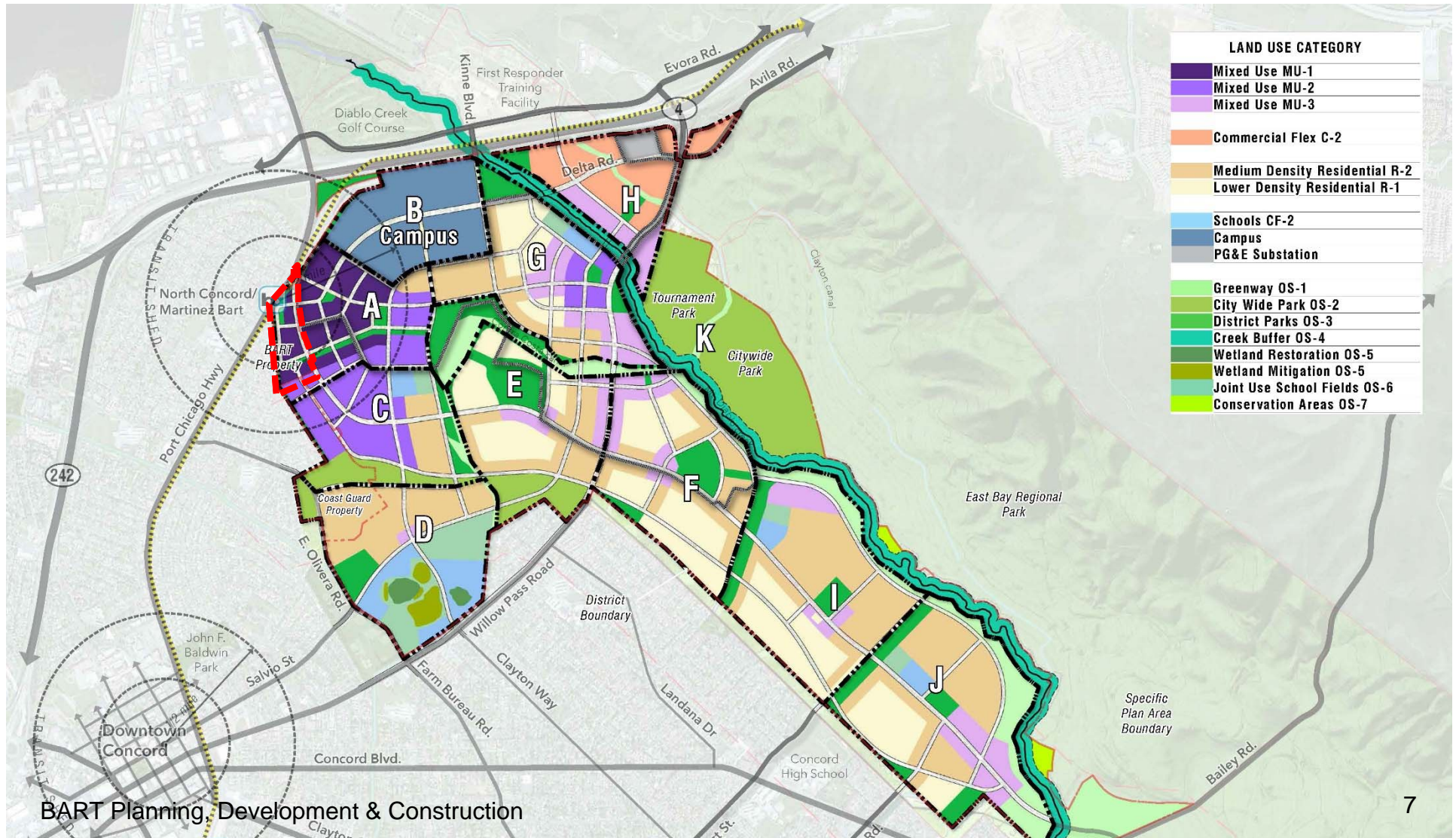


	“TOD Core” District – Area Plan	BART Site	
		Proportionate share of development by land area (~1/3)	Proposed Program
Approximate Acres	55	20	20
Approximate Homes	700	233	360 (51% of total)
Approximate Commercial Floor Space (square ft)	3,000,000	1,000,000	800,000 (26% of total)



Concord Community Reuse Project (CRP)

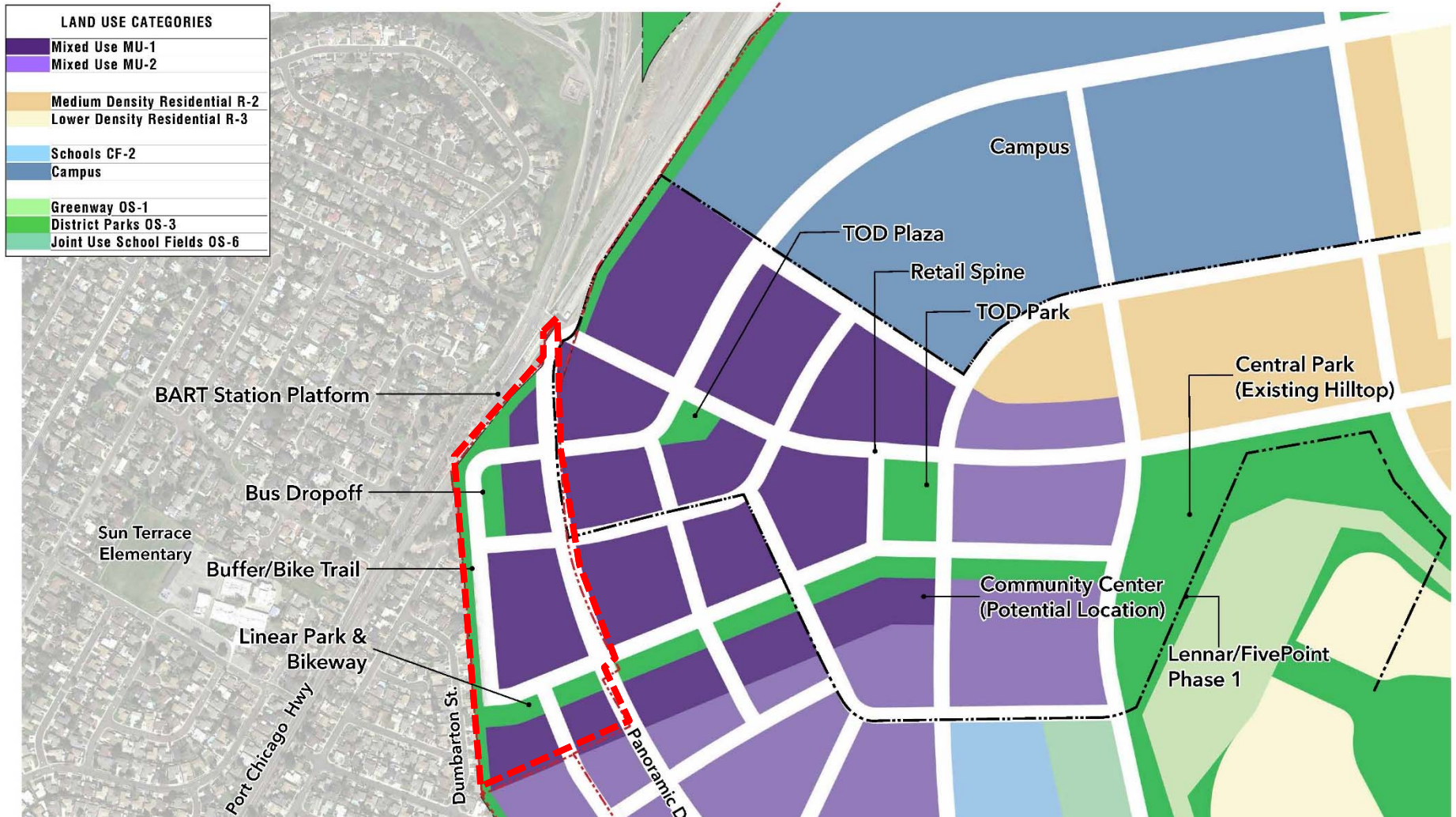
Specific Plan – Land Use (Preliminary)





Concord Community Reuse Project (CRP)

Specific Plan – Land Use (Preliminary)





Concord Community Reuse Project (CRP)

Overall Development Program

- Up to 800,000 sf of Commercial Space, in 3-8 story buildings
- Up to 360 Dwelling Units in 3-6 story buildings
- Up to 100% Replacement parking for BART users in a 1,977 space, phaseable parking garage.
- 15-35% of commercial parking located offsite in interim surface lots
- Multi-modal transit plaza at BART station
- Possible replacement of existing station building



Concord Community Reuse Project (CRP)

Community Feedback

- Open space amenities throughout plan area
- Potential traffic generated from project; impact on neighborhood and Port Chicago highway
- BART Parking on neighborhood streets
- Transition to existing community – concern about shadows, privacy, noise and lighting
- Accessibility of station for people with disabilities
- Interest in better transit service connections or shuttles

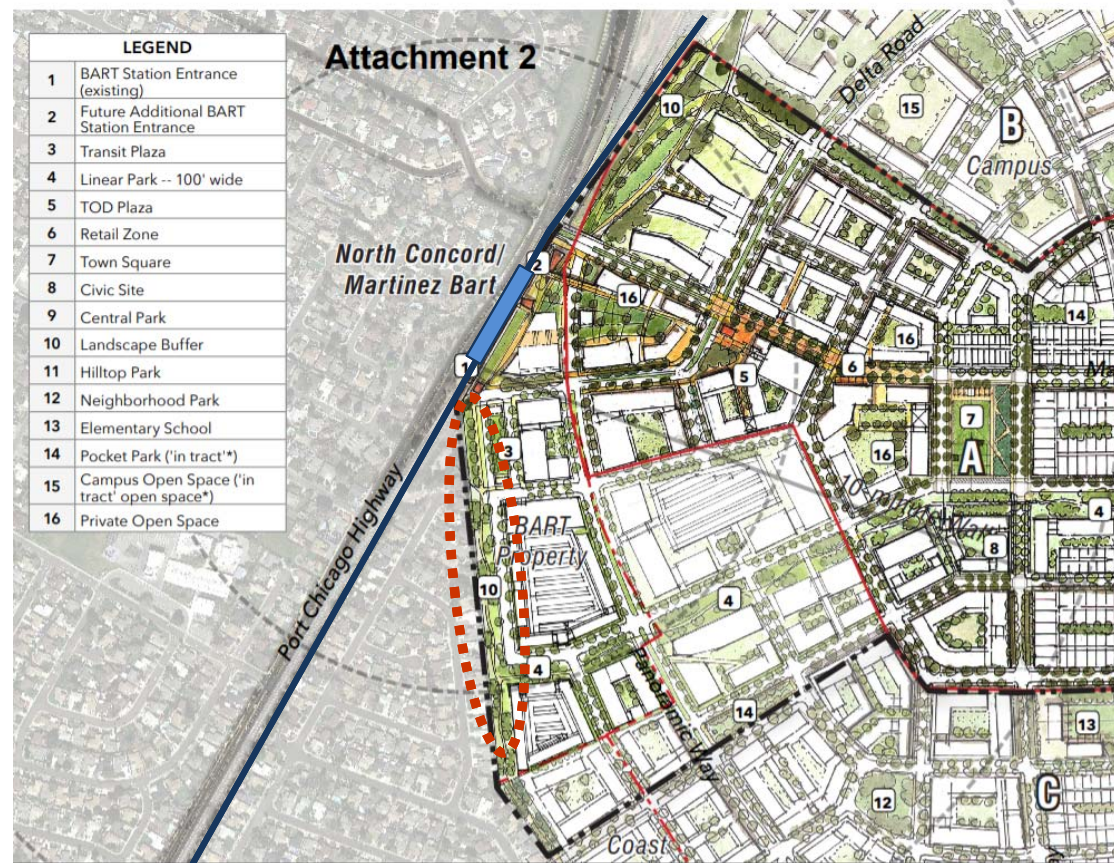


Concord Community Reuse Project (CRP)

Community Feedback - Buffer

Transition to existing community

- Questions about size of buffer from single family neighborhoods – Range from 50-100' or more proposed
- Exploration of land swap to allow for wider buffer





North Concord / Martinez BART Station TOD

Summary Objectives for TOD on BART site

1. High quality public realm and open spaces; welcoming “gateway” to community
2. Seamless pedestrian, bike, and transit connections within and beyond property
3. Work with adjacent property owners to logically plan infrastructure such as parking replacement
4. Promote “reverse commute” (mix of uses with emphasis on employment)
5. Locate employment and retail uses closest to station; parking and residential further away
6. Gradual transition in height to existing community
7. 25% affordable housing minimum, consistent with adjacent development goal



Concept A



Concept B



North Concord / Martinez BART Station TOD

Next Steps

- May / June 2018: Incorporate feedback from City Council, Planning Commission, and Advisory Committee into Request for Qualifications (RFQ)
- Summer 2018: Issue RFQ
- Winter 2018/2019: Seek Board authorization for exclusive negotiating agreement (ENA) with developer

BART TOD Phases & Approximate Timeline

