



# ▶ Lake Merritt Transit-Oriented Development Extension of Exclusive Negotiating Agreement

BART Board of Directors  
November 19, 2020





# Lake Merritt Development Blocks



*Image courtesy EBALDC, Strada*



# Proposed Development Plan



*Image courtesy EBALDC, Strada*

~550 housing units, 40% affordable & below market rate

~560,000 office, 20% below market rate

~17,000 retail

# Accomplishments to Date

September 2018: Board Approves ENA

January 2019: ENA Executed

September 2019: CEQA initiated, first Developer Submittal to BART

January 2020: Community Workshop

February 2020: First Submittal to City

February 2020: CalSTRS partners with Strada to become LMTOD, LLC. ENA reassigned

October 2020: Community Workshop

October 2020: Access Study Completed, Revised Submittal to City

## January 2020 Community Workshop



*Images courtesy  
EBALDC, Strada*



# Upcoming Milestones\*

Q1 2021: Preliminary Entitlements & CEQA

Q4 2020 + Q1 2021: Submit Grant Applications

Q3 2021: BART Board Considers Lease Option for Approval

Q3 2021: Submit Final Development Package to City

Q3 2021: NEPA Kickoff

Q4 2021/Q1 2022: Execute Option Agreement

\* Calendar Year. Dependent on City acceptance of current application



*Images courtesy EBALDC, Strada*

## Board Motion

Authorize the General Manager or his designee to extend BART's current Exclusive Negotiating Agreement (ENA) with EBALDC and LMTOD, LLC for a term of 12 months, with an additional 6-month extension option.