



## Examples of BART Transit-Oriented Development (TOD)

Millbrae




Before




After

San Leandro




Before




After

Balboa Park




Before



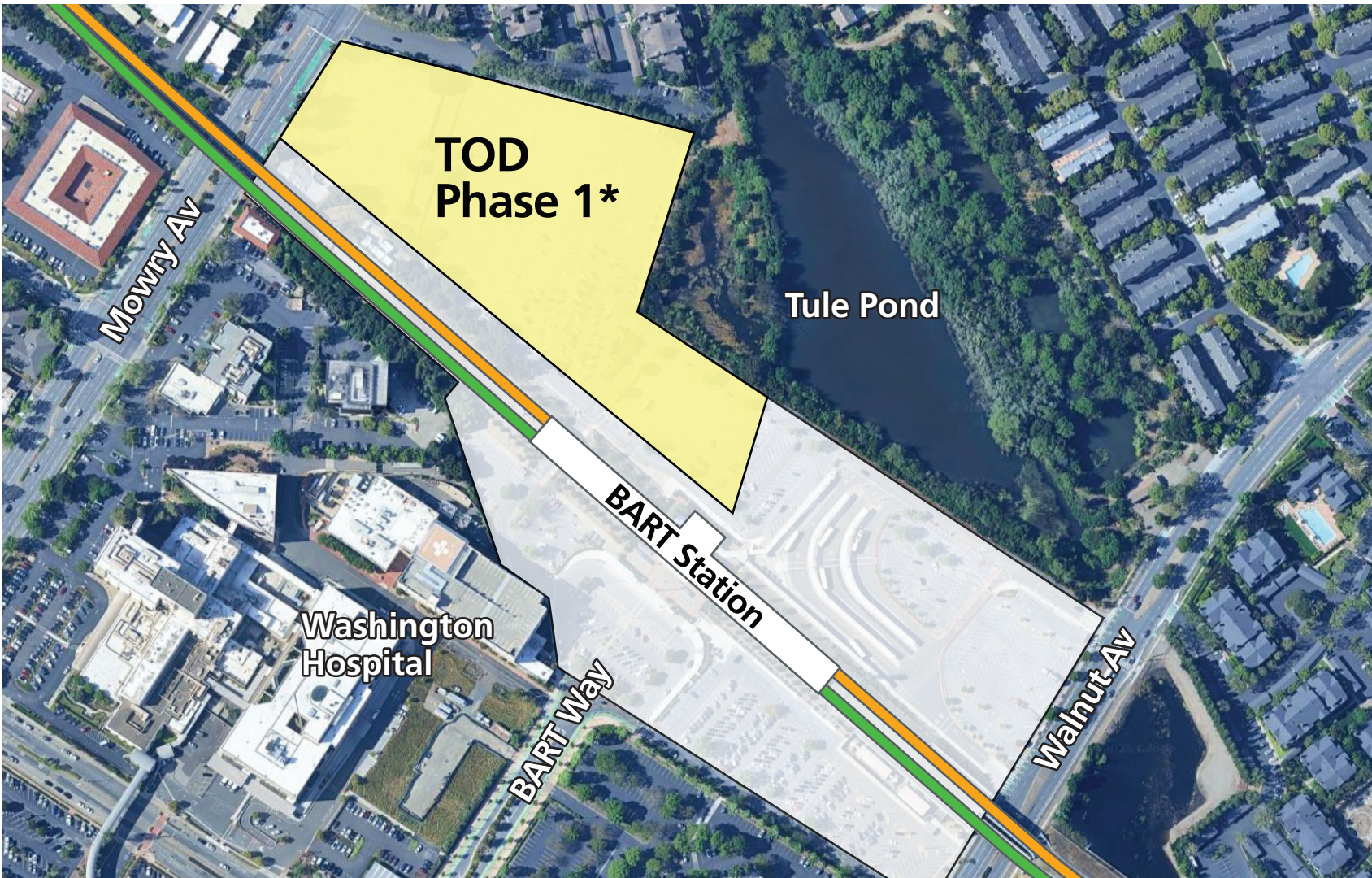
After

## Development Standards for Fremont BART TOD

### Where will it be located?



Base image from 2015 Fremont City Center Community Plan



\* Station Access & Transportation board shows the total developable area at this station including TOD Phase 1.

### What is allowed to be built here?

Located in the City Center Transit Neighborhood, allowed uses are residential, ground-floor commercial (i.e., retail, office), and public (i.e., community facilities, plaza).

Description	Minimum	Maximum
Homes per acre	50	N/A for most of the site
Building height (stories)	5	12, with some setbacks required
Floor area ratio (FAR)	1.25	4.2
Bike parking (secure covered spaces)	1 per home	N/A
Car parking spaces per...		
Home	No minimum	0.5 spaces
1,000 sqft of office	No minimum	1.6 spaces
1,000 sqft of other commercial	No minimum	3 to 4 spaces

### How and when will it happen?

Fall 2025

**Prepare TOD goals & objectives**  
**YOUR INPUT HERE**  
Final version to be considered by BART Board of Directors & included in developer solicitation




Spring 2026

**Developer solicitation**  
Issued as request for proposals or qualifications (RFP/Q)

Fall 2026

**Select Developer**  
BART Board of Directors action




Spring 2027

**TOD Design & Permitting (~2 yrs)**  
Developer works with BART and Fremont




Fall 2027

**BART station access plan (~6 mos)**  
TOD goals and objectives are used to identify transportation improvements



Fall 2029

**TOD Construction**  
Timing and duration TBD

Community engagement opportunities

Timeline subject to change



# Station Access & Transportation



## Existing Station Area Parking



**TOD Phase 1**

~8 acres

~1,200 parking spaces

See "Overview" board for steps and timing

**Not Developable due to Hayward Fault**

~5 acres

~300 parking spaces

~12 bus stops

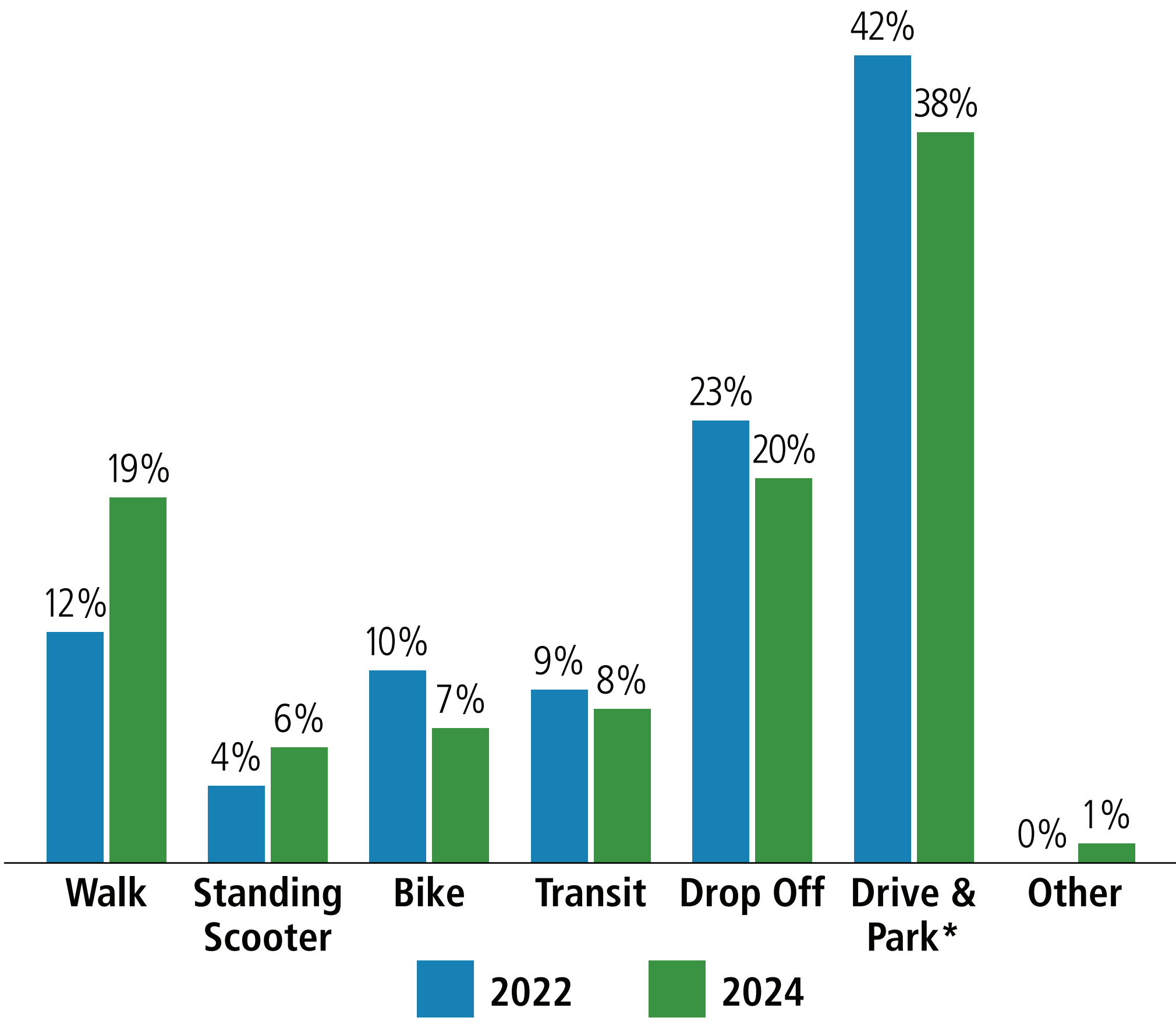
**TOD Phase 2 (Future Effort)**

~5 acres

~400 parking spaces

Timing TBD

## Fremont BART Rider Travel Mode to Station from Home



Source: BART Customer Satisfaction Survey  
N = 48 for 2022 (small sample size); N=83 for 2024  
\*Includes riders who carpooled or drove alone

## Fremont BART Ridership and Parking (Average Weekday)

Year	BART Ridership	Parking Occupancy	Sources and Notes
2015	9,238	Close to 100%	2015 Station Profile Study, Fremont still end-of-line station
2019	6,142	1,450 spaces (76%)	Ridership and parking occupancy counts after Warm Springs opening
2025	2,157	500 spaces (26%)	April 2025 Ridership report and parking occupancy report

### Scan here for more:

- Sign up for project emails
- View these boards digitally
- Fill out survey (closes Oct. 15, 2025)

