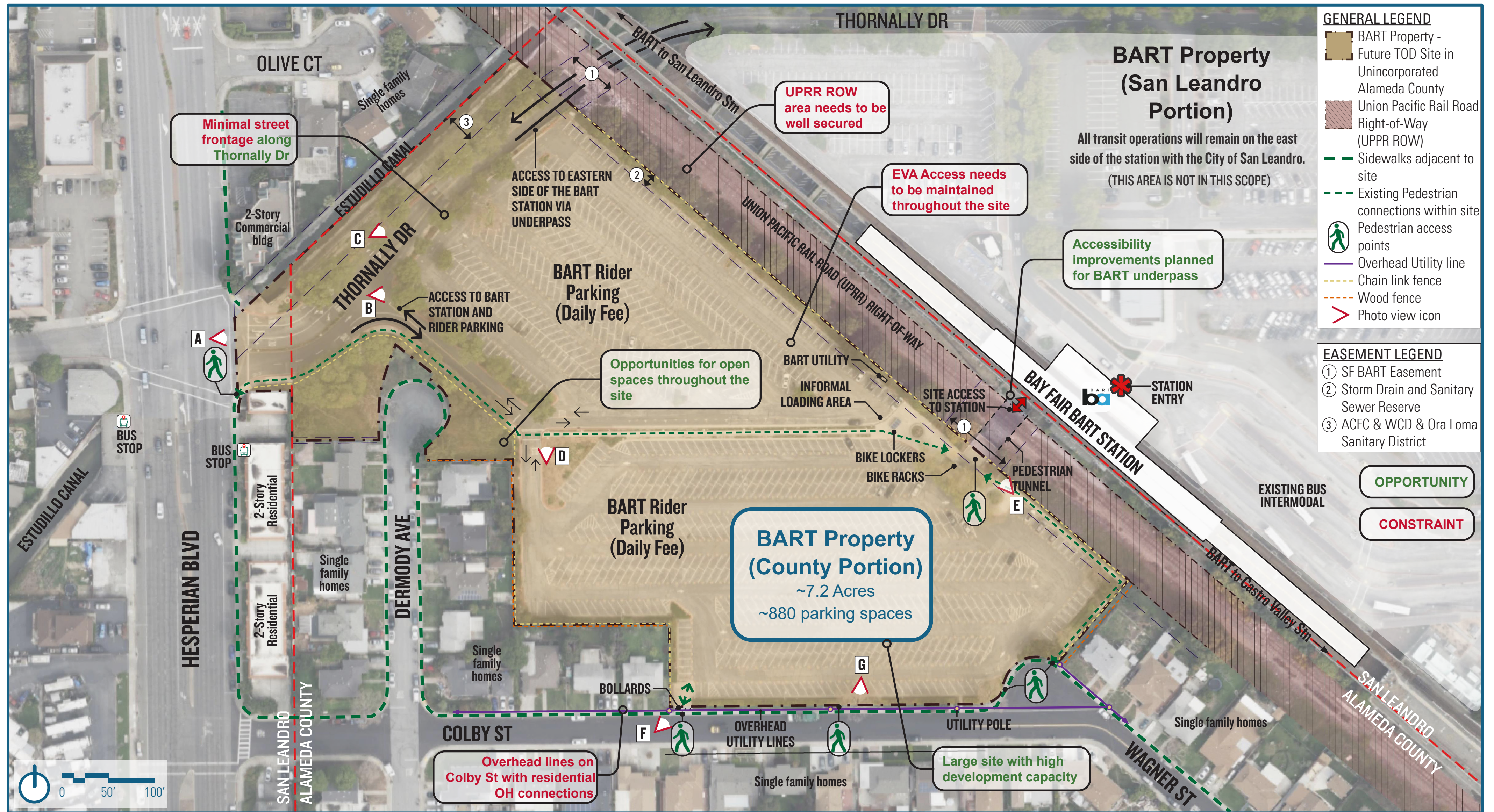


# Site Conditions

## Bay Fair BART TOD (County Portion)



### Existing Site Map



### Key Photos



A: Thornally Dr entrance at Hesperian Blvd



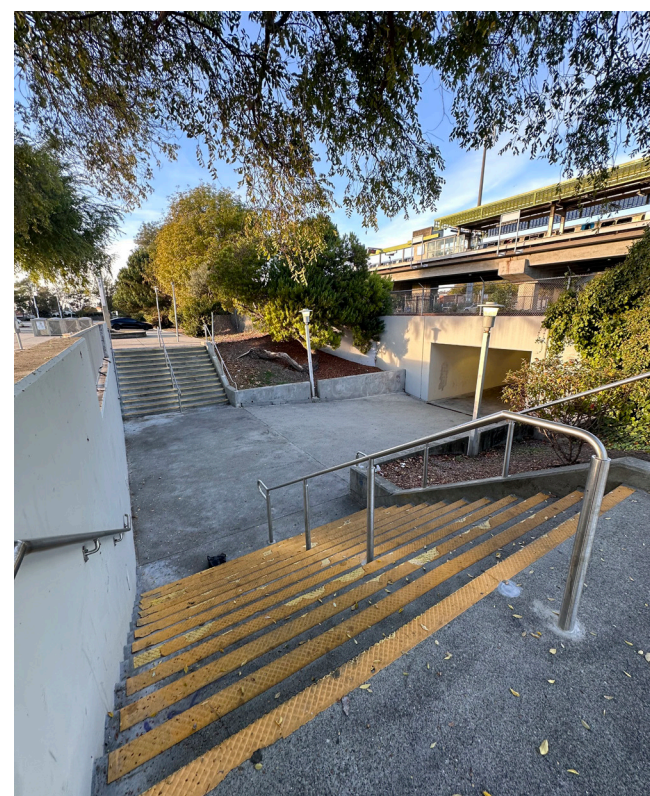
B: Site access off Thornally Dr



C: Thornally Dr vehicular underpass



D: Existing pedestrian connections



E: Pedestrian underpass to BART station

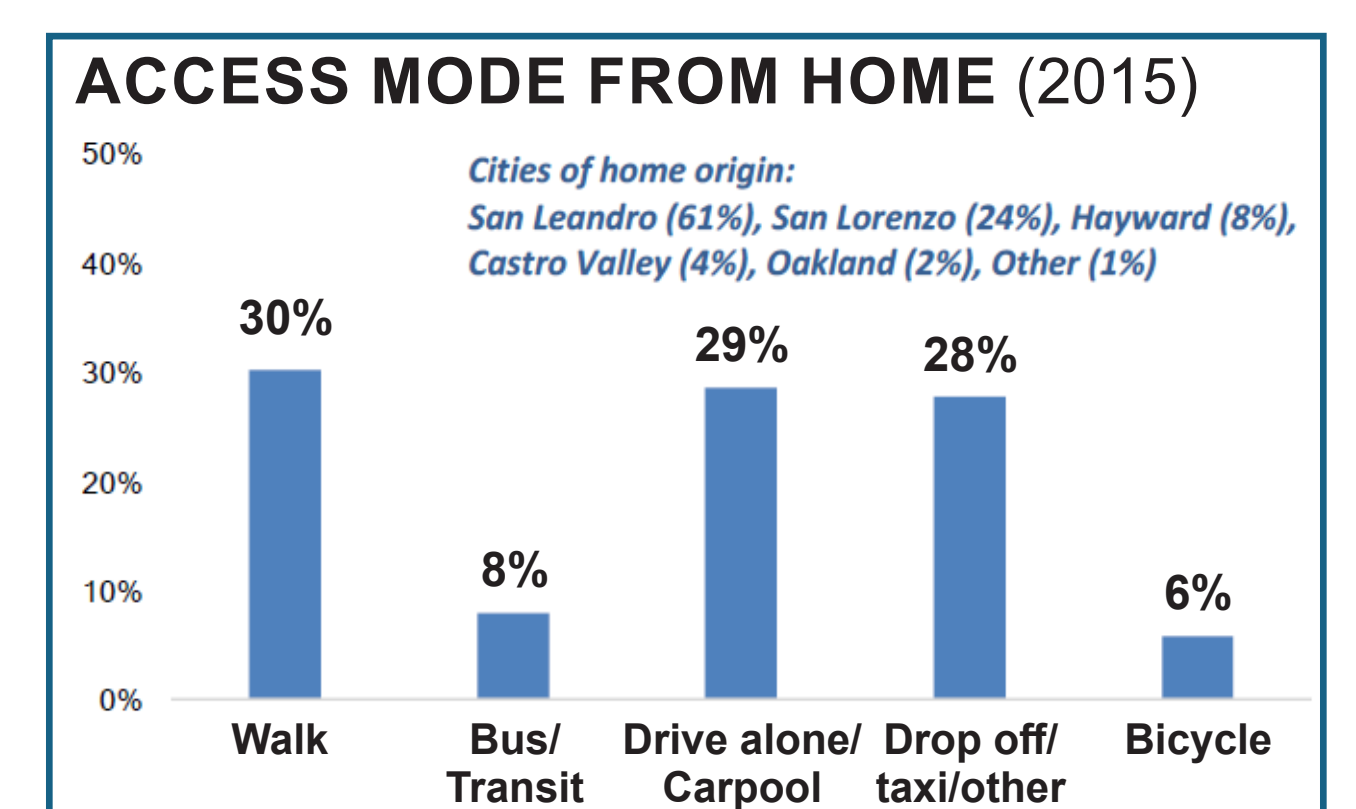
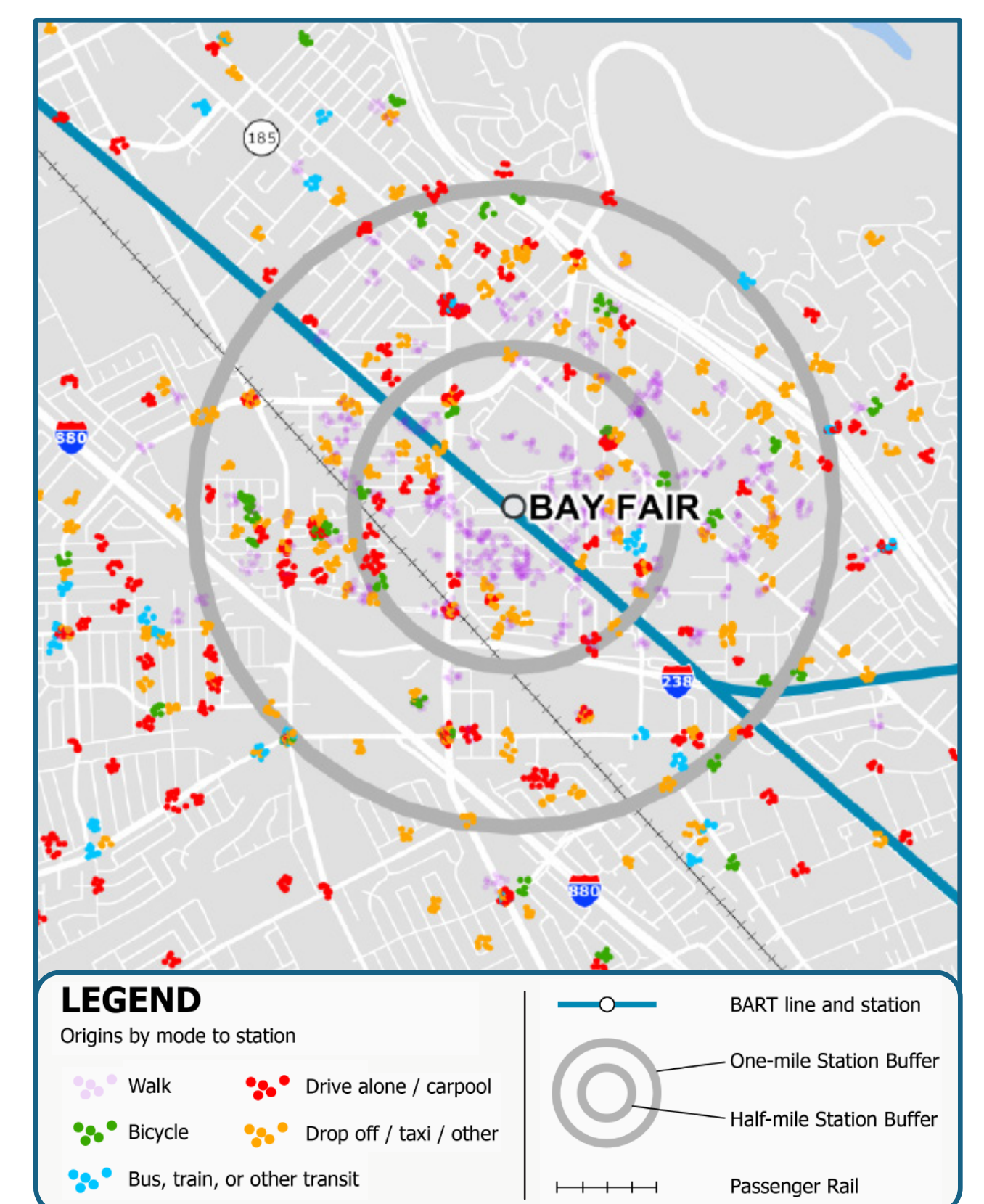


F: Colby St street frontage with overhead utilities



G: Pedestrian access from Colby St

### Origins by Mode to Station (2015)



Source: BART 2015 Station Access Profile Survey

# Planning Overview

## Bay Fair BART TOD (County Portion)



### Context Map



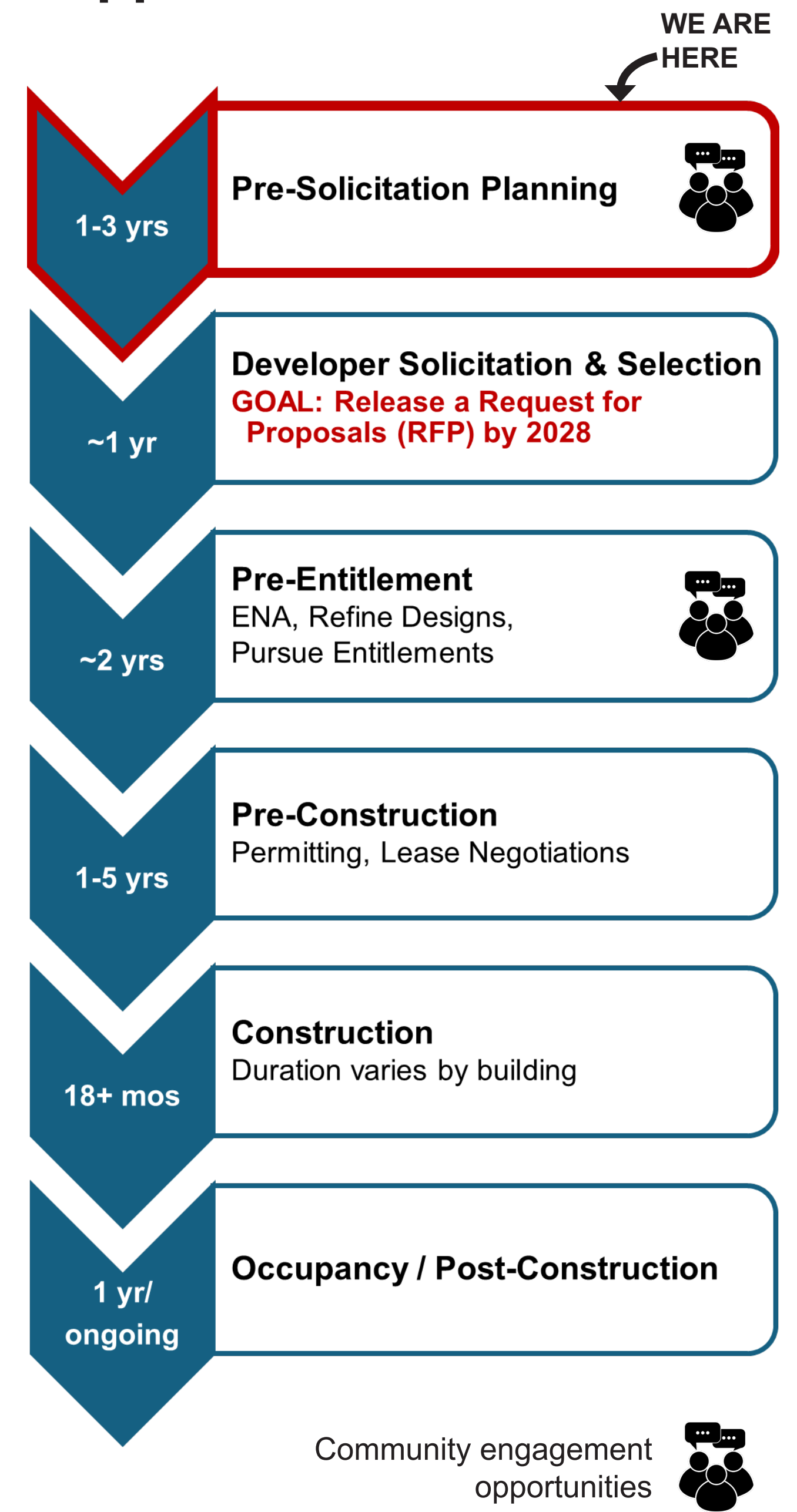
**Walk Score 71**  
**Very Walkable**  
 Most errands can be accomplished on foot

**Bike Score 68**  
**Bikeable**  
 Some bike infrastructure

**Transit Score 66**  
**Good Transit**  
 Many nearby public transportation options

### Timeline

How and when\* will it happen?



### Development Standards

Description	Range
Residential Density	75-125 homes per acre
Building Height	Minimum 5 stories
Floor area ratio (FAR)	Residential: 3.00 minimum Commercial: 1.00 maximum
Bicycle parking (number of secure covered spaces)	
Residential	Minimum 1 space per home
Commercial/Office	Minimum 1 space per 5,000 sqft
Car parking (# of spaces per...)	
Residential	Maximum 1 space per home
Office	Maximum 2.5 spaces per 1,000 sqft

The subject property must comply with the county code and applicable state laws, including, but not limited to AB 2923 and SB 79.

\*Timeline subject to change.

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

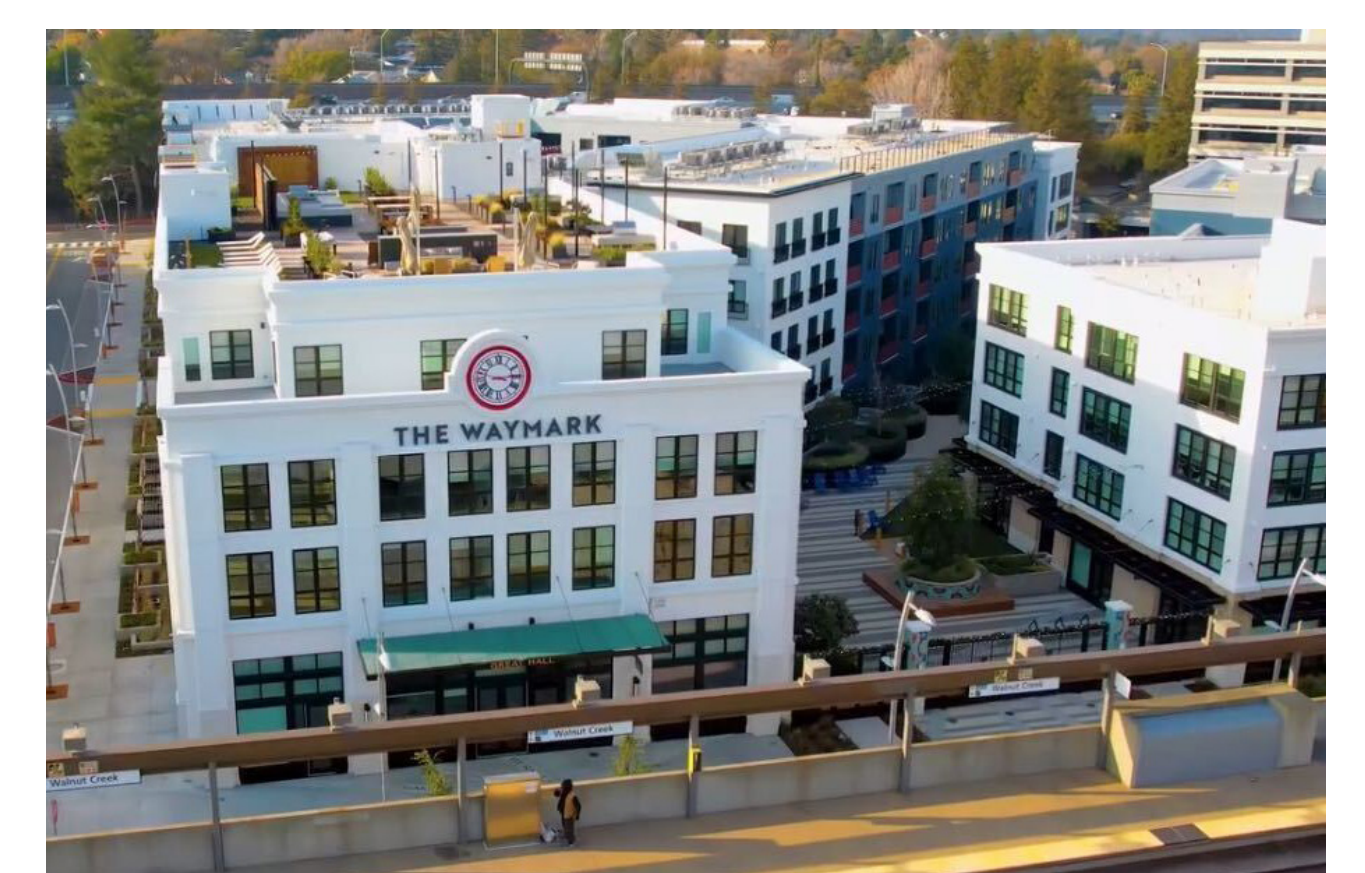
**San Leandro** (built)



**Pleasant Hill** (2 phases built)



**Walnut Creek** (2 phases built)



**MacArthur** (built)



**South Hayward** (built)



**North Berkeley** (in development)



Learn more at: [acgov.org/cda/planning/bayfair/tech-assistance.htm](https://acgov.org/cda/planning/bayfair/tech-assistance.htm)

Open House | January 2026

# Ideas for Objectives

## Bay Fair BART TOD (County Portion)

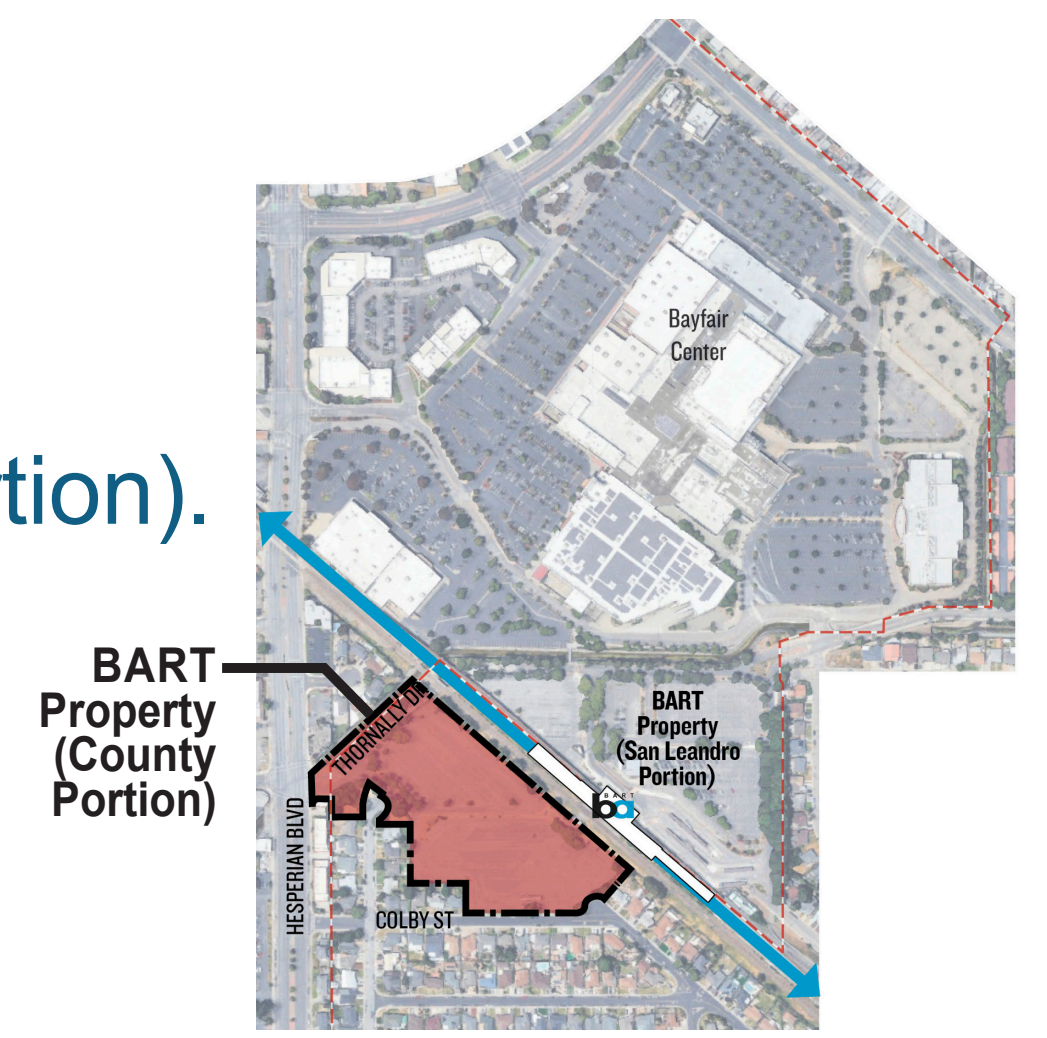


### Six goals guide BART's TOD program

Contribute your ideas for how the 6 Goals of BART's TOD Policy could be achieved with the redevelopment of the Bay Fair BART property (County portion).

#### Instructions:

- Choose up to 3 priority goals by placing a dot under the left column
- Add comments or suggestions for specific objectives using Post-Its



### GOAL: A. Complete Communities

Partner to ensure BART contributes to neighborhood/district vitality, creating places offering a mix of uses and amenities.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions

### GOAL: 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.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions



# Ideas for Objectives

## Bay Fair BART TOD (County Portion)

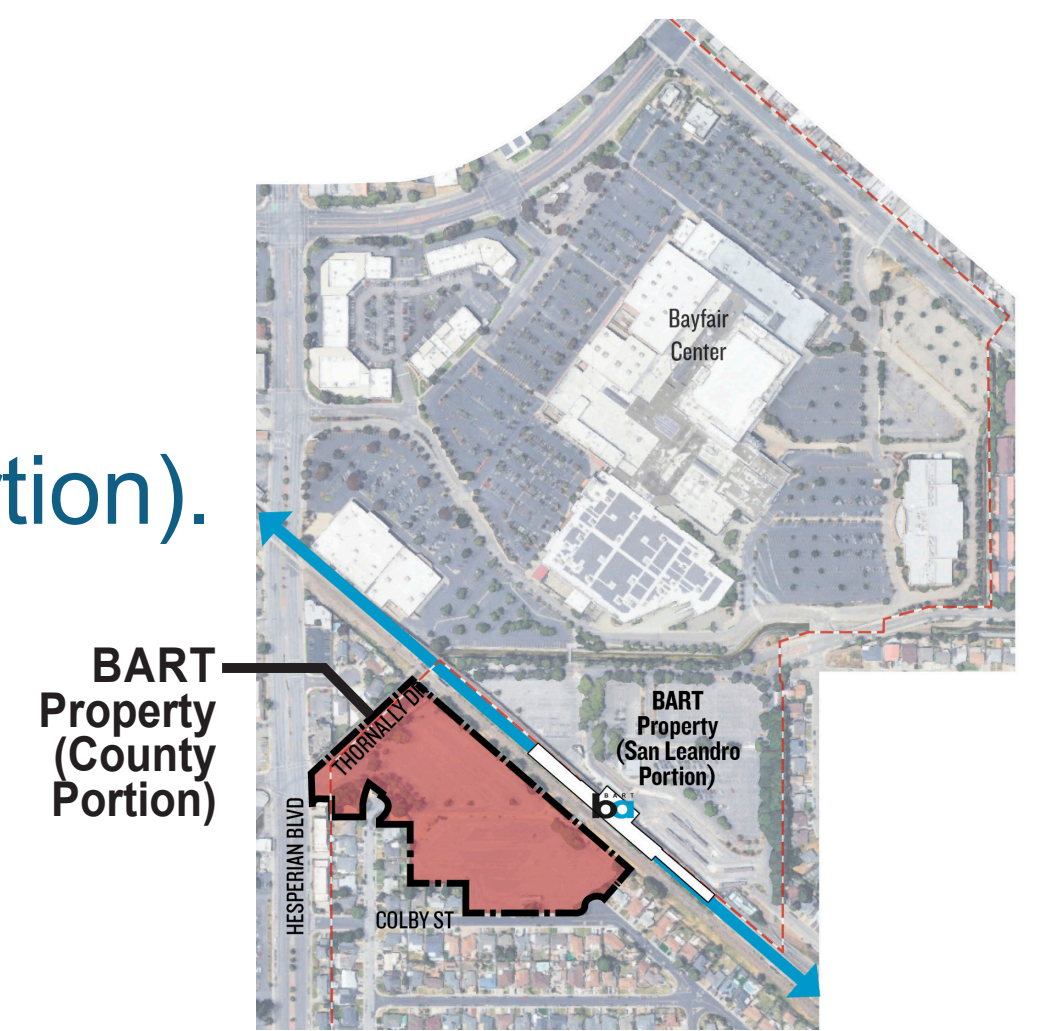


### Six goals guide BART's TOD program

Contribute your ideas for how the 6 Goals of BART's TOD Policy could be achieved with the redevelopment of the Bay Fair BART property (County portion).

#### Instructions:

- Choose up to 3 priority goals by placing a dot under the left column
- Add comments or suggestions for specific objectives using Post-Its



### GOAL: C. Ridership

Increase BART ridership, particularly in locations and times when the system has capacity to grow.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions

### GOAL: 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 maximize TOD goals.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions



# Ideas for Objectives

## Bay Fair BART TOD (County Portion)

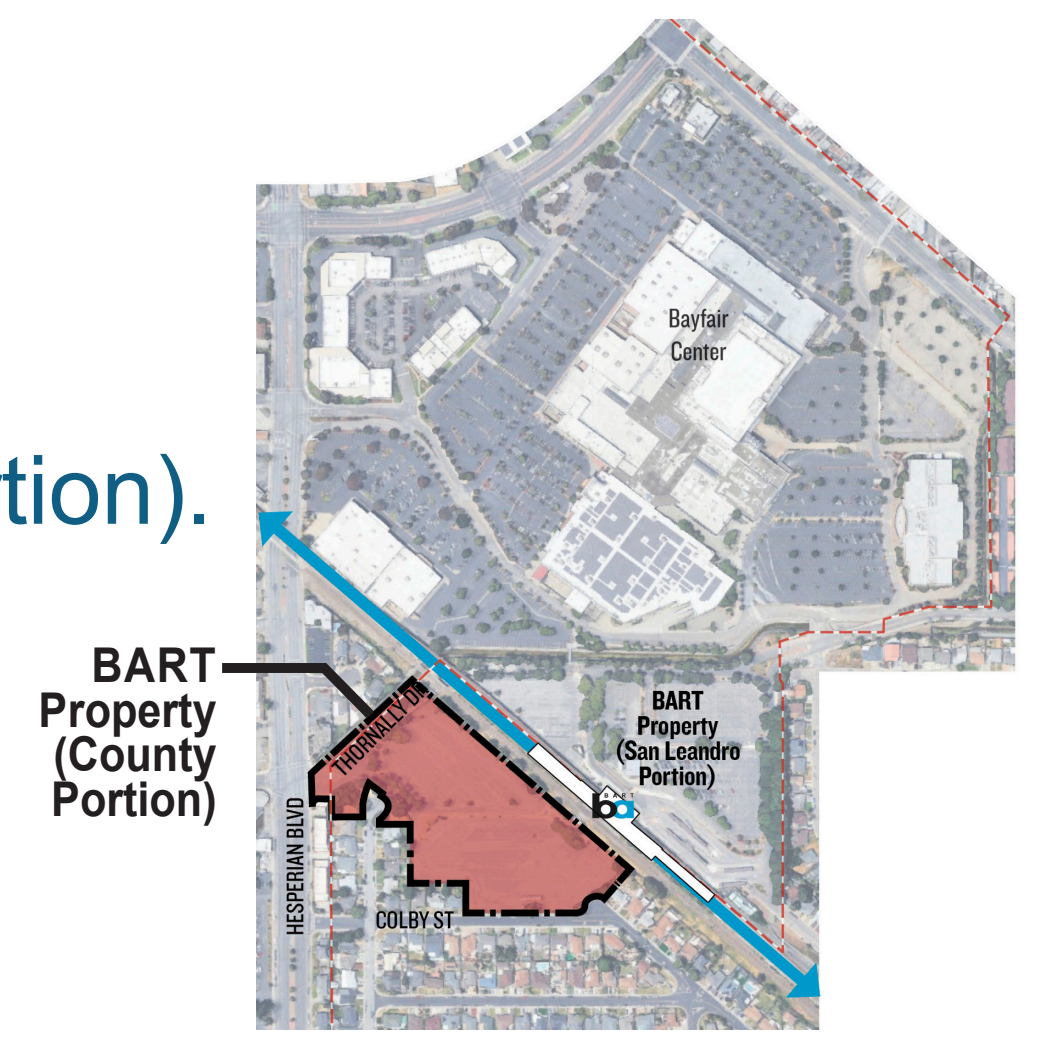


### Six goals guide BART's TOD program

Contribute your ideas for how the 6 Goals of BART's TOD Policy could be achieved with the redevelopment of the Bay Fair BART property (County portion).

#### Instructions:

- Choose up to 3 priority goals by placing a dot under the left column
- Add comments or suggestions for specific objectives using Post-Its



### GOAL: 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 bike-ability, and seamless transit connectivity.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions

### GOAL: F. Affordability

Serve households of all income levels by linking housing affordability with access to opportunity.

Place 1 Dot if Your Priority	Your Post-It with Comments or Suggestions



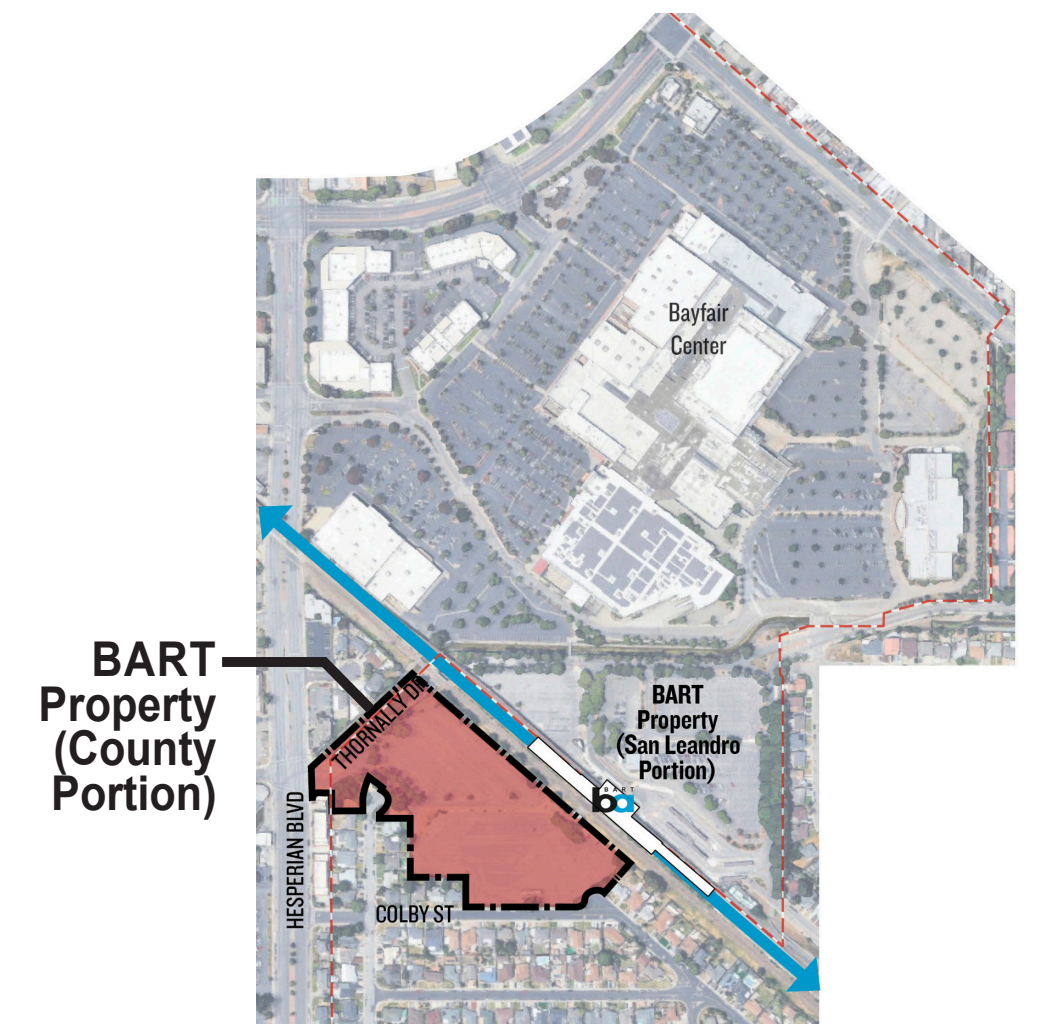
# General Feedback

## Bay Fair BART TOD (County Portion)



### Comments/Suggestions

Add any general comments or suggestions regarding any aspect of the proposed redevelopment of the Bay Fair BART property (County portion) using Post-Its.



Learn more at:  
[acgov.org/cda/planning/bayfair/tech-assistance.htm](https://acgov.org/cda/planning/bayfair/tech-assistance.htm)

Or scan this  
QR code:



Open House | January 2026