

A Technical Guide to Zoning for AB 2923 Conformance

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APPENDIX 2

Station Area Fact Sheets





Photo Credit: BART

Overview

This appendix provides Station Area Fact Sheets for BART-owned parcels in Alameda, Contra Costa and San Francisco counties. The Station Area Fact Sheets include background information to assist jurisdictions with AB 2923 conformance. More specifically, they identify AB 2923-eligible parcels, baseline standards for each TOD Place Type, current local zoning standards, maximum allowable building heights within a half mile of the station and MTC communities of concern in the station area.

Each Station Area Fact Sheet includes the following detailed information:

- Map of BART-owned Land Within 0.5 miles of Station Entrance(s). The map presents all BART-owned parcels that may be subject to the law within 0.5 miles of a station entrance(s). The map then further organizes them into AB 2923-eligible and ineligible parcels. Conformance with the law will need to be met for only the AB 2923-eligible parcels.
- Table of AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning. This table provides baseline zoning standards for AB-2923-eligible parcels by station area and current local zoning standards for AB 2923-eligible parcels. This table allows jurisdictions to compare the current local zoning standards for each AB 2923-eligible parcel to the baseline standards required by law. This will help jurisdictions make the determination if the current standards meet the baseline standards for the respective TOD place type or if they need to amend to meet baseline conformance. The methodology for how AB-2923 eligible parcels was determined is documented below.
- Map and Table of Maximum Allowable Building Height Within 0.5 Mile of BART Station Entrance(s). This map and table present the maximum allowable building height within 0.5 miles of BART station entrance(s). PUC sections 29010.6(a)(3) and 29010.7 states that TOD zoning standards adopted by the board for each station could be one story or 15 feet higher than the approved height for mixed-use or residential within 0.5 miles of the station. As a reminder, the board is not adopting new standards, so the baseline standards for building height are by TOD Place Type.
- Map of MTC Communities of Concern. In an effort to “avoid the loss of affordable housing units and to prevent the direct displacement of tenants” (PUC section 29010.8), AB 2923 requires BART to work with local jurisdictions and develop a strategy to “increase affordable housing options and incentivize tenant protections for very low and low-income residents within and around an eligible TOD project area, particularly in communities of concern, as defined in MTC’s regional transportation plan”. (PUC section 29010.8(a)(6)(A)). This map features the presence of MTC’s communities of concern surrounding station areas and will help jurisdictions understand their duty to address PUC section 29010.8.

Note: BART makes no warranty, representation, or guaranty as to the content, accuracy, or completeness of the information presented in the Station Area Fact Sheets.

AB 2923 Methodology

Not all parcels owned by BART are subject to the AB 2923. PUC section 29010.1(a)(2) identifies several key indicators that parcels must satisfy. In addition, BART has formulated other criteria to complement those indicated in the law based on their assessment. CPUC Section 29010.1(b)(5) states:

“The district is not required to establish TOD zoning standards for a station where, according to the district’s assessment, it would be impractical to develop an eligible TOD project greater than one-half acre.”

The following is a description of the methodology used by BART to determine which parcels are subject to the requirements of AB-2923 and which are not. Each parcel must satisfy all the following nine (9) criteria in order to be AB 2923-eligible. Each parcel must satisfy all of the following criteria in order to be “AB 2923-Eligible.”

1. Located on an infill site, as defined by the California Public Resources Code 29010.1(a)(2)(A). Section 21061.3 of the California Public Resource Code defines an infill site as the following:
 - a. *The site has not been previously developed for urban uses and both of the following apply:*
 - (1) *The site is immediately adjacent to parcels that are developed with qualified urban uses, or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses, and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses.*
 - (2) *No parcel within the site has been created within the last 10 years unless the parcel was created as a result of the plan of a redevelopment agency.*
 - b. *The site has been previously developed for qualified urban uses*
2. Currently owned by BART and was not acquired by eminent domain on or after July 1, 2018 (PUC sections 29010.1(a)(2)(B) and 29010.1(a)(2)(D)).
3. Located in Alameda, Contra Costa, or San Francisco counties (PUC section 29010.1(a)(2)(C)). TOD development may occur on other properties owned by BART, but they are not subject to the zoning standards outlined in AB 2923. All BART-owned parcels in San Mateo County are exempt from rezoning. BART owns no land in Santa Clara County.
4. Singular or contiguous parcels of at least 0.25 acres in size (PUC section 29010.1(a)(2)(C)). Parcels may be individually smaller than 0.25 acres, but if they are contiguous with other BART-owned parcels and collectively add up to at least 0.25 acres in size, they may be subject to AB 2923.
5. At least 75 percent of a parcel’s area is located within one-half mile of an existing or planned station entrance (PUC section 29010.1(a)(2)(C)). Station entrances are defined as fare gates, or stairwells leading down to sub-grade platforms or stations.
6. Does not overlap with BART’s area of influence. BART maintains an area of influence encompassing the trackway, station area, or other critical infrastructure. Parcels were not considered AB 2923 eligible if current, cost-effective structural engineering technologies could not ensure the ongoing preservation of BART operations in the event of a major catastrophe. While the area of influence will vary, BART defines this as a minimum of 30 feet for above-ground trackway.
7. Is not currently used solely for BART operations. BART operations include track right-of-way, or immovable BART infrastructure (such as electrical substations or train control houses) whose current use will continue well into the future. In instances where any BART infrastructure is housed on larger parcels that contain developable acreage, the entire parcel shall be rezoned. BART will not subdivide parcels at this time, but subdivision may occur when parcels are considered for development. Note that the infrastructure itself shall not be removed and decision about this infrastructure is solely under BART’s discretion. Please refer to the Database Inventory for documentation attributed to specific properties.
8. Does not feature any existing vertical development. Examples of vertical improvements include parking garages or TOD, whose current use will continue well into the future.
9. Does not feature steep terrain where development is impractical.

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>  12th St/Oakland City Center TOD Place Type: Regional Center </div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	008-0649-011-00	0.30	CBD-X (Central Business District Mixed Commercial)	Min: None Specified Max: None Specified	Min: None Specified Max: None Specified	Min: None Specified Max: 275 ft	Unknown	Min: None Specified Max: None Specified	Min: None Specified Max: None Specified	Min: 0.25 Max: None Specified
B	001-0131-008-01	1.11	C-40 (Community Thoroughfare Commercial Zone)	Min: None specified Max: 193 DU/acre	Min: None Specified Max: 3.0	Min: None Specified Max: None Specified		1 space for each DU (no maximum)	Min: 1.6 + 1.0 for each upper floor Max: None specified	Min: 2.0 Max: None specified
C	001-0171-001-00	1.37	D-LM-2 (MU with ground floor pedestrian-oriented commercial)	Min: None specified Max: 396 DU/acre	Min: None specified Max: 12.0	Min: None specified Max: 275 ft		Min: None specified Max: 1.25	Min: None specified Max: 2.0	Min: None specified Max: 0.25

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	160 ft	CC-1 Community Commercial 1-Zone
Office		

Legend





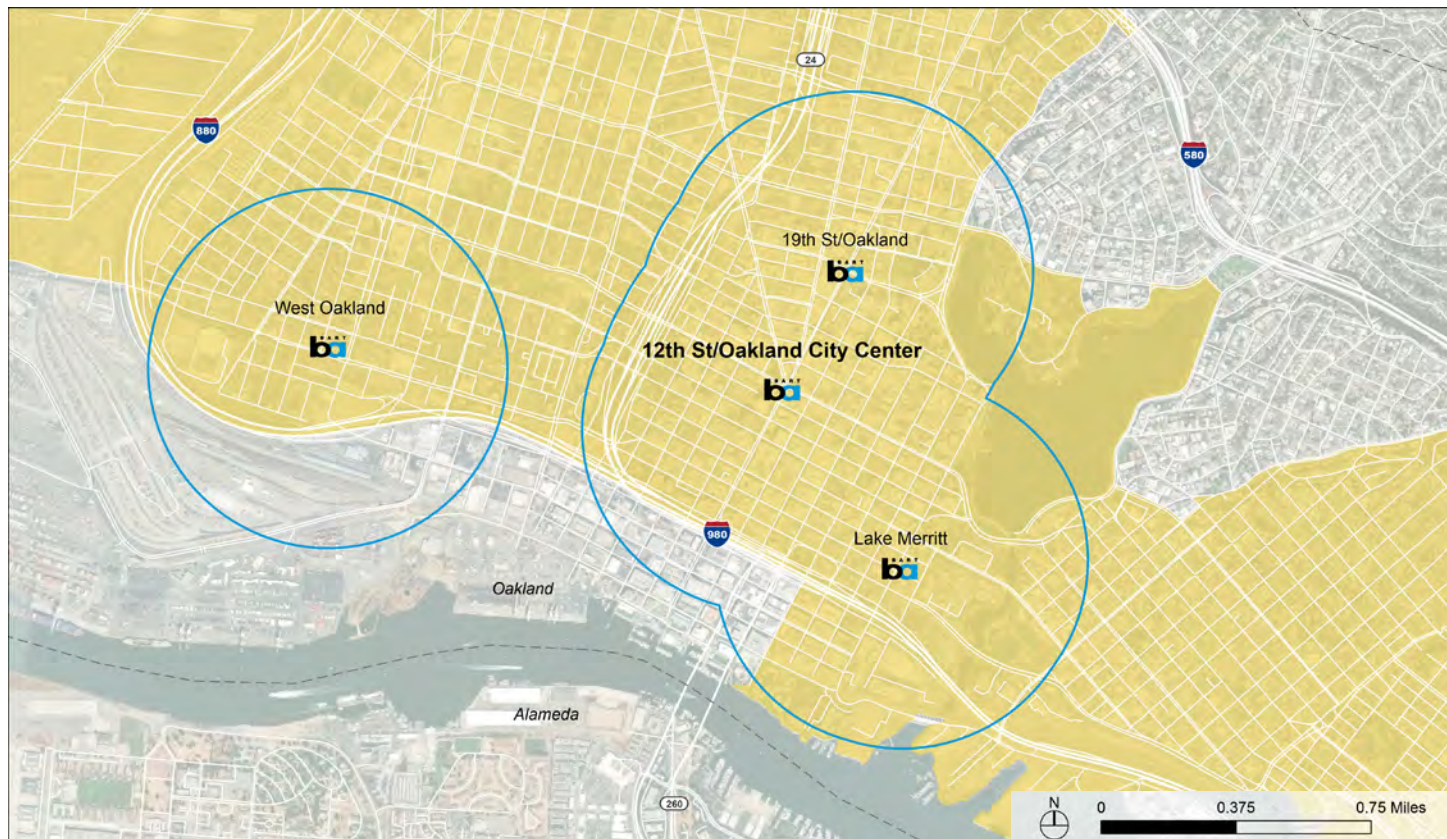
-  0.5 Mile Radius
-  BART-owned Land
-  CC-1 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div><div></div><div>16th St Mission</div><div>TOD Place Type: Urban Neighborhood/City Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	85 ft	NCT-Mission Neighborhood Commercial Transit - Mission
Office		

Legend





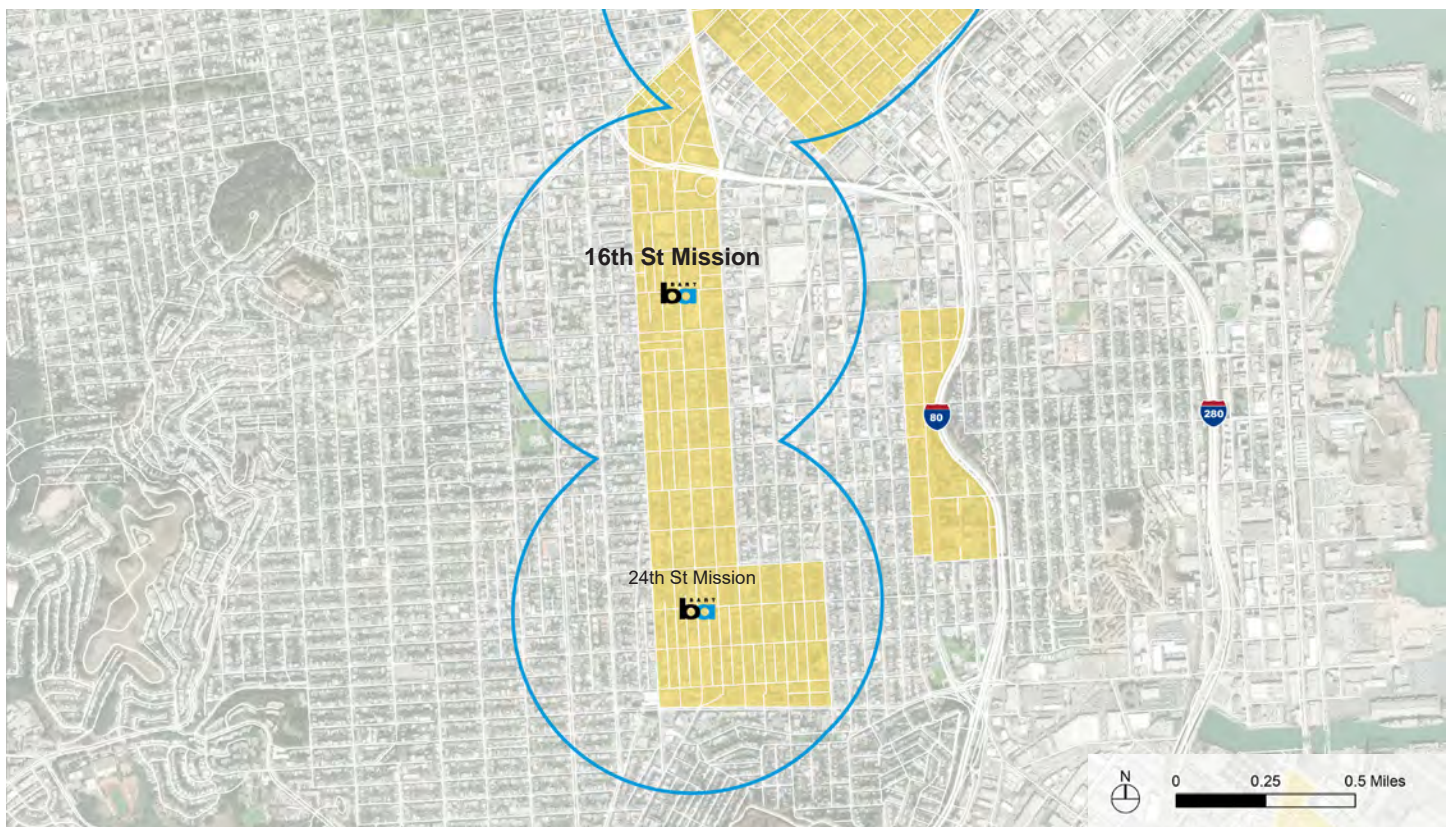



-  0.5 Mile Radius
-  BART-owned Land
-  NCT-Mission Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div><div></div><div>19th St/Oakland TOD Place Type: Regional Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	008-0660-052-03	0.90	CBD-X Central Business District Mixed Commercial	Min: None specified Max: None specified	Min: None specified Max: None specified	Min: None specified Max: 275 feet	Unknown	Min: None Max: None	Min: None Max: None	Min: 0.25 Max: None
B	006-0649-011-00	0.30								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	160 ft or 15 stories	CC-2 Community Commercial 2-Zone
Office		CC-3 Community Commercial 3-Zone

Legend





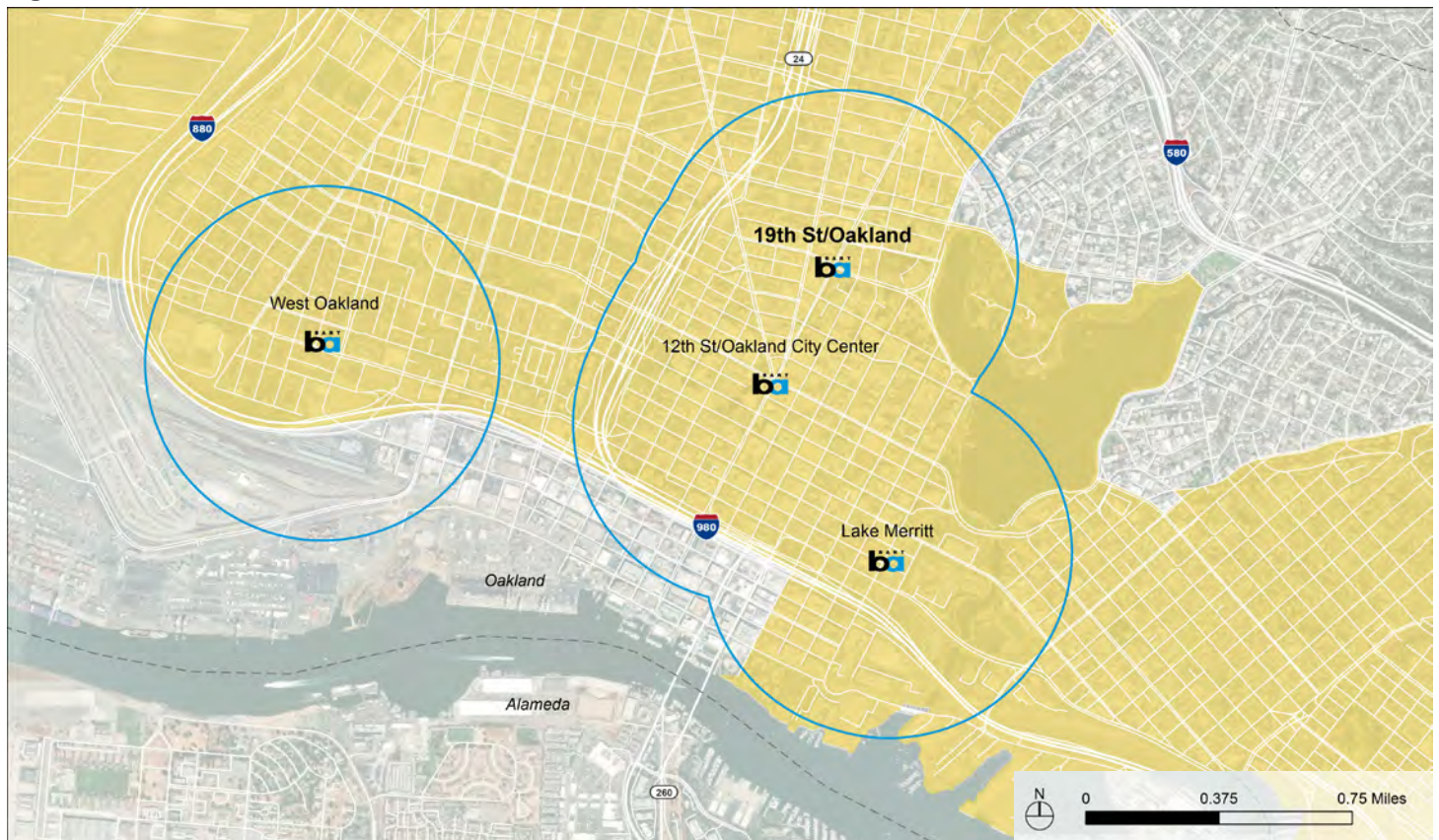
-  0.5 Mile Radius
-  BART-owned Land
-  CC-2 or CC-3 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

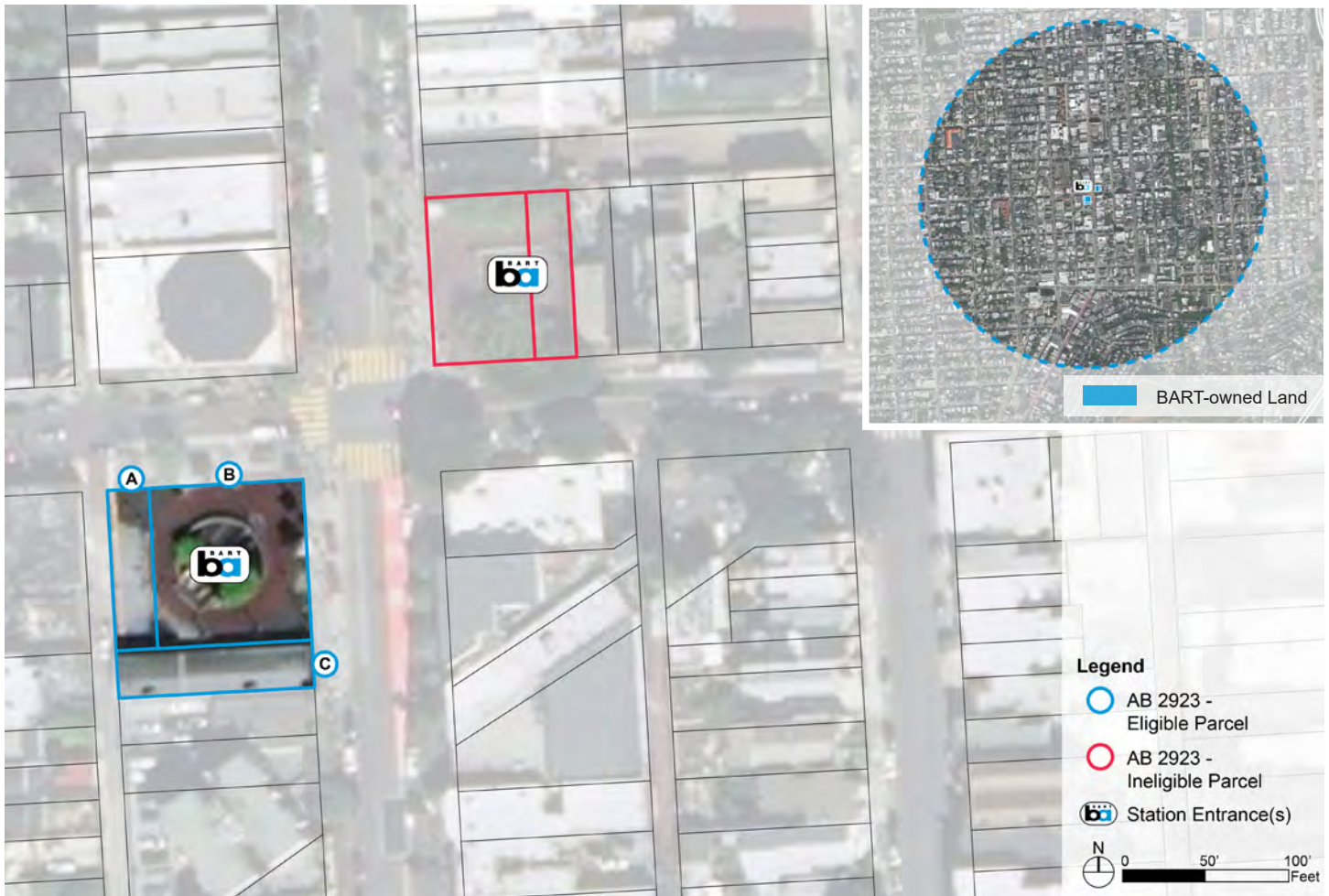



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



24th St Mission

TOD Place Type: Urban Neighborhood/City Center

Summary of Baseline Standards by TOD Place Type

Land Use	Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)	≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None

Current Local Zoning for AB 2923-Eligible Parcels

Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	6516-026	0.05	NCT-Mission Street Neighborhood Commercial Transit	Min: None specified Max: None specified	Min: None specified Max: 3.6	Min: None specified Max: 85'	Unknown	Min: None specified Max: 1.0	Min: None specified Max: 2.0	Min: 1.0 Max: None Specified
B	6516-001	0.20	P-Public	Residential not permitted	Allowable FAR not established	Min: None specified Max: None specified		Residential not permitted	Min: None specified Max: 2.0	Residential not permitted
C	6516-001A	0.07	NCT-Mission Street Neighborhood Commercial Transit	Min: None specified Max: None specified	Min: None specified Max: 3.6	Min: None specified Max: 85'		Min: None specified Max: 1.0	Min: None specified Max: 2.0	Min: 1.0 Max: None Specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

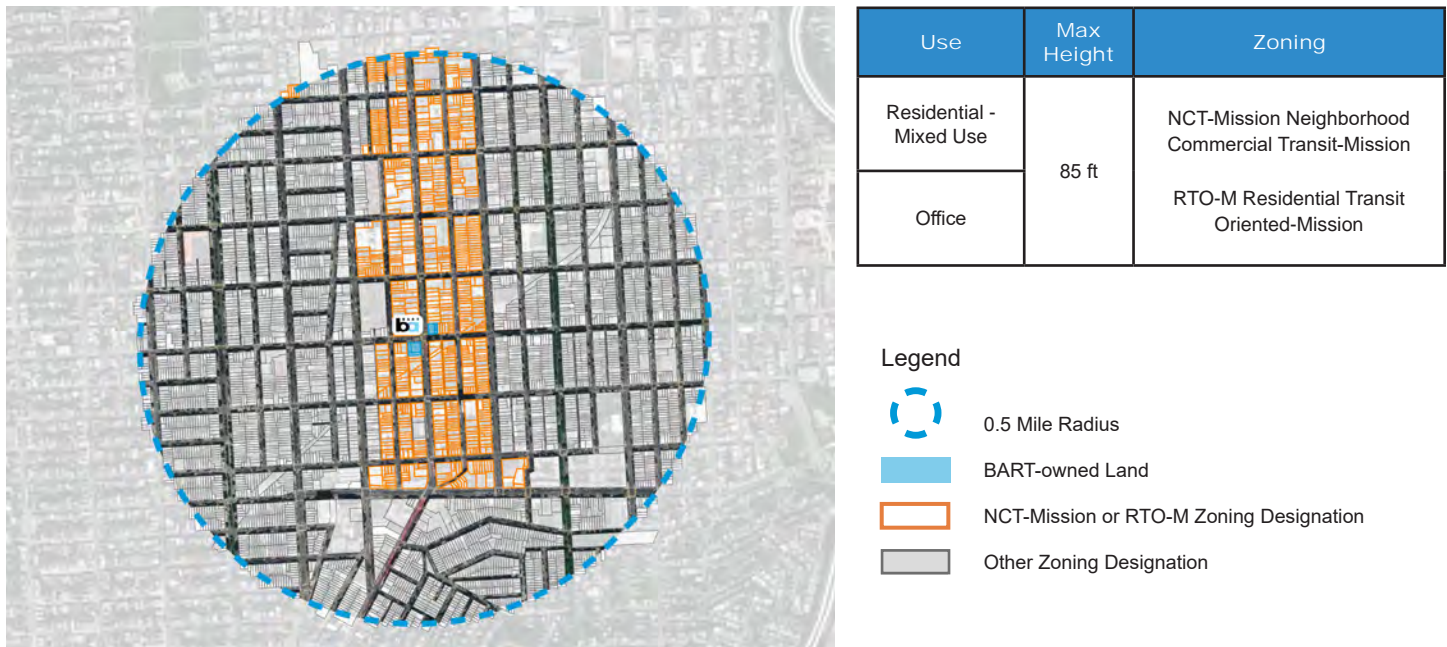
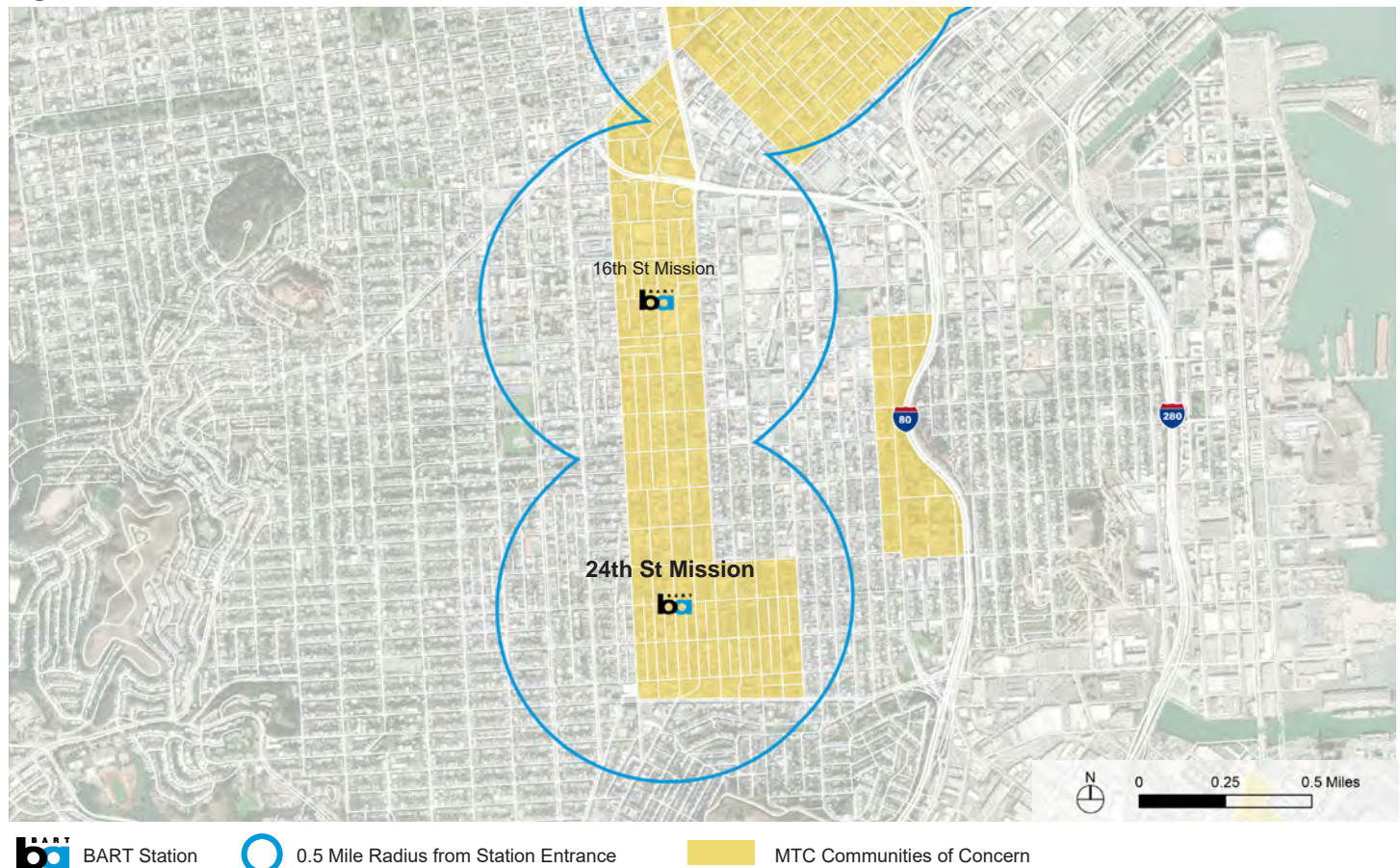


Figure 3. Communities of Concern*



- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

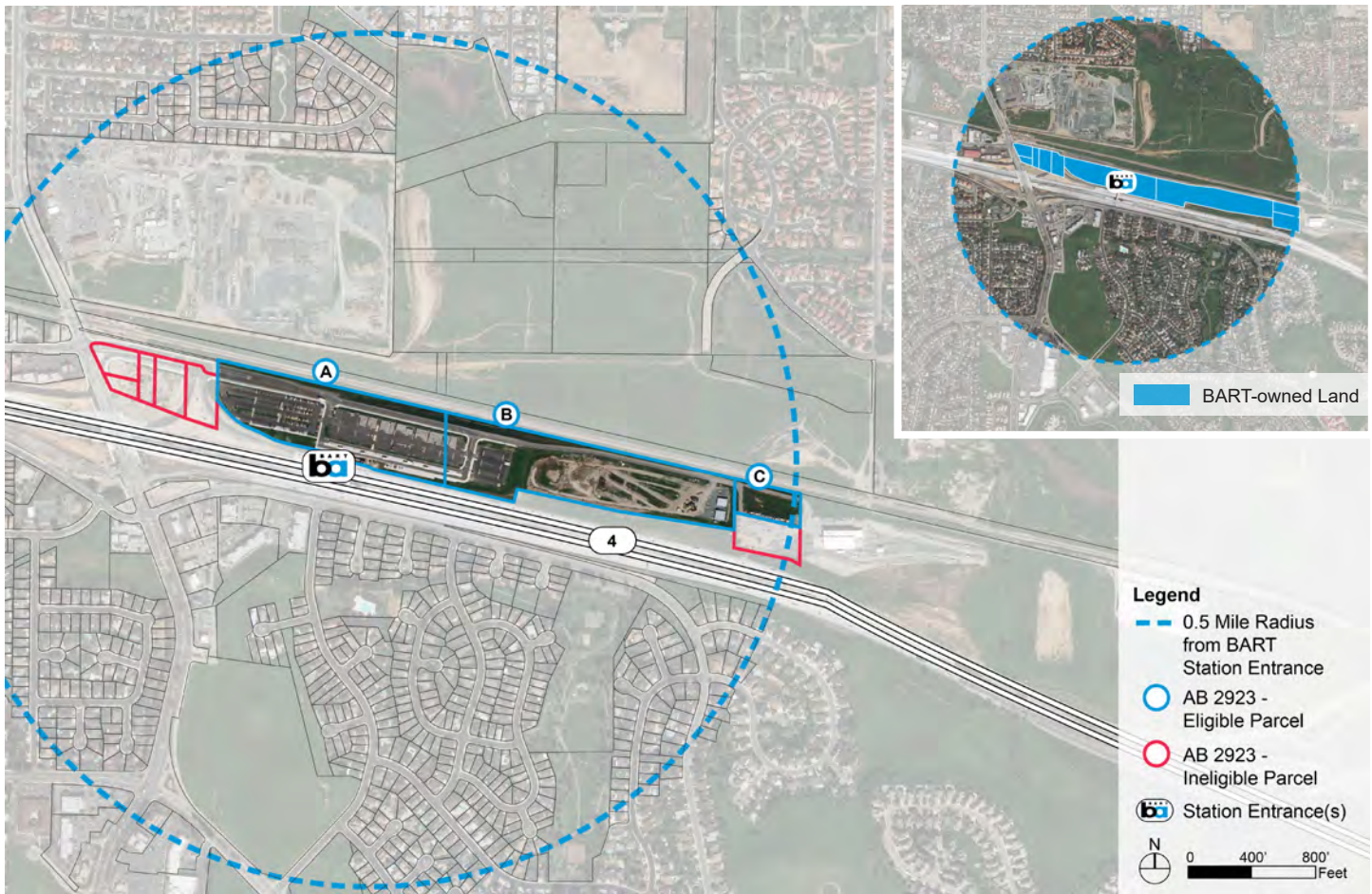


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


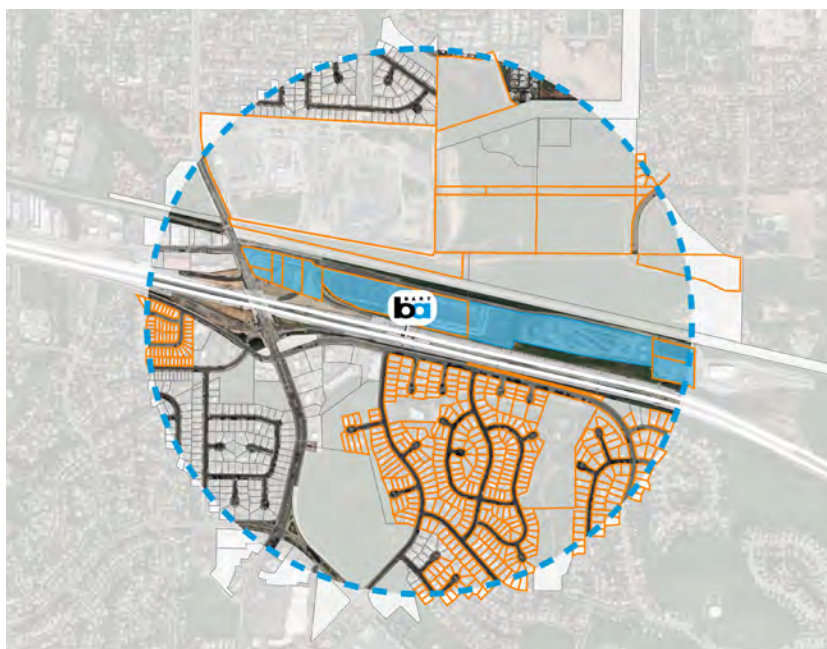
<div>Antioch</div> <div>TOD Place Type: Neighborhood/Town Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	052-030-024-5	13.59	M-1 (Light Industrial)	Residential Not Permitted	Min: None specified Max: None specified	Min: None specified Max: None specified	Unknown	Residential Not Permitted	Office Not Permitted	Residential Not Permitted
<div>B</div>	052-030-023-7	15.66	PBC (Planned Business Center)			Min: None specified Max: 35'			Min: 4 Max: None	
<div>C</div>	052-030-015-3	1.94								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	35 ft	P-D Planned Development: Hillcrest Station Area Plan
Office	50 ft	C-2 Convenience Commercial

Legend






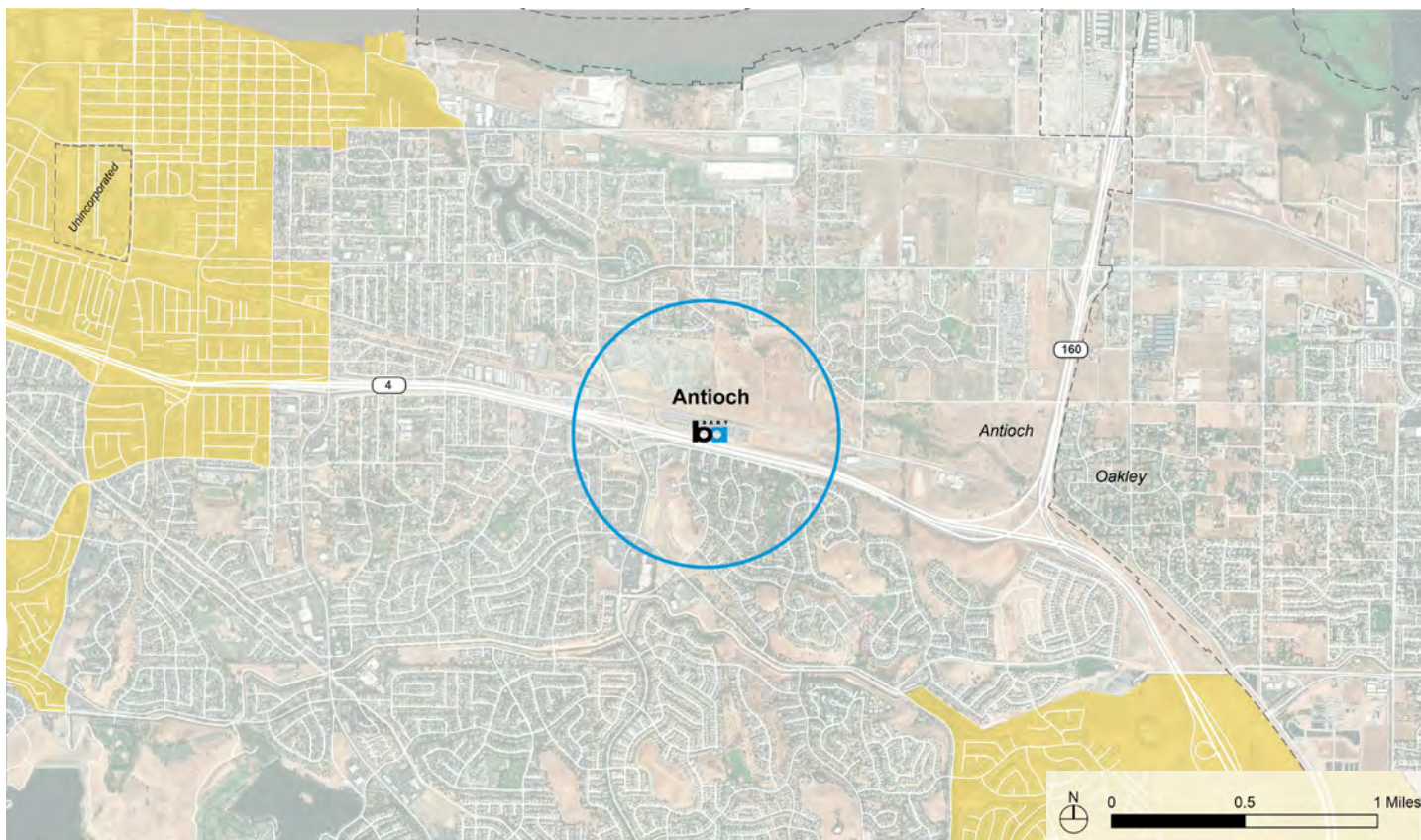

-  0.5 Mile Radius
-  BART-owned Land
-  C-2 Zoning Designation
-  P-D Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



 BART Station

 0.5 Mile Radius from Station Entrance

 MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


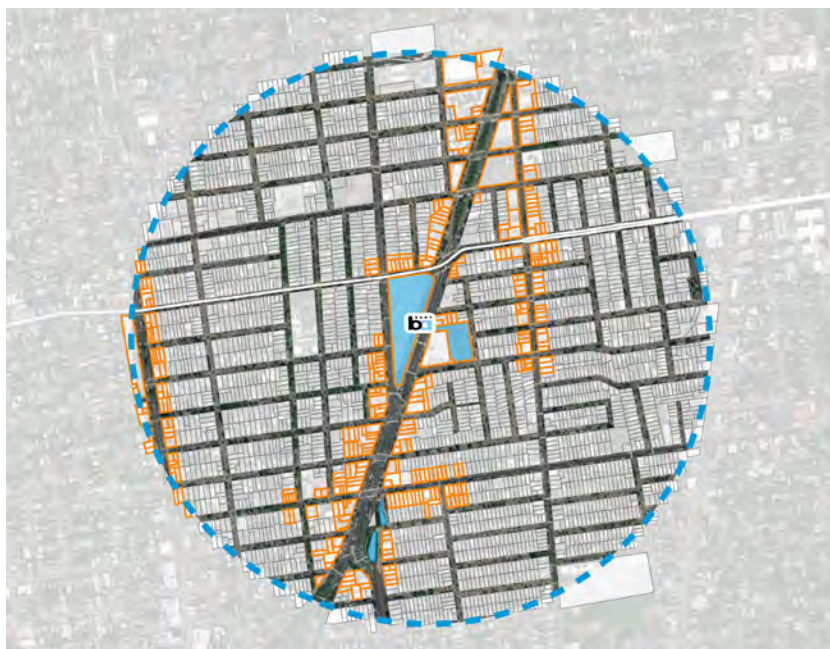
<div>Ashby TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	053-1597-039-04	4.46	C-SA (South Area Commercial)	Min: None Specified Max: 40-100 DU/acre	Min: None Specified Max: 4.0	Min: None Specified Max: 65'	Unknown	Min: 1.0 space Max: None Specified	Min: 2.0 space Max: None Specified	Min: None Specified Max: None Specified
<div>B</div>	053-1703-009-00	1.82	R-3 (Multi-Family Residential)	Min: None Specified Max: 26 DU/acre	Min: None Specified Max: None Specified	Min: None Specified Max: 35' or 3 stories		Min: 1.0 space Max: None Specified	Min: 3.33 space Max: None Specified	Min: None Specified Max: None Specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	60 ft or 5 stories	C-SA South Area Commercial District
Office		

Legend





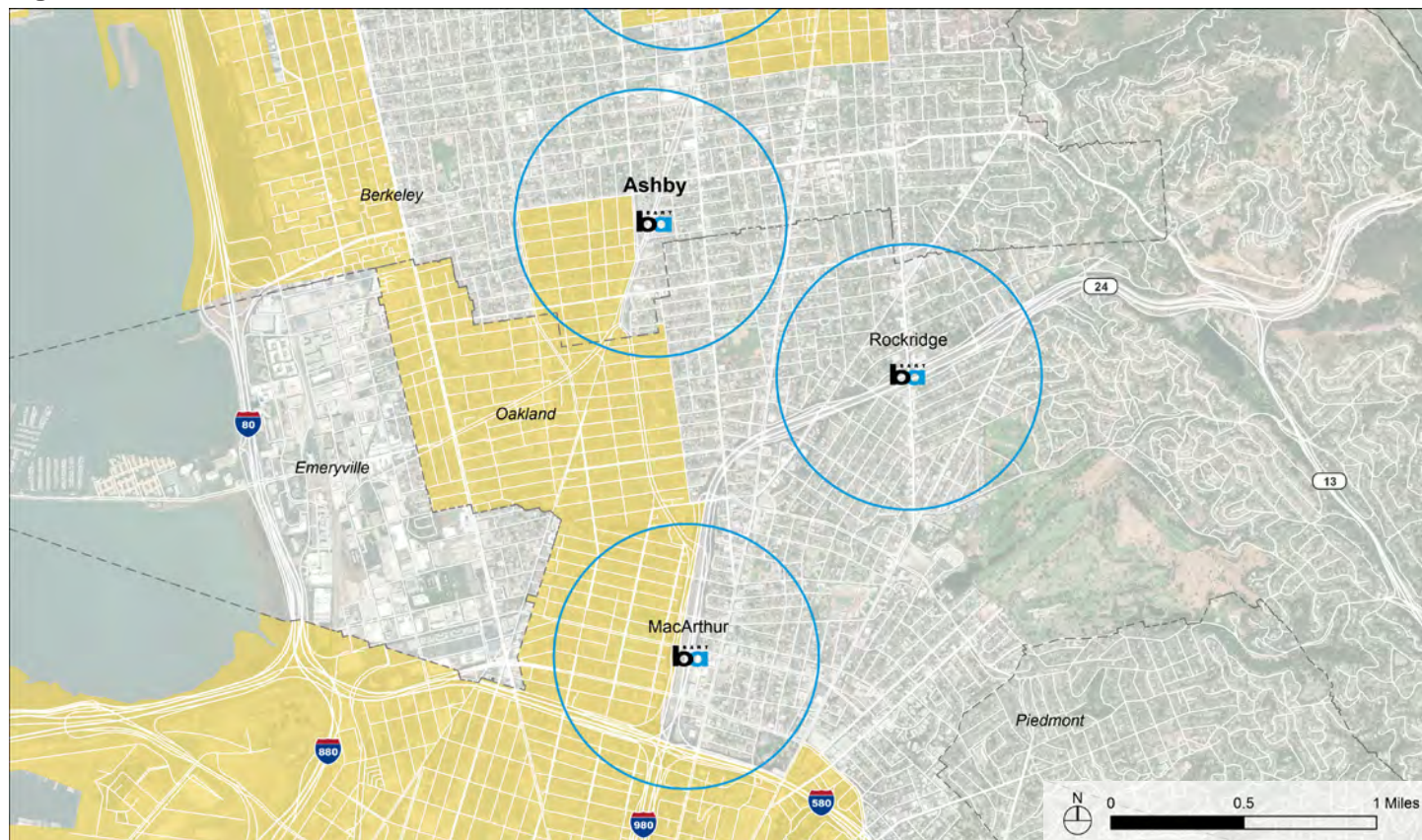
-  0.5 Mile Radius
-  BART-owned Land
-  C-SA Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> Balboa Park</div> <div>TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	6973-038	1.16	NCT-2 Neighborhood Commercial Transit 2	Min: None specified Max: None specified	Min: None specified Max: 2.5	Min: None specified Max: 160'	Unknown	Min: 0.5 Max: None specified	Min: 1.0 Max: None specified	Min: 1.0 Max: None specified
<div>B</div>	7026-013	0.05								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	65 ft	NCD-Excelsior Neighborhood Commercial District - Excelsior
Office		

Legend





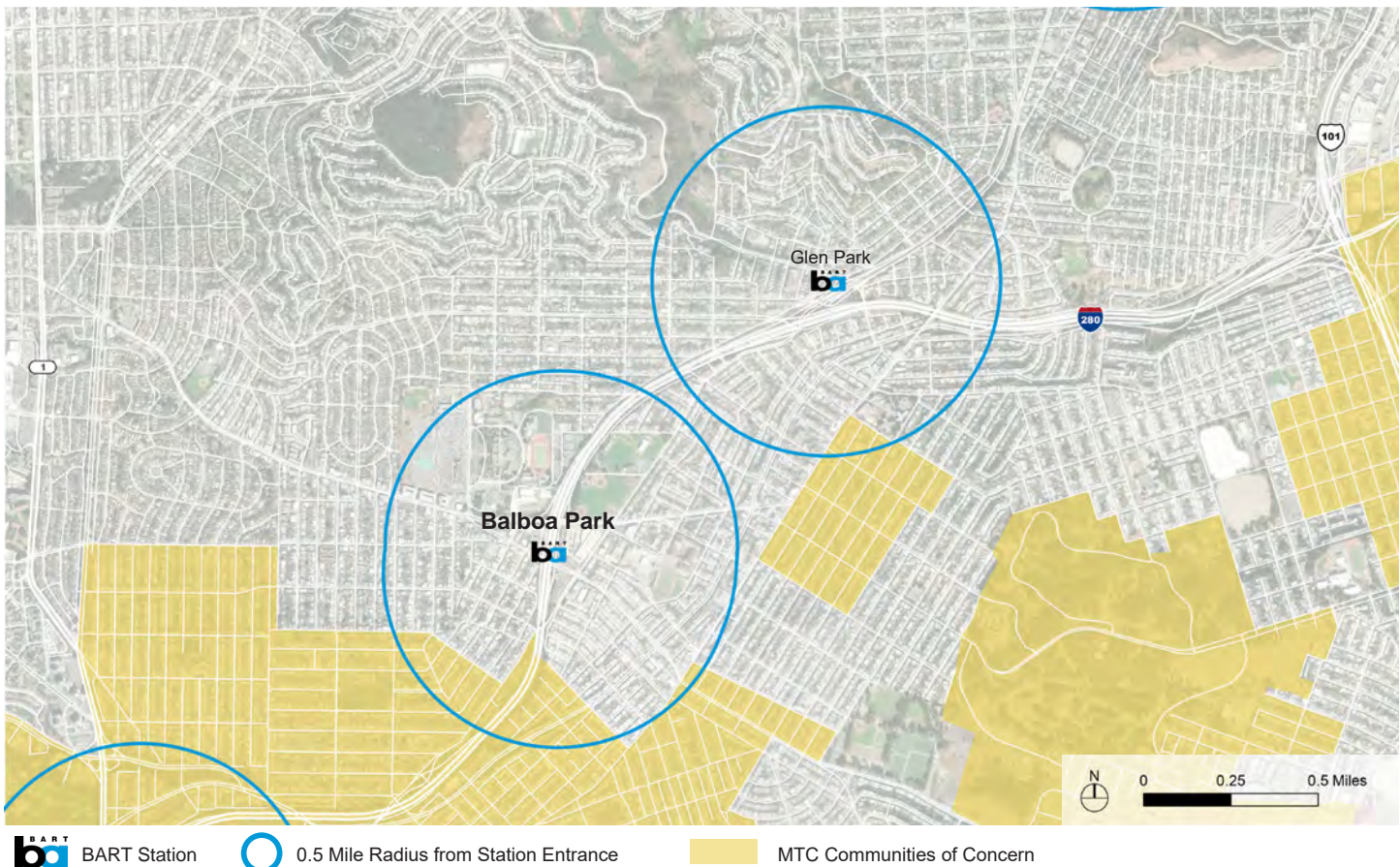
-  0.5 Mile Radius
-  BART-owned Land
-  NCD-Excelsior Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*




- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Bay Fair

TOD Place Type: Neighborhood/Town Center

Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	077D-1490-019-00	10.88	B-TOD Bay Fair TOD Zoning District	Min: None Max: None	Min: 0 Max: None	Min: None Max: 5 to 8 stories (58-90')	Unknown	Min: 0.5-0.75 Max: 1.0	Min: 1.0 Max: None	Min: 0.5 spaces/bedroom
B	080D-0565-029-00	1.98	Mixed Use: Residential and Commercial	Min: 0 Max: 86	Min: 0 Max: 1.0	None specified		Min: 2/du + 1 guest Max: None	None specified	Min: None Max: None
C	080D-0563-017-00	0.87	B-TOD Bay Fair TOD Zoning District	Min: None Max: None	Min: 0 Max: None	Min: None Max: 4 stories (50')		Min: 0.5-0.75 Max: 1.0	Min: 1.0 Max: None	Min: 0.5 spaces/bedroom
D	080D-0568-130-00	1.56	116 High Density Residential/ General Commercial	Min: 0 Max: 86	Min: 0 Max: 1.0	None specified		Min: 2 DU + 1 guest Max: None	None specified	Min: None Max: None
E	080D-0568-031-00	1.60								
F	080D-0565-030-00	1.17								

Figure 2 + Table 1: Maximum Allowable Building Height Within 0.5 mile of Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	90 ft	B-TOD Bay Fair Transit Oriented Development
Office		

Legend





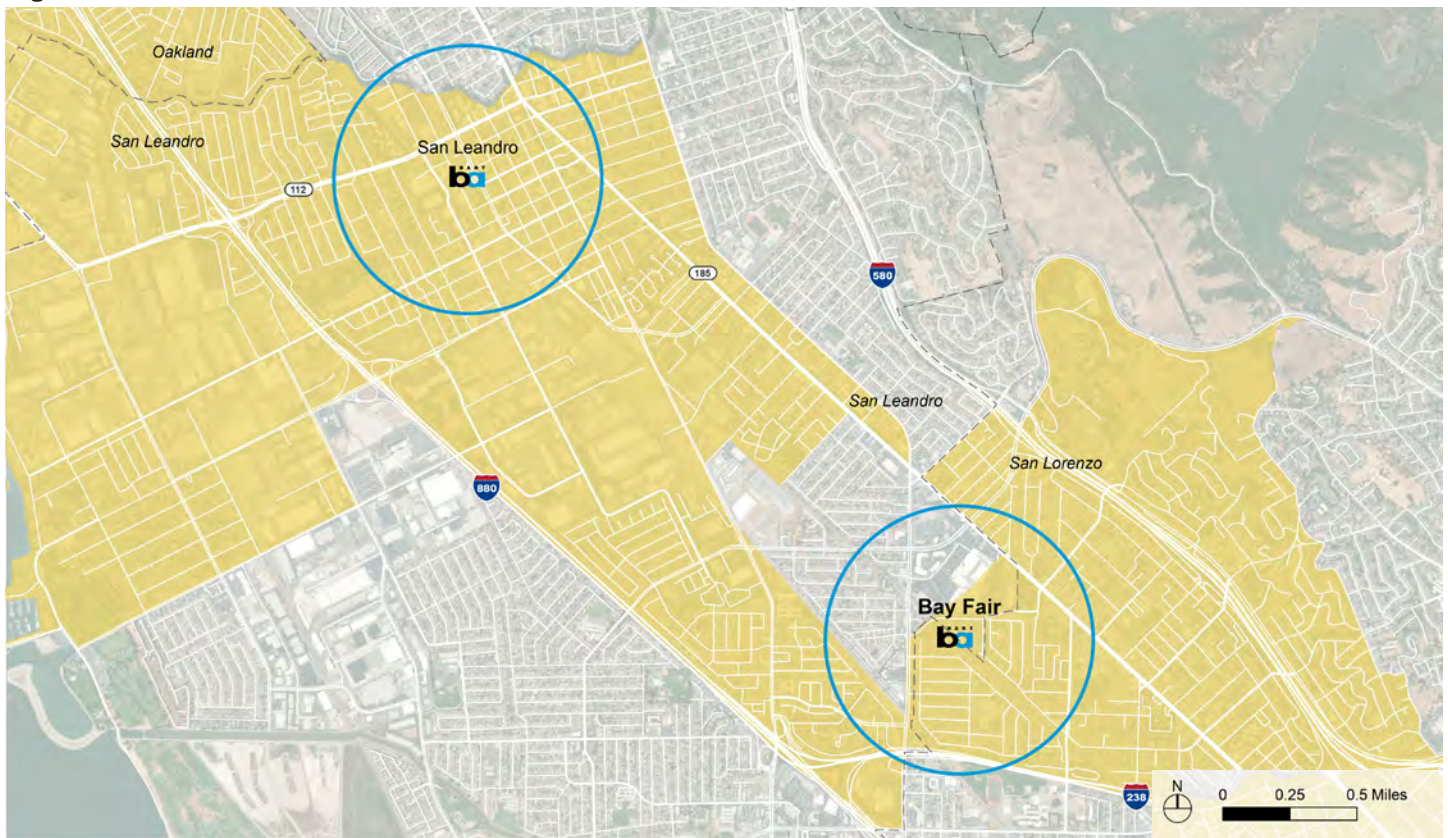


-  0.5 Mile Radius
-  BART-owned Land
-  B-TOD Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



 BART Station  0.5 Mile Radius from Station Entrance  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

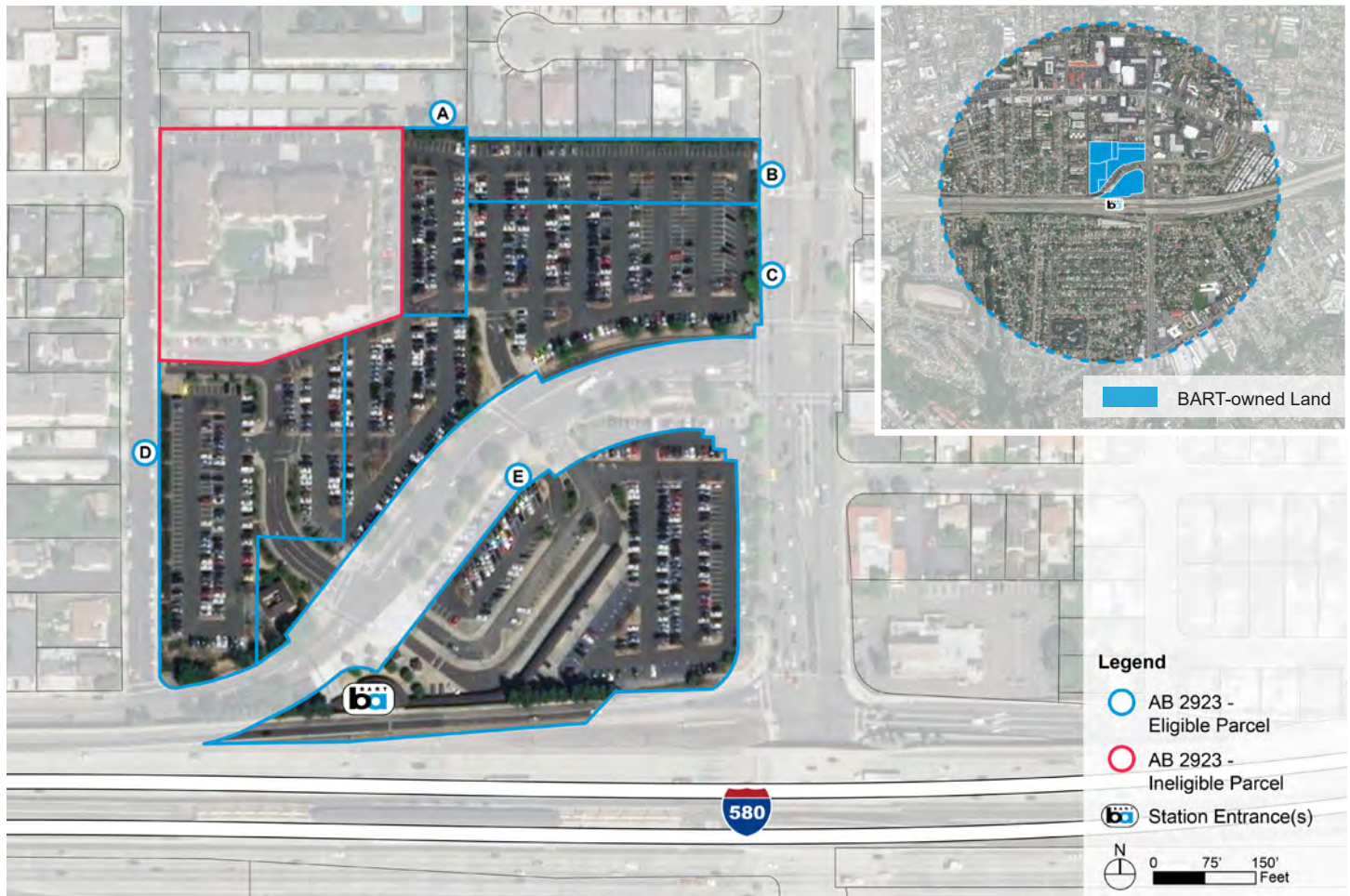



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Castro Valley

TOD Place Type: Neighborhood/Town Center

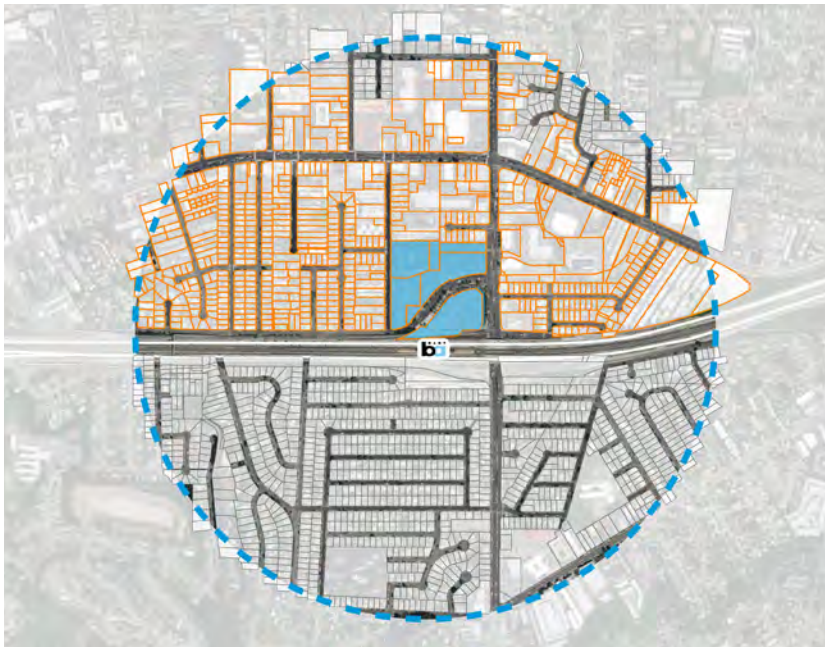
Summary of Baseline Standards by TOD Place Type

Land Use	Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)	≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None

Current Local Zoning for AB 2923-Eligible Parcels

Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	084A-0060-004-02	0.57	CVBD (Castro Valley Business District)	Min: None Specified Max: 30-60 DU/acre	Min: None Specified Max: 2.0	Min: None Max: 75'	Unknown	Min: 2/DU + 1 guest space Max: None Specified	Min: 3.33 spaces Max: None Specified	None Specified
B	084A-0064-012-09	0.89								
C	084A-0068-009-08	3.51								
D	084A-0072-008-05	2.28								
E	084A-0068-009-09	3.95								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	55 ft	TOD-O Redwood Road Office/Commercial
Office		

Legend





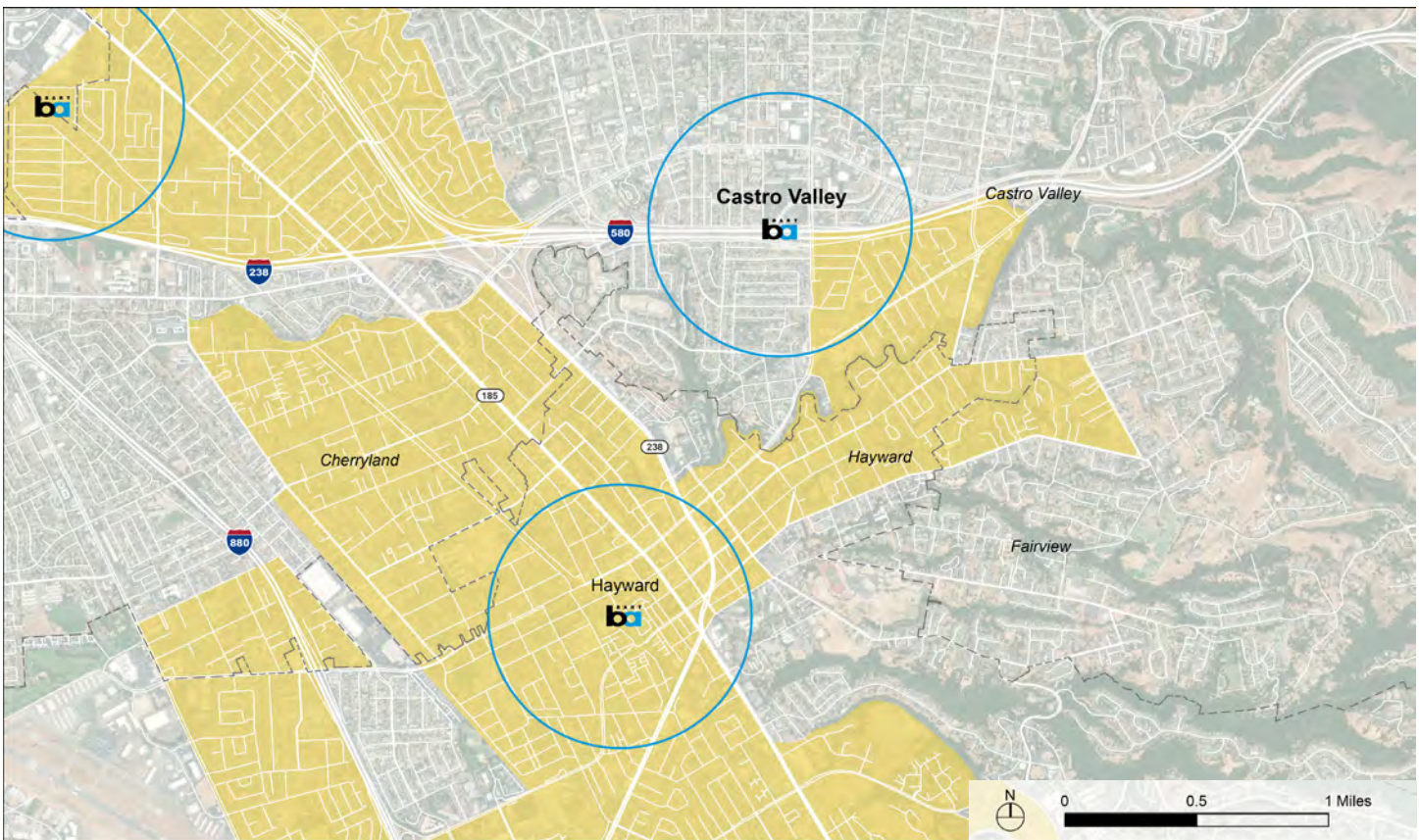



-  0.5 Mile Radius
-  BART-owned Land
-  TOD-O Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

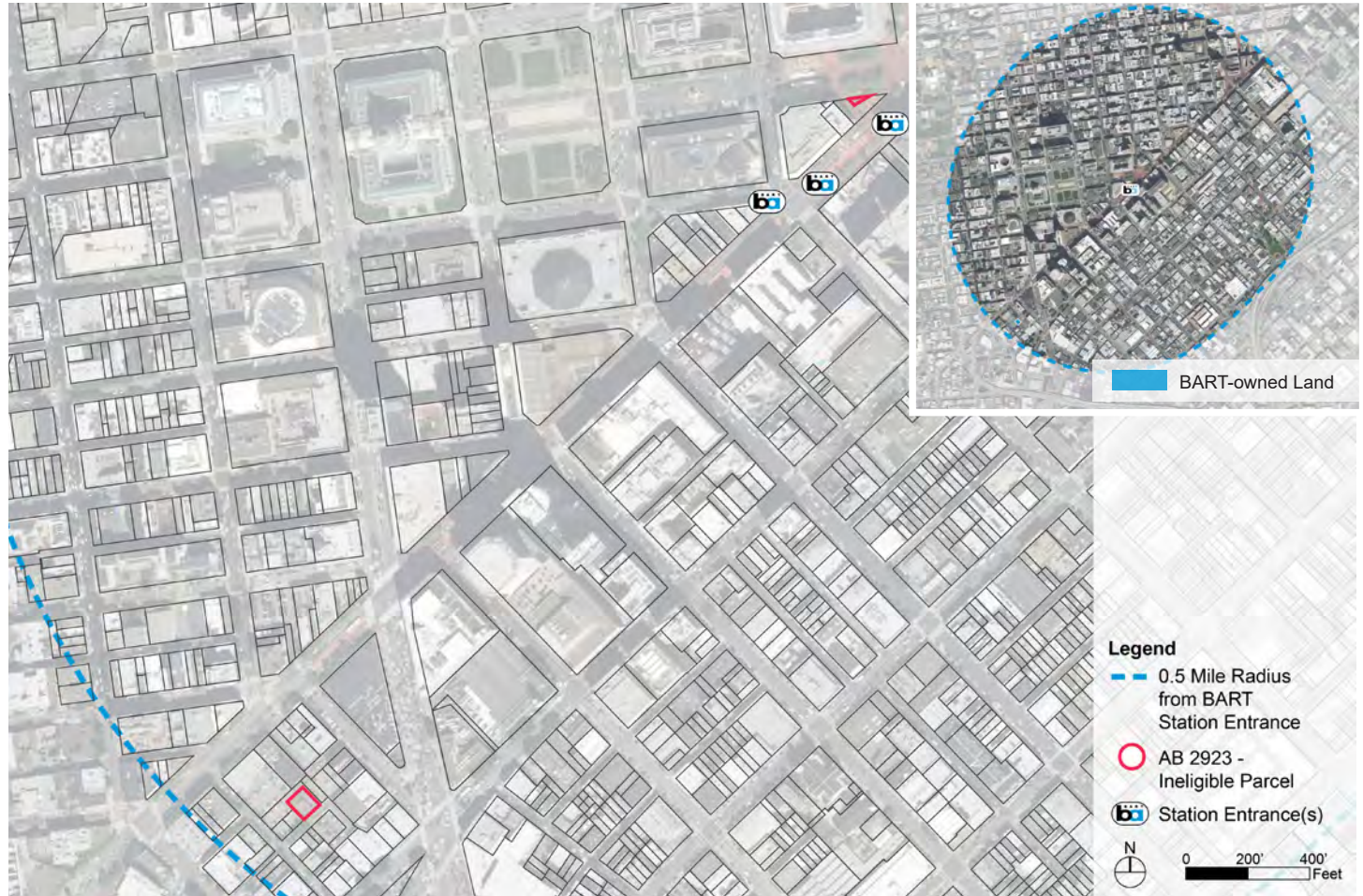


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>  <div> Civic Center TOD Place Type: Regional Center </div> </div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	450 ft	C-3-S Downtown Support
Office		

Legend







-  0.5 Mile Radius
-  BART-owned Land
-  C-3-S Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



 BART Station  0.5 Mile Radius from Station Entrance  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> Coliseum TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	041-4164-024-03	2.69	D-CO-1 Coliseum Area Transit-Oriented Development District 1	Min: None Max: 335 du/acre	Min: None Max: 8.0	Min: None Max: 85' to 159'	Unknown	Min: 0.5 Max: 1.25	Min: None Max: 2.0 - 3.3	Min: 0.25 Max: None
B	041-4164-031-02	2.62								
C	041-4162-001-05	1.79								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	159 ft	D-CO-1 Coliseum Area TOD District 1 Commercial
Office		D-CO-2 Coliseum Area TOD District 2 Commercial

Legend





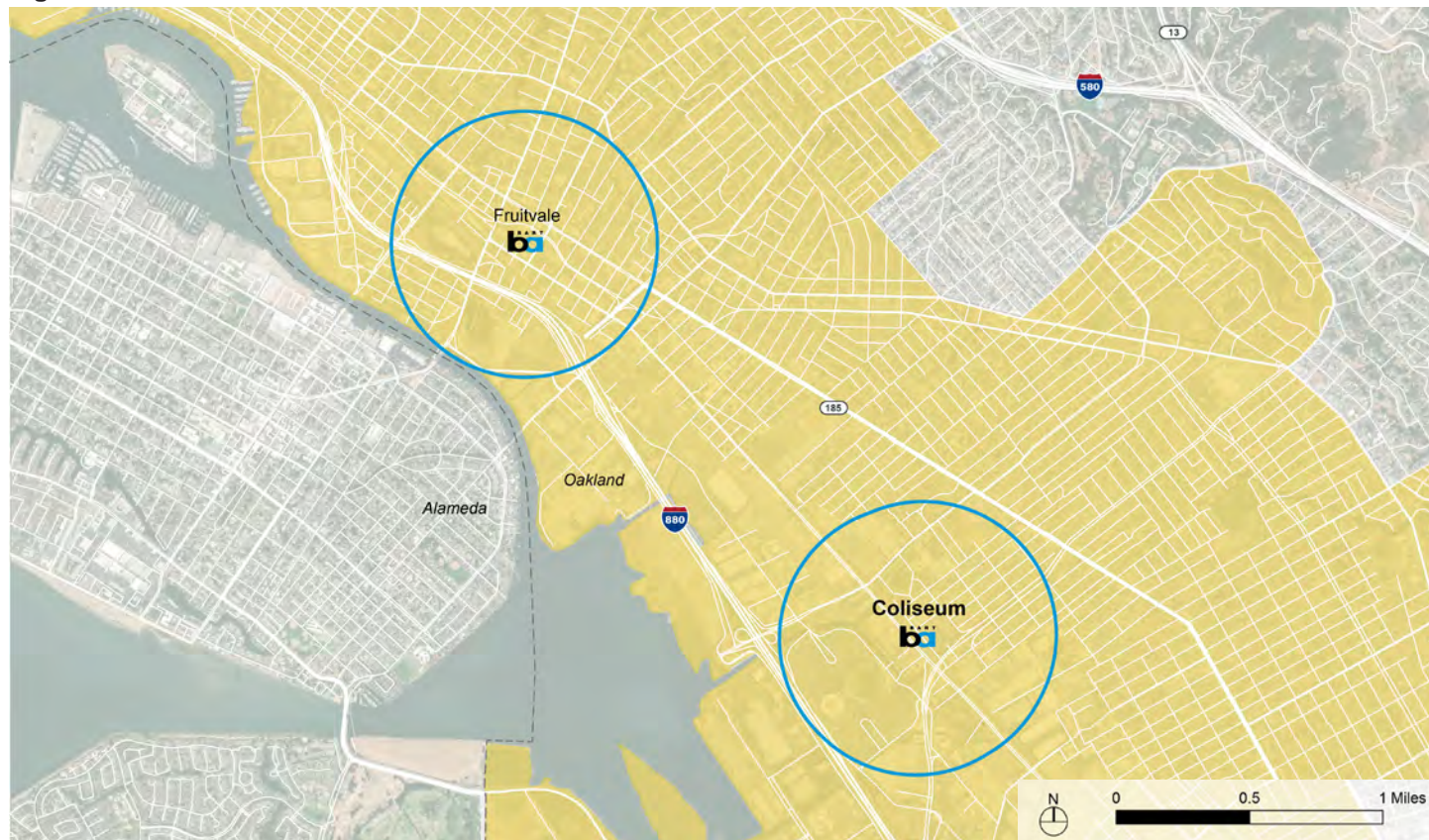
-  0.5 Mile Radius
-  BART-owned Land
-  D-CO-1 or D-CO-2 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>Concord</div> <div>TOD Place Type: Neighborhood/Town Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 3.0.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	126-112-014-9	5.94	DMX-TS Downtown Mixed Use Transit Overlay	Min: 33 DU/acre Max: 125 DU/acre	Min: 1.0 Max: 8.0	Min: 30' Max: 200'	Unknown	Min: 1.0 Max: None Specified	Min: 2.0 Max: 2.0	Min: 0.25 Max: None Specified
B	105-021-012-0	5.02								
C	105-225-002-2	1.04								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

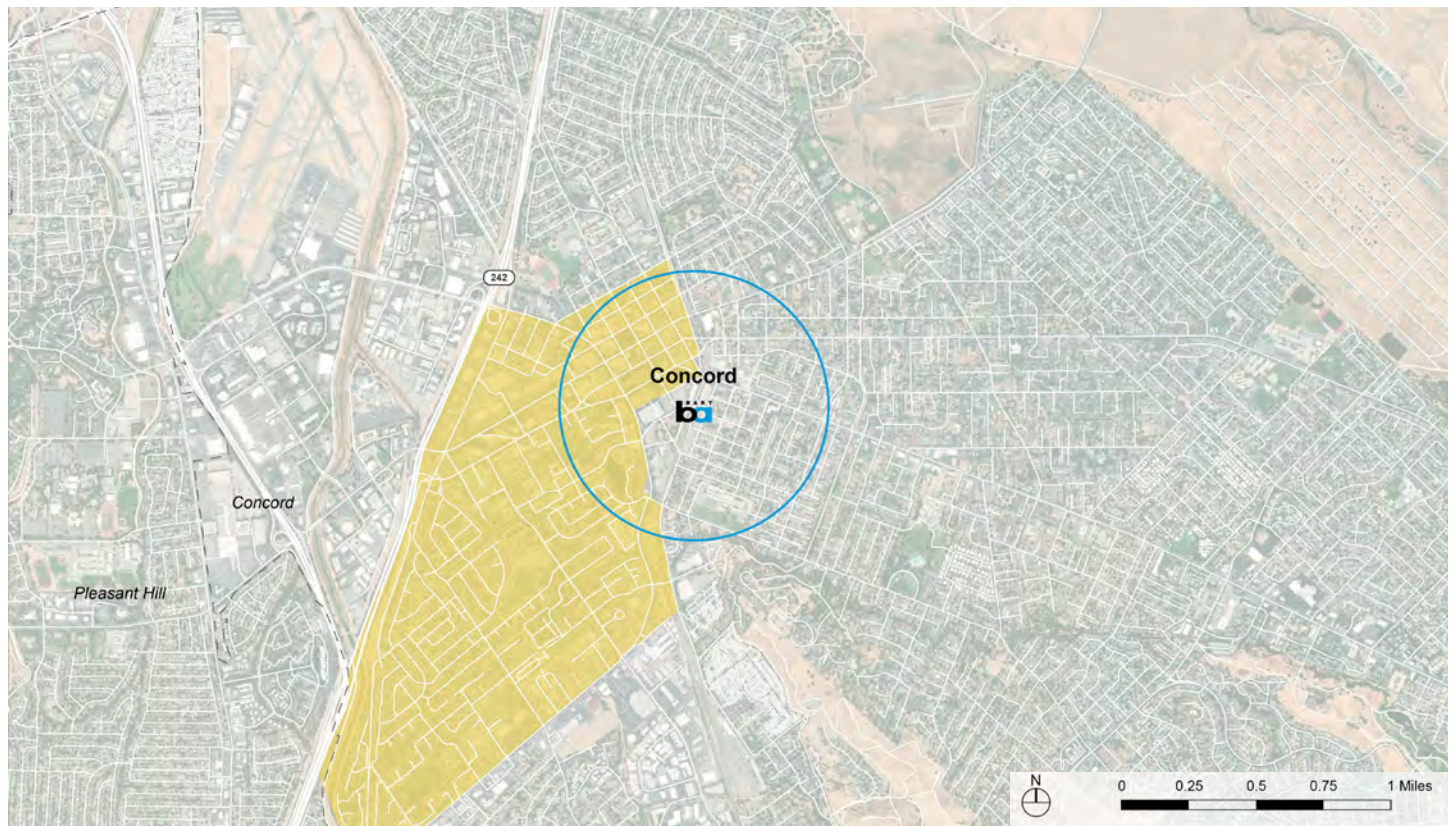


Use	Max Height	Zoning
Residential - Mixed Use	200 ft	DMX Downtown Mixed Use
Office		

Legend

- 0.5 Mile Radius
- BART-owned Land
- DMX Zoning Designation
- Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

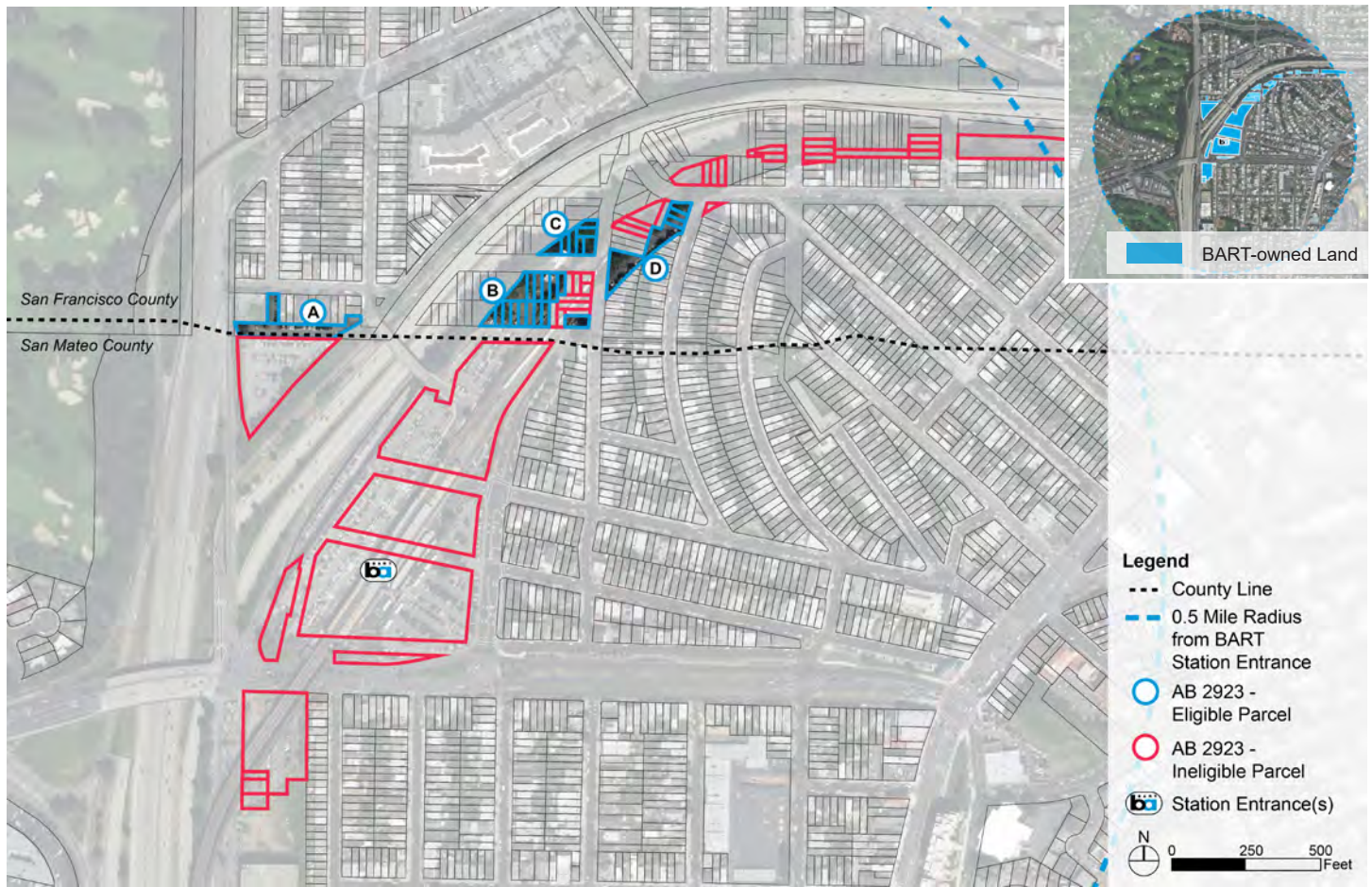


Figure 2 + Table 1: Maximum Allowable Building Height Within 0.5 mile of Station Entrance(s)

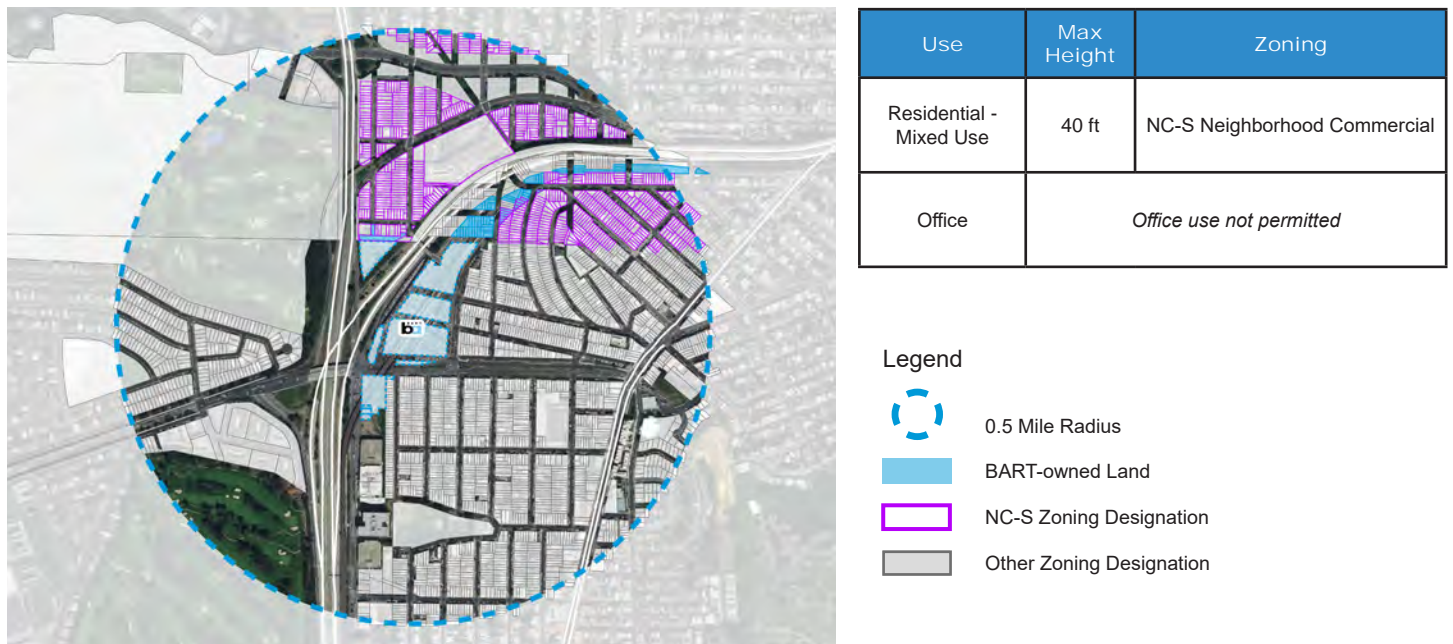


Table 2. Current Local Zoning and Minimum Development Targets for AB 2923

Daly City TOD Place Type: Neighborhood/Town Center																		
Summary of Baseline Standards by TOD Place Type																		
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking									
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None									
Current Local Zoning for AB 2923-Eligible Parcels																		
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking								
A	7179-012	0.08	RH-1 Residential Housing, One Family	Min: None Max: 1 DU/lot (roughly 15 DU/acre)	Min: None Max: 1.8	Min: None Max: 35-40'		Min: None Max: 1.5	Office not permitted	Min: None								
	7179-026	0.41																
B	7177-001	0.04	P Public 40-X	Residential not permitted	Not established	Min: None Max: 40'	Unknown	Residential not permitted	Min: None Max: 2.0	Residential not permitted								
	7177-010	0.05																
	7177-011	0.05																
	7177-012	0.05																
	7177-013	0.05																
	7177-014	0.05																
	7177-015	0.05																
	7177-036	0.05																
	7177-037	0.05																
	7177-038	0.05																
	7177-039	0.05																
	7177-041	0.07																
	7177-043	0.04																
	7177-047	0.09																
	7177-048	0.04																
C	7176-005	0.04	P Public 40-X	Residential not permitted	Not established	Min: None Max: 40'	Unknown	Residential not permitted	Min: None Max: 2.0	Residential not permitted								
	7176-005A	0.05																
	7176-006	0.03																
	7176-024	0.04																
	7176-026	0.05																
	7176-028	0.03																
	7176-029	0.05																
D	7174-001	0.04									P Public 40-X	Residential not permitted	Not established	Min: None Max: 40'	Unknown	Residential not permitted	Min: None Max: 2.0	Residential not permitted
	7174-002	0.03																
	7174-003	0.03																
	7174-067	0.15																
	7174-068	0.022																

Figure 3. Communities of Concern*



Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> Downtown Berkeley</div> <div>TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	75 ft	C-DMU Downtown Mixed Use District
Office		

Legend





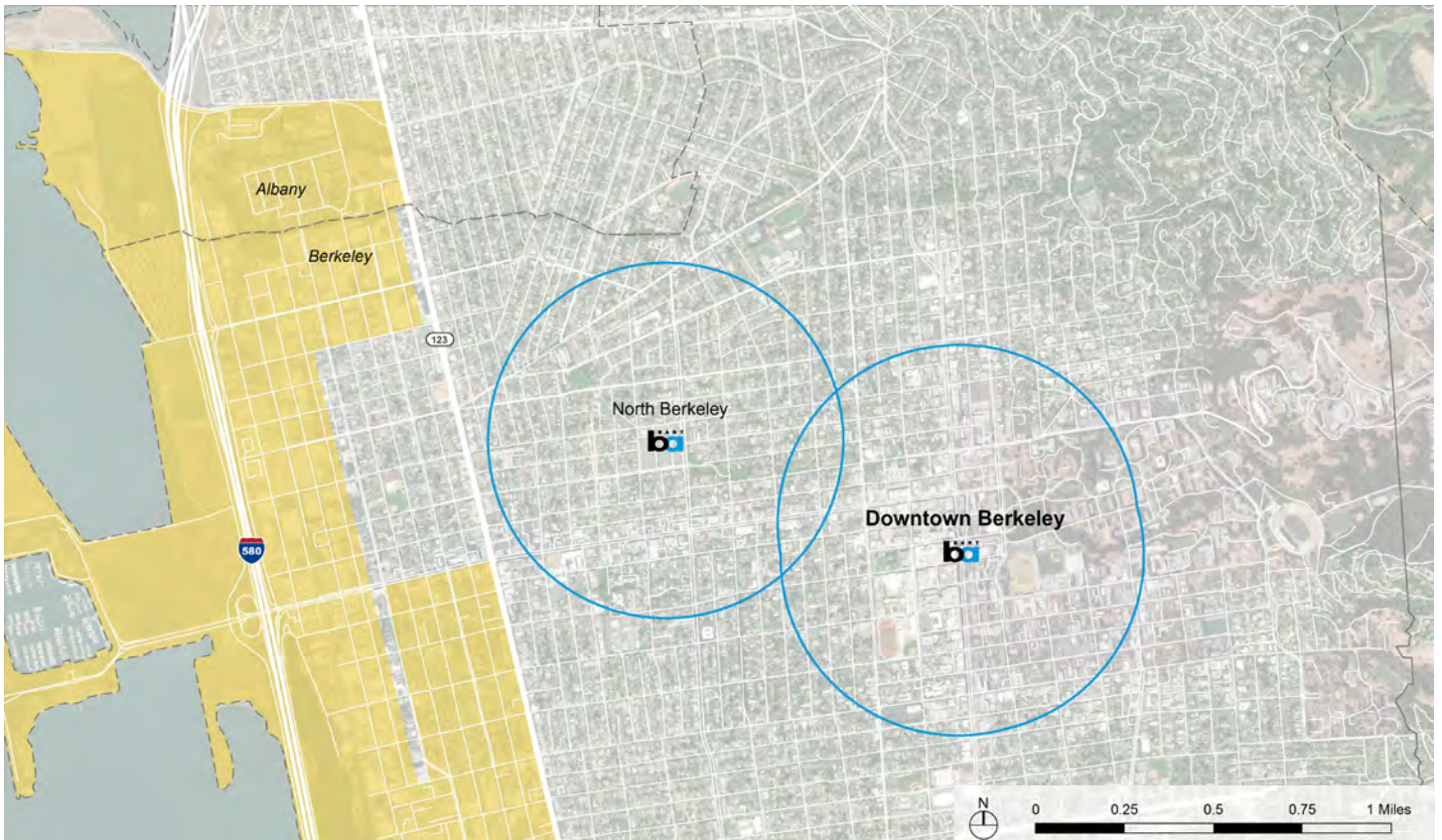
-  0.5 Mile Radius
-  BART-owned Land
-  C-DMU Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

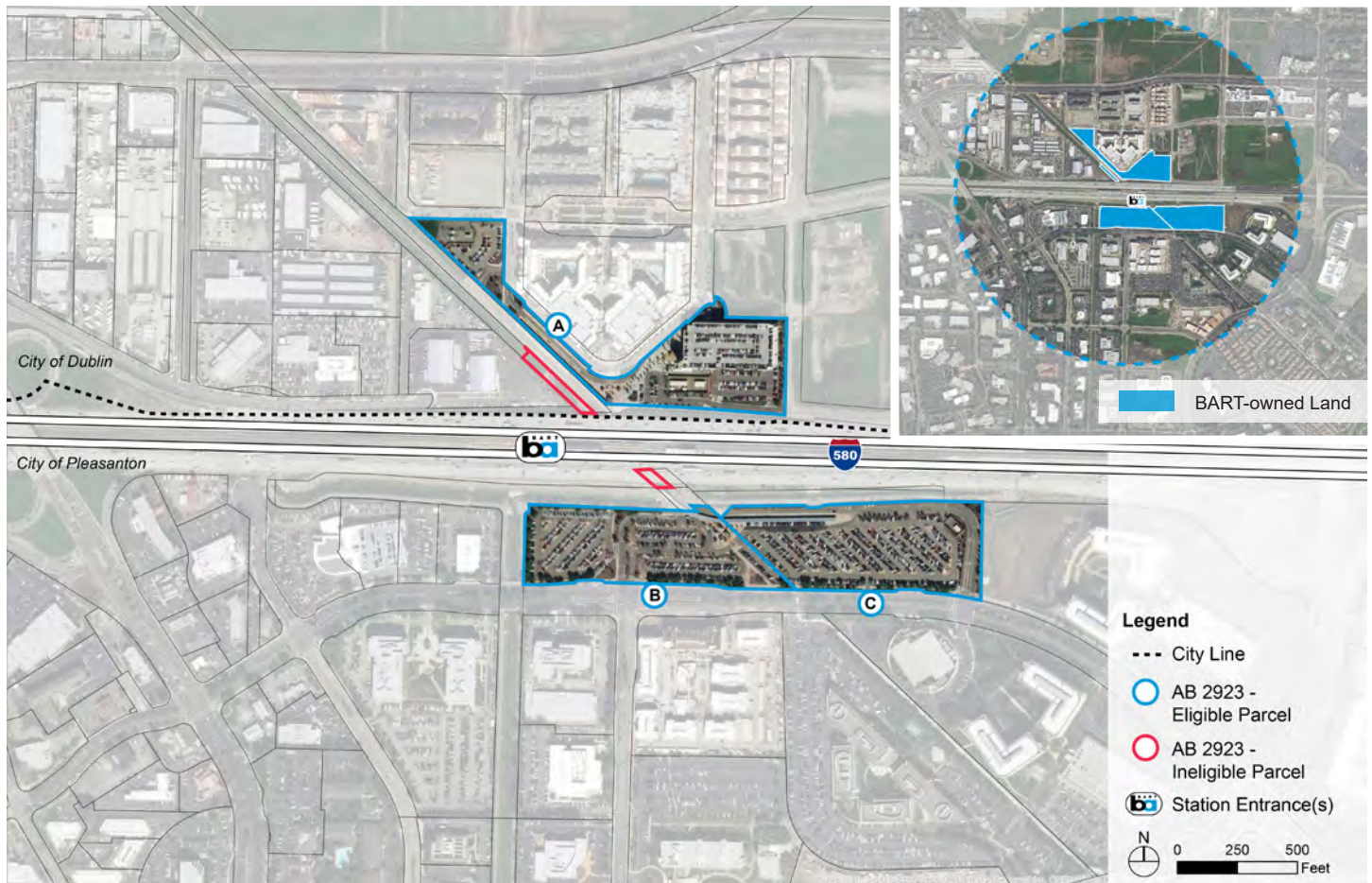


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div><div><div></div></div><div>Dublin/Pleasanton</div><div>TOD Place Type: Neighborhood/Town Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	986-0034-019-00 <i>City of Dublin</i>	7.87	Public/Semi-Public	Min: None Max: None	Min: None Max: 0.5	Min: None Max: 100' or 10 stories	Unknown	Min: None Max: None	Min: None Max: None	Min: None
<div>B</div>	941-2771-15 <i>City of Pleasanton</i>	6.69	PUD-MU Mixed Use-Business Park	Min: 30 Max: 35	Min: None Max: None specified	Min: 20' Max: 65' or 5 stories		Min: 1.5-2 Max: None	Min: None Max: None	Min: 0.8 Max: None
<div>C</div>	941-2778-2 <i>City of Pleasanton</i>	7.96								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	75 ft	DCZD Dublin Crossing Zoning District
Office		

Legend





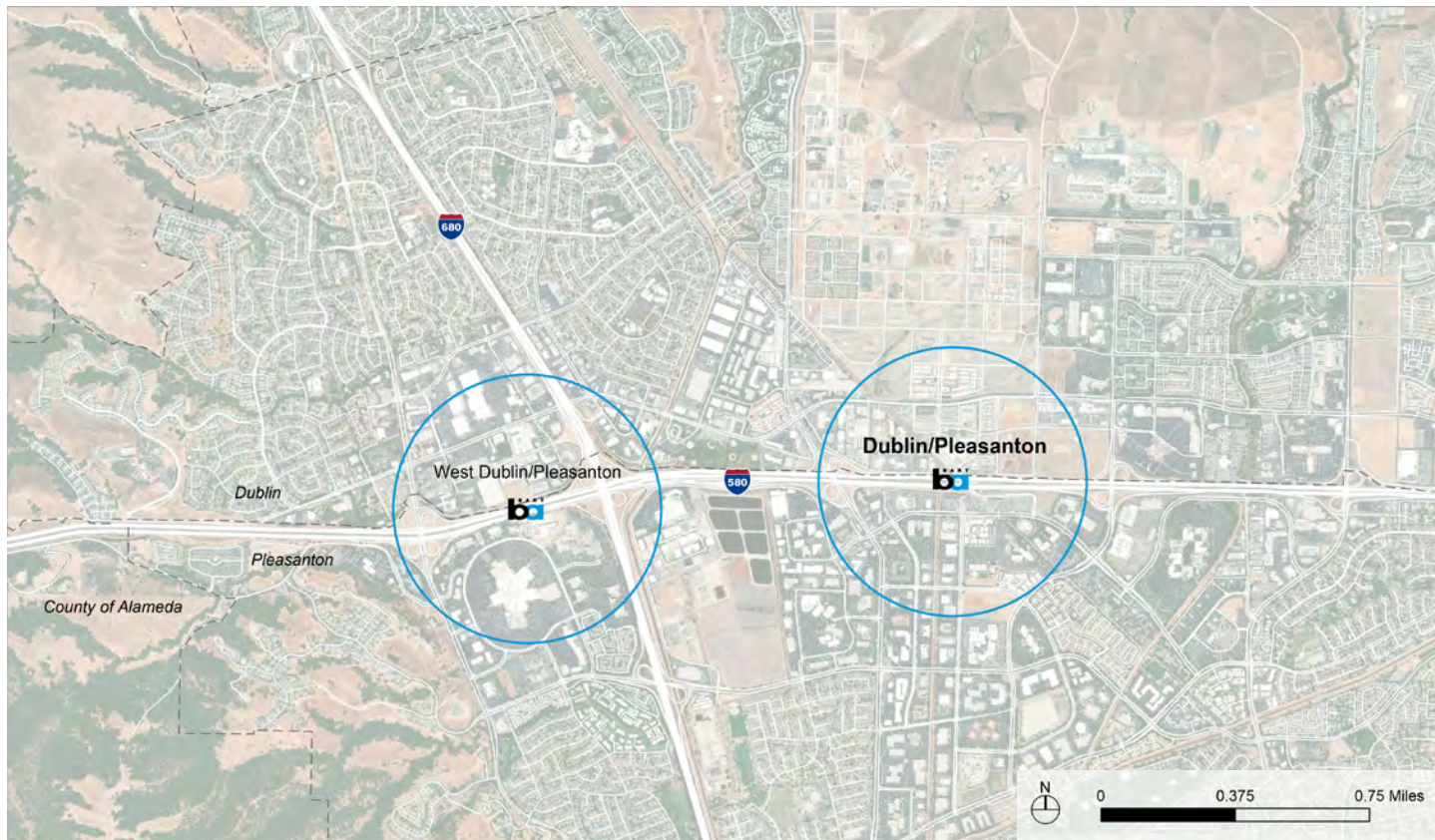
-  0.5 Mile Radius
-  BART-owned Land
-  DCZD Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

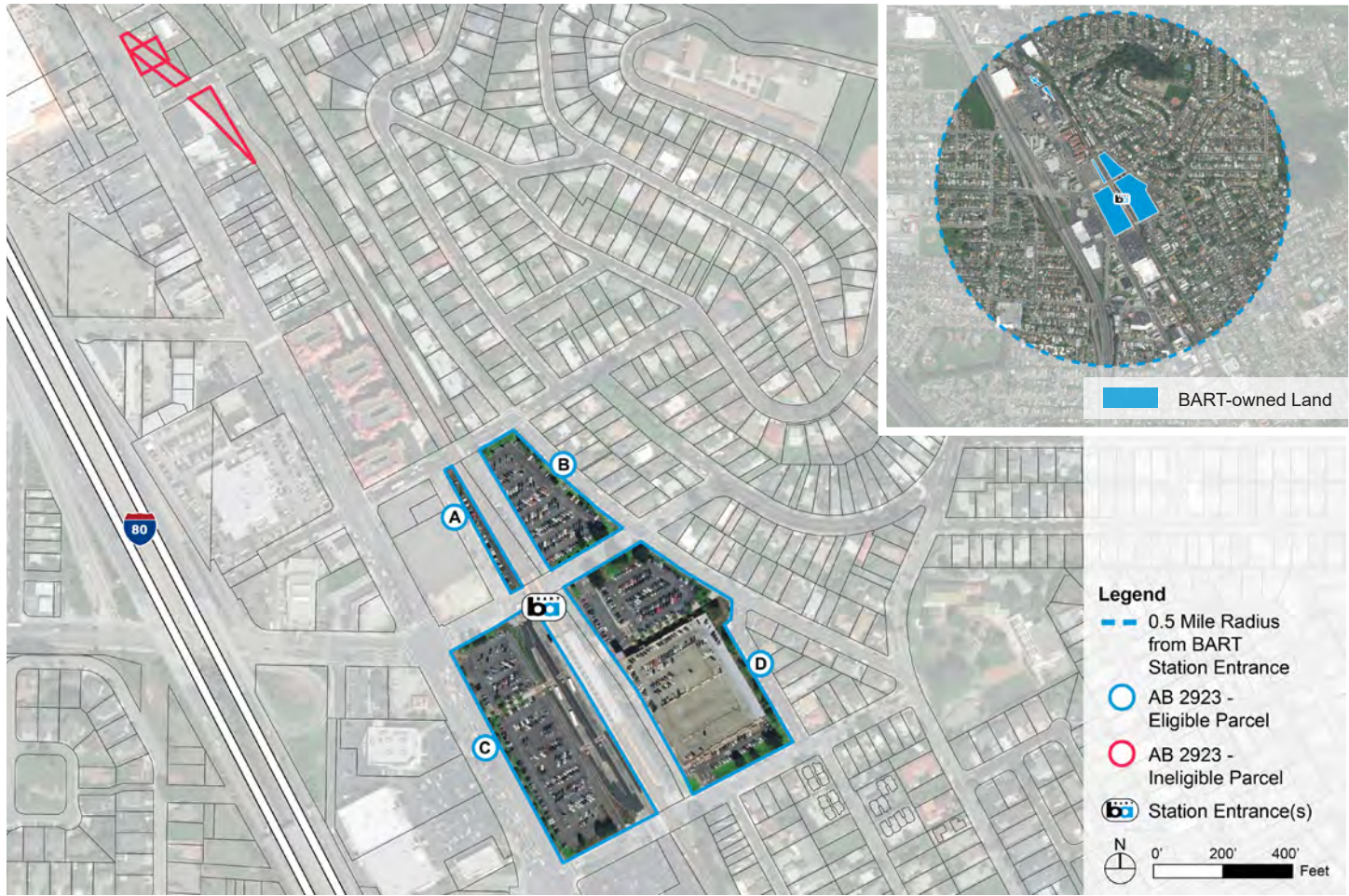



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



El Cerrito del Norte

TOD Place Type: Neighborhood/Town Center

Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	502-061-005-0	0.29	TOHIMU Transit Oriented High Intensity Mixed Use	Min: None specified Max: None specified	Min: None specified Max: None specified	Min: 3 stories Max: 65'	Unknown	Min: None specified Max: 1.0 spaces	Min: None specified Max: 1.0	Min: 1.5 Max: None specified
B	502-052-006-9	1.58								
C	502-071-015-7	4.63								
D	502-082-029-5	5.17								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	65 ft	TOM Transit Oriented Mixed Use
Office		TOHIMU Transit Oriented Higher-Intensity Mixed Use

Legend





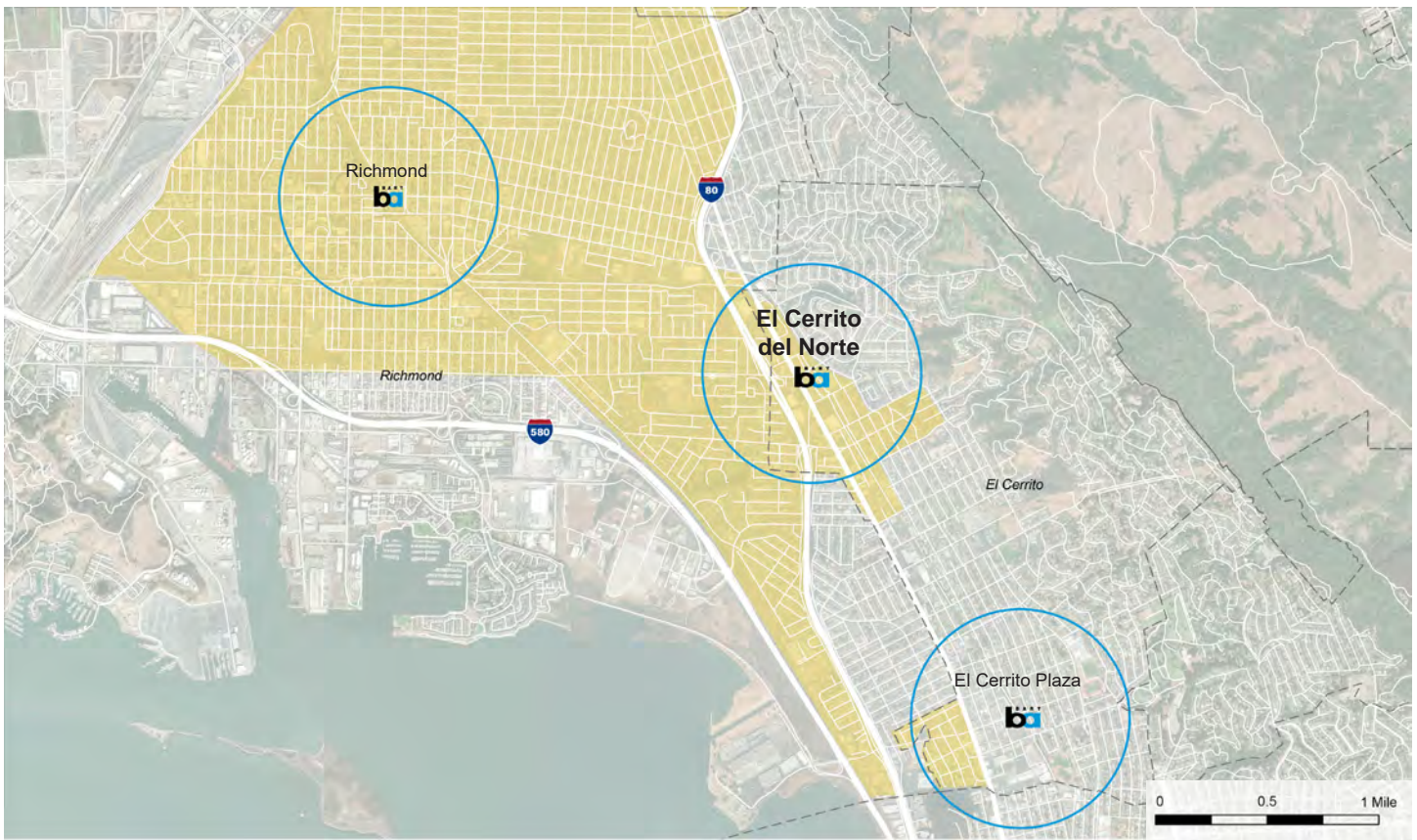
-  0.5 Mile Radius
-  BART-owned Land
-  TOM or TOHIMU Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>El Cerrito Plaza TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	504-050-012-5	1.54	TOM (Transit-Oriented Mixed Use)	35 DU/acre	2.0	Min: 2 stories Max: 50'	Unknown	Min: 1.5 Max: None specified	Min: 3.33 spaces per 1,000 sf Max: None specified	Min: 0.25 Max: None specified
B	504-130-031	2.78	TOHIMU (Transit Oriented High-Intensity Mixed Use)	Min: None specified Max: None specified	Min: None specified Max: None specified	Min: 3 stories Max: 65'		Min: None specified Max: 1.0	Min: None specified Max: 1.0	Min: 1.5 Max: None specified
C	504-122-010-3	1.62								
D	504-121-017-9	1.59								

Table 2 + Figure 2: Maximum Allowable Building Height Within 0.5 mile of Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	85.0 ft *	TOHIMU - Transit Oriented Higher-Intensity Mixed Use
Office		

* 85.0 ft allowed if development includes affordable housing.

Legend





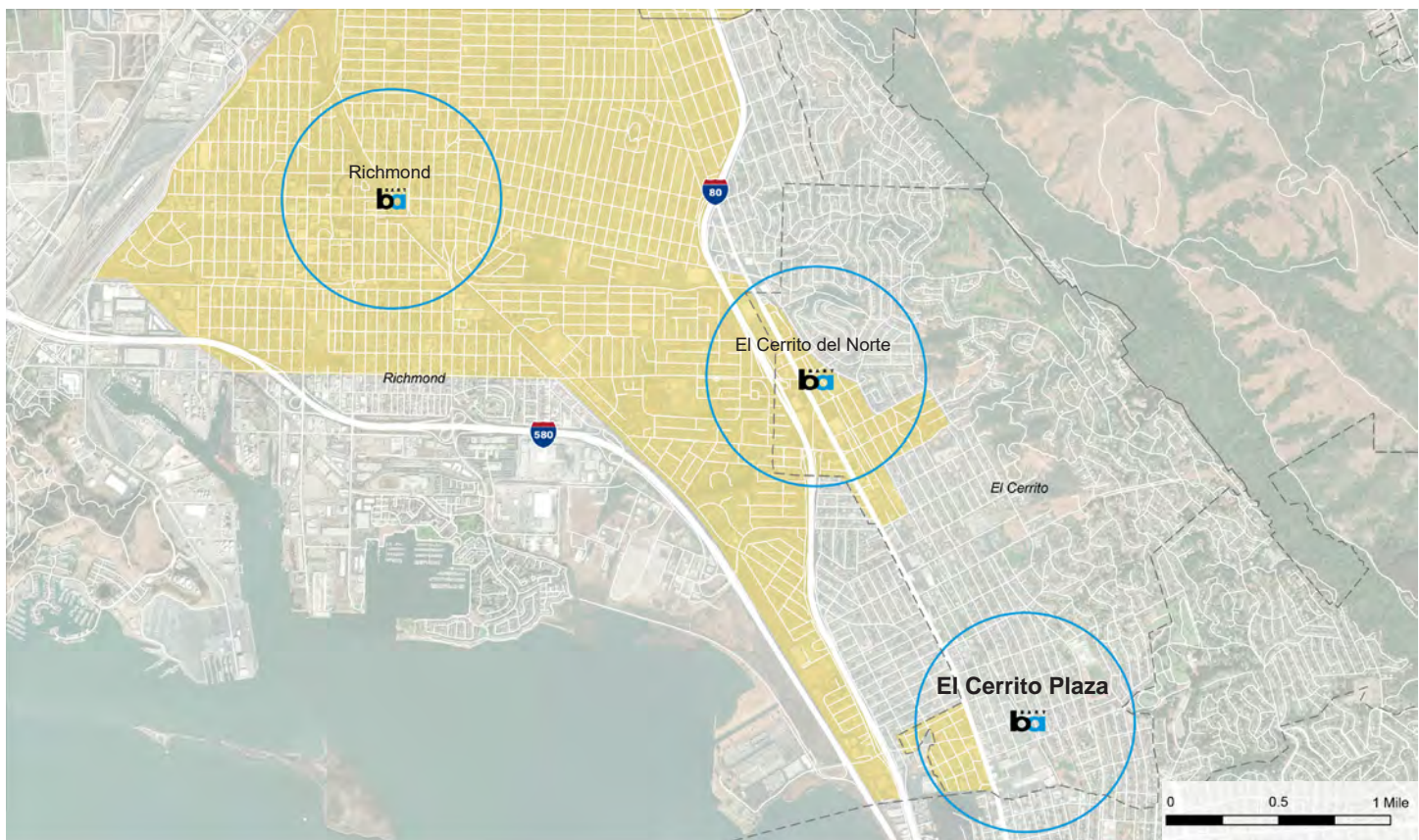
-  0.5 Mile Radius
-  BART-owned Land
-  TOHIMU Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)



Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

BART does not own land within 0.5 miles of Embarcadero station entrance(s).

Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Embarcadero TOD Place Type: Regional Center										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

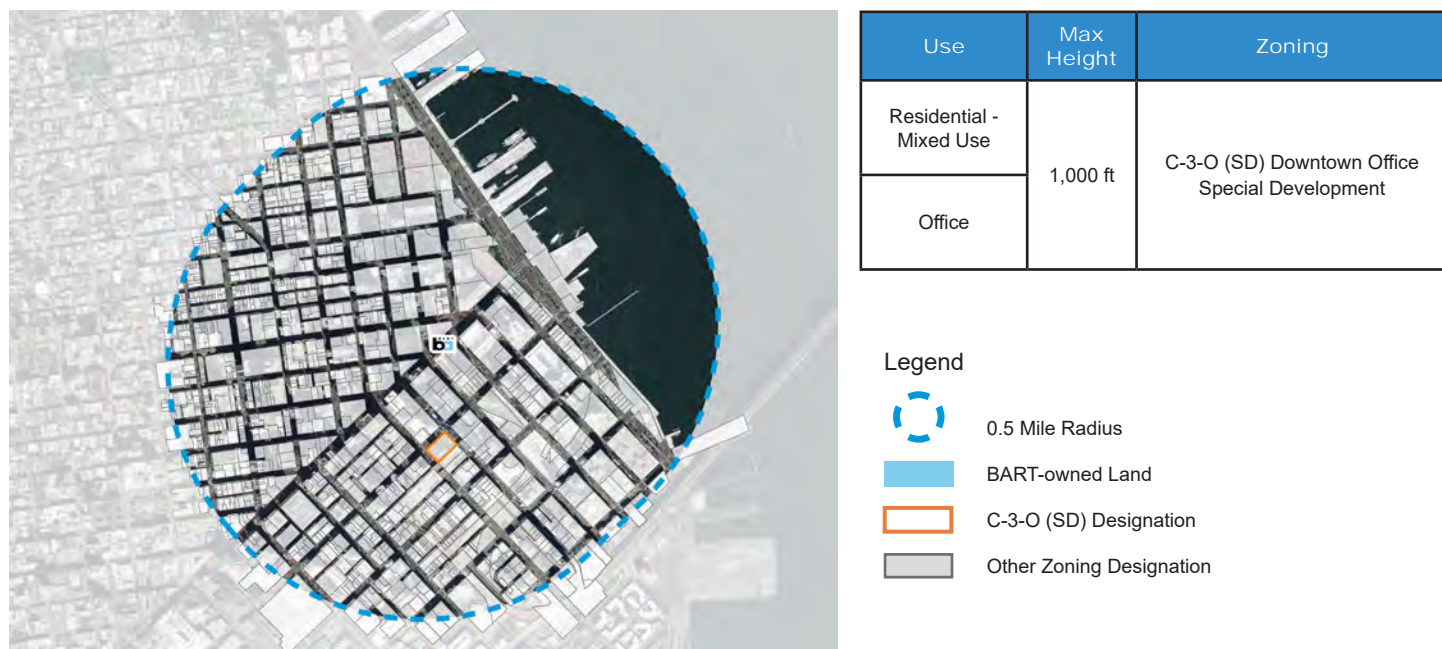
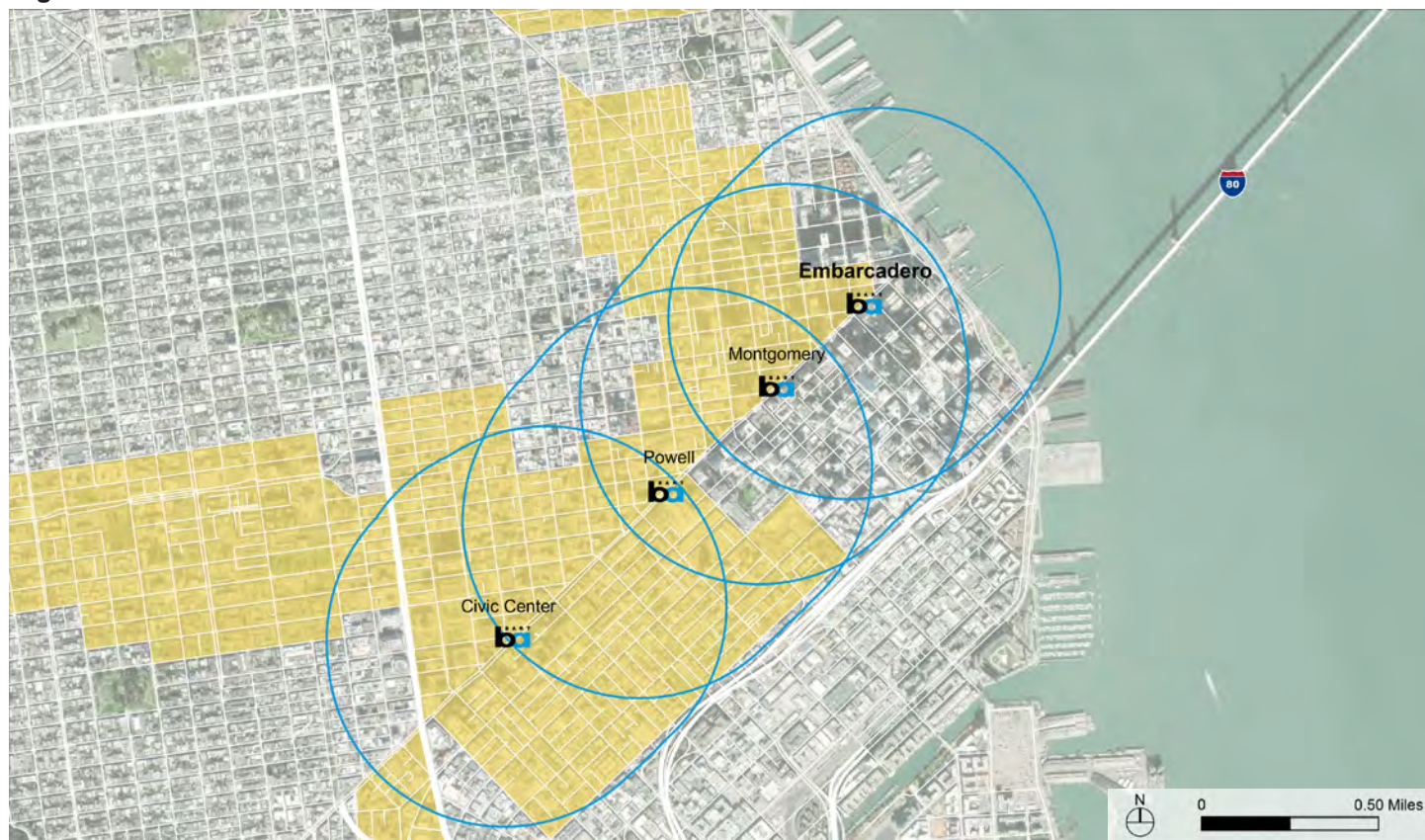





Figure 3. Communities of Concern*



 BART Station  0.5 Mile Radius from Station Entrance  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

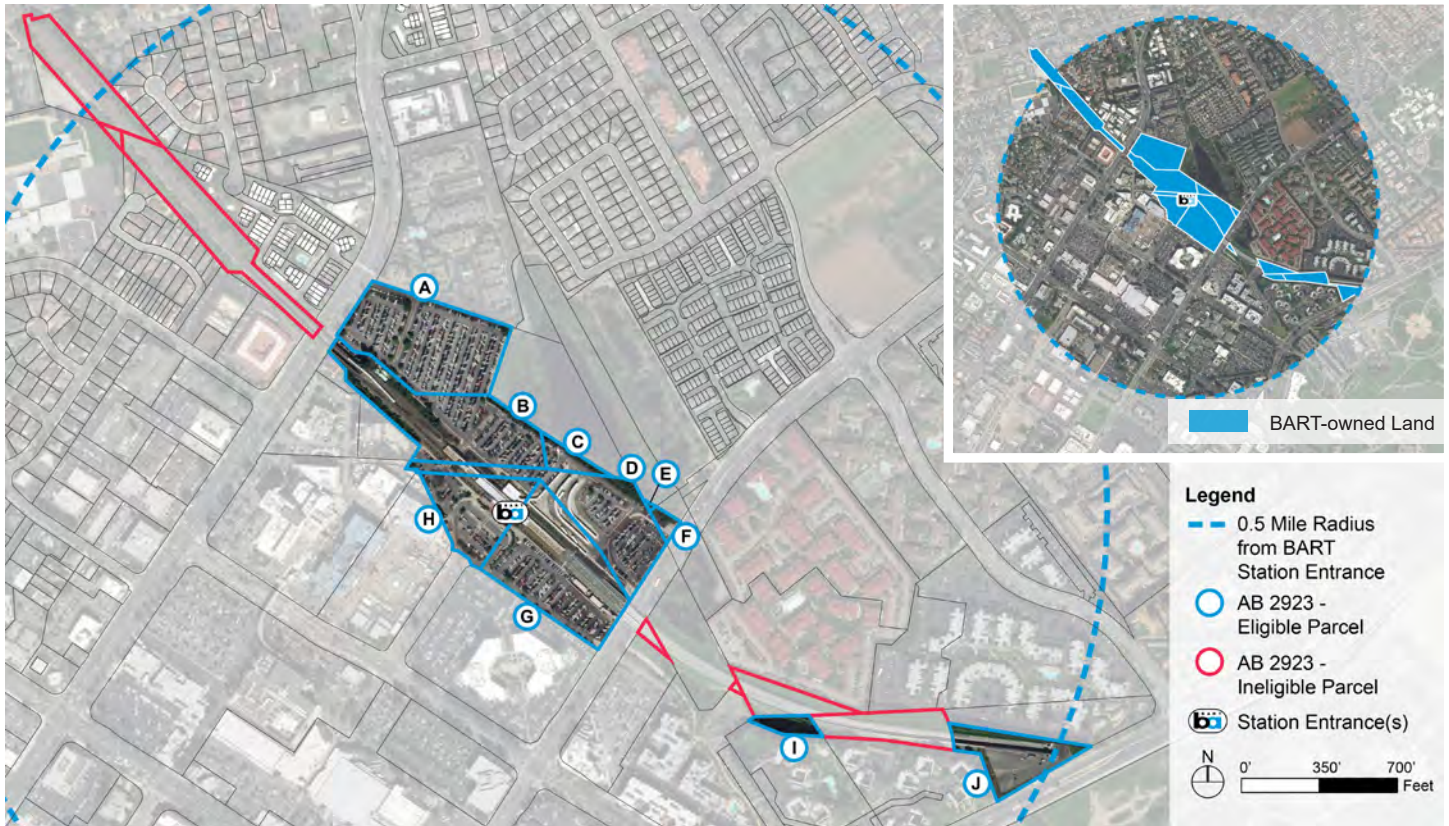


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Fremont TOD Place Type: Urban Neighborhood/City Center											
Summary of Baseline Standards by TOD Place Type											
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking		
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square ft	Min: 1 secure space per DU Max: None		
Current Local Zoning for AB 2923-Eligible Parcels											
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
A	501-1200-004-22	5.72	CC-TN City Center Transit Neighborhood	None specified	None specified	Min: 45' or 4 stories Max: 145' or 12 stories	Unknown	Min: 0.5 - 0.75 Max: 1.0	Min: 1.5 Max: 3.3	Min: None Max: None	
B	501-1200-008-02	5.24									
C	501-1200-007-02	0.56									
D	507-0465-003-03	4.29									
E	507-0400-019-01	0.02	OS Open Space - Resource Conservation/ Public	Not permitted	Not established	Not permitted		Not permitted	Not permitted	Not permitted	
F	507-0455-015-01	0.23									
G	507-0465-016-01	5.63	CC-TN City Center Transit Neighborhood	None specified	None specified	Min: 45' or 4 stories Max: 145' or 12 stories		Min: 0.5 - 0.75 Max: 1.0	Min: 1.5 Max: 3.3	Min: None Max: None	
H	507-0465-001-54	2.87									
I	507-0465-017-03	0.47	P-99-3 Planned District	None specified	None specified	None specified		None specified	None specified	None specified	None specified
J	507-0455-129-02	2.24	CC-TN City Center Transit Neighborhood	None specified	None specified	Min: 45' or 4 stories Max: 145' or 12 stories		Min: 0.5 - 0.75 Max: 1.0	Min: 1.5 Max: 3.3	Min: None Max: None	

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	145 ft or 12 stories	CC-TN City Center Transit Neighborhood
Office		

Legend





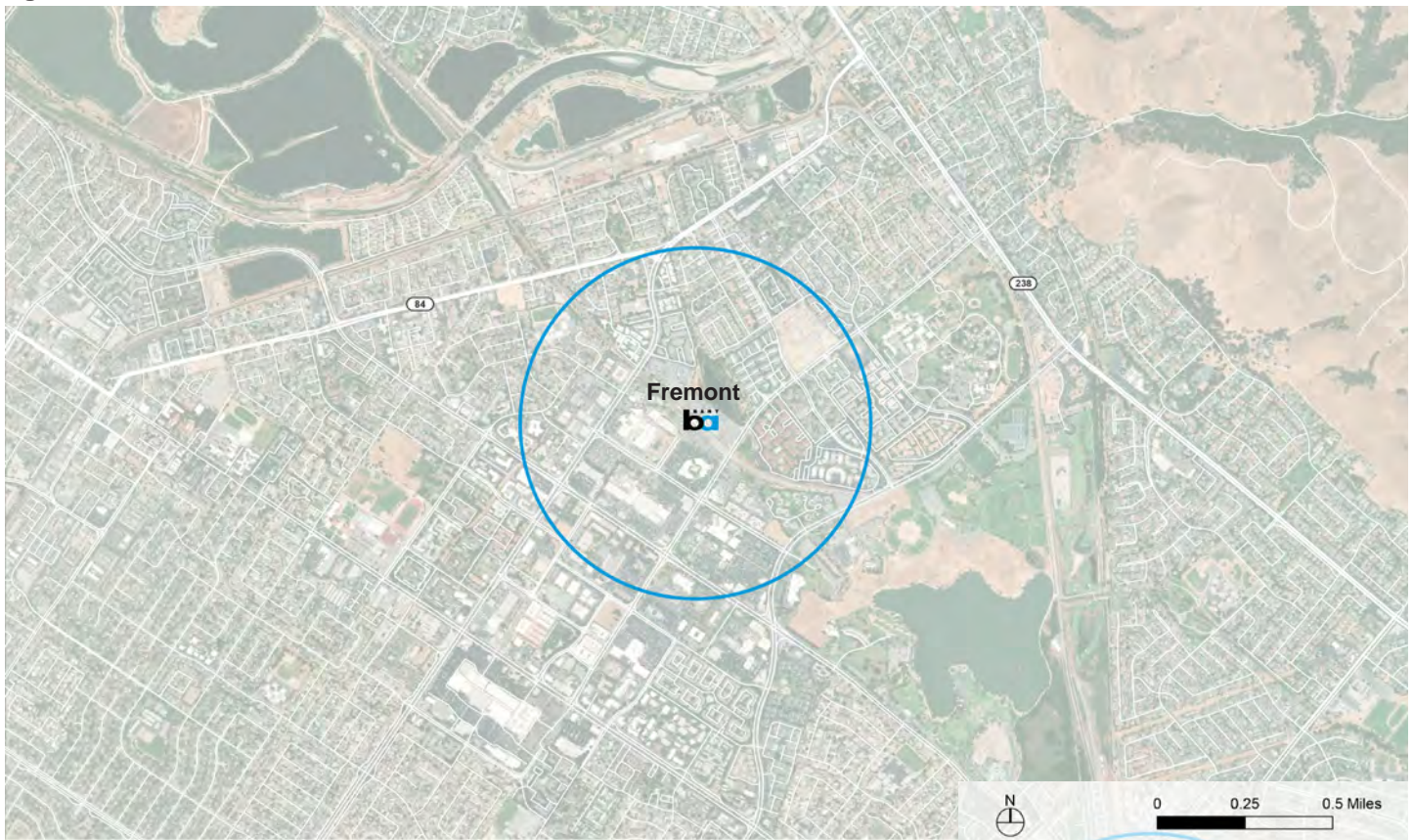


-  0.5 Mile Radius
-  BART-owned Land
-  CC-TN Zoning Designation
-  Other Zoning Designation

Figure 2. Communities of Concern*



 BART Station

 0.5 Mile Radius from Station Entrance


 MTC Communities of Concern

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

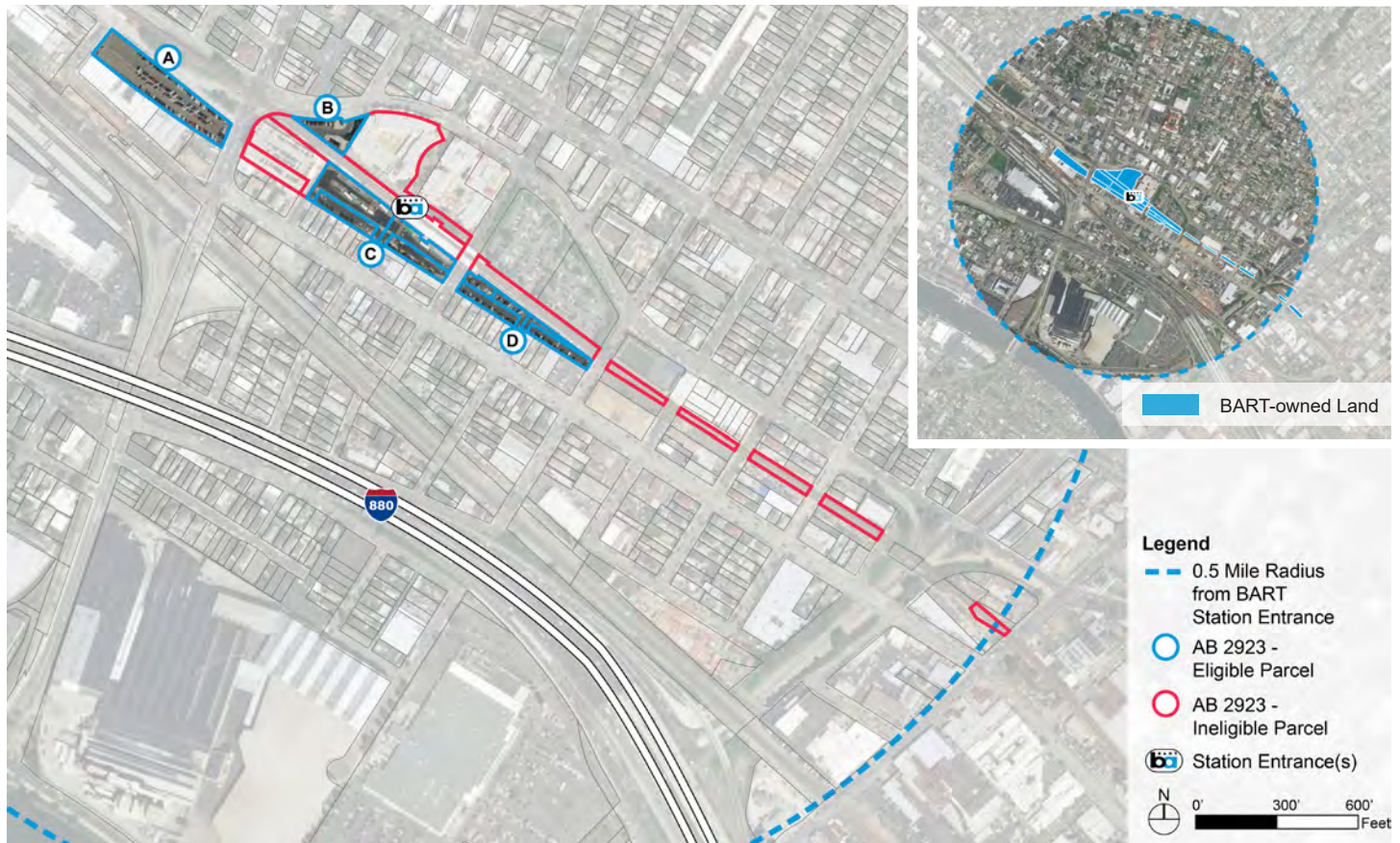


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Fruitvale
TOD Place Type: Urban Neighborhood/City Center

Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	025-0692-006-00	1.44	M-30 General Industrial	Residential not permitted	None specified	None specified	Unknown	Residential not permitted	Min: 1 space per 600 sf Max: None	Residential not permitted
B	033-2193-023-00	0.40	S-15 Transit Oriented Development	Min: none Max: 193 DU/acre	Min: none Max: 4.5	Min: None Max: 90'		0.5 (min) 1.25 (max)	Min: 0 Max: 3.3	Min: 0.25 Max: None
C	033-2192-019-00	0.26								
	033-2192-023-00	0.71								
	033-2191-023-00	0.38								
	033-2191-021-00	0.28								
D	033-2190-022-00	0.12								
	033-2190-020-00	0.24								
	033-2190-023-00	0.13								
	033-2178-018-00	0.10								
	033-2178-017-00	0.21								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	160 ft	S-15 Transit Oriented Development Commercial
Office		

Legend



0.5 Mile Radius



BART-owned Land

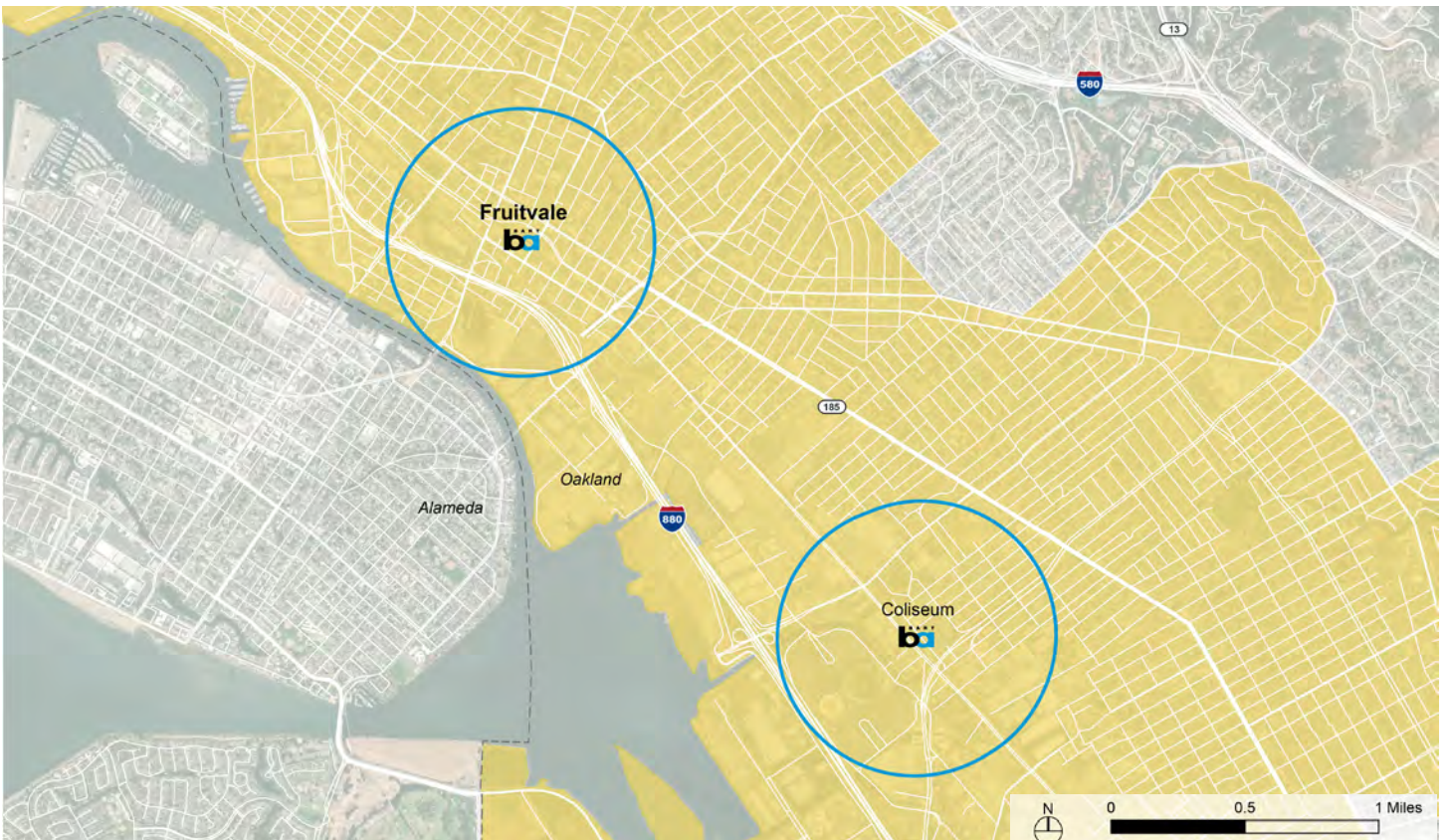


S-15 Zoning Designation



Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

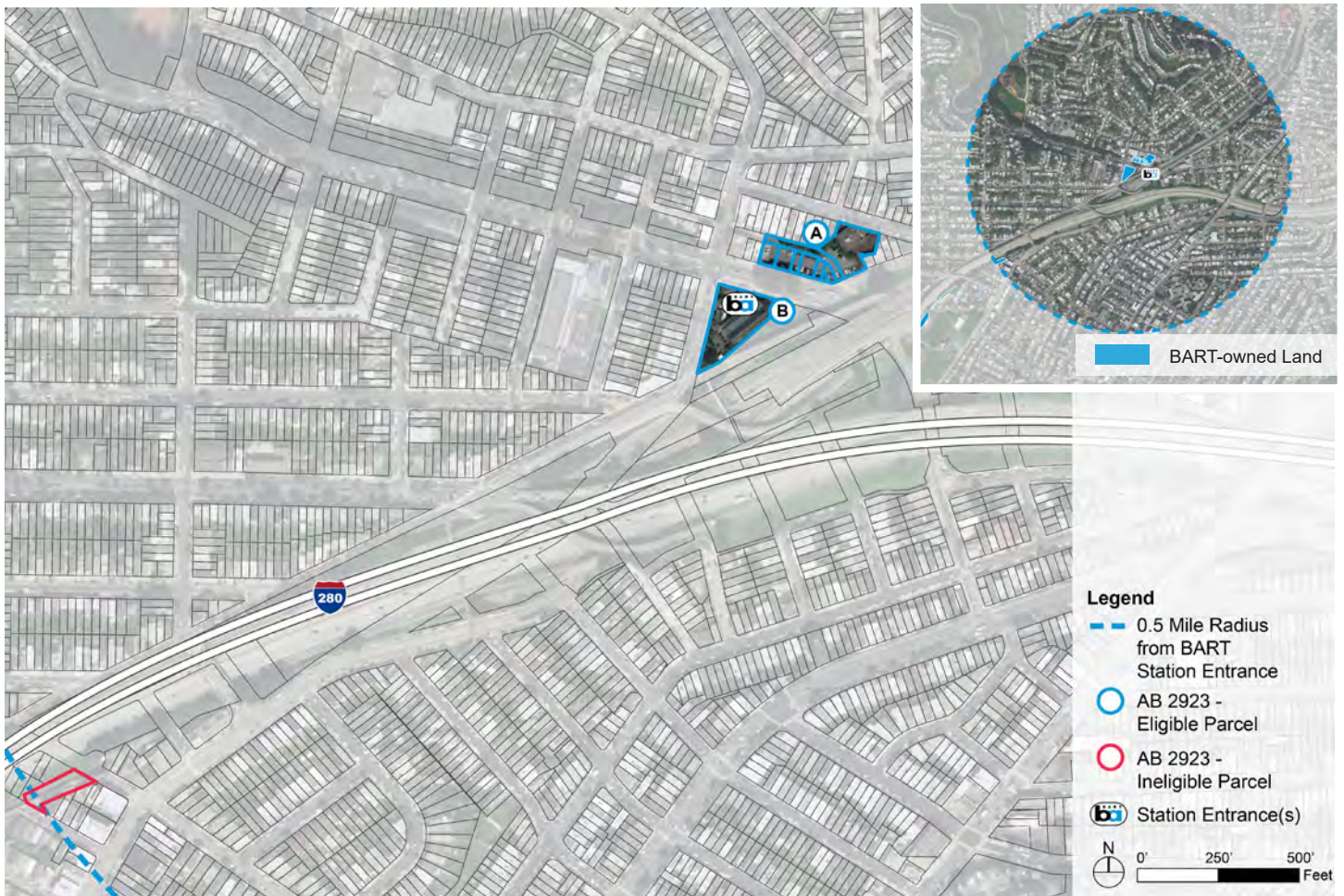



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Glen Park

TOD Place Type: Urban Neighborhood/City Center

Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	6745 -066	0.40	P Public 40-X	Residential not permitted	Not established	Min: None Max: 40'	Unknown	Residential not permitted	Min: None Max: 2.0	Residential not permitted
	6745-065	0.14								
	6745 -057	0.07								
	6745 -048	0.07								
	6745 -042	0.03								
	6745 -069	0.07								
	6745 -068	0.03								
	6745 -053	0.008								
	6745 -067	0.03								
B	6755 -026	0.73								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	50 ft	RM-1 Residential, Mixed Low Density
Office	65 ft	NC-1, 2, 3 Neighborhood Commercial Cluster (1, 2, and 3 Commercial Stories) NCD Excelsior Neighborhood Commercial District - Excelsior

Legend






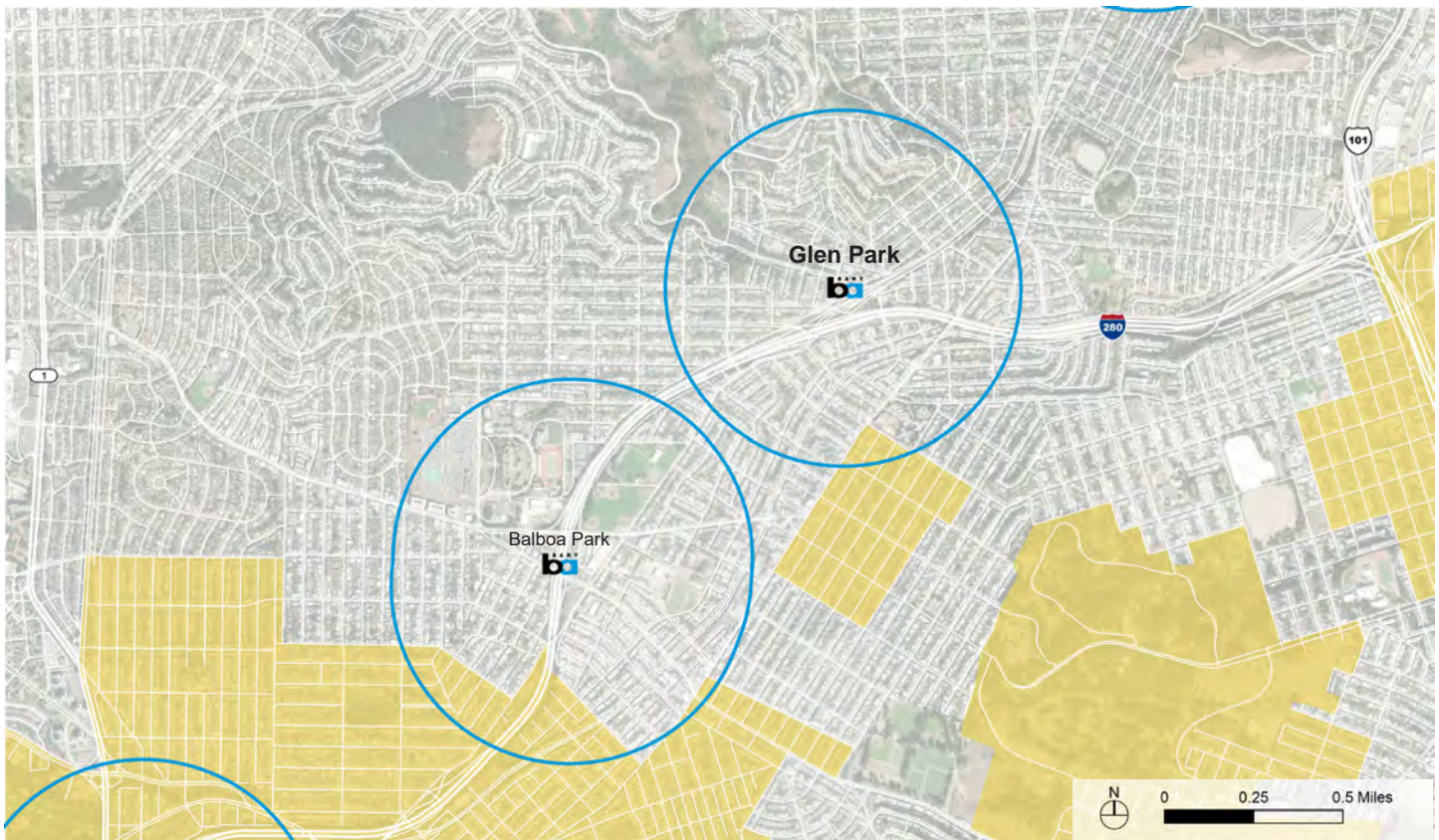
-  0.5 Mile Radius
-  BART-owned Land
-  NC-1, 2 or 3, or NCD Excelsior Zoning Designation
-  RM-1 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Hayward TOD Place Type: Urban Neighborhood/City Center										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	428-0046-052-02	1.92	UC (Urban Center)	Varies by building type	Min: None specified Max: None specified	Min: None specified Max: 124' or 11 stories	Unknown	Min: 1.0 per DU or 1.0/500sf (lessor) Max: None specified	None (if < 3,500sf) or 2 spaces per 1,000sf above first 3,500sf (if > 3,500sf)	1 space per 3 DU (only required if no private garage)
B	428-0046-053-00	0.08								
C	428-0046-054-00	0.08								
D	428-0076-023-10	0.94	CC-R (Central City Residential)	30 - 65 DU/acre	Min: None specified Max: 1.5	Min: None specified Max: 55'		Min: 1.5 Max: None specified	Min: 3.33(1.0 per 315 sf (gross floor area) Max: None specified	Min: None specified Max: None specified
E	428-0082-009-00	0.37	P-D Planned Development	None specified: Development Standards will be determined by the City of Hayward Planning Director, Planning Commission, and City Council based on an individual application for the development.						
F	431-0044-035-04	8.32	UC (Urban Center) DT-MS (Downtown Main Street)	*Varies by building type	Min: None specified Max: None specified	Min: None specified Max: 124' or 11 stories	Unknown	Min: 1.0 per DU or 1.0/500sf (lessor) Max: None specified	None (if < 5,000sf) or 2 spaces per 1,000sf above first 5,000sf (if > 5,000sf)	1 space per 3 DU (only required if no private garage)

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

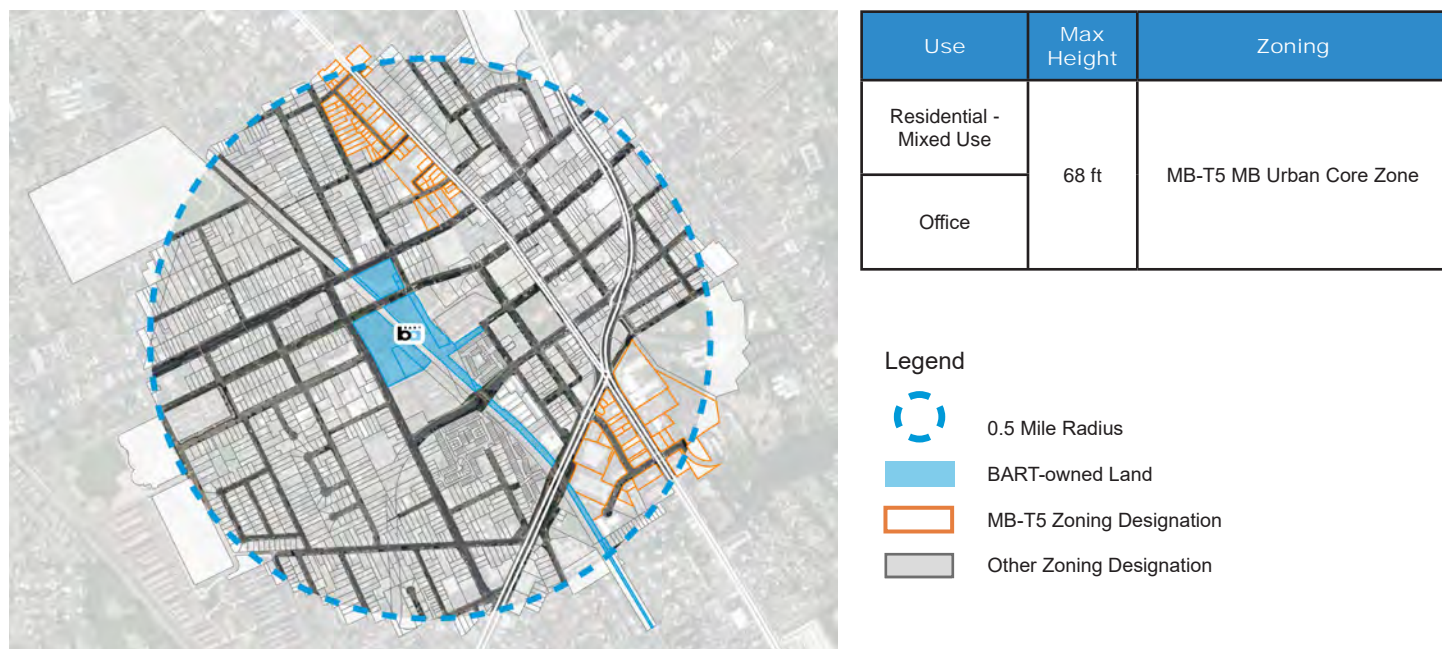
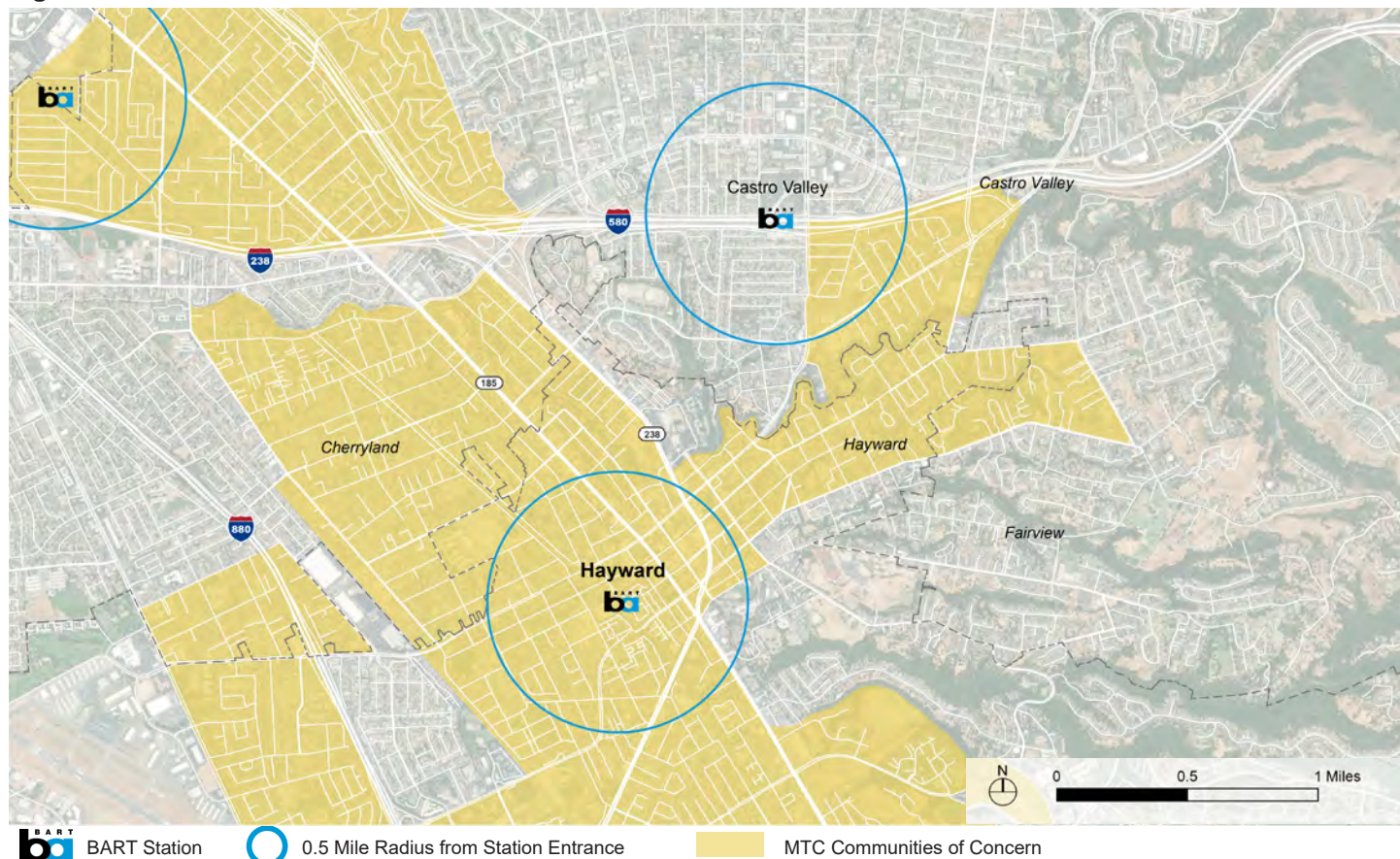


Figure 3. Communities of Concern*



- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Lafayette

TOD Place Type: Neighborhood/Town Center

Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	N/A	7.26	R-10 Single Family Residential District 10	Min: None specified Max: 4.4 DU/a	Min: None specified Max: None specified	Min: None specified Max: 35'	Unknown	Min: 2.0 Max: None specified	Office not permitted	Min: None specified Max: None specified
B	244-203-001-7	3.80								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	35 ft	RB Retail Business District
Office		

Legend





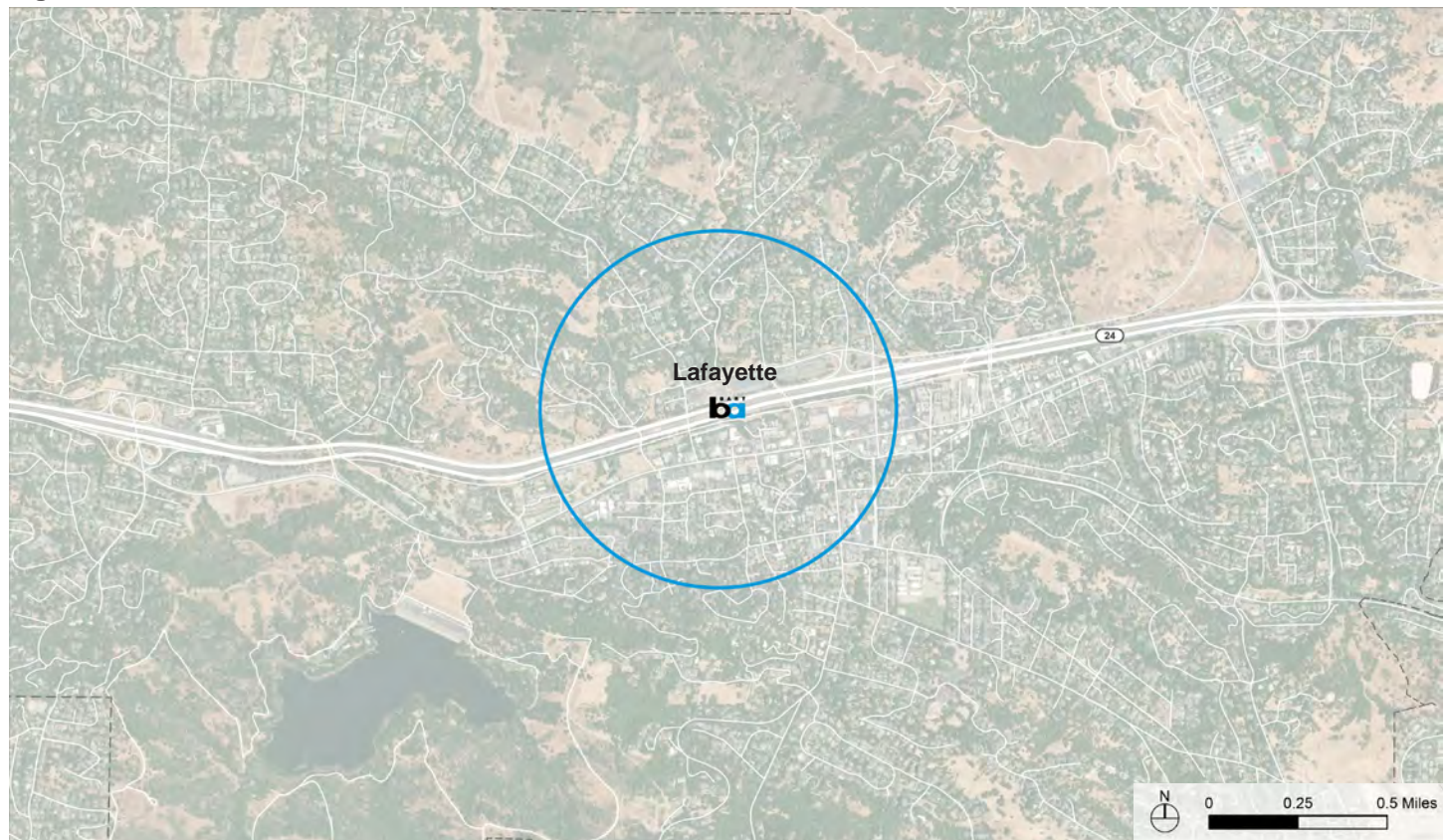
-  0.5 Mile Radius
-  BART-owned Land
-  RB Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance




MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Lake Merritt

TOD Place Type: Regional Center

Summary of Baseline Standards by TOD Place Type

Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None

Current Local Zoning for AB 2923-Eligible Parcels

Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	001-0171-001-00	1.37	D-LM-2 Mixed Use with ground floor pedestrian-oriented commercial	Min: None specified Max: 396 DU/acre	Min: None specified Max: 12.0	Min: None specified Max: 85'	Unknown	Min: None specified Max: 1.25	Min: None specified Max: 2.0	Min: None specified Max: 0.25
B	001-0169-001-00	1.38								
C	001-0167-003-00	0.35	D-LM 4 Mixed Use Residential, Commercial, and Light Industrial	Min: None specified Max: 194 DU/acre	Min: None specified Max: 5.0	Min: None specified Max: 85'		Min: None specified Max: 1.25	Min: None specified Max: 2.0	Min: None specified Max: 0.25

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

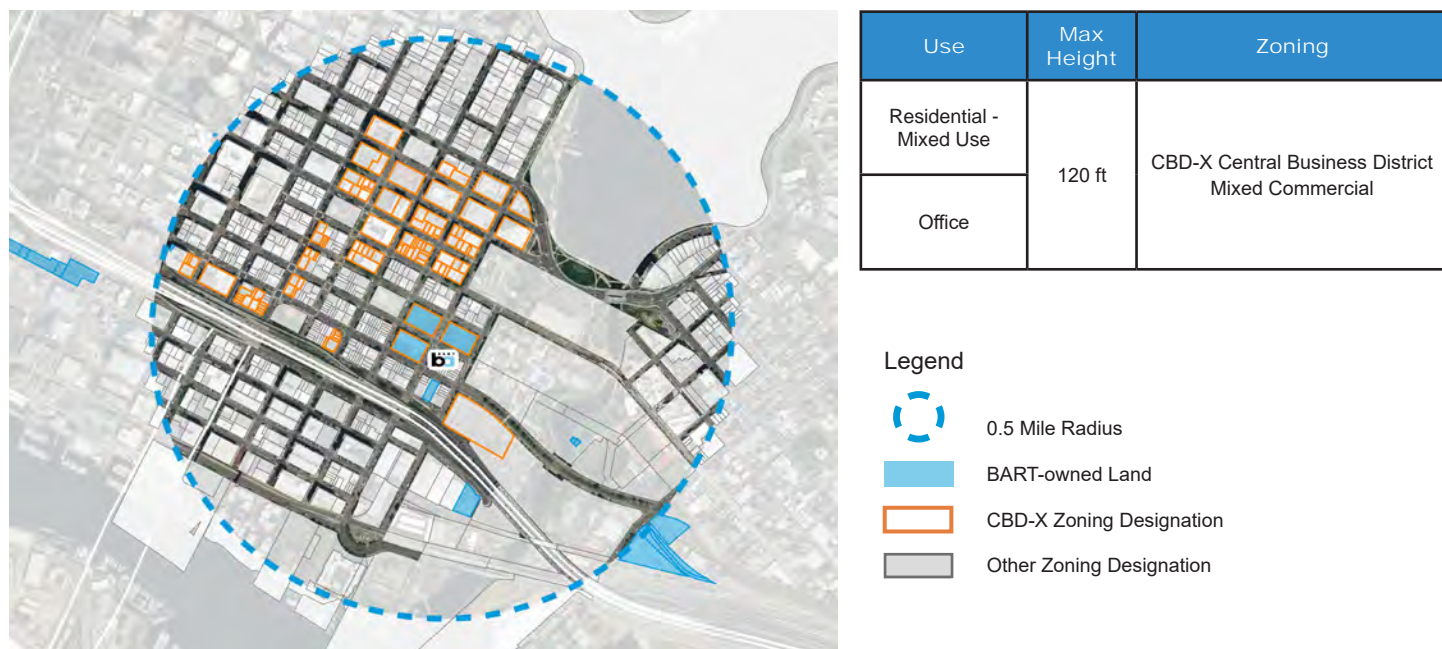
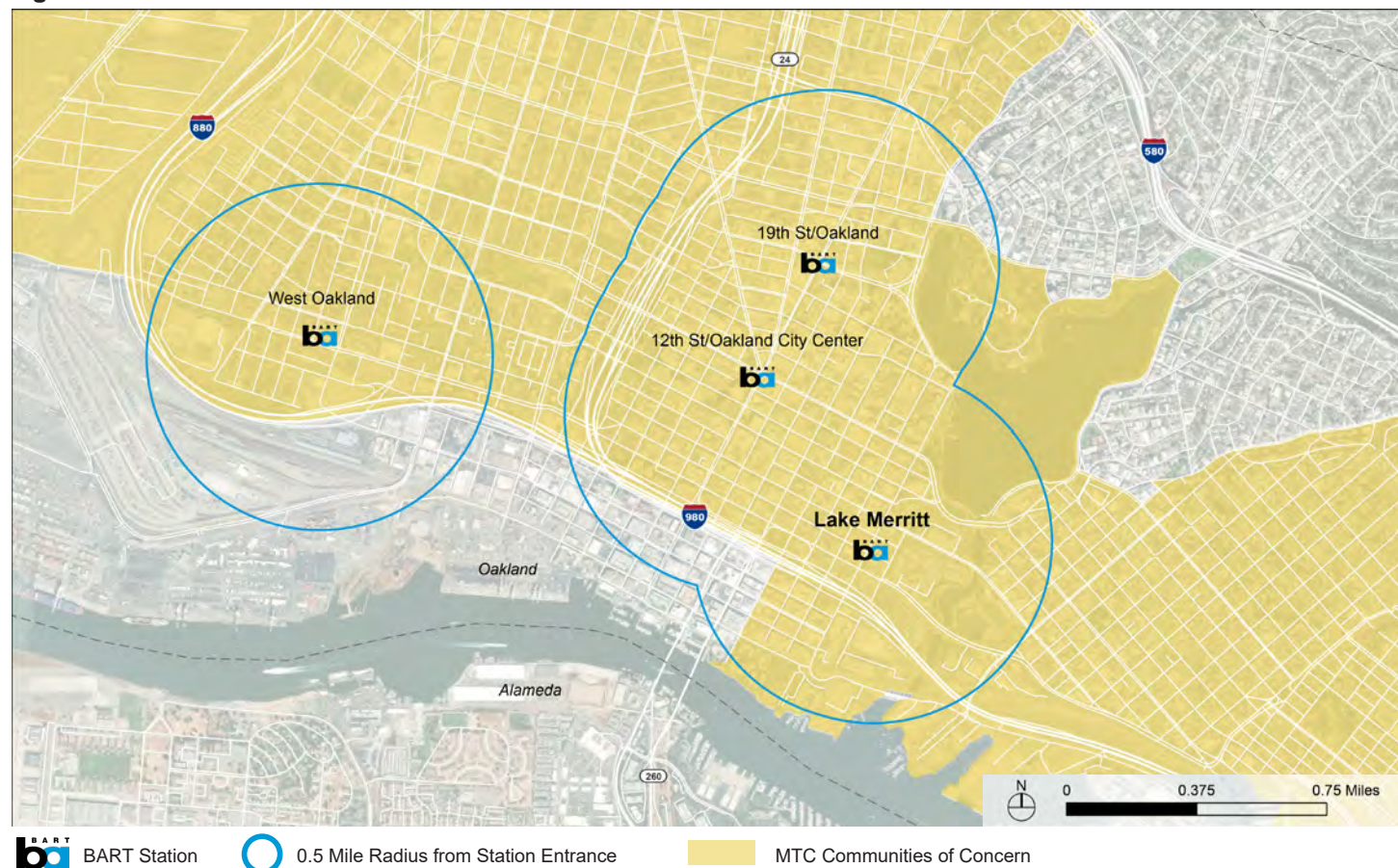


Figure 3. Communities of Concern*



- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

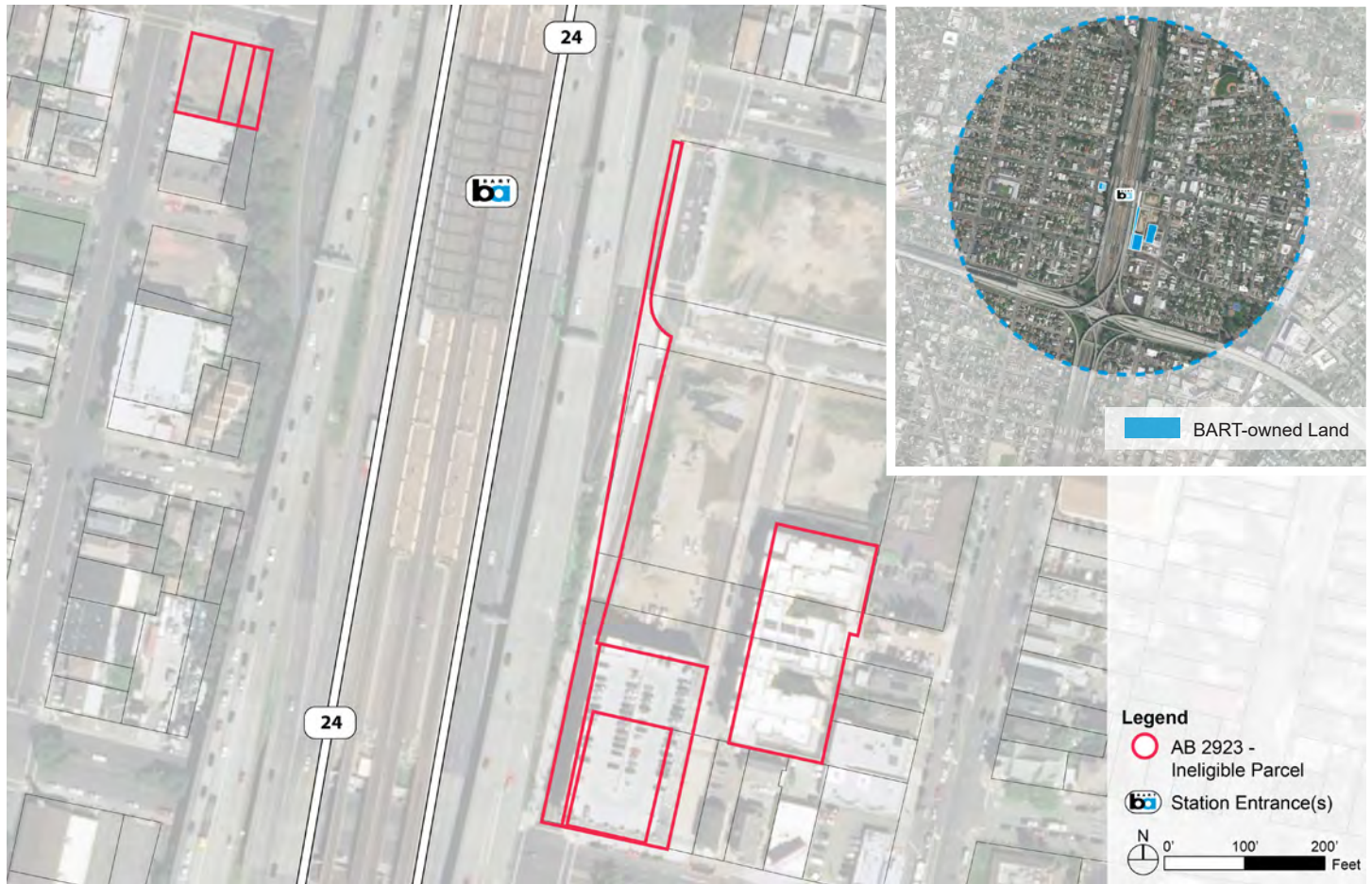


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div> </div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min: 0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	135 ft	D-BV-3 or D-BV-4 Broadway Valdez Mixed Use Boulevard
Office		

Legend





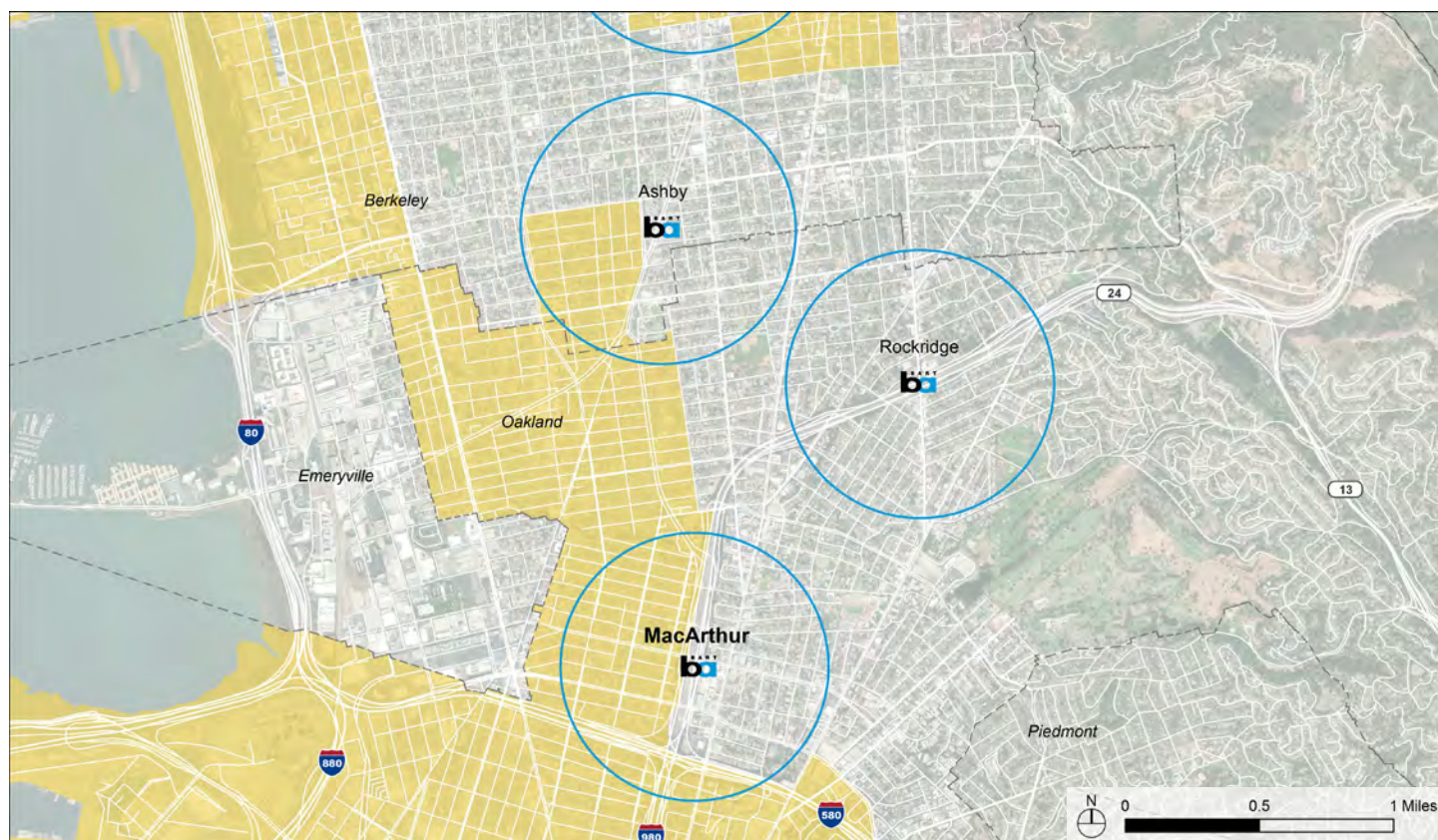
-  0.5 Mile Radius
-  BART-owned Land
-  D-BV3 or 4 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)



Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

BART does not own land within 0.5 miles of Powell St station entrance(s).

Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

Montgomery St TOD Place Type: Regional Center										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	1,000 ft	C-3-O (SD) Downtown Office Special Development
Office		

Legend





-  0.5 Mile Radius
-  BART-owned Land
-  C-3-O (SD) Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

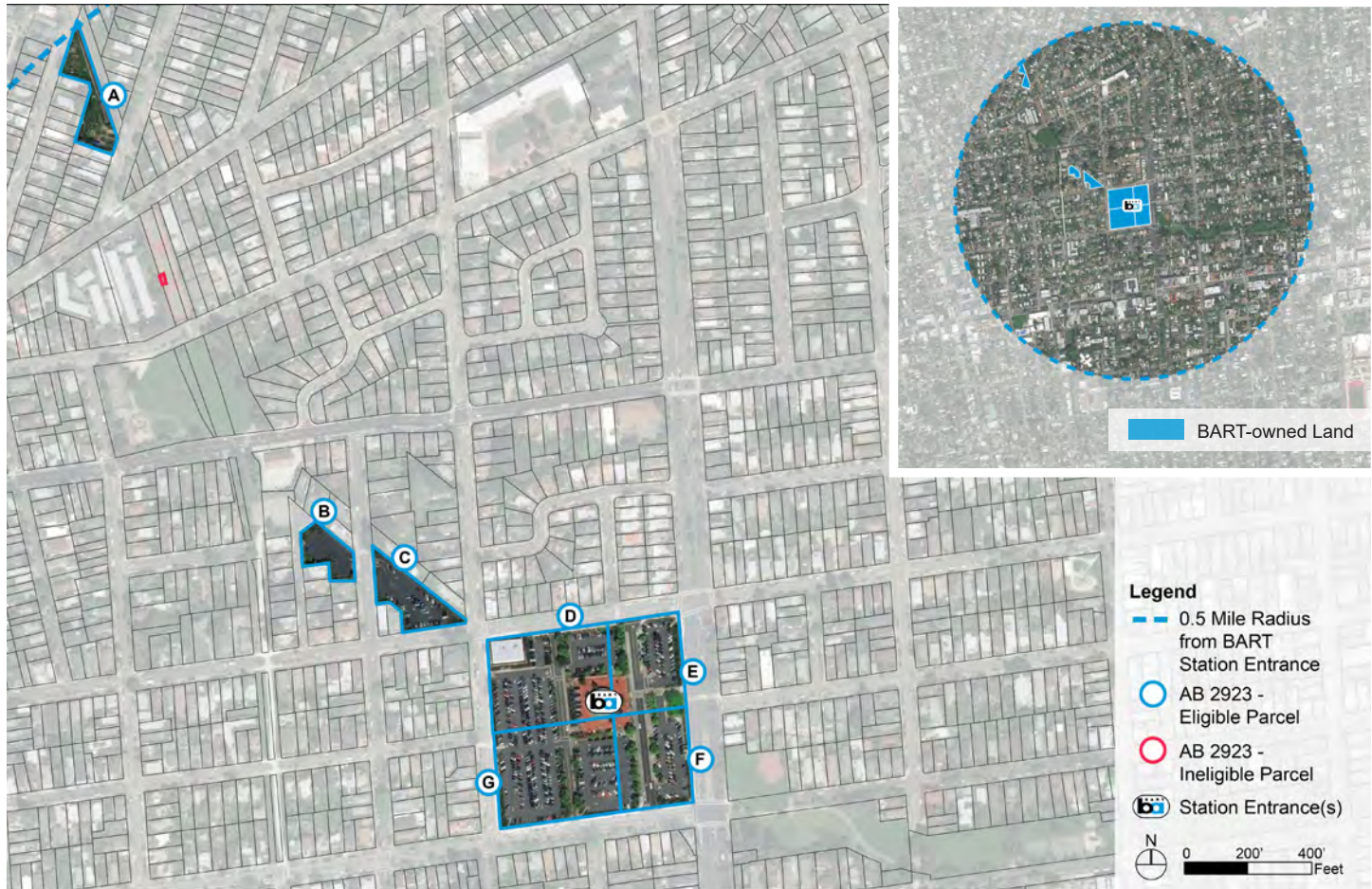


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

North Berkeley TOD Place Type: Urban Neighborhood/City Center										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	060-2417-067-04	0.64	R-2 Restricted Two-family Residential	Multi-family residential not permitted	Min: None specified Max: None specified	Min: None Specified Max: 35' or 3 stories	Unknown	Min: 1.0 Max: None Specified	Office not permitted	Min: None specified Max: None specified
B	058-2139-018-03	0.44	R-1 Single Family Residential	Multi-family residential not permitted	Min: None specified Max: None specified	Min: None Specified Max: 35' or 3 stories		Min: 1.0 Max: None Specified	Office not permitted	Min: None specified Max: None specified
C	058-2144-024-01	0.75								
D	058-2146-016-05	2.49	U Unclassified	None Specified: all development requires unique Use Permit						
E	058-2149-019-04	1.50								
F	058-2148-017-04	1.62								
G	058-2147-018-05	2.56								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	65 ft or 6 stories	R-4 Multi-Family Residential
Office	50 ft or 4 stories	C-1 General Commercial

Legend






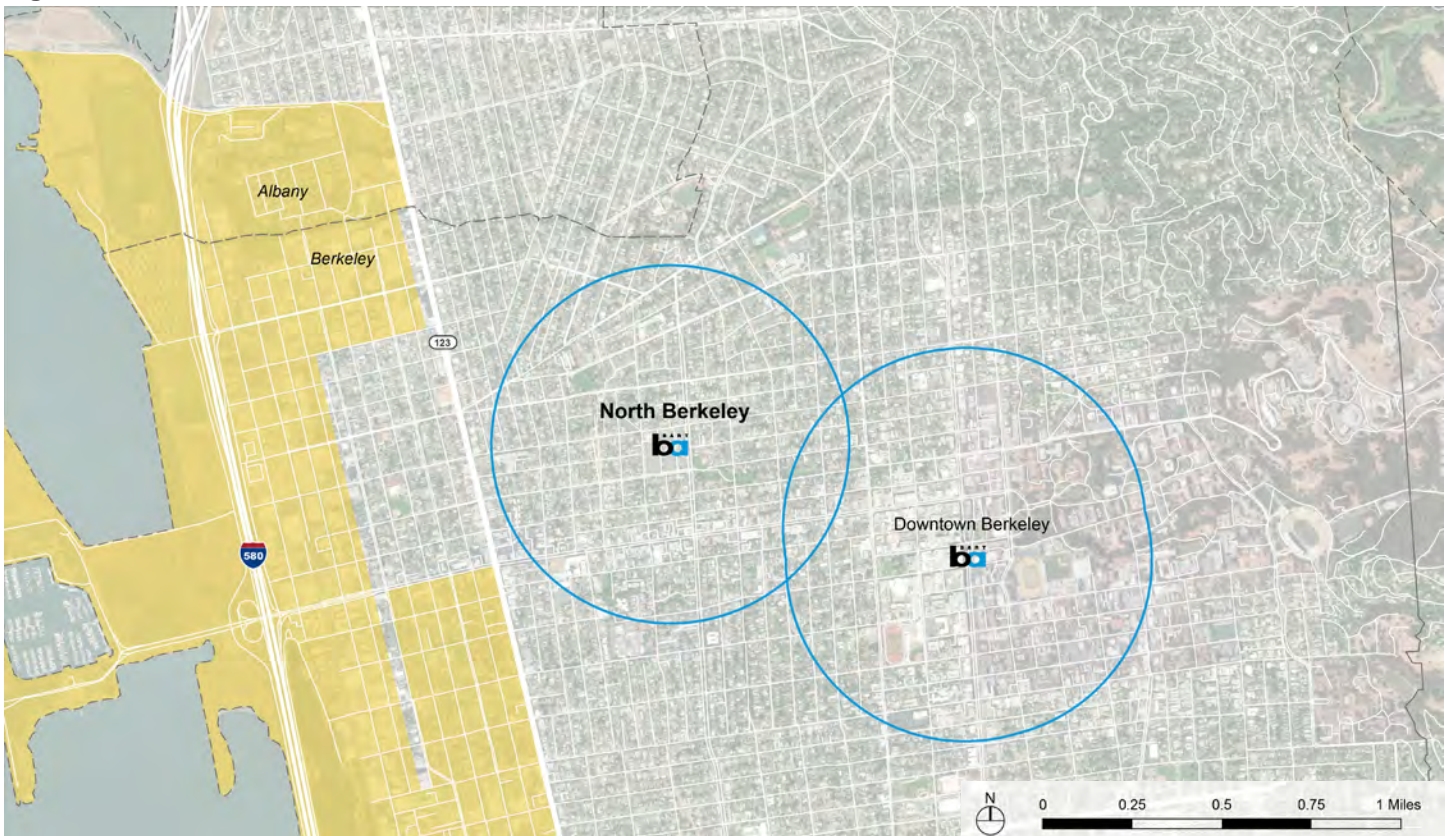
-  0.5 Mile Radius
-  BART-owned Land
-  C-1 Zoning Designation
-  R-4 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

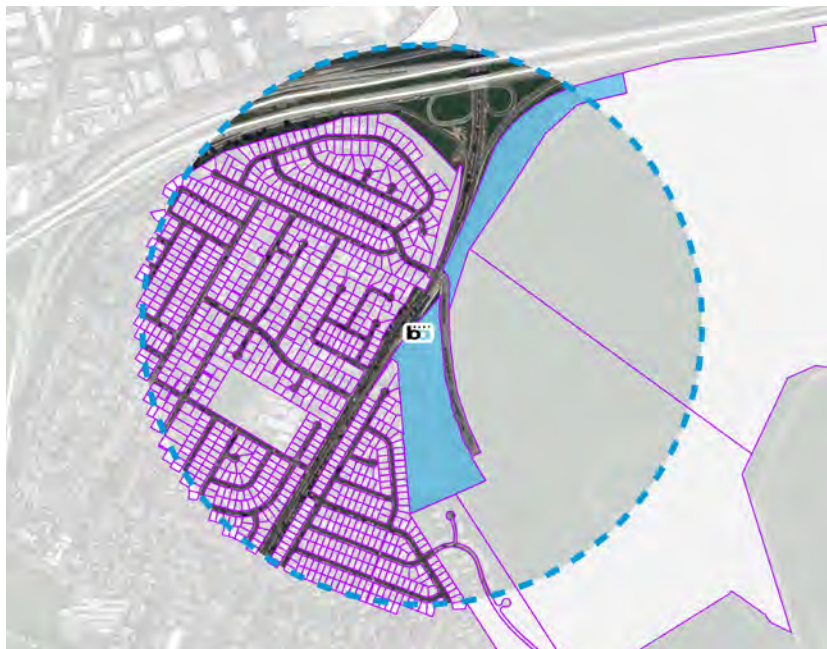


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div><div></div><div>North Concord/Martinez</div><div>TOD Place Type: Neighborhood/Town Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	111-010-021-9	34.64	S-Study District	TBD*	TBD*	TBD*	Unknown	TBD*	TBD*	TBD*

*Study District zoning is temporary pending Concord Reuse Project Specific Plan

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	30 ft	RS Single Family residential
Office	Office use not permitted	

Legend





-  0.5 Mile Radius
-  BART-owned Land
-  RS Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


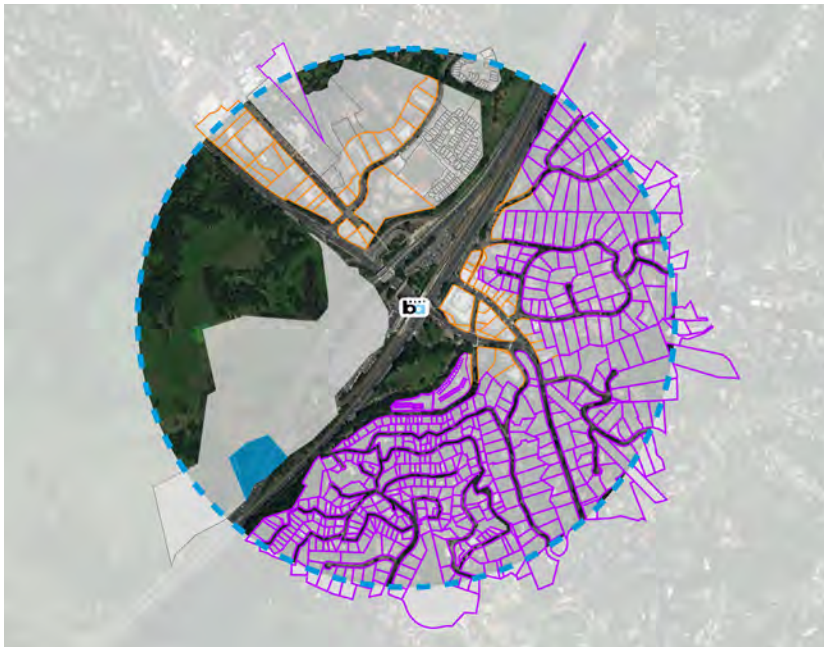
<div>Orinda</div> <div>TOD Place Type: Neighborhood/Town Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential	27 ft	RL-6, RL-15, RL-20 Residential Low Density RM Residential Medium-Density
Office	35 ft	DC Downtown Commercial DO Downtown Office

Legend






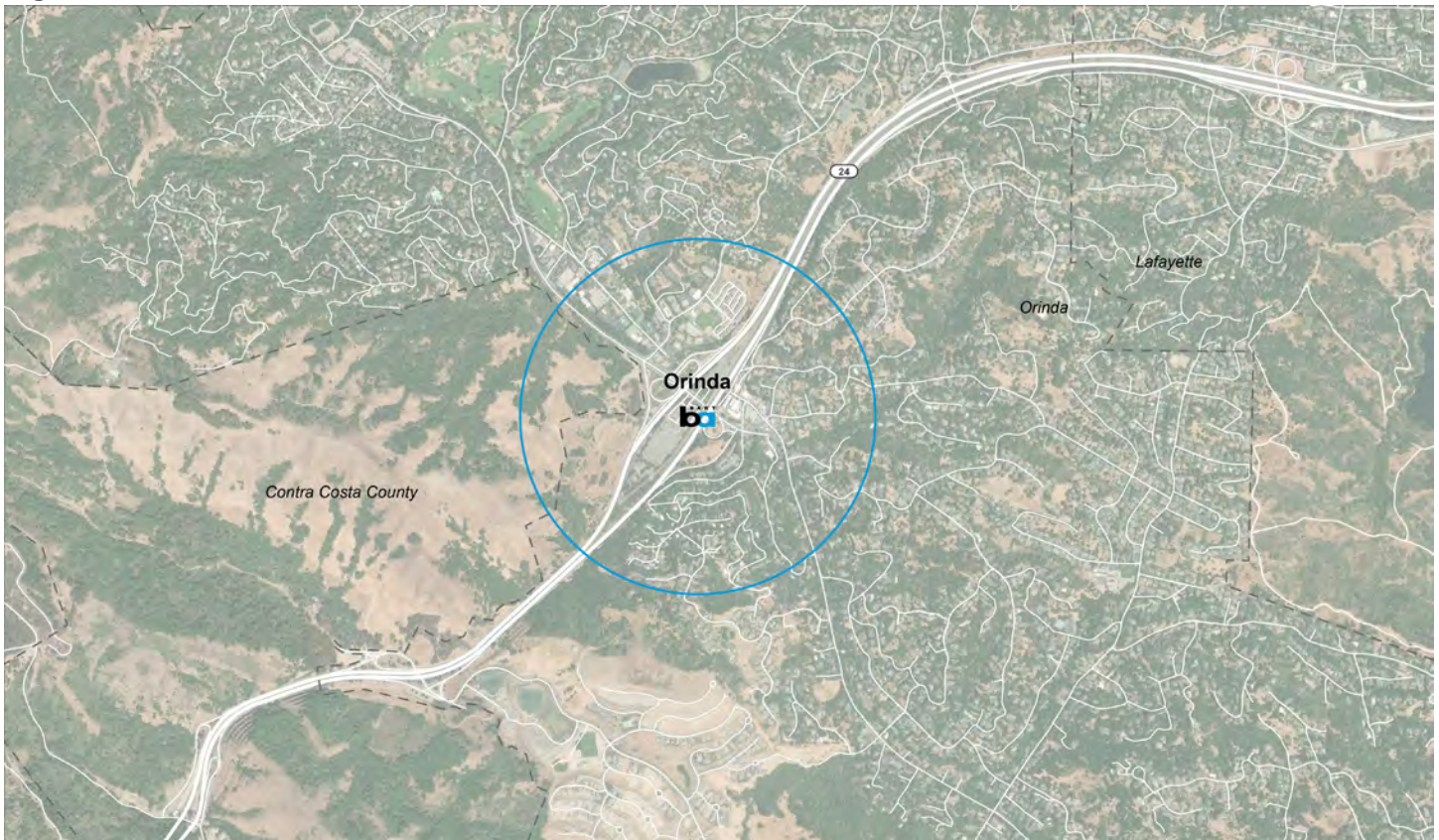
-  0.5 Mile Radius
-  BART-owned Land
-  DC and DO Zoning Designation
-  RL-6, 15, 20 and RM Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


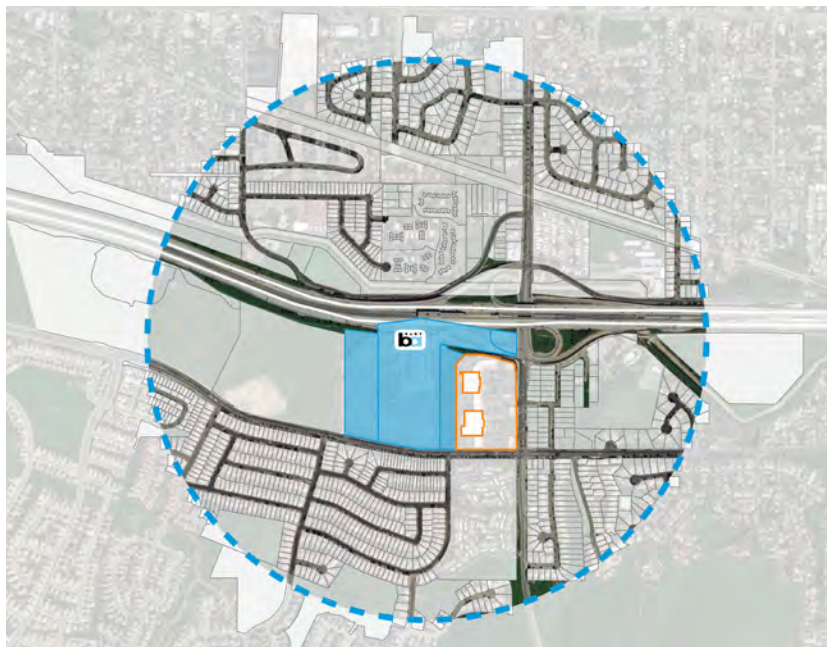
<div>Pittsburg/Bay Point TOD Place Type: Neighborhood/Town Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	093-130-044-6	7.24	M-Mixed Use	Min: 20 du/a Max: 70 du/a	Min: 0.5 Max: 2.0	Min: 20' Max: 50'	Unknown	Min: 2.0 + 0.5 spaces per DU with 2+ bedrooms Max: None specified	Min: 4.0 Max: None specified	Contingent on number of parking spaces
B	093-130-041-2	18.58								
C	093-130-045-3	3.46								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	60 ft	CC Community Commercial
Office		

Legend





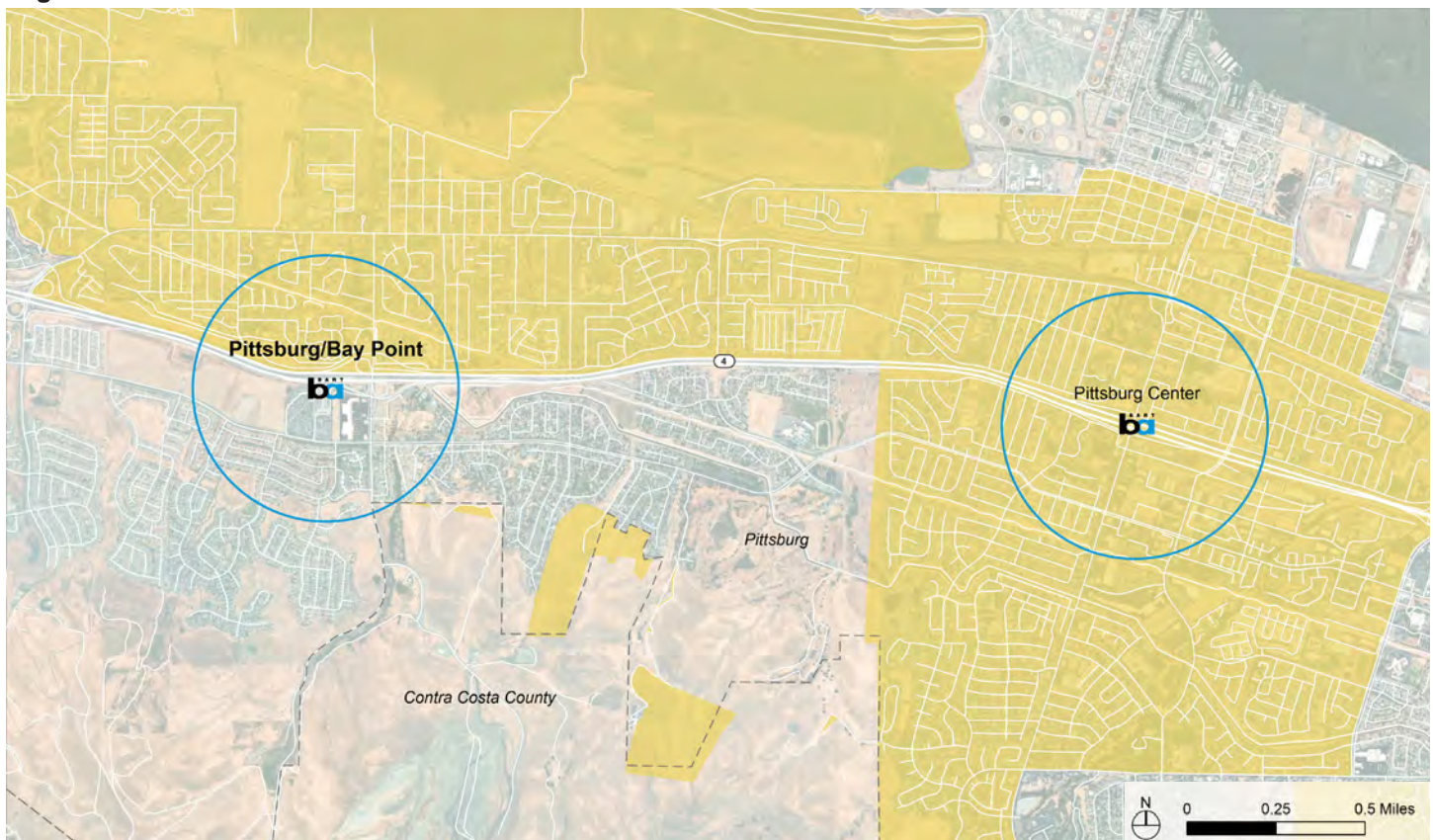

-  0.5 Mile Radius
-  BART-owned Land
-  CC Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

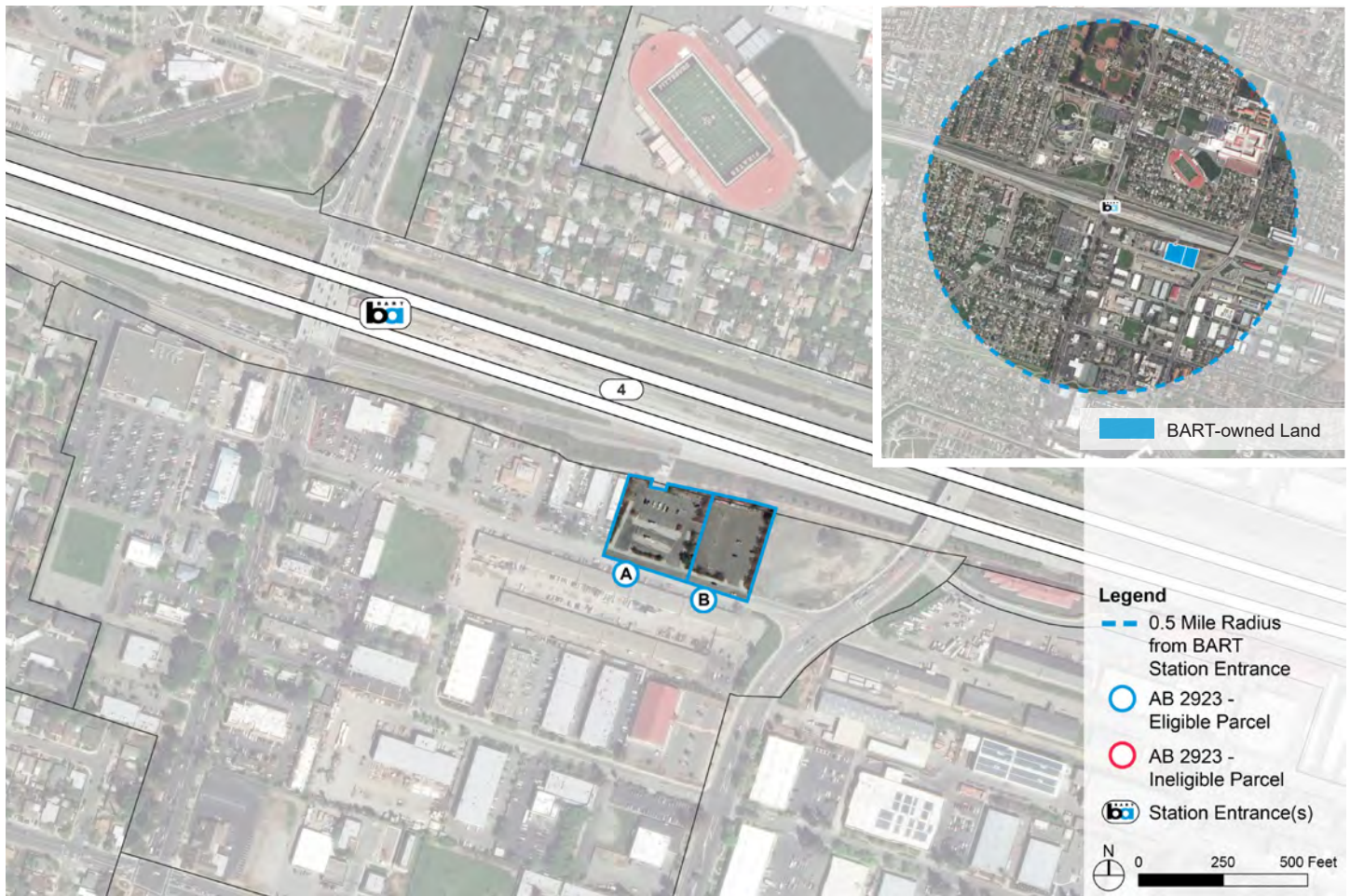


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div><div></div><div><div>Pittsburg Center</div><div>TOD Place Type: Neighborhood/Town Center</div></div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	088-171-038-8	1.51	PD (Planned Development District)	Min: 15 Max: 65	Min: 0.25 Max: 1	None Specified	Unknown	Min: 2+ Max: None	Min: 4 Max: None	Min: None
B	088-171-039-6	1.21			N/A					

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	60 ft	CC Community Commercial
Office		

Legend





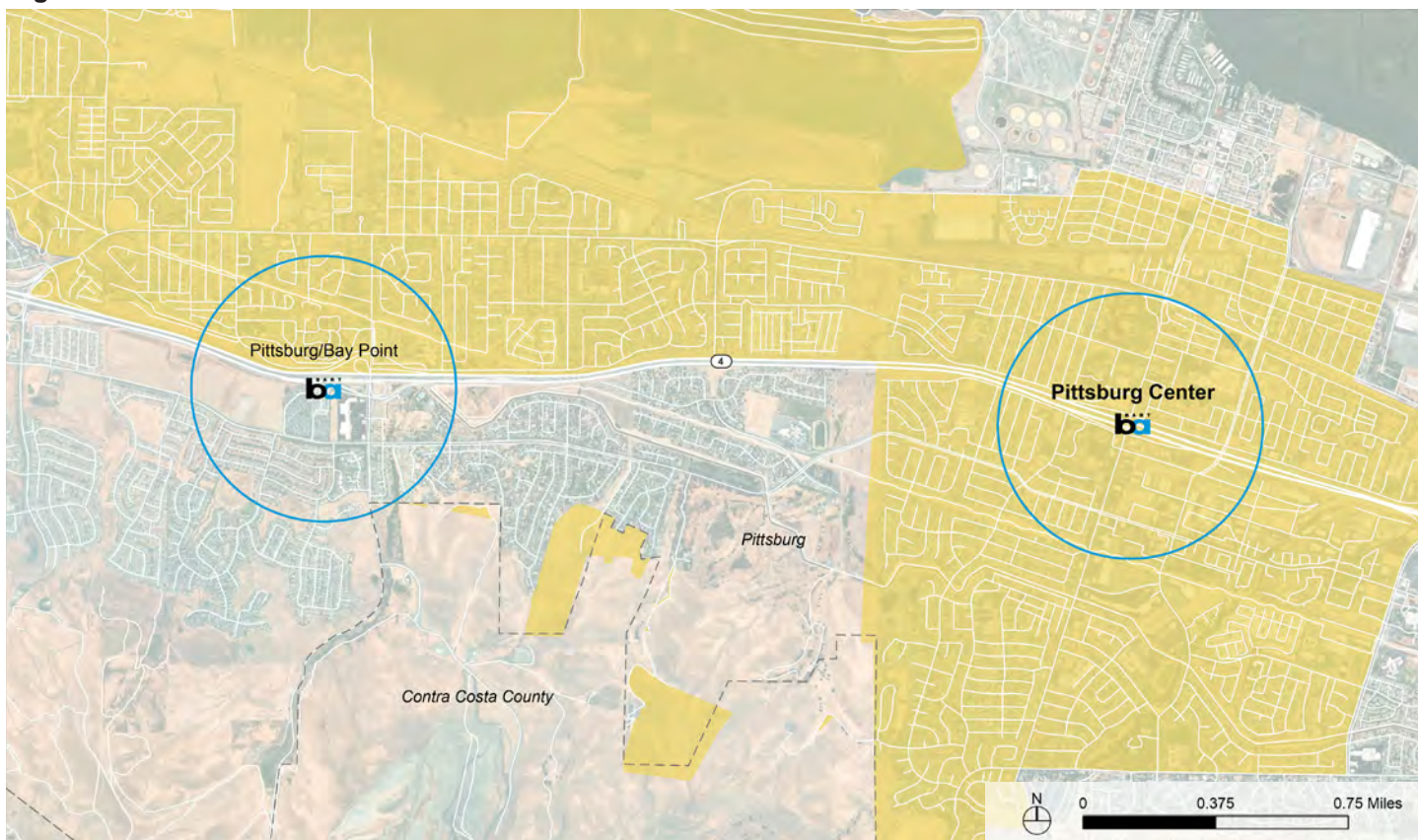
-  0.5 Mile Radius
-  BART-owned Land
-  CC Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

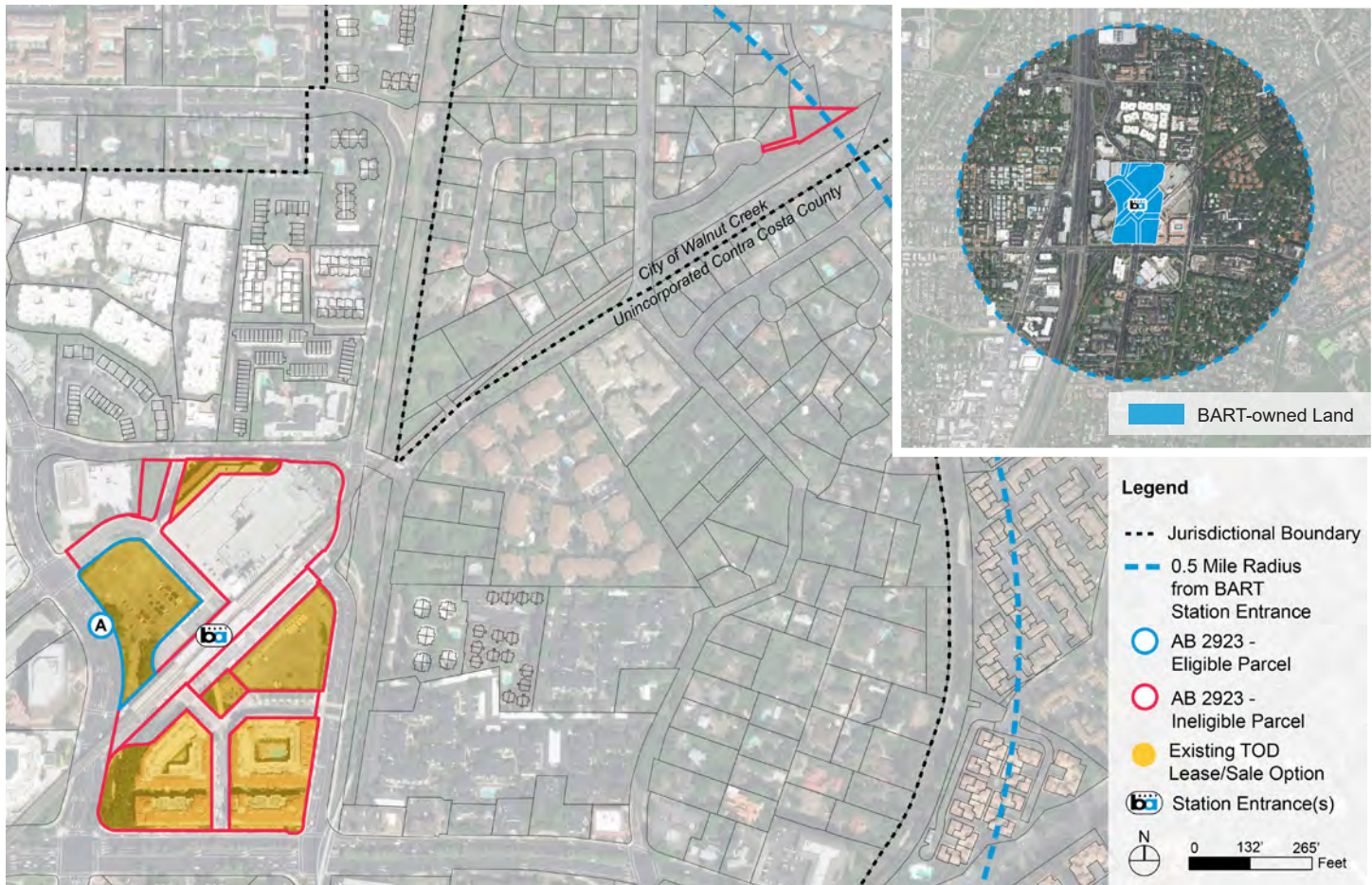


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div><div></div><div>Pleasant Hill/Contra Costa Centre</div><div>TOD Place Type: Neighborhood/Town Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	148-221-043-0 <i>Unincorporated Contra Costa County</i>	2.26	R-10 (Single Family Residential) + BART Specific Plan	Min: None specified Max: 3.1 to 4.5 DU/net acre	Min: None specified Max: 0.4	Min: None specified Max: 35 feet or 2.5 stories	Unknown	Min: 2.0 Max: None specified	Min: 3.33 Max: 4.0	Min: 1.0 Max: None specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

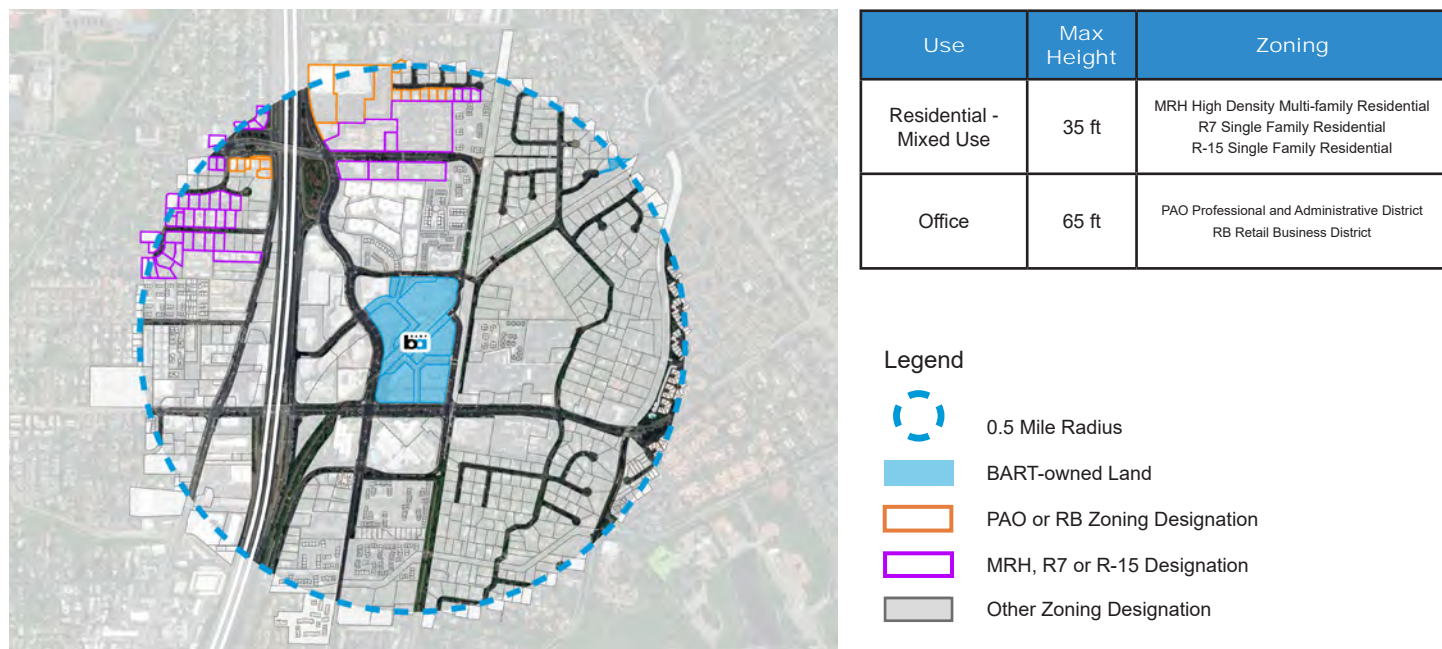
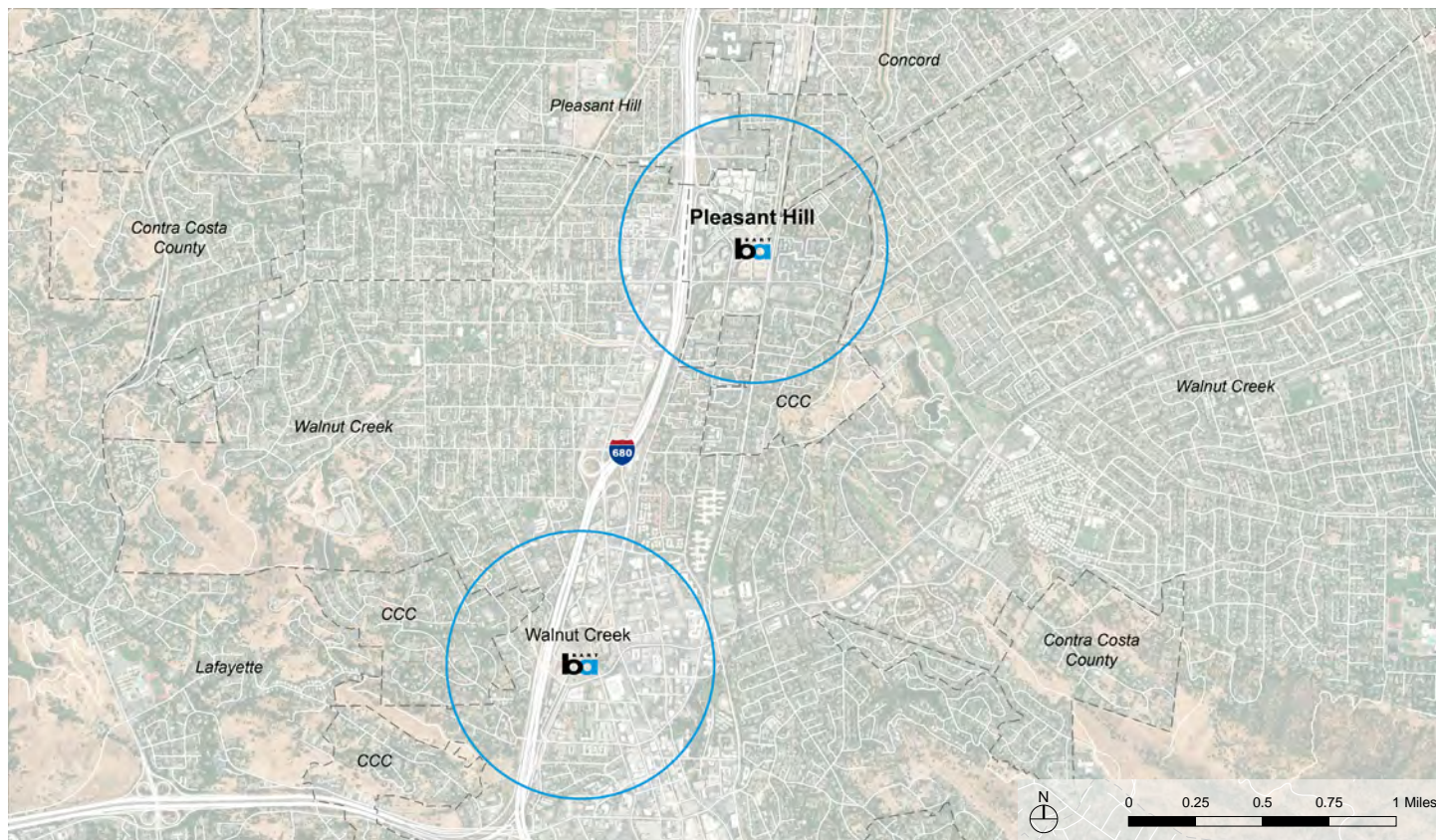


Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

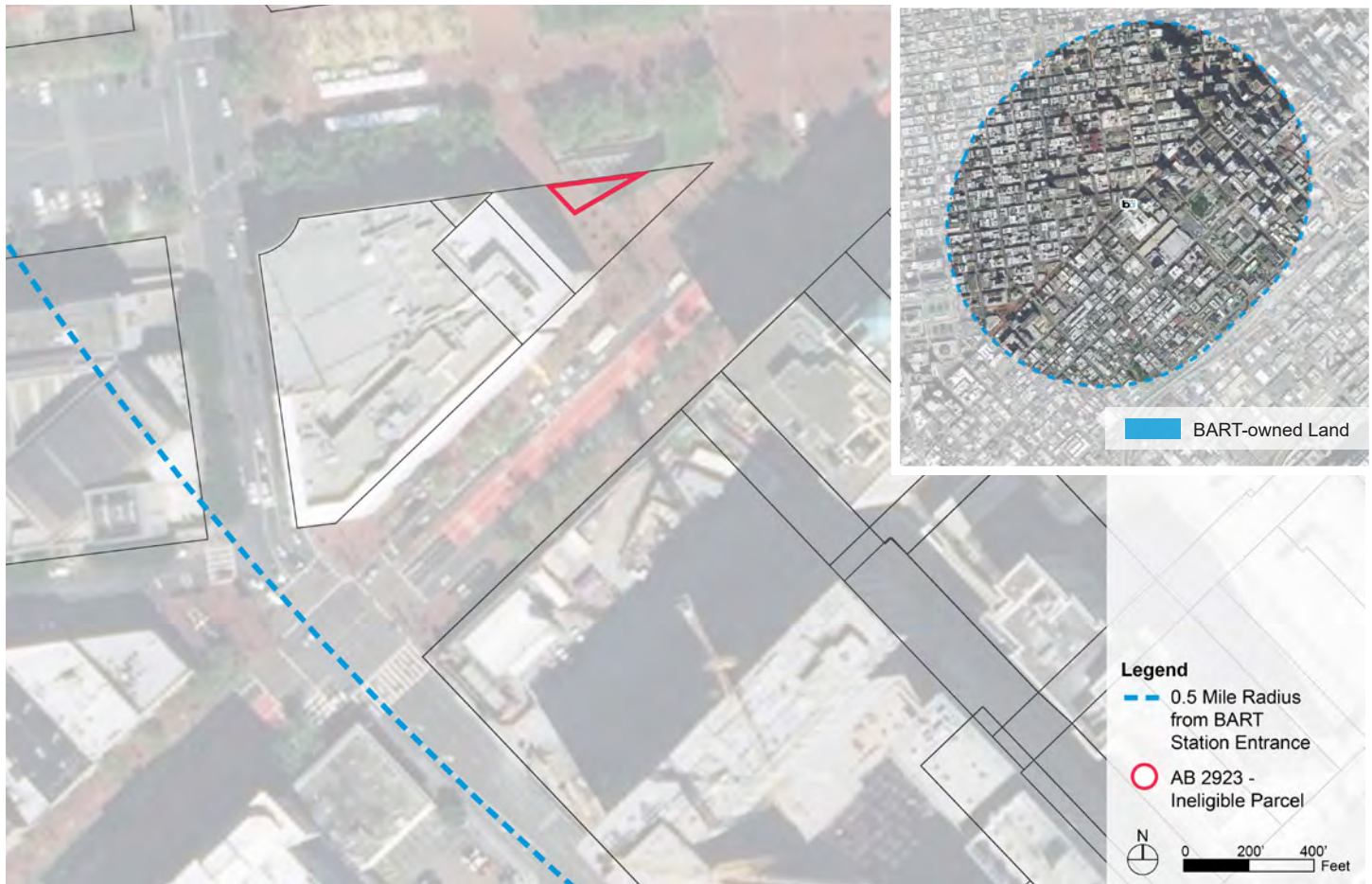
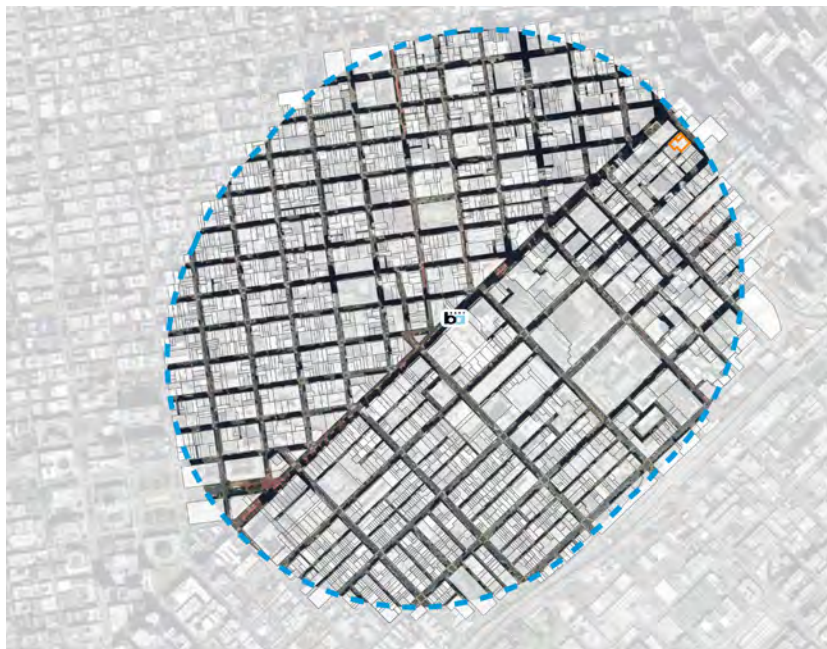


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning

<div><div></div><div>Powell St TOD Place Type: Regional Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 7.2	≥ 12 stories	Allow shared and unbundled parking	Min: 0 Max: 0.375 spaces per DU	Min: 0 Max: 0 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
No AB 2923-Eligible Parcels										

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	850 ft	C-3-O (SD) Downtown Office Special Development
Office		

Legend



0.5 Mile Radius



BART-owned Land

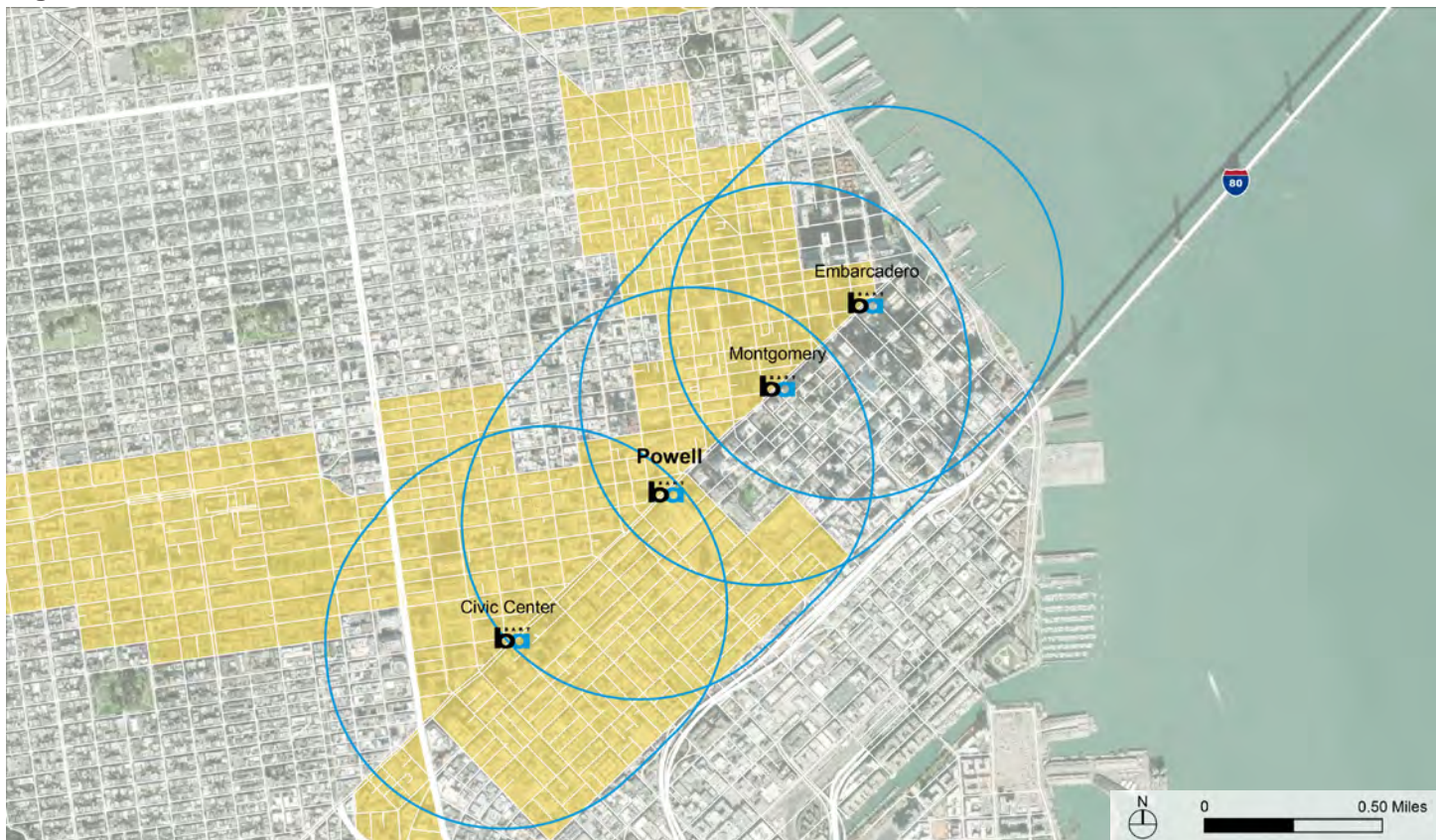


C-3-O Zoning Designation



Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

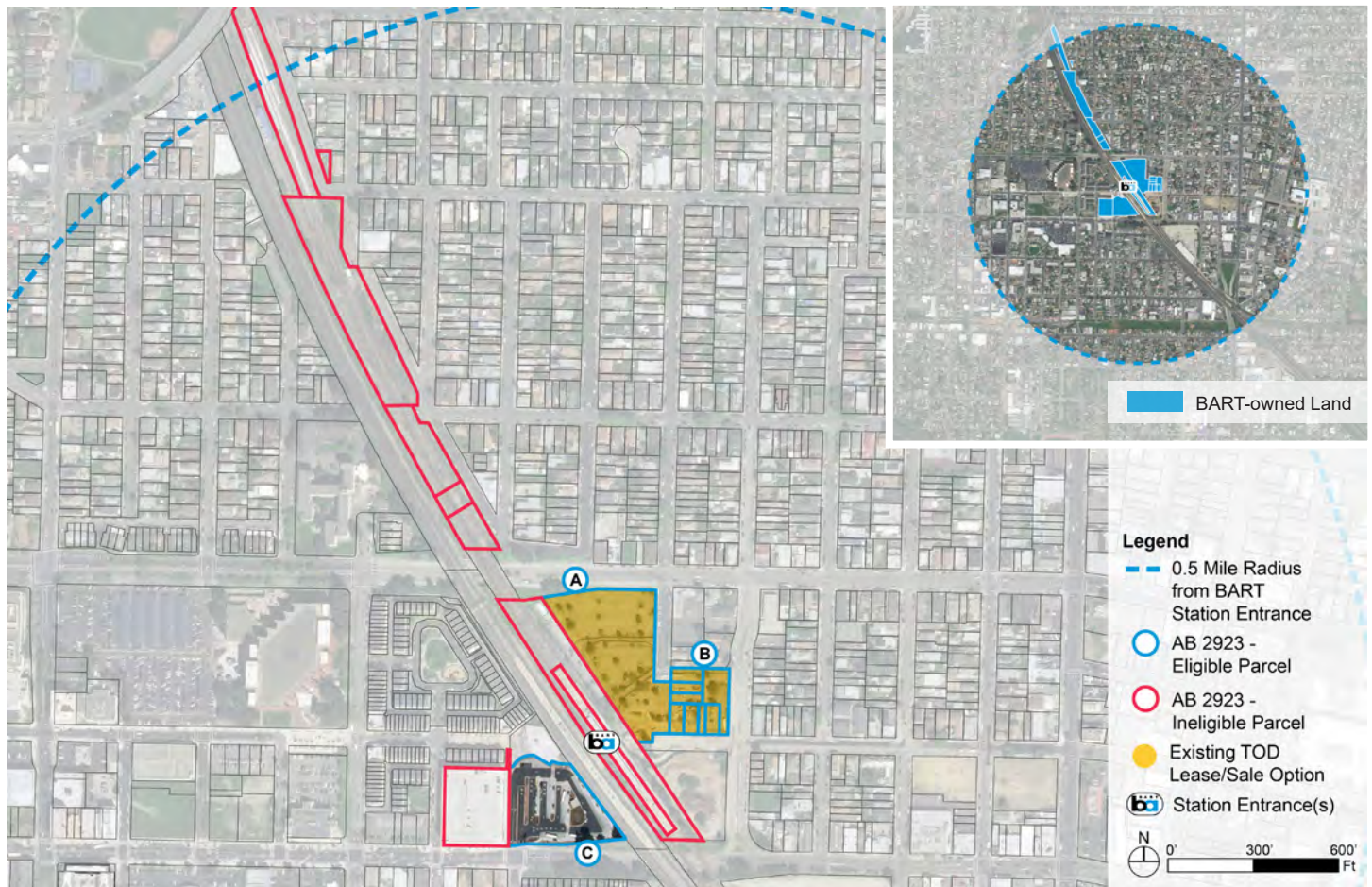



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Richmond

TOD Place Type: Urban Neighborhood/City Center

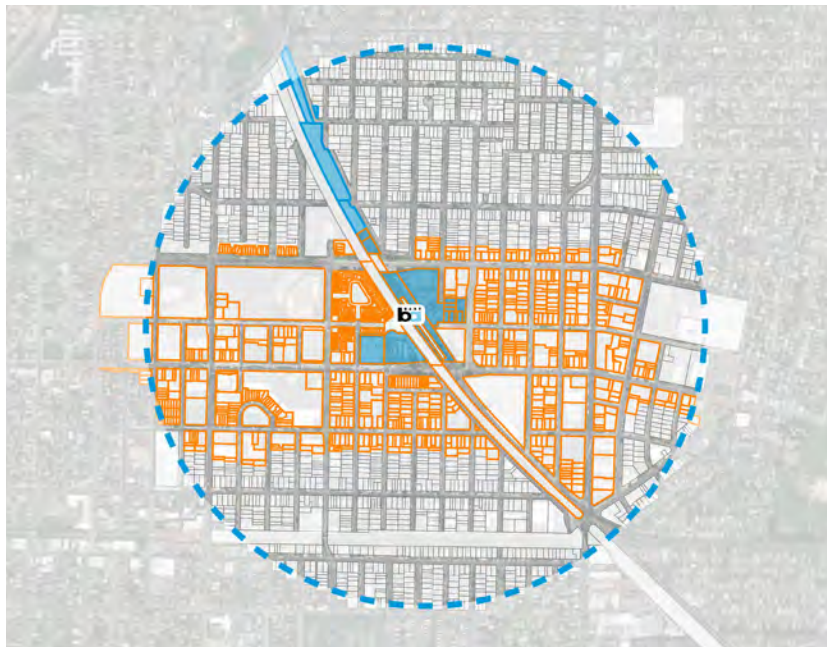
Summary of Zoning Standards by TOD Place Type

Land Use	Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)	≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min: 0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None

Current Local Zoning for AB 2923-Eligible Parcels

Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	514-151-005-6	3.09	CM-5 Commercial Mixed-Use, Activity Center	Min: 40 DU/acre Max: 125 DU/acre	Min: None specified Max: 5.0	Min: None specified Max: 135'	Unknown	Min: 0.6 Max: 2.0	Min: 1.3 Max: 2.0	Min: 1.0 space per DU Max: None specified
B	514-140-017-5	0.09								
	514-140-018-3	0.12								
	514-140-027-4	0.33								
	514-140-016-7	0.10								
	514-140-015-9	0.12								
	514-140-014-2	0.12								
	514-140-013-4	0.06								
	514-140-012-6	0.12								
C	540-062-012-5	2.06								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	135 ft	CM-5 Commerical Mixed-Use Activity Center
Office		

Legend





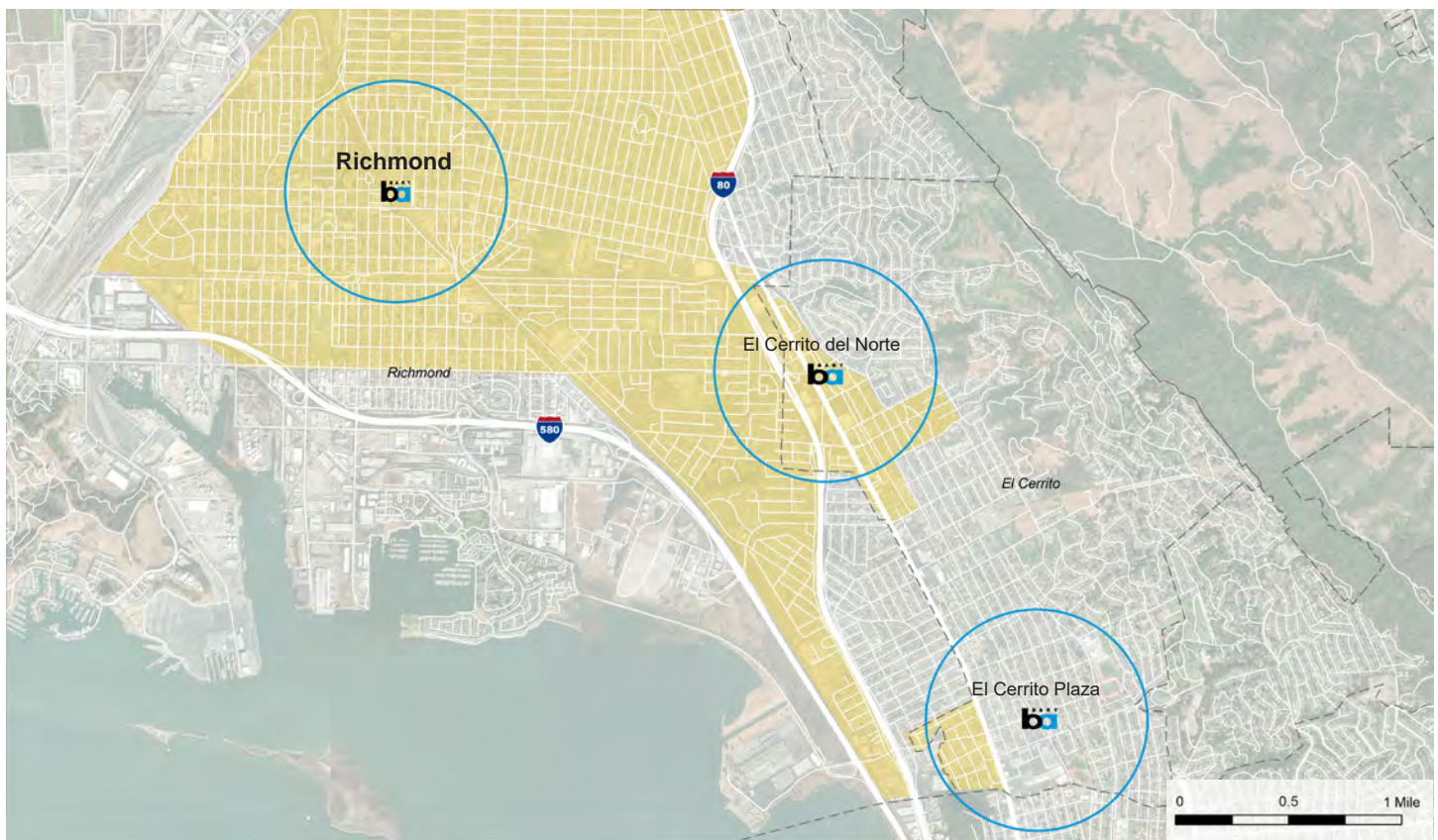



-  0.5 Mile Radius
-  BART-owned Land
-  CM-5 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

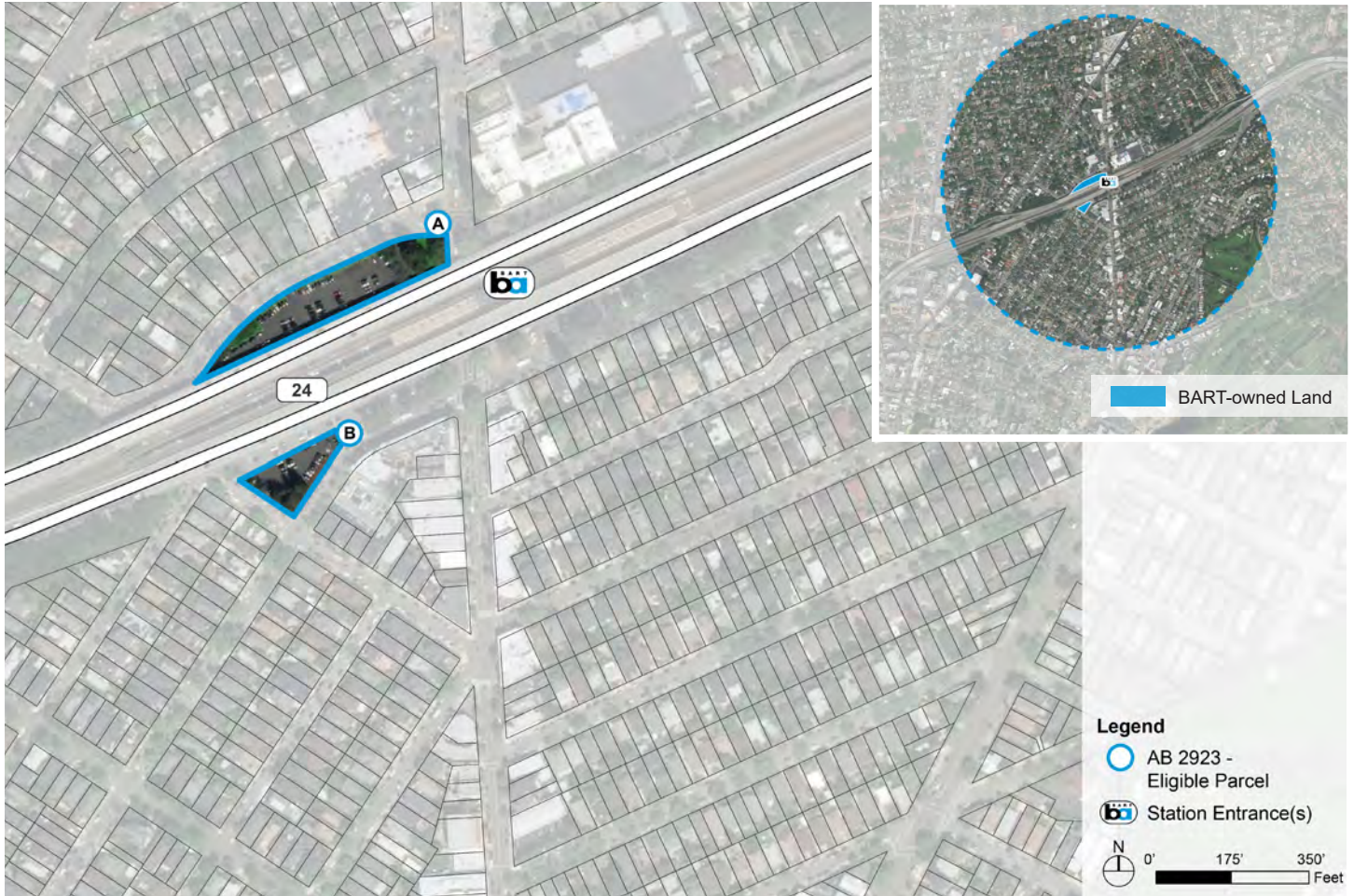



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



Rockridge

TOD Place Type: Urban Neighborhood/City Center

Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	14-1265-40	1.22	Split Zone: RM-1 Mixed Housing Residential 1 CN-1 Neighborhood Commercial 1	Min: None specified Max: 79 DU/acre	Min: None specified Max: 2.0 (CN-1)	Min: None specified Max: 35' or 3 stories (CN-1)	Unknown	Min: 1.0 Max: None specified	Min: 1.17 spaces (CN-1) Max: None specified	Min: None specified Max: None specified
B	14-1265-38-6	0.44	RM-1 Mixed Housing Residential 1	Multi-Family Residential not permitted	Min: None specified Max: None specified	Min: None specified Max: 35' or 3 stories		Min: 1.0 Max: None specified	Office not permitted	Min: None specified Max: None specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	35 ft	CN Neighborhood Commercial
Office		CN-1 Neighborhood Commercial-1Zone

Legend





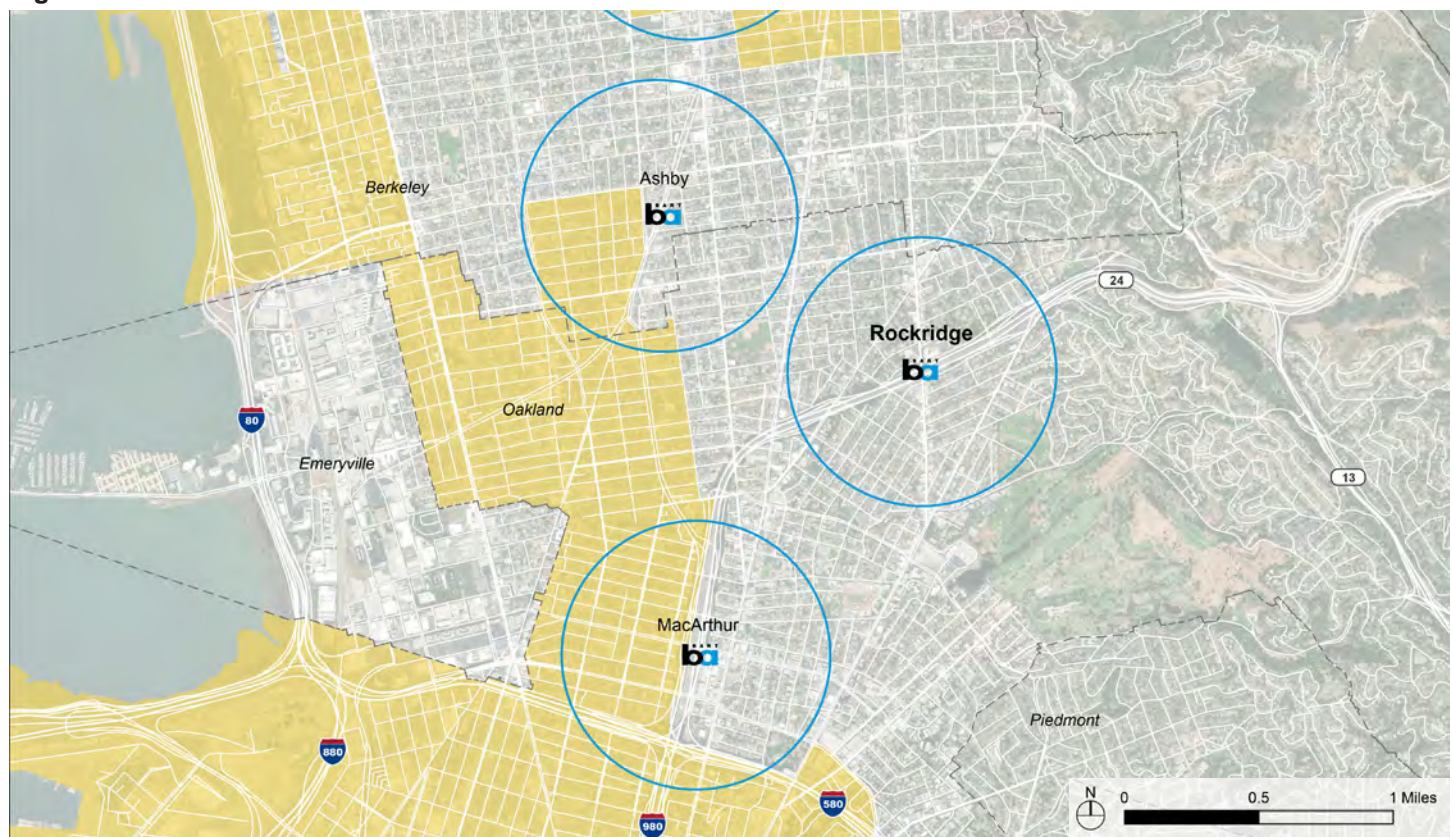

-  0.5 Mile Radius
-  BART-owned Land
-  CN or CN-1 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> San Leandro</div> <div>TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None	
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	075-0036-048-07	1.76	DA-6 Office Mixed Use	Min: 60 DU/acre Max: None (if over 10,000 sf)	Min: 1.0 Max: 5.0	Min: None Max: 75'	Unknown	Min: 1.0 Max: None	Min: 2 Max: None	Min: None Max: None
B	075-0039-029-10	7.05								
C	075-0041-001-04	1.23								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	75 ft	DA-1, 4, or 6 Downtown Area 1, 4 or 6
Office		

Legend





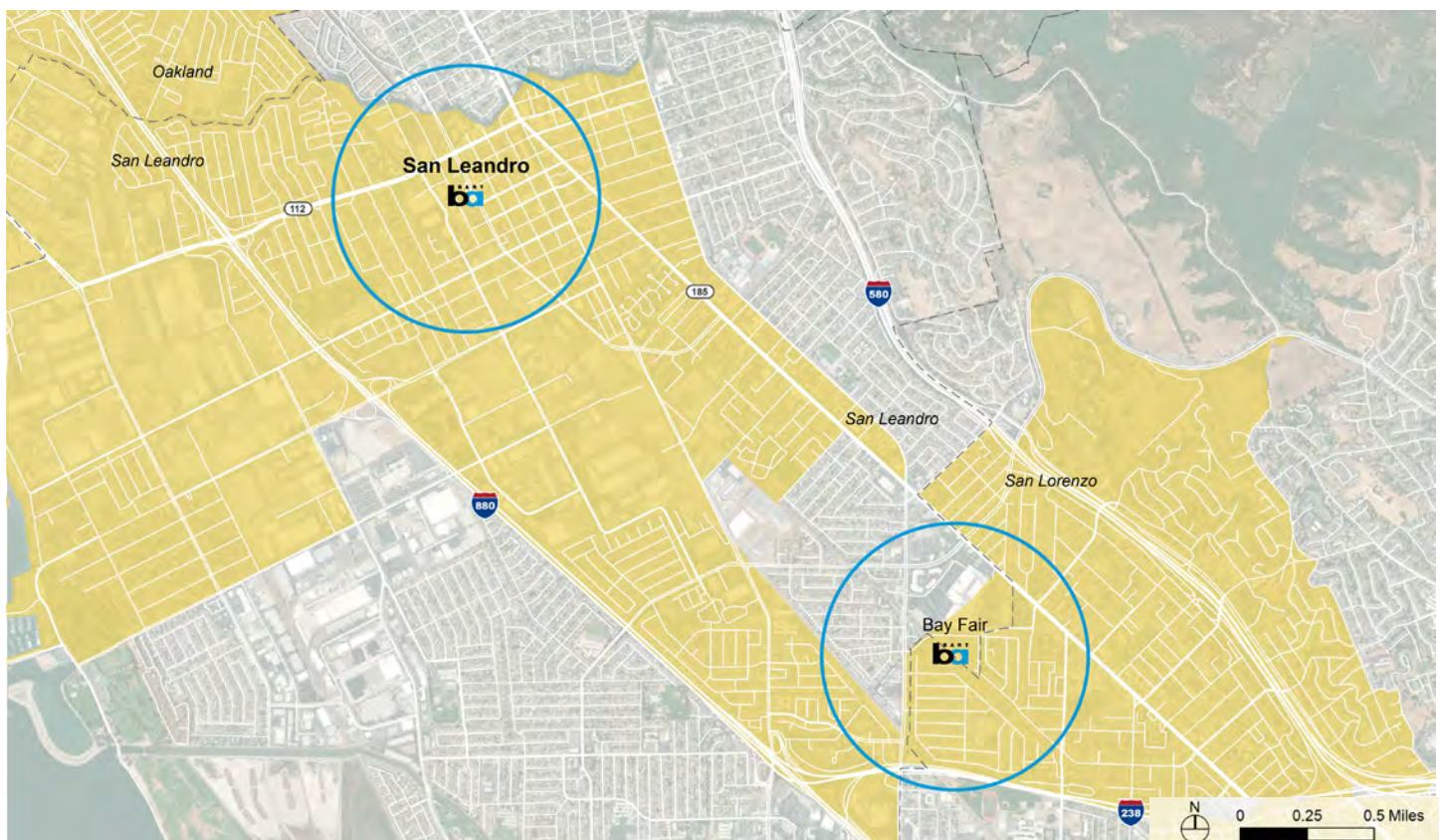

-  0.5 Mile Radius
-  BART-owned Land
-  DA-1, 4, or 6 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

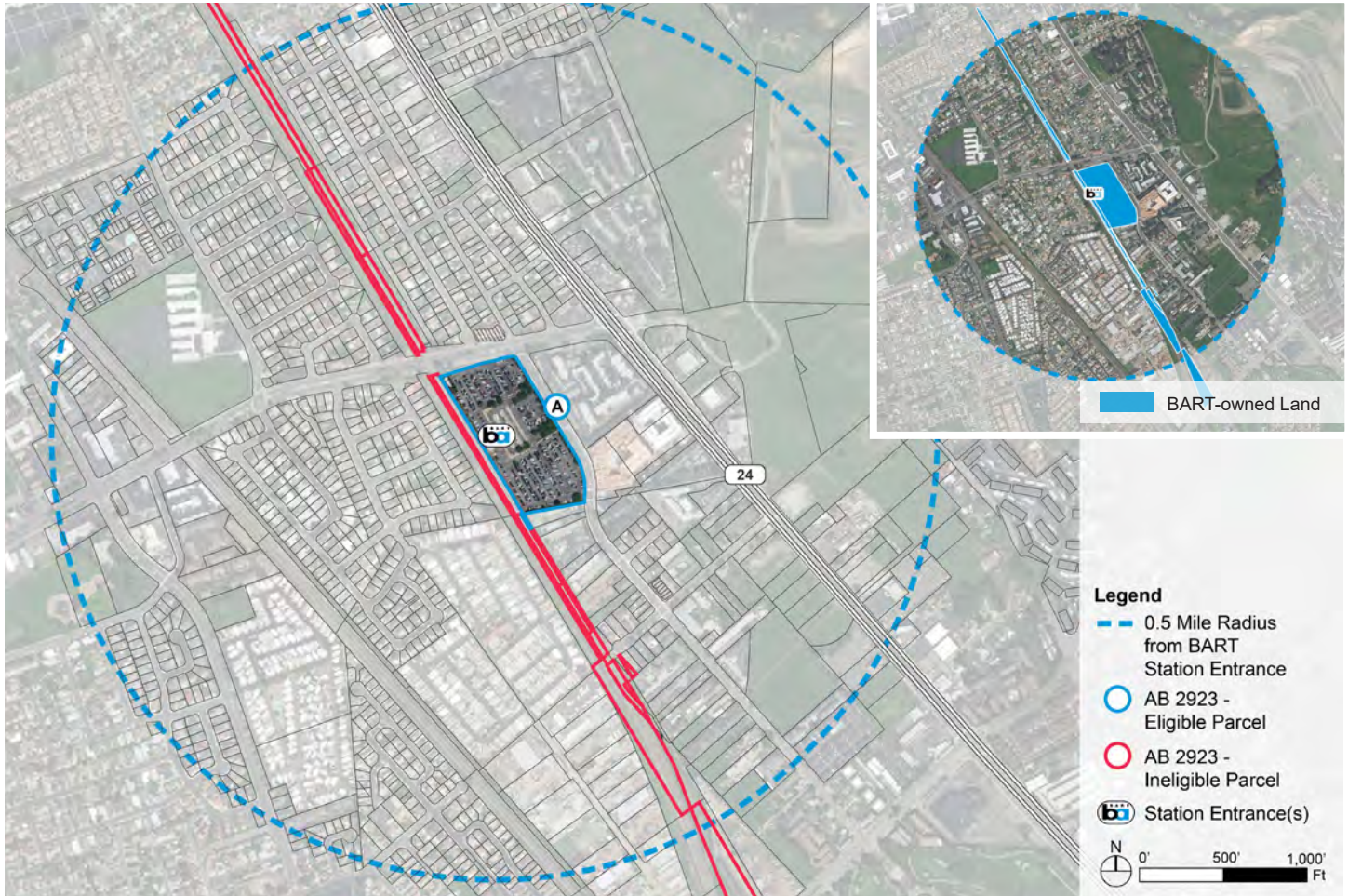


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>  <div> South Hayward TOD Place Type: Neighborhood/Town Center </div> </div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	078C-0441-001-29	9.79	T5 TOD Dens Overlay 1 (Urban Center Zone with TOD Density Overlay 1	Min: 75 Max: 100	Min: None Max: None Specified	Min: 30' Max: 60' or 6 stories	Unknown	Min: None Max: 1.5	Min: None Max: None	Min: 0.2 Max: None

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

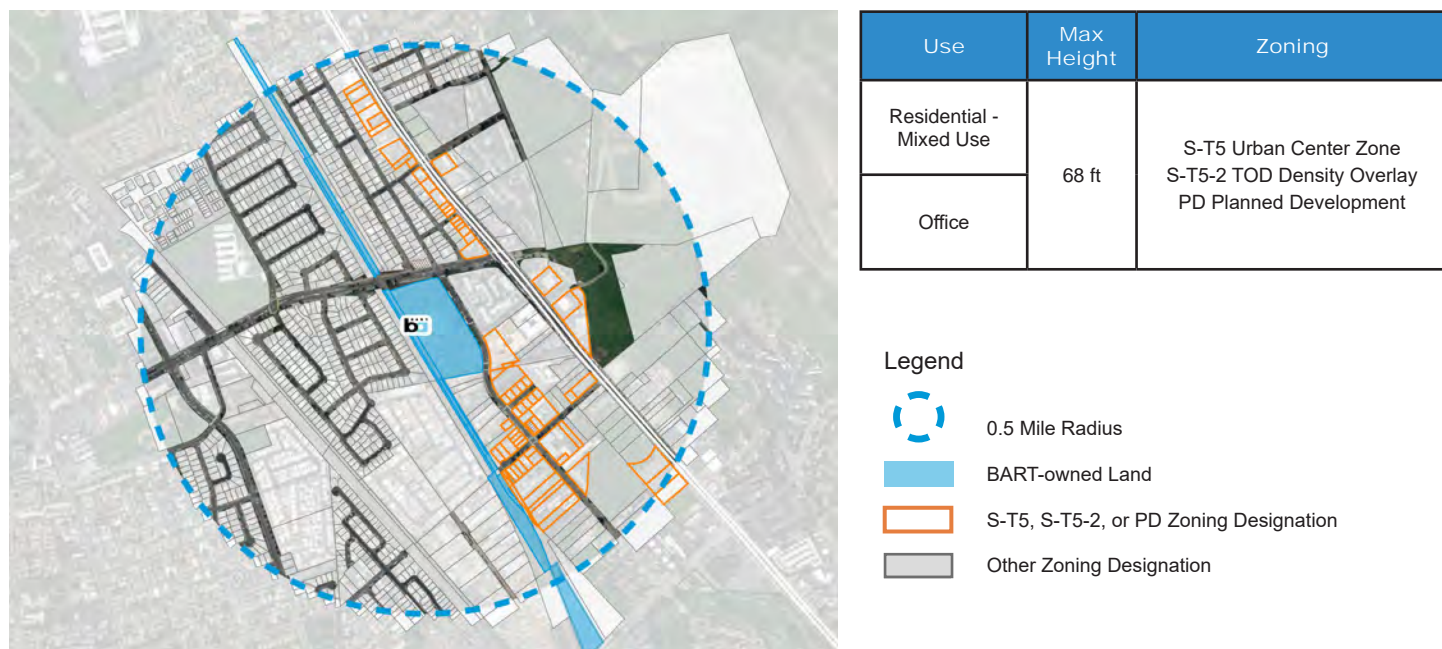
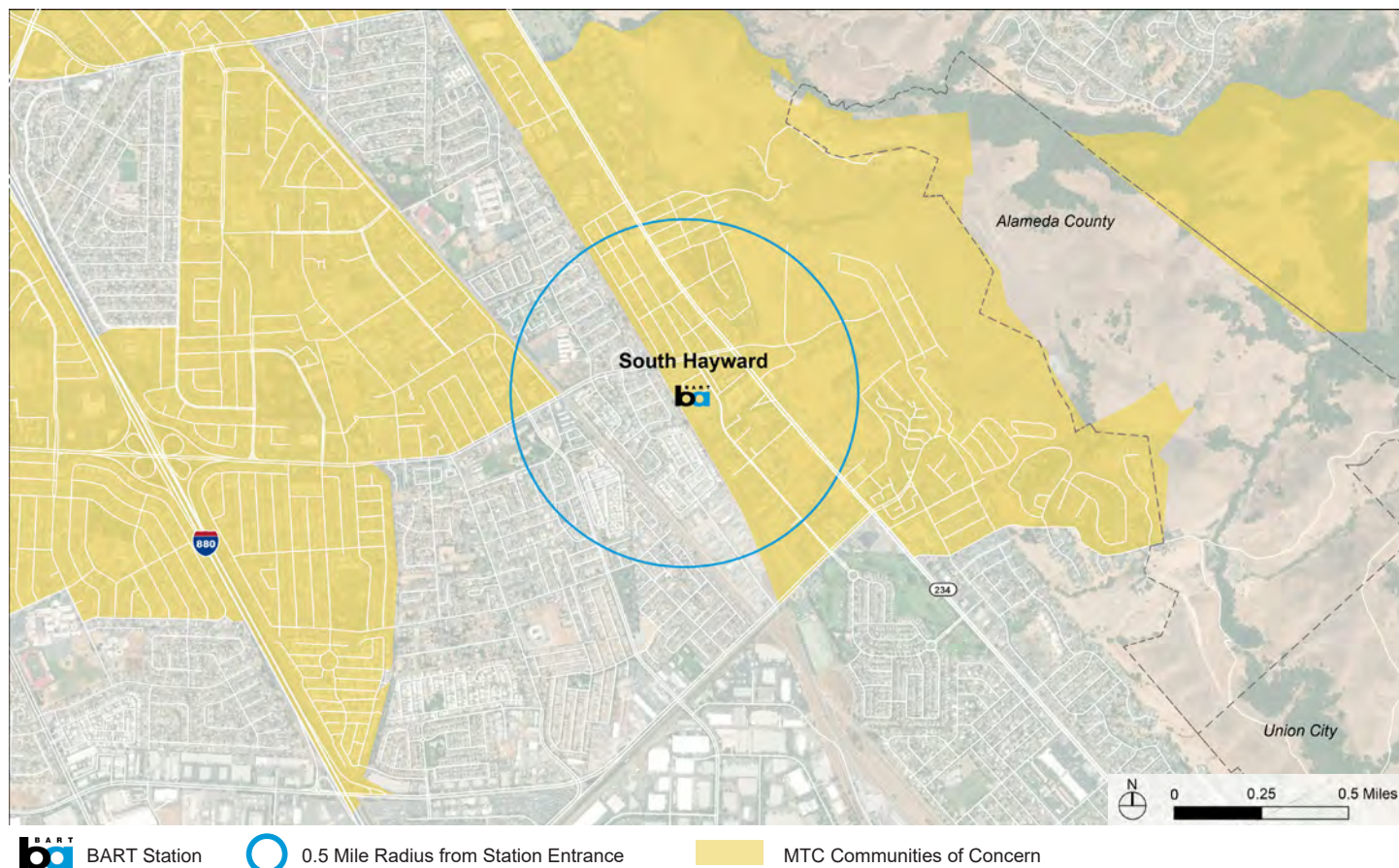


Figure 3. Communities of Concern*



- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)

- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

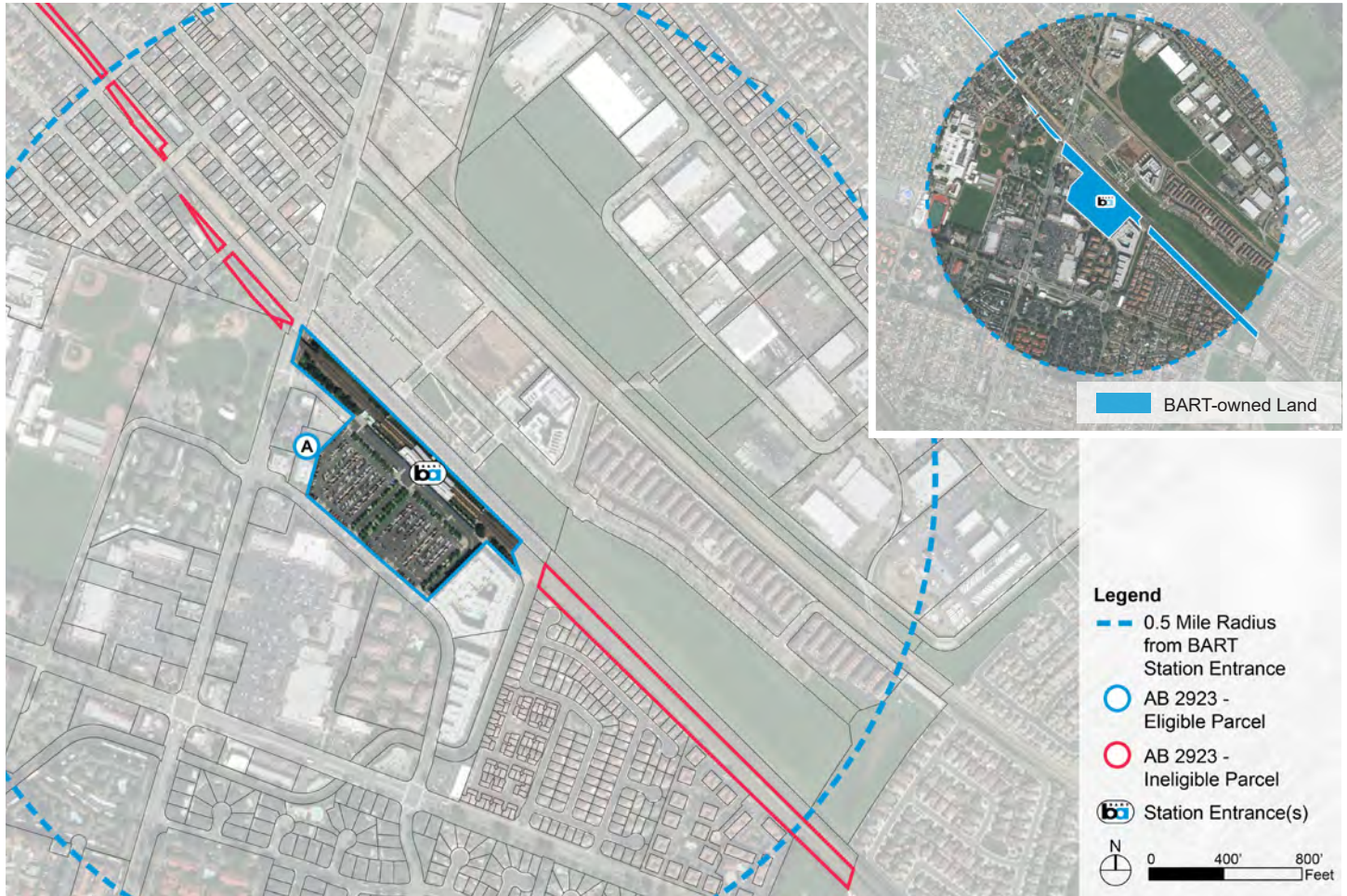


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> Union City</div> <div>TOD Place Type: Urban Neighborhood/City Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	087-0019-001-01	14.47	CSMU Station Mixed Use Commercial	Min: 60 Max: 165	Min: 1.0 Max: 4.0	Min: 3 stories Max: 160'	Unknown	Min: 1 covered space Max: None	Min: 3.33 Max: None	Min: 0.33 Max: None Specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	165 ft or 14 stories	CSMU Station Mixed Use Commercial
Office		

Legend





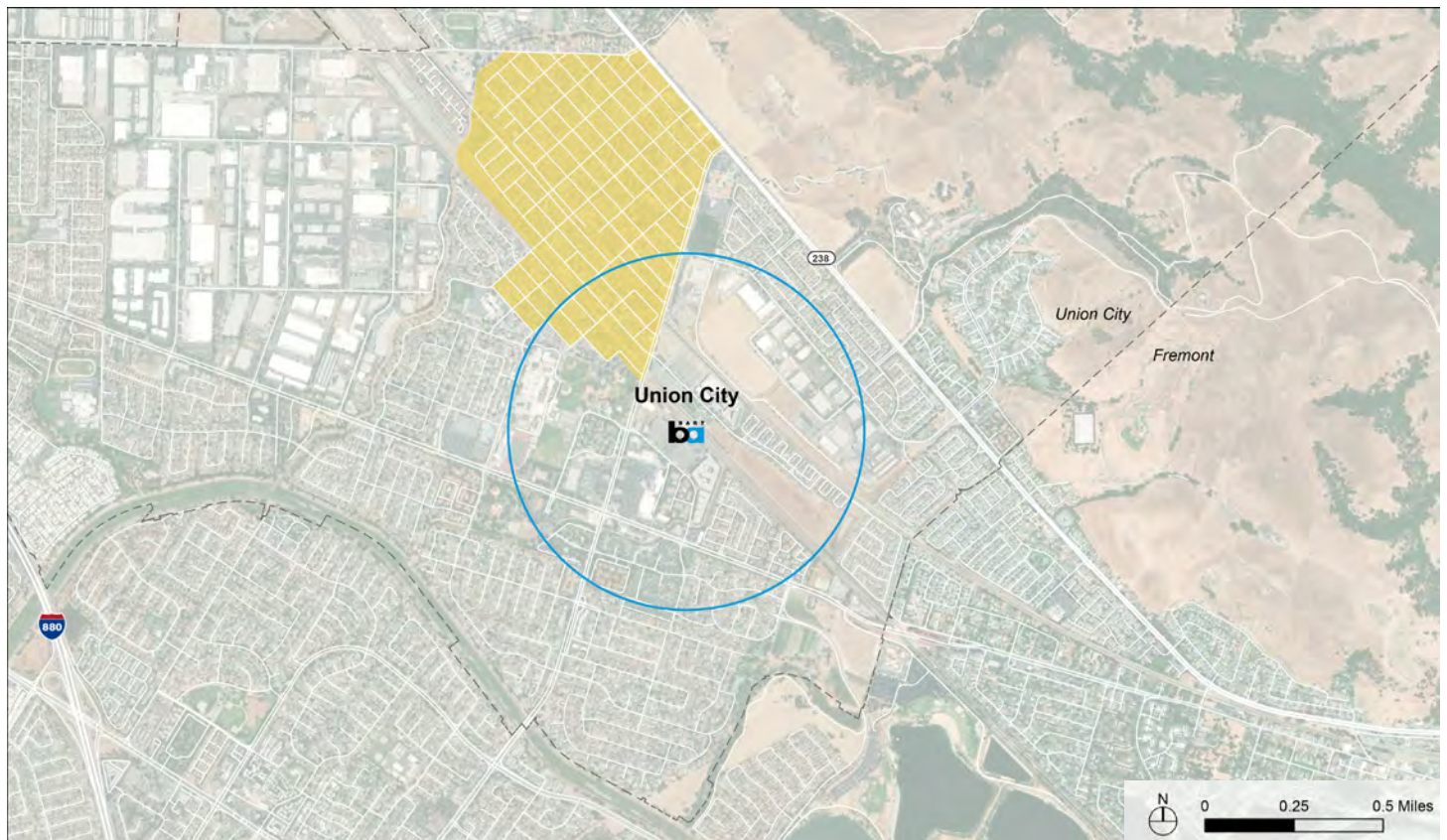



-  0.5 Mile Radius
-  BART-owned Land
-  CSMU Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



-  BART Station
-  0.5 Mile Radius from Station Entrance
-  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

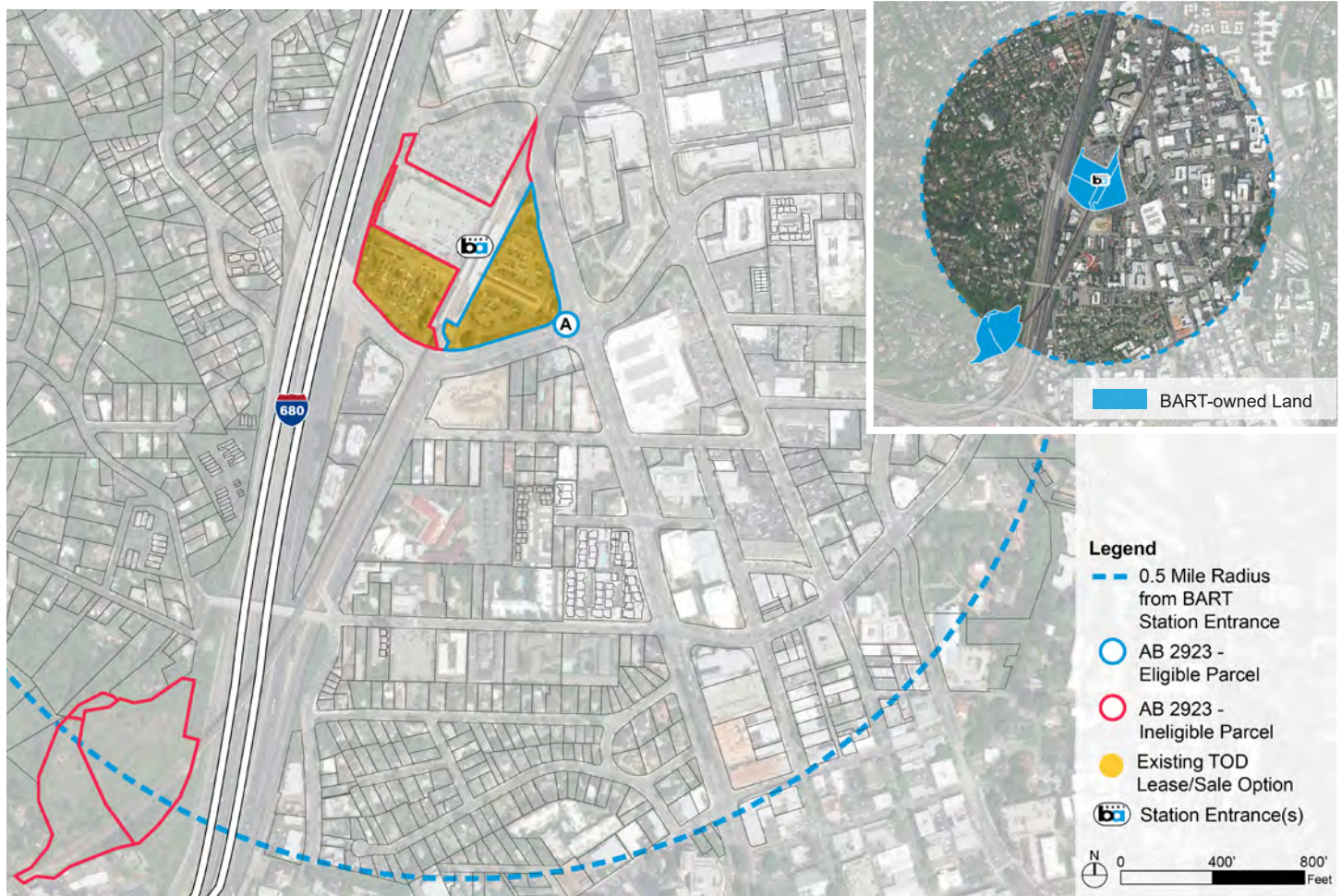


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div>Walnut Creek</div> <div>TOD Place Type: Neighborhood/Town Center</div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
<div>A</div>	174-180-004-7	3.85	MU-R (Mixed Use-Residential Emphasis) + BART Planned Development	Min: None specified Max: None specified	Min: None specified Max: 2.0	Min: None specified Max: 35'	Unknown	Min: 1.0 - 2.25 (depending on bedrooms) Max: None specified	Min: 4.0 Max: None specified	Min: 1.0 Max: None specified

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)

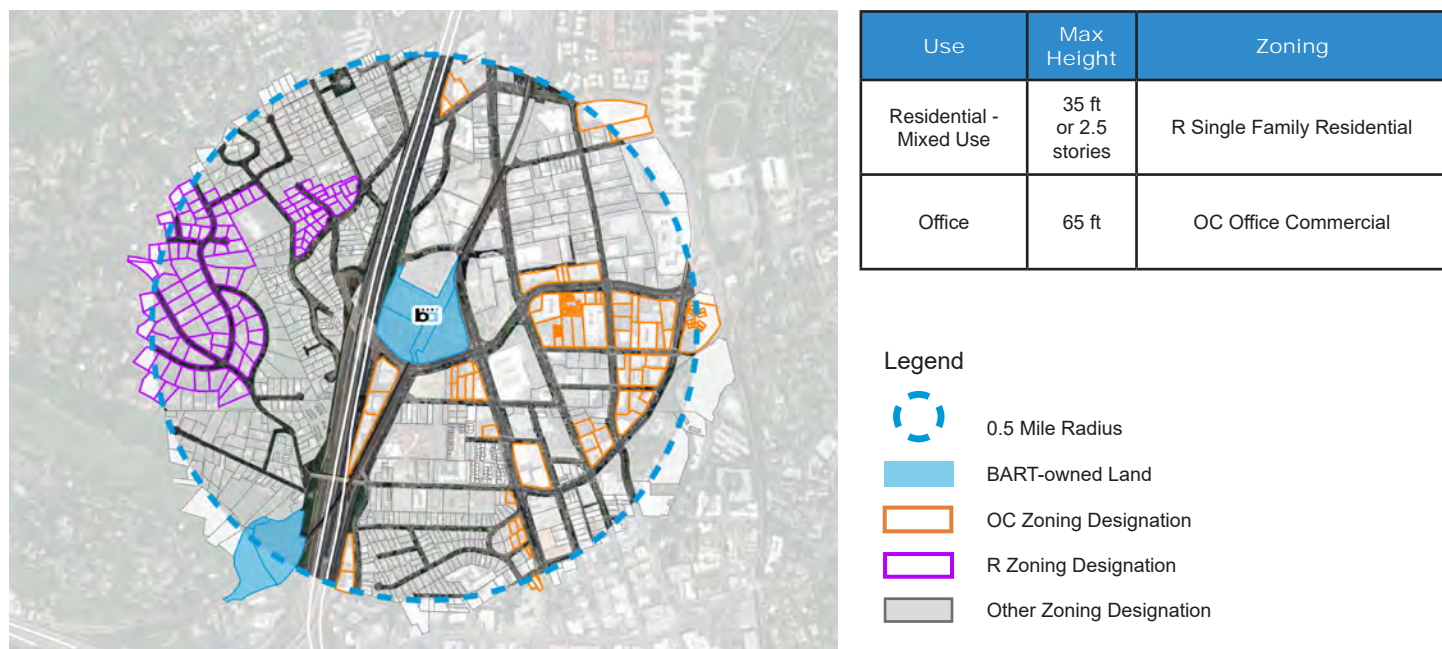
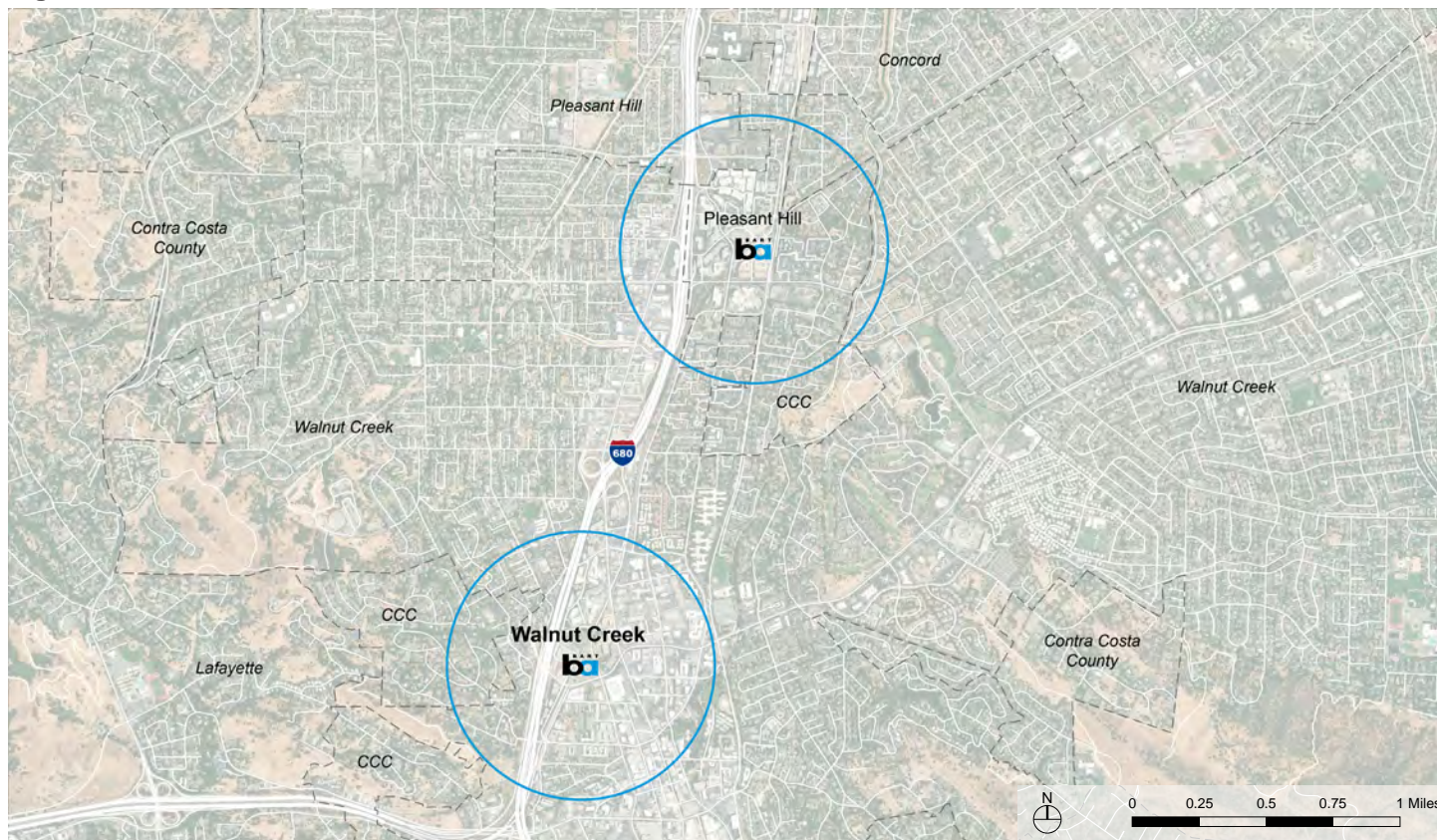


Figure 3. Communities of Concern*



BART Station 0.5 Mile Radius from Station Entrance MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

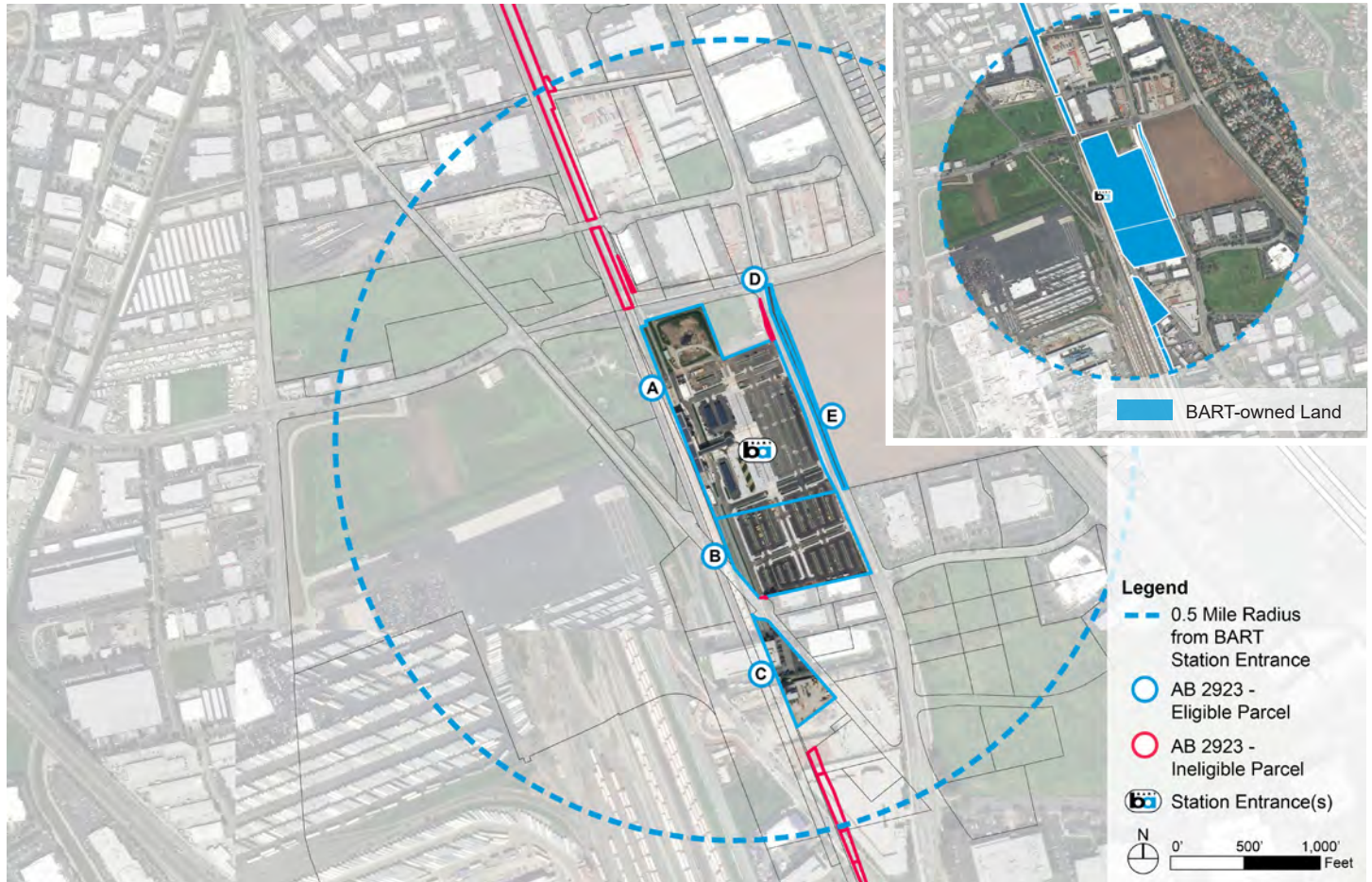


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div> Warm Springs/South Fremont TOD Place Type: Urban Neighborhood/City Center</div>											
Summary of Baseline Standards by TOD Place Type											
Land Use			Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking		
Residential (mandatory) Office (optional)			≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None		
Current Local Zoning for AB 2923-Eligible Parcels											
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking	
<div>A</div>	519 -1310-034-12	22.72	WSI-8	Residential not permitted	Min: 1.5 Max: Not established	Min: 25' Max: 240'	Unknown	Residential not permitted	Min: None Max: 3.0	Residential not permitted	
<div>B</div>	519 -1310-033-03	10.72									
<div>C</div>	519 -0850-001-02	3.21	WSI-10	Residential not permitted	Min: 1.5 Max: None specified	min: 25' Max: 135'		Residential not permitted	Min: None Max: 3.0	Residential not permitted	
<div>D</div>	519 -1310-034-16	0.98	WSI-9	Residential not permitted	Min: 1.5 Max: Not established	Min: 25' Max: 135'		Residential not permitted	Min: None Max: 3.0	Residential not permitted	
<div>E</div>	519 -1310-034-17	0.42									

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	240 ft	WSI-4 and 5 Warm Springs Innovation District 4 and 5
Office	240 ft	WSI-4, 5, 8, 9 Warm Springs Innovation District 4, 5, 8, and 9

Legend






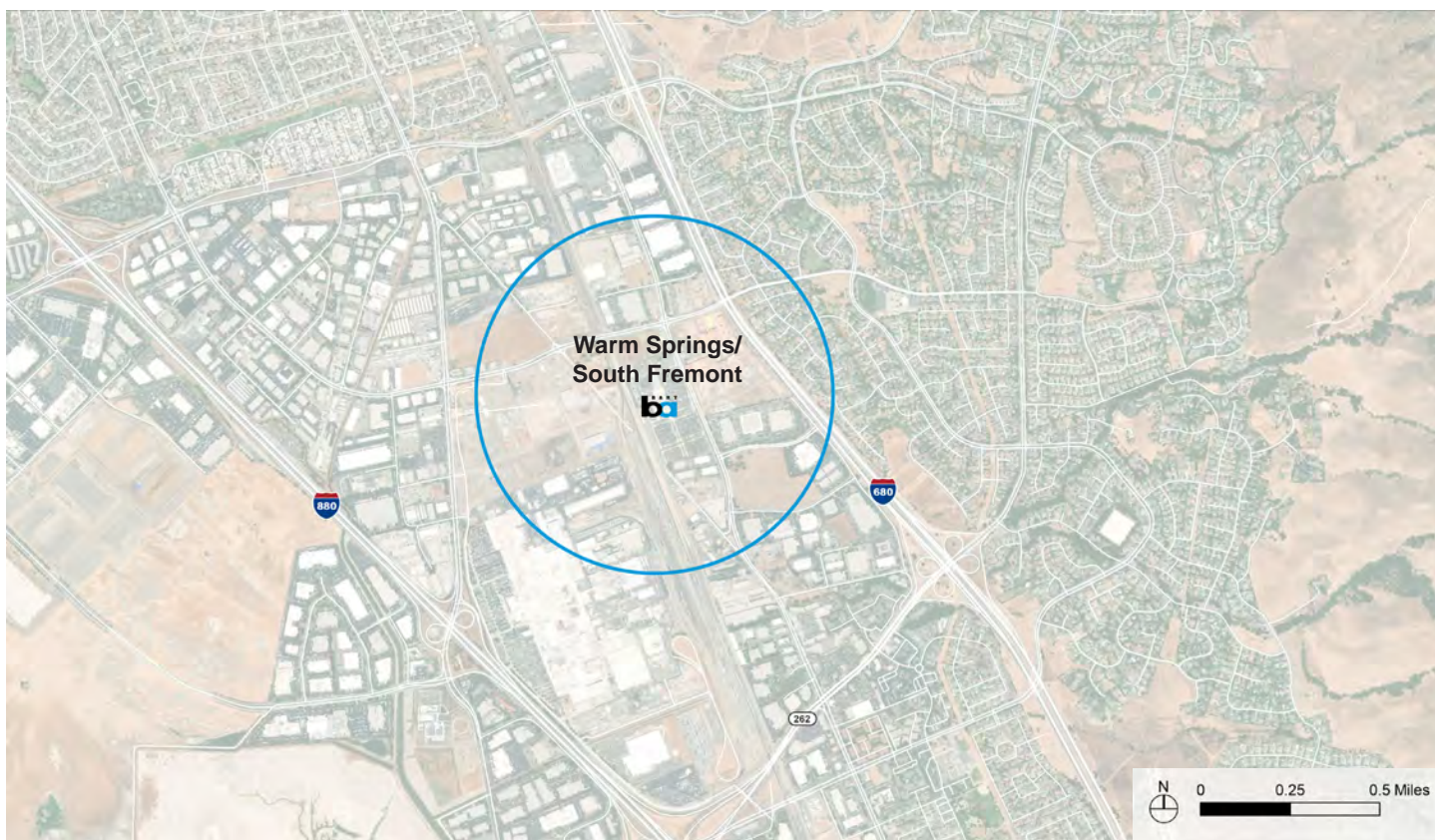
-  0.5 Mile Radius
-  BART-owned Land
-  WSI-4, 5, 8, or 9 Zoning Designation
-  WSI-4 or 5 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

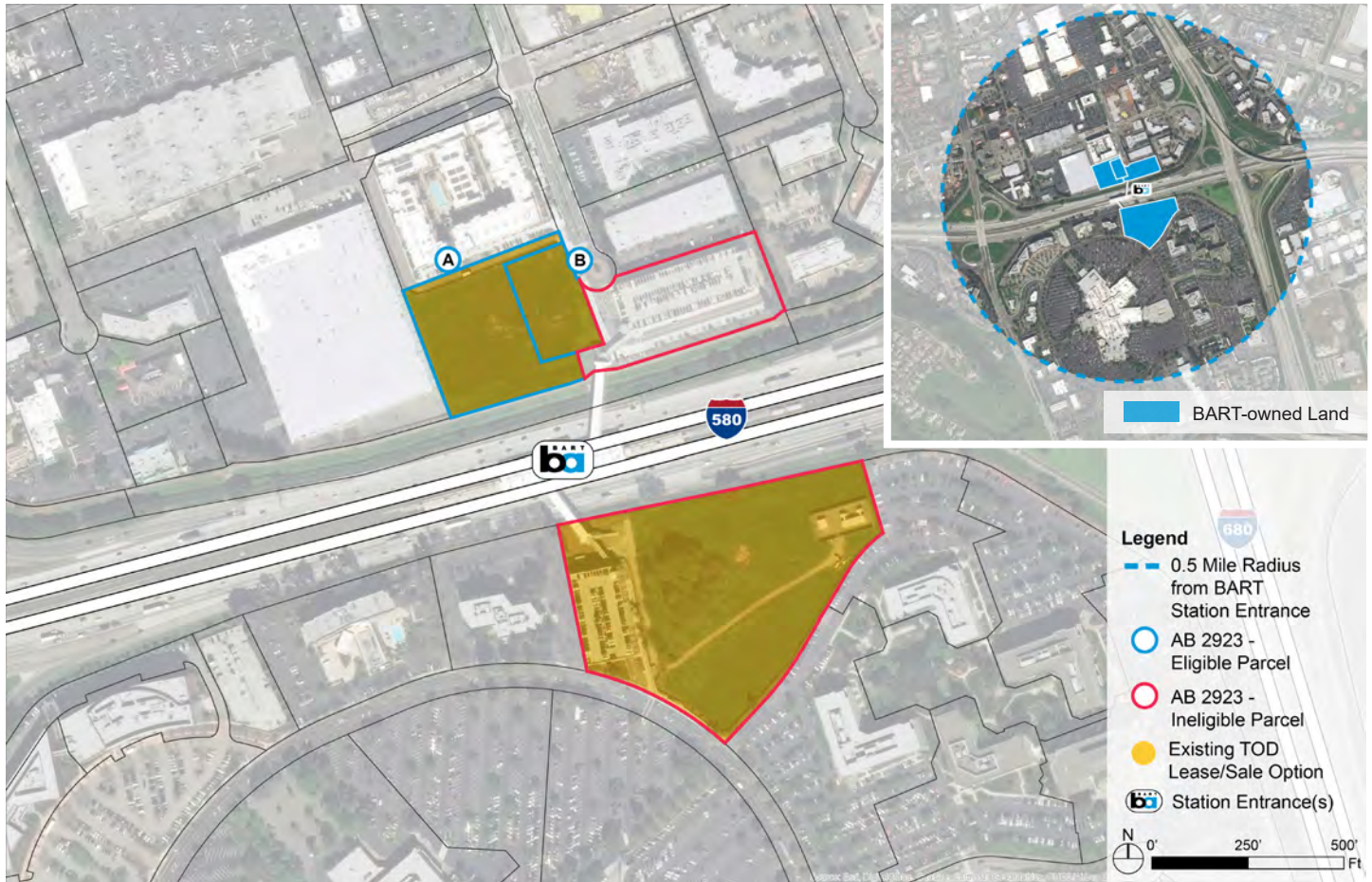


Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning


<div><div></div><div>West Dublin/Pleasanton TOD Place Type: Neighborhood/Town Center</div></div>										
Summary of Baseline Standards by TOD Place Type										
Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 3.0	≥ 5 stories	Allow shared and unbundled parking	Min: 0 Max: 1 spaces per DU	Min: 0 Max: 2.5 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None
Current Local Zoning for AB 2923-Eligible Parcels										
Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	941-2842-2	2.53	DDZD (Downtown Dublin Zoning District)	Min: None specified Max: 85	Min: 0.50 Max: 1.20	Min: None specified Max: 8 floors 90'	Unknown	Min: 1.5 Max: None specified	Min: 2.0 Max: None specified	Min: 1.0 Max: None specified
B	941-2842-4	1.07								

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	90 ft or 8 stories	DDZD Downtown Dublin Zoning District
Office		

Legend





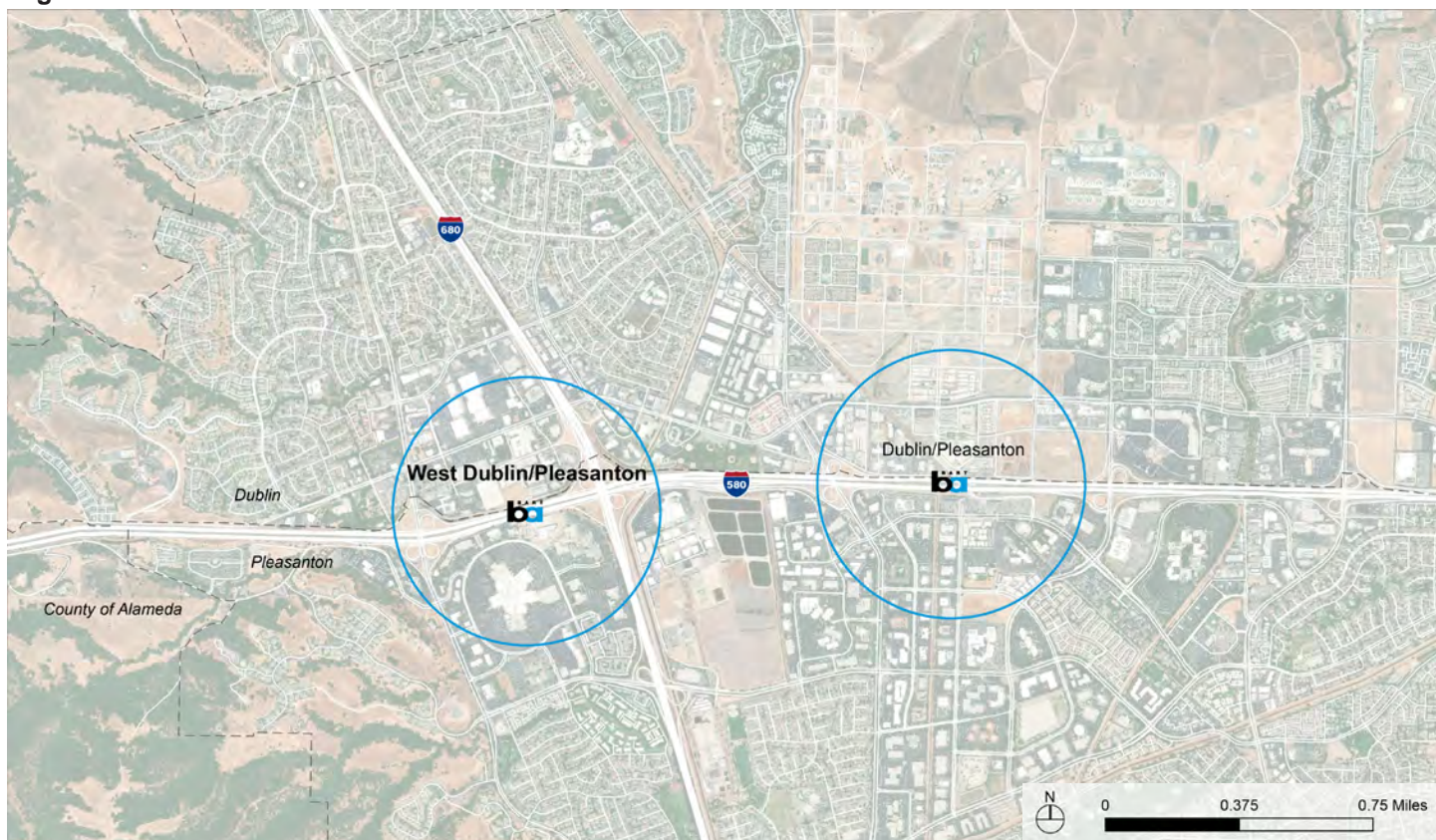
-  0.5 Mile Radius
-  BART-owned Land
-  DDZD Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



BART Station



0.5 Mile Radius from Station Entrance



MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)

Figure 1. BART-owned Land Within 0.5 mile of Station Entrance(s)

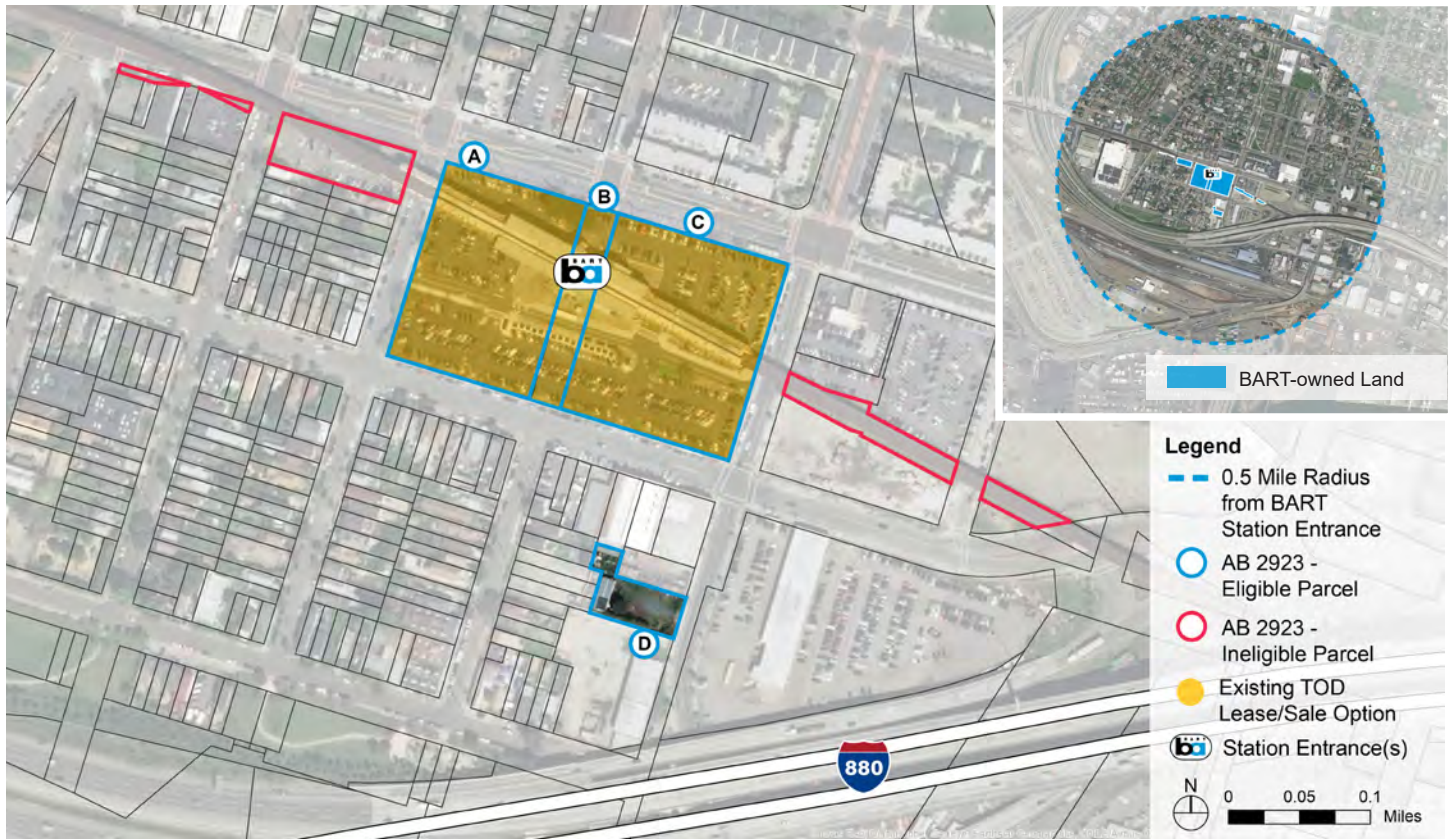



Table 1. AB 2923 Baseline Standards by TOD Place Type and Current Local Zoning



West Oakland

TOD Place Type: Urban Neighborhood/City Center

Summary of Baseline Standards by TOD Place Type

Land Use				Allowable Residential Density	Allowable Floor Area Ratio (FAR)	Allowable Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
Residential (mandatory) Office (optional)				≥ 75 dwelling units (DU)/acre	≥ 4.2	≥ 7 stories	Allow shared and unbundled parking	Min: 0 Max: 0.5 spaces per DU	Min:0 Max: 1.6 spaces per 1,000 square feet	Min: 1 secure space per DU Max: None

Current Local Zoning for AB 2923-Eligible Parcels

Key	Assessor Parcel Number (APN)	Acreage	Land Use	Residential Density	Floor Area Ratio (FAR)	Building Height	Vehicle Parking Policies	Residential Vehicle Parking	Office Vehicle Parking	Residential Bike Parking
A	004-0077-003-00	2.27	S-15W (TOD Commercial)	Min: None specified Max: 116 DU/acre	Min: None specified Max: 3.0	Min: 35' Max: 60' or 5 stories	Unknown	Min: 0.50 Max: 1.25	No spaces required	Min: 2.0 Max: None specified
B	N/A	0.50	TBD	Vacated Street: APN + Zoning Designation not yet assigned						
C	004-0071-003-00	2.74	S-15W (TOD Commercial)	Min: None specified Max: 193 DU/acre	Min: None specified Max: 5.0	Min: 35' Max: 100' or 9 stories	Unknown	Min: 0.50 Max: 1.25	No spaces required	Min: 2.0 Max: None specified
D	004-0073-009-00	0.33	S-15W (TOD Commercial)	Min: None specified Max: 116 DU/acre	Min: None specified Max: 3.0	Min: 35' Max: 60' or 5 stories				

Figure 2 + Table 2: Maximum Allowable Building Height Within 0.5 mile of BART Station Entrance(s)



Use	Max Height	Zoning
Residential - Mixed Use	160 ft or 15 stories	CC-2 Community Commercial 2-Zone
Office		CC-3 Community Commercial 3-Zone S-15 Transit Oriented Development Commercial

Legend





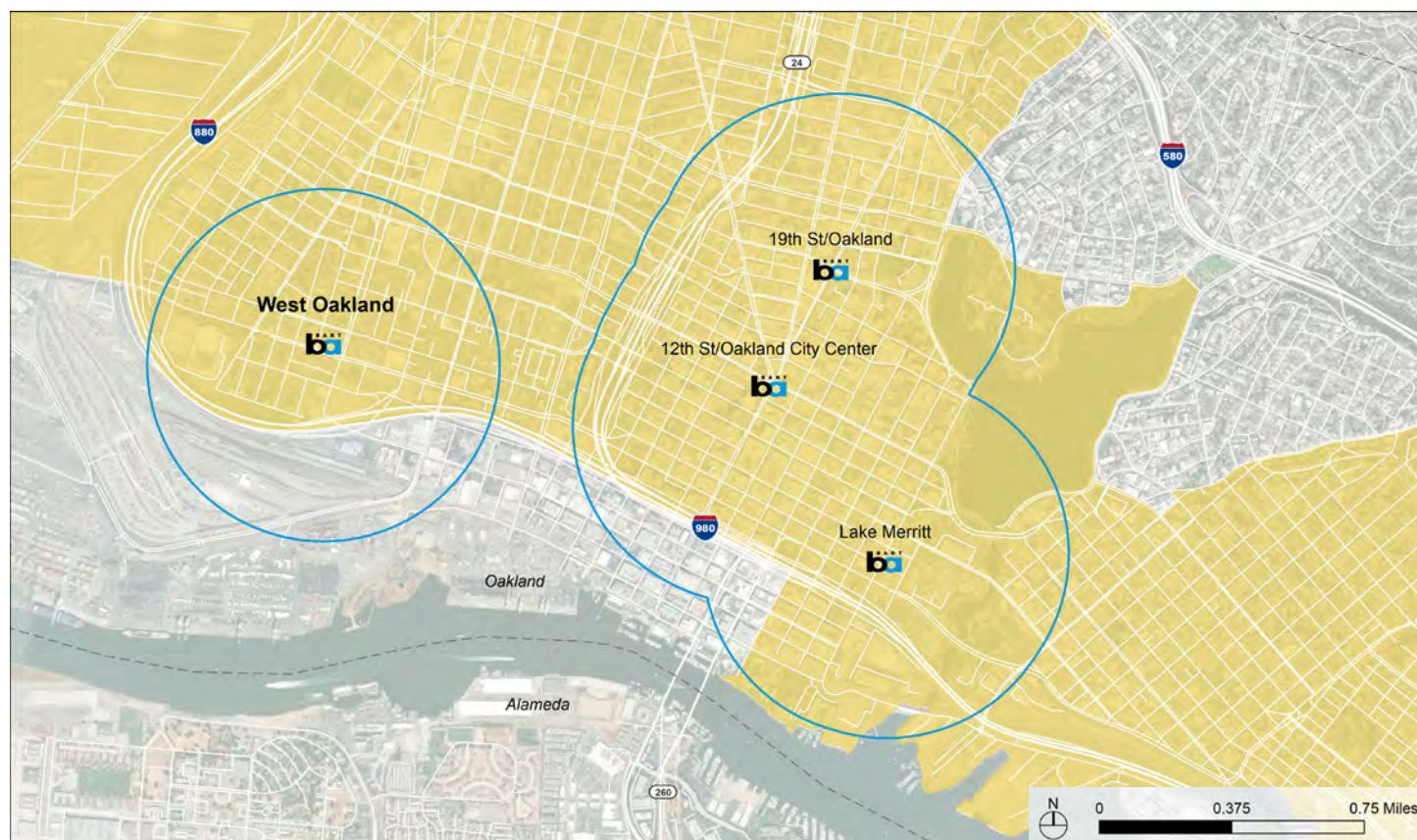



-  0.5 Mile Radius
-  BART-owned Land
-  CC-2, CC-3, or S-15 Zoning Designation
-  Other Zoning Designation

Figure 3. Communities of Concern*



 BART Station  0.5 Mile Radius from Station Entrance  MTC Communities of Concern

- Minority (70% threshold)
- Low Income (less than 200% of Federal poverty level, 30% threshold)
- Level of English Proficiency (20% threshold)
- Elderly (10% threshold)
- Zero-Vehicle Households (10% threshold)
- Single Parent Households (20% threshold)
- Disabled (25% threshold)
- Rent-Burdened Households (15% threshold)