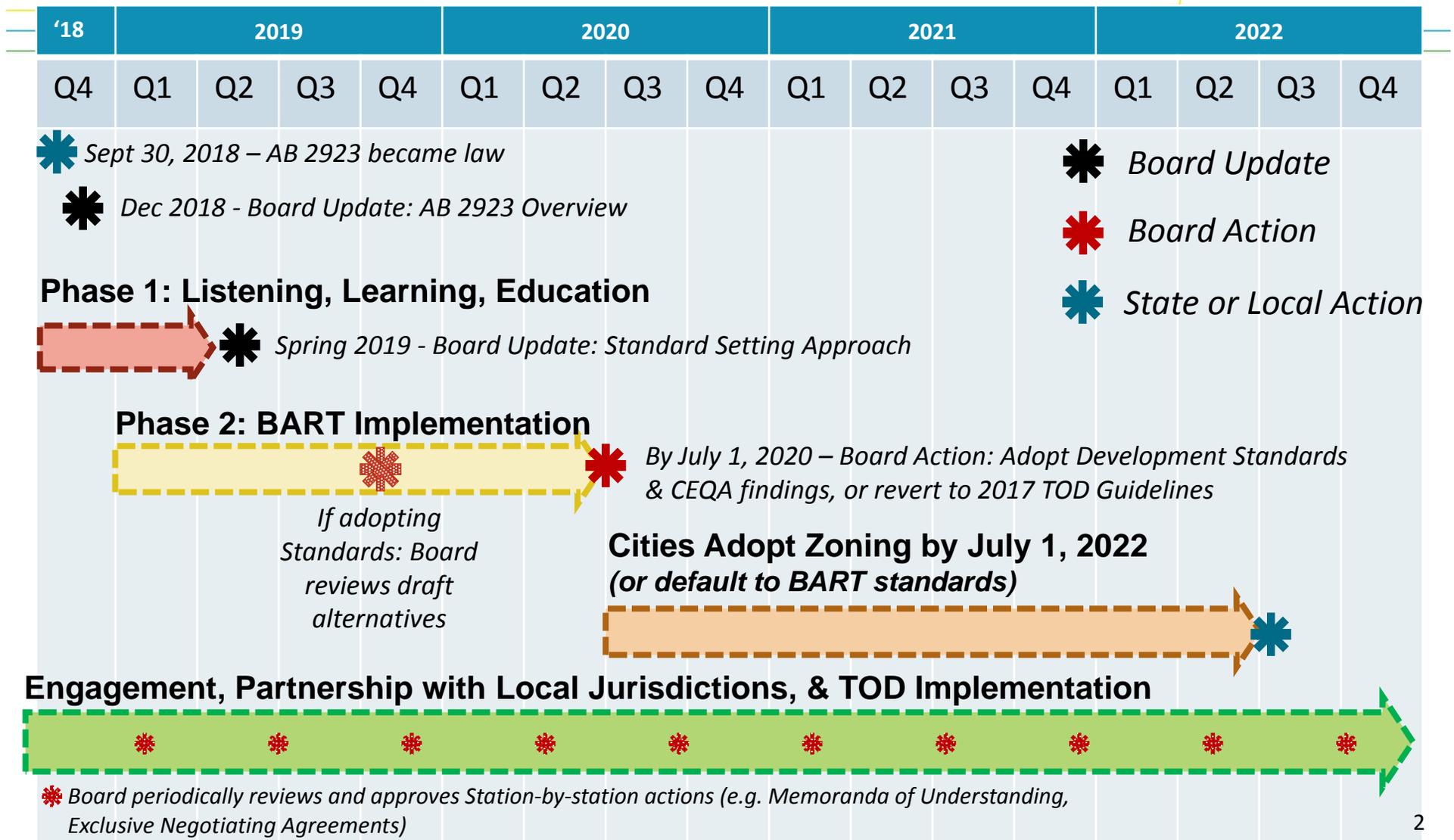


AB 2923 Implementation Update

August 5, 2019



AB 2923 Timeline



Progress to Date



- Assessed developable land and AB 2923 Application
- Evaluated current zoning and alignment with 2017 TOD Guidelines
- Met with staff from 22 cities and counties affected by AB 2923, TOD, and beyond
- Attended community and City Council meetings in:
 - Lafayette
 - Berkeley
 - El Cerrito
- Engaged elected officials via direct correspondence, events

TOD Zoning Standards Approach



BART will not pursue new Board-adopted TOD Standards by July 2020

- 2017 TOD Guidelines will become minimum height, floor-area-ratio (FAR), density, parking zoning standards
- Through action BART Board cannot reduce height, FAR, density expectations through adoption of standards, but can increase them
- 2017 TOD Guidelines were shaped by developable building types (wood frame, wood frame/concrete, high rise) – a small amount of height or FAR increase does not make a difference in most cases
- Board-adopted standards require CEQA compliance. This would be high cost, and increase risk and time delays

TOD Zoning Standards:

Synthesis of Table 1 / Figure 1 (2017 TOD Guidelines)



2017 BART TOD Guidelines by Place Type
Minimum residential density: 75 Units/Acre

BART TOD place type	Parking overall	Residential vehicle parking maximum (spaces/unit)	Office vehicle parking maximum (spaces/1,000 square feet)	Height	Floor-to-Area Ratio Minimum ⁽¹⁾	Stations with BART-owned buildable land within a ½ mile of the station faregates or entrances		
Regional Center	<ul style="list-style-type: none"> No vehicle parking minimum Shared/unbundled Secure bike parking – minimum 1 space/residential unit 	0.375	0	12 stories	7.2	<ul style="list-style-type: none"> 19th Street 12th Street-Oakland City Center 		
Urban Neighborhood - City Center		0.5	1.6	7 stories	4.2	<ul style="list-style-type: none"> Ashby Balboa Park Coliseum El Cerrito Plaza Fremont 	<ul style="list-style-type: none"> Fruitvale Glen Park Hayward MacArthur North Berkeley 	<ul style="list-style-type: none"> Rockridge San Leandro Union City Warm Springs West Oakland
Neighborhood -Town Center		1	2.5	5 stories	3.0	<ul style="list-style-type: none"> Antioch Bay Fair Castro Valley Concord Daly City 	<ul style="list-style-type: none"> Dublin-Pleasanton El Cerrito del Norte Lafayette North Concord-Martinez 	<ul style="list-style-type: none"> Pittsburg-Bay Point Pittsburg Center Pleasant Hill South Hayward

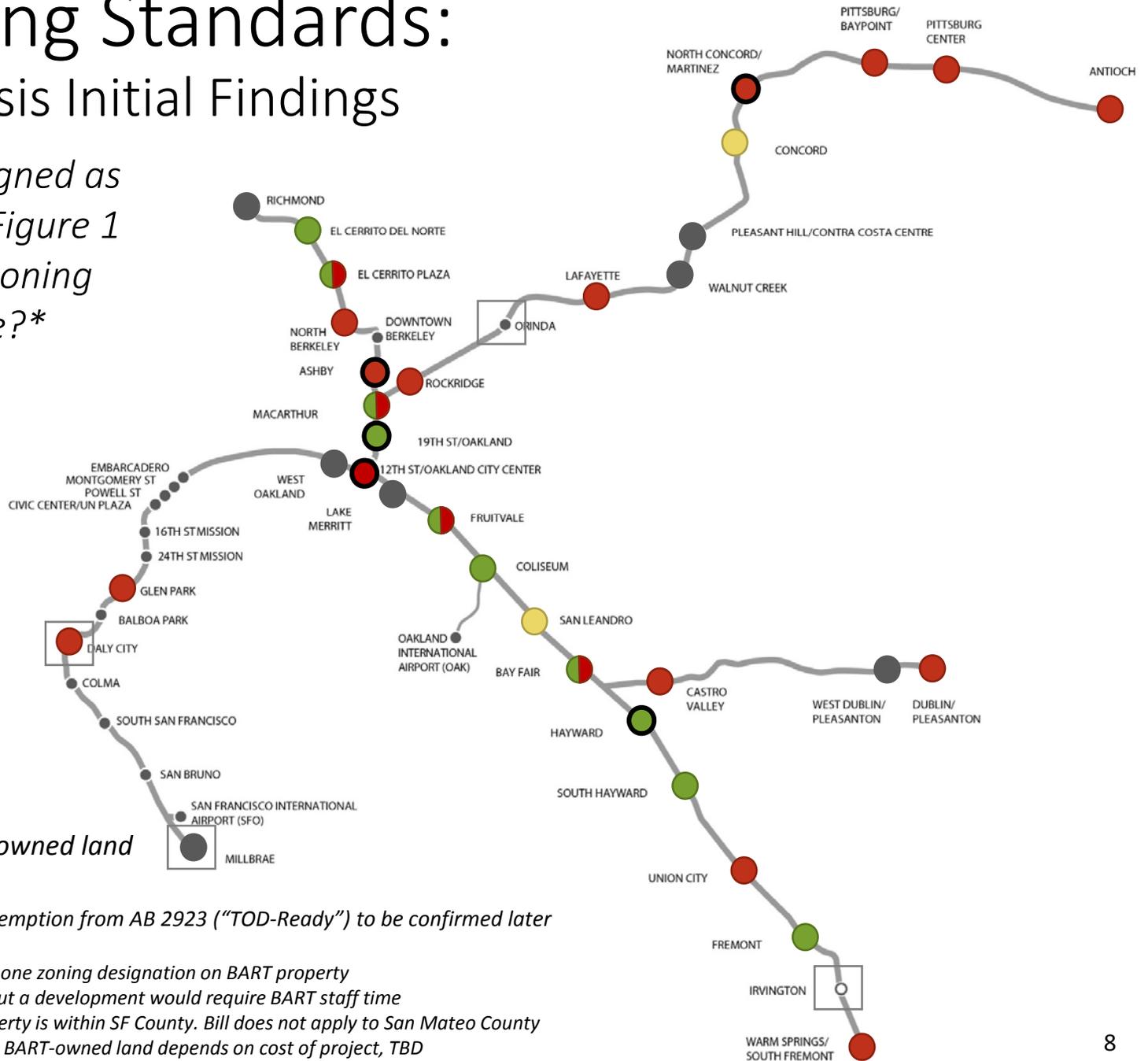
⁽¹⁾ Floor-to-Area Ratio (FAR) minimums set by AB 2923, by multiplying height by 0.6

FAR calculations not included in original Table 1/Figure 1 of 2017 Guidelines, but required as calculated per AB 2923

TOD Zoning Standards: Zoning Analysis Initial Findings

*Can a project designed as shown in Table 1/Figure 1 fit within current zoning without a variance?**

- Yes**
- Yes, with parking changes
- No
- Development in progress
- Rezoning in progress
- May not be subject to AB 2923***
- No developable BART-owned land



* For illustrative purposes only. Exemption from AB 2923 ("TOD-Ready") to be confirmed later in process.

**Multiple colors indicates more than one zoning designation on BART property

***Orinda: BART does not own land but a development would require BART staff time

Daly City: Only a small portion of property is within SF County. Bill does not apply to San Mateo County

Irvington: Application of AB 2923, and BART-owned land depends on cost of project, TBD

Development Work Plan – Local Interest in Timing for a Solicitation

Source: Interviews with Local Jurisdiction Staff for AB 2923 - Spring 2019

- Immediate (2019-2024)
- 5-10 years (2025-2029)
- Immediate with Economic Limitations
- Limited/Long Term Interest
- Development Underway
- No BART-Owned Land

 May not be subject to AB 2923*



Development Work Plan

Key Findings



1. Most local jurisdictions have a strong interest in advancing development within next 10 years
2. Local land use preferences would not enable BART to achieve its goal of producing 20,000 housing units by 2040
3. Must determine criteria to prioritize sites for development
 - BART staff capacity
 - Market readiness
 - City commitment to development (political, financial)
 - Ability to address other challenges (e.g. replacement parking)
 - Context/adjacent opportunities (e.g. Coliseum City / A's Stadium)
 - Advancing BART's performance goals
 - Geographic diversity

Implementation Next Steps

1. 10-Year Development Work Plan – Purpose

Distinguish zoning from development

Clarify BART's process for initiating development

Strategically allocate limited BART resources to implement AB 2923 and TOD projects

Create a dynamic document that is more specific in short term, but can change with evolving conditions

Implementation Next Steps



2. AB 2923 Guidance Document - Purpose

Establish BART's approach to applying requirements of AB 2923, by:

- Providing clarity on Bill requirements (e.g. clarifying height minimums/maximums, defining "Floor to Area Ratio")
- Identify properties that are TOD Ready or where AB 2923 does not apply
- Offering jurisdictions a clear path towards conformance with AB 2923

AB 2923 – Other Deliverables



- **Parking Replacement Policy:** Build on existing policies to meet this requirement
- **Transportation Demand Management Policy:** Build on existing policy to meet this requirement
- **Anti-displacement Strategy in Partnership with Local Jurisdictions:** required by law, approach TBD

We Need Your Feedback

Provide us comments to help shape:

- AB 2923 Guidance Document
- 10-Year TOD Work Plan – Criteria and Resources
- Parking Replacement Policy
- Transportation Demand Management Policy
- Antidisplacement Strategy

Engagement Recommendations?

Next Steps



Recorded Webinars (repeats today's topics):

- Wednesday August 21, 2019, 11 AM to 12:30 PM
- Thursday, September 5, 2019, 1 to 2:30 PM

Comments on Scoping Phase Due By **September 13, 2019**

Opportunity to review/comment on outlines and proposals: Winter 2019/2020

Other presentations/outreach recommended by you

Sign Up for BART's TOD Emails



<https://www.bart.gov/news/alerts>

Select "Transit-Oriented Development"

VISIT AB 2923 Website

<https://www.bart.gov/about/business/tod/ab2923>