



THE SAN FRANCISCO BAY AREA  
RAPID TRANSIT DISTRICT

# AB 2923 and How It Affects BART's Transit-Oriented Development Program



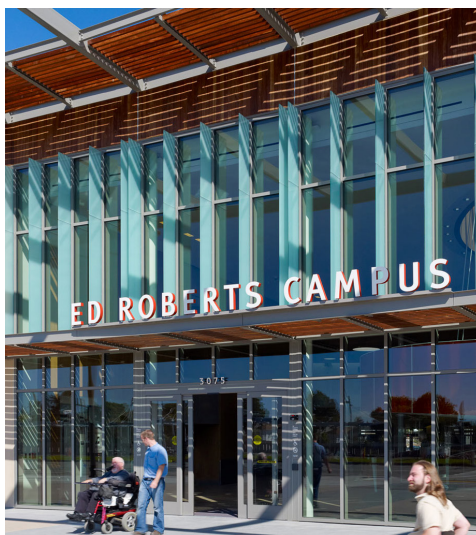
AvalonBay, Pleasant Hill



Workday, Pleasanton



Fruitvale Transit Village



Ed Roberts Campus, Ashby

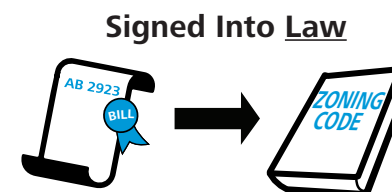
## What is Transit-Oriented Development (TOD)?

TOD maximizes the amount of residential, commercial, and recreational spaces with close and direct walking access to and from public transit hubs. Research shows TOD increases transit use, reduces driving, and reduces per capita greenhouse emissions.

## What is Assembly Bill (AB) 2923?

AB 2923 allows BART to enable TOD through land-use zoning on BART-owned property in collaboration with local jurisdictions. BART can set standards for:

- Residential density
- Building height
- Building mass (floor-area ratio)
- Parking



## Why was AB 2923 created?

State lawmakers and the Governor approved AB 2923 in response to the housing crisis and in support of BART Board adopted goals to produce 20,000 new homes and 4.5 million square feet of commercial space on its property by 2040. BART's TOD Program targets 35% of its housing portfolio to be affordable.

## How does AB 2923 relate to BART's TOD Program?

BART's TOD Program emphasizes projects that:

- Encourage livable communities
- Increase ridership and housing affordability
- Provide sustainable transportation choices
- Raise revenue for BART maintenance and improvement

AB 2923 allows a baseline of zoning that supports these program goals. BART works with local jurisdictions and stakeholders on projects to ensure context-sensitive design.

## Did BART propose AB 2923?

No. AB 2923 was envisioned by the State Legislature. Throughout the process, BART remained neutral on the bill and did not support or oppose its passage.

## Where does AB 2923 apply?

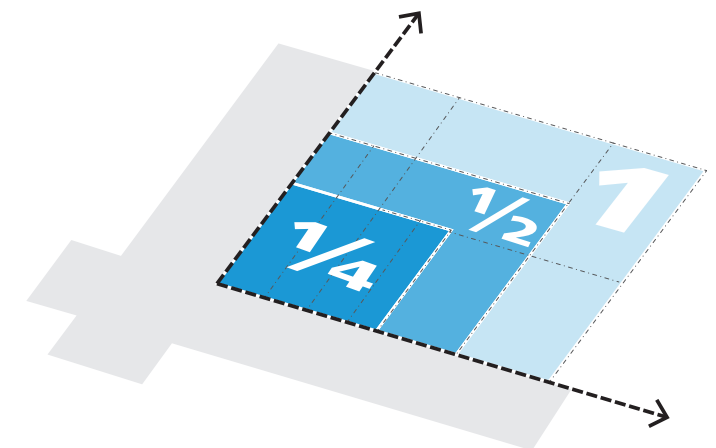
The following conditions must be in place in order for properties to be subject to AB 2923:

- 1 BART-owned land in these counties\*

*\*Counties that elect BART Board representation, which do not include San Mateo or Santa Clara counties.*



- 2 1/4 acre or more of land



- 3 Within 1/2 mile of BART station entrance



# What are AB 2923’s baseline zoning standards?

TOD Place Types	
as defined by the 2017 TOD Guidelines	
For all place types:	
Allowable Residential Density: 75 residences per acre for all types	
Parking Standards No minimum number of vehicle parking spaces.  Allow for shared and rented parking spaces.	
Bike Parking Secure parking. Minimum 1 space per residential unit.	
Regional Center	
Allowable Building Height	12 stories
Allowable Building Massing	7.2 floor-area ratio
Residential Vehicle Parking Maximum	0.375 spaces per unit
Office Vehicle Parking Maximum	0 per 1,000 square feet
Urban Neighborhood/City Center	
Allowable Building Height	7 stories
Allowable Building Massing	4.2 floor-area ratio
Residential Vehicle Parking Maximum	0.5 spaces per unit
Office Vehicle Parking Maximum	1.6 per 1,000 square feet
Neighborhood/Town Center	
Allowable Building Height	5 stories
Allowable Building Massing	3.0 floor-area ratio
Residential Vehicle Parking Maximum	1.0 spaces per unit
Office Vehicle Parking Maximum	2.5 per 1,000 square feet
○ Stations not affected by AB2923	

AB 2923 requires BART to use its 2017 TOD Guidelines as baseline standards for its land at each station, but gives BART the authority to set higher building heights and residential density standards. Map shows where AB 2923 will apply and the baseline standards for each TOD place type.

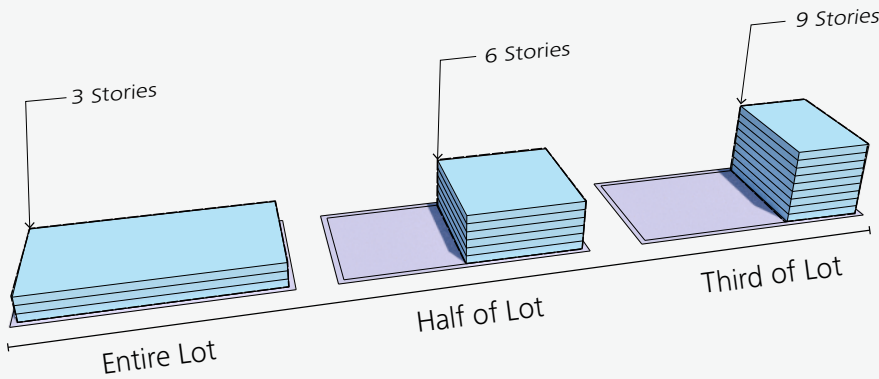


# What else does AB 2923 require BART to do?

- Assess parking replacement needs for BART riders
- Adopt transportation demand management requirements for TOD projects
- Engage with Communities of Concern
- Develop an anti-displacement strategy
- Conduct biennial reporting to the State’s Housing and Community Development Department

## What is floor-area ratio (FAR)?

FAR is the size of a building compared to the land area. The example below shows possibilities with a 3.0 FAR. See back for FAR requirements by TOD Place Type.



## How can I learn more?

Go to BART’s website for more information:

[www.bart.gov/ab2923](http://www.bart.gov/ab2923)