



Working with BART on Transit-Oriented Development

Webinar for the ABAG Regional Housing Technical Assistance Program

May 21, 2024



Introduction and Agenda

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- Presenters

- Carli Paine (she/her), BART, Transit-Oriented Development (TOD) Manager
- Kamala Parks (she/her), BART, Principal Station Area Planner
- Mark Shorett (he/him), MTC-ABAG-BAHFA, Principal Planner



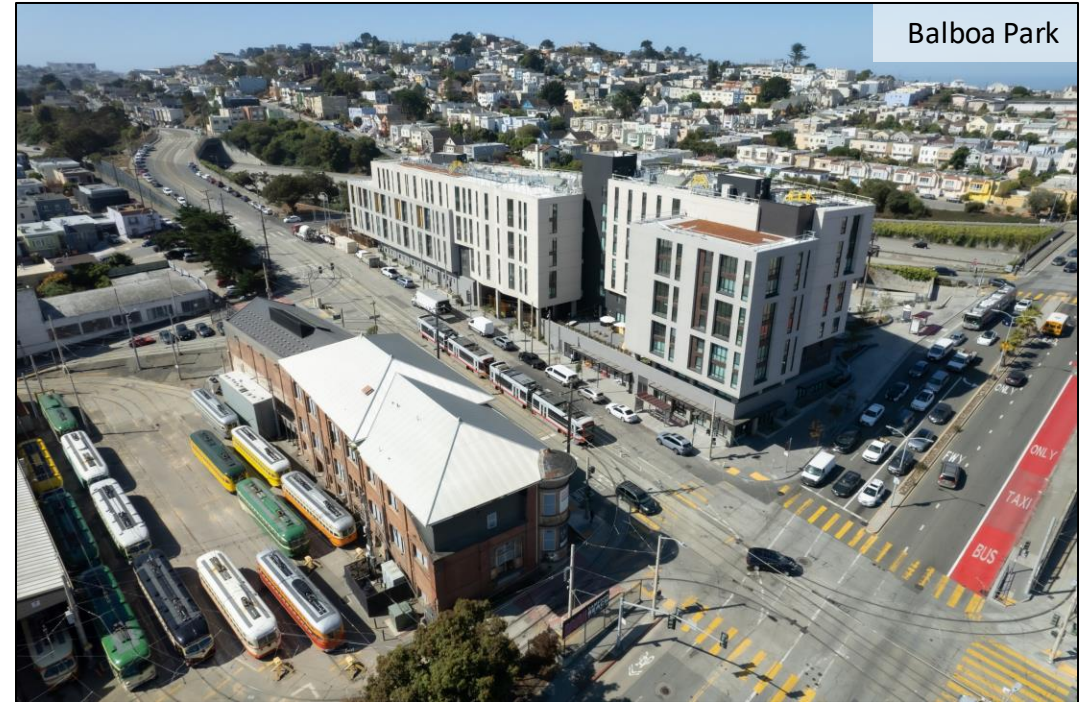
Introduction and Agenda

- Agenda
 - How are BART TODs different than private developments?
 - What is involved in working with BART on TOD?
 - What are the benefits of BART TOD to cities and counties?
 - Regional resources and funding
 - Questions
- Attendee participation
 - Answer survey questions
 - Questions/comments using the chat function



Introduction and Agenda

- Please use chat function or change your Zoom display name to share:
 - Your name
 - Your pronouns
 - Organization you are representing today



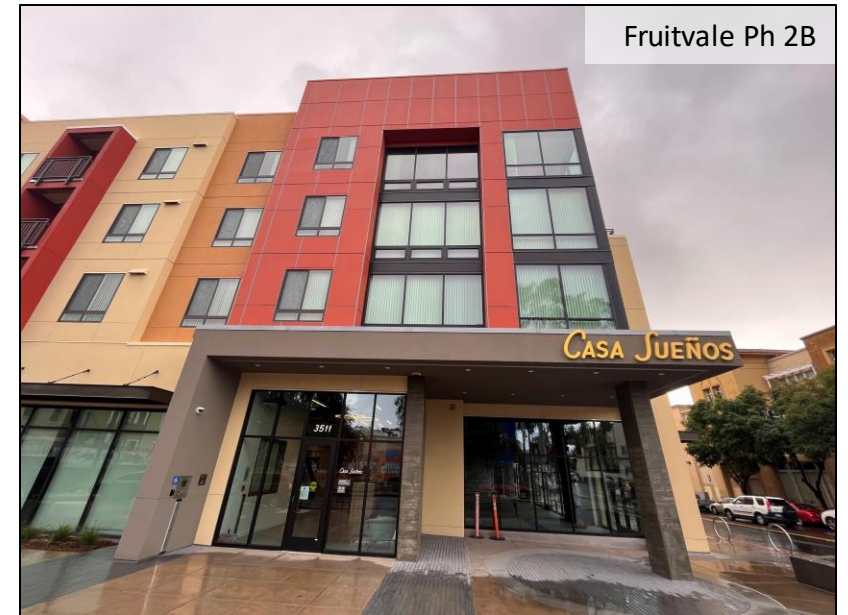
Introduction and Agenda

- Survey question 1
 - What type of organization are you representing today?
 - City
 - County
 - Other government entity
 - Consultant
 - Other

How are BART TODs different than private developments?

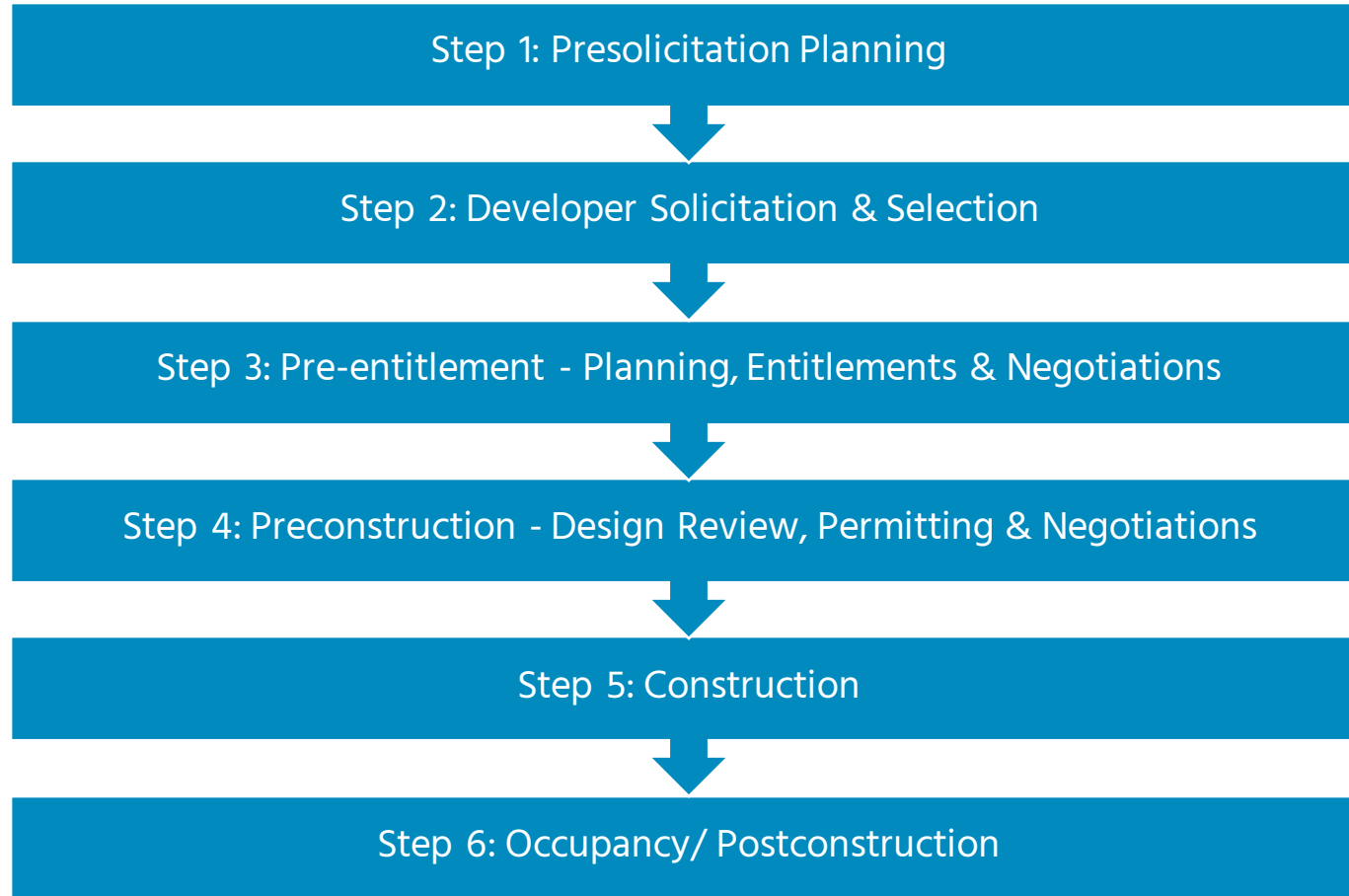
How is Working with BART Different?

- Public agency, public lands
 - Goals established in Board of Directors policies
 - Regulatory authority for BART infrastructure and its zones of influence
 - BART Facilities Standards
 - BART permitting
 - State mandates
 - AB 1486 Surplus Lands Act
 - SB 35, AB 2923 and other streamlining
- TOD at a transportation hub
 - Extensive coordination due to circulation changes
 - During construction, obligation to ensure:
 - Transit service remains active
 - Station access maintained and diversions minimized
- Input from our TOD partners
 - El Cerrito
 - Berkeley



What is involved in working with
BART on TOD?

What is Involved in Working with BART on TOD?



What is Involved in Working with BART on TOD?

Step 1: Presolicitation Planning

Activity		Staff Roles	
		BART	City/County
Develop site-specific goals and objectives	Identify development parameters, such as: <ul style="list-style-type: none"> • Replacement parking (if any) • Specific access or station improvements • Operational and maintenance requirements 	Lead	Participate
	Lead community engagement to inform goals and objectives	Participate	Lead
	Finalize goals and objectives	Collaborate	Collaborate
Negotiate BART-local jurisdiction MOU to define roles and responsibilities		Collaborate	Collaborate
Adopt site-specific objectives and MOU	Bring MOU and objectives to Board of Directors for adoption	Lead	
	Bring MOU, objectives, and related jurisdictional commitment (e.g., funding or other) to elected decisionmakers for adoption		Lead

MOU = Memorandum of understanding



What is Involved in Working with BART on TOD?

Step 2: Developer Solicitation and Selection

Activity	Staff Roles	
	BART	City/County
Develop request for developer qualifications and/or proposals (RFQ/RFP)	Lead	Participate
Issue RFQ/RFP	Lead	
Select developer/development team	Lead	Participate
Enter into exclusive negotiating agreement with developer	Lead	

What is Involved in Working with BART on TOD?

Step 3: Pre-entitlement – Planning, Entitlements and Negotiations

Activity		Staff Roles		Developer Role
		BART	City/County	
Term sheet negotiations		Lead		Participate
Community engagement		Participate	Participate	Lead
BART rider access	Access plan	Lead	Participate	Fund, Participate
	Off-site rider parking options	Participate	Lead	
	Funding and grants (role depends on grant source)	Collaborate	Collaborate	Collaborate
Establish streamlining provisions (if not already in place), including objective design standards			Lead	Inform
Transportation Demand Management (TDM) plan		Review/Approve	Review/Approve*	Lead

* If local requirement exists

What is Involved in Working with BART on TOD?

Step 4: Preconstruction – Design Review, Permitting and Negotiations

Activity		Staff Role		Developer Role
		BART	City/County	
Submit plans				Lead
Coordinated plan review	BART zone of influence	Lead		
	Transit operations, maintenance, and safety	Lead		
	Review project per objective design standards, zoning		Lead	
	Streamlined entitlements		Lead	
Option and ground lease negotiations		Lead	Participate*	Participate
Enter into ground lease option agreement		Lead		Lead

* Participate if relevant issues

What is Involved in Working with BART on TOD?

Step 5: Construction

Activity		Staff Roles		Developer Role
		BART	City/County	
Building permit issuance			Lead	Apply
BART permit issuance		Lead		Apply
Coordinated communications	Riders	Lead		
	Neighborhood	Participate	Participate	Lead
Inspections	Construction under local permits		Lead	
	Construction under BART permits	Lead		

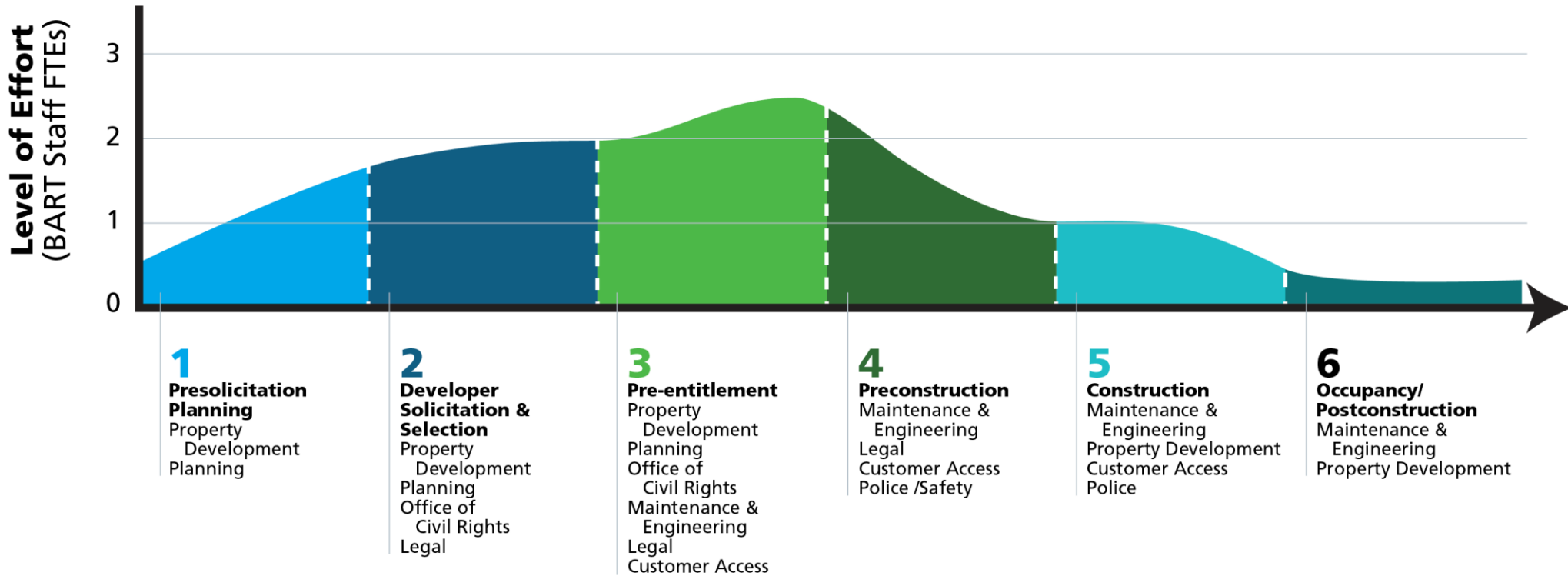
What is Involved in Working with BART on TOD?

Step 6: Occupancy/ Postconstruction

Activity		Staff Roles		Developer/ Property Manager Role
		BART	City/County	
TOD property management	Operations, maintenance, and repairs			Lead
	Code compliance		Lead	
Off-property circulation and off-site parking management			Lead	
Collect revenue from TOD	Ground lease	Lead		
	Possessory tax		Lead	
Transportation Demand Management	Deliver program			Lead
	Prepare monitoring reports			Lead
	Enforce BART requirements	Lead		
	Enforce local requirements		Lead	
Policing- Ground Leased property			Lead	
Policing- BART station/facilities		Lead		

What is Involved in Working with BART on TOD?

- BART's Six-Step TOD Process: BART Staff Resources



- Local City/County Staff: ~1.5 FTE average during steps 1 through 5 involving:
 - Planning, Housing
 - Public Works/ Transportation
 - Others as needed (legal, economic development, etc.)

What is Involved in Working with BART on TOD?

- Survey Question 2

- About which step in BART's TOD development process would you like to know more?
(Select one)

1. Presolicitation planning
2. Developer solicitation and selection
3. Pre-entitlement – Planning, entitlements and negotiations
4. Preconstruction – Design review, permitting and negotiations
5. Construction
6. Occupancy/ Postconstruction

What are the Benefits of BART TOD to Cities and Counties?

What are the Benefits of BART TOD to you?

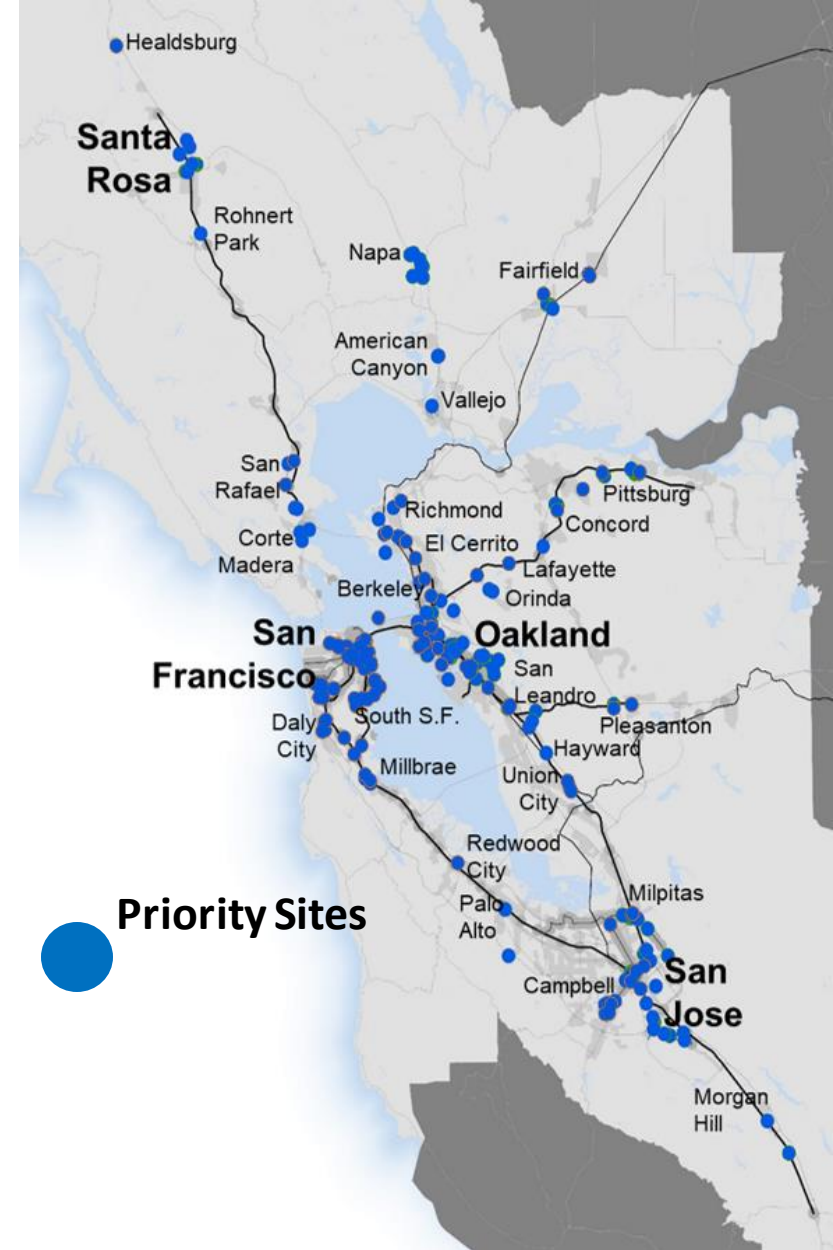
- Transformative and catalytic
 - Large and unusual sites
 - Placemaking opportunities
- Financing and funding opportunities
 - Access improvements
 - Regional, state, federal sources
- More development, lower driving rates
 - Meet housing and climate goals
- Value capture
 - Generate more revenue for local entity
- Input from our TOD partners
 - Berkeley
 - El Cerrito



Regional Resources and Funding

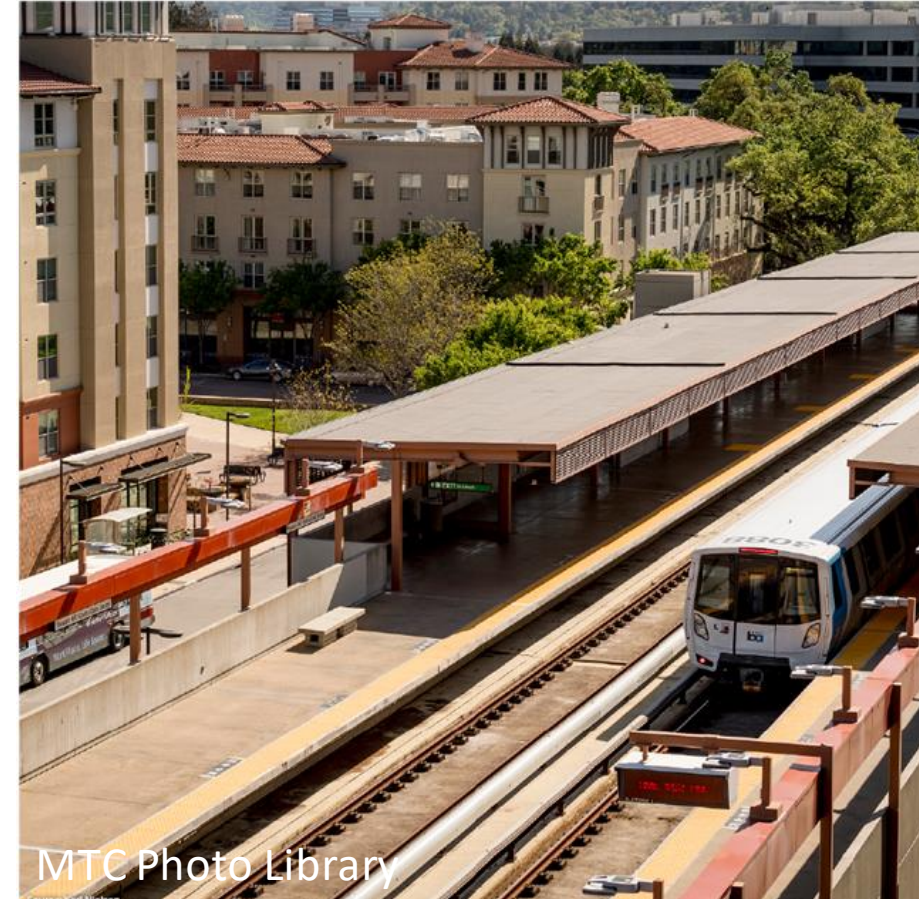
Regional Resources and Funding

- BART TOD is closely aligned with regional plans and policies
 - Plan Bay Area
 - Transit-Oriented Communities Policy
- Funding for BART TOD through MTC-ABAG programs:
 - Priority Development Areas
 - Priority Sites
 - Mobility Hubs
 - And more



Upcoming Regional Funding Opportunities

- 2024 funding opportunity:
 - \$30 million+ call for projects anticipated in late Summer
 - Plans, technical assistance, capital projects
 - Focus: TOC Policy implementation
- Potential for expanded regional funding to support BART TOD:
 - Fourth One Bay Area Grant (OBAG4)
 - Potential 2024 \$10-20 billion Regional Housing Bond
- Growing number of state and federal funding sources require and/or reward consistency with regional plans and policies



Questions

Useful Information

- **Contacts**

- Carli Paine, carli.paine@bart.gov
- Kamala Parks, kparks2@bart.gov
- Mark Shorett, mshorett@bayareametro.gov

- **Links**

- BART TOD website: www.bart.gov/tod
 - [2017 Guidelines](#)
 - Public draft of the [2024 TOD Work Plan Update](#)
- MTC Planning website: <https://mtc.ca.gov/planning>
 - [Priority Development Areas \(PDAs\)](#)
 - [Priority Sites Program](#)
 - [Bay Area Housing Finance Authority \(BAHFA\)](#)
 - [Transit-Oriented Communities Policy](#)

Thank you!

