



# Downtown Transit-Oriented Development Strategy



**Citizen  
Advisory  
Committee**

**January 24, 2006**

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

- Higher-density “**sustainable**” development that reduces energy consumption, environmental impacts, and urban sprawl.
- “**Smart growth**” that reduces auto dependency, emphasizes pedestrian amenities, and capitalizes on nearby transit facilities.
- Compact “**in-fill**” projects that promote efficient urban reuse.
- Preference on “**mixed-use**” development where feasible, such as ground level retail and upper-story residential and employment uses.

# Why Do TOD?

## Constraints

- Requires coordinated advance planning
- Higher development risks and costs for mixed use
- Higher infrastructure demands
- Traffic impacts
- Community acceptance
- Lack of residential amenities

Denver, Colorado



# Why Do TOD?

## Redwood City, CA



## Benefits:

- Promotes sustainable economic development
- Increases travel choice for work and shopping
- Maximizes transit riders
- Creates a sense of place and improves walkability
- Provides alternative housing choices
- Supports existing and new retail

# MTC Grant

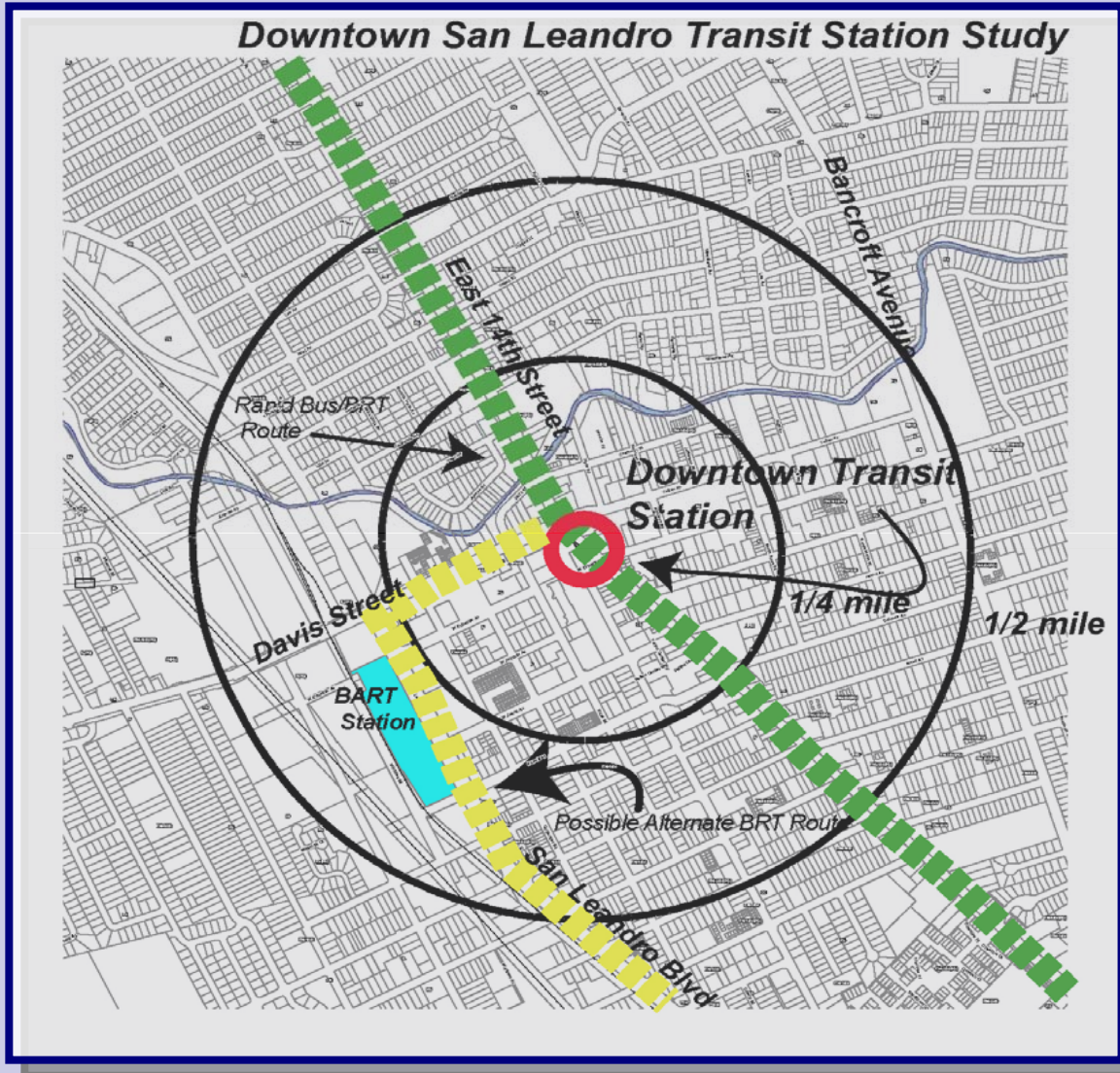
## **Downtown TOD Objective:**

Formulate policies and implementation strategies to attract quality transit-oriented development to downtown San Leandro and the adjacent BART station area.

## **Funding:**

- San Leandro awarded \$450,000 pilot planning grant from Metropolitan Transportation Commission (MTC)
- One of 8 Bay Area cities to receive grant
- Partner transit agency – AC Transit

# TOD Study Area



One-half mile  
radius from AC  
Transit Rapid Bus  
station at Davis &  
East 14<sup>th</sup> Street

# Committee Composition

- General Public – residents and downtown businesses with diverse interests and perspectives (19 members)
- Board of Zoning Adjustments (2 members)
- Human Services Commission (1 member)
- Library-Historical Commission (1 member)
- Planning Commission (2 members)
- Recreation/Parks Commission (1 member)
- Senior Commission (1 member)

# Technical Support

## ■ Consultant Team

- BMS Design Group – lead consultant
- Kimberly-Horn – traffic and parking analysis
- Bay Area Economics – economic feasibility
- Design, Community & Environment – EIR and community outreach
- Seidel/Holzman – urban design/architecture
- Eisen/Letunic – existing conditions assessment



# Staff Support

- **Community Development:**
  - Kathleen Livermore – Project Manager
  - Debbie Pollart – Planning Manager
  - Hanson Hom – Community Development Director
- **Engineering & Transportation:**
  - Keith Cooke – Principal Engineer
  - Reh-Lin Chan – Senior Transportation Engineer
- **Other City Departments:**
  - Business Development
  - Fire
  - Public Works
  - Recreation and Human Services

# Existing Policy Plans

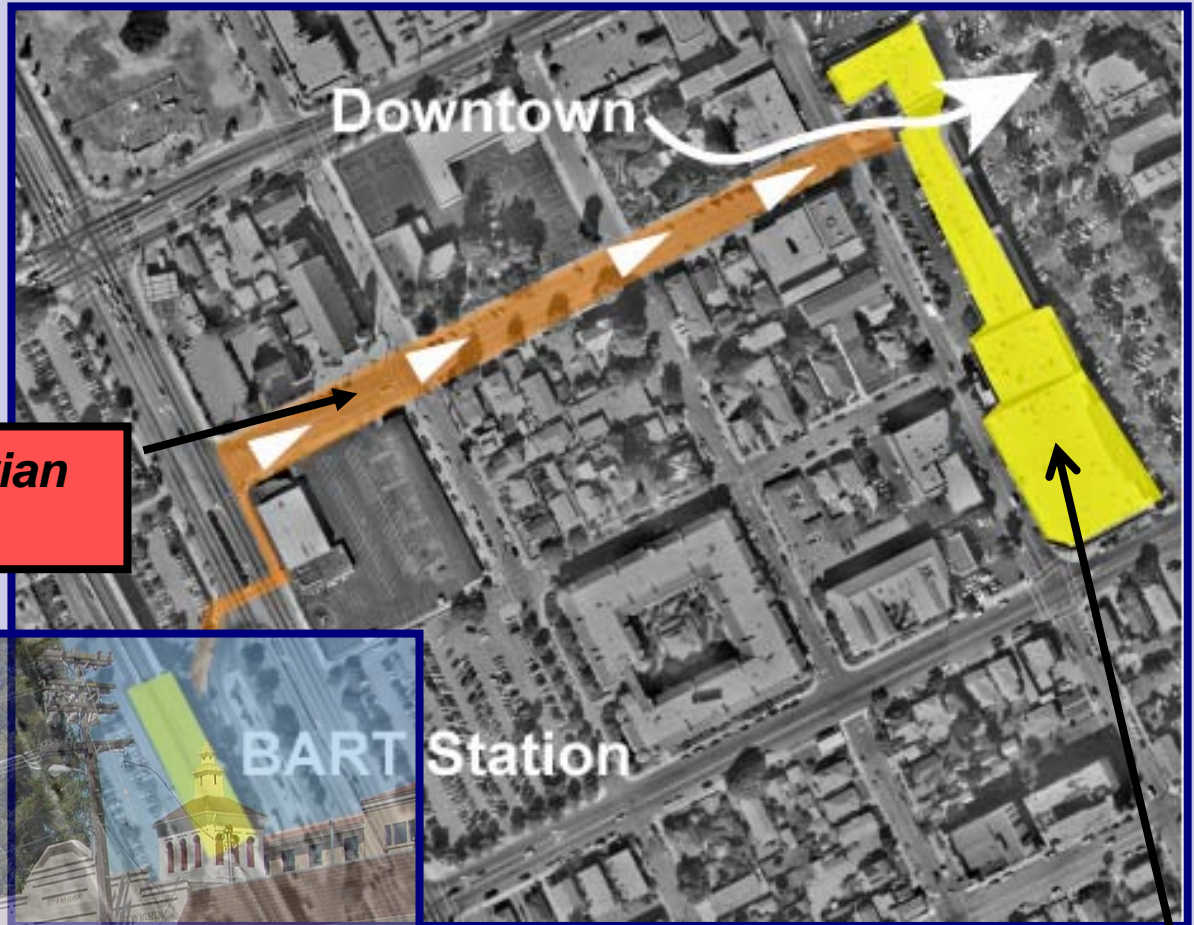
## Starting Basis for Formulating TOD Strategy

- Downtown Plan and Urban Design Guidelines (2001)
- Central San Leandro/BART Area Revitalization Strategy (2001)
- General Plan Focus Areas (2002)
  - Downtown
  - San Leandro BART Station
- Historic Preservation Ordinance (2003)
- Plaza Redevelopment Project Area Plan



# Pedestrian & Lighting Improvements (under construction)

***W. Estudillo Pedestrian Improvements***

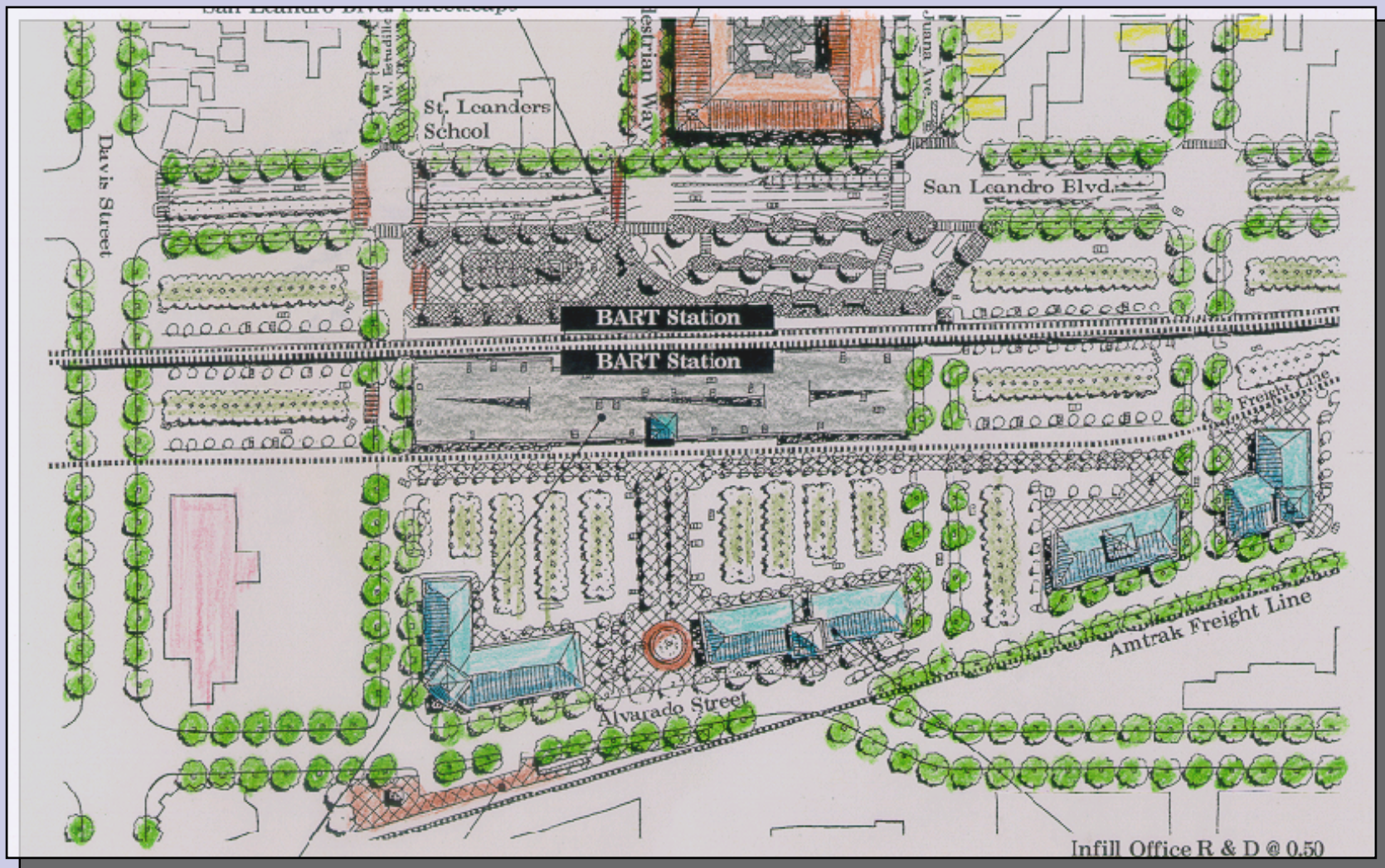


***Downtown Pedestrian Lighting Improvements***



# San Leandro BART Station

TOD Strategy will revisit existing policies for BART area



# Creekside Office Plaza

Recent Example of  
TOD Development



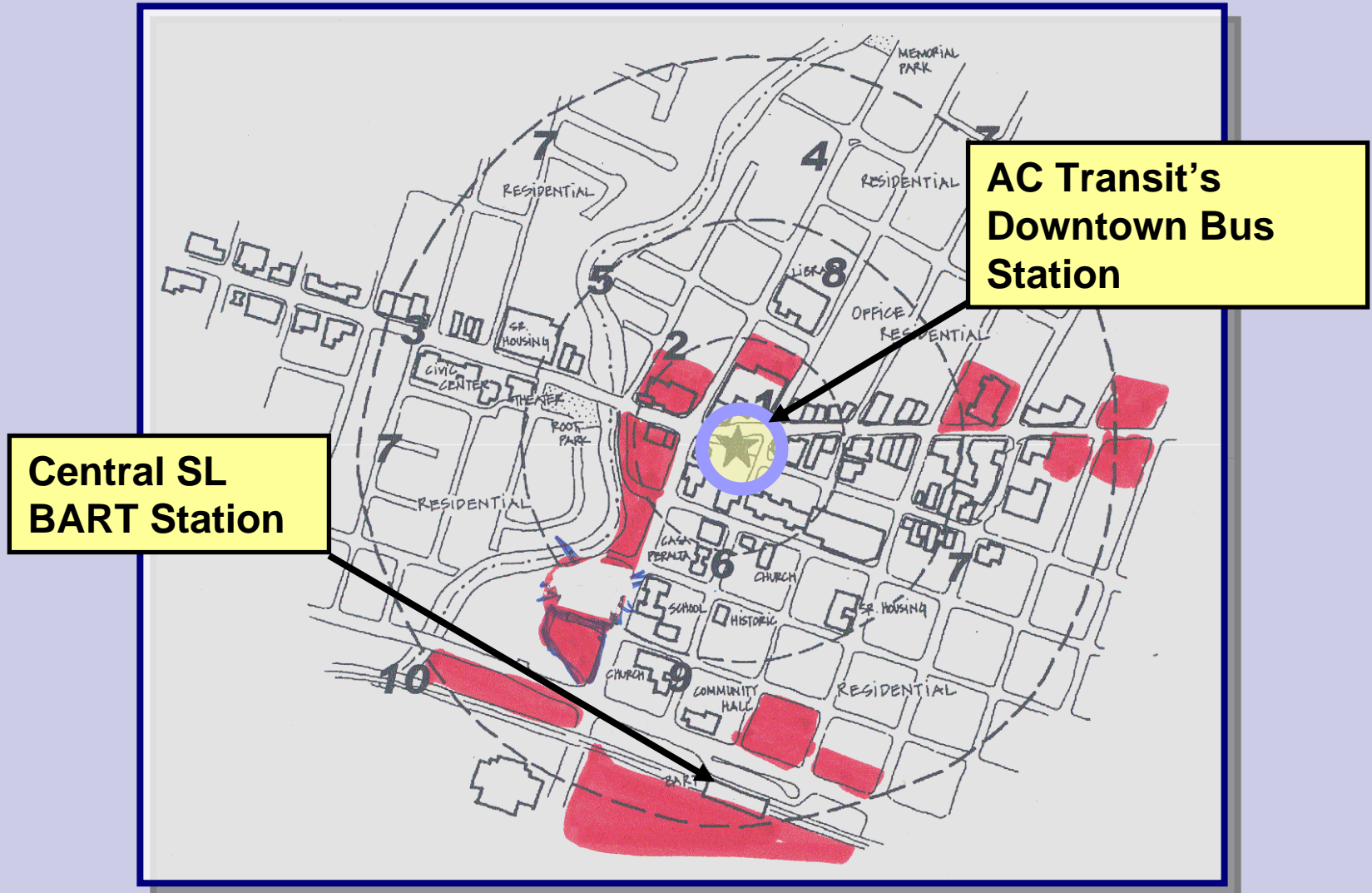
# Elements of the TOD Strategy

- Existing conditions report
- Financial and market feasibility analysis
- Parking and traffic analysis
- Land use plan and design guidelines
- Analysis of opportunity sites
- Pedestrian and transit improvements
- Implementation program
- Zoning amendments
- Environmental impact report (EIR)

# Questions the Grant Will Answer

- How can we make San Leandro's downtown a better place to shop, live and work?
- How can we improve pedestrian and transit access to the stations?
- How can we reduce the dependence on auto use in the downtown?
- How can we resolve parking and traffic issues?
- What is the right type and scale for TOD in San Leandro?
- How can we ensure high-quality TOD development?

# Where are the Opportunity Sites?





# Townhall Square Concept Sketch Davis/East 14<sup>th</sup> Street

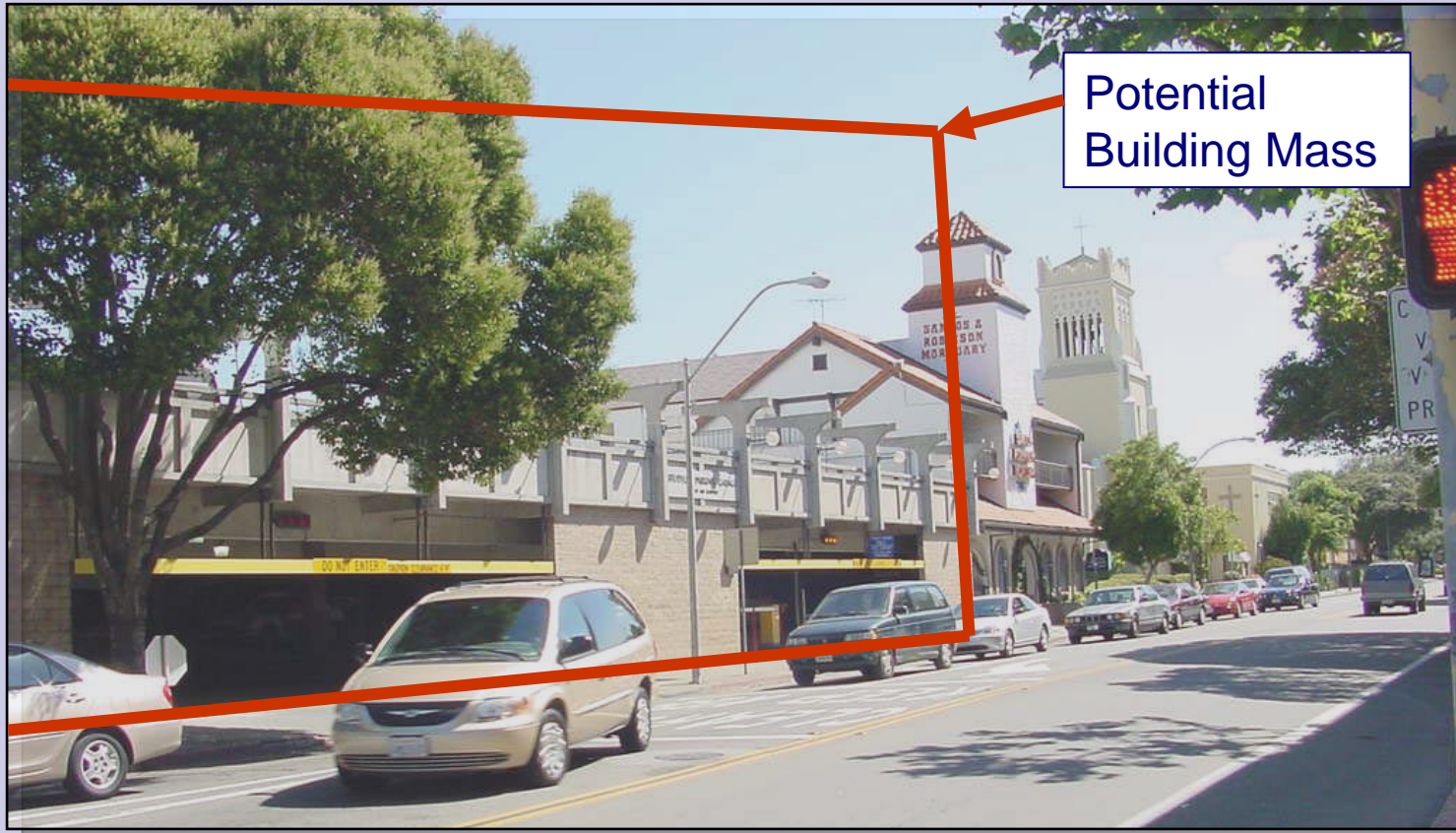


Mixed Use: Ground Floor Retail, Upper-Story Residential & Structured Parking

# Opportunity Site

## City Parking Garage

### Estudillo/Callan



# Potential Opportunity Sites

East 14<sup>th</sup> Street



# Mixed Use Development Concept



# Community Participation

- Citizen Advisory Committee (9 meetings)
- Community Workshops (3)
- Other Public Outreach Meetings
- Work Sessions
- Public Hearings
- New Releases
- City's Website



# Agency Coordination

- AC Transit (Partner Agency)
- BART
- Metropolitan Transportation Commission
- Caltrans (Davis and East 14<sup>th</sup> Street)
- Alameda County Congestion Management Agency
- San Leandro Unified School District

# Schedule for TOD Strategy

- Grant awarded summer 2005
- Agreement with MTC approved November 2005
- Consultant team under contract and preparing Existing Conditions Report
- Citizen Advisory Committee confirmed by City Council on January 3, 2006
- First Committee Meeting - January 24
- Advisory Committee completes its work – March 2007
- Public hearing process – March & April 2007
- City Council adoption of TOD Strategy – April 2007



# Questions?

