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
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 14th 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
- 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?

- AC Transit’s Downtown Bus Station
- Central SL BART Station
Townhall Square
Concept Sketch
Davis/East 14th Street

Mixed Use: Ground Floor Retail, Upper-Story Residential & Structured Parking
Opportunity Site
City Parking Garage
Estudillo/Callan
Potential Opportunity Sites
East 14th 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 14th 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?