



# SAN LEANDRO BAY FAIR

# TOD

SPECIFIC PLAN

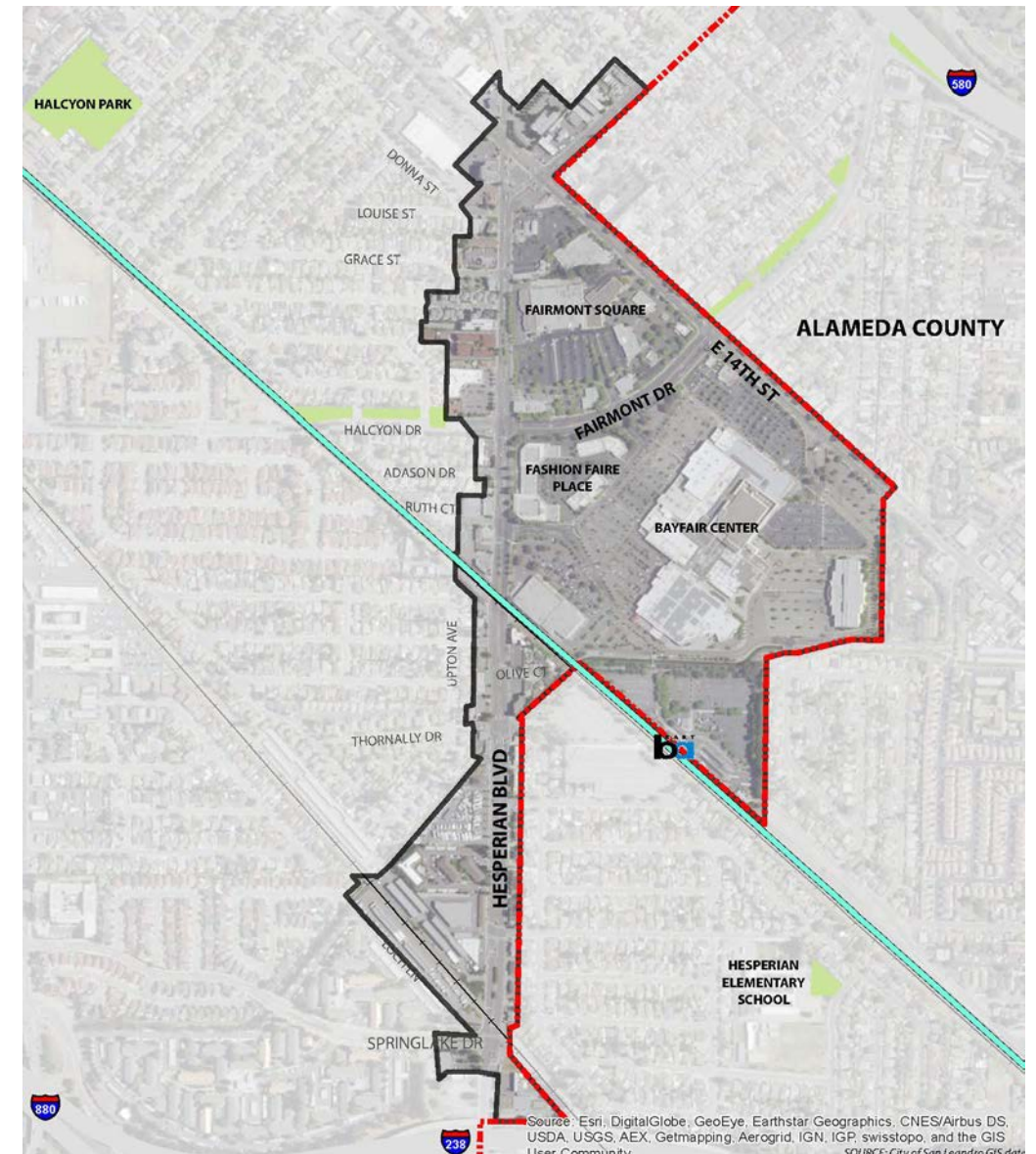
# Draft Plan Content to Review

- **Background/Context**
- **Vision + Policies**
- **Planning Framework**
- **Transportation + Open Space**
- **Implementation Concepts**

# Background



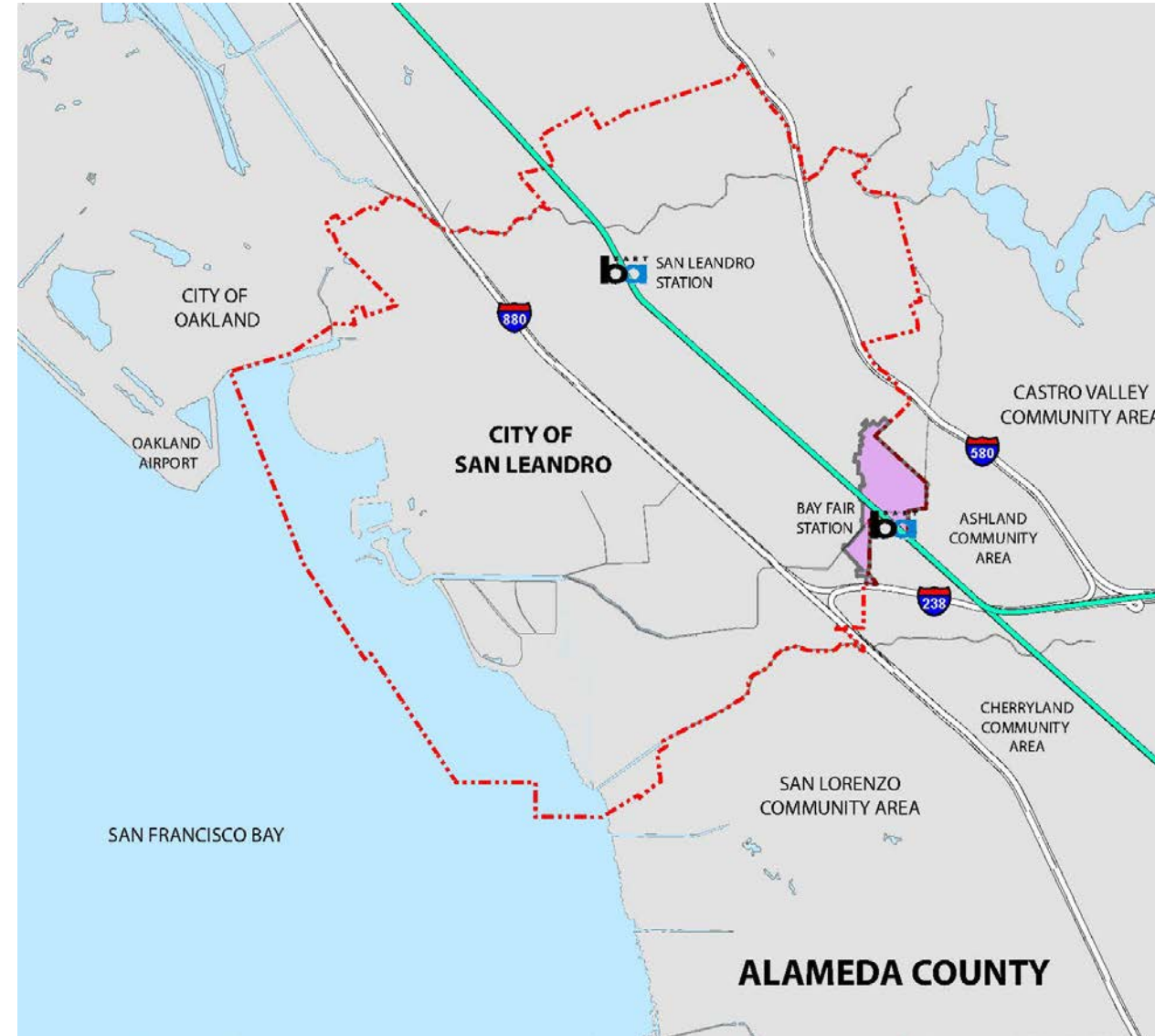
- 2014
  - City awarded Metropolitan Transportation Commission Priority Development Area (PDA) Planning Grant for \$440,000
  - City Council approved Memorandum of Understanding with BART, Madison Marquette & Alameda County
    - *Cash match: City \$30K; BART \$15K; Madison Marquette \$15K*
- 2015
  - City selects Raimi + Associates as planning consultant
- 2016
  - City Council ratifies 21 member Community Advisory Committee (CAC)
  - Technical Advisory Committee (TAC) also formed



# Context for the TOD Plan



- Ongoing City and private investments in South San Leandro
- Greater funding opportunities as a PDA
- Incentivize and streamline regulatory process for TOD development
- Final planning piece for East 14<sup>th</sup> Street corridor



# Outreach (over 15 meetings/events since 2016)



- Community Meeting #1 (September 2016)
- Developer/Realtor Stakeholder Meeting (October 2016)
- Bay Fair BART Station Pop-Up Booth (November 2016)
- Bayfair Mall Pop-Up Booth (December 2016)
- TAC & CAC Meetings #3 (November/December 2016)
- HOAs, business associations, and Boards/Commission since Fall 2016
- Ongoing meetings with project partners (Madison Marquette, Alameda County, BART)

# Vision



**The Bay Fair TOD Specific Plan provides a vision for a sustainable, vibrant, walkable, and safe transit-oriented village with a diversity of land uses serving local and regional populations.**

# Desired Outcomes



- **More Parks and Open Space**
- **Green Infrastructure**
- **More Walkable Environment**
- **Better Mobility and Connectivity**
- **Compatibility with Adjacent Neighborhoods**
- **Diversity of uses**
- **Diverse and Affordable Housing**
- **Efficient and Shared Parking**
- **Improved Safety and Less Crime**
- **BART and Bus Station Improvements**
- **Zoning Aligned with Community Vision**
- **Local and Regional Destination**
- **Range of Educational Opportunities**
- **Community Facilities**

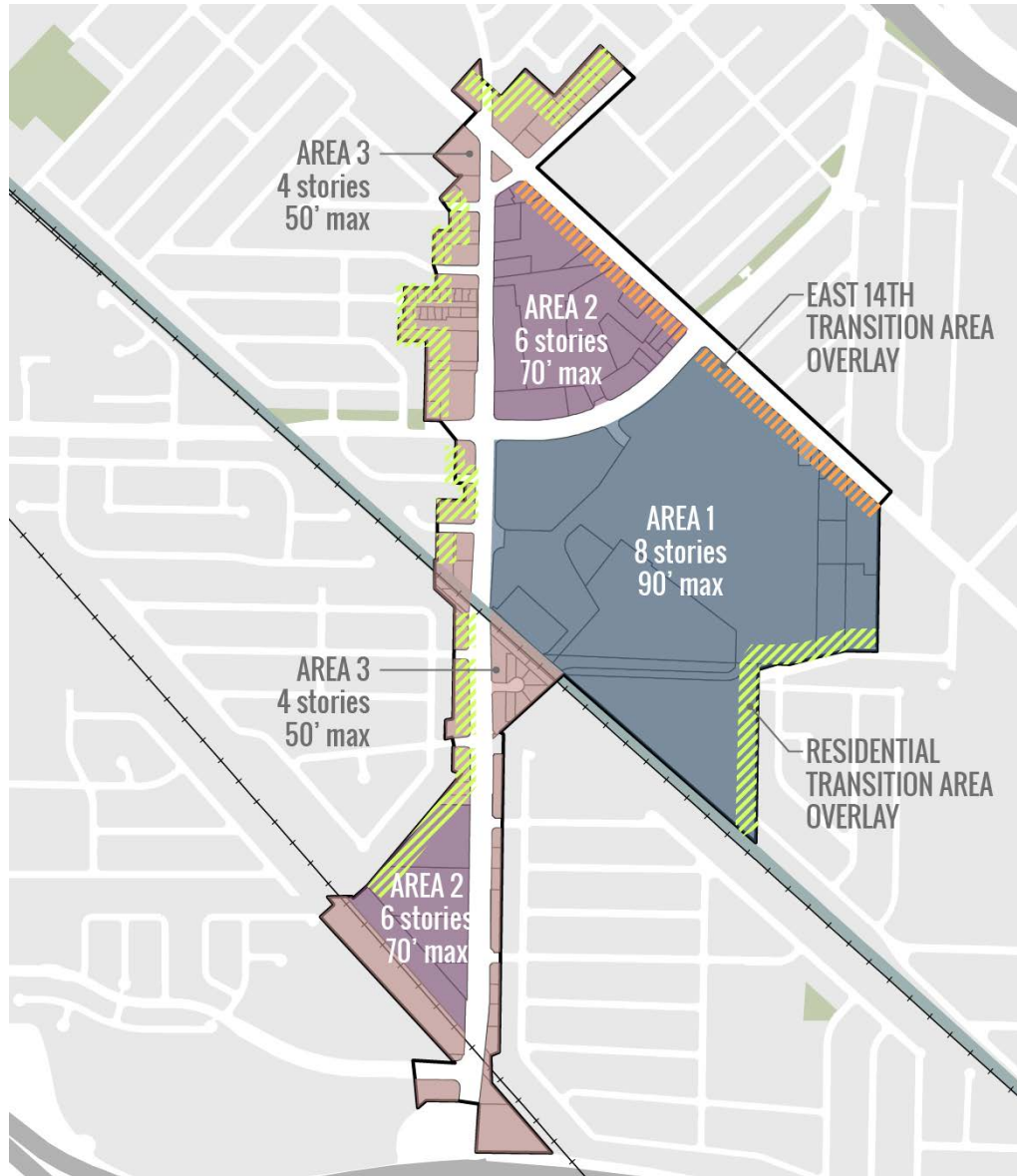
# Land Use



Land Use	Encouraged	Discouraged or Prohibited
Medium and High Density Residential (single use or mixed-use w/ retail)	✓	
Office (single use or mixed-use with retail)	✓	
Live/Work and Maker Space	✓	
Research and Development	✓	
Retail and Services	✓	
Dining	✓	
Entertainment	✓	
Lodging	✓	
Civic/Institutional	✓	
Parks and Recreation	✓	
Low Density Residential		✓
Auto Service/Sales		✓
Drive-through Businesses		✓
Low-intensity Commercial (equipment service/sales, storage, etc.)		✓
Industrial (warehouses, trucking, recycling facilities, hazardous materials, etc.)		✓



# Building Heights



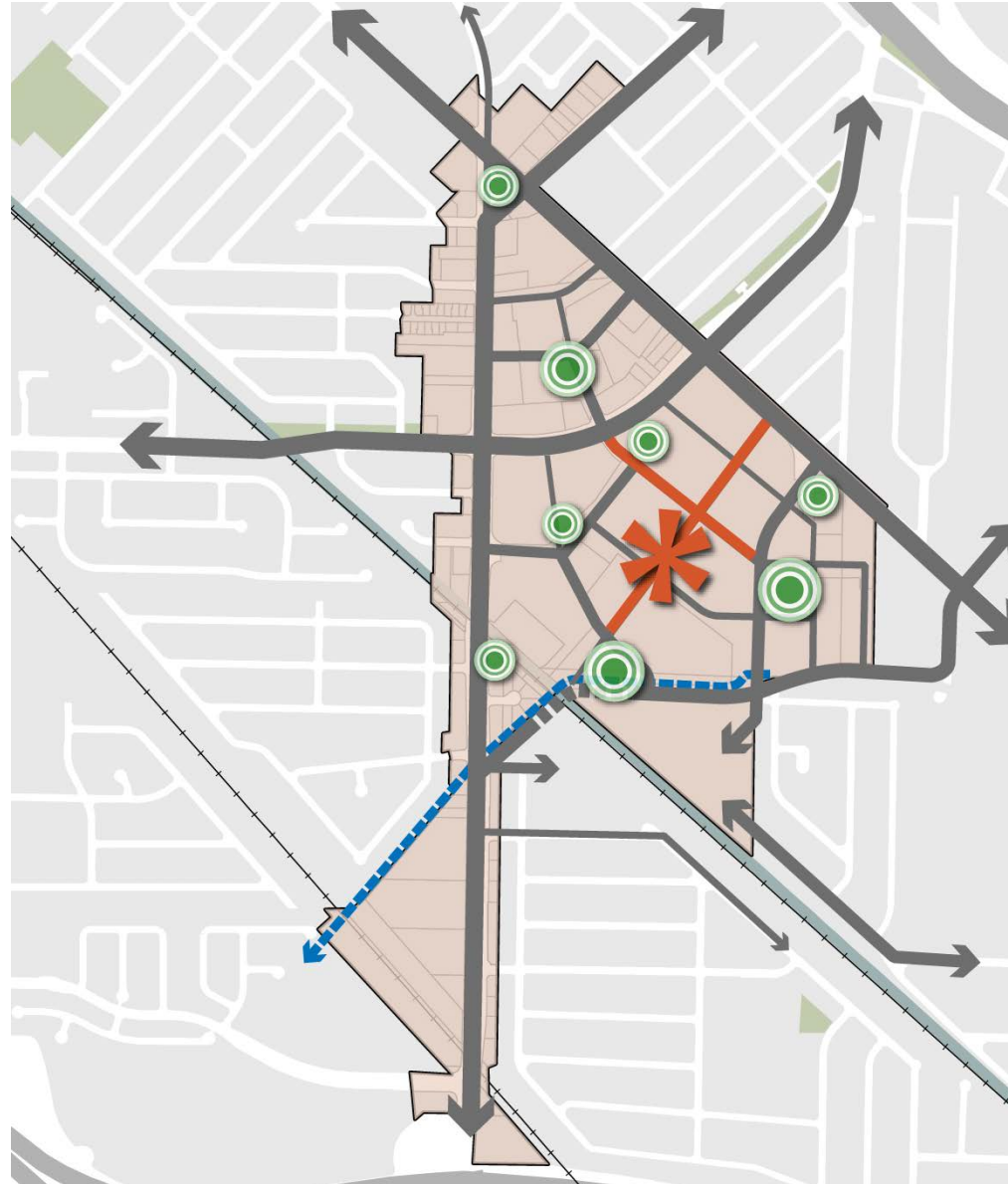
- AREA 1: 8-story / 90'
- AREA 2: 6-story / 70'
- AREA 3: 4-story / 50'
- RESIDENTIAL TRANSITION AREA OVERLAY: 45-degree Daylight Plane Requirement
- EAST 14TH TRANSITION AREA OVERLAY: 4-story / 48'  
6-story / 70' (25' from back of sidewalk)





# Framework Plan



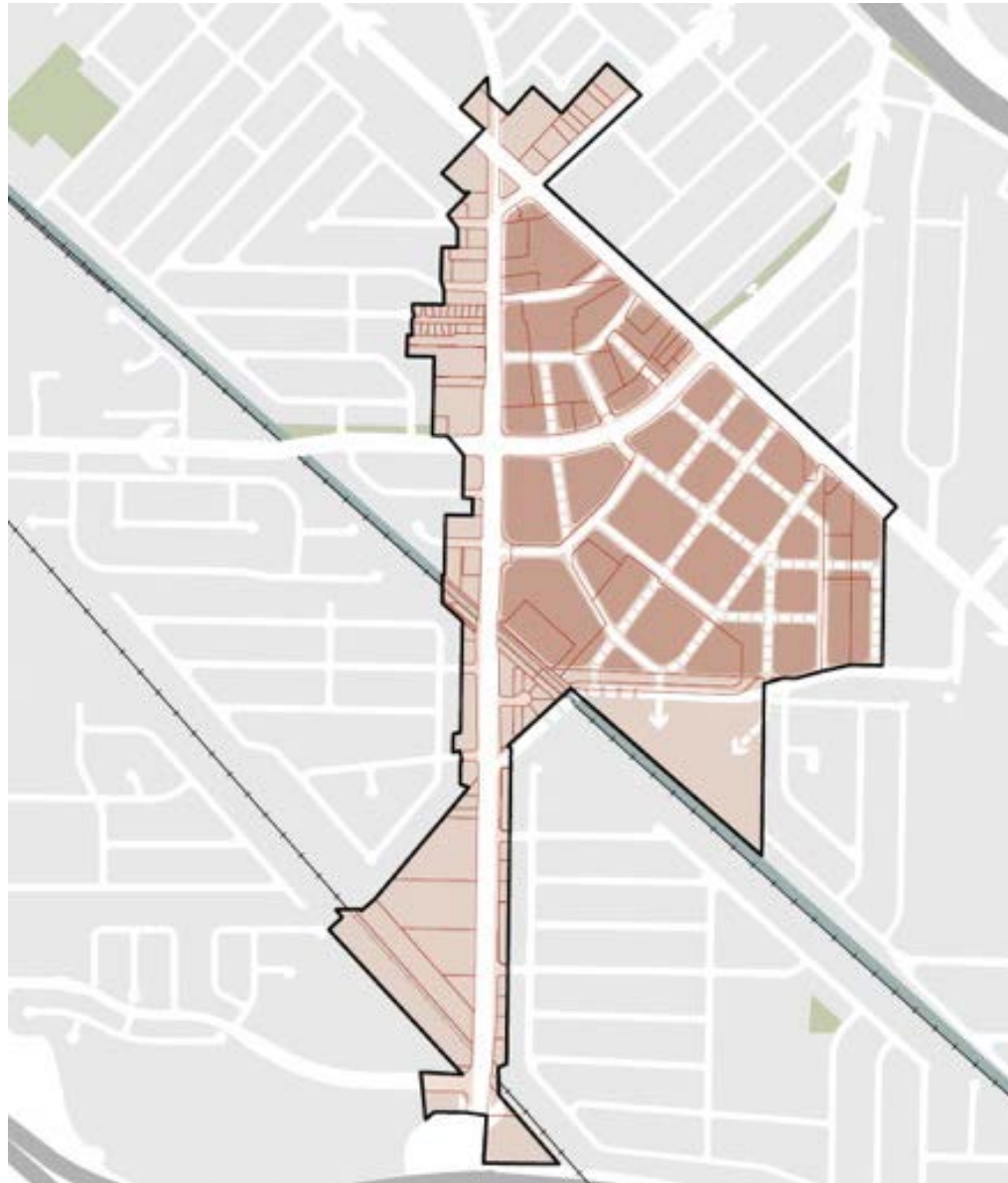
- Primary Street
- Secondary Circulation
- Special Pedestrian-Oriented Active Street
- Optional Secondary Circulation
- Special Public Open Space
- Planned East Bay Greenway
- Estudillo Canal

# Gathering Places



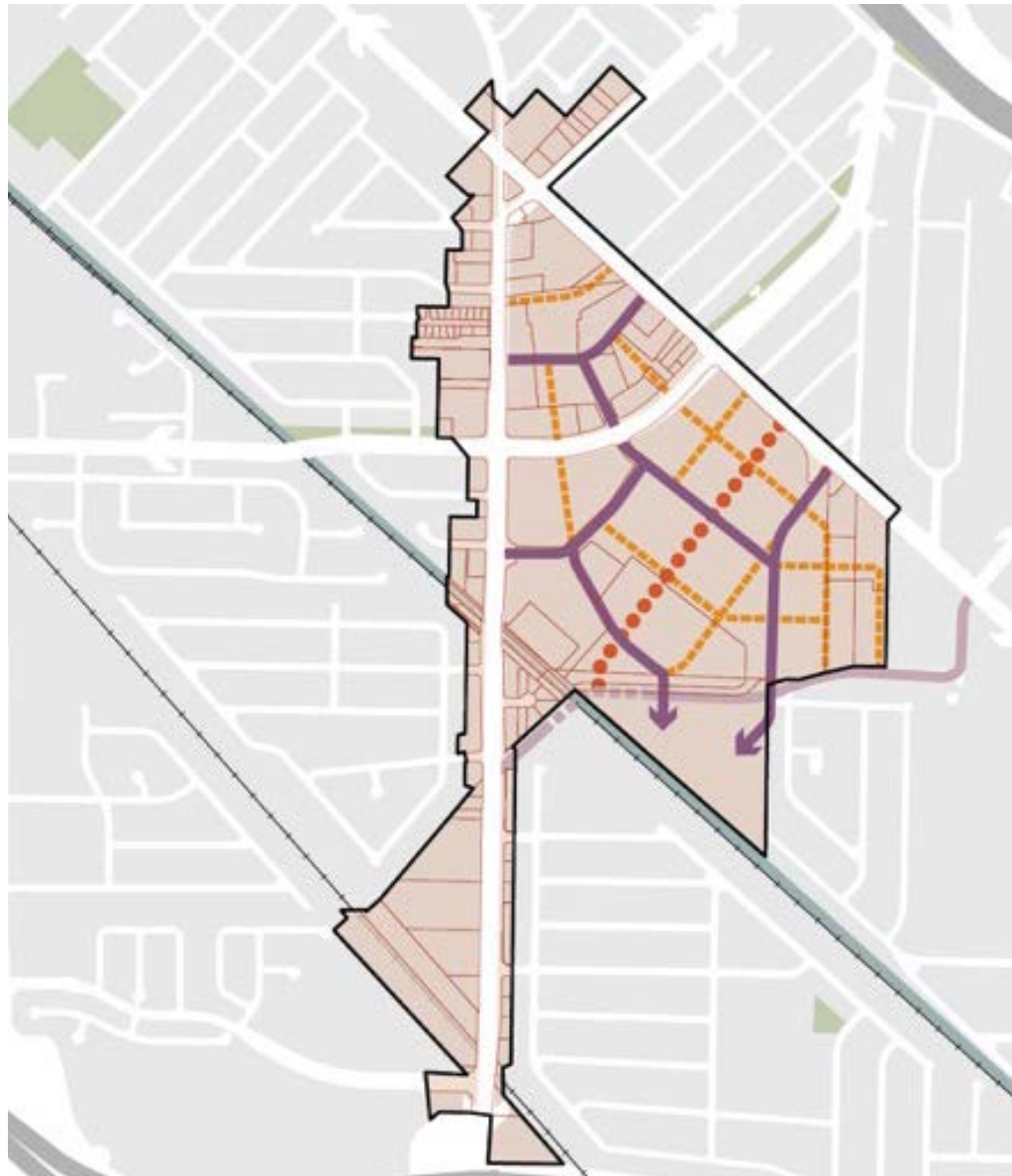
-  Central Plaza / Main Street / Open Space
-  Special Pedestrian-Oriented Active Street
-  Neighborhood Plaza / Park
-  Estudillo Canal

# Connections



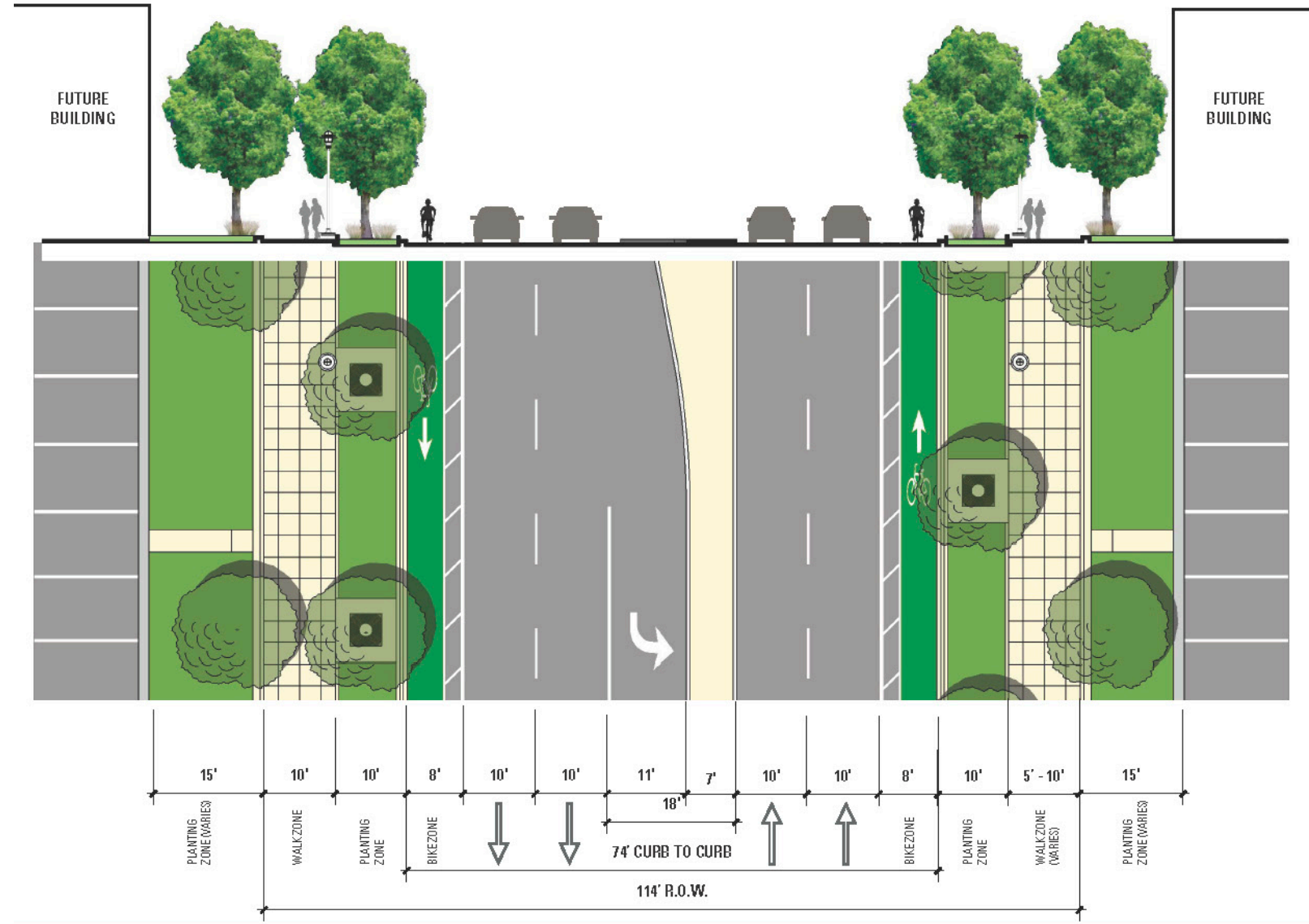
-  Connection along Existing Parcel Boundary or Existing Street
-  Mid-Block Connection within Existing Parcels

# Street Types

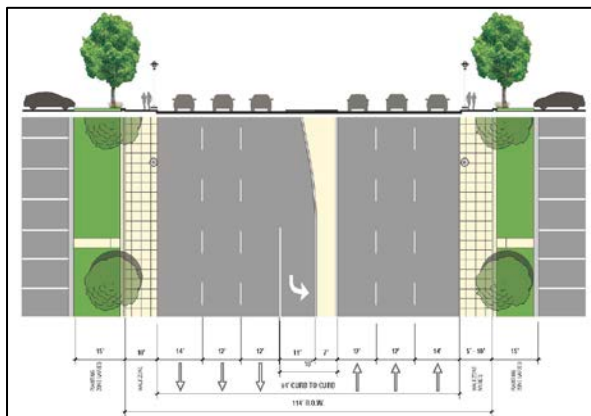


- Main Connection
- Special Connection
- Flexible Connection
- Transit Priority

# Preferred Alternative: Fairmont Drive



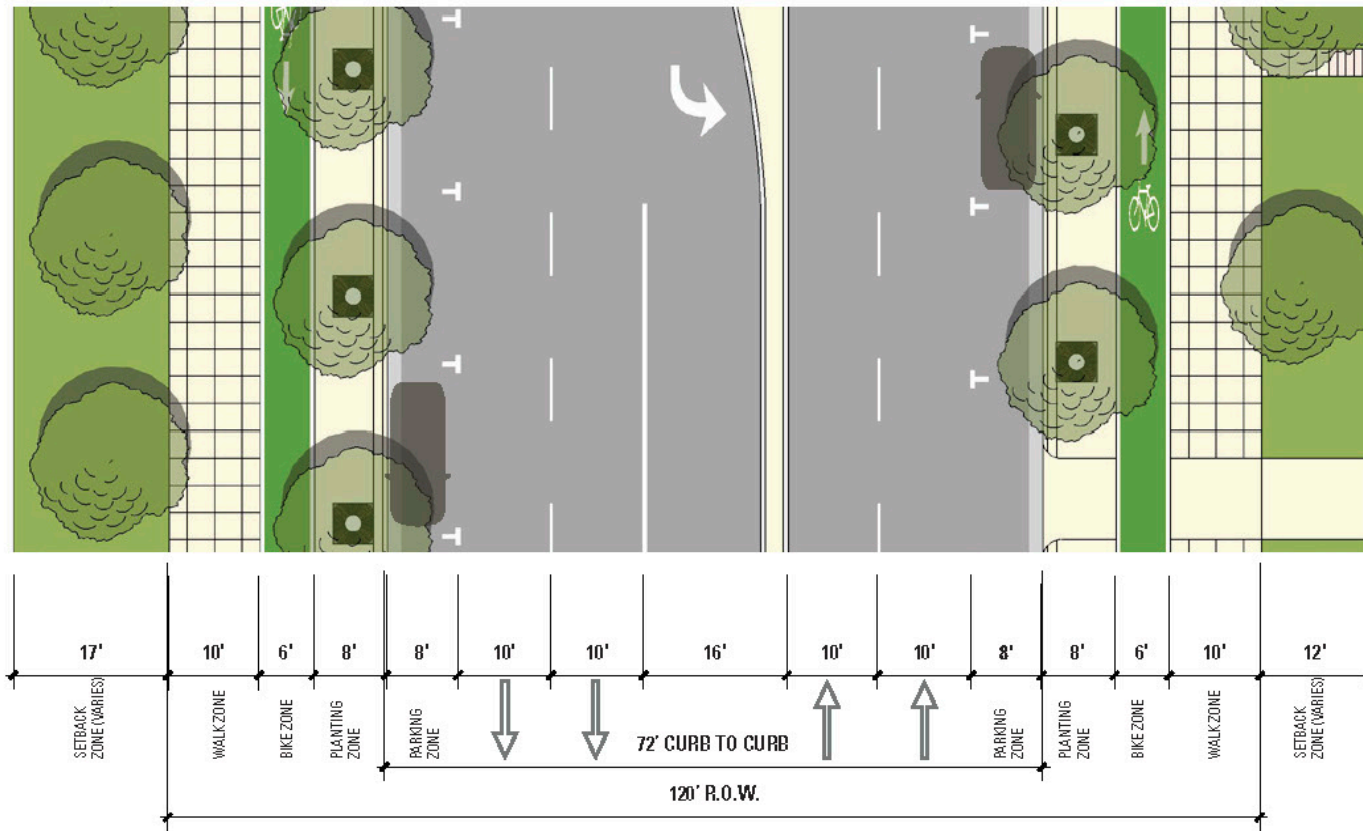
## Existing



# Preferred Alternative: Hesperian Boulevard



## Existing



# Mall to Village: Retail/Residential Focus





# Mall to Village: Retail/Office/Residential Mix



# Growth Projections



<b>Use Type</b>	<b>Existing</b>	<b>20-year EIR Growth Projection</b>
Residential	100 units	+ 2,500 units
Commercial	52,000 square feet	+ 300,000 square feet
Retail	1,170,000 square feet	- 161,000 square feet

# Timeline



Accept EIR Scoping  
Comments

**March 3 – April 3, 2017  
(March 16 Planning Commission  
Scoping Meeting)**

Evaluate Potential Impacts

**Now through Summer 2017**

CAC/TAC #4

**Late Spring 2017**

Publish Draft Plan & EIR

**Spring/Summer 2017**

Community Meeting #2

**Summer 2017**

Draft EIR 45-Day Public  
Comment Period

**Spring/Summer 2017 – Fall 2017**

Plan Adoption/ Final EIR  
Certification

**Fall/Winter 2017**