

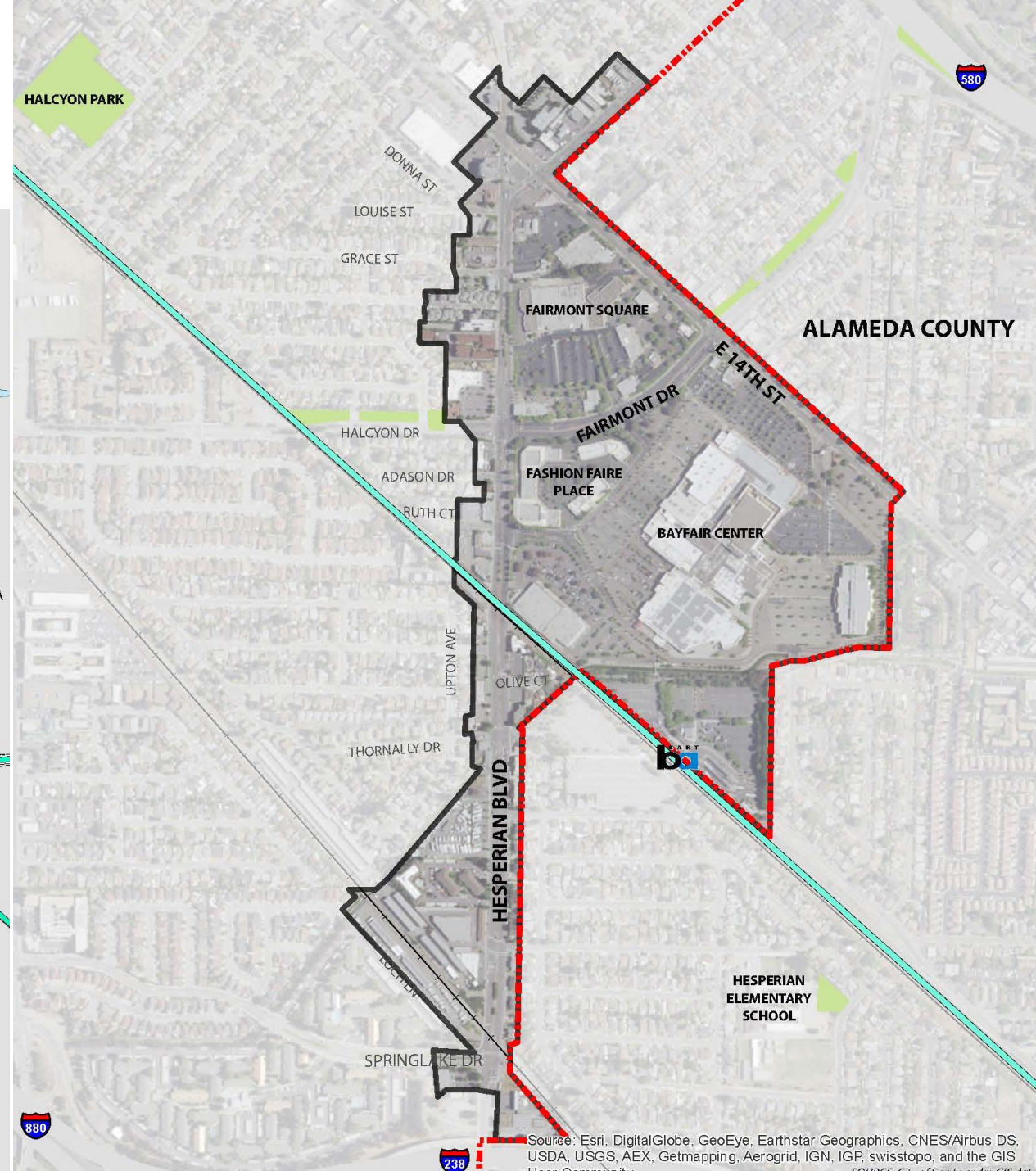
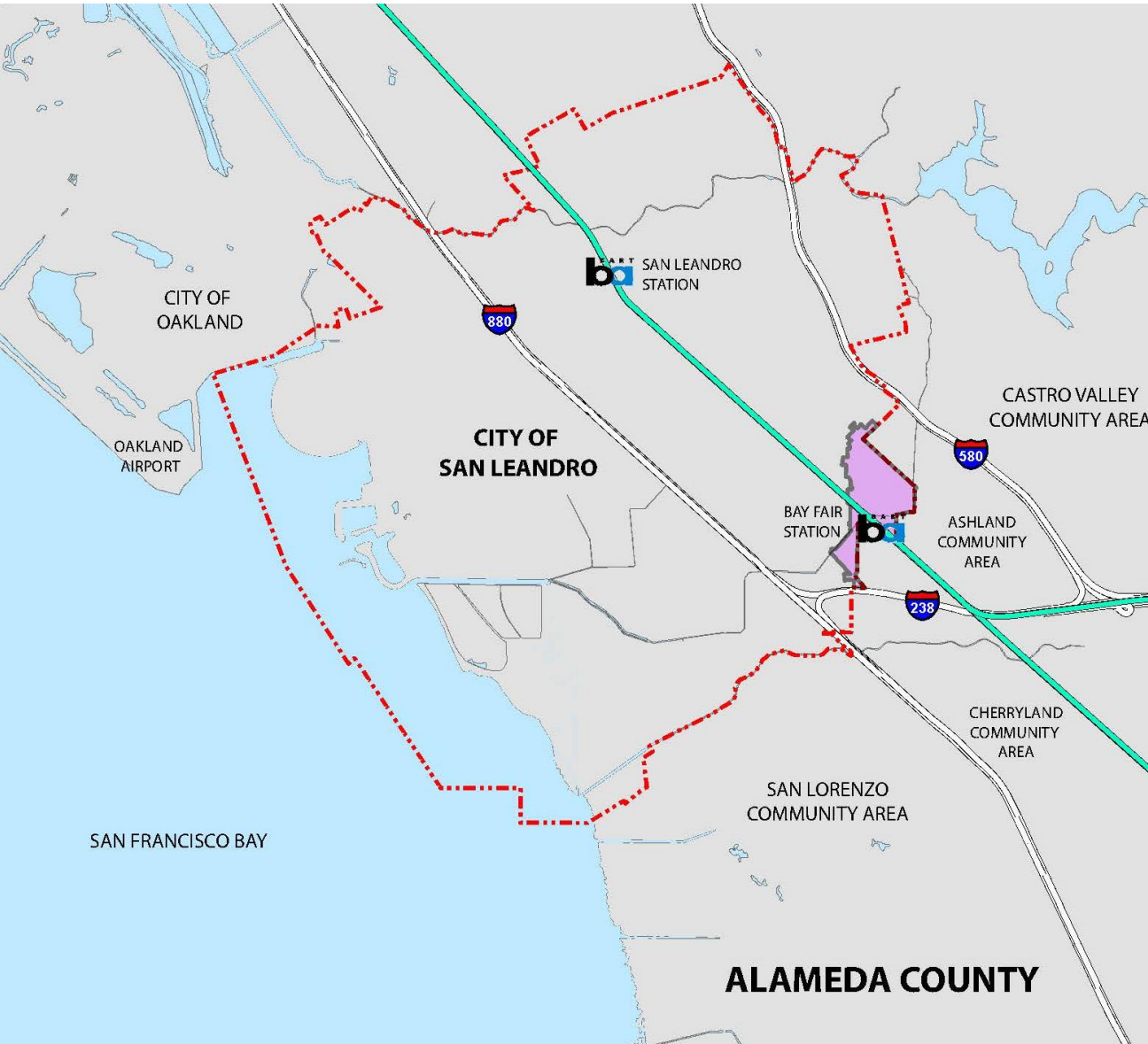


SAN LEANDRO
BAY FAIR
TOD
SPECIFIC PLAN

Bay Fair TOD Plan Overview

Board of Zoning Adjustments | November 3, 2016

Plan Area



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
SOURCE: City of San Leandro GIS data

Project Timeline



- City awarded \$440K MTC Planning Grant (Summer 2014)
- Partnership between City, County, BART & Madison Marquette formalized (Late 2014)
- Selection of Project Consultant (2015)
 - *City awarded contract to Raimi + Associates*
- Creation of Community Advisory Committee (Late 2015)
 - *City Council approved 21 member CAC in February 2016*
 - *Technical Advisory Committee established*

Project Timeline



- Existing conditions analysis (Late 2015- Early 2016)
- CAC/TAC Meetings (Spring/Summer 2016)
- Planning Commission + City Council (Spring/Summer 2016)
- Community Workshop #1 (September 21st)
- Draft Specific Plan (Early 2017)
- CAC/TAC Meetings (Late 2016/Early 2017)
- Community Workshop #2 (Early 2017)
- Specific Plan and EIR adoption (Mid-Late 2017)

District and Corridor Structure



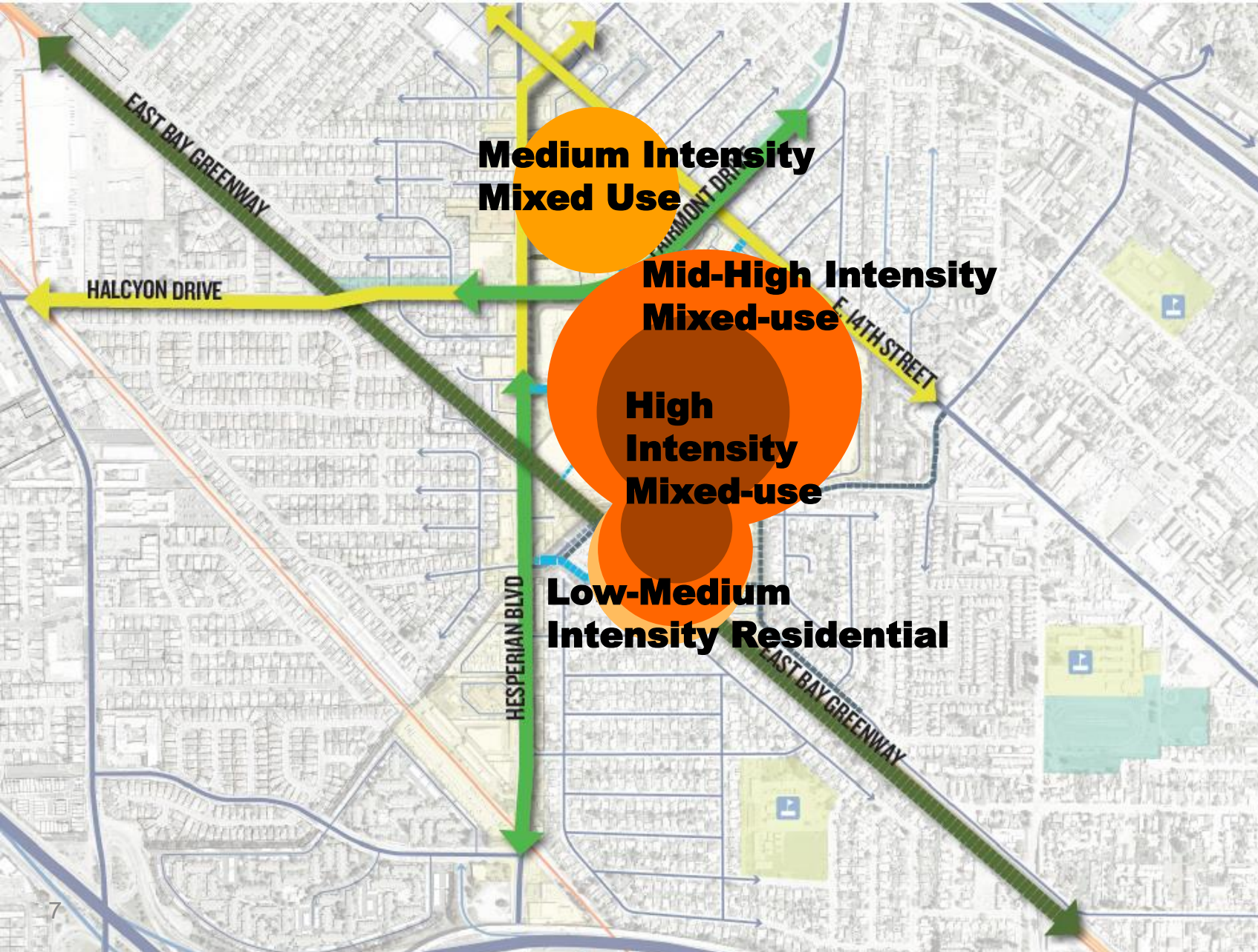
VISION: FROM MALL TO VILLAGE



VISION: From Mall to Village



Potential Development Concepts



Desired Outcomes/Vision



- More parks and open space
- Green infrastructure
- More walkable environment
- Better mobility and connectivity
- Compatibility with adjacent neighborhoods
- Diversity of uses: retail, housing, workplaces, community spaces
- Diverse and affordable housing
- Efficient and shared parking
- Improved safety and less crime
- BART and bus station improvements
- Zoning aligned with community vision

Major Sites and Concepts

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BART Property – Option 1



OPTION 1: 5-OVER-2 HOUSING + TOWNHOMES

SITE SUMMARY

17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY

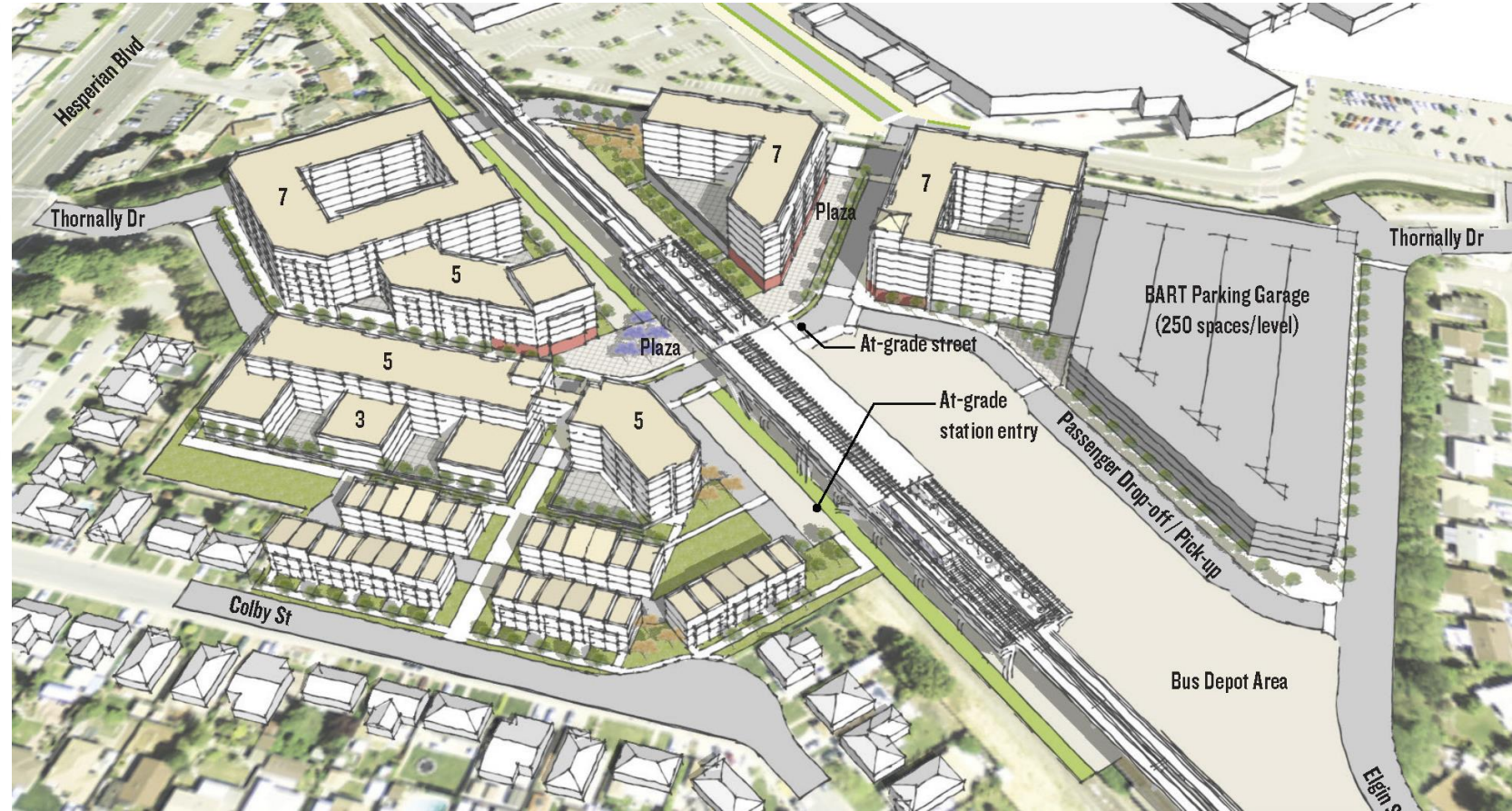
658* multi-family units (1.2 pkg. ratio / 2-level podiums)

32 townhomes

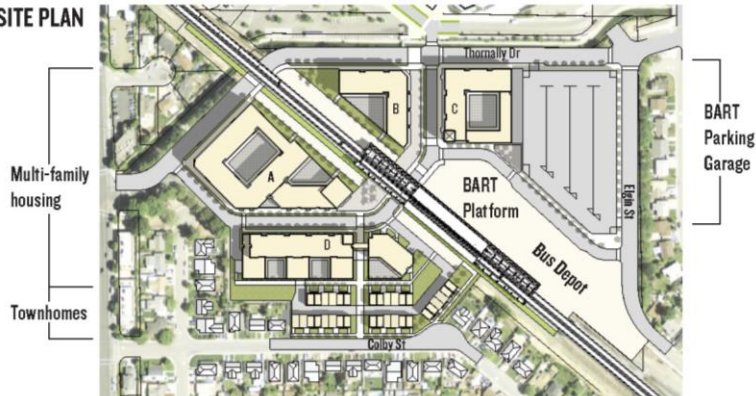
690 total units

22,000sf active use

1,250 parking garage stalls



SITE PLAN



9 BART Property – Option 2



OPTION 2: 15-STORY TOWERS + TOWNHOMES

SITE SUMMARY

17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY

821* multi-family units (1.3 pkg. ratio / 2-5-level podiums)

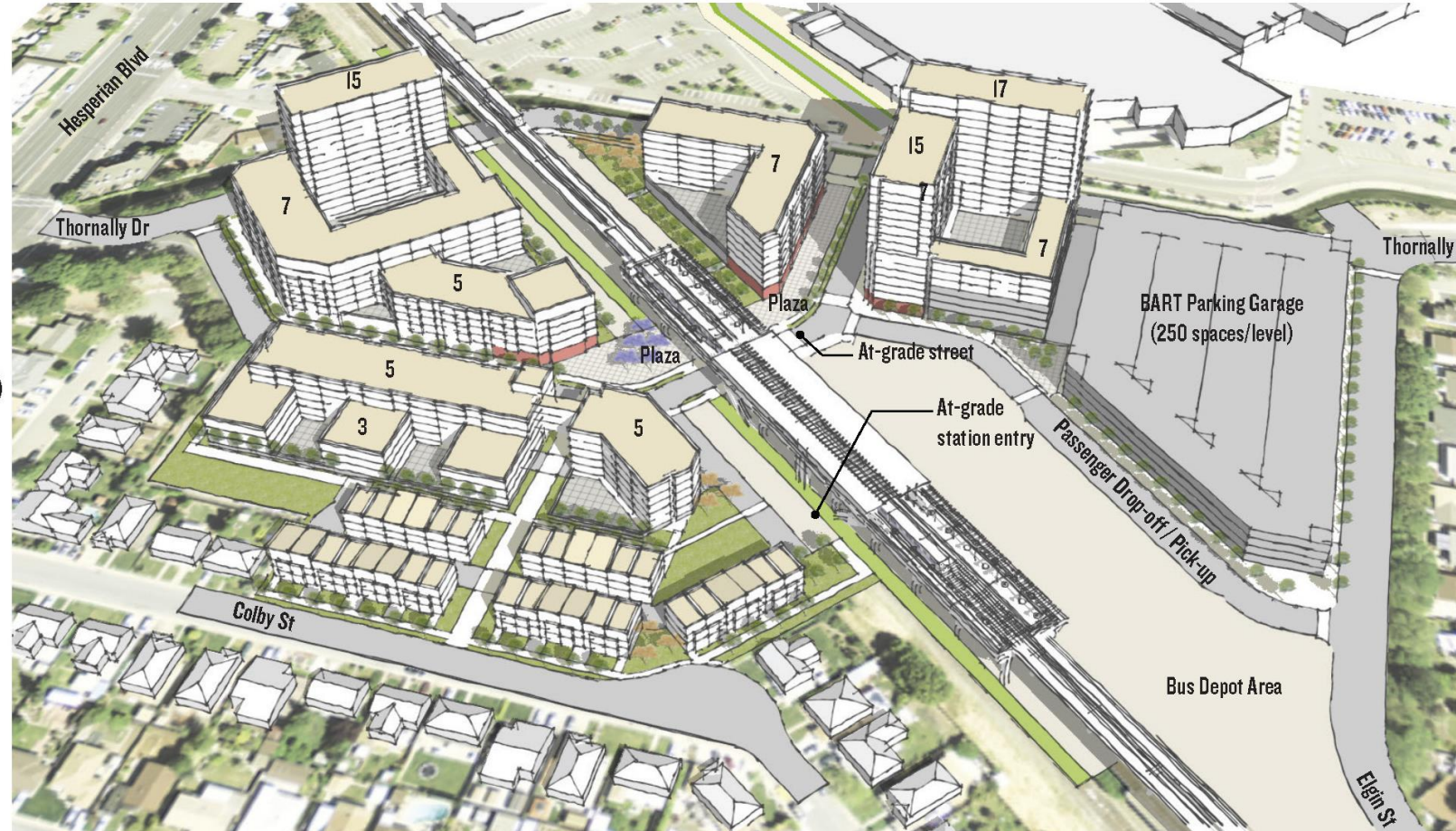
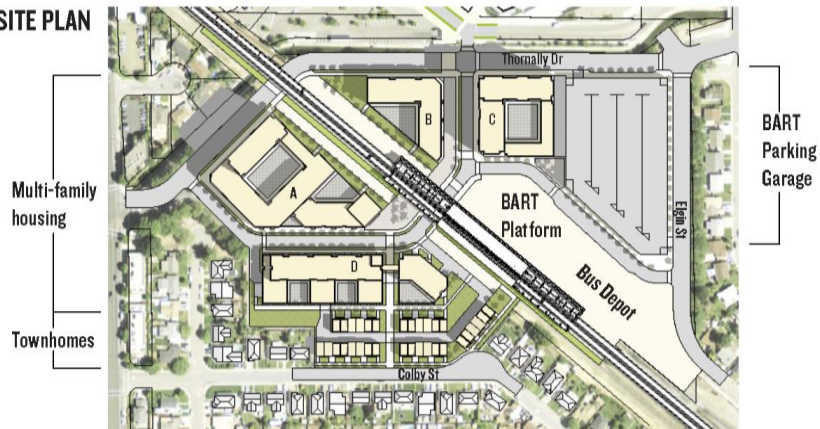
32 townhomes

853 total units

22,000sf active use

1,250 parking garage stalls

SITE PLAN



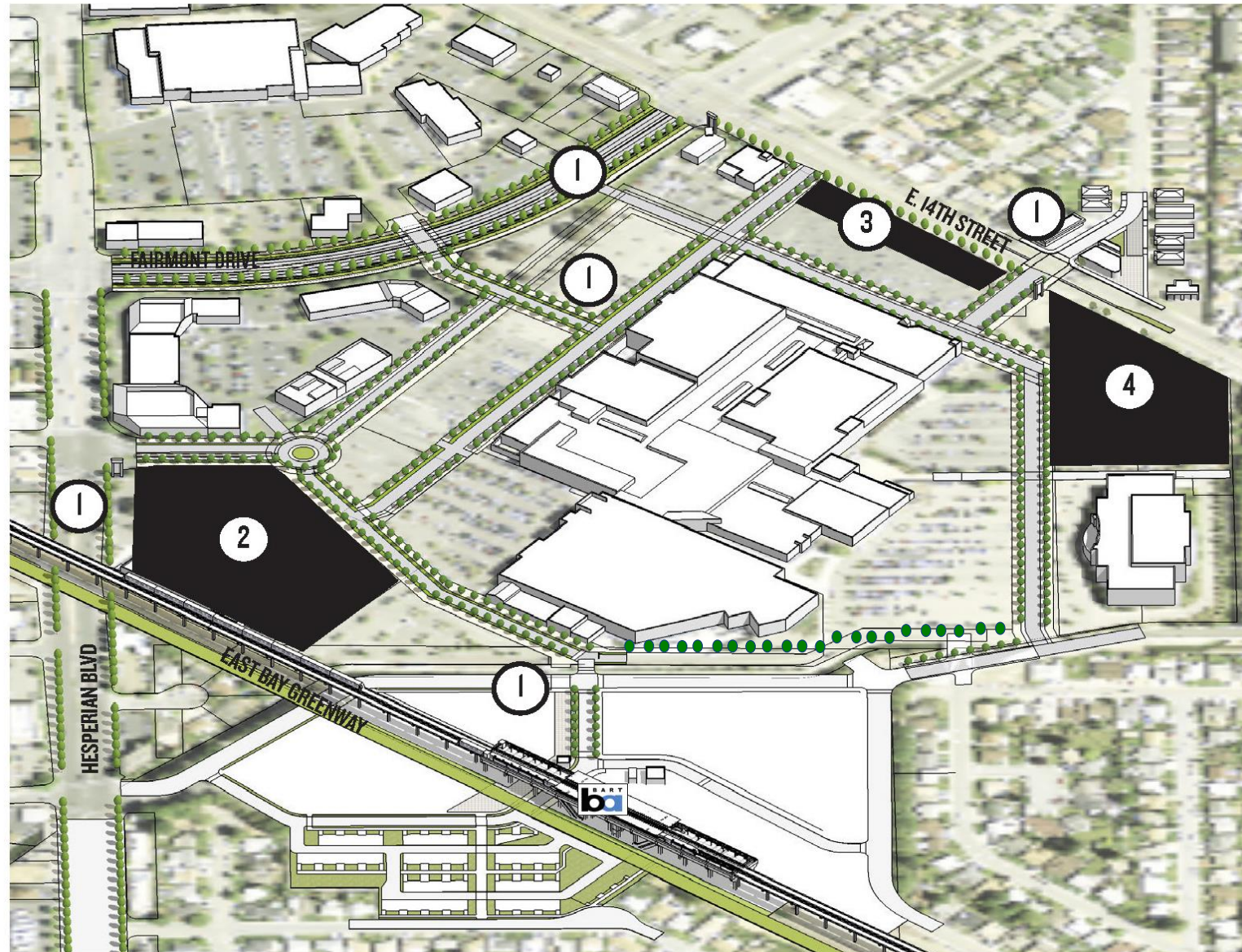
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Bayfair Center – Changes Over Time



Option: Partial Redevelopment + Improved Connections

1. Improved connections
2. Redevelopment of Area 2 (Existing: 6.4 acres, 64K Commercial, 348 spaces) (New: 360 Housing Units, 5K Retail, 5 Stories)
3. New buildings lining E. 14th Street, Retail pad buildings or mixed-use buildings with office or residential above.
4. King Parcel 3.6 Acres - New: 220 Housing Units, 20K Retail

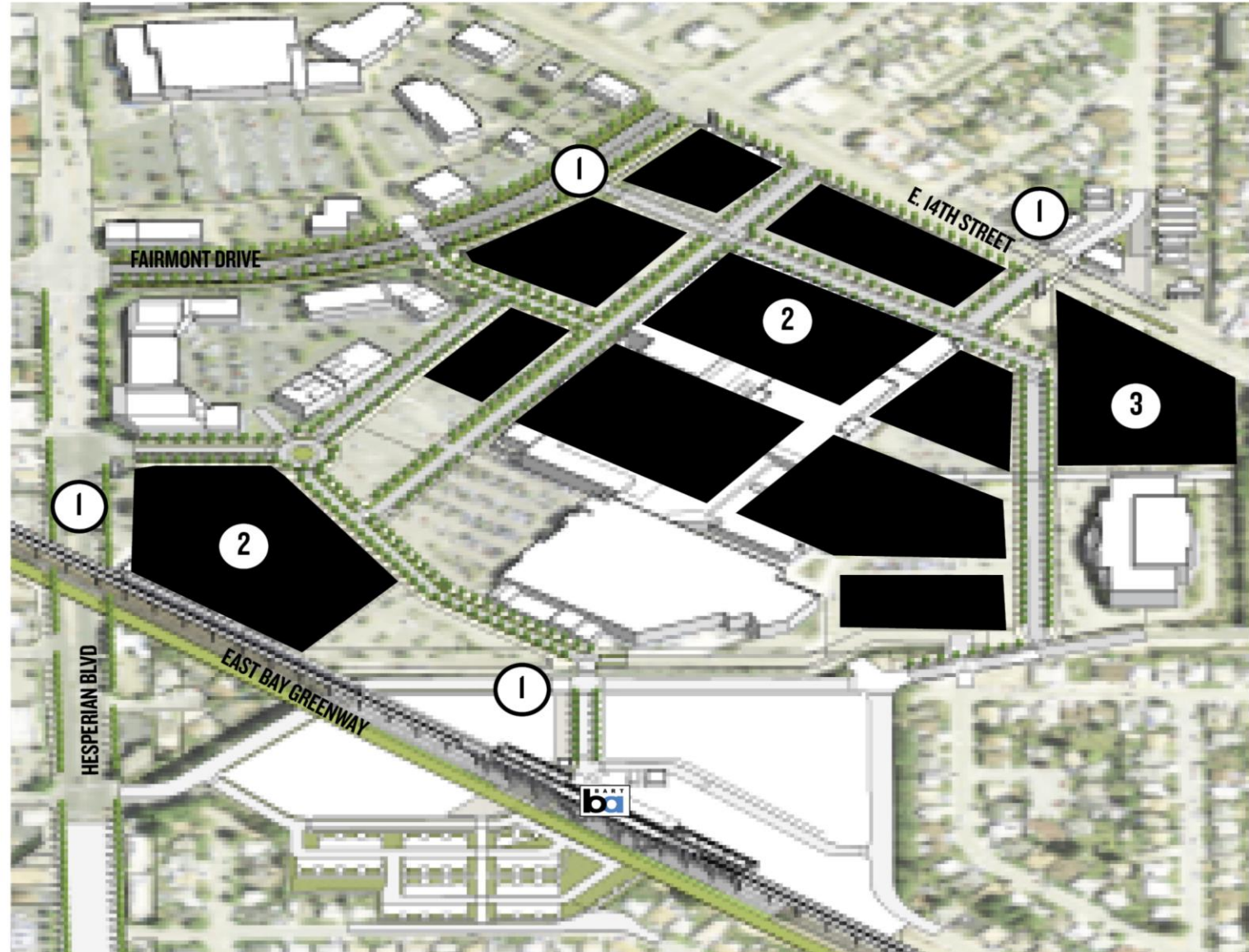


6 Bayfair Center – Changes Over Time



Option: Major Redevelopment

1. Improved connections
2. Redevelopment of majority of Bayfair Center property including King Parcel
 - 800-1400 Housing Units (5-7+ Stories)
 - Retain 150-250K Retail
 - Retain 150K Target and 60K Century Theaters
 - Could be mix of Office/Retail/Residential
3. King Parcel 3.6 Acres - New: 220 Housing Units, 20K Retail

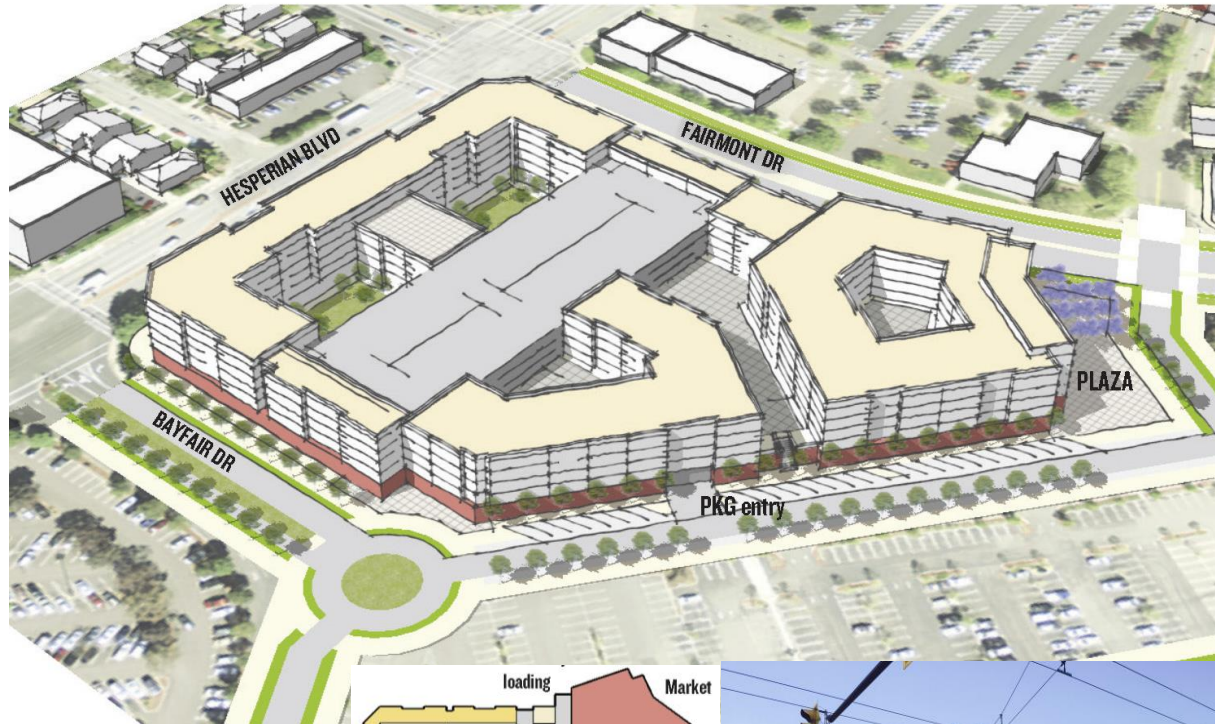


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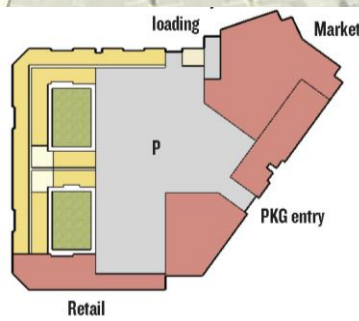
Fashion Faire Place - Existing



7 Fashion Faire Place



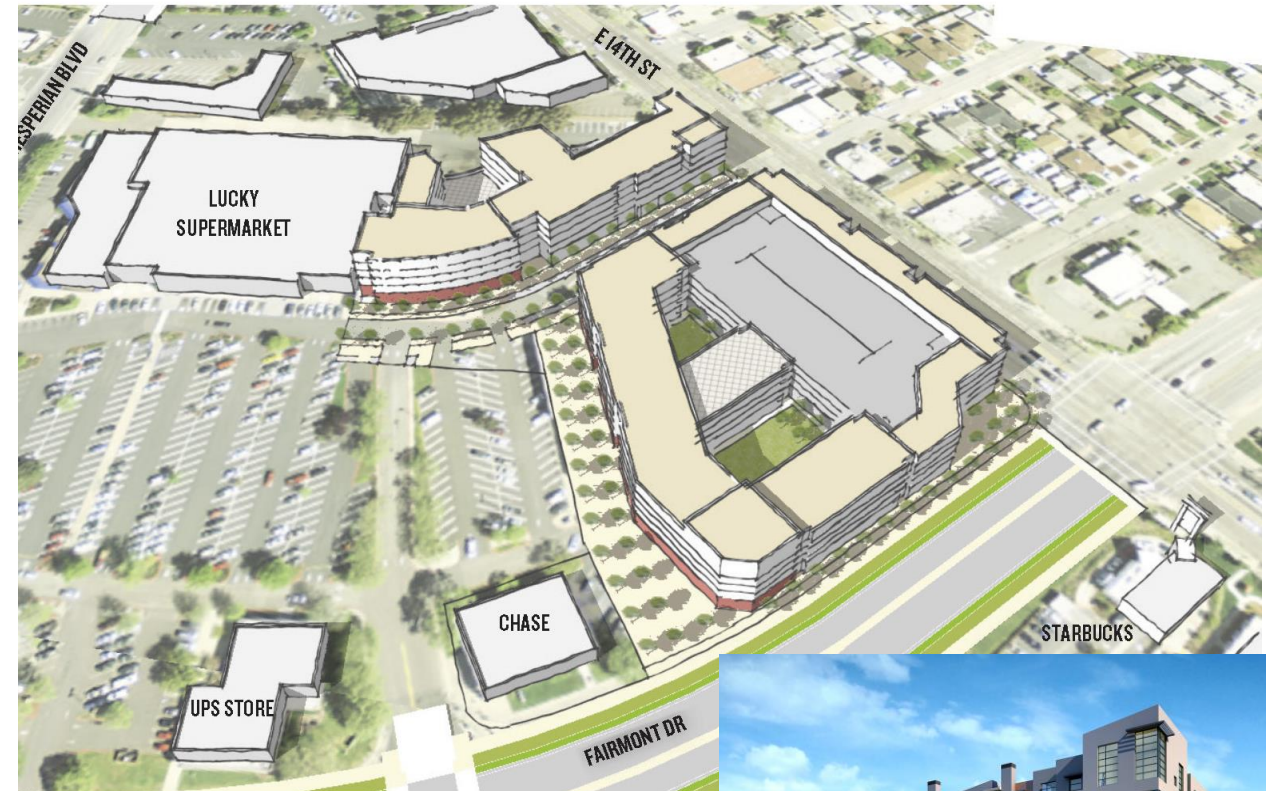
Option



8 Fairmont Square



Existing



Option





1. New greenway path
2. Transforming the pedestrian/bike experience on major streets (Fairmont & Hesperian)
3. Incremental improvements
4. Improved/new intersections
5. New streets

Policy issues to be addressed

- Desired Community Uses (retail, commercial, residential, grocery store, community/recreation centers, parks, restaurants, schools, arts, tech/maker space, farmers market, community garden)
- Affordable Housing/Anti-Displacement
- Clean Energy + Green Infrastructure
- Other policy issues?

Questions

1. What do you like?
2. What would you change?
3. What are we missing?

Stay involved!



Go to the website for more information and to stay involved!

<https://www.sanleandro.org/depts/cd/bftod/default.asp>

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