

## BAY FAIR TOD SPECIFIC PLAN AMENDMENTS

The Bay Fair Transit Oriented Development (TOD) Specific Plan Amendments will update the Specific Plan, General Plan, and Zoning Code to incorporate the detailed studies, strategies, and development plans prepared through the Bay Fair TOD Sub-Area 1 Precise Plan process to ensure consistency across all policy documents and provide for development streamlining. The Specific Plan, General Plan, and Zoning Code Amendments will also align with MTC's Transit Oriented Communities (TOC) policy for the full 150-acre Priority Development Area (PDA).

Since the 2018 Specific Plan was adopted, the State, regional, and local policy framework has evolved significantly, including:

- State housing legislation related to 6<sup>th</sup> Cycle Housing Elements, objective development standards, streamlined review of housing projects, and parking reforms
- AB2923 and BART's 10-Year Transit-Oriented Development Work Plan
- Plan Bay Area 2050 and related implementation (e.g., TOC Policy, Priority Sites Pilot)
- San Leandro's 2021 Climate Action Plan and 2023 General Plan Environmental Justice Element
- San Leandro's Certified 2023-2031 Housing Element, and related EIR that evaluated up to 5,000 housing units and 375,000 sq. ft. of office in the Bay Fair TOD Area

Additionally, key properties in the Bay Fair TOD PDA have new owners resulting in exciting opportunities for adaptive reuse of up to 400,000 square feet of an aging mall for a transit-oriented employment center and entitlement of a 497-unit multi-family development through the SB35 State streamlining process.

The 2018 Bay Fair TOD Specific Plan requires significant revisions to respond to the above changes and align with current opportunities for transit-oriented development. The necessary Specific Plan amendments will be informed by detailed development plans, parcelization plans, circulation plans, open space plans, and infrastructure plans prepared through the Bay Fair TOD Sub-Area 1 Precise Plan process.

The Specific Plan Amendment scope includes environmental review that will build off of the Bay Fair TOD Specific Plan EIR and 2023-2031 Housing Element EIR to evaluate additional capacity that would result from the proposed amendments, allowing for streamlined development project review.

# SCOPE OF WORK

## TASK 1 - PROJECT INITIATION AND MANAGEMENT

- Kick-off meeting with staff and consultant team
- Request, collect and distribute background information and document
- Prepare & maintain project workplan & task tracker
- Project management meetings
- Project team coordination meetings

### Task 1 Deliverables:

1.1 Project schedule / Work Plan

1.2 Memorandum on scope and budget for the project that includes both covered and optional tasks

1.3 Project management meetings

1.4 Project team coordination meetings

## TASK 2 - COMMUNITY & STAKEHOLDER OUTREACH AND PARTICIPATION

- Multi-Lingual Community Outreach and Engagement Plan
- Multi-Jurisdictional Community Outreach and Engagement (San Leandro and Alameda County)
- Stakeholder Meetings
- Public Workshops / Meetings
- Web Site Content
- Board/Commission and City Council Meetings/Work Sessions
- Additional outreach engagement strategies to be determined in the Community Involvement Plan.

### Task 2 Deliverables:

2.1 Communication and messaging materials / documents in multiple languages

2.2 Public Workshops / Meetings

2.3 Live Website with up-to-date project information and documents

2.4 Materials and Summary of Outreach

2.5 Web Site Content

2.6 Board/Commission and City Council Meetings/Work Session Materials and Attendance

## TASK 3 - STRATEGIES & TECHNICAL MEMORANDA

- Community and Equity Strategy. Implement the City's Certified 2023-2031 Housing Element, which includes a suite of AFFH programs to address critical Fair Housing Issues:
  - Outreach. Improving outreach to targeted EPC's and LRA's

- Integration. Working to replace segregated living patterns with integrated neighborhoods
- Anti-Displacement. Clear policies to prevent displacement.
- Access to Opportunities. Addressing disparities in housing availability and access to opportunities.
- TOC Consistency Memorandum. Identify any necessary amendments for consistency with MTC's Transit Oriented Communities Policy that should be completed during the planning process, including for the following topics:
  - Density. Ensure consistency with TOC Policy's Tier 2 minimum density standard for residential (minimum 75 du/acre) and office development (minimum 3 FAR) on average within 1/2 mile of Bay Fair BART.
  - Transit Access and Parking. Ensures consistency with TOC Policy's maximum parking standard (0.5 spaces or less for residential development, 1.6 spaces per 1,000 square feet for non-residential development).
  - Complete Streets. Consistency with Resolution No. 4493 Complete Streets Policy including consistency with NACTO's "All Ages and Abilities" design principles.

**Task 3 Deliverables:**

3.1 Administrative Draft Community Equity Strategy Report and Technical Memorandum on Amendments necessary for TOC Consistency

3.2 Public Draft Strategy Report and Technical Memorandum

3.3 Final Strategy Reports and Technical Memorandum

**TASK 4 - SPECIFIC PLAN, GENERAL PLAN & ZONING CODE AMENDMENTS FOR TOC COMPLIANCE**

- Draft amendments to the Bay Fair TOD Specific Plan to incorporate the Bay Fair TOD Sub-Area 1 Precise Plan's Development Plan and Parcelization Plan and achieve compliance with TOC policies for the full 150-acre PDA, including updating all affected figures and policies in the following Specific Plan Chapters:
  - Ch. 2 - Vision + Planning Framework
  - Ch. 3 - Mobility (update circulation plan and Public Realm Standards)
  - Ch. 4 - Land Use + Housing
  - Ch. 5 - Development Standards
  - Ch. 6 - Infrastructure + Services
  - Ch. 7 - Implementation (update Capital Improvements and funding/financing strategy)
  - New Community and Equity Chapter
- Draft related General Plan Amendments for full 150-acre Bay Fair TOD PDA to achieve compliance with TOC policy and incorporate Sub-Area 1 Precise Plan deliverables
- Draft related Zoning Code Amendments including revised Objective Development Standards for full 150-acre Bay Fair TOD PDA to achieve compliance with TOC policy and incorporate Sub-Area 1 Precise Plan deliverables
- Administrative Draft Amendments
- Screencheck Draft Amendments

- Public Draft Amendments
- Public Outreach

**Task 4 Deliverables:**

- 4.1 Administrative Draft Amendments
- 4.2 Screencheck Draft Amendments
- 4.3 Public Draft Amendments
- 4.4 Materials and Summary of Outreach

**TASK 5 - ENVIRONMENTAL REVIEW**

- CEQA Compliance Documentation - Memo reviewing proposed plan changes and recommendation for further environmental review, as necessary to provide streamlining by environmentally clearing projected plan build out beyond that already analyzed. The 2018 Bay Fair TOD Specific Plan Programmatic EIR and 2023-2031 Housing Element and Related Amendments Supplemental EIR together evaluated construction of 5,000 new housing units and 375,000 square feet of office development in the Bay Fair TOD area.

**Task 5 Deliverables:**

- 5.1 Memo on CEQA Strategy
- 5.2 Administrative Draft CEQA Document
- 5.3 Draft CEQA Document
- 5.4 Final CEQA Document

**TASK 6 - PUBLIC REVIEW AND ADOPTION**

- Public Hearings for Adoption
- Final Amended Specific Plan, General Plan, and Zoning Code

**Task 6 Deliverables:**

- 6.1 Attendance and Presentation at community meetings
- 6.2 Attendance at San Leandro Planning Commission and City Council hearings
- 6.3 Final Amended Bay Fair Specific Plan, General Plan, and Zoning Code

## PRELIMINARY ESTIMATE OF SCHEDULE & BUDGET

<b>DELIVERABLES</b>	<b>COMPLETION DATE*</b>	<b>BUDGET</b>
<b>TASK 1 - PROJECT INITIATION AND MANAGEMENT</b>	March 2026	\$50,000
1.1 Project schedule / Work Plan		-
1.2 Memorandum on scope and budget for the project that includes both covered and optional tasks		-
1.3 Project management meetings		-
1.4 Project team coordination meetings		-
1.5 Project team coordination meetings		-
<b>TASK 2 - COMMUNITY &amp; STAKEHOLDER OUTREACH AND PARTICIPATION</b>	March 2026	\$75,000
2.1 Communication and messaging materials / documents in multiple languages		-
2.2 Public Workshops / Meetings		-
2.3 Live Website with up-to-date project information and documents		
2.4 Materials and Summary of Outreach		
2.5 Web Site Content		
2.6 Board/Commission and City Council Meetings/Work Session Materials and Attendance		
<b>TASK 3 - STRATEGIES &amp; TECHNICAL MEMORANDA</b>	August 2024	\$75,000
3.1 Administrative Draft Community Equity Strategy Report and Technical Memorandum on Amendments necessary for TOC Consistency		-
3.2 Public Draft Strategy Report and Technical Memorandum		-
3.3 Final Strategy Reports and Technical Memorandum		-
<b>TASK 4 - SPECIFIC PLAN, GENERAL PLAN &amp; ZONING CODE AMENDMENTS FOR TOC COMPLIANCE</b>	September 2025	\$180,000
4.1 Administrative Draft Amendments		-
4.2 Screencheck Draft Amendments		-
4.3 Public Draft Amendments		
4.4 Materials and Summary of Outreach		-
<b>TASK 5 - ENVIRONMENTAL REVIEW</b>	January 2026	\$200,000
5.1 Memo on CEQA Strategy		-
5.2 Administrative Draft CEQA Document		
5.3 Draft CEQA Document		-
5.4 Final CEQA Document		-
<b>TASK 6 - PUBLIC REVIEW AND ADOPTION</b>	March 2026	\$20,000
6.1 Attendance and Presentation at community meetings		
6.2 Attendance at San Leandro Planning Commission and City Council hearings		
6.3 Final Amended Bay Fair Specific Plan, General Plan, and Zoning Code		
<b>TOTAL BUDGET</b>		<b>\$600,000</b>

\*Assumes March 2024 Start Date and Concurrent Bay Fair TOD Sub-Area 1 Precise Plan process