



SAN LEANDRO BAY FAIR

TOP

SPECIFIC PLAN

Alternatives + Scenarios

City Council | May 23, 2016

type of feedback needed

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

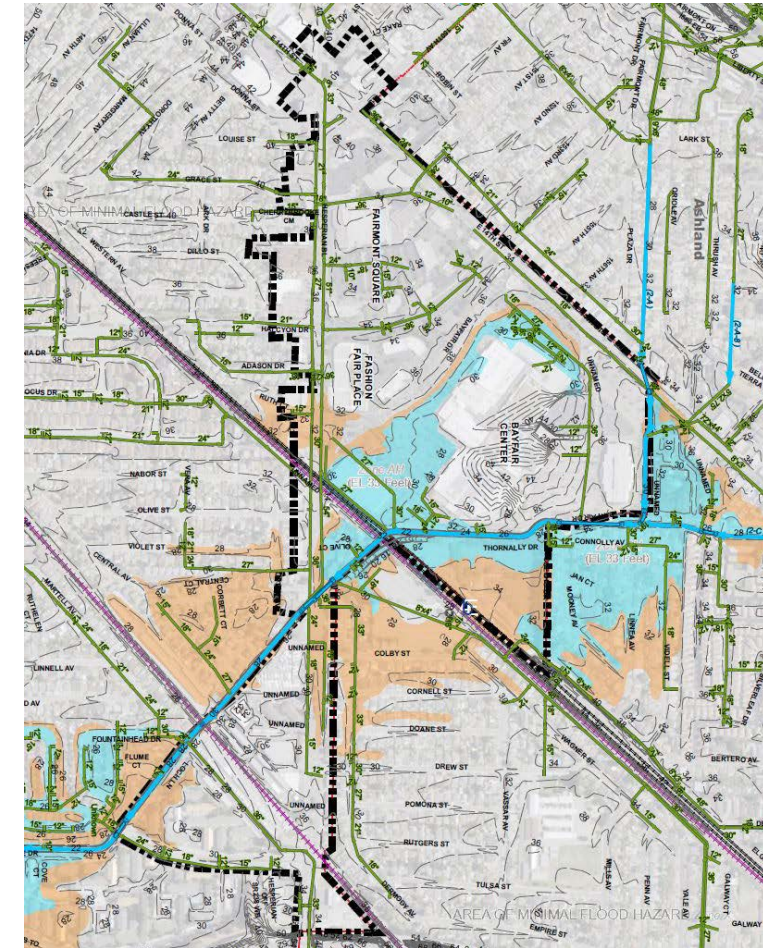
agenda

- **Desired Outcomes + Vision**
- **Streets + Public Realm**
- **Development Concepts**
- **Policy Issues**

Givens + Constraints



- Neighborhood adjacency and transitions
- Existing streets, corridors, and utilities
- Flood plain and channel for stormwater retention
- Affordable housing requirements
 - BART 20% minimum
 - Citywide 15% inclusionary
- Parking replacement demands
- General Plan TOD Designation
- Regional Priority Development Area



Desired Outcomes



- 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

District and Corridor Structure



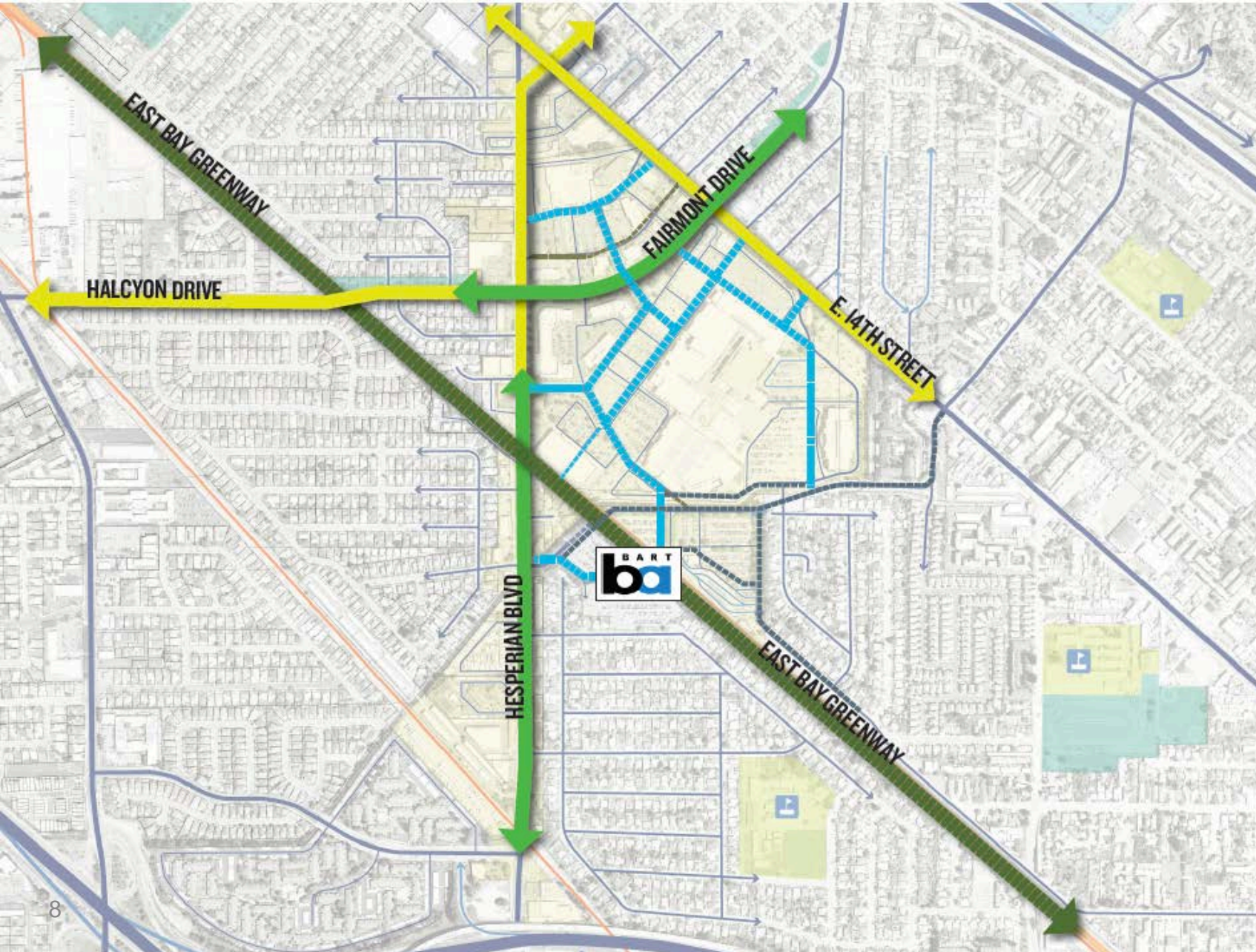
VISION: FROM MALL TO VILLAGE



VISION: From Mall to Village



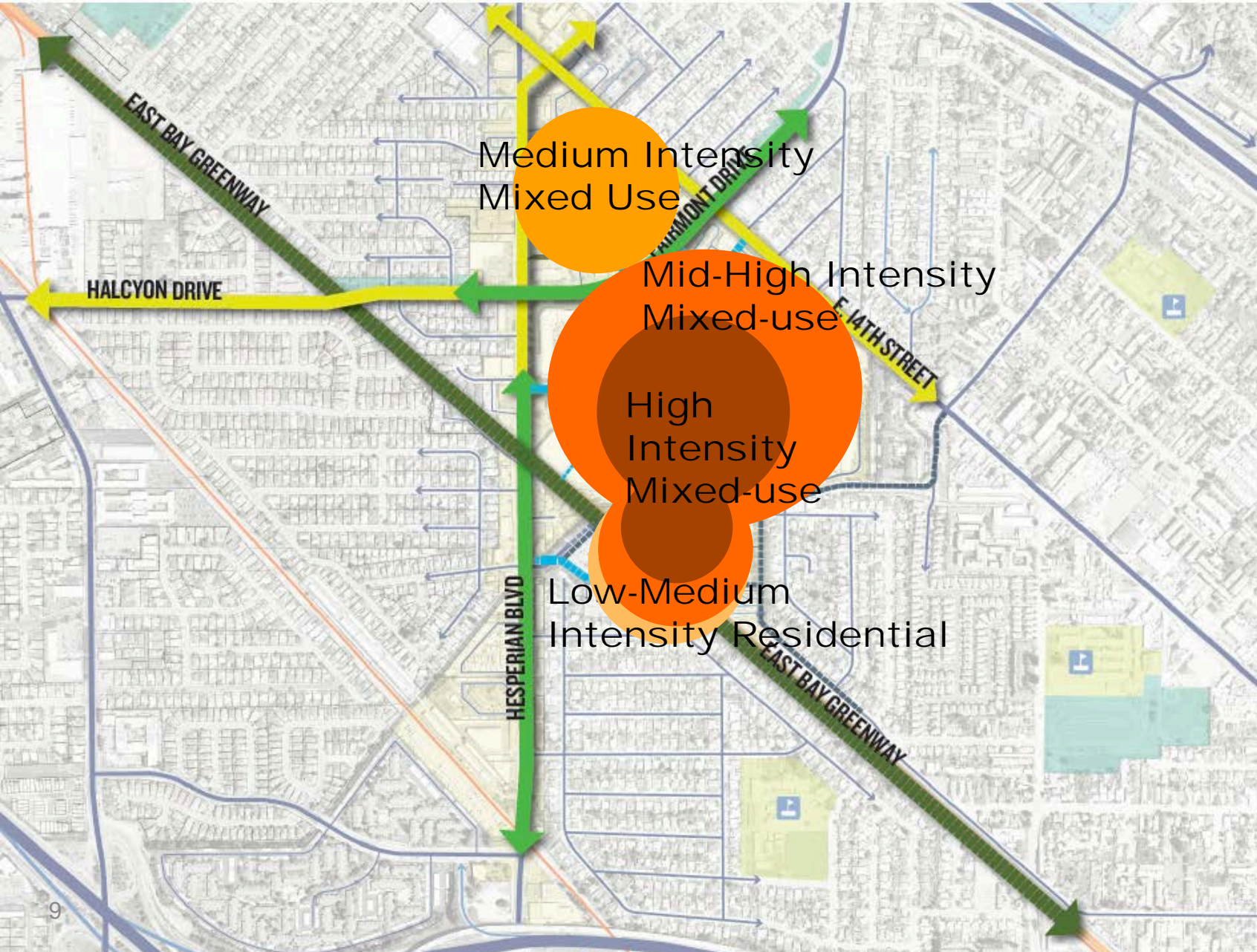
Street and Public Realm Improvements



VISION: From Mall to Village



Potential Development Concepts



Streets + Public Realm



1

Fairmont Drive

2

Hesperian Boulevard

3

East 14th Street

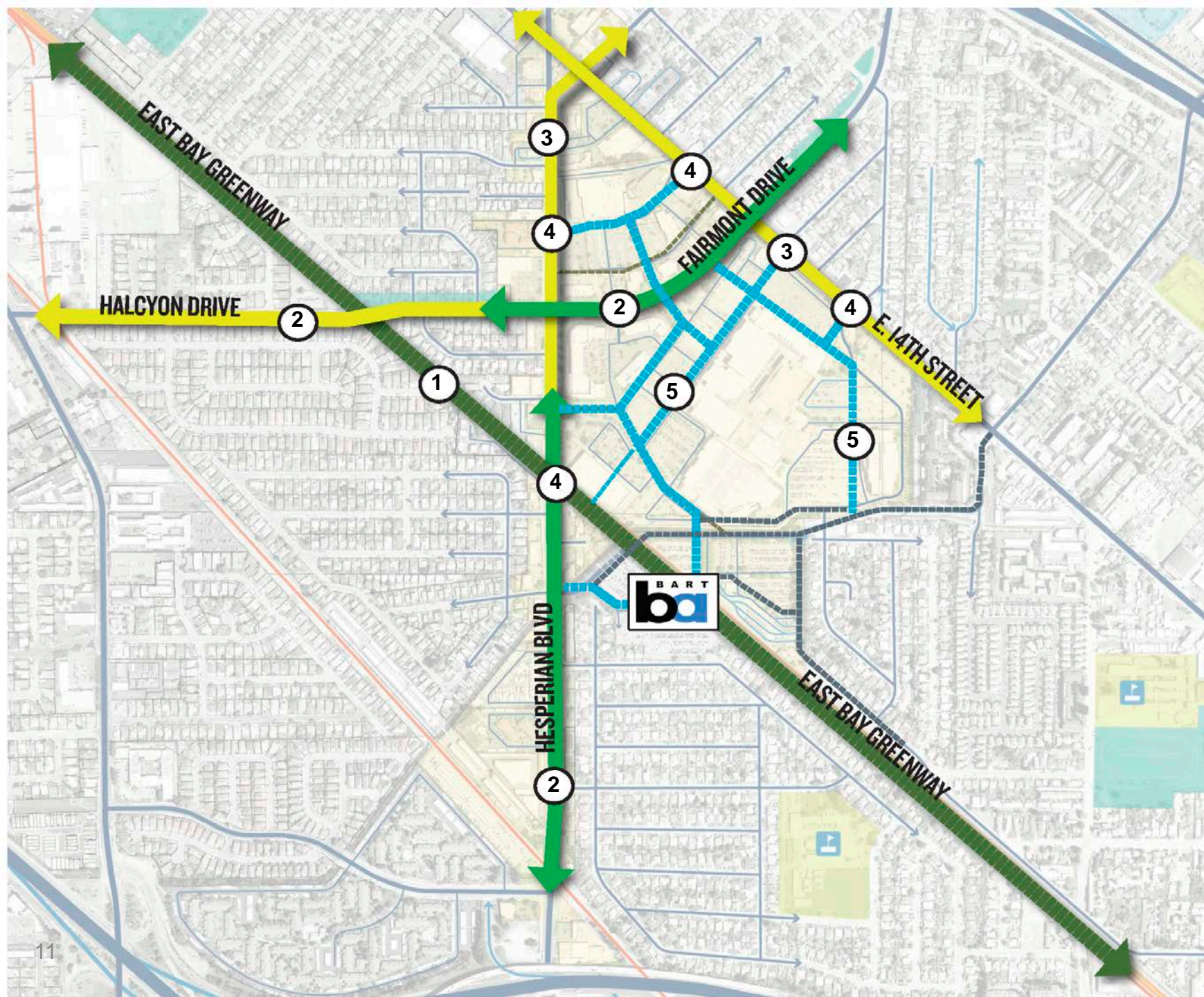
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Hesperian & East 14th intersection

5

Bayfair & East 14th intersection

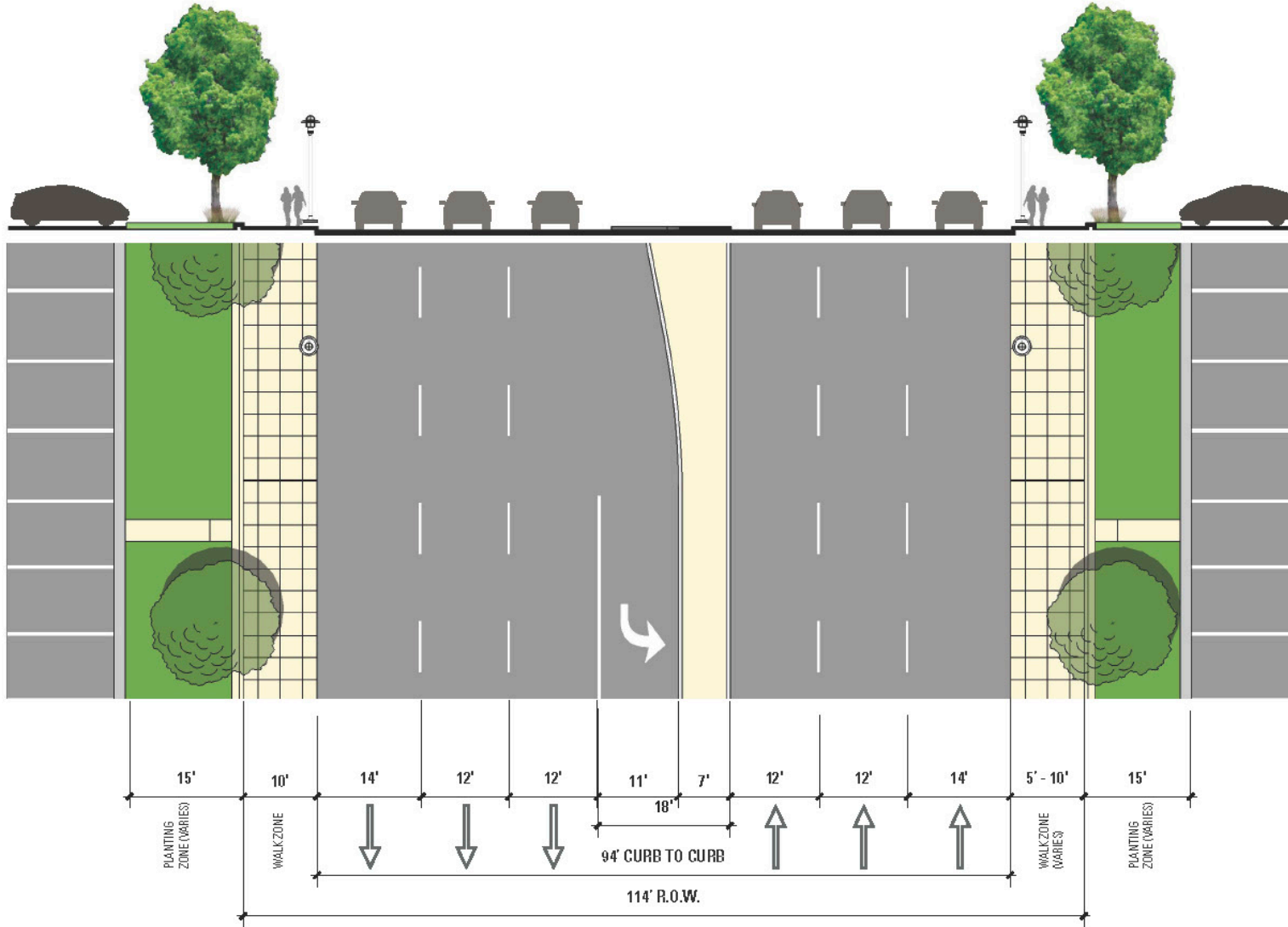




1. New greenway path
2. Transforming the pedestrian/bike experience on major streets (Fairmont & Hesperian)
3. Incremental improvements
4. Improved/new intersections
5. New streets

1 Fairmont Drive

1 Fairmont Drive- Existing



View facing east on Fairmont Drive



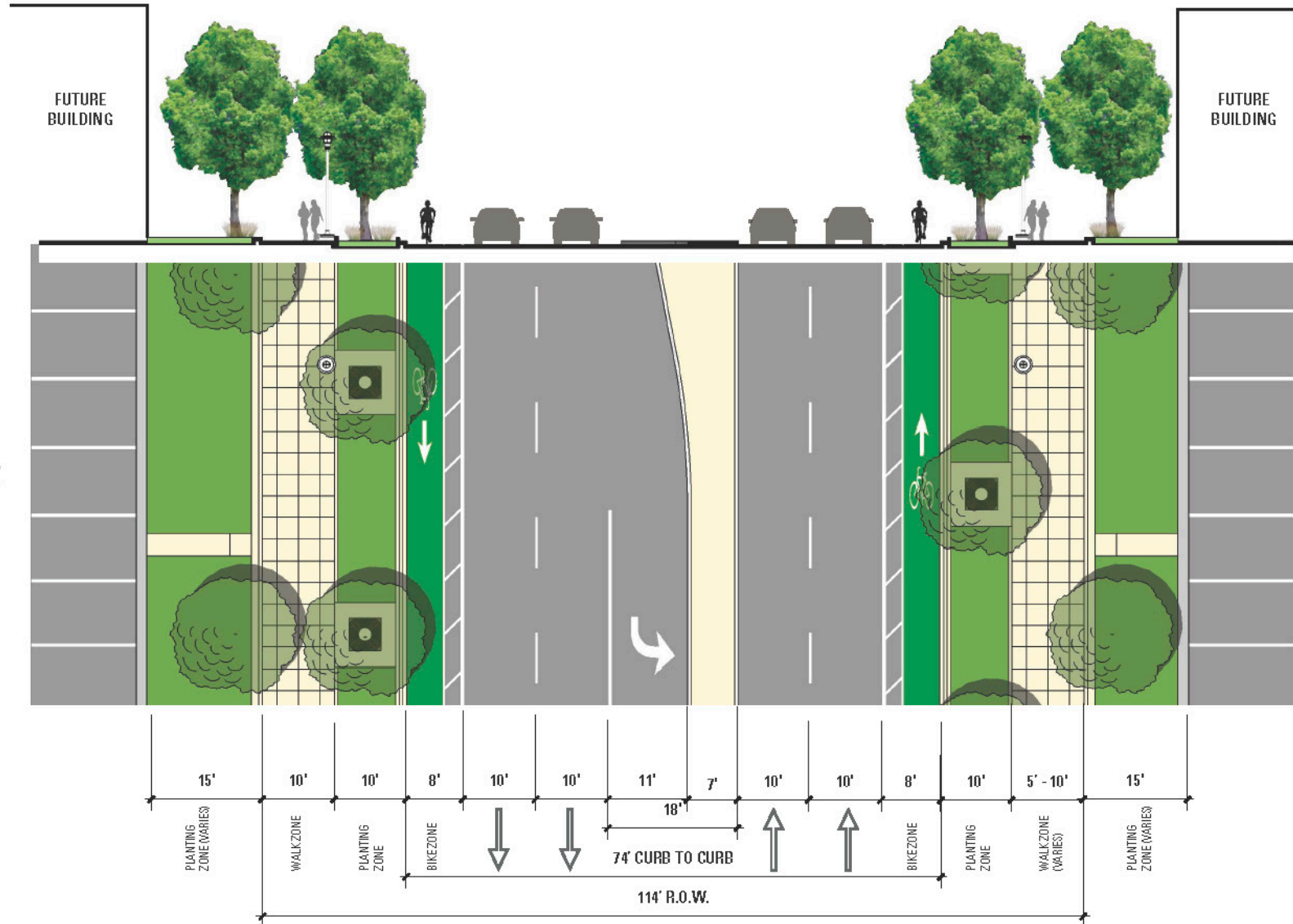
Key Plan

1 Fairmont Drive – Re-design Option



PROPOSED OPTION I: BUFFERED BIKE LANES

- Replace third traffic lanes with buffered bike lanes
- Add second row of street trees and landscaping

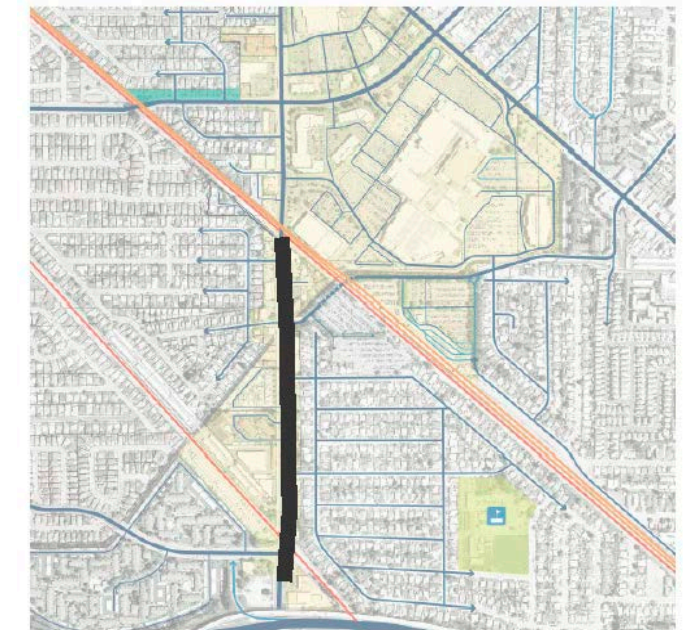
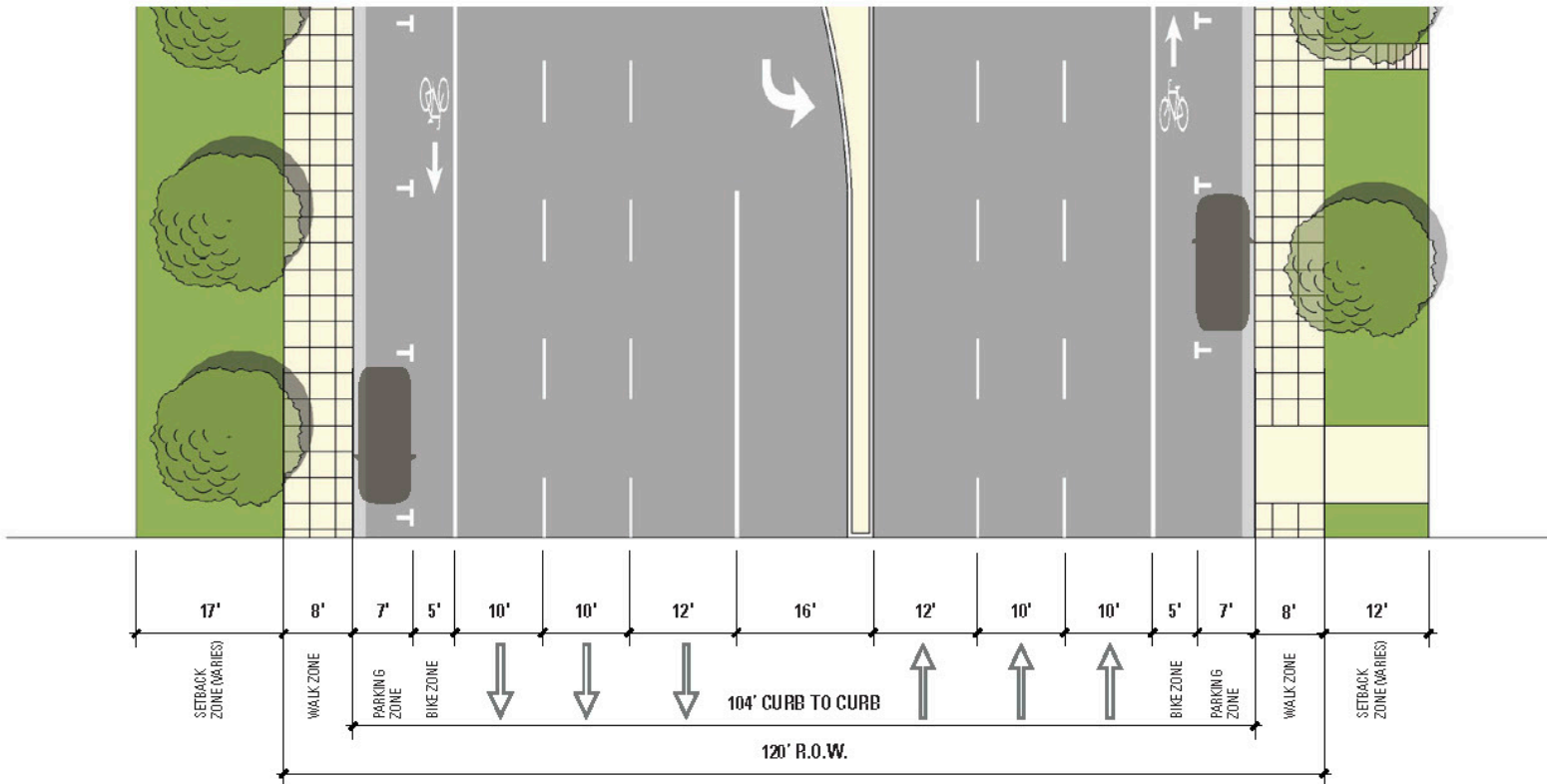


2 Hesperian Boulevard

2 Hesperian Boulevard - Existing



View facing south on Hesperian Boulevard



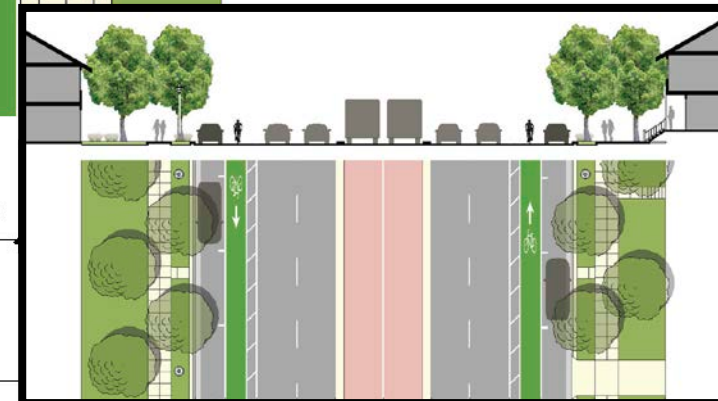
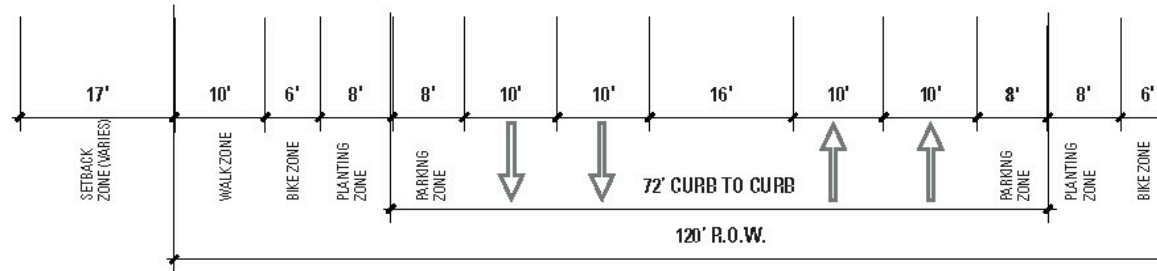
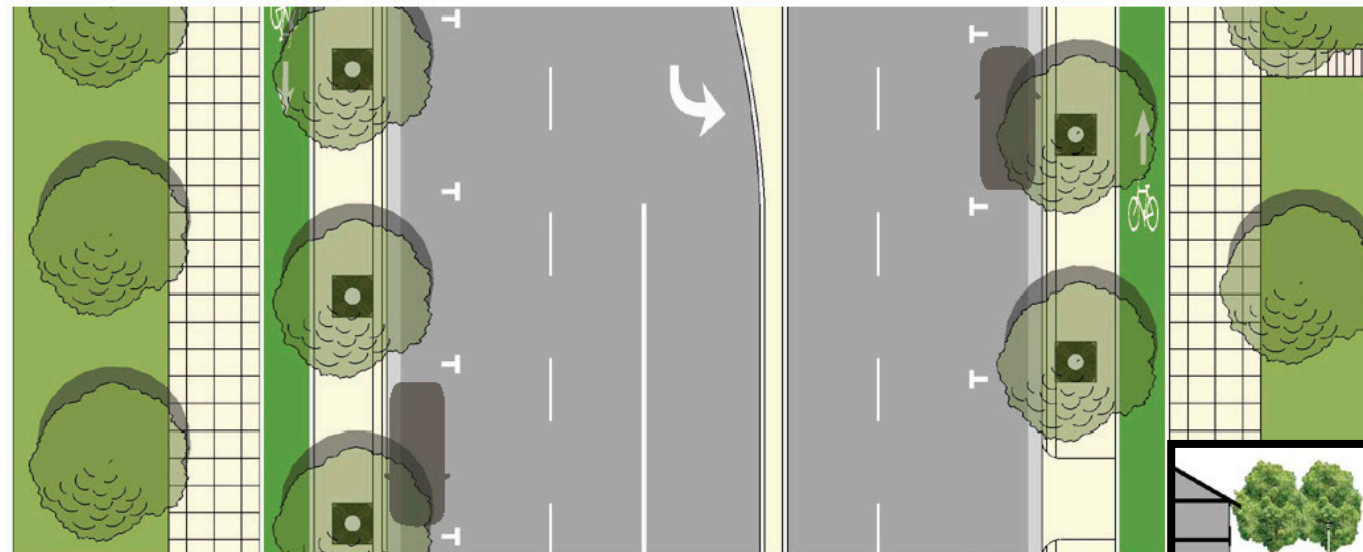
Key Plan

2 Hesperian Boulevard – Option 1



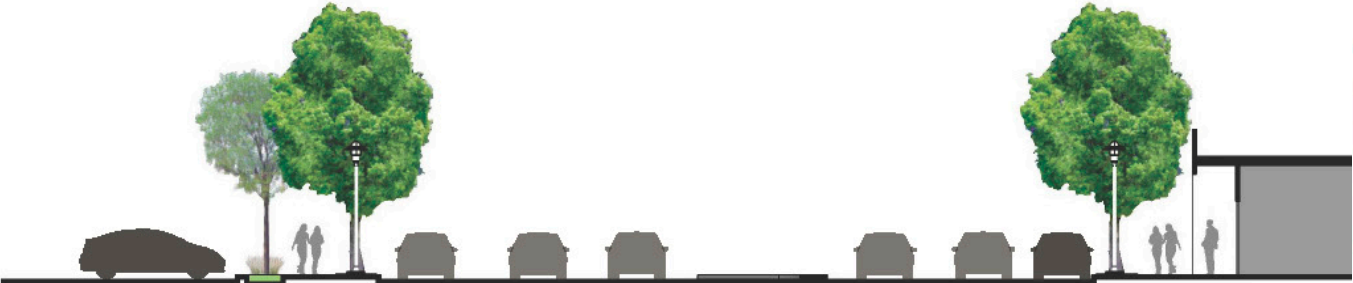
PROPOSED OPTION 1: SEPARATED BIKE LANES

- Replace third traffic lanes with separated bike lanes
- Add second row of street trees and landscaping



3 East 14th Street

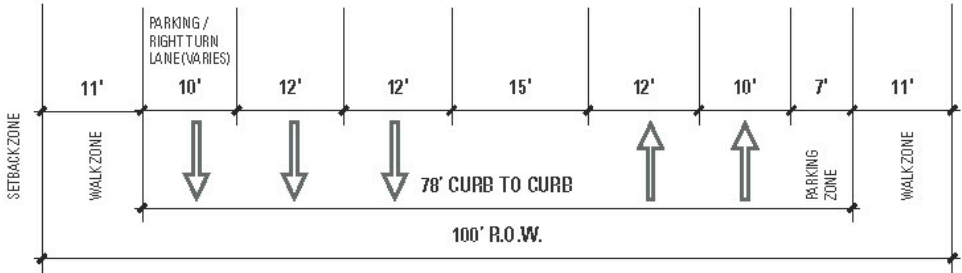
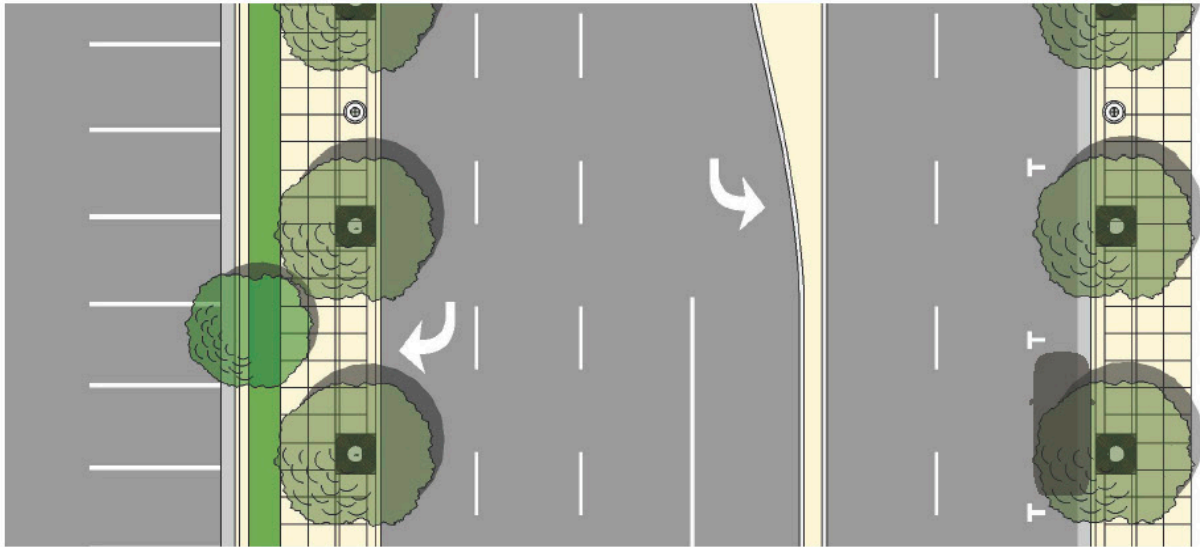
3 East 14th Street - Existing



View facing northwest on East 14th Street



Key Plan



East 14th Street – Option 1



PROPOSED OPTION 1: RECONSTRUCT MEDIAN

- Replace right turn lane with Class II buffered bike lanes per the Ashland and Cherryland Business District Specific Plan
- Shift median west by seven feet and add row of trees
- On-street parking south of mall entrance would be removed



East 14th Street – Option 2

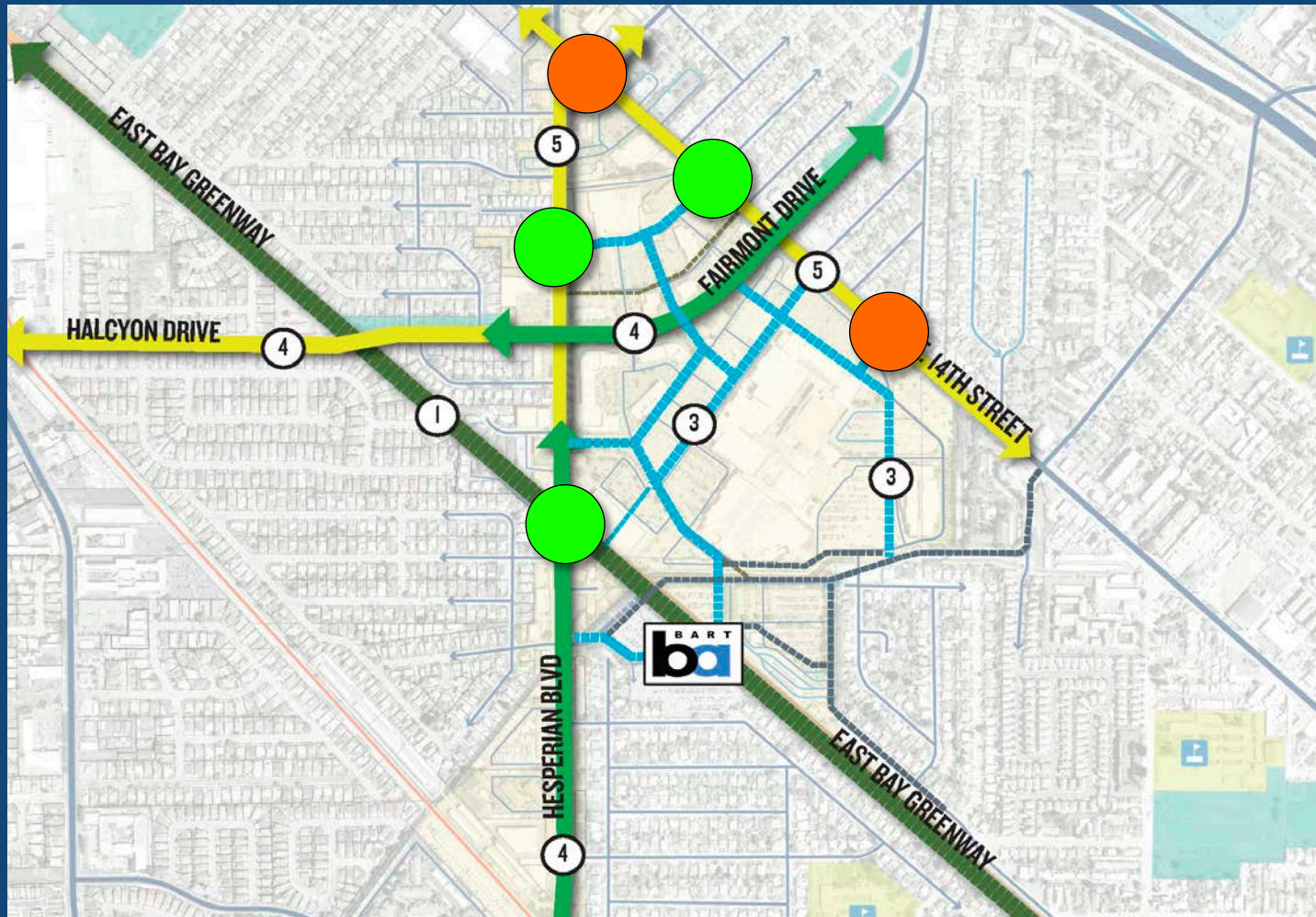


PROPOSED OPTION 2: KEEP MEDIAN

- Replace right turn lane with buffered bike lane
- Integrate sharrow bike lane
- Maintain median position and add row of trees



INTERSECTION IMPROVEMENTS

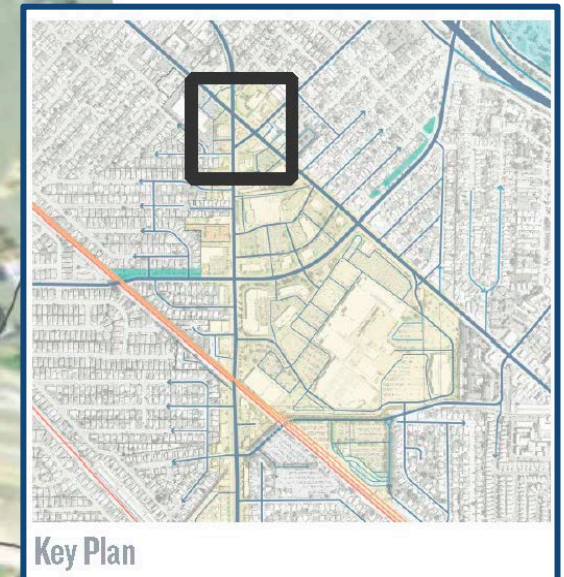
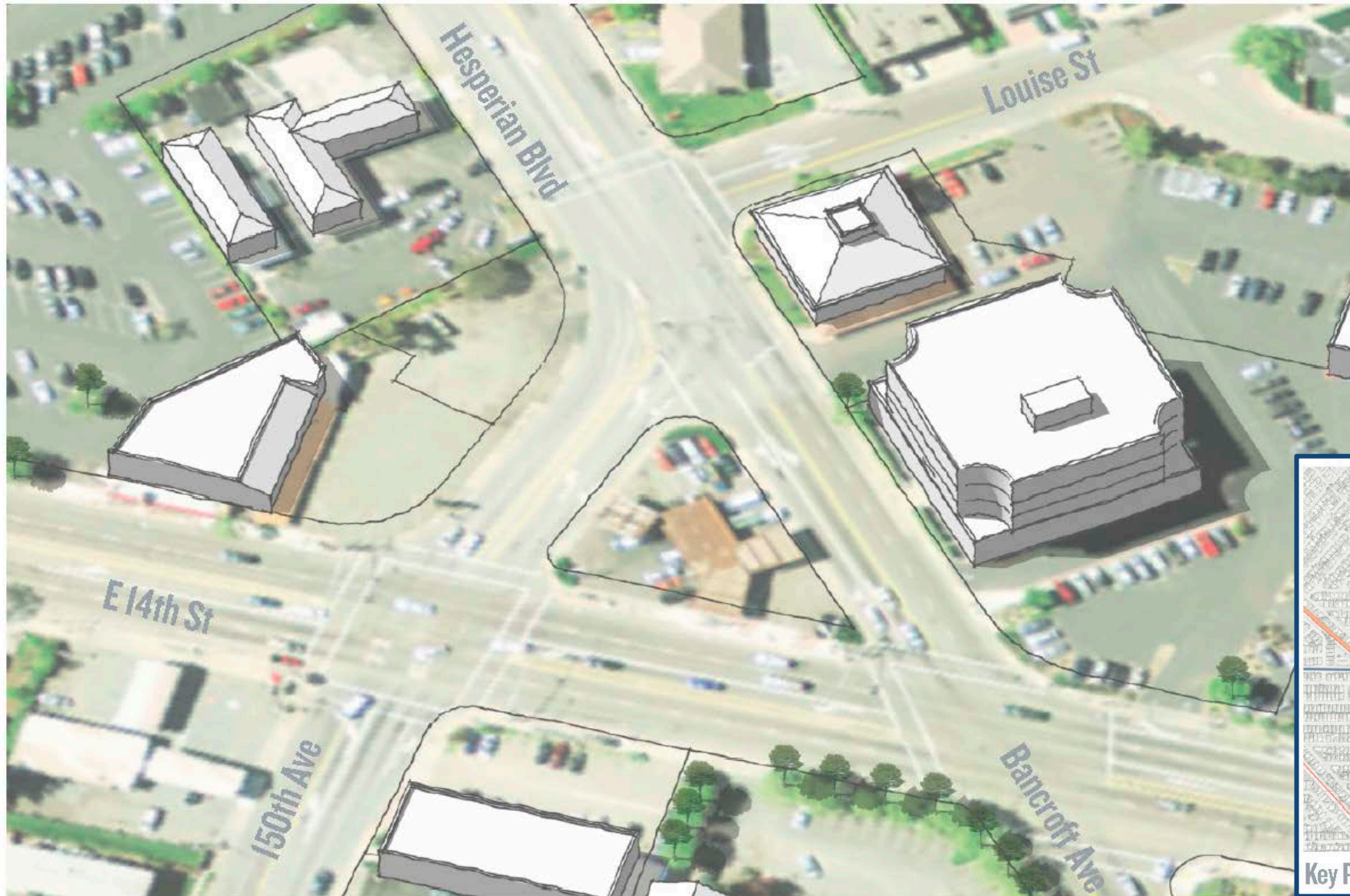


-  IMPROVED INTERSECTIONS
-  NEW INTERSECTIONS

4 Hesperian & East 14th Intersection

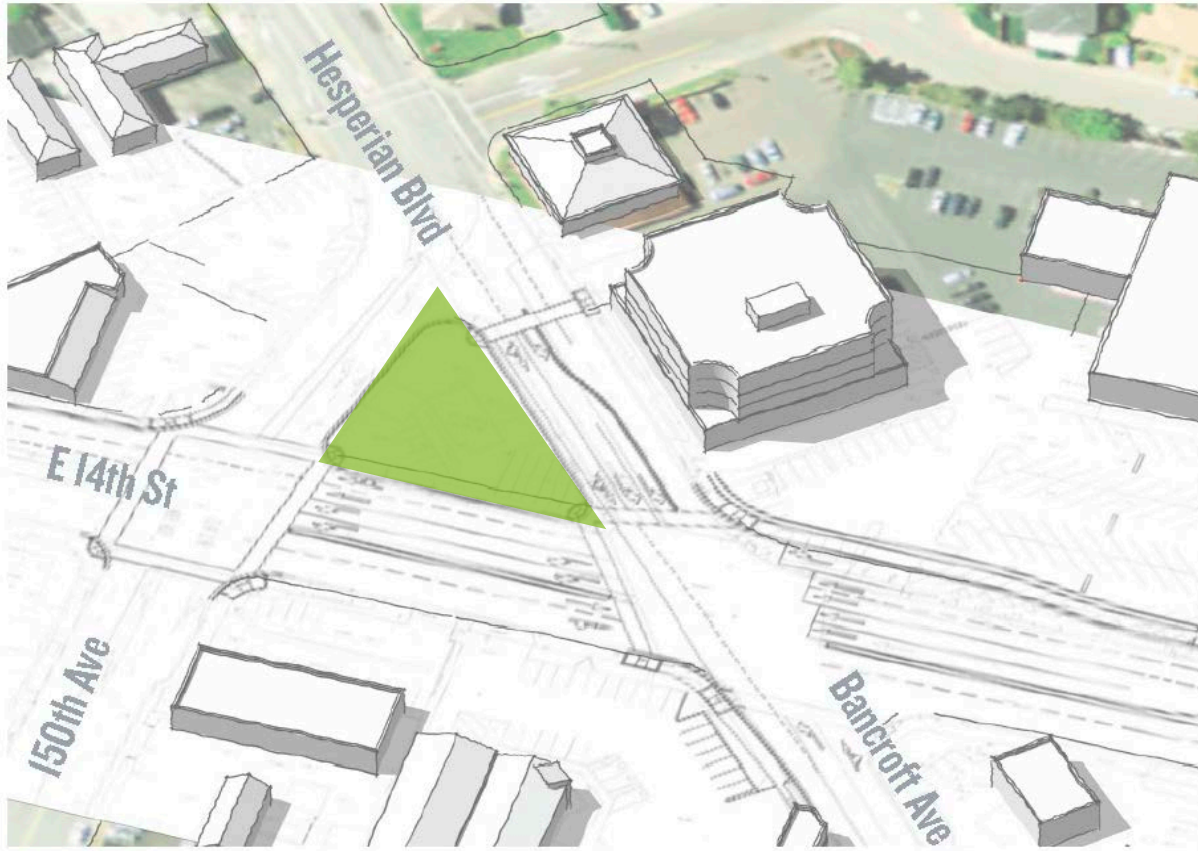
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Hesperian & East 14th Intersection - Existing



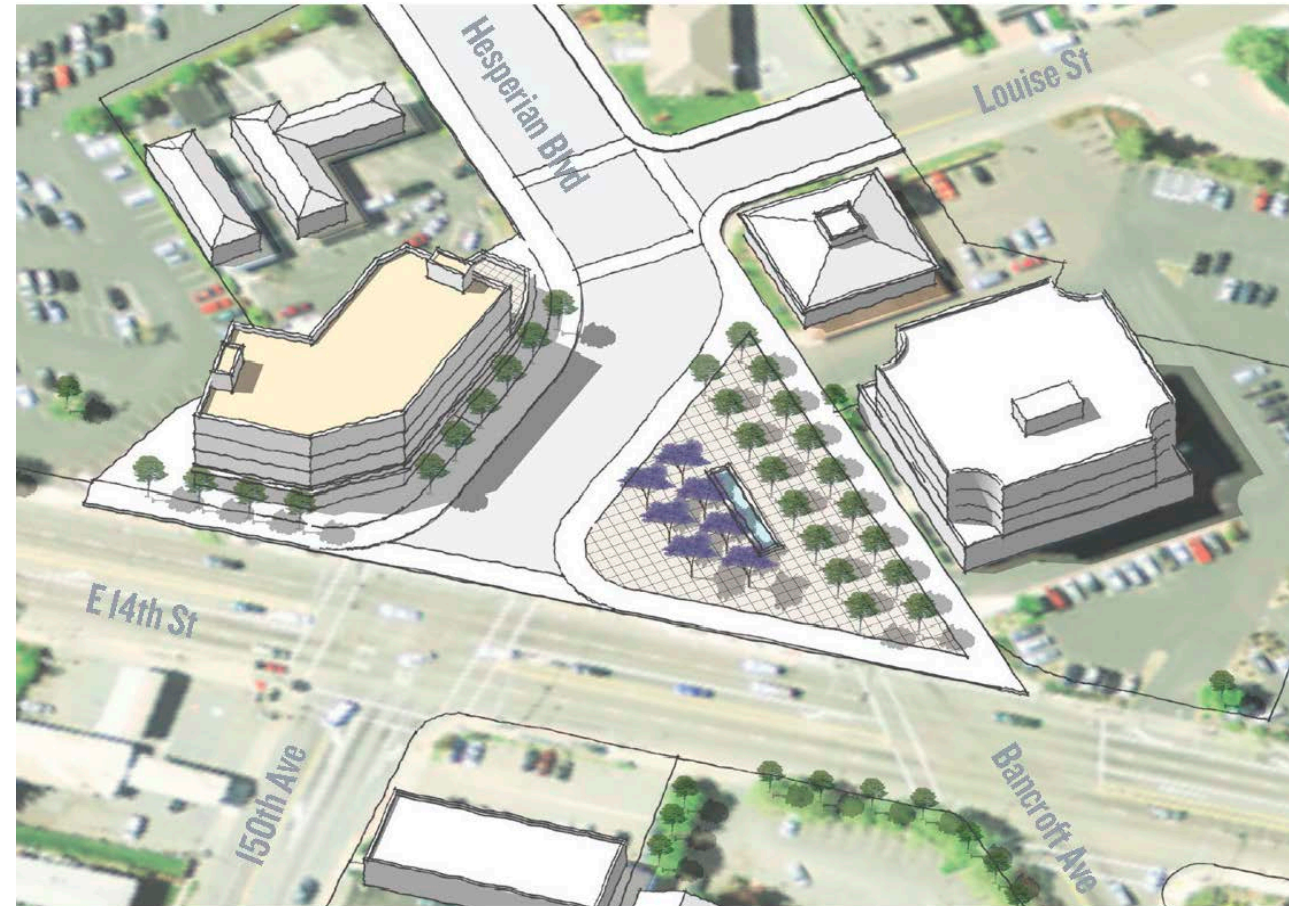
Key Plan

4 Hesperian & East 14th Intersection – Options



Intersection Reconfiguration Plan (2011)

Option 1

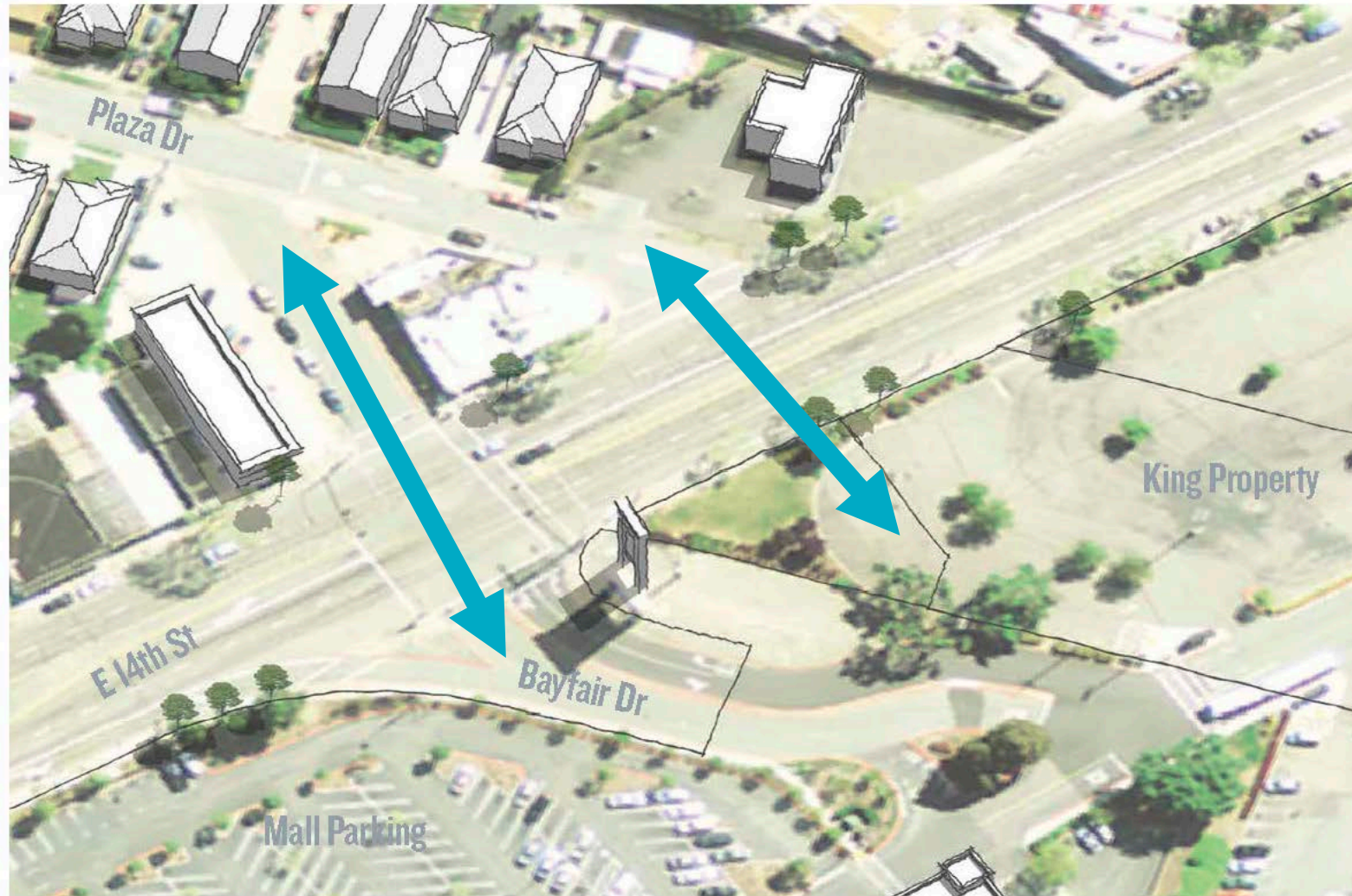


Option 2

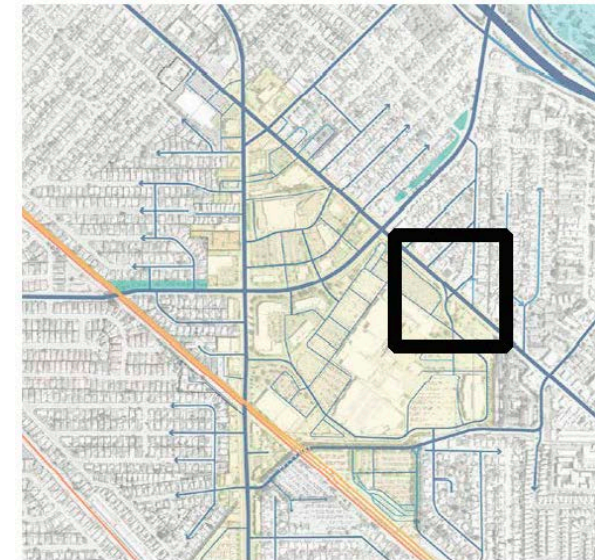
5 Bayfair Dr & East 14th Intersection

5

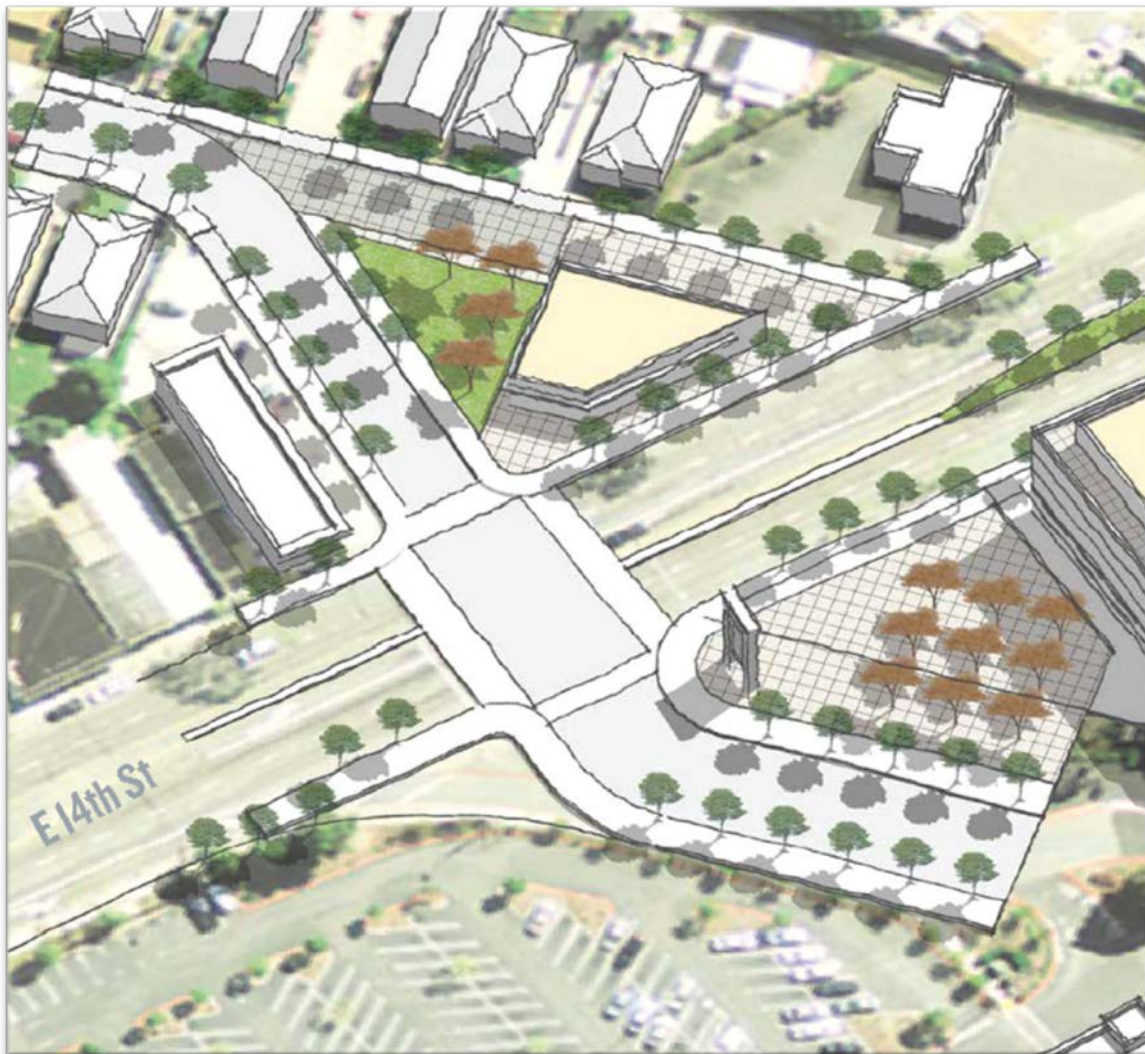
Bayfair & East 14th Intersection – Existing



Existing dedicated right-turn lane into Bay Fair mall



5 Bayfair & East 14th Intersection



Option 1



Option 2

Development Concepts

6

Bayfair Center

7

Fashion Faire Place

8

Fairmont Square

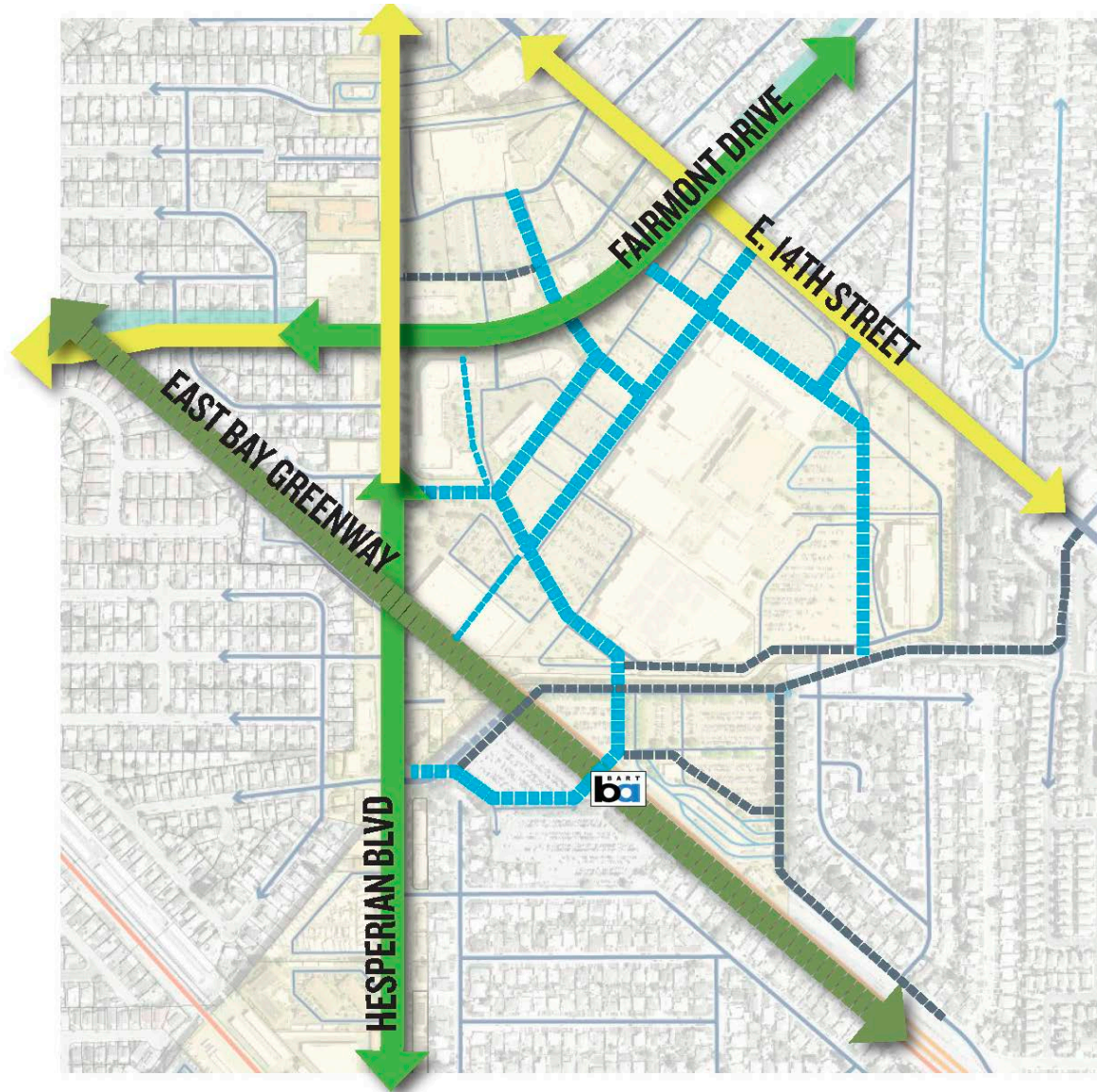
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BART Property



6 Bayfair Center

6 Bayfair Center – Goals



- Improve connectivity
- Single cohesive TOD Development
- Promote transit ridership and enhance quality of life
- Reduce the access mode share of the automobile
- Promote a stronger “sense of place”
- Promote a more visually attractive city
- Shared parking arrangements and parking ratio revisions

6 Bayfair Center – Changes Over Time



Option 1. Improved Connections

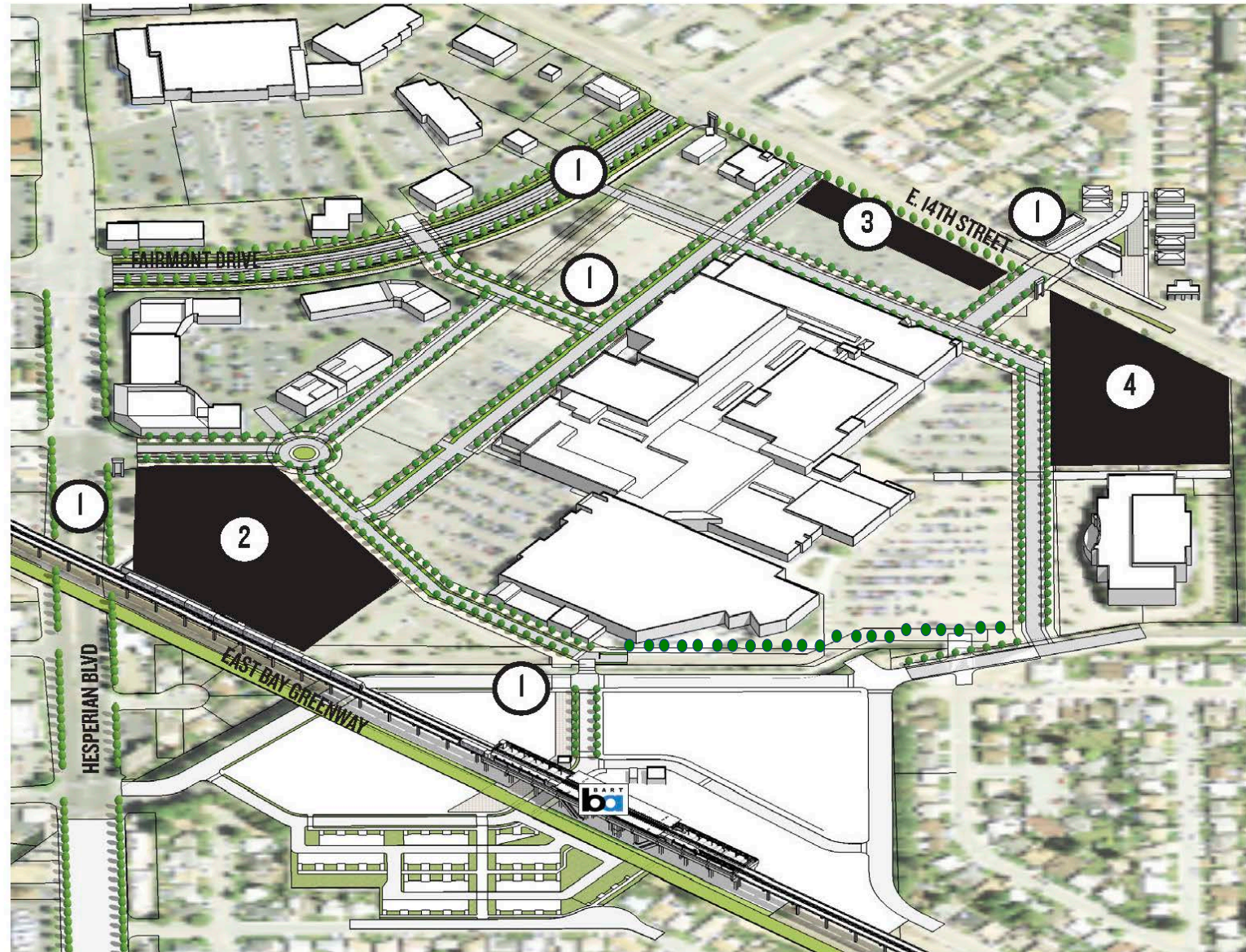
1. Formalize circulation network by creating “streets” with sidewalk, street trees. and pedestrian scale amenities through the site to improve pedestrian, bike and vehicular circulation
2. Improve intersection of Bay Fair and E. 14th Street
3. Improved entrance at Bay Fair and Hesperian Boulevard with traffic circle
4. New bridge and vehicle and bike connection to BART Station
5. Improve pedestrian and bike facilities on E. 14th Street, Fairmont Drive and Hesperian Boulevard





Option 2. Partial Redevelopment + Improved Connections

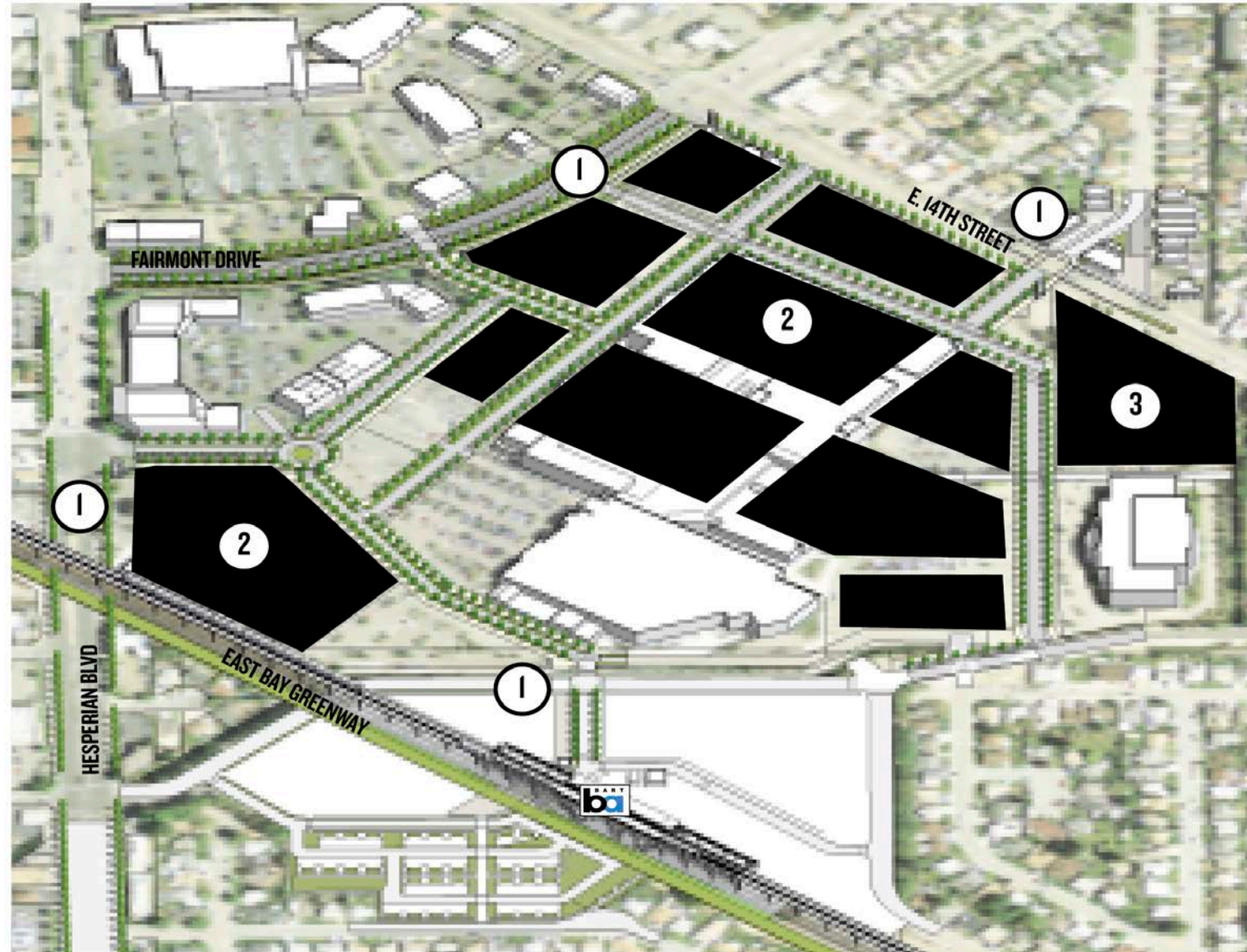
1. Improved connections identified in Option 1
2. Redevelopment of Area 2 (Existing: 6.4 acres, 64K Commercial, 348 spaces) (New: 360 Housing Units, 5K Retail, 5 Stories)
3. New buildings lining E. 14th Street, Retail pad buildings or mixed-use buildings with office or residential above.
4. King Parcel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





Option 3. Major Redevelopment

1. Improved connections identified in Option 1
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

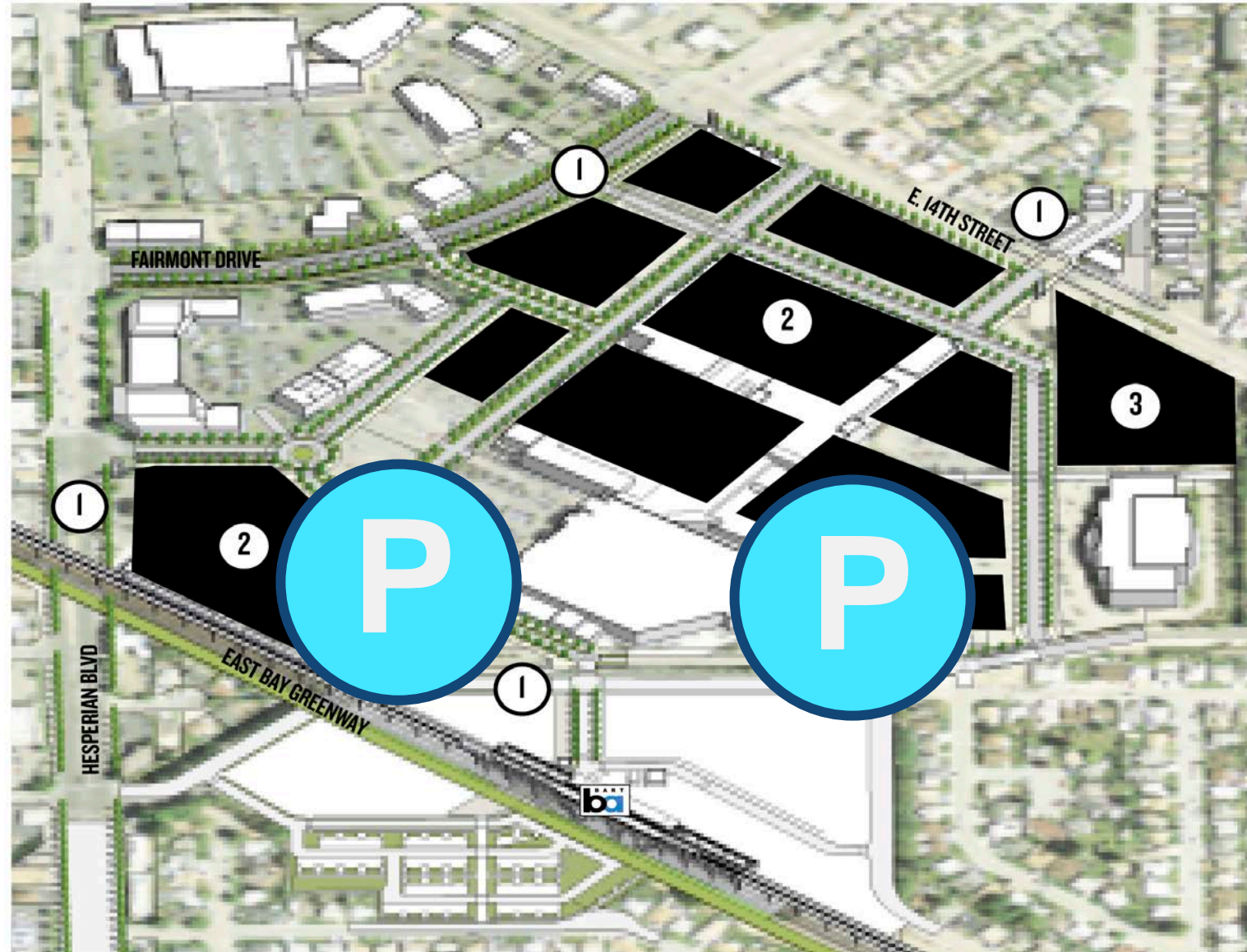


6 Bayfair Center – Changes Over Time



SHARED PARKING POTENTIAL

1. Look for opportunities to share parking between BART commuters and Bayfair Center uses (current and future)



7 Fashion Faire Place

7

Fashion Faire Place - Existing



7 Fashion Faire Place



Option

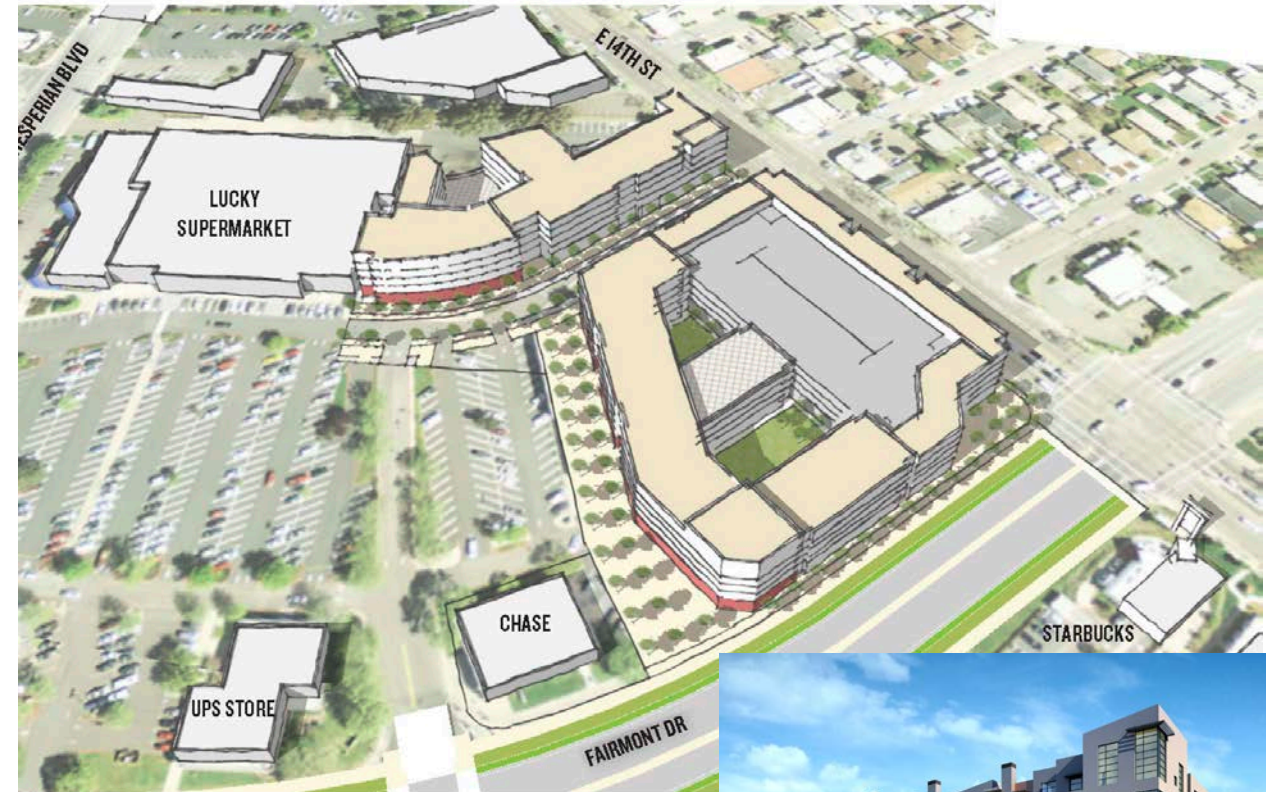


8 Fairmont Square

8 Fairmont Square



Existing



Option



9 BART Property

4

BART Property – Existing + 2007 BART Access Plan



SITE SUMMARY

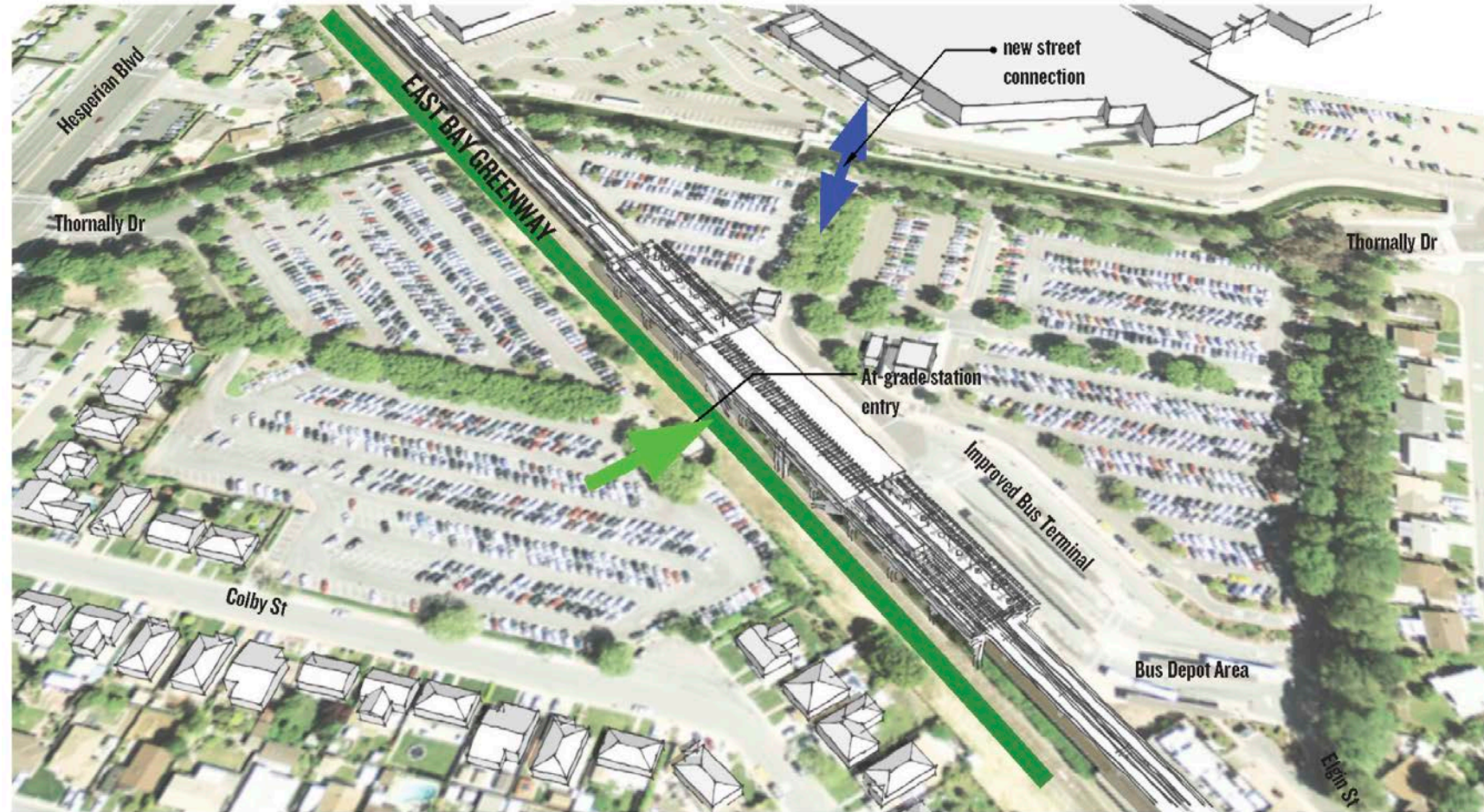
17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY

East Bay Greenway

New At-grade Connection to Station

New Street Connection to Bayfair Mall



BART Property – Option 1



OPTION 1: 4-OVER-1 HOUSING + TOWNHOMES

SITE SUMMARY

17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY

365* multi-family units (1.5 pkg. ratio / 2-level podiums)

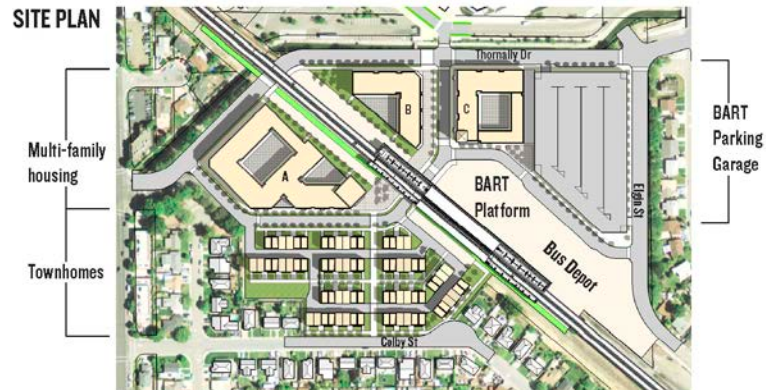
72 townhomes

437 total units

22,000sf active use

1,250 parking garage stalls

SITE PLAN





OPTION 2: 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)

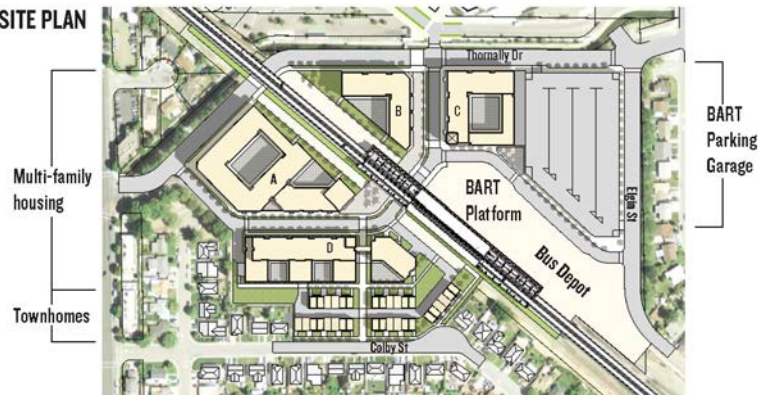
32 townhomes

690 total units

22,000sf active use

1,250 parking garage stalls

SITE PLAN





OPTION 2: 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)

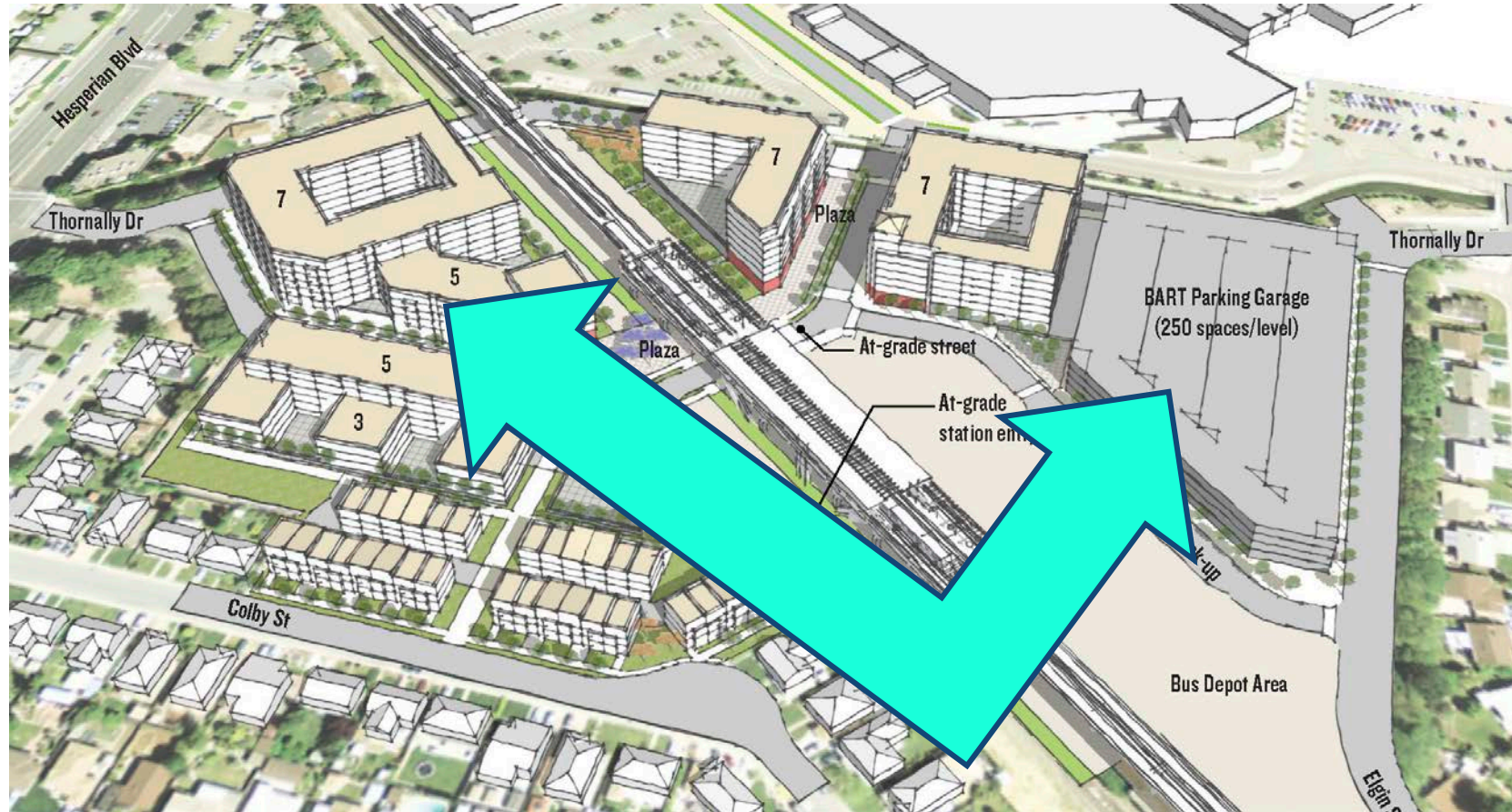
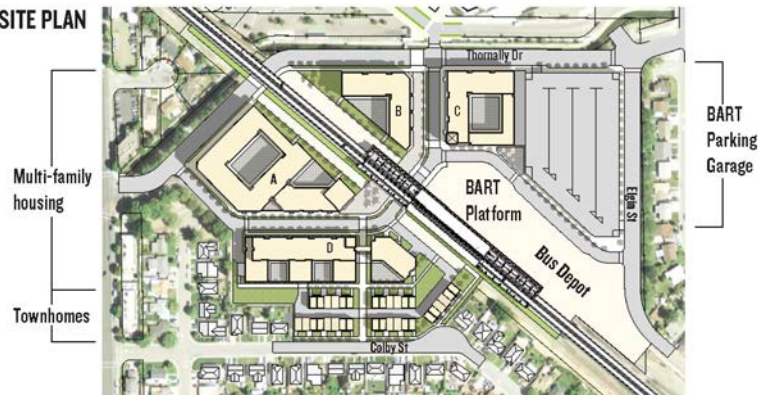
32 townhomes

690 total units

22,000sf active use

1,250 parking garage stalls

SITE PLAN



BART PARKING COULD BE ON EITHER PARCEL

9 BART Property – Option 2



OPTION 2: 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)

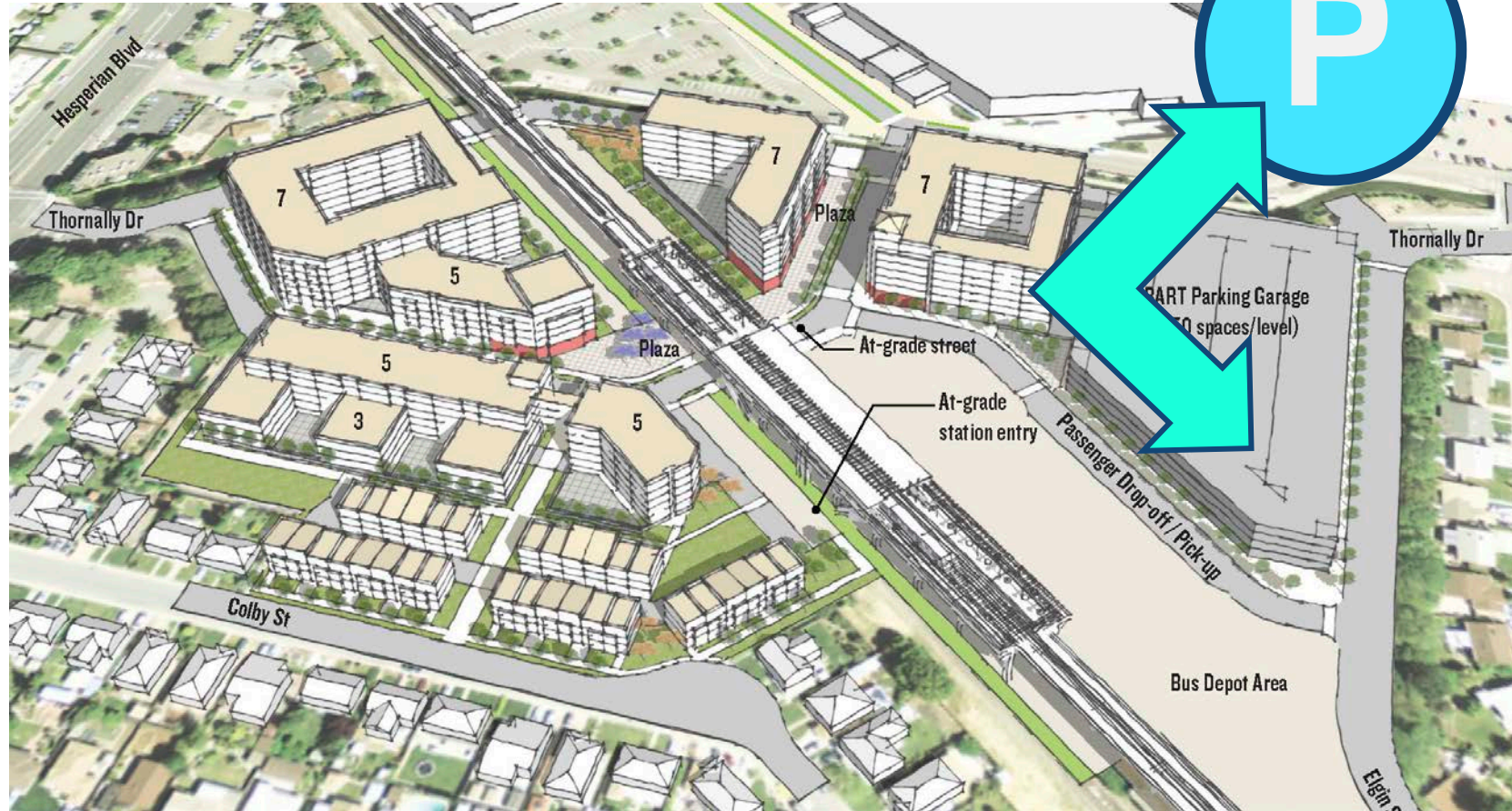
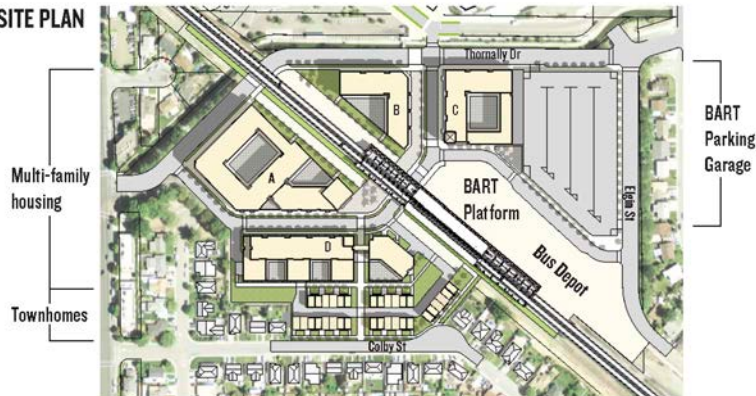
32 townhomes

690 total units

22,000sf active use

1,250 parking garage stalls

SITE PLAN



OR BART PARKING COULD BE SHARED WITH BAYFAIR CENTER USES (current and future)



OPTION 3: 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)

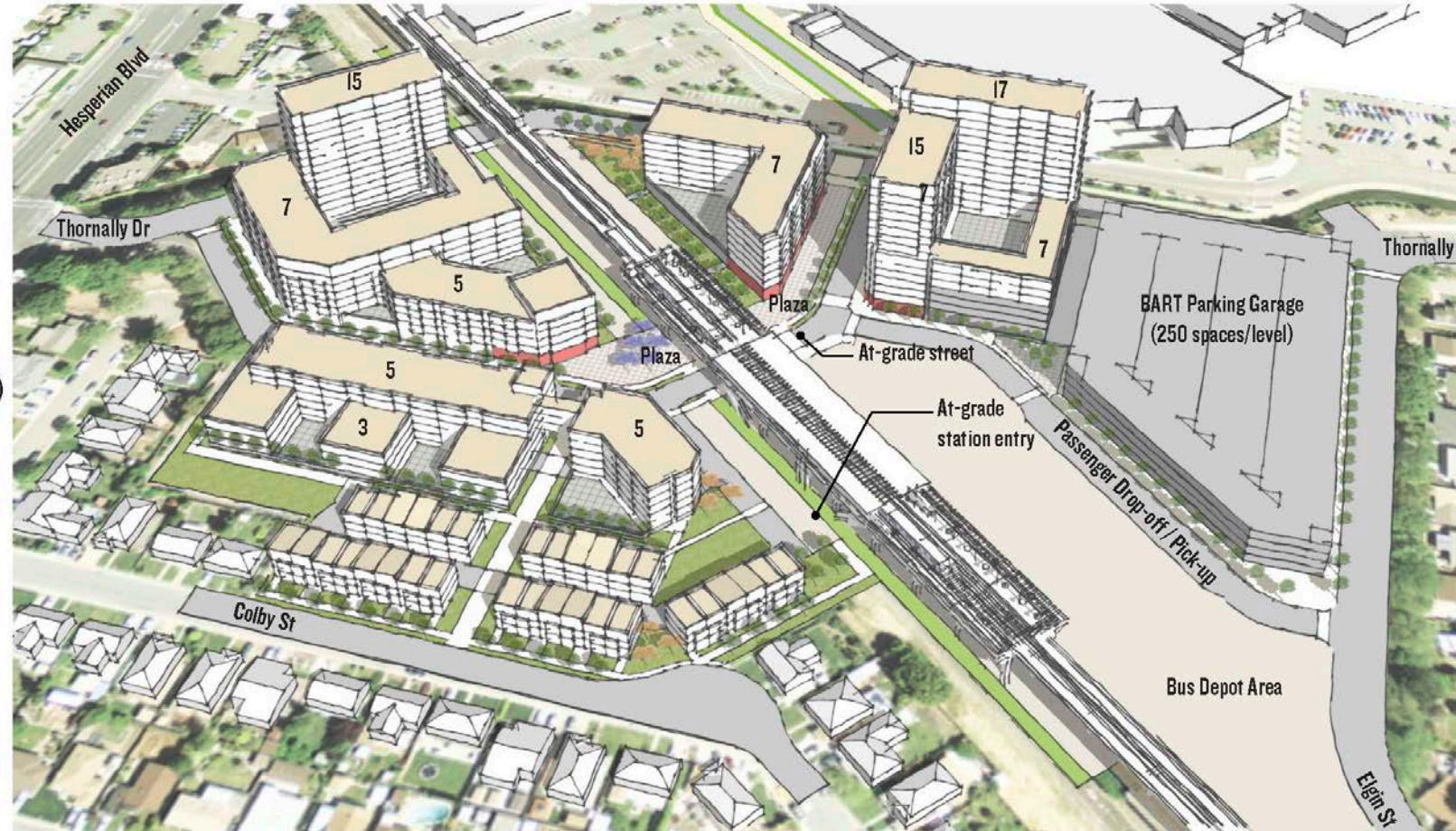
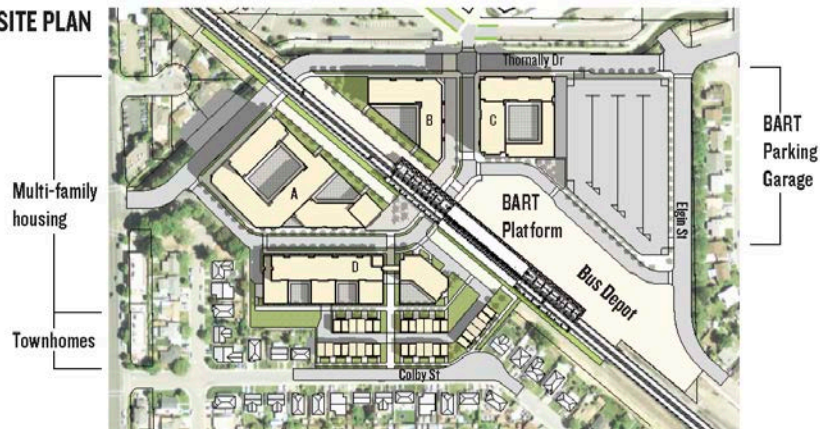
32 townhomes

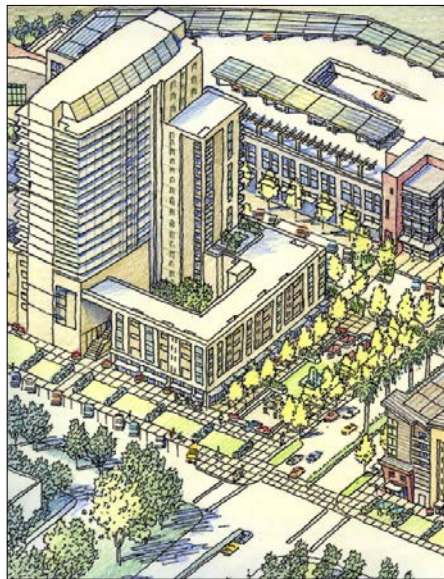
853 total units

22,000sf active use

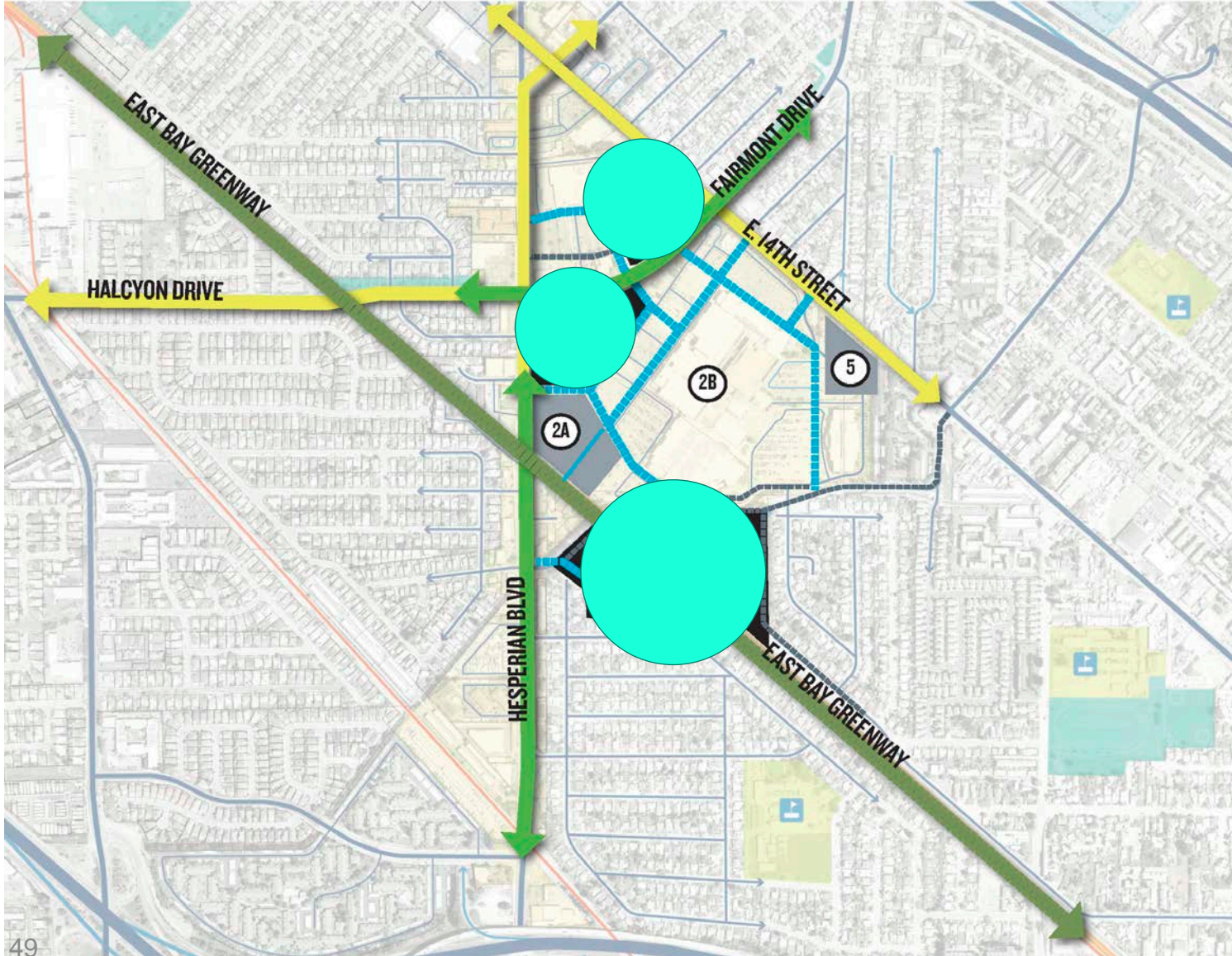
1,250 parking garage stalls

SITE PLAN





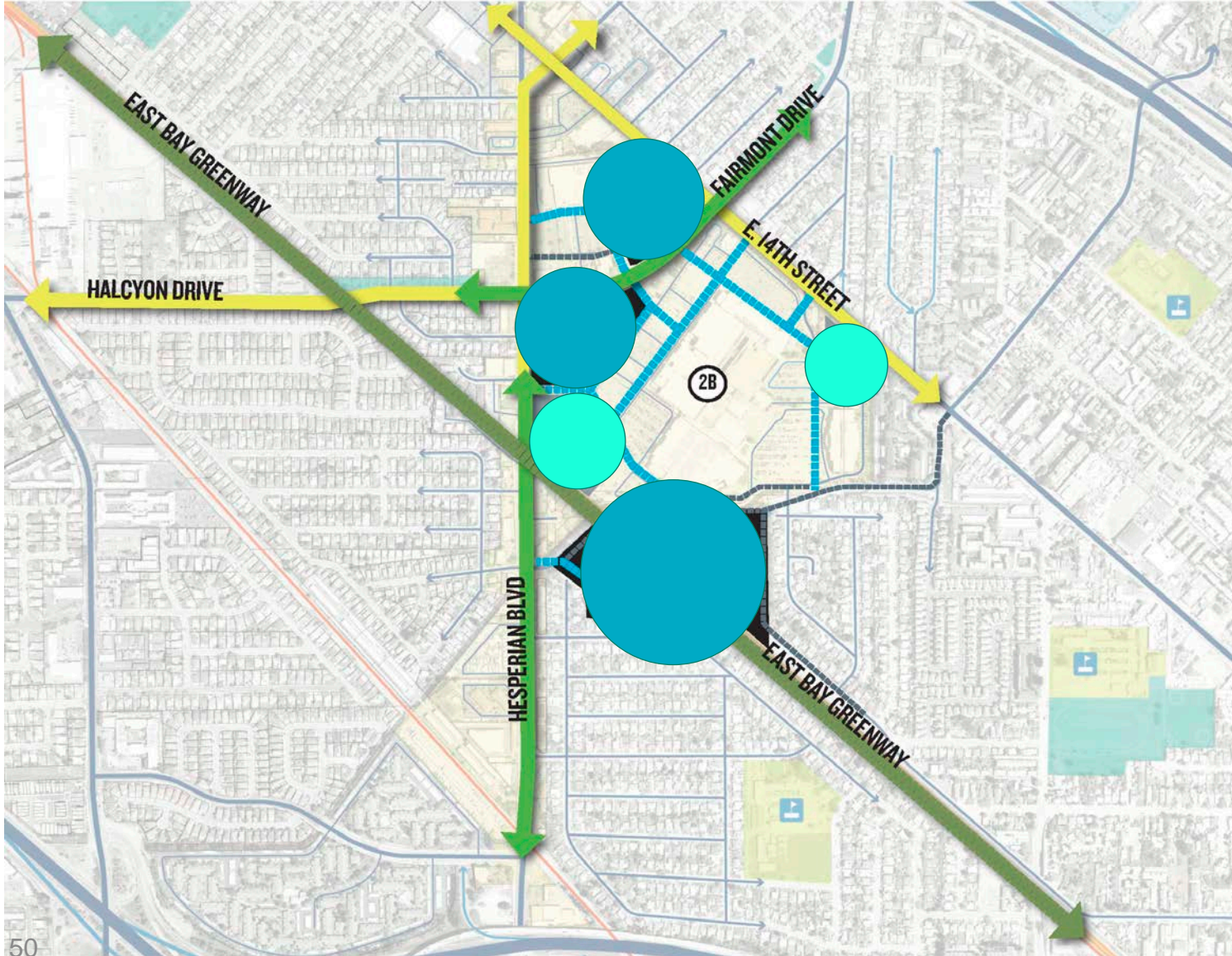
Development Concepts – Stage 1



BART & SHOPPING CENTER REDEVELOPMENT

- 1,000 – 1,400 Housing Units
- Improvements are made to Hesperian, Fairmont and E. 14th Street.
- Improved Connections at Bayfair Center

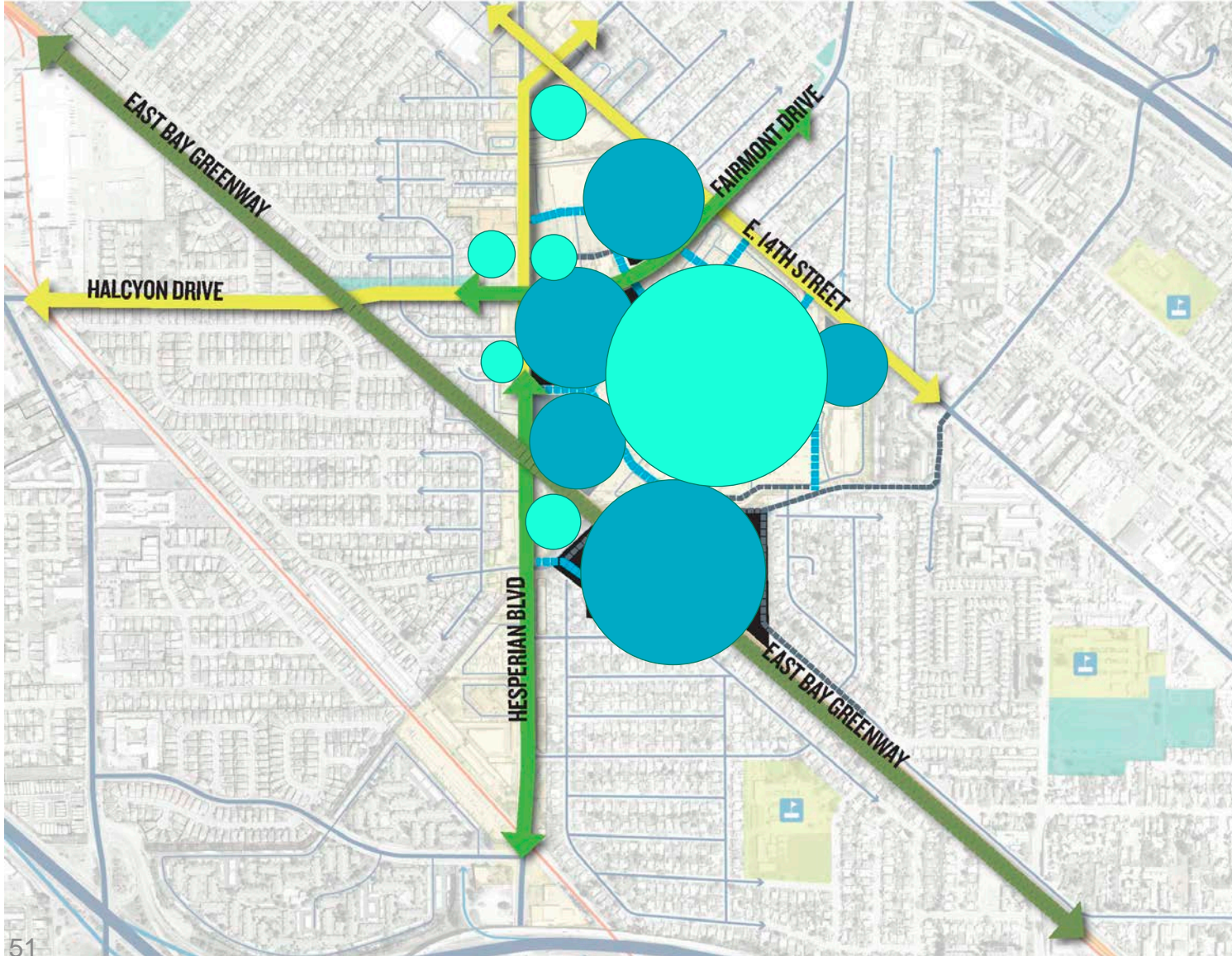
Development Concepts – Stage 2



BART & SHOPPING CENTER REDEVELOPMENT + PARTIAL CENTER REDEVELOPMENT

- Additional 600 Housing Units
- 1,600 – 2,000 Housing Units Total
- Improvements are made to Hesperian, Fairmont and E. 14th Street.
- Improved Connections at Bayfair Center
- Parts of Bayfair Center and King Parcel Redeveloped.

Development Concepts – Stage 3



MAJOR BAYFAIR CENTER REDEVELOPMENT FROM CENTER TO VILLAGE

- 2,800+ Total Housing Units in Plan Area
- Walkable Retail Center
- Potential Office Development
- Other smaller parcels start to redevelop

Policy issues to be addressed

- Desired Community Uses
- Affordable Housing/Anti-Displacement
- Clean Energy + Green Infrastructure
- Other?

Desired Community Uses?



- Retail Stores
- Grocery Stores
- Community centers
- Parks
- Restaurants
- Pharmacies
- Schools
- Arts
- Tech
- Workplace
- Maker space
- Recreation centers
- Farmers Market
- Community gardens
- Others...?



Affordable Housing/Anti-Displacement



- How much?
- Where?
- For whom?
- Other strategies?
- Deed-restricted vs. market-rate affordable



Clean Energy + Green Infrastructure



Timeline



- May 19 - Planning Commission Work Session
- May 23 - City Council Work Session
- Summer/Fall 2016 – Community Workshop #1
- Summer-Winter 2016 – Local stakeholder meetings
- Fall/Winter 2016 - CAC/TAC Meeting #3
- Early 2017 – CAC/TAC Meeting #4
- Spring 2017 - Draft Specific Plan/Draft EIR completion
- Spring 2017 - City Council Work Session
- Spring/Summer 2017 - Final Specific Plan/Final EIR



SAN LEANDRO BAY FAIR

TOP

SPECIFIC PLAN

Questions and Comments???

May 23, 2016