



**UNINCORPORATED ALAMEDA COUNTY
BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE
Meeting Agenda**

Thursday, December 12, 2024, 6:00 p.m.

This is a virtual meeting using the “Zoom Webinar” platform. Members of the Public wanting to attend this meeting and speak on an agenda item can find out how to do so by referencing to Alameda County Public Works Agency’s teleconferencing guidelines posted on-line at: [Teleconference Guidelines](#)

At the noticed date and time listed above, the Zoom Webinar is accessible at this web address: <https://us06web.zoom.us/j/87596179497>

By phone only: (669) 900-6833

Webinar ID# 875 9617 9497

ADA accommodation is available upon request by calling: (510) 670-5485.

1. **Call to Order**
2. **Public Comment**
3. **Approval of Minutes**
 - a. September 26, 2024 meeting minutes
4. **Bay Fair Station Area**

Angelica P. González, Senior Planner
Alameda County Community Development Agency, Planning Department
5. **Public Works Agency Upcoming Pedestrian and Bicycle Projects**

Amber Lo, P.E., Deputy Director
Alameda County Public Works Agency, Department of Transportation
6. **Adjournment**

Next Meeting – Thursday, March 27, 2025

Bay Fair Station Area

Informational Item Only :

Overview of three initiatives associated with the Bay Fair Station Area underway or under consideration to advance development and improve transportation infrastructure at the station and the surrounding area.

Unincorporated Bicycle and Pedestrian Advisory Committee

December 12, 2024



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Initiatives:

- Community Based Transportation Plan (CBTP)
- Priority Sites Technical Assistance (Priority Sites TA)
- Transit Oriented Communities (TOC)



BACKGROUND:

Community Based Transportation Plan



City of **San
Leandro**

What is a Community Based Transportation Plan (CBTP)?

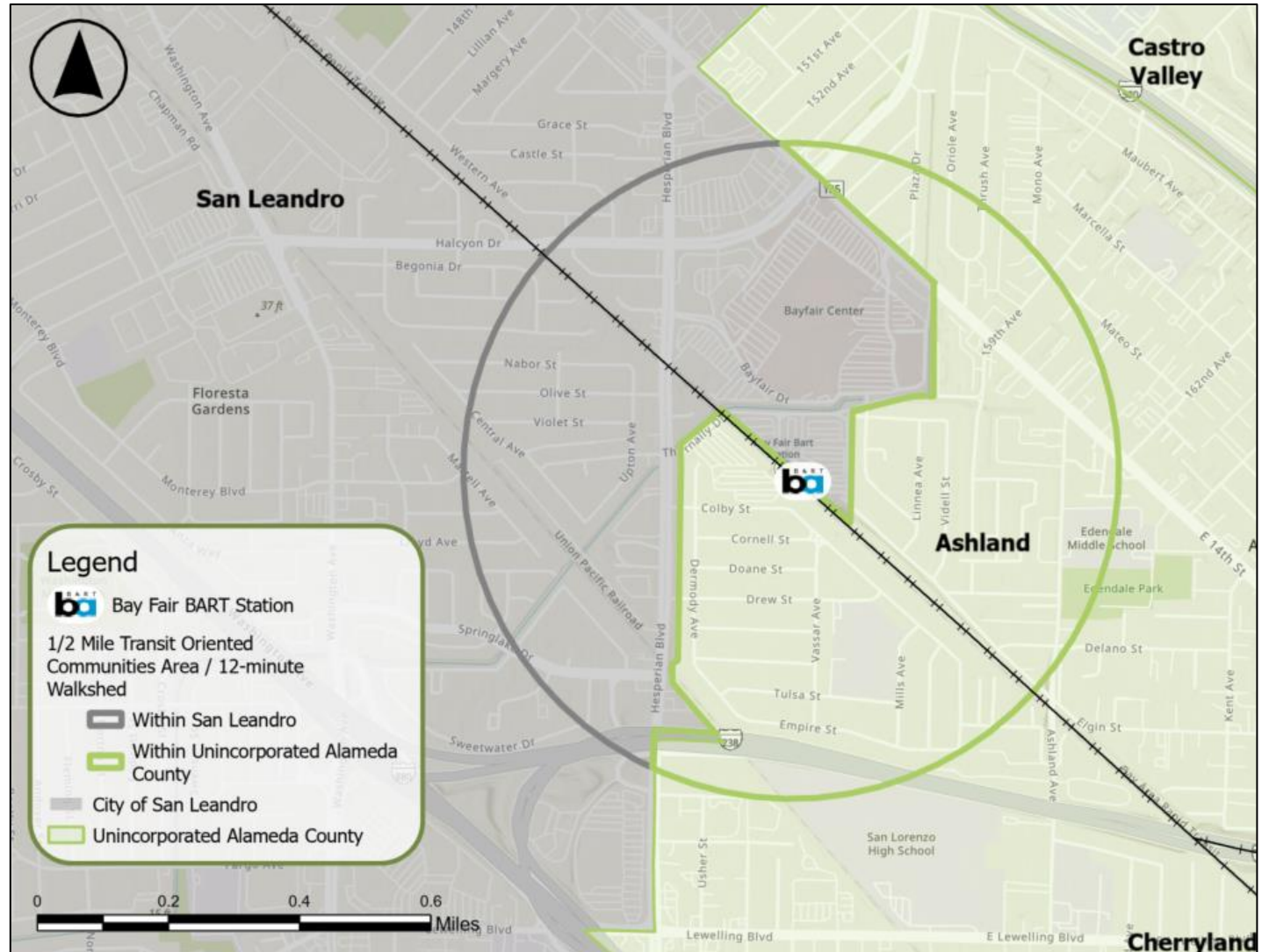
- **Launched by Metropolitan Transportation Commission (MTC)** in 2002
- **Focuses on Equity Priority Communities** to improve access and mobility for historically underserved and systemically marginalized groups (including people with low incomes, communities of color, and residents of Equity Priority Communities)
- **Joint effort and in partnership** with the City of San Leandro
- **Focuses on the area which is generally within ½ mile of the Bay Fair BART Station** and covers both Unincorporated Alameda County and the City of San Leandro
- **Purpose is to bring residents, community organizations, government entities together** to identify the community's transportation challenges and develop strategies to overcome them
- **Strong emphasis on community engagement** by prioritizing participation of the community members through various outlets (e.g. community meetings, focus-groups, tabling events, and surveys)

BACKGROUND:

Study Area

What areas does the CBTP cover?

Generally includes the area within ½ mile from the Bay Fair BART Station



BACKGROUND:

Community Based Transportation Plan

CBTP Scope

I. Community Engagement

- pop-up events
- community surveys
- interviews
- site visits
- open houses
- formation of a steering committee

II. Community Based Transportation Plan

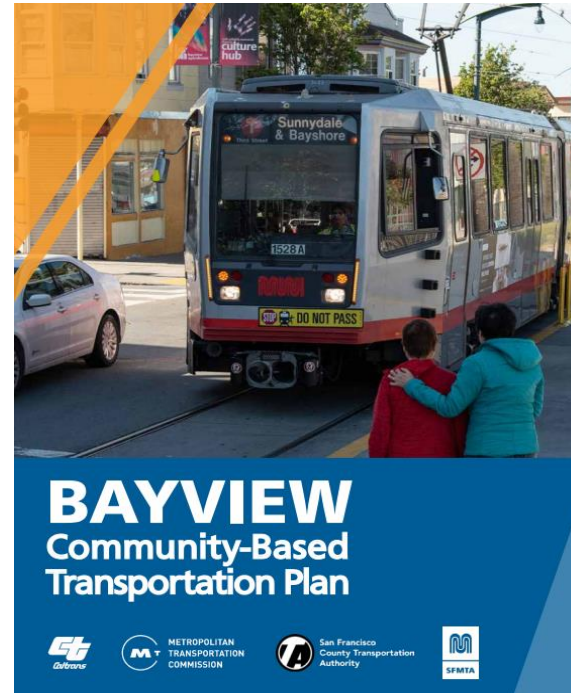
- existing conditions
- demographics
- community engagement efforts and results
- multimodal recommendations/projects
- implementation plan

BACKGROUND:

Community Based Transportation Plan

Examples

Bayview

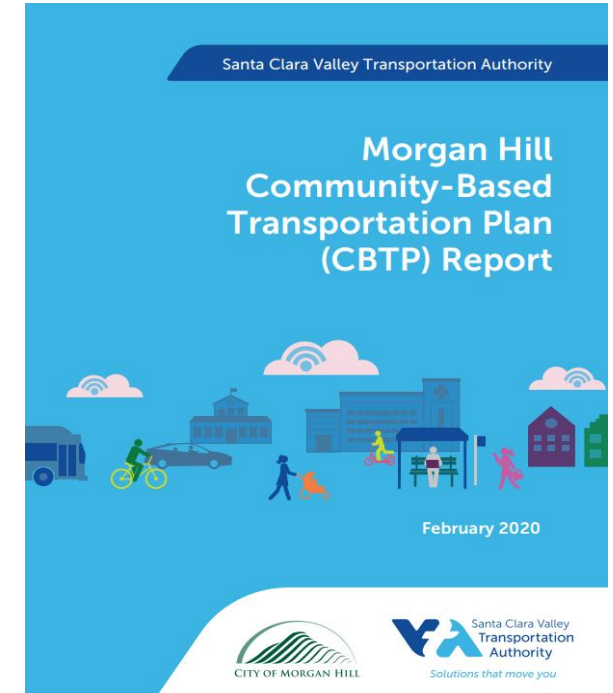


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www.sfmta.com



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Morgan Hill



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BACKGROUND:

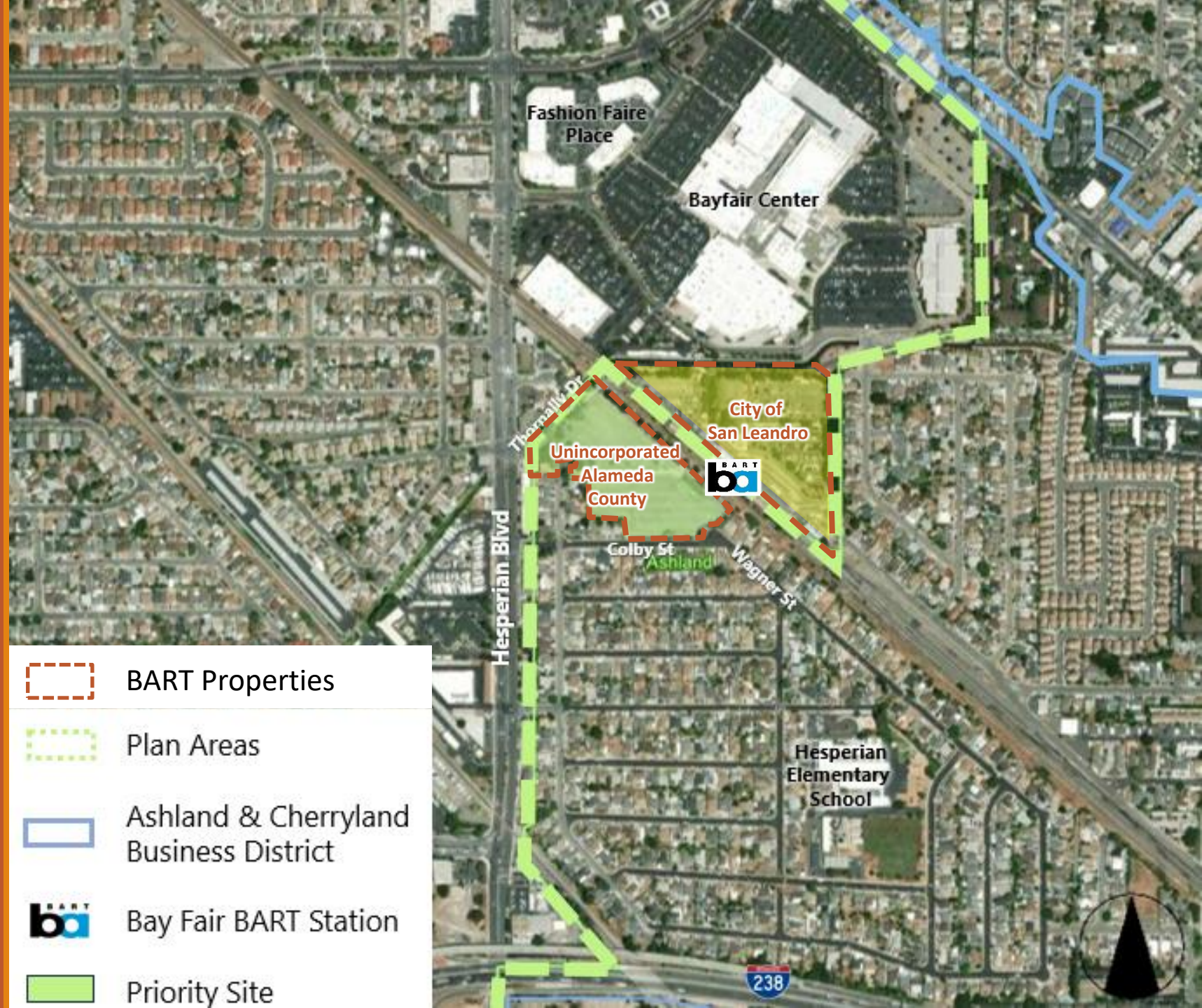
Bay Fair Priority Site Technical Assistance

What is the Bay Fair Priority Site Technical Assistance?

- **Priority Sites** are places close to services and public transit planned for a large number of homes that are affordable to households with a wide range of incomes
- **November 2023**, Bay Fair BART owned site determined as a priority site by MTC to achieve housing
- **January 2024**, Alameda County submitted an application for Priority Technical Assistance to conduct studies to advance development
- **May 2024**, Alameda County was a recipient of \$250,000, approved by MTC Commission
- **The Bay Fair PSTA** will include various tasks to inform the pre-development process aimed to advance development on the BART owned property in unincorporated Alameda County

BACKGROUND

Bay Fair Priority Site Technical Assistance



BART Properties



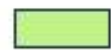
Plan Areas



Ashland & Cherryland
Business District



Bay Fair BART Station



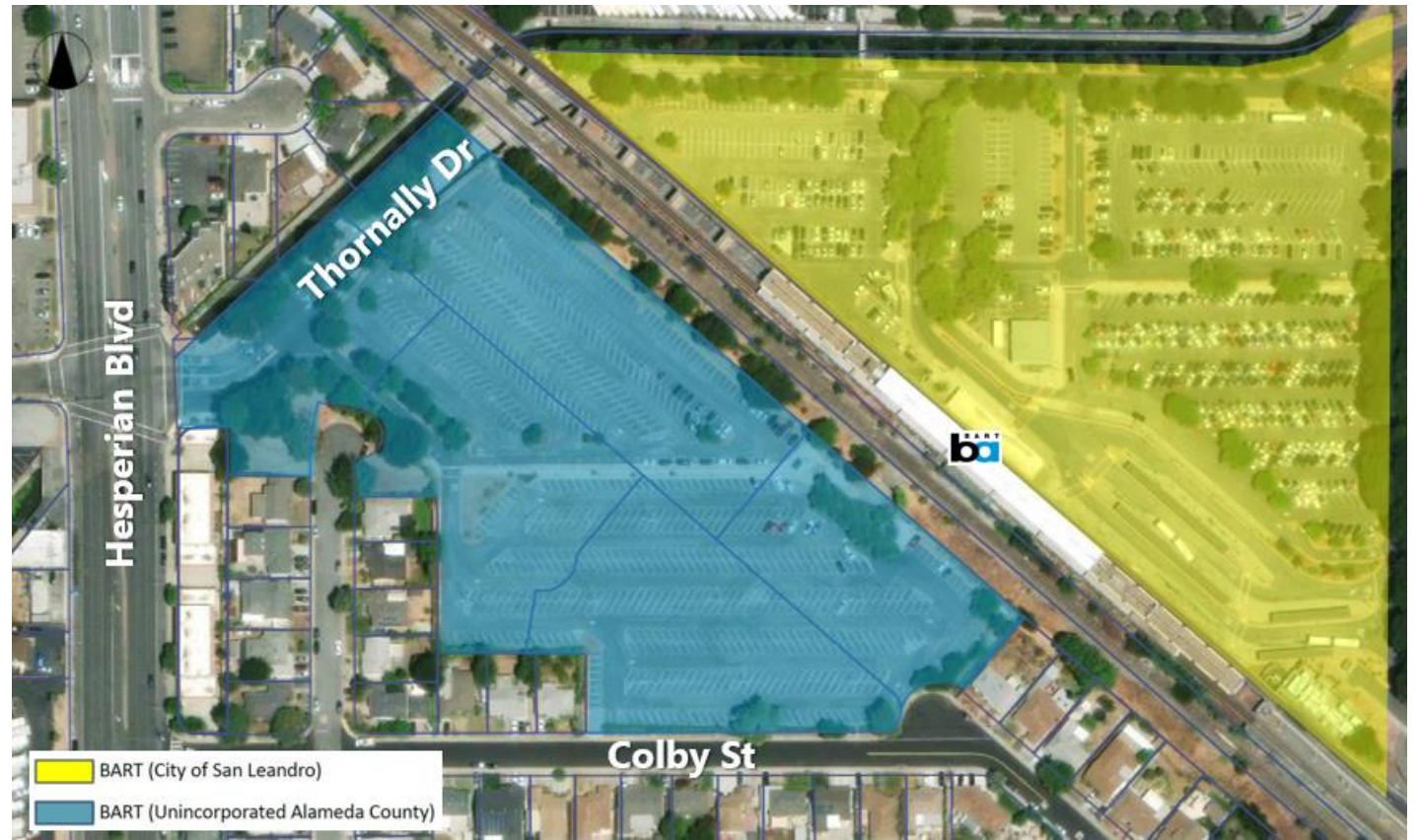
Priority Site

BACKGROUND

Bay Fair Priority Site Technical Assistance

Bay Fair Priority Sites

- **Unincorporated Alameda County:** 7-acres of the property (highlighted in blue) west of the BART tracks (11-acres of the property is located in City of San Leandro to the east of the BART tracks and highlighted in yellow).
- **Existing Zoning District:** RS-D15
- **Housing Element Site:** Zoning Code amendment proposed for consistency with AB 2923 (sets baseline density and development standards for select properties)



BACKGROUND:

Bay Fair Priority Site Technical Assistance

BART Transit-Oriented Development (TOD) Work Plan, 2024

Table 2: BART’s Timeframe to Advance to Developer Solicitation (RFQ/RFP)

Timeframe	Strategy	Stations (Project Phase or Description) ¹	
Current Pipeline (Post RFQ/ RFP)	Advance TOD projects already underway: BART has eight high-profile projects that have a development team already selected. Staff will focus time on completing them to help meet its 2040 performance targets.	El Cerrito Plaza	Richmond (Phase 2)
		Lake Merritt (Blocks 1-2)	Walnut Creek (Phase 3)
		North Berkeley	West Dublin/ Pleasanton (Phase 3)
		Pleasant Hill/ Contra Costa Centre (Block D)	West Oakland (Phase 1)
Near-term (Advance to RFQ/ RFP in 2024-2028 timeframe)	Deliver TOD projects that fulfill BART's performance targets. Building more homes is needed to meet BART's 2040 performance targets for affordable and market-rate housing. BART will consider opportunities for projects that promote ridership and fulfill its performance targets for commercial square feet.	Ashby (Phase 2)	Fremont
		Bay Fair	Hayward (Phase 2)
		El Cerrito del Norte	

BACKGROUND:

Bay Fair Priority Site Technical Assistance

What does the Alameda County Bay Fair PSTA entail?

Draft Scope:

① Existing Site Conditions & Capacity Analysis

- Existing Conditions
- Utility Capacity Analysis

③ Parking Analysis & Management Strategies

- Parking Analysis
- Parking Management Strategies

② Establish Vision, Goals, and Objectives

- Roadmap from pre-development planning stage to post-construction
- Collectively setting a vision, goals, and objectives

④ Staff Augmentation

- Assistance with planning and public works related tasks



Note: Scope is subject to available funding.

BACKGROUND:

Transit-Oriented Communities (TOC)



BACKGROUND:

Transit-Oriented Communities (TOC)

What is Transit-Oriented Communities?

- **Metropolitan Transportation Commission (MTC) policy** to enact *Plan Bay Area 2050*
- **Two Transit-Oriented Communities** in Unincorporated Alameda County
 - 1) Castro Valley BART Station (Tier 3) and
 - 2) Bay Fair BART (Tier 2)
- **Goals** to achieve the following within ½ mile from high quality transit
 - Increase housing supply near transit
 - Increase density for businesses and commercial development near transit
 - Prioritizes bus transit, active transportation and shared mobility (such as bike share and car share)
 - Support and build partnerships to create equitable TOCs
- **Supports two high-impact Plan Bay Area Strategies** through implementing one of the housing strategies (H3) and economic strategies (EC4) to allow a greater mix of housing densities and types and allow greater commercial densities in growth geographies

TOC Transit Stations (v1)

TOC Corridor Area

1

2

3

4

Bay Fair BART Station

Castro Valley BART Station

BACKGROUND:

Transit-Oriented Communities (TOC)

Compliance with Transit-Oriented Communities Policy

- **Voluntary** to comply with the TOC policy but will be considered in applications for regional funding (OBAG).
- **Compliance** will be measured in early 2026. Staff has submitted a grant application to MTC-ABAG and recipients will be notified in March 2025 (tentative).
- **To be determined** how compliance will be achieved for items such as relevant parking and zoning changes but may be done via a General Plan amendment.

BACKGROUND:

Transit-Oriented Communities (TOC)

TOC Policy Categories

- **Establish residential minimums and maximums** in zones allowing residential (only on land without existing homes)
- **Commercial office minimums** and maximums in zones allowing offices (only on land without existing homes)
- **Remove parking minimums** and set maximums for new development
- **Adopt and fund policies** such as affordable housing production, preservation, and protection policies and funds, and to stabilize businesses to prevent displacement

Next Steps:

- **Bay Fair Station Area Website** is now LIVE and includes details on the CBTP, PSTA, and TOC Policy. A Listserv was also developed to sign up for e-mail updates
- **CBTP** efforts will begin in the fall/winter and staff will provide updates as soon as additional information is available
- **Finalizing scope for the Bay Fair BART PSTA** and consultants anticipated to begin work by January 2025
- **TOC compliance will be explored** by staff and direction will be provided by the Board of Supervisors
- **Informational presentations** will be provided by Staff to:
 - Eden Area MAC: December 10, 2024
 - Unincorporated Bicycle and Pedestrian Advisory Committee (UCBPAC): December 12, 2024
 - Planning Commission: December 16, 2024
 - BoS Unincorporated Services: January 22, 2025 (tentative)

QUESTIONS/ COMMENTS

Contact Us:

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Current ACPWA Pedestrian and Bicycle Projects**December 2024**

Project	Location	Status	Ped & Bike Improvements
D Street Sidewalk Project	D Street from Fairview Avenue to HCL	Construction	Sidewalk, bike lane
Grove Way Improvements	Grove Way from Oak Street (HCL) to Tanglewood Drive	Design	Sidewalk, bike lane
Meekland Avenue Phase 2	Meekland Avenue between East Lewelling Boulevard and Blossom Way	Final Design	Sidewalk, bike lane
Mission Boulevard Corridor Improvement Project - Phase III	Mission Boulevard from I-238 to Hayward City Limit	Pre-Advertisement	Sidewalk, separated bikeway, transit enhancements
East Lewelling Boulevard Sidewalk Improvements	East Lewelling Boulevard between Meekland Avenue and Langton Way	Construction	Sidewalk, separated bikeway
Haviland Avenue Sidewalk Project	Haviland Avenue From Blossom Way to Medford Ave	Design	Sidewalk
Heyer Avenue Sidewalk	Heyer Ave between Redwood Rd and Center St	Design	Sidewalk, bike lane, bus stop accommodations
Mabel Avenue Sidewalk Project	Mabel Avenue from Redwood Rd to Santa Maria Ave	Design	Sidewalk
Norbridge Ave Bike Lane	Norbridge Ave from Strobridge Ave to Tyee Court	Planned	Sidewalk, bike lane
Proctor Road Sidewalk Project (Phase 2 / West)	Proctor Road between Walnut Road and Redwood Road	Design	Sidewalk
Proctor Road Sidewalk Project (Phase 1 / East)	Proctor Road between Redwood Road and Camino Alta Mira	Design	Sidewalk
Second Street Sidewalk Project	Second Street from Windfeldt Road to Hayward City Limit	Design	Sidewalk
Somerset Avenue Sidewalk Project	Somerset Ave between Lake Chabot Road and Redwood Road	Pre-Advertisement	Sidewalk, bike route

Current ACPWA Pedestrian and Bicycle Projects**December 2024**

Project	Location	Status	Ped & Bike Improvements
Strobridge / Norbridge Intersection Improvement	Strobridge Ave and Norbridge Ave in the Vicinity of I-580 Off Ramp	Construction	Sidewalk, bike lane
Unit 29 Sidewalk Repair Program	Various locations in unincorporated Alameda County	Pre-Advertisement	Sidewalk
W Sunset Blvd Roadway Improvements	W Sunset Blvd from Hesperian Blvd to Royal Ave	Design	Sidewalk
West Sunset Blvd and Garden Avenue	West Sunset Boulevard (Royal Avenue to Garden Avenue) and Garden Avenue (West Sunset Boulevard to Bartlett Avenue)	Construction	Sidewalk
Pedestrian and Bicycle Master Plan Update	Unincorporated Alameda County	Pre-Advertisement (RFP)	Planning document



UNINCORPORATED ALAMEDA COUNTY BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

Meeting Minutes

Thursday, September 26, 2024, 6:00 p.m.

1. **Call to Order**

The meeting was called to order on March 26, 2024 at 6:05 p.m.

2. **Roll Call**

Present: Chonita Chew, Bruce Dughi, Daniel Leary, Michael Williams

Absent: Rachel Factor, Cindy Torres, Crystal Wang

Public Works Staff Present: Amber Lo

Members Shannon Bohannon and Niki Wente have resigned.

3. **Public Comment**

Received public comment that UCBPAC membership should exclude members from other agencies and non-incorporated residents.

4. **Approval of Minutes**

It was motioned by Member Dughi and seconded by Member Leary to approve the minutes from the meetings on March 28, 2024 and June 27, 2024.

Four members were present for the vote: VOTE: 4 For / 0 Against / 0 Abstain

5. **Presentation**

a) Design Information Bulletin: DIB 94 Complete Streets

Member Leary presented the new Caltrans Design Information Bulletin (DIB) 94 on Complete Streets Design, highlighting its focus on promoting safe and efficient transportation. He explained the contextual design approach outlined in the document, which prioritizes transportation modes based on place types. Additionally, he discussed key topics such as crosswalk design, vehicle speeds, bus transit design, and green street integration.

Comments were received from UCBPAC members and the public.

UCBPAC members generally expressed appreciation for the informative presentation. The presentation can be viewed in the meeting recording

available at:

<https://www.acpwa.org/programsservices/transportation/bike>.

6. Future Agenda Topics

- Discussion on the installation of double yellow centerlines, bike boxes.
- Educational elements to enhance committee engagement.
- Public Works Agency projects.
- Bike Ped Master Plan Update

7. UCBPAC Meeting Date in December

The regular meeting date for December falls on the day after the Christmas holiday. Consequently, the committee members unanimously agreed to hold the December UCBPAC meeting on December 12, 2024.

8. Adjournment

- a) Next Meeting – Thursday, December 12, 2024