ALAMEDA COUNTY
CONGESTION MANAGEMENT AGENCY

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January 12, 2009
Agenda Item 3.1

Date: December 8, 2008

To: Plans and Programs Committee

From: Diane Stark, Senior Transportation Planner

Subject: Transit Oriented Development Quarterly Report

Action Requested
It is requested that the Board review and approve the attached Transit Oriented Development (TOD) Quarterly Fund Monitoring and Project Status Report. The report provides project and funding status of 10 Transit Oriented Development projects identified in the Countywide Transportation Plan (CTP): MacArthur, W. Oakland, Oakland Coliseum, Ashby/Ed Roberts Campus, San Leandro, Union City, Warm Springs, South Hayward and Fruitvale Phase II.

Next Steps
Submit the quarterly report to the CMA Board for acceptance at the January meeting.

Discussion
The attached quarterly report provides a status of the delivery of the 10 TOD projects in the Countywide Transportation Plan (CTP). In addition to an update of the progress of each project, it also provides a Fund Monitoring Report for eight active projects in the CTP. This report tracks this quarter's status and upcoming requirements for programmed TOD funds, i.e., those included in an official document showing a commitment of funding approved or adopted by the governing board responsible for the administration of the funds. The report is based on information provided by the sponsors and funding agencies such as the CMA, MTC, Caltrans and the CTC.

The quarterly report will be presented to the Board. Updates of the status of funding and the delivery of the TOD projects will continue to be provided to the Board quarterly.

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Programmed Funds Monitored by Alameda County CMA

Index	Sponsor / Fund Source	Project Title / Program	Phase	FY	Prog'd Amt ($ x 000)	Required Activity	Date Req'd
1	**BART**	**Dublin/Pleasanton BART Station Area TOD**					
	CMATIP		Con	NA	$ 3,675	Submit Quarterly Progress Report	1/15/09
2	**BART**	**Warm Springs Station (Future) Area TOD**					
	No funds being monitored by the CMA at this time						
3	**Berkeley**	**Ed Roberts Campus - Ashby BART Station Area TOD**					
	SAFETEA-LU	Earmark	Con	NA	$ 2,508	Drawdown Grant	
	STIP	RIP-TE	Con	07/08	$ 1,200	Accept Contract within 3 years from Award	
	STIP	RIP	Con	07/08	$ 2,000	Accept Contract within 3 years from Award	
	STIP	RIP	Con	07/08	$ 2,614	Accept Contract within 3 years from Award	
	FTA	Earmark	Con	NA	$ 300	Drawdown Grant	
	CMAQ	Lifeline	Con	08/09	$ 1,386	Drawdown Grant	
	ACTIA	Para Gap	Con	NA	$ 141	Drawdown Grant	
	CMAQ	TLC	Con	07/08	$ 2,000	Drawdown Grant	
	ACTIA	TCD	Con	NA	$ 230	Drawdown Grant	
	CMAQ	HIP	Con	07/08	$ 544	Drawdown Grant	
	ACTIA	Bike/Ped Grant	Con	NA	$ 136	Drawdown Grant	
	RM2	Safe Routes to Tra	Con	07/08	$ 325	Drawdown Grant	

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Programmed Funds Monitored by Alameda County CMA (cont.)

Index	Sponsor / Fund Source	Project Title / Program	Phase	FY	Prog'd Amt ($ x 000)	Required Activity	Date Req'd
4	**Oakland**	**Oakland Coliseum BART Station Area TOD**					
	CMATIP		Con	NA	$ 500	Submit Quarterly Progress Report	1/15/09
	STIP	RIP-TE	TBD	TBD	$ 885	Amend into STIP (Note 3)	
	FTA	Earmark		NA	$ 600	Agreement with Transit Agency (Note 4)	
	CMAQ		Con	06/07	$ 89	Liquidate Funds Submit Invoice at least once every 6 months	1/17/13
	TDA		Con	NA	$ 189		
5	**Oakland**	**West Oakland BART Station Area TOD**					
	STIP	RIP-TE	Con	09/10	$ 1,300	Allocate Funds	6/30/10
	CMAQ	TLC	PE	07/08	$ 320	Liquidate Funds Submit Invoice at least once every 6 months	11/5/13
	CMAQ	TLC	Con	08/09	$ 2,330	Submit Request for Authorization $750K from Latham-Telegraph	2/1/09
6	**Oakland**	**MacArthur BART Station Area TOD**					
	CMATIP		PE	04/05	$ 500	Submit Quarterly Progress Report	1/15/09
	CMAQ		Con	07/08	$ 100	Obligate Funds (Transferred from Latham project)	ASAP
	CMAQ		PE	05/06	$ 200	Liquidate Funds Submit Invoice at least once every 6 months	3/30/12
	CMAQ		Con	06/07	$ 681	Liquidate Funds Submit Invoice at least once every 6 months	3/30/13
	CMAQ		Con	07/08	$ 215	Liquidate Funds Submit Invoice at least once every 6 months	9/5/13
	STIP	RIP-TE	Con	07/08	$ 193	Accept Contract within 3 years from Award	12/1/10
	STIP	RIP-TE	TBD	TBD	$ 953	Amend into STIP (Note 3)-BART to be sponsor	

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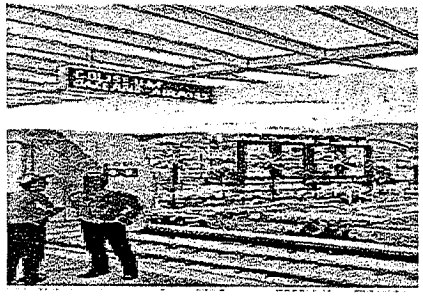
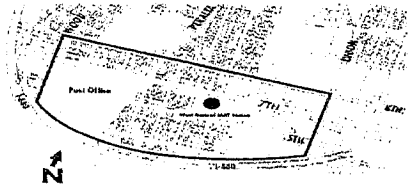
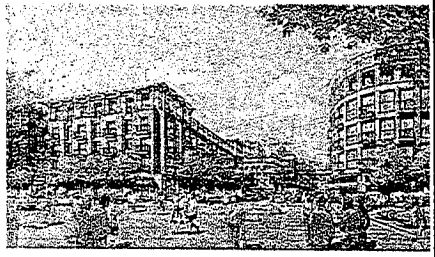
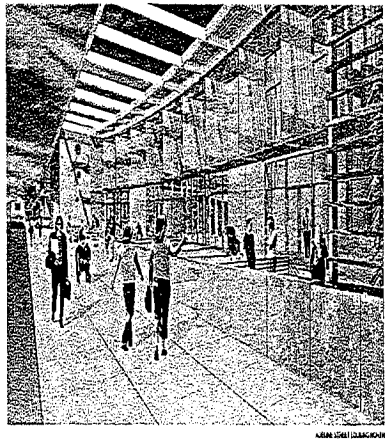
Programmed Funds Monitored by Alameda County CMA (cont.)

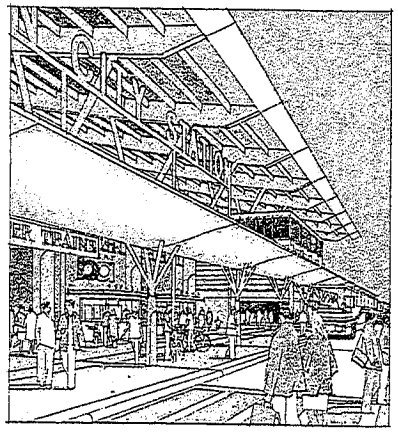
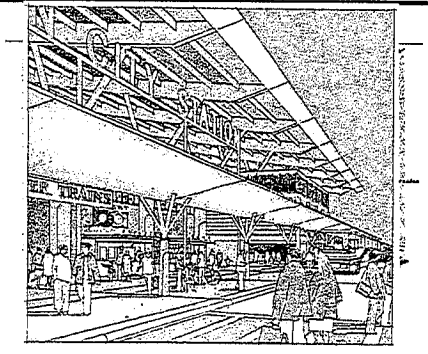
Index	Sponsor / Fund Source	Project Title / Program	Phase	FY	Prog'd Amt ($ x 000)	Required Activity	Date Req'd
7	**San Leandro**	**BART TOD**					
	No funds being monitored by the CMA at this time						
8	**Union City**	**Union City Intermodal Station Area TOD**					
	CMAQ	TLC	Con	05/06	$ 3,024	Drawdown FTA Grant	
	CMAQ	TLC	Con	07/08	$ 1,824	Drawdown FTA Grant	
	STIP	RIP-TE	Con	05/06	$ 5,307	Accept Contract within 3 years from Award	
	STIP	RIP-TE	Con	06/07	$ 2,000	Accept Contract within 3 years from Award	
	STIP	RIP	Con	05/06	$ 720	Accept Contract within 3 years from Award	
	STIP	RIP	Con	06/07	$ 9,787	Accept Contract within 3 years from Award	
	STIP	RIP	Con	07/08	$ 4,600	Accept Contract within 3 years from Award	
	TCRP		Con	NA	$ 1,880	Drawdown Grant	
	SAFETEA-LU	Earmark	Con	NA	$ 3,553	(Note 2)	

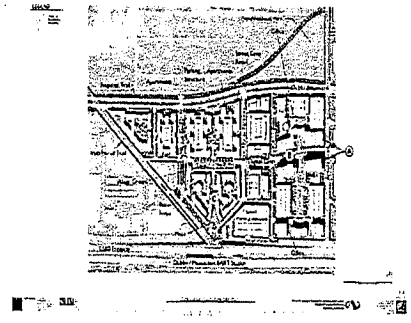
Notes: This is a report of eight TOD projects in the Countywide Transportation Plan. It does not include TOD projects in progress that are not in the Plan.

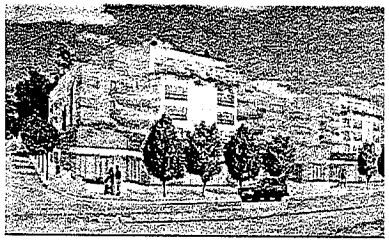
1. CMATIP Fund Transfer Agreements must be executed prior to any reimbursements being approved.
2. SAFETEA-LU Earmarks are not subject to timely use of funds provisions. The amounts available for authorization each federal fiscal year are prescribed by the legislation and adjusted annually during the budget process.
3. 2008 STIP TE funds were adopted into the 2008 STIP as a County Reserve. Individual project sponsors must amend projects into STIP prior to allocation. The amendment process inlcudes approvals by the CMA, MTC and CTC and can take four months.
4. FTA funds are reimbursed though FTA grants. Sponsors must be an eligible transit agency or have an agreement with an eligible transit agency to receive funds.
5. Funds with "NA" shown under FY do not have a specific fiscal year associated with the programming.

TOD Project[1]	**4th Quarter, April to June 2008**	**1st Quarter, July to September 2008**
TOD PROJECTS IN COUNTYWIDE		
 **Coliseum BART Transit Village**	Agreements: City worked to develop a workable replacement parking approach with BART and continued to refine a viable development approach with developers. Funding: Submitted a STIP grant for streetscape improvement and replacement parking for the CTV project.	No changes reported.
W. Oakland BART TOD 	*Environmental:* Received comments on Traffic Study from Caltrans. Revised the study and submitted to Caltrans for review on May 23, 2008 . Caltrans stated that they do not have any comments on Phase II . Archeological Survey Report (ASR) was submitted to Caltrans for review. Comments were received on the report on 6/13/08. Response to comments were sent to Caltrans 6/20/08. *Design:* Will do the civil and electrical design in house. Architect and a Landscape Architect were hired. 30% design submitted for review to MTC 6/25/08.	The City received environmental clearance from Caltrans. Submitted 60% design to MTC on 9/12/08, currently working on 90% design.

TOD Project[1]	**4th Quarter, April to June 2008**	**1st Quarter, July to September 2008**
MacArthur Transit Village 	*Environmental*: The final EIR was published on May 23, 2008. It was certified by the Planning Commission on June 4, 2008 and is scheduled to be certified by the City Council on July 1, 2008. NEPA work is underway. *Design*: No changes . *Funding*: Funding in place for pre-development work for BART Plaza Construction. In addition, the project received $34.3 million in State Proposition 1C funds on June 20, 2008. *Development Approvals*: Entitlements approved by the Planning Commission on June 4, 2008. Scheduled to be approved by the City Council in July 2008. BART Option agreement was approved by the BART Board of Directors in June 2008. *Studies*: BART Access Plan completed in May 2008.	Environmental: The final EIR was published on May 23, 2008. It was certified by the City Council on July 1, 2008. NEPA work is underway. Design: No changes. Development Approvals: Entitlements approved by the City Council in July 2008. Redevelopment funding agreement scheduled to go before City Council in December 2008.
Ashby/Ed Roberts Campus 	Funding: The CTC votes on $4.6M in STIP funds on 6/26. Working to close all loans, and transfer property from BART to ERC, and secure private pledges before construction starts. *Construction*: Award contracts August 2008.	Funding: The CTC approved $4.6M in STIP funds on June 26, 2008 and approved a $1.5M AB3090 Agreement on August 27, 2008. ERC closed all loans, transferred property from BART to ERC, and secured private pledges to allow construction to start. Construction: Construction began August 18, 2008. The construction contract was executed on August 5, 2008. Public groundbreaking event held September 4, 2008. Next Steps: ERC to open Spring 2010.

TOD Project[1]	4th Quarter, April to June 2008	1st Quarter, July to September 2008
Union City TOD 	Construction: BART Phase 1 Site Improvement and Station Improvement contracts to reconfigure and expand the west side of the BART Station were awarded and construction is underway. Next Steps: Continue to work with BART, Dumbarton Rail, CCJPA and funding agencies to complete BART Phase 2 and the passenger rail station; and continue to identify incremental projects to achieve the ultimate goal of integrating the intermodal station with TOD.	No changes reported.
San Leandro Transit Village 	Funding: The City of San Leandro received two Prop 1C grants from the State on June 24, 2008, totaling $24.46 million dollars in Infill and Infrastructure and Transit-Oriented Development for San Leandro Crossings, an implementing TOD project of 300 residential units. This would include 100 affordable units built by BRIDGE Housing and 200 market-rate units built by Westlake Development Partners, LLC. The City was also awarded two MTC Station Area Grants. The first is for studying and preparing plans for reducing San Leandro Boulevard from 7 to 5 lanes and other related improvements. The second is for an infrastructure capacity and funding study, specifically for sewer and storm drainage capacity and funding mechanisms in the TOD Strategy area.	No changes reported.

TOD Project[1]	**4th Quarter, April to June 2008**	**1st Quarter, July to September 2008**
Dublin Transit Center 	*Construction*: Parking garage is complete.	Submit Quarterly Reports and Requests for Reimbursements/Completion. This project is complete.
Warm Springs BART TOD	City received requests for condominium development around TODs. City council is considering zoning amendments near TODs to promote TOD development. The City filed a grant application with MTC to assist with completion of the Planning and Environmental efforts for the area.	Revised zoning ordinances for condos within ½ mile of TODs, summer 2008.

TOD Project[1]	4th Quarter, April to June 2008	1st Quarter, July to September 2008
TOD Projects NOT in Countywide Transportation Plan		
South Hayward TOD 	City received interest in development around the South Hayward BART Station. The Hayward City Council may be considering revisiting the South Hayward BART/Mission Boulevard Concept Design Plan in the Fall. The Hayward Planning Commission approved a mixed use project consisting of 82 residential units (43.2 units per acre) and 13,804 square feet of retail space within a half-mile of the South Hayward BART Station. An earlier version of the project was denied by the City Council, on appeal, in July of 2007.	No changes reported.
Fruitvale TOD, Phase II	*Approvals and Permits*: Applicant submitted a substantial application to the City and anticipates review and entitlement to occur in the next six months. Land conveyance is expected to be reflected in late 2009.	*Approvals and Permits:* Applicant submitted a substantial application to the City and anticipates review and entitlement to occur in the next twelve months. Land conveyance is expected to be reflected in early 2010.
[1] This is a quarterly report of the eight TOD projects in the Alameda Countywide Transportation Plan and two active TOD projects in Alameda County.		