ALAMEDA COUNTY
CONGESTION MANAGEMENT AGENCY

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July 23, 2009
Agenda Item 6.3.1

Date: July 13, 2009

To: CMA Board

From: Plans and Programs Committee

Subject: Transit Oriented Development Quarterly Report

Action Requested
It is recommended that the Board approve the attached Transit Oriented Development (TOD) Quarterly Fund Monitoring and Project Status Report. The report provides project and funding status of nine 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
Updates of the status of funding and the delivery of the TOD projects will continue to be provided to the Board quarterly.

Discussion
The attached quarterly report provides a status of the delivery of nine 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.

Since this quarterly report, for the period ending July 1, 2009, was complete, the State Housing and Community Development Department (HCD) approved $47 for the City of Hayward and Eden Housing in combined grants and loans to construct infrastructure and housing at the South Hayward transit village. Additionally, HCD approved $15 million for Union City to open the east side of the BART Station, BART Phase 2 at the Union City TOD. This information will be included in the next quarterly update.

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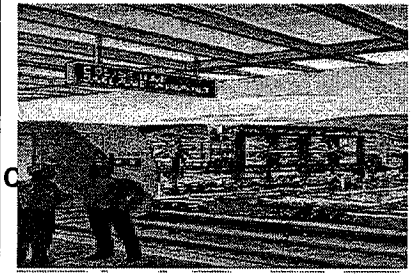
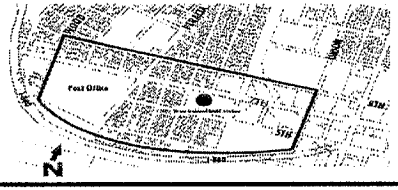
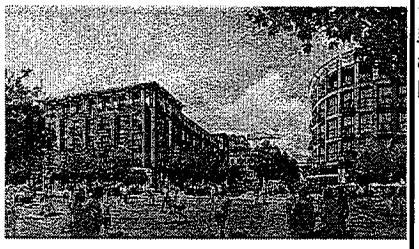
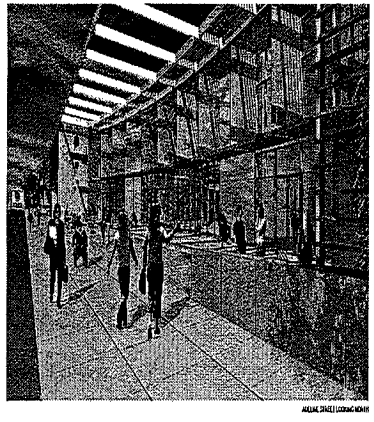
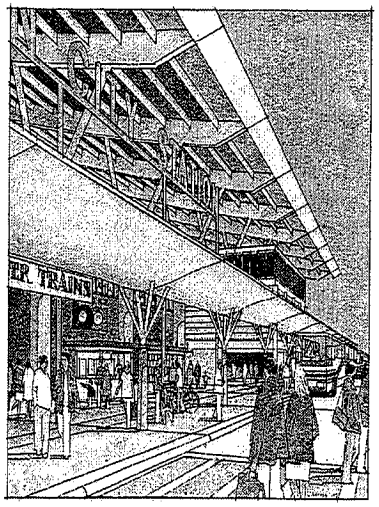
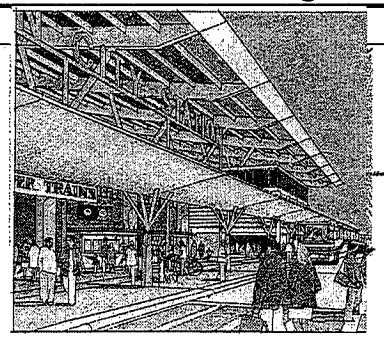
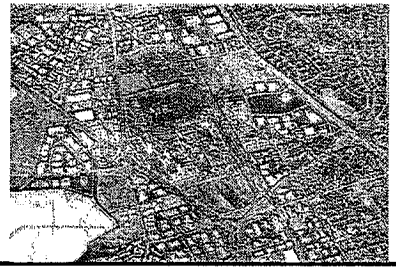
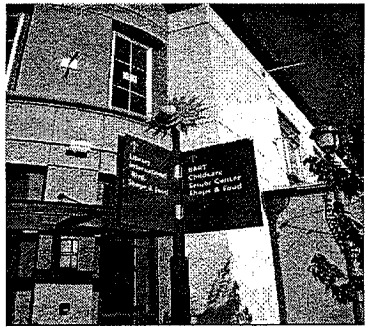
TOD Project[1]	3rd Quarter, January to March 2009	4th Quarter, April to June 2009
TOD PROJECTS IN COUNTYWIDE TRANSPORTATION PLAN		
	Agreements: City worked to develop a workable replacement parking approach with BART and continued to refine a viable development approach with developers. Funding: Submitted a STIP grant for streetscape improvement and replacement parking for the CTV project.	Development: Oakland worked to develop a workable replacement parking approach with BART and continued to refine a viable development approach with developers. Oakland acquired another parking parcel along 73rd Avenue and is close to selling the Capitol Corridor/AMTRAK parking lot from the City to the Redevelopment Agency of the City of Oakland. Funding: Submitted a STIP grant application to retain the BART plaza grant as well as to improve the pedestrian walkway bridge from the Coliseum BART station to the Coliseum Stadium for the streetscape improvement and replacement parking for the CTV project. Next Steps: Allocation of State HCD Prop 1C TOD Infrastructure grant of $8.485 million for the Coliseum BART Station Area Transit Village is pending. The grant will support both the existing Oakland Housing Authority Lion Creek Crossings project and the proposed Coliseum Transit Village project. The infrastructure grant contributes to the construction of a new Coliseum BART plaza as well as improves the streetscape environment along 69th Ave, 70th Ave, 71st Ave and Snell St. It also proposes a new mid-block street between 70th and 71st Avenues to connect the Lion Creek Crossings Phase IV project and CTV Phase I to the Coliseum BART Station plaza.
W. Oakland BART TOD 	*Environmental:* Caltrans stated that they do not have any comments on Phase II . Archeological Survey Report (ASR) was submitted to Caltrans for review. *Design:* Will do the civil and electrical design in house. Architect and a Landscape Architect were hired.	The City received environmental clearance from Caltrans. Currently working on 90% design.

TOD Project[1]	3rd Quarter, January to March 2009	4th Quarter, April to June 2009
MacArthur Transit Village 	Environmental: NEPA work is underway. Design: No changes. Development Approvals: Redevelopment funding agreement is currently being negotiated and should go before City Council in June 2009.	Environmental: The NEPA work is still underway, being reviewed by the FTA. Next Steps: Funding: Redevelopment funding agreement is going to the City Council on July 7, 2009.
Ashby/Ed Roberts Campus 	Funding: The ERC received notice of a $475,000 earmark in the recent federal FY 09 Annual Appropriation. Construction: Construction is ongoing Next Steps: ERC to open Spring 2010	Construction: Construction is ongoing. Next Steps: ERC to open Spring 2010.

TOD Project[1]	3rd Quarter, January to March 2009	4th Quarter, April to June 2009
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 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.	Intermodal Station Update: BART Phase 1 Site Improvement completed. BART Station Improvement Project is underway. Completed the design of infrastructure improvements (roads, utilities, drainage, etc.) for the Intermodal Station District core area (Former PG&E property located on the east side of the BART Station – 30 acres) and will award a construction contract for infrastructure improvements in September. Approved entitlements and certified EIR for a 158-unit affordable housing project on former PG&E property – Construction is anticipated to begin in February 2010. Hired a Consultant to study Pedestrian Connection from PG&E property to adjacent property located to the east (i.e. Shelton Property) to address impediments including railroad tracks and high voltage PG&E lines Next Steps: Secure funding to complete BART Phase 2, Passenger Rail Station and Passenger Rail Track Improvements - Segment G. Continue to identify incremental projects to achieve the ultimate goal of integrating the Intermodal Station with TOD.
San Leandro Transit Village		
	Funding: Funding for the Prop State Housing 1C ($24.46 million) is pending (100 for affordable units and 200 market rate units). Entitlements: Entitlements for San Leandro Crossing are underway. The Alameda at San Leandro Crossing (BRIDGE) was approved by the Planning Commission on January 22, 2009 for Site Plan Review and recommendation to the City Council for the Vesting Tentative map. The City Council approved the Vesting Tentative Map on March 2, 2009. Next Steps: Consideration of redevelopment set aside funds will occur on April 6, 2009. The Cornerstone at San Leandro Crossings (Westlake and BUILD's market rate units) continues with its entitlement process. Planning Commission review could occur in April of 2009	Funding: Funding for the Prop State Housing 1C ($24.46 million) is pending (100 affordable units and 200 market rate units). Entitlements: Entitlements for San Leandro Crossing are underway. The City Council approved the Vesting Tentative Map on March 2, 2009. Next Steps: Consideration of redevelopment set aside funds will occur on April 6, 2009. The Cornerstone at San Leandro Crossings (Westlake and BUILD's market rate units) continues with its entitlement process. City Council is scheduled for consideration of the Vesting Tentative Map on July 20, 2009. Kick off for two contract Services Agreements for MTC grants for San Leandro Blvd. Pedestrian interface and storm and sewer infrastructure capacity will occur summer 2009.

TOD Project[1]	**3rd Quarter, January to March 2009**	**4th Quarter, April to June 2009**
Warm Springs BART TOD 	Revised zoning ordinances for condos within ½ mile of TODs.	Warm Springs TOD is part of the General Plan 2030 Update, which is anticipated to be complete summer 2010.
South Hayward TOD	Development: On March 17, 2009, Hayward City Council approved a zone change application for a mixed use master plan proposal at the South Hayward BART Station that includes 788 residential units, 206 of which would be affordable apartments developed by Eden Housing, and a new 58,500 square foot Safeway store, at an overall density of just over 75 units per net acre. Also included is a seven level, 910 space BART replacement parking garage. Next Steps: On April 2, 2009, the Hayward City Council is scheduled to authorize a contract with a consultant to begin the development of a Form Based Code for the South Hayward BART Station area.	Planning: On May 26, the Hayward City Council authorized the City to hire a consultant to develop a Form Based Code for the South Hayward BART Station area. Funding: Also the City submitted an application for $30 million through the State Proposition 1C Infill Infrastructure grant program, and the developer and Eden Housing submitted an application for $17 million for the State Proposition 1C TOD grant program for the South Hayward BART Mixed Use Project.
Fruitvale TOD, Phase II 	Development: City of Oakland Planning Commission held a scoping session on the project in January. A limited environmental impact report is required to assess certain impacts. Next Steps: Entitlement should be received by the end of 2009, and land conveyance is anticipated in mid-2010. Applicant anticipates a dense, mixed income residential project with both rental and for-sale elements.	Funding: Pursuing both federal Stimulus funding and Proposition 1C - TOD funding for Fruitvale Transit Village Phase II (to be awarded by June 30, 2009). The receipt/award of these funds could accelerate the timeline for bringing Fruitvale Transit Village Phase II online.

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	Funds 100% expended	
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 Trail	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	7/15/09
	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**					
	CMAQ	TLC	Con	08/09	$ 2,330	Advertise Construction Contract (Reso 3606) (Award three months later)(Reso 3606) (First Invoice within 1 yr. after Obligation)	7/22/09
	ARRA	ARRA-TE	Con	08/09	$ 1,300	Award Contract (ARRA) Obligate Funds (Combine w/CMAQ and Re-Ob)	9/30/09
	CMAQ	TLC	PE	07/08	$ 320	Liquidate Funds Submit Invoice at least once every 6 months	11/5/13
6	**Oakland**	**MacArthur BART Station Area TOD**					
	CMATIP		PE	04/05	$ 500	Submit Quarterly Progress Report Liquidate Funds	7/15/09
	CMAQ		Con	07/08	$ 100	Submit Invoice at least once every 6 months	6/12/14
	CMAQ		PE	05/06	$ 200	Liquidate Funds Submit Invoice at least once every 6 months	3/30/13
	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	9/15/13
	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.

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