ALAMEDA COUNTY
CONGESTION MANAGEMENT AGENCY

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October 22, 2009
Agenda Item 6.3.1

Date: October 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
Submit the next quarterly report to the CMA Board at the January 2010 meeting.

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.

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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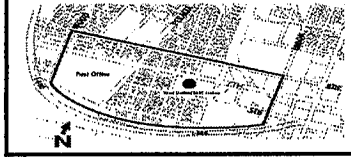
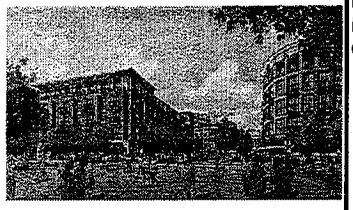
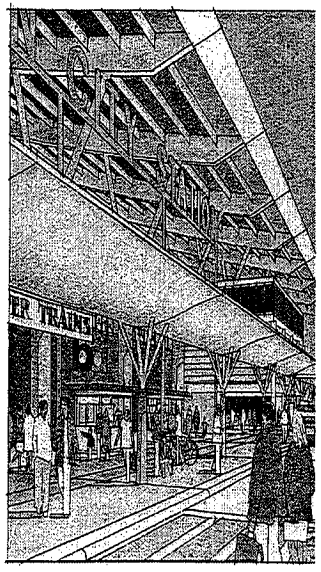
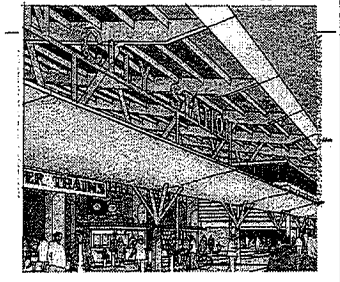
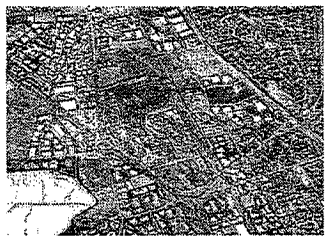
TOD Project[1]	4th Quarter, April to June 2009	1st Quarter, July to September 2009
TOD PROJECTS IN COUNTYWIDE TRANSPORTATION PLAN		
Coliseum BART Transit Village	Development: Oakland worked to develop a workable replacement parking approach with BART and continued to refine a viable development approach 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.	No changes this quarter.
W. Oakland BART TOD 	Environmental: Received environmental clearance from Caltrans. Design: Working on 90% design.	No changes this quarter.

TOD Project[1]	4th Quarter, April to June 2009	1st Quarter, July to September 2009
MacArthur Transit Village 	Environmental: The NEPA work is underway, being reviewed by the FTA. Next Steps: Funding: Redevelopment funding agreement is going to the City Council on July 7, 2009.	Environmental: The NEPA work has been certified by the FTA. The Redevelopment funding agreement was approved by the City Council on July 7, 2009. Next Step: Start design documents for the BART Plaza and BART Replacement Parking Garage.
Ashby/Ed Roberts Campus	Construction: Construction is ongoing Next Steps: ERC to open Spring 2010	Construction: Construction is ongoing. Next Steps: Construction expected to be complete in Spring 2010.

TOD Project[1]	4th Quarter, April to June 2009	1st Quarter, July to September 2009
Union City 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 – 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. Construction is anticipated to begin in February 2010.	Construction: Awarded Construction Contract for 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). Funding: Received an Infill Infrastructure Grant from HCD for $15 Million for BART Phase 2. The recently approved Mid-Peninsula Housing Coalition's 158-unit affordable housing project (proposed on former PG&E property) received 4 percent tax credits for Phase 1 and is preparing for bond issuance. Design: Redevelopment Agency contracted with ROMA Design Group to prepare preliminary Final Design, updated detailed cost estimate, and phasing program for BART Phase 2 to accelerate pedestrian connection and to minimize disruption to existing operations.
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). Consideration of redevelopment set aside funds was approved on April 6, 2009. Entitlements: Entitlements for San Leandro Crossing are underway. Next Steps: 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.	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 Cornerstone San Leandro Crossing Vesting Tentative Map on July 20, 2009. Next Steps: The Cornerstone at San Leandro Crossings (Westlake and BUILD's market rate units) continues with its entitlement process. Kick off for two contract Services Agreements for MTC grants for San Leandro Blvd. Pedestrian interface and storm and sewer infrastructure capacity is currently underway.

TOD Project[1]	4th Quarter, April to June 2009	1st Quarter, July to September 2009
Warm Springs BART TOD 	Warm Springs TOD is part of the General Plan 2030 Update, which is anticipated to be complete summer 2010	No changes this quarter.
South Hayward TOD	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: 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.	Planning: The City is pursuing development of a form-based code for the area encompassed by the 2006 Concept Design Plan. A public workshop/charrette was held September 29 through October 4. Also, a market analysis and parking strategy report are being developed. Funding: The City's Redevelopment Agency was successful in acquiring $30 million through the State Proposition 1C Infill Infrastructure grant program, and the developer and Eden Housing were awarded $17 million from the State Proposition 1C TOD grant program for the South Hayward BART Mixed Use Project, which will result in 788 units, 26 percent of which will be affordable, and a new grocery store at the South Hayward BART station. Next Steps: The form-based code is anticipated to be developed prior to end of fiscal year. The City and developers are working together with the property owner, BART, to develop formal agreements regarding land disposition, responsibility for maintenance and operation of parking garages and common areas, formalization of funding commitments, etc.
Fruitvale TOD, Phase II	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.	Funding: Pursuing both federal Stimulus funding and Proposition 1C - TOD funding for Fruitvale Transit Village Phase II (to be awarded during the 4th quarter of 2009). A draft environmental impact report for the project has been completed and will be reviewed in September by the City of Oakland Planning Commission's Design Review Committee. Next Steps: Entitlement is anticipated in early 2010.
[1] This is a quarterly report of the 10 active TOD projects in the Alameda Countywide Transportation Plan.		

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	10/15/09
	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	Award Contract (Re-Obligated w/ARRA funds)	12/31/09
	ARRA	ARRA-TE	Con	08/09	$ 1,300	Award Contract (ARRA Funds Obligated 8/5/09)	12/31/09
	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	10/15/09
	CMAQ		Con	07/08	$ 100	Liquidate Funds 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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