

LAKE MERRITT BART STATION



Transit-Oriented Development

Stakeholder Committee Meeting #2



January 29, 2017

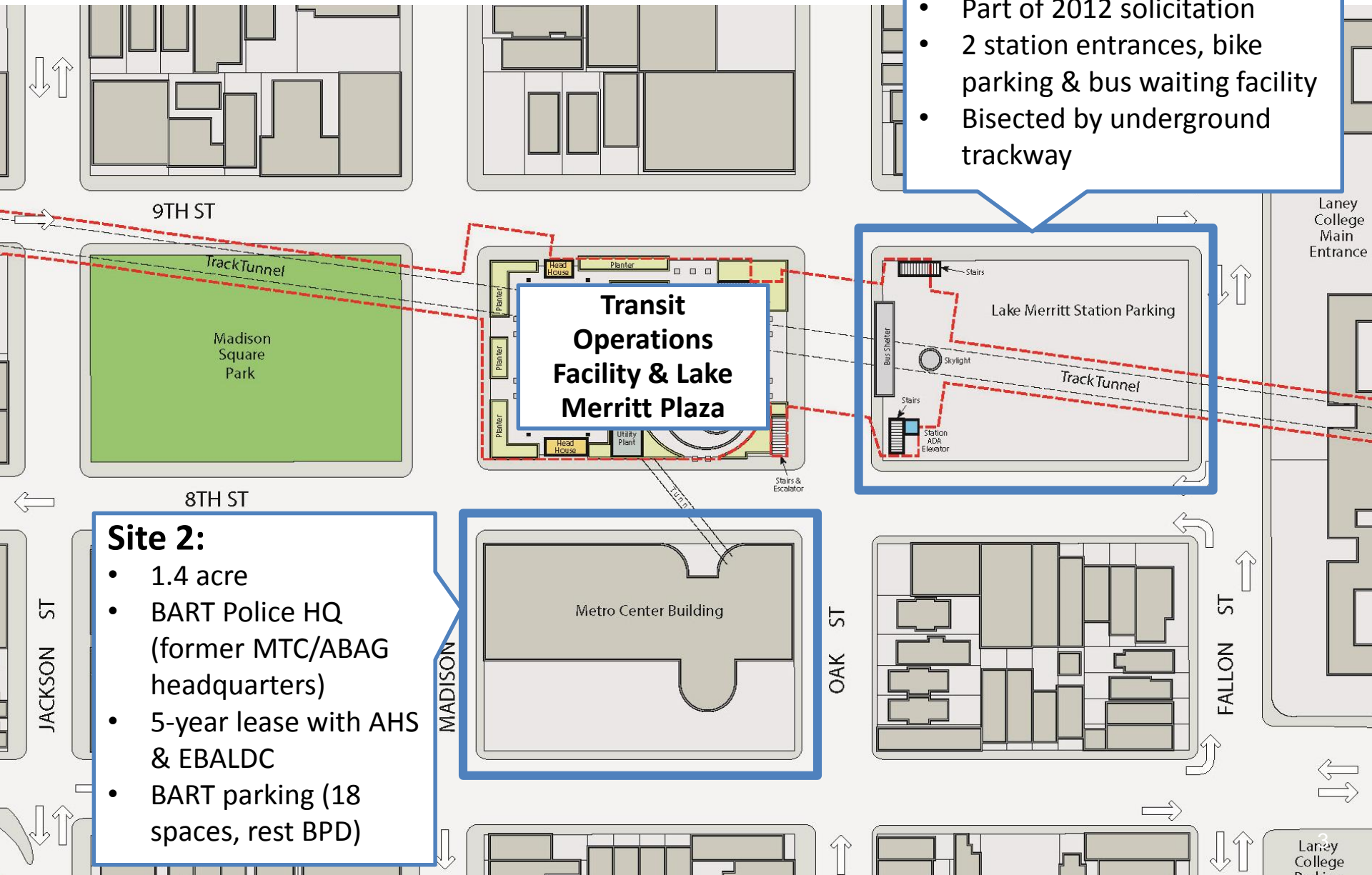
MEETING AGENDA

1. Introductions
2. Discuss key elements of draft RFQ:
 - Draft development goals & objectives
 - Selection criteria
 - Schedule
3. Wrap-Up/Next Steps

SITE OVERVIEW & CONSTRAINTS

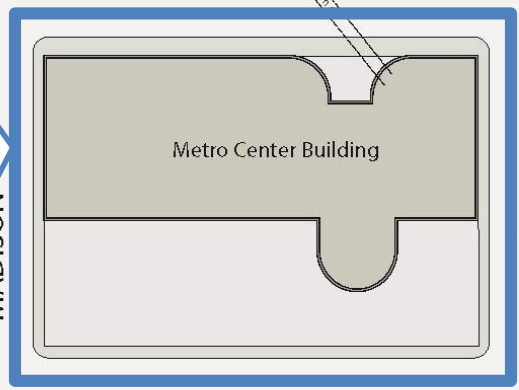
Site 1:

- 1.4 acre
- BART parking (200 spaces)
- Part of 2012 solicitation
- 2 station entrances, bike parking & bus waiting facility
- Bisected by underground trackway



Site 2:

- 1.4 acre
- BART Police HQ (former MTC/ABAG headquarters)
- 5-year lease with AHS & EBALDC
- BART parking (18 spaces, rest BPD)



OVERVIEW OF GOALS & OBJECTIVES

- High-level framework used for:
 - Evaluation of proposals
 - Project scoping
 - Negotiations with the selected Developer or Developer Team
- Developed based on:
 - Lake Merritt Station Area Plan goals and policies
 - BART TOD and Access Policies
 - Stakeholder feedback
- Approach:
 - Focus on underlying values rather than specific requirements
 - Ensuring flexibility & creativity in how developer delivers

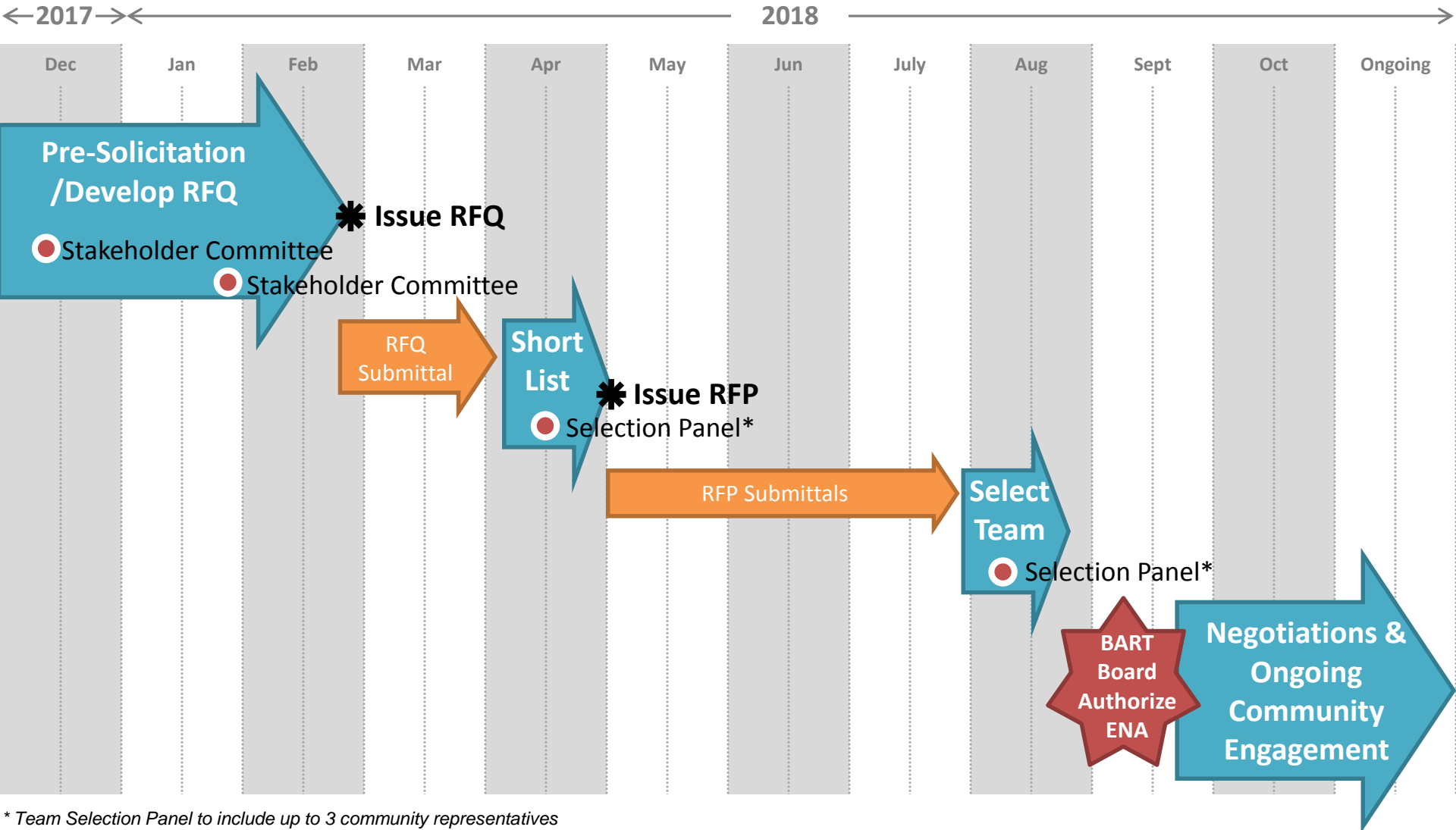
OVERVIEW OF GOALS & OBJECTIVES

- Themes of Comments from Stakeholder Meeting #1
 - Specific uses: public spaces, specific non-profits, small businesses, recreation/sports complex, hotel, conference space, etc.
 - Level of Affordable Housing/How to Maximize
 - Pedestrian/safety improvements
 - Value of BART Revenue
 - Lease vs Ownership
 - TDM-related issues: Level of parking/transit passes/GreenTRIP
- Primary reasons suggestions omitted:
 - Too specific or limit flexibility to greatly
 - Not aligned with BART or regional goals
 - Addressed elsewhere in RFQ (i.e. evaluation criteria)

EVALUATION CRITERIA FOR RFQ

- Direct **relevant qualifications & experience** of the development team, including experience with:
 - Significant community involvement/engagement
 - High-rise office & residential development
 - Affordable housing
 - Reduced or no private parking
 - Streetscape
 - Active ground floor uses
 - Community/public/civic spaces
 - Multimodal transportation improvements
 - High-quality urban design
 - TDM
 - Experience with complex urban sites
 - Green building/LEED certification
 - Provision of community benefits
- Knowledge of **Local/Community Context**
- **Financial capability** of development team, including lender references
- **RFP** to focus on more detailed financial, design & parking aspects

LAKE MERRITT BART TOD PROCESS & TIMELINE (TENTATIVE)



* Team Selection Panel to include up to 3 community representatives

RESOURCES AND CONTACT INFORMATION

Check out our website:

www.bart.gov/TODlakemerritt

Sign up for BART email alerts here:

<http://www.bart.gov/news/alerts>

***Once you enter your email address you can pick which topics you would like alerts on and Transit-Oriented Development is towards the bottom*

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