

BART Lake Merritt Transit-Oriented Development

Draft Goals and Objectives

January 29, 2018

A. Complete Communities

1. **Engage with community** in the development of the project.
2. Establish **sense of place, anchoring the community** and celebrating heritage of Chinatown, while visually connecting to Laney College, Oakland Museum of California, and other nearby destinations
3. Use strong urban design to provide **high quality, active, and safe public and civic spaces**
4. **Create active ground floor uses** on 8th, 9th, Oak, Madison, Fallon, aiming for a variety of uses that serve the community.

B. Sustainable Communities Strategy

1. **Deliver commercial and residential high-rise uses at the station.** BART will allow for mid-rise development (7-8 stories) only for affordable units
2. **Incorporate green and sustainable design** to minimize vehicle- and building-related greenhouse gas emissions
3. **Explore creative, innovative approaches to development**

C. Ridership

1. **Increase BART ridership at times and locations when BART has capacity**, especially through delivery of uses encouraging reverse commutes and off-peak trips

D. Value Creation & Value Capture

1. **Deliver a feasible development** that generates long term revenue to support BART operations
2. **Participate in future district-wide financing efforts** to support larger scale community investments, parking management, community benefit district efforts, etc.

E. Transportation Choice

1. **Ensure access improvements offset loss of BART park and ride spaces** and offer viable non-auto alternatives to BART patrons in larger station catchment area
2. **Minimize neighborhood traffic and congestion impacts.** Minimize parking for all uses. Aim for GreenTRIP certification or equivalent through shared, unbundled and priced parking, transportation demand management programs
3. **Support transit and active transportation goals through project design:** 8th Street transit corridor, 8th & 9th St pedestrian improvements, multimodal hub for connecting bus service
4. **Collaborate to meet long term transit needs, e.g.:** BART Police HQ needs; interface with Transit Operations Facility and Plaza; station entrance capacity; improving overall transit hub facilities

F. Affordability

1. **Minimum of 20% of housing units will be affordable**, and development will support BART's 35% systemwide affordability goal by maximizing affordable units.
2. **Support local economy** through project labor agreements for construction of project. Aim for Small Business Enterprise inclusion
3. Establish a **positive, productive, and thoughtful approach to prioritization of community benefits**, as financially feasible
4. **Explore affordable commercial space options** for non-profit use

