



COUNCIL REFERRAL MEMORANDUM

To: Hayward Mayor and City Council

From: Council Members George Syrop and Angela Andrews

Subject: Referral - Accelerating BART Transit Oriented Development in Hayward

Date: 3/8/2023

BACKGROUND:

During a recent Council Worksession, multiple Council Members indicated an interest in engaging in conversations with Bay Area Rapid Transit District (BART) to accelerate the activation of its Hayward station parking lots and provide housing solutions and other amenities for Hayward residents. Information was received that BART is considering reprioritizing which stations will be developed as part of Phase II of its Transportation Oriented Development (TOD) work plan. Additionally, cities that have been able to contribute at least \$3M towards development have been able to improve their prioritization.


SUMMARY:

This referral requests that Council direct staff to:

1. Engage with BART staff to improve Hayward's ranking in BART's Phase II TOD work plan, beginning now and until BART completes Phase II reprioritization.
2. Invite BART Staff to present at the upcoming meetings for the Council Infrastructure Committee and Council Economic Development Committee on:
 - a. The status of its Phase II TOD work plan.
 - b. Recommendations on how to best allocate surplus funds from the recent dissolution of the South Hayward BART JPA.
3. Identify and evaluate current local, regional, state, and federal funding opportunities that can improve Hayward's prioritization ranking in BART's Phase II TOD work plan.



Angela Andrews
Mayor Pro Tempore



George Syrop
Council Member

STRATEGIC ROADMAP:

This referral supports the Strategic Priorities to: Invest in Infrastructure and Preserve, Protect, and Produce Housing for All. Specifically, this referral relates to the following projects:

Increase transit options and ridership

Project N4e: Continue to work with BART to encourage transit-oriented development on BART owned property in Hayward.

Pursue state housing funding opportunities

Project H7a: Identify and respond to regulations to ensure that Hayward or Hayward supported projects qualify for state housing funding.

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REFERENCES:

“Most Residents Living Car Free At New 1600 Unit Transit Oriented Development”

<https://www.thenextmiami.com/more-than-half-of-residents-dont-have-cars-at-1600-unit-transit-oriented-development/>

“BART Board Approves Lake Merritt Transit-Oriented Development”

<https://www.bisnow.com/san-francisco/news/construction-development/lake-merritt-transit-development-gets-approval-from-bart-board-115396>

“How key projects are transforming San Leandro's downtown”

<https://www.bizjournals.com/sanfrancisco/news/2023/02/15/0217-haywardhotspot-san-leandro.html>

“BART picks developer team for North Berkeley housing”

<https://www.berkeleyside.org/2022/12/01/north-berkeley-bart-housing-developer-bridge>