

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

MEMORANDUM

TO: Board of Directors **DATE:** June 18, 2020

FROM: Val Menotti, Chief Planning & Development Officer

SUBJECT: Assembly Bill (AB) 2923 Update and Draft Technical Guide

Attached, please find the Public Draft of *A Technical Guide to Zoning for AB 2923 Conformance* (Draft Tech Guide). The Draft Tech Guide and its associated [online map](#) are the direct result of sustained engagement with a variety of stakeholders since early 2019. It provides guidance to local jurisdictions for conformance with AB 2923 (Chiu/Grayson, 2018), a law which requires TOD zoning on BART-owned land in Alameda, Contra Costa, and San Francisco Counties. The Draft Tech Guide is being provided to you in advance of the June 24th public release. Email notification of the posting will be sent to the TOD mailing list and to stakeholders who participated in AB 2923 meetings, workshops, and webinars. The Draft Tech Guide will be available on the BART web site, and open for public comments until August 7.

A year ago, at the June 13, 2019 BART Board meeting, staff recommended that the Board not take any action to adopt new zoning standards, but instead default to baseline standards for AB 2923-eligible land as identified in the law. The rationale for this recommendation was two-fold:

1. AB 2923's baseline standards reference BART's *Transit-Oriented Development Guidelines* (2017), which are aligned with feasible building heights in different geographies; and
2. The initial deadline of July 1, 2020 identified in the law limited BART's ability to complete an environmental process for new zoning standards due to budget, schedule, and workforce constraints.

At the upcoming July 23, 2020 Board meeting, staff will provide information on the following:

- Requirements of AB 2923
 - Transportation demand management (TDM) requirements for TOD projects
 - Anti-displacement strategy
 - Outreach and engagement with communities of concern and affected jurisdictions
 - Parking replacement policy that considers auto-dependent, end-of-line stations
 - Reporting to the State's Department of Housing and Community Development
- Voluntary efforts motivated by AB 2923
 - TOD Work Plan and its relationship to the AB 2923 Tech Guide
 - TOD Design Principles that balance regional needs with local context
 - TDM toolkit as a companion to the TDM requirements
 - Model zoning language and a conformance checklist for AB 2923

At the August 27, 2020 BART Board meeting, staff expects to present for action the TDM requirements and TOD Design Principles.

If you have any questions, please contact me at VMenott@bart.gov.



Val Menotti

cc: Board Appointed Officers
General Manager
Deputy General Manager
Executive Staff