

TRANSPAC
Transportation Partnership and Cooperation
Meeting Notice and Agenda

THURSDAY NOVEMBER 12, 2020
REGULAR MEETING
9:00 A.M. to 11:00 A.M.

**COVID-19 SPECIAL NOTICE – PUBLIC MEETING GUIDELINES FOR
PARTICIPATING VIA PHONE/VIDEO CONFERENCE**

Consistent with Executive Orders N-25-20 and N-29-20 issued by the Executive Department of the State of California and Contra Costa County's Health Order No. HO-COVID19-16 dated June 2, 2020, meetings of the TRANSPAC Board and TAC will utilize phone and video conferencing as a precaution to protect staff, officials and the general public. The public is invited to participate by Zoom telephone or video conference via the methods below:

Video Conference Access: Please click the link at the noticed meeting time:

<https://us02web.zoom.us/j/85897737448?pwd=VHA4WmQrMit2bm1qM0ZwcCt3eFlldz09>

Password: 153275.

Phone Access: To observe the meeting by phone, please call at the noticed meeting time 1 (669) 900 6883, then enter the Meeting ID 858 9773 7448 and Password: 153275.

Public Comments: Public Comment may still be provided by submitting written comments to tiffany@graybowenscott.com by 3 p.m. on the day before the meeting, which will be read during Public Comment or on the related item when Public Comment is called and entered into the record.

Americans with Disabilities Act (ADA): This agenda is available upon request in alternative formats to persons with a disability, as required by the ADA of 1990 (42 U.S.C. §12132) and the Ralph M. Brown Act (Cal. Govt. Code §54954.2). Persons requesting a disability related modification or accommodation should contact TRANSPAC via email or phone at tiffany@graybowenscott.com or (925) 937-0980 during regular business hours at least 48 hours prior to the time of the meeting.

1. CONVENE REGULAR MEETING / SELF-INTRODUCTIONS

- 2. PUBLIC COMMENT.** At this time, the public is welcome to address TRANSPAC on any item not on this agenda. Please complete a speaker card and hand it to a member of the staff. Please begin by stating your name and address and indicate whether you are speaking for yourself or an organization. Please keep your comments brief. In fairness to others, please avoid repeating comments.

Transportation Partnership and Cooperation
Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek, and Contra Costa County
1211 Newell Avenue, Suite 200, Walnut Creek 94596
(925) 937-0980

3. CONSENT AGENDA

a. MINUTES OF THE OCTOBER 16, 2020 MEETING 🌀 Page 5

Attachment: Minutes of the October 16, 2020 meeting

END CONSENT AGENDA

4. PROCLAMATION RECOGNIZING MAYOR JULIE PIERCE FOR HER 30 YEARS OF SERVICE TO TRANSPAC.

5. PRESENTATION ON ASSEMBLY BILL (AB) 2923 AND THE SAN FRANCISCO BAY AREA RAPID TRANSIT (BART) DISTRICT'S TRANSIT-ORIENTED DEVELOPMENT (TOD) PROGRAM WORK PLAN. BART's TOD Work Plan establishes its priorities for the next ten years and summarizes its approach for prioritizing all of its developable land, including BART-owned properties in Contra Costa and parcels that are subject to AB 2923. As a companion document to A Technical Guide to Zoning for AB 2923 Conformance, the TOD Work Plan is intended to provide clarity to local jurisdictions regarding when development of BART's property is anticipated to occur as local jurisdictions prepare to conform with AB 2923 by its deadline of July 1, 2022. BART staff will present information on AB 2923 and BART's TOD work plan. (INFORMATION) 🌀 **Page 13**

Attachment: Staff Report

6. 2021 TRANSPAC MEETING CALENDAR. The TRANSPAC Board is requested to review and comment on the proposed meeting schedule. (INFORMATION) 🌀 **Page 35**

Attachment: Staff Report

7. TRANSPAC QUARTERLY FINANCIAL REPORTS. The TRANSPAC JPA calls for the reporting of certain financial information on a quarterly basis. This report contains a summary of the amount of funds held, receipts and expenses of TRANSPAC for FY 2020/21 for the period ended September 30, 2020 as well as additional financial reports. (INFORMATION). 🌀 **Page 37**

Attachment: Staff Report

8. TRANSPAC CCTA REPRESENTATIVE REPORTS.

9. CCTA EXECUTIVE DIRECTOR'S REPORT REGARDING AUTHORITY ACTIONS / DISCUSSION ITEMS. 🌀 Page 41

Attachment: CCTA Executive Director Randell H. Iwasaki's Report dated October 21, 2020.

10. ITEMS APPROVED BY THE CCTA FOR CIRCULATION TO THE REGIONAL TRANSPORTATION PLANNING COMMITTEES AND RELATED ITEMS OF INTEREST. 🌀 Page 44

Attachment: CCTA Executive Director Randell H. Iwasaki's RTPC Memo dated October 27, 2020.

11. TAC ORAL REPORTS BY JURISDICTION: Reports from Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek, and Contra Costa County, if available.
🌀 Page 47

- TRANSPAC – Meeting summary letter dated November 2, 2020.
- TRANSPLAN – The next TRANSPLAN meeting is scheduled for November 12, 2020.
- SWAT – The meeting scheduled for November 2, 2020 was canceled.
- WCCTAC – The next WCCTAC meeting is scheduled for November 12, 2020.
- Street Smarts Programs in the TRANSPAC Region can be found at:
<https://streetsmartsdiablo.org/events/>
- County Connection Fixed Route Monthly Report:
<http://countyconnection.com/wp-content/uploads/2020/10/6a-Fixed-Route-Report.pdf>
- County Connection Link Monthly Report:
<http://countyconnection.com/wp-content/uploads/2020/10/6b-Paratransit-Report.pdf>
- The CCTA Project Status Report may be downloaded at:
<https://ccta.primegov.com/Portal/viewer?id=1230&type=0>
- The CCTA Board meeting was held on October 21, 2020. The next meeting is scheduled for November 18, 2020.
- The agenda for the November 5, 2020 CCTA Administration & Projects Committee (APC) may be downloaded here:
<https://ccta.primegov.com/Portal/Meeting?compiledMeetingDocumentFileId=8719>
- The November 4, 2020 CCTA Planning Committee (PC) meeting has been canceled.
- The CCTA Calendar for October to December 2020, may be downloaded at:
<https://ccta.primegov.com/Portal/viewer?id=5287&type=2>

12. BOARDMEMBER COMMENTS

13. MANAGING DIRECTOR'S REPORT

14. ADJOURN / NEXT MEETING

The next meeting is scheduled for December 10, 2020 at 9:00 A.M. The location will be determined pending further guidance from the Contra Costa County Department of Public Health.

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TRANSPAC Committee Meeting Summary Minutes

MEETING DATE: October 16, 2020

MEMBERS PRESENT: Carlyn Obringer, Concord (Chair), Mark Ross, Martinez (Vice Chair), Sue Noack, Pleasant Hill; Loella Haskew, Walnut Creek; Karen Mitchoff, Contra Costa County; Julie Pierce, Clayton

PLANNING COMMISSIONERS PRESENT: John Mercurio, Concord

STAFF PRESENT: Robert Sarmiento, Contra Costa County; Ruby Horta, County Connection; Andy Smith, Walnut Creek; Mario Moreno, Pleasant Hill; Lynne Filson, Clayton/Martinez; Ricki Wells, BART; Matt Todd, TRANSPAC Managing Director; and Tiffany Gephart, TRANSPAC Clerk

GUESTS/PRESENTERS: Timothy Haile, CCTA; Matt Kelly, CCTA; Kirsten Riker, 511 Contra Costa; Colin Clarke, CCTA; Hisham Noemi, CCTA

MINUTES PREPARED BY: Tiffany Gephart

1. Convene Regular Meeting / Pledge of Allegiance / Self-Introductions

Chair Carlyn Obringer called the meeting to order at 9:02 A.M.
Introductions followed.

2. Public Comments

There were no comments from the public.

3. Consent Agenda

a. Minutes of the July 9, 2020 Meeting

On motion by Sue Noack seconded by Loella Haskew to approve the minutes by unanimous vote of the members present (Obringer, Ross, Noack, Haskew, Pierce)

4. PROPOSED REVISIONS TO THE CCTA GMP IMPLEMENTATION GUIDE.

This agenda item was taken out of order to accommodate the guest presenter.

Matt Kelly provided an overview of the changes to the GMP implementation guide. The GMP Task Force is proposing to add elements to action plan requirements to include multi-modal networks or major trails such as the Iron Horse Trail and regional transit such as BART, other rail, ferries and major bus service. Revisions will also add some non-modal overarching aspects to the action plan such as safety, equity and climate change. The current proposal will rename Multimodal Transportation Service Objective (MTSO) to Regional Transportation Objective (RTO). Matt Kelly noted that the updated guide would be similar to the current process for Roadways of Regional Significance.

Cities may continue to address roadway capacity and LOS as before in the Action Plans. Action Plan topics do not need to use CEQA thresholds and lead agencies will have discretion. Local agencies need to comply with the GMP and action plans to receive return to source funding as before.

Matt Kelly reviewed the next steps which included accepting comments on the draft through October 2nd and a Growth Management Task Force (GMTF) meeting to review the updated Implementation Guide on November 18th. Proposed changes will go out to RTPCs for review in December 2020, the CCTA Authority Planning Committee Board will review in January, 2021, and an update to the Technical procedures will kick-off in Winter 2021.

Sue Noack asked expressed concern about incorporating the updated guidelines in the Pleasant Hill Master Plan update that is already in progress. Mario Moreno commented that staff are aware of the transition and will be monitoring the changes to incorporate into the plan.

Julie Pierce asked when she will be able to review the regional routes in Central County. Matt Kelly commented that the work plan is being put together currently and estimated Spring 2021 to kick-off the Action Plan update process and a county update will be initiated thereafter.

Mark Ross asked where the connectivity between modes will be addressed. Matt Kelly commented that this will be in the Action Plans where there will be a list of projects associated with the location to be used as mitigations for development. Developers would be required to fund the implementation of the programs projects where they are affecting the local conditions such as bike share, adding a BART station, shuttle to transit, etc. Mark Ross further commented that there are a lot of work from home scenarios and office space that will be sublet by larger companies with vacant office space and that the pattern of commuting will change. He asked if this will be considered. Matt Kelly commented that this will be in the countywide transportation plan which will address the environment, economics, etc.

Carlin Obringer asked how this related to regional trails such as the East Bay Regional Park District and the Naval Weapons Station. Matt Kelly noted that they can be considered to be included as routes of regional significance giving them the opportunity to receive funding.

Matt Todd commented that SWAT has been in contact and plans to provide information on a housing development along Pleasant Hill Road, a current Regional Route of Significance at the December or January meeting.

Sue Noack commented that housing growth should be considered along with roadways. Matt Kelly noted that housing growth is part of the Action Plan. Julie Pierce commented that the housing element will be aligned to inform the Action Plan. Matt Kelly commented that they are trying to align the schedule with regional issues that are happening.

5. E-BUILDER PILOT IMPLEMENTATION SUPPORT PARTNERSHIP.

This agenda item was taken out of order to accommodate the guest presenter.

Tim Haile commented CCTA began using eBuilder in 2018 to streamline project delivery. The software has capabilities to track a project across its entire life cycle. It allows for real time access to financial planning, reporting, automated processes and standardized workflows, contract change orders, budget changes/documentation, etc. eBuilder also improves collaboration and data sharing and communication by displaying the most current project information and allows for centralized information sharing and transparency.

Tim requested a volunteer from central county to participate in the Pilot Demonstration prior to rolling out to local jurisdictions. Tim noted that Scott Alman volunteered for Central County. He noted once the processes are developed with pilot agencies, CCTA will bring the outcomes back to RTPCs for feedback and full implementation.

Sue Noack commented that she appreciated the improved technology and efficiency.

Julie Pierce asked Tim Haile to comment on the experience at CCTA regarding inspections and documentation and what improvements there have been using eBuilder. Tim commented that they have been able to go paperless and everyone has access to the most recent updates. Since the change orders are approved quickly, everyone has access to the same set of documents. He further noted that inspections are electronic, and they are utilizing iPads and drones and collecting more data efficiently. Tim further noted that progress payments are automatically generated, and change orders are automatically reflected in the budget and financial plan.

6. COVID-19 IMPACTS ON MEASURE J REVENUES – PROJECT EVALUATION AND ALLOCATION PLAN.

This agenda item was taken out of order to accommodate the guest presenter.

Hisham Noemi presented information on the financial impact of COVID-19 and the allocation plans approved by the CCTA Board in June 2020 in anticipation of revenue shortfalls and various budget scenarios. Hisham commented that the 2019 Strategic plan reduced budget projections

in anticipation of an economic downturn. As a result, CCTA defunded approximately \$96 million in project funding. Hisham noted that despite the shutdown in March-June, revenues only declined by 3.2% in FY 2020 compared to FY 2019. It was anticipated to be closer to a 14% decline. Even though revenues are slightly ahead of projections, there is still a lot of uncertainty. The adopted FY 2021 budget is \$16 million less than what was projected in the 2019 Strategic Plan. In the event of a short V-shaped recovery, a \$20 million loss is projected over the life of Measure J. In the event of a wide U-shaped recovery (over 7 years) the losses could be upwards of \$300 million and programs would be impacted.

Hisham noted when the Board issued bonds to accelerate Measure J projects, the Board also limited bond capacity to 40% of revenues so that the debt service on the bonds would not impact programs. In a worst-case scenario, bond debt service could exceed the allocation for projects. Adjustments have been made to project allocations to prevent this from happening.

Hisham noted that 32 projects are impacted by the \$43 million in unappropriated funds. Measure J savings will be directed to a reserve to soften the impact of revenue reductions. Programming will also be delayed in the next cycles of TLC and PBTF.

Allocation plan principles prioritize local projects that leverage state or federal funds that may be lost due to timely use of funds requirements, projects where Measure J is required to match other funds, projects that are matching construction funds, and projects that are a component of larger projects where the larger project would be at risk if Measure J funds were not allocated.

Hisham reviewed the scoring criteria including evaluating if projects required Measure J as a match to secure state or federal funds, the size of state and/or federal sources on the project, the estimated award date for the construction contract, and if Measure J funded improvements are a prerequisite stage of a larger group of improvements dependent on Measure J to proceed. Hisham further noted that the 32 impacted projects were not scored based on merit and that all the projects are important. Hisham commented that the list would be updated every 4-6 months.

For CCTA managed project the projects are scored based on whether or not the current phase of the project is fully funded, the percentage of the current phase that is funded by non-Measure J funds, the size of the funding shortfall on the project, the percentage of the total project costs funded by non-Measure J funds, and the status of environmental clearance for the project.

The next steps are to approve the prioritized list, update the revenue forecast by late 2020/early 2021, run financial model by late 2020/early 21, develop the allocation plan in early 2021, resume appropriations and update the prioritized list in early 2021.

7. 511 CONTRA COSTA E-BIKE REBATE PILOT PROGRAM.

This agenda item was taken out of order to accommodate the guest presenter.

Kirsten Riker commented that the target audience for the program are drivers. The program goals are reduced congestion, SOVs, emissions and reduce the purchase barrier to the community. The program is also intended to highlight difference between traditional and eBikes.

Kirsten provided an overview of the share of rebates available by city based on the Measure J expenditure plan including a reserve for low-income residents. The rebate is \$150 and \$350 for low-income residents.

Karen Mitchoff asked if city staff can apply. Kirsten commented yes city staff can apply. CCTA, 511 and the WCCTAC, TRANSPAC, TRANSPLAN and SWAT are ineligible.

Julie Pierce asked if there were any marketing assets to get out to the group. Kirsten Riker noted that there are assets that the Board can use.

Andy Smith commented that Walnut Creek did some distribution on social media. He asked Kirsten to share about what outreach jurisdictions have done already. Kirsten commented that there has been a lot of press in the SWAT and TRANSPLAN area, though not as much in the TRANSPAC area.

John Mercurio commented that most trails do not allow eBikes. John asked if there is a movement to go away from this policy or will people be advised about where bikes are allowed. Kirsten clarified that Type 1 and Type 2 bikes are now allowed on most trails and they provide this information.

8. TRANSPAC 2020/2021 WORK PLAN.

Matt noted that the Board discussed the Work Plan in July and the discussion included how we address projects considering COVID-19. Some priorities were stripped out that would not be accomplished due to COVID-19 considerations. One of the points raised was the reduction in revenues and the need to deliver projects more cost-effectively and efficiently as well as regional coordination. Matt noted ongoing tasks including the Line 20a Program and the I-680 Monument Corridor Study.

Carlyn Obringer commented that she would like to have BART come and do a presentation on AB 2923. Matt commented that he has reached out to BART and they are scheduled to come to the next TAC meeting and to the November 12th Board meeting.

Sue Noack encouraged the Board should focus on the few items discussed and not add more.

Karen Mitchoff commented that the BART discussion can happen but does not recommend adding it the Work Plan at this time.

On a motion by Sue Noack, seconded by Karen Mitchoff to approve the 2020/21 Workplan.

This Item was approved by unanimous vote of the members present. **(Obringer, Ross, Noack, Haskew, Mitchoff, Pierce)**

9. REVIEW OF CIP PROGRAMS FOR COORDINATION OPPORTUNITIES.

As part of the TRANSPAC Board strategic planning discussion in July, the Board discussed the need to review partnering and efficiency opportunities. The Board requested the TRANSPAC TAC to review the TRANSPAC agencies local street and road pavement improvement projects as well as other capital improvement programs (CIPs) for coordination opportunities.

Matt Todd commented that a Working Group met on September 17 and discussed potential projects for coordination. Matt noted that street rehab, sidewalk, ADA ramps, signal equipment projects and storm drain/trash capture projects were discussed.

Other comments included avoiding federal aid funds due to administrative burden of the funding program, reviewing the existing cooperative agreement of the Clayton/Martinez project and initiating a Master Agreement that would define the structure for future coordination among TRANSPAC jurisdictions with the agreement including items such as defining project scope, approvals, inspection requirements, payments, and general contract administration. Matt noted the recommendation is to move forward with a pilot project. Potential pilot projects include ADA ramp work and utility restoration.

Sue Noack commented that it is a great start and likes the direction things are headed in.

Julie Pierce commented that for the current Martinez and Clayton project, they are working through how to address that Martinez has a Project Labor Agreement (PLA) and Clayton does not. Julie Pierce asked about prevailing wage for those that have PLA's. She raised a concern on this impacting the project bid price. Mark Ross noted that the delta between PLA and prevailing wage has not been a factor in bids.

Julie Pierce motioned for approval and Loella Haskew seconded the motion to move forward with a project delivery coordination strategy that includes review of current Martinez/Clayton coordination effort and to initiate the process to create a Master Agreement, and identify an initial project type to pilot the coordination program.

Item was approved by unanimous vote of the members present.
(Obringer, Ross, Haskew, Mitchoff, Pierce). Sue Noack exited the meeting prior to this item.

10. TRANSPAC QUARTERLY FINANCIAL REPORTS.

No Board member comments.

11. TRANSPAC CCTA REPRESENTATIVE REPORTS

Julie Pierce commented that the October 1st Administration & Projects Committee meeting was cancelled. Julie noted that Randy Iwasaki will be retiring by the end of the year and they are in the process of discussing how to proceed.

12. CCTA EXECUTIVE DIRECTOR'S REPORT REGARDING AUTHORITY ACTIONS / DISCUSSION ITEMS

No member comments.

13. ITEMS APPROVED BY THE CCTA FOR CIRCULATION TO THE REGIONAL TRANSPORTATION PLANNING COMMITTEES AND RELATED ITEMS OF INTEREST

No member comments.

14. TAC ORAL REPORTS BY JURISDICTION: Reports from Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek, and Contra Costa County, if available.

No member comments.

15. BOARDMEMBER COMMENTS

No member comments.

16. MANAGING DIRECTOR'S REPORT

Matt noted that Eric Hu has left the City of Pleasant Hill to join the City of Fremont. Matt acknowledged the good work Eric has contributed over the years and noted at the next TAC meeting they will look at filling his responsibilities on the various committees. Chair Obringer welcomed Mario Moreno to TRANSPAC.

17. ADJOURN / NEXT MEETING The meeting adjourned at 10:40 A.M. The next meeting is scheduled for November 12, 2020 at 9:00 A.M.

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TRANSPAC Board Meeting *STAFF REPORT*

Meeting Date: November 12, 2020

Subject:	PRESENTATION ON ASSEMBLY BILL 2923 AND THE SAN FRANCISCO BAY AREA RAPID TRANSIT (BART) DISTRICT'S TRANSIT-ORIENTED DEVELOPMENT PROGRAM WORK PLAN.
Summary of Issues	BART's TOD Work Plan establishes BART's Transit-Oriented Development (TOD) Program priorities for the next 5-10 years and summarizes BART's approach for prioritizing all of its developable property, including BART owned properties in Contra Costa and parcels that are subject to Assembly Bill (AB) 2923. As a companion document to the "AB 2923 Technical Guide", the TOD Work Plan is intended to provide clarity to local jurisdictions around when development of BART's AB 2923-eligible TOD sites is anticipated to occur as local jurisdictions embark on rezoning efforts to conform with AB 2923 by the deadline of July 1, 2022. BART staff will present information on AB 2923 and their TOD work plan.
Recommendations	None – for information only
Financial Implications	No TRANSAC financial implications

Background

On September 30, 2018, Governor Brown signed AB 2923, state legislation that affects zoning requirements on existing BART-owned property within ½ mile of stations in Contra Costa, as well as Alameda and San Francisco Counties. AB 2923 includes two core components:

TOD Standards: TOD zoning standards must be set for developable BART-owned properties within ½ mile of stations in the counties of Alameda, Contra Costa and San Francisco by July 1, 2020. The standards must meet or exceed certain defined thresholds. Cities and counties have until July 1, 2022 to rezone BART's property to align or exceed adopted standards.

Development Streamlining: Developers in an exclusive negotiating agreement with BART to develop its property may apply for expedited approval from local cities and counties, as articulated in Senate Bill 35 (2017, Weiner), if:

- the project is at least 50% residential;
- a minimum of 20% of proposed housing is affordable to low- or very low- income households;
- the height is within one story of the tallest approved height within a ½ mile; and
- the construction plan meets required labor standards described in the bill.

BART has noted they did not initiate, sponsor, or author AB 2923. With the approval of AB 2923, the BART Board approved an implementation approach in January 2019.

Since then, BART has been working to confirm the current zoning on its property and has met with affected local jurisdictions to discuss potential paths forward for AB 2923 implementation. BART has released an AB2923 Technical Guide and a TOD Work Plan this summer. The AB2923 Technical Guide is to guide local jurisdictions on reviewing and amending local zoning ordinances. The TOD Work Plan is to articulate BART's approach to prioritizing development on its property.

BART is anticipated to conduct outreach with local jurisdictions in the next year. BART will also be fulfilling additional bill requirements, such as a parking replacement strategy, an anti-displacement strategy, and reporting back to the State of California Housing and Community Development department on its progress towards development.

Additional information is available at:

- AB 2923 Implementation
 - <https://www.bart.gov/about/business/tod/ab2923>
- Transit Oriented Development
 - <https://www.bart.gov/about/business/tod>



Assembly Bill 2923 and BART's TOD Work Plan

*TRANSPAC Board Meeting
November 12, 2020*

AB 2923 Overview

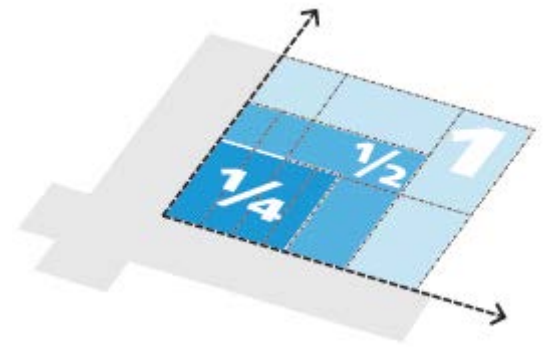
- State law as of September 30, 2018
- Transit-oriented development (TOD) zoning on much of BART property
- Addresses the lack of housing in an environmentally responsible way



BART-owned property located in Alameda, Contra Costa, or San Francisco counties (areas that elect BART Board representatives);

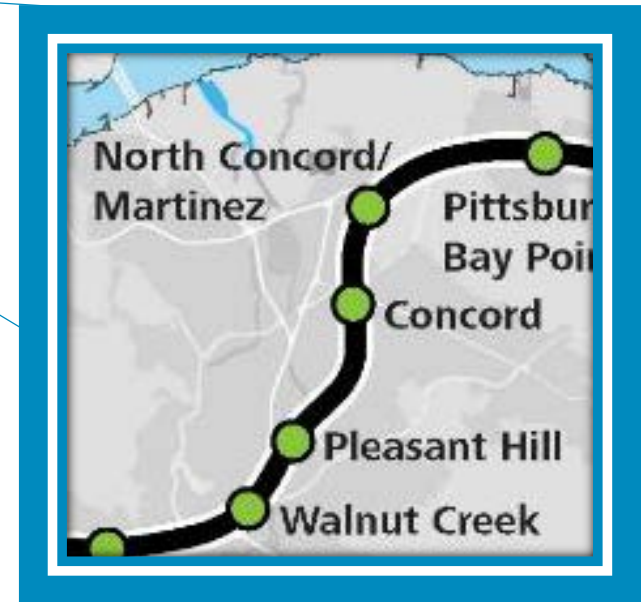
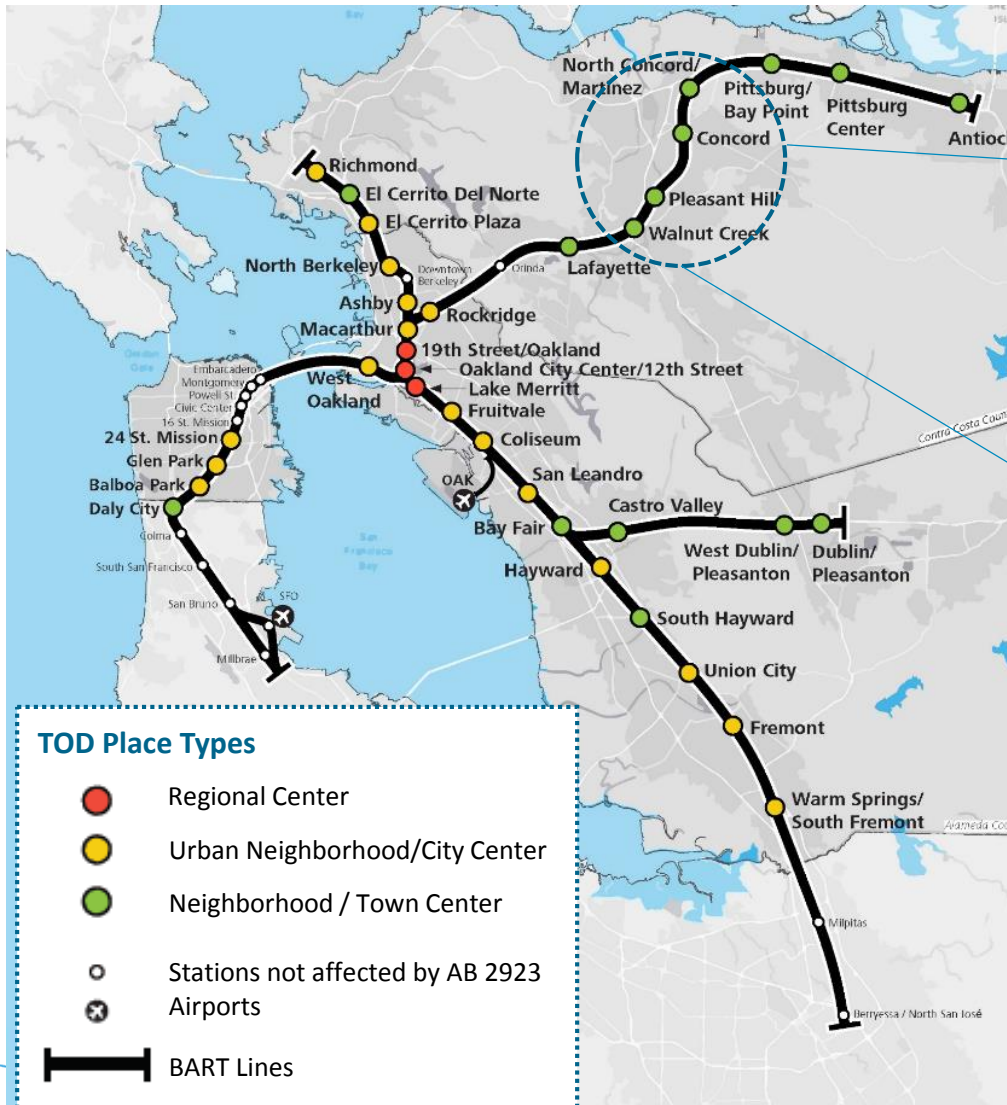


Within a half a mile of a BART station entrance. Parcels must contain at least 75 percent of their total land area within the half-mile radius; and



Single or contiguous parcels of at least one-quarter acre in size.

AB 2923 Overview: Baseline Zoning Standards



Central Contra Costa AB 2923 Baseline Standards

Neighborhood/ Town Center TOD Place Type for:

- Walnut Creek
- Pleasant Hill/Contra Costa Centre
- Concord
- North Concord/ Martinez

Category	Standard
Residential density	Allow 75 dwelling units per acre
Building height	Allow 5 stories
Floor area ratio	Allow 3.0 FAR
Vehicle parking	Allow shared and unbundled parking No minimum requirement
Residential vehicle parking	1.0 spaces per unit maximum
Office vehicle parking	2.5 spaces per 1,000 square feet maximum
Residential bike parking	1.0 secure space per unit

AB 2923 Technical Guide

Purpose

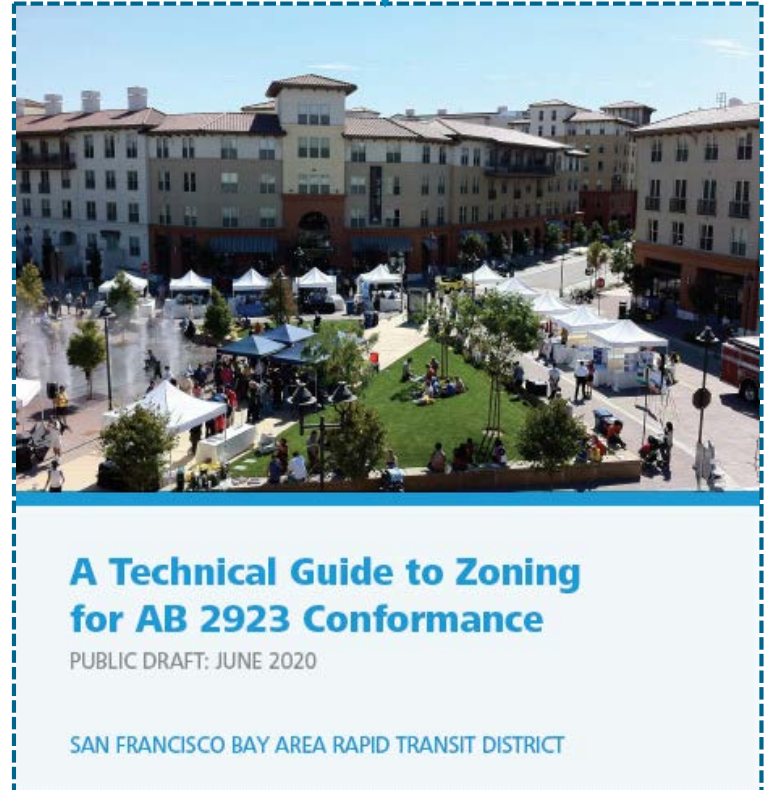
- Guide local jurisdictions on reviewing and amending local zoning ordinances

Zoning Envelope

- Allowable residential density, building height, and floor area ratio
- Requirements for vehicle and bicycle parking

All materials available at
www.bart.gov/AB2923

Public draft released June 24
Received comments from about 20
people or entities
Final to be released Dec 2020



AB 2923 Technical Guide: General Approach

- 1 Clarifications about the authority that state law provides to BART
- 2 Defer to local definitions when there is interpretation
 - **Building height**: conversion of stories to feet
 - **Residential density**: definition of units per acre
 - **Floor area ratio**: definition
- 3 BART conformance process
 - **Local jurisdictions** demonstrate AB 2923 **conformance** by July 1, 2022
 - **BART** makes conformance **determinations**
 - **Cross-check** if/when a developer makes a proposal

AB 2923 Technical Guide: Key Chapters



A Technical Guide to Zoning for AB 2923 Conformance

PUBLIC DRAFT: JUNE 2020

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

Chapter 3: Residential Density

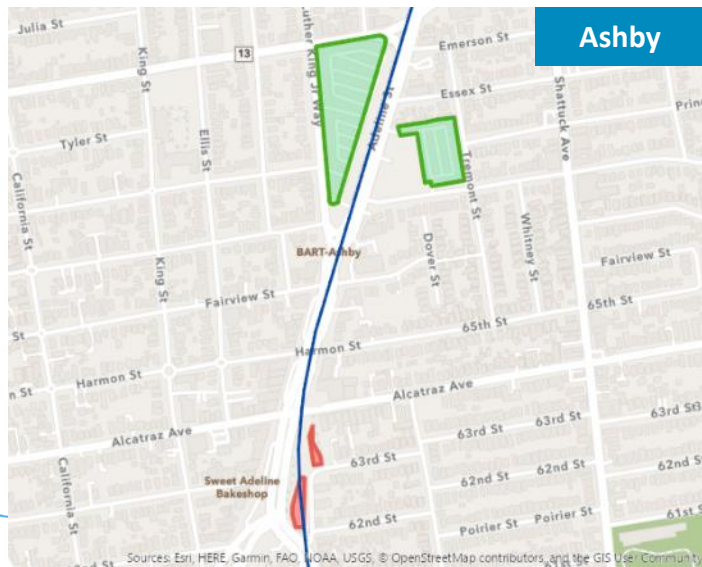
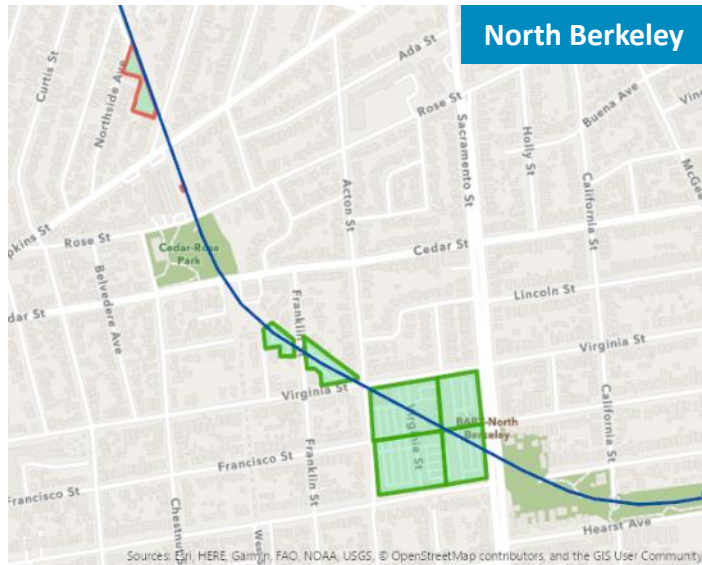
Chapter 4: Building Height

Chapter 5: Floor Area Ratio (FAR)

Chapter 6: Parking

**Chapter 7: General Zoning and
Conformance**

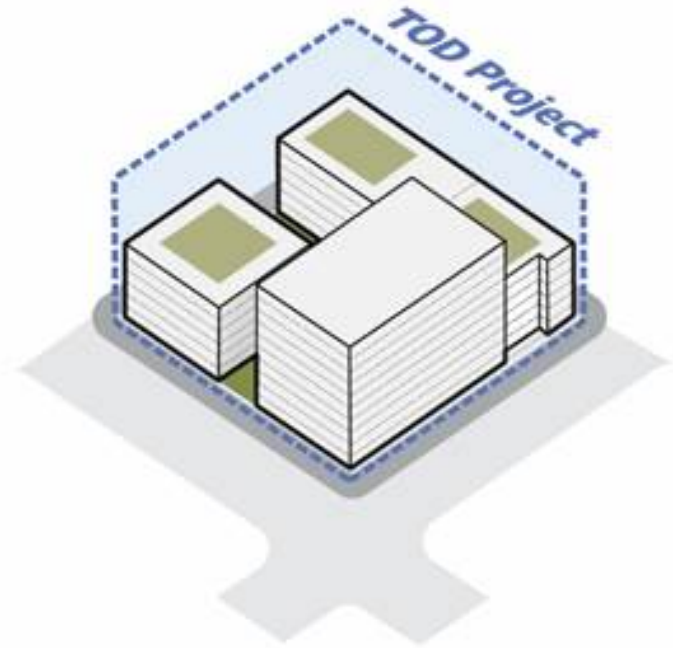
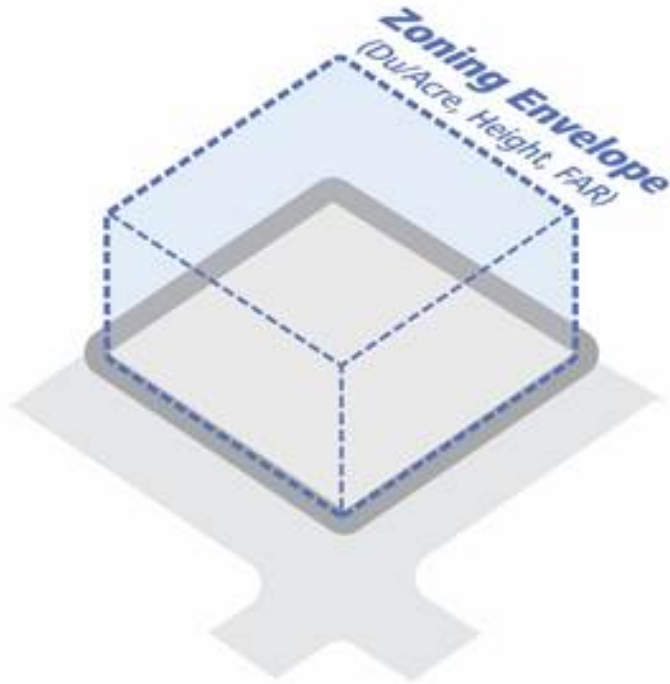
AB 2923 Technical Guide: Supporting Materials



- Station Area Fact Sheets (*Appendix II*)
- **Online GIS mapping of AB 2923-eligible property** and the universe of parcels BART owns that could support TOD
- Glossary and Acronyms (*Appendix I*)
- Found at www.bart.gov/ab2923

TOD Work Plan

Distinguish Zoning from Development



Jurisdictions may want to know whether BART would actually consider developing properties before they decide to place resources towards rezoning

TOD Work Plan

A “Business Plan” for BART’s TOD Program

- Provides progress update on TOD Performance Goals for 2025 and 2040
- Sets TOD program priorities for the next ten years
- Describes BART process for advancing TOD on its land
- Outlines evaluation process for prioritizing TOD sites
- Identifies barriers, opportunities, needs
- Forecasts potential TOD work plan outcomes and benefits

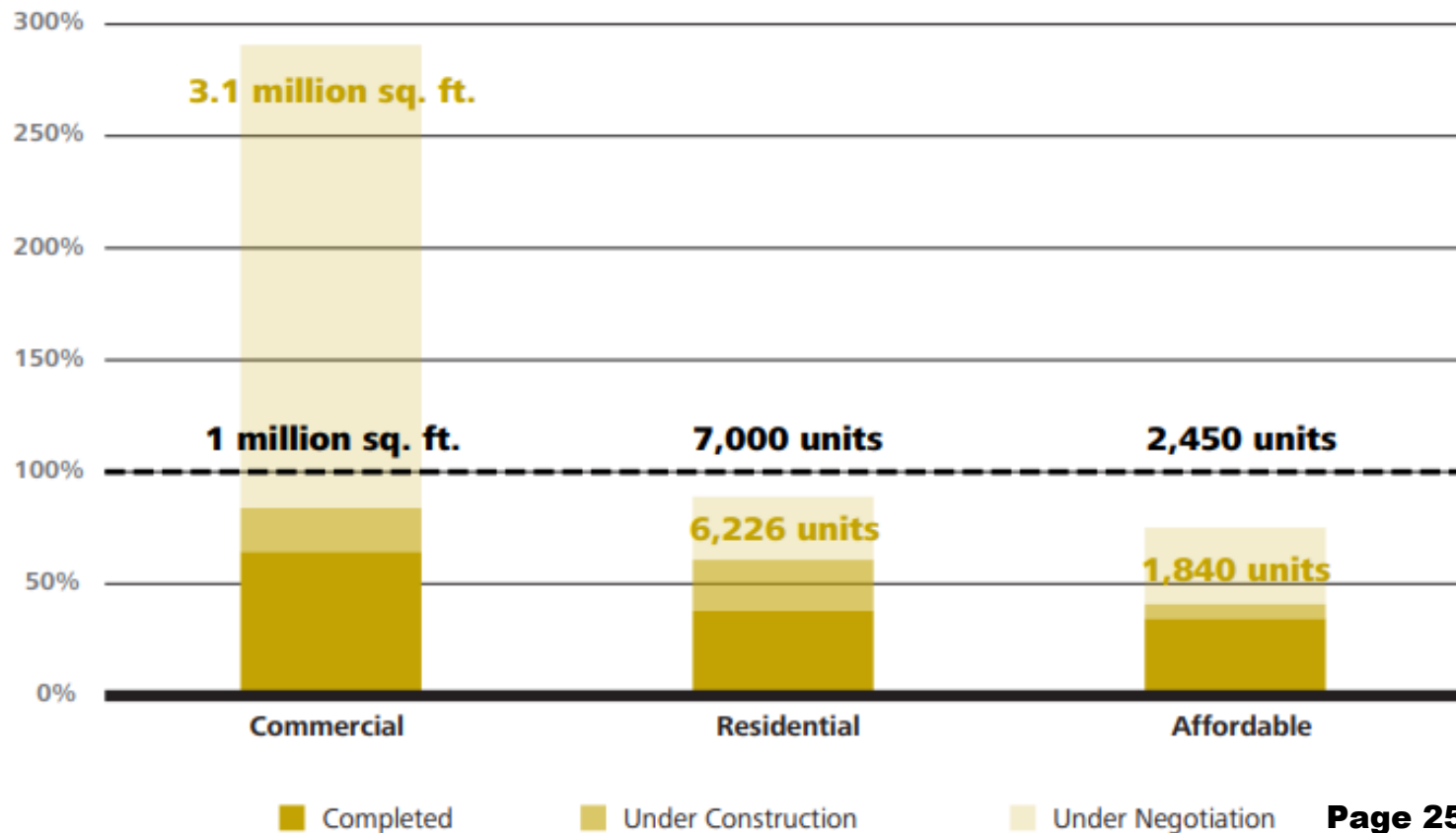


BART TOD Program Performance to Date

TOD Performance Goals (by 2040)

- **20,000** total housing units, 35 percent affordable
- **4.5 million square feet** of commercial space

Interim Goal (by 2025) shown below



AB 2923 Development Principles

- A. Prioritize projects that **cost-effectively implement TOD projects**
- B. **Partner with local jurisdictions and communities** to deliver regionally impactful TOD projects
- C. Develop TOD projects that **balance local design requirements with best practices** in design, access and scale
- D. Encourage **sustainable mobility** for residents, workers, visitors and BART customers



Image: Maria J Avila

BART's Land Use Priorities



Affordable
Housing Priority

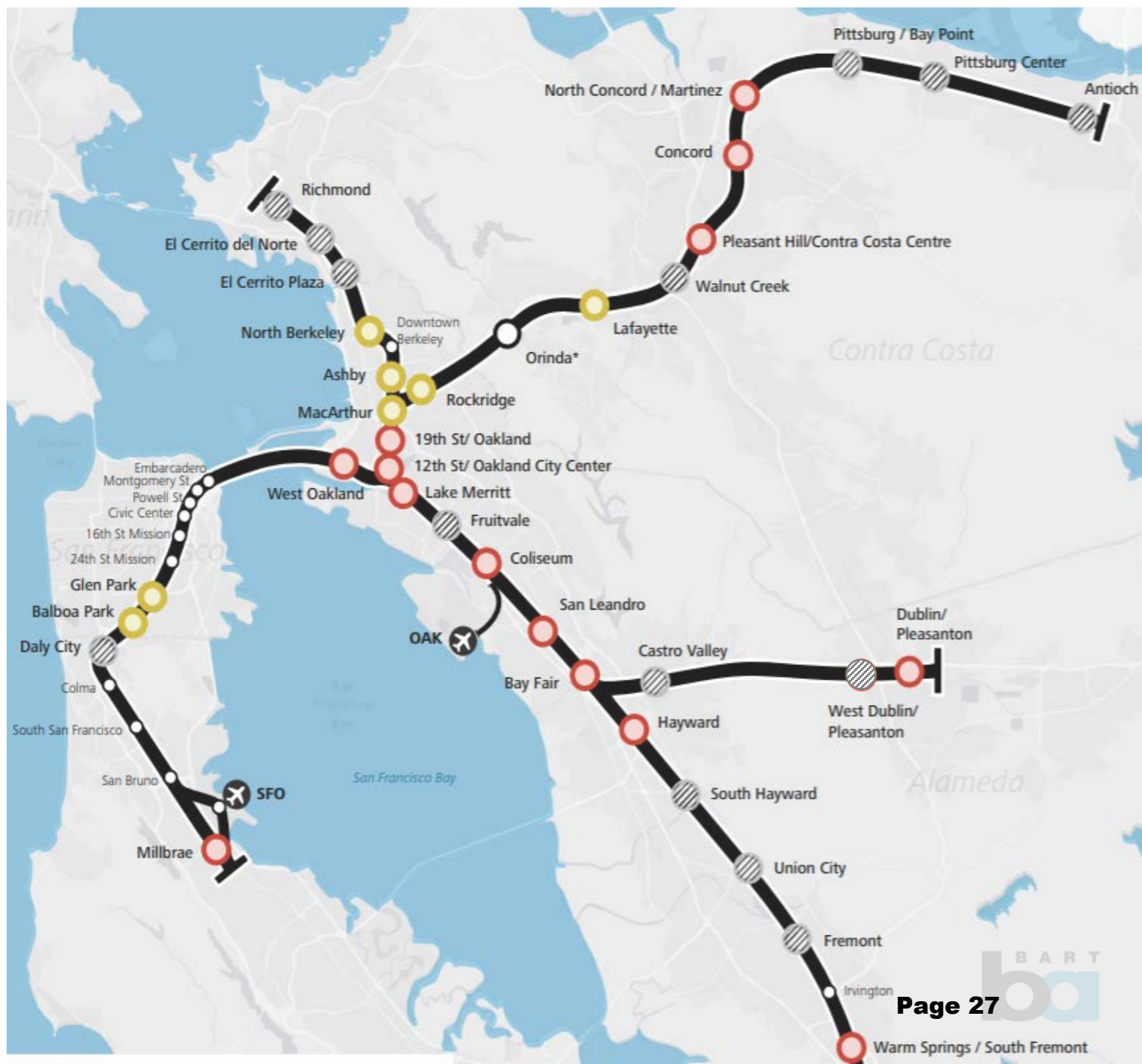


Office/
Mixed-use
Priority



Flexible on Use

*Orinda development
parcels not owned
by BART



Evaluation Process to Prioritize TOD Sites

Prioritize Stations for Development Based on:

Market Feasibility for TOD

- Residential & commercial evaluations
- Reserving sites for job-generating uses

Local Support

- Approved zoning; Support highest densities
- Recent community engagement
- Anti-displacement; tenant protection laws

Infrastructure Needs

- Minimal impact on BART operations
- Low Parking replacement needs



Phasing	Strategy	Stations Currently Underway	
Current Pipeline	Advance TOD Projects Already Underway. BART has several high-profile projects in its existing pipeline and will focus staff time on advancing these projects to completion.	Balboa Park Fruitvale Lake Merritt MacArthur Millbrae North Concord	Pleasant Hill Richmond Walnut Creek West Dublin/ Pleasanton West Oakland
Phasing	Strategy	Potential Stations (1-2 per year)	
Near Term: 2020-2025	Advance racial and economic equity by prioritizing housing for lower income residents in areas experiencing displacement, and high-opportunity communities in the core of the system. These projects will address BART's affordable housing production gap and be less vulnerable to economic uncertainty.	Ashby El Cerrito Plaza MacArthur	North Berkeley Rockridge
	Identify strategic opportunities to advance job-generating projects as economy recovers. Given the importance of these projects for promoting ridership and advancing BART's performance goals, BART will remain flexible and consider any opportunities that emerge.	Hayward	Warm Springs/ South Fremont
Mid-Term: 2025-2030 (Current Staffing)	Accelerate and advance a variety of projects, while supporting local jurisdictions to meet state-mandated regional housing needs allocations requirements. These stations have some implementation, planning or market barriers today, but may be ready for development in the mid-term.	El Cerrito del Norte Glen Park Orinda	Pittsburg/Bay Point Pittsburg Center South Hayward
Mid-Term: 2025-2030 (Additional Staffing)	Craft or advance development plans for these stations and pursue additional job-generating projects in the East Bay.	19th St/Oakland Bay Fair Castro Valley Coliseum/Oakland Airport	Concord Dublin/Pleasanton Fruitvale San Leandro Union City
Long-Term: Beyond 2030	Work with jurisdictions on development strategy. These stations represent areas lacking in market, local support, or with significant implementation barriers. In the long-term BART may pursue development if opportunities emerge to overcome these barriers.	12th St/Oakland City Center Antioch Daly City Fremont	Lafayette Richmond (Intermodal) South San Francisco

2020-2025 – TOD Planning Related Work

Anti-displacement Strategy

Collaborate with cities to mitigate displacement near BART stations

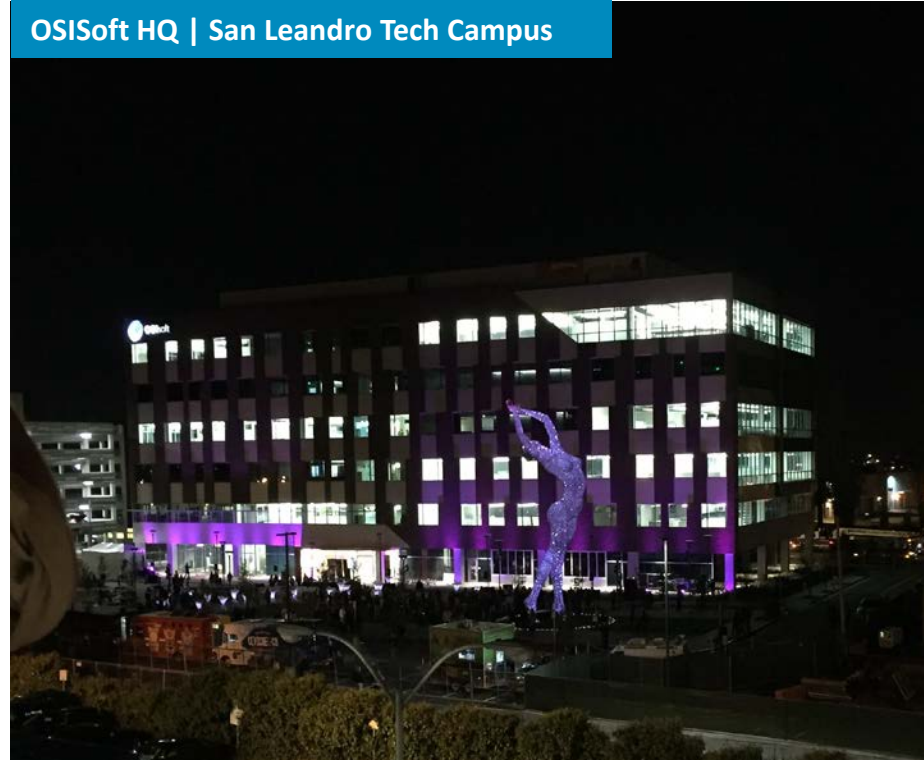
Job-Attraction Strategy

Strategically reserve key sites for jobs, and proactively seek out job-generating opportunities

Regional Housing Needs

Partner on new Housing Elements – consider ability to deliver projects by end of 2023-2031 Cycle

OSISoft HQ | San Leandro Tech Campus



Critical Milestones & Public Documents

Milestone	Required by Law	Timeframe
Final AB 2923 Technical Guide		Dec 2020
Final online mapping and database of affected properties (AB 2923 and TOD Work Plan)		Dec 2020
Final TOD Work Plan		Spring 2021
Travel demand management (TDM) requirements	X	August 2020
Model zoning and conformance checklist		Dec 2020
Parking replacement framework	X	Spring 2021
Future stakeholder & community engagement	X	Begin late 2020
Anti-displacement strategy	X	Spring 2021
Bi-annual report to State's Department of Housing and Community Development	X	Fall 2020
BART determination of local jurisdictional conformance	X	By July 1, 2022

Next Steps

- Public draft of TOD Work Plan released (www.bart.gov/tod)
 - Comments due December 15
- Engagement and outreach begins winter 2020
 - Focused on Communities of Concern

Discussion

- Suggestions for community outreach
 - Upcoming local events or efforts
 - Engaging communities of concern
 - Language needs

Contact and Website Information

- Staff contact
 - Abby Thorne-Lyman, TOD Program Group Manager athorne@bart.gov
 - Tim Chan, Station Planner Group Manager tchan1@bart.gov
 - Kamala Parks, Senior Station Planner kparks2@bart.gov
 - Nicole Franklin, Principal Property Development Officer nfrankl@bart.gov
- More information on AB 2923 at www.bart.gov/ab2923
- More information on BART's TOD program at www.bart.gov/tod
- Keep up-to-date on AB 2923 and BART's TOD Program
 - Sign up for alerts by going to www.bart.gov/news/alerts
 - Select Transit-Oriented Development Projects

Thank You

TRANSPAC Board Meeting *STAFF REPORT*

Meeting Date: November 12, 2020

Subject:	2021 TRANSPAC MEETING CALENDAR
Summary of Issues	The TRANSPAC Board is requested to review and comment on the proposed meeting schedule for the upcoming year.
Recommendations	None - For information only
Attachment(s)	A. Draft 2021 Meeting Schedule

TRANSPAC Transportation Partnership and Cooperation

2021 MEETING SCHEDULE

(updated November 2, 2020)

In light of the COVID-19 pandemic (as of the time of this meeting schedule update), TRANSPAC is conducting all meetings via telephone/video conference consistent with shelter in place orders. In the event the shelter in place orders are revised, the TRANSPAC Board will consider permissible alternative meeting arrangements. TRANSPAC was previously hosting all meetings at 9:00 A.M. at Pleasant Hill City Hall, Community Room, 100 Gregory Lane, Pleasant Hill, California. The City of Pleasant Hill has notified TRANSPAC (as of summer 2020) that it will be using the Community Room to host a temporary library during the construction of the permanent library location in Pleasant Hill. In the event TRANSPAC hosts a physical meeting while the Community Room is not available, an alternative meeting location will be identified.

TRANSPAC Meetings

Regular meetings are on second Thursday of every month or as notified. Other meetings as scheduled.

January (No meeting)
February 11
March 11
April 8
May 13
June 10

July 8
August (No meeting)
September 9
October 14
November 11
December 9

TAC Meetings

Regular meetings are on the last Thursday of every month or as notified.

January 28
February 25
March 25
April 29
May 27
June 24

July (No Meeting)
August 26
September 30
October 28
November 18 *
December (No meeting)

* 3rd Thursday of the Month

Transportation Partnership and Cooperation

Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek and Contra Costa County
1211 Newell Avenue, Suite 200, Walnut Creek 94596
(925) 937-0980

TRANSPAC Board Meeting *STAFF REPORT*

Meeting Date: November 12, 2020

Subject:	TRANSPAC QUARTERLY FINANCIAL REPORTS
Summary of Issues	The TRANSPAC JPA calls for the reporting of certain financial information on a quarterly basis. This report contains a summary of the amount of funds held, receipts and expenses of TRANSPAC for FY 2020/21 for the period ended September 30, 2020.
Recommendations	None - For information only
Attachment(s)	A. TRANSPAC Quarterly Financial Report for period ending September 30, 2020

REPORT.: 10/20/20
RUN....: 10/20/20
Run By.: ROSS

CITY OF PLEASANT HILL
Balance Sheet Report
ALL FUND(S)

PAGE: 001
ID #: GLBS
CTL.: PLE

Ending Calendar Date.: September 30, 2020 Fiscal (03-21)

Assets

			Acct	ID
TRANSPAC CASH BAL.ADJ.	138,233.89	85	1010	9999
TRANSPAC INVESTMENT IN LAIF	363,958.07	85	1060	
Total of Assets ---->	502,191.96		502,191.96	
			=====	

Liabilities

			Acct	ID
FUND Balances				
TRANSPAC RESTRICTED FUND BALANCE	295,146.96	85	2812	
CURRENT EARNINGS	207,045.00			
Total of FUND Balances ---->	502,191.96		502,191.96	
			=====	

REPORT.: 10/20/20
RUN....: 10/20/20
Run By.: ROSS

CITY OF PLEASANT HILL
Balance Sheet Report
FUND 85 - TRANSPAC

PAGE: 002
ID #: GLBS
CTL.: PLE

Ending Calendar Date.: September 30, 2020 Fiscal (03-21)

Assets

1010	9999	CASH BAL.ADJ.	138,233.89	
1060		INVESTMENT IN LAIF	363,958.07	

Total of Assets ---->			502,191.96	502,191.96
				=====

Liabilities

FUND Balances

2812		RESTRICTED FUND BALANCE	295,146.96	
		CURRENT EARNINGS	207,045.00	

Total of FUND Balances ---->			502,191.96	502,191.96
				=====

City of Pleasant Hill

FY2020/21 Income Statement Summary by Quarter

Accounting Structure:

Fund	Department or Revenue Code	Expense Code
XX	XXXX	XXXX

FUND:85 Name :TRANSPAC

Revenue	Description	Revenue Description	Activity in 1st Quarter	Activity in 2nd Quarter	Activity in 3rd Quarter	Activity in 4th Quarter	YTD thru 6/30/2021
DEPT Id	OBJ Id						
3510		INTEREST REV					\$ -
4570		CONTRIB FROM OTHER AGENCIES	210,001.00				\$ 210,001.00
Total Revenue ----->							\$ 210,001.00

Expense	Description	Expense Description					
DEPT Id	OBJ Id						
7085	0100	SALS-PERMANENT	-				\$ -
7085	1110	OUTSIDE CONSL/LITG	-				\$ -
7085	1140	AUDITING SVCS	-				\$ -
7085	1198	CONSULTANT/OTHR	-				\$ -
7085	1300	CONTRACTUAL SVC	100.00				\$ 100.00
7085	1486	MAINT	-				\$ -
7085	2400	POSTAGE	-				\$ -
7085	4200	SUPLS/OPERATING	-				\$ -
7085	6800	ADMIN OVERHEAD	2,856.00				\$ 2,856.00
7085	6905	CONTINGENCIES	-				\$ -
Total Expense ----->							\$ 2,956.00
Net Rev/(Exp)							\$ 207,045.00

EXECUTIVE DIRECTOR'S REPORT

October 21, 2020

JP Morgan: September 21, 2020

Brian Kelleher and I met with Managing Director Michael Carlson, Taylor Hart and John Houlberg from JP Morgan. I met Michael when I sat on the Metropolitan Transportation Commission (MTC) Board back in 2001/02. He has been in the business for some time. He wanted to catch up and give us their analysis of the Authority's portfolio. As we have previously mentioned, there is an opportunity to refinance the Authority's bonds, but they also presented additional options for consideration.

FreeWire Technologies: September 21, 2020

Peter Engel, John Hoang and I met with the business development team from FreeWire Technologies to discuss their electric vehicle (EV) charging technology and their plans to install them in public spaces. We will be competing for phase 2 funding for our EV readiness plan for Contra Costa County.

RoadAR: September 22, 2020

Tim Haile, Jack Hall and I met with RoadAR. They have developed mapping technology and asked if we needed precision maps at GoMentum Station. I said that up to this point, our partners map the facility with their mapping companies.

Glydways: September 22, 2020

Jack Hall led a tour of GoMentum Station for the Chief Executive Officer (CEO), Chief Engineer and Global Business Development Officer of Glydways. Tim Haile and I joined the tour. The CEO hadn't yet viewed the site and wanted to see where they were going to build their test facility.

AARP / Urbanism Next / RAND Virtual Roundtable: September 23, 2020

I was invited to participate in the AARP Public Policy Institute, Urbanism Next, and RAND Corporation virtual roundtable at the University of Oregon. Their goal was to foster an interdisciplinary conversation amongst experts in the area of transportation access, policy, and technology. They are exploring the potential benefits and harms that autonomous vehicle deployment, within new mobility ecosystems, holds for older adults. I was invited to represent the elderly population.

Victoria Department of Transport, Australia: September 23, 2020

Peter Engel and I met with Devina Hassanaly and Metin Golbasi from the office of innovation at the Department of Transport's commercial division. I met Devina after a speech that I provided at the Roads Australia annual meeting in 2018. She wanted information about our recent U.S. Department of Transportation Advanced Transportation and Congestion Management Technologies Deployment Program (ATCMTD) grant to develop a Mobility-as-a-Service (MaaS) application for the Bay Area. They asked Peter a lot of questions and want to check back on our progress.

Technical Standards for Autonomous Vehicles (AVs), Singapore: September 24, 2020

I participated in an invitation only event by the Land Transport Authority (LTA) of Singapore to discuss technical standards for AVs. The LTA is developing guidelines for their country and invited experts from around the world to provide input on their guidelines. I enjoyed the process, but it was an early start to the day.

Bay Area County Transportation Agencies (BACTA) Meeting: September 25, 2020

The meeting was hosted by Santa Clara Valley Transportation Authority (VTA). We were presented with an update on the various projects and programs of interest in Santa Clara County. The Bay Area Air Quality Management District (BAAQMD) provided an update on Transportation Fund for Clean Air (TFCA) funding. Caltrans District 4 staff provided an update. Debra Dagang from VTA is BACTA's representative to the Partnership Board and brought us up to speed on the latest meeting results. The planning and project delivery subcommittee chairs were on hand and talked about the results of their latest meeting. Tim Haile is the chair of the project delivery subcommittee and did a great job chairing his first meeting. Since I volunteered him, I attended his first subcommittee meeting. It was very impressive. The results from the various corridor meetings were discussed and MTC Executive Director Therese McMillan provided the MTC update.

NCHRP project 20-24(128): September 26, 2020

I am a panel member for the National Cooperative Highway Research Program (NCHRP) project 20-24(128). The panel was initiated by the Transportation Research Board (TRB) to review the state-of-the-art Cooperative Automated Transportation (CAT) deployments around the world. This meeting included speakers from Florida and Michigan.

Richmond/San Rafael Bridge Corridor Update: September 27, 2020

Mayor Butt, Representative Worth, Hisham Noemi and I were briefed on the progress of the various projects that will enhance the corridor's performance.

MaaS America: September 30, 2020

I am a board member of MaaS America and they hosted their first MaaS-A-Con over a four day period. I participated on a panel with Shahir Sharazi from WSP, Ellie Newnham with Uber Transit, and Gene Oh with Tranzito. The panel was titled “Is Your Transport Policy Ready?”. The focus was on procurement policies and whether they are helping or hindering deployment of technology.

Special Districts - National Board Meeting: September 30, 2020

I attended the Special Districts Board meeting and mentioned that we have developed a predictive tool based on unemployment rate, vehicle occupancy, Bay Area Rapid Transit (BART) ridership and percent of employees working from home. The tool calculates congestion rates. They were interested in learning more about the tool.

Urban Land Institute, Austin, Texas: October 1, 2020

I participated on a panel discussing regional mobility with Gary Thomas from Dallas Area Rapid Transit (DART) and Ginger Goodin from Texas Transportation Institute. The panel was moderated by Central Texas Regional Mobility Authority Vice Chair Nikelle Meade. The event was well attended and there were quite a few questions.

MaaS Alliance: October 5, 2020

CCTA was the first U.S. agency to join the European Commission’s MaaS Alliance. We joined after hosting the first MaaS panel with three speakers from Europe at our Redefining Mobility Summit. I presented our recent Mobility-on-Demand (MOD) grant from the U.S. DOT and provided a status of MaaS. The other speakers were from Buenos Aires, Argentina, Autorité régionale de transport métropolitain (ARTM) from Montreal, Canada, and Lincoln, Nebraska.

City of South San Francisco: October 9, 2020

John Hoang set up a meeting with Mayor Matsumoto, City Manager Mike Frutell, Alex Greenwood and Chris Espiritu to discuss our innovation program at CCTA. They are interested in our first- and last-mile solutions.

Staff Out-of-State Travel: There is nothing to report this month.



MEMORANDUM

To: Matt Todd, TRANSPAC
Lisa Bobadilla, SWAT
Colin Piethe, TRANSPLAN
Lisa Bobadilla, TVTC
John Nemeth, WCCTAC
Mike Moran, LPMC

Mike Moran, LPMC

From: Randell H. Iwasaki, Executive Director

Date: October 27, 2020

Re: Items of interest for circulation to the Regional Transportation Planning Committees (RTPCs)

Robert Taylor

At its October 21, 2020 meeting, the Authority discussed the following items, which may be of interests to the Regional Transportation Planning Committees:

- Recommendation:** This was an informational item only. The Bay Area Rapid Transit (BART) and Capitol Corridor Joint Powers Authority (CCJPA) have partnered to advance the NTRC Program. Program staff presented an overview of the program and discuss upcoming milestones. *Action: The Authority Board received a presentation by Alex Evans, HNTB, and Sadie Graham, Acting Director with BART on the NTRC program also referred to as Link 21.*

- Recommendation:** Staff sought approval of Resolution 20-29-G for the cost effectiveness of FY 2020-21 TFCA Contra Costa County Program Manager projects. *Action: The Authority Board adopted Resolution 20-*

29-G for the cost effectiveness of FY 2020-21 TFCA Contra Costa County Program Manager projects.

3. Quarterly Project Status Report (QPSR) for Transportation for Livable Communities (TLC) and Pedestrian, Bicycle, and Trail Facilities (PBTF) Projects.

Recommendation: This was an informational item only; no staff recommendation. *Action: The QPSR for TLC and PBTF projects was presented to the Authority Board as an informational report.*

4. Authorization to Execute Cooperative Agreement No. 18W.04 with the Alameda County Transportation Commission (ACTC) for the Bi-County Development of an Activity-Based Travel Demand Forecasting Model (ABM)

Recommendation: Staff sought authorization for the Chair to execute Cooperative Agreement No. 18W.04 with ACTC in the amount of \$600,000 for the Bi-County ABM Development, and to allow the Executive Director or designee to make any non- substantive changes to the language.

Action: The Authority Board authorized the Chair to execute Cooperative Agreement No. 18W.04 with ACTC in the amount of \$600,000 for the Bi-County ABM Development, and to allow the Executive Director or designee to make any non-substantive changes to the language.

5. Approval of Letter of No Prejudice (LONP) to Advance the Canyon Road Bridge Replacement (Project 24016) in the Town of Moraga (Moraga) Using Other Funds

Recommendation: Staff sought approval of Resolution 20-28-P, which would allow Moraga to advance the Canyon Road Bridge Replacement project using other funds, and preserve their ability to be reimbursed at a later date based on the availability of Measure J funds, as determined in the Allocation Plan and future Strategic Plans. *Action: The Authority Board approved Resolution 20-28-P, which allows the Town of Moraga to advance the Canyon Road Bridge Replacement project using other funds, and preserve their ability to be reimbursed at a later date based on the availability of Measure J funds, as determined in the Allocation Plan and future Strategic Plans.*

6. Received a Report on the Impacts of COVID-19 on the Contra Costa Transportation System and Recommendations for Mitigating Traffic Congestion

Recommendation: Staff sought the Authority Board's acceptance of the report and approval for staff to implement recommended mitigation measures and work with partner agencies. *Action: The Authority Board accepted the report on the Impacts of COVID-19 on the Contra Costa Transportation System and authorized staff to implement the recommended mitigation measures for traffic congestion and to work with partner agencies on the effort.*

TRANSPAC
Transportation Partnership and Cooperation
Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek and Contra Costa County
1211 Newell Avenue, Suite 200
Walnut Creek, CA 94596
(925) 937-0980

November 2, 2020

Randell H. Iwasaki
Executive Director
Contra Costa Transportation Authority
2999 Oak Road, Suite 100
Walnut Creek, CA 94597

RE: Status Letter for TRANSPAC Meeting – October 16, 2020

Dear Mr. Iwasaki:

The TRANSPAC Committee met on October 16, 2020. The following is a summary of the meeting and action items:

1. Approved the 2020/21 TRANSPAC Work Plan.
2. Approved the Project Delivery Coordination Strategy that includes a review of the current Martinez/Clayton Coordination effort, to initiate a Master Agreement and identify an initial project type to pilot the coordination program.
3. Received information on the Measure J Project Evaluation and Allocation Plan.
4. Received information on proposed revisions to the CCTA GMP Implementation Guide.
5. Received information on the e-Builder Pilot Implementation Support Partnership.
6. Received information on the 511 Contra Costa E-Bike Rebate Pilot Program.
7. Received the TRANSPAC Quarterly Financial Reports for the period ending June 30, 2020.

Please contact me at (925) 937-0980, or email at matt@graybowenscott.com if you need additional information.

Sincerely,



Matthew Todd
Managing Director

cc: TRANSPAC Representatives; TRANSPAC TAC and staff
Matt Kelly and Hisham Noemi, CCTA Staff
Colin Piethe, TRANSPLAN; Robert Taylor, Chair, TRANSPLAN
Lisa Bobadilla, SWAT; Candace Anderson, Chair, SWAT
John Nemeth, WCCTAC; Chris L Kelley, Chair, WCCTAC
Tarienne Grover, CCTA Staff
June Catalano, Diane Bentley (City of Pleasant Hill)