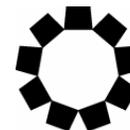


ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

Date: July 7, 2014
To: ABAG Executive Board
From: Duane Bay
Research and Planning Deputy Director
Subject: **PDA Showcase: San Leandro**

Tom Liao, the planning director for the City of San Leandro, will present recent trends, challenges and opportunities in the city's Priority Development Areas (PDAs). Like many cities in the Inner Bay and across the region, San Leandro has been heavily impacted by both the downturn in the economy in 2008 and the recent influx of investment.

Adopted in 2007, the Downtown TOD Strategy designates special policy areas around eight opportunity sites within ½ mile of the San Leandro BART station. The policy areas range from underutilized sites next to the station with no maximum densities to transitional zones bordering single family neighborhoods targeted for lower heights and less intense land uses. The area's public realm is already being transformed through major streetscape and infrastructure projects.



Cornerstone: 200 Units of Affordable Housing Development

The Strategy was developed in coordination with AC Transit in anticipation of the East Bay Bus Rapid Transit project, which provides skip-stop service between the BART station and downtown Oakland along East 14th Street and International Blvd. BART also partnered on the project to capitalize on the 2017 extension to San Jose, which will bring San Leandro within a convenient transit commute of Silicon Valley.

PDA Showcase: San Leandro

July 7, 2014

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The Great Recession dampened demand for residential development in Downtown. The Downtown TOD Strategy allowed the development of a key opportunity site around the BART station to shift from a market and affordable housing project to a project that retains the affordable housing component while replacing the market-rate housing with a transit-oriented tech campus. The development provides much-needed workforce housing while capitalizing on Lit San Leandro—a high speed fiber optic loop that has made the city increasingly attractive to tech companies.



Downtown Tech Campus: Up to 500,000
Square Feet of Transit-Oriented Office

A take-away from this experience for other communities is the importance of responding to changing market conditions while respecting a plan developed through an extensive public process and continuing to build out public infrastructure to support new growth and improve quality of life for long-time city residents.

Attachment:
San Leandro Downtown PDA Excerpt