



Request for Proposals and NOFA for TOD at Ashby Station

Pre-Submittal Meeting | December 17, 2024



Agenda

- Introductions
- BART and City Staff Presentation
- Questions and Answers
 - Questions may also be submitted in writing until 1/9/25
 - Responses will be distributed to registrants by 1/27/25

Summary of the Offering: Ashby West Lot

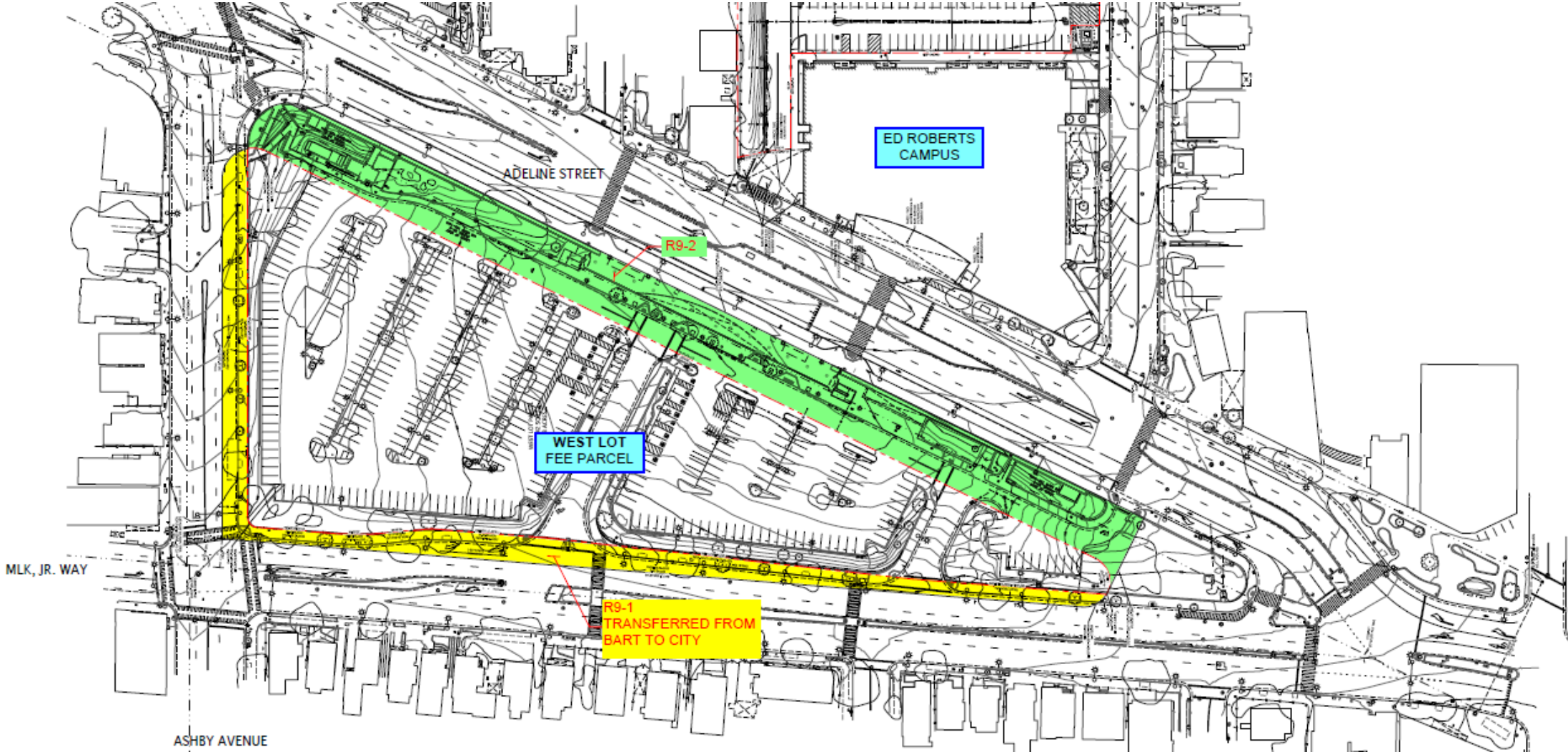
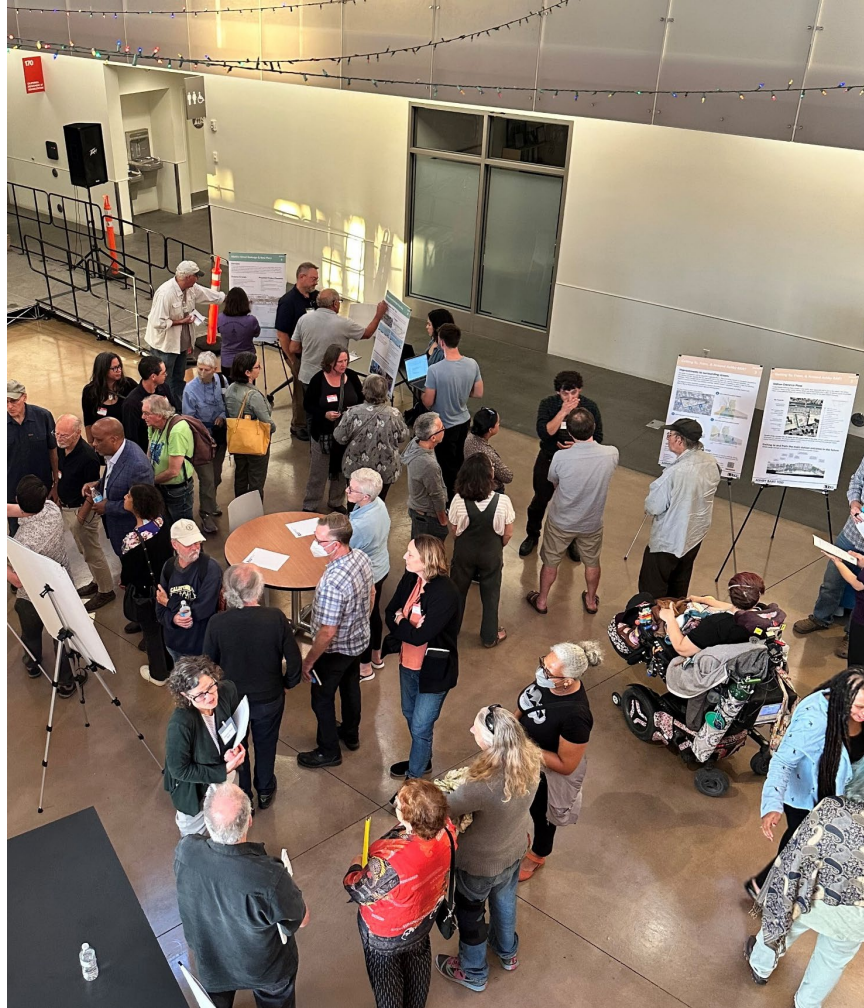


Image credit: BKF



Ashby TOD Planning & Community Engagement



Year	Key Achievements
2020	City initiated Community Advisory Group process
2021	City provisionally reserved \$53M for affordable housing at North Berkeley and Ashby BART stations
2022	<p>City Council approvals for Berkeley BART Stations</p> <ul style="list-style-type: none"> • New zoning • Joint Vision and Priorities (JVP) • Memorandum of Agreement (MOA) • Adeline “road diet” (near Ashby BART) <p>BART Board approvals</p> <ul style="list-style-type: none"> • JVP • MOA • Maximum of 85 parking spaces for BART riders
2023	BART Board approved terms of property exchange
2024	<p>Open house event in September (pictured)</p> <p>City and BART finalize Exchange Agreement</p>

JVP for North Berkeley and Ashby BART Stations

- Attachment 4, Exhibit B in the RFP
- Highlights include:

Development Considerations	Transportation Considerations
Maximize housing	Reconfigure Adeline Street
New location for Berkeley Flea Market	Enhance BART rider experience
Activate Adeline St. and Ashby Ave. with active TOD ground floors	Improve access to & through the station area for: <ul style="list-style-type: none">• People of all abilities• Pedestrians• Bicyclists
Create green spaces	



Ashby West Lot TOD: Envisioned Uses

- Mixed-income residential development
 - Minimum 50% affordability for first 602 units
 - Additional units to be at least 35% affordable
- City-BART Exchange Agreement
 - Provide commercial space at 50% of market rents
 - 5,000+ SF for Flea Market & community-serving uses
 - Activate new Adeline Street Plaza
 - Created by City-led road diet
 - New home of Berkeley Flea Market
 - Maximize TOD building connections
- Access to new station entrance plaza
 - At-grade from MLK
 - Ramping from Adeline Street for ADA access and bikes
- Up to 85 BART rider parking spaces
- Access road & staging area for Traction Power Substation (TPSS)

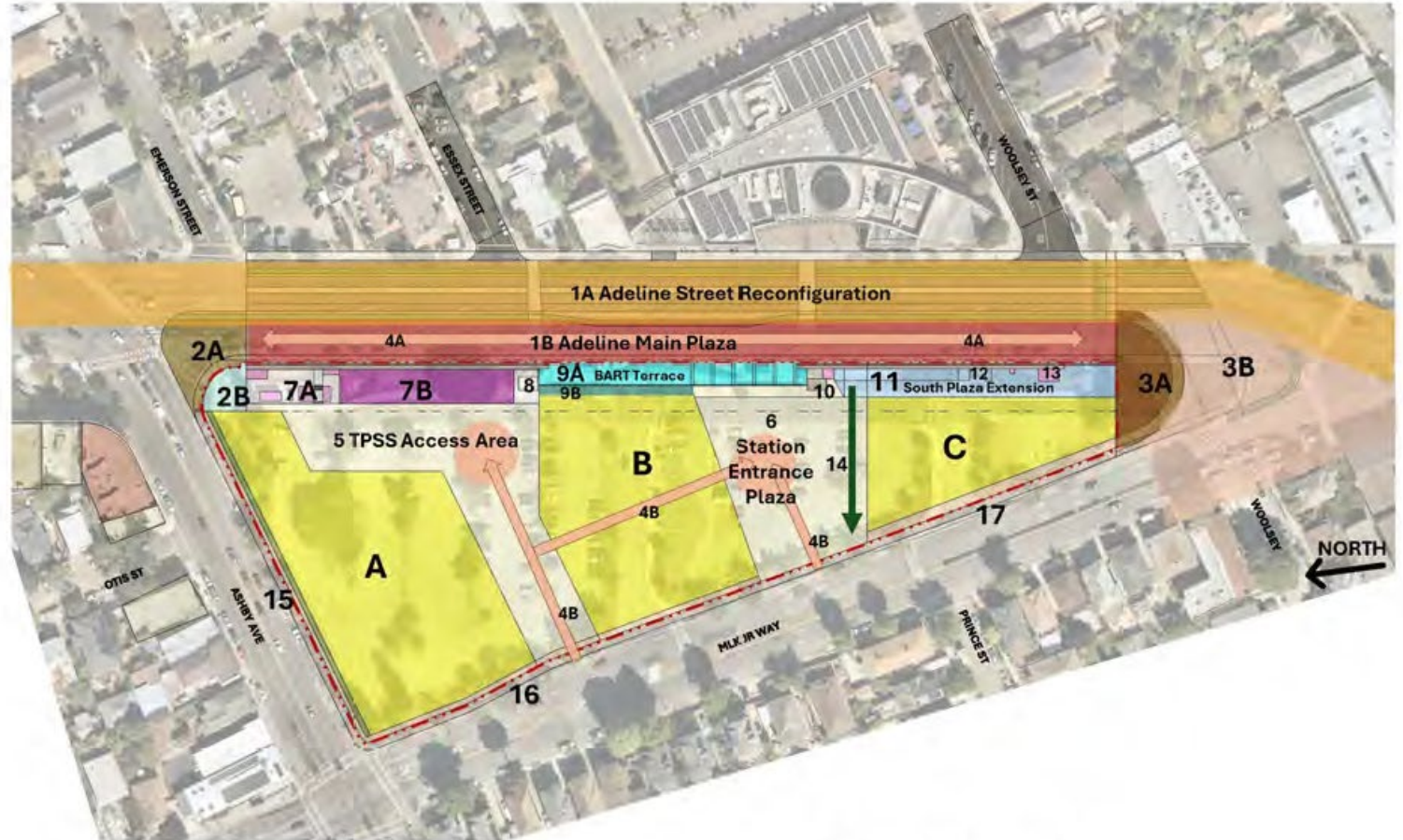


Highlight: Circulation Framework (RFP Att. 2)



Highlight: Infrastructure Map

- Page 216 of RFP
 - Attachment 1 – Exchange Agreement, Schedule 8.1.2
- September Open House materials
 - www.BART.gov/TODAshby



City Adopted Plans, Policies, and Requirements

- **Residential-BART Mixed Use (“R-BMU”) Zoning** and associated changes to Berkeley Municipal Code, consistent with Assembly Bill 2923 (BMC Section 23.202.150)
- **Environmental Impact Report (EIR)** that analyzes R-BMU zoning, General Plan amendments, Joint Vision and Priorities and includes mitigation measures
- **City Plans and Policies** – e.g. Adeline Corridor Specific Plan, South Berkeley Black Arts Cultural District, Bicycle Plan, Pedestrian Master Plan
- **Other City Requirements** – e.g. City Transportation Demand Management (TDM), public art (on-site and/or fee), childcare and housing fee (for commercial development), City labor requirements



City Objective Design Standards (ODS)*

Process

- Preliminary ODS (see City's webpage: www.berkeleyca.gov/bartplanning)
- Final ODS
 - To be developed with input from community and selected developer(s)
 - To be considered by Planning Commission and adopted by the City Council within 9 months following execution of the Exclusive Negotiating Agreement (ENA)

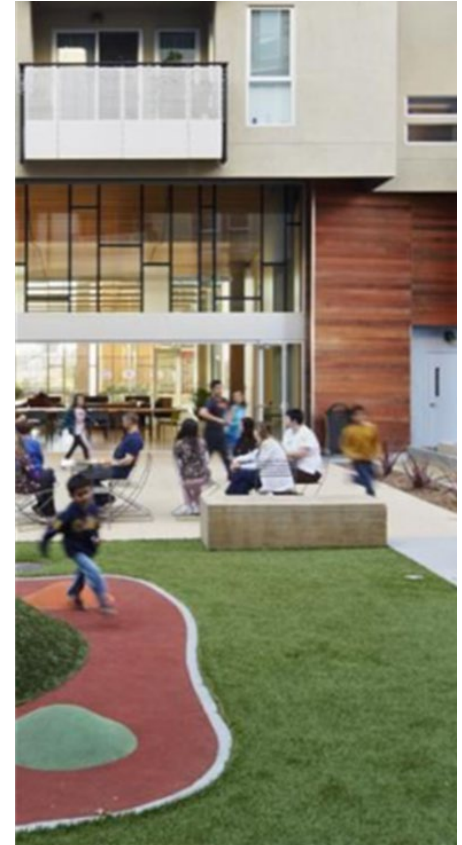
Other Requirements

- Development Program
- ODS Capacity and Enforcement

****See Exchange Agreement, Article 9, Schedules 9.2.1 and 9.2.2 (RFP, Attachment 1)***

City Affordable Housing Funding

- RFP also serves as a Notice of Funding Availability (NOFA)
 - Up to \$1,000,000 for predevelopment
 - Up to \$18.5M for nonprofit affordable housing development
 - Inclusive of predevelopment
- Compliance with Housing Trust Fund Guidelines
- Compliance with City Affordable Housing Requirements
- Compliance with the Affordable Housing Framework



Proposal Requirements: Overview

For hard copies, site plans may be 11"x17"; all other content 8.5"x11"

- A. Transmittal Letter
- B. Development Program Table (Att. 9A)
- C. Team Summary
- D. Small Business Participation (Att. 6)
- E. Description of Relevant Experience
- F. Preliminary Development Concept
 - Maximum 10 pages including graphics
- G. Narrative
 - Maximum 6 pages
- H. Financial Proposal
 - Submit Att. 9 electronically only (PDF and Excel)
- I. Demonstration of Financial Capacity
 - Financial Statements: provide on flash drive in sealed envelope
- J. Exclusive Negotiation Agreement (ENA) Comments
- K. References
- L. Optional Predevelopment Funding Application
 - Due April 24

Evaluation Criteria: Experience & Concept

- Experience with Relevant Projects = 22.5 points out of 100
 - Master planned, mid-rise, mixed-use experience; public/civic spaces such as plazas
 - Transit-oriented development & public agency partnerships
 - Design features that respond to surrounding built environment
 - Ground floor activation, especially multiple complementary uses
 - Community engagement
- Preliminary Development Concept = 17.5 points
 - Concept maximizes new housing & connections to Adeline St., etc.
 - Affordable housing approach
 - Feasibility
 - Innovation & creativity

Evaluation Criteria: Small Business Participation

- BART encourages Small Business (SB) participation
 - Respondent to provide equal opportunities for SBs to participate
 - Conduct outreach to SBs
 - Advertise opportunities for subconsultant/subcontracting opportunities
 - Participate in BART-sponsored networking events
- Evaluation criteria for SB participation
 - Accounts for 4 of 80 possible points (5%) of written submittals
 - Only highest SB participation commitment earns 4 points
 - Bell curve for remaining SB participation commitments
 - SB participation commitment on the Project Team form
 - Attachment 6 in RFP
 - Cover both predevelopment and construction

What is a Small Business?

- California Department of General Services (CA DGS) certified
 - Disabled Veteran Businesses Enterprises (DVBEs)
 - Local Small Businesses (LSBs)
 - Principal place of business located in counties of Alameda, Contra Costa, or San Francisco
 - Lesbian, Gay, Bisexual and Transgender Business Enterprises (LGBTBs)
 - Must also be certified by the California Public Utilities Commission or the National Gay and Lesbian Chamber of Commerce
- More information on BART's Office of Civil Rights website
 - <https://www.bart.gov/about/business/ocr>



Example: Bell Curve Scoring for SB Participation

Respondent	SB Commitment	Percentile	Score
Firm 1	20%	100	4
Firm 2	15%	75	2
Firm 3	10%	50	0

Percentile Range	Score
90-100	4
80-89	3
70-79	2
60-69	1
<60	0



Predevelopment Costs

- Exclusive negotiating agreement (ENA) deposit
 - Selected developer initial deposit of \$100,000 due upon ENA execution
 - Developer will fund account through predevelopment to defray BART staff & consultants
 - Includes design and engineering review, term sheet negotiation, outside counsel, etc.
 - BART to provide estimated ENA phase budget to selected developer
- Station access plan cost
 - BART staff & consultant to lead access plan
 - Determine needs for pedestrians, bicyclists, bus, etc.
 - Est. reimbursement cost: \$150,000-\$175,000 due upon ENA execution



Developer Solicitation Milestones

Description	Date (Year 2025)
Deadline for RFP questions	January 9
Response to RFP questions	January 27
Proposals due	March 3
Shortlist announced	March 14
Interviews begin	March 21
Developer finalist presentations	April 17
Predevelopment funding requests due to City of Berkeley	April 24
BART Board meets for ENA award	May 22



All dates are subject to change



Submittal Instructions

Proposals are due **Mon, March 3, 2025, by 4:00 PM**

1 unbound copy, 6 bound copies, 1 digital file, deposit* to:

Attn: Shannon Dodge
San Francisco Bay Area Rapid Transit District
2150 Webster St., 9th floor
Oakland, CA 94612

Optionally, email sdodge@bart.gov to arrange a dropoff time

*Deposit check of \$25,000 payable to San Francisco Bay Area Rapid Transit District, noting in the memo: "Ashby BART Station ENA Deposit"

Q&A

www.bart.gov/TOD

www.bart.gov/TODAshby

Written questions – deadline January 9

*E-mail to Shannon Dodge at sdodge@bart.gov with subject header
“Ashby RFP Questions”*

