Pleasanton BART Station Planning

Draft Site Re-Use Options

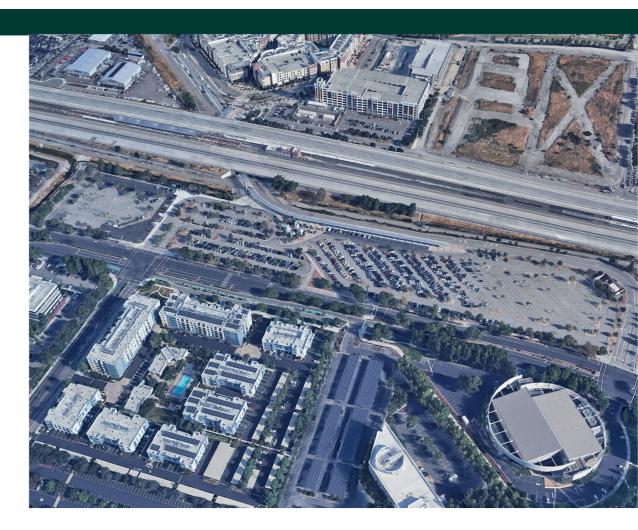
September 17, 2025 Community Meeting



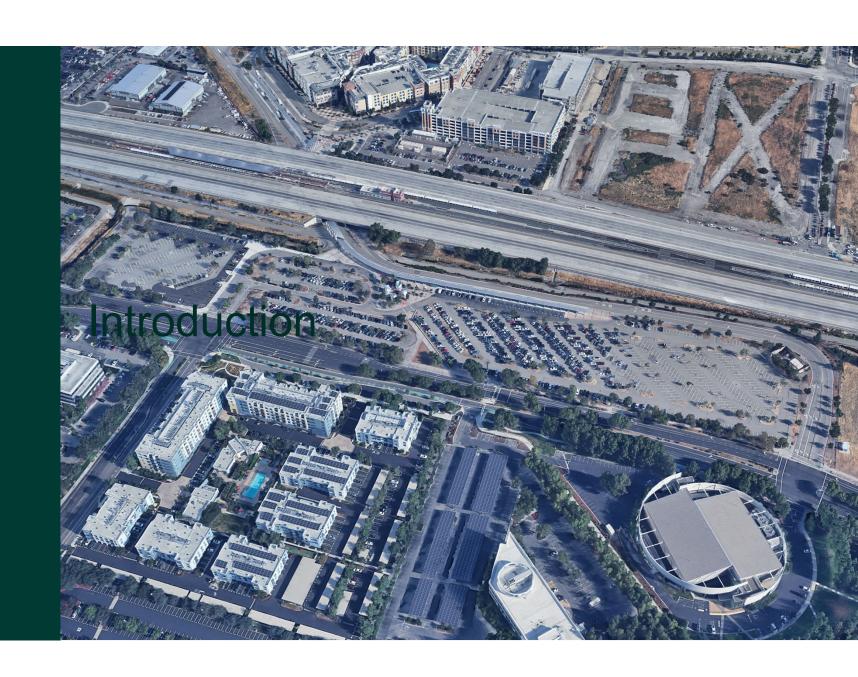


Agenda

- Introduction
- Project Goals & Objectives
- BART Transit-Oriented Development Examples
- Existing Conditions
- Design Elements
- Breakout Groups
- Next Steps







Project Team

City of Pleasanton

- Ellen Clark, Director of Community and Economic Development
- Shweta Bonn, Senior Planner
- Cedric Novenario, Senior Transportation Engineer

BART

 Shannon Dodge, Principal Property Development Officer

Van Meter Williams Pollack (Urban Design and Planning)

- Rick Williams, Partner
- John Doyle, Senior Urban Designer
- Preeti Srinivasan, Senior Urban Designer

Fehr & Peers (Transportation and Parking)

Sam Tabibnia, Senior Associate



Why are we planning for this BART Station?

- City-identified housing site for 10 + years
- Housing Element commitment to advance planning and concept plan development
- Strong alignment with BART policies and State laws supporting density and housing around transit
- Develop consensus between BART, the City, and stakeholders around the parameters for development
- Site Re-Use Options will inform BART's future Request for Proposals (RFP) from TOD developers

Community Meeting Goals

- Introduce project scope and purpose
- Gather early input from the community
 - Vision and planning objectives
 - Physical and other elements to include in concept plan
 - Issues of concern that may need further study
- Input from tonight's meeting will help to define themes and options for analysis in the next stage of the process



Schedule

Existing Conditions, Opportunities & Constraints, Market Assessment

MAY – SEPTEMBER 2025

- Draft memos:
 - Existing Conditions
 - Market Assessment
 - Site Reuse Options



SEPTEMBER - NOVEMBER 2025

- Community Meeting (September 17)
- Planning Commission Meeting (October 22*)
- (November 18*)

Development Framework

JANUARY – FEBRUARY 2026

- Planning Commission Meeting (January 2026*)
- City Council Meeting (February 2026*)







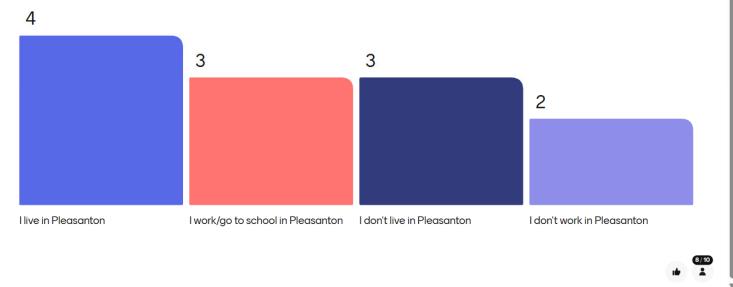


^{*}future meeting dates are tentative

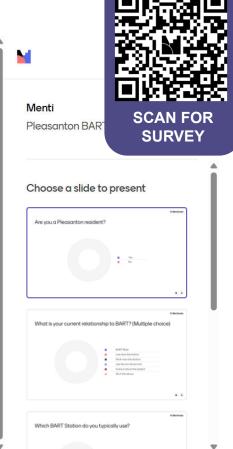
Warmup Questions (1/5)

Which of the following apply to you?

Join at menti.com | use code 1134 4980



Join the Mentimeter survey here: https://www.menti.com/alnv6nx818ip



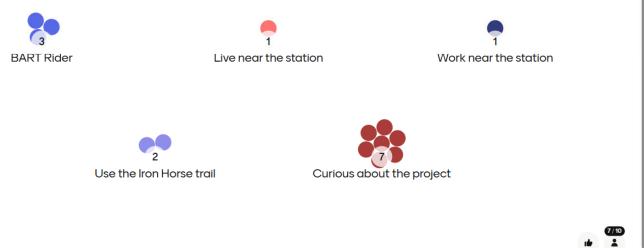
Mentimeter



Warmup Questions (2/5)

Check all options that apply to you:

Join at menti.com | use code 1134 4980



Menti
Pleasanton BAR

SCAN FOR SURVEY

Choose a slide to present

Are you a Pleasanton resident?

What is your current relationship to BART? (Multiple choice)

What is wour current relationship to BART? (Multiple choice)

What is the transmit in the tran

Mentimeter

Join the Mentimeter survey here: https://www.menti.com/alnv6nx818ip

Warmup Questions (3/5)



West Dublin/Pleasanton
Neither/Not Applicable

7

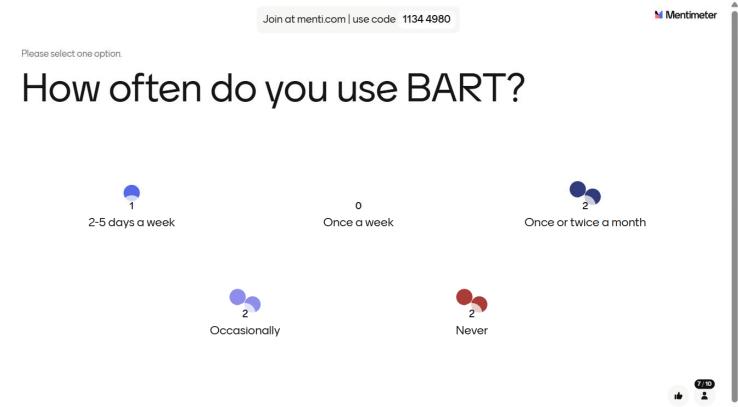
Menti Pleasanton BAR **SURVEY** Choose a slide to present





Join the Mentimeter survey here: https://www.menti.com/alnv6nx818ip

Warmup Questions (4/5)



Menti Pleasanton BAR **SURVEY** Choose a slide to present Which BART Station do you typically use?



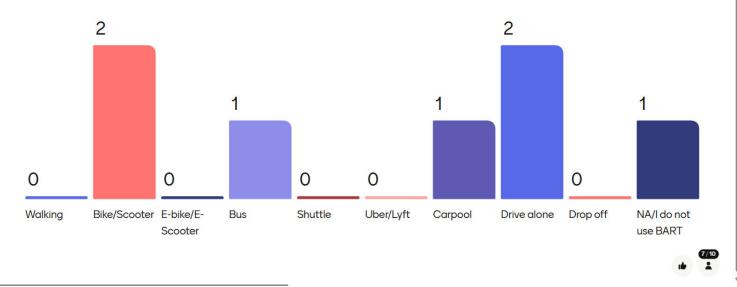


Join the Mentimeter survey here: https://www.menti.com/alnv6nx818ip

Warmup Questions (5/5)



Join at menti.com | use code 1134 4980



Menti Pleasanton BAR **SURVEY** Choose a slide to present Which BART Station do you typically use?

Mentimeter







Project Goals and Objectives*

- Encourage neighborhood vitality via commercial uses that complement the BART station (retail, commuter-focused amenities, childcare, or possibly an office/educational building)
- Address the regional housing need with homes accessible to many transportation options
- Require at least 20% of the homes built on this site to be affordable to lower income
 households
- Provide a well-designed high-quality plaza along the Iron Horse Trail
- Attract BART patrons from the larger Hacienda area and beyond through improved walking, biking, and transit access
- Increase the share of BART patrons who walk, bike, or take transit to the station



^{*}This is only an extract. The full Draft Goals and Objectives document will be available in the future.



Common Themes and Features

- Open Space Plazas
- Apartments, Retail, Dining, & Services
- Better Walking & Biking Environment and Improved Transit Access
- Small amount of Drop-off zones and new streetscapes



Apartments with retail, dining, & paseo at Walnut Creek BART, completed 2023



Proposed apartments at El Cerrito Plaza BART, breaking ground in 2026



Apartments with retail, gym, paseo & dining at Millbrae BART, completed 2023



BART TOD Projects: Pleasant Hill



BART Rider Parking

- Original: 3,407 spaces
 New: 2,864 spaces (-543) Only 30-50% occupied*

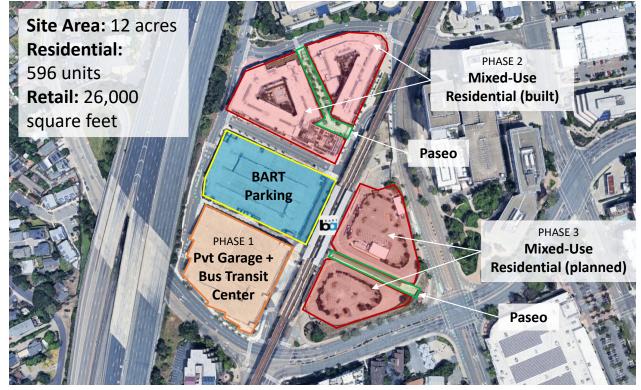
- First phase started in 2006standalone BART garage adjacent to existing garage.
- Blocks A-C complete, Block D in Pre-development.



BART Plaza and mixed-use residential buildings at Pleasant Hill BART



BART TOD Projects: Walnut Creek



BART Rider Parking

• Original: 2,089 spaces • New: 1,244 spaces[^] (-845)

>90% occupied*

^this number does not include the private garage *based on BART Parking Occupancy Survey, Fall 2024

 Existing BART garage retained, surface parking redeveloped.



Phase 2 mixed-use residential building and paseo at Walnut Creek transit village



BART TOD Projects: North Berkeley



- In development (approved by City)
- All BART parking within wrap-building garage



Proposed bike path, drop-offs and station access

Site Area: 7.3 Acres

Residential: 750 units, 52%

affordable

Retail: ~6,500 square feet (including childcare center)

*based on BART Parking Occupancy Survey, Fall 2024

BART Rider Parking on site

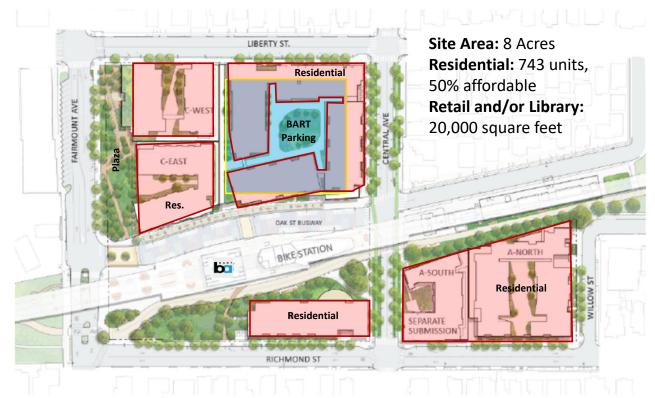
(not including 80 spaces in an auxiliary lot)

• Original: 620 spaces
Only 30-50% occupied*

• New: 120 spaces (-500)



BART TOD Projects: El Cerrito Plaza



BART Rider Parking

Original: 740 spaces
 Only 30-50% occupied*

• **New:** 145 spaces (-595)

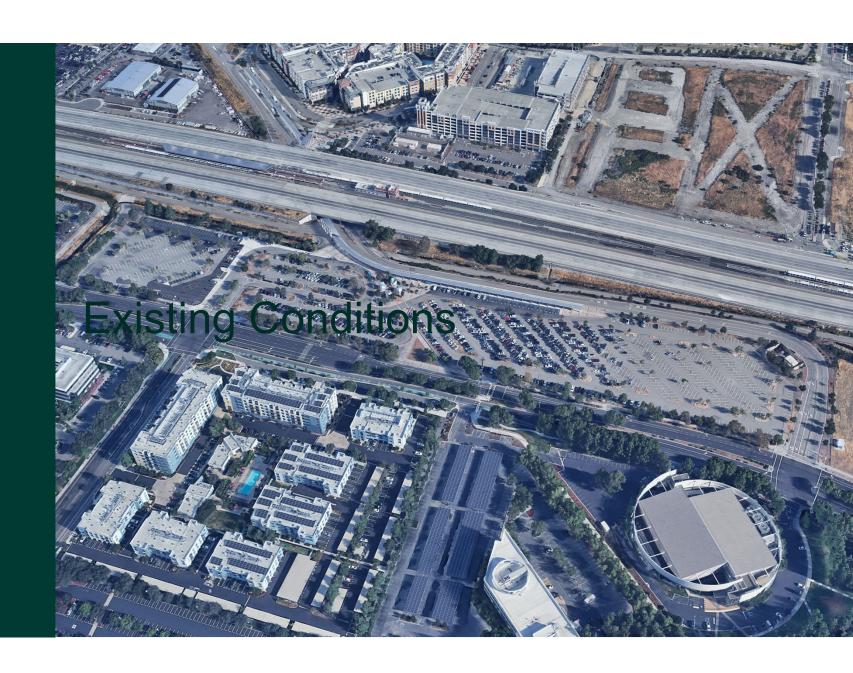
- Master plan was approved, buildings in predevelopment
- All BART parking at ground level of largest building's podium garage



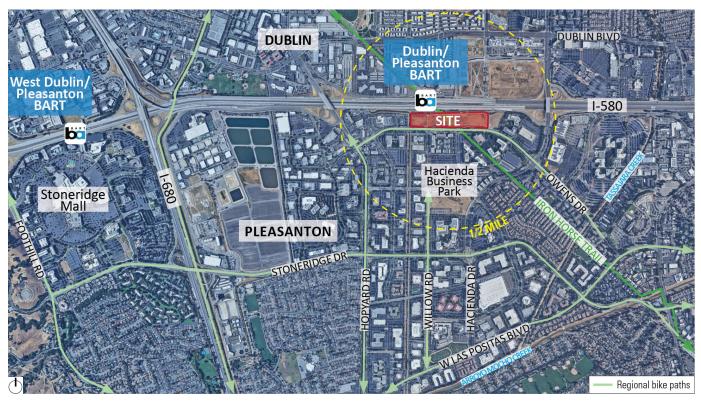
Aerial rendering showing the proposed plaza and buildings



^{*}based on BART Parking Occupancy Survey, Fall 2024



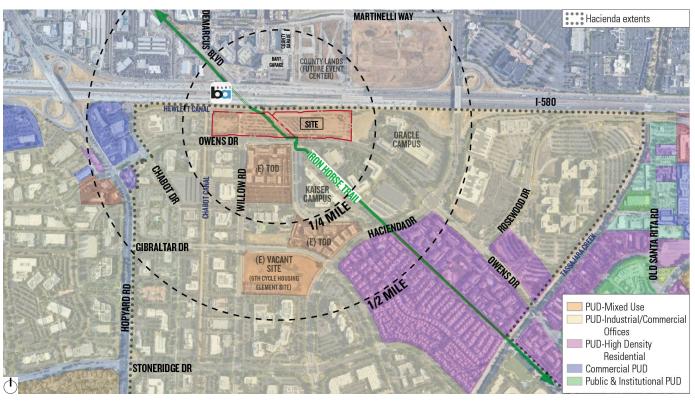
Location Map



- The site is located immediately south of the Dublin/Pleasanton BART station
- It is bounded by the Hacienda Business Park
- The Iron Horse Trail runs through the site
- Multiple regional bike paths exist in the vicinity of the site



Context



- The site is zoned PUD-Mixed Use
- Surrounding area primarily zoned for office and commercial uses
- 2-5 story office buildings with large parking facilities
- Housing at various densities throughout Hacienda
- Galloway Apartments across Owens Drive (Multi-family transit-oriented development ~30 units per acre)



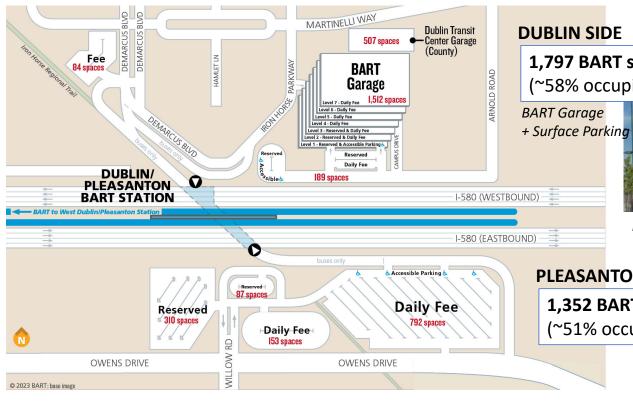
Project Site



- Site Area:14.9 acres (gross)± 13.4 acres (net)
- Currently used for BART parking, rider pickup/ dropoff area, bus stops, Iron Horse Trail
- One street frontage along Owens Drive
- Busway connecting to the Dublin side via underpass



Existing Parking



1,797 BART spaces (~58% occupied*)

County Garage: additional 507 spaces

BART Garage (Dublin side): 1,512 spaces



1,352 BART spaces

(~51% occupied*)



BART surface parking (Pleasanton side): 1,352 spaces



^{*}based on BART Parking Occupancy Survey, Fall 2024

BART Infrastructure Improvements: Iron Horse Trail

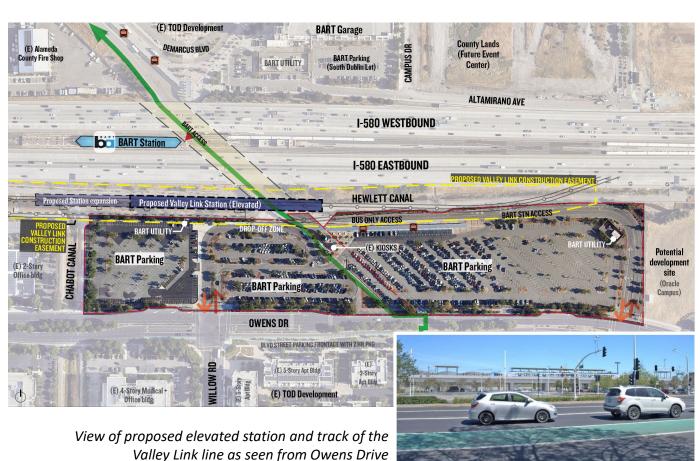


- Designated two-way bicycle track and pedestrian path
- Restriping of bike lanes along a section of Owens Drive
- Two out of four vacant retail kiosks will be removed
- New landscaping, lighting, signage, public art panels
- Work to start early 2026



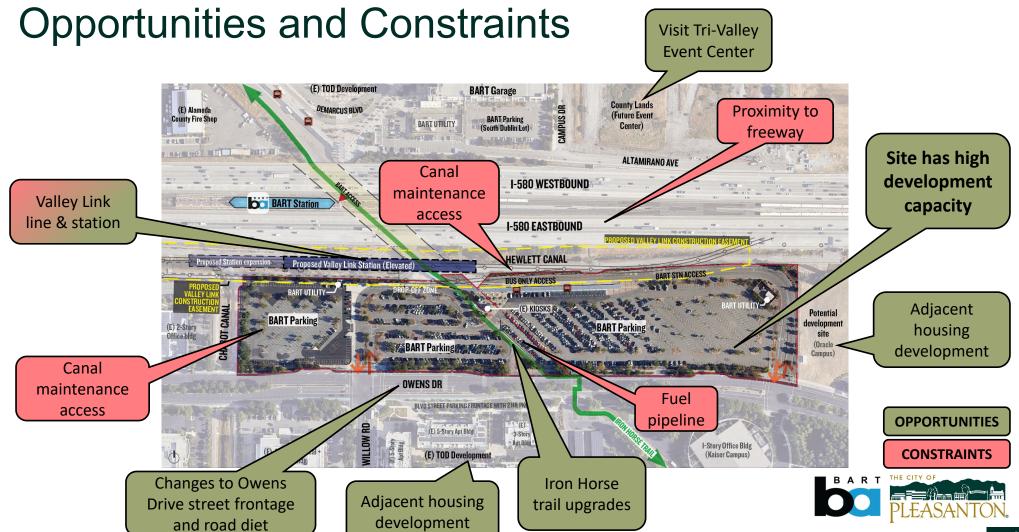
Rendering showing landscaping, two-way bicycle track, and separate pedestrian sidewalk on the Dublin side access to the BART station.

Proposed Infrastructure Improvements: Valley Link



- Proposed passenger rail service connecting the northern San Joaquin Valley to the Tri-Valley
- New aerial station platform





Regulatory and Planning Context

- Site Zoning: Planned Unit Development Mixed Use (PUD- MU)
 /Housing Opportunity Zone (HOZ) Districts
- Assembly Bill (AB) 2923 sets what the City is required to allow....
 - Height: Minimum 5 stories
 - Density: Minimum 75 du/ac
 - Min. Unit Yield: 850 to 1,117 units
 - Affordable Housing:
 - Min. 20% affordable units
 - BART Policy goal is 35%
 - Vehicle Parking:
 - Residential: Max. 1 space per unit
 - Commercial: Max 2.5 space per s.f.
 - Bike Parking: 1 long-term space per unit

- Pleasanton Zoning sets the
 - Site setbacks
 - Open Space requirements
 - Further standards for setbacks and open space are set by the Hacienda Design Guidelines.
- Pleasanton's Housing Element
 - Estimated Unit Yield: 555



Regulatory and Planning Context



Building articulation



Stoops along a street



Mews between buildings



Active frontage along a plaza

Pleasanton's Objective Design Standards

Main Principles of ODS

- Building entrances face the streets and pedestrian walks for activity and safety
- Place parking behind active uses to minimize impact
- Ground floor homes have entrances to the streets and pedestrian paths
- Modulate buildings with massing breaks and façade articulation
- Provide publicly-accessible open spaces or plazas for community gatherings



Market Assessment

- Site is well-positioned to be a primarily residential development.
- Strategic Economics assessed the market strength and appropriateness of the site for various commercial, institutional, and community-oriented uses that could complement the residential program.

Use	Multifamily	Office	Health Care	Hotel
Current Market Strength	Strong	Weak	Strong	Weak to Moderate
Longer-term Outlook	Strong	Unknown	Strong	Moderate to Strong
Good fit for the site?	Yes	Yes	Not for large facilities	Yes

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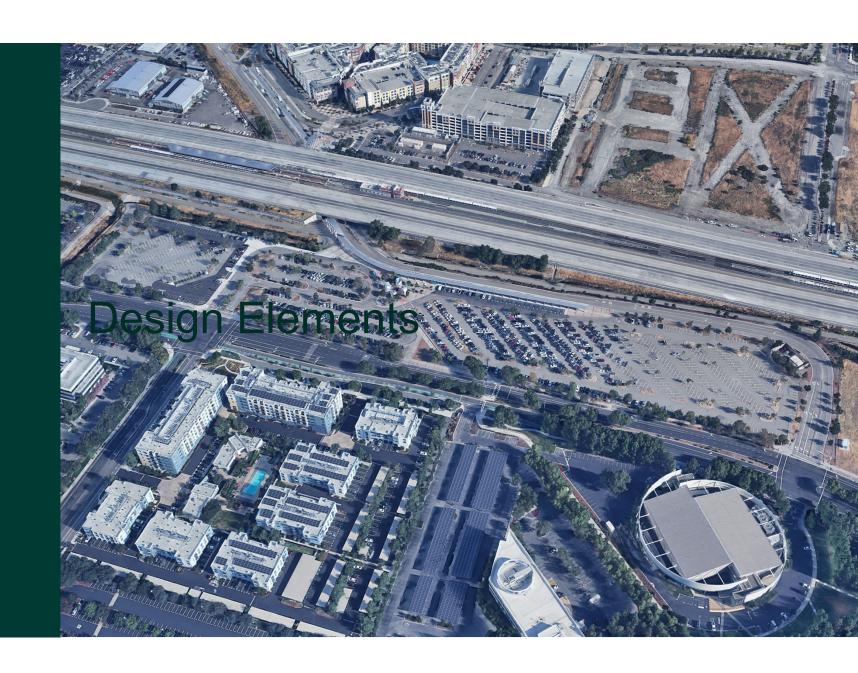


Market Assessment

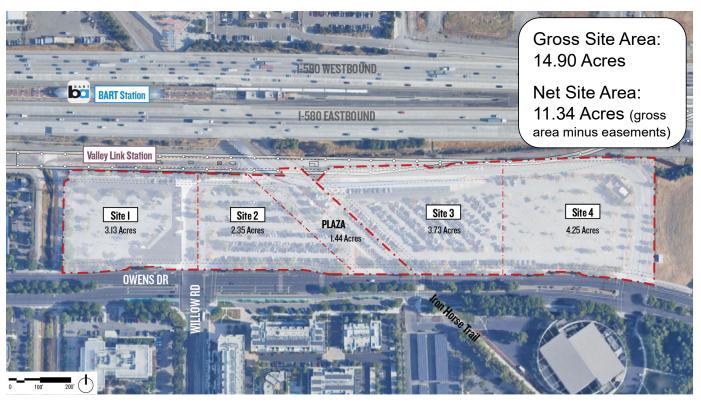
Additional Complementary Non-Residential Uses

Retail	Educational	Other Potential Community- Oriented Uses
 Multifamily development could support up to ~8,000 s.f. of ground floor retail Clustering retail with community amenities / flex space = better chances of success Site not a good fit for standalone retail. 	 Good fit for bachelors' degree programs (Las Positas College is currently exploring) Opportunity to consolidate 2 nearby office locations leased by Chabot-Las Positas Community College District Space needs unknown. 	 Pleasanton library branch (likely minimally staffed or self-serve) Community meeting space with A/V equipment Child day care





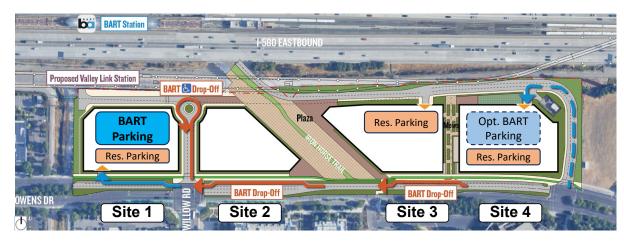
Development Parcels



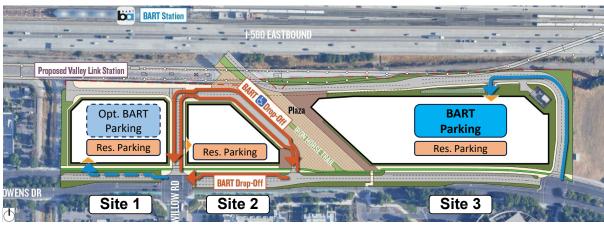
- Site can be developed as three to four parcels
- Multiple buildings on some parcels



Circulation Approaches



Turnaround Circulation



Loop Circulation

BART rider drop-off areas to be sized as per demand



Owens Drive Bike Lane Configurations





Off-Street Bike Lane

Bike lane between the sidewalk and drop-off zones, adjacent to building frontages

Off street bike lane adjacent to residential building



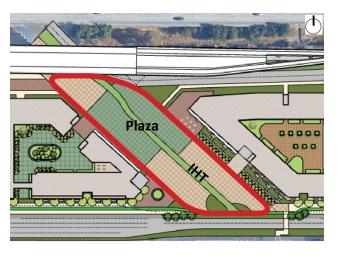
On-street bike lane (similar condition on the south side of Owens Drive)

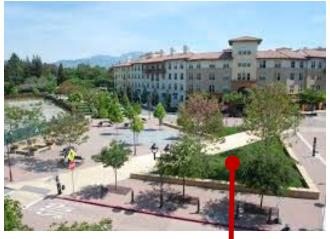
On-Street Bike Lane

Bike lane between traffic and the passenger drop-off zones



New Plaza







- New plaza running parallel to Iron Horse trail
- This area is not buildable as there are utility lines and easements running through this area

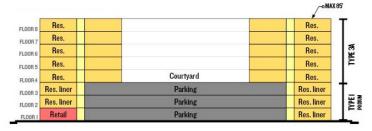
BART Plaza at Pleasant Hill BART TOD Paseo at Walnut Creek BART TOD



Building Types: 7-8 Story Podium Building



7-story podium building with ground floor retail and massing break



Typical section of an 8-story ("5-over-3") podium building



Podium building with 2nd floor courtyard



7-story podium building with a corner lobby

("5-over-2" or "5-over-3")

- 5 stories of wood-framed residential on top of 2-3 concrete levels of podium parking.
- Usually have a courtyard at the top of the podium which provides a shared open space for residents.



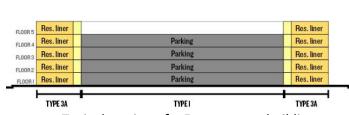
Building Types: 5-8 Story Wrap Building



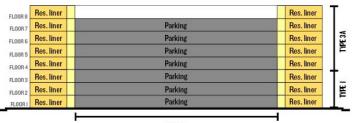
Aerial view of a 5-story wrap building



Courtyard plaza in a wrap building



Typical section of a 5-story wrap building



Typical section of an 8-story wrap building

- Central concrete
 parking structure
 "wrapped" by 5 to 8
 stories of wood-framed
 residential.
- The residential is usually 1 story taller than the parking.



Building Types: 5-6 Story Courtyard Building



Courtyard access from a public open space



Façade articulation of a 5-story courtyard building

FLOOR 5	Res.		Res.
FL00R4	Res.		Res.
FLOOR 3	Res.		Res.
FLOOR 2	Res.		Res.
FLOOR I Retail	Res.	At-grade Courtyard	Res.

Typical section of a 5-story courtyard building

FLOOR I	Commercial	At-grade Courtyard	Commercial	1
FLOOR 2	Res.		Res.	1
FLOOR 3	Res.		Res.	
FL00R4	Res.		Res.	
FLOOR 5	Res.		Res.	
FLOOR 6	Res.		Res.	

Typical section of a 6-story courtyard building with full ground floor commercial use

- 5 stories of wood-framed residential with no parking.
- This building also includes an at-grade courtyard.
- Alternatively, the entire ground floor could be commercial, with 5 stories of residential above.



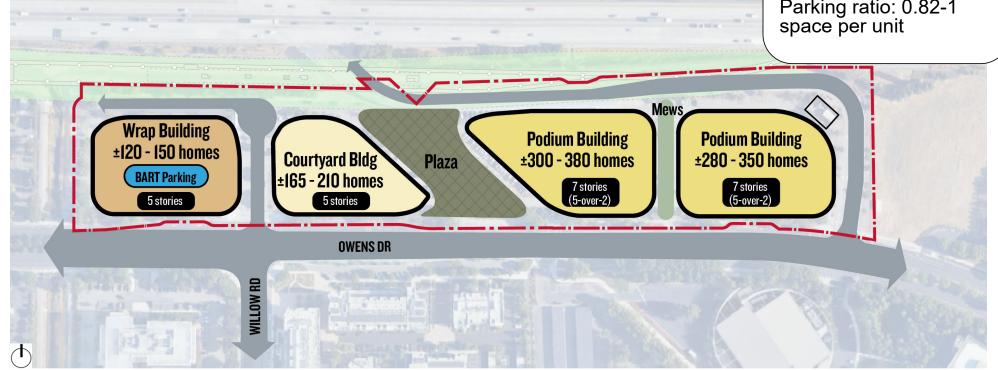
Potential Apartment Homes: 4 Parcels

TOTAL NEW HOMES: 870-1,088

Density: 58-77 units per

acre

Parking ratio: 0.82-1





Base option Potential Apartment Homes: 3 Parcels (anticipated holding capacity) **TOTAL NEW HOMES: 818-**1,023 Density: ~75 units per acre Parking ratio: 0.82-1 space per **Wrap Building Podium Building** 7 stories ±360 - 450 homes Plaza (4-over-3) ±270 - 335 homes **BART Parking Podium Bldg** 7 stories ±190 - 235 homes (5-over-2) 5 stories **OWENS DR** WILLOW RD **Wrap Building** ±590 - 735 homes **BART Parking** Max holding capacity 8 stories **TOTAL NEW APARTMENT HOMES: 1,047-1,309** Density: 75-92 units per acre Parking ratio: 0.78-0.97

spaces per unit

Test Fit 01 Proposed Valley Retail Proposed Valley Retail Proposed Valley Retail Proposed Valley Retail Retail Proposed Valley Retail Retail

Site 3

7- story Podium building

(300-380 units)

Site 1

5- story Wrap building

(120-150 units)

Site 2

5- story Courtyard buildings

(165-210 units)

PLEASANTON.

Site 4

7- story Podium building

(280-350 units)

Test Fit 02 OPTION 02 TOTALS 1,047-1,309 units 1,047-1,309 units Plaza Plaza Plaza Plaza

Site 3

5-8- story Wrap building

(450-735 units)

Site 1

7- story Podium building

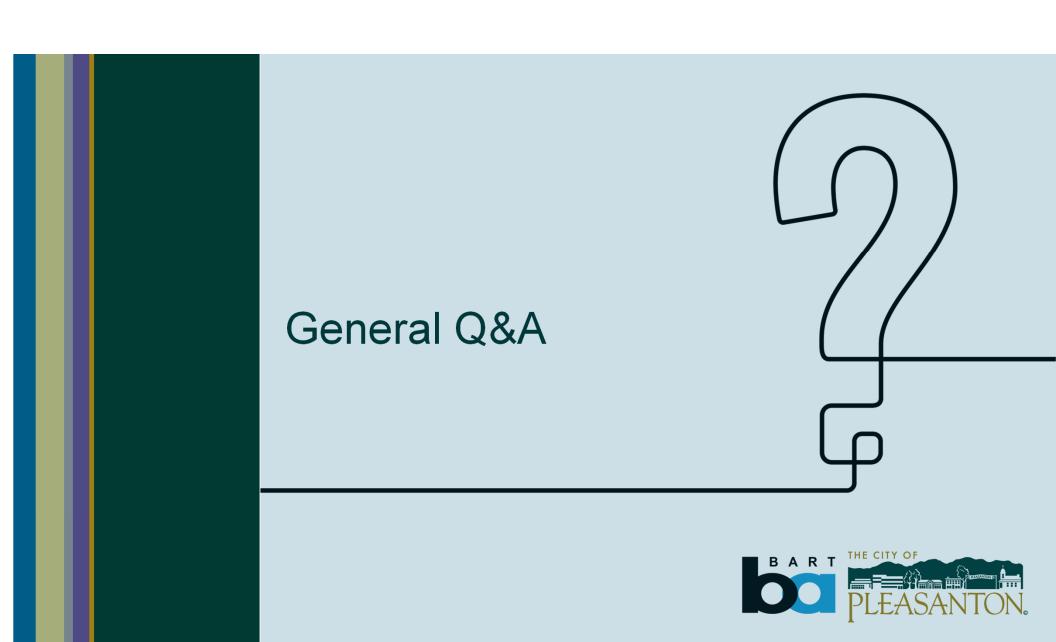
(270-335 units)

Site 2

7- story Podium building

(190-235 units)

PLEASANTON.







Next Steps

- Planning Commission Study Session October 22*
- City Council Study Session November 18*
- Integrate Feedback into Draft Framework Plan
- Planning Commission Hearing January 2026*
- City Council Hearings February 2026*



Sign up for email updates at: https://bit.ly/4pu4nmP



^{*}future meeting dates are tentative

