



El Cerrito Plaza Transit-Oriented Development (TOD) Project Update

West Contra Costa Transportation Commission (WCCTC)

October 28, 2025



Agenda

1. Project Overview
2. Current Project Status
3. Station Access



BART TOD Overview

- 250 acres of developable land
 - At 27 stations
 - Across 22 jurisdictions
- ~28,000 potential new homes

Goals:

- **Grow BART ridership:** TOD residents are 2x as likely to ride BART vs non-TOD residents
- **Climate Action:** Housing near transit produces 50% fewer auto trips vs conventional development
- **Lower Cost of Living:** Transportation costs for those living near BART are 24% lower than average



Growing Ridership via the Right Mix of Housing & Parking



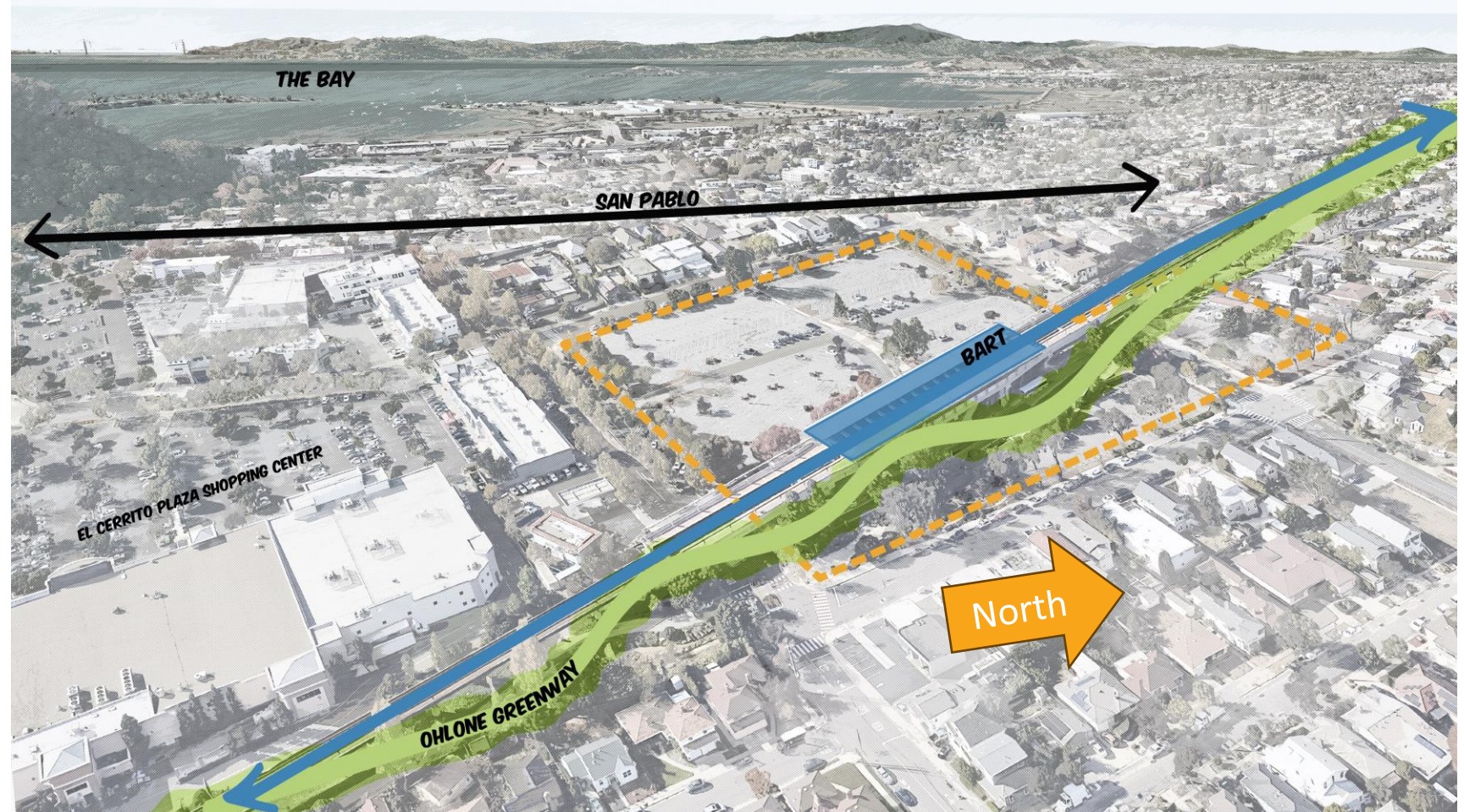
Fruitvale BART Paseo - *Before*



Fruitvale BART Paseo - *After*

Project overview: Existing Conditions

- BART property is ~6 developable acres
- Currently 742 BART rider parking spaces
 - ~40-50% occupied

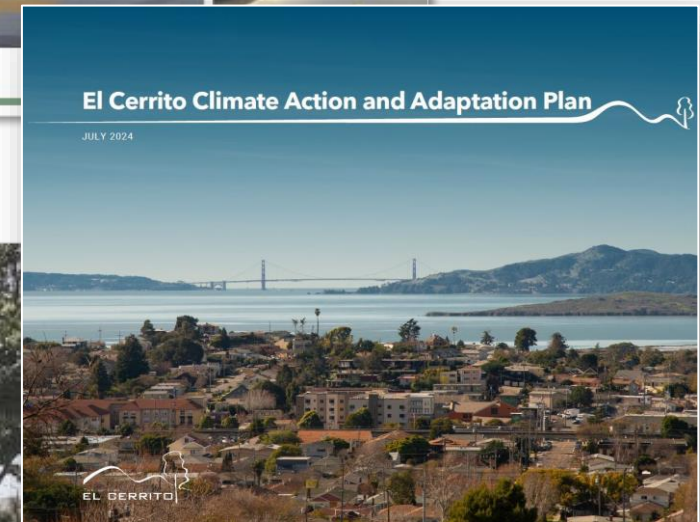
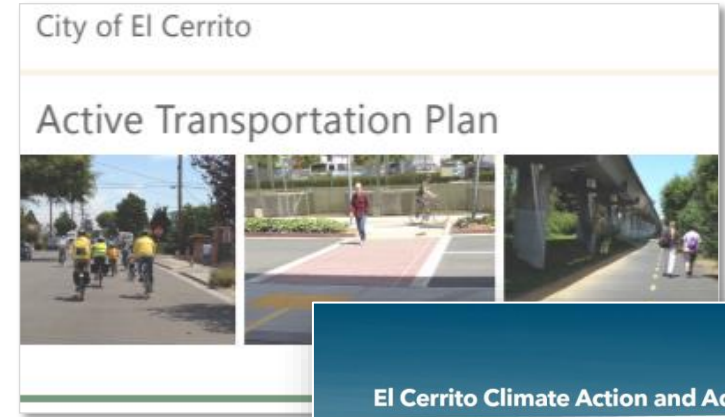


City/BART Goals & Objectives for El Cerrito Plaza BART Development*

- Ridership
 - Increase BART ridership
- Station Access
 - City to manage area parking
 - Increase % of people who walk, bike and take transit
 - Minimize need for BART rider parking
 - Provide up to 250 BART rider parking spaces
- Site Design
 - Enhance Ohlone Greenway
 - Active ground floor on Fairmount Avenue
- Community
 - Options for integrating public library

* City/BART Goals & Objectives for El Cerrito Plaza BART TOD:

<https://www.bart.gov/about/business/tod/el-cerrito-plaza>



El Cerrito Plaza TOD- BART and City Process

- **2019-2020**

- BART and City initiated community engagement for El Cerrito Plaza TOD, San Pablo Avenue Specific Plan Update and Library options

- **2020:**

- BART issued RFQ

- **2021:**

- Holliday Development and the Related Companies of California selected as project developers
- Adopted maximum BART rider parking, Goals and Objectives

- **2024:**

- Project fully entitled

- **2025:**

- Related to commence construction on the TOD's first phase (Parcel A South) as soon as November 2025

- **2026-2029**

- Construction of remaining 5 phases, pending financing

Project Overview

- 743 units (47% affordable)
- High-Density, Mixed-Use Development
 - High density (117 units per acre)
 - Low residential parking ratio (.35 per unit)
 - 1.6 bike parking spaces per unit
 - Robust TDM program to support non-auto trips by residents/visitors
- Attractive public amenities
 - Potential public library (pending voter-passed funding)
 - Public plaza
- Station access improvements
 - \$50M secured in transportation infrastructure funding, including \$800k in STMP funds
 - 145 BART rider parking spaces
 - New intermodal, bike station, widened Ohlone Greenway



Project overview: Tentative phasing sequence *

2025: Parcel A South

Parcel B*

Includes BART rider parking
In parallel: bus intermodal

Parcel C East*

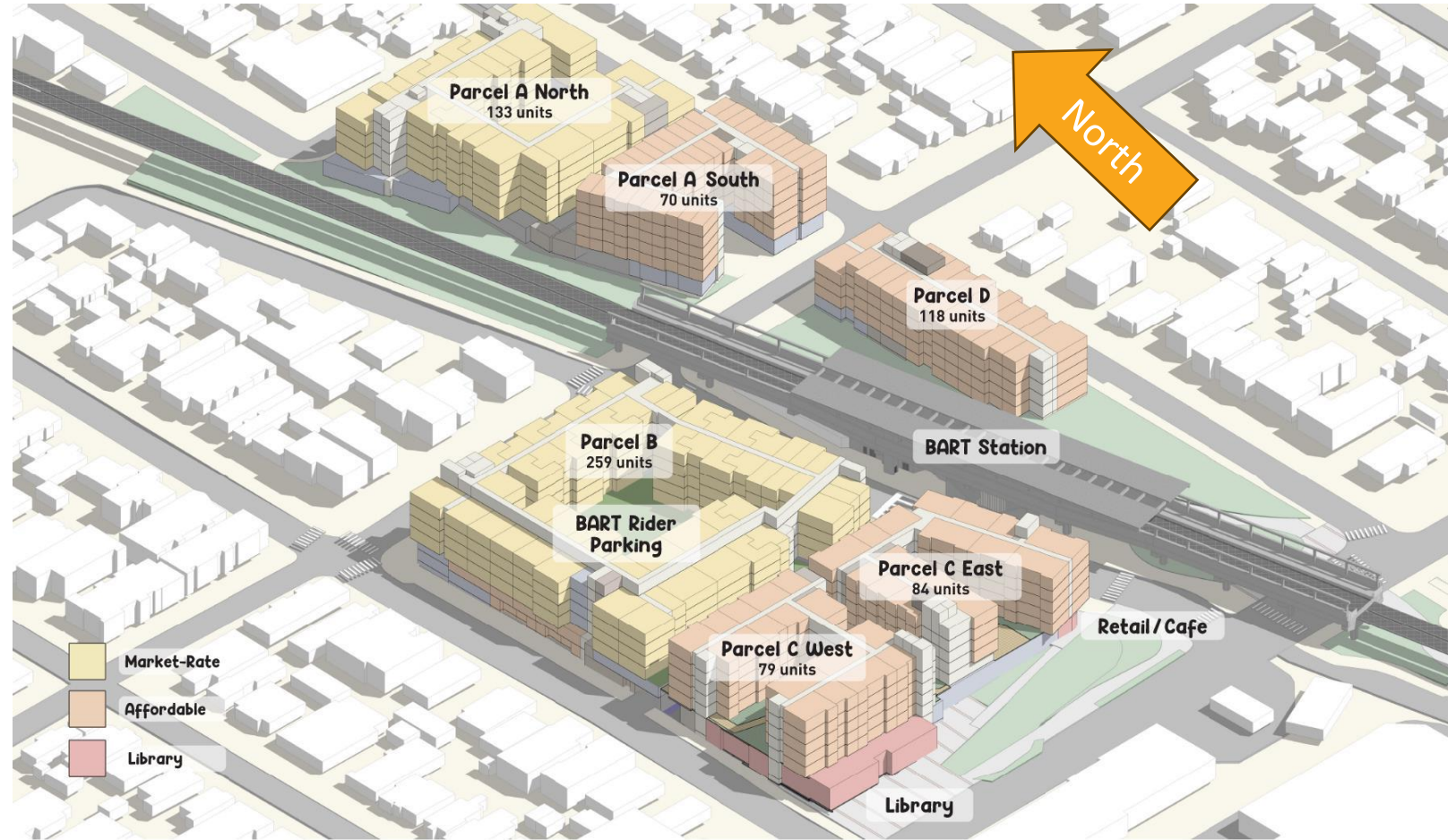
Parcel C West*

Includes potential library

Parcel D*

In parallel: expanded Ohlone
Greenway

Parcel A North*



* Schedule subject to financing

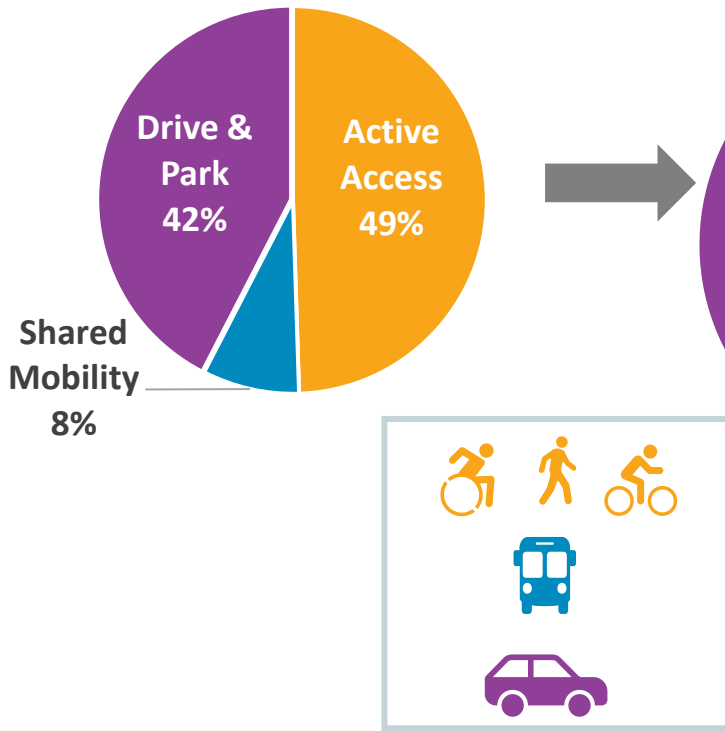
Parcel A South starting construction

- 70 units of affordable housing breaking ground as soon as November
- Parking utilization at station is at 40-50%, so closing the lot will not constrain parking availability now
 - Closing 206 of the 742 spaces
 - Leaving 536 spaces
 - Only 375 spaces occupied at max

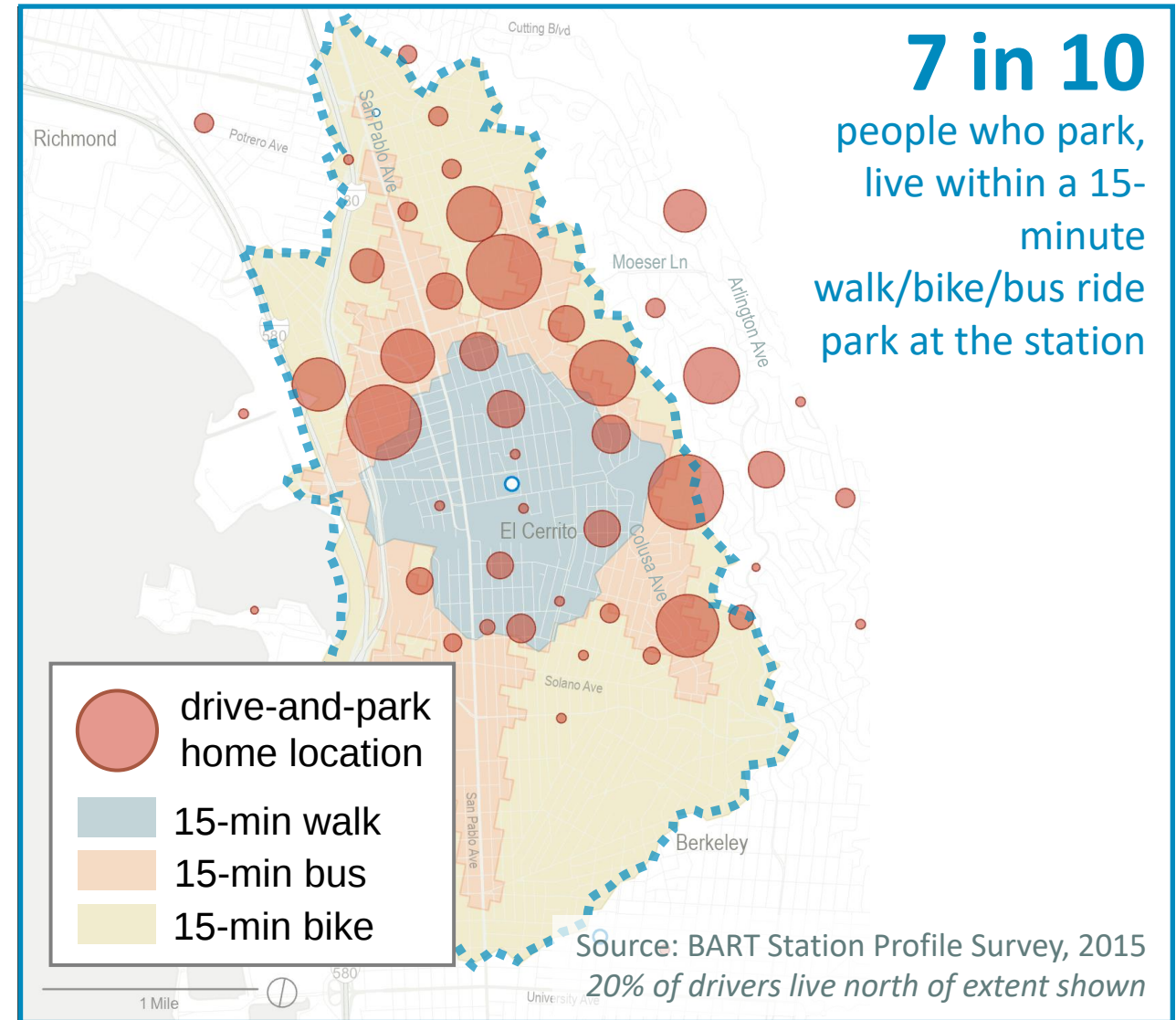
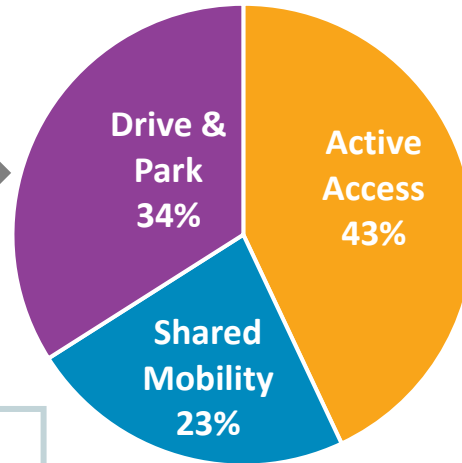


El Cerrito Plaza Station: Access Context

2008 Station Access

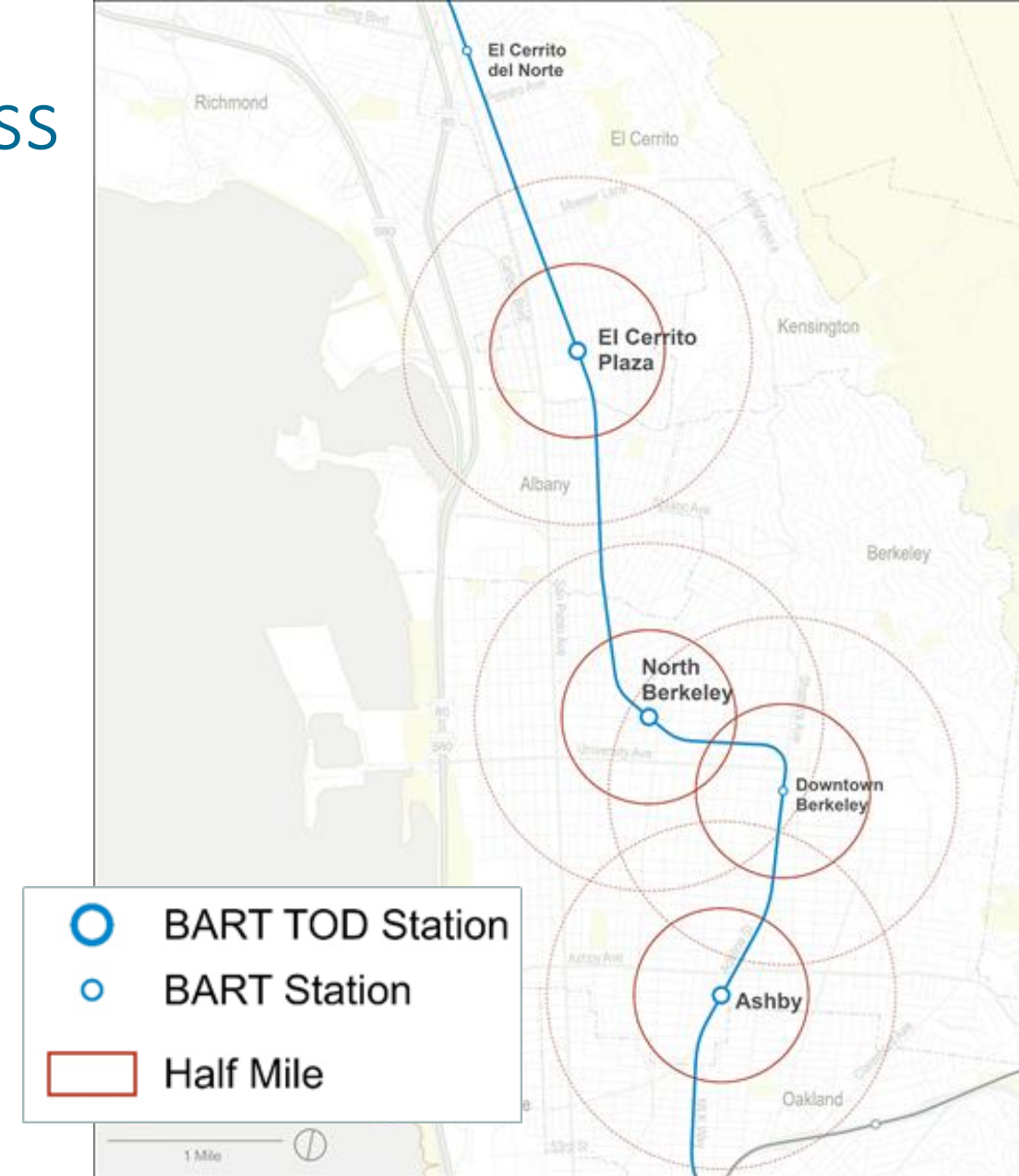


2015 Station Access



Berkeley-El Cerrito Corridor Access Plan

- Caltrans & FTA grant funds
- Focused on needs of existing riders
- Looked at an area encompassing 4 stations (3 with development)
- Identified transportation & mobility improvements to:
 - City streets
 - San Pablo Ave (State Highway)
 - AC Transit options
- Explored new technologies (on-demand microtransit, electric-bike share, adaptive bikes or scooters, etc.)
- Set BART rider maximum parking



Corridor Access Strategies

Mapped

- C-03: Arlington late evening bus service*
- C-04: New AC Transit Transbay line on Carlson and Pierce St*
- C-05: Reinstate Transbay bus service and increase service frequency*
- C-15: Construct bicycle boulevard
- C-16: Construct bicycle boulevard
- C-17: Addison Street Bicycle Boulevard Project
- C-18: PivotPoint Commuter Hub at I-80/Buchanan
- C-19: Alameda County San Pablo Ave Corridor Project

Unmapped**

- C-01: Bus stop infrastructure improvements
- C-02: On-street improvements for bus reliability
- C-06: Education on existing and future station access options
- C-07: Shared parking education
- C-08: Encourage and/or facilitate carpooling through BART parking app, 511, and other apps
- C-09: Provide financial incentives for shared and active mode use
- C-10: Electric bike lending library
- C-11: Expand bike infrastructure and parking options at BART stations
- C-12: Implement and regionally coordinate micromobility
- C-13: Context-sensitive lighting near stations and bus stops
- C-14: Clipper Cash promotion
- C-20: Berkeley Street Light Comprehensive Plan
- C-21: Transit Fare Coordination and Integration

- Access Strategies**
- Pedestrian/Bike**
- Underway in Planning/Study Stage
 - Underway or Complete
- Transit**
- Recommended*
 - Underway or Complete
- Ped/Bike and Transit**
- Underway or Complete

1 Mile

*The routes shown are not final. Additional outreach and coordination will be done on these routes during AC Transit's Network Redesign Process.

**C22-C33 are a set of private mobility apps/services that are unmapped.

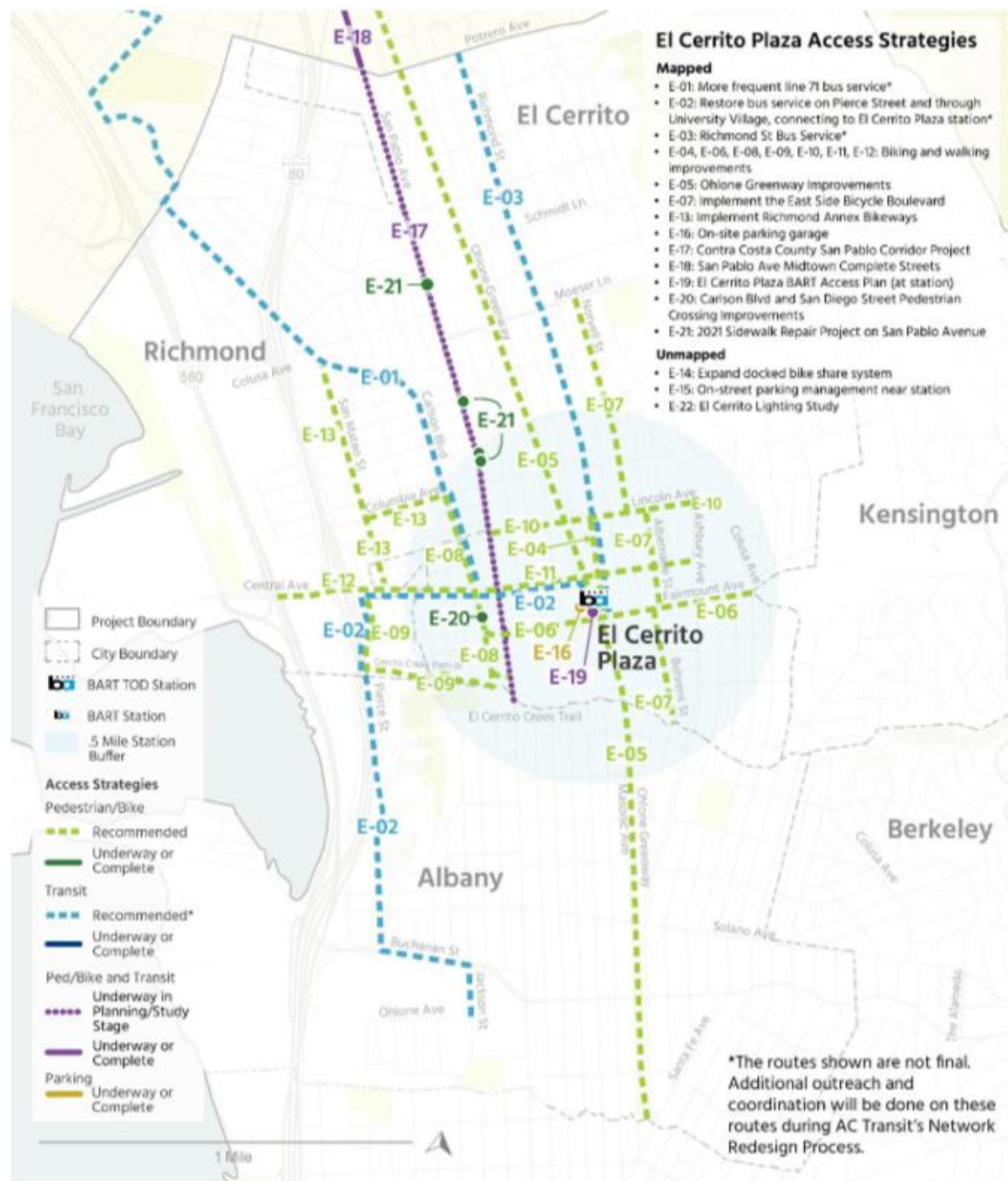
El Cerrito Plaza Access Strategies

Mapped

- E-01: More frequent line 71 bus service*
- E-02: Restore bus service on Pierce Street and through University Village, connecting to El Cerrito Plaza station*
- E-03: Richmond St Bus Service*
- E-04, E-06, E-08, E-09, E-10, E-11, E-12: Biking and walking improvements
- E-05: Ohlone Greenway Improvements
- E-07: Implement the East Side Bicycle Boulevard
- E-13: Implement Richmond Annex Bikeways
- E-16: On-site parking garage
- E-17: Contra Costa County San Pablo Corridor Project
- E-18: San Pablo Ave Midtown Complete Streets
- E-19: El Cerrito Plaza BART Access Plan (at station)
- E-20: Carlson Blvd and San Diego Street Pedestrian Crossing Improvements
- E-21: 2021 Sidewalk Repair Project on San Pablo Avenue

Unmapped

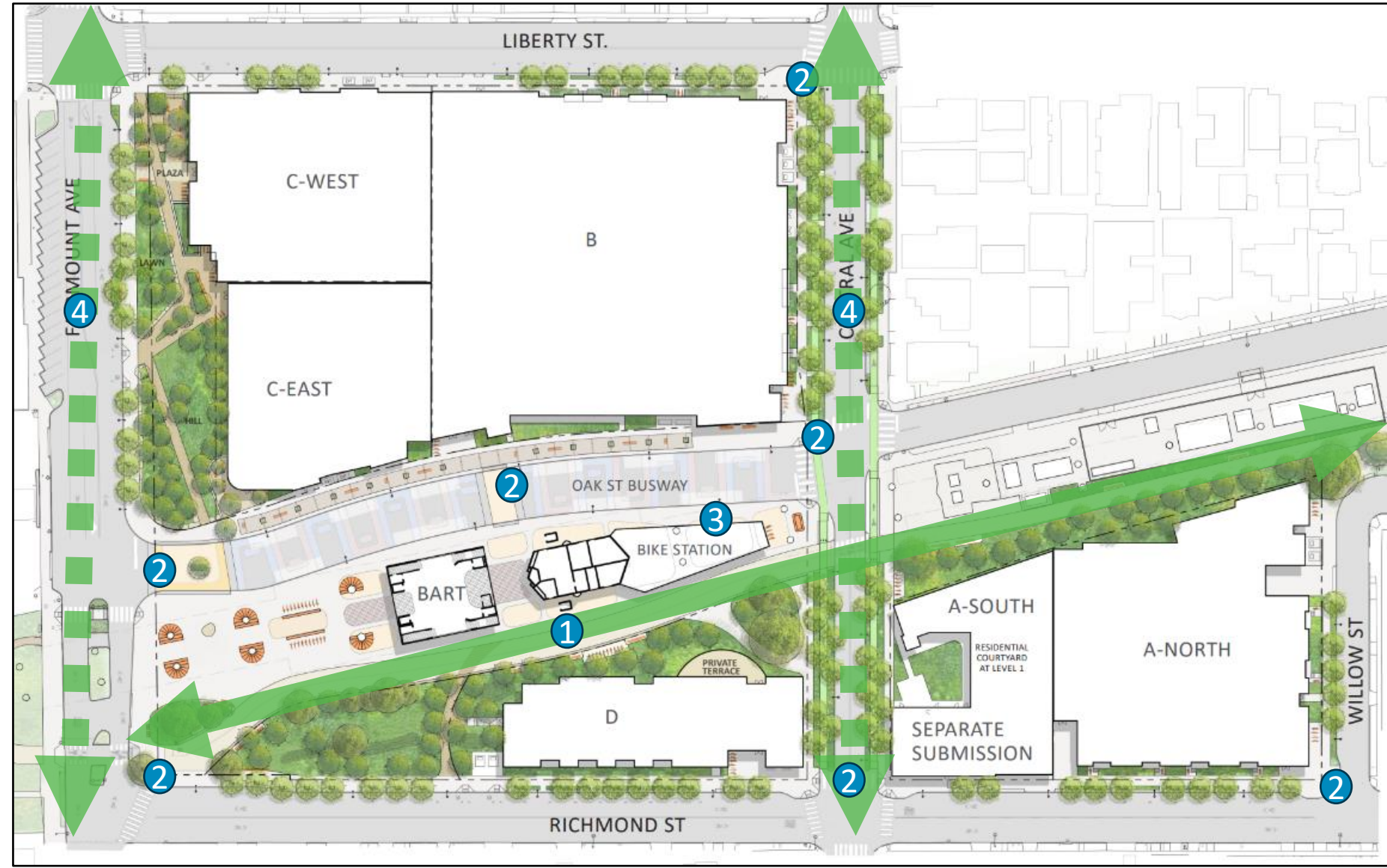
- E-14: Expand docked bike share system
- E-15: On-street parking management near station
- E-22: El Cerrito Lighting Study



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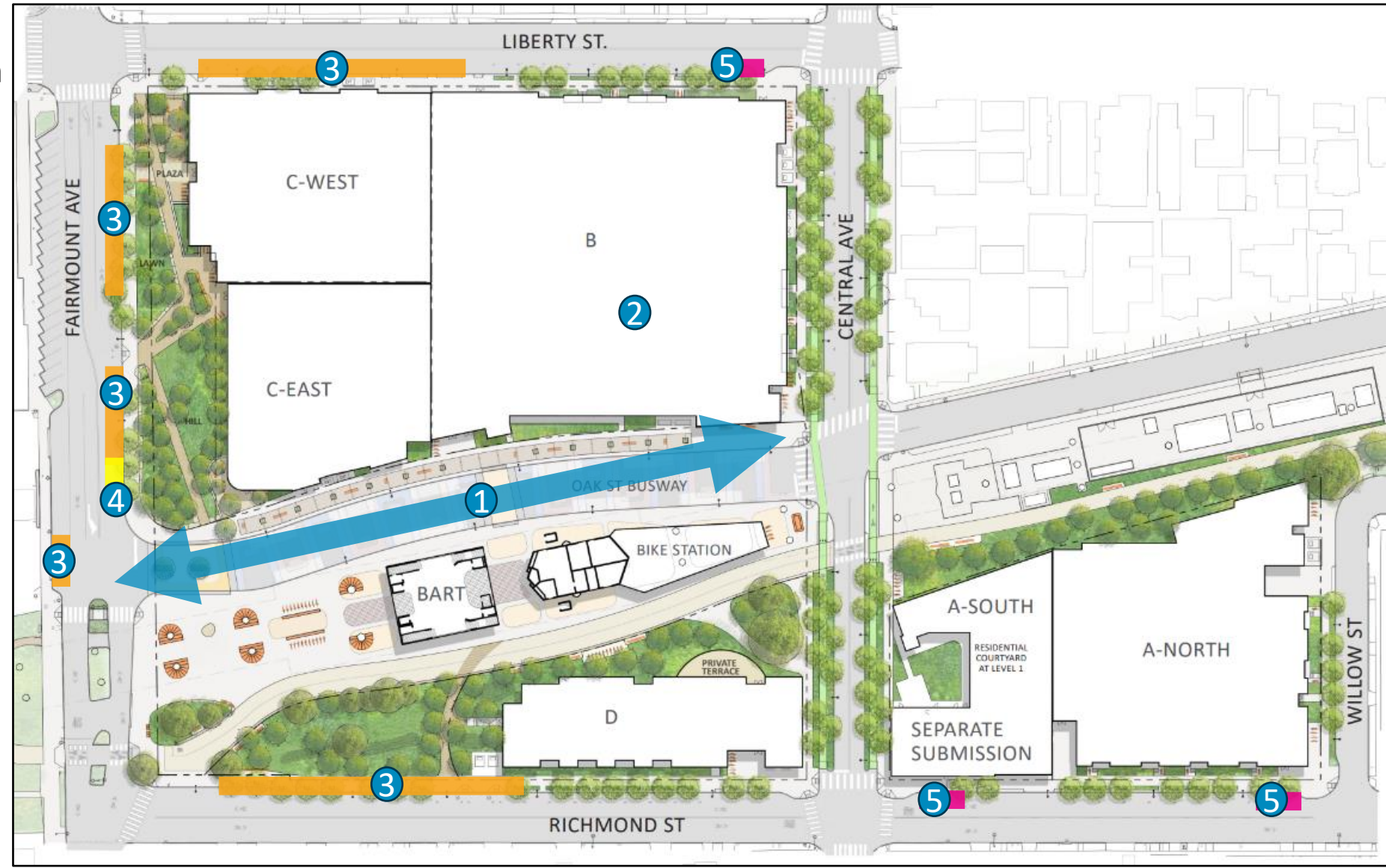
Enhancing Station Access: Walk/Bike

- ① Widened Ohlone Greenway
- ② Bulbouts and high visibility crosswalks
- ③ Bike Station with up to 275 spaces
- ④ East-West Bikeways – Facility types under study



Enhancing Station Access: Transit and Car Access

- ① Reconfiguration of busway from loop to 2-way configuration including bus stop amenities & more legible waiting areas coordinated w/ AC Transit. Includes paratransit, taxi and BART maintenance, emergency vehicles
- ② BART rider parking (145 spaces)
- ③ Passenger loading – locations under study
- ④ Commercial loading
- ⑤ TOD resident/user loading



BART has also been working with WCCTC, Richmond and El Cerrito on a subregional TDM plan



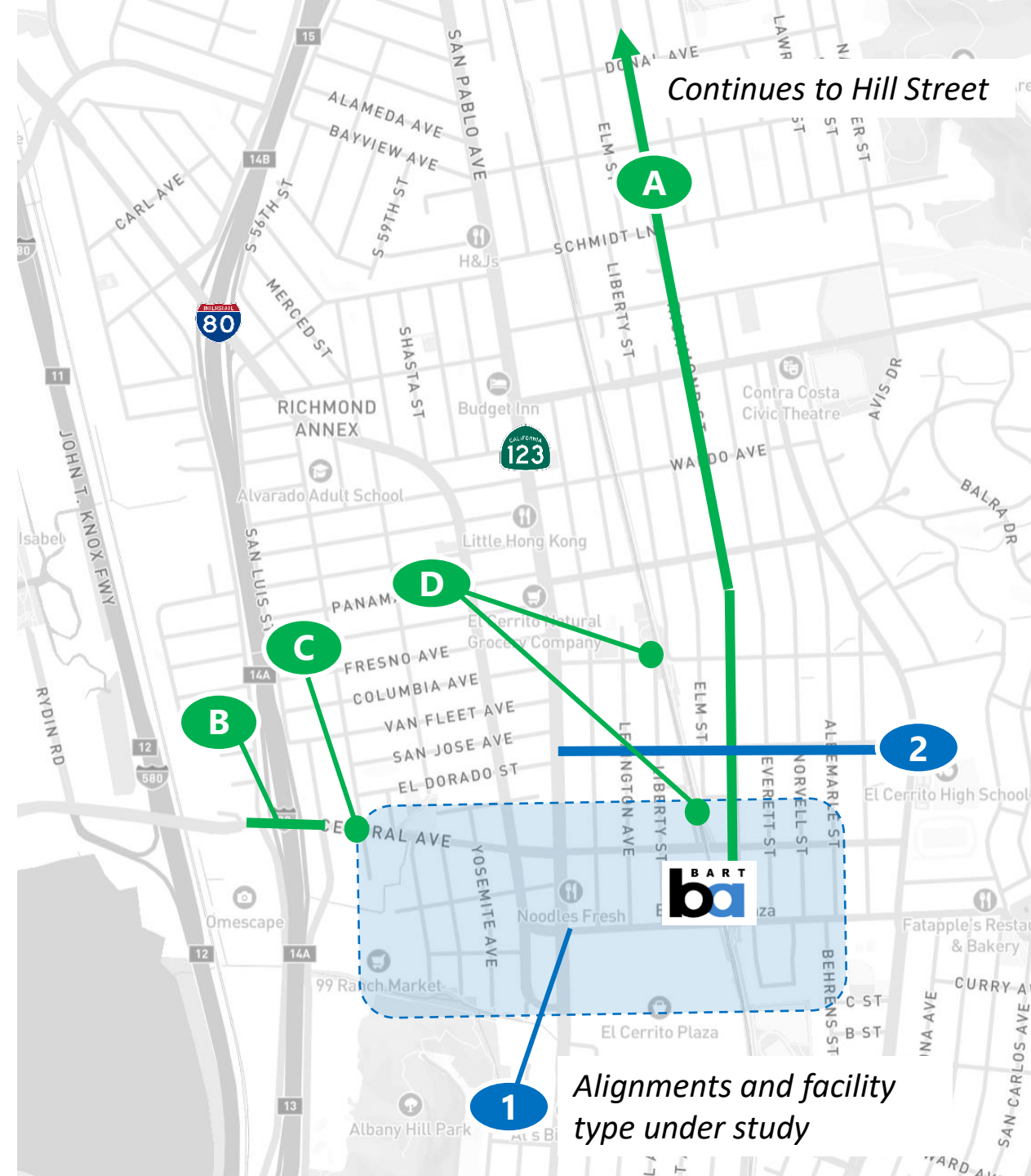
Complete Streets

- Design

- A** Richmond Street Complete Streets
- B** I-80 / Central Ave Undercrossing Bikeway
- C** I-80 / Central Ave Interchange Phase 2
- D** Ohlone Greenway Access Upgrades

- Planning

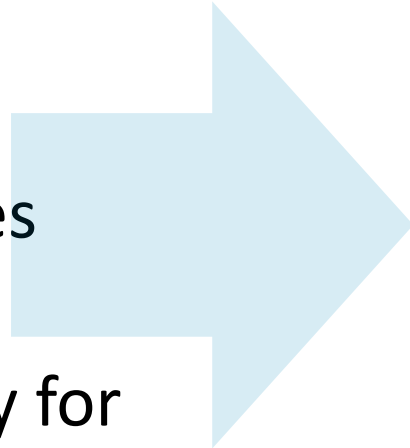
- 1** BART to Bay Trail Bikeway
- 2** Lincoln Avenue Bicycle Boulevard



On-Street Parking Management

Need

- Maintain BART station access for riders when they must drive and park
- Maximize how many homes can be built
- Support parking availability for existing residents around the station



- Parking Management Action Plan
 - Public Outreach
 - Policy
 - Organization
 - Finances
- Now
 - Data Collection
 - Existing Conditions
 - Concept Development
- 2026
 - Public Outreach
 - Policy Decisions

Next steps

- Coordinate with the City on station access (on-street parking management, complete streets, street lighting, etc.)
- Continue to seek funding for affordable housing, access infrastructure, and local transit service & passes, bike share
- Begin design of site access infrastructure (bus intermodal, parking garage)

