

DUBLIN / PLEASANTON

PLANNING On the south side of the station, the Hacienda Owners Association, BART, and the City of Pleasanton have begun a Specific Plan process for the Hacienda Business Park including the BART station area. The purpose of the plan is to create a more livable, walkable environment throughout the park, with special emphasis on identifying opportunities for high density housing on and near the BART station property. BART was successful in obtaining a Station Area Planning grant from the Metropolitan Transportation Commission (MTC) to support its involvement in the planning process. The Plan is anticipated to be completed in FY 2006.

On the north side of the station, the Alameda County Surplus Property Authority (Authority) worked with BART and the City of Dublin in preparing a master plan for its Dublin Transit Center. The Authority's initial development plans for the Transit Center called for 2 million square feet of commercial office space, 1,500 residential units, a hotel and complementary transit/pedestrian-oriented retail and restaurant opportunities. The EIR for this transit-oriented development was approved by the City in 2002.

DEVELOPMENT The BART Board approved a property exchange and development agreement with the Authority to enable BART to secure additional temporary and permanent parking and for the Authority to develop the TOD on the combined property on the north (Dublin) side of the station. The Authority, with the assistance of BART staff, has been successful in securing the grant funds needed to complete the public funding portion of the finance package in order to construct a garage. The Authority has selected a private developer that will provide a large enough land payment to assist in the financing of the remainder of the garage. Despite the current weakness in the commercial office market, the Authority has proceeded by advancing \$500,000 to fund the initial design work for the BART garage. The garage is expected to begin construction in 2006.

REINVESTMENT This station had new energy-efficient lighting fixtures installed within the station itself in 2005. This station has had upgraded ADA-compliant platform edge tiles installed.