



# MST Transit-Oriented Development (TOD) Planning Study

MST Board Meeting  
February 13, 2023

Presented by:  
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# Agenda

1. Study overview
2. Background conditions
3. Outreach and implementation

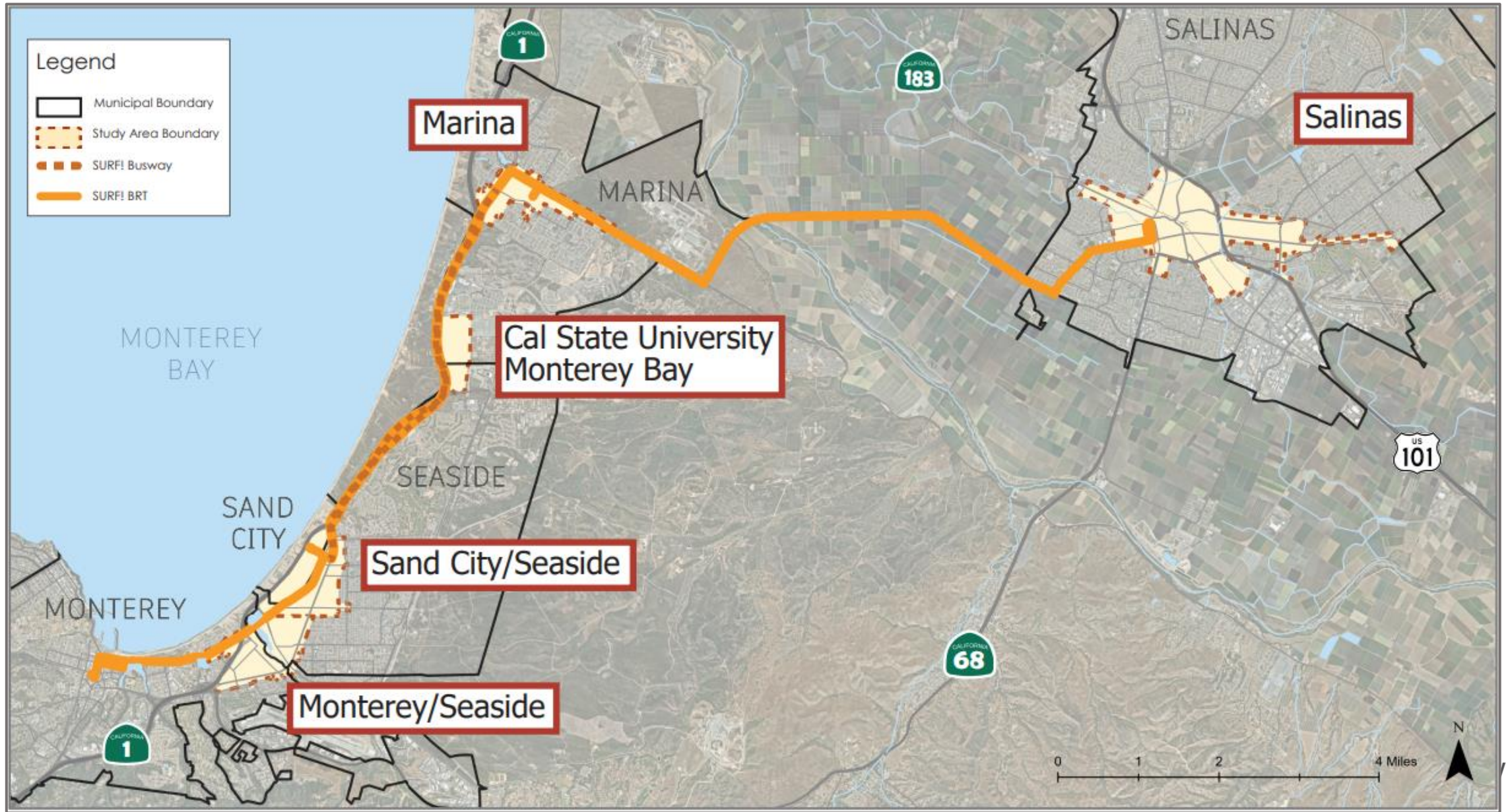


# Study Overview



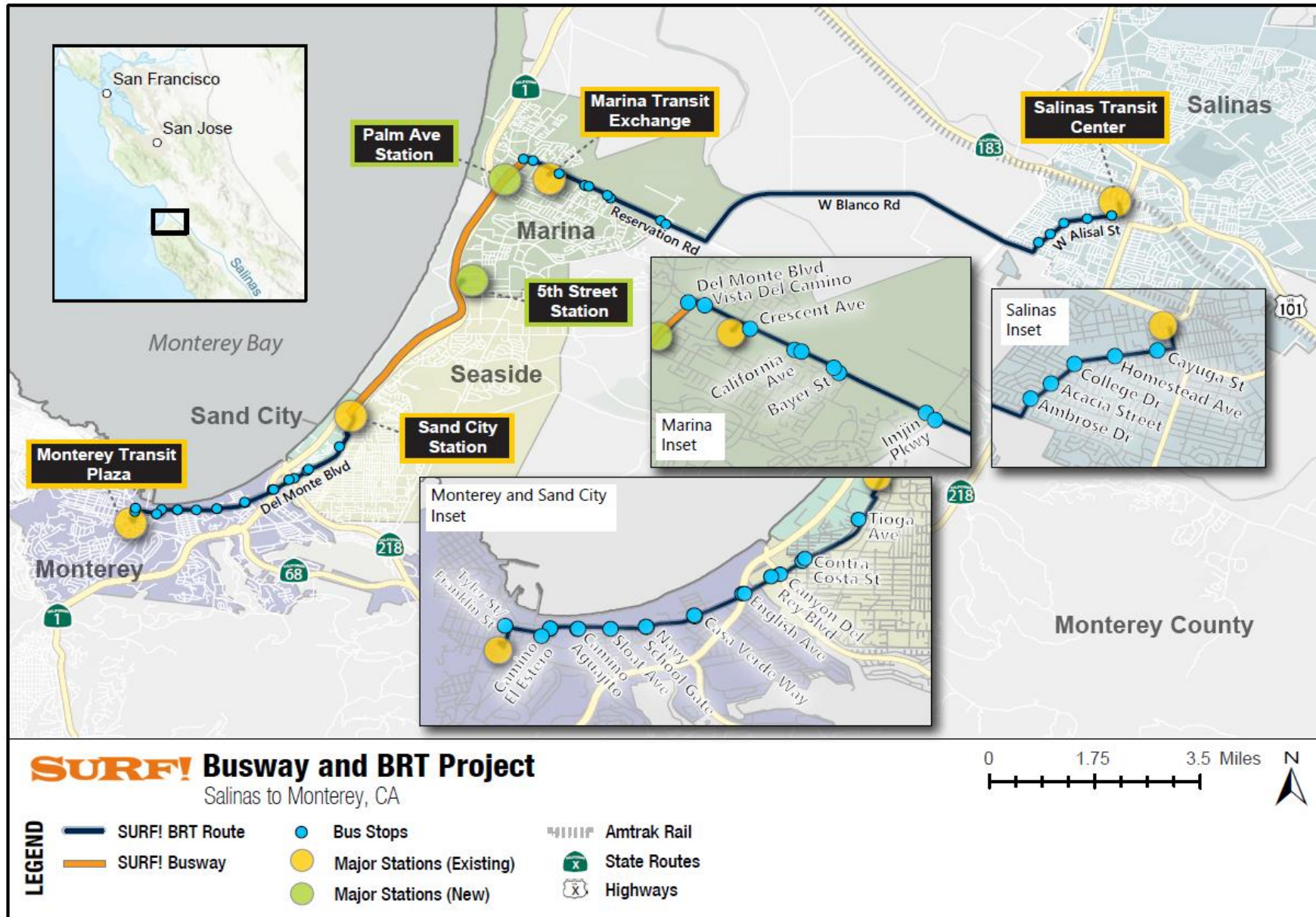


# Study Area





# SURF! Busway & BRT Project



FTA Small Starts grant application

## SURF! BRT Daily Ridership Estimates

- 2,300 trips (Base Year)
- 2,800 trips (2040)

# Study Objectives



**SURF!**

## Increase transit ridership

Strengthen Regional  
Collaboration

Identify TOD  
Opportunity Areas &  
Best Practices

Identify First/Last-Mile  
Access & TDM  
Strategies

Compete for Grant  
Funding

# Study Scope

## 1. Background Conditions

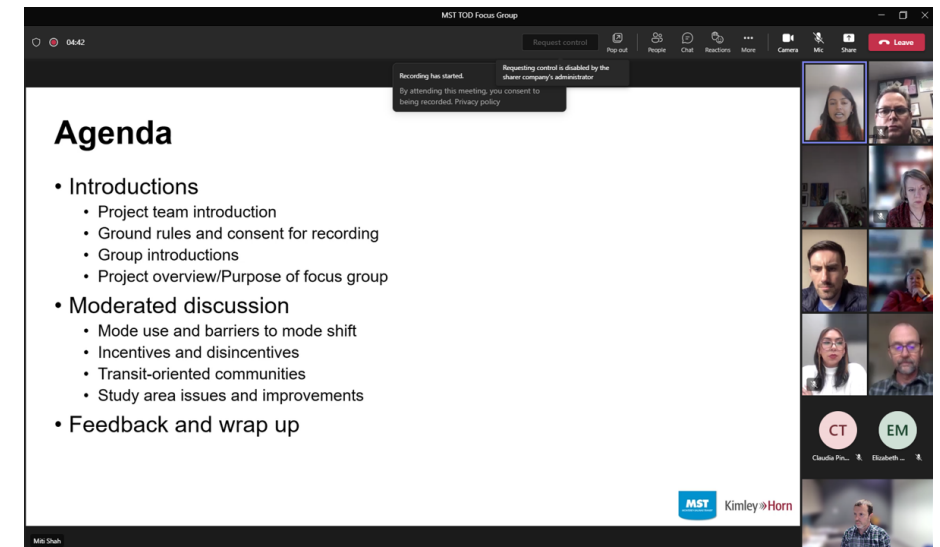
- Five study areas along the SURF! corridor
- Review land use and transportation plans
- Identify opportunities and constraints

## 2. Outreach

- Focus groups
- Community meetings

## 3. Project Implementation Strategy

- Identify TOD opportunity sites/zones
- Identify transit access and TDM strategies
- Estimate ridership and other transit benefits
- Develop implementation actions and strategies



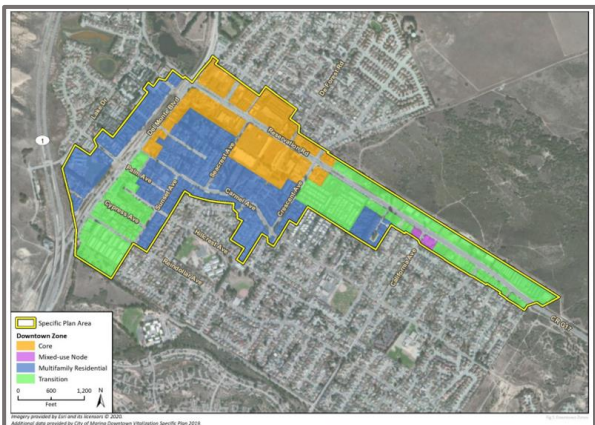
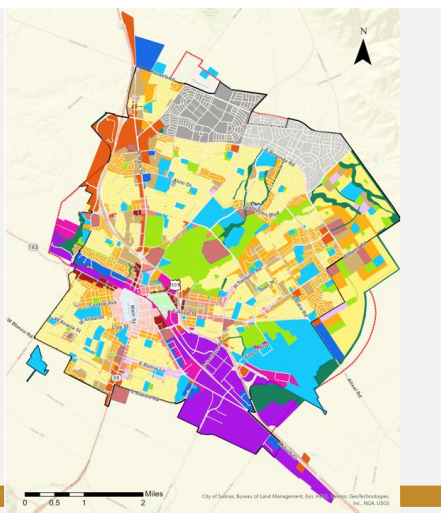
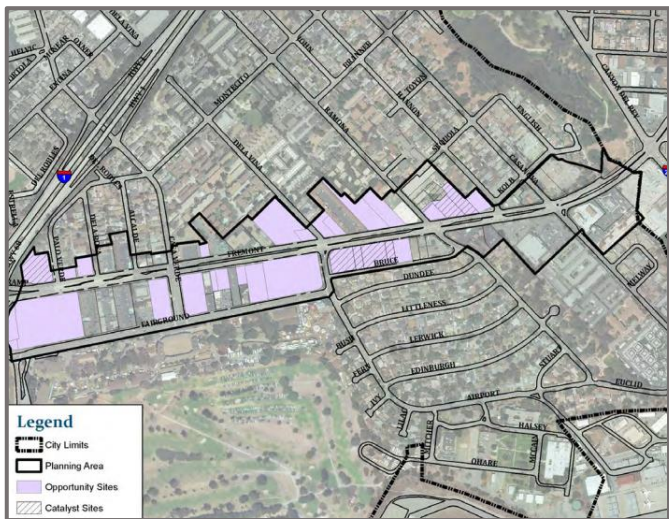


# Background Conditions





# Research Land Use & Transportation Plans



# TOD Components





# TOD Examples

**Medium Density** = 30-50 units per acre  
**High Density** = 50-100+ units per acre



**A – Independent Apartments.** 600 Ortiz Avenue in Sand City, four-story building, 2.65 acres with 61 multifamily units (**23 units per acre**) over ground floor commercial.

**B – Salinas Gateway Senior Apartments.** 25 Lincoln Avenue in Salinas, four-story, 52-unit affordable senior apartment project on 0.54 acres (**96 units per acre**) with ground floor commercial and MST center.

**C – Tannery Arts Center.** 1010 River Street in Santa Cruz, 100 units of affordable live/work space and an arts complex with 28 studio spaces for artists and creative businesses on 8.3 acres.

**D – Ocean Street Apartments.** 350 Ocean Street in Santa Cruz, four-story 63-unit affordable apartments on 1.5 acres (**42 units per acre**) with ground floor retail.

# TOD Examples

**Medium Density** = 30-50 units per acre  
**High Density** = 50-100+ units per acre



**E – Mayfair Station (Phase I).** 11600 San Pablo Avenue in El Cerrito, six-story mixed-use building adjacent to the El Cerrito Del Norte BART station with 156 units and 8,900 square feet of ground floor commercial. The Phase 1 project covers approximately 1.15-acres (**135 units per acre**). Phase II of the project will include 69 units of below market rate housing on the remainder of the 1.57-acre site.

**F – Credence – Modern Condos.** 10300 San Pablo Avenue in El Cerrito, four-story residential development with 30 units and 2 live-work units on 0.57 acres (**56 units per acre**) with 33 parking spaces. No ground floor commercial space is provided.



**G – Monarch Inn Senior Housing (Proposed in King City).** 633 Broadway in King City, three-story residential development with 42 units (roughly **50 units per acre**).





# Outreach & Implementation

# Outreach Summary

## CBO Focus Group

### 9 participants from 8 organizations

- Stressed first/last-mile connectivity
- Ease of use and understanding the system
- Enhancing safety and accessibility to transit
- Boosting awareness
- Need for flexibility with transit
- Support higher density development for affordability and to promote transit ridership
- Support incentives/TDM for transit usage



# Outreach Summary

## Developer/Architect One-on-One Interviews

### 3 developers

- Strong market conditions for housing, less so for commercial development
- Focus is shifting away from single-family to affordable multi-family
- Water, community resistance, and zoning are issues
- High costs and resulting rents make leading commercial spaces difficult
- Developers are using incentives such as SB 330 and density bonus
- Support TOD and improving the transit experience
- Need flexibility with what constitutes “mixed use” – alternatives to commercial on ground floor

# Land Use and Transportation Analysis

## Implementation Analysis

- Identify opportunity to increase ridership on SURF beyond the 2,300 (Base) and 2,800 (2040) forecasts from the FTA grant
- Translate land use and TOD opportunities to MST ridership
- Identify transportation projects and TDM strategies that improve first/last-mile connectivity and incentivize mode shift
- Align strategies with General Plans, Housing Elements, and TAMC/AMBAG growth forecasts



# Project Schedule

- Finalize the TOD opportunity sites and zones
- Develop first/last-mile transportation projects
- Develop MST ridership estimates and transit benefits
- Further TAC engagement in April
- Three community meetings in June
- Draft Plan in July
- Board Meetings in Fall 2023

# Questions?

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