

TABLE 1. Priority Sites Technical Assistance: Funding Requests and Award Recommendations

| Name of Site(s) | Jurisdiction | County | TA Request: Summary | Estimated Request ¹ | Recc'd Award |
|---|-------------------------------|--------------|--|--------------------------------|--------------|
| Phase One: 7 projects, \$1.62 million | | | | | |
| 12th and Macdonald | Richmond | Contra Costa | Concept Plan, informed by financial feasibility study and community engagement | \$ 100,000 | \$ 100,000 |
| Ashby BART Station Area | Berkeley | Alameda | 1) Enhanced Infrastructure Finance District (EIFD) Financing Plan; 2) Site design; 3) Financing strategies for affordable homeownership; 4) Targeted community engagement | \$ 250,000 | \$ 250,000 |
| Bay Fair BART Parking Lot | Unincorporated Alameda County | Alameda | 1) Overall guidance on development process/roadmap 2) Staff augmentation for BayFair project; 3) Parking study; 4) Financing guidance, including EIFD potential | \$ 500,000 | \$ 250,000 |
| Bay Fair San Leandro Sites (BART, BayFair Center, King Parcels) | San Leandro | Alameda | 1) Staff augmentation (i.e. transportation planning/engineering expertise; grant application and administration) 2) Parking and TDM program design and implementation 3) Legal and entitlement support 4) Enhanced Infrastructure Finance District (EIFD) implementation 5) District operations and maintenance support 6) Final design for critical infrastructure improvements (i.e. new pedestrian access points/paths to BART station); | \$ 3,000,000 ² | \$ 250,000 |

¹ In some cases, estimated costs were adjusted to reflect independent cost estimate of TA activities included in request.

² Total figure reflects multi-year funding needs across three Priority Sites in vicinity of BayFair BART Station and shopping center. Proposed award will support highest-priority near-term activities to ensure ability to fund wide range of requested TA regionwide.

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|------------------------|---------------------|--------------|---|--------------------------------|-------------------------|
| | | | 7) Public infrastructure preliminary engineering & cost estimates. | | |
| Downtown Parcels | Concord | Contra Costa | 1) Street closure study 2) Appraisal 3) Developer selection | \$ 125,000 | \$ 125,000 |
| VTA Great Mall Station | Milpitas | Santa Clara | 1) "Site fit" test/design analysis 2) Community engagement 3) Developer selection support | \$ 250,000 | \$ 250,000 |
| Las Deltas | Contra Costa County | Contra Costa | 1) Technical studies/due diligence 2) Developer selection support | \$ 250,000 | \$ 146,000 ³ |
| VTA River Oaks Campus | San Jose | Santa Clara | 1) "Site fit" test/design analysis 2) Parking Study 3) Community engagement 4) Developer selection support | \$ 250,000 | \$ 250,000 |

³ Reduced due to project timing: portions of project for which TA were requested will have been completed before TA delivery is possible.

| Phase Two: \$2.8M to advance eligible remaining projects, contingent on available funding | | | | | |
|---|---------------------|--------------|---|------------|------------|
| 245 South Airport Boulevard | South San Francisco | San Mateo | 1) Technical studies 2) Local policy evaluation/updates 3) Coordination with infrastructure providers 4) RFQ support | \$ 500,000 | \$ 150,000 |
| Adobe Lumber | American Canyon | Napa | 1) Technical studies/due diligence 2) Coordination with adjacent projects and stakeholders | \$ 150,000 | \$ 150,000 |
| Bliss Avenue | Pittsburg | Contra Costa | 1) Concept plan 2) Environmental Site Assessments 3) CEQA analysis | \$ 250,000 | \$ 250,000 |
| VTA Branham Station | San Jose | Santa Clara | 1) Technical studies/due diligence 2) Affordable housing 3) Architectural site planning and presentation to community members 4) Preliminary subdivision map submittal | \$ 75,000 | \$ 75,000 |
| Capitol Metro Site | Milpitas | Santa Clara | Massing study and site phasing plan | \$ 20,000 | \$ 20,000 |
| City Corporation Yard | Campbell | Santa Clara | 1) Technical studies/due diligence 2) Conceptual design/massing and cost estimates 3) Real estate/legal support | \$ 250,000 | \$ 250,000 |
| Dedicated Affordable Housing Site | Palo Alto | Santa Clara | 1) Massing/architectural studies, 2) Financial feasibility analyses 3) Engagement | \$ 200,000 | \$ 200,000 |
| Downtown at Rohnert Park | Rohnert Park | Sonoma | 1) Local policy evaluation/updates 2) Parking study 3) Retail analysis and recommendations 4) Market study | \$ 250,000 | \$ 250,000 |
| Fifer & Nellen | Corte Madera | Marin | 1) Site plan and circulation analysis 2) Cost study and geotechnical investigation | \$ 75,000 | \$ 75,000 |

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|--|-----------------|--------------|---|------------|------------|
| Foothill College | Los Altos Hills | Santa Clara | 1) Technical studies/due diligence 2) Site analysis and concept planning | \$ 150,000 | \$ 150,000 |
| Grand Avenue/Moraga Canyon | Piedmont | Alameda | 1) Local policy evaluation/updates 2) Market study | \$ 150,000 | \$ 75,000 |
| VTA Hostetter Station | San Jose | Santa Clara | 1) "Site fit" test/design analysis 2) Community engagement 3) Developer selection support | \$ 125,000 | \$ 125,000 |
| Lance Drive X Guerneville Road | Santa Rosa | Sonoma | 1) Technical studies/due diligence 2) Project financing assistance 3) Coordination with City and County on parcel annexation | \$ 500,000 | \$ 250,000 |
| Monument Blvd BART Property | Concord | Contra Costa | 1) Technical studies/due diligence 2) Coordination with special districts and utilities regarding constraints | \$ 145,000 | \$ 145,000 |
| Moraga Canyon | Piedmont | Alameda | 1) Affordable housing finance assistance 2) Coordination with potential funders | \$ 150,000 | \$ 90,000 |
| North Berkeley BART | Berkeley | Alameda | 1) Housing finance assistance 2) Assistance identifying and applying for affordable housing funding and financing sources aligned with Supportive Housing component of project | \$ 100,000 | \$ 100,000 |
| Pleasanton side of Dublin/Pleasanton BART Station | Pleasanton | Alameda | 1) Policy Review and Technical Studies 2) Conceptual Plan 3) Outreach 4) CEQA document 5) Guidance on financing for site infrastructure and other improvements | \$ 500,000 | \$ 250,000 |

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|--|--------------|--------------|--|--------------------|--------------------|
| St John the Evangelist Orthodox Church | Orinda | Contra Costa | 1) Concept plan and development program options; 2) Guidance on developer engagement and partnership | \$ 150,000 | \$ 150,000 |
| St. Vincent's | Marin County | Marin | Technical studies/due diligence | \$ 45,000 | \$ 45,000 |
| Not recommended for funding | | | | | |
| Macy's Site | Corte Madera | Marin | Traffic study/circulation analysis <i>Note: use is ineligible because it is inconsistent with REAP 2.0 program's objectives and is expected to replicate a prior study that proposed lane expansions.</i> | \$ 100,000 | \$0 |
| | | | | \$8,610,000 | \$4,421,000 |