

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT



STAFF REPORT

MEETING DATE: 7/8/2026

Staff Report No. 26-291

TO: AC Transit Board of Directors
FROM: Salvador Llamas, General Manager/Chief Executive Officer
SUBJECT: Board Policy 522 - Transit-Oriented Development and Transit-Supportive Land Use

ACTION ITEM

AGENDA PLANNING REQUEST:

RECOMMENDED ACTION(S):

Consider approving minor amendments to Board Policy 522 and retitle the policy as “Transit-Oriented Development and Transit-Supportive Land Use.”

Staff Contact:
Ramakrishna Pochiraju, Executive Director of Planning & Engineering

STRATEGIC IMPORTANCE:

Goal - Convenient and Reliable Service
Initiative - Service Quality

The Alameda-Contra Costa Transit District is committed to supporting transit-oriented development which enhances customer experience by offering more effective and efficient service.

BUDGETARY/FISCAL IMPACT:

This action has no immediate budgetary or fiscal impact. Continued engagement in transit-oriented planning strengthens efforts to grow ridership and improve the District’s fiscal outlook.

BACKGROUND/RATIONALE:

In June 2021, the AC Transit Board of Directors adopted an overhaul of Board Policy 522 to match current best practices around transit-oriented development. For this update, staff is proposing minor amendments for Board consideration. The recommended amendments are two-fold: first, the policy will be updated to cite the District’s most current design guidelines, replacing older documents like “Designing with Transit” and “AC Transit Multimodal Corridor Guidelines” with updated resources, such as “Transit-Supportive Design Guidelines” and “Bus Stop Furniture Guidelines.” Doing so promotes the use of the most accurate and preferred reference documents. The second amendment is to update the policy title to align with other Board Policy titles.

ADVANTAGES/DISADVANTAGES:

These recommended changes serve to clarify the District's preferred design guidelines for planning and design when coordinating with cities, counties, and developers on transit-oriented developments and land uses.

Staff have identified no disadvantages to the proposed amendments to the policy.

ALTERNATIVES ANALYSIS:

Staff considered not amending this Policy; however, since the noted design guidelines are outdated and are replaced with new guidance, this is not recommended. The updates add clarity to the District's most up to date design preferences and constraints. They also reflect the District's ongoing practice of reviewing and updating Board policies every five years.

PRIOR RELEVANT BOARD ACTION/POLICIES:

SR 21-158a Board Policy 522 Update

SR 21-158 Board Policy 522 Update

ATTACHMENTS:

1. Board Policy 522 (redlined)

Prepared by:

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Approved/Reviewed by:

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