Pleasant Hill BART Station

One Week to a Transit Village After 20 + Years of Struggle
Project Team

Clients:
• Contra Costa County
• BART
• Millenium Partners & Catalyst, Developers
• Peter Katz
• The Citizens of Contra Costa County

Consultant Team:
• Lennertz Coyle & Associates - Project Lead, Urban Design
• Strategic Economics & CSG Advisors - Market & Economics
• Fehr & Peers - Transportation Consultants
• Communities by Design - Public Involvement
• Nelson/Nygaard - Transit Planners
• Seth Harry Associates
• Envision Design, Urban Design
• Steve Price, Urban Advantage - Digital Imaging
• Geoffrey Ferrell & Associates, Codes
Context

- Suburb of San Francisco Bay Area.
- 140 acres surrounding Bay Area Rapid Transit (BART) station.
- County Redevelopment area.
- 2535 housing units within 1/4 mile of station.
- 2 hotels.
- Over 4000 employees in offices.
- $40 million in major public infrastructure improvements.
But No Heart!
Chronology

• 1972: BART completes station next to freeway/rural.
• 1986: First Office Building completed.
• 1987: First of seven additional traffic studies.
• 1992-1995: Recession
Chronology

• 1995: 24-screen Theater/retail development proposal for 18 acres.
• 1997: Theater development killed by community opposition.
• 1998: Amendments to Specific Plan.
Hello Peter Katz, New Urbanism, The Charrette

• 1998: Gerber meets Katz. Is it possible to develop good infill and end decision gridlock?

• BOS hires Peter Katz to advise on Pleasant Hill BART.

• Katz educates elected officials, community leaders, developers and recommends Charrette Process.
• BOS hires Lennertz Coyle and Associates.
• Charrette Feb. 2001 with two-day April wrap-up.
• 500+ people participate and applaud the result.
Charrette Hurdles

• 20 years of controversy and regional traffic gridlock.
• Replace 1200 plus parking spaces. Debate over 581 additional “temp” parking.
• BART land lease only, no for-sale product.
• Well organized community opposition/cynicism.
• Public leadership factions…lacking any advocacy.
Why does this matter to Contra Costa County and the Urban Limit Line Queen?

• Suburban sprawl capital of the Bay Area.
• 18% growth since 1990.
• Huge affordable housing problem.
• Little housing diversity.
Why does this matter to Contra Costa County and the Urban Limit Line Queen?

- Sprawl will destroy our open space/agricultural land - a key economic element.
- Last year we moved urban limit line, saving 14,000 acres.
- Without a different development model the limit will eventually succumb to market pressure.
The Charrette Process

START

RESEARCH & EDUCATION

CHARRETTE

REVIEW & REVISE

ACTION

- Urban Design
- Community Outreach
- Market Analysis
- Financial Modeling
- Transportation
- Transit

- LCA Team Process

Pleasant Hill BART Station

Lennertz Coyle & Associates

Pleasant Hill BART Station
The Charrette Gallery
Program

766,000 Total Net SF
Office: 467,000 net sq.ft.
Retail: 29,500 net sq.ft.
Civic: 3,500 net sq.ft.
Residential: 50 Townhomes 205 Flats
Pleasant Hill BART Station:
Treat Boulevard
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Treat Boulevard
Pleasant Hill BART Station:
Las Juntas Way
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Las Juntas Way
Lennertz Coyle & Associates
Pleasant Hill BART Station

Daily Trip Generation
658 Units

Source: EIR Traffic Study and Fehr & Peers
Refinements
Codes
Building Height

LEGEND
- Max. Height - 180'-0" (12 Stories)
- Min. Height - 24'-0" (2 Stories)
- Max. Height - 108'-0" (7 Stories)
- Min. Height - 24'-0" (2 Stories)
- Max. Height - 65'-0" (5 Stories)
- Min. Height - 24'-0" (2 Stories)
- Max. Height - 52'-0" (4 Stories)
- Min. Height - 36'-0" (3 Stories)

* Top of deck of parking structure in this area may not exceed the height of adjacent buildings.
BUILDING PLACEMENT

LEGEND
- Zero Lot Line Setback
- 0 - 6 Setback Allowed
- 0 - 10 Setback Allowed
- 0 - 20 Setback Allowed
(7%) Percentage of Built Frontage required within the setback
Primary Street
(See Architectural Standards)

Buildings May Also Be Set Back to Lines as Shown

Building Placement
Building Use
Parking Placement
Lennertz Coyle & Associates

Pleasant Hill BART Station
Mixed-Use Building
Bridges
Iron Horse Trail
Cable Stay Bridge
Iron Horse Trail
Truss Bridge
Oak Road
Truss Bridge
Specific Plan
Concept 2B
144 Housing Units
606,000 SF Office
40,000 SF Retail
Concept 3A
Concept 3C
Public Main Issues

• Scale
  - sense of place, not “anywhere USA”
  - small, walkable blocks
  - architecture - compatible diversity
  - village square - “place to meet your neighbors”

• Program
  - LOCALLY SERVING, NOT REGIONAL
  - mix of uses, like downtown Walnut Creek
  - day and night activity
  - community center/theater, seniors meeting place
  - residential has low local traffic impact
  - office helps reverse BART commute
Public Kick-Off Main Issues

• Traffic & Parking
  - differing viewpoints
    - not enough for BART, provide more
    - charge for BART parking
    - encourage public transportation, carpool, vanpool
  - Treat Blvd. is a divider, walking is dangerous
  - Jones Road needs rework - realign, connect to Treat

• Safety
  - not a nighttime wasteland
  - must feel safe walking and biking
Public Kick-Off Main Issues

• Alternatives to the Automobile
  - Link station to neighborhoods
  - Airport Shuttle
  - Light Rail

• Iron Horse Trail
  - Integrate Trail with the site
  - Improve Intersection at Treat
  - Provide respite area/trailhead along east side just north of treat
Public Kick-Off Main Issues

- **Natural Environment**
  20 year vision, deciduous shade trees, no palms, native and drought resistant, flowers, shrubs, park benches, bike parking, bike trails, human scale

  Save the beautiful view of Mt. Diablo from the BART Station tracks

  Block the Southwest wind, it is too windy

  Buffer the noise level of I-680 and the traffic through the site
Public Kick-Off Meeting
Charrette Last Day
Option Two

Office:  
498,850 sq.ft.

Retail:  
55,795 sq.ft.

Civic:  
9,670 sq.ft.

Residential:  
496 Flats
Option Three

Office:
299,580 sq.ft.

Retail:
55,795 sq.ft.

Civic:
9,670 sq.ft.

Residential:
50 Townhomes
328 Flats
Option Four

Office:
299,580 sq.ft.

Retail:
55,795 sq.ft.

Civic:
9,670 sq.ft.

Residential:
668 Flats
Charrette Day 2
Concept 2B
144 Housing Units
606,000 SF Office
40,000 SF Retail
Lennertz Coyle & Associates
Pleasant Hill BART Station

Mixed-Use Building
Mixed-Use Building