

CONTRA COSTA CENTRE AT PLEASANT HILL BART

Transit-Oriented Development through Public/Private Partnerships



FACT SHEET
November 1, 2009

CONTRA COSTA CENTRE AT PLEASANT HILL BART

A Model of Transit-Oriented Development Using Public/Private Partnerships

Contra Costa Centre at Pleasant Hill BART is a 140-acre area surrounding the Pleasant Hill Station of the Bay Area Rapid Transit District (BART). Built in the early 1970's, the Pleasant Hill Station is now strategically located where BART, I-680, a major sub-regional arterial, a regional trail, and a future light-rail corridor converge. The Contra Costa Centre Area is without challenge with respect to accessibility. The Contra Costa Centre program was explicitly designed to locate employment and housing next to this regional transportation hub. Planners and environmental interest have advocated this type of development for years, and have cited the Area as a prime example of a suburban employment/housing center next to transportation facilities:

“PLEASANT HILL BART: TRANSIT-ORIENTED DEVELOPMENT PRODUCES RESULTS. With the highest concentration of multi-family housing within a quarter mile of any suburban transit hub in northern California, the Pleasant Hill BART Station shows how transit-oriented development can work. Sixty percent of those living in nearby units said BART was a major factor in moving there. Studies have consistently found that 40% of the area residents use BART to commute to their work place.”

From “Blueprint for a Sustainable Bay Area”, by Urban Ecology, Inc.”

“BART’s Pleasant Hill Station has advanced the cause of transit village development more than any other station on the system... The Contra Costa County Redevelopment Agency emerged as a key player in bringing (it) about.”

From “Transit Villages in the 21st Century,” by Michael Bernich and Robert Cervero

“Pleasant Hill BART is an important precedent, because it demonstrates that transit-oriented development can be successful both in real estate terms and in transit ridership.”

From Morris Newman in “California Planning and Development Reporter.”

“Since the early 1980’s, the County Redevelopment Agency has targeted a lot of resources at the Pleasant Hill station area to entice private investment.... With over 2,000 housing units and several million square feet of commercial development within walking distance of the Pleasant Hill station, these efforts have largely paid off.”

From “Transit-Oriented Development in the United States: Experiences, Challenges, and Prospects” from Transportation Research Board TCRP Report 102, 2004.

“As the Pleasant Hill (BART) experience demonstrates, transit-friendly development in a suburban context is not likely to occur in the absence of detailed station plans that reflect both development realities and community concerns about the intensity and design of development.”

From “Developing Around Transit” by Robert Dunphy, and Robert Cervero. al.

The Pleasant Hill BART Station Area Specific Plan, adopted by the County in 1983, and the companion 1984 Redevelopment Plan have received numerous awards and accolades for good planning. The County Supervisors Association of California recognized the Pleasant Hill BART Specific Plan with its Partnership Award. The Specific Plan and its development program have been recognized by the Pacific Rim Council on Urban Development, the Urban Land Institute, the American Planning Association, The Transportation Research Board, the State of California, and the California Redevelopment Association as a model of suburban transit-oriented development.

Development in the area, renamed Contra Costa Centre in 2005, provides for economic growth, new jobs and affordable housing, while also contributing part of the solution to the Bay Area's transportation problems. The Specific Plan also provides for a partial public recapture of value created by BART and other public investment in the Area. Growth management elements of the Specific Plan include:

- A regional approach to addressing development and traffic concerns;
- Creation of a jobs/housing center around existing regional transportation hub;
- Public/private financing of infrastructure improvements:

The completion of nearly \$90 million in major public infrastructure improvement concurrent with or prior to development using property owner supported assessment bonds, and redevelopment tax increments;

The capacity to finance up to \$30 million in additional infrastructure improvements through redevelopment tax increments;

- Requirements for transportation demand management and child care program;
- Public financing of affordable housing projects through redevelopment tax increments and tax exempt bonds; and
- Creation of jobs/housing balance.

Contra Costa Centre currently features approximately 2.2 million square feet of existing Class A office space, 423 hotel rooms (Embassy Suites and a Marriott Renaissance hotel, and almost 2300 multi-family residential units (Table II, II(A)). At completion the greater area will have approximately 2.8 million square feet of office and commercial development and 2800 residential units.

Major property owners within Contra Costa Centre include Cornerstone Investors, PMI Group, Inc., Equity Office Properties, J.P. Morgan Investment Management, Leisure Sports, the California State Teachers Retirement Fund, Hoffman Company, Thomas Properties, KOAR, Inc., Domino Realty Management, BRIDGE Housing Corp., the Bay Area Rapid Transit District, AvalonBay Communities, Inc. and Millennium Partners, John Muir/Mt. Diablo Health, and

Trammel Crow. The California State Automobile Association will be a property owner in the future when their corporate headquarters relocation is fully completed in 2010.

Major tenants within the Station Area are shown on Table I.

TABLE I

MAJOR EMPLOYERS – CONTRA COSTA CENTRE

• Bank of the West	• Montgomery Watson
• Basic American Foods	• Nextel Communications
• Dantz Development	• PMI Mortgage Insurance
• Embassy Suites	• Renaissance Club Sport Hotel
• Fireman's Fund	• Vodafone
• John Muir/Mt. Diablo Health System	• Wild Packets, Inc.
• Levi-Strauss	• California State Automobile Association

Other prominent tenants (15+ employees) include:

Accenture	Jacobs Civil, Inc.
Administaff	Kaiser Permanente
Beere & Purves	K-Force.Com
Benefitpoint	Mirant/Southern Energy
Camby Group	Moody's Risk Management
Central Garden & Pet	New York Life
CM Management	Ownit Mortgage
CMG Mortgage	Park Regency Apartment
Countrywide Home Loans	Qwest/LCI
CT Corporation Systems	Rings Grill
Dr. Jack Goon	State Compensation Insurance Fund
Equity Office Properties	Storage Tek
Eskanos & Adler, P.C.	Tetra Tech
Fidelity National Title	Time Warner Telecom
GeneSys	UFCW
Golden Eagle Insurance	UNUM Provident
Great American Insurance	Wells Fargo Home Mortgage
Greater Bay Bancorp	Yoshima Capital
HQ Global	
Investors Bank & Trust	

**TABLE II
CONTRA COSTA CENTRE DEVELOPMENT SUMMARY**

Completed as of November, 2009

Approved but unbuilt, with Preliminary
or Final Development Plan

	Commercial sq. ft.	Res. # Units	Hotel # Rooms	Commercial sq. ft.	Res. # Units	Hotel # Rooms
Within Specific Plan Boundaries	1,675,853	1,354	423	349,100	522	0
In Vicinity of Specific Plan Area	729,084	924	0			0
Total	2,404,937	2,278	423	349,100	522	0

Total: Non-Residential 2,754,037 square feet

Residential 2,800 units

Hotel Rooms 423 rooms

**TABLE II (A)
CONTRA COSTA CENTRE SPECIFIC PLAN DEVELOPMENT
SUMMARY**

Built as of November, 2009

Approved, but unbuilt, with Preliminary
or Final Development Plan

Area	Commercial sq. ft.	Res. #Units	Hotel #Rooms	Commercial sq. ft	Res. #Units	Hotel #Rooms
1A	13,650					
1B	49,794					
2		112				
3	2,650	892				
4		291				
5		59				
7 & 8	478,071					
9	101,842					
10A	375,000					
10B	207,262		248			
11 & 12				349,100	522	
13						
14A & B	253,584		175			
15	194,000					
TOTAL	1,675,853	1,354	423	349,100	522	

TABLE II (B)**CONTRA COSTA CENTRE AREA VICINITY OUTSIDE OF SPECIFIC PLAN AREA**

	Commercial sq. ft.	Res. #Units	Hotel #Rooms
Bank of the West	128,300		
Christopher James	87,500		
Alderwood Tract	24,784		
Cherry Tract	7,300		
Muller	3,200		
Duffel I & II	200,000		
Duffel III	200,000		
Lockwood	14,400		
Mayhew	16,800		
B & V	13,200		
Pac Bell	33,600		
Treat Commons		350	
Reflections		360	
Oak Point		92	
Oak Treat Court		16	
Station Park		106	
TOTAL	729,084	924	

APPENDIX A

**SUMMARY OF CONTRA COSTA CENTRE
SPECIFIC PLAN DEVELOPMENT SITES**



Contra Costa Centre Transit Village



Legend

Map created 10/2/2006
 by Contra Costa County Community Development Group
 401 Pine Street, 4th Floor - Fourth Wing, Martinez, CA 94501-0095
 37.5745, -122.1435384W

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