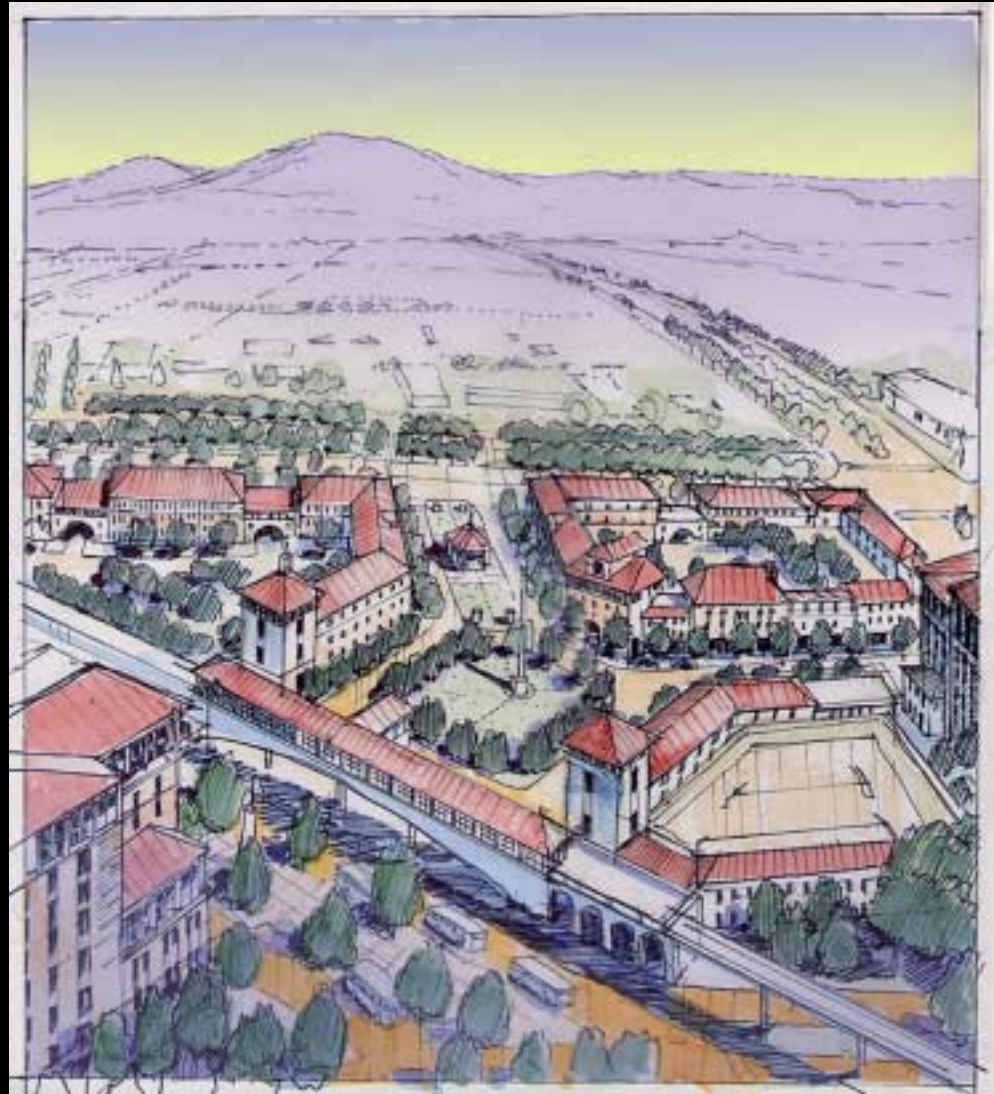


Pleasant Hill BART Station

*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 !



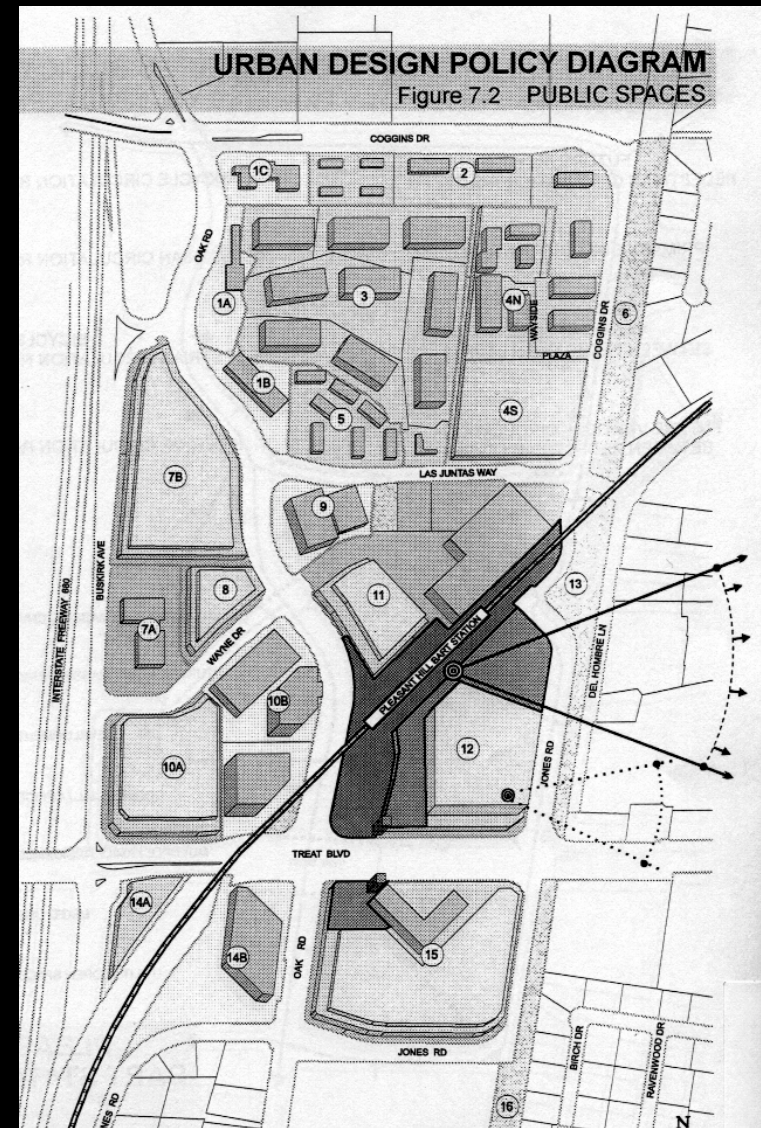
Chronology

- **1972: BART completes station next to freeway/rural.**
- **1983: Pleasant Hill BART Specific Plan adopted.**
- **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.



1998 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.**

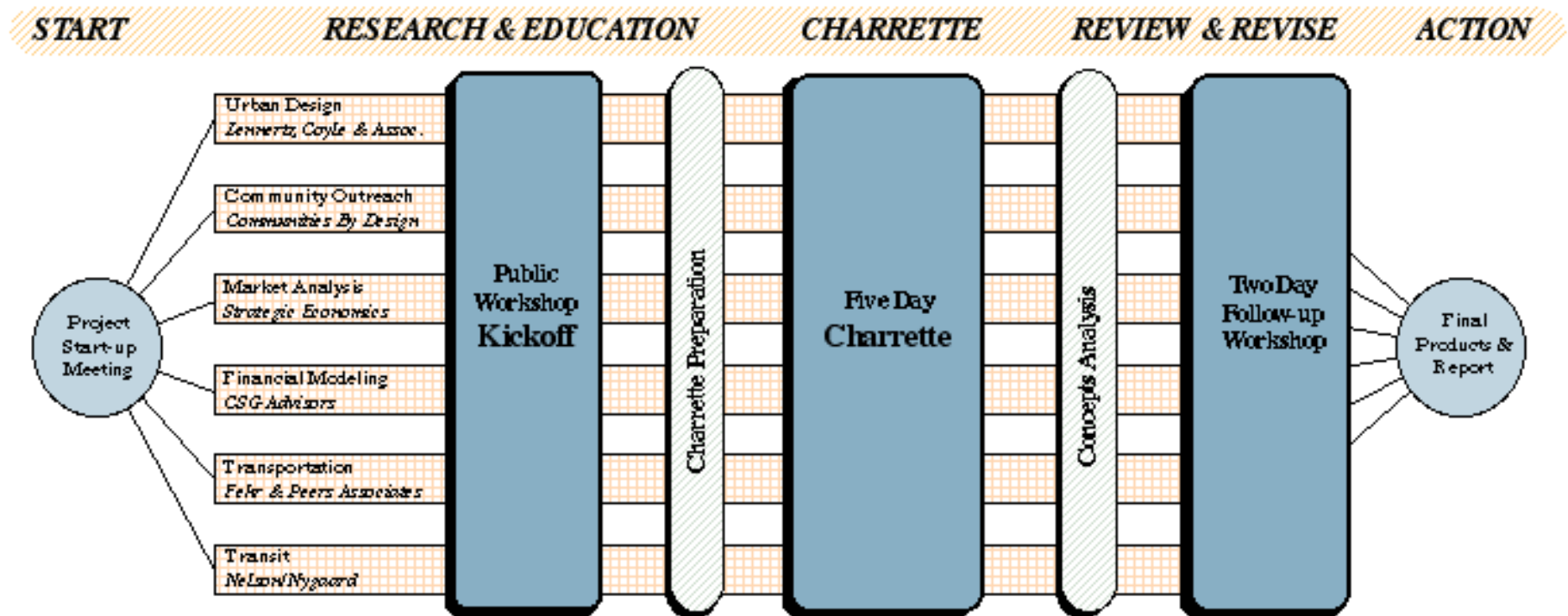


Why does this matter to Contra Costa County and the Urban Limit Line Queen?

- **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



LCA TEAM PROCESS

PLEASANT HILL BART STATION



Lennertz Coyle & Associates

Pleasant Hill BART Station



Lennertz Coyle & Associates

Pleasant Hill BART Station

The Charrette Gallery





Lennertz Coyle & Associates

Pleasant Hill BART Station

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**



**Pleasant Hill BART Station:
Treat Boulevard**





Pleasant Hill BART Station: Las Juntas Way

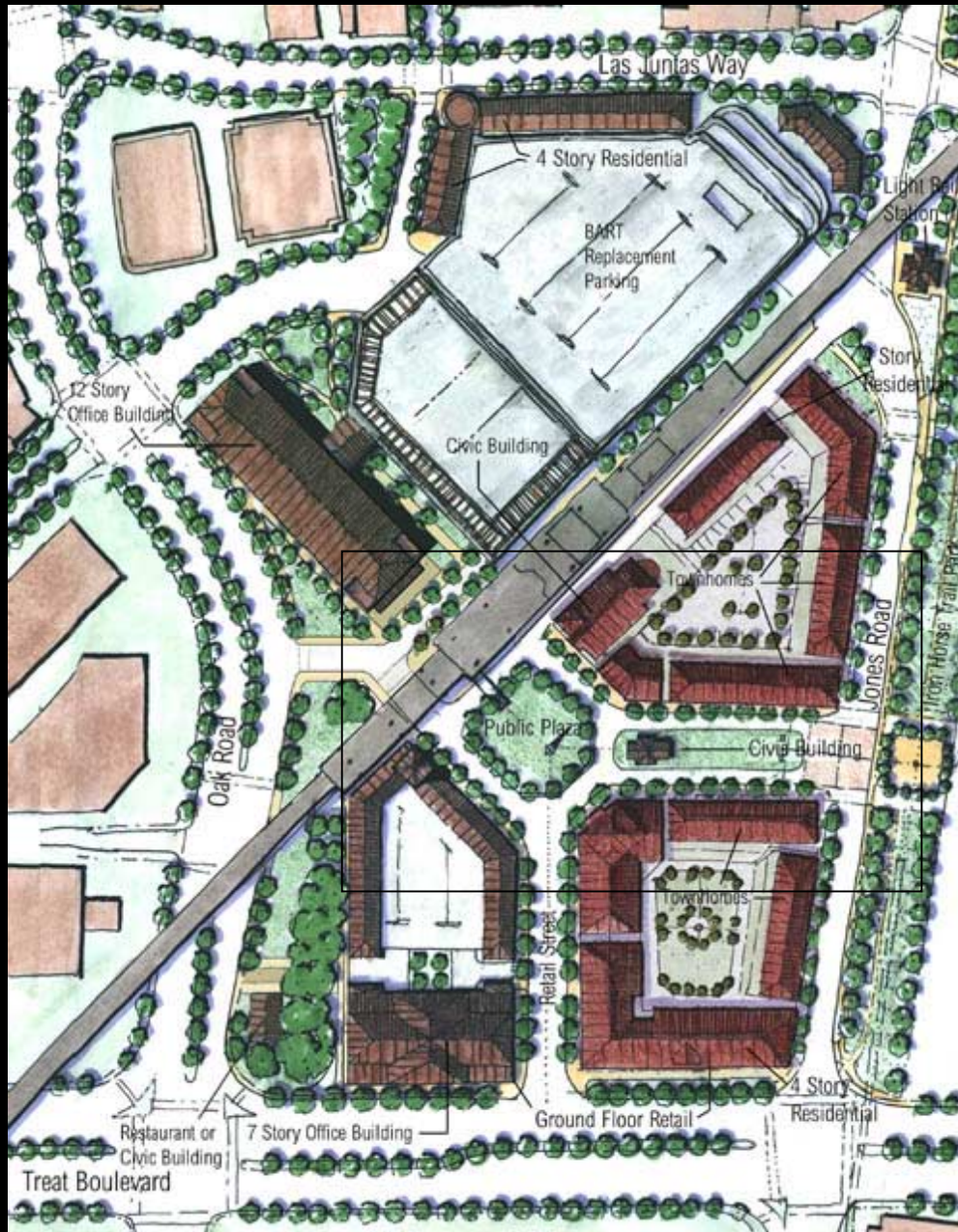


Lennertz Coyle & Associates

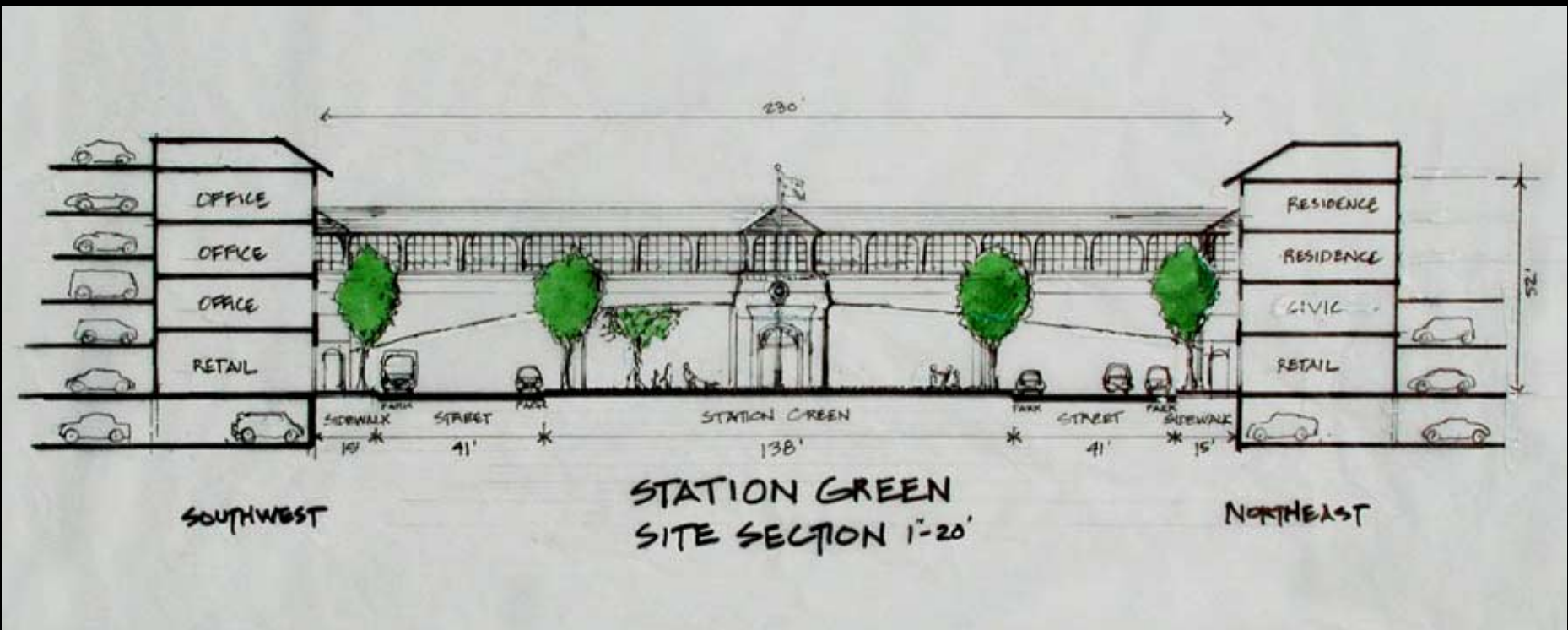
Pleasant Hill BART Station

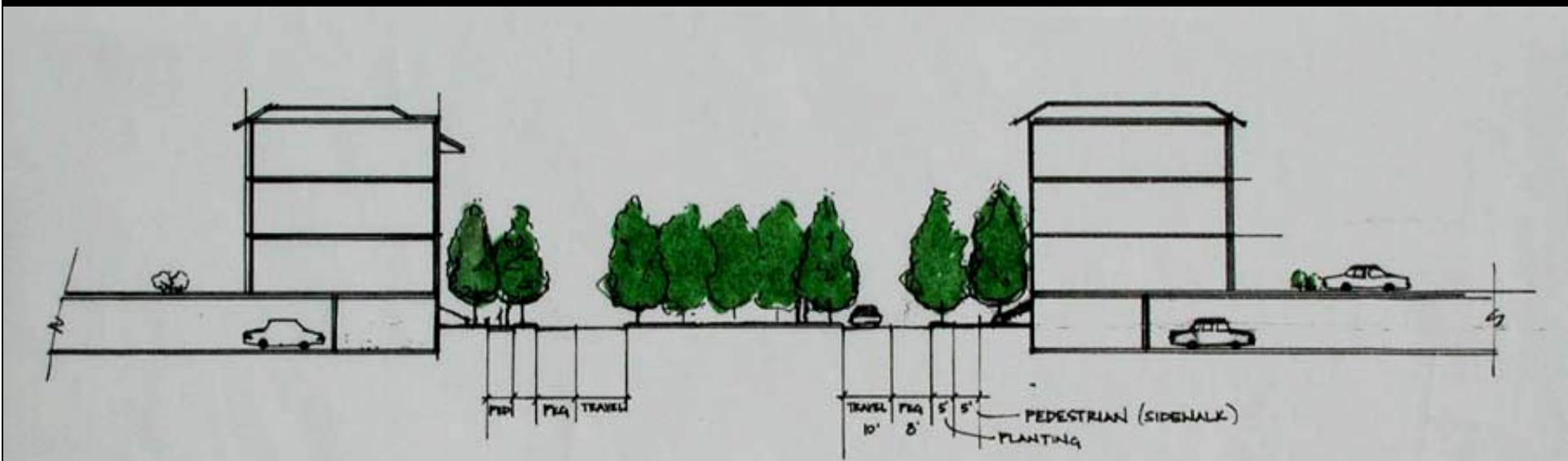
Pleasant Hill BART Station: Las Juntas Way













Lennertz Coyle & Associates

Pleasant Hill BART Station



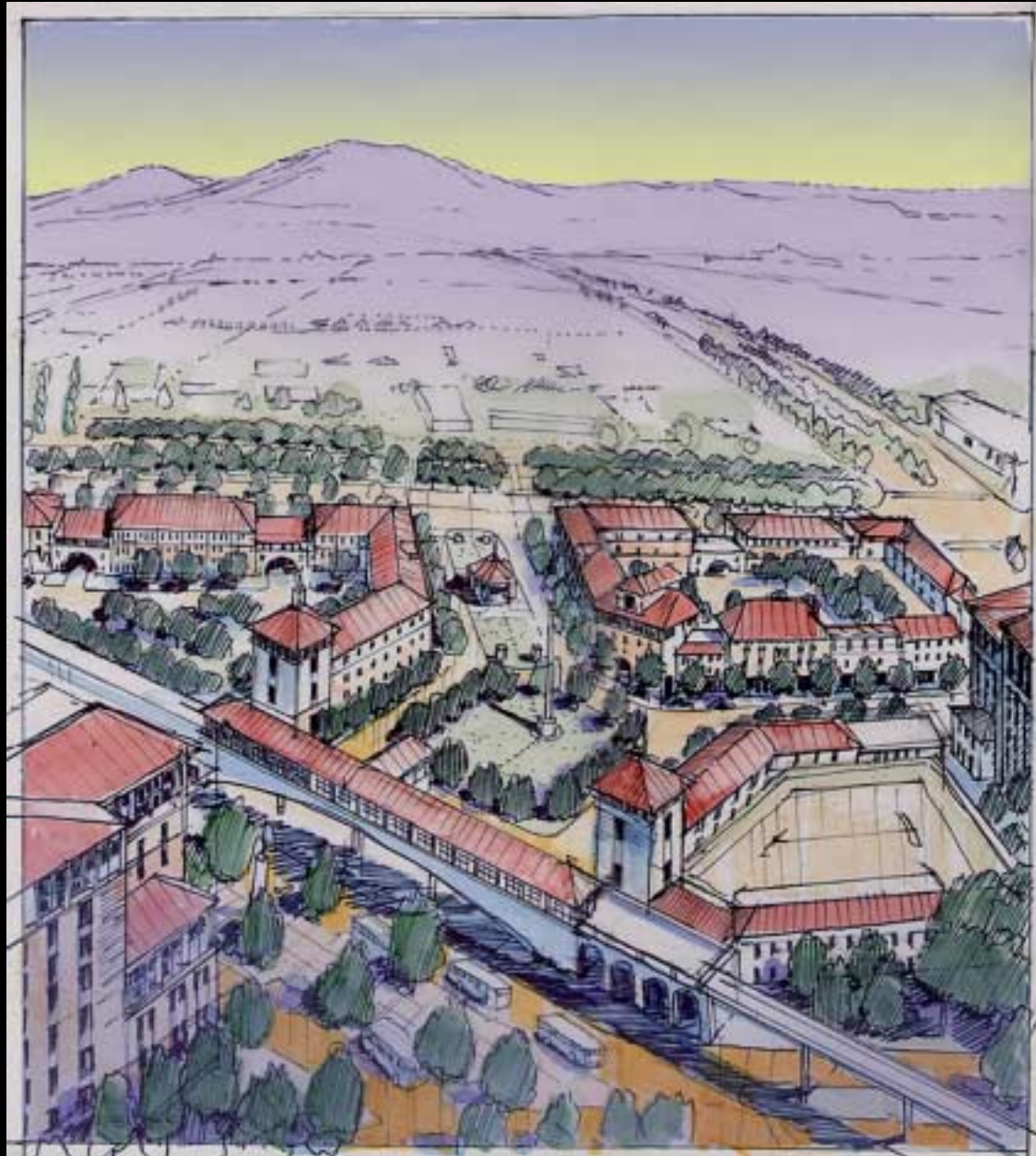
Lennertz Coyle & Associates

Pleasant Hill BART Station



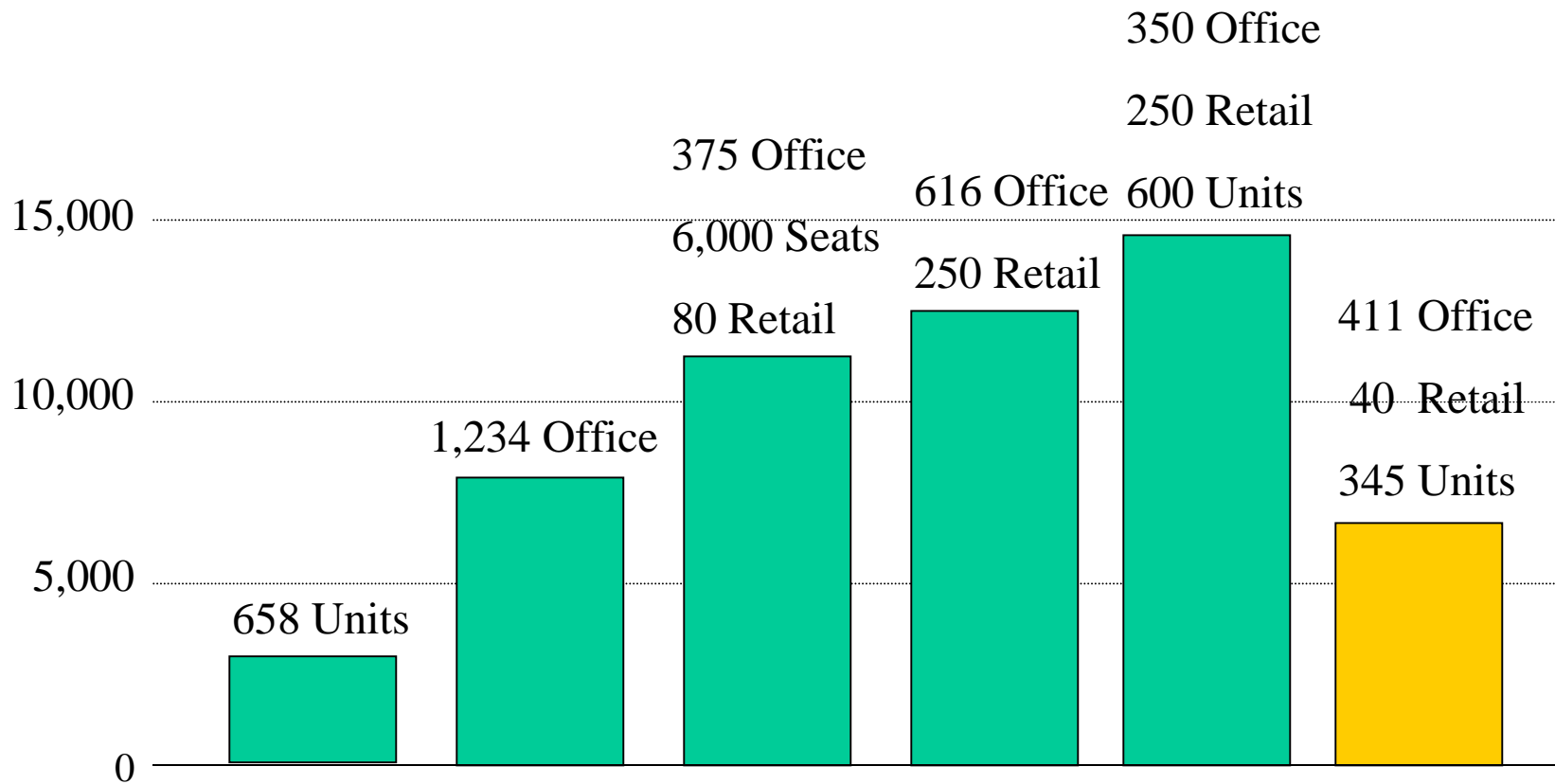
Lennertz Coyle & Associates

Pleasant Hill BART Station



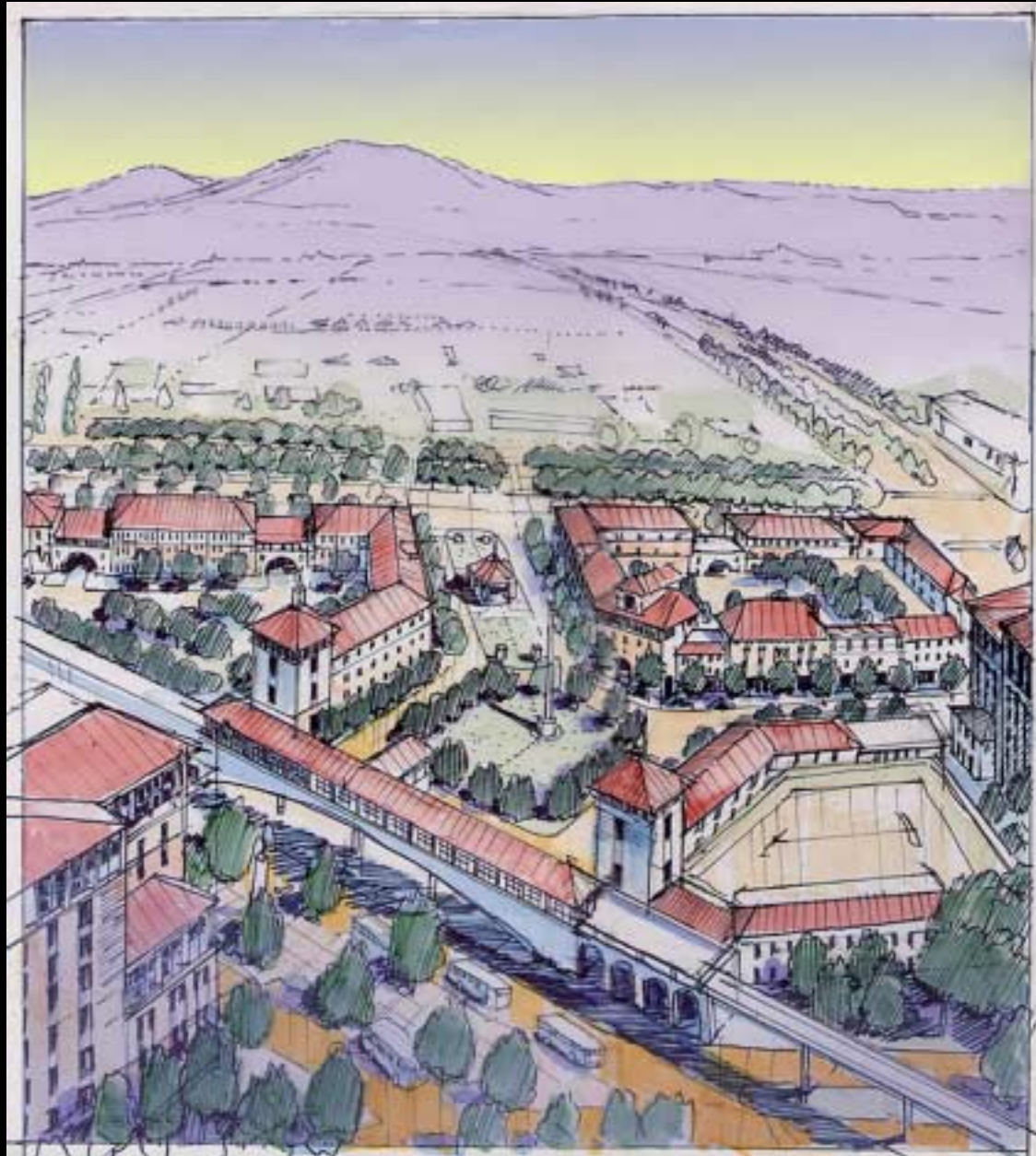
Lennertz Coyle & Associates

Pleasant Hill BART Station



Source: EIR Traffic Study and Fehr & Peers





Lennertz Coyle & Associates

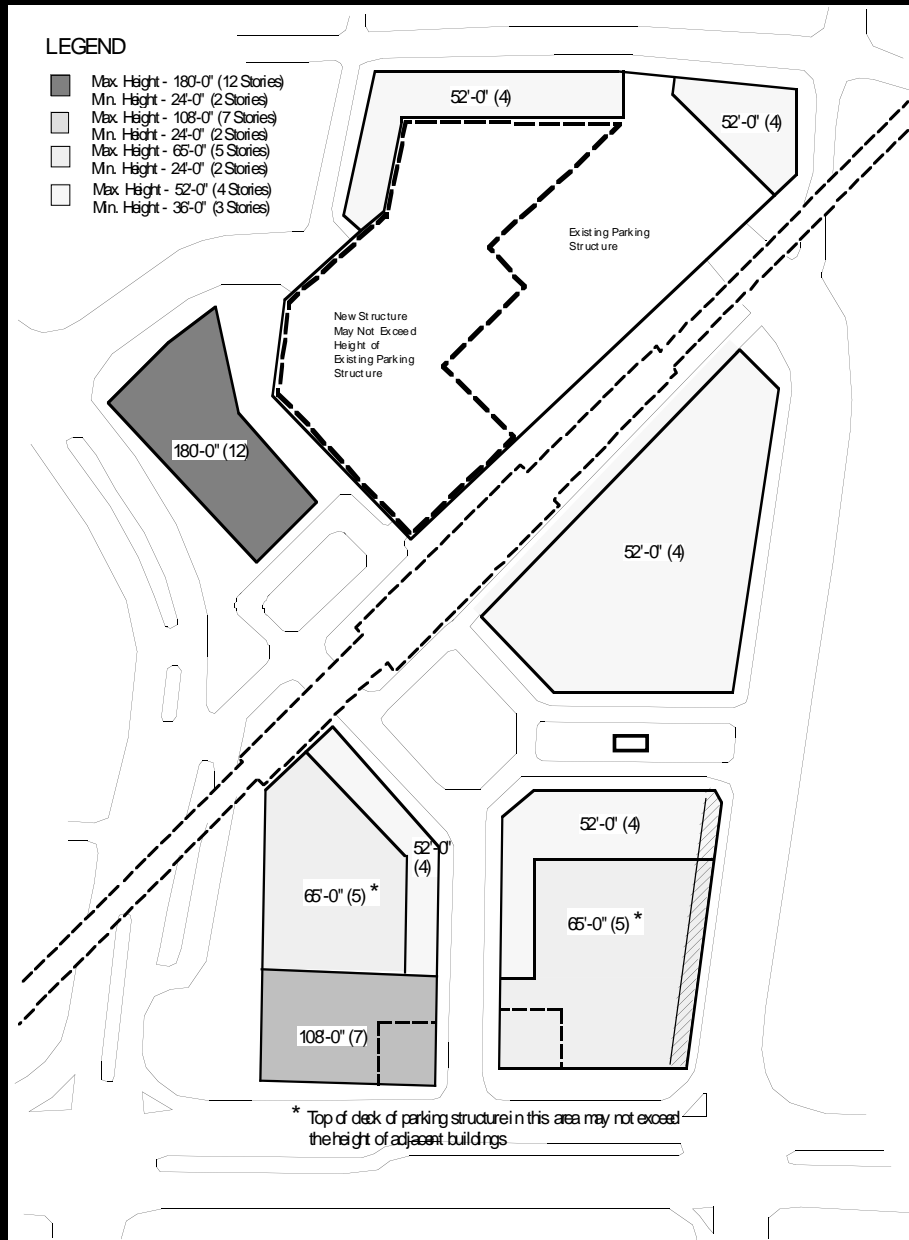
Pleasant Hill BART Station

Refinements



Codes

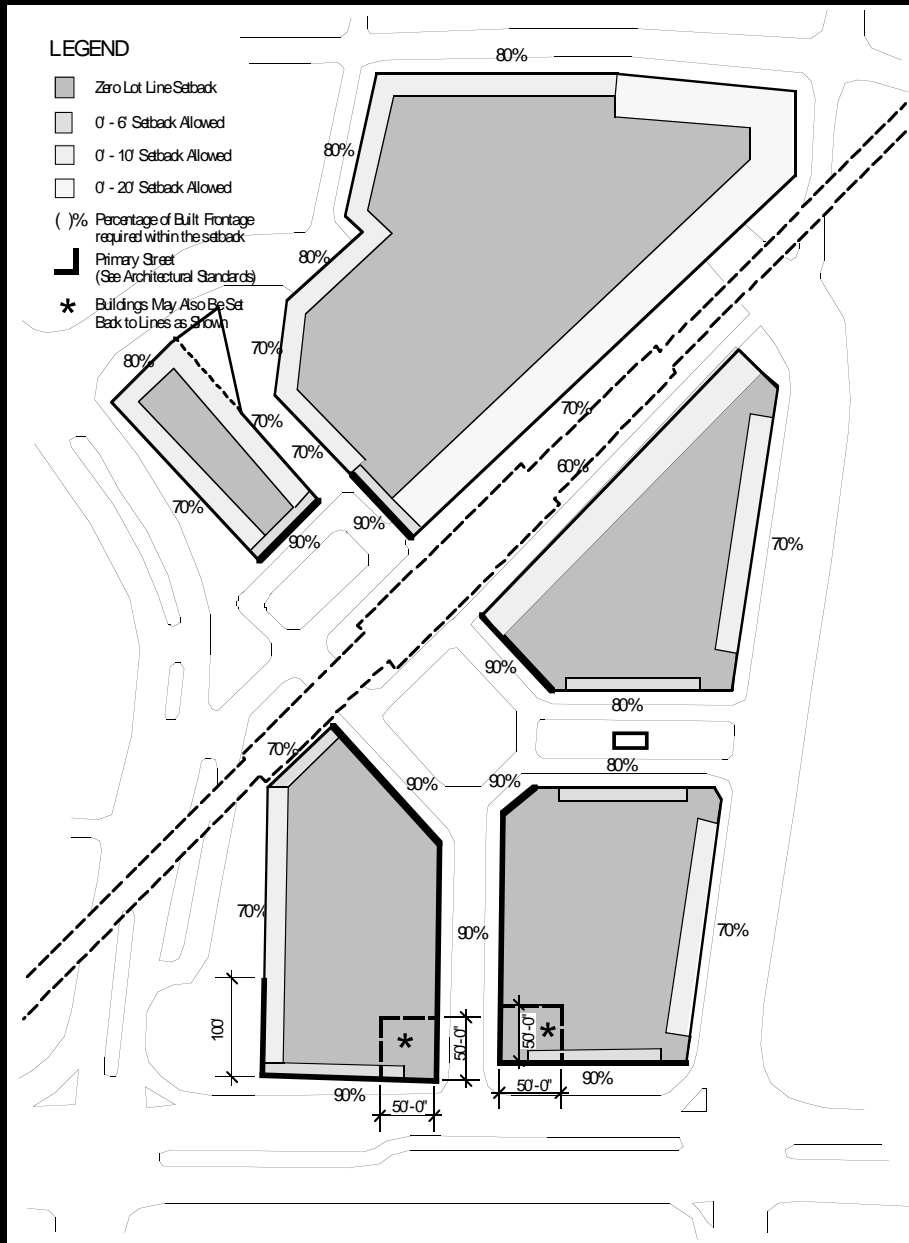




Building Height

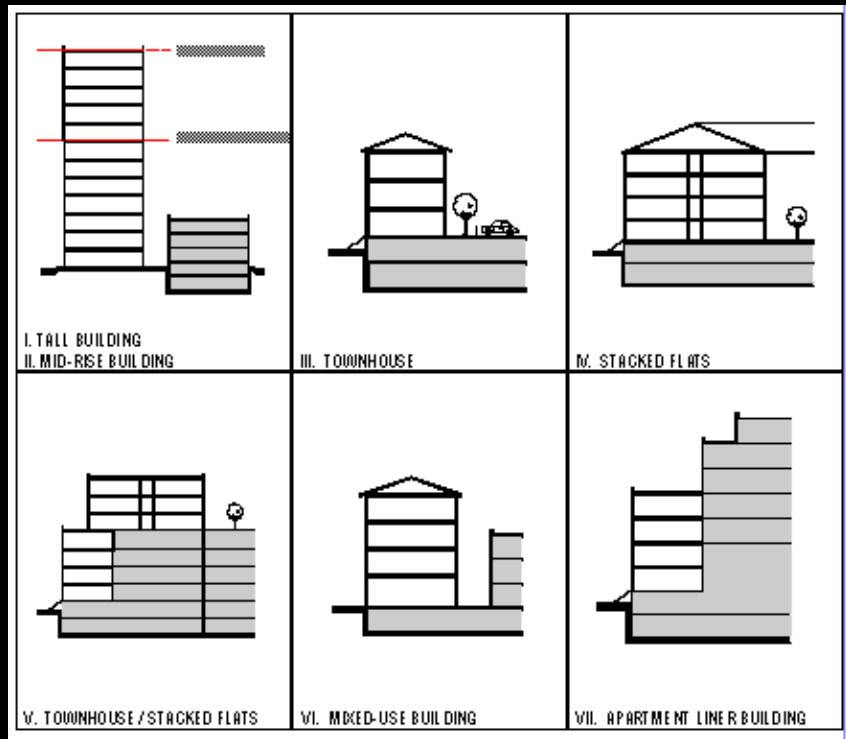
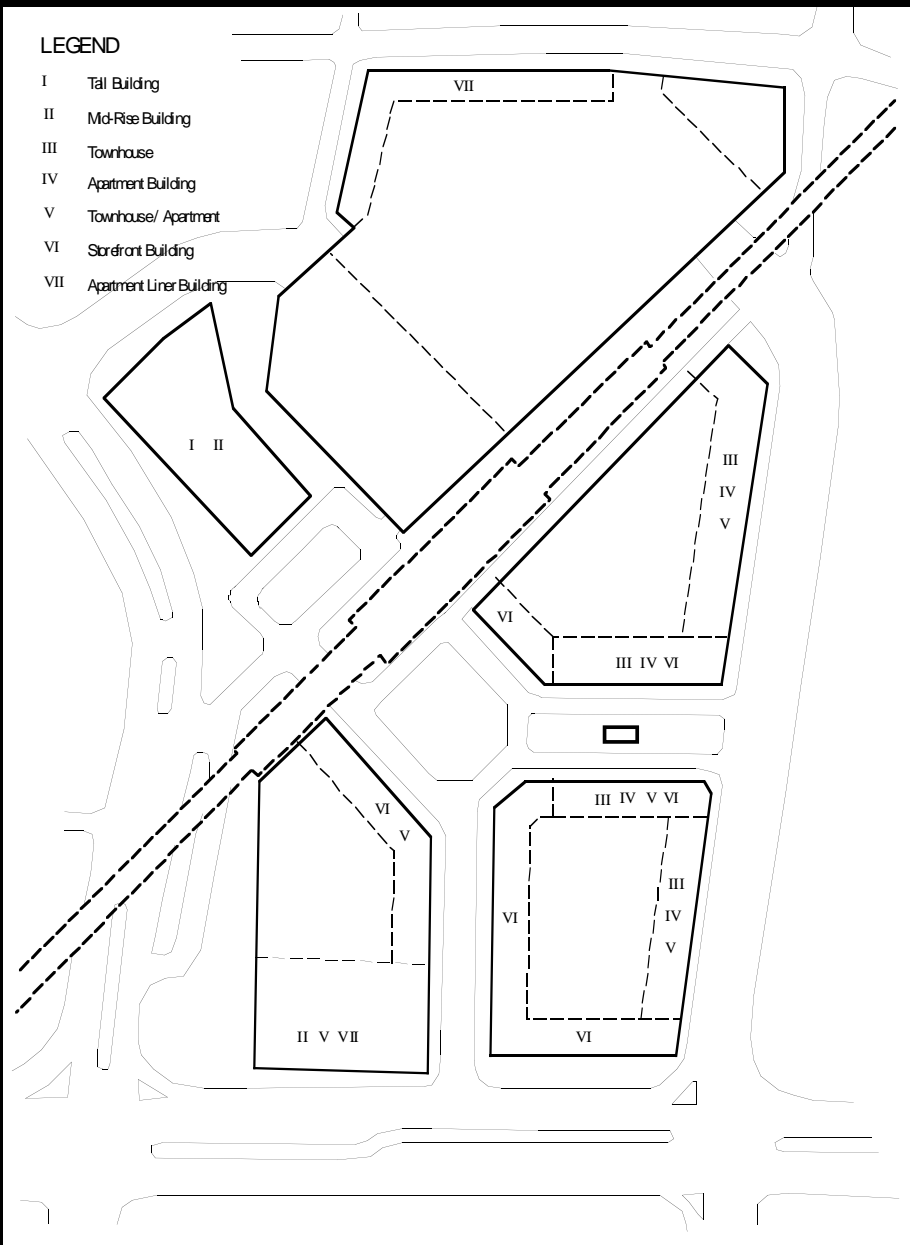






Building Placement



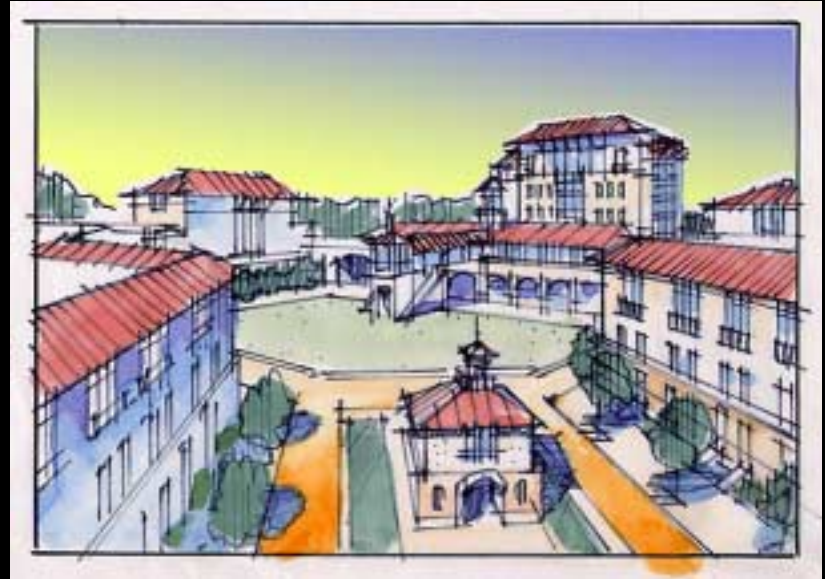
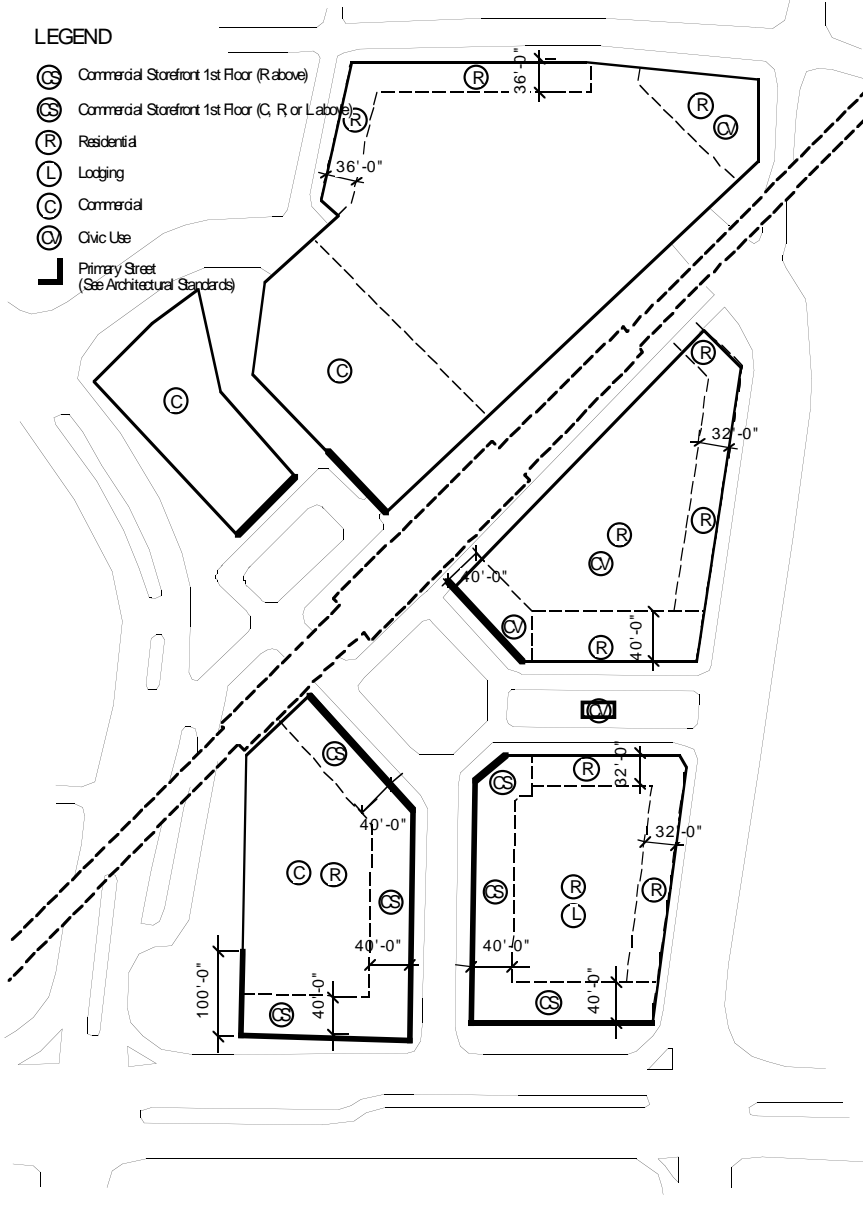


Building Types



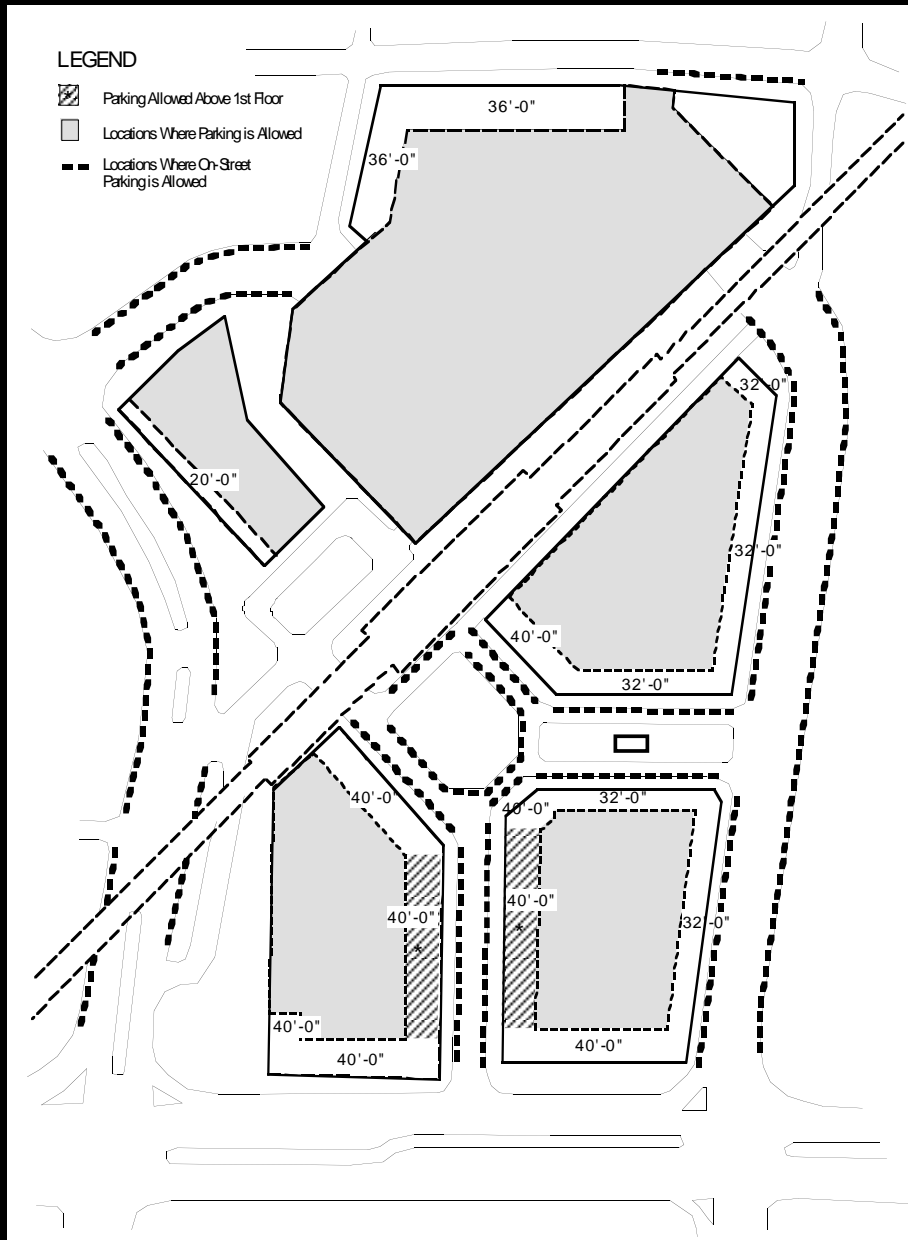
LEGEND

- Ⓢ Commercial Storefront 1st Floor (R above)
- Ⓞ Commercial Storefront 1st Floor (C, R or Labor)
- Ⓡ Residential
- Ⓛ Lodging
- ⓐ Commercial
- ⓐ Civic Use
- └ Primary Street
(See Architectural Standards)



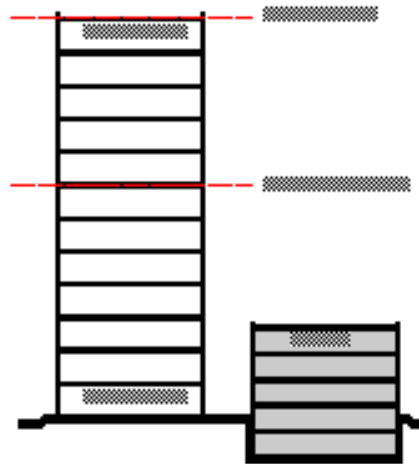
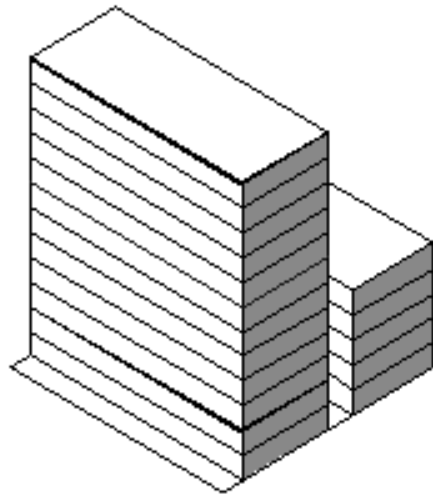
Building Use





Parking Placement

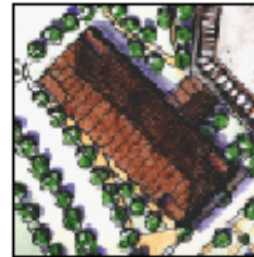




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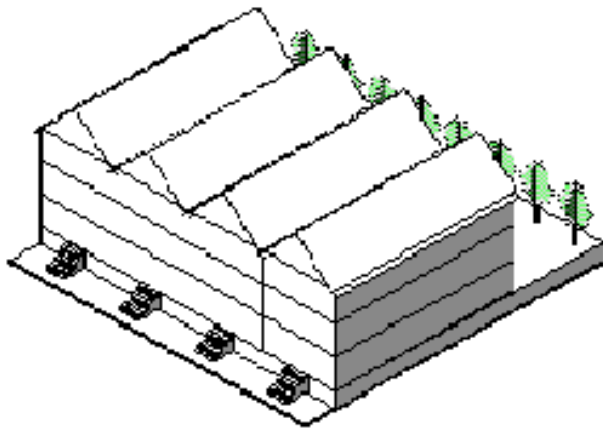


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TYPE I TALL BUILDING

TYPE II MID-RISE BUILDING





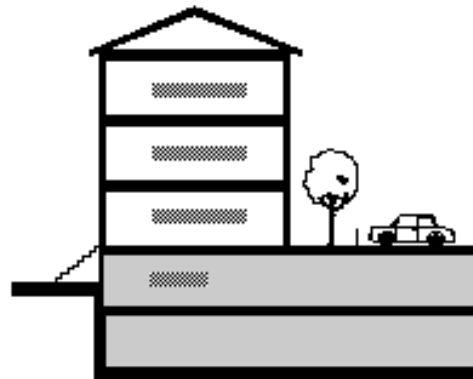
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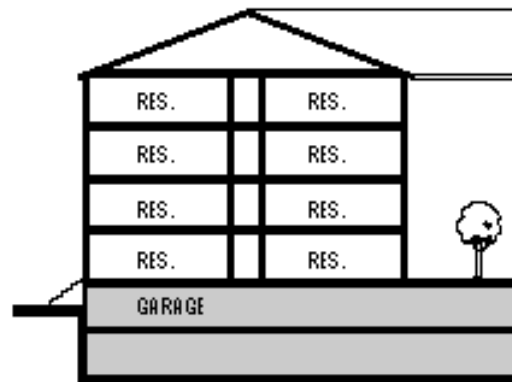
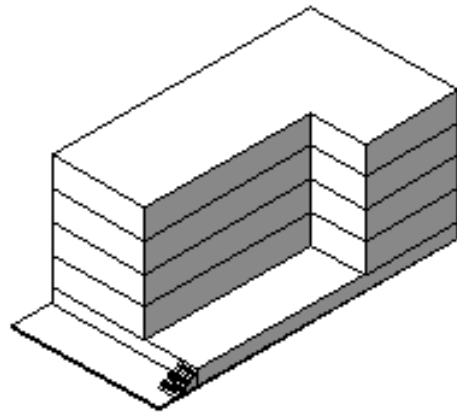
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TYPE III
TOWNHOUSE





IV Stacked Flats Building

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COURTESY, COSTA COUNTY DEVELOPMENT AGENCY - BART



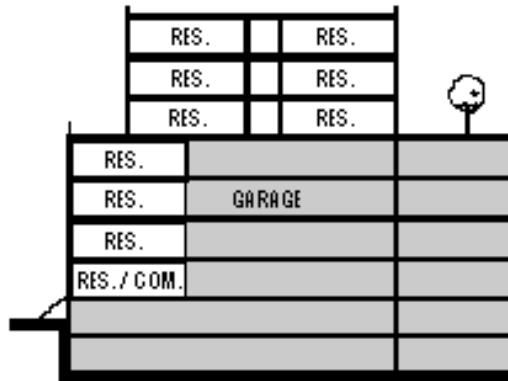
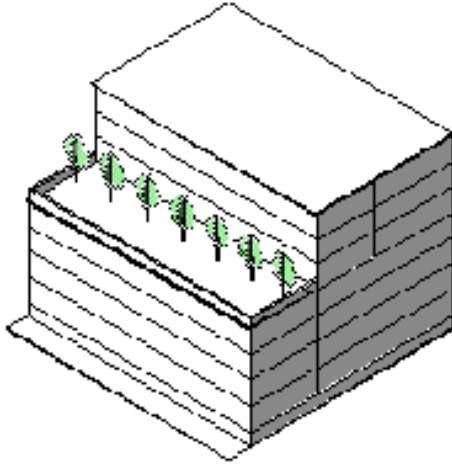
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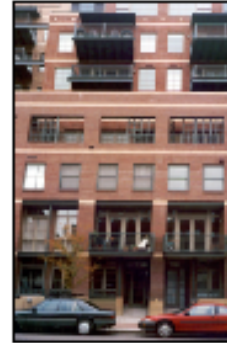
TYPE IV
STACKED FLATS





V. Townhouse / Stacked Flats

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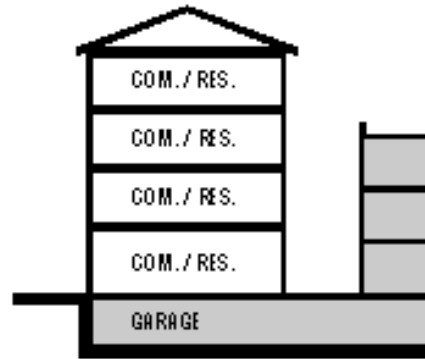
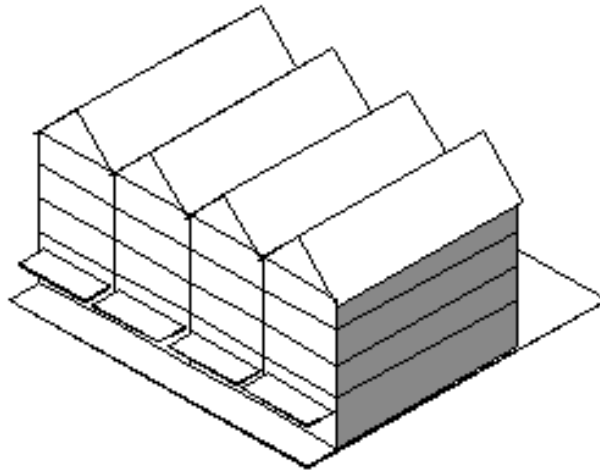
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TYPE V
 TOWNHOUSE /
 VIEW RESIDENTIAL



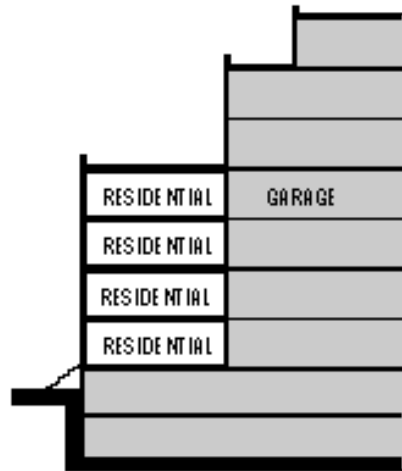
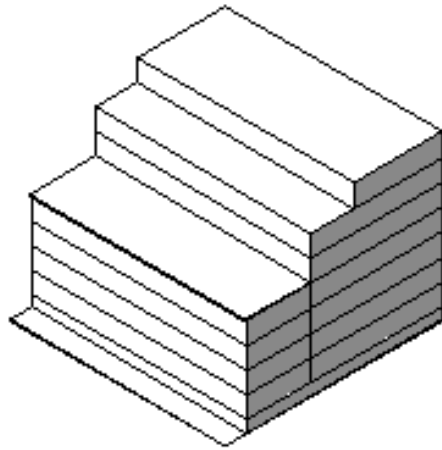


VI Mixed-Use Building



TYPE VI
MIXED-USE
BUILDING



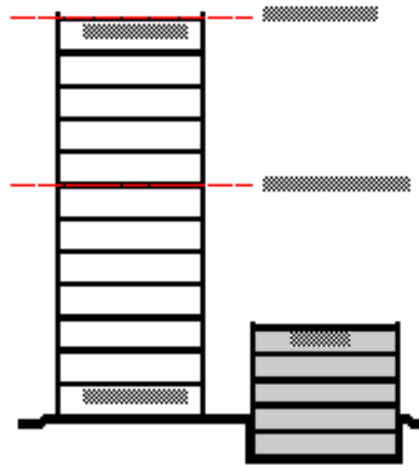
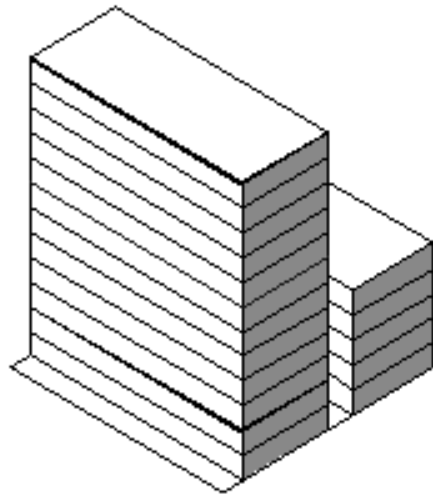


VII Apartment Liner Building



TYPE VII
 APARTMENT LINER
 BUILDING

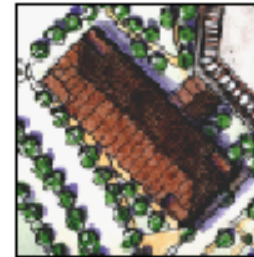




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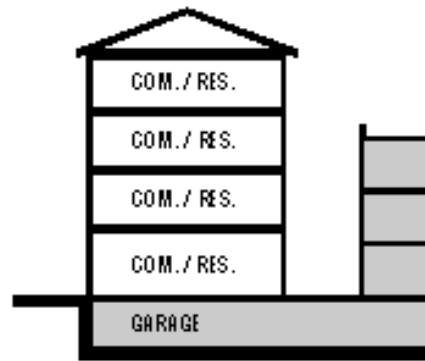
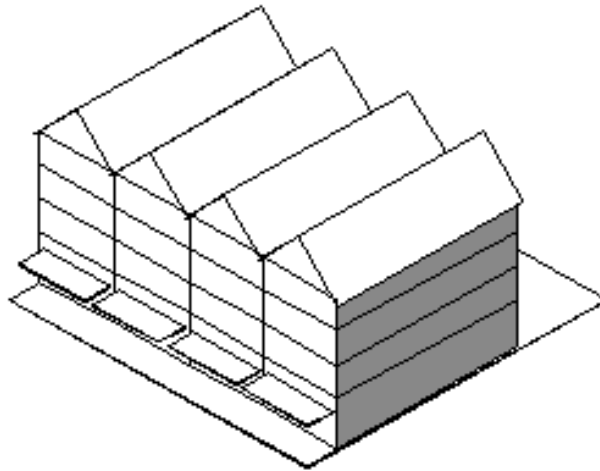


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TYPE I TALL BUILDING

TYPE II MID-RISE BUILDING





VI Mixed-Use Building



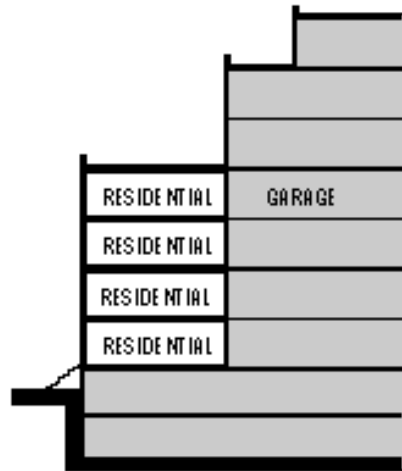
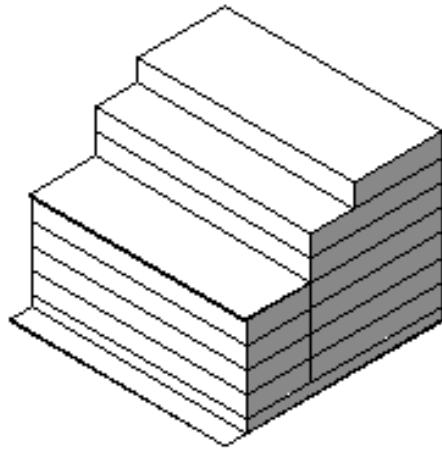
TYPE VI
MIXED-USE
BUILDING





Mixed-
Use
Building





VII Apartment Liner Building



TYPE VII
 APARTMENT LINER
 BUILDING



Stacked Flat Liner Building



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Top

Middle

Base



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Bridges





Iron Horse Trail Cable Stay Bridge



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Iron Horse Trail Truss Bridge



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Pleasant Hill BART Station

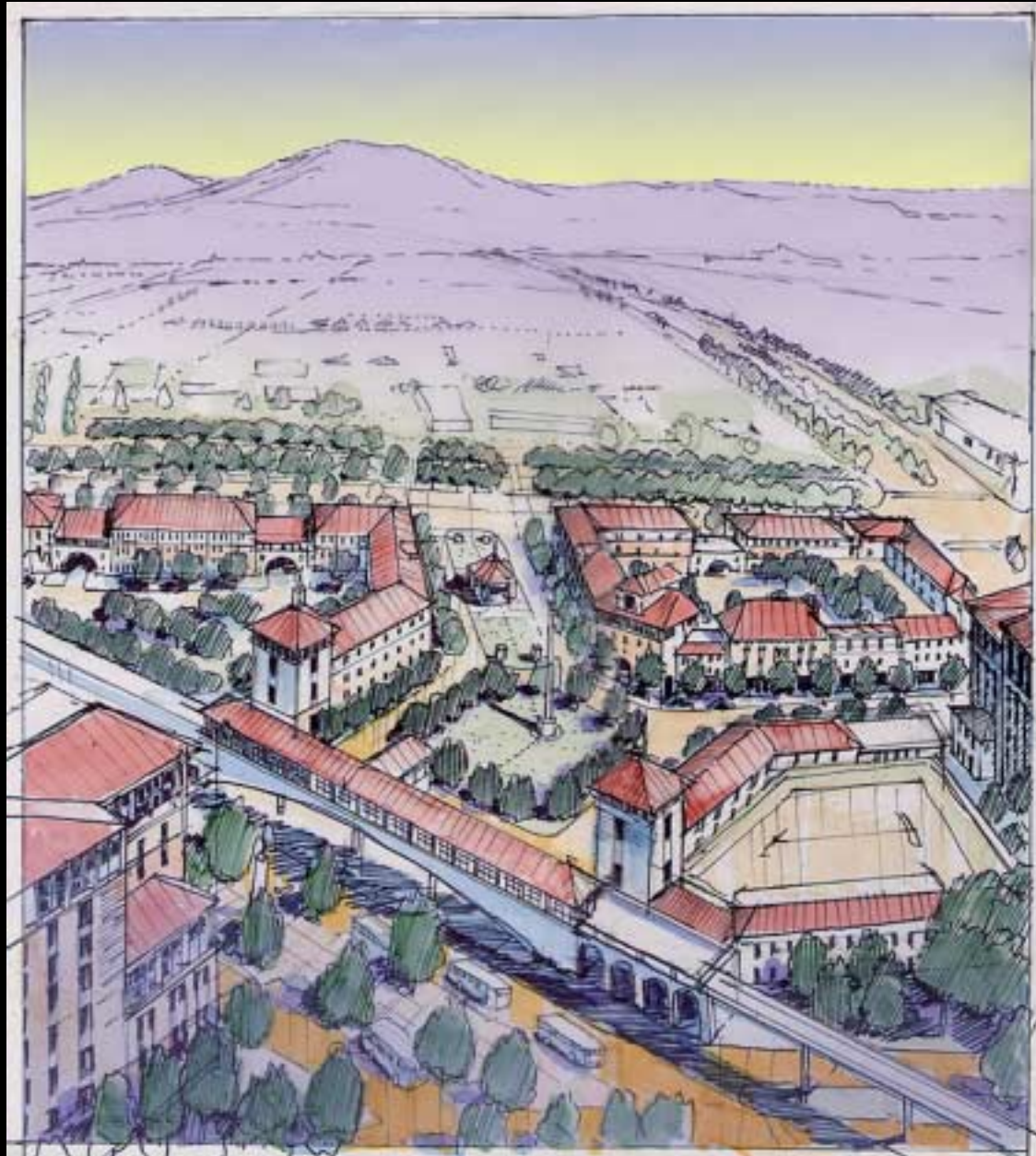


Oak Road Truss Bridge



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Pleasant Hill BART Station



Lennertz Coyle & Associates

Pleasant Hill BART Station





Lennertz Coyle & Associates

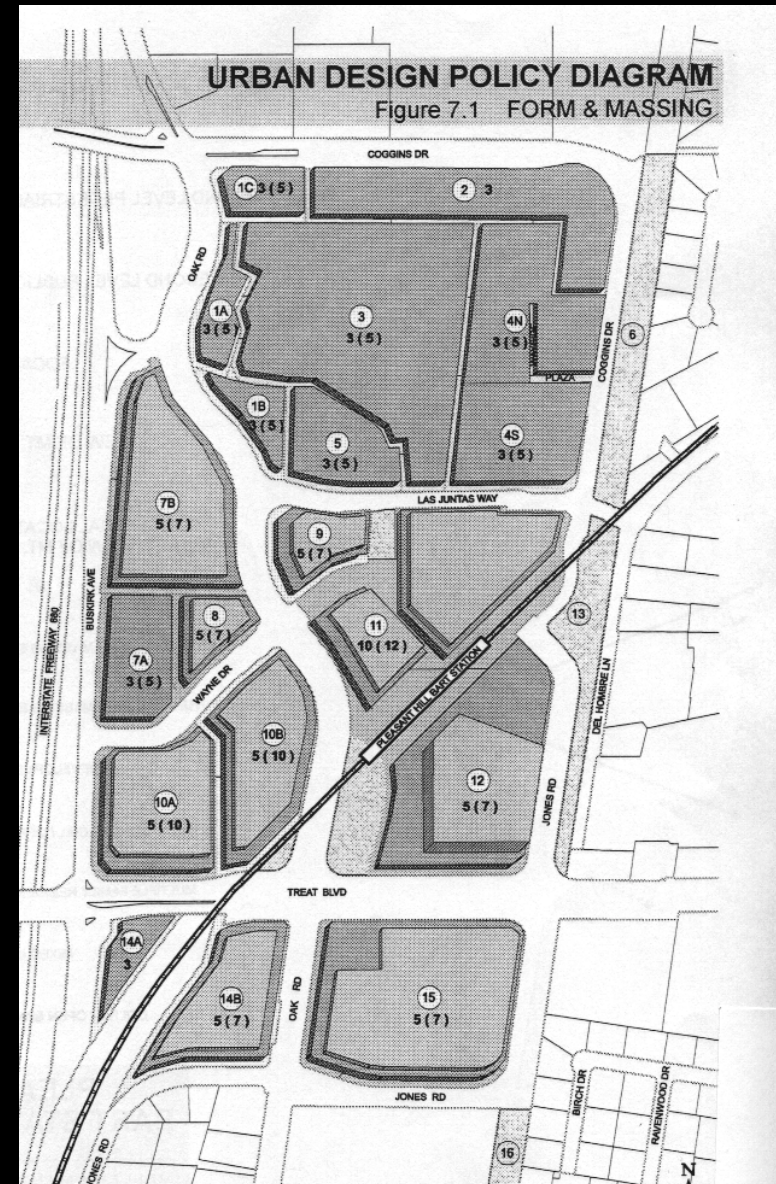
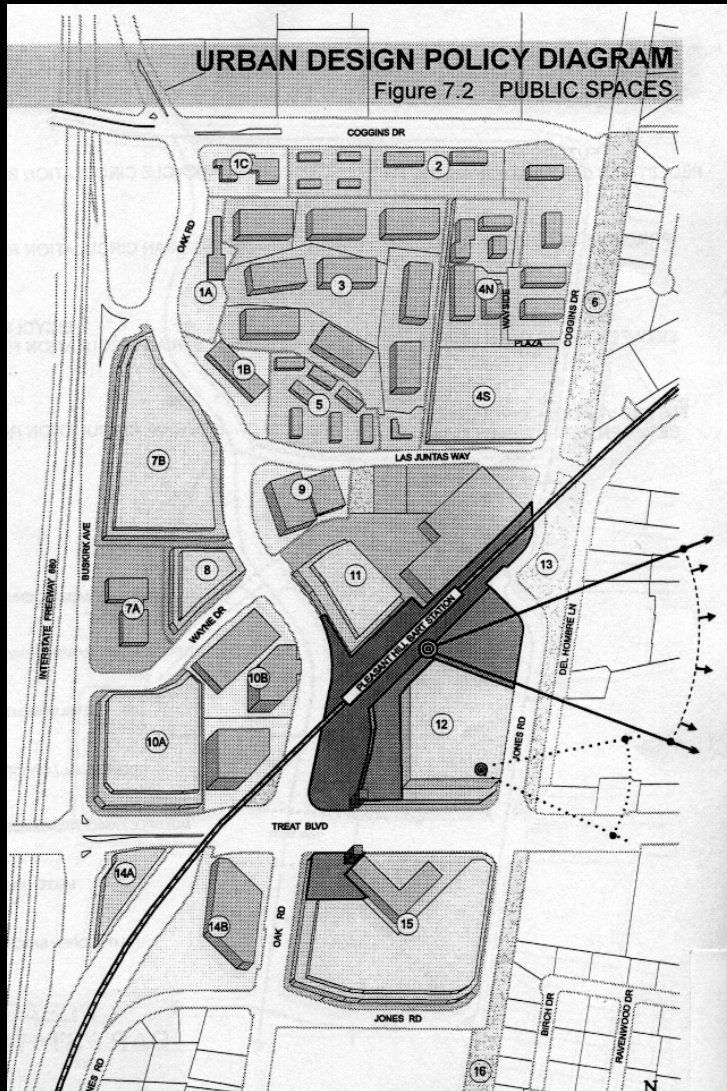
Pleasant Hill BART Station



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Pleasant Hill BART Station

Specific Plan



Public Kick-Off Meeting





Concept 2B
144 Housing Units
606,000 SF Office
40,000 SF Retail





Concept 3A





Concept 3C



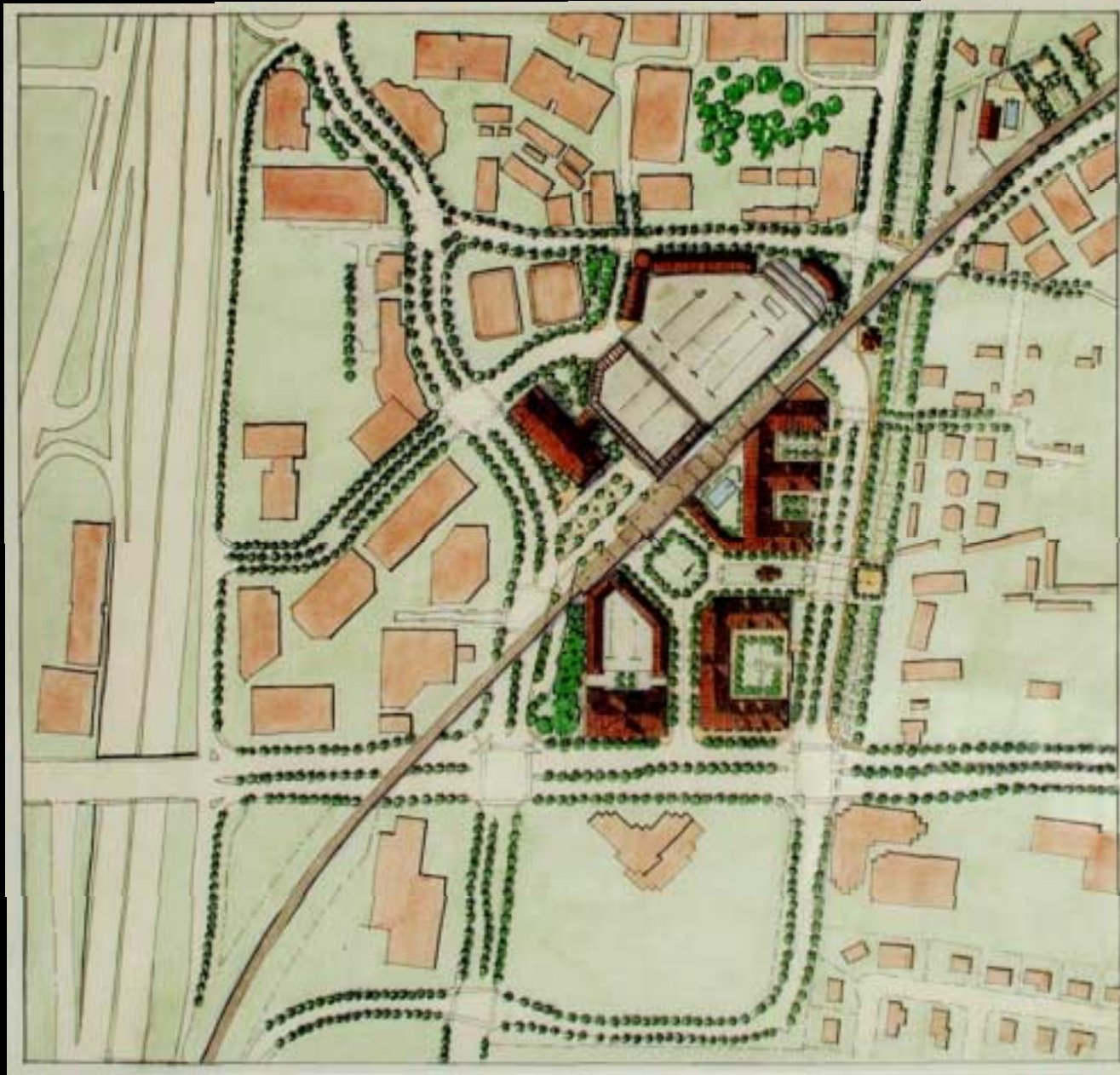


Concept 4AB



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Pleasant Hill BART Station



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Pleasant Hill BART Station

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





Lennertz Coyle & Associates

Pleasant Hill BART Station

Public Kick-Off Meeting



Lennertz Coyle & Associates

Pleasant Hill BART Station



Lennertz Coyle & Associates

Pleasant Hill BART Station



Charrette Last Day

Option Two

Office:
498,850 s,q.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



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Pleasant Hill BART Station



Existing Conditions at 71st Street

Townhouse/View Residential

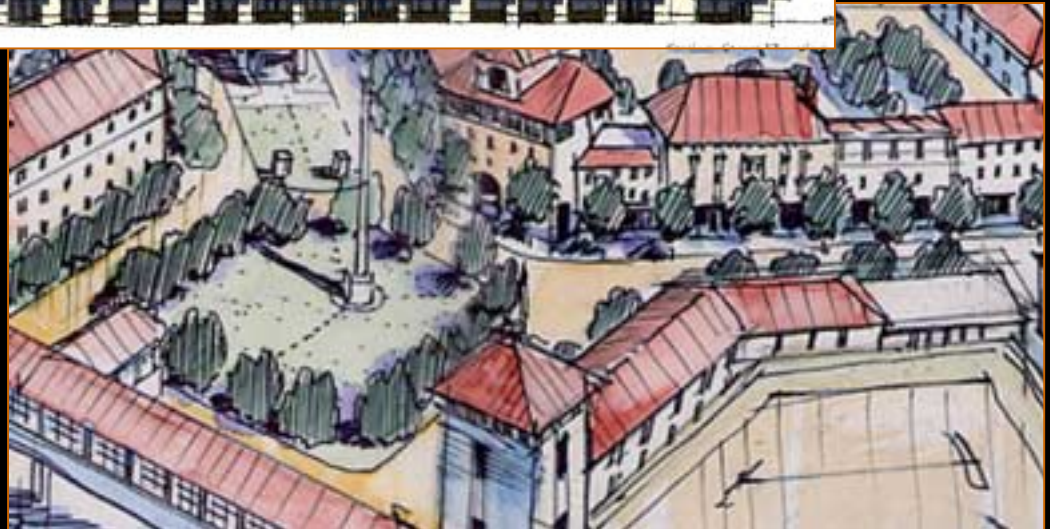
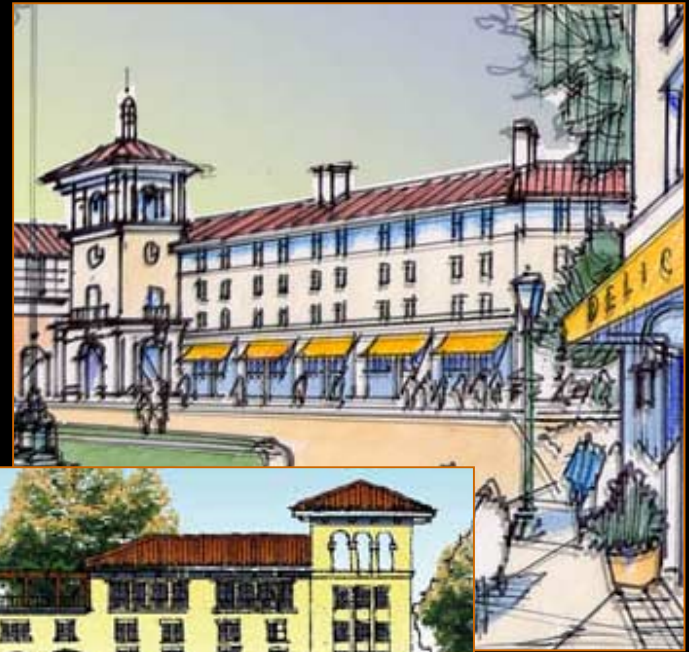


Live/Work Lofts

Mixed Use Building

← Courtyard Building





Mixed-
Use
Building





Mixed-Use Building





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Pleasant Hill BART Station