

Proposed Modification to the Preliminary and Final Development Plan Contra Costa Centre Transit Village – Block C

The Contra Costa Centre area is an unincorporated area of the county within the sphere of influence of Walnut Creek. It is also a former redevelopment project area and much of the public improvements done to date were financed by the redevelopment agency. The creation of the Transit Village project on the 125 acres of land surrounding the Pleasant Hill/Contra Costa Centre station has been a long sought goal of the county and the former redevelopment agency. In 1983 the county adopted a specific plan for the area the specific plan was amended in 1998, with the primary goal of creating an employment and housing center at the BART station.

The BART property, an 18-acre area of the larger Specific Plan area, was the subject of a community-based planning program in 2001. The outcome of the community planning process, also referred to as the charrette, was codified as part of the preliminary development plan (approved in 2002), which included adoption of regulating plan, the architectural standards and the property code for the project the purpose of those plans was to guide the architectural plans for the project that would be considered with the Final Development Plan.

The developers/applicants for the BART property, Millennium Partners and Avalon Bay Communities, constructed the BART Parking garage, Blocks A, B and E, according to the Final Development Plan approved in 2005. Blocks C & D are also entitled as part of the final development plan. Block D is entitled for a 12-story office building and Block C is approved for 100 townhouse units.

The specific plan allowed for a total of 770 residential units to be built on the BART property. As a result of the final development plan, 549 of the 770 allowed units were programmed and approved. To date, 422 residential units have been constructed, which is 127 less than that approved by the Final Development Plan and 348 fewer units than the specific plan maximum.

Market conditions from Great Recession of 2008 resulted in a significant decline in residential construction, from which this area has not fully recovered. The applicant has been unable to proceed with the development of Block C, as approved, due to these economic conditions. **The applicant is requesting a change to the plans for Block C, which will require a modification to the Preliminary and Final Development Plan.** The proposal is consistent with the Specific Plan, therefore an amendment to the Specific Plan is not necessary. The proposal involves changing the program for Block C from 100 for-sale condominium units within a 4-story building to 200 apartment units in a tiered 5-6 story building. The apartment units are smaller in size and the overall development would increase in size by approximately 30 percent.

The proposal was introduced at the November 18, 2014 Municipal Advisory Committee (MAC) Meeting. The applicant will be attending the Walden District Improvement Association meeting on December 8, which will be held at the Renaissance club sport. This item will return to the MAC for consideration on January 20. It is expected that the County Planning Commission will consider the request for a modification to the Preliminary and Final Development Plan in February or March.

Comments or questions on the proposal should be directed to Maureen Toms at Maureen.toms@dcd.cccounty.us