Walnut Creek Transit Village
Walnut Creek, California

2001 Scheme
- North and South development

February 2006 Scheme
- Development of all three parcels

March 2005 Submittal Scheme
- North and South development

2007 Scheme
- Revised site plan with extensive work on project circulation

Project History
Project Goals

1. Employ Smart Growth and Sustainable Principles
2. Create Intermodal Transit facility to consolidate bus shuttle and parking
3. Activate Pedestrian and bicycle linkages to Downtown and adjacent neighborhoods
4. Consolidate and improve access and circulation for all modes of transportation
5. Provide workforce housing including an affordable component in a transit environment
6. Establish attractive “Gateways”
7. Enhance a sense of arrival and place while establishing a variety of public, semi-public and private open spaces
8. Respect the Mount Diablo views
9. A built environment consistent within the quality, character and fabric of Walnut Creek

Site Constraints
Phase 1:
- 1,000 parking stalls
- 851 BART replacement stalls
- 100 additional BART stalls
- SS new stalls
- 1.500 of OCCTA transit office
- 2,000 of BART police building
- 14 bay bus center

Phase 2:
- 405 parking stalls
- 19 stalls for leasing office
- 6,095 of retail space
- 361 dwelling units

Phase 3:
- 331 parking stalls
- 19 stalls for leasing office
- 10,421 of retail space
- 236 dwelling units

**Project Summary**

**Site Opportunities**
Bus circulation

Vehicular circulation
South Parcel:
- 1,006 parking stalls
- 651 DART replacement stalls
- 100 additional DART stalls
- 65 new stalls
- 1,300 sf CCCTA transit office
- 2,000 sf DART police building
- 14 bus bay bus center

Legend:
- Residential
- Retail
- Parking
- Live/Work
- Amenity

Walnut Creek
Transit Lifestyle Association
Phase 1 - South Building

North Parcel:
- 496 parking stalls
  - 10 stalls for leasing office
- 8,095 sf retail space
- 361 dwelling units

Legend:
- Residential
- Retail
- Parking
- LiveWork
- Amenities

North Parcel - (61.0' level)
North Parcel- (51.0' level)

Legend:
- Residential
- Retail
- Parking
- Live/Work
- Amenities

North Parcel:
- 495 parking stalls
- 10 stalls for leasing office
- 6,000 sf retail space
- 361 dwelling units

North Parcel- (75.0' level)
Key Public Benefits

- Smart Growth
  - Housing at Transit Hub
  - Onsite Services to reduce vehicle trips
  - Encourage Carpooling, Car Sharing, and Off-Peak Arrival
  - Enhance Pedestrian, Bus, and Bicycle Access
  - Improve Traffic Flow
  - Increase BART Ridership with minimal impact on traffic
  - Improve efficiency of BART patron parking, both existing and proposed
  - Add Additional BART patron parking

- Provide Affordable Housing (10% to be affordable)
- Provide both Property and Sales Tax revenue to City
- Improved Access and Integration into the surrounding community
  - California/Ygnacio and Pringle/Rivera
- Enhance the Physical Environment
  - Provide a “sense of arrival” to Walnut Creek
  - Utilize design elements consistent with Walnut Creek
- Create a “Sense of Place”
  - Public Meeting Areas
  - Retail Amenities
  - Weekend Social Amenities
- Incorporate public arts