Walnut Creek BART Station

Mixed Use Transit Oriented Project

Design Review Commission Study Session

May 17, 2006
Applicant:
Walnut Creek Transit Lifestyles Associates

Joint Venture:
Transit Village Associates and BRE Properties, Inc.

Key Principals:
Frank Arthur, Transit Village Associates
John Hyjer, Transit Village Associates
Bradley Griggs, BRE Properties Inc.
WCTLA Qualifications

Transit Village Associates

Company Profile

• Principals active in East Bay commercial development and investment for 25+ years

• Principals have previous transit oriented development experience and have been involved with Walnut Creek BART property for more than 10 Years
WCTLA Qualifications

BRE Properties Company Profile

• Real Estate Investment Trust (REIT, NYSE symbol “BRE”) focused on apartment investment in the strongest western markets

• $4.2 Billion market capitalization

• Long-term Ownership Goals supported by experienced Development, Construction and Management Team
Walnut Creek General Plan 2025 Vision

• Maintain and enhance a high quality of life for the diverse members of the community.
• Support a vital and diverse economy.
• Preserves and manages the integrity of the natural environment and vistas.
• Creates and sustains a highly livable environment.
• Support variety of neighborhoods of various housing types that accommodates diverse needs, and blends successfully into existing neighborhoods.
• Preserve its cultural heritage.
• Provides sensitive transitions between different land uses and building types.
• Provides transportation options that allow people to move easily around the community and region.
• Ensures that City government interacts positively and consistently with the community and provide regional leadership.
Project History

1996

• Designed as Entertainment/Commercial.

2000

• Project restructured to meet need for housing.
• TVA signs Exclusive Negotiating Agreement with BART

2001

• WCTLA formed (partnership between BRE Properties and Transit Village Associates).
• Conception of Transit Oriented Village with Residential and supporting Retail/Commercial begins
• MVE Hired as Architect

2002

• WCTLA Signs lease Option Agreement with BART
History of Design Process

- **2001 scheme**
- **February 2006 scheme**
- **March 2005 Submittal scheme**
Walnut Creek Transit Village
Public Benefits

• Smart Growth Concepts
  
  Housing at or near Transit Hub
  Car sharing for residents and BART patrons
  Provide services such as a dry cleaner, etc to reduce vehicle trips
  Encourage Car Pooling, Car Sharing, and Off-Peak Arrival
  Enhance Pedestrian, Bus, and Bicycle Access
  Improve Traffic Flow
  Increase BART ridership with minimal impact on traffic

• Address ABAG housing goals

• Provide Affordable Housing Component

• Provide both property tax and sales tax revenue to City and County
Walnut Creek Transit Village
Public Benefits

• Provide a sense of arrival as Gateway to Walnut Creek

• Utilize elements such as paving, graphics, and materials that are consistent with Walnut Creek.

• Provide improved access to and integrate the project into California/ Ygnacio and Pringle/ Rivera corridors.

• Provide Public Plazas/ Artwork/ Landscaping to enhance the physical environment and allow for sense of place.

• Provide Retail Amenities, including health club, business center, and service merchants.

• Provide weekend amenities such as concerts and Farmer’s Market

• Provide Public Meeting Areas

• Provide outdoor Public Space which frames views of Mount Diablo
Site Challenges
Topography View 2
Existing Vehicular & Pedestrian Circulation

• Complicated on-site Circulation
• Vehicular Orientation
• Kiss & Ride backs up onto Ygnacio Valley Rd.
• Not Pedestrian Friendly
• Current View from Pittsburg Bound Platform outside of Canopy and Trellis Structure

• Current View partially obstructed inside of canopy on San Francisco Bound Platform

• BART platform expansion plan will expand canopy and restrict views over length of platform
Recreating the Fabric

- Pedestrian Linkages
- Gateway to Walnut Creek
- Connections to Downtown
Project Urban Design Goals

1. Encourage regional Smart Growth and successful transit oriented development.

2. Create a sense of arrival into the City of Walnut Creek unique to the identity and perception of Walnut Creek.

3. Transform the existing BART station area to a city fabric consistent with the scale and character of the city.

4. Reinforce a network of safe vehicular, pedestrian and bicycle linkages to the existing adjacent neighborhoods such as the mixed use area north of the BART station and downtown Walnut Creek.

5. Enhance and activate pedestrian uses along Pringle Avenue with ground floor uses such as retail, lobbies, and residential stoops.
Project Urban Design Goals

6. Emphasize the multiple points of access into the Walnut Creek BART station as “gateway” elements.

7. Create a hierarchy of public, semi-public, and private open spaces within the Walnut Creek BART transit village.

8. Frame the Mount Diablo view from the BART platform and enhance view axis from various points of the proposed development.

9. The proposed urban built environment must be multilayered, fine grained, and well detailed, consistent with architecture within downtown Walnut Creek.
BART Site and Downtown Walnut Creek Urban Fabric Comparison

BART Site

Downtown
Figure Ground Comparison
(Scale of Fabric)

BART Site

Downtown
Project Summary

560-600 dwelling units

45,000-60,000 square feet of Retail/Commercial/Office

Parking Provided

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Spaces</th>
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<tbody>
<tr>
<td>Existing BART Parking</td>
<td>1250</td>
</tr>
<tr>
<td>Replacement Parking</td>
<td>823</td>
</tr>
<tr>
<td>Retail/ Commercial Parking</td>
<td>120</td>
</tr>
<tr>
<td>Additional Parking</td>
<td>100+</td>
</tr>
<tr>
<td><strong>Total Non-Residential Parking</strong></td>
<td><strong>2293+/- spaces</strong></td>
</tr>
</tbody>
</table>

Total Residential Parking (1.3 spaces/unit) 780 spaces

Approximately 2 Acres of Public Open Space

Notes:
- Increase bus capacity
- Extended kiss and ride drop-off area
Exploring Options Urban Design Diagram
Exploring Options Urban Design Diagram

FRAME MT. DIABLO VIEW
Exploring Options Urban Design Diagram

RAISED PLAZA/VIEW PRESERVATION

Scheme A

Walnut Creek Transit Lifestyle Associates
Exploring Options Urban Design Diagram

PUBLIC PLAZAS

Scheme A
Exploring Options Urban Design Diagram

Commercial/Office use to activate edge

Scheme A
Exploring Options Urban Design Diagram

Major Gateways

Scheme A
Exploring Options Urban Design Diagram

ACTIVATE EXISTING PEDESTRIAN PATHS

Scheme A
Exploring Options Urban Design Diagram

PEDESTRIAN CONNECTION TO DOWNTOWN

Scheme A
Exploring Options  
Urban Design Diagram

ENHANCE PEDESTRIAN EXPERIENCE

Scheme A
Exploring Options Urban Design Diagram
Exploring Options Urban Design Diagram

Raised Public Plaza with view to Mt. Diablo
Exploring Options Urban Design Diagram

Public Plazas

Scheme B
Exploring Options Urban Design Diagram

Maintain Lower Access for Bicycle Safety

Scheme B

Walnut Creek Transit Lifestyle Associates
Exploring Options Urban Design Diagram

Pedestrian Friendly Edge
Exploring Options Urban Design Diagram

Semi-Public Pedestrian Connection
Pedestrian Circulation
Bicycle Circulation
Vehicular Circulation

Vehicular Vehicles
Residents Parking Access
Taxi Pick-Up/ Drop-Off
Kiss-n-Ride
**Existing**
- Complicated on-site Circulation
- Vehicular Orientation
- Kiss & Ride backs up onto Ygnacio Valley Rd.
- Not Pedestrian Friendly

**Proposed**
- Provides for improved circulation
- Opportunity for expanded bus facilities combined with BART replacement parking
- Enhanced pedestrian connection to Downtown
- Allows for mixed use development of Eastern Parcel
- Relocates Kiss & Ride
Scheme A: Level 51
Section A - Ygnacio Valley Road
Section F: Podium - BART Garage
Section G: Ygnacio Retail
Section K/ Scheme A: Internal Street

Walnut Creek Transit Lifestyle Associates
Section K/ Scheme B: Internal Street
Summary of Key Project Goals

- Fulfill Walnut Creek’s Vision
- Provide Key Public Benefits
- Reinforce the Urban Design of Walnut Creek