

## Station Area Development Plan

Despite two decades of planning efforts that have been chronicled in many publications about transit-oriented development (TOD), the Pleasant Hill BART Station area remained dominated by surface parking until early 2005. Among the obstacles to the site's development was community resistance to proposed land uses. Working for the Contra Costa Redevelopment Agency, Lennertz-Coyle Architects and the developer, Millenium Partners, Nelson\Nygaard led the transportation planning work for the final, successful charrette process that secured near-unanimous community support for the project.

In addition to addressing the need to replace 18 acres of BART's surface parking, the project had to incorporate over 15 bus bays, resolve complicated bicycle and pedestrian access issues and enable sufficient new development to pay for most of the infrastructure improvements. Finally, after an intensive community charrette process that attracted over 500 citizens, the local community resoundingly endorsed the consultant team's New Urbanist Development Plan and Form-Based Code.

Nelson\Nygaard then worked with the project's developer and McLarand Vasquez Emsiek Architects on the design development and construction documents, along with the approval process. The final development approval was completed at the county planning commission on the consent calendar in May 2005 with no opposition — something unheard of. Ground-breaking took place in July 2005.



**Project Duration:** 2001–2002, 2004–2005

**Total Budget:** \$50,000

**For more information:**

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