

**3. Approval of Minutes (Attachment –Action)**

**Attachments: June 17, 2010 “On the Road” TRANSPAC meeting minutes and BART Station Tour notes.**

**Recommendation: Approval of June 17, 2010 minutes**

## **TRANSPAC Meeting Summary Minutes**

**MEETING DATE:** June 17, 2010

**ELECTED OFFICIALS PRESENT:** Cindy Silva, Walnut Creek (Chair); Mark Ross, Martinez; Karen Mitchoff (for David Durant), Pleasant Hill; Bill Shinn (for Guy Bjerke), Concord; Gail Murray, BART Director

**PLANNING COMMISSIONERS PRESENT:** Bob Armstrong, Clayton, Diana Vavrek, Pleasant Hill; John Mercurio, Concord; David Powell, Walnut Creek; Richard Clark, Contra Costa County

**STAFF PRESENT:** Ray Kuzbari, Concord; Jack Hall, CCTA; Jeremy Lochirco, Walnut Creek; Eric Hu, Pleasant Hill; Martin Engelmann, Jack Hall, CCTA; Jeremy Lochirco, Scott Harriman, Rafat Raie, Walnut Creek; John Greitzer, Contra Costa County; Julie Campero, Caltrans; Corinne Dutra-Roberts, 511 Contra Costa; Barbara Neustadter, TRANSPAC.  
BART staff: Deidre Heitman, John Rennels, Walter Gonzales, Larry Zeigler, Jeff Ordway, Shirley Wong.  
Presenters: John Montagh, Concord; Mike Wright, Concord Naval Weapons Station; Lynette Busby, Contra Costa Centre; Erin Kisshaver and Tiffany Martinez of Avalon Bay; Frank Arthur, Walnut Creek Transit Lifestyle Associates, LLC.

**MINUTES PREPARED BY:** C. L. Peterson

Chair Silva convened the meeting at 10:30 a.m. in the Avalon Bay lobby at Contra Costa Centre following a tour of the North Concord and Concord BART stations.

1. Pledge of Allegiance - Completed
2. Public Comment - None
3. Approval of the May 13, 2010 minutes - Ross/Clark/Unanimous
4. Contracts for TRANSPAC staff services & 511 Contra Costa oversight  
Approved an extension of these contracts for one year with an option for a second year as part of the 2011-2012 TRANSPAC budget. Ross/Silva/Unanimous
5. FY 2010-2011 Draft TRANSPAC Budget  
Approved the Draft FY 2010-11 TRANSPAC Budget with authorization for the Chair and TRANSPAC Manager to consult on actions to decrease local jurisdiction contributions. Ross/Shinn/Unanimous
6. Use of Measure J Additional Bus Service Enhancements funding (line item 19) for FY 2010-11  
Approved the annual allocation of Measure J line 19a funds to County Connection for FY 2010-11. Mitchoff/Ross/Unanimous.

**7. Reports on CCTA activities**

The Transportation Authority approved release of the Measure J Urban Limit Line *Final Implementation Guide*. Discussion of the vehicle registration fee will be revisited in July, and official drafts may be viewed on the Authority's website.

**8. Reports from Staff and Committees – item held until next month**

**9. TAC Reports – item held until next month**

**10. For the Good of the Order**

Randy Iwasaki, new CCTA Executive Director, will speak at the July 8, 2010 TRANSPAC meeting.

**11. The meeting was adjourned at 10:40 a.m., at which time the tour continued to the Walnut Creek BART station. The next meeting is scheduled for July 8 in the Pleasant Hill City Hall Community Room.**

## **Notes from TRANSPAC BART station tour on 6/17/10**

### **North Concord BART**

Of the four Central Contra Costa BART stations, North Concord has the lowest ridership, which is down 10% from last year. This station has approximately 2,000 free parking spaces and is usually at an 80% capacity. To accommodate bike riders, 76 parking spaces including 60 rack spaces and 16 lockers have been provided, and BART is requesting additional electronic lockers.

Diana Vavrek noted that this station is difficult to find from Highway 4 due to the lack of signage on the freeway. Upon exiting at Port Chicago, there are no signs indicating the location of the BART station, which creates a problem for motorists having to get in the correct lanes to enter the station. In addition, there are no signs for BART along 242 to Highway 4 eastbound. John Rennels noted that Kevin Haggerty of BART reports that Caltrans has become much more restrictive on signage, and it would be helpful if cities would advocate having the signs installed.

When the Naval Weapons Station is developed, it is projected that 2,500-4,000 people will live/work within a quarter mile of the BART station. Plans include one million square feet of office space with additional parking for commercial buildings and mixed use near the BART station. A greenway is planned from BART to the bike/pedestrian trail along the Contra Costa Canal. Eventually the East Bay Regional Parks District will be in charge of this land. The City of Concord's General Plan was amended to incorporate the federal reuse plan with the addition of a climate action plan. It will be another few years before the Naval Weapons Station land is transferred. The Contra Costa Fire District may salvage some of the buildings on the north side of Highway 4 for a command center. California State University is interested in having a research campus at this location.

### **Concord BART**

On average, the number of weekday passengers is 5,000 per day, which is down from 7,000 in 2008. Parking here is not at capacity, and there is also a lesser-known auxiliary lot behind the Police Department to the west of the station. The Concord station offers 147 bike parking spaces with 28 lockers and 119 racks. BART has requested an additional 44 bike lockers in Measure J. The pedestrian plaza from the BART Station to Todos Santos Park was a collaborative effort between BART and the City of Concord. BART has received a \$900,000 grant from CCTA for kiosks that display information about a local attractions near the BART station areas.

### **Pleasant Hill BART**

The area is also known as the Contra Costa Centre Transit Village and is considered a Transportation Demand Management station. Pleasant Hill is the most developed transit-oriented development (TOD) station and has the highest ridership along the line. This is a center platform station, and BART is looking to expand the platform area and install an additional fare gate area to alleviate congestion in the plaza area. Parking fees are charged at this station. A bike parking station is being considered pending resolution of issues relative to on-going operating costs. The Pleasant Hill station area is the first two-way intermodal station, which means buses will be serving patrons in two directions.

Avalon Bay, a mixed-use residential and retail development of 422 units and 35,000 square feet of retail space, opened in April. The development is the first BART Joint Powers Authority (JPA) project with Contra Costa County. When the project is fully occupied, there will be 2,500 residents and 2,000

employees within a quarter mile of the station. Thus far 126 rental units have been leased, and Avalon Bay is working to secure tenants for the 93 available retail leases. Studios, one bedroom, two bedroom and three bedroom units are available in a price range from \$1295 to \$3,025 per month. There is a full gym, pool and a barbeque area available for residents. Another phase of affordable housing will be released in September with ADA-accessible units, with rents starting at \$550 for a studio to a two bedroom at \$843. The affordable housing units already have a wait list of 250 people.

The residential parking standard is 1.4 spaces per unit, and every unit has an assigned space with opportunities for shared parking. Resident parking cannot be leased or sold to BART patrons due to the doubling up of roommates. Contra Costa Centre has provided SMART cars for use by employees who work in Contra Costa Centre and who use BART or public transit to get to the Centre. Currently, 10% of existing residents are using BART, but it is premature to say how many residents will be using BART when the property is fully occupied.

The Grand Opening of the transit village and the Iron Horse Bike/Pedestrian bridge over Treat Boulevard will take place on Saturday, October 2, 2010

### **Walnut Creek BART**

There are 5,800 daily riders at the Walnut Creek BART station and 2,100 parking spaces. This is the second busiest station on the line. For the convenience of BART patrons, there is a ticket exchange machine that allows an exchange of low-value tickets, which is located on the east side of the bank of ticket machines.

Development of the Walnut Creek BART station is currently in the environmental and entitlement phase. Construction is anticipated to begin in 2011 and will be conducted in phases. In the first phase, a parking structure will be constructed on the existing southwest surface parking lot, which will include bus bays, a possible joint BART/CCCTA transit ticket sales office, and a police zone office. The first residential phase is on the northwest parking lot. That residential plan includes 350 apartment units, ground level retail and food service, and underground residential parking. The parcel on the east side of the property will have a circular plaza with retail, apartments with landscaping and a water feature plus an escalator down to North California Boulevard. Also planned is a meeting space and possibly a restaurant.

A large iconic feature will be visible as motorists approach the station from the Ygnacio Valley off-ramp. The BART station will include a carpool parking plan, car sharing and electric plug-in vehicle charging units that will be available to BART patrons. The turnaround area for fire trucks will include a staffed bicycle parking facility and bicycle rentals.

It is estimated that there will be 150 retail parking spaces on a surface lot. The BART residential parking ratio is 1.2-1.3 per unit. The 2006 population counts for the Walnut Creek station was 4,000 people within a quarter mile of the station; and 5,000 people within a quarter mile of the Pleasant Hill station.

