

COMMERCIAL REAL ESTATE

INSIDE BART DEVELOPMENT

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More than 100 projects throughout the Bay Area are planned on top of, next to or within blocks of a BART station. This list includes all projects within a half-mile of an existing or under construction station that are in concept, proposed, approved or have broken ground.

SOURCES: SFBT RESEARCH, CITIES, DEVELOPERS, CONTRACTORS



EAST TO WEST

WEST DUBLIN / PLEASANTON

Aster Dublin, 6775 Golden Gate Drive	under construction	Bay West	314 units, 17,000 s.f. commercial
Heritage Park, 11875 Dublin Boulevard	under construction	Pulte Homes	52 condos
7144 Regional St.	approved	Trumark Homes	60 townhomes

DUBLIN / PLEASANTON

Boulevard Dublin Crossing Phase I, Dublin Boulevard near Hamlett Lane	under construction	Dublin Crossing LLC/ Brookfield Residential	453 units
Boulevard Dublin Crossing Phase 2 and 3, 1 Dublin Blvd.	approved	Dublin Crossing LLC/ Brookfield Residential	791 units
Zeiss Innovation Center, corner of Arnold Road and Dublin Boulevard	proposed	Carl Zeiss Meditec Inc.	433,000 s.f. innovation campus
Dublin Station Site A-3, 5200 DeMarcus Blvd.	proposed	UDR Inc.	220 apartments

LAFAYETTE

Town Center III, 1000 Dewing Ave.	under construction	KB Home South Bay	69 units
3666 Mt Diablo Blvd.	under construction	Lennar	66 units, 4,000 s.f. restaurant
Woodbury Highlands	approved	Branough Development	94 units

WALNUT CREEK

Lyric, 1500 California drive	under construction	Laconia	140 apartment
The Landing Apartments, 1778-1830 Lacassie Avenue	under construction	Blake / Griggs Properties	178 apartments
1515 and 1738 Riviera Avenue	under construction	Resources for Community Development	58 affordable apartments
1605 Riviera Ave.	under construction	LCA Architects	48 condos
Walnut Creek Transit Village; 200 Ygnacio Valley Road	approved	Blake / Griggs Properties	596 apartments
2211 North Main St.	proposed	TRG Bayrock Apartments	52 apartments
1716 LOFTS, 1716 North Main St.	proposed	LCA Architects	42 apartments

CONCORD

2400 Salvio Street	approved	Nicholson Development Properties	231 units
Phase II of the Renaissance; 1825 Galindo Road	approved	Legacy Partners and SyRES	179 units
2400 Willow Pass Rd.	proposed	Argent Concord LLC	171 units

PLEASANT HILL / CONTRA COSTA CENTRE

Pleasant Hill-Contra Costa BART Transit Village	approved	Millennium Partners, AvalonBay	200 apartments, 290,000 s.f. office
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PITTSBURG / BAY POINT

1600 West Leland Road	concept	Developer TBD (privately owned)	23.65 acres on BART parking lot, zoned for mixed-use
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EAST TO WEST

PITTSBURG CENTER

75 Bliss St.	concept	Developer TBD (city owned)	Mixed-use with up to 65 units
2101 Railroad Ave.	concept	Developer TBD (privately owned)	Mixed-use with up to 65 units
Corner of Harbor and Bliss Streets	concept	Developer TBD (county owned)	3.6 acres, mixed-use with up to 65 housing units per acre
2148 Harbor St.	concept	Developer TBD (privately owned)	7.38 acres, mixed-use with up to 65 housing units per acre
2156 Railroad Ave.	concept	Developer TBD	2.2 acres, mixed-use with up to 30 units per acre
1000 Center Ave.	concept	DeNova	271 townhomes

SAN FRANCISCO AND POINTS SOUTH

SAN FRANCISCO
All S.F. projects were published in the June 23 issue of the Business Times. They can be found at bizjournals.com/sanfrancisco/feature/san-francisco-structures/2017

COLMA

Junipero Serra Transit Village; 3601 Juniperra Serra Blvd.	proposed	Sares Regis Group of Northern California, Bridge Housing	500 apartments (half market-rate, half affordable)
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SOUTH SAN FRANCISCO

1256 Mission Road	under construction	City Ventures	36 condos
Mission & McLellan, 1309 Mission Road	under construction	Clarum Homes	20 condos
Mission Road near El Camino Real	concept	TBD	1,000 units

MILLBRAE

Mixed-use BART TOD, sites 5 and 6; BART parking lot next to station	proposed	Republic Urban Properties	151,500 s.f. office, 400 apartments (320 market-rate, 80 affordable), 164-room hotel, 44,100 s.f. retail
Millbrae Serra Station, Mixed-use BART TOD site 1; El Camino on site of former lumber yard and convalescent homes- 200 El Camino Real and 150 Serra Ave. and 100 California Drive	proposed	Millbrae Serra Station LLC	444 units, 290,100 s.f. office, 13,200 s.f. retail

COMMERCIAL REAL ESTATE

NORTH TO SOUTH

RICHMOND

Richmond Transit Village Phase II; Nevin and 19th Street	approved	Pacific West Communities	99 townhomes, 50 percent affordable, but developer has indicated interest in a denser project
Twenty One and Twenty Two Nevin, Nevin Avenue between 21st and 23rd streets	approved	AMG & Associates LLC	289 apartments
1101-1203 McDonald Ave.	concept	TBD	Mixed use up to 125 units per acre
AC Transit bus yard at 201-299 21st St.	concept	TBD	Mixed use up to 125 units per acre

EL CERRITO DEL NORTE

Mayfair project, On BART parking lots on San Pablo Avenue west of the El Cerrito Del Norte BART station	proposed	Holiday Development and BRIDGE Housing	234 apartments, close to 30% affordable
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EL CERRITO PLAZA

Hana Gardens, San Pablo Avenue next to City Hall	under construction	Eden Housing	63 affordable senior units
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DOWNTOWN BERKELEY

Residences at Berkeley Plaza, 2211 Harold Way	approved	Hill Street Realty LLC	302 apartments and retail
2129 Shattuck Ave.	approved	Jim Didion and Center Street Partners LLC	297-room hotel and 82,500 s.f. office
Acheson Commons, 1979 Shattuck Ave.	approved	Mill Creek Residential	205 apartments
1950 Addison St.	approved	BayRock Multifamily	100 apartments
2035 Blake St.	approved	Blake Griggs Properties, Gemdale Properties	84 apartments
2121 Durant Ave. (2124 Bancroft Way)	approved	Vero Properties	50 apartments
2072 Addison St.	proposed	Kirk Peterson (architect)	66 apartments
Bridge Berkeley Way, 2012 Berkeley Way	proposed	Bridge Housing	89 affordable units, 60 shelter beds
Terrace Green Apartments, 2190 Shattuck Ave.	proposed	Mill Creek Residential	274 apartments

ASHBY

Harper Crossing, 3132 MLK Way	under construction	SAHA	42 senior affordable apartments
3031 Adeline St.	proposed	Moshe Dinar (architect)	42 apartments
2901 Adeline St.	proposed	Realtex	50 apartments
3000 Shattuck Ave.	proposed	Mark Rhoades Planning Group	44 apartments

MACARTHUR

MacArthur Commons	under construction	Hines and AFL-CIO Building Investment Trust	395 market-rate and affordable apartments
MacArthur Transit Village	approved	Boston Properties	402 units with 45 affordable units
657 West MacArthur Blvd.	proposed	Affirmed Housing Group	43 affordable units
476 West MacArthur Blvd.	proposed	Chad Mitchell Associates	57 units

19TH ST. OAKLAND

Uptown Station, 19th and Broadway	under construction	Uber Inc. / Lane Partners	400,000 s.f. office and retail
1700 Webster	under construction	Gerding Edlen	206 units
1640 Broadway	under construction	Lennar Multifamily	254 units
2270 Broadway	approved	Hines	233 units
1100 Broadway	approved	Ellis Partners	310,000 s.f. office
1900 Broadway	approved	Seth Hamalian	345 units, 9,750 s.f. commercial
1911-1925 Telegraph Ave	proposed	TBD	City selecting developer for residential/office/hotel proposals
2 Kaiser Plaza (325 22nd St.)	proposed	CIM Group	597,000 s.f. office
2044 Franklin St.	proposed	RAD Urban	179 apartments, five townhomes, 57,000 s.f. office space
1433 Webster St.	proposed	RAD Urban	176 apartments
Eastline, 2100 Telegraph Ave.	proposed	Lane Partners and SUDA	880,000 s.f. office, 395 units, 85,000 s.f. retail
2015-2016 Telegraph Ave.	proposed	Lane Partners	344 units, 10,000 s.f. retail
2305 Webster St.	proposed	Avi Nevo	130 units
1721 Webster St.	proposed	Holland Development	250 units
2401 Broadway	proposed	Signature Development Group	147 unit
222 19th St.	proposed	David O'Keefe	370 units

12TH ST. OAKLAND CITY CENTER

The Jefferson, 612 18th St.	under construction	Bay West Development	84 apartments
601 City Center	under construction	Shorenstein Properties	588,000 s.f. office, 9,500 s.f. retail
1100 Clay St.	proposed	Strada Investment Group	288 units and either a 250-room hotel or 200,000 s.f. office
1261 Harrison St. and 1218 Webster St.	proposed	Pinnacle Red Group	100,000 s.f. office and 300 condo units
1314 Franklin St.	approved	Carmel Partners	634 apartments
285 12th St. & 301 12th St.	approved	The Martin Group (W12)	416 units
250 14th St.	approved	Bay Development	126 units
325 7th St.	approved	Balco Properties	160 units
1431 Jefferson St.	approved	Wolff Urban Development	276-room hotel

WEST OAKLAND

532 Union St.	approved	Holiday Development	110 units
500 Kirkham St.	proposed	Patrick Kennedy	1,459 micro-units
5th Street to 7th Street between Chester Street and Mandala Parkway.	concept	China Harbor Engineering in negotiations	up to 850,000 s.f. office, 165 apartments, retail

LAKE MERRITT

Two 60,000-square-foot parking lots on top of the Lake Merritt station	concept	TBD; BART is due to solicit development proposals for the site in 2018	Zoned for 275-foot towers with 800 or so units
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FRUITVALE

Fruitvale BART Transit Village, Phase II; 35th Avenue and East 12th Street	approved	the Unity Council and for-profit developer TBD	275 affordable and market-rate units
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COLISEUM/OAKLAND AIRPORT

Coliseum Transit Village project	approved	Urbancore	110 affordable units
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SAN LEANDRO

Marea Alta, Phase 2, 1400 San Leandro Blvd.	under construction	Bridge Housing	85 senior units
Creekside Plaza; NE corner of Davis Street and San Leandro Blvd.	approved	Innisfree Cos.	80,000 s.f. office
San Leandro Tech Campus Residential, 601 Parrot St.	approved	Westlake Urban	197 units
1659-1695 Washington Ave.	proposed	Gordon Galvan	60 units
Town Hall Square, bounded by Davis St., East 14th and Dan Niemi Way	proposed	TBD, RFP out	zoned for 100 units per acre
East 14th Street and Callan Avenue	proposed	City of San Leandro selected Sansome Pacific for RFP	zoned for 100 units of housing
Parrott & Washington Streets	proposed	David Langan Construction	22 condos
San Leandro Tech Campus Commercial Phase 2, 1600 Alvarado St.	master plan approved	Westlake Urban	Office space or a hotel with 150 rooms

BAYFAIR

Bay Fair TOD Specific Plan to be completed early 2018	proposed	TBD	TBD
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HAYWARD

Maple & Main, 22455 Main St.	approved	Bay Area Property Developers	235 units
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SOUTH HAYWARD

808 A St.	under construction	Meta Housing	60 senior apartments
Mission Seniors, 29312 Mission Blvd.	proposed	Pristine Homes	200 senior condos
29212 Mission Blvd.	concept	TBD (for sale)	Up approximately 300 units (zoned for 2 million s.f. of office space; owned by the Alameda County Surplus Land Authority)

UNION CITY

Union Flats, 34588 11st St.	under construction	Windflower Properties, City View	243 live/work rental lofts
Professional office building, 1320 Decoto Road	proposed	Woodstock Development Inc.	31,000 s.f. office
11th Street (Block 2)	proposed	Windflower Properties	443 units
11th Street (Blocks 1, 5 and 6)	proposed	Woodstock Development Inc.	1.2 million s.f. office

FREMONT

Local @ State Street, Capitol Avenue between Fremont Boulevard and State Street	under construction	TMG Partners, Sares Regis, SummerHill Homes	157 condos
Capitol Villas, corner of Hastings Street and Capitol Avenue	approved	Kontech USA	44 condos and 5 commercial tenant spaces
Walnut Residences, 1031 Walnut Ave.	approved (sued)	Carmel Partners	632 apartments

WARM SPRINGS / SOUTH FREMONT

Valley Oak's Old Warm Springs Boulevard South Master Plan, 44710 Fremont Blvd.	approved	Valley Oak Partners	785 units, 325,000 s.f. office, hotel and restaurant
Lennar's Area 4 Master Plan, 45300 Fremont Blvd.	approved	Lennar Homes	1,924 units, 1.4 million s.f. office, R&D and industrial
Warm Springs TOD, 44960 Warm Springs Blvd.	under construction/ approved	Toll Brothers Inc.	1,001 total units (some of which are under construction)
Tesla Master Plan, former NUMMI site	approved	Tesla Motors	4.6 million s.f. industrial
Warm Springs Technology Center (Sobrato)	approved	Sobrato Organization	700,000 s.f. office and R&D, 108,000 s.f. industrial

IRVINGTON FREMONT BART

Connolly Center, 40744 Fremont Blvd.	approved	Pulte Home Corp.	56 townhomes, 11 live/work units
Osgood Residences, 42111 Osgood Rd.	approved	SiliconSage	93 condos