

# INSIDE BART DEVELOPMENT

Dozens of projects throughout the Bay Area are planned on top of, next to or within a few blocks of BART stations. Our pipeline shows projects that are in concept, proposed, approved or under construction on private and BART-owned land. It also features opportunity sites for developers.

**CIVIC CENTER**  
**10 S. Van Ness Ave.:** 700 units, Crescent Heights, approved  
**One Oak St.:** 308 units, Build Inc., approved  
**1554 Market St.:** 109 condos, Trumark Urban, approved  
**1500 Mission St.:** 560 units and 450,000 s.f. office, Related California, proposed  
**30 Van Ness Ave.:** 600 units, Carmel Partners, proposed  
**100 Van Ness Ave.:** 400 apartments, Emerald Fund, proposed  
**1601 Market St.:** 584 units, Strada Investment Group, proposed  
**1601 Mission St.:** 200 units, Trumark Urban, proposed  
**30 Otis St.:** 354 units, Align Real Estate, proposed

**16TH ST.**  
**1979 Mission St.:** 345 apartments, Maximus Real Estate Partners, proposed  
**1950 Mission St.:** 165 below-market-rate units, Bridge Housing and Mission Housing Dev. Corp., proposed

SAN FRANCISCO BUSINESS TIMES

**EL CERRITO PLAZA**  
**Creekside Walk, southeastern corner of the El Cerrito Plaza:** 128 condos, Creekside LLC, under construction by contractor Arbor Construction  
**DOWNTOWN BERKELEY**  
**Residences at Berkeley Plaza, 2211 Harold Way:** 302 apartments and a retail complex tower, Hill Street Realty LLC, approved but appealed  
**2129 Shattuck Ave.:** 297-room hotel, 82,500 s.f. office, Center Street Partners LLC, proposed  
**1950 Addison St.:** 100 apartments, BayRock Multifamily, proposed  
**2121 Durant Ave.:** 50 apartments, Vero Properties, proposed

**WEST OAKLAND**  
**Red Star, 1396 5th St.:** 119 units, developer TBD, approved  
**505 Kirkham St.:** Up to 573 units, 100,000 s.f. of commercial space, Jabari Herbert, proposed  
**5th to 7th streets between Chester Street and Mandela Parkway:** China Harbour Engineering Co. Ltd., in negotiations for a likely office project, in concept

**LAKE MERRITT**  
**Two parking lots on top of the Lake Merritt station:** Zoned for 275-foot towers with 800 or so units, BART is due to solicit proposals for the site this fall

**FRUITVALE**  
**Fruitvale BART Transit Village phase II, 35th Avenue and East 12th Street:** 275 affordable and market-rate units, L+M Development and the Unity Council, approved

**SAN LEANDRO**  
**Marea Alta, former BART parking lot:** 115 affordable units, Bridge Housing, under construction by contractor Cannon Constructors North Inc.  
**San Leandro Tech Campus, 1600 Alvarado St.:** 132,000 s.f. office for OSI Soft campus, Westlake Development, under construction by contractor Lusardi Construction  
**Creekside Plaza, northeast corner of Davis Street and San Leandro Boulevard:** 80,000 s.f. office, Innisfree Cos., approved  
**1659-1695 Washington Ave.:** 60 units, Gordon Galvan, proposed  
**Town Hall Square, bounded by Davis, East 14th streets and Dan Niemi Way:** Zoned for around 90 units, request for proposals to come in the spring  
**East 14th Street and Callan Avenue:** Zoned for 90 units, city is selling 1.2-acre site to developer TBD, proposed

**WARM SPRINGS**  
**Lennar, Area 4:** 2,214 units and 1.4 million s.f. office space, Lennar, approved  
**Warm Springs TOD Village, Area 9:** 1,000 units and 5,000 s.f. commercial/retail, Toll Brothers, approved  
**Old Warm Springs Boulevard South, Area 3:** 785 units, 250,000 s.f. office, 8,000 s.f. commercial/retail, 125- to 150-room hotel, Valley Oak Partners, proposed

**WALNUT CREEK**  
**Ascent Apartments, 1960 North Main St.:** 126 apartments, Mill Creek Residential Trust, under construction by contractor MCRT Northern California Construction LP  
**Walnut Creek Transit Village, 200 Ygnacio Valley Road:** 596 apartments, 851 spaces of replacement BART parking, 775 spaces for new residential parking, BRE Properties Inc., proposed  
**The Landing at Walnut Creek, 207-235 Ygnacio Valley Road:** 178 apartments, Center Street Development, approved

**LAFAYETTE**  
**Town Center III, 1000 Dewing Ave.:** 69 units, KB Home South Bay, under construction

**12TH STREET OAKLAND**  
**601 City Center:** 588,000 s.f. office, 9,500 s.f. retail, Shorenstein Properties, approved  
**T5/T6 City Center, Clay between 11th and 12th streets:** 200 units and either a 250-room hotel or 200,000 s.f. office, Strada Investment Group, approved

**19TH STREET OAKLAND**  
**The Hive, 2335 Broadway:** 105 units (some are complete), Signature Development, under construction by contractor Hawk Development  
**Uptown Station, 19th and Broadway:** 400,000 s.f. office and retail, Uber Inc. and Lane Partners, under construction by contractor Vance Brown Builders  
**1900 Broadway:** 345 units, 9,750 s.f. commercial, Integral, approved

**SOUTH HAYWARD**  
**The Cadence, next to the station:** 206 market-rate apartments, AMCAL, Joe Montana, under construction by contractor James E. Roberts-Obayashi Corp.  
**South Hayward BART Family & Seniors Communities, next to the station:** 151 affordable units, Eden Housing, under construction by contractor James E. Roberts-Obayashi Corp.

**UNION CITY**  
**Wildflower Lofts, 11th Street and the promenade:** 243 units with 18 live/work lofts and 3,000 s.f. retail, Windflower LLC, approved  
**Parcel A and B:** 24-acre and 8-acre sites zoned for high-density lab/office space, in concept  
**Block 1, 5, 6 and 7:** 2.3-, 2.9-, 1.9- and 1.4-acre sites zoned for high-density office/lab space, developers TBD, in concept

**WEST DUBLIN/PLEASANTON**  
**6775 Golden Gate Drive:** 314 units, 17,000 s.f. commercial, Bay West, under construction by ZCON Builders  
**Eden Dublin Family, 7500 St. Patrick Way:** 76 affordable units for veterans, Eden Housing, approved  
**Hotel and retail site:** 3.59 acres next to the station, hotel with restaurants and conference facility, Cornerstone Real Estate Advisors, approved

**DUBLIN/PLEASANTON**  
**Dublin Station II; 5200 Iron Horse Parkway:** 505 units, AvalonBay, under construction  
**Tribea, southwest corner of Dublin Boulevard and Campbell Lane:** 52 condos, Pulte Homes, under construction  
**Three sites near that BART station:** Zoned for 2 million s.f. office space; owned by the Alameda County Surplus Land Authority, in concept

**MACARTHUR**  
**3884 Martin Luther King Jr. Way:** 40 units, developer TBD, approved  
**MacArthur BART Transit Village, Stage I, 7-acre area between Telegraph Avenue, 40th Street, MacArthur Boulevard and Highway 24:** 90 units, Bridge Housing, under construction by contractor James E. Roberts Obayashi Corp.  
**MacArthur BART Transit Village, Stage II:** 500-plus units, 42,000 s.f. retail, MacArthur Transit Community Partners LLC, approved

**PLEASANT HILL/CONTRA COSTA CENTRE**  
**Pleasant Hill/Contra Costa Centre BART Transit Village, eastern side:** 200 apartments, Millennium Partners and AvalonBay, negotiating a ground lease for the site  
**Pleasant Hill/Contra Costa Centre BART Transit Village, western side:** 270,000 s.f. office, 19,000 s.f. conference facility, Millennium Partners and AvalonBay, available for development

**PITTSBURG CENTER**  
**2101 Railroad Ave.:** 1.5 acres, planned for mixed-use with up to 65 housing units an acre  
**75 Bliss St.:** 1 acre, planned for mixed-use with up to 65 housing units an acre  
**Corner of Harbor and Bliss streets:** 3.6 acres, planned for mixed-use with up to 65 housing units an acre  
**2148 Harbor St.:** 7.38 acres, planned for mixed-use with up to 65 housing units an acre  
**1000 Center Ave. parcels:** 5 acres, planned for mixed-use with up to 50 units an acre  
**2156 Railroad:** 2.2 acres, planned for mixed-use with up to 30 units an acre

**PITTSBURG/BAY POINT**  
**1600 West Leland Road:** 23.65 acres on existing BART parking lot, zoned for a mix of uses, in concept

**CONCORD**  
**Green house property, area bounded by Salvio Street, East Street, Willow Pass Road and Port Chicago Highway:** Nicholson Development Properties, 231 units, proposed  
**2400 Willow Pass Rd.:** Developer not disclosed, 150 units, in concept

**3666 Mt Diablo Blvd.:** 66 units and 4,000 s.f. restaurant, Lennar Homes, proposed

**COLMA**  
**Junipero Serra Transit Village, 3601 Junipero Serra Blvd.:** 525 apartments, 20,000 s.f. retail, Sares Regis Group of Northern California and Bridge Housing, proposed

**MILLBRAE**  
**Mixed-use BART TOD, sites 5 and 6; BART parking lot next to station:** 136,000 s.f. office, 260 apartments, 110-room hotel, 84,000 s.f. retail, Republic Urban Properties, in concept  
**Mixed-use BART TOD site 1, El Camino on former lumber yard site:** Mixed-use project with office and multi-family housing and commercial space, Serra Station Properties, in concept

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