



# CONTRA COSTA COUNTY

## AGENDA

### Pleasant Hill BART Leasing Authority

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Monday, April 13, 2026

2:00 PM

|| SPECIAL MEETING ||  
2999 Oak Road, Suite 100 |  
Diablo Conference Room |  
Walnut Creek, CA 94597

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Join from PC, Mac, iPad, or Android:  
<https://cccounty-us.zoom.us/j/81979797219>

| Dial: 1-855-758-1310 US Toll Free |  
Webinar ID: 819 7979 7219

The public may attend this meeting in person at the above location or remotely via Zoom or call-in.

*AGENDA ITEMS may be taken out of order based on the business of the day and preference of the Board.*

1. INTRODUCTIONS Call to order and roll call.
2. Action on Resolution 35 – DESIGNATE Chair of the Pleasant Hill BART Station Leasing Authority (“Authority”). [26-1418](#)

**Attachments:** [2a. Resolution 35 Designating JPA Chair - April 13, 2026](#)

3. PUBLIC COMMENT

The Board shall provide the public with an opportunity to address the Board on any item described in the notice of special meeting before or during consideration of such item. Persons who wish to address the Board with respect to an item that is on the agenda are limited to three (3) minutes.

4. APPROVE the Record of Action for October 27, 2025, Special Meeting. [26-1419](#)

**Attachments:** [4a. 10.27.25 Minutes-DRAFT](#)

5. RECEIVE Update on Developer Solicitation Approach for Block D of the Pleasant Hill/Contra Costa Centre Transit Village. [26-1420](#)

**Attachments:** [5a. Staff Report - April 13, 2026](#)  
[5b. Staff Presentation - April 13 2026](#)

**6. ADJOURN until the next Pleasant Hill BART Leasing Authority Board meeting, TBD.**

**GENERAL INFORMATION**

This meeting provides reasonable accommodations for persons with disabilities planning to attend a the meetings. Contact the staff person listed below at least 72 hours before the meeting.  
Any public records subject to disclosure related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Board less than 96 hours prior to that meeting are available for public inspection at:

30 Muir Rd. Martinez, CA 94553

HOURS:  
Monday through Friday  
8 a.m. to 5 p.m.

Staff reports related to items on the agenda are also accessible on line at [www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us).

**HOW TO PROVIDE PUBLIC COMMENT**

Persons who wish to address the Board during public comment on matters within the jurisdiction of the Board not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should offer comments when invited by the Board Chair. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing \*9 on their phones.

Public comments generally will be limited to three (3) minutes per speaker. In the interest of facilitating the business of the Board, the total amount of time that a member of the public may use in addressing the Board on all agenda items is 10 minutes. Your patience is appreciated.

Public comments may also be submitted to Board staff before the meeting by email or by voicemail. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

William Nelson  
(925) 655-2898  
[William.Nelson@dcd.cccounty.us](mailto:William.Nelson@dcd.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-1418

**Agenda Date:** 4/13/2026

**Agenda #:** 2.

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### **PLEASANT HILL BART STATION LEASING AUTHORITY**

**Meeting Date:** April 13, 2026

**Subject:** Action on Resolution 35 - DESIGNATE Chair of the Pleasant Hill BART Station Leasing Authority (“Authority”)

**Presenter:** Will Nelson and Carli Paine || Co-Executive Directors

**Contact:** Will Nelson | (925) 655-2898

#### **Referral History and Update:**

The Joint Exercise of Powers Agreement governing the Authority requires the Chair of the Authority to rotate among the Authority Board of Directors. The Directors have established a practice of alternating the position between a member of the County Board of Supervisors and a member of the BART Board of Directors. Supervisor Candace Andersen has been Chair since June 20, 2022. Resolution 35 designates BART Board Director Mark Foley as Chair for a period of not less than one year.

#### **Recommendation(s)/Next Step(s):**

Action on Resolution 35 - DESIGNATE Chair of the Pleasant Hill BART Station Leasing Authority (“Authority”).

RESOLUTION NO. 35  
OF THE  
PLEASANT HILL BART STATION LEASING AUTHORITY

Adopted this Order on April 13, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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SUBJECT: Designating the Chair of the Pleasant Hill BART Station Leasing Authority (the "Authority") and establishing the term of the Chair.

The First Amended and Restated Joint Exercise of Powers Agreement for the Pleasant Hill BART Station Leasing Authority, dated December 4, 2012, as amended (the "Agreement") governs the activities and structure of the Authority.

Section 3.11 of the Agreement provides that the chair of the Board of Directors of the Authority (the "Board") shall be rotated from time to time among the Directors of the Board in accordance with procedures established by the Board. The Board desires to appoint Director Mark Foley as Chair for a term commencing on April 13, 2026, and continuing for no less than one year.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby appoints Director Mark Foley as Chair of the Board for a period of no less than one year.

**CERTIFICATE OF SECRETARY**

I certify that I am the duly appointed and acting Secretary of the Pleasant Hill BART Station Leasing Authority, and that the above resolution was approved by the Board of Directors of the Authority on April 13, 2023.

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William R. Nelson  
Secretary



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-1419

**Agenda Date:** 4/13/2026

**Agenda #:** 4.

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### **PLEASANT HILL BART STATION LEASING AUTHORITY**

**Meeting Date:** April 13, 2026

**Subject:** APPROVE the Record of Action for October 27, 2025, Special Meeting

**Presenter:** Will Nelson || Co-Executive Director | DCD

**Contact:** Will Nelson | (925) 655-2898

#### **Referral History and Update:**

County Ordinance (Better Government Ordinance 95-6, Article 25-205, [d]) requires that each County Body keep a record of its meetings. Though the record need not be verbatim, it must accurately reflect the agenda and the decisions made in the meeting.

Any handouts or printed copies of testimony distributed at the meeting will be attached to this meeting record. Links to the agenda and minutes will be available on the Board web page.

PLEASE SEE ATTACHMENT(S).

#### **Recommendation(s)/Next Step(s):**

APPROVE Record of Action for May 6, 2025, Special Meeting with any necessary corrections.

#### **Fiscal Impact (if any):**

None.



# CONTRA COSTA COUNTY

## Committee Meeting Minutes - Draft

### Pleasant Hill BART Leasing Authority

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Monday, October 27, 2025

3:00 PM

|| SPECIAL MEETING ||  
2999 Oak Road, Suite 100 |  
Diablo Conference Room |  
Walnut Creek, CA 94597

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#### ZOOM LINK

<https://cccounty-us.zoom.us/j/84840290680>

| Dial: (888) 278-0254 |

CONFERENCE CODE: 198675

The public may attend this meeting in person at the above location or remotely via Zoom or call-in.

*AGENDA ITEMS may be taken out of order based on the business of the day and preference of the Board.*

1. INTRODUCTIONS Call to order and roll call.

*Chair Andersen called the meeting to order.*

*Present were Co-Executive Directors Will Nelson (County) and Carli Paine (BART), Lia Bristol (County), Jen Quallick (County), Matt Lewis (BART), and three members of the public.*

#### Present

District II Supervisor Candace Andersen, District IV Supervisor Ken Carlson, Director Mark Foley, and Director Matt Rinn

2. PUBLIC COMMENT

*No members of the public spoke.*

3. APPROVE the Record of Action for the May 6, 2025, Special Meeting.

**Attachments:** [DRAFT LEGISTAR Minutes](#)

*The Record of Action was approved. Motion: Carlson, Rinn; passed 4-0*

4. RECEIVE Status Report on Block D of the Pleasant Hill/Contra Costa Centre BART Station Transit Village and PROVIDE DIRECTION to Staff.

**Attachments:** [Staff Report](#)  
[Map of Block D](#)  
[Pleasant Hill-Contra Costa Centre Block D Presentation](#)

*Staff presented on the status of Block D, focusing on feedback received during a series of interviews with developers. The Board directed staff to review the Surplus Land Act and BART and County related to affordable housing and labor to determine their applicability to development of Block D, and return with an update.*

5. ADJOURN until the next Pleasant Hill BART Leasing Authority Board Meeting, TBD.

*Chair Andersen adjourned the meeting at 3:27 P.M.*

**GENERAL INFORMATION**

**HOW TO PROVIDE PUBLIC COMMENT**

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

DRAFT



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-1420

**Agenda Date:** 4/13/2026

**Agenda #:** 5.

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### **PLEASANT HILL BART STATION LEASING AUTHORITY**

**Meeting Date:** April 13, 2026

**Subject:** RECEIVE Update on Developer Solicitation Approach for Block D of the Pleasant Hill/Contra Costa Centre Transit Village

**Presenter:** Will Nelson and Carli Paine || Co-Executive Directors

**Contact:** Will Nelson | (925) 655-2898

### **Referral History and Update:**

PLEASE SEE ATTACHMENT(S).

- 5a. Staff Report
- 5b. Presentation

**PLEASANT HILL BART STATION LEASING AUTHORITY**



**Contra Costa County**

**30 Muir Rd. Martinez, CA 94553**

**San Francisco Bay Area Rapid Transit District**

**2150 Webster St. Oakland, CA 94612**



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**TO:** Pleasant Hill BART Station Leasing Authority Governing Board

**FROM:** Will Nelson and Carli Paine, Co-Executive Directors

**DATE:** April 13, 2026

**SUBJECT:** Agenda Item 5 – Receive Update on Developer Solicitation Approach for Block D of the Pleasant Hill/Contra Costa Transit Village

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**BACKGROUND**

In 2005, the Pleasant Hill BART Station Leasing Authority Board (the “JPA Board”) approved a Disposition and Development Agreement (“DDA”) with Pleasant Hill Transit Village Associates (“PHTVA”) for development of a Transit Village surrounding the Pleasant Hill/Contra Costa Centre BART Station. PHTVA subsequently assigned its rights in the DDA to Avalon Oak Road, L.P. (an affiliate of AvalonBay Communities, “Developer”). The JPA Board subsequently approved leases and various other transactional documents that facilitated development of nearly the entire Transit Village. The final undeveloped piece of the Transit Village is Block D, the approximately 2.27-acre unused surface parking lot adjacent to the BART Station and parking structure.

The DDA with the Developer expired in 2023. The JPA Board indicated that staff should proceed with advancing development of Block D through a new developer solicitation. On October 27, 2025, the JPA Board asked staff to confirm which policies would apply to a new Request for Proposals (RFP) that would be issued for Block D.

**POLICIES REVIEWED FOR APPLICABILITY TO BLOCK D**

**Surplus Land Act:** The Surplus Land Act applies when the entity disposing of property owns the land fee simple. The JPA does not own the property because the JPA leases Block D from BART and BART has already disposed of the property by entering into the ground lease with the JPA. The Surplus Land Act therefore does not apply to Block D. Nevertheless, staff plans to circulate the RFP to the state’s list of Interested Housing Sponsors to ensure wide advertisement of the development opportunity.

**BART’s affordable housing requirement:** In 2016, BART adopted a requirement that a minimum of 20% of any residential units built in a TOD must be affordable. Adoption of this policy occurred long after execution of the ground lease between BART and the JPA in 2006 and therefore the policy does not apply to a project on Block D. However, the County’s Inclusionary Housing Ordinance (IHO) does apply. The baseline requirement for projects subject to the IHO is that a minimum of 15% of all units must be affordable. For rental projects, at least 20% of the 15% must be rented at a price affordable to very-low-income households and the remaining inclusionary units must be rented at a price affordable to low-income households. For for-sale projects, at least 20% of the 15% must be sold at a price affordable to low-income households and the remaining inclusionary units must be sold at a price affordable to moderate-income households. However, the IHO is flexible and allows developers to propose alternative compliance as long as, in the County’s determination, the alternative would provide equal or greater benefit. For example, a developer might propose fewer affordable units but at greater affordability levels.

**BART’s Project Stabilization Agreement requirement:** Similar to the affordable housing policy referenced above, because BART’s Project Stabilization Agreement policy was adopted in 2011 (after execution of the ground lease between BART and the JPA in 2006), this BART policy does not apply. The JPA ground lease does impose prevailing wage requirements on construction of any projects, so prevailing wage would apply.

#### REQUEST FOR PROPOSALS (RFP) APPROACH

The next steps are for staff to draft and circulate a Request for Proposals (RFP), evaluate submitted proposals, and bring a recommended developer to the JPA Board for authorization to negotiate a new DDA.

BART will develop a Basis of Design that informs interested developers of any constraints that must be considered when designing the site. The RFP will request a preliminary conceptual design and a financial proposal from interested developers. RFP submittals will be evaluated by a financial consultant and a selection committee that includes BART and County staff.

The RFP specifications will include (but are not limited to):

- The developer must maintain any publicly accessible areas on the leased parcel for the term of their ground lease;
- The JPA desires high-density residential proposals providing a minimum of 250 units;
- If economically feasible, the JPA is interested in proposals that include active, non-residential uses on the ground floor;
- The developer must comply with the County’s IHO. Alternative compliance proposals will be considered;
- The design must enhance the streetscape/public realm on all four sides of Block D (no side shall be treated as the “back”);
- The developer must pay prevailing wages for the construction of the project.

#### TIMELINE

Staff anticipates releasing the RFP in summer/fall 2026 and returning to the JPA Board in late 2026 or early 2027 with a developer recommendation.

RECOMMENDATION

Staff recommends that the JPA Board accept this report and provide further direction on preparation of the RFP.



# Pleasant Hill TOD – Block D Update

April 13, 2026



# Topics

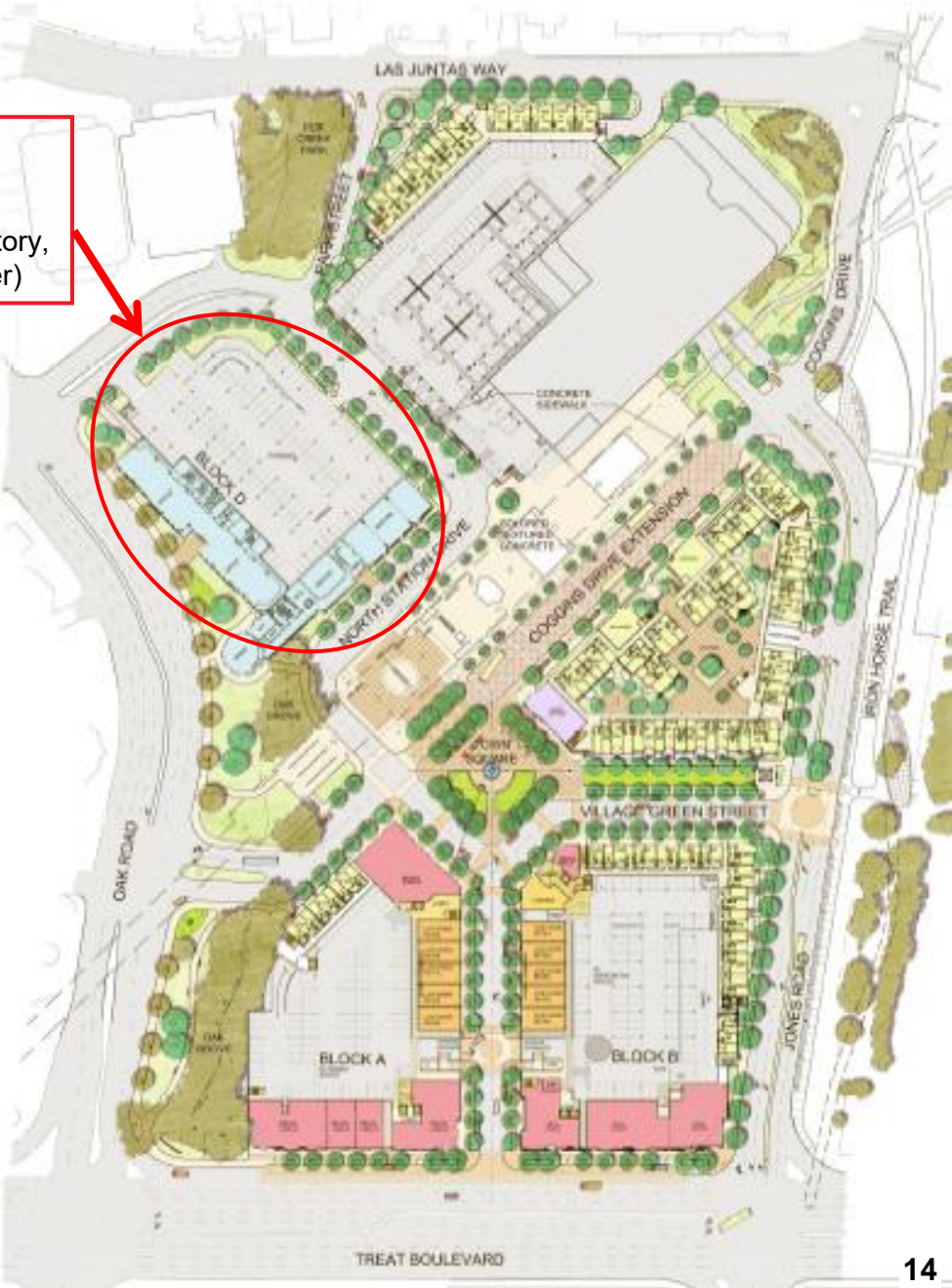
- Applicable policies
- RFP approach
- Timeline



# Map of Block D



**Block D**  
2.27 acres  
(was entitled for a 12-story,  
290,000sf office tower)



# Applicable Policies

- Affordable housing:
  - County Inclusionary Housing Ordinance requirement of 15% applies. Alternative methods of compliance are available
- Labor:
  - Ground Lease between BART and Pleasant Hill BART Station Leasing Authority (JPA) requires prevailing wages for project construction
- Surplus Land Act:
  - Not applicable - JPA does not hold fee title to land
  - Staff will distribute RFP to the State's list of Interested Housing Sponsors



# RFP Approach

RFP will request that proposers submit programs that include:

- High-density residential, with potential ground-floor mixed-use if economically feasible
- A minimum of 250 units (County General Plan allows up to 283 units without density bonus)

Scoring categories include:

- Team experience and record with similar projects
- Preliminary conceptual design
- Affordable housing approach
- Financial proposal

Evaluation process:

- Selection committee will include BART and County staff
- Score written proposals and interviews with shortlisted developers

Return to JPA Board with recommendation



# Timeline

Activity	Date
Release Request for Proposals (RFP) for developer	Summer/Fall 2026
Evaluation of submittals	1-2 months
Return to JPA Board with developer recommendation for selection and authorization to enter into Exclusive Negotiating Agreement (ENA)	Fall 2026/Winter 2027
Return to JPA Board with negotiated term sheet	Early/Mid 2028



Thank You