



Pleasant Hill TOD – Block D Update

April 13, 2026



Topics

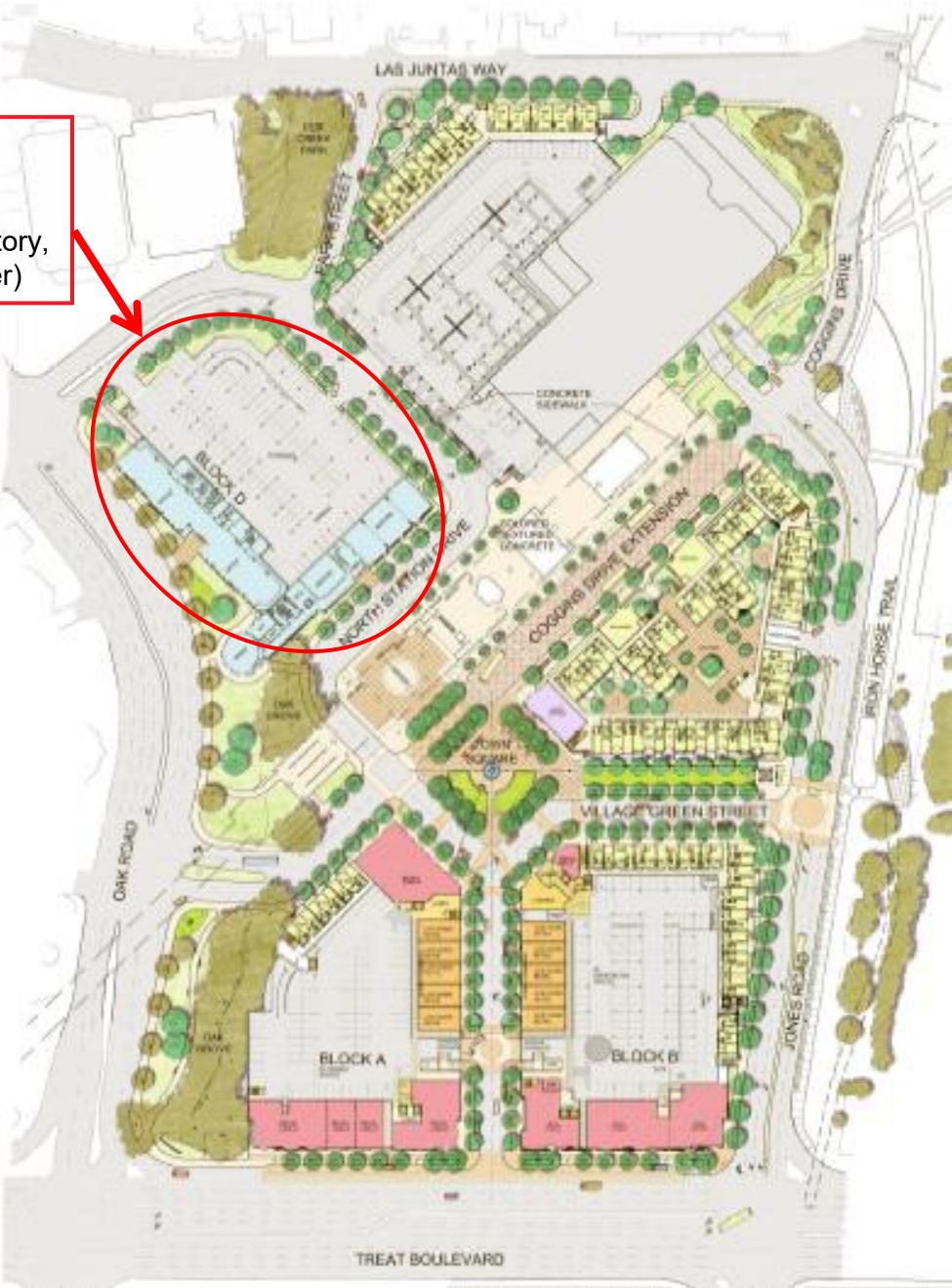
- Applicable policies
- RFP approach
- Timeline



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