

CONTRA COSTA CENTRE AT PLEASANT HILL BART

Transit-Oriented Development through Public/Private Partnerships



FACT SHEET
September 15, 2010

CONTRA COSTA CENTRE AT PLEASANT HILL BART

A Model of Transit-Oriented Development Using Public/Private Partnerships

Contra Costa Centre at Pleasant Hill BART is a 140-acre area surrounding, the Pleasant Hill Station of the Bay Area Rapid Transit District (BART). Built in the early 1970's, the Pleasant Hill Station is now strategically located where BART, I-680, a major sub-regional arterial, a regional trail, and a future light-rail corridor converge. The Contra Costa Centre Area is without challenge with respect to accessibility. The Contra Costa Centre program was explicitly designed to locate employment and housing next to this regional transportation hub. Planners and environmental interest have advocated this type of development for years, and have cited the Area as a prime example of a suburban employment/housing center next to transportation facilities:

“PLEASANT HILL BART: TRANSIT-ORIENTED DEVELOPMENT PRODUCES RESULTS. With the highest concentration of multi-family housing within a quarter mile of any suburban transit hub in northern California, the Pleasant Hill BART Station shows how transit-oriented development can work. Sixty percent of those living in nearby units said BART was a major factor in moving there. Studies have consistently found that 40% of the area residents use BART to commute to their work place.”

From “Blueprint for a Sustainable Bay Area”, by Urban Ecology, Inc.”

“BART’s Pleasant Hill Station has advanced the cause of transit village development more than any other station on the system...The Contra Costa County Redevelopment Agency emerged as a key player in bringing (it) about.”

From “Transit Villages in the 21st Century,” by Michael Bernich and Robert Cervero

“Pleasant Hill BART is an important precedent, because it demonstrates that transit-oriented development can be successful both in real estate terms and in transit ridership.”

From Morris Newman in “California Planning and Development Reporter.”

“Since the early 1980’s, the County Redevelopment Agency has targeted a lot of resources at the Pleasant Hill station area to entice private investment.... With over 2,000 housing units and several million square feet of commercial development within walking distance of the Pleasant Hill station, these efforts have largely paid off.”

From “Transit-Oriented Development in the United States: Experiences, Challenges, and Prospects” from Transportation Research Board TCRP Report 102, 2004.

“As the Pleasant Hill (BART) experience demonstrates, transit-friendly development in a suburban context is not likely to occur in the absence of detailed station plans that reflect both development realities and community concerns about the intensity and design of development.”

From “Developing Around Transit” by Robert Dunphy, and Robert Cervero. al.

The Pleasant Hill BART Station Area Specific Plan, adopted by the County in 1983, and the companion 1984 Redevelopment Plan have received numerous awards and accolades for good planning. The County Supervisors Association of California recognized the Pleasant Hill BART Specific Plan with its Partnership Award. The Specific Plan and its development program have been recognized by the Pacific Rim Council on Urban Development, the Urban Land Institute, the American Planning Association, The Transportation Research Board, the State of California, and the California Redevelopment Association as a model of suburban transit-oriented development.

Development in the area, renamed Contra Costa Centre in 2005, provides for economic growth, new jobs and affordable housing, while also contributing part of the solution to the Bay Area's transportation problems. The Specific Plan also provides for a partial public recapture of value created by BART and other public investment in the Area. Growth management elements of the Specific Plan include:

- A regional approach to addressing development and traffic concerns;
- Creation of a jobs/housing center around existing regional transportation hub;
- Public/private financing of infrastructure improvements:

The completion of nearly \$90 million in major public infrastructure improvement concurrent with or prior to development using property owner supported assessment bonds, and redevelopment tax increments;

The capacity to finance up to \$30 million in additional infrastructure improvements through redevelopment tax increments;

- Requirements for transportation demand management and child care program;
- Public financing of affordable housing projects through redevelopment tax increments and tax exempt bonds; and
- Creation of jobs/housing balance.

Contra Costa Centre currently features approximately 2.4 million square feet of existing Class A office space, 423 hotel rooms (Embassy Suites and a Marriott Renaissance hotel, and 2700 multi-family residential units (Table II, II(A)). At completion the greater area will have approximately 2.8 million square feet of office and commercial development and 2800 residential units.

Major property owners within Contra Costa Centre include Cornerstone Investors, PMI Group, Inc., Equity Office Properties, J.P. Morgan Investment Management, Leisure Sports, the California State Teachers Retirement Fund, Hofmann Company, Thomas Properties, KOAR, Inc., Domino Realty Management, BRIDGE Housing Corp., the Bay Area Rapid Transit District, AvalonBay Communities, Inc. and Millennium Partners, John Muir/Mt. Diablo Health, and

Trammel Crow. The California State Automobile Association will be a property owner in the future when their corporate headquarters relocation is fully completed in 2010.

Major tenants within the Station Area are shown on Table I.

TABLE I

MAJOR EMPLOYERS – CONTRA COSTA CENTRE

• Bank of the West	• Montgomery Watson
• Basic American Foods	• Nextel Communications
• Dantz Development	• PMI Mortgage Insurance
• Embassy Suites	• Renaissance Club Sport Hotel
• Fireman’s Fund	• Vodafone
• John Muir/Mt. Diablo Health System	• Wild Packets, Inc.
• Levi-Strauss	• California State Automobile Association

Other prominent tenants (15+ employees) include:

Accenture	Jacobs Civil, Inc.
Administaff	Kaiser Permanente
Beere & Purves	K-Force.Com
Benefitpoint	Mirant/Southern Energy
Camby Group	Moody’s Risk Management
Central Garden & Pet	New York Life
CM Management	Ownit Mortgage
CMG Mortgage	Park Regency Apartments
Countrywide Home Loans	Qwest/LCI
CT Corporation Systems	Rings Grill
Dr. Jack Goon	State Compensation Insurance Fund
Equity Office Properties	Storage Tek
Eskanos & Adler, P.C.	Tetra Tech
Fidelity National Title	Time Warner Telecom
GeneSys	UFCW
Golden Eagle Insurance	UNUM Provident
Great American Insurance	Wells Fargo Home Mortgage
Greater Bay Bancorp	Yoshima Capital
HQ Global	ERM Environmental
Investors Bank & Trust	

**TABLE II
CONTRA COSTA CENTRE DEVELOPMENT SUMMARY**

Completed as of September 2010 **Approved but unbuilt, with Preliminary
or Final Development Plan**

	<u>Commercial sq. ft.</u>	<u>Res. # Units</u>	<u>Hotel # Rooms</u>	<u>Commercial sq. ft.</u>	<u>Res. # Units</u>	<u>Hotel # Rooms</u>
Within Specific Plan Boundaries	1,711,403	1,776	423	310,000	100	0
In Vicinity of Specific Plan Area	729,084	924	0			0
Total	2,440,487	2,700	423	310,000	100	0

Total: Non-Residential 2,750,587 square feet
 Residential 2,800 units
 Hotel Rooms 423 rooms

TABLE II (A)
CONTRA COSTA CENTRE SPECIFIC PLAN DEVELOPMENT
SUMMARY

Built as of September 15, 2010

Approved, but unbuilt, with Preliminary
or Final Development Plan

Area	Commercial sq. ft.	Res. #Units	Hotel #Rooms	Commercial sq. ft.	Res. #Units	Hotel #Rooms
1A	13,650					
1B	49,794					
2		112				
3	2,650	892				
4		291				
5		59				
7 & 8	478,071					
9	101,842					
10A	375,000					
10B	207,262		248			
11 & 12	35,550	422		310,000	100	
13						
14A & B	253,584		175			
15	194,000					
TOTAL	1,711,403	1,776	423	310,000	100	

TABLE II (B)**CONTRA COSTA CENTRE AREA VICINITY OUTSIDE OF SPECIFIC PLAN AREA**

	Commercial sq. ft.	Res. #Units	Hotel #Rooms
Bank of the West	128,300		
John Muir Health	87,500		
Alderwood Tract	24,784		
Cherry Tract	7,300		
Muller	3,200		
Duffel I & II	200,000		
Duffel III	200,000		
Lockwood	14,400		
Mayhew	16,800		
B & V	13,200		
Pac Bell	33,600		
Archstone WC Station		350	
Archstone Walnut Ridge		360	
Oak Point		92	
Oak Treat Court		16	
Station Park		106	
TOTAL	729,084	924	

APPENDIX A

SUMMARY OF CONTRA COSTA CENTRE

SPECIFIC PLAN DEVELOPMENT SITES



AREA 1 A

Project Name: Contra Costa Retail Centre

Owner/Developer: Main Street Associates

Site:

Size:

In Redevelopment Area: Yes

In Financing District:

AD*83-1/87-1: No

AD 85-3: No

CFD*: No

Specific Plan Land Use Designation: Commercial/Office

Project Description: A retail center of 13,650 sq. ft. has been completed; portion included in project proposed in Area 3 (See Area 3 discussion). Major uses are locally serving retailers

Development Agreement: N/A

Disposition & Development Agreement: N/A

* AD = Assessment District proceeding; CFD = Mello-Roos Community Facilities District Proceeding

AREA 1 B

Project Name: Station Plaza

Owner/Developer: Thomas Properties

Site:

 Size: 1.26 acres

 In Redevelopment Area: Yes

 In Financing District:

 AD*83-1/87-1: Yes

 AD 85-3: No

 CFD*: No

Specific Plan Land Use Designation: Commercial/Office

Project Description: 3 story office – 49,794 sq. ft. over parking

Planning/Development Status: Project completed. Major tenants are Fidelity National Title, and CM Management

Disposition & Development Agreement: DDA provided for the conveyance of certain Agency owned property to developer; and conveyance of certain developer owned property to Agency for the realignment of Oak Road (12,667 sq. ft. of property dedicated – valued at \$272,341). All activities contemplated by DDA have been completed.

AREA 2

Project Name:

Owner/Developer:

Site:

Size:

In Redevelopment Area: No

In Financing District:

AD*83-1/87-1: No

AD 85-3: No

CFD*: No

Specific Plan Land Use Designation: Multiple Family Residential

Project Description: Existing multiple family development; in the City of Pleasant Hill

Planning/Development Status: N/A

Development Agreement: N/A

Disposition & Development Agreement: N/A

AREA 3

Project Name: Park Regency/Contra Costa Retail Center/Step Ahead Learning Center

Owner/Developer: Domino Realty Management/Main Street Associates/ Asok & Indra Sengupta

Site:

Size: 12.37 acres

In Redevelopment Area: Yes

In Financing District:

AD*83-1/87-1: No

AD 85-3: No

CFD *91-1: Yes

Specific Plan Land Use Designation: High Density Multi-Family Residential and Mixed Use

Project Description: High density multi-family of 892 units, in 11 buildings; 13,650 sq. ft. of neighborhood serving retail/personal services (located in Area 1A), and 2,650 sq. ft. day care center (Step Ahead Learning Center); 1,254 parking spaces.

Planning/Development Status: Park Regency Apartments and Step Ahead Learning Center completed in 1991 and 1992. Retail component of the project was completed in 1994.

Development Agreement: N/A

Disposition & Development Agreement: GBW Properties (now Domino Realty) was the master developer for the site. The DDA provided for the Agency to acquire and convey to Developer the various privately owned properties. Costs associated with acquisition borne by Developer. The DDA, as amended, provides for the Agency to financially assist the residential project for 25 years in order to realize reservation of 15% of units for very low and moderate income households at affordable rents.

Other Comments: Day Care Agreement provides for land lease, public financing and conduit for Contra Costa Centre Association financing. 15% of units for very low income households at affordable rents. Three of four phases (644 units) subject to tax exempt financing, therefore 128 units reserved for very low income households.

AREA 4 (North)

Project Name: Wayside Plaza/ Wayside Commons/ Madison

Owner/Developer: Desco Development (developer)

Site:

Size:	3.6 acres
In Redevelopment Area:	Yes
In Financing District:	
AD*83-1/87-1:	No
AD 85-3:	Yes
CFD*:	No

Specific Plan Land Use Designation: Multiple Family Residential - Condominiums

Project Description: 150 condominiums on 3.6 acres with 188 parking spaces completed.

Planning/Development Status:

Development Agreement: N/A

Disposition & Development Agreement: N/A

AREA 4 (South)

Project Name: Coggins Square/Iron Horse Lofts

Owner/Developer: BRIDGE Housing owns the 2.0 acre site of Coggins Square Apartments. Iron Horse Lofts, a townhome development, is now built and owned by individual homeowners.

Site:

Size: 4.0 acres

In Redevelopment Area:

In Financing District:

AD*83-1/87-1: No

AD 85-3: Yes

CFD*: No

Specific Plan Land Use Designation: Multiple Family Residential

Project Description: BRIDGE has built an 87 unit apartment project known as Coggins Square. Holliday Development built the 54 unit Iron Horse Lofts townhouse project. Coggins Square/Iron Horse Lofts has been recognized by the Urban Land Institute, the National Association of Homebuilders, the Pacific Coast Builders, the San Francisco Business Times, the National Association of Local Housing Finance Agencies, and the California Redevelopment Association as an award winning mixed income residential projects.

Planning/Development Status: A 141 unit project including an 87 unit multi-family component (BRIDGE Housing) and a 54 unit townhouse development was approved in 1997. The apartment element Coggins Square was completed in 1999. Iron Horse Lofts was completed in 2002.

Development Agreement: N/A

Disposition & Development Agreement: BRIDGE Housing/ Martin Group/ Holliday Development were subject to a Disposition & Development Agreement. The DDA provided for the transfer of property concurrent with securement of financing and building permits.

Other Comments: Coggins Square is a 100% affordable rental project financed with tax exempt bonds, tax credits, Redevelopment County funds, etc. Iron Horse Lofts is a market rate for sale project.

AREA 5

Project Name: Fox Creek

Owner/Developer: Perma-Bilt Homes/ Hoffman Co.

Site:

- Size: 2.3 acres
- In Redevelopment Area: No
- In Financing District:
 - AD*83-1/87-1: No
 - AD 85-3: No
 - CFD*: No

Specific Plan Land Use Designation: Multiple Family Residential

Project Description: 59 condominiums, 3 stories, 72 parking spaces

Planning/Development Status: Completed

Development Agreement: N/A

AREA 6

Project Name: Walden Green

Owner/Developer: Contra Costa County Redevelopment Agency

Site:

- Size: With Area 13, a total of 4 acres
- In Redevelopment Area: Yes
- In Financing District:
 - AD*83-1/87-1: No
 - AD 85-3: No
 - CFD*: No

Specific Plan Land Use Designation: Utility/Open Space

Project Description: A four acre linear green, including the Iron Horse Trail, has been developed. The north element is on Area 6, the south element is on Area 13. The Robert I. Schroder Pedestrian and Bicycle Overcrossing of Treat Blvd was opened in September, 2010 from Area 13 to Area 16.

Planning/Development Status: Walden Green has been completed. The Robert I. Schroder Overcrossing of Treat Blvd. was completed in September, 2010. A Phase II program, which would extend Walden Green north to Mayhew, is in the conceptual planning stage and expected to be installed in 2011.

Development Agreement: N/A

AREA 7A, 7B & 8

Project Name:	PMI Plaza and Station Landing
Owner/Developer:	PMI Group Inc. (Area 8)/ Equity Office Properties (Area 7B) /Cigna Insurance (7A only)
Site:	
Size:	9.9 acres
In Redevelopment Area:	Yes
In Financing District:	
AD*83-1/87-1:	Yes
AD 85-3:	No
CFD*:	No
Specific Plan Land Use Designation:	Commercial Office/Mixed Use
Project Description:	<ul style="list-style-type: none">● Area 7A - one existing 51,800 sq. ft. 3-story office with 251 parking spaces on grade;● Area 8 (PMI Plaza) - one existing 195,000 sq. ft. 7-story office building including 15,000 sq. ft. of retail; the world headquarters of PMI Mortgage Insurance are at this site;● Area 7B (Station Landing/CSAA) - one existing 6-story 231,271 square foot office building; the site is the corporate headquarters of the California State Automobile Association (CSAA).
Planning/Development Status:	<ul style="list-style-type: none">● 51,800 sq. ft. office building and 195,000 sq. ft. office/retail project (PMI Plaza) are completed;● Equity Office Properties owns Station Landing. A lease with an option to purchase has been entered into with CSAA. Improvements were completed in the fall of 2009.
Development Agreement:	N/A
Disposition & Development Agreement:	Provided for the conveyance of three privately owned parcels, and various publicly owned properties to Developer; conveyance of Developer owned properties to Agency for the realignment of Oak Road, Buskirk Avenue, and Wayne Drive. (52,856 sq. ft. of property dedicated – valued at \$1,136,404). Costs associated with acquisition of private properties by Agency borne by Developer. All property assemblage is complete.

AREA 9

Project Name: 3000 Oak

Owner/Developer: Hofmann Company (owner); Oak Hill Capital Corporation (developer)

Site:

Size: 1.9 acres

In Redevelopment Area: Yes

In Financing District:

AD*83-1/87-1: Yes

AD 85-3: No

CFD*: No

Specific Plan Land Use Designation: Mixed Use

Project Description: 6 Story, 101,842 gross sq. ft. office building with four level parking with 311 parking spaces. Levi Strauss is the primary tenant. A portion of the site is subject to a nominal cost lease to the County for the development of Fox Creek Park at Contra Costa Centre.

Planning/Development Status: Project completed and occupied

Development Agreement: DDA provided for the acquisition of a privately owned property by the Agency and subsequent conveyance of a portion of the parcel to Developer to complete assembly of Development Area. Proportional share of acquisition costs paid by developer upon conveyance. Conveyance of Developer owned property to Agency for Oak Road alignment, Wayne Drive extension and Las Juntas Way expansion (33,731 sq. Ft. of property dedicated – valued at \$910,737).

Development Agreement: N/A

AREA 10A

Project Name: Treat Towers

Owner/Developer: Equity Office Properties

Site:

 Size: 4.07 acres

 In Redevelopment Area: Yes

 In Financing District:

 AD*83-1/87-1: Yes

 AD 85-3: No

 CFD*: No

Specific Plan Land Use Designation: Commercial/Office

Project Description: Two 10 story office buildings totaling 375,000 sq. ft. are built. Major tenants include Nextel Communications, Fireman’s Fund, UFCW, UNUM/Provident, Accenture, and GeneSys Telecommunications. Originally approved for one office and one hotel; subsequently County permitted shift in use between Areas 10A and 10B – hotel on 10A to 10B and office on 10B to 10A.

Planning/Development Status: Preliminary Development Plan and Final Development Plan approved. Project completed in 1999.

Development Agreement: Vests rights of developer to complete above referenced project in compliance with conditions of approval.

Disposition & Development Agreement: DDA provides for acquisition of certain privately owned properties by Agency, and subsequent conveyance of said properties along with other publicly owned properties to the Developer. The Developer required to convey certain properties to the Agency for the realignment of Oak Road, Buskirk Avenue, Treat Boulevard and Wayne Drive (22,834 sq. ft. dedicated – valued at \$490,716). Costs associated with conveyance of properties by Agency to Developer borne by Developer. Activities contemplated by DDA are complete.

AREA 11 and 12

Project Name: BART Transit Village

Owner/Developer: Bay Area Rapid Transit District (owner) Pleasant Hill BART Leasing Authority (lessor)/AvalonBay Communities, Inc. and Millennium Partners (developer/sublessor)

Site:

Size: 18.8 acres

In Redevelopment Area: Yes

In Financing District:
AD*83-1/87-1:

AD 85-3: No

CFD: A CFD was formed in 2008 to finance the maintenance of facilities within the area.

Specific Plan Land Use Designation: Mixed Use including Commercial/Office (Administrative and Professional Offices, Retail Sales, Business and Personal Services, and Hotel); Multiple Family Residential; and Public Use (BART Parking, Utility, and Open Space).

Project Description: Mixed use, commercial including residential, office, retail, and business conference center. BART and the Pleasant Hill BART Leasing Authority (a joint powers agency between BART, the County of Contra Costa, and the Contra Costa County Redevelopment Agency) have entered into a Disposition and Development Agreement with AvalonBay Communities, Inc. and Millennium Partners to develop the property primarily on a ground lease basis. A Final Development Plan providing for a mixed use project of office, retail, residential, and civic uses has been approved. A small portion of the property is the subject of a nominal cost lease to the County for the development of Fox Creek Park at Contra Costa Centre.

A design Charrette for the BART property undertaken in February-April, 2001 is the basis for the Final Development Plan approved in the Spring, 2005. The approved project is a mixed-use development comprised of the following:

Office	290,000 sq. ft.
Retail/Storefront	35,550 sq. ft.*
Civic	3,500 sq. ft.*
Business Conference Center	20,000 sq. ft.
Residential	522 du*

Development proposals may be subject to change with changed economic conditions, but only within a defined range and area.

* Elements of Phase 1

Planning/Development Status:

The Final Development Plan for this site was approved in May, 2005. The residential rental and retail element, including the civic use, are under construction and partially occupied as of this date. The rental/retail element will be complete by December 2010. The 100-unit condominium block is scheduled to begin construction before the end of 2012. The Office and Business Conference Center element are future developments as market conditions permit.

Development Agreement:

A combined Development Agreement/Disposition & Development Agreement, initially approved in 1985 and amended and reapproved in 1995, and amended in 1999, vests BART's right to develop the BART Development Property as an integrated mixed use development as contemplated by the Specific Plan. Agreement provides that upon BART filing necessary applications, the County shall rezone the BART Development Property or that portion for which a preliminary or final development plan has been submitted, in conformance with the Specific Plan (both actions are now complete). The maximum approved density of non-residential development guaranteed by the Agreement is 800,000 gross square feet (with stipulation that BART shall not develop a project of less than 600,000 gross square feet). Furthermore, County precluded from applying new rules, regulations, or policies which conflict with the approved land use standards cited above, such as a moratorium on development, quotas, or other growth restrictions.

Disposition & Development Agreement:

In addition, the BART/County/Agency Agreement provides for various conveyances of property and property rights among BART, County, Agency and other developers. BART conveyed 176,854 square feet of property for Oak Road realignment, Treat Boulevard widening, and Las Juntas realignment. Conveyed property valued at \$3,102,912. In addition, BART has prepaid \$2,380,078 in development fees. The Agreement also provides for BART/County cooperation in the construction of various roads, parking lots and infrastructure, which has been completed.

In 2005 the County, County Redevelopment Agency, and BART created a joint powers authority (JPA) for purposes of leasing the property for development. In December, 2005 this JPA executed a Disposition and Development Agreement with the development team of AvalonBay Communities, Inc. and Millennium Partners (Pleasant Hill Transit Village, LLC) providing for the ground lease of the property for development, as well as a partial sale for development of the for-sale condominiums. Concurrent with execution of the DDA the County Redevelopment Agency and the developers executed a Design and Construction Agreement providing for the financing of a BART patron replacement parking garage, and other public infrastructure, as well as a Financial Assistance Agreement providing for infrastructure and affordable housing financial assistance. These linked agreements provide the legal basis for the public/private partnership to proceed to implementation beginning in 2006. The BART Replacement parking garage was completed and opened to the public on June 30, 2008. Phase I of the Transit Village mixed-use development started construction on August 4, 2008, and is to be completed in 2010.

AREA 13

Project Name:

Walden Green
(See discussion under Area 6)

AREA 14A

Project Name: Not Applicable

Owner/Developer: California State Teachers Retirement Fund

Site:

- Size: 1.05 acres
- In Redevelopment Area: Yes
- In Financing District:
 - AD*83-1/87-1: Yes
 - AD 85-3: No
 - CFD*: No

Specific Plan Land Use Designation: Commercial/Office with a capacity of 11,400 sq. ft.

Project Description: Land Use Permit approved to develop an additional 108 temporary parking spaces to relieve a parking shortage at Pacific Plaza (Area 14B). Total parking would still be less than the maximum 3.3/1,000 sq. ft. allowed by the Specific Plan.

Planning/Development Status: Approved and built.

Development Agreement: N/A

Disposition & Development Agreement: N/A

AREA 14B

Project Name: Pacific Plaza

Owner/Developer: California State Teachers Retirement Fund

Site:

- Size: 3.9 acres
- In Redevelopment Area: Yes
- In Financing District:
 - AD*83-1/87-1: Yes
 - AD 85-3: Yes
 - CFD*: Yes

Specific Plan Land Use Designation: Commercial/Office

Project Description: 6 story, 253,584 square foot office building with 662 parking spaces, primarily subterranean.

Planning/Development Status: Project complete. Major tenants include Central Garden & Pet Co., Golden Eagle Insurance, Montgomery Watson, and Wild Packets, Inc.

Development Agreement: N/A

Disposition & Development Agreement: N/A

AREA 15

Project Name: Renaissance Club Sport/Urban West Business Park

Owner/Developer: Leisure Sports (owner/developer – Renaissance Club Sport) and Pera Urban West

Site:

Size:	9.99 acres
In Redevelopment Area:	Yes
In Financing District:	
AD*83-1/87-1:	Yes
AD 85-3:	Yes
CFD*:	No

Specific Plan Land Use Designation: Commercial/Office

Project Description: One 125,000 square foot office building, with 397 parking spaces is built (Urban West). A 175 room Marriott Renaissance hotel and a 69,000 square foot athletic club have also been completed (Renaissance Club Sport).

Planning/Development Status: One 125,000 square foot office building, with 397 parking spaces is complete. Major tenants include Beere & Purves, CT Corporation, Great American Insurance, Kaiser Permanente, Moody's Risk Management, Mirant/Southern Energy, Pacific 10 Conference, Qwest/CCI and Reply!

The 175-room Marriott Renaissance Hotel and the 69,000 square foot Club Sport Athletic club were completed in 2002. Property conveyed to County for Jones Road extension (69,762 sq. ft. valued at \$1,499,883).

Development Agreement: Vests right of Developer to complete the office project as described in compliance with conditions of approval of Preliminary Development Plan 2501-RZ, and Final Development Plan 3011-84.

Disposition & Development Agreement: N/A. Urban West and the Redevelopment Agency entered into an Owner Participation Agreement, designating Urban West as the master developer for Area 15. Urban West built the existing office and sold the remainder of the property to Leisure Sports, Inc.

AREA 16

Project Name:

Iron Horse Trail
(See discussion under Area 6)