

CONTRA COSTA CENTRE - CONTEXT - 1

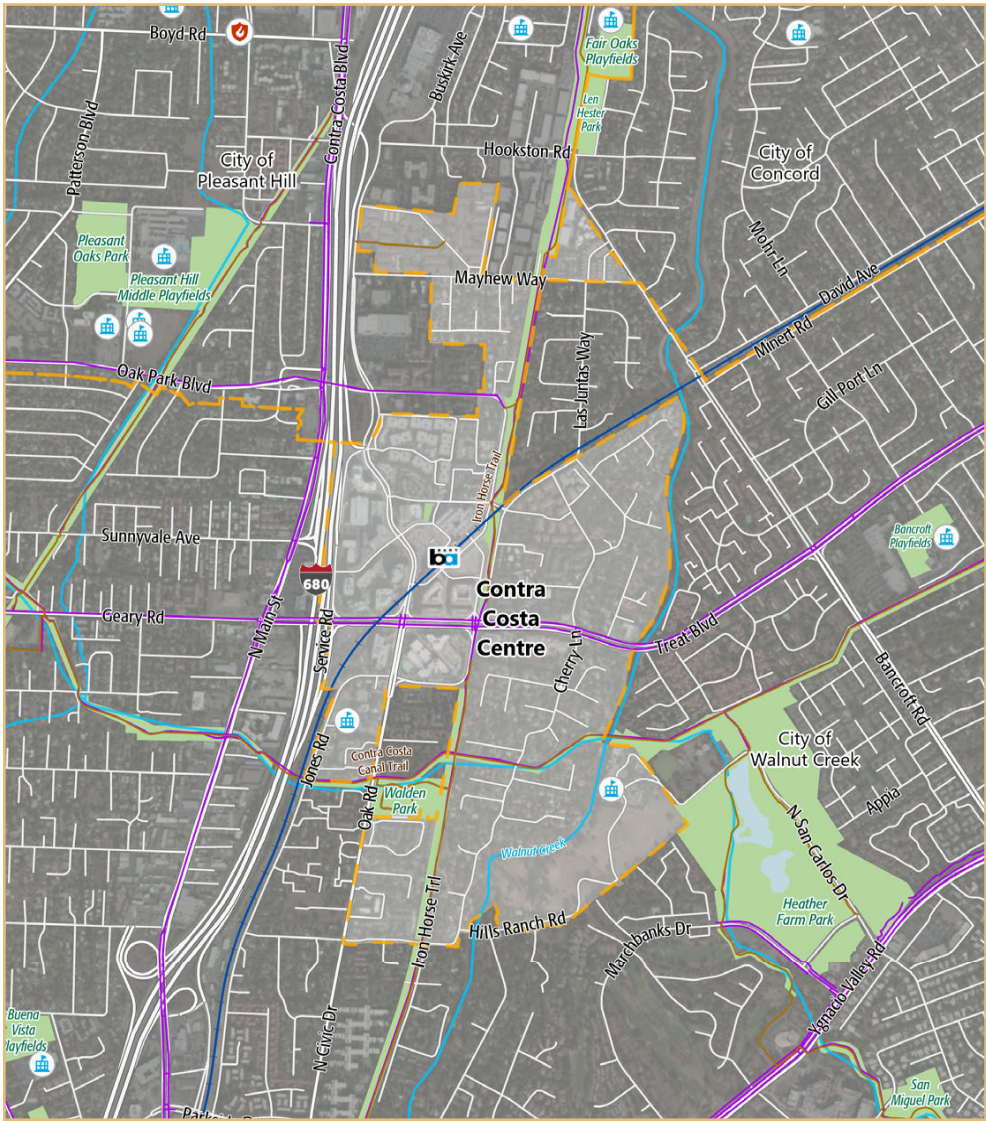
Situated between Pleasant Hill, Walnut Creek, and Concord, Contra Costa Centre is a bustling transit center adjacent to the Pleasant Hill/Contra Costa Centre BART station. The community has a diverse mix of land uses ranging from low-density single-family homes to very high-density multi-family uses and BART-oriented mixed use. The community's vision is to be a cutting edge, mixed-use neighborhood that serves all types of households and provides convenient services, safe outdoor public spaces, and multiple transportation choices. In particular, residents support more transit-oriented infill development that is concentrated and sustainable, addressing the growing need for regional transit. The community enjoys living within walking distance of restaurants and outdoor gathering spaces or parks, and would like its walkable, mixed-use character to be enhanced.



The Iron Horse Trail runs north-south through Contra Costa Centre and provides opportunities for high-quality outdoor recreation. Residents use this trail for a wide variety of trips ranging from active commutes to family outings. Connecting parks, schools, and transit with a network of trails is a high priority for Contra Costa Centre residents. In addition, traffic safety is a primary concern. Residents support changing the streetscape to slow traffic while enhancing transportation options.

WHO LIVES IN CONTRA COSTA CENTRE?









| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Median Age 38 years old in Contra Costa Centre VS 40 years old in Contra Costa County | Average Life Expectancy 85 years old in Contra Costa Centre VS 81 years old in Contra Costa County | Median Household Income \$114,929 in Contra Costa Centre VS \$103,997 in Contra Costa County | Race & Ethnicity ▶ 64% White ▶ 19% Asian ▶ 11% Hispanic or Latino ▶ 1% Black or African American |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Source: Contra Costa County, 2018; PlaceWorks, 2022.

| | | |
|----------------------------------------|----------------------|------------------------------------------|
| Unincorporated Areas | Trails | BART Station Fire Stations Schools |
| Incorporated Cities | Existing Bikeways | |
| Urban Limit Line | BART Route | |
| Outside Urban Limit Line | Railroads | |
| Parks, Protected Lands, and Watersheds | Creeks and Drainages | |

Scale (Miles)

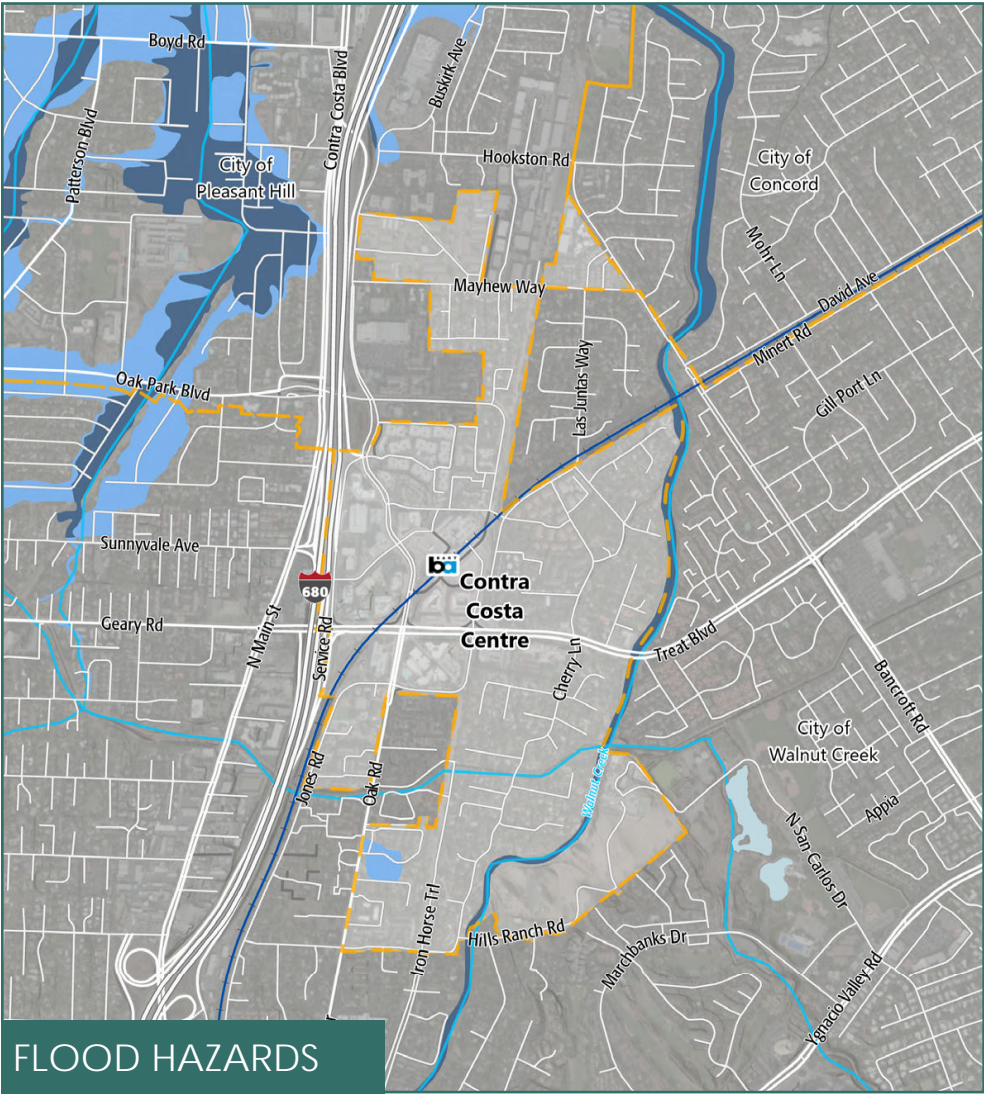
| Hazards | |
|----------------------------------------------------------------------------------|----------------------|
|  | Air quality |
|  | Drought |
|  | Extreme heat |
|  | Flooding |
|  | Human health hazards |
|  | Seismic hazards |
|  | Severe storms |
|  | Wildfire |

| Major Vulnerabilities | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Seniors, including those living alone, and children are vulnerable to poor air quality, extreme heat, human health hazards, and wildfire. | |
| Low-income persons, renters, and cost-burdened households are vulnerable to drought, extreme heat, flooding, seismic hazards, severe storms, and wildfire. | |
| Interstate 680, Treat Boulevard, N. Civic Drive, and Cherry Lane are vulnerable to seismic hazards and fallen trees from severe storms. | |
| Seven Hills School and medical centers in the community are vulnerable to flooding, seismic hazards, severe storms, and wildfire. | |
| Safety and medical responses and public transit access are vulnerable to flooding, seismic hazards, severe storms, and wildfire. | |



Drought, earthquakes, and wildfire are all hazards in Contra Costa Centre.

The information on this page presents a summary of hazards and vulnerabilities in Contra Costa Centre based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



A 100-year flood zone represents a 1% chance of flooding in any given year.

A 500-year flood zone represents a 0.2% chance of flooding in any given year.

Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2022.



PLANNED LAND USE

Land use designations for Contra Costa Centre are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. Contra Costa Centre aims to be a model for mixed-use neighborhoods, while maintaining and enhancing its identity as a safe, family friendly, walkable community. An expanded mixed-use area will attract more opportunities for innovative infill development and further improve connectivity to BART, nearby trails, and the community's multiple uses. Beyond the mixed-use area, the map indicates continuation of residential uses at a variety of densities, along with new transit-oriented infill development.



Multi-family housing next to the Pleasant Hill/Contra Costa Centre BART Station.



Single-family housing in Contra Costa Centre.



Mixed uses in Contra Costa Centre.



Commercial uses in Contra Costa Centre.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Contra Costa Centre community members:

1. Residents of Contra Costa Centre enjoy convenient access to public transit through the BART station and numerous bus lines. This access to public transit provides an easy alternative to automobile travel and access to the rest of the Bay Area from within their own neighborhood.
2. Residents also enjoy convenient access to outdoor recreation, including the Iron Horse Trail and Contra Costa Canal Trail. Access to outdoor recreation should be preserved, and connections to surrounding parks and open spaces should be expanded.
3. Contra Costa Centre's mixed land uses provide opportunities to live, work, and shop within the community. This mixed-use environment should be maintained in future development.
4. The family-friendly atmosphere should be preserved.
5. Major roads and freeways, such as Treat Boulevard, Oak Road, and Interstate 680, pass through and are adjacent to Contra Costa Centre. Traffic safety and roadway enhancements should be prioritized.
6. Walkability in Contra Costa Centre is unique in the unincorporated county. This asset should be preserved and enhanced with future development.



POLICIES

1. Support innovative mixed-use projects.
2. Support density increases along major thoroughfares.
3. Expand and improve bicycle network connectivity to increase safety and access to public transit and minimize collisions with automobiles.
4. Prioritize local-serving retail and community-focused land uses, such as restaurants and farmers' markets.
5. Require new development to provide walkable, pedestrian-scale streetscapes.
6. Encourage open spaces within higher-density areas, such as rooftop gardens, outside gathering spaces near office buildings, outdoor dining areas, and pedestrian-focused amenities.
7. Increase the concentration of high-intensity employment uses and affordable housing in the area to better utilize the regional transit accessibility provided by BART.
8. Promote a station area appearance which will project a positive image and have high regional and local identity.

ACTIONS

1. Improve traffic signal operations at the intersection of Las Juntas Road and Oak Road.
2. Facilitate installation of sustainable infrastructure such as zero-emission vehicle charging and fueling infrastructure, bike repair stations, and other green amenities as they become available.