

About Plan Bay Area PDAs and PCAs in Contra Costa County

Plan
BayArea
2040

Locally Adopted Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs)

Located across the Bay from San Francisco and Marin County, Contra Costa County has grown to be the third most populous county in the Bay Area region; the county’s natural beauty and its strategic location between the San Francisco Bay and California’s Central Valley have long attracted residents and businesses. New jobs and housing are expected to cluster along the county’s major transit thoroughfares, including San Pablo Avenue in the western part of the county, and around the ten BART stations in Contra Costa County. Below are five examples of the 38 locally adopted PDAs in Contra Costa County.

A Map of Contra Costa County PDAs and PCAs



1 Old Town Pinole

This PDA calls for a transition in use and character from a small-scale network of specialty stores and services along the edges, to a mixed-use district with diverse residential and employment opportunities at its core.

2 El Cerrito – San Pablo Avenue

The overall vision for this PDA is to develop an attractive, thriving, vibrant, mixed use transportation corridor with nodes of medium- to high-density residential uses supported by a complete spectrum of local and regional civic and cultural opportunities and professional, retail, and service jobs.

3 Central Richmond

The focal point of this PDA is the Richmond Transit Village – a pedestrian-friendly urban village located at the Intermodal Transit Station that unites BART, Capitol Corridor, and bus transit under one roof.

4 Pleasant Hill’s Buskirk Avenue Corridor

Given this PDA’s close proximity to active local and regional transit corridors and the Pleasant Hill BART station, it represents a significant opportunity for focused growth that encourages transit use and other forms of alternative transportation and creates a better local and regional jobs/housing balance.

5 Downtown Walnut Creek

This PDA encourages housing and commercial mixed-use development near the Walnut Creek BART station, seeks to reduce traffic congestion, permits multi-family housing in some commercial districts, and requires that new office development in the Walnut Creek BART station area include housing.