

I Website for Los Angeles County Planning Department. <http://www.planning.co.la.us/background.html>

I Los Angeles County Metropolitan Transportation Authority. A Plan for Los Angeles County: Transportation for the 21st Century. (March 1995), 58-60.

I The City of Los Angeles established a land use and transportation policy framework to plan for station areas, but the framework has not been successful in working through land use and development issues at specific stations. As a result, the City is currently creating Station/Neighborhood Plans that will address local land use, development, urban design, and community needs. Interview with Lyn Harper, City of Los Angeles, 5/22/98.

I Michael Bernick and Robert Cervero, Transit Villages in the 21st Century. (McGraw-Hill: San Francisco, 1997), 240.

I Interview with Kip Rudd, City of Los Angeles Community Redevelopment Agency, 5/22/98.

I Southern California Rapid Transit District. Joint Development and Value Capture Potential in the Harbor Freeway Corridor. Prepared by Blayne-Dyett (May 1981) 3-14:3-20.

I Interview with Fiona Schneider, Los Angeles County Planning Department, 5/7/98.

I Interview with Lyn Harper, City of Los Angeles, 5/22/98. Interview with Mark Woersching, City of Los Angeles, 5/22/98.

I City of Los Angeles/Planning Department. Land Use/Transportation Policy for the City of Los Angeles and the Los Angeles County Metropolitan Transportation Authority. (November 1993), 12-14.

I Interview with Lyn Harper, City of Los Angeles, 5/22/98.

I County of Los Angeles, Transit Oriented Districts Ordinance, Amendment to Title 22 of the Los Angeles County Code. www.planning.co.la.ca.us/tod_ordinance.html.

I City of Sacramento, General Plan. (January 1988), 2-14, 4-12.

I State of California, 1997 Capitol Area Plan (July 1997), 31

I City of Sacramento, Zoning Ordinance (April 1990) Section 2.98.

I City of Sacramento, Zoning Ordinance (April 1990) Section 2.99.

I City of Sacramento, Zoning Ordinance (April 1990) Section 6.

I Facsimile Transmission from Maureen Daly, Sacramento Regional Transit District, 5/6/98.

I Robert Cervero, Peter Hall, and John Landis, Transit Joint Development in the United States. (Berkeley: Institute of Urban and Regional Development, 1992) 43-49, V-60: V-61.

I Metropolitan Transit Development Board. Agenda No. 8: Existing Transit/Land Use Agreements. October 1996.

I City of San Diego. Zoning Ordinance, Chapter 13, Article 2. (Adopted December 2, 1997).

I Robert Cervero, Peter Hall, and John Landis. Transit Joint Development in the United States. (Berkeley: Institute for Urban and Regional Development, 1992), 75-78.

I Metropolitan Transit Development Board. Policies and Procedures Number 19: Joint Use and Development of Property. (June 26, 1997).

I The Oakland Coliseum BART station is currently being considered for a transit-oriented commercial project that would link the sports facility, the BART station, the proposed airport people mover, and the adjacent residential neighborhoods. However, the Coliseum station was not highlighted in this report, because no actual planning has been done so far. Interested parties - including BART, the City of Oakland, the Port of Oakland, and the Coliseum owners - recently signed an agreement to co-fund an initial study of the area that will be completed in summer 1999. (Interview with Michele Hightower, City of Oakland, 5/1/98.)

I Robert Cervero et al. BART @ 20 Series: Land Use and Development Impacts. Berkeley: University of California Transportation Center, May 1996.

I At the El Cerrito Plaza and El Cerrito Del Norte BART Stations, no master plans were developed. Instead, the City of El Cerrito's Redevelopment Agency has attempted to find a master developer to plan and develop the area around the BART stations and parking lots. This approach has been less successful than the Hayward approach, because the private developer is forced to assume all the financial risk and upfront planning costs. Also, because

little upfront planning was done, developers have encountered community opposition after they have developed their plans. (Interview with Gerald Raycraft, City of El Cerrito, 5/12/98; City of El Cerrito Redevelopment Agency Agenda Bill "Study Session to Establish Agency Board Desired Outcomes for the Mayfair Development Site," March 2, 1998; City of El Cerrito Redevelopment Agency Agenda Bill "Report by American Properties, Inc. and the El Cerrito Plaza Company on the progress of their negotiations on a proposed Revitalization Plan for the El Cerrito Plaza Shopping Center," May 4, 1998)

| City of Hayward. Core Area Plan: A Component of the Downtown Hayward Design Plan, prepared by Dan Solomon (July 1992).

| Interview with the Assistant City Manager Gordon Anderson, City of Hayward, 5/8/98.

| Interview with Merrit Bartlett, Director of Redevelopment Agency, City of Hayward, 5/19/98.

| Phase II Report: Feasibility Analysis Framework, Fruitvale Transit Village, prepared by Keyser Marston Associates, January 1995.

| Contra Costa County, Proposed Amended Pleasant Hill BART Station Area Specific Plan (June 1997), 23-4.

| For the BART @ 20 series, land use changes were tracked through the TRW-REDI database, which provides on-line, digitized records on the square footage, lot area, year of construction, and other statistics for individual parcels of land. Land uses were studied for areas within one-quarter mile of downtown stations and within one-half mile of non-downtown stations. Robert Cervero et al. BART @ 20 Series: Land Use and Development Impacts. Berkeley: University of California Transportation Center, May 1996.

| San Francisco Department of City Planning, The Downtown Plan. (San Francisco: Department of City Planning, August 1983), 25, 85.

| Michael Bernick and M. Carroll, A Study of Housing Built Near Rail Transit Stations: Northern California. (1991).

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| Robert Cervero et al. BART @ 20 Series: Land Use and Development Impacts. (Berkeley: University of California Transportation Center, May 1996), 178-9.

| Envision Oakland: Land Use and Transportation Element of the Oakland General Plan, City of Oakland General Plan, 1998

| Envision Oakland: Land Use and Transportation Element of the Oakland General Plan, City of Oakland General Plan, 1998

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| 1996 Housing Inventory, San Francisco Planning Department, February 1998

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| Washington Metropolitan Area Transit Authority, Office of Project and Technology Development, 5/5/98.

| Montgomery County Planning Department, Bethesda Central Business District Sector Plan, (July 1994), vi, 23-4.

| Transportation Research Board, National Research Council, Transit Cooperative Research Program Report 16: Transit and Urban Form, v.2, part 4 (1996), 63-4.

- I John Matthias, Silver Spring Transit Center: Its Role in Local Revitalization (1998).*
- I Montgomery County Park and Planning Department, Silver Spring Transit Center Status Report, (February 1997).*
- I Maryland-National Capital Park and Planning Commission, North Bethesda/Garrett Park Master Plan (1992) 69-73.*
- I Roberto Cervero, Transit Villages in the 21st Century (1997), 231-33.*
- I Interview with John Funk, Prince George's County, 5/6/98.*
- I Interview with Steven Fisher, Prince George's County, 5/7/98.*
- I Interview with John Funk, Prince George's County, 5/6/98.*
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- I Metropolitan Washington Council of Governments. Metrorail Station Area Planning: A Metrorail Before-and-After Study Report (August 1983), 125-131.*
- I Transportation Research Board, National Research Council. Transit Cooperative Research Program Report 16: Transit and Urban Form, v. 2, ch. 4 (1996) 55-64.*
- I Interview with Senior Planner, John Funk, Prince George's County, 5/6/98.*
- I Montgomery County, Zoning Ordinance, Chapter 59, Volume 4 of the Montgomery County Code (1993), 260-6; Montgomery County Planning Department, The Bethesda Central Business District Sector Plan (1994), 72-89.*
- I Montgomery County, Zoning Working Paper for Silver Spring Central Business District Sector Plan (1998).*
- I Interview with John Funk, Prince George's County, 5/6/98.*
- I U.S. Department of Transportation, Metrorail Station Area Planning: A Metrorail Before-and-After Study Report (August 1983), 77.*
- I In 1969, at the Metro Center Station, WMATA obtained easements, as well as ground and underground development rights at 50 percent of fair market value, from the Woodward & Lothrop Department Store, who was allowed to connect its planned underground mezzanine directly into the Metro Center Station. In 1975, at the Farragut North Station, WMATA leased the development rights above the Farragut North Station in exchange for ground rent, a percentage of net operating income, and rights to locate cooling equipment atop the 11-story office building. (Robert Cervero; Peter Hall; and John Landis, Transit Joint Development in the United States (Berkeley: Institute of Urban and Regional Development, August 1992).*
- I Interview with Alvin McNeal, Washington Metropolitan Area Transportation Authority, 5/11/98.*
- I Metropolitan Washington Council of Governments, Metrorail Station Area Planning: A Metrorail Before-and-After Study Report (August 1983), 19.*
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