

it's April in Lamorinda for Real Estate



The Real Estate Market is Changing!

Interest Rates and Inventory are Up
Sales and Multiple Offers are Slowing
Homes that are Well Prepared and Priced
Appropriately are Still Selling

Put my 25+ years of Real Estate Experience to Work for you!
I have successfully navigated these types of
changing markets before.



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50 years BART in Lamorinda

... continued from Page A11

“In July 1967, work began on the Market Street subway stations,” wrote Roberts. “Carried out 80 - 100 feet below heavy downtown traffic, against the combined pressure of mud and Bay water, the work required one of the greatest concentrations of tunneling crews and equipment in construction history.”

Additionally, “Subway excavations were rich with buried ships and other memorabilia, providing a fascinating look back into Nineteenth Century San Francisco when landfill of lower Market Street and the Embarcadero was still open harbor.”

At noon on Sept 11, 1972, BART officially opened the first 28 miles of its system between the Fremont and MacArthur stations to paying riders. Later that month, President Richard Nixon rode a BART train from San Leandro to the Lake Merritt Station. It wasn't long before BART carried its millionth rider on Dec. 12 of that year.

Lafayette and Orinda stations along with the rest of the 17-mile Concord line began service on May 21, 1973, linking East Contra Costa County to the MacArthur Station. Within a year, the Transbay Tube saw trains from the East Bay travel through to San Francisco at an

average speed of 75 mph. Stretching 3.6 miles along the floor of the bay, it is considered to be one of the deepest (135 feet below the surface) vehicular tubes in the world.

Since California and the Bay Area are known for continual seismic activity, extensive studies were conducted. Even though the Tube would not cross any active geologic fault, the Tube was designed with earthquake absorbing flexibility and packed from shore to shore in a trench of soft soil, gravel and mud for cushion. Flexible connections were also used which allowed for several inches of up or down, in or out, and sideways movement. It can be noted that during the 1989 Loma Prieta Earthquake, BART was inspected within hours and deemed to be the only safe means of transport between Oakland and San Francisco as the Bay Bridge had suffered structural collapse.

After one year of service and 56 miles of rail lines, BART counted 5 million passengers carried; along with plans to add stations further along each of its lines with fares at a minimum of 25 cents and a maximum of \$1.45 (one-way) depending on trip miles -- children 4 years old and under could ride free.

The Lafayette Station park-

ing lot was originally built with a capacity for 982 vehicles. The Orinda Station lot came a close second with 939 vehicular spaces.

Cost estimates for BART, as of Feb. 28, 1975 totaled \$1.619 billion. This included direct construction costs; design and construction management; utility relocation; land and land rights; rolling equipment; insurance; other construction costs; preliminary expense, security and maintenance; unallocated Transportation Development Act Funds; cost of Transbay Tube; and contingencies.

The project received funding from the sale of General Obligation Bonds; California Toll Bridge Authority; proceeds of Sales Tax Revenue; earnings from Temporary Investments; Transit Development; Federal Capital Grants; and Miscellaneous Income.

After 50 years, it is hard to imagine what the Bay Area's ever increasing traffic woes would look like if not for BART's share of heavy lifting to help alleviate a sizable portion of congestion from our roadways. Lamorinda residents use the convenient rail system, in all directions, for work, shopping, day excursions, airport trips, sporting events and more. If only finding a parking space could be as easy.

Service Clubs Announcements

Every Friday, 7:00 a.m. – 8:15 a.m.
Lafayette Veterans Memorial Building
OR Zoom Link at <https://lamorindasunrise.org/speakers>

October 2022 Weekly Speakers
Sept 30 - Erica Gies, Journalist & NatGeo Explorer on the Water in CA
Oct 7 - Rotary Big Picture: Camp Royal Attended
Oct 14 - Bill Tobin - Shelter Box
Oct 21 - Intro to Improv: How Making Up Theater Can Fix Your Live and Save the World
Oct 28 - MemberMag - Melissa and Mark Agnes (David Waal)

DUDUM REAL ESTATE GROUP



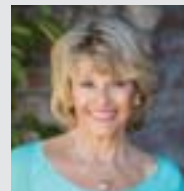
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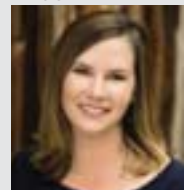
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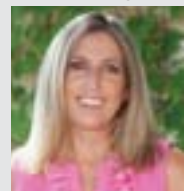
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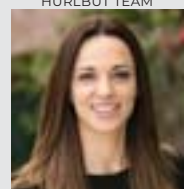
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KAAREN BRICKMAN



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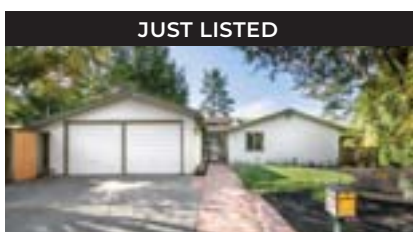
LAUREN DEAL HURLBUT TEAM



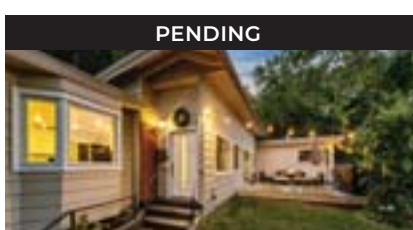
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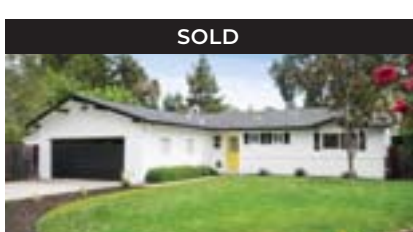
COMING SOON
RENDERING
1040 UPPER HAPPY VLY RD., LAFAYETTE
CALL FOR INFORMATION
KAAREN BRICKMAN | 925.351.5049



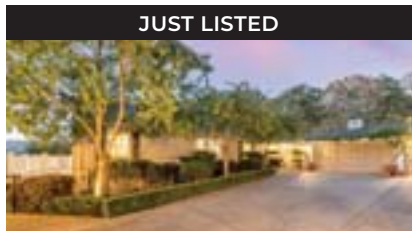
JUST LISTED
911 ANITA COURT, LAFAYETTE
OFFERED AT \$1,595,000
S.HUTCHENS/A.HAMALIAN | 925.212.7617



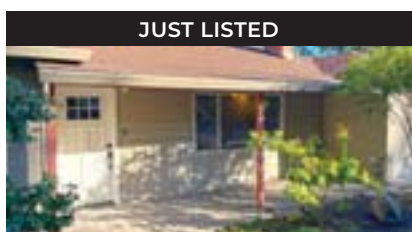
PENDING
107 MORAGA WAY, ORINDA
OFFERED AT \$1,429,000
BRYAN HURLBUT | 925.383.5500



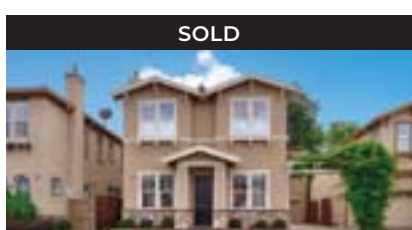
SOLD
178 LUDELL DRIVE, WALNUT CREEK
SOLD FOR \$1,000,000
DON & PAMELA COLOMBANA 925.878.8047



JUST LISTED
810 MARIPOSA ROAD, LAFAYETTE
OFFERED AT \$1,949,000
TINA FRECHMAN | 925.915.0851



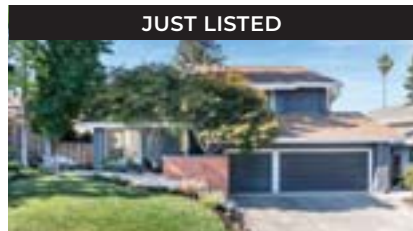
JUST LISTED
526 FLORENCE DRIVE, LAFAYETTE
OFFERED AT \$1,299,000
SMITH HOMES TEAM | 925.998.1914



SOLD
535 GABRIEL COURT, WALNUT CREEK
SOLD FOR \$1,599,000
DON & PAMELA COLOMBANA 925.878.8047



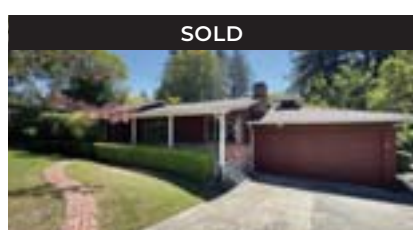
SOLD • REPRESENTED BUYER
130 HILLCROFT WAY, WALNUT CREEK
SOLD FOR \$1,760,000
TINA FRECHMAN | 925.915.0851



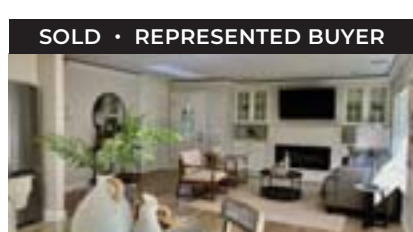
JUST LISTED
1127 CALDER LANE, WALNUT CREEK
OFFERED AT \$1,895,000
S.HUTCHENS/A.HAMALIAN | 925.212.7617



PENDING
1100 DANFORTH LANE, WALNUT CREEK
OFFERED AT \$1,695,000
KAAREN BRICKMAN | 925.351.5049



SOLD
22 IRVING LANE, ORINDA
SOLD FOR \$1,470,000
MATT MCLEOD | 925.464.6500



SOLD • REPRESENTED BUYER
1609 SKYCREST DR., #19, ROSSMOOR
SOLD FOR \$878,000
L. LEGLER & C. HATA | 925.286.1244

BRYAN HURLBUT



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DRE# 01347508

CHERYL HATA



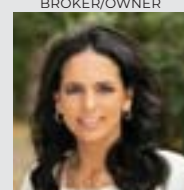
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DRE# 02038791

JULIE DEL SANTO



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KELLY WOOD



925.381.7172
DRE# 01931711

LISA TICHENOR



925.285.1093
DRE# 01478540

LORI LEGLER



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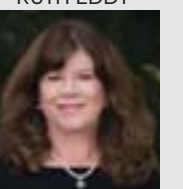
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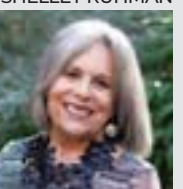
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DRE# 01979180/01979181

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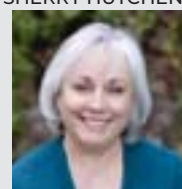
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DRE# 01313819

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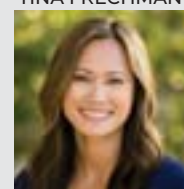
510.506.1351
DRE#01180260

SHERRY HUTCHENS



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DRE# 01320608

TINA FRECHMAN



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DRE# 01970788