Today’s roundtable brings together Concord’s housing stakeholders to discuss housing development constraints and opportunities

- For-profit developers, non-profit developers, and advocates

**Purpose: Obtain input on key Concord development standards**

- This discussion will help inform the Housing Element Update process, by identifying standards that may need testing, refinement or other changes to encourage housing production on opportunity sites

**Two general discussion topics today**

- Development Standards
  - Using 2 example sites on following slides, discuss effects of current development standards on goal of new housing production (both affordable and market rate)
- Creative Approaches to 2nd Unit Program
Context for Development Code

- Prior Code was adopted in mid-1950s when Concord was a small town
- City initiated Development Code Update (DCU) in 2002
- DCU put on hold while City updated its General Plan and completed CNWS Reuse Project Master Plan and Area Plan
- DCU adopted in July 2012
- Intended to:
  - Modernize the Code and standards
  - Streamline/simplify development process
  - Respond to mixed use, TOD, sustainability principles, market trends
- 2010 Housing Element provided further direction including:
  - Affordable housing incentives
  - General Plan Map (and future zoning) changes to meet RHNA
Key Provisions Affecting Housing

- Densities (max/min)
- Lot dimensions and sizes
- Height
- Setbacks
- FAR and lot coverage
- Parking
- On-site open space requirements
- Landscaping
- Ingress/egress

**ZONING DISTRICTS**

- Residential zones
- Non-Residential zones
  - Housing incentivized
  - Housing allowed
  - Housing not allowed
Case Study 1: 2400 Salvio Street

- Downtown Concord
- 4 blocks from BART
- Full city block
- 2.34 acre site (101,930 sf)
- 280 by 330 feet
- Most of site cleared
- Several abandoned/boarded structures still standing
Case Study 1: 2400 Salvio Street
Site Conditions

- **General Plan:** DMU
- **Zoning:** DMX
- **Density:**
  - Maximum: 100 du/acre
  - Minimum: 33 du/acre
  - Equates to yield of 77-230 units
- **Permitted uses:**
  - Mixed Use (UP)
  - Multi-family (UP)
  - Numerous commercial activities
Case Study 1: 2400 Salvio Street
Development Standards

- **Height**
  - Minimum: 30 feet
  - Maximum: 200 feet
  - First Floor Min: 15 feet

- **No Lot Coverage Limits**

- **Floor Area Ratio**
  - Minimum: 1.0
  - Maximum: 6.0

- **Setbacks**
  - 10’ front
  - 0’ interior side
  - 10’ corner side
  - 0’ rear
  - 20’ maximum front
Case Study 1: 2400 Salvio Street
Other Site Standards

- **Parking**
  - Studio: 1.0
  - One bedroom: 1.5
  - 2 bedroom: 2.0
  - 0.5 for ea. additional bedroom
  - Guest: 1 per 3 units

- **Open Space:** 200 SF/Unit
  - 60 SF/unit must be private
  - 25+ units requires rec facility
  - No more than 50% of common open space may be used for bio-swale/storm drainage

- **Landscaping:**
  - Greater of all useable open areas not occupied by decks/patios or 20%
  - Stormwater requirements apply
Case Study 1: 2400 Salvio Street
Affordable Housing Incentives

- 55% density bonus (155 DU/AC)
- 200’ height and 6.0 FAR still apply
- 5’ front setback (instead of 10’)
- 100 SF open space/unit (instead of 200 SF)

Parking
- 0.5 for studio
- 0.75 for 1-bedroom
- 1.0 for 2 bedroom
- 0.25 for each additional bedroom
- No guest parking required

- No Use Permit required
Case Study 1: 2400 Salvio Street
Minimum & Maximum Development Yield

Development Program A: Minimum Project
- 63 Units (assumes 90% net)
  - 33 one-bedroom
  - 33 two-bedroom
- 132 parking spaces
- Square footage:
  - 66,600 SF residential
  - 46,200 SF parking (350/space)
  - 3,780 SF private open space
  - 8,820 SF common open space
- May be able to accommodate some surface parking
- Could minimum FAR be attained?

Development Program B: Maximum Project
- 210 Units (assumes 90% net)
  - 100 one-bedroom
  - 110 two-bedroom
- 440 parking spaces
- Square footage:
  - 220,000 SF residential
  - 154,000 SF parking (350/space)
  - 12,600 SF private open space
  - 29,400 SF common open space
- 4-5 story building
- 2 story parking
Discussion Questions: 2400 Salvio

- Do these development standards yield a viable project?
- Are any standards particularly problematic?
- How could standards be refined to encourage housing development in this location?
- Are there similar developments on sites like this the City could examine as models?
Case Study 2: Chestnut Square Shopping Center

- Clayton Road Corridor
- 0.8 miles from BART
- 1.38 acre site (60,252 sf)
- Roughly 265’ x 200’

- Suburban setting
- Active, mostly leased shopping center built in 1958
- 15,800 SF building, plus parking
Case Study 2: Chestnut Square Site Conditions

- **General Plan:** CMU
- **Zoning:** CMX
- **Density:**
  - Maximum: 40 du/acre
  - Minimum: 11 du/acre
  - Equates to yield of 15-55 units
- **Permitted uses:**
  - Mixed Use (AP)
  - Multi-family (UP)
  - Numerous commercial activities
Case Study 2: Chestnut Square Development Standards

- **Height**
  - Minimum: None
  - Maximum: 30 feet
  - First Floor Min: None

- **No Lot Coverage Limits**

- **Floor Area Ratio**
  - Minimum: None
  - Maximum: 1.0

- **Setbacks**
  - 5’ front
  - 5’ interior side (*)
  - 10’ corner side
  - 25’ rear (*)

These requirements would be 0’, but transitional requirements apply since this site abuts residential zones on two sides
Case Study 2: Chestnut Square
Other Standards

- **Parking Spaces**
  - Studio: 1.0
  - One bedroom: 1.5
  - 2 bedroom: 2.0
  - 0.5 for ea. additional bedroom
  - Guest: 1 per 3 units

- **Open Space: 200 SF/Unit**
  - 60 SF/unit must be private
  - 25+ units requires rec facility
  - No more than 50% of common open space may be used for bio-swale/storm drainage

- **Landscaping:**
  - Greater of all useable open areas not occupied by decks/patios or 20%
  - Stormwater requirements apply
Case Study 2: Chestnut Square
Affordable Housing Incentives

- 45% density bonus (58 DU/AC)
- 45’ height and 1.5 FAR (instead of 30’ and 1.0)
- 20% reduction of all setbacks allowed
- 150 SF open space/unit (instead of 200 SF)

Parking
- 0.67 for studio
- 1 for 1-bedroom
- 1.5 for 2 bedroom
- 0.25 for each additional bedroom
- No guest parking required

- No Use Permit required
Development Program A: Minimum Project
- 13 Units (assumes 85% net)
  - 7 one-bedroom
  - 6 two-bedroom
- 27 parking spaces
- Square footage:
  - 13,740 SF residential
  - 9,450 SF parking (350/space)
  - 780 SF private open space
  - 1,820 SF common open space
- Surface, shared garage, or individual garage parking

Development Program B: Maximum Project
- 46 Units (assumes 85% net)
  - 23 one-bedroom
  - 23 two-bedroom
- 88 parking spaces
- Square footage:
  - 49,000 SF residential
  - 30,800 SF parking (350/space)
  - 2,760 SF private open space
  - 6,440 SF common open space
- Could this be achieved on a 60,000 SF site with a 30’ height limit and 1.0 FAR limit?
Discussion Questions: Chestnut Square

- Do these development standards yield a viable project?
- Are any standards particularly problematic?
- How could standards be refined to encourage housing development in this location?
- Are there similar developments on sites like this the City could examine as models?
Second Unit Program: Overview

- Only permitted in single family districts
- May not be in required setbacks
- Owner must reside on property
- 275 SF to 640 SF on lots less than 12,000 SF (>70% of all lots)
- Up to 1,000 SF allowed on 12,000 sf or higher lots (<10% of all lots)
- One off-street parking space required
  - May be uncovered or tandem
  - If unit is 2-bedrooms, 2 spaces required, including one covered
- Special requirements for accessory structures/ units attached to garages
- Design guidelines provided in zoning code
Second Unit Program

- **Recent pre-fab models offer new opportunities for 2\textsuperscript{nd} unit development**

- **Benefits:**
  - Fits pattern of single family lots with space for 2\textsuperscript{nd} units
  - Provides extra income for homeowner
  - Provides affordable rental units for small families, returning adult children, seniors

- **Question:** How can Concord encourage more 2\textsuperscript{nd} unit development?