



DOWNTOWN CONCORD

SPECIFIC PLAN



DSC Meeting #1: Issues Raised

13 March 2013

DOWNTOWN CONCORD SPECIFIC PLAN

ISSUES RAISED AT DSC MEETING #1

1. **Better connection between TSP and BART**
2. **Grant Street; nicer for pedestrians**
 - Food trucks?
 - Way finding
 - Outdoor seating
3. **Pedestrian bridges?**
4. **Renewed vision**
5. **Growth is coming; plan ahead**
6. **Advantage over neighbors; more affordable housing**
7. **Break down barriers**
 - Make better connections
8. **How to keep people when they come?**
9. **How do businesses view Concord?**
 - Losing business to Bishop Ranch?
10. **Brand the downtown; right identity?**
11. **Contra Costa Trail; source of visitors**
12. **Previous studies by Redevelopment Agency**

Timeline

21-month process

- Tasks 1-3; Basis for the preparation of the plan (Jan. through March)
- Tasks 4-5; Development and Evaluation of Alternatives. Selection of Preferred Alternative. Preparation of Draft Specific Plan (April-September)
- Tasks 6-7; Preparation of Draft Supplemental EIR, Final Specific Plan and SEIR (Sept. 2013-June 2014)
- Tasks 7-8; Financing and Implementation Strategy. Approval and Certification of Specific Plan and SEIR (July-Sept. 2014)

Schedule and Agendas

- April 18th – DSC #2, Development of Alternatives
- May 6th – Workshop #1, Development of Alternatives
- June 3rd – DSC #3, Evaluation of Alternatives
- August 5th – DSC #4, Selection of Preferred Alternative
- August 27th – Development of Preferred Alternative

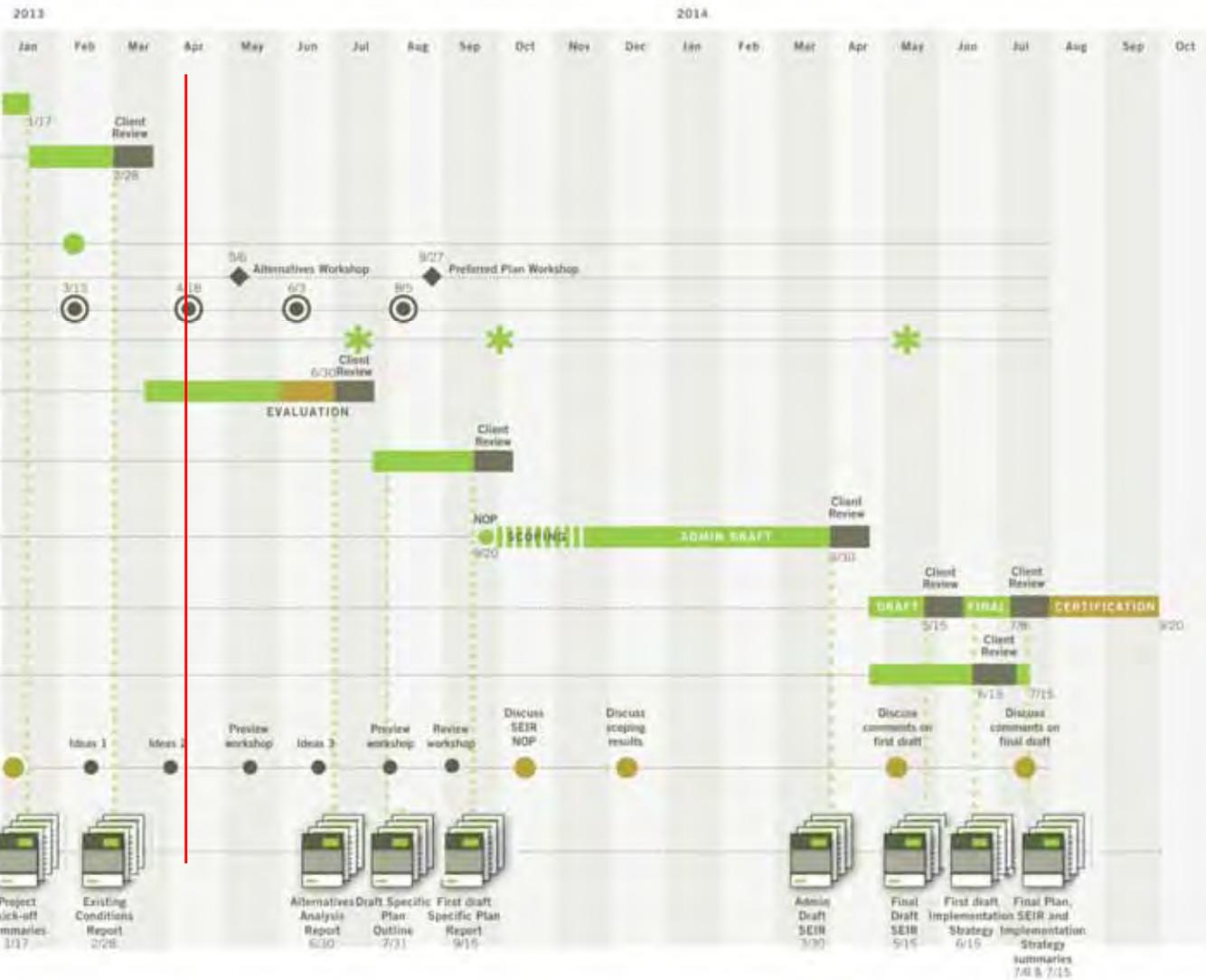
PROJECT TASKS

1. Project Initiation
2. Existing Conditions
3. Community Outreach
 - Stakeholder meetings (one half-day meeting)
 - Community workshops (two workshops)
 - CAC/TAC meetings (four meetings each)
 - Planning Commission and City Council meetings (three meetings)
4. Development of Alternative Plan Concepts
5. Development of Preferred Plan and first Draft Specific Plan
6. Environmental review and First Draft SEIR
7. Final Specific Plan and Final SEIR
8. Implementation and Phasing Strategy

MEETINGS

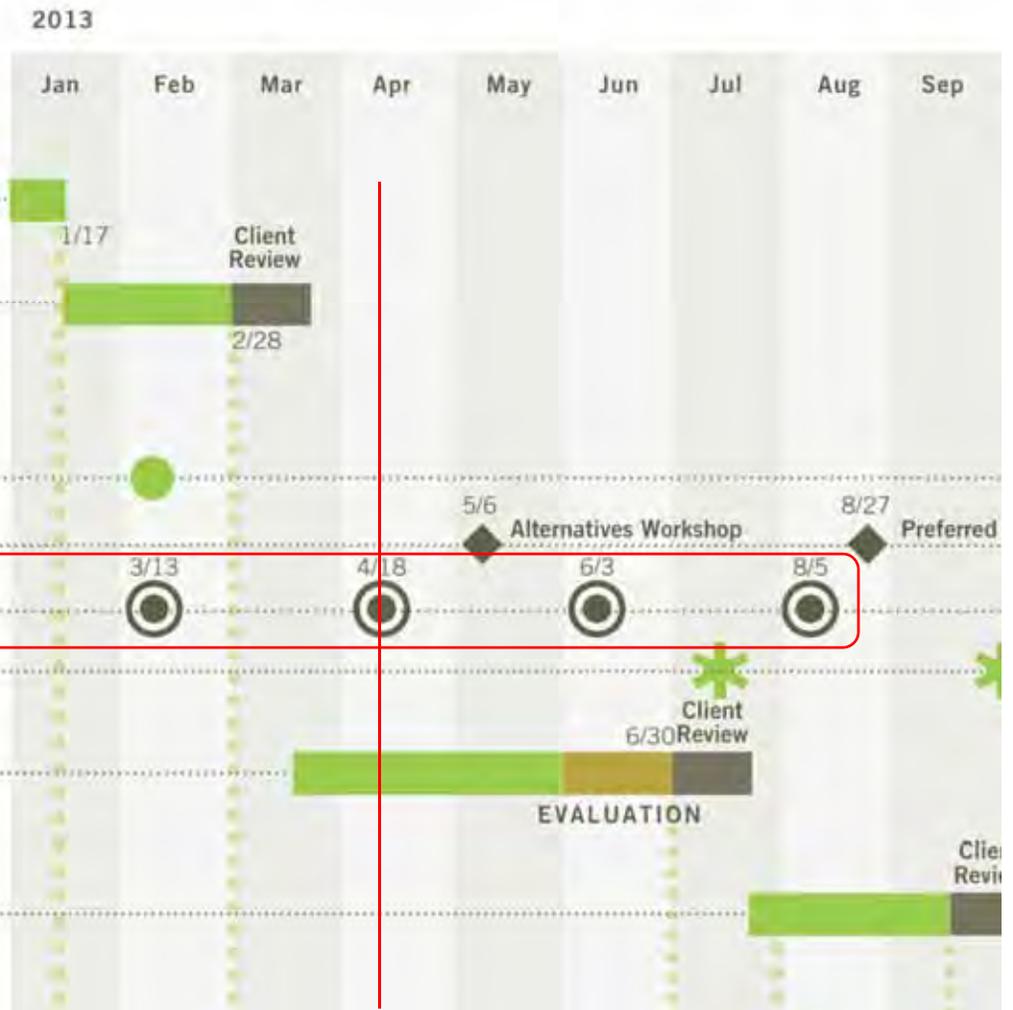
City and team meetings (five in-person meetings; six on-line meetings)
 Meetings in person ● Meetings on-line ●

DELIVERABLES



PROJECT TASKS

1. Project Initiation
2. Existing Conditions
3. Community Outreach
 - Stakeholder meetings (one half-day meeting)
 - Community workshops (two workshops)
 - CAC/TAC meetings (four meetings each)
 - Planning Commission and City Council meetings (three meetings)
4. Development of Alternative Plan Concepts
5. Development of Preferred Plan and first Draft Specific Plan





Opportunities + Constraints

DOWNTOWN CONCORD SPECIFIC PLAN

Office Research

- One building vacant and another half vacant at Swift Plaza
- Swift Plaza owners positive about leasing
 - Single-user sought for the vacant building; have had interest in whole building
 - Other vacancies leased as full floors successfully
- Office tenants looking for economic, BART location
- Potential tenants view Grant St. as unsafe and unpleasant
- Abundant parking in Swift parking garages

Park and Shop

- Longer-term opportunity due to easements and lease terms

Residential

- ‘Lead with rooftops’ strategy by zeroing in on residential infill

PLANNING CONSTRAINTS

- **BART parking barrier**
- **Reconsider one-way streets**
- **High volume traffic and truck routes**
- **Galindo Street - strong divider**
- **Land assemblies**
- **The Park and Shop - extensive barrier**
- **Ellis Lake Park has limited visual access**
- **Undefined and disconnected triangular blocks**
- **Inconsistent streetscape**
- **Narrow and inconsistent sidewalk design**
- **Limited bike network**

PLANNING OPPORTUNITIES

- **Additional development around TSP**
- **Identifiable neighborhoods attract new resident**
- **BART access to the Downtown**
- **City-owned several opportunity sites**
- **Underutilized parcels**
- **New streetscape and bike pathways**
- **Gateway opportunities**

TRANSPORTATION OPPORTUNITIES

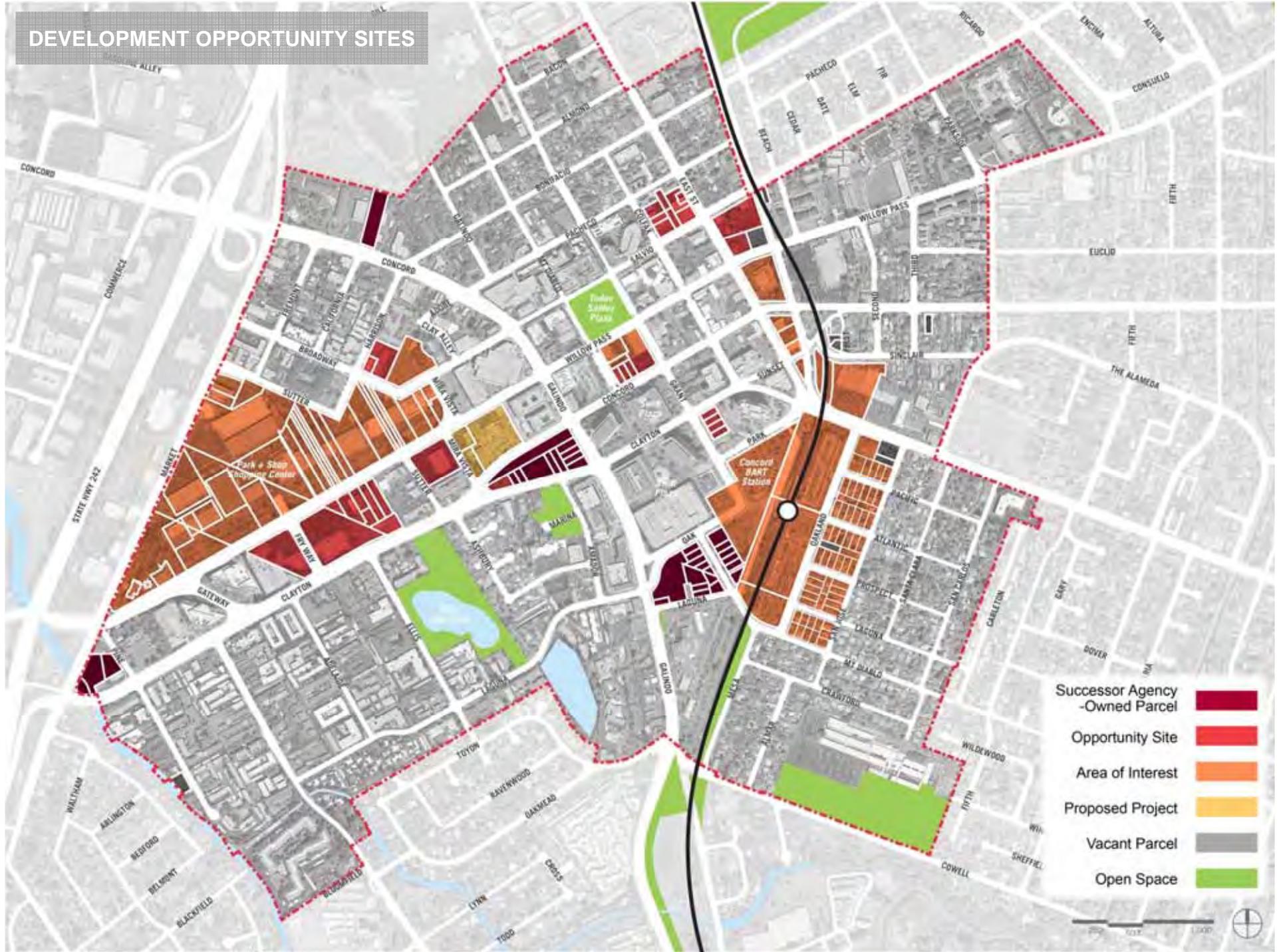
- **Increased street connectivity**
- **Conversion of one-way to two-way streets**
- **Road diet(s)**
- **Traffic calming**
- **Sidewalk enhancements**
- **Bicycle network and facility enhancements**
- **Intersection crossing enhancements**
- **Local circulator shuttles**
- **Improved way-finding and signage**
- **Real-time transit information**
- **Car-sharing**
- **Bike-sharing**
- **Parking management**
- **Reduced residential parking standards within 1/2 – mile of BART**



Alternatives Framework

DOWNTOWN CONCORD SPECIFIC PLAN

DEVELOPMENT OPPORTUNITY SITES



- Successor Agency -Owned Parcel
- Opportunity Site
- Area of Interest
- Proposed Project
- Vacant Parcel
- Open Space



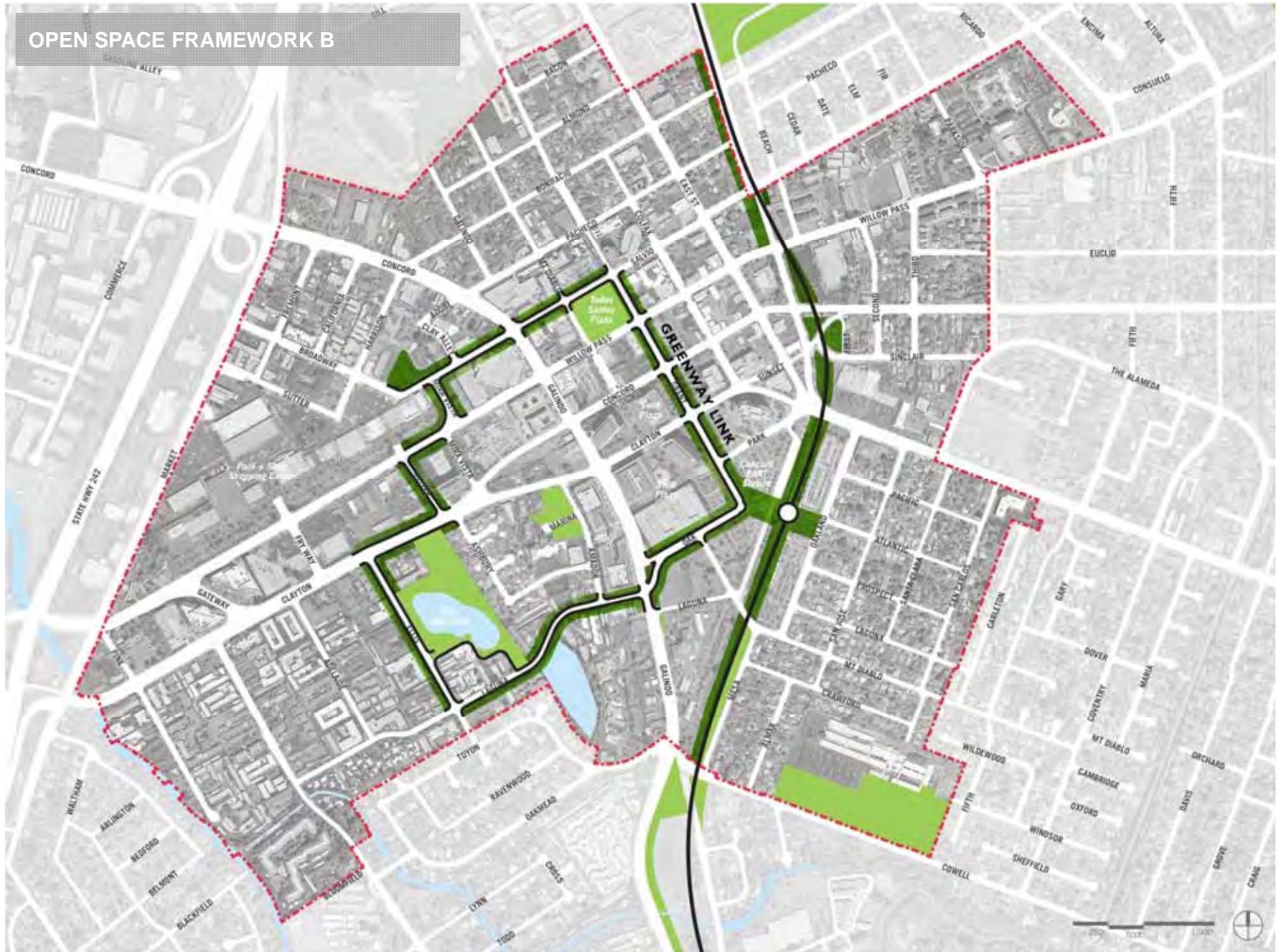
PRIORITY DEVELOPMENT AREAS



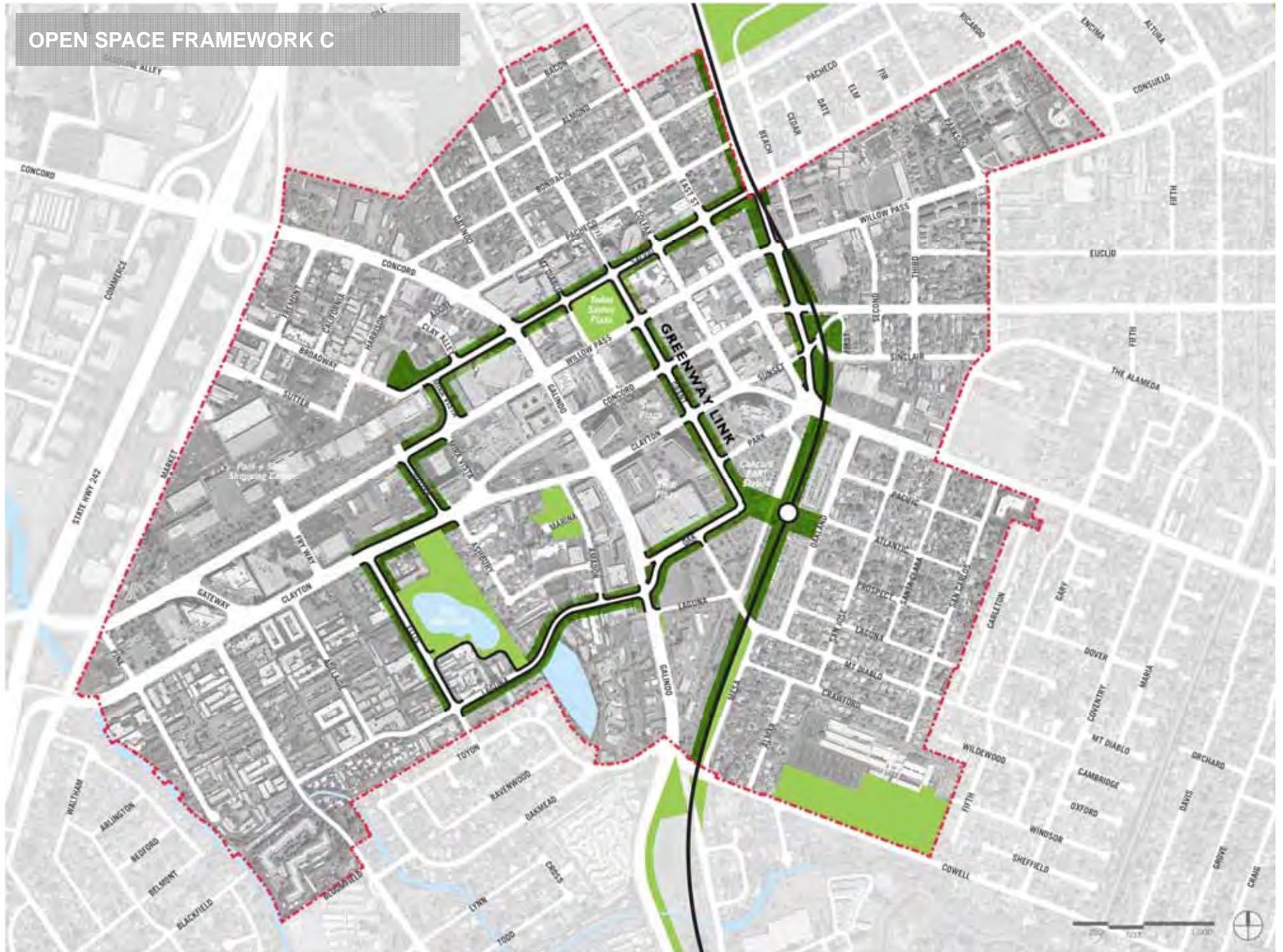
OPEN SPACE FRAMEWORK A



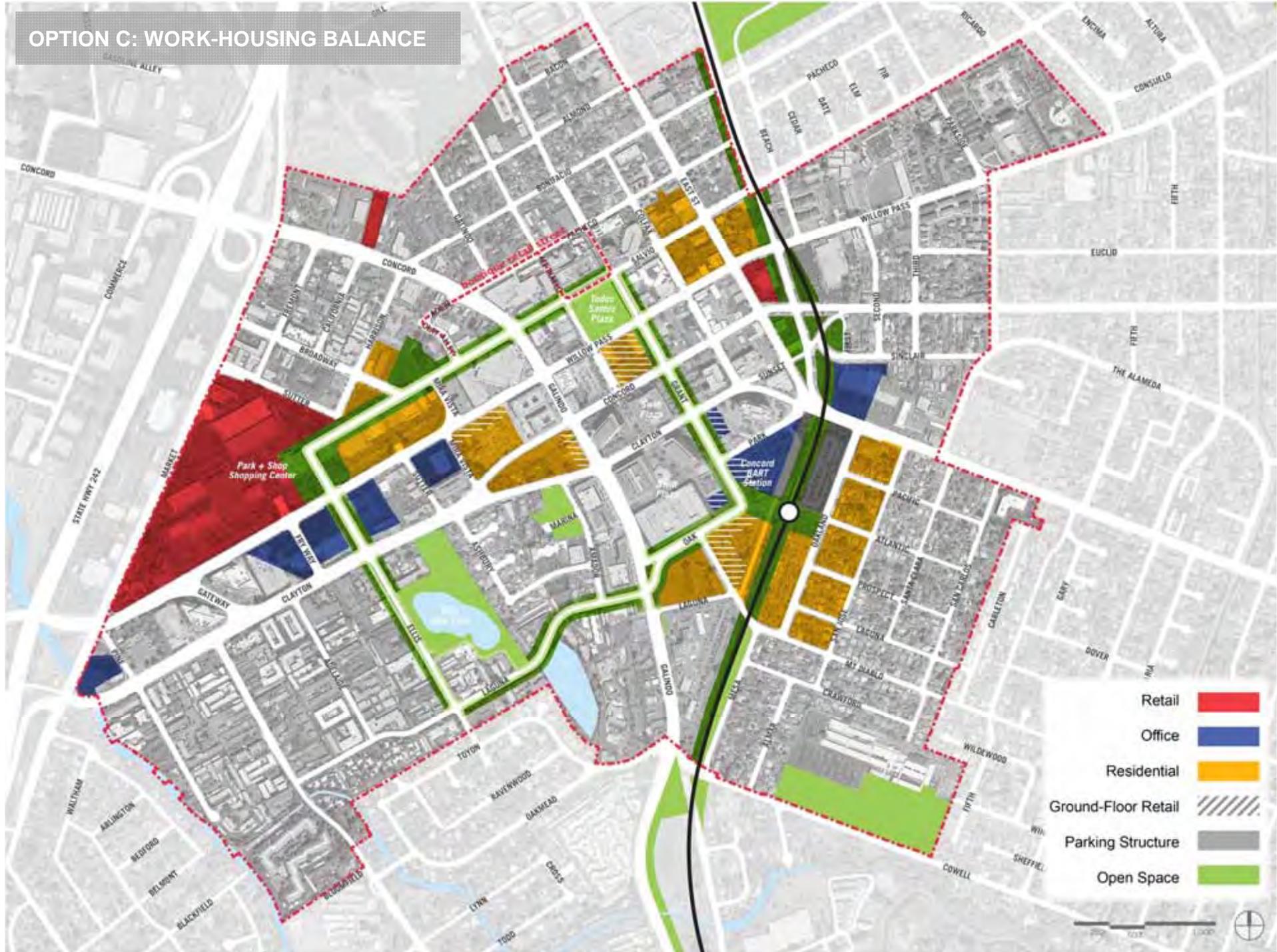
OPEN SPACE FRAMEWORK B



OPEN SPACE FRAMEWORK C



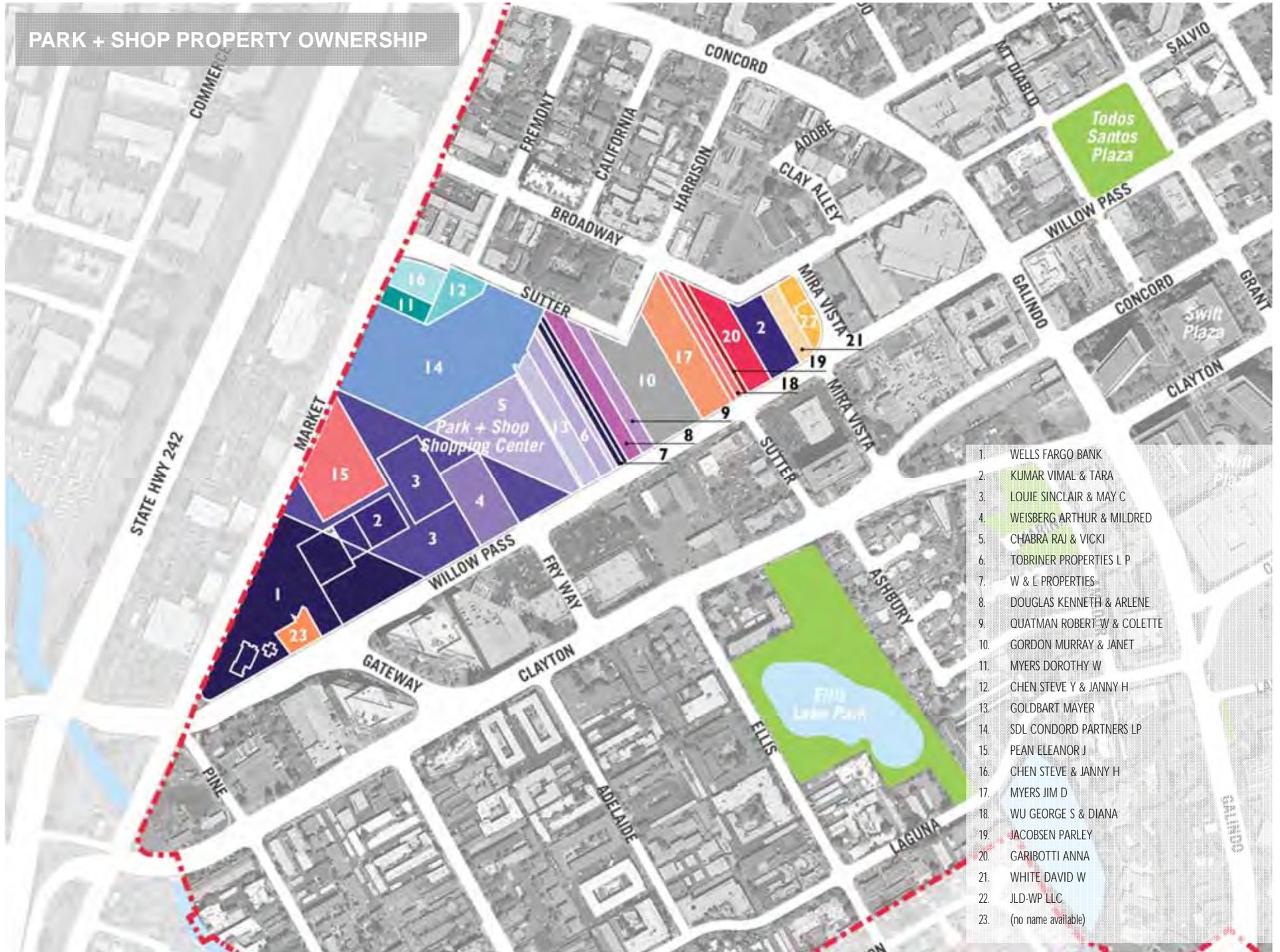
OPTION C: WORK-HOUSING BALANCE



- Retail
- Office
- Residential
- Ground-Floor Retail
- Parking Structure
- Open Space



PARK + SHOP PROPERTY OWNERSHIP



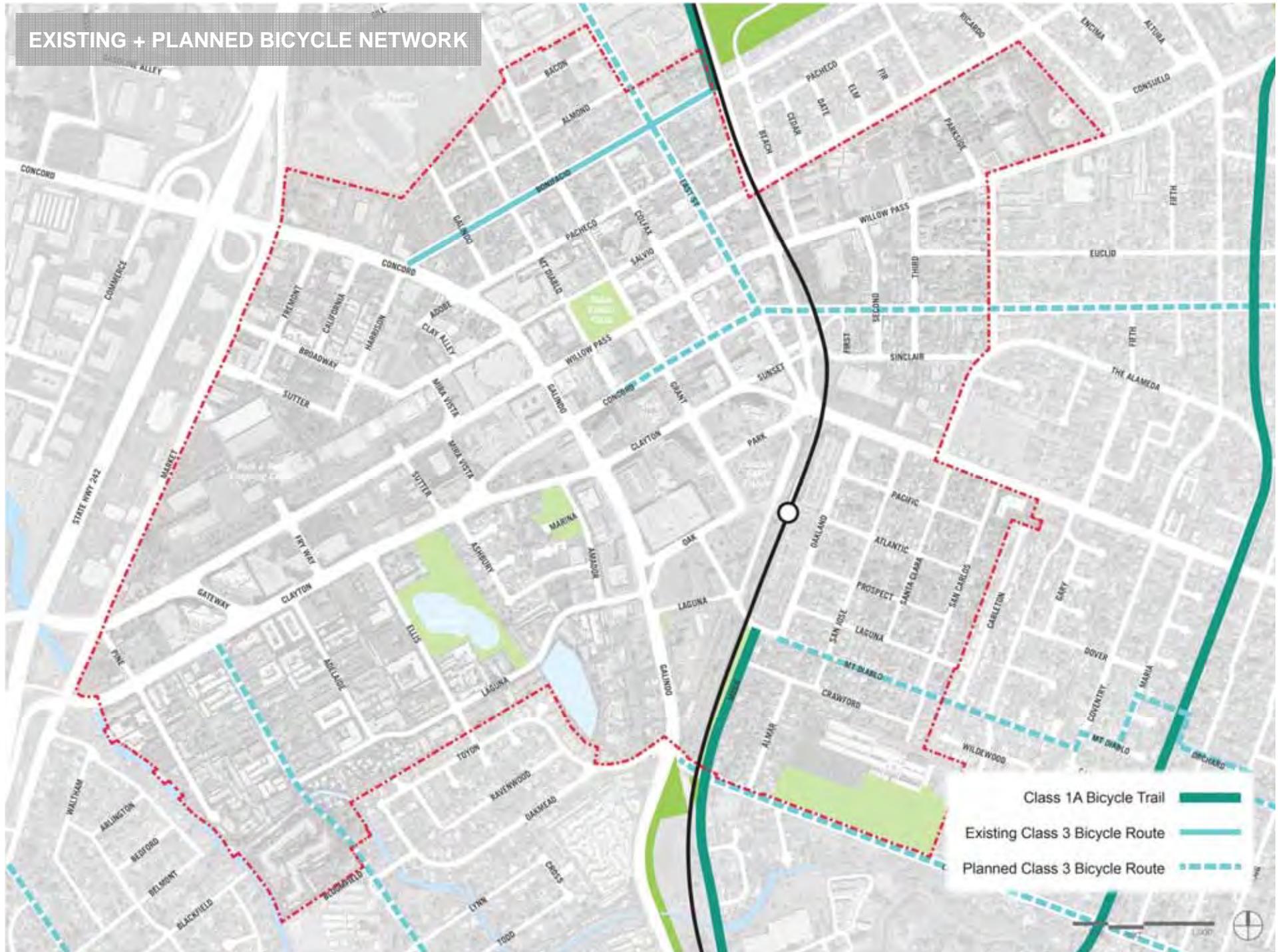
1. WELLS FARGO BANK
2. KUMAR VIMAL & TARA
3. LOUIE SINCLAIR & MAY C
4. WEISBERG ARTHUR & MILDRED
5. CHABRA RAJ & VICKI
6. TOBRINER PROPERTIES L P
7. W & L PROPERTIES
8. DOUGLAS KENNETH & ARLENE
9. QUATMAN ROBERT W & COLETTE
10. GORDON MURRAY & JANET
11. MYERS DOROTHY W
12. CHEN STEVE Y & JANNY H
13. GOLDBART MAYER
14. SDL CONDORD PARTNERS LP
15. PEAN ELEANOR J
16. CHEN STEVE & JANNY H
17. MYERS JIM D
18. WU GEORGE S & DIANA
19. JACOBSEN PARLEY
20. GARIBOTTI ANNA
21. WHITE DAVID W
22. JLD-WP LLC
23. (no name available)



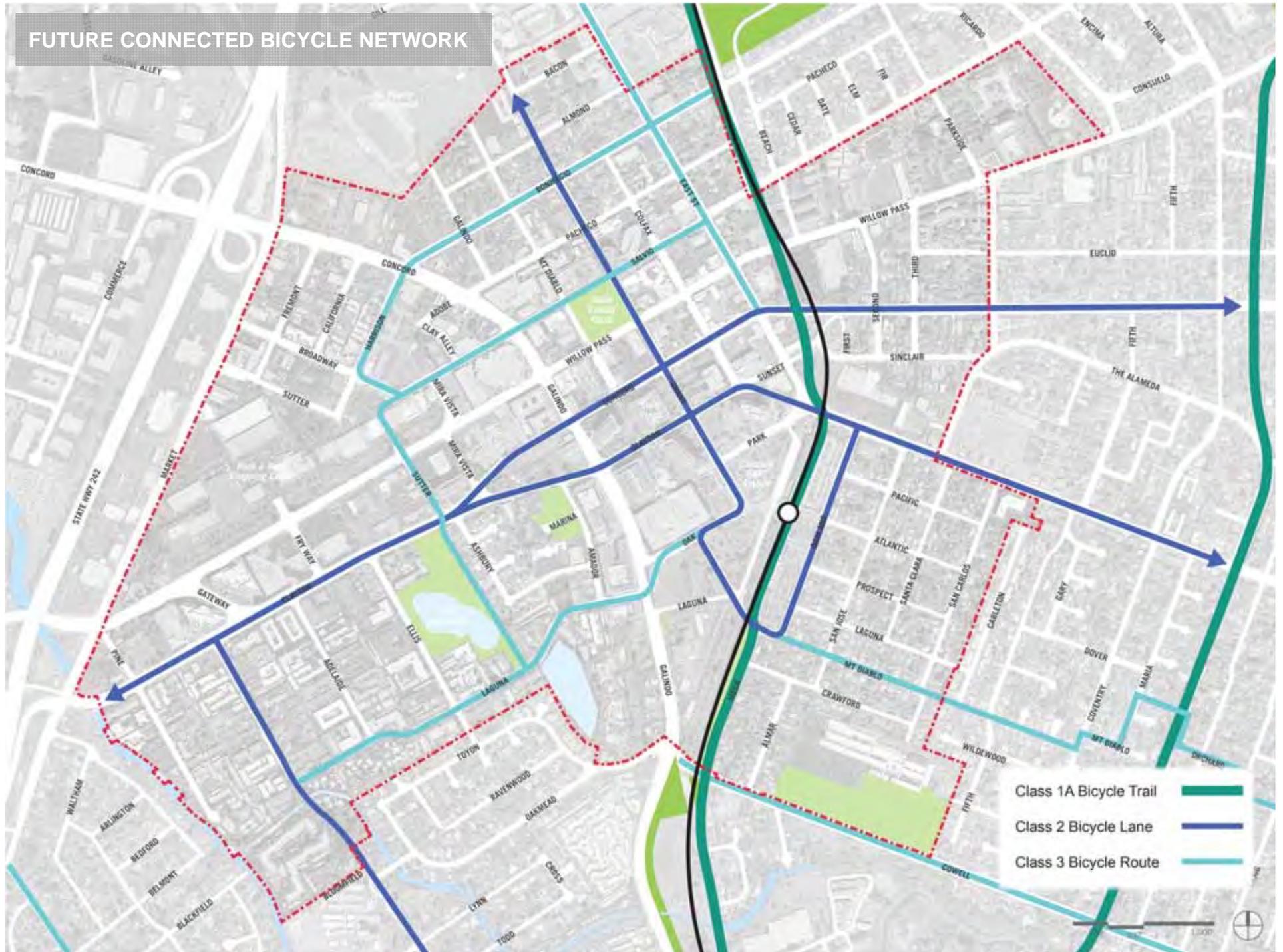
Transportation

DOWNTOWN CONCORD SPECIFIC PLAN

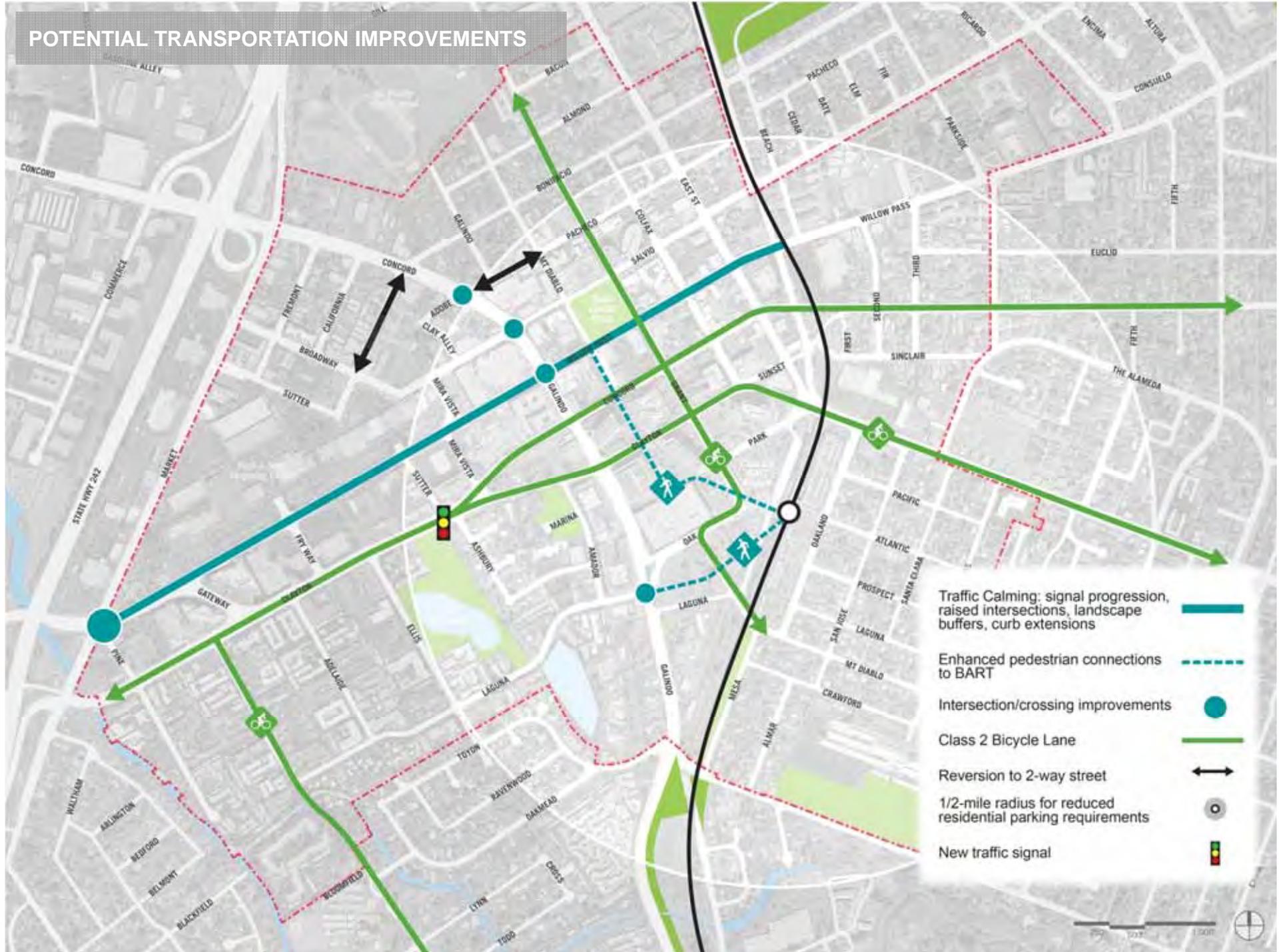
EXISTING + PLANNED BICYCLE NETWORK



FUTURE CONNECTED BICYCLE NETWORK



POTENTIAL TRANSPORTATION IMPROVEMENTS



- Traffic Calming: signal progression, raised intersections, landscape buffers, curb extensions 
- Enhanced pedestrian connections to BART 
- Intersection/crossing improvements 
- Class 2 Bicycle Lane 
- Reversion to 2-way street 
- 1/2-mile radius for reduced residential parking requirements 
- New traffic signal 



GENERAL PARKING SUPPLIES

Parking Supply in Downtown Concord

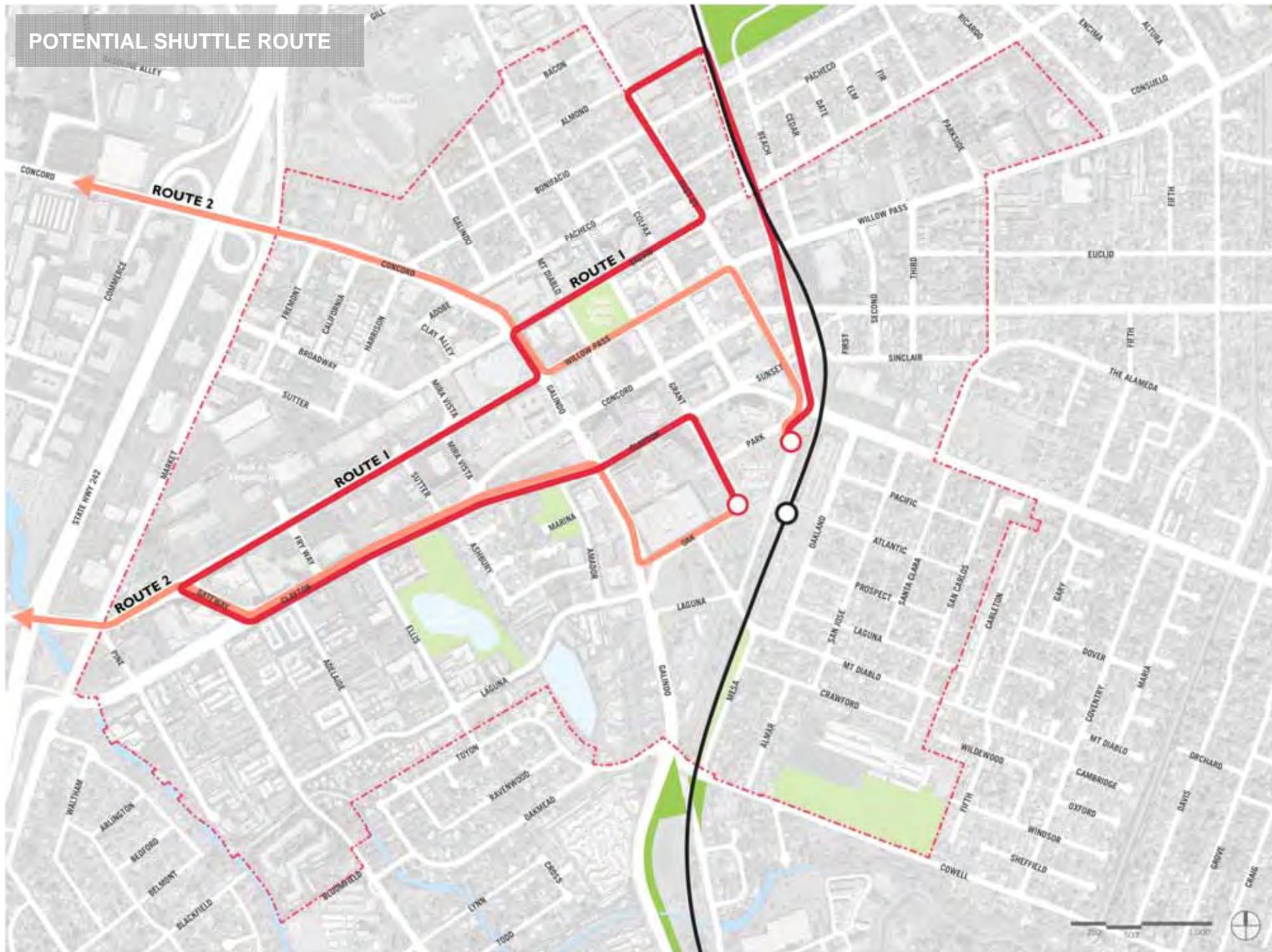
Parking Area	Number of Spaces
Public	
Core Streets	319
Garages 1 & 2	858
Subtotal	1,177
Private	
Customer/Employee Parking Lots (near Todos Santos Plaza)	193
Brenden Theater Garage	287
Bank of America Branch Garage	200
Bank of America Tech Center Garage	2,600
One Concord Center	150
Subtotal	3,430
TOTAL	4,607



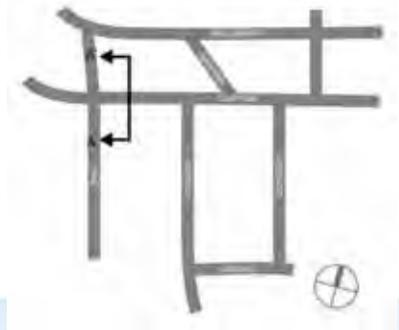
- Public Surface Lot
- Public Parking Structure
- Private Parking Structure
- Public On-Street Parking



POTENTIAL SHUTTLE ROUTE



CLAYTON ROAD @ PINE



Existing



Future



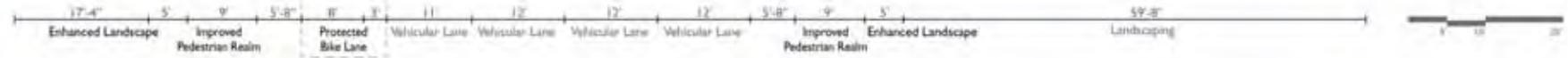
CLAYTON ROAD @ GALINDO



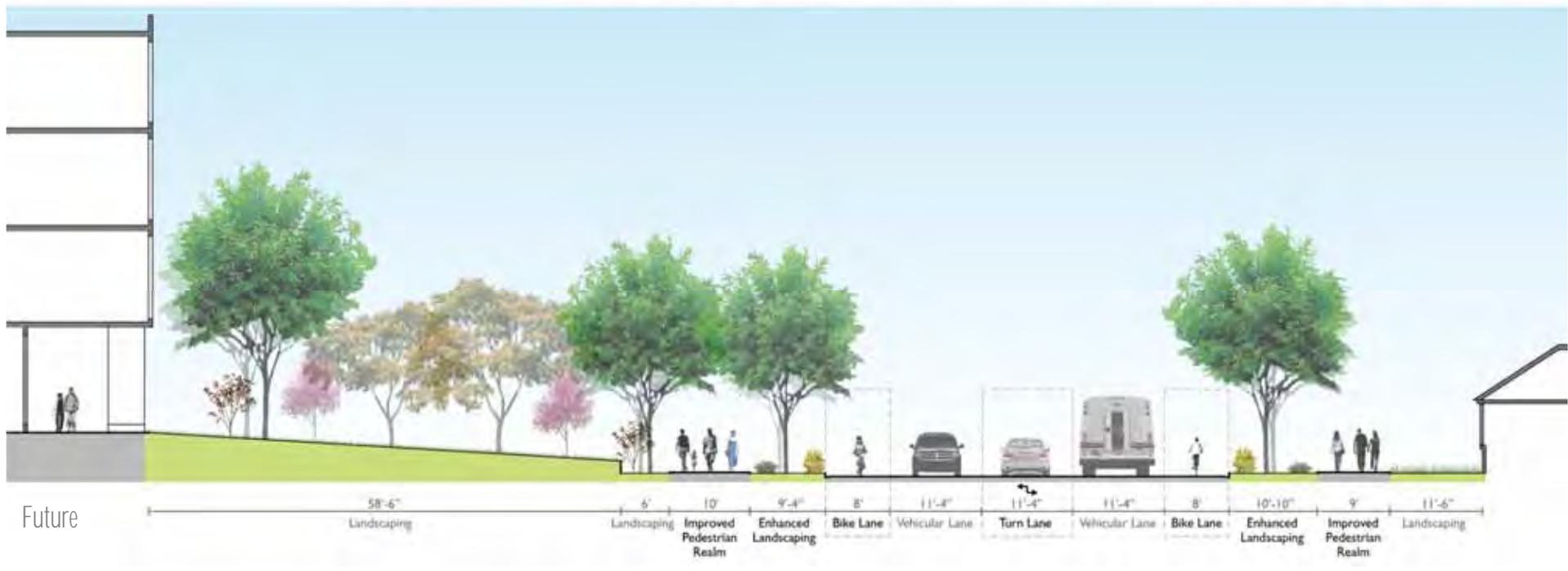
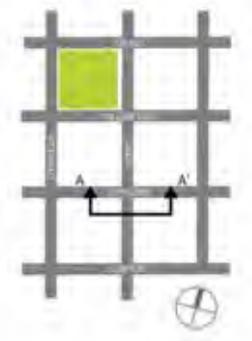
Existing



Future



GRANT STREET @ CONCORD



DSC NEXT STEPS

- 1. Provide comments on preliminary alternatives**
 - Initial thoughts on possible evaluation criteria
- 2. Team will calculate densities; jobs, homes, etc.**
- 3. Team will develop + refine alternatives**
- 4. Team will develop evaluation criteria**
- 4. 1st Community Workshop: Alternatives (6 May 2013)**
- 5. Third TAC Presentation**
 - Refined Alternatives + Evaluation Criteria (3 June 2013)



DOWNTOWN CONCORD

SPECIFIC PLAN