



**DOWNTOWN
CONCORD**

SPECIFIC PLAN

Timeline

Next Milestones

- Alternatives Analysis Draft Report to MTC
- Draft Specific Plan Outline
- First Draft Specific Plan Report – September 15

Schedule and Agendas

- August 27th (cancelled)– Community Workshop #2- debut Preferred Plan
- September 9th at 7 p.m. - Implementation and Phasing Strategies
- October 7th at 6:30 p.m. - New Community Workshop #2 date



Preferred Alternative

Revised Vision Statement

Primary changes

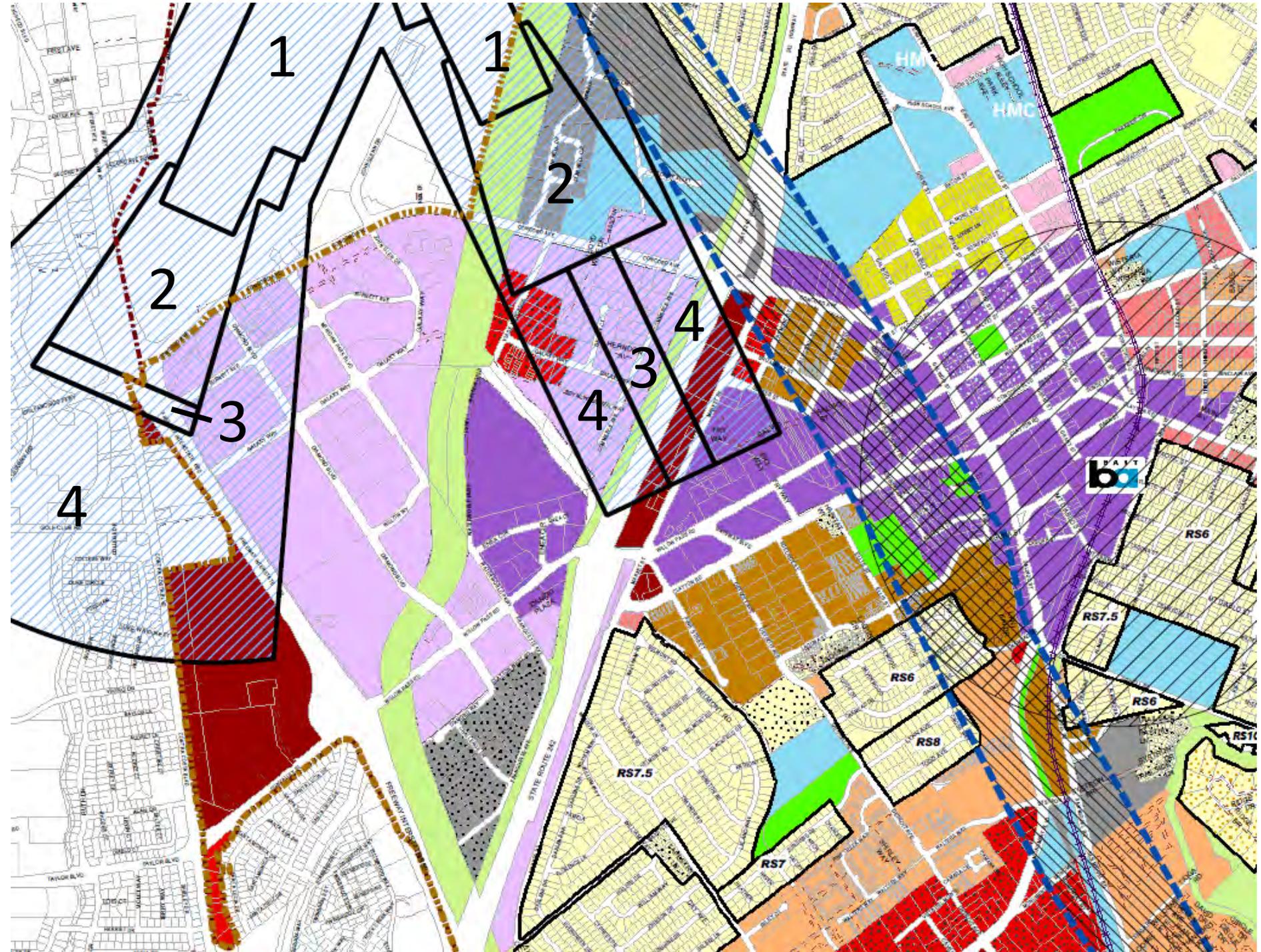
- Added statement on housing for diverse mix
- Last sentence moved to first; describes Concord as a destination providing entertainment opportunities
- Use of “dynamic” and incorporated “healthy, active lifestyles”
- Reference to “Early California architecture”

The Downtown is distinguished by its authenticity and historic assets, preserved and strengthened by the strategic infill of new high quality development that links the past with a vibrant future. The origins of Concord, beginning in 1834 as Rancho Monte del Diablo, are evident throughout Downtown. The central plaza, which retains the City’s original name of Todos Santos, is a rare example of the 16th Century *Law of the Indies* which once dictated the planning and design of Spanish colonial cities. New buildings demonstrate their respect for the City’s heritage through modern interpretations of early California architecture. Thoughtfully blending the old with the new, Downtown Concord is constantly evolving and growing in an organic and sustainable manner.

Downtown Concord is dynamic, safe and attractive to families, businesses, and visitors. It supports a thriving local economy by providing a variety of living, employment, and entertainment opportunities for multiple generations. A mix of boutique shops, restaurants, cafes, and cultural destinations are integrated by a lush green network of pedestrian-friendly streets which ensure activity both day and night. Grant Street, anchored by Todos Santos Plaza, connects the Downtown to the rest of the Bay Area via the BART Station. It is just one example of the many distinctive streets that have been designed to integrate walking, biking, transit use, green infrastructure, and active storefronts. The synergy created by the diverse mix of ages, incomes, and housing types promotes healthy, active lifestyles and a prosperous community.



Airport Height limitations



Airport Height Restrictions

County Airport Land Use Compatibility Plan

- Portions of project area located in Safety zones 3 and 4
- Safety zones effect back side of Park and shop
- Safety zone 3 – Uses limited, buildings no more than three habitable floors, and land uses limited to a max. of 125 people per acre.
- Safety zone 4 – No more than four habitable floors above ground; above ground storage of more than 2,000 gallons of fuel is prohibited.



Implementation Strategies

Short-term Implementation Strategies

- Intended to provide short-term wins
- Easier to implement
- Less costly, possibilities for grant funding
- Generate interest and excitement in the downtown

Mural Artwork

A mural is any piece of artwork painted or applied directly on a wall, ceiling or other large permanent surface. Mural artwork could provide several significant benefits to the downtown. Mural art can be applied in blank wall, street, or street furniture such as utility box or benches.



Parklets

A parklet is a small space serving as an extension of the sidewalk to provide amenities and green space for people using the street. Parklets could be a possibility in key locations to generate interest and provide additional seating.



Truck Vendors

In recent years, the vendor business has grown considerably, especially in San Francisco and the surrounding area due to the “Off The Grid” event held weekly. Truck vendors could potentially be stationed for special events on specific areas where the City is seeking to activate an area (for example along Grant Street between BART and Willow Pass or along Adobe Street). Specific locations and limited times need to be well planned to accommodate necessary facilities, such that they do not clash or threaten the local brick and mortar restaurants.



Other opportunities??

- Sunday Streets
- Temporary Plazas
- Moveable seating
- Festivals/events
- Relocate Farmer's Market occasionally
- Building murals



Sunday Streets are events that encourage recreation, community activities and fun in San Francisco. Sunday Streets closes stretches of city streets to automobile traffic, and opens them to people for several hours on various Sundays throughout the year, so participants can enjoy a large, temporary, public space where they can bike, walk, run, dance, do yoga, or do any other physical activity. Non-profit and health organizations offer free activities and share information about their services during the event.

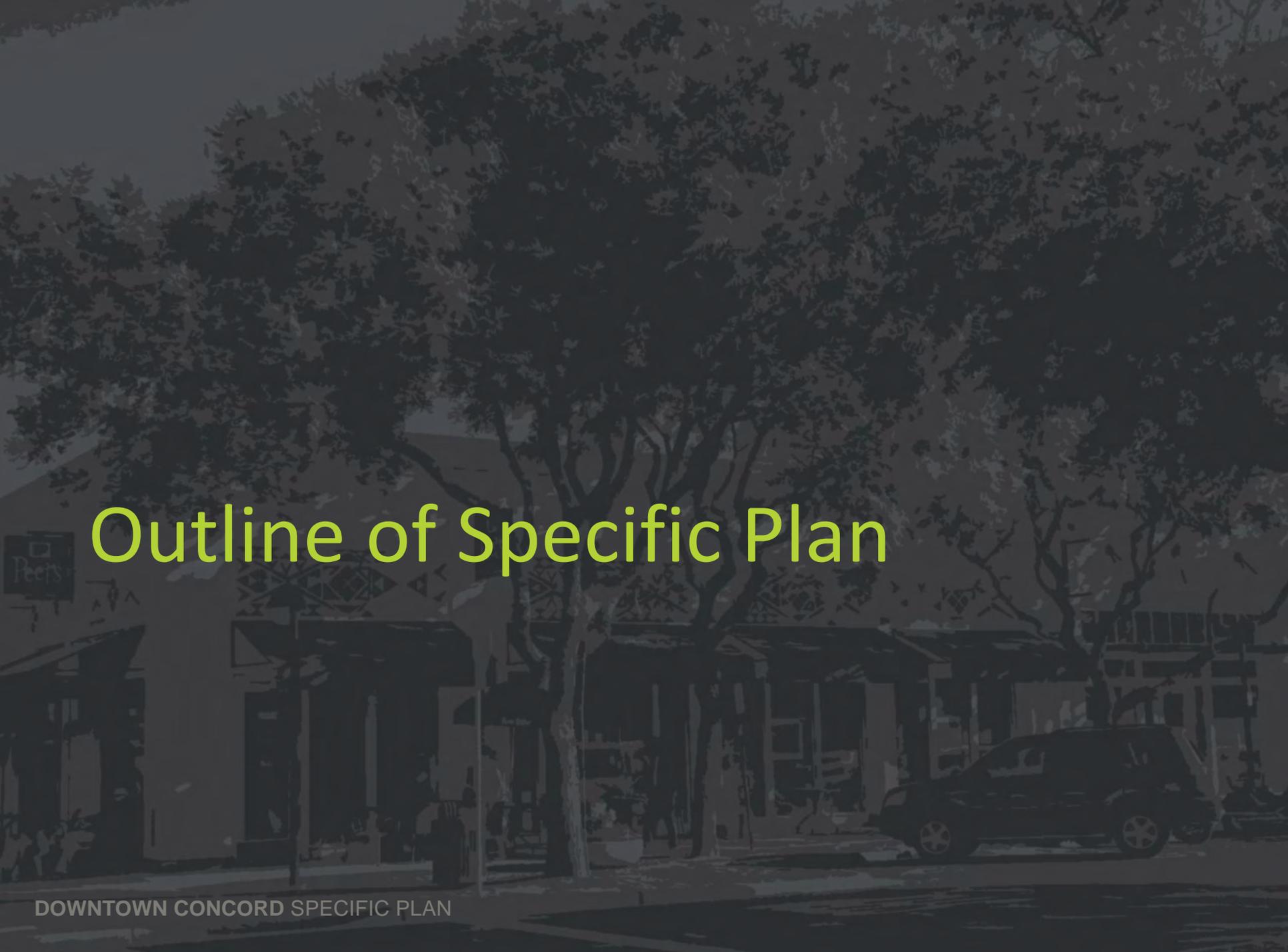
Longer-term Implementation Strategies

Performance Management

- A long-term initiative to improve management and outcome of Specific Plan.
- Create a feedback loop that supports continuous improvement
- Measure outcomes of Specific Plan/programs over time; identifying opportunities for improvement
- Identify a structure for tracking and reporting on performance measures
- Identify a process for implementing performance measurement with timelines
- Use of developed triggers or performance measures to reassess, as needed.

Periodic Reporting

- Specific plans should regularly revisit and “truth test” goals, objectives, and performance measures. Circumstances change. Periodic reporting of performance indicators provides the information necessary to guide adjustments in Specific plans.



Outline of Specific Plan

Draft Table of Contents

SECTION 1 – INTRODUCTION

- 1.1 PLANNING AREA OVERVIEW
- 1.2 PLANNING CONTEXT
- 1.3 PLANNING PRINCIPLES

SECTION 2 – LAND USE PLAN

- 2.1 OPEN SPACE FRAMEWORK
- 2.2 PREFERRED PLAN LAND USES
- 2.3 PREFERRED PLAN PROGRAM
- 2.4 PUBLIC SPACE AND STREETScape PROPOSALS
- 2.5 BUILDING CHARACTER
- 2.6 AFFORDABLE HOUSING STRATEGY

SECTION 3 - TRANSPORTATION

- 3.1 TRAFFIC
- 3.2 TRANSIT
- 3.3 CIRCULATION
- 3.4 MULTI-MODAL ACCESS
- 3.5 PEDESTRIANS AND BICYCLES
- 3.6 ACCESSIBILITY
- 3.7 PARKING STRATEGY

SECTION 4 - INFRASTRUCTURE ANALYSIS

SECTION 5 - IMPLEMENTATION

SECTION 6 - COMMUNITY OUTREACH

- 6.1 PROCESS
- 6.2 FEEDBACK

SECTION 7 - APPENDIX

- 7.1 REFERENCES
- 7.2 PROJECT TEAM



Upcoming Community Workshop

DOWNTOWN CONCORD SPECIFIC PLAN

DSC meeting - September 9

Willow Pass Community Center at 7 p.m.

Purpose of Meeting –

- Review of Alternatives Analysis Report
- Affordable Housing strategy/approach
- Infrastructure strategy
- Building Character
- Streetscape standards and more specific parking strategies

Com. Workshop #2 - October 7

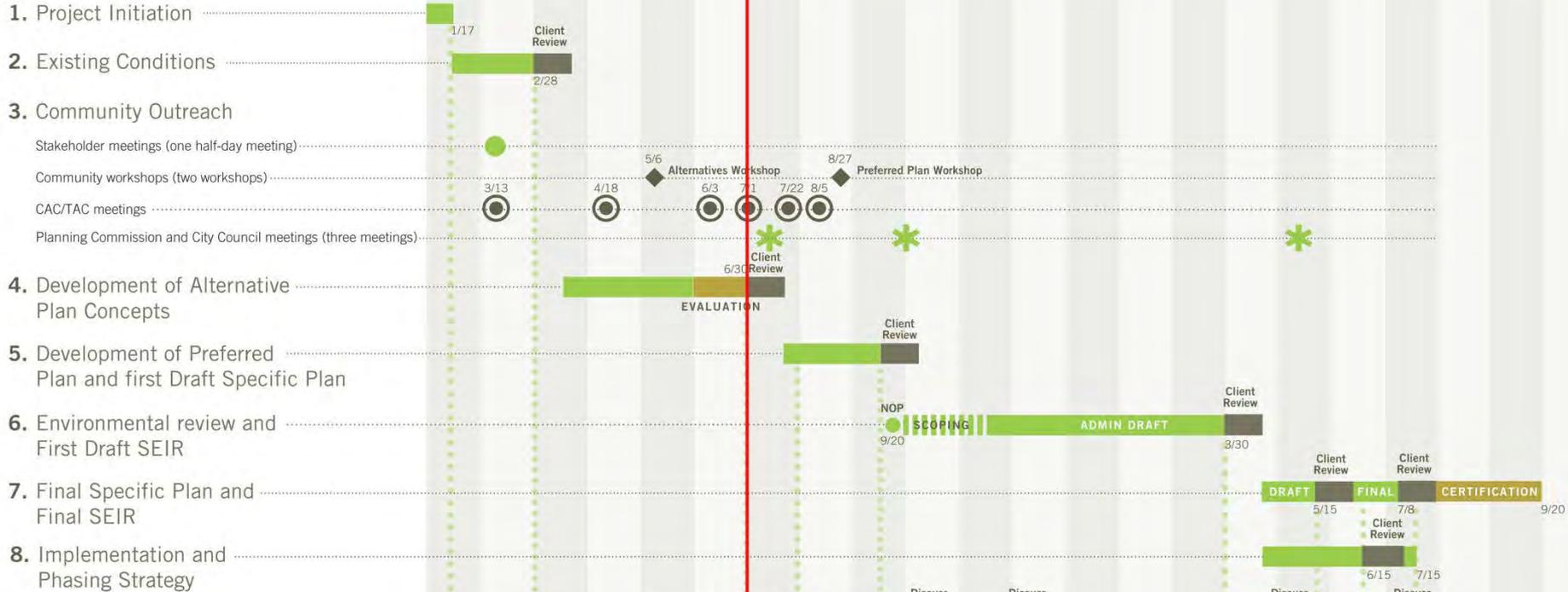
Salvio Pacheco Square, Suite 201 at 6:30 p.m.

Purpose of Workshop – Describe Preferred Alt. to Community

- Describe land uses
- Review transportation metrics
- Provide planned Implementation Strategies
- Review Timeline for Remainder of project
- Review Purpose and benefits

DSC members encouraged to attend !!

PROJECT TASKS



MEETINGS

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

Meetings in person ● Meetings on-line ●

DELIVERABLES



Next steps

- Design team develops/refines Preferred Plan
- September 9th – Implementation/Phasing Strategies and Design team preparing first draft Specific Plan
- End of September - Draft Specific Plan
- October 7th – Community Workshop #2



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