



DOWNTOWN CONCORD

SPECIFIC PLAN

Downtown Steering Committee Meeting #9



Recent Progress

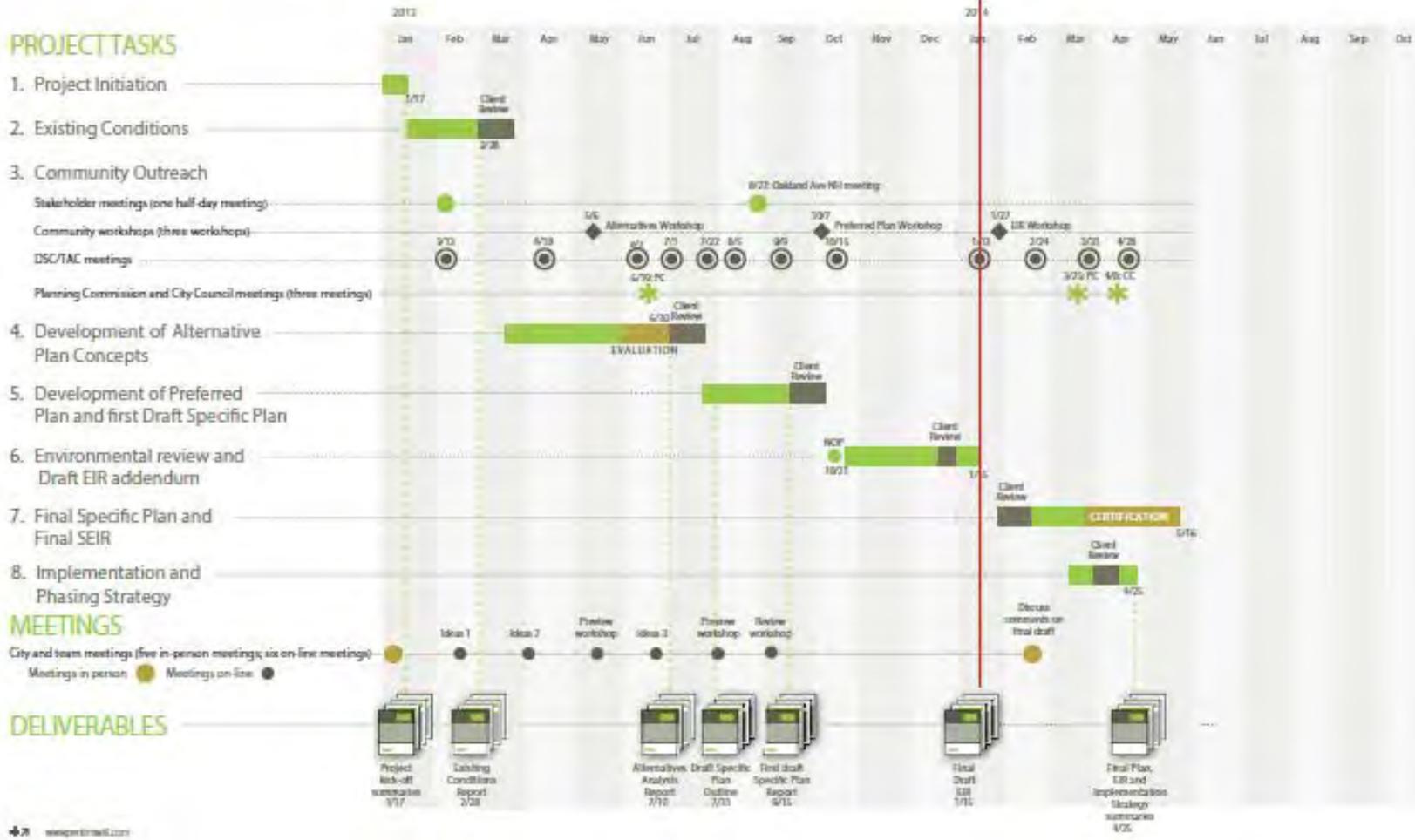
Timeline

- **Tasks 1-3**; Basis for the preparation of the Specific Plan
 - Completed Jan. through March 2013
- **Tasks 4-5**; Development and Evaluation of Alternatives. Selection of Pref. Alt. and Preparation of Draft Specific Plan
 - Completed March through October 2013
- **Tasks 6-7**; Preparation of Draft Addendum to Supplemental EIR, Final Specific Plan and Final Addendum
 - In process Nov. 2013 through April 2014
- **Tasks 7-8**; Financing and Implementation Strategy. Approval and Certification of Specific Plan and SEIR
 - March through May 2014

Updated Schedule and Agendas

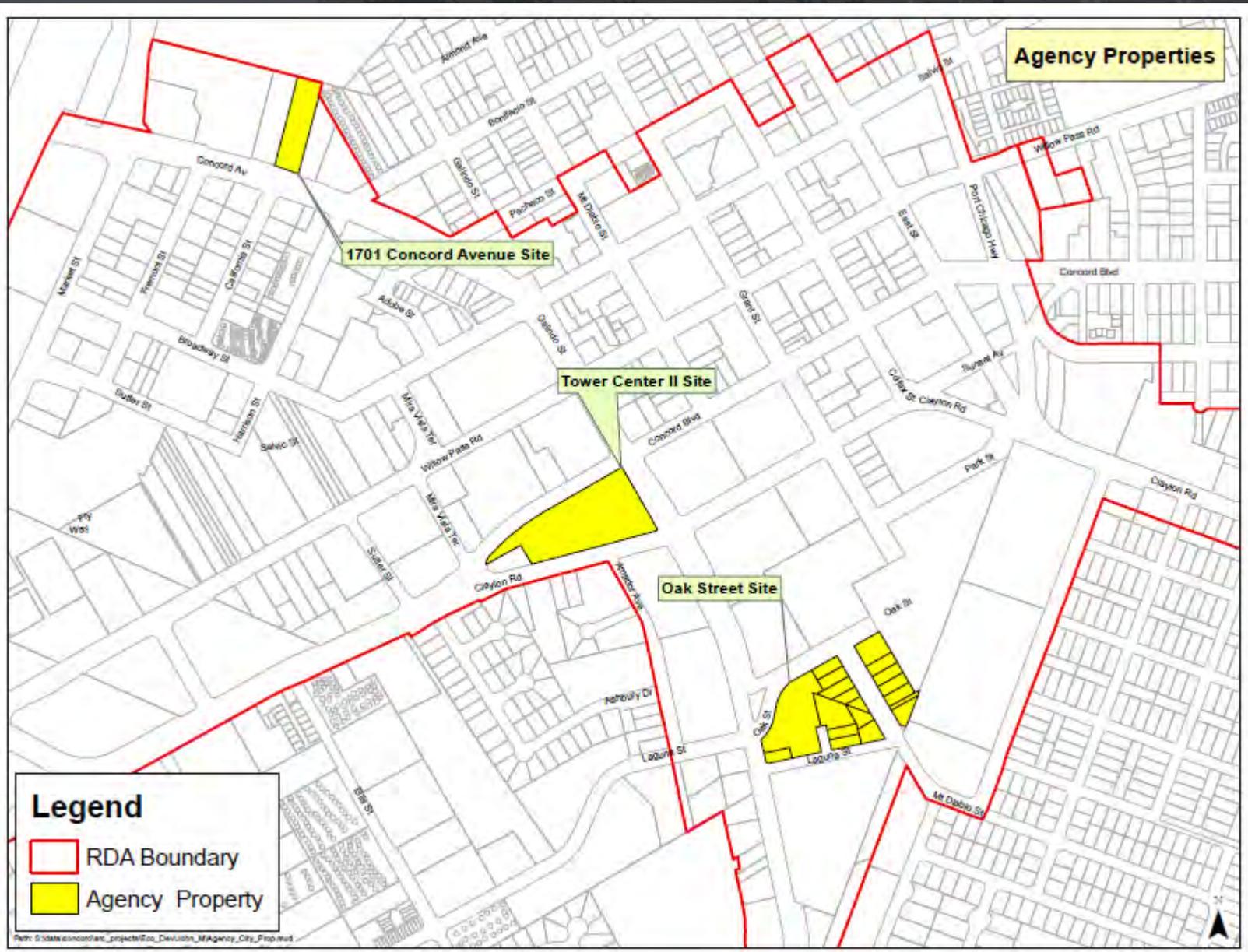
- January 15th – PC Update on Specific Plan
- January 27th – Open House for Addendum to GP EIR
- February 4th – City Council Update on Specific Plan
- March 31st – DSC meeting;
- April 16th - PC Review
- April 28th – DSC meeting;
- May CC Review



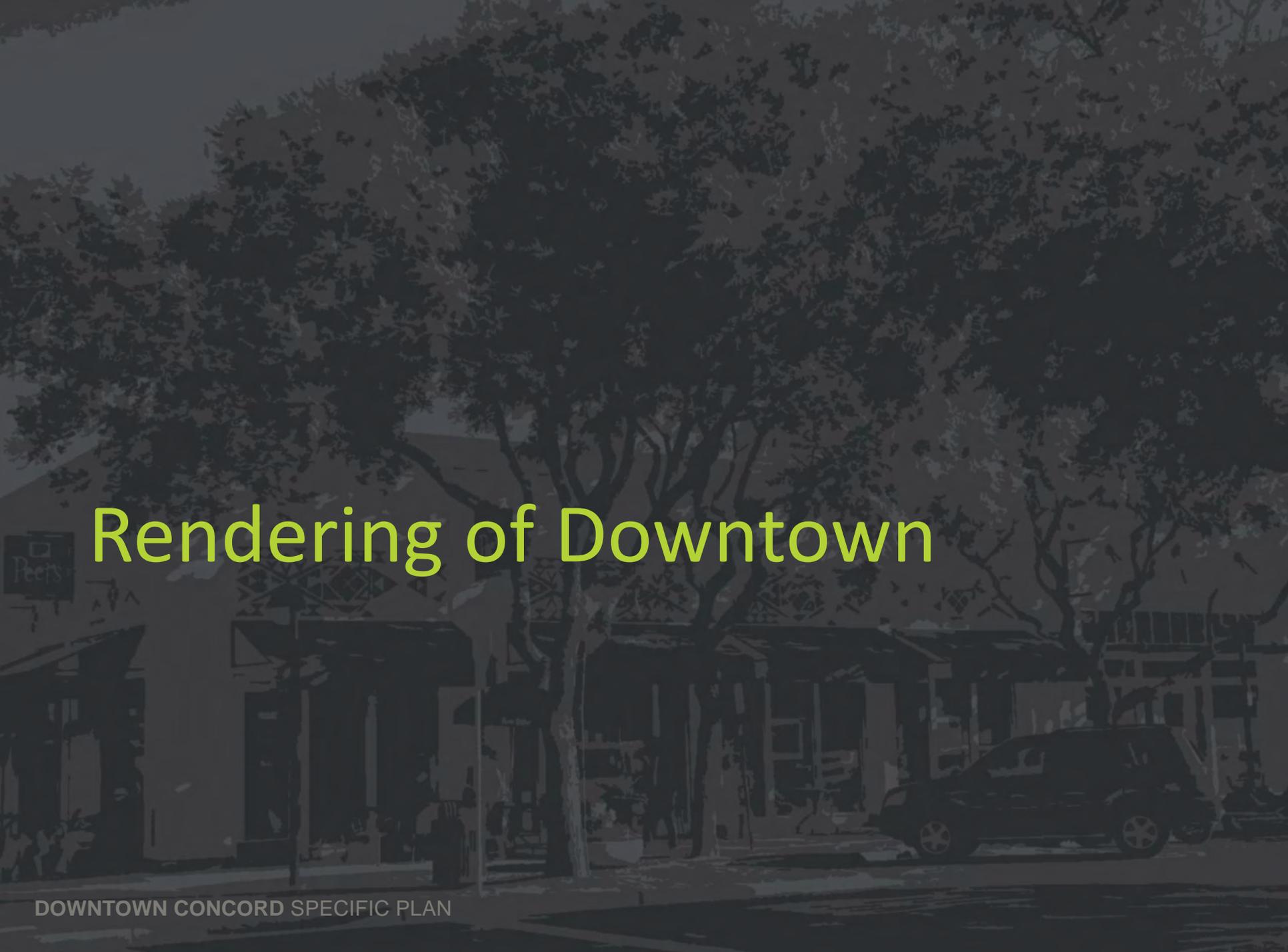


December Updates

- Renaissance approved by Planning Commission (Dec. 4).
- Long Range Property Management Plan approved by City Council (Dec. 10).
- Complete Streets General Plan Amendment approved by Council (Dec. 10).
- Safe Routes to Transit Application for \$200,000 was unanimously recommended for approval (Dec. 11).
- Text amendments under preparation (Micro distillery, food trucks, tasting rooms).



Path: G:\data\concord\project\GIS_Devel\GIS_Agency_City_Prop\red

A dark, grayscale rendering of a downtown street scene. The image shows a row of trees in the foreground, with buildings and a car visible in the background. The overall tone is muted and artistic.

Rendering of Downtown



DOWNTOWN CONCORD SPECIFIC PLAN



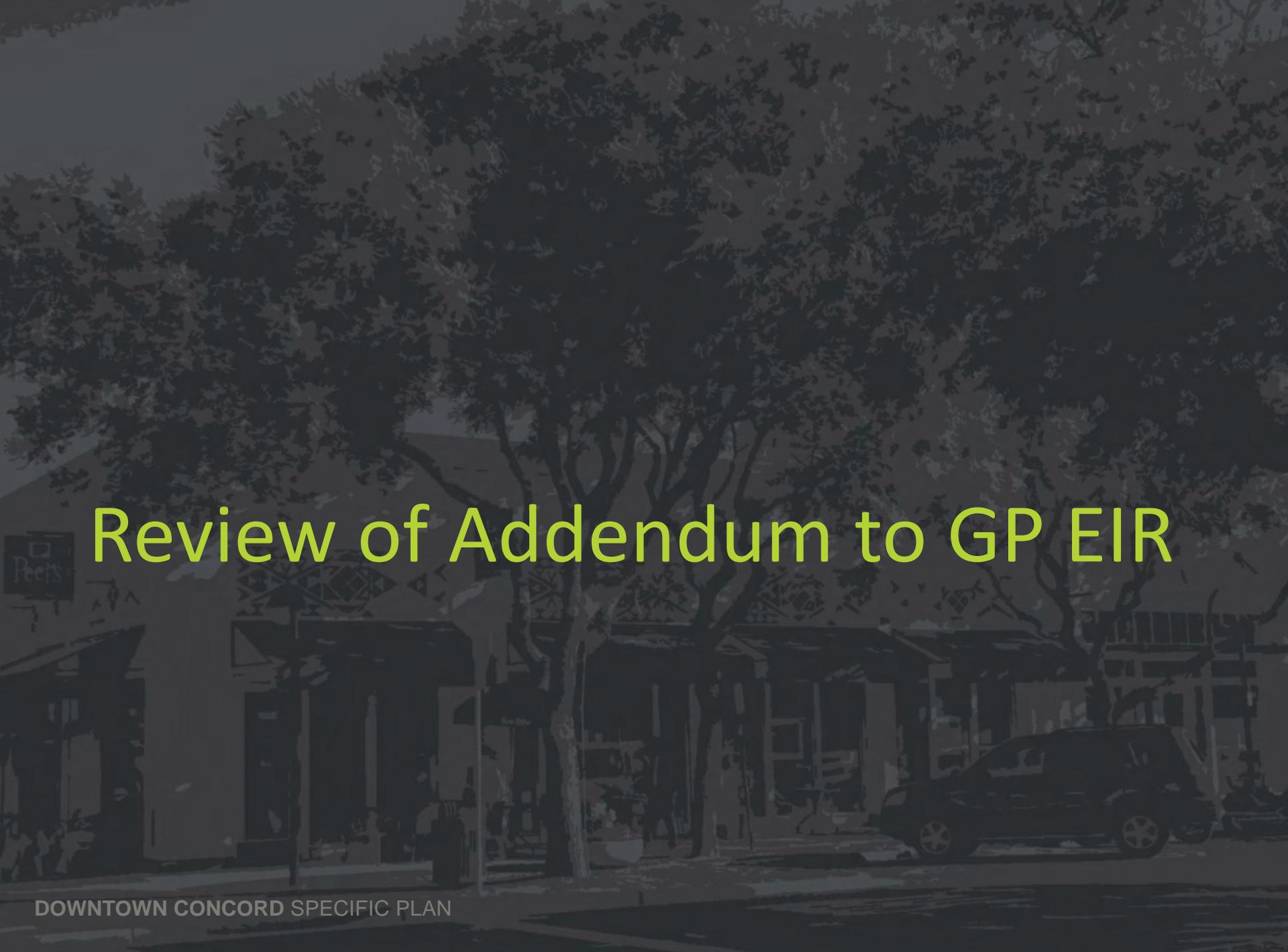


FAQ Discussion

Frequently Asked Questions

- Sent to DSC on Nov. 27
- Intended to clarify timing and funding of project, and future funding for implementation.
- Responded to questions regarding economic development and current levels of affordable housing.
- Measure Q





Review of Addendum to GP EIR

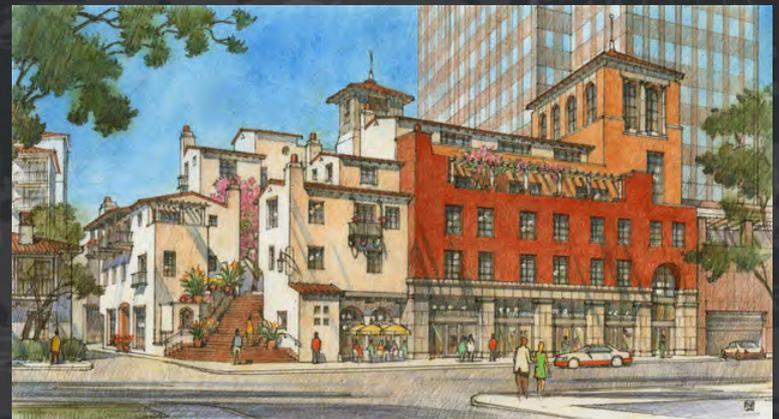
Review of Draft Addendum

Efficiencies Determined for Environmental Analysis

- Addendum to the Final Supplemental EIR (SEIR) to the 2030 Concord General Plan EIR for the Concord Development Code Project.
 - Legally defensible since no rezoning or GP changes
 - No increase in traffic from that planned for in GP
 - Climate action plan adopted
- Expedites timing and Improves coordination for incorporation with Housing Element Update being prepared for 2014-2022

Streamlining of Environmental Analysis

- Results in cost savings. These cost savings:
 - allowed for additional meetings
 - provided for visual model of downtown area
- Draft Addendum to SEIR to be prepared according to CEQA and Circulated to the Public and Stakeholders for Review and Comment (Spring 2014)
- Final Addendum to EIR approved with the Specific Plan



Summary of Addendum

- Evaluates environmental impacts that could result from the minor changes with the Specific Plan.
- Describes changes that have occurred in existing environment.
- Compares impacts of Specific Plan with Development Code.
- Reviews changes to the SEIR due to changes in regulatory policies and law resulting in changes in data (Air quality, Greenhouse gasses), and updates to documents referenced.

Review of Draft Addendum to GP EIR

- January 21st – Courtesy public review initiated with Specific Plan.
- February 24th – Close of review period.
- March 24th – Issue Final Specific Plan and Addendum EIR
- March 31st – DSC meeting;
- April PC Review and Recommendation
- May CC Review and Adoption





Community Workshop/Open House

DOWNTOWN CONCORD SPECIFIC PLAN

Downtown Open House – Jan. 27

Primary Goal

- Provide release of Specific Plan document (On-line)
- Provide release of Draft Addendum
 - not required by CEQA to be distributed for public review
- Allow public opportunity to review design and project boards
- Provide Downtown vision
- Rendering of Downtown Area

Secondary Goal

- Make Public Aware of Housing Element Update process

Implementation Monitoring format

Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
GOAL H-1 HOUSING SUPPLY & MIX						
H-1.1	Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) numbers for the 2007-2014 planning period.					
H-1.1.1	Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development.	Planning Division	N/A	Ongoing	The Housing Inventory Sites list is located on the City's website (Planning page) under "Housing Element" in Appendices A and B. The City will continue to identify additional sites and the list will be updated in 2012 and 2014.	Ongoing
H-1.1.2	Establish minimum densities for multifamily housing in mixed-use, and high density residential zoning districts.	City Council, Planning Commission, & Planning Division	Rezone 15 acres to HDR or DMX - 664 residential units	Within one year of adoption of the Housing Elem. November 2011 -Adopt Zoning Ordinance Amendments - Complete rezoning of sites - report the status of the rezones to HCD	The new Development Code will require minimum densities in multifamily zoning districts.	November 2011
H-1.1.3	Maintain an inventory of vacant and underutilized sites and make it available to interested home builders.	Planning Division	N/A	Update inventory starting with this Housing Element & every two years after.	The Housing Inventory Sites list is located on the City's website (Planning page) under "Housing Element" in Appendices A and B.	November 1, 2012
H-1.1.4	Allow multifamily residential development projects on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) & Commercial Mixed Use (CMX) zoning districts.	City Council, Planning Commission, & Planning Division	N/A	Ongoing	Multifamily residential development is currently allowed on parcels that have the General Plan designation of Downtown Mixed Use and Commercial Mixed Use. The Development Code update will provide new zoning classifications and development standards.	November 2011
H-1.2	Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.					
H-1.2.1	Promote mixed use developments and housing types.	City Council, Redevelopment Agency, Planning Commission, & Planning Division	N/A	Ongoing	The new Development Code will provide development standards for new mixed-use projects.	November 2011

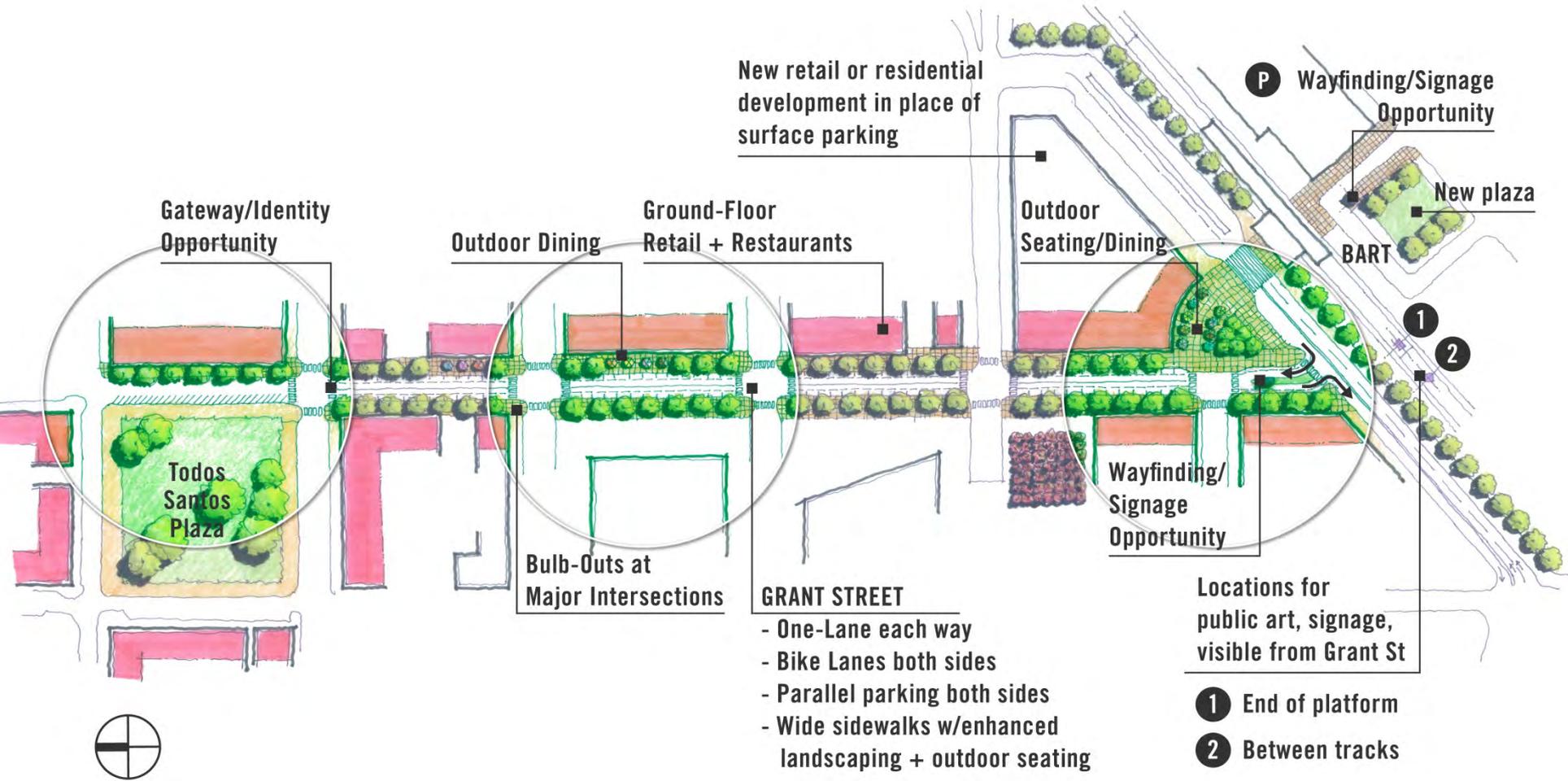
Setting targets for Implementation Monitoring

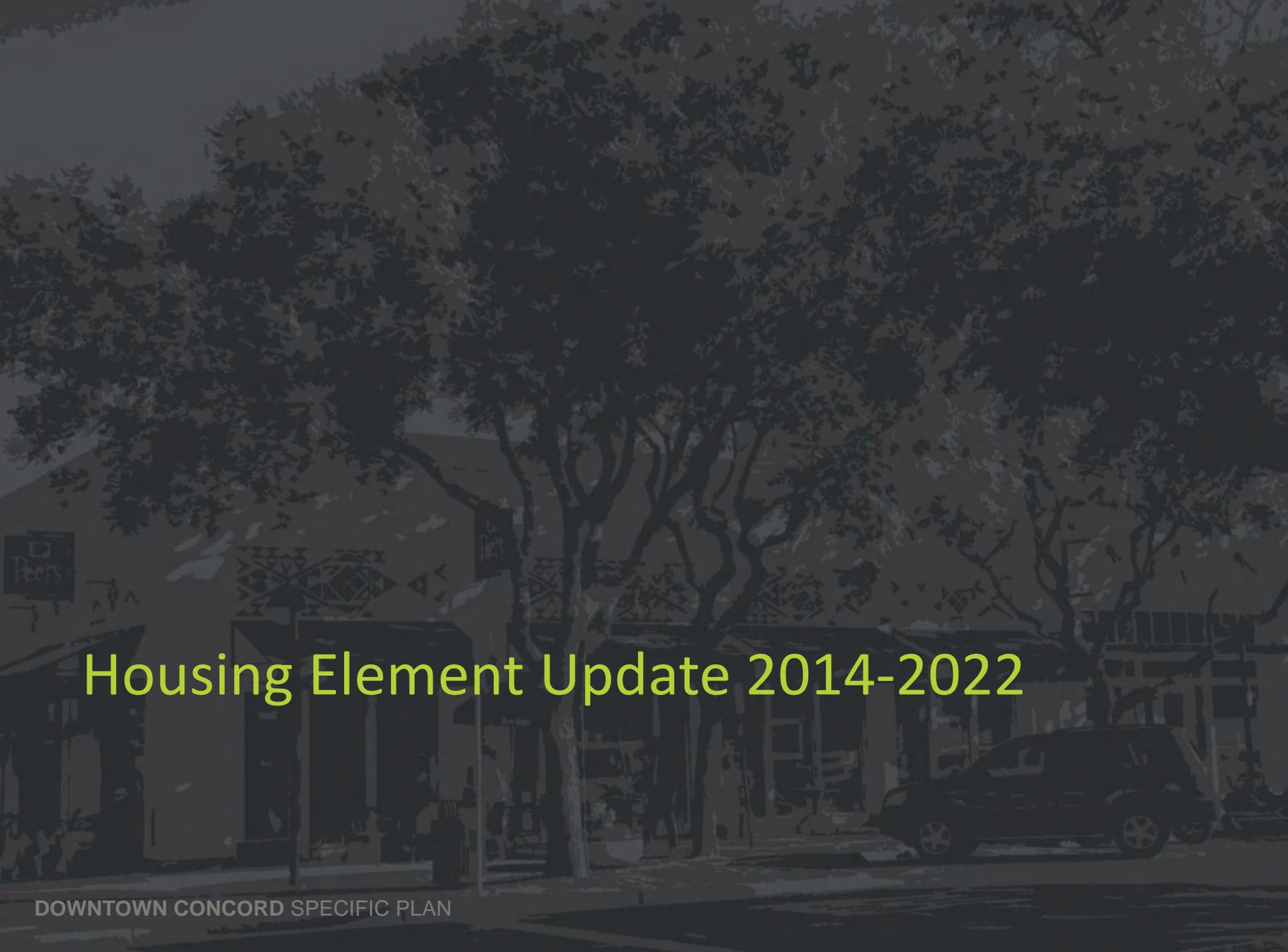
- Includes setting targets/horizons to be reached in incremental steps. Tracking of increased units, office and retail space.

<u>Milestones</u>	<u>Check in</u>	<u>Office</u>	<u>Commercial</u>
2016	400 units	market/affordability	new sf and renewed sf
2020	1,000 units		
2025	2,000 units		
2030	2,600 units		
2035	3,200 units		
2040	3,800 units		

- These targets would be reviewed within the City's Annual Housing Element Update.

GRANT STREET - BART PLAZA: NODES





Housing Element Update 2014-2022

Housing Element Update 2014-2022

- Two roundtables held on Nov. 20th
- Follow-up Joint Roundtable to be held on Jan. 28th
- PC Update on Housing Element on Feb. 5th
- Housing and Economic Dev. Committee on Feb. 24th
- City's RHNA numbers require that the City provide land use/designations capable of developing 3,478 units (Citywide during 2014-2022).
- Housing survey available until February 10th.



Housing Element Update 2014-2022

- California HCD identifies projected housing need for each region and ABAG distributes to cities
- City's RHNA totals 3,478 units
- Concord issued building permits for average of 149 units annually between 2000-12; peak of 385 units in 2001.
- Median age is 36 years; County average is 39 years
- Increasingly diverse
- Median hh income is 64,000



Next steps

- Jan. 21st to Feb. 24th 2014 - public review
- March to April - Final Specific Plan and Addendum to EIR, Financing and Implementation Strategy.
- April to May 2014 - Approval and Certification of Specific Plan and Addendum to EIR.

