

DOWNTOWN CONCORD SPECIFIC PLAN



Downtown Steering Committee – Mar. 31, 2014

Recent Meetings

- Open House on Jan. 27th
 - Architectural Boards
 - Way-finding preferences
- Council Update on Feb. 4th
 - Early California Architecture
 - Retail as a larger component
 - Council views the Plan as a tool to fund infrastructure and implementation strategies
- City Updates
 - LRPMP
 - Housing Element Update
 - Salvio St. improvements for grant
 - ATP grant



Agency Coordination

- Meeting with BART on Mar. 21st and 24th
 - Hand-out
 - Deep Cleaning in 3-4 months
 - Concept Plan
 - Preliminary Banner Concepts
 - Community Outreach
- ALUC meeting on March 26th
- ULI Technical Advisory Panel on Apr. 24-25



PROJECT TASKS

1. Project Initiation

2. Existing Conditions

3. Community Outreach

Stakeholder meetings (one half-day meeting)

Community workshops (three workshops)

DGTAC meetings

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 Draft EIR addendum

7. Final Specific Plan and Final SEIR

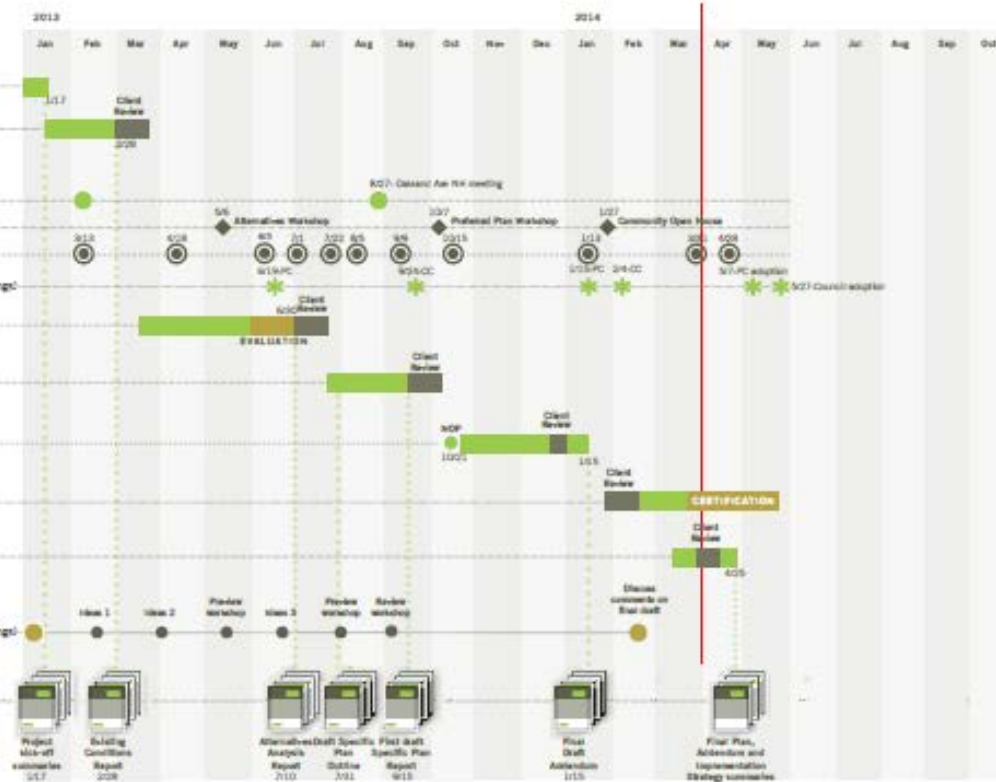
8. Implementation and Phasing Strategy

MEETINGS

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

Meetings in person ● Meetings on-line ●

DELIVERABLES



Comments Received

Downtown Specific Plan

- Transform – Parking and Circulation
- Owner in Doris Court – Secondary Units
- Greenbelt Alliance – Land Use, Circulation, Affordable Hsg.

Draft Addendum

- Greenbelt Alliance
- Adam Foster – Noise and Safety Hazards



Comments Received

- Transform comments (summary)
 - Modify Table 5.2 to show current parking requirements for Affordable Housing and TOD
 - Encouraging further flexible parking standards
 - Require car sharing parking spaces
 - Free memberships in new developments.
 - Goal of ensuring 15% availability of street parking on any given block.
 - Decoupling bicycle parking from vehicle parking
- Staff providing updates in Final to accommodate comments or study further based on existing implementation strategies
 - Bi-annually monitor availability of street parking

Comments Received

- Frank Dodd comments - Secondary Living Units
 - Allow secondary units up to 1,000 sq. ft.
 - Eliminate owner occupancy requirement with deed restriction
 - Reduce Water meter/connection fee
 - Provide flexible parking requirements
 - Allow PUD for two units on RS6 lot
- Staff included updates to Implementation Strategy LU-3, as items K and L to:
 - Examine updates to Secondary Living Unit ordinance to provide affordability/ flexibility in the Transit Overlay.
 - Coordinate meeting with CCWD to explore reductions to fees and requirements by the District.

Comments Received

- Greenbelt comments - summary
 - Delay adoption at least one month to allow for ULI panel.
 - Provide more specific language to advance solutions for safer walking/biking.
 - Enhance parking policies for greater demand management and affordable housing.
 - Include affordable housing unit target.
 - Dedicate two of four city-owned parcels for affordable housing
 - Achieve 25% affordable homes in Specific Plan Area
 - Include policies to prevent displacement of low income residents as Plan progresses.
 - Create a mix of good jobs that pay living wages
 - Enhance policies for green development to create jobs
 - Ensure connections to regional open space
- Staff still reviewing, letter received 3/25

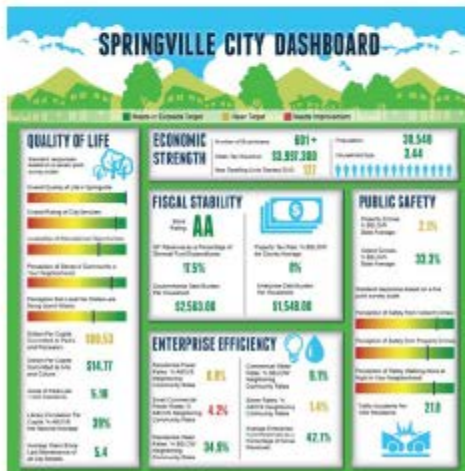
Performance monitoring

Allows a city to observe trends in key indicators and assess the progress being made toward goals and objectives.

- Observe activity trends
- Evaluate performance of strategies
- Identify problems with achieving objectives

Implementation Performance Dashboard

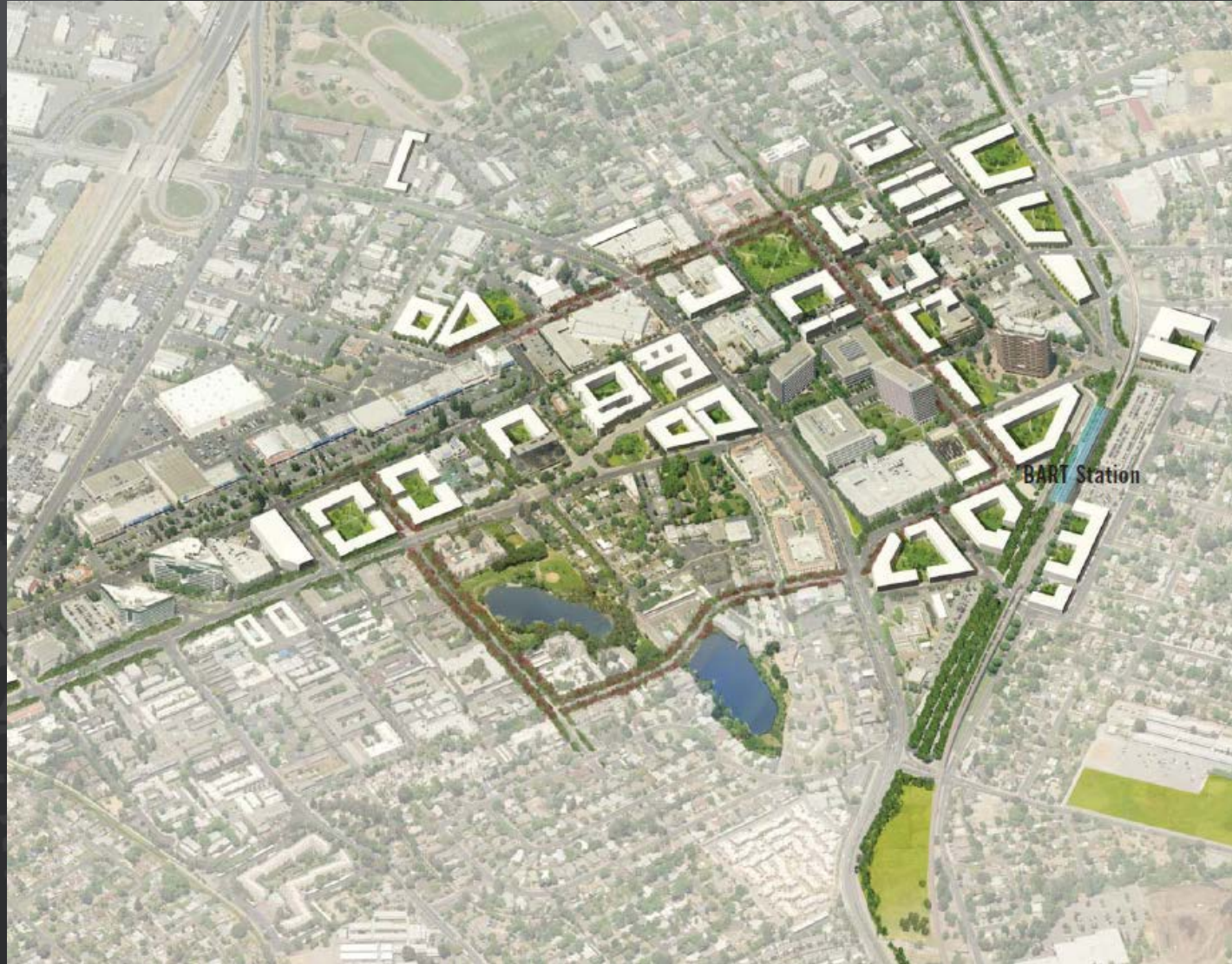
Examples of web-based, publicly accessible Municipal Performance Dashboards for measuring and tracking implementation progress and outcomes:



Performance tracking

- Number of units overall/type of units
 - Built
 - Entitled
 - Applications
- Current Affordability in plan area
 - Existing
 - New
- Observe activity trends (Commercial/office)
 - Vacancy Rates
 - New Construction
- Pedestrian and Bike lanes and improvements
 - Linear feet
 - Grant dollars
- Parking Availability
 - public/private

Illustrative Site Plan



BEFORE



Existing Grant Street streetscape, looking north towards Todos Santos Plaza

AFTER



Conceptual rendering of potential future Grant Street streetscape, looking north towards Todos Santos Plaza

Experiencing the New Downtown



Existing Downtown Concord, looking north up Grant Street towards Todos Santos Plaza

Experiencing the New Downtown



Conceptual rendering of potential future Downtown Concord, looking north up Grant Street towards Todos Santos Plaza

Remaining Schedule

- ULI TAP on Apr. 24-25
- April 28th – DSC meeting;
- May 7th - Planning Commission
- City Council Adoption
- Implementation Begins!
- Annual Monitoring each April

