CONCORD HOUSING ELEMENT UPDATE 2015-2022

bae urban economics

Third Roundtable, January 28, 2014

Roundtable Introduction

- **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

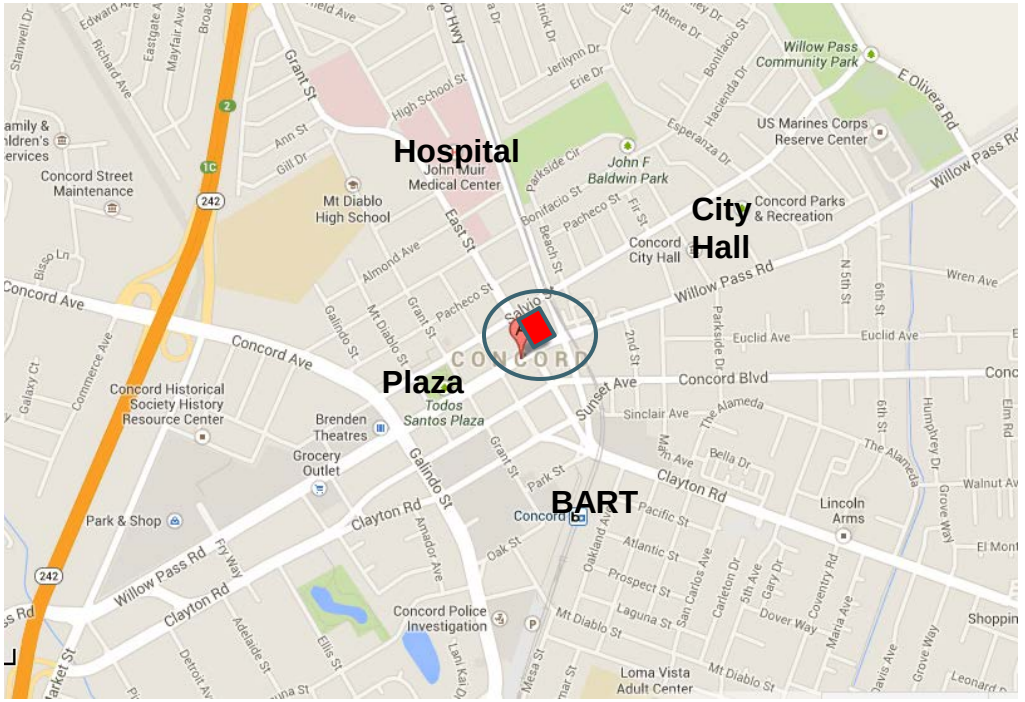
Residential zones

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** *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 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?

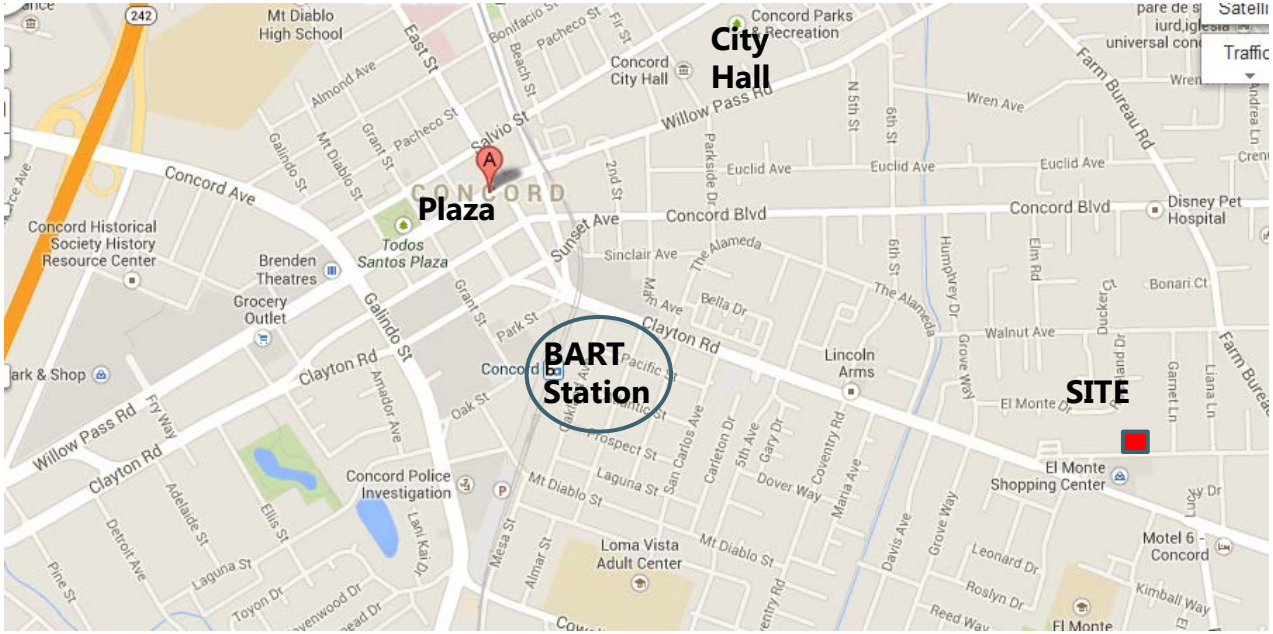
Development Program B:
Maximum Project

- 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** <u>Spaces</u>
  - 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**

Case Study 1: Chestnut Square
Minimum & Maximum Development

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 2nd unit development**
- **Benefits:**
  - Fits pattern of single family lots with space for 2nd units
  - Provides extra income for homeowner
  - Provides affordable rental units for small families, returning adult children, seniors
- **Question: How can Concord encourage more 2nd unit development?**