



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Thursday, January 22, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Ross Wells, Vice Chair

Peter Harmon

Kirk Shelby

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 1/08/14 Meeting Minutes

STAFF REPORTS - None

HEARINGS – None

STUDY SESSION

1. [Downtown BART Station Intermodal Project](#) - Study Session with BART Planning Department representative and City staff to review the BART intermodal project and plaza design which is intended to create a strong pedestrian axis through the station to orient the BART rider toward the downtown through redesign of the plaza. The scope of the project includes the BART Station northern plaza area, a southern sidewalk connection to Oakland Avenue, crosswalk improvements, reconfiguration of parking and curb areas, new lighting, way-finding signage, a secure bike station, and a bird screen/deterrent within the station. BART has requested input from the City regarding specific design elements. **Project Planner: Joan Ryan @ (925) 671-3370.**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

February 12, 2015

February 26, 2015 – Cancelled

February 27, 2015 – Special Meeting/Field Trip

MEMORANDUM

January 15, 2015

TO: Design Review Board

FROM: Joan Ryan, Senior Planner

SUBJECT: Conceptual Design for Downtown Concord BART Station Intermodal project
Study Session – Request for Feedback

On November 25, Planning staff met with BART Planning and Development staff to review their conceptual design plans for the Downtown BART Station Intermodal project, which is being funded through Measure J funds. The attached plans for review include: 1) a Perspective Drawing looking north from the BART station; 2) a Key Issues Plan; 3) an Opportunities Plan for your background and contextual understanding of the project; 4) a Concept Plan; 5) five conceptual design development plans of the various design elements for the station; and 6) a Conceptual Layout Paving Plan.

The scope of the project includes the BART Station northern plaza area, a southern sidewalk connection to Oakland Avenue, crosswalk improvements, reconfiguration of parking and curb areas, new lighting, landscaping, way-finding signage, a secure bike station, and a bird screen/deterrent within the station. The plaza design is intended to create a strong pedestrian axis through the station to orient the BART rider toward the downtown (Grant Street north to Todos Santos Plaza) through redesign of the plaza, the use of hardscape materials, and the placement of landscaping and signage

Design Elements

In this development process, BART is requesting feedback from the City regarding specific design elements shown including: the banner style, way-finding signage, lighting, hardscape surfaces, crosswalk treatment and the decorative bird mitigation. BART staff will also be presenting the design to the Planning Commission on February 18th and the City Council on February 24th to gather input prior to preparing final design plans by September 2015. Construction is anticipated in the Spring of 2016. Each item is listed as it corresponds to the lettering within the plan exhibits. Staff has provided recommendations in italics for those design elements where BART has provided options:

- *A. Decorative bird mitigation* – The area above the fare gates will be closed in with a bird mitigation panel. There is the potential to incorporate an artistic feature attached to the mitigation through perforated metal panels. Alternatives 1-5 provide are presented for discussion.

Staff is neutral and interested in the comments of the Board regarding panel designs.

- **B. Crosswalk treatment** – Various options for the decorative crosswalk treatment to connect the BART Station and the northern BART plaza include stamped asphalt or a DuraTherm thermoplastic product. Decorative options are shown on the Conceptual Design Development page (7), item B.

Staff recommends the DuraTherm product with a herringbone pattern in brick red color, consistent with the design being proposed for crosswalks as part of the Central Concord Streetscape Project.

- **C. Way-finding signage** – A new double-sided landmark kiosk (way-finding) sign is proposed at the northwest end of the plaza. The City’s current design, already utilized within the downtown, is proposed.
- **E. Hardscape surfaces** – Three different options for hardscape surfaces within the plaza are presented. Their implementation will largely be based upon cost and maintenance provisions. All options (shown on the Conceptual Design Development page (7), Item E), will allow a mixed color palette similar to what is presented. Color is up for discussion. A conceptual layout paving plan is included as the last sheet in your exhibits.

Option 1 - Interlocking concrete pavers;

Option 2 - Sandblast and broom finish with colored concrete paving; and

Option 3 – Interlocking pavers and colored concrete paving

Staff is neutral and interested in the comments of the Board regarding Hardscape surfaces.

- **F. Banners** – Banners are intended as a design element to be located on new light poles within the Plaza and north along the sidewalk to provide a rhythm along walkways and direct pedestrians north on Grant Street. Three double banners would be located in the plaza, along with three single banners to the north, leading up Grant Street to Park Street. Three additional single banners would be located south of the station along a new proposed walkway to Oakland Avenue. Banner design concepts for consideration include:
 - Contemporary Theme – Color banners with Concord graphics identifying existing key building and locations, fabricated on metal banners to reduce maintenance costs, and estimated to have a 10-year lifetime
 - Early California Theme - Sepia tone with Concord historical buildings fabricated on metal banners to reduce maintenance costs, and estimated to have a 10-year lifetime.
 - ❖ (In both cases, BART plans to supply the metal banners and the City will take over ownership and maintenance of them beyond installation)
 - ❖ Another option is to consider installing only the banner mountings and using the City’s existing banner program.

Based on the City’s Economic Development goals, staff is recommending the contemporary theme, to make BART riders aware of the great amenities the City has to offer. The design appearance is also more consistent with the City’s existing banner program.

- **Lighting** – Five options are presented for light standards. Option 1 is most similar to that used at Todos Santos Plaza, options 2 and 3 are decorative and options 4 and 5 are more modern fixtures. Bollards will be of a similar design theme. Color is up for discussion.

Based on the similarity to existing lights at Todos Santos Plaza, staff is recommending Option 1.

- **G./H. Site furnishings** – The City’s current downtown backless bench design (with center arm rest) is proposed as attached with six benches to be located within the northern plaza (Site Furnishings page, Item H). Solar trash compactor and recycling receptacles from Big Belly Solar are also proposed within the plaza.
- **I. Bollards** – Two options are presented for bollards. Option 1 is more decorative and similar to the light standard Option 1 and that used at Todos Santos Plaza. Option 2 is a more modern fixture.

Based on the similarity to existing lights at Todos Santos Plaza, and that proposed for the BART plaza, staff is recommending Bollard, Option 1.

The Council Committee on Housing and Economic Development received a very brief overview of the project on December 15, as part of a broad overview of current Downtown projects provided by the City Engineer. A community event is being coordinated by BART with assistance from the City and is anticipated during early in 2015. BART’s schedule envisions that the design will be finalized by September 2015.

BART is also working on a separate but related project, the conceptual design for the Downtown BART Station Modernization Project, which is funded through Prop 1B funds for design, although no funds are identified for construction at this time, with a staggered timeline anticipated to occur by 2016. That project will holistically re-envision the entire station, including the waiting areas, bicycle facilities, lighting and shelters, with overall goals of a more attractive environment, meeting BART’s capacity goals, and passenger comfort.

Attachments:

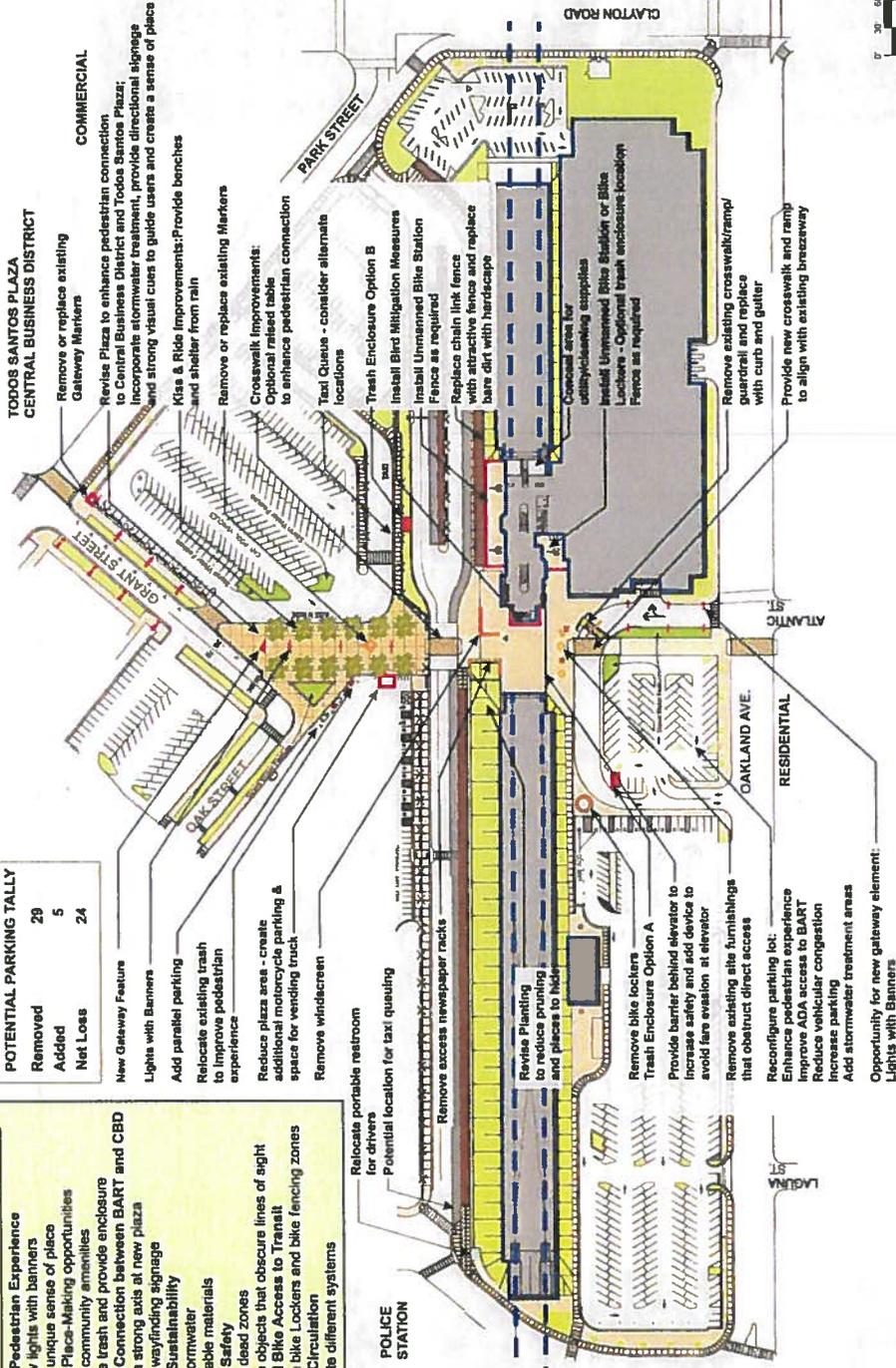
- A. Downtown BART Station Plan set, dated December 22, 2014
 - Perspective looking north from Downtown Concord BART Station
 - Key Issues Plan, dated Nov. 2014
 - Opportunities Plan, dated Nov. 2014
 - Concept Plan, dated Dec. 22, 2014
 - Conceptual Design Development – Bird Mitigation, dated Dec. 22, 2014
 - Conceptual Design Development – Decorative Crosswalk, Kiosk, Paving at Plaza, dated Dec. 22, 2014
 - Conceptual Design Development – Site Furnishings (Banners and Pedestrian Light), dated Dec. 22, 2014
 - Preliminary Banner Concepts (Contemporary and Old California), dated Mar. 2014
 - Conceptual Design Development – Site Furnishing – Trash, Bench, Bollard, dated Dec. 22, 2014
 - Conceptual Layout Paving Plan, dated Dec. 22, 2014



- GOALS for REDESIGN**
- Improve Pedestrian Experience
 - Add new lights with banners
 - Provide unique sense of place
 - Provide Plaza-Making opportunities
 - Provide community amenities
 - Relocate trash and provide enclosure
 - Improve Connection between BART and CBD
 - Create a strong axis at new plaza
 - Provide wayfinding signage
 - Improve Sustainability
 - Treat Stormwater
 - Use durable materials
 - Enhance Safety
 - Reduce dead zones
 - Remove objects that obscure lines of sight
 - Improved Bike Access to Transit
 - Provide bike Lockers and bike fencing zones
 - Improve Circulation
 - Separate different systems

POTENTIAL PARKING TALLY

Removed	29
Added	5
Net Loss	24



November, 2014

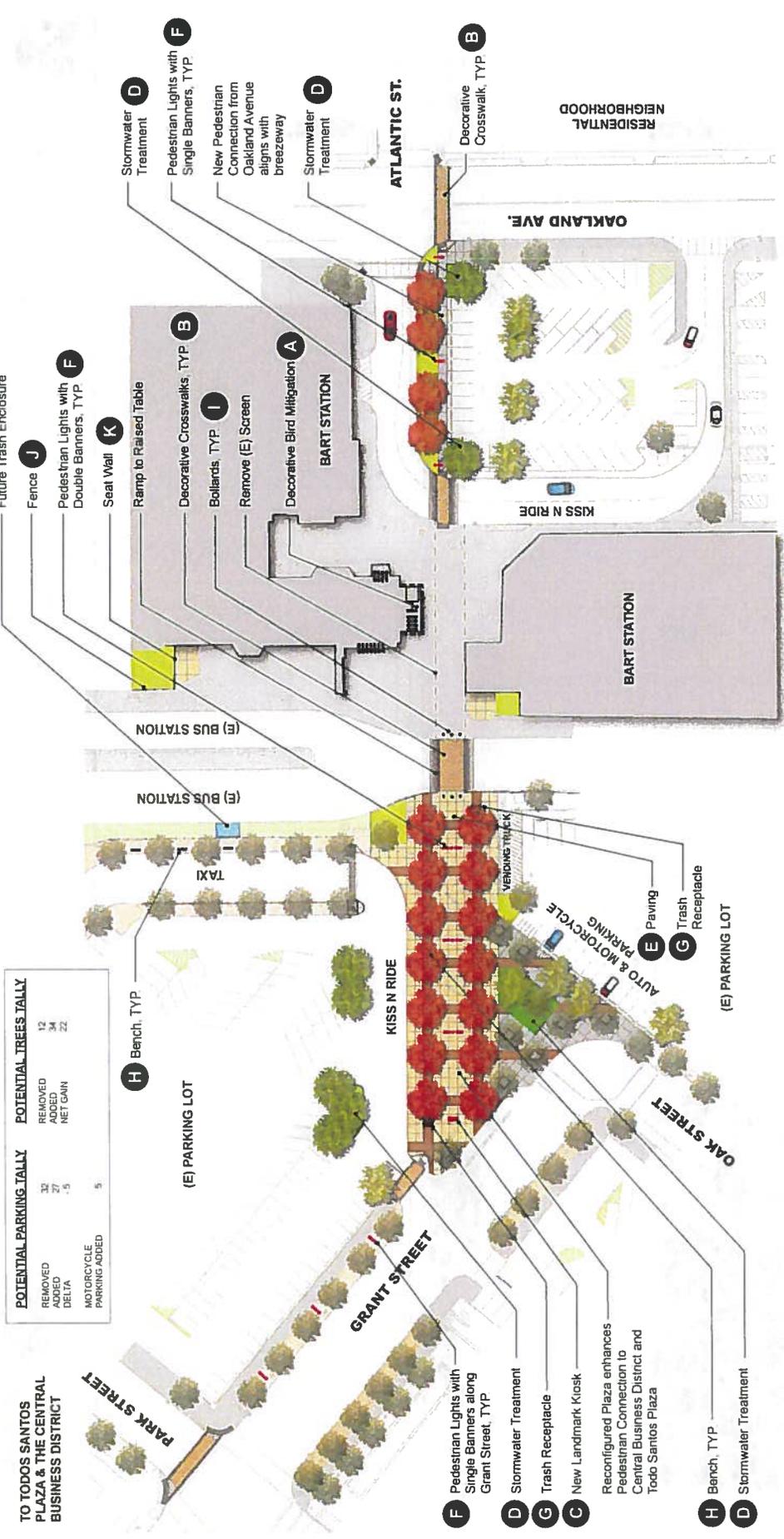


**NELSON
NYGAARD**
ASSOCIATES



**OPPORTUNITIES PLAN
CONCORD BART IMPROVEMENTS**
CONCORD, CA





POTENTIAL PARKING TALLY		POTENTIAL TREES TALLY	
REMOVED	30	REMOVED	12
ADDED	27	ADDED	34
DELTA	-5	NET GAIN	22
MOTORCYCLE PARKING ADDED	5		

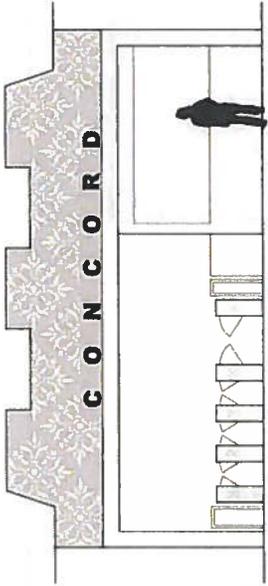
TO TODOS SANTOS PLAZA & THE CENTRAL BUSINESS DISTRICT

The footer contains the logos for BART (Bay Area Rapid Transit), the City of Concord, and the design firm Nelson Nygaard Associates. The BART logo features the letters 'ba' in a stylized font, while the Concord logo includes a stylized 'C' and the word 'Concord'. The Nelson Nygaard Associates logo consists of a stylized 'N' and the company name.

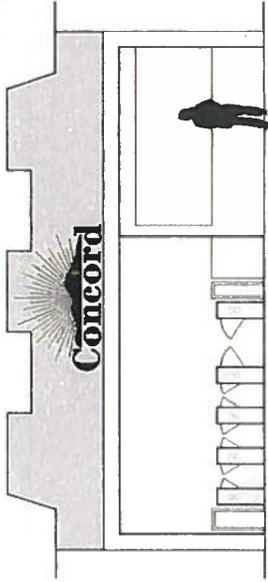
A DECORATIVE BIRD MITIGATION with PERFORATED METAL PANEL



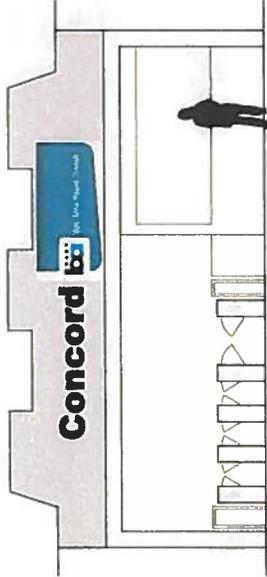
Concord BART



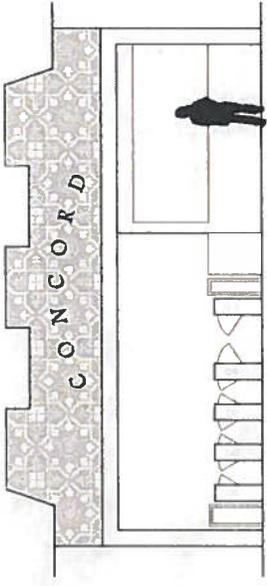
ALTERNATIVE 1



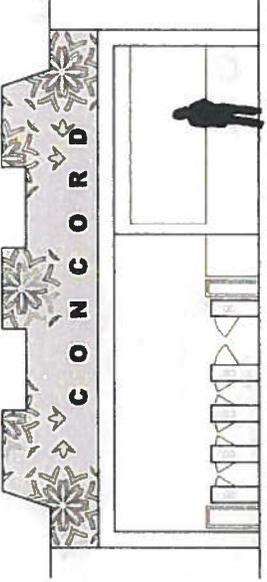
ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4



ALTERNATIVE 5

DECEMBER 11, 2014



**CONCEPTUAL DESIGN DEVELOPMENT
CONCORD BART IMPROVEMENTS
CONCORD, CA**



B DECORATIVE CROSSWALK



Decorative Crosswalk - Stamped Asphalt



DuraTherm



E PAVING AT PLAZA

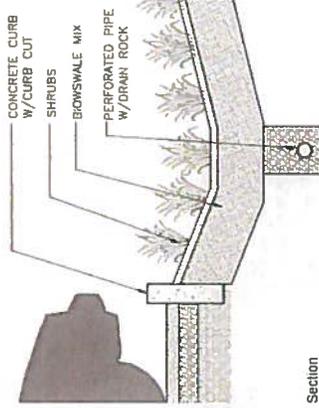


OPTION 1
Interlocking Concrete Pavers

C LANDMARK KIOSK



D STORMWATER TREATMENT



OPTION 2
Interlocking Pavers and Colored Concrete Paving



Interlocking Pavers
(Belgian Cobblestone, Terra Cotta)



Colored Concrete
(Palomino 5447)

G TRASH RECEPTACLE
(Total: 2)



Solar Compactor

H BENCH
(Total: 6)

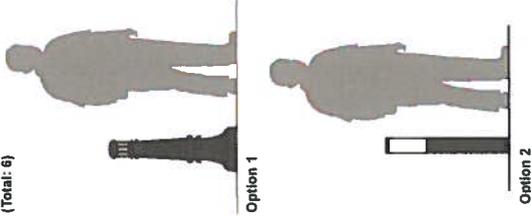


Backless Bench w/ Middle Arm Rest

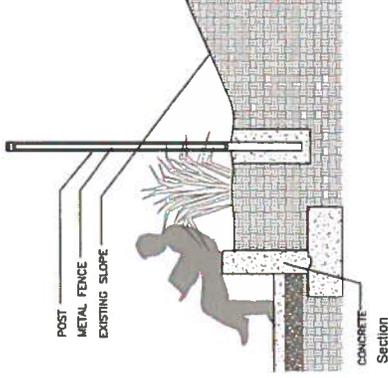
J FENCE



I BOLLARD W/ LIGHT
(Total: 6)



K SEAT WALL AND METAL FENCE / PLANT ON SLOPE



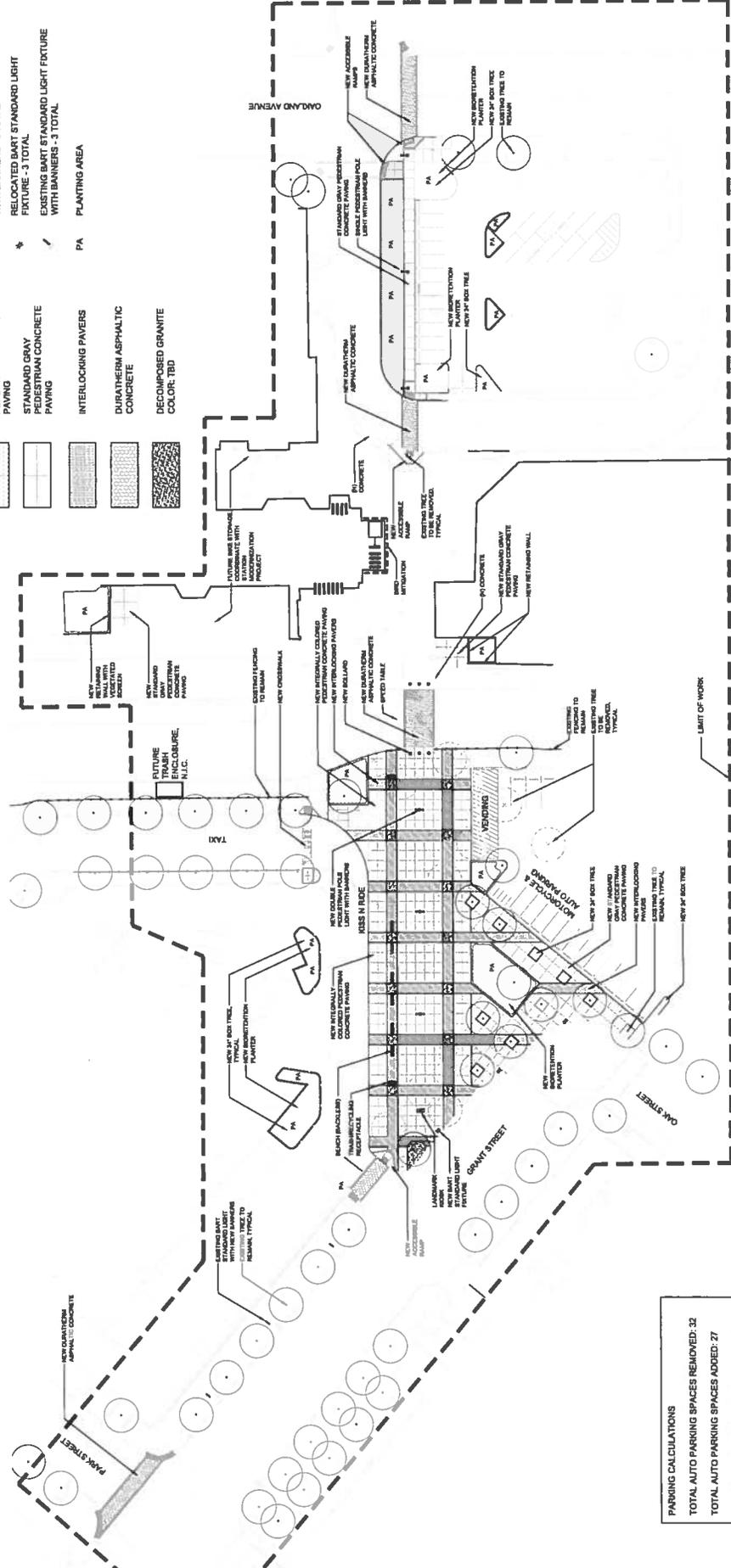
**CONCEPTUAL DESIGN DEVELOPMENT
- SITE FURNISHING -
CONCORD BART IMPROVEMENTS
CONCORD, CA**



DECEMBER 22, 2014

LEGEND

- EXISTING TREE TO REMAIN - 19 TOTAL
- EXISTING TREE TO BE REMOVED - 12 TOTAL
- TREES PROPOSED (24" BOX) - 34 TOTAL
- INTEGRALLY COLORED PEDESTRIAN CONCRETE PAVING
- STANDARD GRAY PEDESTRIAN CONCRETE PAVING
- INTERLOCKING PAVERS
- DURATHERM ASPHALTIC CONCRETE
- DECOMPOSED GRANITE COLOR: T8D
- BENCH (BACKLESS) - 8 TOTAL
- TRASH/RECYCLING RECEPTACLE - 2 TOTAL
- MFR. BIG BELLY SOLAR MODEL: BIG BELLY & SMART BELLY DOUBLE STATION 888-870-0500
- BOLLARD - 6 TOTAL
- DOUBLE PEDESTRIAN POLE LIGHT WITH BANNERS - 3 TOTAL
- SINGLE PEDESTRIAN POLE LIGHT WITH BANNERS - 3 TOTAL
- RELOCATED BART STANDARD LIGHT FIXTURE - 3 TOTAL
- EXISTING BART STANDARD LIGHT FIXTURE WITH BANNERS - 3 TOTAL
- PLANTING AREA



PARKING CALCULATIONS
 TOTAL AUTO PARKING SPACES REMOVED: 32
 TOTAL AUTO PARKING SPACES ADDED: 27
 MOTORCYCLE PARKING SPACES ADDED: 5

CONCORD BART
 Prepared for BART

CONCEPTUAL LAYOUT PAVING PLAN



December 22, 2014

