



Downtown Steering Committee – June 3, 2013

City Updates

Updates on Current City Projects:

- Climate Action Plan
- Complete Streets Plan GPA
- Development Code Amendment
- Renaissance Phase II
- OBAG grants submitted

O BAG grants – Last Mile to BART

Corridor Enhancements

- Install buffered bike lanes along Concord Boulevard and Clayton Road
- Install bike lanes along Grant Street and Oakland Avenue
- Replace induction loops and add bike detection for six traffic signals

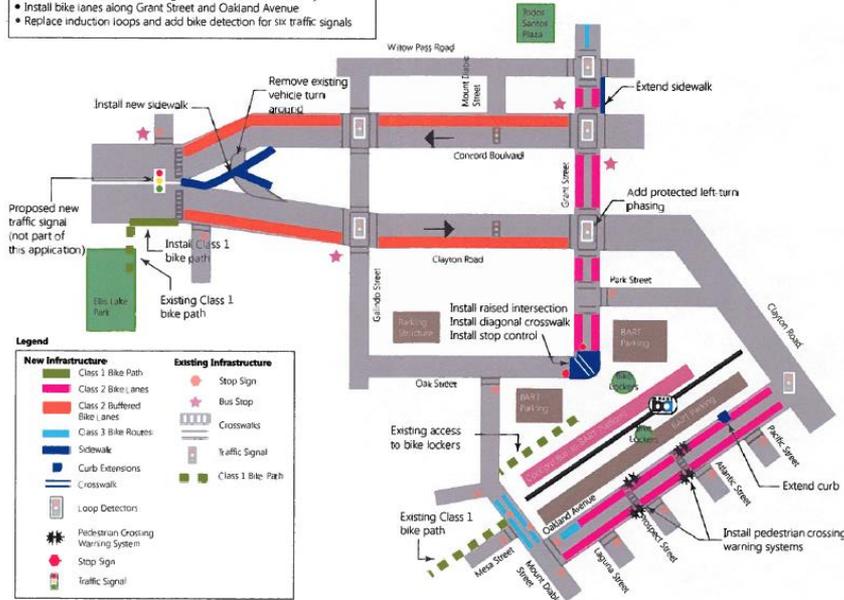


Figure 2. Project Overview

Last-Mile Bike And Pedestrian Access to BART

WC13-2018_2_DemiseOverview

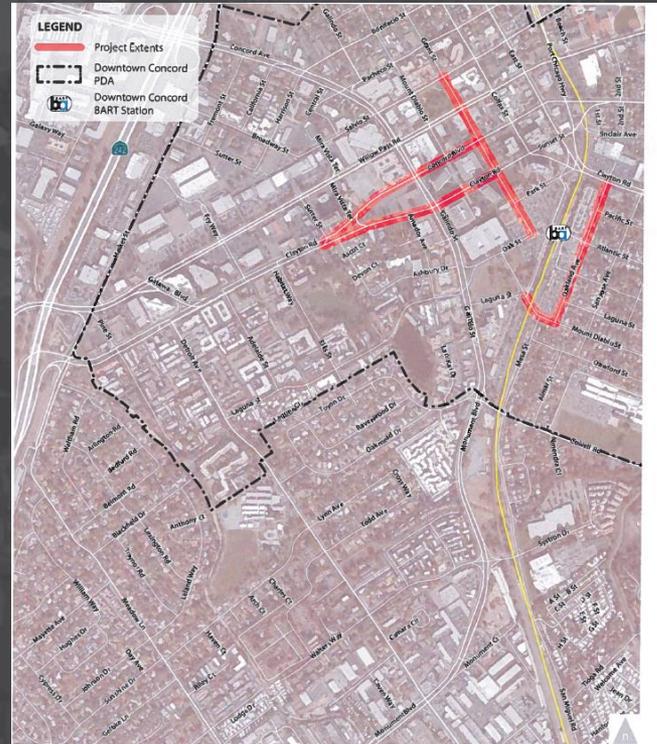


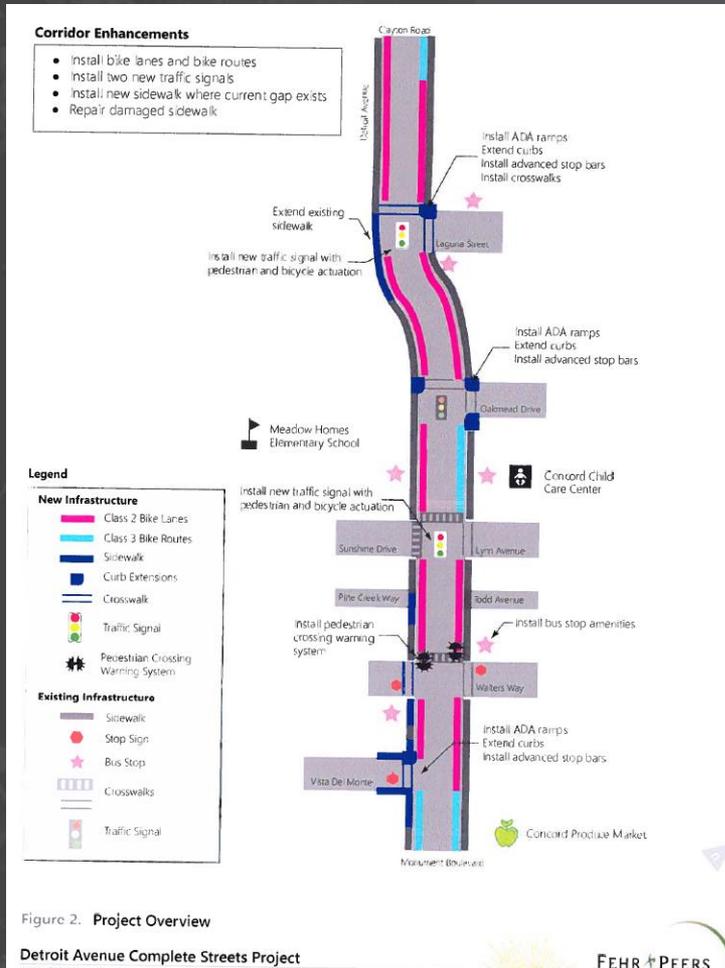
Figure 1. Project Extents

Last-Mile Bike and Pedestrian Access to BART

WC13-2018_1_Profile



O BAG grants – Detroit Avenue



Community Outreach

Community Workshop #1 held May 6th. —

52 attendees including residents, property owners and managers, MCP, EBHO, EBBC, Liga Latina de Concord, Greater Concord Chamber of Commerce, CCSC, Neto, Transform.



Themes included (handout of summary minutes):

- **Housing** – more weighted toward housing; higher density, mixed income housing; affordable apartments
- **Economic Development** – Relocate fire station; more retail by TSP
- **Transportation** – Access issues-Galindo St.; more parking at special events
- **Bike Lanes** – No bike paths on Clayton Rd.; Improve paths on Willow pass road; not enough bike lanes
- **Ideas/Uses to consider** - Community gardens below BART; Community Center; Greenbelt around downtown; shuttle needed; parking at special events; senior/affordable housing;

Community Outreach



Additional feedback submitted at Community Workshop:

- **CCSC Community Platform** – Requesting 25% affordable housing to Low Income households and an additional 25% to moderate income families.
- **Economic Development on Grant Street** – Focusing on Retail development between BART and Todos Santos Plaza

DSC meeting – 4/18

Last DSC meeting had full attendance. General comments included (handout of summary minutes):

- **Housing** – variety of housing types and increase in housing to create energy at night in downtown; balance with gradual increase in office over time
- **Economic Development** – provide focus at Todos Santos Plaza and between TSP and BART along Grant St.; provide way finding; examine vacant/underutilized parcels near BART
- **Transportation** – Shuttles; take advantage of proximity of downtown to BART; Retain existing number of lanes; pursue traffic calming in key locations
- **Bike Lanes** – Shift to corridors not as heavily travelled

Visioning Session



Opportunity for DSC to provide further feedback

Today's discussion

- Describe Vision for downtown
- Respectful Roundtable Discussion
- Prioritizing Goals
- Providing Consultant with clear direction

Specific Plan

Project Goals were discussed within the City's grant application. Overarching goal envisions Downtown Concord as a bustling, transit-oriented, urban space serving as both a magnet of activity for the City and as a regional commuter hub.

- 1) Increasing **BART ridership** and efficiency of multi-modal connections
- 2) **Intensification** of uses and densities from current built levels
- 3) Promoting mid and high-**density** housing
- 4) Constructing housing projects for a **mix** of housing types and income levels.
- 5) Increasing **job creation**
- 6) Enhancing a strong business climate and **expand the City's economic base**
- 7) Implementation of **strategies** to foster a vibrant downtown, prior to initiation of construction within the Concord Reuse Plan Area.

Economics Responses

From EPS

- **Second Story retail not justified in Concord; need strong markets with high demand.**
- **Under regional growth forecasts, Downtown Concord is projected to grow by several thousand housing units (by 2040); that growth will help improve retail performance.**
- **Housing prices and apartment monthly lease rates are sufficient to attract developers to build:**
 - **Mid-rise, wrap apts. (4-story wood frame around parking)**
 - **Mid-rise podium. (4-storyies above two-stories parking)**
 - **Prices/lease rates not yet sufficient for high rise (10+)**
 - **Live work a possibility**

Affordable Housing



What is affordable housing?

- Monthly housing cost that does not exceed 30% of the annual household income of the applicable income level.
- Area Median Income (AMI) for Contra Costa County:

<u>Income level</u>		<u>Annual Income HH of 4</u>
Extremely Low	30% AMI	\$28,050
Very Low	50% AMI	\$46,750
Low	80% AMI	\$66,250
Median Income	100% AMI	\$93,500
Moderate Income	120% AMI	\$112,200

Affordable Housing

City's tools include a number of policies:

- City's Development Code
 - Inclusionary Housing (10% ownership)
 - Density Bonus provisions
 - Affordable Housing Incentive Program
 - Transit Station Overlay District; and
 - DT Mixed Use/DT Pedestrian zoning (33-100 du/ac.)
- Redevelopment Agency funding no longer available
 - Inclusionary funds are limited

Affordable Housing

The State-mandated Regional Housing Needs Allocation (RHNA) – specifies the number of housing units each jurisdiction must plan for to meet the State’s housing need at all affordability levels.

- Adoption of Final RHNA to occur in July
- City to Commence preparation of Updated Housing Element in late fall.
- Next Housing Element for the 2014-22 Planning Period due in December 2014.

Affordable Housing

- City's RHNA numbers for 2014-22

<u>Income Level</u>	<u>#</u>	<u>Income%</u>
Very Low	794	0-50% AMI
Low	442	51-80% AMI
Moderate	556	81-120% AMI
Above Moderate	1,670	120+%
Total	3,462	

Affordable Housing

- Between 2010 and 2040, the City is expected to add 18,000 households; the study area is expected to grow by 3,300.
- Range of Existing Incomes for Households in Study Area

Current, 2010 Data	Existing HH			Projected New Households, 2040	
Extremely Low	935	22%		392-738	12%-22%
Very Low	932	22%		483-737	15%-22%
Low	838	20%		662-740	20%-22%
Moderate	936	22%		445-981	13%-30%
Above Moderate	563	13%		445-981	13%-30%
Total	4204	100%		3,321	

Affordable Housing

Concord Naval Weapons Station – Affordability is 25%

• Homeless housing	260 units
• Habitat/self help	60 units
• Very Low Income	800 units
• Low	630 units
• <u>Moderate</u>	<u>1,270 units</u>
Subtotal	3,020 units ~ 24.6%
• <u>Above Moderate</u>	<u>9,252 units</u>
Total	12,272 units

Current Timeline

Remaining Schedule of Outreach

July 1st – DSC –Evaluation of Alternatives

July 22nd - Downtown Steering Committee meeting

August 5th – Selection of Preferred Alternative

August 27th – Community Workshop #2

Three Downtown Steering Committee Meetings

7/1 Agenda:

- Review of Examples and Evaluation of Alternatives

7/22 Agenda:

- Further Discussion and Refinement of Alternatives, as needed

8/5 Agenda:

- Preview material for Public Workshop #2 (8/27) on Preferred Alternative
- Seek commentary and support on metrics to be presented and key relationships to related agency plans and policy

Next Steps

- Next TAC - July 1st, Aug.5th
- DSC Meetings – July 1st, July 22nd, Aug.5th
- Community Workshop August 27th