



## CONCORD HOUSING ELEMENT UPDATE 2015-2022

# 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 2<sup>nd</sup> 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**

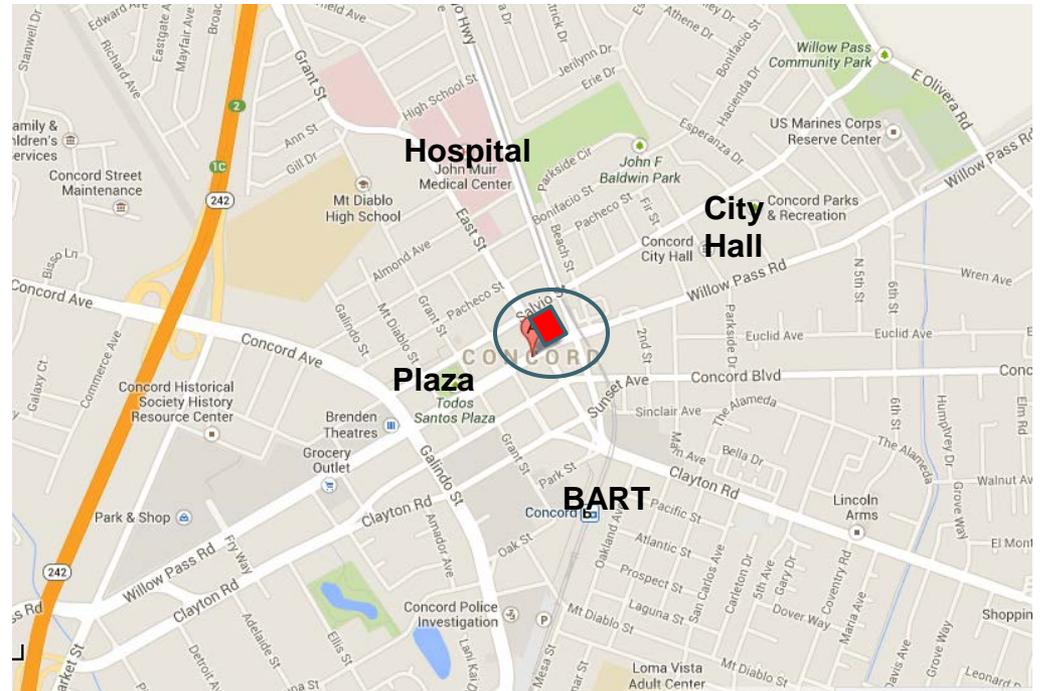
**Residential zones**

**Non-Residential zones**

- **Housing incentivized**
- **Housing allowed**
- **Housing not allowed**

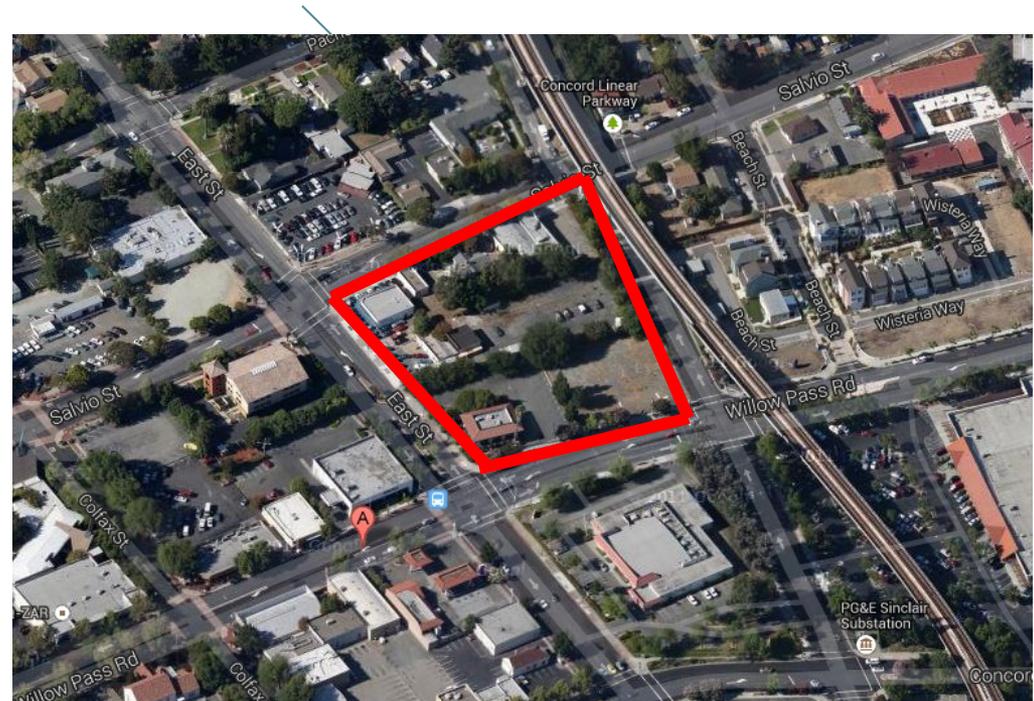
# Case Study 1: 2400 Salvio Street

- ❑ **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**

	<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 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?

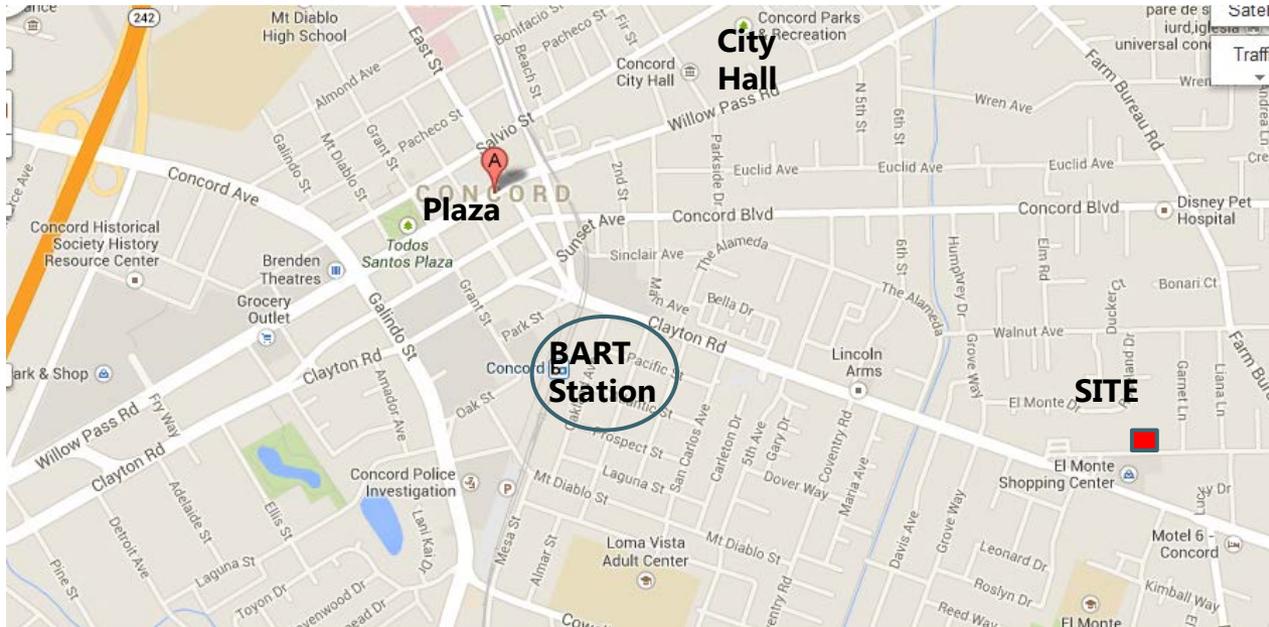
### Development Program B: Maximum Project

- ❑ 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?**

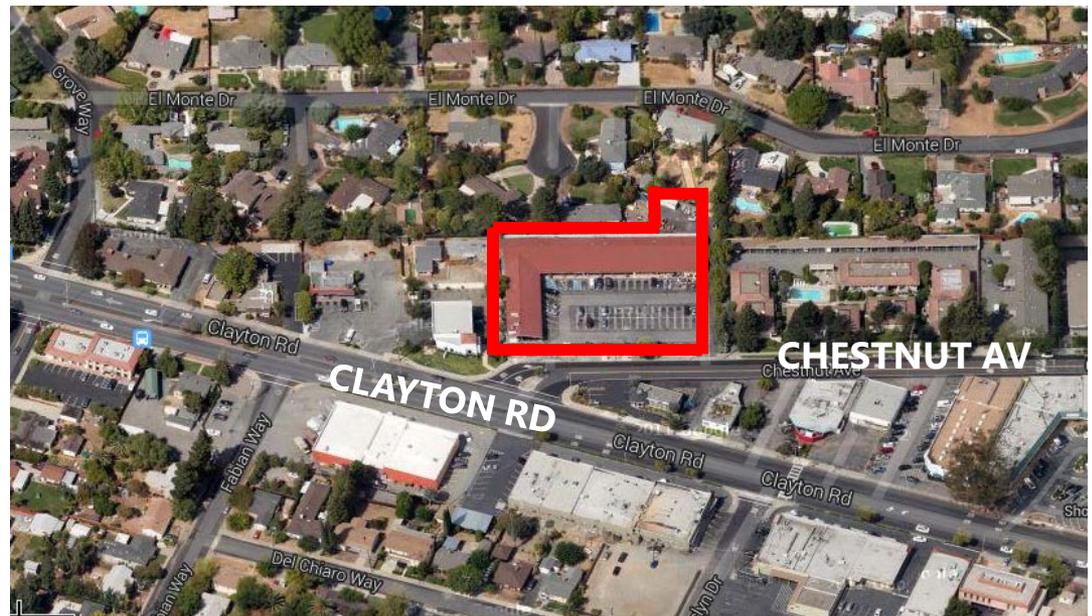
# Case Study 2: Chestnut Square Shopping Center



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

