

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

Date: March 11, 2015
To: ABAG Executive Board
From: Miriam Chion
Research and Planning Director
Subject: **Priority Development Area Implementation—Downtown Concord**

Executive Summary

Joan Ryan, Senior Planner for the City Concord will share the long-term vision for the City's recently completed Downtown Concord Specific Plan which covers the approximately 600 acre area surrounding the City's Downtown Priority Development Area, adjacent to the Downtown BART Station. The presentation will provide an overview of the process, key challenges and final outcomes. Ms. Ryan will also discuss next steps for Plan implementation to address the challenges of accommodating future growth.

The Downtown Specific Plan is a tool to increase development from current standards in the City's downtown, improve the business climate, increase access to transit, and provide for a mix of housing opportunities. The Specific Plan doubles the number of projected housing units over the next 25 years. This growth will be supported by creating a more walkable downtown and "green streets framework" while accommodating other modes of transportation including biking, a downtown shuttle, and improved connections to BART and bus. A key linkage between Todos Santos Plaza, the jewel of the City's downtown, and BART is a three block stretch of Grant Street. Planned improvements for this stretch of Grant Street include allowing more active land uses to activate the street and bike lanes, improved pedestrian crossings, sidewalk cafes and dining and improved way-finding signage to guide commuters from BART to the many activities Downtown.

Since adoption of the Specific Plan in June 2014, the City has begun to tackle a variety of implementation strategies. The plan has already served as a valuable funding tool to obtain funding for a variety of projects, outlined in the Plan as Implementation Strategies. For example, the City recently received \$500,000 to assist with three projects focused on streetscape improvements and bicycle and pedestrian enhancements. The City anticipates releasing a Request for Proposals in the fall of this year for the first of two housing and/or mixed use sites, within the City's downtown transit overlay district. Active Economic Development efforts are also ramping up to attract and fill existing office buildings within the City's core, and a number of new businesses already have tenant improvements underway. Although the Specific Plan's horizon is 2040, adoption of the plan has provided needed focus on near-term actions

Priority Development Area Implementation—Downtown Concord

March 11, 2015

2

that have created further momentum to encourage additional development that benefits businesses and residents quality of life.

Recommended Action

Information

Attachment

ULI Downtown Concord Technical Assistance Panel