

Preferred Alternative: Clustered Villages

30-Jan-09

USES	Zone Allocation							Acres	Units and Population					SF and Jobs				Notes
	Zone 1: BART TOD	Zone 2: BART Hills	Zone 3: Freeway North	Zone 4: Bunker City	Zone 5: Creek East	Zone 6: Bailey Road	Zone 7: Open Space/ Hills	Total Acres	DU/Acre	Units	% of Units	Persons/ Unit	Population	FAR	SF	Job/SF	Jobs	
Residential																		
High Density Residential	20.0							20.0	50.0	1,000	8.1%	1.85	1,850					
Moderate – High Density Residential	26.0	5.0		5.0				36.0	30.0	1,080	8.8%	1.85	1,998					
Mixed Use Residential/Retail	20.0	5.0		10.0				35.0	30.0	1,050	8.6%	1.85	1,943					
Moderate Density Residential	60.0	140.0		100.0				300.0	15.0	4,500	36.7%	2.11	9,495					
Moderate Low Density Residential		170.0		183.0				353.0	10.0	3,530	28.8%	2.94	10,378					
Low Density 2 Residential <i>*35 Acres are designated as Recreation/Residential Low Density Flex Area</i>		100.0		83.0	95.0			278.0	4.0	1,112	9.1%	2.82	3,136					
Low Density 1 Residential								0.0	2.0	0	0.0%	2.82	0					
Very Low Density Residential								0.0	1.0	0	0.0%	2.82	0					
Total	126.0	420.0	0.0	381.0	95.0	0.0	0.0	1022.0		12,272	100.0%		28,800					
Commercial																		
Office/TOD	12.0							12.0						1.70	888,624	225	3,949	
Office/Industrial								0.0						0.34	0	500	0	
Office Park <i>* 25 acres are designated as Commercial/Retail Flex use</i>		92.0						92.0						0.51	2,043,835	225	9,084	
Town Center Retail	10.0							10.0						0.68	296,208	500	592	
Neighborhood Commercial Center		8.0		8.0				16.0						0.34	236,966	500	474	
Regional Retail <i>* 15 acres are designated as Commercial/Retail Flex use</i>		90.0						90.0						0.26	1,019,304	500	2,039	
Mid-Rise Hotel	10.0							10.0							400,000	840	476	
Conference Center/Resort								0.0							0	840	0	
Family/Business Hotel		5.0						5.0							120,000	840	143	
Commercial Cluster 1 – Town Center Office/Lab								0.0						0.85	0	225	0	
Commercial Cluster 2 – Campus Setting		50.0						50.0						0.51	1,110,780	225	4,937	
Mixed Use Residential/Retail								0.0						0.43	131,116	500	262	
Total	32.0	245.0	0.0	8.0	0.0	0.0	0.0	285.0							6,246,833		21,956	
Insitutional																		
Institutional/Educational Campus – Town Center								0.0						0.72	0	500	0	
PBC - CSU East Bay Campus/Education Campus		150.0						150.0						0.35	2,286,900	500	4,574	
Total	0.0	150.0	0.0	0.0	0.0	0.0	0.0	150.0							2,286,900		4,574	
Community/Other																		
Community Facilities (inc. K-12 schools)	22%	39%	0%	36%	4%	0%	0%	100%										
Other Uses - Health, Group Care, Homeless	16.0	41.0		41.0	5.0			103.0										
Other Uses - Religious Centers, Libraries, Community Centers	3.0	7.0						10.0										
Other Uses - Religious Centers, Libraries, Community Centers	8.0	32.0		29.0	3.0		0.0	72.0										
PBC - Sheriff and Fire Training			80.0					80.0										
PBC - Center for Adaptive Learning		2.0						2.0										
PBC - Habitat for Humanity East Bay		3.0						3.0										
Transit Center/Yard	15.0							15.0										
Total <i>*8 acres of total Community Facilities acreage are designated as Flex Recreation use</i>	42.0	85.0	80.0	70.0	8.0	0.0	0.0	285.0										
Parks																		
Neighborhood Parks	9.0	16.0	0.0	15.0	3.0	0.0	0.0	43.0										
Community Parks	15.0	159.0	0.0	241.0		0.0	0.0	415.0										
Recreation Facilities - Existing Golf Course			88.0					88.0										
Recreation Facilities - Sports Center		62.0			13.0			75.0										
City-Wide Park					100.0			100.0										
Riparian Corrdior		46.0	20.0					112.0										
Open Space					314.0	760.0	112.0	2387.0										
Total	24.0	283.0	108.0	256.0	430.0	760.0	1425.0	3286.0										
TOTAL	224	1,183	188	715	533	760	1,425	5,028		12,272			28,800		8,533,733		26,530	

1. Commercial/Retail Flex Space:
The flex area between the North Concord BART Station and Willow Pass Road is assumed to be Commercial Retail use, but can be developed as Commercial Office use depending upon market conditions and impact on the City's fiscal sustainability. The flex area south of Willow Pass Road is assumed to be Commercial Office, but could be developed as Commercial Retail to support complementary uses to the Tournament Sports Facility, subject to a determination of financial feasibility and impact on the City's fiscal sustainability.

2. Recreation/Residential Low Density Flex Area:
The flex area adjacent to the Tournament Sports Facility is assumed to be Low Density Residential use, but can be developed to support a larger recreation area, subject to a determination of financial feasibility and impact on the City's fiscal sustainability.

3. Open Space creates potential for regional recreation per East Bay Regional Park District's PBC request and areas for habitat protection and restoration.

Average DU/Acre 12.0
Percent Open Space 65.4%