

Alternative Concept 5: Concentration and Conservation “Open Space Extended”

Overview

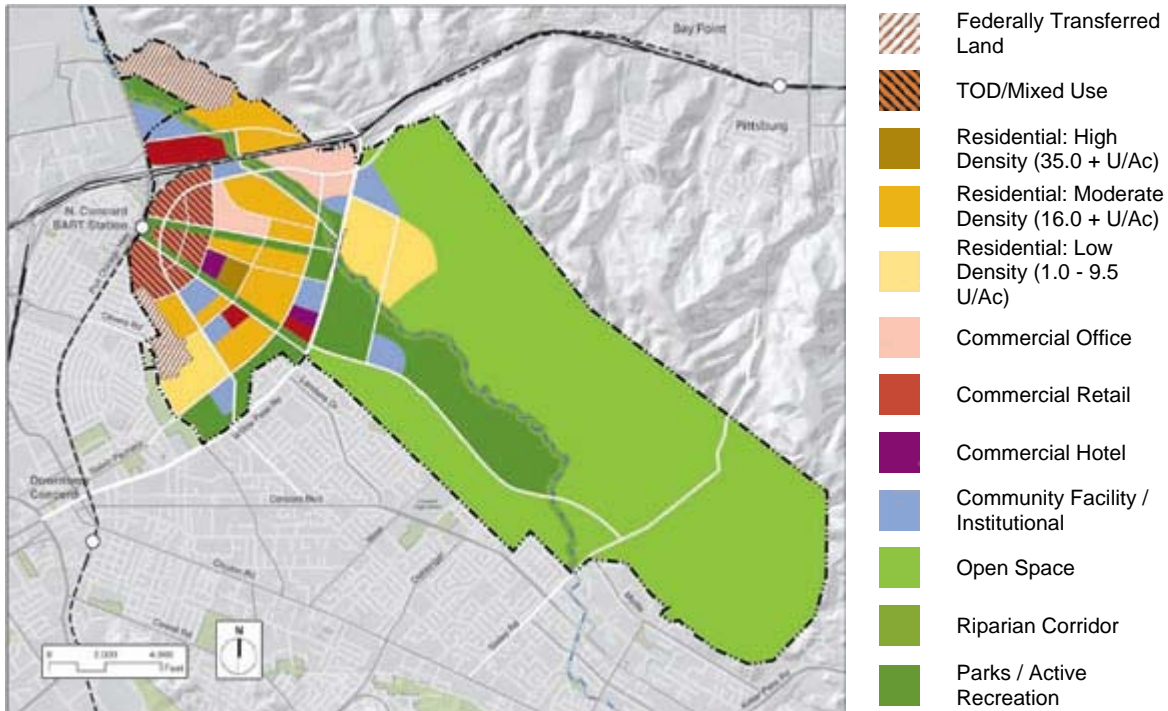
Alternative Concept 5 concentrates a significant amount of housing, retail, and commercial uses to the north of Willow Pass road. Both the open area and intensified Transit-Oriented Development offer the potential to be signature components -- a program that minimizes the development footprint and maximizes densities and a new way of living. The rest of the site is left as open space with inclusion of some limited active recreation.

The developed area will be characterized by intensive mixed-use development. Uses will be layered, one above the other, and linked to structured parking. In this way, the high densities needed will be achieved, and the pattern of development will establish walkable neighborhoods, working and shopping areas.

A high capacity transit loop links the northern part of the site to downtown Concord.

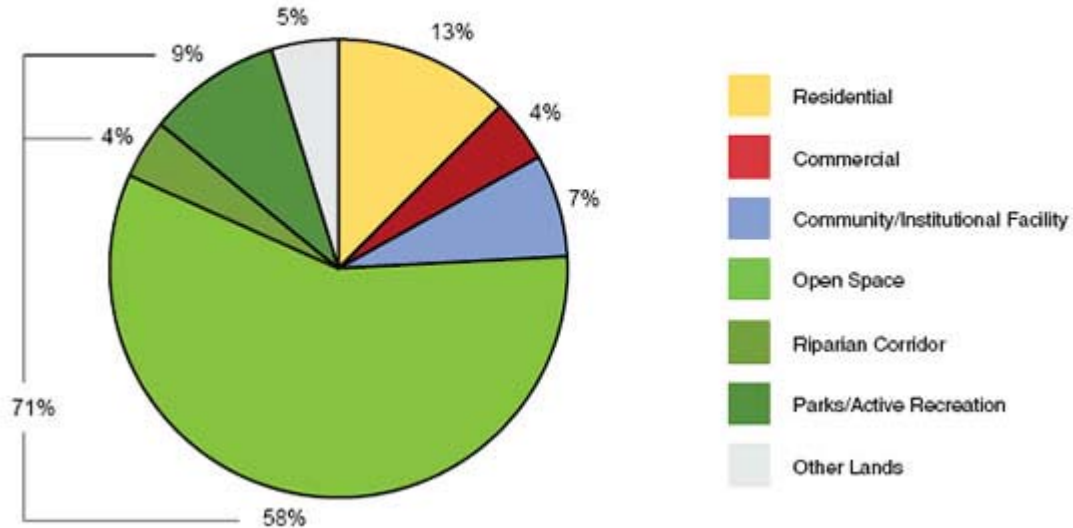
- Matches development intensity with maximum open space
- Open space on the ridgeline and creek linking to expanded open space focused on conservation and habitat
- Major focus on transit oriented development at BART with mixed use housing and jobs
- 27% single-family and 73% multi-family residential development including town homes, apartments, and condominiums
- Choice of transportation modes for residents and for workers at the northern part of the site

Land Use Map



Land Use Graph

Program Summary: Land Use



Residential Breakdown

