

Concord Naval Weapons Station Reuse Planning in the AB 32 Era

3.23.2010



Monday, October 4, 2010

Presentation Outline

- 1) Context
- 2) Creating a Reuse Plan
- 3) Using Environmental Analysis to Inform Plan Refinements
- 4) Transforming a Reuse Plan into an Area Plan and Climate Action Plan

A Green Location



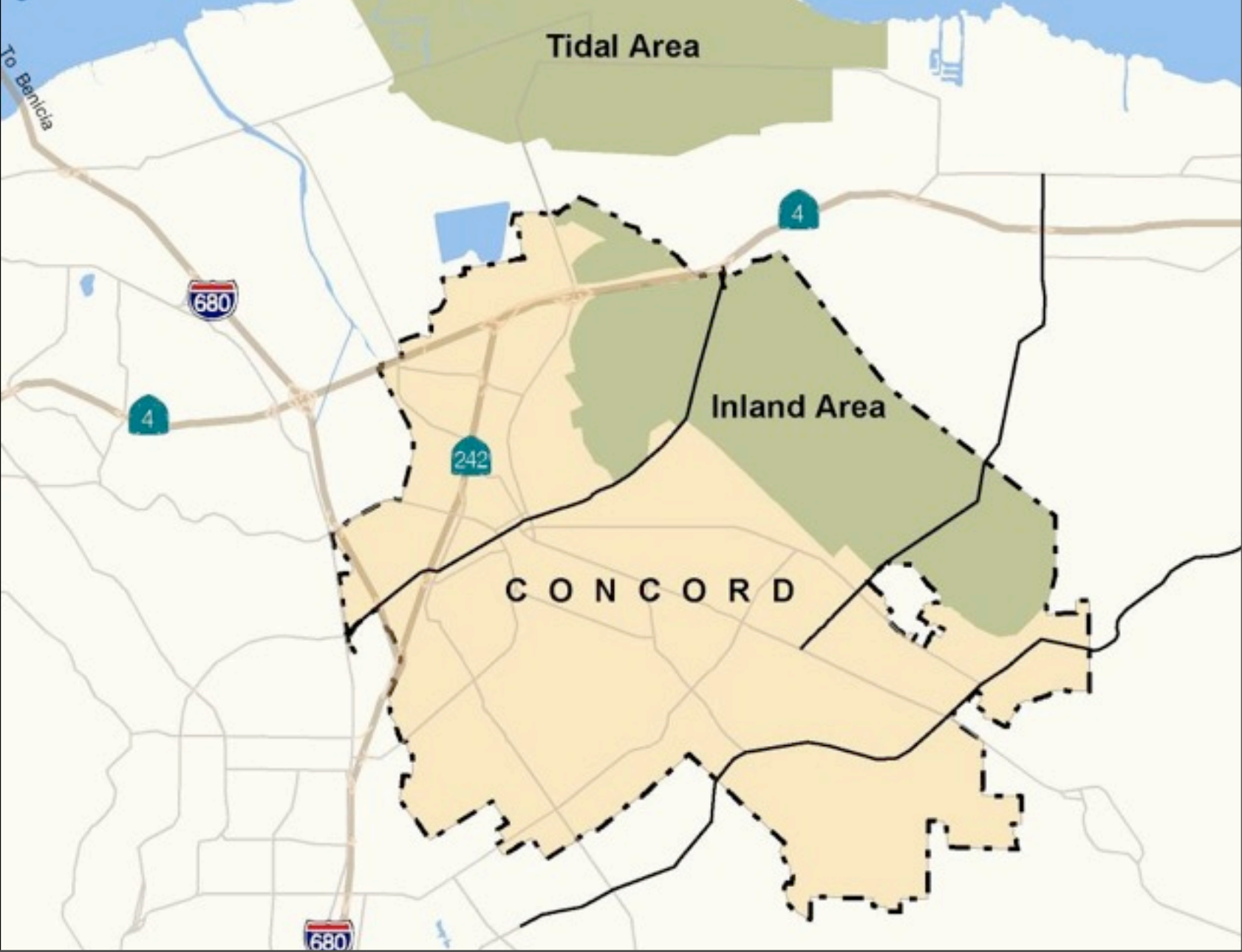
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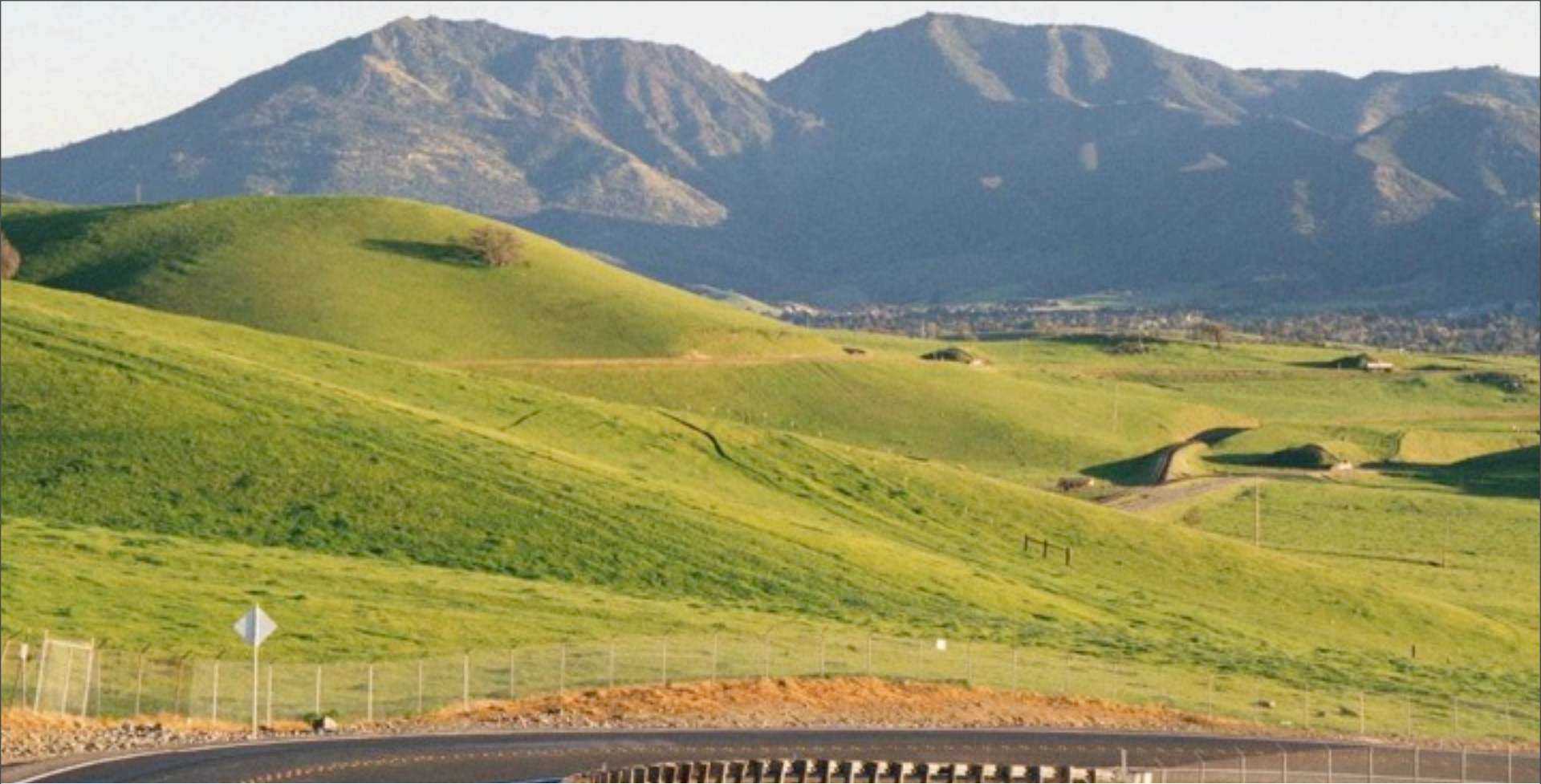
A Green Location

 Priority Development Areas



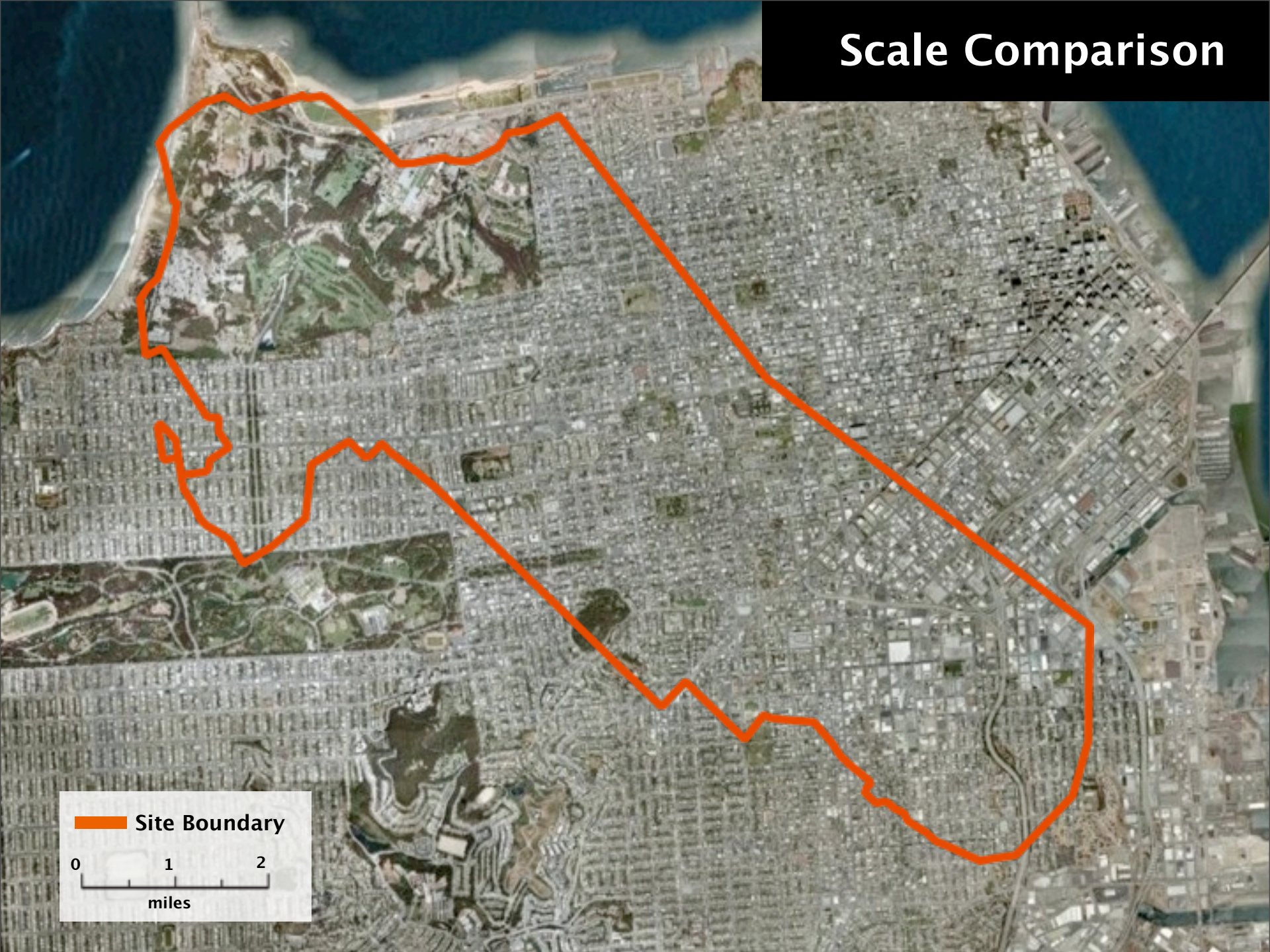
Concord Context





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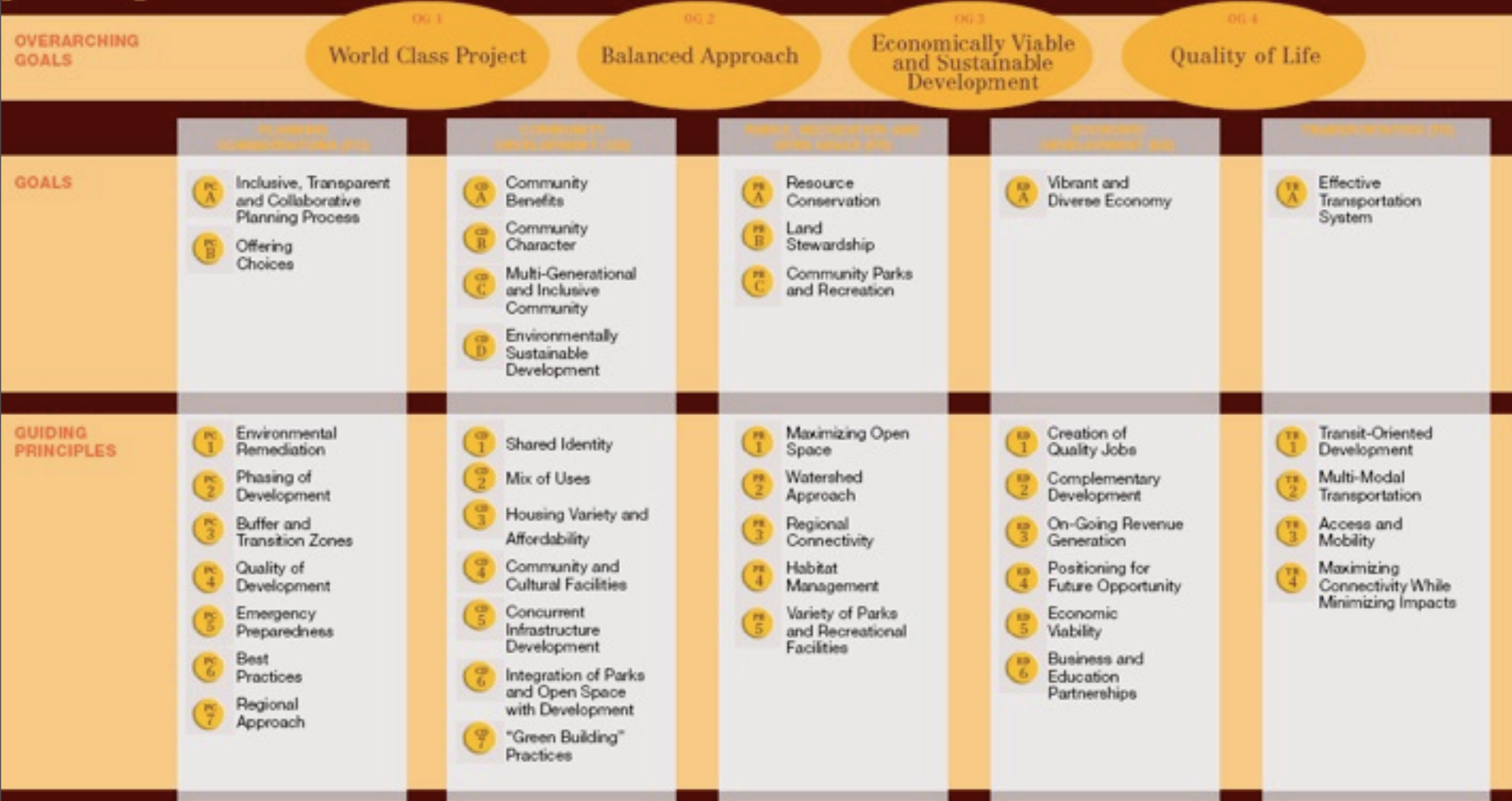
Scale Comparison



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Planning Framework

planning framework

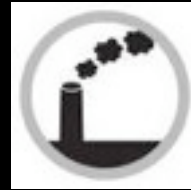


Creating Alternatives



Refining Community Principles

- Green Planning



- Transportation



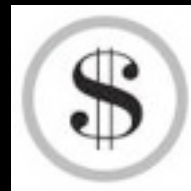
- Community



- Land Stewardship



- Economics



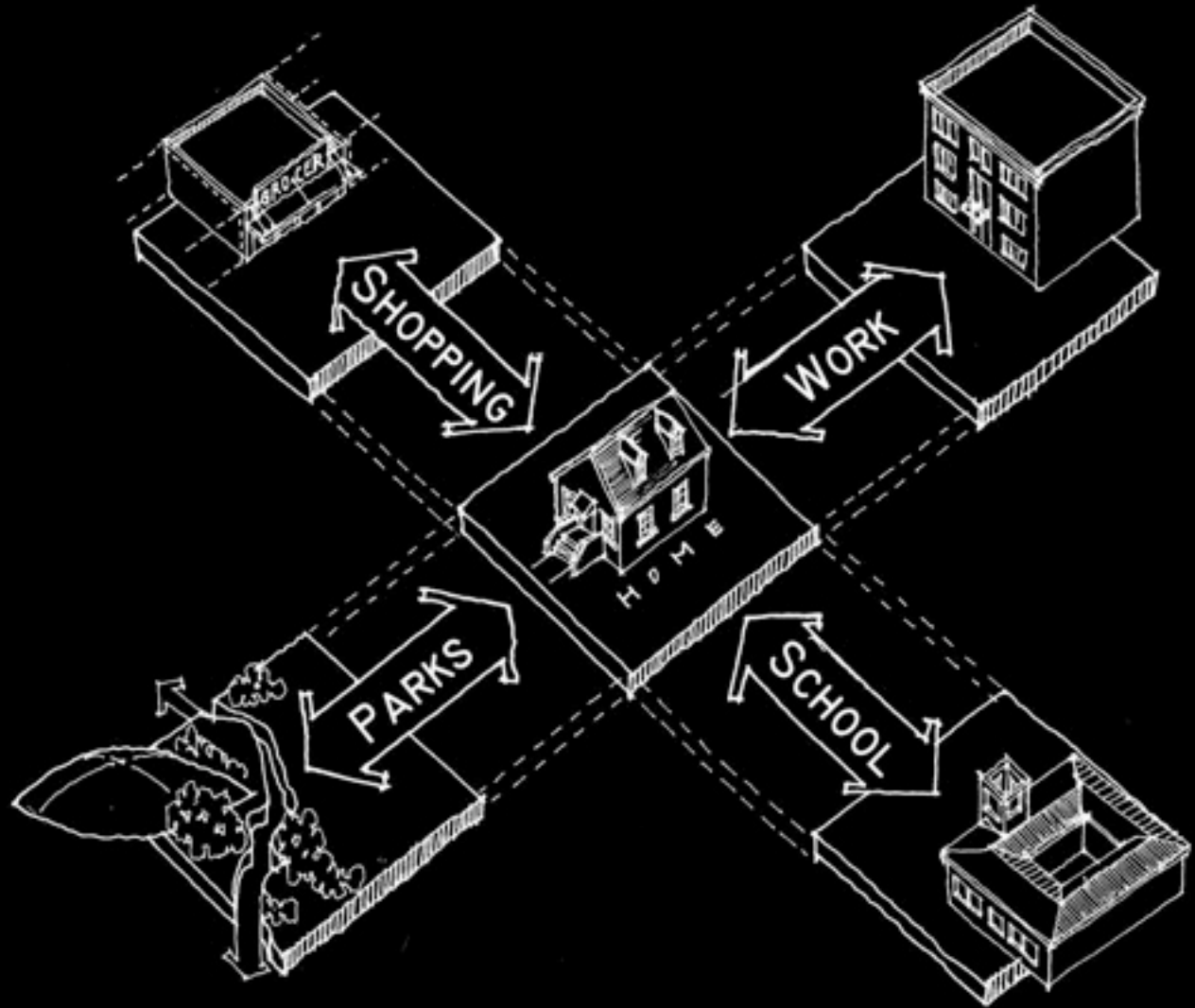
Envisioning Reuse



Mix of Uses



Envisioning Reuse



Transportation Options

Seven Alternatives – Three Themes

Clustered Villages



Concentration + Conservation



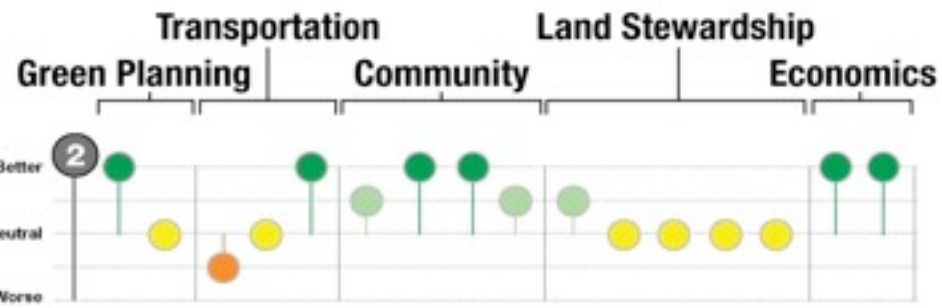
Extending the Neighborhoods



2 "Connected Villages"



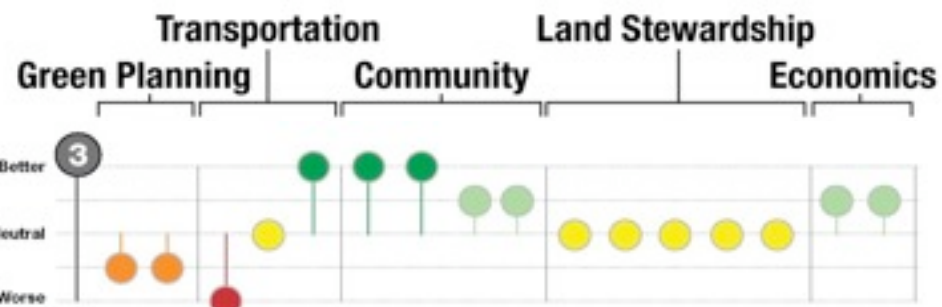
- Population: 30,573
- Housing: 13,000 units
- Jobs: 29,000
- Parks & Recreation: 500 acres
- Open Space: 2,000 acres



3 "Creek Park Villages"



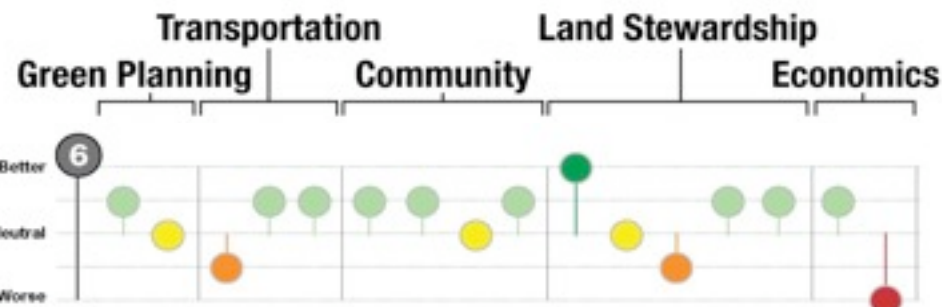
- Population: 26,950
- Housing: 11,300 units
- Jobs: 23,000
- Parks & Recreation: 630 acres
- Open Space: 2,000 acres



6 "West-side Villages"



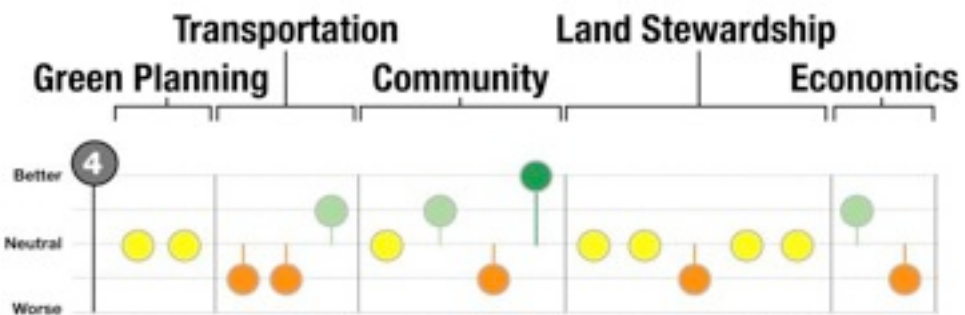
- Population: 18,100
- Housing: 8,000 units
- Jobs: 20,900
- Parks & Recreation: 500 acres
- Open Space: 3,000 acres



4 "Concord Parks"



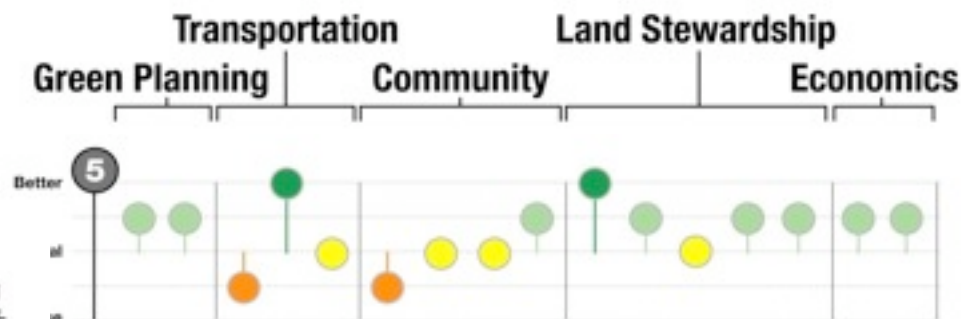
- Population: 21,964
- Housing: 8,900 units
- Jobs: 21,000
- Parks & Recreation: 630 acres
- Open Space: 2,100 acres



5 "Concentration + Conservation"



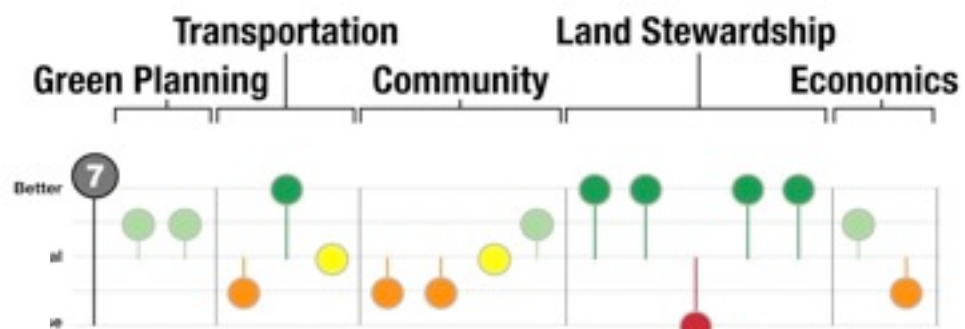
- Population: 22,327
- Housing: 10,000 units
- Jobs: 23,500
- Parks & Recreation: 450 acres
- Open Space: 3,000 acres

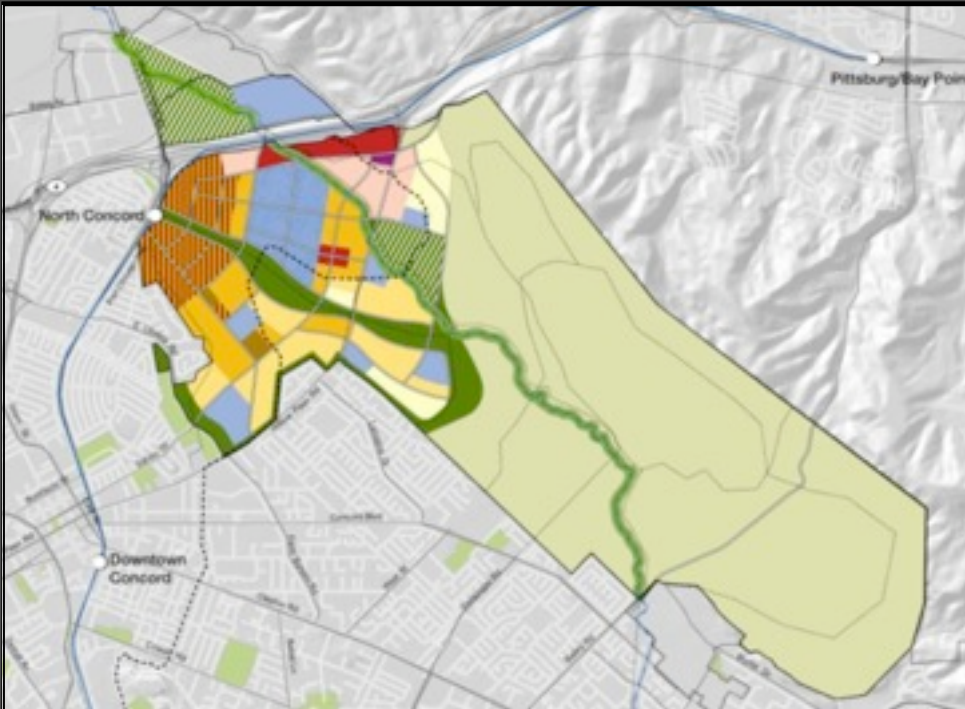


7 "Conservation First"



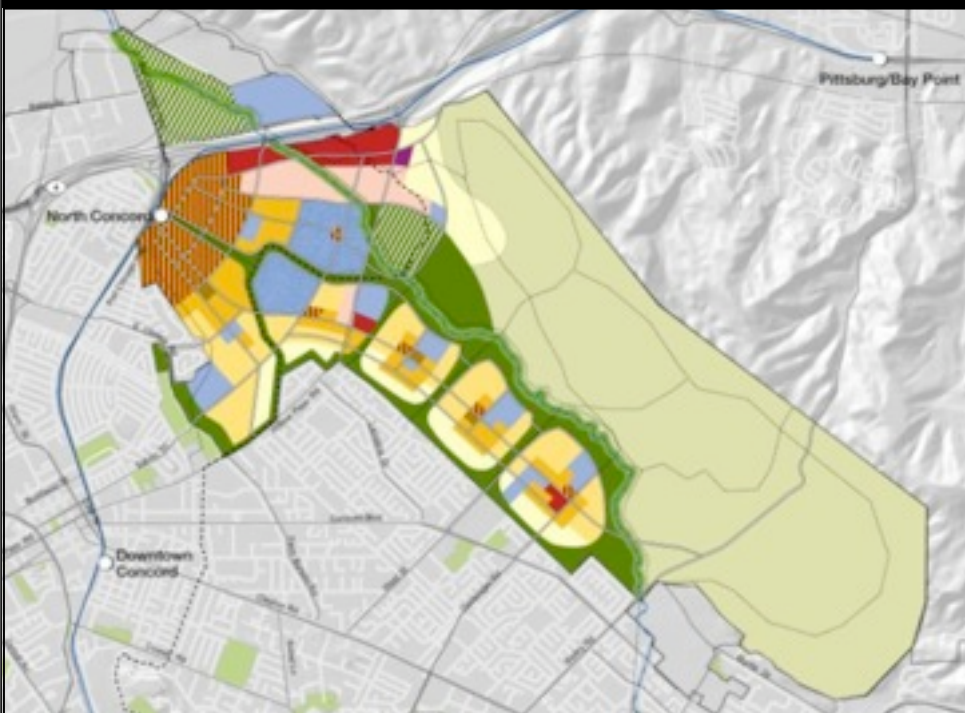
- Population: 14,724
- Housing: 6,250 units
- Jobs: 18,100
- Parks & Recreation: 400 acres
- Open Space: 3,500 acres





Modified Alternatives

Concentration



Clustered Villages
(Preferred Alternative)



Environmental Impact Report (EIR)

- Alternatives:
 - Clustered Villages (Preferred)
 - Concentration + Conservation
- Program-level analysis
- Close coordination with Reuse Planning process
- Cumulative green house gas emission /

EIR Findings Will Drive Next Steps

- **Clustered Villages (Preferred) Alternative Incorporates Many Sustainability Features**
 - High Percentage of Residences Near Transit
 - Provision of Open Space
 - Densities supportive of transit, walking, and bicycling
- **Additional Climate Action Planning Required to Mitigate GHG Impacts and meet AB32 Targets**
- **Amendment to Concord General Plan for Naval Weapons Station will incorporate findings from EIR and Climate Action**
 - Area Plan
 - Climate Action Plan

Current Efforts

Area Plan

- Land Use, Transportation,
+ Urban Design
- Utilities
- Parks, Conservation,
+ Open Space
- Public Facilities
- Safety + Noise

Climate Action Plan

- GHG Baseline (Reuse Plan without
CAP policies -- using ICLEI
methodology)
- Policy-based GHG Assessment
(assessing all Area Plan policies)
- Area Plan Policy Refinement to
meet GHG Targets

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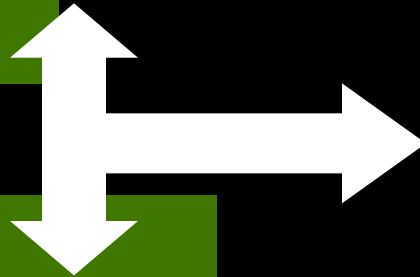
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Climate Action Plan

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General Plan Amendment

Current Efforts

Area Plan

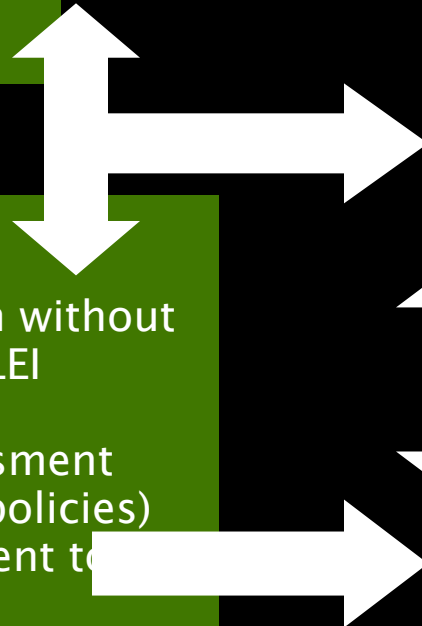
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Climate Action Plan

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**General Plan
Amendment**

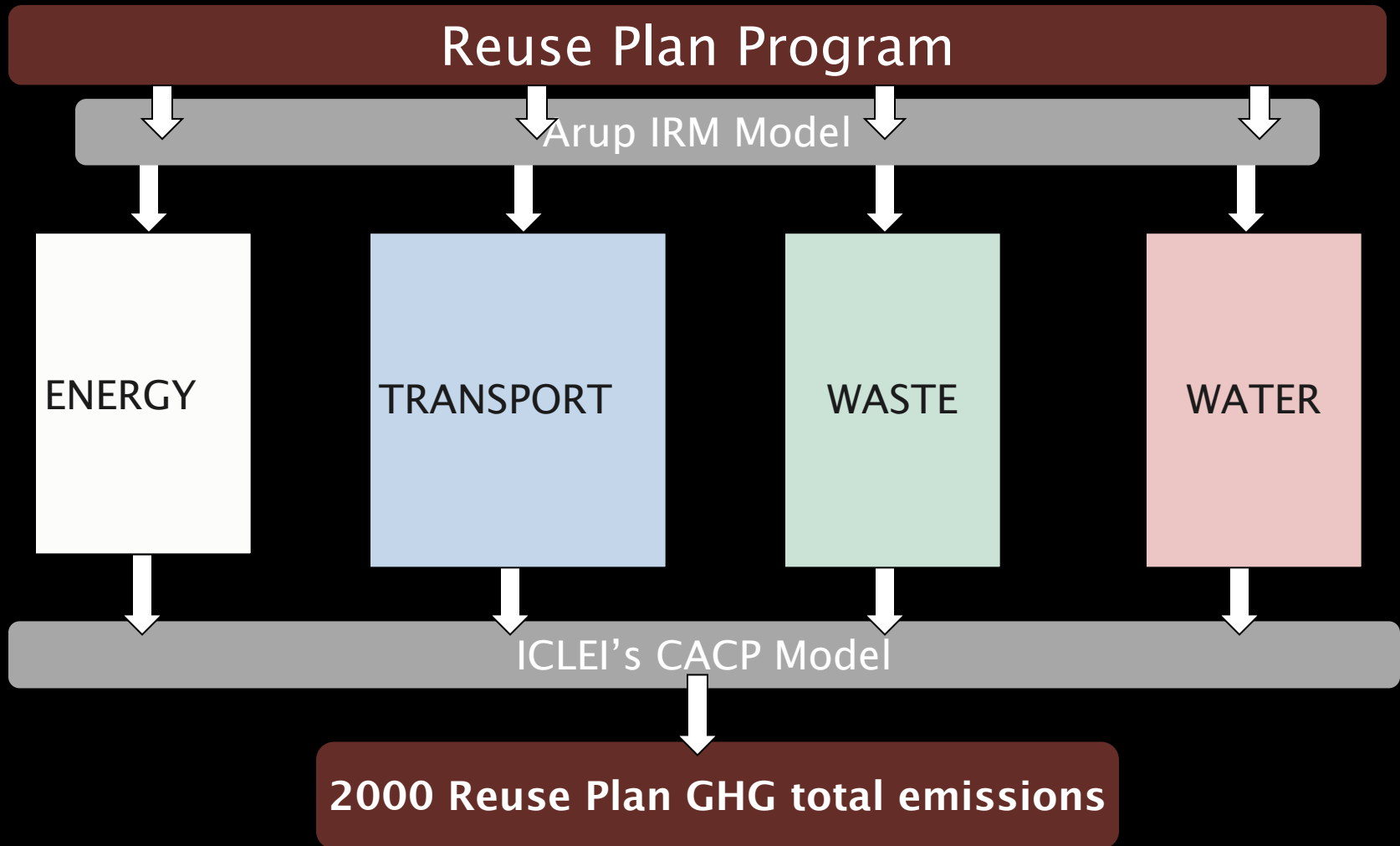
**Implementation
+ Monitoring
Program**



Developing a Climate Action Plan

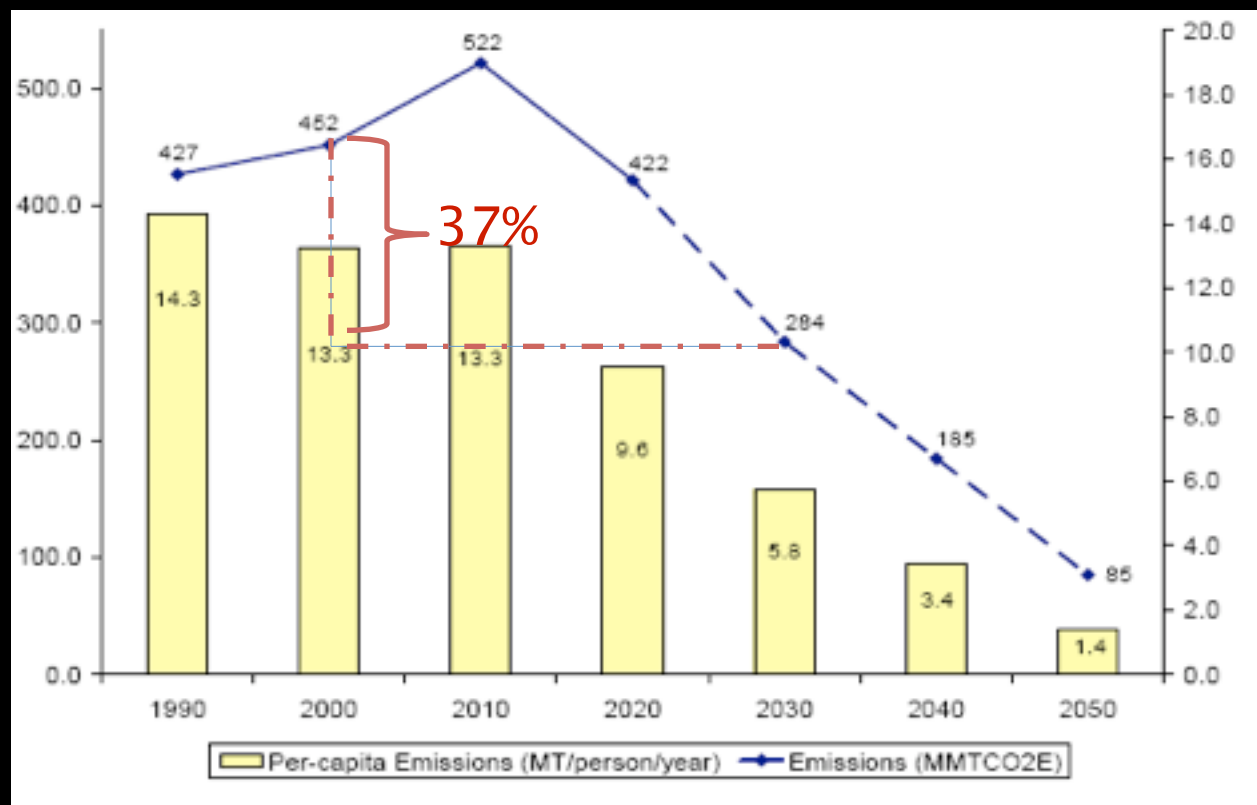
- Model Baseline (Reuse Plan without Climate Action Strategies)
- Set Reduction Target
- Develop GHG Reduction Strategies for key sectors:
 - Energy
 - Transportation
 - Water
 - Waste
- Model GHG Reduction Policies to assess resource savings and impact on GHG emissions
- Refine GHG Reduction Policies as needed
- Draft Climate Action Plan
- Incorporate strategies into Area Plan / Concord General Plan Amendment
- Implementation and Monitoring Program

GHG Baseline Assessment



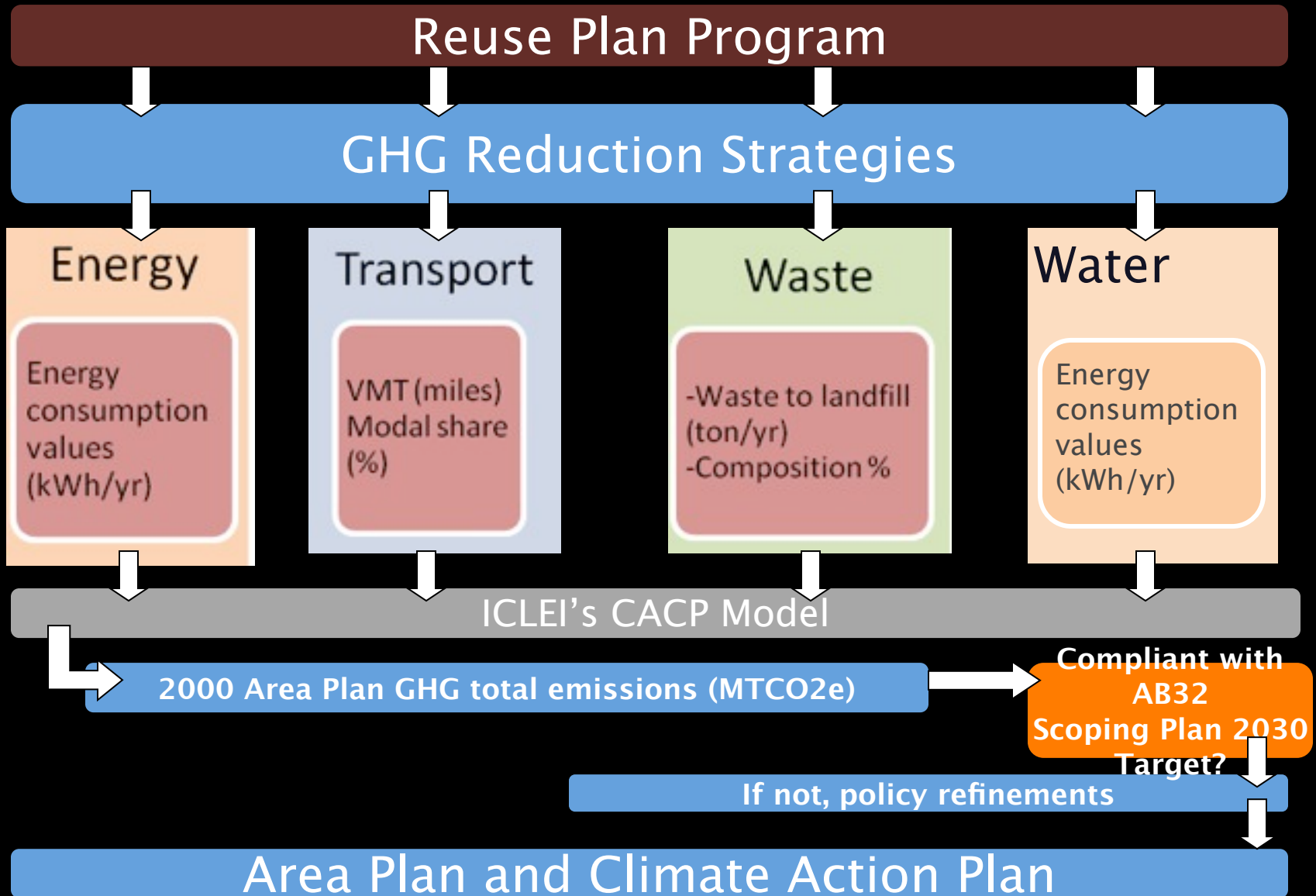
CAP Reduction Target

Absolute reduction from 452 MMTCO₂E to 284 MMTCO₂E based on the AB 32 Scoping Plan trajectory



Source: AB 32 Scoping Plan, December 2008. Pg.118.

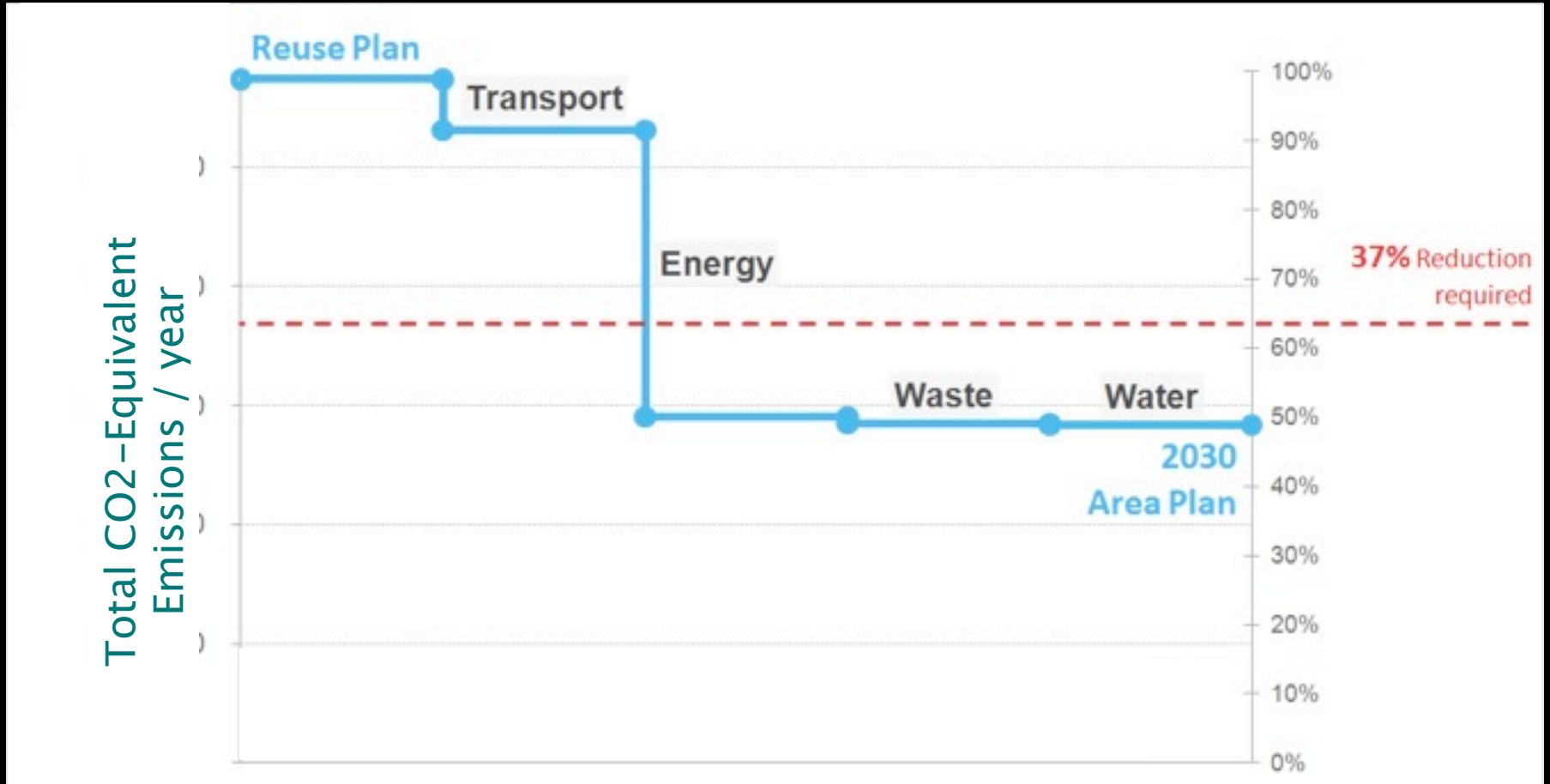
Area Plan GHG Assessment



Analysis Informing Strategies



Indicative CAP GHG Reductions (DRAFT)



Residential Efficiency Strategies | Single Family (DRAFT)

Strategies

- **Site**
 - Grid Orientation
 - Comfort Criteria
- **Passive**
 - Air Tightness
 - Natural Ventilation
 - Insulation
 - Shading
 - Thermal Mass
- **Active**
 - Reducing Lighting Gains
 - Ceiling Fans
 - Radiant cooling &

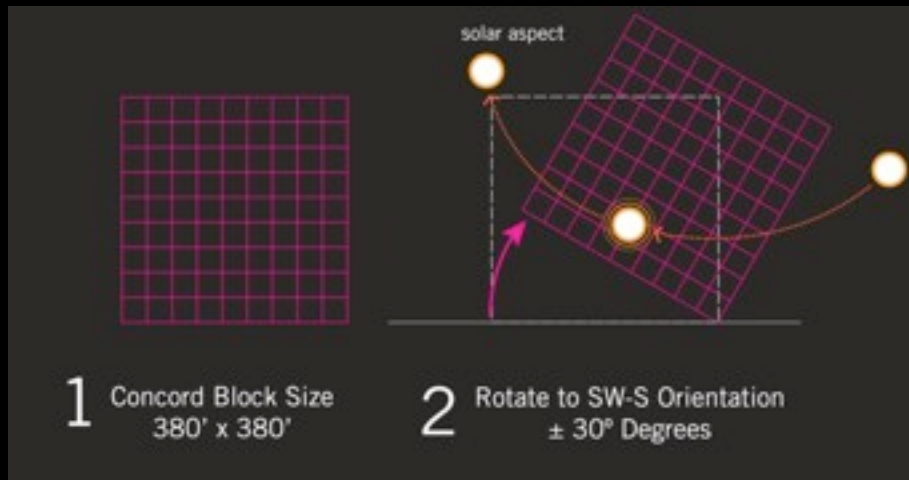
Metrics

- Heating
- Cooling
- Residential Hot Water
- Gas use / residential s.f.
- Electrical use / residential s.f.

Land Use and Mobility Strategies (DRAFT)

- Minimum Densities (Dwelling Units/Acre and Floor Area Ratio)
- Mix of Uses (Desired and Required)
- Convenience Standards
 - Maximum Distances to:
 - Frequent transit service
 - Dedicated bicycle lane
 - Shared vehicle facility
 - Grocery or convenience store

DRAFT Block Orientation Standard

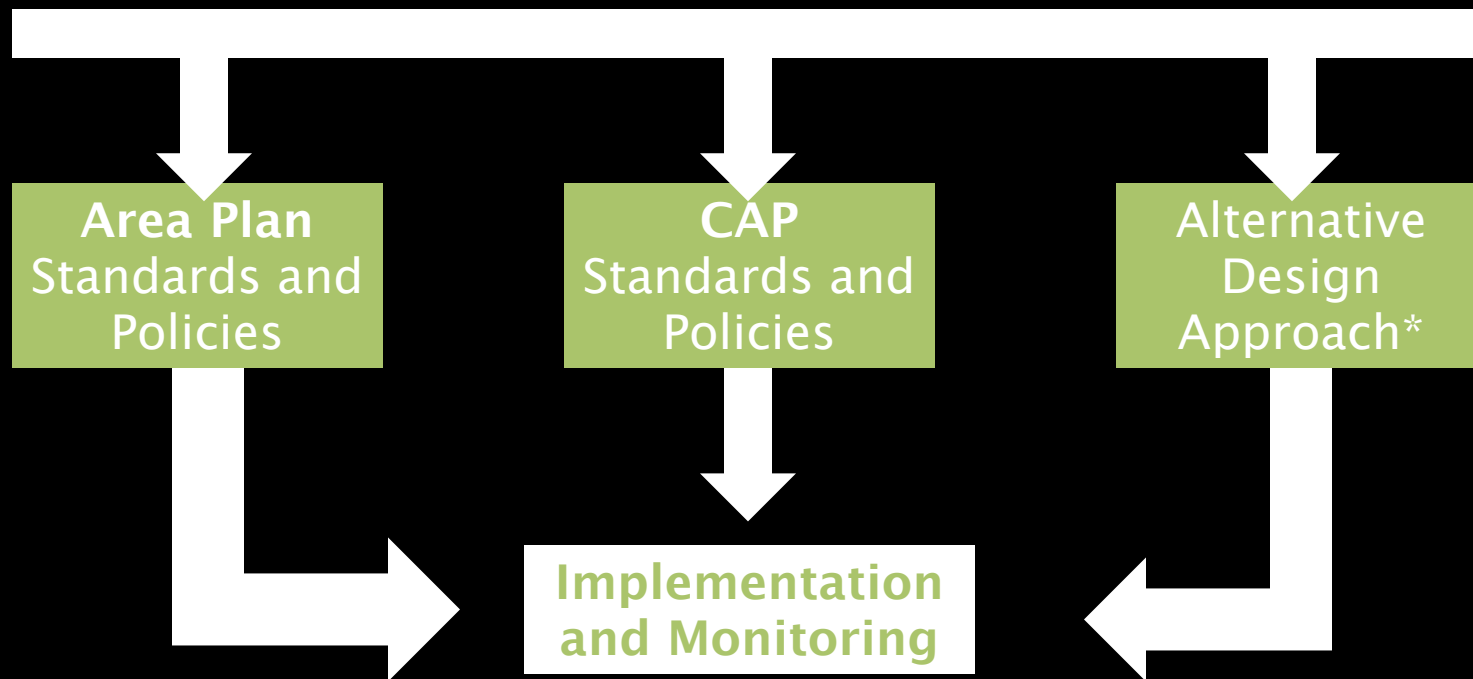


Graphic: Perkins + Will



Three Pathways to CAP Implementation

Three Pathways to Implementation



Reuse Plan

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Area Plan

**Required by Navy
Diagram + Program
EIR**

Required by State Law

**Diagram + Range of Programs +
Policies and Standards**

**Integrates EIR mitigation measures
into planning policy**

**Requires consistency amendments
and an updated General Plan
document**

Area Plan Preview

- **Reinforces Reuse Plan Vision with Policies and Standards**
- **Emphasizes planning for complete neighborhoods, not individual uses**
- **Closely links mobility strategy to land use types and densities**
- **Adds urban form standards supportive of climate action**
- **Balances strategic flexibility with minimum requirements for creating vibrant centers, ease of access to daily necessities, and diversity of housing, employment, and facilities.**

DRAFT Area Plan Preview: Indicative District

3.3E Villages

Villages will be residential communities within walking distance of a Neighborhood Center and community and regional open space. Small-scale local streets and neighborhood parks will evolve over time to create a unique character that complements established Concord neighborhoods while serving the housing needs of a changing population. Levels of activity and housing density will gradually decrease toward neighborhood edges, creating transitions to surrounding open spaces and adjoining communities.

A Village bounding Willow Pass road to the south and a Central Neighborhood to the north will transition from a mix of attached single-unit homes and limited multi-unit housing to lower density homes adjacent to community open spaces, including buffers to the adjacent Holbrook, Holbrook Heights, and San Vicente Neighborhoods.

A second Village located east of the University will transition from a mix of attached single-unit homes and multi-unit housing adjacent to the Neighborhood Center and University districts to small-lot detached homes and limited attached single-unit homes adjacent to community open spaces, including the Neighborhood Frame bordering the San Vicente neighborhood.

The three Villages along the southern edge of the site will be similar, although each is anticipated to acquire a unique character over time. These districts will include a mix of attached single-unit homes and multi-unit housing around Neighborhood Centers, transitioning to small-lot detached housing at the edges of community open spaces, including buffers adjacent to the San Vicente, Dana Estates, Bishop Estates, and Myrtle Drive neighborhoods.

Although free standing commercial land uses are not permitted in the residential portions of Village Neighborhoods, home-based businesses are envisioned to provide residents with the opportunity to reduce commute times and auto travel, and respond to evolving workplace trends.



Villages Standards (Included in Table 3.3)		
Density and Intensity	Dwelling Units / Gross District Acre (min-max)	10 - 12
	Dwelling Units / Net Residential Acre (min-max)	6 - 45
	Net Floor Area Ratio (FAR) / Commercial and Mixed Use Parcel (min-max)	0.8 - 1.0
Desired Uses		<ul style="list-style-type: none"> Limited multi-unit housing Detached single-unit housing Home-based businesses Neighborhood parks Special needs housing
	Required Mix	<ul style="list-style-type: none"> Attached single-unit housing Detached single-unit housing Community facilities (school/library/community center) Public open space
Mix of Uses	Maximum Distance from homes to Daily Necessities	1/4 mile (1/2 mile for Frequent Service Public Transit Stops)
	Maximum Block Perimeter	1,800'
	Off-Street Parking Location	Parking structures, garages located along rear lanes.

Illustrative Grid 3.3E Villages

The photographs below show examples of development consistent with the standards for the Villages. Detailed planning and design activities after Area Plan adoption will determine the specific mix, placement and style of village neighborhood development.

Medium lot detached single-unit homes

6-8 dwelling units / net acre

Left: Concord, CA
Right: Danvers, MA



Small lot detached single-unit homes

10-12 dwelling units / net acre

Left: Seattle, WA
Right: Milwaukee, WI



Attached single-unit homes

24-28 dwelling units/net acre

Left: Concord, CA
Right: Hillsboro, OR



DRAFT

Process to Product

