

Table 2-1: Preferred Alternative Development Program

	Acres	Units and Population					SF and Jobs				Notes
Land Uses	Total Acres	Gross DU/Acre	Units	% of Units	Persons/ Unit	Population	Gross FAR	SF	SF/Job	Jobs	
Residential											1. Recreation/Residential Low Density Flex Area: The flex area adjacent to the Tournament Sports Facility is assumed to be Low-Density Residential use for purposes of analyzing environmental impact, 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. 2. Commercial/Retail Flex Space: The flex area between the North Concord BART Station and Willow Pass Road is assumed to be Commercial Retail use for purposes of analyzing environmental impact, 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. 3. Open Space creates potential for regional recreation per the EBRPD's PBC request and areas for habitat protection and restoration. 4. Percent Open Space: This figure would increase to 68 percent if the Recreation / Residential Low Density Flex Area is developed as recreation.
High-Density Residential	20.0	50.0	1,000	8.1%	1.85	1,850					
Medium-High Density Residential	36.0	30.0	1,080	8.8%	1.85	1,998					
Mixed-Use Residential/Retail	35.0	30.0	1,050	8.6%	1.85	1,943					
Medium-Density Residential	300.0	15.0	4,500	36.7%	2.11	9,495					
Medium-Low Density Residential	353.0	10.0	3,530	28.8%	2.94	10,378					
Low-Density Residential (see Note 1) <i>150 acres are designated as Recreation/Residential Low Density Flex Area</i>	278.0	4.0	1,112	9.1%	2.82	3,136					
Total	1022.0		12,272	100.0%		28,800					
Commercial											
Office/Transit-Oriented Development	12.0						1.70	888,624	225	3,949	
Office Park (see Note 2) <i>25 acres are designated as Commercial/Retail Flex use</i>	92.0						0.51	2,043,835	225	9,084	
Town Center Retail	10.0						0.68	296,208	500	592	
Neighborhood Commercial Center	16.0						0.34	236,966	500	474	
Regional Retail (see Note 2) <i>15 acres are designated as Commercial/Retail Flex use</i>	90.0						0.26	1,019,304	500	2,039	
Mid-Rise Hotel	10.0							400,000	840	476	
Family/Business Hotel	5.0							120,000	840	143	
Commercial Cluster 2 - Campus Setting	50.0						0.51	1,110,780	225	4,937	
Mixed-Use Residential/Retail	0.0						0.43	131,116	500	262	
Total	285.0							6,246,833		21,956	
Institutional											
PBC - CSU East Bay Campus/Education Campus	150.0						0.35	2,286,900	500	4,574	
Total	150.0							2,286,900		4,574	
Community/Other											
Community Facilities (inc. K–12 schools)	103.0										
Other Uses - Health, Group Care, Homeless	10.0										
Other Uses - Religious Centers, Libraries, Community Centers	72.0										
PBC - Sheriff and Fire Training	80.0										
PBC - Center for Adaptive Learning	2.0										
PBC - Habitat for Humanity East Bay	3.0										
Transit Center/Yard	15.0										
Total	285.0										
Parks											
Neighborhood Parks	43.0										
Community Parks	415.0										
Recreation Facilities - Existing Golf Course	88.0										
Recreation Facilities - Sports Complex	75.0										
City-Wide Park	100.0										
Riparian Corridor	178.0										
Open Space (see Note 3)	2387.0										
Total	3286.0										
TOTAL	5,028		12,272			28,800		8,533,733		26,530	
Average DU/Acre		12.0									
Percent Open Space (see Note 4)		65.4%									

DU = dwelling units; FAR = floor-to-area ratio; SF = square feet; PBC = Public Benefit Conveyance; CSU = California State University
Source: City of Concord, January 30, 2009