

CONTENTS



1. Introduction	1
1.1. Specific Plan Overview	2
1.2. Setting	3
1.3. Planning Process	7
1.4. Overview of the Specific Plan	11
1.5. How to Use this Specific Plan	14
2. Vision: A World Class Project	17
Strong Identity	18
Integrated Landscape	19
Respect for Natural Systems and Climate	20
Connection to the Past	21
Network of Parks and Open Spaces	22
Urban Agriculture	23
Mixed-Use, Transit-Oriented, Walkable Development	24
Citywide Benefits	25
Diversity and Inclusivity	26
Health and Wellness	27
A 21 st Century Community	28
Innovation for the Future	29
3. Community Design	31
3.1. Factors Influencing Development	32
3.2. Community Design Strategy	34
3.3. Specific Plan Districts	38

3.4. Additional Placemaking Concepts	64
3.5. Affordable Housing	74
3.6. Land Use Overview	76
4. Natural Resources, Parks & Open Space, & Community Facilities	79
4.1. Overall Requirements for Framework Facilities	80
4.2. Natural Resource Areas	80
4.3. Parks and Open Space	81
4.4. Agrarian Parks and Agriculture	111
4.5. Community Facilities	115
5. Mobility	119
5.1. Complete Streets Strategy	120
5.2. Multimodal Transportation System Policies	122
5.3. Street Typologies	137
5.4. Emerging Transportation Technologies and Practices	151
6. Infrastructure	155
6.1. Overall Infrastructure Policies	156
6.2. Site Grading	156
6.3. Potable Water	163
6.4. Recycled Water	168
6.5. Stormwater	172
6.6. Wastewater	178
6.7. Electricity	183
6.8. Natural Gas	188
6.9. Communication Facilities	189
6.10. Underground Utility Locations	190
6.11. Waste Management and Reduction	192
6.12. Smart Cities Infrastructure	193
7. Development Controls	195
7.1. Framework Regulating Plan	196
7.2. Regulating Zone Overview	198
7.3. Land Use Matrix	202
7.4. Regulating Zone Development Standards	209

7.5. Block Configuration	226
7.6. Frontage Types	228
7.7. Ground Floor Activation	237
7.8. Building Design Standards and Guidelines	240
7.9. Landscaping Design Standards and Guidelines	250
7.10. Supporting Open Space Design Standards and Guidelines	272
7.11. Lighting Design Standards and Guidelines	276
7.12. Signage Design Standards and Guidelines	279
7.13. Other Design Standards and Guidelines	286
7.14. Parking Standards and Guidelines	288
8. Climate Action, Sustainability, & Smart City	295
8.1. What is Sustainability?	296
8.2. Regulatory Framework	296
8.3. State Regulations That Enhance Sustainability	298
8.4. Sustainability Features in this Specific Plan	300
8.5. Greenhouse Gas Goal Attainment	314
8.6. Additional Sustainability Measures to Be Implemented If Feasible	314
9. Implementation	333
9.1. Responsibilities	334
9.2. Specific Plan Adoption and Concurrent Approvals	334
9.3. Public Projects and Programs	335
9.4. Relationship to the Subdivision Ordinance	335
9.5. Phasing	335
9.6. Development Approval Process	337
9.7. Development Process Regulations	339
9.8. Compliance with the Specific Plan	341
9.9. Interim and Temporary Uses	343
9.10. Financing Strategy	345
Appendix A: Relationship to the Area Plan	349
Appendix B: Glossary	351

FIGURES

Figure 1.1: Regional Context Map	4
Figure 1.2: Local Context Map	5
Figure 1.3: Concord Naval Weapons Station Property	6
Figure 1.4: Specific Plan Area	8
Figure 1.5: How to Use this Specific Plan Flowchart	15
Figure 2.1: Illustrative of Potential Neighborhood with School	19
Figure 2.2: Illustrative of Potential Pocket Park	21
Figure 2.3: Illustrative of Potential Neighborhood Park	23
Figure 2.4: Illustrative of Potential Urban Plaza	25
Figure 2.5: Illustrative of Potential Residential Neighborhood	27
Figure 2.6: Illustrative of Potential Transit Oriented Development Retail	29
Figure 3.1: Landforms and Drainage	32
Figure 3.2: Existing Habitat Areas	32
Figure 3.3: Views, Prevailing Winds and Sun Conditions	33
Figure 3.4: Creeks and Canals	33
Figure 3.5: Existing Mt. Diablo Creek	33
Figure 3.6: Existing Contra Costa Canal	33
Figure 3.7: Existing Clayton Canal	33
Figure 3.8: Oil Pipeline Easements	34
Figure 3.9: Relationship of Context Transects to Regulating Zones	34
Figure 3.10: Illustrative of Potential Neighborhood with Paseo	36
Figure 3.11: Illustrative of Potential Mixed Use Urban Plaza	36
Figure 3.12: Conceptual Open Space Network	37
Figure 3.13: Districts Map	39
Figure 3.14: Specific Plan District A Character Imagery	40
Figure 3.15: Specific Plan District A Key Characteristics	41
Figure 3.16: Specific Plan District A Regulating Zones and Open Space	41
Figure 3.17: Specific Plan District B Character Imagery	42
Figure 3.18: Specific Plan District B Key Characteristics	43
Figure 3.19: Specific Plan District B Regulating Zones and Open Space	43
Figure 3.20: Specific Plan District C Character Imagery	44
Figure 3.21: Specific Plan District C Key Characteristics	45
Figure 3.22: Specific Plan District C Regulating Zones and Open Space	45
Figure 3.23: Specific Plan District D Character Imagery	46
Figure 3.24: Specific Plan District D Key Characteristics	47
Figure 3.25: Specific Plan District D Regulating Zones and Open Space	47
Figure 3.26: Specific Plan District E Character Imagery	48
Figure 3.27: Specific Plan District E Key Characteristics	49
Figure 3.28: Specific Plan District E Regulating Zones and Open Space	49
Figure 3.29: Specific Plan District F Character Imagery	50
Figure 3.30: Specific Plan District F Key Characteristics	51
Figure 3.31: Specific Plan District F Regulating Zones and Open Space	51
Figure 3.32: Specific Plan District G Character Imagery	52
Figure 3.33: Specific Plan District G Key Characteristics	53
Figure 3.34: Specific Plan District G Regulating Zones and Open Space	53
Figure 3.45: Specific Plan District H Character Imagery	54
Figure 3.36: Specific Plan District H Key Characteristics	55
Figure 3.37: Specific Plan District H Regulating Zones and Open Space	55
Figure 3.38: Specific Plan District I Character Imagery	56
Figure 3.39: Specific Plan District I Key Characteristics	57
Figure 3.40: Specific Plan District I Regulating Zones and Open Space	57
Figure 3.41: Specific Plan District J Character Imagery	58
Figure 3.42: Specific Plan District J Key Characteristics	59
Figure 3.43: Specific Plan District J Regulating Zones and Open Space	59
Figure 3.44: Bart District Key Characteristics	61
Figure 3.45: Bart District Regulating Zones and Open Space	61
Figure 3.46: Coast Guard District Key Characteristics	63
Figure 3.47: Coast Guard District Regulating Zones and Open Space	63
Figure 3.48: Central Paseo Connection	64
Figure 3.49: Connectivity & Preserving Topography	64
Figure 3.50: Rendered View of Ridgetop Park from BART through the Central Paseo	65

Figure 3.51: Specific Plan District A Mobility Plan	65
Figure 3.52: Potential Brt Service	65
Figure 3.53: Rendering Of View In The Central Paseo Looking East	66
Figure 3.54: Retail Focus Areas	67
Figure 3.55: Conceptual Specific Plan District A Plan	67
Figure 3.56: Optimal Block Orientation	67
Figure 3.57: Conceptual Specific Plan District G Plan	68
Figure 3.58: Street Grid Orientation Follows the Topography	68
Figure 3.59: Rendering of View from the Town Center Plaza to Tournament Sports Complex	69
Figure 3.60: Rendered View of Town Center Terraced Plaza from Willow Pass Road with Elevated Bridge	70
Figure 3.61: Open Space Concepts	70
Figure 3.62: Conceptual Town Center Massing	70
Figure 3.63: Specific Plan District G Mobility Plan	70
Figure 3.64: Partial Conceptual Specific Plan District I Plan	71
Figure 3.65: Linear Agrarian Park	71
Figure 3.66: Four Neighborhoods	71
Figure 3.67: Rendering of an Example of a Clustered Residential Community	72
Figure 3.68: Potential Neighborhood Park	73
Figure 3.69: Potential Pedestrian Street	73
Figure 3.71: Illustrative of Conceptual Green Corridor	73
Figure 3.70: Specific Plan District I Mobility Plan	73
Figure 4.1: Framework Open Space Plan	83
Figure 4.2: Open Space Character Imagery	84
Figure 4.3: Illustrative Plan of Tournament Sports Complex and Citywide Park	87
Figure 4.4: Tournament Sports Complex Character Imagery	88
Figure 4.5: Citywide Park Imagery	89
Figure 4.6: Willow Pass Park Extension Character Imagery	90
Figure 4.7: Illustrative Plan Of Willow Pass Park Extension	91
Figure 4.8: Illustrative Plan Of Ridgetop Park	92
Figure 4.9: Ridgetop Park Character Imagery	93
Figure 4.10: Rendering Of Ridgetop Park	94

Figure 4.11: Rendering of Diablo Creek Crossing view from Ridgetop Park	95
Figure 4.12: Urban Plaza Character Imagery	97
Figure 4.13: Rendering of Central Plaza	99
Figure 4.14: Rendering of Potential Pocket Park	101
Figure 4.15: Illustrative of Conceptual Green Corridor	103
Figure 4.16: Creekside Linear Park Character Imagery	104
Figure 4.17: Central Canal Park Character Imagery	105
Figure 4.18: Illustrative Of Central Canal Park	106
Figure 4.19: Typical Paseo Cross-Section	107
Figure 4.20: Joint-Use School Character Imagery	107
Figure 4.21: Supporting Parks and Open Space Imagery	108
Figure 4.22: Rendering of Potential Tail District Supporting Park	109
Figure 4.23: Rendering of Potential Supporting Park	110
Figure 4.24: Agrarian Park Character Imagery	112
Figure 4.25: Rendering of Potential Agrarian Park	113
Figure 4.26: Community Facilities by Phase	114
FIGURE 5.1: Complete Street Components	121
FIGURE 5.2: Transit Circulator Imagery	121
Figure 5.3: Framework Transit Plan	125
Figure 5.4: Framework Street Network Plan	128
Figure 5.5: Framework Street Network Phasing Plan	129
Figure 5.6: framework Pedestrian and Bike plan	130
Figure 5.7 Sectional Drawings and Photos of Bike Facilities	131
Figure 5.8: Illustrative design of protected intersection along type III transit spine	133
Figure 5.9: Illustrative design of protected intersection along willow pass road and/or delta road	133
Figure 6.1: Existing Topography	157
Figure 6.2: Proposed Site Grading - Cut & Fill	159
Figure 6.3: Proposed Site Grading - Cut & Fill - Phase 1	160
Figure 6.4: Proposed Site Grading - Cut & Fill - Other Phases	161
Figure 6.5: Proposed Site Grading - Slope Analysis	162
Figure 6.6: Potable Water System	165
Figure 6.7: Potable Water System - Phase 1	166

CONTENTS

Figure 6.8: Potable Water System - Other Phases	167	Figure 7.19: Stoop Example	235
Figure 6.9: Recycled Water System	169	Figure 7.20: Typical Porch	236
Figure 6.10: Recycled Water System - Phase 1	170	Figure 7.21: Porch Example	236
Figure 6.11: Recycled Water System - Other Phases	171	Figure 7.22: Typical Common Yard	237
Figure 6.12: Stormwater Management System	175	Figure 7.23: Common Yard Example	237
Figure 6.13: Stormwater Management System - Phase 1	176	Figure 7.24: Ground Floor Activation Areas	239
Figure 6.14: Stormwater Management System - Other Phases	177	Figure 7.25: Potential Building Articulation and Massing Strategy	240
Figure 6.15: Wastewater System (CCCS & City)	179	Figure 7.26: Typical Building Shapes	240
Figure 6.16: Wastewater System (CCCS & City) - Phase 1	180	Figure 7.27: Typical Roof Shapes	241
Figure 6.17: Wastewater System (CCCS & CITY) - Other Phases	181	Figure 7.28: Building Facade Composition	242
Figure 6.18: Joint Trench System for Electricity, Gas, and Telecommunications Lines	185	Figure 7.29: Exterior Materials Examples	244
Figure 6.19: Joint Trench System - Phase 1	186	Figure 7.30: Window Opening Examples	245
Figure 6.20: Joint Trench System - Other Phases	187	Figure 7.31: Strategies For Door and Window Openings	246
Figure 6.21: Willow Pass Road Utility Locations	191	Figure 7.32: Awning Examples	247
Figure 6.23: Transit Spine Utility Locations	191	Figure 7.33: Balcony Types	248
Figure 6.22: Main and Salvio Street Utility Locations	191	Figure 7.34: Window Shading Example	248
Figure 6.24: Type 2 Framework Collector Utility Locations	191	Figure 7.35: Bay Window Example	249
Figure 7.1: Framework Regulating Plan	197	Figure 7.36: Landscape Examples	251
Table 7.10: Block Dimensions	226	Figure 7.37: Urban Forest Examples	252
Figure 7.2: Block Perimeter	227	Figure 7.38: Plant Palette Examples	255
Figure 7.3: Block Perimeter With a Long Side	227	Figure 7.39: Frontage Planting Examples	256
Figure 7.5: Block Perimeter Examples	227	Figure 7.40: Wall and Fence Examples	267
Figure 7.4: Block Perimeter With More than Four Sides	227	Figure 7.41: Landscaping Structure and Furnishing Examples	269
Figure 7.6: Typical Arcade	229	Figure 7.42: Water Feature Examples	270
Figure 7.7: Arcade Example	229	Figure 7.43: Paving Examples	271
Figure 7.8: Typical Gallery	230	Figure 7.44: Lighting Examples	277
Figure 7.9: Gallery Example	230	Figure 7.45: Street Light Examples	278
Figure 7.10: Typical Storefront	231	Figure 7.46: Tenant Signage Types and Locations	279
Figure 7.11: Storefront Example	231	Figure 7.47: Signage Material Examples	283
Figure 7.12: Typical Terrace	232	Figure 8.1: Green Building Technologies	300
Figure 7.13: Terrace Example	232	Figure 8.2: Sector-Based Proportions of The Specific Plan's GHG Emissions	314
Figure 7.14: Typical Dooryard	233	Figure 9.1: Development Phase Areas and Timing	336
Figure 7.15: Dooryard Example	233	Figure 9.2: Development Approval Process Flowchart	338
Figure 7.16: Typical Forecourt	234		
Figure 7.17: Forecourt Example	234		
Figure 7.18: Typical Stoop	235		

TABLES

Table 3.1: Specific Plan District Development Potential	77	Table 7.14: Storefront Standards	231
Table 4.1: Open Space Summary	82	Table 7.15: Terrace Standards	232
Table 4.2: Allowed Uses and Permit Requirements in Park and Open Space Areas	85	Table 7.16: Dooryard Standards	233
Table 4.3: Tournament Sports Complex	87	Table 7.17: Forecourt Standards	234
Table 4.4: Citywide Park	89	Table 7.18: Arcade Standards	235
Table 4.5: Willow Pass Park Extension	91	Table 7.19: Porch Standards	236
Table 4.6: Ridgetop Park	92	Table 7.20: Common Yard Standards	237
Table 4.7: Transit Plaza	96	Table 7.21: Activation Areas By District	238
Table 4.8: Central Plaza	98	table 7.22: Plant List	257
Table 4.9: Town Center Plaza	98	table 7.23: Neighborhood park Requirements	272
Table 4.10: Hilltop Park	100	table 7.24: Pocket Park / in Tract Open Space Requirements	273
Table 4.11: Commercial Flex Park	100	table 7.25: signage types and conditions	281
Table 4.14: District I Park	100	Table 7.26: Maximum Off-Street Parking Ratios	288
Table 4.12: Pocket Park	101	Table 7.27: Bicycle Parking Requirements	289
Table 4.15: District J Park	102	Table 8.1: Operational GHG Emissions Before and After Specific Plan Reductions	297
Table 4.16: Diamond Park	102	Table 8.2: Specific Plan Development Controls, Standards and Guidelines Directly Relevant to Sustainability	
Table 4.17: Olivera Basin Park	102	Category 1: Required by law or the Area Plan	302
Table 4.18: Delta Basin Park	102	Table 8.3: Specific Plan Development Controls, Standards and Guidelines Directly Relevant to Sustainability	
Table 4.19: Creekside Linear Park	104	Category 2: Above and Beyond	310
Table 4.20: Central Canal Park	105	Table 8.4: Specific Plan Development Controls, Standards and Guidelines Directly Relevant to Sustainability	
Table 5.1: Transit Access Standards	124	Category 3: Best Practices for Sustainability	312
Table 7.1: Land use table	202	Table 8.5: Specific Plan Development Controls, Standards and Guidelines Directly Relevant to Sustainability	
Table 7.2: MU-3 Development Standards Dashboard	210	Category 3: If feasible, Future Considerations to be studied prior to commitment to implement	315
Table 7.3: MU-2 Development Standards Dashboard	212	Table 9.1: Phase Development Potential	335
Table 7.4: MU-1 Development Standards Dashboard	214		
Table 7.5: C-1 Standards And Guidelines Dashboard	216		
Table 7.6: R-2 Development Standards Dashboard	218		
Table 7.7: R-1 Development Standards Dashboard	220		
Table 7.8: R-1X Development Standards Dashboard	222		
Table 7.10: CC Standards and Guidelines Dashboard	224		
Table 7.11: Private frontages	228		
Table 7.12: Arcade Standards	229		
Table 7.13: Gallery Standards	230		

CONTENTS

