

FREQUENTLY ASKED QUESTIONS (FAQs)

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How large is the Downtown Concord Specific Plan Area?

The Downtown Concord Specific Plan Area is approximately 620 acres, and surrounds Concord BART.

What are the boundaries of the Downtown Specific Plan project area?

The boundaries extend from Market Street on the west to those parcels along Concord Avenue and in North Todos Santos to the North. The boundaries extend out to City Hall, Parkside Drive and the Alameda to the east and to Cowell Road and Oakmead Drive on the south. [For a map, click here.](#)

Why is the Specific Plan being Prepared?

Central Concord is the historic, economic, and cultural heart of the City. It encompasses the original town site that grew into Concord, and this rich historic legacy is visible in a number of historic sites in the area such as Todos Santos Plaza, the Salvio Pacheco Adobe and a variety of historical buildings in the area. The downtown is the economic driver for the City and links the City with the remaining County and other regions. The City has lost a major source of Downtown investment with the loss of Redevelopment Agency funds, and therefore the City must devise new strategies for strengthening existing assets, while remaining competitive in the region to be able to attract investments in the City's Downtown.

What is a Priority Development Area (PDA)?

The Priority Development Area (PDA) Planning program is an initiative to finance planning in PDAs that will result in intensified land uses around public transit hubs and bus and rail corridors. The Metropolitan Transportation Commission provides grant funding to PDAs to further the goals of Transit Oriented Development.

When is the Specific Plan scheduled to be completed?

The Draft Specific Plan is expected to be completed in October 2013. The associated environmental documentation for the plan would then be initiated. The Final Specific Plan and certification of environmental documents are expected by June 2014 with certification scheduled for July 2014.

Who will decide what happens to the downtown?

The City Council will have the ultimate decision as to the adoption of the Specific Plan. However, the schedule has incorporated a Community Outreach Plan which allows input on the plan through a variety of avenues. The Community Outreach Plan provides for: 1) Stakeholder Interviews; 2) Technical Advisory Committee (4 held to date); 3) Ad Hoc Steering Committee (8 meetings held to date); and 4) Community Workshops (2 held so far). Input from these groups will be used to direct the development of the Alternative Concepts for the Downtown and ultimately the Preferred Alternative. The Ad Hoc Steering Committee will serve among these groups as the essential point of contact for the Specific Plan. Ad Hoc Steering Committee meetings are open to the public and agendas will be posted on the City's website. The City's website will be regularly updated with new information concerning the progress of the project.

What is the Ad Hoc Steering Committee?

The Ad Hoc Steering Committee, now referred to as the Downtown Steering Committee, includes 13 members, [listing linked here] including two members of the City Council, two of the Planning Commission, two from the Design Review Board, one from the Greater Concord Chamber of Commerce, one from the Todos Santos Business Association and five At-Large members. The Ad Hoc Steering Committee is advisory to the City decision makers.

How will the Specific Plan be prepared?

The first phase of the 21-month Specific Plan preparation will include an Existing Conditions analysis. Major phases of the project are as follows:

- Task 1: Project Initiation - January 2013
- Task 2: Existing Conditions January to March 2013
- Task 3: Community Outreach - March to August 2013
- Task 4: Alternative Plan Concepts - March to July 2013
- Task 5: Preferred Plan & draft Specific Plan Report - July to October 2013
- Task 6: Environmental Review and draft SEIR - September 2013 to April 2014
- Task 7: Final Specific Plan and SEIR - April to September 2014
- Task 8: Implementation and Phasing Strategy - April to July 2014

How can the community be kept informed and participate in the process?

The Ad Hoc Steering Committee meetings are open to the public and are scheduled for March 13, April 18, June 3, July 1, July 22, August 5, September 9 and October 15. In addition, Community Workshops are planned for May 6th and October 7th. The City's website will be regularly updated regarding upcoming meetings and Community Workshops.

