



**SPECIAL MEETING OF THE ANTIOCH  
CITY COUNCIL/PLANNING COMMISSION/  
ECONOMIC DEVELOPMENT COMMISSION  
STUDY SESSION ON THE DOWNTOWN SPECIFIC PLAN**

*June 2, 2015*

*6:00 – 9:00 PM*

**NICK RODRIGUEZ COMMUNITY CENTER  
213 F STREET, ANTIOCH, CA**

**Goals of this Study Session:**

- » Review the Downtown Specific Plan preliminary work products
- » Review and discuss the three draft Specific Plan land use Alternatives and provide input on any changes that should be made to those Alternatives
- » Provide input on a Preferred Alternative prior to formal consideration by the City Council on June 23, 2015

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**AGENDA**

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1. Roll Call - for Council/Commission Members and Pledge of Allegiance by Mayor  
10 minutes
  2. Public Comments - *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*  
10 minutes
  3. Opening Remarks - Staff and Consultant Presentation  
35 minutes
    - » Project Status
    - » Overview of Opportunities & Constraints Report
    - » Waldie Plaza
    - » Draft Alternatives and Preferred Alternative
  4. Questions - from City Council and Commissions  
60 minutes
  5. Joint Discussion - City Council and Commissions  
60 minutes
    - » Input on Waldie Plaza, Alternatives and Preferred Alternative
  6. Summary and Next Steps - Consultant  
5 minutes
  7. Adjournment
-

**Public Comments:** The Council and Commissions can only give input on items that are listed on the agenda. If you wish to speak about an item **not on the agenda**, the “Public Comments” section of the agenda is for you.

If you wish to speak, either during “public comments” or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak.

Each speaker is limited to not more than 3 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during “public comments”. Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.


After having heard from the public, the agenda item will be closed. Deliberations will then be limited to members of the City Council, Planning and Economic Development Commissions.

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**Notice of Availability of Reports:** This agenda is a summary of the discussion items and input proposed to be given by the Council and Commissions. For almost every agenda item, materials have been prepared by the City for the Council and Commission’s consideration. These materials include staff reports which explain in detail the item before the Council/Commissions and the reason for the recommendation. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

**Electronic Agenda Packet viewing at:** <http://ci.antioch.ca.us/Community/downtown-plan/>

**STAFF REPORT TO THE CITY COUNCIL, PLANNING COMMISSION, & ECONOMIC DEVELOPMENT COMMISSION FOR CONSIDERATION AT THE SPECIAL JOINT STUDY SESSION OF JUNE 2, 2015**

**Prepared by:** Mindy Gentry, Senior Planner   
Richard Loewke AICP, Loewke Planning Associates

**Approved by:** Mitch Oshinsky, Interim Community Development Director 

**Date:** May 29, 2015

**Subject:** **Downtown Specific Plan Study Session**

**RECOMMENDATION**

Staff recommends that the City Council, Planning Commission and Economic Development Commission:

- 1) Review the Downtown Specific Plan preliminary work products; and
- 2) Review and discuss the three draft Specific Plan land use Alternatives and provide staff and the consultant team with input regarding any changes that should be made to those Alternatives, and input on a Preferred Alternative before they are brought to the City Council for formal consideration on June 23, 2015

**DISCUSSION**

The main purpose of this Study Session is for the City Council, Planning Commission and Economic Development Commission to review the background information, and the three Alternative Downtown land use plans, and provide input to the staff and consultants on the three Draft Alternatives, and selection of a Preferred Alternative, prior to formal consideration and adoption of the Preferred Alternative by the City Council on June 23, 2015.

This report provides a summary of work progress for the Downtown Specific Plan, and includes several preliminary work products, which are attached to this staff report. Staff and the City's consultants will be making a summary presentation of work performed to date at this study session, following which members of the City Council, Planning Commission and Economic Development Commission may ask questions and provide feedback. A follow-up City Council meeting is scheduled on June 23, 2015 to facilitate formal direction on the Land Use Alternatives, a Preferred Alternative, and other components of the Downtown Specific Plan. A separate study session is expected to be held in late June regarding work progress on the Update to the General Plan Land Use Element and Zoning Ordinance.

## **BACKGROUND**

The work program tasks for the joint Downtown Specific Plan (DSP), and Land Use Element/Zoning Ordinance Update Program were initiated September 2014. Work has progressed on the DSP to a point where several initial work products have been prepared for preliminary review and comment by members of the Council, as well as the Planning and Economic Development Commissions. The Program Work Scope Tasks completed thus far include: (a) Conducting the Initial Community Outreach; (b) Completing the Market Analysis; (c) Preparing the Opportunities & Constraints Report (O&C Report) which details existing conditions; and (d) Preparing a set of three Alternative Land Use Concept Plans and supporting documentation specific to the DSP Area. In order to facilitate refinement of a Preferred Alternative to use in preparation of the draft specific plan and for review in the environmental document, Staff and the consultants are seeking input from the Council and Commissions on the initial work products described below.

## **WORK PRODUCTS**

**(a) Community Outreach.** Community outreach is an integral and continuing part of the overall Program. Following is a brief summary of efforts accomplished to date, as part of the combined DSP and Land Use Element/Zoning Update Program:

1. *Stakeholder Interviews:* In-depth discussions with “stakeholders” were conducted in October-November of 2014. The selected stakeholders included a broad cross-section of the community, including major employers, real estate professionals, service providers, resident group representatives, both active and prospective developers, and landowners. As presented in Chapter 2.15 of the Opportunities & Constraints Report, a total of 25 formal interviews were conducted, and have been summarized.
2. *Website:* A project website page has been designed and launched with a link on the City’s homepage, providing information on the combined Program. This “Program Website”: (a) Provides information about the overall Program and schedule which is continuously updated; (b) Includes links to important Program documents which can be easily downloaded; (c) Includes a feedback form for additional comments to be submitted; and (d) Provides notices about upcoming meetings and anticipated work products.
3. *Notices:* A meeting notice was prepared for, and broadly circulated approximately three weeks prior to the community workshops held on November 12, 2014 and November 19, 2014, and for this study session. Notices for future meetings will be posted on the Program Website.
4. *Workshop #1:* Held at the Prewett Community Center in southeast Antioch on November 12, 2014, the Workshop was attended by approximately 75 residents and business representatives, and included presentations by staff and the consultants, followed by verbal and written comments from 21 community

members. The public comments are summarized in Appendix 4.9 of the Opportunities & Constraints Report. The executive summary of the Opportunity and Constraints Report is provided as Attachment "A". The full O&C Report was provided to the City Council and Commissions on May 5, 2015 and is available on the second floor of City Hall in the Community Development Department and can also be found on the City's website at: <http://ci.antioch.ca.us/Community/downtown-plan/>

5. Workshop #2: Held Downtown in the Council Chambers on November 19, 2014, the Workshop was conducted before a joint session of the Planning Commission and Economic Development Commission. Approximately 70 people attended and 13 members of the public provided comments focusing primarily on the DSP. Additional written comments were also received. Both the Planning and Economic Development Commissions participated, offering a wide range of comments and suggestions. Among the suggestions made were: (a) Staff and consultants provide updates to the two commissions as work progresses; (b) Staff and consultants identify both near- and long-term actions to help stimulate economic activity designed to improve quality of life; and (c) Staff and consultants provide recommendations on actions which may be suitable for implementation in the near term, even as this Program is being formally completed. The public comments from Workshop #2 are also summarized in Appendix 4.9 of the Opportunities & Constraints Report.

**(b) Market Analysis.** One of the central tasks in the overall Program is to understand and document the existing conditions, and to outline the key opportunities and constraints to future job growth and economic activity in Antioch. In completing this task, the City's consultant team took a close look at the residential and commercial markets in Antioch as a whole, and in the Downtown Area specifically. The draft Opportunities & Constraints Report contains the findings of this analysis. A summary of the market related findings are included in the Executive Summary presented at the beginning of the Opportunities & Constraints Report (Attachment "A"). Based on feedback received through the community outreach process, the attached O&C Report was expanded to include: (a) Analysis of the economic benefits of housing in the Downtown area which included various potentially feasible housing prototypes; and (b) Consideration of recent trends in retail sales within the Downtown as compared to the City as a whole, in order to help focus policies on stimulating business activity.

**(c) Opportunities & Constraints (O&C) Report.** The draft O&C Report has been prepared by the consultant team, the Executive Summary is included as Attachment "A". This report examines the existing conditions in the community, and addresses both physical (infrastructure, noise, air quality, etc.) and market based opportunities and constraints to future economic development. The O&C Report also includes a delineation of the boundaries for the DSP (shown in Figure 2.1.1). However, it should be noted that since the DSP is being developed on an integrated basis with the LUE and Zoning Ordinance Updates, staff and consultants will be giving concurrent consideration to those properties outside the DSP Boundary which may

be influential on Downtown policies and programs.

The key findings of the O&C Report were presented at the Community Workshops on November 12, 2014 and November 19, 2014, and are highlighted in the Executive Summary which appears at the beginning of the Report (Attachment "A"). A PowerPoint presentation was prepared and presented at the Community Workshops, providing an overview of the physical and market conditions which influence current and future housing and commercial uses and development locally (Attachment "B").

**(d) Existing General Plan Land Uses for Downtown Focus Area.** The current (existing) General Plan land use designations for all properties within the Downtown Focus Area are shown in Attachment "C". These existing land use designations, along with the related policies in the 2003 General Plan, serve as the "base line" for planning efforts on the new Downtown Specific Plan and its environmental analysis.

**(e) Preliminary Land Use Alternatives.** A set of three preliminary Land Use Alternatives have been developed for review and comment, in order to help shape preparation of a refined Preferred Alternative to be included in the draft DSP, and to focus analysis in the draft environmental document (Attachment "D"). These alternatives are responsive to the findings of the Opportunities & Constraints Report. In addition, they were influenced by the specific recommendations offered by members of the Planning and Economic Development Commissions, along with public input. As called for in the approved Work Program, these preliminary Land Use Alternatives incorporate the following:

1. Establish the range of compatible land uses and related amenities for all properties within the defined DSP boundaries, which extend from Fulton Shipyard Road on the east to Auto Center Drive on the west, and from the 10<sup>th</sup> Street Corridor on the south to the northerly waterfront. Each alternative identifies a set of complementary land uses which are responsive to the issues identified in the O&C Report, as well as the comments and recommendations received as part of the community outreach process. In particular, the range, densities and extent of land uses contemplated in these three scenarios were intended to remain within the realm of feasibility based on the findings of the O&C Report.
2. Explore a diversity of potentially feasible land uses which are suitable for achieving the short- and long-term goals of the Program. In developing a set of three different alternatives, the intent was to vary several key components of the land use program, consistent with the market and environmental opportunities and constraints addressed in the O&C Report, and comments collected through the community outreach process. These key variables include:
  - *Determining the range of land use "intensity" both feasible and suitable for each of the major "opportunity sites" in the Downtown, as well as for the overall neighborhoods and districts as a whole. A common palette of Land*

Use Districts was employed for each of the three alternatives, with application of District boundaries varying according to the particular focus of each Alternative. A consistent "floor area ratio" (FAR) methodology was utilized for determining the maximum intensity of development potentially permissible for each property. FAR's correlate total building square footage to the size of the property, rather than simply prescribing the maximum size of buildings or density of housing uses. This approach generally provides greater flexibility for implementation of mixed uses.

- *"Pairing" of complementary land uses.* The arrangement of existing and potential future housing, parks, offices, shops and other businesses has been formed by the inter-dependency of these uses, and the desire to provide walkable access to important Downtown amenities. The placement and scale of open space and recreational uses, for example has been varied between Alternatives based on the location and scale of future housing and employment growth anticipated.
- *Suitability of Opportunity Sites.* A set of 11 major "opportunity sites" were identified in the land use program, including several groupings of vacant or under-developed properties. These key land resources were evaluated for market and environmental suitability to accommodate a range of land uses and intensities, which have been varied among the three Alternatives.
- *Focus on the realistic short- and long-term opportunities and constraints identified in the market analysis portion of the O&C Report.* The intent of this Program is to consider those land use and development opportunities which are *feasible*, either under current conditions or based on documented market trends, and subject to specific incentives. Accordingly, some of the Alternatives favor higher intensity of residential uses to the east and west of the "Downtown Core," while others allocate greater land use resources to commercial and office expansion. While demand for these uses is only somewhat elastic within the market, the relative emphasis placed on individual land use components can vary the timing and scale of economic stimulus.
- *Strategies to draw people and strengthen the Identity of the Downtown Core.* Antioch's Downtown has a number of distinctive attributes which may be strengthened to improve the identity of the Core area, and improve and sustain the economic vitality of business and activities, while maintaining the overall charm and historic character of the Downtown. The three alternatives take varied approaches to enhancing opportunities for improving the transportation corridors leading to the Downtown Core, expanding visibility and enjoyment of the waterfront, extending and improving the Waterfront Trail, and accommodation of festivals and community events within the Downtown Core (see Expanded Waldie Plaza Concept Diagram, Attachment "E").

- *Maximum achievement of the Guiding Program Objectives, as outlined in the approved Scope of Work.* Land Use Districts have been varied among the three Alternatives with the goal of providing flexibility to maximize market opportunities, while achieving the overall goals of the DSP Program, including stimulating overall economic activity, preserving the integrity of existing neighborhoods, strengthening the sense of place and identity within the “Downtown Core” to encourage a greater mix of complementary and sustainable business activities, etc.
3. Define the range of potentially feasible and appropriate land uses outlined above in a set of three (3) distinct Alternative Plans. A comparison table is included as Attachment “F” showing the differences between the three Alternative Plans.
- Alternative 1 (the recommended alternative) provides a balanced mix of land uses which affords the greatest level of flexibility for accommodation of both a range of housing densities (that can provide an increased base of patrons for stores and restaurants), and businesses over time as economic conditions improve.
  - Alternative 2 reduces the allocation of land resources to future residential development, and places a greater emphasis on the expansion of commercial uses and lower density housing.
  - Alternative 3 places a greater emphasis on concentration of commercial activities within the established Downtown Core, while also limiting residential densities surrounding the Downtown Core.

**NEXT STEPS**

Following the study session on June 2, 2015, staff and the consultants will prepare a refined “Preferred Alternative” based on feedback received. This refined concept plan will be reviewed at the Council meeting on June 23, 2015, at which time it is expected that formal selection of the Preferred Alternative will be provided by the City Council to staff and the consultants. The selected Preferred Alternative will serve as the basis for further work on the draft Downtown Specific Plan and preparation of the environmental review. Additional alternatives will be reviewed and compared as part of the environmental review process in order to avoid and/or minimize potential impacts. As noted above, work on the Land Use Element and Zoning Ordinance is proceeding on a parallel course, and initial work products will be brought to the Council and Commissions for review in the near future.

**FISCAL IMPACTS**

As reported during review of the consultant contract in September, funding for this work will be provided from the Strategic Growth Council grant in the amount of \$426,857 and



the remainder, \$241,406, from the developer paid General Plan Maintenance Fee that is collected by the City. No changes to the approved budget are proposed at this time.

## **OPTIONS**

Staff recommends that this updated report be used as the basis for comments and direction on identifying a Preferred Alternative for the Downtown Specific Plan. Council members and Commissioners may direct any questions to staff for follow-up reporting and action.

## **ATTACHMENTS**

- A. Executive Summary of the Opportunities & Constraints Report
- B. Opportunities & Constraints PowerPoint Presentation from 12/19/14
- C. Existing General Plan Land Uses for Downtown Focus Area
- D. Preliminary Downtown Specific Plan Alternatives 1, 2 and 3
- E. Expanded Waldie Plaza Concept Diagram
- F. Comparison Table of Specific Plan Land Use Alternatives

## 1.8 Executive Summary

The City of Antioch has embarked on a process to update its General Plan Land Use Element and Zoning Ordinance, while concurrently preparing a Specific Plan for the Downtown Area. This review of existing conditions has revealed a number of important opportunities and constraints affecting the City's ability to advance on the principal goals of the Antioch General Plan, including stimulating job creation to achieve a better balance with housing; supporting a feasible and sustainable specific plan program for Downtown Antioch; providing for accommodation of a wider range of housing product types to meet the needs of current and future residents; and streamlining the development review process. Following are the most important findings of this initial analysis:

### Land Resources

1. The Downtown Area contains 17 identified key opportunity sites with an aggregate land area estimated at over 70 acres.
2. A number of other major vacant and under-developed properties directly adjoin the Downtown, representing important resource opportunities for economic activity within the Downtown.
3. Major vacant property resources remain within the Sand Creek and Ginochio Focus Areas, the East Lone Tree Specific Plan Area, the Hillcrest Specific Plan Area, and the Eastern Waterfront Employment Area along Wilbur Avenue.

### Perceptions about Antioch

4. Crime is a leading constraint in Antioch; the levels of both actual crime and the public perception of crime risk are perceived in the business community as substantial obstacles to investment in Antioch, both Downtown and City-wide, and as contributing directly to a reduced quality of life.

5. Downtown districts in the adjoining communities are perceived as a more desirable places to shop and live due to their superior amenities, relatively lower levels of crime, and the superior physical condition of properties.
6. High commercial vacancies and remaining residential foreclosures send a negative message to prospective Downtown Area employers, merchants and home purchasers.
7. The high visibility of homeless and disadvantaged individuals present in the Downtown Area is thought to be compounded by a concentration of publicly supported shelters, half-way houses and treatment facilities.
8. Additional owner-occupied housing in the Downtown may improve discretionary purchasing and stimulate improved property maintenance, thereby helping to offset the concentration of subsidized housing, while improving property values and supporting economic activity.
9. Employers and employees with children who can afford to do so tend to look outside of Antioch in order to gain access to better performing public schools.
10. The relative lack of restaurants, coffee shops and other uses where people gather to socialize has weakened the Downtown business environment, depressed real estate values, and diminished quality of life Downtown.
11. Businesses are discouraged from locating in the Downtown due to a lack of cell phone coverage, localized flooding, and the high levels of noise from the horns of passing trains.
12. Antioch's waterfront represents a significant resource for local commerce and tourism which has potential for greater utilization.

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13. The loss of themed festivals and public events within the Downtown Area contributes to the decline in business activity and quality of life in the community as a whole.

14. Current zoning regulations are considered a serious obstacle to occupancy of vacant ground floor commercial space in the Downtown by professional and administrative office uses.

15. Congestion on State Route 4 seriously constrains Antioch as a place to locate any business which is dependent on roadway access to markets outside the City.

#### Transportation

16. There are a number of regional transportation improvements expected to be completed, including the widening of the State Route 4 freeway and the construction of eBART and its associated Hillcrest Avenue station.

17. There have been discussions regarding a potential ferry terminal in downtown Antioch that could have intermodal connection to rail, bus transit, and the Downtown Area, utilizing circulation along A and L Streets, and Auto Center Drive.

18. There is a significant opportunity for reducing reliance on automobile travel by creating a downtown shuttle bus connection to the planned Hillcrest eBART station.

#### Air Quality

19. Modeling results show that trains on the BNSF rail line through the Downtown could pose a significant cancer risk (above 10 in one million excess cancer risk) for residents of any new housing developed without special mitigation within 200 feet of the line.

20. The modeling also shows that trains on the UP rail line extending through the Hillcrest Station Specific Plan Area could pose a

significant cancer risk for residents of any new housing developed without special mitigation within 50 feet of this rail line.

#### Noise Environment

21. The current noise environment along the Downtown Area waterfront exceeds 75 dBA CNEL within about 200 feet of a grade crossing, making residential development unacceptable within this distance.

22. Under current operating conditions, the maximum noise levels resulting from train horns exceeds 100 dBA  $L_{max}$  within about 200 feet of the tracks; this is the highest level that can normally be mitigated to acceptable interior levels in new residences.

#### Infrastructure Capacity

23. Sanitary sewer main line pipes within the Downtown built prior to 1960 contain cement mortar joints which are prone to leakage; the high groundwater table in this area can lead to infiltration and inflow problems for such older lines.

24. Current capacity restrictions in the sanitary sewer trunk line from the Wilbur Overpass to the Antioch Pump Station located east of the Downtown Area will be compensated for by DDSD's phased construction of new force mains and upgraded pumps, which will support service to new development within the Downtown Area.

#### Biological Resources

25. Several Downtown opportunity sites adjoin the shoreline where a high number of special-status fish, plant and terrestrial wildlife species and related habitats occur; impacts from development within these areas may be mitigated through restoration of tidal marsh and emergent wetlands.

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### Potentially Dangerous Buildings

26. The City of Antioch has identified 57 properties located north of Highway 4 which contain structures which are potentially unsafe during major seismic events.

### Market Opportunities and Constraints

26. Only 10 percent of Antioch's employed residents work within the City of Antioch; the remainder travel to their place of employment in other areas throughout the Bay Area.

27. Among the four East Contra Costa County cities, Antioch's recent crime rates are the highest on a per-capita basis, with violent crime rates being higher than those observed in Brentwood, Oakley, or Pittsburg.

28. It is anticipated that industry specialization in construction and health care will become increasingly important sources of job growth in Antioch over the next several years; jobs in these industries are likely to support ongoing demand for medical-related office as well as service industrial space.

29. Antioch's industrial businesses make power, building products, machinery, tools, furniture, packaging materials, and a variety of other items. Local businesses also repair and/or store autos, boats, and RV's. This manufacturing and service role is critical to building the broader economy and could present a branding opportunity for the City's economic development efforts going forward.

30. Service industrial buildings with yard space present an opportunity for Antioch to expand its business and job base. Service industrial users typically occupy a single-story building with industrial or flex space and a small office component, accompanied by a substantial yard space for equipment, storage, and/or manufacturing.

31. Accommodation of additional small office users to fill existing vacancies in Downtown buildings could create the momentum to help attract a larger office user over time.

32. Antioch currently captures significant retail sales within department stores, new auto sales, and auto parts/repair, but is experiencing substantial leakage in a variety of other categories, including apparel, restaurants, and furniture.

33. Opportunities exist to support artisan retailers in the Downtown Area, including start-up artisan and craftsmen product shops. This type of use may be combined with evening music events at El Campanile Theatre and/or other festivals, and could support a spin-off opportunity for other new or established uses that emphasize evening and weekend retail activities, including Delta-based recreational retail and eateries. In the near-term these users would occupy existing spaces (and help fill vacant spaces, perhaps even in upstairs spaces).

34. The concentration of industrial space near Downtown may present some short-term opportunities for recreation-related industrial uses; however, in the long term it may be in the City's best interest to encourage relocation of some industrial users to Wilbur Avenue.

35. Antioch's current home values represent approximately 60 percent of the values that were registered during the "peak" of the housing "boom" in 2006. Nonetheless, home values have been steadily rising since 2011, and the prospects for future price appreciation are favorable.

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36. Substantial additional residential development is currently planned for Antioch and the surrounding area that can satisfy growth pressures for many decades to come, but may compete with any planned or desired new housing in the Downtown Area.
37. Addition of the e-BART station in 2017 will position the Hillcrest Station Area Specific Plan Area for transit-oriented development including higher-density housing that caters to commuters and touts the convenience of commuting by rail. This type of development is a growing trend in the Bay Area, as consumers seek alternatives that provide lower-cost, low-maintenance, and ease of access to various destinations. A key to the success of this type of development will be to include a mix of uses, especially shopping, dining, and personal services for residents of the area to enjoy.
38. The County Fairgrounds site could provide a long-term opportunity for housing, as it is a sizable, well-located parcel in the heart of the City, with good access to a variety of transportation options and amenities including the Downtown, marina, freeway, and shopping.
39. While the City currently has a number of festivals and special events located throughout the City, an opportunity exists to locate more events in the Downtown Area. The incorporation of street promenades and other special events in the Downtown Area will serve to better familiarize existing residents with spending more time in the Downtown Area, creating a synergy for new business in the surrounding Downtown Area.

#### Higher Density Housing in the Downtown

40. In some areas across the nation, higher-density housing is becoming a more commonly accepted product type for a variety of demographic cohorts, including millennials, empty-nesters, and young families. Use of higher densities may be appropriate

in specific circumstances where compatible with nearby land uses and supported by local infrastructure.

41. High-density housing prototypes such as townhomes or condominiums at 15 to 40 units per acre are not financially feasible Downtown in the near-term, given current real estate values (values would need to increase by 100% to 125% percent for these types of housing products to become feasible).
42. Opportunities may exist Downtown in the near term for small-scale developments at more moderate densities, such as compact small-lot residential at up to 12-16 units per acre. While Downtown may appear to be a logical location to support higher density housing given the general scale of development and the potential to add urban amenities, other areas (most prominently the Hillcrest Station Area) may present stronger prospects.
43. While it is possible to improve the financial feasibility prospects of higher-density downtown housing through direct subsidy or various means of cost reduction, the scale of subsidy that would be required is likely too high for the City to bear at the present time. For a 1-acre project, subsidies in the range of \$1.5 million on the low end to \$12.0 million on the high end will be difficult to obtain in today's financial climate. Alternatively, reductions in construction cost rates would also serve to increase financial feasibility of residential development, but are not likely to be achievable given prevailing construction cost dynamics.
- The City's consultants are continuing to evaluate the feasibility of for-sale senior housing within a range of densities. The findings of this analysis will be included in the next phase of work for the Downtown Specific Plan.

44. In the long-term, if real estate values continue to increase and the Downtown becomes a more appealing place to live, some of the more compelling Opportunity Sites for higher-density housing

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include the relatively large, vacant properties with waterfront views, including Sites #1, 6, 10, 11, 12, 14, and 15 (see Figure 2.3.9); each of these sites is located within a ½ mile of the Downtown core and would help to activate a 24/7 presence.

45. In the medium-term, Opportunity Site #16 could also present an interesting residential development opportunity for additional compact single-family or townhouse development.

A5

## 2.0 Existing Conditions

### 2.1. City Boundaries & Downtown Specific Plan Area

Consistent with the primary program objectives listed in Chapter 1.1, this combined program will lead to preparation of a series of correlated alternatives for the Downtown Specific Plan as well as the Land Use Element and Zoning Ordinance Updates. Following review of these initial alternatives and based on policy direction from the Planning Commission and City Council, a “preferred” plan will be refined. The preliminary boundaries of Downtown Specific Plan are identified in Figure 2.1.1 below. As noted in Chapter 1.3 above, the boundaries delineated in Figure 2.2.1 differ slightly from those of the

2003 Rivertown/Urban Waterfront Focus Area. In addition, the Antioch City Limits have been modified since 2003, with several properties previously outside the City Limit but within the Planning Area Boundary having been annexed by action of the Contra Costa Local Agency Formation Commission, LAFCO (see Figure 2.1.2). This constraints analysis has been prepared concurrently for both the Downtown Specific Plan and the City-wide Land Use Element and Zoning Ordinance updates using the boundaries reflected in Figure 2.1.1 and Figure 2.1.2.



Figure 2.1.1: Downtown Specific Plan Area Boundary

A6

**City of Antioch: Opportunities & Constraints Report  
PC, EDC & Community Meeting Presentation – 11/19/14**



ATTACHMENT "B"



November 19, 2014

**Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California**

B1

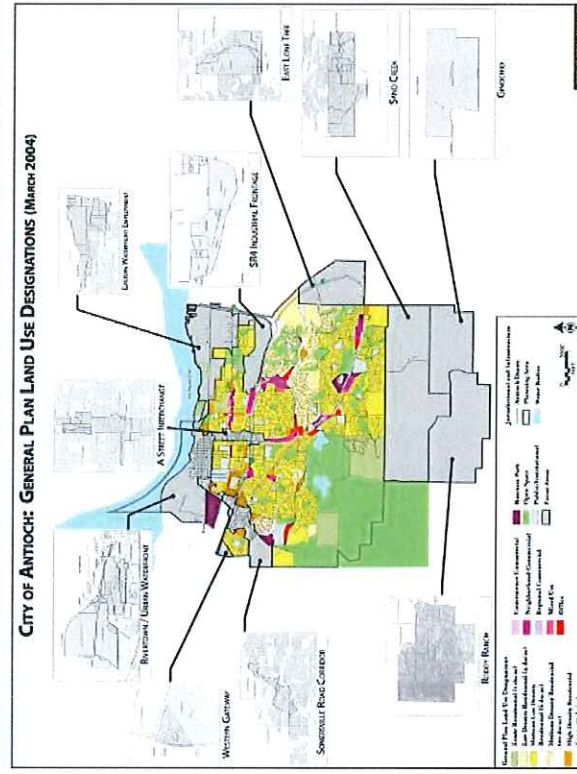


# INTRODUCTION – OPPORTUNITIES & CONSTRAINTS

Antioch has embarked on an 18-month program to update its General Plan Land Use Element and Zoning Ordinance, while concurrently preparing a specific Plan for the Downtown Area. This first phase of work examines how opportunities and constraints affect community goals, including:

- Stimulating job creation to achieve a better balance with housing
- Supporting a feasible and sustainable specific plan program for Downtown Antioch
- Accommodating a wider range of housing types to meet the needs of current & future residents
- Streamlining the development review process.

*Community input is needed* to help guide choices and priorities about how to address these key issues.



November 19, 2014

**INTRODUCTION**  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

B2

# Land Resources

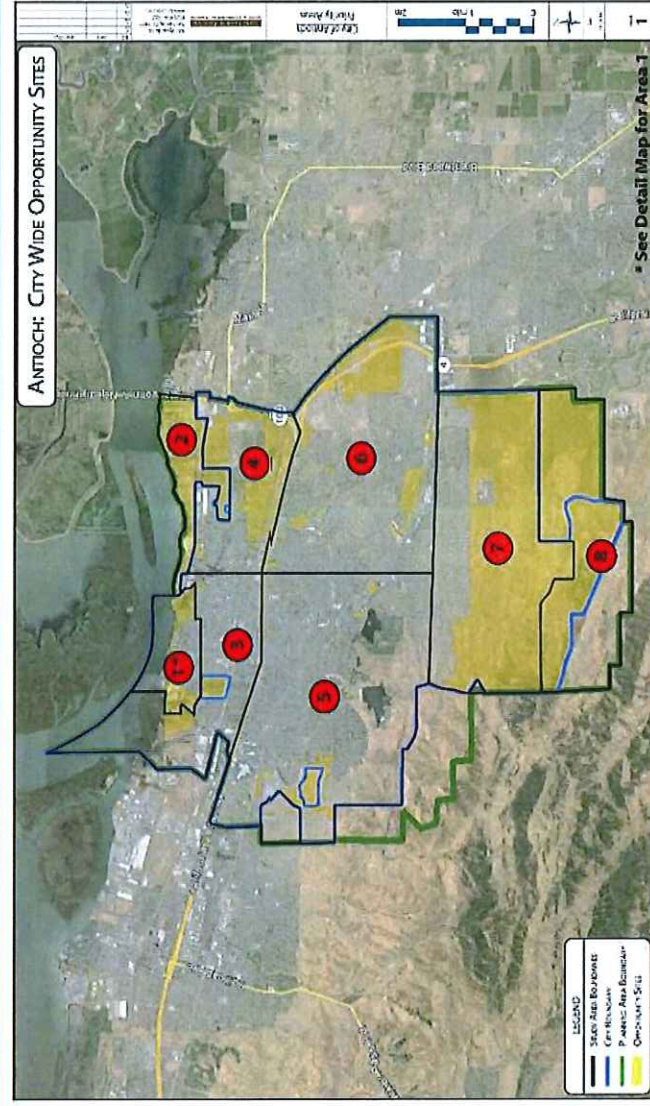
1. The Downtown Area contains 17 key "Opportunity Sites" containing over 70 acres.
2. Other vacant and under-developed properties adjoin the Downtown, representing important resource opportunities for economic activity.
3. Major property resources remain in the Sand Creek Specific Plan Area and Ginochio Property, the East Lone Tree Specific Plan Area, the Hillcrest Specific Plan Area, and the Eastern Waterfront Employment Area (Wilbur Ave).



2.35 Acres on 10<sup>th</sup> St. at Crestview Dr.



3.4 Acres North of 2<sup>nd</sup> at K Street



City-Wide Opportunity Sites



November 19, 2014

# Land Resources (cont.)



Water View from 1.35 Acres Between 2<sup>nd</sup> & 3<sup>rd</sup> Streets



Looking East on 1.35 Acres Between 2<sup>nd</sup> & E St.



Hillcrest Station SP Area & Future eBART Station



County Fairgrounds Site on 10<sup>th</sup> at L Street



November 19, 2014

**LAND RESOURCES (cont.)**

Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

City of Antioch, California

# Perceptions About Antioch

1. The high level of **actual** crime and **perceived** crime risk are viewed as substantial obstacles to investment in Antioch, both Downtown and City-wide, and as contributing directly to a reduced quality of life.
2. Downtown districts in nearby communities are perceived as more desirable for shopping and living due to their greater **amenities**, relative **absence of crime**, and the superior **physical condition** of properties.
3. High **commercial vacancies** and remaining **residential foreclosures** send a negative message to prospective Downtown Area employers, merchants and home purchasers.
4. High visibility of the **homeless and disadvantaged** in the Downtown Area is of concern, and may be compounded by a concentration of publically supported shelters, half-way houses and treatment facilities.
5. Additional **owner-occupied housing** in the Downtown may improve discretionary purchasing and stimulate improved property maintenance, while improving property values and supporting economic activity.
6. Employers and employees with children who can afford to do so tend to look outside of Antioch in order to gain access to better performing **public schools**.



2<sup>nd</sup> Street at G Street Looking West



Downtown Waterfront View From G Street



November 19, 2014

PERCEPTIONS ABOUT ANTIOCH  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

## Perceptions About Antioch (cont.)

7. The lack of restaurants, coffee shops and other *uses where people gather to socialize* has weakened the Downtown business environment, depressed real estate values, and diminished quality of life Downtown.
8. Businesses are discouraged from locating in the Downtown due to a lack of *cell phone coverage, localized flooding*, and the high levels of noise from the *horns of passing trains*.
9. The loss of *themed festivals and public events* within the Downtown Area contributes to the decline in business activity and quality of life in the community as a whole.
10. Current *zoning regulations* are considered a serious obstacle to occupancy of empty ground floor commercial space in the Downtown by professional and administrative office uses.
11. *Congestion on Highway 4* seriously constrains Antioch as a place to locate any business which is dependent on roadway access to markets outside the City.



SW Corner of G Street at 4<sup>th</sup> Street



2<sup>nd</sup> Street at G Street Looking East

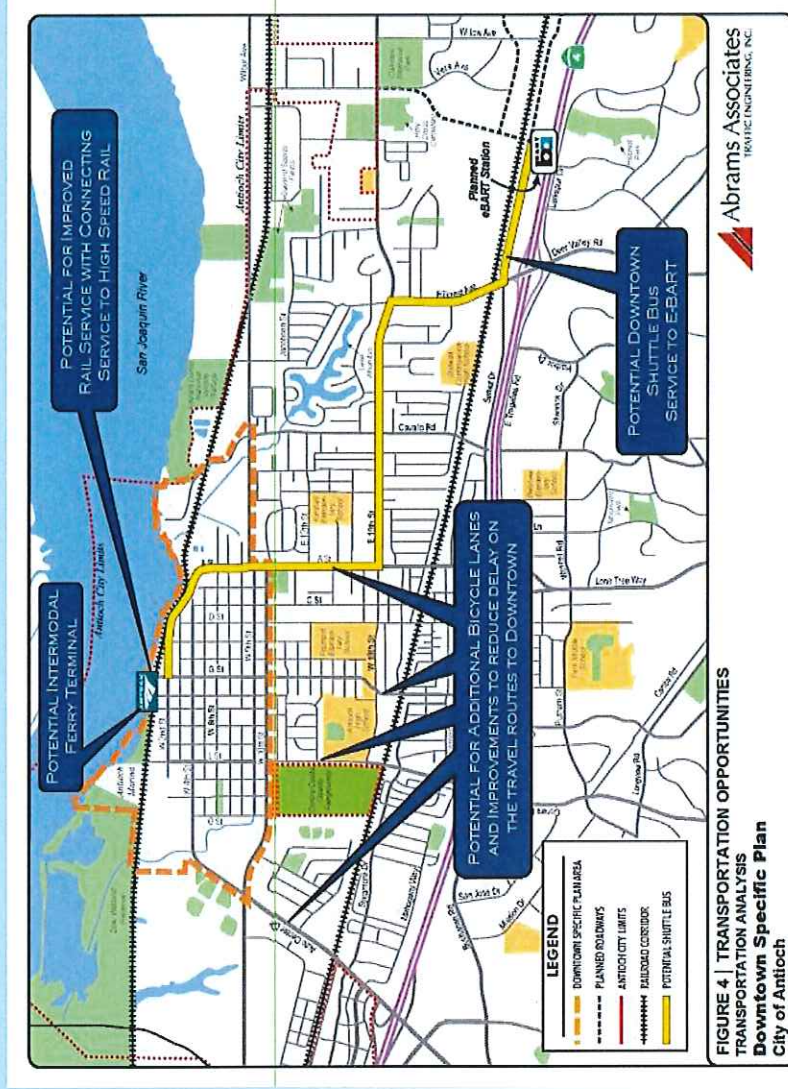


November 19, 2014

PERCEPTIONS ABOUT ANTIOCH (cont.)  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

# Transportation Conditions

1. Regional transportation improvements are expected to alleviate congestions, including the *widening of State Route 4*, and *construction of eBART* and the Hillcrest Station.
2. There have been discussions regarding a potential *ferry terminal* in Downtown Antioch that could have intermodal connections to rail and bus transit.
3. There is a significant opportunity for reducing reliance on automobile travel by creating a downtown *shuttle bus connection* to the planned Hillcrest eBART station.



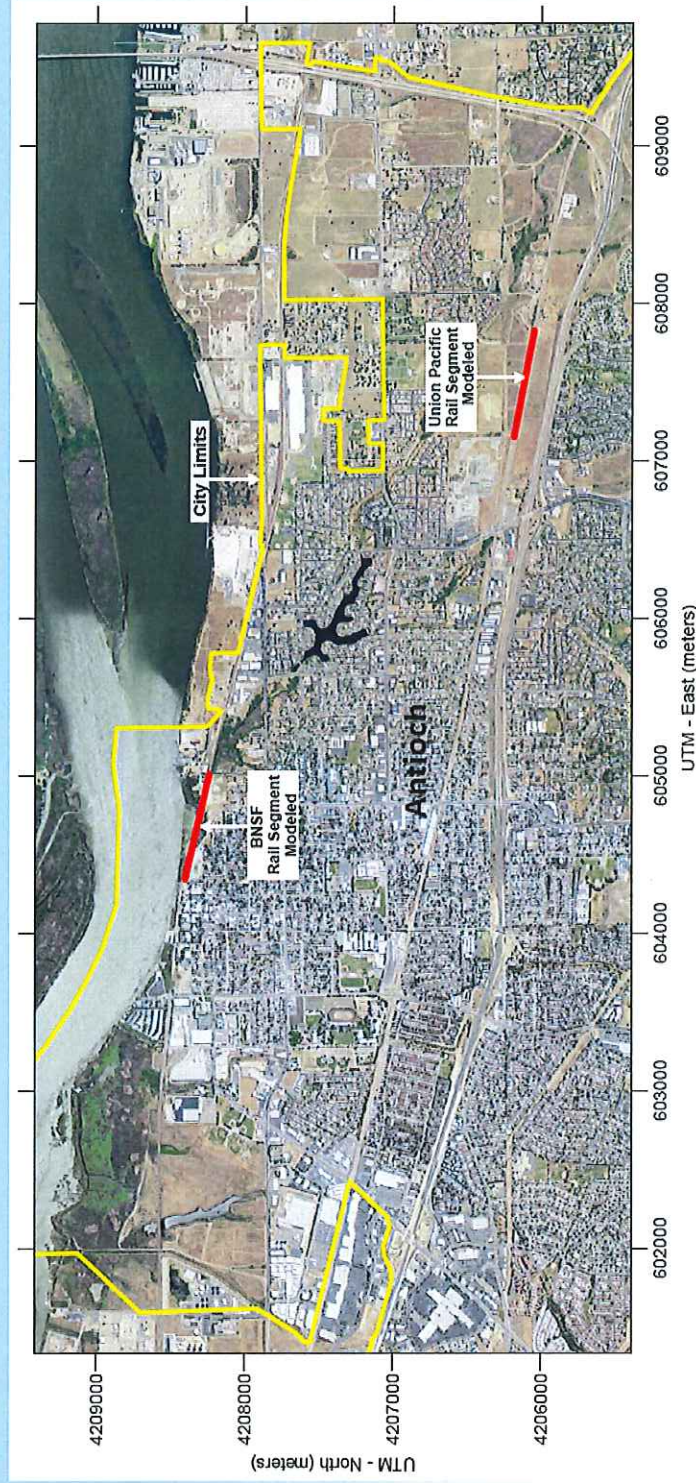
November 19, 2014

**TRANSPORTATION CONDITIONS**  
 Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
 City of Antioch, California

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# Noise & Air Quality Conditions

1. Trains on the **BNSF rail line** through the Downtown could pose a significant cancer risk for people living in homes within approximately 200 feet from the rail line.
2. Trains on the **UP rail line** extending through the Hillcrest Station Specific Plan Area could pose a significant cancer risk for residences within 50 feet of the rail line.
3. Current measurements indicate that the noise environment along the waterfront within 200 feet of a **grade crossing** is unacceptable to accommodate future residential development (mitigation required within 600 feet).
4. Noise from **train horns** within about 200 feet of the tracks is unacceptable to acceptable residences.



Rail Segments Evaluated as Noise & Air Quality Constraints

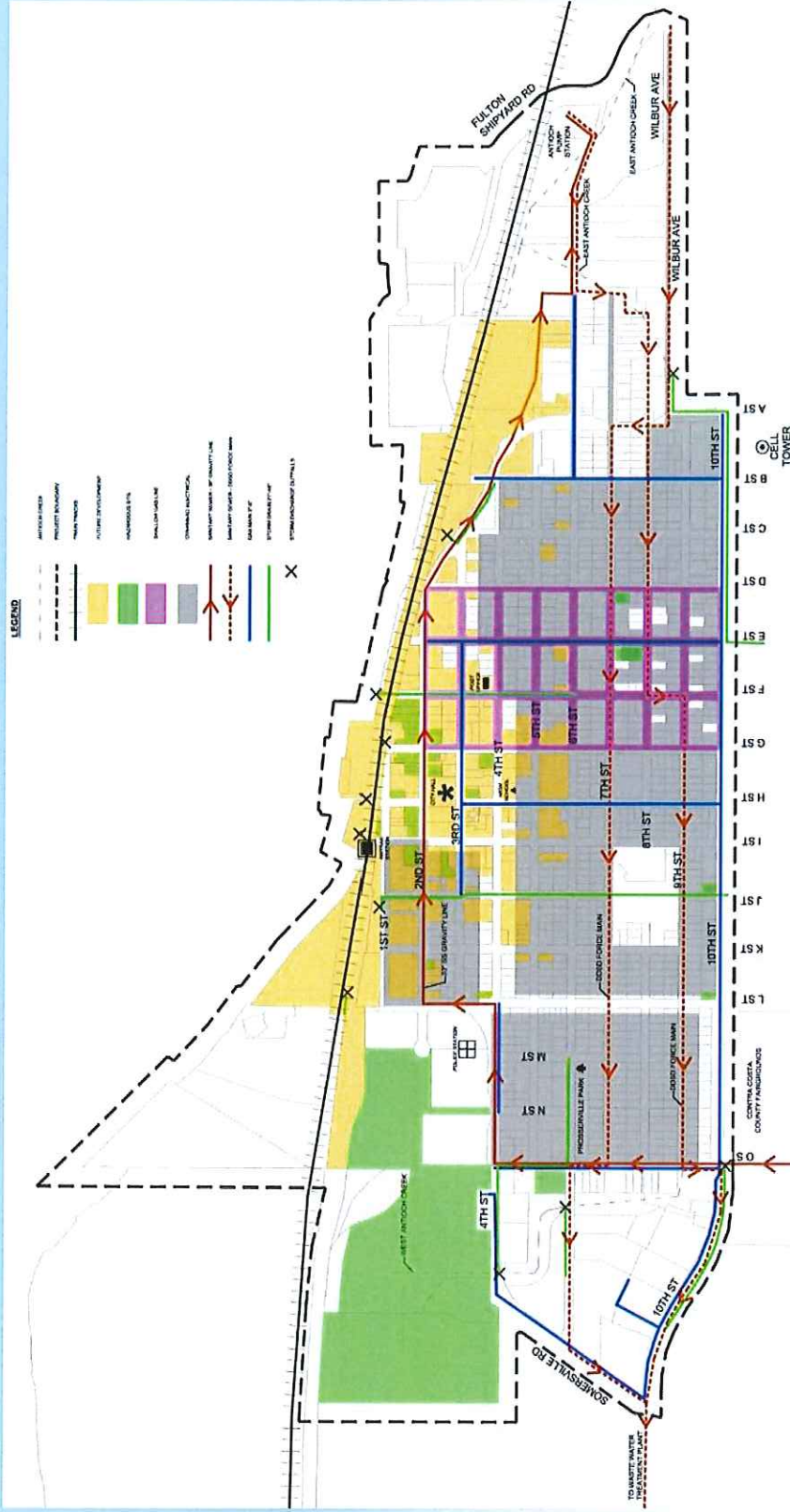


November 19, 2014

**NOISE & AIR QUALITY CONDITIONS**  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

# Infrastructure Capacity

1. **Older sanitary sewer mains** in the Downtown contain cement mortar joints which are prone to leakage; the high groundwater table can lead to infiltration and inflow problems for such older lines.
2. Current sewer **trunk line capacity** restrictions between the Wilber Overpass and the Antioch Pump Station currently affect new development, but will be corrected by new force mains and upgraded pumps.



Summary of Utility Constraints within Downtown Area



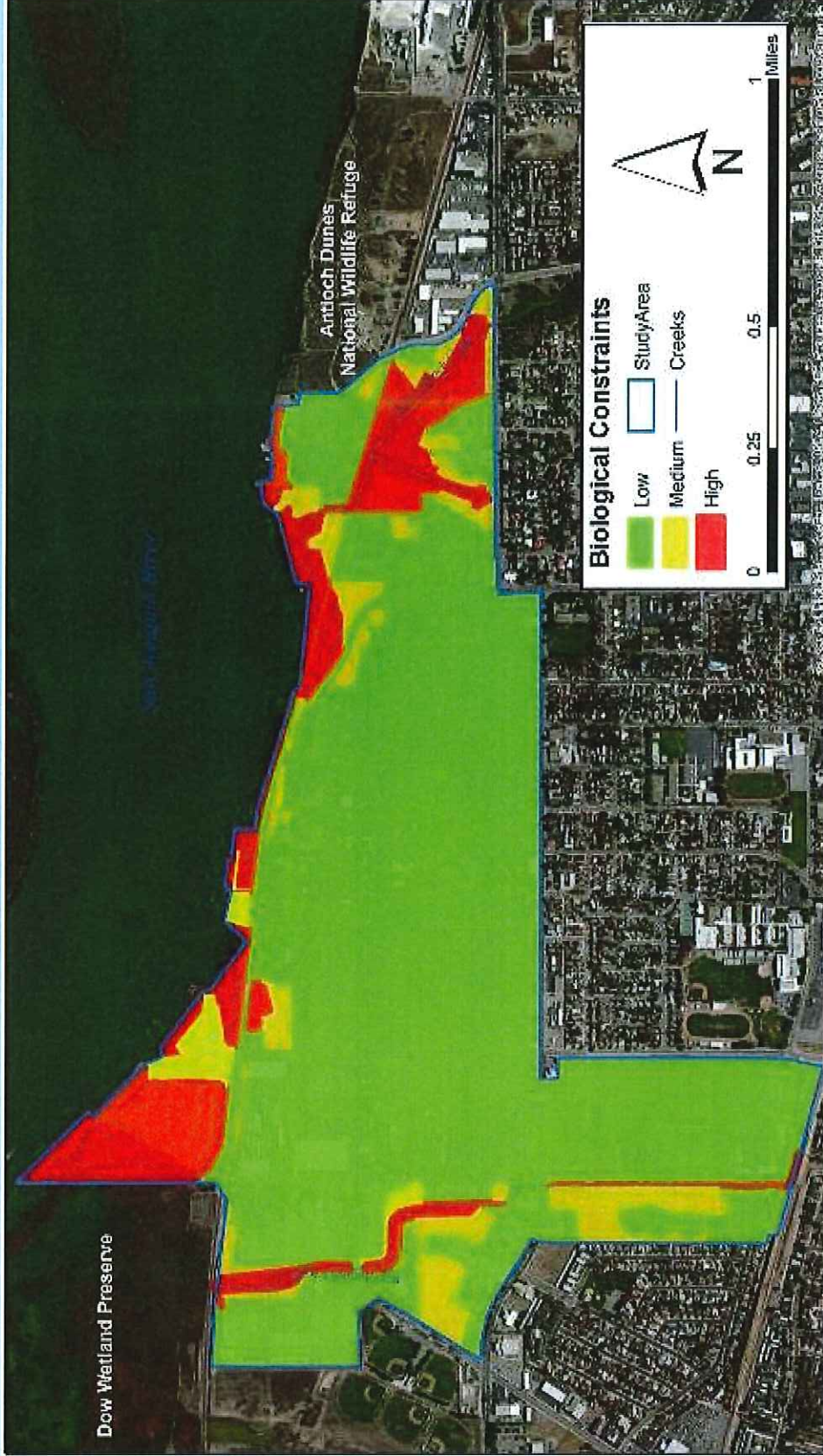
November 19, 2014

**INFRASTRUCTURE CAPACITY**  
**Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update**  
 City of Antioch, California



## Biological Resources

1. Several Downtown opportunity sites adjoin the shoreline where a high number of *special-status fish, plant and terrestrial wildlife* species and related habitats occur. Opportunities exist to mitigate impacts from development within these areas through restoration of tidal marsh and emergent wetlands.



November 19, 2014

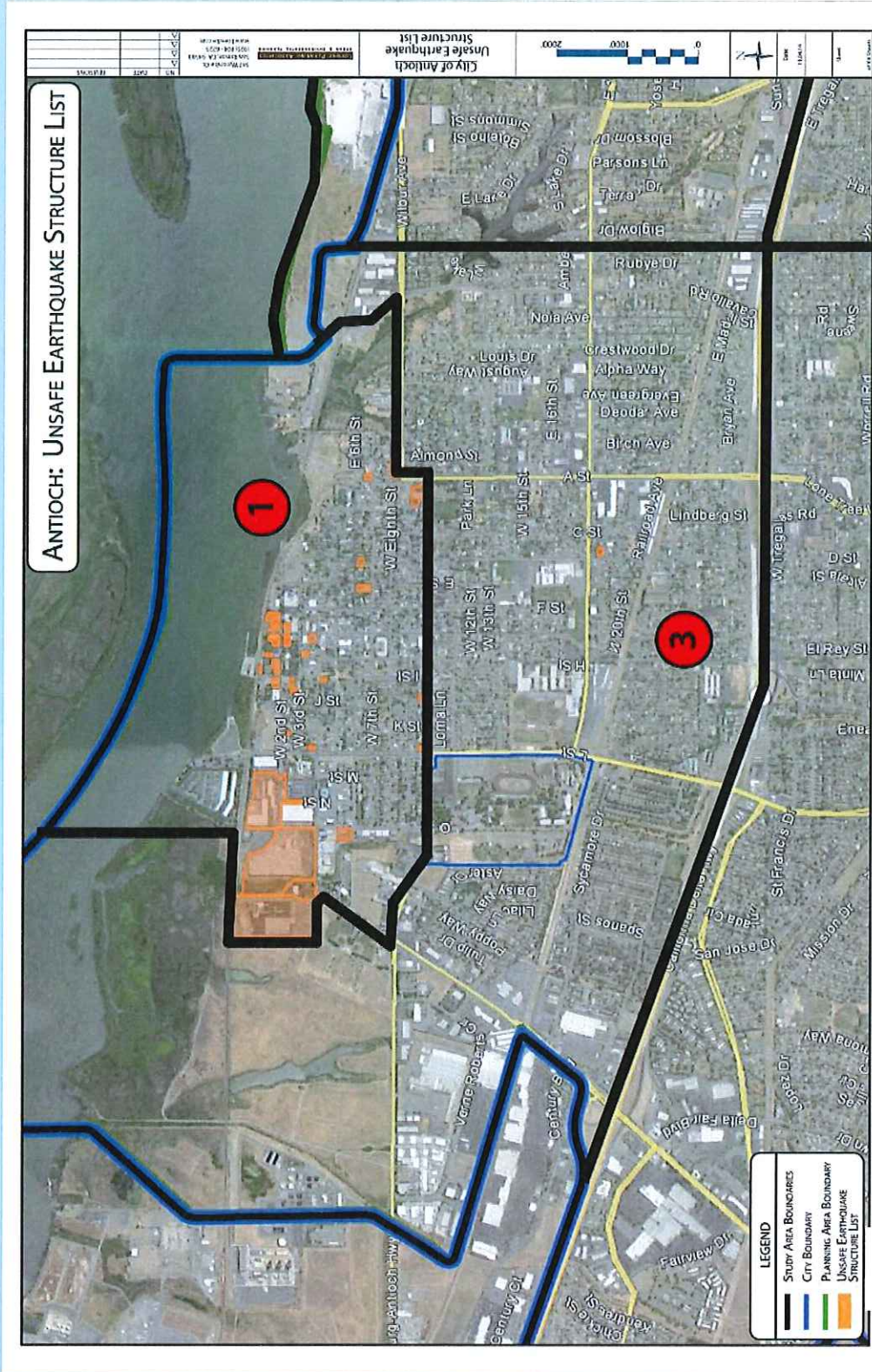
**BIOLOGICAL RESOURCES**  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

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B10

# Potentially Dangerous Buildings

1. The City has identified 57 properties north of Hwy. 4 with *un-reinforced masonry structures*. These structures represent constraints because they are potentially unsafe during major seismic events.



November 19, 2014

**POTENTIALLY DANGEROUS BUILDINGS**  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

# Market Opportunities and Constraints

1. Only 10 percent of Antioch's employed residents work within the City; the remainder *travel to jobs* in other portions of the Bay Area.
2. Antioch's *crime rates* are substantially higher than its neighbors on a per-capita basis; violent crime rates are 5 times higher than those observed in Brentwood, Oakley, or Pittsburg.
3. Specialization in Construction & Health Care will be increasingly important sources of job growth in Antioch over the next several years, supporting *demand for medical offices & service industrial space*.
4. Antioch's industrial businesses make power, building products, machinery, tools, furniture, packaging, and other items, and repair and/or store autos, boats, and RV's. These industries are critical to the broader economy and present a *branding opportunity for Antioch's future economic development*.

## Antioch Commute Patterns, 2002 and 2011

Item	2002	2011
<b>Employed Residents in Antioch</b>		
Residents Working Outside Antioch	86%	90%
Residents Living and Working in Antioch	14%	10%
<b>Workers Employed in Antioch</b>		
Employed in Antioch but Live Outside	63%	76%
Employed in Antioch and Live in Antioch	37%	24%

Source: US Census Bureau LED/ LEHD On the Map Application

## East Contra Costa County Crime Statistics (2014)

Description	Antioch	Brentwood	Oakley	Pittsburg
<b>Annual Crimes (per 1,000 residents)</b>				
Violent	10.2	1.9	2.3	2.3
Property	45.3	22.4	13.1	32.5
<b>Total</b>	<b>55.5</b>	<b>24.3</b>	<b>15.5</b>	<b>34.8</b>
Chances of Becoming a Victim of a Violent Crime	1 in 98	1 in 533	1 in 428	1 in 427
Chances of Becoming a Victim of a Property Crime	1 in 22	1 in 45	1 in 76	1 in 31
Crime Index [1]	6	35	58	19

[1] Crime Index is 1 out of 100 (a score of 100 is safest).

Source: Location, Inc., information gathered October 2014.



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Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

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MARKET OPPORTUNITIES & CONSTRAINTS

City of Antioch, California

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## Market Opportunities and Constraints (cont.)

5. *Service industrial buildings with yard space* present an opportunity for Antioch to expand its business and job base. These users typically occupy single-story buildings with flex and office components, plus substantial yard space for equipment, storage, and/or manufacturing.
6. Accommodation of **additional small office users** to fill existing vacancies in Downtown buildings could create the momentum could help attract a larger office user over time.
7. Antioch currently captures significant retail sales within Department Stores, New Auto Sales, and Auto Parts/Repair, but is experiencing substantial **leakage in apparel, restaurants, and furniture**.

### Office Market Indicators (2014)

Submarket	2014 (Q1)			Region
	Antioch	Walnut Creek	Concord	
Inventory	1%	26%	30%	100%
Vacancy Rate	12%	12%	19%	13%
Rental Rate	[1]			
Class A	\$2.50	\$1.80-\$3.00	\$2.05	\$2.51
Class B	\$1.14-\$2.17	\$1.65-\$2.25	\$1.65	\$1.89
Class C	\$1.30-\$1.75	\$1.55-\$2.00	\$1.55	\$1.63
R&D	\$0.70-\$1.30	N/A	\$1.60	\$1.78

[1] Based on current LoopNet listings, researched on October 2014.

Source: CBRE I-680 Marketview Report Q1, 2014.

### Industrial Market Indicators (2014)

Category	Amount (Q2, 2014)			Region
	Antioch	Concord	Pittsburg	
Industrial	49%	88%	79%	100%
Warehouse	49%	4%	21%	100%
R&D	3%	9%	N/A	100%
Total	24%	50%	27%	100%
	Vacancy Rate			
Industrial	5.6%	5.3%	5.5%	5.2%
Warehouse	15.3%	3.7%	15.2%	13.5%
R&D	0.0%	4.2%	N/A	4.3%
Total	10.2%	5.1%	7.5%	6.5%
	Rental Rate			
Industrial	\$0.91	\$0.84	\$0.59	\$0.82
Warehouse	\$0.50	\$0.85	\$0.30	\$0.39
R&D	\$1.00	\$1.25	N/A	\$1.05
Total	\$0.61	\$0.87	\$0.41	\$0.65

Source: CBRE I-680 Marketview Report Q1, 2014.



November 19, 2014

**MARKET OPPORTUNITIES & CONSTRAINTS (cont.)**

Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

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City of Antioch, California

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## Market Opportunities and Constraints (cont.)

8. Opportunities exist to support *artisan retailers in the Downtown Area*, including start-up artisan and craftsmen product shops. This uses may be combined with music events and festivals to support additional evening and weekend retail activities (including recreational retail and eateries). In the near-term these users could help fill vacant spaces.
9. *Industrial space near Downtown* may present some short-term opportunities for recreation-related industrial uses; however, in the long term it may be in the community's interest to encourage relocation of some industrial users to the Wilbur Avenue corridor.
10. Antioch's current *home values* are currently about 60% of recorded values during the "peak" of the housing "boom". Values have been rising since 2011, and appear likely to continue to rise.

### Summary of Active Residential Developments

Area	Active Projects	Unit Size (sqft)	Price Range	Median Price	Average Sales Rate
Antioch	3	2,019 - 3,605	\$415,000 - \$559,000	\$442,171	2.98
Brentwood	10	1,356 - 4,400	\$339,990 - \$821,999	\$541,858	4.72
Oakley	3	1,458 - 3,439	\$372,950 - \$499,950	\$389,909	7.95
Pittsburg	3	1,538 - 3,810	\$369,990 - \$630,000	\$460,590	4.30

Source: Meyers Research, LLC

### Summary of Proposed and Approved Residential Supply

Project Name	Units Planned
Antioch	2,849
Brentwood	3,042
Oakley	4,727
Pittsburg	3,597
<b>Total Planned Development</b>	<b>14,215</b>

Sources: Individual city planning departments and New Economics & Advisory



November 19, 2014

**MARKET OPPORTUNITIES & CONSTRAINTS (cont.)**  
 Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

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City of Antioch, California

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## Market Opportunities and Constraints (cont.)

11. Substantial *residential development* is currently planned for Antioch and the surrounding area that can satisfy future growth demands, but may compete with any new housing in the Downtown Area.
12. Addition of the e-BART station in 2017 will position the Hillcrest Station Area for *transit-oriented development* including higher-density housing catering to commuters. This type of housing is growing in demand as consumers seek lower-maintenance and easy access to various destinations.
13. The *County Fairgrounds* site could provide a long-term opportunity for housing, as it is a large, well-located parcel in the heart of the City, with good access to a variety of transportation options and amenities including the downtown, marina, freeway, and shopping.



*Station Square in Livermore*



*Brighton in Livermore*



*Ironhorse Lofts in Walnut Creek*



November 19, 2014

**MARKET OPPORTUNITIES & CONSTRAINTS (cont.)**

Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

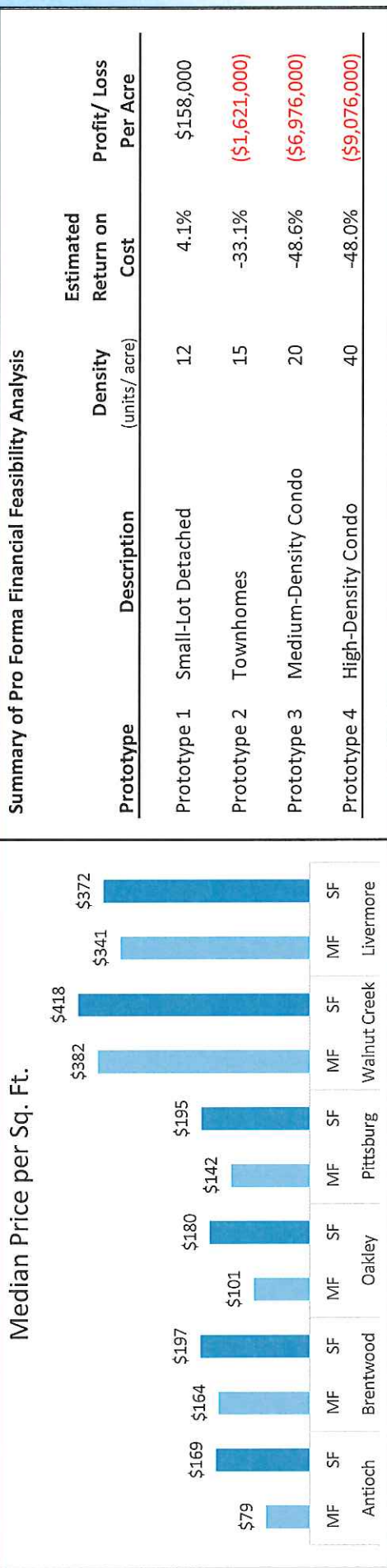
City of Antioch, California

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# Higher Density Housing in the Downtown

14. In areas across the nation, **high-density housing** is becoming a more **commonly accepted product type** for a variety of demographic cohorts, including millennials, empty-nesters, and young families.
15. High density housing prototypes such as **townhomes or condominiums at 15 to 40 units per acre** are not financially feasible Downtown in the near-term, given current real estate values (values would need to increase by 100% to 125% percent for these types of housing products to become feasible).
16. Opportunities may exist Downtown in the near term for small-scale developments at more moderate densities, such as **compact small-lot residential at up to 12 units per acre**.



Summary of Pro Forma Financial Feasibility Analysis

Prototype	Description	Density (units/ acre)	Estimated Return on Cost	Profit/ Loss Per Acre
Prototype 1	Small-Lot Detached	12	4.1%	\$158,000
Prototype 2	Townhomes	15	-33.1%	(\$1,621,000)
Prototype 3	Medium-Density Condo	20	-48.6%	(\$6,976,000)
Prototype 4	High-Density Condo	40	-48.0%	(\$9,076,000)

## Current Median Values in Antioch

## Financial Feasibility of Density Alternatives



November 19, 2014

**HIGHER DENSITY HOUSING IN THE DOWNTOWN**  
 Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
 City of Antioch, California

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## Higher Density Housing in the Downtown (cont.)

17. In the long-term, if real estate values continue to increase and the Downtown becomes a more appealing place to live, some of the **more compelling Opportunity Sites for higher-density housing** include the relatively large, vacant properties with waterfront views, including Sites #1, 6, 10, 11, 12, 14, and 15; each of these sites is located within a ½ mile of the Downtown Core and would help to activate a 24/7 presence.
18. In the medium-term, Opportunity Site #16 could also present an interesting residential development opportunity for additional **compact single-family or townhouse development**.



November 19, 2014

HIGHER DENSITY HOUSING IN THE DOWNTOWN (cont.)

Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

City of Antioch, California



## Next Steps

- The Planning Process will continue for the next **16 months**.
- **Alternatives** for the Downtown Specific Plan, and the LUE & Zoning Update will be prepared over the next 4-5 months, followed by refinement of a “Preferred Alternative”.
- **Environmental review** of the Preferred Alternative to take place in late 2015, followed by formal public review and hearings.
- **Opportunities to provide comments** tonight, again on November 19<sup>th</sup>, and anytime by reviewing the link on the City website, [www.ci.Antioch.ca.us](http://www.ci.Antioch.ca.us), or by contacting City staff at 925-779-7035.
- **Comment forms** are also available on the table at the back of the room.
- **We need your specific comments and suggestions!**



SW Corner of G Street at 4<sup>th</sup> Street



Early 20<sup>th</sup> Century Downtown Housing



Large Family Homes South of Hwy. 4



November 19, 2014

**NEXT STEPS**  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

## Managing City Staff

- Tina Wehrmeister, Community Development Director
- Mindy Gentry, Senior Planner
- Steve Duran, City Manager



## Consultant Team

- Loewke Planning Associates, Urban & Environmental Planners
- New Economics & Advisory, Urban Economists
- Abrams Associates, Traffic Engineering
- Illingworth & Rodkin, Air Quality, Noise & GHG
- William Self Associates, Cultural Resources
- Olberding Environmental, Biological Resources
- Bellecci & Associates, Infrastructure, Hydrology Water Quality

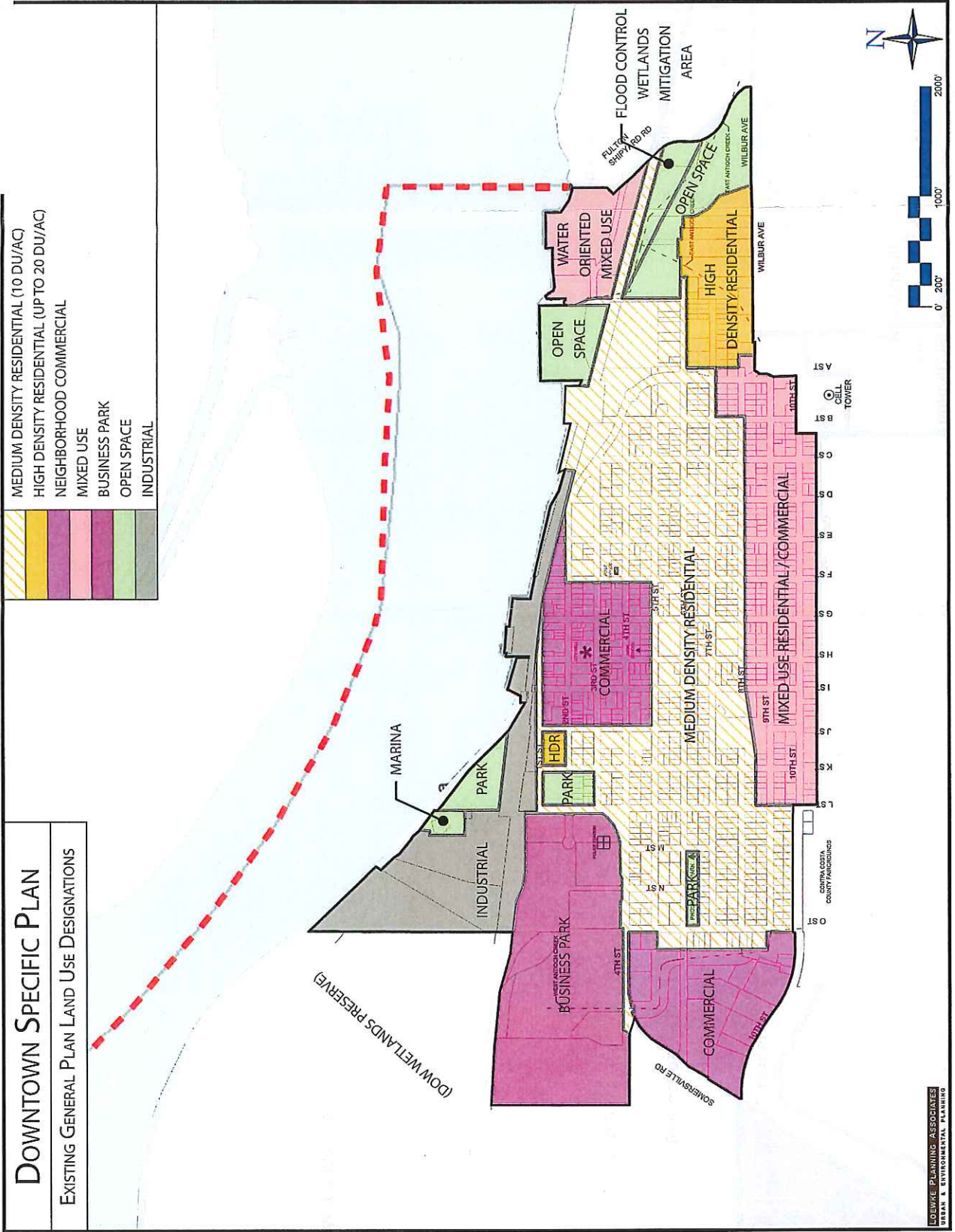


November 19, 2014

City Staff & Consultant Team  
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update  
City of Antioch, California

END

# ATTACHMENT "C"



# DOWNTOWN SPECIFIC PLAN

ALTERNATIVE ①: BALANCED LAND USES WITH MAXIMUM FLEXIBILITY

NEW DEVELOPMENT POTENTIAL

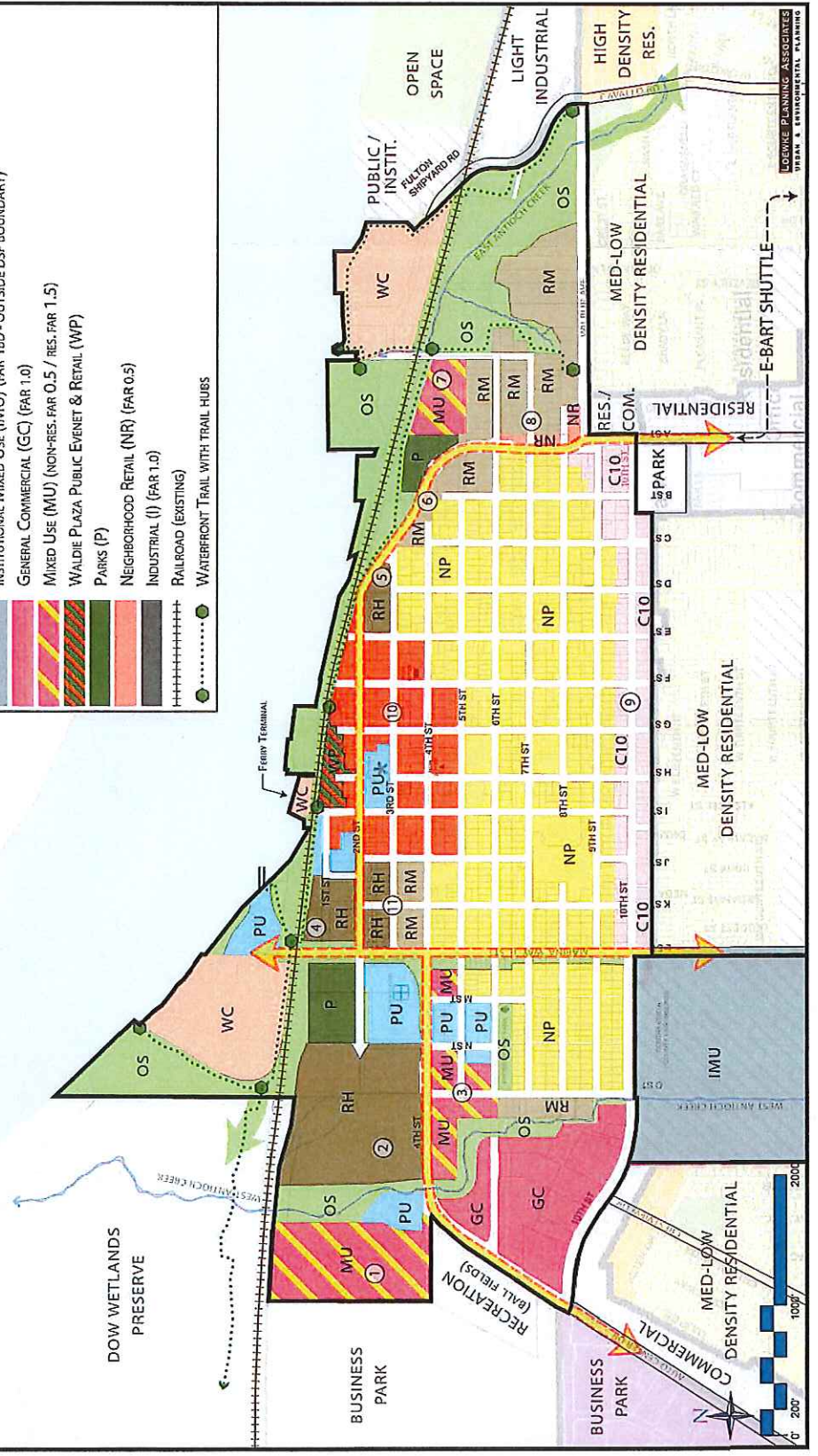
HOUSING POTENTIAL: 1,269-2,198 DUA  
 RETAIL & OFFICE POTENTIAL: 475K - 575K S.F.  
 (50% RETAIL / 50% OFFICE)

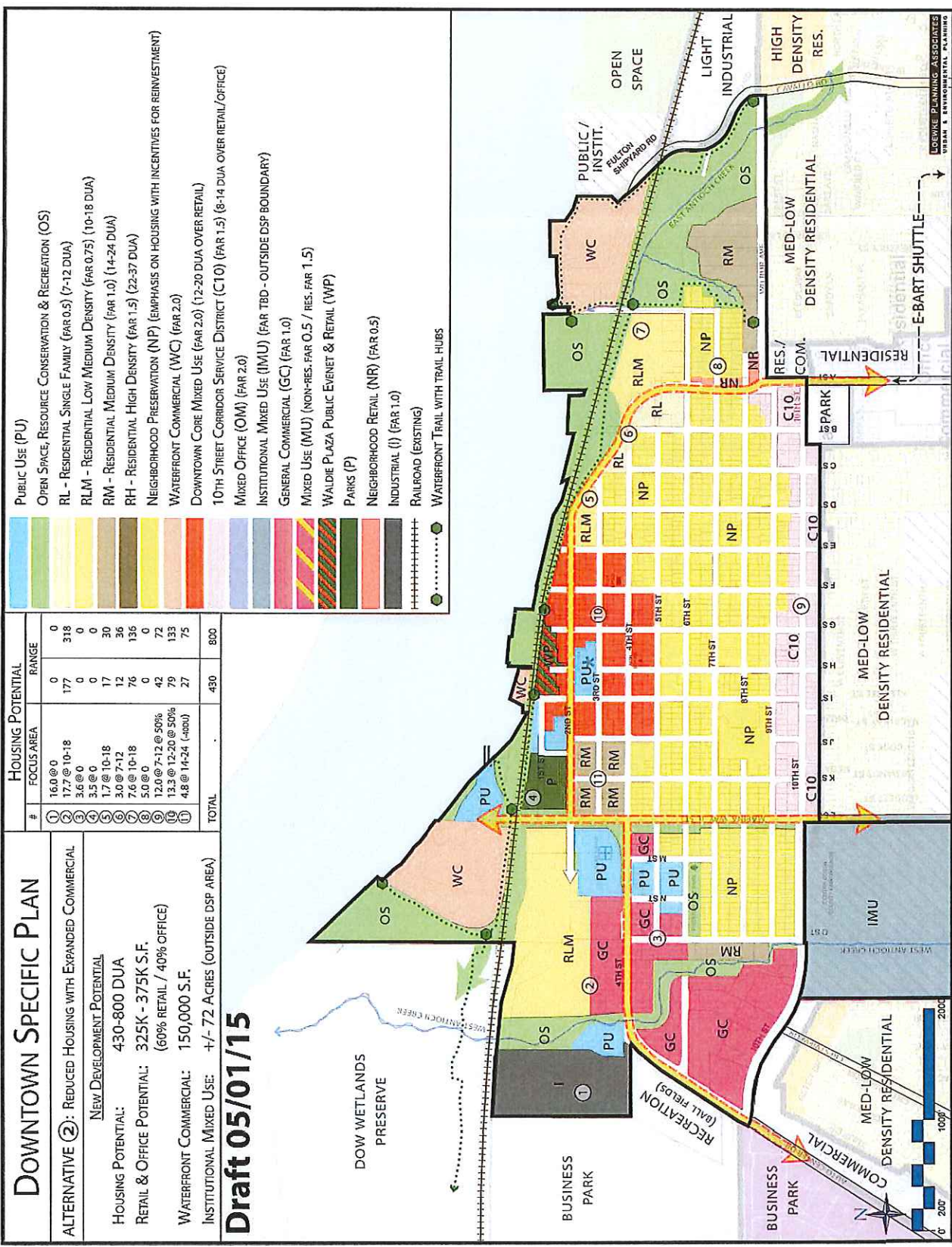
WATERFRONT COMMERCIAL: 150,000 S.F.  
 INSTITUTIONAL MIXED USE: +/- 72 ACRES (OUTSIDE DSP AREA)

**Draft 05/01/15**

#	HOUSING POTENTIAL	
	FOCUS AREA	RANGE
①	16.0 @ 22-37	352
②	20.0 @ 22-37	440
③	3.6 @ 0	0
④	3.5 @ 22-37	77
⑤	1.7 @ 22-37	37
⑥	3.0 @ 12-24	36
⑦	6.0 @ 22-37	132
⑧	5.0 @ 14-24 (30%)	40
⑨	8.0 @ 7-12 @ 50%	28
⑩	13.3 @ 12-20 @ 50% (1800)	79
⑪	2.1 @ 14-24 (1800)	48
⑫	2.7 @ 22-37 (2800)	48
TOTAL		1,269
		2,198

- PUBLIC USE (PU)
- OPEN SPACE, RESOURCE CONSERVATION & RECREATION (OS)
- RL - RESIDENTIAL SINGLE FAMILY (FAR 0.5) (7-12 DUA)
- RLM - RESIDENTIAL LOW MEDIUM DENSITY (FAR 0.75) (10-18 DUA)
- RM - RESIDENTIAL MEDIUM DENSITY (FAR 1.0) (14-24 DUA)
- RH - RESIDENTIAL HIGH DENSITY (FAR 1.5) (22-37 DUA)
- NEIGHBORHOOD PRESERVATION (NP) (EMPHASIS ON HOUSING WITH INCENTIVES FOR REINVESTMENT)
- WATERFRONT COMMERCIAL (WC) (FAR 2.0)
- DOWNTOWN CORE MIXED USE (FAR 2.0) (12-20 DUA OVER RETAIL)
- 10TH STREET CORRIDOR SERVICE DISTRICT (C10) (FAR 1.5) (8-14 DUA OVER RETAIL/OFFICE)
- MIXED OFFICE (OM) (FAR 2.0)
- INSTITUTIONAL MIXED USE (IMU) (FAR TBD - OUTSIDE DSP BOUNDARY)
- GENERAL COMMERCIAL (GC) (FAR 1.0)
- MIXED USE (MU) (NON-RES. FAR 0.5 / RES. FAR 1.5)
- WALDIE PLAZA PUBLIC EVENT & RETAIL (WP)
- PARKS (P)
- NEIGHBORHOOD RETAIL (NR) (FAR 0.5)
- INDUSTRIAL (I) (FAR 1.0)
- RAILROAD (EXISTING)
- WATERFRONT TRAIL WITH TRAIL HUBS





# DOWNTOWN SPECIFIC PLAN

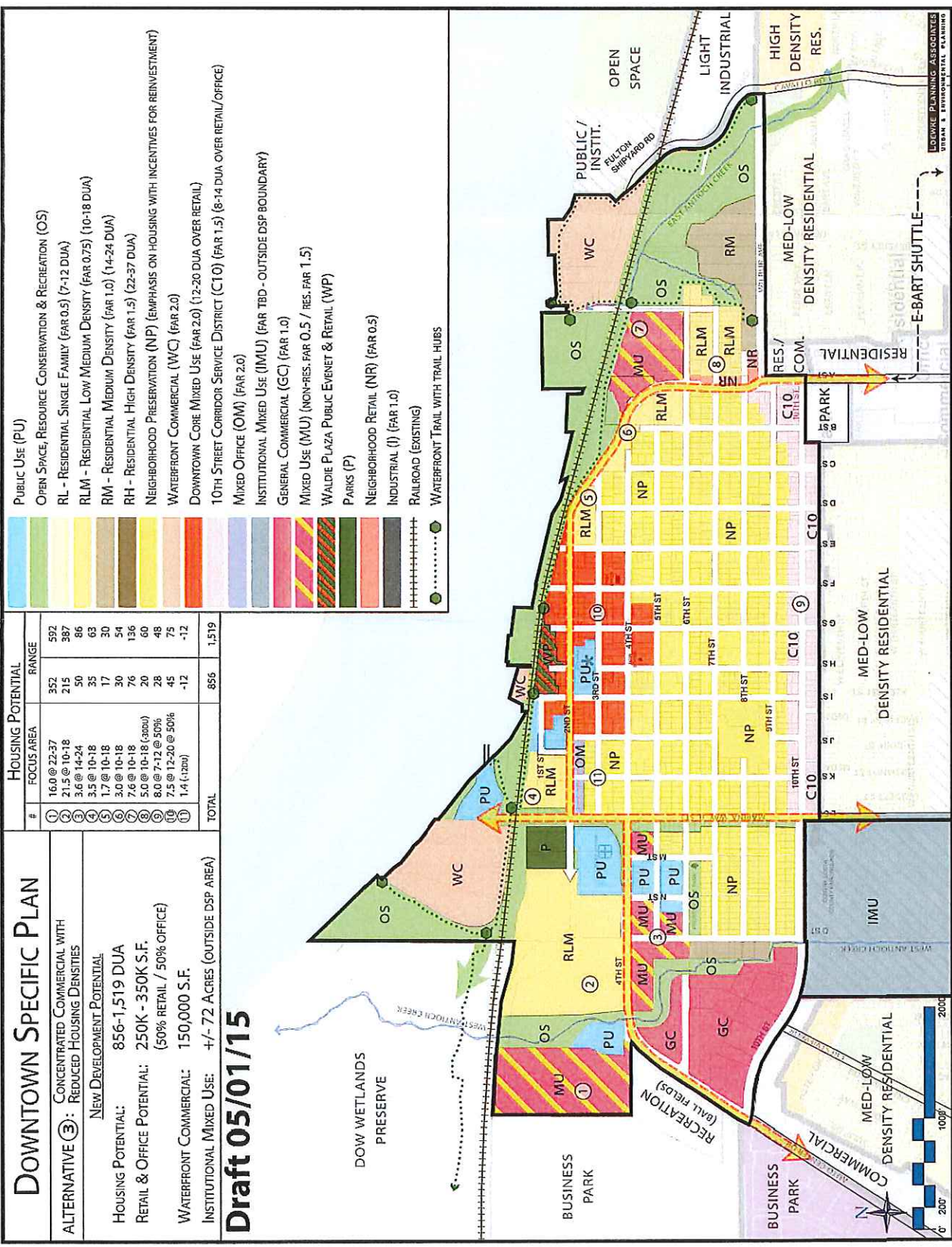
**ALTERNATIVE ②: REDUCED HOUSING WITH EXPANDED COMMERCIAL**  
 NEW DEVELOPMENT POTENTIAL  
 HOUSING POTENTIAL: 430-800 DUA  
 RETAIL & OFFICE POTENTIAL: 325K - 375K S.F. (60% RETAIL / 40% OFFICE)  
 WATERFRONT COMMERCIAL: 150,000 S.F.  
 INSTITUTIONAL MIXED USE: +/- 72 ACRES (OUTSIDE DSP AREA)

**Draft 05/01/15**

#	HOUSING POTENTIAL		TOTAL
	FOCUS AREA	RANGE	
①	16.0 @ 0	0	0
②	17.7 @ 10-18	177	318
③	3.6 @ 0	0	0
④	3.5 @ 0	0	0
⑤	1.7 @ 10-18	17	30
⑥	3.0 @ 7-12	12	36
⑦	7.6 @ 10-18	76	136
⑧	5.0 @ 0	0	0
⑨	12.0 @ 7-12 @ 50%	42	72
⑩	13.3 @ 12-20 @ 50%	79	133
⑪	4.8 @ 14-24 (4000)	27	75
TOTAL			430
			800

- PUBLIC USE (PU)**
- OPEN SPACE, RESOURCE CONSERVATION & RECREATION (OS)
- RL - RESIDENTIAL SINGLE FAMILY (FAR 0.5) (7-12 DUA)
- RLM - RESIDENTIAL LOW MEDIUM DENSITY (FAR 0.75) (10-18 DUA)
- RM - RESIDENTIAL MEDIUM DENSITY (FAR 1.0) (14-24 DUA)
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- PARKS (P)
- NEIGHBORHOOD RETAIL (NR) (FAR 0.5)
- INDUSTRIAL (I) (FAR 1.0)
- RAILROAD (EXISTING)
- WATERFRONT TRAIL WITH TRAIL HUBS

DESIGNED BY  
 WALKER & PARTNERS ARCHITECTS  
 PLANNING & ENVIRONMENTAL PLANNING



# DOWNTOWN SPECIFIC PLAN

ALTERNATIVE ③: CONCENTRATED COMMERCIAL WITH REDUCED HOUSING DENSITIES

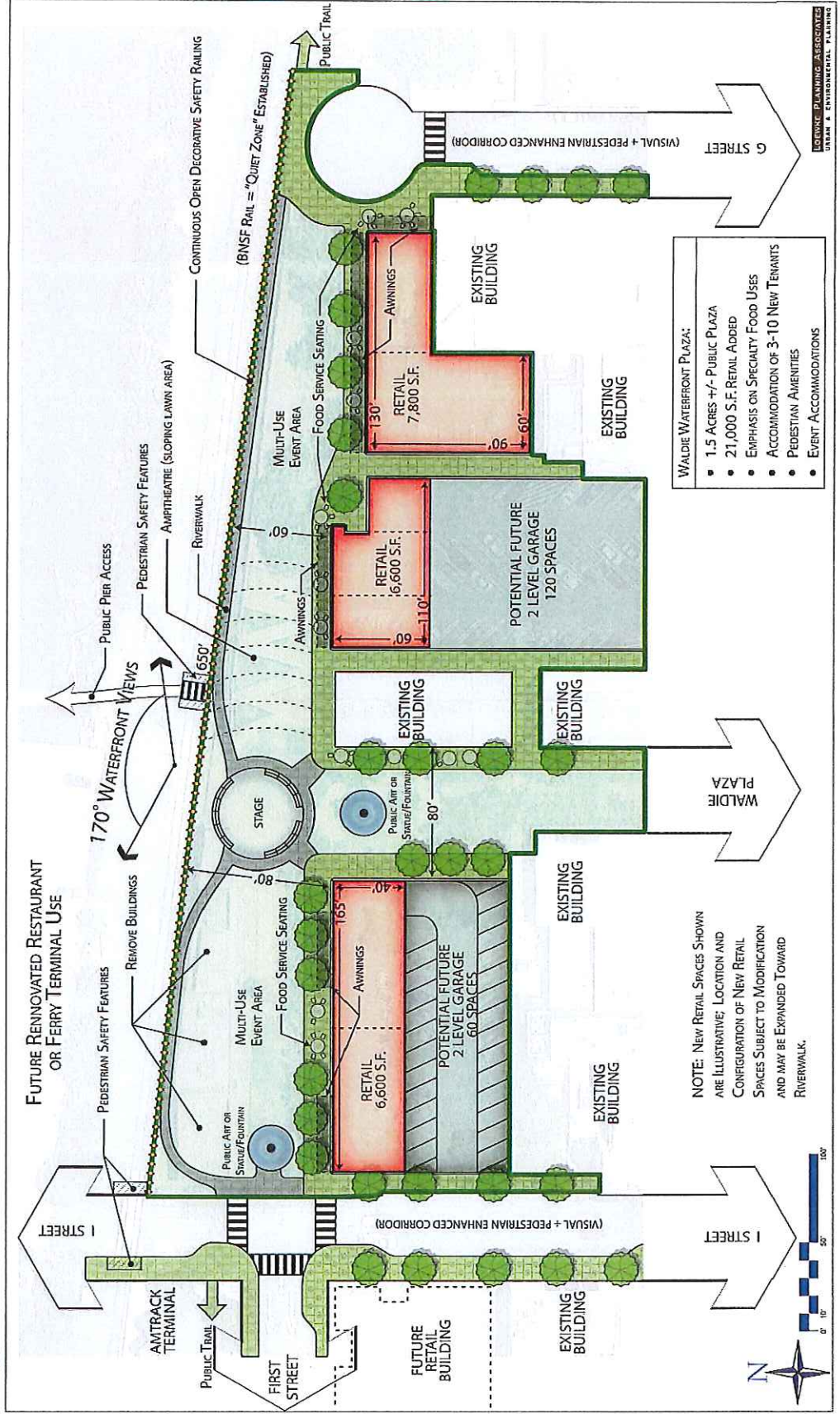
NEW DEVELOPMENT POTENTIAL

HOUSING POTENTIAL: 856-1,519 DUA  
 RETAIL & OFFICE POTENTIAL: 250K - 350K S.F. (50% RETAIL / 50% OFFICE)  
 WATERFRONT COMMERCIAL: 150,000 S.F.  
 INSTITUTIONAL MIXED USE: +/- 72 ACRES (OUTSIDE DSP AREA)

**Draft 05/01/15**

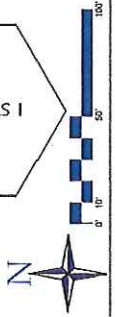
DRAFT 05/01/15

CITY OF ANTIOCH: DOWNTOWN SPECIFIC PLAN  
EXPANDED WALDIE PLAZA CONCEPT DIAGRAM



- WALDIE WATERFRONT PLAZA:**
- 1.5 ACRES +/- PUBLIC PLAZA
  - 21,000 S.F. RETAIL ADDED
  - EMPHASIS ON SPECIALTY FOOD USES
  - ACCOMMODATION OF 3-10 NEW TENANTS
  - PEDESTRIAN AMENITIES
  - EVENT ACCOMMODATIONS

NOTE: NEW RETAIL SPACES SHOWN ARE ILLUSTRATIVE. LOCATION AND CONFIGURATION OF NEW RETAIL SPACES SUBJECT TO MODIFICATION AND MAY BE EXPANDED TOWARD RIVERWALK.



# Comparison of Preliminary Downtown Specific Plan Alternatives

	Alternative #1	Alternative #2	Alternative #3
<b>1. Overall Emphasis</b>	Balanced land uses with maximized flexibility	Reduced housing with expanded commercial	Concentrated commercial; reduced housing densities
<b>2. Plan Area</b>		475 acres	
<b>3. Housing Focus</b>	Flexibility for greater densities over time in response to strengthening market	Lower densities based on near-term market feasibility assumptions	Lower densities with greater land use allocation for housing
<b>4. New Housing Potential</b>	1,269 – 2,198 units	430 – 800 units	856 – 1,519 units
<b>5. Housing Density Range</b>	7 – 37 units/acre	7 – 24 units/acre	7 – 24 units/acre
<b>6. Housing Land Allocation</b>	81.3 acres	60.1 acres	77.4
<b>7. Retail &amp; Office Potential</b>	475,000 - 575,000 s.f.	325,000 - 375,000 s.f.	250,000 - 350,000 s.f.
<b>8. Retail / Office Balance</b>	50% / 50%	60% / 40%	50% / 50%
<b>9. Waterfront Commercial</b>		150,000 s.f.	
<b>10. Waldie Plaza Focus</b>	Enhanced public plaza with expanded space for year-round special events and festivals, along with new water-oriented specialty retail space, in centralized location with dramatic waterfront views		
<b>11. Downtown Core Mixed Use Focus</b>	Emphasis on strengthening of specialty retail and food service uses, with flexibility for additional office and upper floor residential, to support daytime and evening activity with reduced vacancies		
<b>12. Downtown Core Area</b>	Core uses encouraged to expand between 4 <sup>th</sup> & 5 <sup>th</sup> Streets	Core uses encouraged to expand between 4 <sup>th</sup> & 5 <sup>th</sup> Streets	Reduced Core designation south of 4 <sup>th</sup> Street
<b>13. Neighborhood Preservation</b>	Preservation and renovation of existing housing stock strongly encouraged, with limited opportunities for new construction, particularly west of G Street		
<b>14. 10<sup>th</sup> Street Corridor</b>	Mixed uses concentrated along both sides of 10 <sup>th</sup> Street	Mixed uses encouraged to expand to south side of 9 <sup>th</sup> Street	Mixed uses concentrated along both sides of 10 <sup>th</sup> Street
<b>15. Mixed Use</b>	Flexibility for range of higher intensity uses to address market opportunities & site constraints (Sites 1, 3 & 7)	No mixed use sites outside Downtown Core and 10 <sup>th</sup> Street Corridor	Flexibility for range of moderate intensity uses to address market opportunities & site constraints (Sites 1, 3 & 7)
<b>16. Parks</b>	5.5-acre park NW of 2 <sup>nd</sup> & L Streets, plus 2.5-acre park east of A Street	New 4-acre park site NE of 2 <sup>nd</sup> Street / L Street	New 4-acre park site NW of 2 <sup>nd</sup> & L Streets
<b>17. 4<sup>th</sup> Street Corridor West of L Street</b>	Mixed Use opportunities provided along south side (Site 3)	Expanded General Commercial uses encouraged (Sites 2 & 3)	Mixed Use opportunities provided along south side (Site 3)

Notes: 1. Acreage figures are approximated based on usage site area, and are subject to revision with draft specific plan; Acreage allocations for mixed use sites provide flexibility for full buildout of each authorized use.

2. Buildout estimates are maximums assuming a 25-year (year 2040) planning horizon; Actual development will be phased and may be less.

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