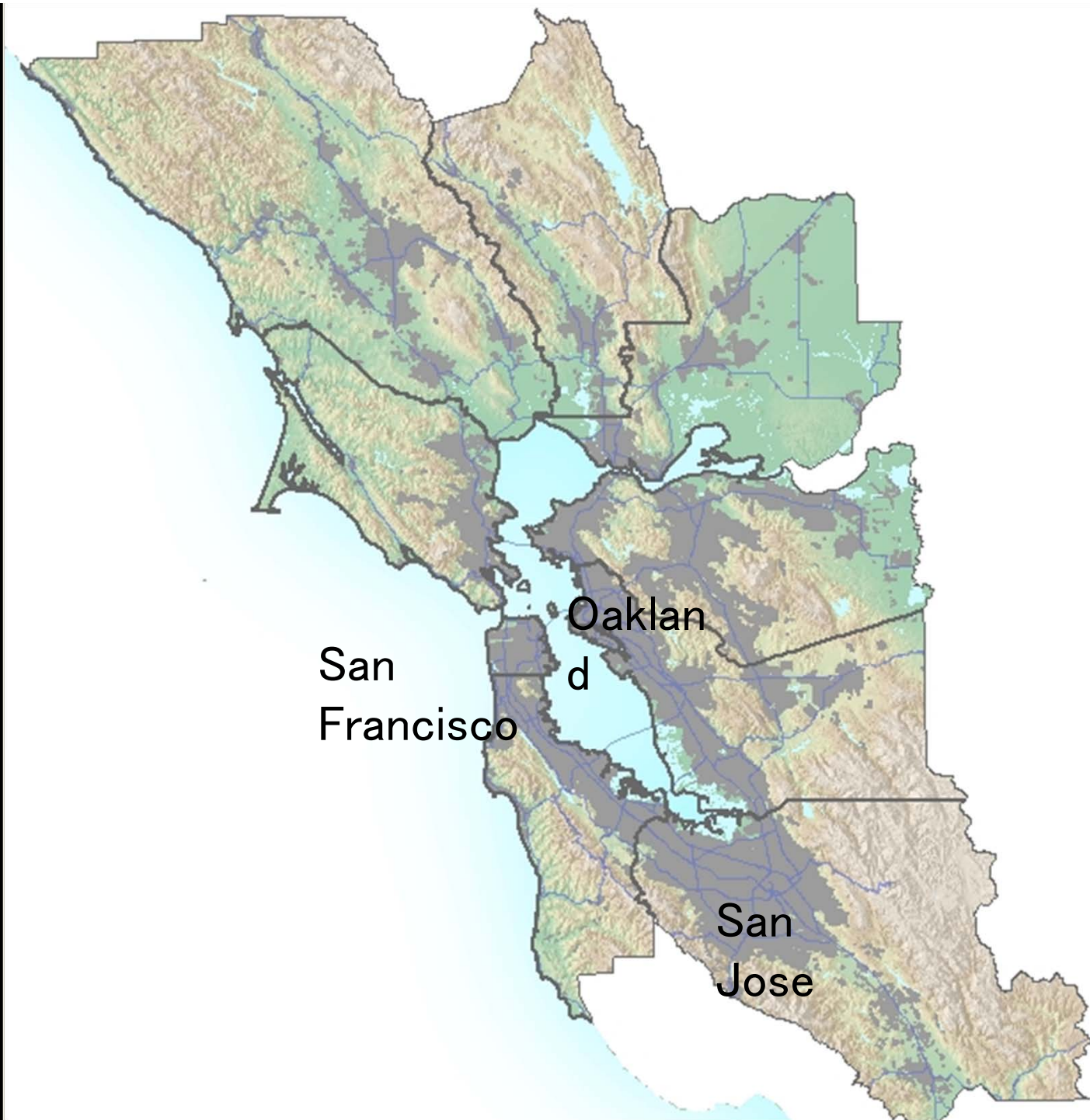




# From Open Spaces to Special Places



































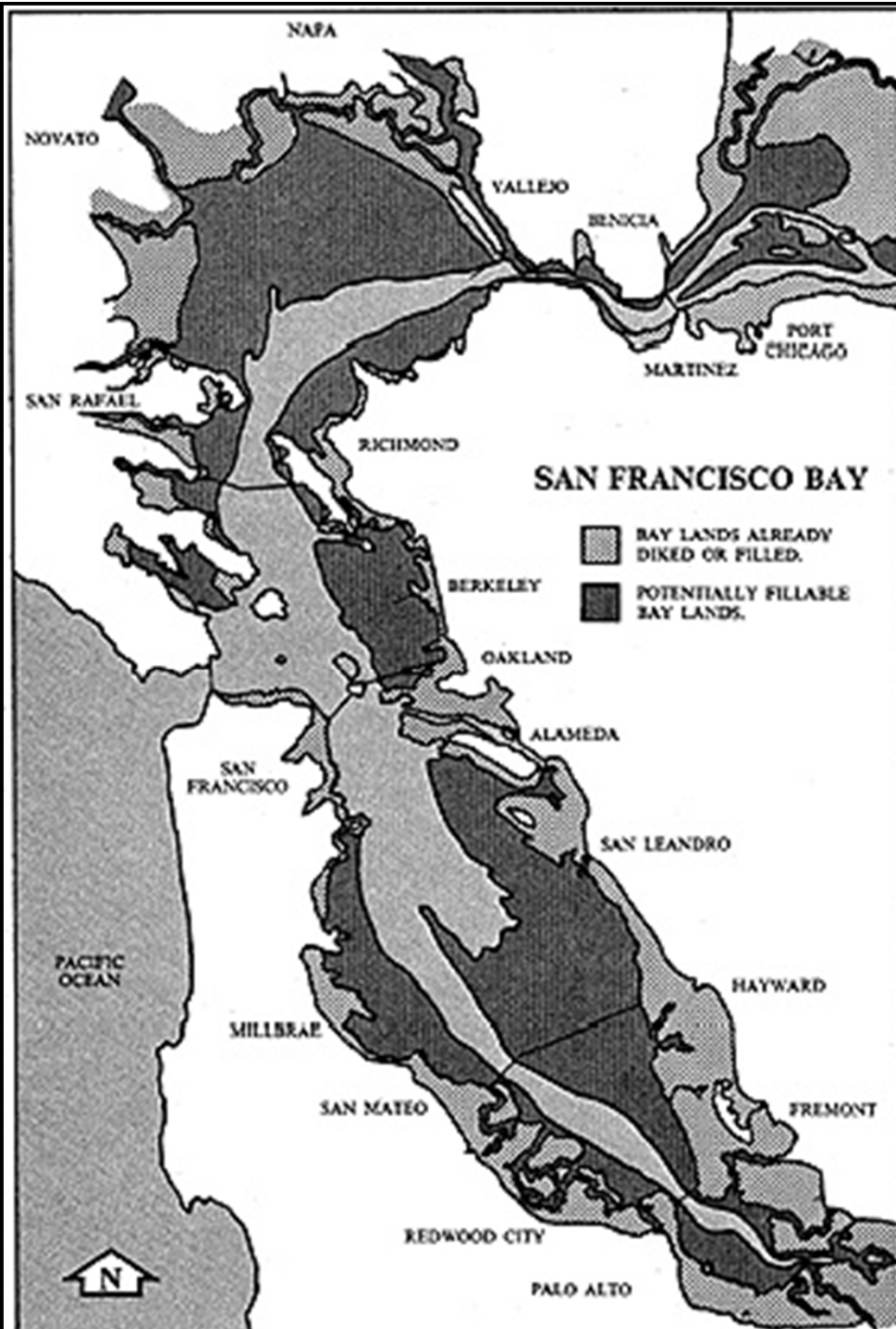




















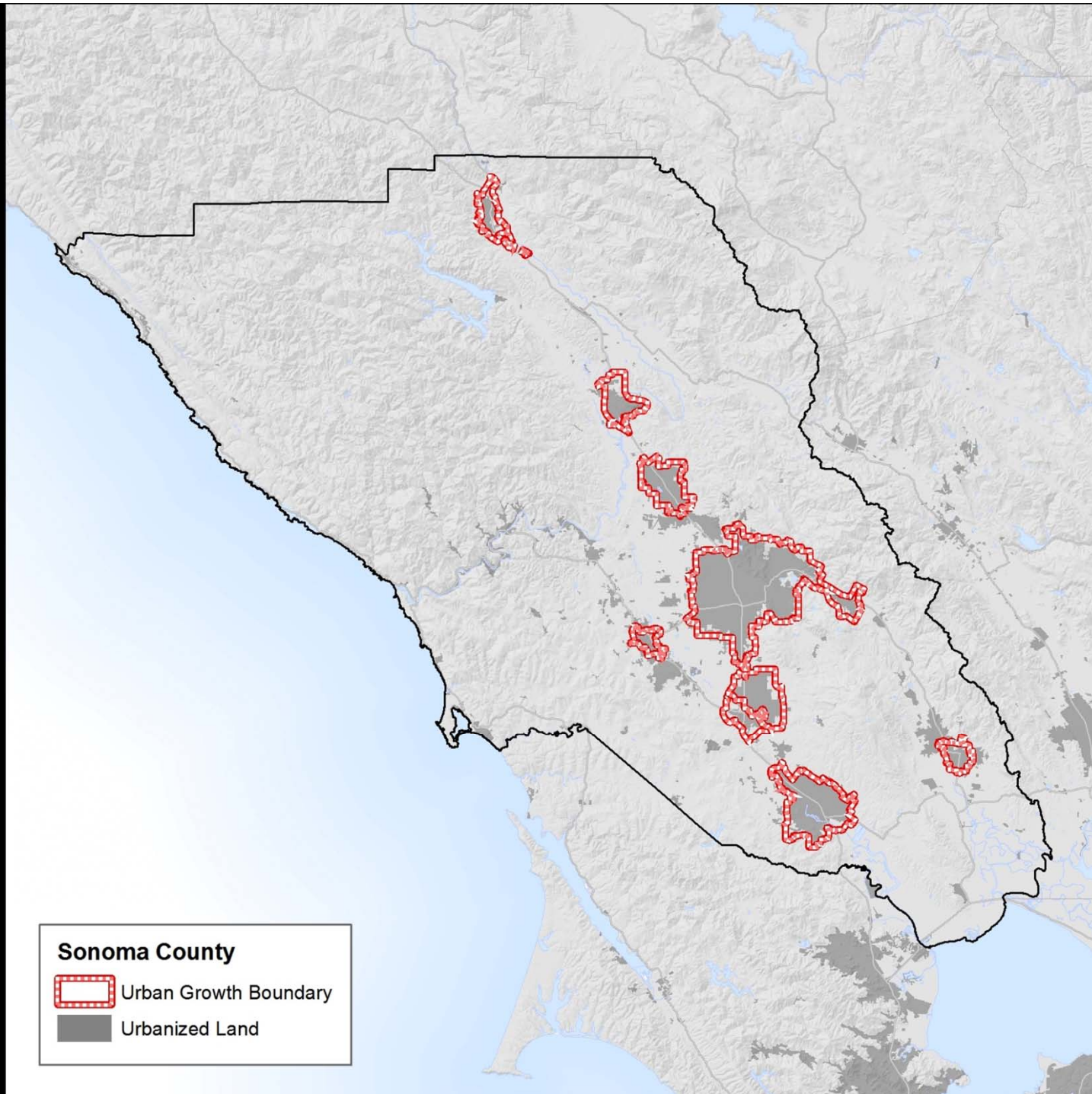




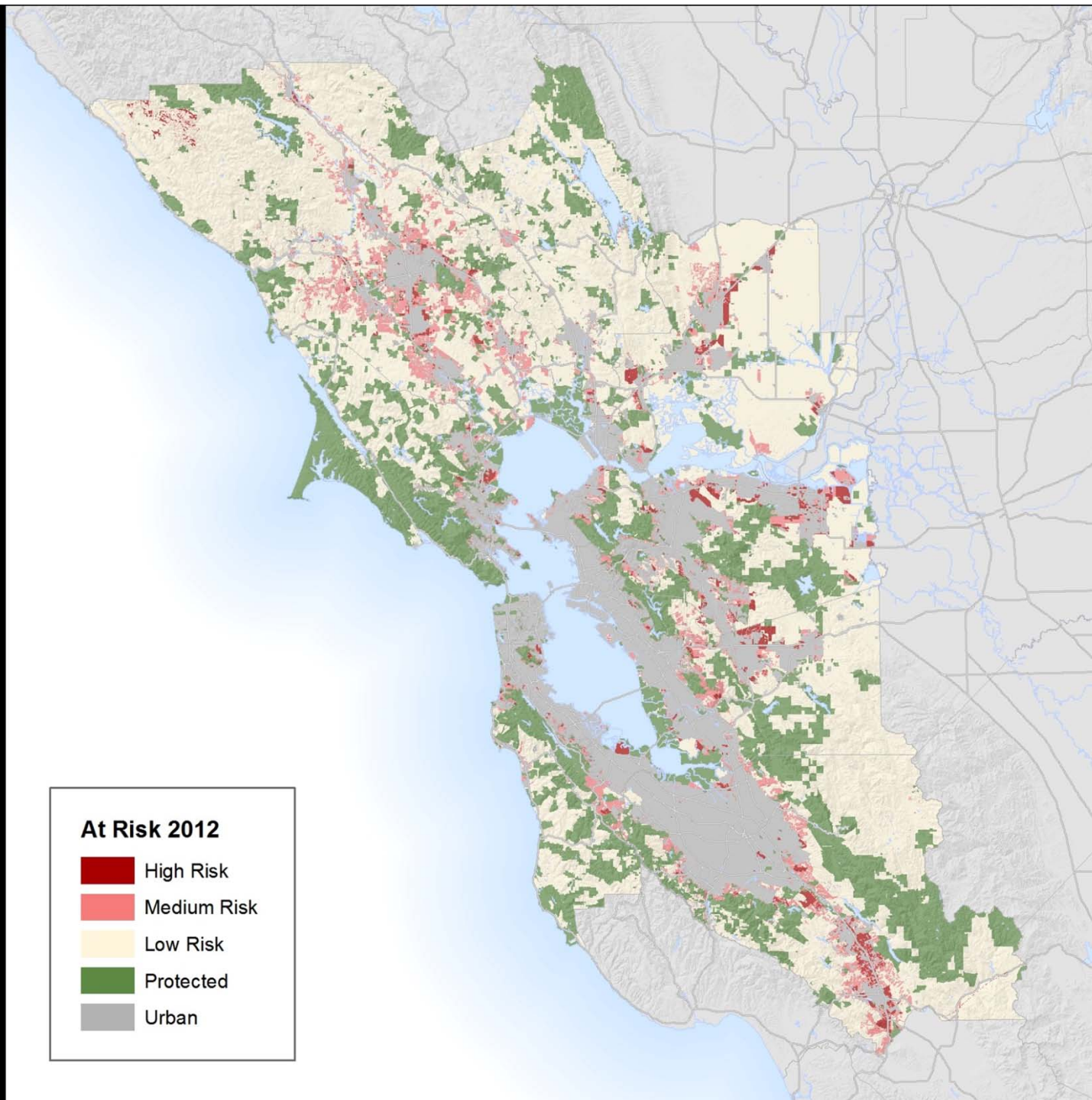














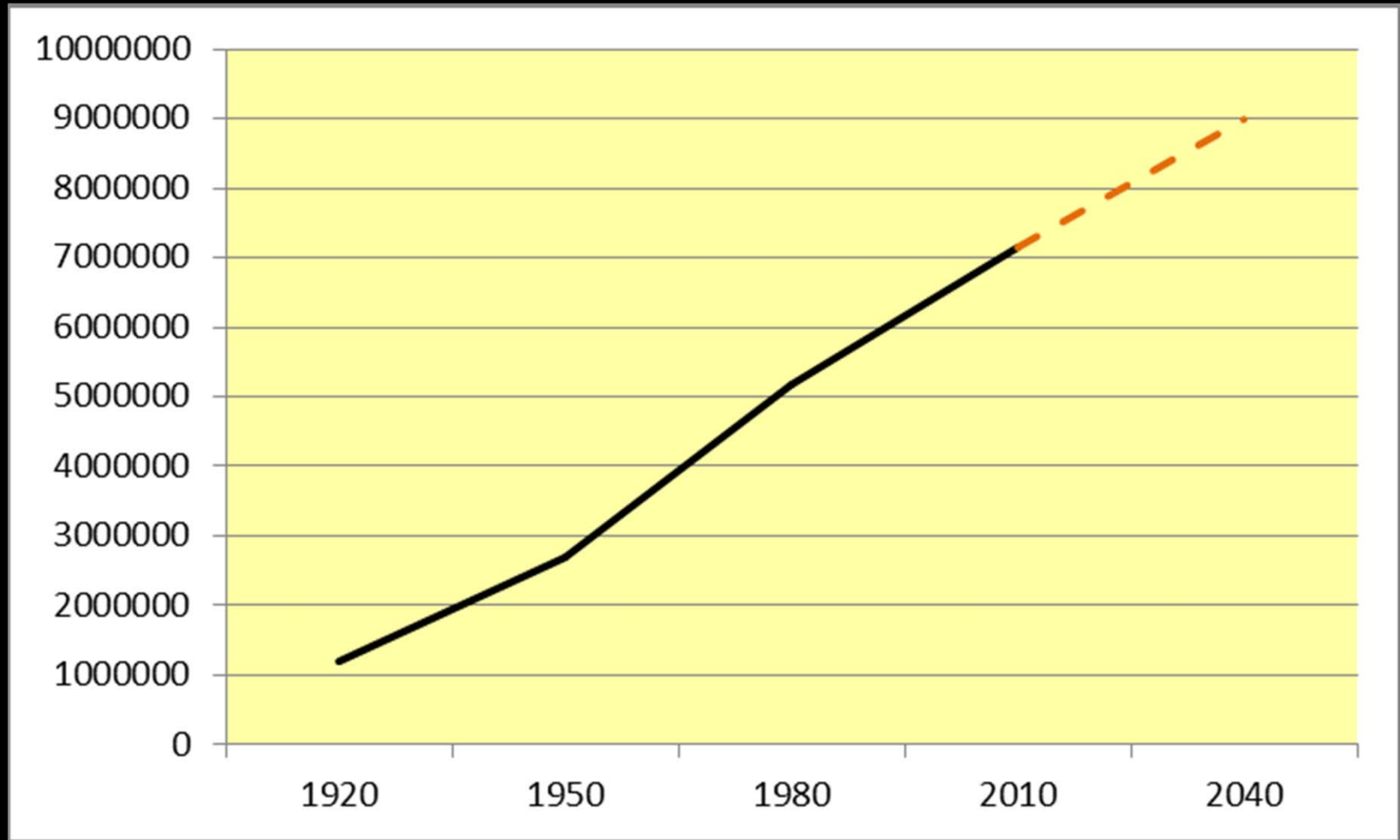








# Bay Area Population 1920-2040





# Compact Development Team



















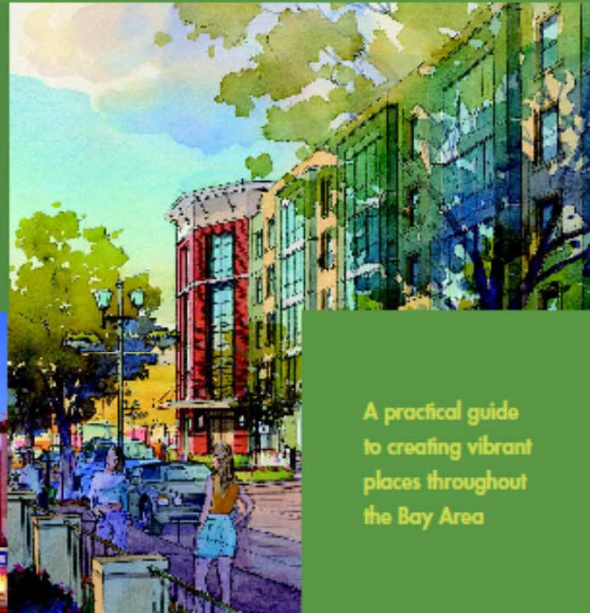








# Smart Infill



A practical guide  
to creating vibrant  
places throughout  
the Bay Area







*Steve Price, [www.urban-advantage.com](http://www.urban-advantage.com)*

*"I don't like when people live remotely from each other, especially at the cost of habitat. We need to think about our wild neighbors."*

--Arthur Chan, Concord







*“I like people living closer together—it’s better for community. I enjoy the life of a city.”*

—Tony, Concord



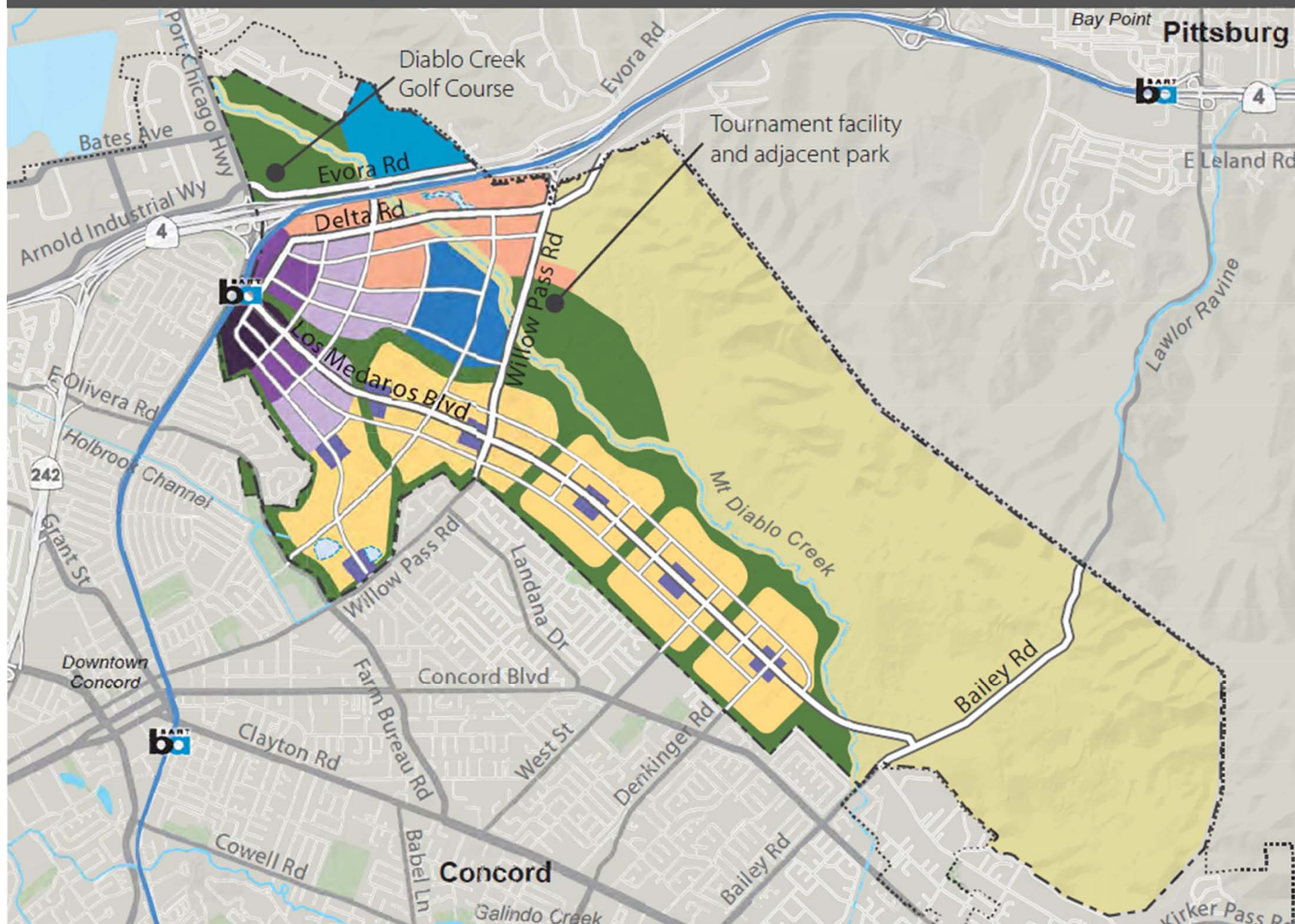








▼ Figure 1-1 Area Plan Diagram





- A dense, mixed use, walkable, bikable transit-oriented development near North Concord BART, with transit villages along the western edge the site.
- 3,500 acres of parkland and open space. A wide linear park connecting the existing neighborhoods to the new development. Protection of a 300' wide, 5-mile long Mt. Diablo creek corridor.
- A 150-acre university campus, 75-acre tournament level sports complex, an 80-acre fire/police training facility, and significant acreages for other community facilities such as schools, and community centers.
- 25% of housing units dedicated for low income families, veterans, seniors, and teachers. Land for a new food bank and a Habitat for Humanity project.
- Language encouraging apprenticeship programs and a 40% goal for hiring local trades people
- Eliminated a sprawl-inducing road and the estate home development in the most pristine area of the base.

















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WEDNESDAY	7 <sup>00</sup> to
THURSDAY	7 <sup>00</sup> to
FRIDAY	7 <sup>00</sup> to
SATURDAY	7 <sup>00</sup> to
SUNDAY	9 <sup>00</sup> to
EMERGENCY PHONES	

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Burger  
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ALL Summer

Large  
Cantaloupe  
\$ \$1.59  
EACH

Water  
\$



















# From Open Spaces to Special Places