

**Community Advisory
Committee Members**

Dan Helix, Chair
Philip Arnold, Vice Chair
Jeff Allen
Niko Anagnostopoulos
Russel Case
Colleen Geraghty
Claudia Hein
Randall Horton
Jerome Hudson
Ajit Kaushal
Rosanne Nieto
Paul Sinz
Darrin Walters



**REGULAR MEETING OF THE
COMMUNITY ADVISORY COMMITTEE
FOR THE CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday, May 16, 2017

6:00 p.m.

Council Chamber
1950 Parkside Drive

MISSION STATEMENT - *Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.*

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

AGENDIZED ITEMS – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. OPENING

Roll Call

Pledge to the Flag

2. PUBLIC COMMENT PERIOD

This is a fifteen minute Public Comment Period for items within the Committee’s subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Committee from acting at this meeting on any matter raised during the Public Comment Period.

3. COMMUNITY ADVISORY COMMITTEE ITEMS

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

A. Approval of April 18, 2017 annotated minutes.

B. Discussion and Exploration of Specific Plan Project Components and Options

C. Outreach to the Community

D. Discussion of CAC tour of Lennar | FivePoint projects

E. Next Steps

- May 17 Planning Commission Study Sessions
- May 23 City Council Study Sessions
- June 17 Community workshop #2 (Development of Alternatives)
- June 20 CAC meeting – Topic: Development of Alternatives

4. ADJOURNMENT

Next Meeting: June 20, 2017 – 6:00 p.m.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

**Community Advisory
Committee Members**

Dan Helix, Chair
Philip Arnold, Vice Chair
Jeff Allen
Niko Anagnostopoulos
Russel Case
Colleen Geraghty
Claudia Hein
Randall Horton
Jerome Hudson
Ajit Kaushal
Rosanne Nieto
Paul Sinz
Darrin Walters



**ANNOTATED AGENDA
REGULAR MEETING OF THE
COMMUNITY ADVISORY COMMITTEE
FOR THE CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday, April 18, 2017

6:00 p.m.

Council Chamber
1950 Parkside Drive

MISSION STATEMENT - *Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.*

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

AGENDIZED ITEMS – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. OPENING

Roll Call - Niko Anagnostopoulos, Philip Arnold, Russel Case, Colleen Geraghty, Claudia Hein, Dan Helix, Randall Horton, Ajit Kaushal, Rosanne Nieto, Paul Sinz, Darrin Walters present; Jeffrey Allen and Jerry Hudson absent. **Alternates:** Charles Hoffman, Peggy Tweedie present; Stuart Posselt absent.

Pledge to the Flag – Paul Sinz

2. PUBLIC COMMENT PERIOD

This is a fifteen minute Public Comment Period for items within the Committee’s subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Committee from acting at this meeting on any matter raised during the Public Comment Period.

None.

3. **COMMUNITY ADVISORY COMMITTEE ITEMS**

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

A. Approval of February 21, 2017 and March 21, 2017 Annotated Minutes

Minutes for the February and March meetings were approved by a motion from Colleen Geraghty and Ajit Kaushal seconded the motion.

B. Mission Statement Overview

Joan Ryan went over the Mission Statement and pointed out it is now on the Agenda.

C. Summary of Community Workshop #1 - What we heard.

Joan Ryan summarized the comments from the first Community workshop that was held on March 18, 2017.

Shared Observations - CNWS tour, Community Workshop

CAC members shared their observations from the first Community workshop and the March 21, 2017 tour of the former Naval Weapons Station.

PUBLIC COMMENT –

Peter Wilson commented that this is the last major development that will occur in the County. This could be a world class project for Concord and the County as well.

Kenneth Scoles stated this is an opportunity for the City and County to do something as a group that would benefit the veterans. Mr. Scoles inquired as to the amount of property that is available for senior housing and veteran services.

D. Project Initiation/Framework Plans

The Committee heard a presentation from Lennar | Five Point and Hart Howerton on key issues influencing the design of the Specific Plan infrastructure and of the first development phase. Committee members then had an opportunity to ask questions.

E. Update on Environmental Review

Joan Ryan gave an update on the review process.

F. Concord Reuse Project Area Plan – Question period

Guy Bjerke reminded the CAC that questions can be submitted to staff and the questions will be addressed.

G. Outreach Overview and Protocol

Guy Bjerke gave overview of upcoming public outreach opportunities and explained the tools that are used to reach out to the public.

H. Next Steps

Committee members commented on items of interest and shared information on upcoming events.

Guy Bjerke reminded everyone the next meeting is May 16, 2017 – 6:00 p.m.

4. ADJOURNMENT – 9:00 p.m.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



Staff Report

Date: May 16, 2017

To: City Council

From: Guy Bjerke, Director, Community Reuse Planning

Prepared by: Joan Ryan, Community Reuse Area Planner
joan.ryan@cityofconcord.org
(925) 671-3370

Subject: **Update on Progress Toward Development of the Concord Reuse Project Specific Plan**

Report in Brief

This report is intended to provide the Community Advisory Committee (CAC) with an overview of the City's progress toward development of the Concord Reuse Project Specific Plan, as well as an opportunity to provide comments and questions regarding the project and process. A presentation will be provided at the meeting by master developer Lennar | FivePoint and their project consultant/land planner Hart Howerton.

On March 18, 2017, the City hosted Community Workshop #1 to kick-off the Specific Plan process. The workshop provided attendees with a history of the site and the project, an overview of the Concord Reuse Project Area Plan adopted in 2012, and provided residents and stakeholders an opportunity to provide input on those issues important to them in the development of the Concord Naval Weapons Station (CNWS). Since that time, the project team has been reviewing the comments provided at the workshop, analyzing the site data in comparison to the adopted Area Plan, and evaluating the various components of the project. The draft version of the Specific Plan is anticipated to go to the City Council for review by the end of this year, followed by the final document and environmental documentation for final consideration and adoption by the City Council, anticipated in the fall of 2018.

Recommended Action

The CAC is invited to provide input regarding the project and provide any questions they may have regarding the various aspects of the project and process.

Background

In February 2010, the City Council, sitting as the Local Reuse Authority (LRA), adopted a Reuse Plan for the Concord Naval Weapons Station (CNWS). A Reuse Plan is a federal document required under the Base Realignment and Closure Act (BRAC) and it has no standing in land use law in the State of California. To establish a basis for entitlement of the Base in accord with the community's and Council's vision for reuse of the CNWS, the 2030 General Plan required a general plan amendment. The first step in the General Plan amendment process was to translate the Reuse Plan into a format compatible with a general plan document under California law. During the spring and summer of 2010, staff prepared the CRP Area Plan as the compatible format. Over the period 2006-2010, approximately 85 community meetings were held to obtain input to the overall process.

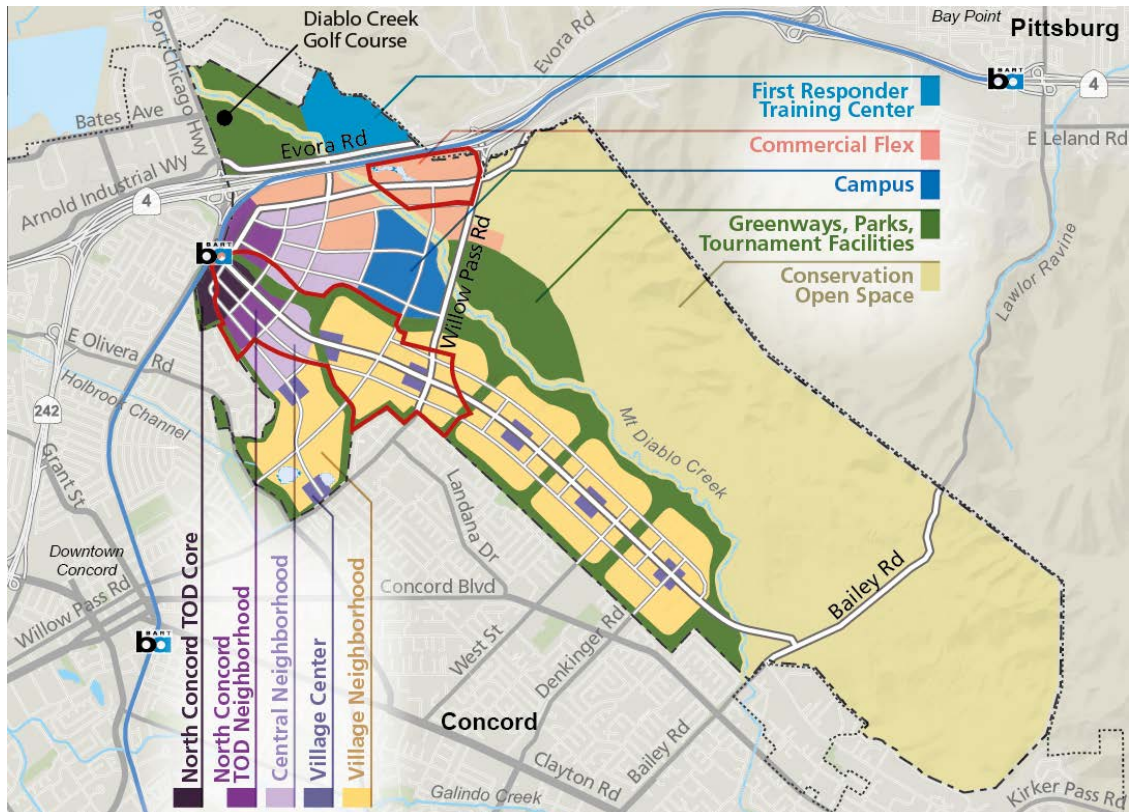
In January of 2012, the City Council approved a General Plan Amendment to incorporate the Concord Reuse Project (CRP) Area Plan and policies into the 2030 General Plan. The Area Plan consists of three books: a) Book One presents the Vision and Standards for Plan with a focus on site wide standards, district standards, open space standards and circulation standards; b) Book Two provides technical chapters and policies/standards specific to transportation and circulation; conservation; safety, health and noise; community facilities/parks and utilities; and c) Book Three, the Climate Action Plan (CAP) sets greenhouse gas emission targets and highlights standards and policies aimed at emissions reductions from energy use, transportation systems, water and wastewater collection/treatment and delivery systems. The CAP also set policies for implementation and monitoring programs. The CRP Area Plan is part of the City's General Plan, the policy document guiding the long-range development and conservation of the entire city. Since adoption of the 2012 Area Plan, City staff has worked with the Navy on property transfer negotiations, environmental permitting and remediation as well as the master developer selection process.

On May 11, 2016, the City Council, sitting as the Local Reuse Authority (LRA), accepted a Term Sheet and chose Lennar Concord, LLC (Lennar), as the master developer for the Development Phase One Property for the Concord Reuse Project. Before development can occur on the property, the City must approve a Specific Plan which will be prepared by the master developer, consistent with the Concord Reuse Project (CRP) Area Plan, adopted by the City Council in 2012, and evaluated pursuant to the California Environmental Quality Act (CEQA). The Area Plan is shown in Figure 1 on the following page.

Lennar, as the master developer for the Development Phase One, has assigned the property to Five Point for management of day to day operations. Together they are referred to as Lennar | Five Point and are responsible for the first phase of development, covering a 500-acre portion of the 2,300 acre developable portion of the CNWS Inland Area, as shown in Figure 1, later in this report. The remainder of the CNWS Inland Area will be developed in subsequent phases. The City is working

together with the master developer to negotiate the terms of this transfer. The City anticipates that the first parcels to be transferred should occur toward the end of 2018.

Figure 1



Analysis

The transfer of the CNWS to the City will provide an immense opportunity to shape the City as well as the region over the next 30 years. The City's goal is to create a Specific Plan that provides a high quality of life for residents in terms of housing, jobs, and open space, preservation of natural resources and new community facilities, as well as opportunities for the region given the site's ideal location adjacent to transit, proximate to freeways, and opportunity for access to meaningful open space. The Area Plan provides the following framework:

- 12,200 homes (25% affordable)
- 6.1 million sq. ft. of commercial space (industrial, commercial, flex, and office)
- 26,000 permanent jobs
- Higher education campus
- Open space parks and greenways

The master developer, although preparing a Specific Plan for the entire 2,300 acres, currently has the right to develop only 500 of those acres, with the following term sheet provisions:

Development Phase One

The Development Phase One area shown in the red outline below over the backdrop of the adopted area plan, as shown in Figure 1 below, is anticipated to provide for the following:

- 4,392 homes (25% affordable)
- 1.7 million square feet of commercial space
- 79 acres of open space, parks and greenways
- 2 community centers
- 1 new elementary school

The land transfer process has been progressing with the Navy. Land will be transferred in parcels from the Navy as remediation and permitting activities are completed. Land transfer differs by the type of future use. Those include: a) through Economic Development Conveyance (EDC) to the City of Concord, for residential and commercial development, education, and parks; and b) through Public Benefit Conveyance (PBC), as described below:

- The Navy may convey 76 acres of the former CNWS to the Contra Costa County Sheriff's Department and the Central Contra Costa County Fire Protection District for the purposes of operation and training and command center on the County PBC.
- The East Bay Regional Park District submitted an application for a public benefit conveyance through the National Park Service (NPS) Federal Lands to Parks program in September 2013. In May 2014, the NPS informed EBPRD that the Public Benefit Conveyance (PBC) application was approved. The EBRPD has developed a master plan and is preparing separate CEQA documents for their proposed regional park, referred to as Concord Hills Regional Park, located on CNWS land, east of Mt. Diablo Creek. A draft park plan can be found on their website at: www.ebparks.org/about/planning/cnws

Community Outreach

Due to the project's regional importance for the creation of housing, jobs and recreational opportunities, the Specific Plan's robust community outreach program includes many tools and avenues following up on the earlier Area Plan's theme of transparency. Public outreach for the Plan began in 2006 with a series of public events, and over 85 meetings, during which residents, stakeholders and the City came together over several years to determine how the property should be developed. During that

time, staff was assisted through the oversight of the process, by a 21-member advisory committee, and the Concord Reuse Project Area Plan was adopted in 2012.

The City's current Community Outreach Plan includes a variety of tools including Community Workshops, the City's Community Advisory Committee, the project's Technical Advisory Committee, Stakeholder Groups, neighborhood outreach, traditional methods using the City's website, governmental access channel, press releases, and postcard notifications, as well as the use of social media via the project's face book page. The City's website was recently updated in early May.

Community Workshop #1

On March 18, 2017, the City hosted Community Workshop #1 to kick-off the Community Reuse Project Specific Plan. The workshop provided attendees with an overview of the history of the site, an overview of the adopted Concord Reuse Project Area Plan and provided residents and stakeholders an opportunity to provide input as to those issues important to them in the development of the Specific Plan. Over 300 people attended the workshop and presentation and the video from the day was posted on the Concord Reuse Project website at <http://www.concordreuseproject.org/>

The master developer worked with City staff at the workshop to assist in getting broad feedback as to the community needs. The last half of the workshop consisted of a facilitated, table-top group exercise that approximately 200 attendees participated in, which identified clear and consistent themes for development within the Specific Plan, as well as a number of new ideas for uses at the base. The City obtained a large amount of community input through: a) comment cards submitted (approx. 85), b) project maps on which residents and stakeholders provided comments; and c) group summaries created at each table, based on their reporting out from the facilitated table top exercise. A consolidated summary of the comments categorized by topical area has been included as Attachment 1. The exercise produced a number of excellent concepts and ideas which are also summarized in Section III of this report. With feedback from the March workshop, the master developer has been able to continue toward the development of alternatives while remaining within the framework of the Area Plan.

The Central Labor Council of Contra Costa County and the Community Coalition for a Sustainable Concord provided formal comments while at the workshop, which have been attached to the report as Attachments 2 and 3.

Community Advisory Committee

In November 2016, the City Council appointed the Community Advisory Committee (CAC) to help guide the development of the Specific Plan. The CAC is an advisory body whose mission is as follows:

- *Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a*

communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.

The CAC held their first public meeting in January 2017. The Committee is led by Chairman Dan Helix, and Vice-Chair Philip Arnold. The CAC represents a group of Concord residents that will assist City staff in guiding the development of the Specific Plan and ensuring that its development is consistent with the earlier adopted Area Plan. Throughout the Specific Plan process, the CAC will continue to hold regular monthly public meetings on the third Tuesday of each month, taking public comments, and discussing the Plan's direction. Residents are encouraged to attend and follow the process, as the plans for the Specific Plan move forward. Meetings are televised, similar to City Council meetings. The CAC will provide a recommendation to the Planning Commission and the City Council for the approval of the Specific Plan and associated environmental documentation in the fall of 2018.

Technical Advisory Committee

On March 28, 2017, staff invited utility and service providers to a kick-off meeting to collaborate on the preparation of the Specific Plan through a Technical Advisory Committee (TAC). The TAC included staff from the City's Engineering Division, Contra Costa Water District, Central Contra Costa Sanitary District, Contra Costa County Consolidated Fire District, County Connection, the Mount Diablo Unified School District, and PG&E. Since that time, a series of individual follow-up meetings have been held in April to engage in more in-depth discussions and planning with each of the providers to discuss opportunities, constraints, preliminary development plans and potential phasing options. The TAC members have contributed valuable advice and technical assistance toward the formation of the Specific Plan and the discussions will continue. Separate meetings are being held on a parallel track with BART representatives.

Stakeholder Groups and Neighborhood Outreach

Staff's community outreach plan includes updating stakeholder groups, neighborhood groups and adjacent communities to obtain input as well as provide regular updates. Staff provided a presentation to the Dana Estates neighborhood on March 27, and recently met with a consortium of housing advocates. Staff will begin to coordinate meetings with stakeholder groups focused on housing, biking, environmental and labor issues. Other neighborhood groups will be invited to status update presentations on the project, and these are planned to be posted to the website by the end of May. In addition, staff plans to offer limited tours of the base in July and August.

Overall Schedule

Based on the current schedule, staff anticipates that the Specific Plan will go to the Planning Commission for review and recommendation by next fall. Community outreach will continue throughout the process, through a variety of means as described

in the next section. Staff plans to provide regular updates to the Planning Commission throughout the process. The overview schedule is attached as Attachment 4.

CRP Overarching Goals

The CRP Area Plan provided four overarching goals, as shown below, to guide the development of the CNWS and to provide direction toward future development. These overarching goals were established based on the community's shared sense of the area's enormous potential. Many of the workshop comments received on March 18 echo these overarching goals and provided the master developer with confidence in moving forward as they set about in providing more detail through development of the Specific Plan process. The comments shown below in *italics* were provided during the workshop, when asked what makes a "World Class City" and "One Concord" and demonstrate support for those earlier concepts. Additional responses from the workshop can be found in Attachment 1, regarding issues including land use, housing, transportation, jobs and open space.

Goal 1: Identity as a World Class Project.

- *Provides a place with a local identity and of regional distinction, that is walkable and neighborhood-oriented, drawing in community members and people from larger regions*
- *Includes a mix of incomes and multiple generations, affordable and accessible for residents*
- *Offers access to transportation choices, including safe cycling, walking, transit, and a shuttle through town and to parks*

Goal 2: A Balanced Approach to Conservation and Development-

- *Includes multimodal accessibility, connectivity, and ties to existing Concord neighborhoods*
- *Preserve and protect open spaces, trees, and wildlife by planting native plants, maintaining animal corridors, and natural buffer zones from developed areas*
- *Provides a place with mixed use neighborhoods, with a variety of employment, homes, shops, and public spaces that draw in the entire Concord area*

Goal 3: Economically and Sustainable Development-

- *Create a diverse and innovative employment hub, drawing in technology companies, university/education, R&D, manufacturing, clean tech, construction, nonprofit, and industrial jobs*
- *Promotes a sustainable community, including sustainable construction, infrastructure, energy, natural resource conservation, and native, low-water plants*

Goal 4: High Quality of Life for all Residents of Concord-

- *Offers a variety of community facilities and amenities, including public gathering areas and markets, public art and museums, parks and open spaces, educational facilities, libraries and new police stations*
- *Plans for new educational facilities that are well-integrated with the new community*
- *Promotes a commitment to the local economy, including quality jobs and local hire policies*

The overarching goals identified in the Area Plan were found through the workshop to have continued support and that was reinforced through the interest of the community in the project, as demonstrated during the workshop. The implementation of these goals will result in substantial improvements to the City of Concord, as the City strives to achieve as much as possible through this project within its 30 year horizon.

Plan Initiation and Discussion

The master developer has changed their land planning team since their initial proposal to the City. Hart Howerton was brought on board by the master developer in January 2017 and has been busy getting up to speed on the history, previous process, and the adopted Area Plan for the site. Most recently, the developer team has been conducting their land analysis and needs assessment.

Opportunities and Challenges

Any new development brings with it both opportunities and potential challenges. Opportunities with the project site include, but are not limited to:

- Bay Area economic growth
- Ability to attract local, regional and national businesses that need to build to suit their goals
- Provision of a variety of housing types for a range of ages and incomes
- Opportunities to implement new technology in the areas of transportation, energy, IT and communications, and construction practices.
- Maximizing use of the North Concord BART Station
- Educational opportunities
- Views of Mount Diablo and the surrounding area
- Creation of a Tournament Park and other recreational opportunities
- Opportunity to implement state of the art sustainability practices

However, there are challenges as well in creating a new city from the ground up. The master developer team has been immersing themselves in the technical issues regarding the site. Some of the challenges they are reviewing to understand more fully include the topography, utilities, canals, and connectivity to existing Concord, as well as:

- Transportation and traffic
- Extension of utilities and services
- Remediation of the site
- Transitions to existing neighborhoods
- Balancing land uses to create a viable Development Phase One
- Funding and financing

Due to some of these challenges, the project team is currently weighing the benefits of a potential shift to the location of the first 500 acres, referred to as Development Phase One. Such a shift would be further described and developed through the development of alternatives, which is anticipated during the June workshop and CAC meeting. Such a shift would not increase the anticipated development program (unit requirements) for Phase One, but aim to ensure the project's long-term success, momentum and ability to provide community facilities for the entire City as early in the development as possible. Any such shift would be approved by the Council as part of the Specific Plan approval.

Project Components

The master developer project team has been examining a variety of land uses which were discussed within the CRP Area Plan to optimize their location. The team will be providing a presentation this evening that highlights the primary components they have been studying in order to ensure the success of the project. The land use components are evolving to respond to physical constraints and opportunities at the site, and for some, require a degree of flexibility to enhance the initial viability for the first phase of development at the site. As a result, the team will be requesting feedback regarding a few options as to the location of the following areas, including:

- Commercial Center in close proximity to the Tournament Sports Facility – to create a marketable commercial center with synergy between the two uses, including a potential hotel use;
- Educational Campus – to better take advantage of proximity to BART;
- Commercial Flex Area – to accommodate a PG&E substation for the site;
- Open Space green areas – to optimize views; and
- Creek Restoration – to create an amenity through the site for the benefit of the entire project.

Based on the exploration of these components, the master developer team has begun to formulate a few options for discussion purposes in order to provide a viable, developable project for phase one, as the development program continues to be refined. These consider the formidable challenges of topography, provision of utilities, circulation, and flood control, while taking advantage of the location of the Tournament Sports Park, the views of Mount Diablo and the Concord Hills, and the proximity to BART.

The public will continue to have the opportunity to comment on the progress on the Specific Plan and the development of alternatives. The CAC will further discuss the review of project components and the development of alternatives and hear public comments again at their meeting scheduled on June 20. In addition, the draft alternatives will be the focus of the next Community Workshop planned for Saturday, June 17. Based on feedback provided, the project team will move forward toward development of a preferred alternative for discussion at a subsequent Community Workshop #3 in the fall. The Draft Specific Plan will begin to be prepared on a parallel track as the alternatives are being developed, evaluated and the eventual preferred alternative is refined.

Financial Impact

No General Funds will be required for this project. Preparation of the Draft Specific Plan is being funded by the Master Developer for the project, and City staff time and consultants are being covered based on the agreed term sheet through a reimbursement agreement with the Master Developer.

Environmental Determination

The City Council approved the contract for SWCA, the environmental consultant selected for the project, on April 25, 2017. The City's goal, in collaboration with the environmental consultant, is one of a transparent process to the community, where there will be opportunities for all critical stakeholders, including the Community Advisory Committee, technical advisory committee, and stakeholder groups to develop a clear understanding of the anticipated environmental impacts of the Specific Plan implementation and opportunities for the public to provide input. The City will also work to take full advantage of existing adopted environmental documents.

The CEQA process will be led by SWCA and overseen by City staff to provide a thorough and independent review of the Specific Plan, as prepared by the master developer. The City will incorporate SWCA into public workshops and Community Advisory Committee meetings, as appropriate throughout the process. Staff's intent is to work as a partner with the environmental consultant through two major stages of work (Step 1 and Step 2):

- Step 1: Collaboration with the City on the review and provision of input into the development of the Specific Plan, conduct the review of existing documents and prepare a robust initial study and checklist, pursuant to CEQA.
- Step 2: Preparation of appropriate CEQA documentation, as determined through the completion of the first step of work. A separate scope of work will be prepared for the second step of work, toward the end of Step 1.

SWCA's scope of work includes review of the earlier 2010 EIR and 2012 Addendum to the Final 2010 Final EIR, review and collaboration on the Specific Plan, participation at

community meetings, conducting the formal CEQA scoping meeting, and preparation of a Notice of Preparation and an Initial Study. The CEQA document is expected to evaluate a detailed Specific Plan for the 500-acre Development Phase One as well as additional developable area (future phases) beyond the Phase One area (approximately 1,800 acres), sufficient to fully zone the property and to support infrastructure planning and development for future phases.

Public Contact

The Agenda was posted. In addition, members of the public who expressed an interest in this topic were also notified. Any future public hearings to consider the draft or final adoption of the Specific Plan will be publicly noticed in accord with the requirements of the Municipal Code.

Attachments

1. Community Workshop #1 Summary
2. Labor Council comments, March 17, 2017
3. CCSC comments, March 17, 2017
4. Overview Schedule

Memorandum

ARUP

To	Guy Bjerke, Joan Ryan, City of Concord	Date	April 3, 2017
Copies		Reference number	216464-01
From	Dahlia Chazan, Tim Bates, Audrey Shiramizu, Arup	File reference	09-04
Subject	Summary of Community Input from Specific Plan Community Meeting #1		

1 Background

This memo summarizes community feedback received during the first Concord Reuse Project Specific Plan Community Workshop on March 18, 2017. The summary is organized by key issue, as well as a few topics included in a “Miscellaneous” section.

2 Comment Summary

World Class City

- Provides a place with a **local identity and of regional distinction**, that is walkable and neighborhood-oriented, drawing in community members and people from larger regions
- Includes a **mix of incomes and multiple generations**, affordable and accessible for residents
- Offers access to **transportation choices**, including safe cycling, walking, transit, and a shuttle through town and to parks
- Promotes a **sustainable community**, including sustainable construction, infrastructure, energy, natural resource conservation, and native, low-water plants
- Offers a variety of **community facilities and amenities**, including public gathering areas and markets, public art and museums, parks and open spaces, educational facilities, libraries and new police stations

One Concord

- **Includes multimodal accessibility, connectivity, and ties to existing Concord neighborhoods**
- **Matches and integrates new development with existing Concord**, so it is inclusive to both existing and new residents

Memorandum

- Provides a place with **mixed use neighborhoods**, with a variety of employment, homes, shops, and public spaces that draw in the entire Concord area
- **Promotes a commitment to the local economy**, including quality jobs and local hire policies
- **Plans for new educational facilities** that are well-integrated with the new community
- **Provides services**, including transportation and other community-scale services, that are high quality throughout Concord

Land Use and Community Design

- **Higher density around BART and downtown, lower density outside of downtown**, with building height limits that respect surrounding neighborhoods and key view sheds, including Mt. Diablo
- A place that offers a **balanced mix of industrial, retail, and office**, with a focus on local businesses and residents
- **Distinctive neighborhood designed for each village cluster**, with varying densities, public plazas, and natural landscaping
- **Quality architecture**, designed to withstand earthquakes

Housing

- **Affordable housing for all groups** (working residents, seniors, etc.), fully integrated and accessible throughout the development
- **Offer priority to Concord residents** for housing options
- Provide a **variety of housing types**, including single and multi-family homes, condos, apartments, cottages, “tiny” homes, live/work, senior and veterans housing, services and housing for unemployed and homeless

Transportation and Transit

- **Increase connectivity and access to the site** and improve roadways that currently separate existing and new neighborhoods
- **Prioritize safe, complete streets for active modes of transportation**, including traffic calming, speed reductions, and low-stress protected bicycle and pedestrian networks
- **Encourage more efficient automobile travel**, including electric vehicle charging infrastructure, car-sharing, ride-sharing, and on-demand autonomous mobility
- **Provide an integrated transit system and new transit hubs**, with frequent connections to local destinations and regional transit services (like BART)

Memorandum

- **Reconsider new options for parking areas**, including shared parking lots for mixed-uses, vertical or underground garages
- **Address capacity and safety issues of major thoroughfares**
- **Create multi-modal connections** to transit hubs, trails, and agriculture sites, with investments in bike facilities, safe bike storage, bike-sharing, and “last mile” options

Economic Development and Jobs

- Create a **diverse and innovative employment hub**, drawing in technology companies, university/education, R&D, manufacturing, clean tech, construction, nonprofit, and industrial jobs
- **Prioritize local and small businesses**, requiring local hiring policies and prioritizing local businesses for commercial and shared work spaces
- **Encourage employers to provide living wages** and increase availability of union jobs
- Offer a **variety of commercial uses** including local and bigger businesses, hotels, diverse and high-quality food markets, nightlife and entertainment activities

Parks and Open Space

- Provide **outdoor social gathering areas** for farmers’ markets, community parks, gardens, urban agriculture, amphitheaters
- **Preserve and protect open spaces, trees, and wildlife** by planting native plants, maintaining animal corridors, and natural buffer zones from developed areas
- **Maintain views of Mt. Diablo and the Hills**
- Provide **multi-modal accessibility from all neighborhoods to parks and open spaces** through greenways and trails
- **Provide green space buffers and natural barriers** to protect and provide neighborhood privacy

Community Facilities and Amenities

Workshop attendees would like to see:

- **Public and social community areas** like amphitheaters, performing arts centers, cultural centers, Concord history museums, parks, senior and community centers, community farms
- **Recreation and sporting facilities** for a mix of professional and neighborhood sports, including indoor and outdoor sports fields and courts, waterway sports, and outdoor activities
- **Educational facilities for all ages and levels**, including public K-12, higher education, technology university and magnet schools, vocational, trade schools, daycares, senior centers, after-school programs, library and learning centers
- **Additional health and social services**, clinics, urgent care, and counseling services and services for veterans, homeless, and low-income residents
- **Additional police and fire services** to better serve existing and new residents

Memorandum

Sustainability and Climate Action

- **Investment and commitment to renewable energy**, including energy efficient construction and solar power in buildings, homes, businesses, and parking garages
- **Commitment to water conservation and reuse**, including new water technology systems/detention
- **Incorporate “zero waste” practices** to maximize reuse and recycling in order to reduce amount of material going to landfills.

Miscellaneous

- **More outreach and communication** provided regarding construction plans and potential impacts to/protections for residents; with future meeting times and locations
- **Concern about remediation process/status**
- **Provide web-based opportunities for residents to submit feedback**

Central Labor Council Contra Costa County AFL-CIO

Creating Quality, Sustainable Operations Jobs on the Concord Naval Weapons Station Reuse Project

The Concord Naval Weapons Station has the potential to create long-term, quality jobs for ALL Concord residents. With the likelihood of millions of dollars of public investment and the reuse of public land, Concord needs real investment in real jobs to support our families.

The development could generate hundreds if not thousands of quality jobs, including:

- **Construction Jobs:** Construction of infrastructure, new housing, and commercial buildings.
- **Permanent Operations Jobs:** Public works, park maintenance, and open space management; Transportation; Hotel and conference center hospitality workers; Retail and grocery workers; Office workers; and Property services including janitorial, landscaping, and other jobs.

The City, Citizens Advisory Committee and Reuse Authority can ensure good quality jobs and high quality construction and operation of the Concord Naval Weapons Station by adopting the following principles:

- **In-source public sector work:** Public works, such as maintenance and operation of new city parks and facilities, should be performed by city workers. Public transportation work should be performed by employees of County Connection. This ensures good local jobs and quality public services.
- **Labor Peace:** Labor Peace is a policy adopted by the City – and agreements with the Developer – that facilitate projects and protect a community’s interest in on-time, successful, and profitable construction and operation of the project by encouraging agreements with labor organizations that establish a guarantee of labor peace and high quality jobs.
 - **Project Stabilization Agreements** ensure that the construction of the project will be done without disruption, by highly trained local workers, for fair wages.
 - **Labor Peace Agreements for operational jobs.**
- **Local Hire:** The City must require that the Developer and future employers hire at least 60% Concord residents for permanent, operational jobs, through a Community Benefits Agreement and by amending the *Concord First* policy.

- **Card Check Neutrality Agreements:** These agreements between the Developer and the Labor Council or unions allow workers to join or form a union when a simple majority sign cards or a petition to do so, without interference from the corporation.
- **Living Wage Jobs:** The Reuse Project should establish a living wage for jobs created from the project. Nearly 20 jurisdictions in the Bay Area, including eight jurisdictions in the East Bay (Alameda and Contra Costa County) have adopted living wage and minimum wage policies. Living wage policies ensure that private employers benefitting from public resources—such as government contracts, subsidies, and leases or sale of public land—pay wages sufficient to keep employees out of poverty. Living wage policies in the East Bay range from \$13.72/hr to \$16.02/hr without employer paid healthcare benefits.
- **Targeted-Hire Requirements:** A percentage of both short-term construction and permanent operations jobs should go to local, targeted residents. Employers would be required to meet hiring goals and have a “first source” process in which they hire workers from local training programs and local community first.
- **Investment in Local Job Training Programs:** In military base re-use projects throughout the country, local communities have secured job training dollars for residents to prepare them for the pre-construction and operational jobs that will be created. Locally, several non-profits, like Monument Impact, Opportunity Junction, and FutureBuild train job seekers and put them on a career pathway, strengthening our community and making us ALL stronger.

A Community Benefit Agreement (CBA) is a legally binding contract negotiated between a developer and a coalition representing broad spectrum of community members impacted by the development. The CBA addresses community interests in needs with provisions such as funds for affordable housing and open space, card check neutrality for workers who choose to organize unions, and living wage goals for workers employed at the development.



Community Coalition for a Sustainable Concord (CCSC)
Proposals for a Community Benefits Agreement

JOBS

Concord residents need quality jobs.

That's why we're supporting *GoodJobsConcord* through both City of Concord policies and through a Community Benefits Agreement – a signed contract with Lennar|Five Points – to ensure **LABOR PEACE, LOCAL HIRE** (50% Concord residents on ALL jobs), **PRESERVING CITY WORKERS JOBS** (no contracting out/privatization), **PREVAILING & LIVING WAGES**, a **PROJECT LABOR AGREEMENT, RIGHT TO JOIN A UNION**, and a **LOCAL JOB TRAINING FUND**.

HOUSING

Concord and Lennar|Five Points must keep their promise to create a Concord for ALL residents. The core affordable housing (and homeless housing provisions) that ensure the fulfillment of the 25% affordable housing requirement at the CNWS includes: **INCOME TARGETING of 25% affordable housing** to meet the needs of lower-income seniors, veterans, teachers, families, workers, and people who are homeless and with special needs. This 25% shall include affordable rental housing targeted at 60% AMI and below; **DEVELOPMENT PARTNERS; FREE LAND AND CLEAN DEVELOPABLE PADS**; and a developer provided **GAP SUBSIDY** (through an impact fee or progressive commercial linkage fee); **INTEGRATED SITE SELECTION AND DISTRIBUTION**; and the affordable housing must be built during all phases of development.

NEIGHBORHOOD PRESERVATION

Our existing neighborhoods look forward to welcoming our new neighbors and businesses. A world class project and One Concord means we ALL benefit. To those ends we must safeguard our current neighborhoods through: **ENVIRONMENTAL REMEDIATION** (Developer shall ensure that all contaminated lands within the Development area are cleaned up to an appropriate use standard, including City and linear parks; **NEIGHBORHOOD CONNECTIVITY** through a DDA and Specific Plan that implement a Bicycle and Pedestrian Connectivity; mitigation and regulation of **CONSTRUCTION TRAFFIC**: Developer shall prepare and implement a Construction Traffic Mitigation Plan that limits construction trips through Concord city streets and residential neighborhoods to the maximum extent feasible; and **DEVELOPMENT FOOTPRINT**: Developer shall agree that there will be no expansion of the development footprint beyond what was approved in the Concord Reuse Project Area Plan with the exception of what is deemed necessary to provide for utilities. Residents also desire **TREE RETENTION**, where the Developer shall commit to retaining or replanting heritage trees throughout the development area to the maximum extent feasible and **SENIOR HOUSING**.

PARKS & OPEN SPACE

Consistent with the Area Plan, **PARK AND OPEN SPACE ACREAGE** in the in the public and economic conveyance areas shall equal no less than 69% of these areas. Offsite mitigation areas shall not count towards this commitment and are in addition to the 69%. All parks, with the exception of the Regional Park and additional conservation areas, shall be city-owned, publicly-accessible, and managed consistent with the jobs terms of this agreement. All parks shall be designed with wildlife crossings and wildlife movement as a priority. Duration and source of management funding for parks and open spaces shall be specified, with a baseline for annual operating costs of the parks, commitment to funding that baseline for at least 25 years and, at the least, identification of an ongoing revenue stream.

CITY PARKS, Parks in each development phase shall be provided in developed form at no less than the acreage shown on the adopted Reuse Plan; **GREEN FRAME & ACCESS** in Phase 1; **MOUNT DIABLO CREEK RIPARIAN ZONE** - The conservation and habitat restoration area along Mt. Diablo creek shall be no less than 300' in width for its entire length, and no less than 150' from centerline on either side of the creek; CCSC platform indicated;

COMMUNITY OVERSIGHT

A strong Community Benefits Agreement requires accountability and enforcement. Ongoing community stakeholder involvement shall be specified from the beginning of development.

Concord Reuse Project Specific Plan Schedule - Draft April 13, 2017

PROJECT SCHEDULE	2017												2018									
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
DRAFT - 4/13/2017																						
SPECIFIC PLAN																						
Existing Conditions, Review of Reports			X																			
Land Analysis & Needs Assessments			X																			
Development of Preferred Alternative					X	Public Review		X														
Phase 1 Master Plan								X														
Draft Specific Plan						Admin. Draft	X		X		Review											
Final Specific Plan																X	Review		FINAL		ADOPT	
Public Meetings																						
☐ CAC meetings (3rd Tuesday)	1/17	2/21	3/21	4/18	5/16	6/20	7/11	8/8	9/19	10/17	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
■ TAC meetings (Staff level meeting)			3/28	4/11	5/3	■		■		■		■		■		■		■				
* Internal team meetings	1/10	2/14	3/14	4/11	5/9	6/13																
◆ Stakeholders			◆		◆			◆			◆					◆						
* Community Workshops			3/18			6/17			09/23 T		*						*					
● CC Status Updates		●		●	5/23	●		●		●		●		●		●		●		PC REVIEW		CC ADOPT
ENVIRONMENTAL DOCUMENTATION																						
RFQ, Selection of Consultant				X																		
Existing Conditions, Rev. of Docs, Mtgs.																						
Project Description and Data Request																						
NOP, Scoping, Initial Study									NOP	Review												
Initial Study, Notice of Completion													X	Review								
Admin. Draft EIR																						
Draft EIR																		Public Review				
Final EIR/Certification																			X	FINAL		Certify