

**Community Advisory
Committee Members**

Philip Arnold, Chair
Randall Horton, Vice Chair
Niko Anagnostopoulos
Colleen Geraghty
Claudia Hein
Charles Hoffman
Jerome Hudson
Ajit Kaushal
Rosanne Nieto
Stuart Posselt
Paul Sinz
Peggy Tweedie
Darrin Walters



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

Tuesday, February 20, 2018

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 – Philip Arnold, Niko Anagnostopoulos, Colleen Geraghty, Claudia Hein, Randall Horton, Jerome Hudson, Rosanne Nieto, Stuart Posselt, Paul Sinz, Peggy Tweedie, Darrin Walters, Julie Dennler Marquardt present; Charles Hoffman, Ajit Kaushal, Steve Older absent.

Pledge to the Flag – Randy Horton

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.

Hope Johnson – Ms. Johnson requested the CAC members try to attend the neighborhood meetings when available. She also noted some of the CAC members are

concerned with cost and that this is not the CAC's jurisdiction. CAC should help make sure community facilities are implemented in phase one.

Mark Steinberg – Mr. Steinberg stated the veterans need a new facility and is disheartened the City can't spare a few acres to build a veterans facility.

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 January 18, 2018 and January 27, 2018 annotated minutes.
Approval of the annotated minutes was approved.

B. Design Guidelines/Development Standards presentation

- *Background Presentation, City Staff*
- *Introduction by Rachel Flynn, Lennar | Five Point*
- *Development Standards/Design Guidelines Discussion, Paul Milana, Hart Howerton*

CAC members asked questions and expressed their opinions and some concerns.

- What type of houses you are thinking of putting on the property?
- If a house has stairs leading up to it, how is that ADA compliant?
- How early in the process do we give opinions on the type of house? Do we give our thoughts to the developer? Do we have that approval? Do we have some say in what they use/do?
- When we get the draft specific plan, will there be certain sections earmarked for the art center, for the veterans? Will they be specific or just a building?
- Will there be art in certain areas of the plan? Would like the art to come from Concord artists.
- Think about the location of the trees and the lighting when they mature.
- What is the percentage of budget that was assigned to the developer to have art in the project? Does the City have a percentage?
- Does the Council designate what art is on the streets?
- The community is concerned about multi-level housing, what role does the CAC play in this?
- Is there any formalized leadership inside the neighborhoods regarding the neighborhood meetings?
- Where do I find out about neighborhood meetings?
- Would drought planning be part of the landscape architecture?

PUBLIC COMMENTS –

Dennis Tajiri – Mr. Tajiri inquired if first responders and police substations are covered in the plan. He suggested we keep Uber stop points in mind when designing the area. There needs to be more convenient places to charge your electric car.

Arti Kirch – Mr. Kirch inquired about who is responsible for maintaining the chain link fence that borders the pipeline? How will the Smart City components be decided?

Daryl Taylor - Mr. Taylor asked what are we doing on the base for the veterans?

Cora Mitchell – Ms. Mitchell would like us to consider the size of the actual plots. She would like the housing to be affordable, would like this to be home for her children.

- *CAC Discussion of Design Guidelines/Development Standards*

- Would like to see the character of Pt. Chicago theme integrated in the project.
- Use of brail on new signage
- Setback to streets should be accommodating to what we enjoy now
- New construction lighting has high LED, this can be disruptive for people.
- Take into consideration the neighborhoods in North Concord area and keep the height level to no more than three stories high going into the neighborhood.
- Put a park in North Concord area
- Set back the neighborhoods and have a front yard to bring neighbors together.
- TOD buildings shouldn't be throughout the whole plan.
- Pick the right kind of trees and keep in mind their growth close to sidewalks. Sidewalk improvements cost billions, don't put street on Public Works.
- Most of the housing pictures presented don't look like they would fit in Concord. Try to adapt what style we already have. Most of the buildings lack character.
- One Concord doesn't mean it has to be the same as the current Concord. Need variety, have options with the project. We want something to compliment what we have, blend but not necessarily the same thing.
- Flexibility is key, styles and designs will change with the times.

C. Remediation Status Update of the Project Site, *Marc P. Smits, BRAC Environmental Coordinator, Department of the Navy*

Marc P. Smits, Department of the Navy gave a presentation on what the Navy is working on and answered questions the CAC had. The next RAB meeting is April 11 in Clyde. The RAB annual site tour is set for October.

CAC members asked questions and expressed their opinions and some concerns.

- What is the staff size that is working on this area?
- Who studies the samples, where are they sent?
- What becomes of the soil that is taken away, where does it go?
- Do you have a timetable as to what you are finishing next and some idea how long this is going to stretch out?
- Is Tetra Tech involved? We don't want to happen what is happening at Hunter's Point on our base. Do we have steps to protect us?
- Are you aiming for ROD on all of the items on the list? Will all status will be resolved with ROD?
- Are you confident there isn't any unexploded ordnance on the base? How do you account for that? Do you survey the area, do you have an inventory?
- Do you anticipate releasing some of the sites earlier?
- When do you expect our phase one area to be clean? What are you going to remediate in Bunker City? How are you going to destroy the bunkers?
- Why don't we know what went on out on the base? Were the records lost? Did you go to places you didn't have any records and start looking, based on absence of records?
- Why do you have contractors doing the work if the Navy is supposed to do it?
- Would we be reimbursed by the Navy if we privatize the cleanup?

D. Next Steps/CAC questions

CAC members asked if they can have additional tours of the base and requested an updated CAC calendar.

Upcoming meetings

- March 13 – *Parks, Recreation, Open Space Network and Community Facilities*

4. ADJOURNMENT – 8:45 p

Next Meeting: **March 13, 2018** – 6:00 p.m.

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