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Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org

Special Meeting of the Concord City Council Sitting as the Local Reuse Authority

Wednesday,
August 22, 2018

6:00 p.m. - Open Session

Council Chamber
1950 Parkside Drive

Information for the public on participation at Council 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 the City Clerk prior to the Council meeting.

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

1. OPENING

Roll Call

Pledge to the Flag – Councilmember Hoffmeister

2. CITY COUNCIL/LOCAL REUSE AUTHORITY (LRA) CONSIDERATION ITEM

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

- a. Considering - direction to proceed with the preparation of the Concord Reuse Project (CRP) Specific Plan and Environmental Analyses based on revised documents prepared by the Master Developer, in response to feedback received at the June 6, 2018, Study Session.

CEQA: This item seeks preliminary review and input on a component of the anticipated CRP Specific Plan, which does not commit the City to a definite course of action on the Specific Plan; rather, it will help shape the project that will be analyzed by the second-tier environmental review and the scope of the analysis. Final decisions regarding the Specific Plan will not take place until the subsequent project-level review is completed.

3. ADJOURNMENT

Next Meeting: Regular Meeting

Date: 8/28/2018 - 6:30 PM

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with a T-Coil Hearing Loop. This system allows "T" coil reception of the audio proceedings. Please switch your hearing aid or cochlear device to the "T", "T" Coil or telephone position. If you would like better audio reception, a loop receiver that picks up the audio loop is available from the City Clerk.

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.

The following is a list of regular **Council Committee** meeting dates. Most meetings are held in the Garden Conference Room, 1950 Parkside Drive, Concord. **NOTE: Meetings are subject to change or cancellation. For latest information and committee agendas please call 671-3158.**

Committee	Chair/Member	Meeting Time
Policy Development & Internal Operations	Birsan/Obringer	2 nd Wednesday at 6:00 p.m.
Housing & Economic Development	Obringer/McGallian	4 th Monday at 5:30 p.m.
Infrastructure & Franchise	Hoffmeister/Leone	2 nd Monday at 6:00 p.m.
Recreation, Cultural Affairs & Comm. Svc.	McGallian/Birsan	3 rd Wednesday at 5:30 p.m.
Youth & Education	Leone/Hoffmeister	3 rd Monday at 5:30 p.m.



Staff Report

Date: August 22, 2018

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: **Direction to Proceed with the Preparation of the Concord Reuse Project (CRP) Specific Plan and Environmental Analyses based on Revised Documents Prepared by the Master Developer, in Response to Feedback Received at the June 6 Study Session.**

CEQA: This item seeks preliminary review and input on a component of the anticipated CRP Specific Plan, which does not commit the City to a definite course of action on the Specific Plan; rather, it will help shape the project that will be analyzed by the second-tier environmental review and the scope of the analysis. Final decisions regarding the Specific Plan will not take place until the subsequent project-level review is completed.

Report in Brief

This report provides responses to City Council comments on the changes to the land use plan and tables proposed by Lennar/FivePoint at the June 6 study session. The responses are reflected in Table 3 (below) and in the revisions made to the attached land use plan and tables. LRA staff believe these proposed revisions address City Council concerns, and provide the appropriate foundation for the drafting of the Specific Plan and preparation of the Environmental Impact Report.

Recommended Action

Direct Lennar/FivePoint to proceed with the drafting of the Specific Plan and LRA staff to proceed with the preparation of the Environmental Impact Report (EIR) based on the responses in Table 3 (below) and the revisions made to the attached land use plan, dated August 8, 2018 and associated tables.

The drafting of the Specific Plan and preparation of the environmental analysis is expected to take 6 to 9 months. There will be significant opportunities for public review when the draft Specific Plan and Draft EIR are released for public review. Final decisions regarding the Specific Plan can only be made after environmental review is completed and both documents have been reviewed and recommended in public meetings by the Planning Commission; and reviewed and approved in public meetings by the City Council.

Background

Over the past 18 months the LRA staff and master developer team have collected community input and questions to be addressed in the Draft Specific Plan and environmental analysis. This feedback was obtained during regular Community Advisory Committee (CAC) meetings; Planning Commission/City Council study sessions; community-wide workshops; neighborhood focused meetings; and numerous small group meetings with interested community stakeholders.

This input has helped shape the master developer's proposed land-use program for the Specific Plan – which is designed to be consistent with the City's project goals as expressed in the 2012 Adopted Area Plan, 2012 Council Resolution regarding Affordable Housing, and the 2016 Accepted Term Sheet for the negotiation of the Disposition and Development Agreement between the LRA and Lennar Concord, LLC. Focus has been on the land use and development program including product types, land use categories and overall layout. These components are important as they generate the numbers that inform the financial model and determine viability and sustainability of the project over the expected 30 year timeline.

On June 6, a special study session was held with the Planning Commission and City Council to review changes requested by the master developer to the preferred land use plan, previously designated by the CAC on November 7, 2017, as the basis for moving forward with the preparation of the Specific Plan, technical studies and the environmental review on the project. The Planning Commission and City Council provided feedback on the revised land use program and based on that feedback, the Lennar/FivePoint team has prepared revisions and responses for City Council consideration and direction this evening.

Assuming direction to proceed from the City Council this evening, the Lennar/FivePoint team will focus their efforts on the drafting of the Specific Plan and the LRA staff/consultants will begin the preparation of the technical studies, environmental analysis and preparation of the Environmental Impact Report (EIR), which is expected to take 6 to 9 months. The team's focus will be to address all comments or concerns raised by the community through preparation of the draft Specific Plan. There will be additional significant opportunities for public review when the draft Specific Plan and Draft EIR are released for public review.

June 6 Study Session

During the June 6 study session, the Five Point team reviewed with the Council proposed changes they determined necessary as a result of additional studies and land use planning efforts since the designation of the Preferred Land Use Plan by the CAC on Nov. 7, 2017. The overall housing unit count remained the same for FivePoint's Phase 1 project. However, a variety of changes were proposed to the mix of housing units and to the location of certain land use designations throughout the project area.

One additional change, at the City's direction, was the addition of the Coast Guard property which has now been incorporated into the Specific Plan project. Attachments 1a-1c represent the earlier land use plan and tables from the June 6, 2018 (dated April 19, 2018) meeting for your reference.

Response to Council Comments

There was some confusion during the June 6 meeting as to the number of housing units within the Specific Plan. The housing unit count has not changed since the Area Plan adoption. However, additional land from the Coast Guard site, and those associated units, are now being included in the Specific Plan to provide comprehensive planning and additional affordable housing. The Phase One housing unit numbers are consistent with the number agreed to in the 2016 Accepted Term Sheet. For clarity, the unit numbers are shown below in Table 1.

Table 1
Housing Unit Count by Phase

Phase 1 (Lennar/Five Point)	4,392 units
Phase 2	4,241 units
Phase 3	3,207 units
BART site (Included in Area Plan)	360 units
Subtotal	12,200 units
Coast Guard site (Not in earlier Area Plan)	800 units
Total Units	13,000 units

A concern was also raised that less commercial square footage is being proposed in the Specific Plan. The amount of commercial square footage proposed in the Specific Plan is consistent with the commercial square footage studied in the certified Area Plan EIR. It is important to note that there was not a pure (stand-alone) commercial designation within the Area Plan. The Area Plan included commercial square footage within the TOD Neighborhood, Village Centers, Commercial Flex, and the Campus District. The commercial square footage remains the same as shown in Table 2 below, with the majority of square footage occurring within the North Concord TOD, Campus, Gateway and Town Center designations.

Table 2
Commercial Square Footage Comparison

Area Plan 2012		Aug. 22, 2018	
Land Use Category	Square Footage	Land Use Category	Square Footage
North Concord TOD Core	3,000,000	A	North Concord TOD
North Concord TOD Neigh.	150,000	B	Campus
Central Neighborhoods	100,000	C	Transit Adjacent South
Village Centers	350,000	D	Olivera
Commercial Flex	1,700,000	E	Willow Pass North
Campus	800,000	F	Willow Pass South
Area Plan Total	6,100,000 ¹	G	Town Center
Additional Commercial sq. ft. studied in EIR	2,300,000 ²	H	Gateway
		I	Brubeck
		J	Bailey
			BART Property
Total Sq. Ft.	8,400,000		8,400,000

1. The Area Plan studied 800,000 sq. ft. of commercial use on the campus, as shown in Table 3-2 of Area Plan.
2. Campus was studied in earlier EIR with 800,000 sq. ft. of commercial use on campus (included in the 6,100,000 sq. ft. and increased by 2,300,000 sq. ft. to study the impacts of a full, complete campus).

In addition, Table 3 below summarizes the primary comments heard at the June 6 Study Session, and provides responses to those comments to assist the Council in understanding how their comments were addressed.

Table 3
June 6 Study Session Comments and Responses

	Planning Commission/ City Council Comments	Five Point /City Staff Responses
1	Reduce number of units shifted from single-family to multi-family.	<p>The development program's mix of single family (SF) and multi-family (MF) homes has been chosen for consistency with the Area Plan's affordability goals and transit-oriented nature. It is responsive to market demand for an economically sustainable project.</p> <p>The anticipated overall mix of SF and MF homes for the project's 13,000 units is approximately 55% and 45%, respectively; 25% of all units will be affordable. Considering just the market-rate homes and not including the affordable, 72% of the units are SF and 28% are MF.</p>

City Council Agenda Report

Agenda Item No. 2.a

August 22, 2018

	Planning Commission/ City Council Comments	Five Point /City Staff Responses
		To shift the SF/MF mix substantially would require significant changes in the economic underpinning of the project, and reductions in the proportion of affordable housing.
2	Homeownership is important	Excluding the BART and Coast Guard properties, the revised land plan and associated financial model anticipate market rate units in the Specific Plan Area to include approximately 82 percent ownership and 18 percent rental. Specifically, the market rate multi-family products, are modelled at approximately 30 percent ownership and 70 percent rental.
3	Maximize job potential – especially on block that previously had only commercial	The comment pertains to the block (previously red) north of Delta Road and south of the campus. The Specific Plan will require a minimum of 50% of the block footprint to be restricted to Commercial-Office use only. The Specific Plan development program has the same amount of commercial use as that studied in the Area Plan EIR Addendum (described further in Table 2). Additionally, C-2 (Com. Flex) in District H has been increased replacing MU-3 (mixed use) acreage.
4	Investigate potential for tiny houses	The Specific Plan will allow tiny homes, which can be developed in response to market conditions.
5	Ensure quality/design for affordable housing.	The Specific Plan will include policies to ensure continued maintenance of all housing (multi-family and affordable); design and quality will be consistent with design guidelines applicable to all affordability levels. The City will enter into regulatory agreements with affordable developers; such agreements include operations and maintenance.
6	Revisit low density in District G	The R-1 designation in District G has been changed to R-2 to be consistent with the higher density single family product proposed in District G.

City Council Agenda Report

Agenda Item No. 2.a

August 22, 2018

	Planning Commission/ City Council Comments	Five Point /City Staff Responses
7	Re-examine 150 foot depths along transit spine	The project team re-examined these areas and the R-2 areas have now been modified to be located at larger nodes at major roadways along the spine. The R-2 designated areas in Districts F, I and J (along the transit spine and some side streets west of the spine) were reduced by 9.3 acres in favor of the lower density R-1 designation. As a result, 75 units were lost in these areas but have been accommodated elsewhere in their respective districts.
8	Show community facilities locations clearly.	Civic uses will be represented in the Specific Plan in areas designated for mixed use, with an overlay or other indication of where civic uses are to be located and appropriate policy language to govern those uses.
9	Examine width of buffer between BART parking lot development and existing homes	Staff understood the desire for a wider buffer, beyond the 25, 50, 75 and 100 foot options shown previously. <u>Staff will include and analyze a 200 foot green buffer between the BART and Coast Guard properties and the existing neighborhoods during the Specific Plan preparation.</u> The City plans to meet with neighbors and develop visual studies in coordination with BART to aid in this analysis and Council will make the final decisions as part of the Specific Plan approval.

Analysis

In order to respond to the Council's earlier comments, adjustments to the land use plan and tables were necessary, as discussed below.

Land Use Plan Changes

The master developer has prepared adjustments to the revised land use plan, dated August 8, 2018 (Attachment 2a/2b) and corresponding adjustments to the land use tables (Attachment 3a/3b), to reflect the response to comments in Table 3. Some of the adjustments to the land use plan are necessary in response to evolving infrastructure and environmental permitting issues and these adjustments are summarized and listed on the right panel of the map attached as Attachment 3b.

Increase in Market Rate Multi-family Housing Units

Affordable housing advocates have indicated that certain locational criteria, like proximity to transit and/or public services are necessary to obtain the state and federal funding necessary to make these affordable projects a reality. The advocates also indicate that most affordable housing funding is awarded to multi-family housing unit projects, typically with a minimum density of at least 40 units per acre.

On June 6, the master developer proposed a shift or increase in market rate multi-family housing units as necessary in order to meet the Area Plan's goal of mixing the 25% affordable housing units with market rate, multi-family housing; and distributing affordable housing throughout the Specific Plan (rather than concentrating it in the Transit Oriented Development near the North Concord BART Station). This shift or increase will create a more suitable, diverse mix of affordable and market rate product, improving transit usage, and providing a mixed income community that balances a range of product types across all phases, consistent with the goals of the adopted Area Plan. The master developer's revised land use program balances product mix, ownership/rentals, within market-rate and affordable homes.

In terms of the overall housing mix and the Council's questions regarding ownership versus rental units, and single family versus multi-family, the team has examined the mix. Based on the revised land plan and associated financial modeling, the team is anticipating for Phase 1-3 a market rate housing split of 82% ownership and 18% rental. Specifically the market rate multi-family products are modeled at approximately 30 percent homeownership and 70 percent rental. In Phase 1, the overall percentages for market rate units are 79 percent ownership and 21 percent rental, and the associated percentages for Phase 1 market rate multifamily products are 30 percent ownership and 70 percent rental.

One additional item to note is that the Nov. 7 Land Use Plan did not include the 800 units on the Coast Guard site, anticipated to be a mix of multi-family walk-up (400 units) and single family attached units (400 units).

Table 4 shown below provides a comparison between the unit mix originally anticipated within the 2012 Area Plan and the Preferred Land Use Plan designated by the CAC at their Nov. 7, 2017 meeting and the mix provided in the August 8, 2018 revised plan, submitted by Five Point. The Area Plan included in the table a category, which provided for flexibility, noting a mix of attached and detached product, with no specifics in terms of counts. If this were to be split evenly, the current Specific Plan actually has increased the number of units in the single family detached category, as shown in Table 4 below.

Table 4
Comparison of Dwelling Units between Area Plan and
Five Point Land Use Submittals

		Area Plan	11/7/2017	8/8/2018	Difference (8/8/2018 - 11/7/17)	Difference (8/8/18- Area Plan)
Types of Residential Units	Category	DU	DU	DU	DU	DU
Multifamily	MF	3,050 (25%)	3,150 (26%)	5,821 (45%)	2,671	2,771
Single family attached	SFA	4,880 (40%)	4,910 (40%)	3,654 (28%)	-1,256	-1,226
Mix of detached and attached	Mix SF	3,050 (25%)				n/a
Single family detached	SFD	1,220 (10%)	4,140 (34%)	3,525 (27%)	-615	2,305
	Total	12,200	12,200	13,000	800 (Coast Guard)	800 (Coast Guard)

Note: 8/8/2018 includes Coast Guard units. Area Plan and 11/7/2017 totals do not include Coast Guard Property.

Transit Spine

The master developer team re-examined the 150 foot depth of the R-2 district land use areas along much of the eastern end of the transit spine. These areas were intended to accommodate a variety of housing types within the R-2 density range of 10 to 35 dwelling units per acre. As a result of Council comments, the R-2 designated areas in Districts F, I and J, along the transit spine and some side streets west of the spine have been reduced and relocated to larger nodes at major roads along the spine. Thus, the R-2 areas were reduced by 9.3 acres in favor of the lower density R-1 designation. As a result, 75 units were lost in these areas but have been accommodated elsewhere in their respective districts.

BART Buffer

At the June 6 meeting, much discussion occurred regarding the width of a green buffer on the BART property adjacent to neighbors. Staff understood the desire for a wider buffer, beyond the 25, 50, 75 and 100 foot options shown previously. As a result, staff will include and analyze a 200 foot green buffer between the BART and Coast Guard properties and the existing neighborhoods. The City plans to meet with neighbors and develop visual studies in coordination with BART. Council will make the final decision on the size of the buffer based on this additional information as part of the Specific Plan process.

Project Summary

In addition, the master developer and LRA staff prepared a project summary to aid in the City Council's review of the evolving project and to obtain any additional feedback. Attachment 4 includes a project summary of the Specific Plan which staff expects will be

expanded to be utilized as the project description for the CEQA document preparation anticipated to begin in the fall. The summary provides a brief overview of history of the project, make-up of the project site, community goals, project objectives, overview of development program, districts and land use designations, and a summary of transportation and infrastructure networks, as well as anticipated timelines for phasing and construction.

Conclusion

Staff is supportive of the adjustments the master developer has presented based on their revised land use plan and program, dated August 8, and the rationale provided in Table 3. Staff is requesting the Council's direction to move forward with the preparation of the Specific Plan and environmental analyses, based on the revised land use plan and tables and project summary discussed above. This is not a final decision, rather staff is requesting your direction so that additional work on the Specific Plan can occur and the environmental review can begin. Final decisions regarding the Specific Plan will not take place until the environmental review is completed. There will be significant additional opportunities for the community to weigh in and for the Council to provide direction prior to the Council's final approval.

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.

Specific Plan Environmental Determination

The Specific Plan involves the implementation of the Area Plan and, therefore, the CEQA process will be informed by that program-level EIR and the addendum previously prepared for the Area Plan. On June 26, 2018, the City Council approved the scope of work for the City's Consultant, SWCA Environmental Consultants, which will lead the preparation of a project-level Specific Plan EIR to provide a thorough and independent review of the Specific Plan during 2018/2019.

This agenda item seeks direction on the revised land use plan in order to move forward with preparation of the Specific Plan and environmental analyses, which does not commit the City to a definite course of action on the Specific Plan; rather, it will help shape the project that will be analyzed by the project EIR.

Public Contact

The Agenda was posted. The City Council Study Session was announced on the Concord Reuse Project website and notification went out to those who have signed up for notifications on the Concord Reuse Project website. The City Council study session was also announced at the July 17 CAC meeting.

City Council Agenda Report

Agenda Item No. 2.a

August 22, 2018

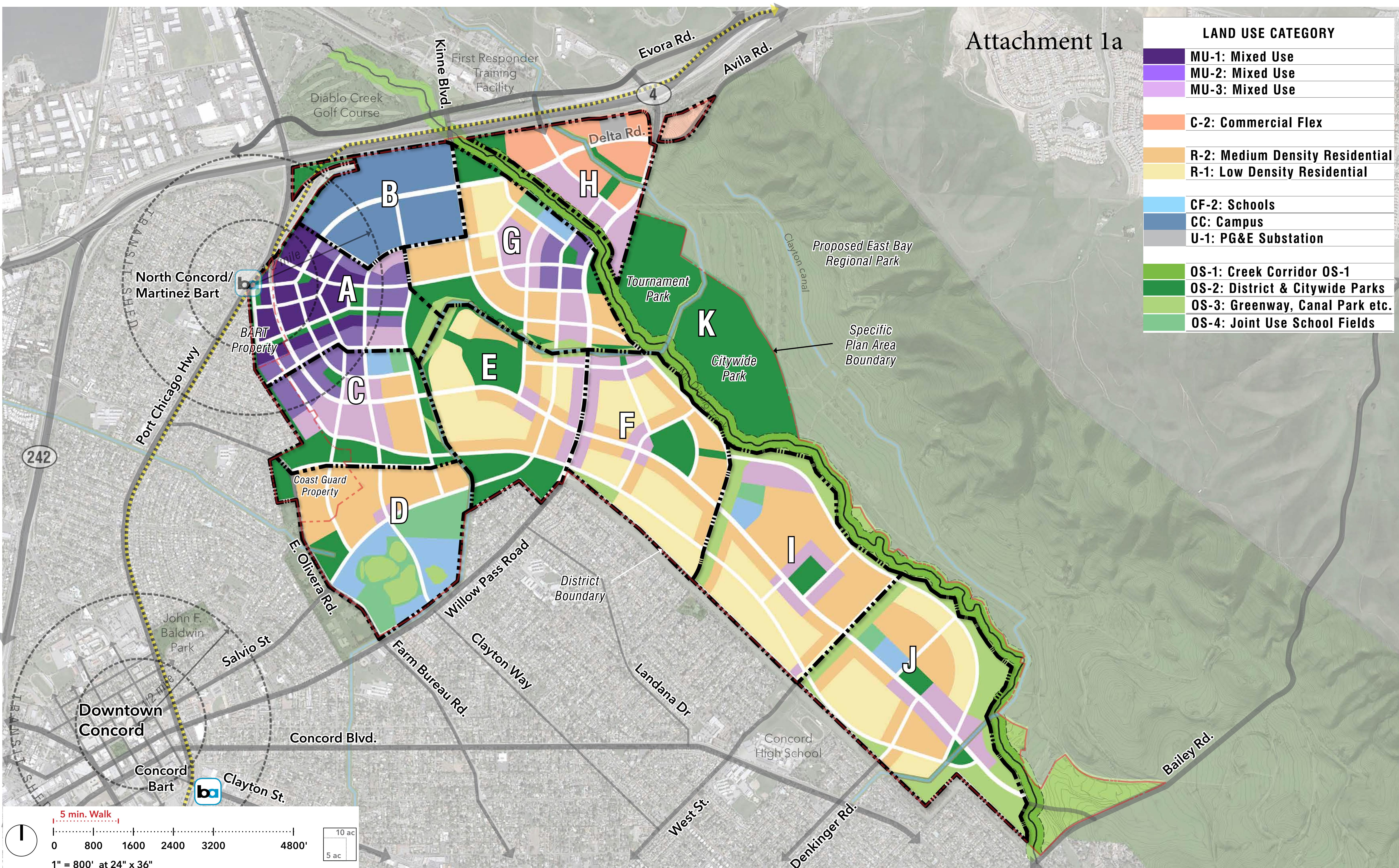
Attachments

Land Use Program Updates

1. A) Land Use Plan, presented on June 6, 2018, dated April 19, 2018
B) Land Use Tables – Project Districts & Phases
C) Land Use Tables – Program by Phase/District
- 2 A) Revised Land Use Plan, dated August 8, 2018
B) Revised Land Use Plan w/itemized changes, dated August 8, 2018
- 3 A) Revised Land Use Tables – Total Project Summary, August 8, 2018
B) Revised Land Use Tables – Dev. Program by Phase/District, August 3, 2018
4. CRP Project Summary dated August 13, 2018.

Attachment 1a

LAND USE CATEGORY
MU-1: Mixed Use
MU-2: Mixed Use
MU-3: Mixed Use
C-2: Commercial Flex
R-2: Medium Density Residential
R-1: Low Density Residential
CF-2: Schools
CC: Campus
U-1: PG&E Substation
OS-1: Creek Corridor OS-1
OS-2: District & Citywide Parks
OS-3: Greenway, Canal Park etc.
OS-4: Joint Use School Fields



Concord Reuse Project

Project Districts and Phases

DISTRICT		PHASES	MIXED USE	RESIDENTIAL			COMMERCIAL CAMPUS/INSTITUTIONAL		OPEN SPACE	SCHOOLS	STREETS AND UTILITIES		
Key	District Name	Total AC	Phase	Net AC	Net AC	Target DU	DU/AC Range	Net AC	SF	AC	AC	Sites	ROW AC
A	North Concord TOD	158.3	I, II	99.3	0.0	1,827	10 - 150	0.0	2,103,810	29.4	0.0		29.6
B	Campus	120.0	II	0.0	0.0	-		110.0	3,100,000	0.0	0.0		10.0
C	Transit Adjacent South	181.3	II	56.0	21.0	2,058	10 - 100	0.0	210,000	67.7	9.0	1	27.7
D	Olivera	208.5	II	2.3	72.6	1,250	10 - 45	0.0	5,000	34.3	71.6	2	27.7
E	Willow Pass North	184.1	I, II	15.6	88.7	1,178	2 - 45	0.0	5,000	58.7	0.0		21.2
F	Willow Pass South	205.6	I, II	24.5	123.5	1,464	6 - 45	0.0	5,000	30.9	0.0		26.8
G	Town Center	196.7	I	45.4	82.8	2,016	6 - 100	0.0	371,190	24.7	9.6	1	34.1
H	Gateway	143.5	I, II	26.8	0.0	-		68.3	1,700,000	20.6	0.0		27.9
I	Brubeck	260.4	III	29.0	138.5	1,660	6 - 45	0.0	20,000	49.0	9.9	1	34.0
J	Bailey	271.7	III	24.6	126.6	1,547	2 - 45	0.0	80,000	75.0	10.1	1	35.4
K	City-Wide Open Space	171.1	II, III	0.0	-					171.1			-
	Creek Corridor and East Parcels	225.3	n/a							225.3			
	TOTAL SPECIFIC PLAN AREA	2,326.7		323.5	653.7	13,000		178.3	7,600,000	786.6	110.2	6	274.5

Notes:

1. Residential dwelling unit count includes residential dwelling units from Mixed Use areas. Distribution of dwelling units across districts is approximate.
2. Commercial square feet includes commercial from Mixed Use areas. Commercial distribution across Districts is approximate.
3. School Joint-Use Playfields and In-tract Open Space are **not** included in open space totals. This would require double counting.
4. SF - square feet; DU/AC - Dwelling units per acre; FAR - Floor to area ratio.

Concord Reuse Project Specific Plan

Estimate of Development Program Allocated by Phase Phase and District

Includes BART and Coast Guard residential and commercial program

19-Apr-18

Attachment 1c

District	Residential					PHASE I					
	MF - Podium	MF - Walk Up	SFA	SFD	Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel
A North Concord TOD	851	262	334	20	1,467	1,000,000		190,000		130,680	1,320,680
B Campus					-						
C Transit Adjacent South					-						
D Olivera					-						
E Willow Pass North		50	66	118	234						
F Willow Pass South		40	220	415	675						
G Town Center	397	394	680	545	2,016	53,976		180,000		137,214	371,190
H Gateway					-						
I Brubeck					-						
J Bailey					-						
K City-Wide Open Space					-						
Phase Total	1,248	746	1,300	1,098	4,392	1,053,976		370,000		267,894	1,691,870
Unit Type %	28%	17%	30%	25%	100%	62%		22%		16%	100%

District	Residential					PHASE II						
	MF - Podium	MF - Walk Up	SFA	SFD	Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	360				360	783,130	800,000					1,583,130
B Campus					-	800,000		2,300,000				3,100,000
C Transit Adjacent South	793	465	725	75	2,058	200,000			10,000			210,000
D Olivera		275	800	175	1,250				5,000			5,000
E Willow Pass North		275	175	494	944				5,000			5,000
F Willow Pass South		149	640		789				5,000			5,000
G Town Center					-							
H Gateway					-				1,700,000			1,700,000
I Brubeck					-							
J Bailey					-							
K City-Wide Open Space					-							
Phase Total	1,153	1,015	1,849	1,384	5,401	1,783,130	800,000	2,300,000	25,000	1,700,000		6,608,130
Unit Type %	21%	19%	34%	26%	100%	27%	12%	35%	0.4%	26%		100%

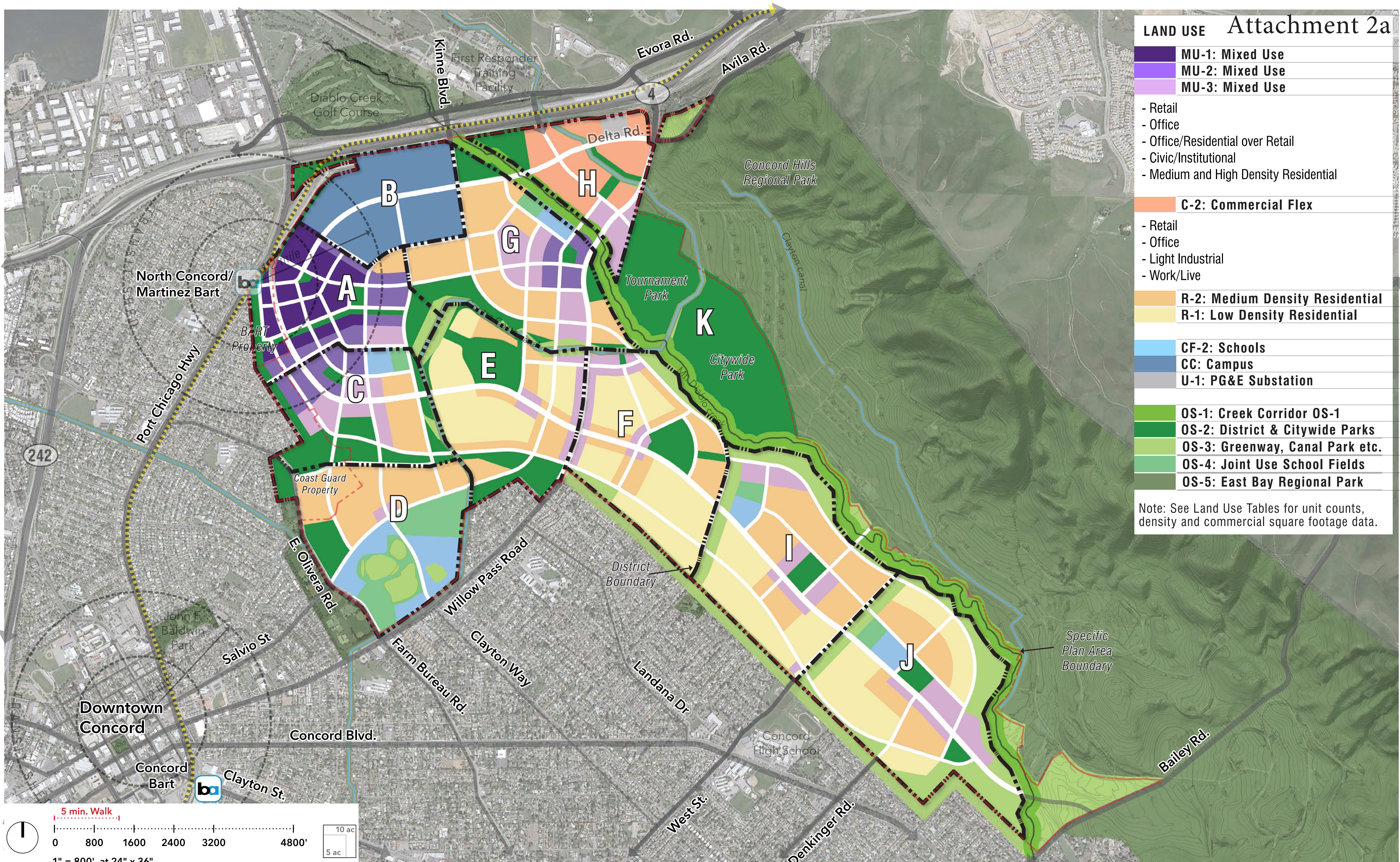
District	Residential					PHASE III						
	MF - Podium	MF - Walk Up	SFA	SFD	SFD Large	Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel
A North Concord TOD						-						
B Campus						-						
C Transit Adjacent South						-						
D Olivera						-						
E Willow Pass North						-						
F Willow Pass South						-						
G Town Center						-						
H Gateway						-						
I Brubeck		500	450	710		1,660			20,000			20,000
J Bailey	341	416	457	293	40	1,547			80,000			80,000
K City-Wide Open Space						-						
Phase Total	341	916	907	1,003	40	3,207			100,000			100,000
Unit Type %	11%	29%	28%	31%	1.2%	100%			100%			100%

District	Residential					TOTALS ALL PHASES							
	MF - Podium	MF - Walk Up	SFA	SFD	SFD Large	Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	1,211	262	334	20	-	1,827	1,783,130	800,000	190,000	130,680		2,903,810	
B Campus	-	-	-	-	-	-	800,000		2,300,000			3,100,000	
C Transit Adjacent South	793	465	725	75	-	2,058	200,000		10,000			210,000	
D Olivera	-	275	800	175	-	1,250			5,000			5,000	
E Willow Pass North	-	325	241	612	-	1,178			5,000			5,000	
F Willow Pass South	-	40	369	1,055	-	1,464			5,000			5,000	
G Town Center	397	394	680	545	-	2,016	53,976		180,000	137,214		371,190	
H Gateway Neighborhood	-	-	-	-	-	-			1,700,000			1,700,000	
I Brubeck	-	500	450	710	-	1,660			20,000			20,000	
J Bailey	341	416	457	293	40	1,547			80,000			80,000	
K City-Wide Open Space	-	-	-	-	-	-							
Project Totals	2,742	2,677	4,056	3,485	40	13,000	2,837,106	800,000	2,300,000	495,000	1,700,000	267,894	8,400,000
Unit Type %	21%	21%	31%	27%	0.3%	100%	34%	10%	27%	6%	20%	3%	100%

Notes: 1. Program sources: Area Plan: Volume One Residential Program (page 40); FivePoint 9/6/2017 Comm. Program + 2.3m Campus site, 2/27/18 comm. program update, 4/18/18 FP residential program update, November 2017 BART confirmation of program.

2. Phase II includes 360 BART dwelling units in District A. Phase II includes 800 Coast Guard dwelling units in Districts C (400 DU) and District D (400 DU).

3. MF Multi-family, SFA - Single Family Attached, SFD - Single Family Detached, SFD Large - Single Family Attached Large Lot (See note 8 Sheet 7).



CONCORD REUSE PROJECT

Concord, California

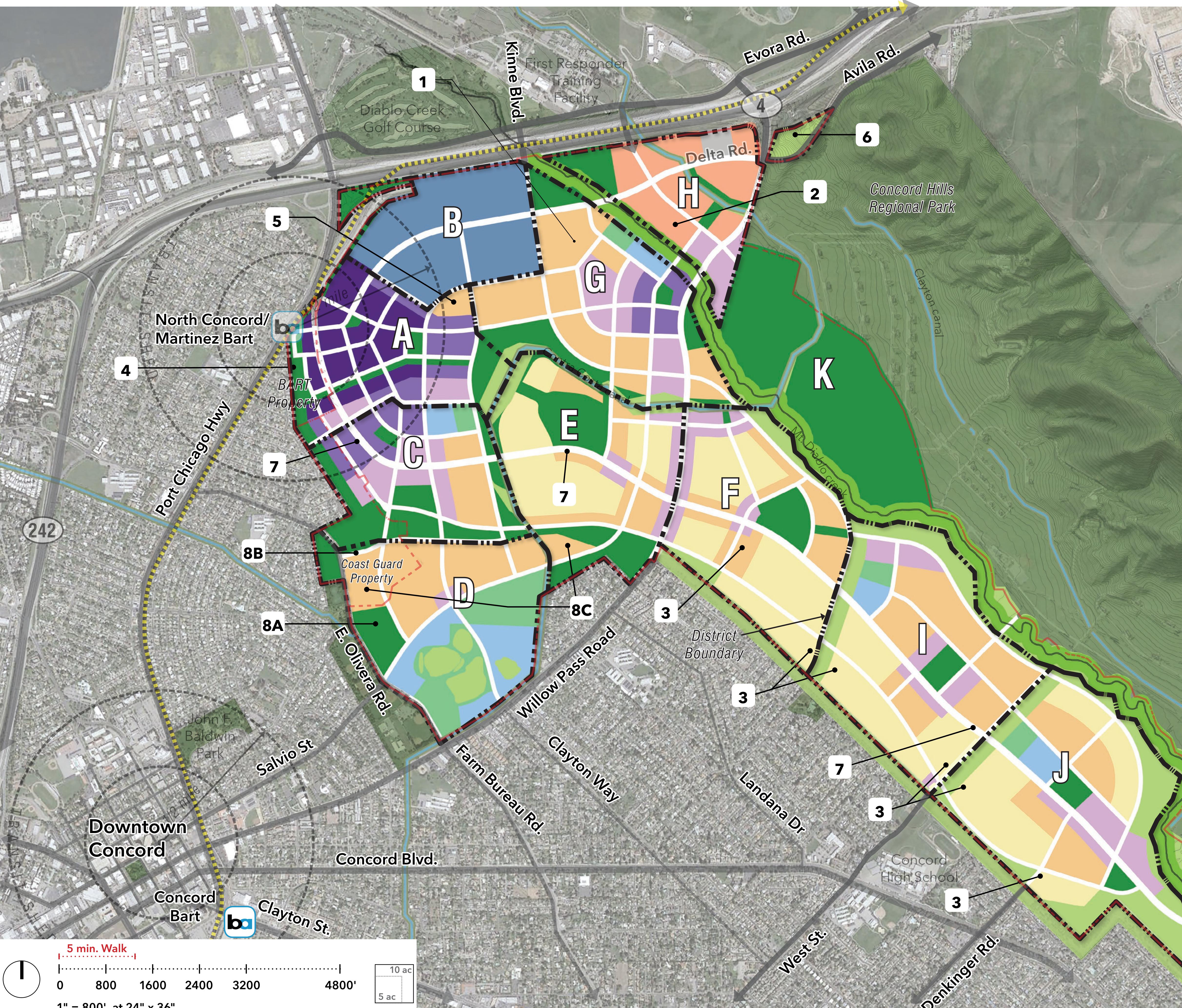
Land Use Plan

Changes to CEQA April 2018 - Council Requested

1. District G- The R-1 designation changed to R-2 to be consistent with the proposed high density single family product. R-2 increased 16.5 acres, R-1 decreased 16.5 acres. No change to development program.
2. District H- The amount of Commercial Flex (C-2) in District H increased by 12.8 acres with a commensurate reduction in MU-3 lands. This district continues to accommodate its anticipated development program.
3. Districts F, I and J - 9.3 acre reduction of R-2 designation in favor of R-1 and consolidation of R-2 around the Village Centers. 75 units lost to these additional R-1 areas accommodated elsewhere in districts.
4. Districts A and C - City Staff will include and analyze a 200 foot green buffer between the BART and Coast Guard properties and the existing neighborhoods.

Changes to CEQA April 2018 - Miscellaneous

5. District A- The MU-3 designation changed to R-2 to be contiguous with small lot SFD/low density SFA units in adjacent District G. R-2 increased 3.6 acres. No change to development program.
6. District H- This isolated C-2 (Commercial Flex) area (C-2) was reclassified to Open Space (OS-3 Greenway/Buffer) as originally anticipated in the Area Plan. Previously considered as a potential PG&E site, it was rejected due to topographic constraints and small pad size. No Commercial Flex was anticipated in this location, as that program is already accommodated elsewhere in the plan. Located adjacent to the Concord Hills Regional Park, the site is best suited as open space.
7. Transit Spine ROW widened 22' to accommodate planted median.
8. District D and E- Reallocation of development land due to two issues:
 - a) Open space increased to accommodate an expanded stormwater water quality basin per revised stormwater modeling based on the latest information from the City's permitting team. Open Space increased 4.0 acres and R-2 lands decreased 4.0 acres.
 - b) A probable wetland feature on Coast Guard site caused expansion of open space area and realignment of adjacent road. This resulted in 2.9 acre increase in open space and decrease of 2.9 acres of R-2 lands. These 2.9 acres are all on Coast Guard property.
 - c) To offset the 2.9 acres of development area reclassified to open space in Coast Guard portion of District D, densities are raised on Coast Guard lands to be commensurate with median Phase II densities. To offset the 4.0 acres lost to open space on the Phase II portion of District D, 4.0 acres of open space in District E are reclassified to R-2 and 88 units would be shifted from District D to District E.



T-7: Summary of Phases

PHASE	AREA		RESIDENTIAL PROGRAM					COMMERCIAL					
	GROSS AREA		OPEN SPACE	MF	SFA	SFD	TOTAL	Avg Density	OFFICE	RETAIL	FLEX	HOTEL	TOTAL
	AC	AC	DU	DU	DU	DU	DU	DU/AC	SF	FAR		FAR	SF
PHASE 1	500.4	78.3	1,996	1,298	1,098	4,392	22.4	1,053,976	370,000		267,894	1,691,870	
PHASE 2	1029.2	362.3	1,808	1,049	1,384	4,241	20.2	4,083,130	25,000	1,700,000		5,808,130	
PHASE 3	525.2	130.5	1,257	907	1,043	3,207	14.7		100,000			100,000	
CRP Subtotal	2054.7	571.0	5,061	3,254	3,525	11,840	19.0	5,137,106	495,000	1,700,000	267,894	7,600,000	
BART	20.0	7.7	360			360	146.7	800,000				800,000	
USCG	58.9	23.8	400	400		800	35.6						
LANDS NOT INCLUDED IN A PHASE	200.0	200.0											
TOTAL ALL PHASES	2326.7	802.5	5,821	3,654	3,525	13,000	20.2	5,937,106	495,000	1,700,000	267,894	8,400,000	

Note: Phase 2 office square footage includes 2.3 million sf of Campus uses.

Concord Reuse Project Specific Plan

Estimate of Development Program Allocated by Phase and District

CRP Phases Only

31-Jul-18

Attachment 3b

District	CRP PHASE I									
	Residential					Commercial / Campus				
MF - Podium	MF - Walk Up	SFA	SFD	Subtotal	Office	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	852	262	333	20	1,467	1,000,000	190,000	-	130,680	1,320,680
B Campus	-	-	-	-	-	-	-	-	-	-
C Transit Adjacent South	-	-	-	-	-	-	-	-	-	-
D Olivera	-	-	-	-	-	-	-	-	-	-
E Willow Pass North	50	66	118	234	-	-	-	-	-	-
F Willow Pass South	40	220	415	675	-	-	-	-	-	-
G Town Center	398	394	679	545	2,016	53,976	180,000	-	137,214	371,190
H Gateway	-	-	-	-	-	-	-	-	-	-
I Brubeck	-	-	-	-	-	-	-	-	-	-
J Bailey	-	-	-	-	-	-	-	-	-	-
K City-Wide Open Space	-	-	-	-	-	-	-	-	-	-
Phase Total	1,250	746	1,298	1,098	4,392	1,053,976	370,000	267,894	1,691,870	
Unit Type %	28%	17%	30%	25%	100%	62%	22%	16%	100%	

Current Phase II/III Program

District	CRP PHASE 2									
	Residential					Commercial / Campus				
MF - Podium	MF - Walk Up	SFA	SFD	Subtotal	Office	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	-	-	-	-	783,130	-	-	-	-	783,130
B Campus	-	-	-	-	800,000	2,300,000	-	-	-	3,100,000
C Transit Adjacent South	893	365	325	75	1,658	200,000	10,000	-	-	210,000
D Olivera	275	312	175	762	-	-	5,000	-	-	5,000
E Willow Pass North	275	263	494	1,032	-	-	5,000	-	-	5,000
F Willow Pass South	-	149	640	789	-	-	5,000	-	-	5,000
G Town Center	-	-	-	-	-	-	-	1,700,000	-	1,700,000
H Gateway	-	-	-	-	-	-	-	-	-	-
I Brubeck	-	-	-	-	-	-	-	-	-	-
J Bailey	-	-	-	-	-	-	-	-	-	-
K City-Wide Open Space	-	-	-	-	-	-	-	-	-	-
Phase Total	893	915	1,049	1,384	4,241	1,783,130	2,300,000	25,000	1,700,000	5,808,130
Unit Type %	21%	22%	25%	33%	100%	31%	40%	0.4%	29%	100%

District	CRP PHASE 3										
	Residential					Commercial / Campus					
MF - Podium	MF - Walk Up	SFA	SFD	SFD Large	Subtotal	Office	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	-	-	-	-	-	-	-	-	-	-	
B Campus	-	-	-	-	-	-	-	-	-	-	
C Transit Adjacent South	-	-	-	-	-	-	-	-	-	-	
D Olivera	-	-	-	-	-	-	-	-	-	-	
E Willow Pass North	-	-	-	-	-	-	-	-	-	-	
F Willow Pass South	-	-	-	-	-	-	-	-	-	-	
G Town Center	-	-	-	-	-	-	-	-	-	-	
H Gateway	500	450	710	-	1,660	-	-	20,000	-	20,000	
I Brubeck	757	457	293	40	1,547	-	-	80,000	-	80,000	
J Bailey	-	-	-	-	-	-	-	-	-	-	
K City-Wide Open Space	-	-	-	-	-	-	-	-	-	-	
Phase Total	1,257	907	1,003	40	3,207	100,000	100,000	100,000	100,000	100,000	
Unit Type %	0%	39%	28%	31%	1.2%	100%	100%	100%	100%	100%	

District	CRP PHASES 1, 2, and 3										
	Residential					Commercial / Campus					
MF - Podium	MF - Walk Up	SFA	SFD	SFD Large	Subtotal	Office	Campus	Retail	Flex	Hotel	Subtotal
A North Concord TOD	852	262	333	20	1,467	1,783,130	-	190,000	-	130,680	2,103,810
B Campus	-	-	-	-	-	800,000	2,300,000	-	-	-	3,100,000
C Transit Adjacent South	893	365	325	75	1,658	200,000	-	10,000	-	-	210,000
D Olivera	-	275	312	175	762	-	-	5,000	-	-	5,000
E Willow Pass North	-	325	329	612	1,266	-	-	5,000	-	-	5,000
F Willow Pass South	-	40	369	1,055	1,464	-	-	5,000	-	-	5,000
G Town Center	398	394	679	545	2,016	53,976	-	180,000	-	137,214	371,190
H Gateway	-	-	-	-	-	-	-	-	1,700,000	-	1,700,000
I Brubeck	-	500	450	710	1,660	-	-	20,000	-	-	20,000
J Bailey	-	757	457	293	1,547	-	-	80,000	-	-	80,000
K City-Wide Open Space	-	-	-	-	-	-	-	-	-	-	-
Phase Total	2,143	2,918	3,254	3,485	40	11,840	2,837,106	2,300,000	495,000	1,700,000	267,894
Unit Type %	18%	25%	27%	29%	0.3%	100%	37%	30%	7%	22%	3.5%
											100%

5,061

Notes: 1. Program sources: Area Plan: Volume One Residential Program (page 40); FivePoint 9/6/2017 Comm. Program + 2.3m Campus site, 2/27/18 comm. program update, 4/18/18 FP residential program update, November 2017 BART confirmation of program. Also minor adjustment of Phase I program 05/2018.

Concord Reuse Project Specific Plan

Estimate of Development Program Allocated by Phase and District

BART, Coast Guard Phases, and Total Project Phases

31-Jul-18

District	BART PHASE						Commercial / Campus					
	Residential				Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel	Subtotal
	MF - Podium	MF - Walk Up	SFA	SFD								
A North Concord TOD	360				360		800,000					800,000
B Campus					-							
C Transit Adjacent South					-							
D Olivera					-							
E Willow Pass North					-							
F Willow Pass South					-							
G Town Center					-							-
H Gateway					-							
I Brubeck					-							
J Bailey					-							
K City-Wide Open Space					-							
Phase Total	360				360		800,000					800,000
Unit Type %	100%				100%		100%					100%

District	UNITED STATES COAST GUARD (USCG) PHASE						Commercial / Campus					
	Residential				Subtotal	Office	Office BART	Campus	Retail	Flex	Hotel	Subtotal
	MF - Podium	MF - Walk Up	SFA	SFD								
A North Concord TOD		90			90							-
B Campus					-							
C Transit Adjacent South		310			310							
D Olivera			400		400							
E Willow Pass North					-							
F Willow Pass South					-							
G Town Center					-							-
H Gateway					-							
I Brubeck					-							
J Bailey					-							
K City-Wide Open Space					-							
Phase Total	400	400	-		800		-		-		-	-
Unit Type %	50%	50%	-		100%							0%

District	TOTALS ALL PHASES						Commercial / Campus						
	Residential						Subtotal	Office	Office BART	Campus	Retail	Flex	
	MF - Podium	MF - Walk Up	SFA	SFD	SFD Large								
A North Concord TOD	1,212	352	333	20	-	1,917	1,783,130	800,000		190,000	130,680	2,903,810	
B Campus	-	-	-	-	-	-	800,000		2,300,000			3,100,000	
C Transit Adjacent South	893	675	325	75	-	1,968	200,000			10,000		210,000	
D Olivera	-	275	712	175	-	1,162				5,000		5,000	
E Willow Pass North	-	325	329	612	-	1,266				5,000		5,000	
F Willow Pass South	-	40	369	1,055	-	1,464				5,000		5,000	
G Town Center	398	394	679	545	-	2,016	53,976			180,000	137,214	371,190	
H Gateway Neighborhood	-	-	-	-	-	-				1,700,000		1,700,000	
I Brubeck	-	500	450	710	-	1,660				20,000		20,000	
J Bailey	-	757	457	293	40	1,547				80,000		80,000	
K City-Wide Open Space	-	-	-	-	-	-							
Project Totals	2,503	3,318	3,654	3,485	40	13,000	2,837,106	800,000	2,300,000	495,000	1,700,000	267,894	8,400,000
Unit Type %	19%	26%	28%	27%	0.3%	100%	34%	10%	27%	6%	20%	3%	100%

5,821

Notes: 1. Program sources: Area Plan: Volume One Residential Program (page 40); FivePoint 9/6/2017 Comm. Program + 2.3m Campus site, 2/27/18 comm. program update, 4/18/18 FP residential program update, November 2017 BART confirmation of program.

2. MF Multi-family, SFA - Single Family Attached, SFD - Single Family Detached, SFD Large - Single Family Attached Large Lot (See note 8 Sheet 7).

Memorandum**ARUP**

To	Guy Bjerke and Joan Ryan, City of Concord	Date
		August 13, 2018
Copies		Reference number
From	Dahlia Chazan, Arup	File reference
Subject	Specific Plan Development Program Executive Summary	

The purpose of this memorandum is to summarize the proposed development program for the Concord Reuse Project Specific Plan. Once the development program is agreed upon, it will serve as the basis for a full Specific Plan, with additional detailed information. That Specific Plan will be the subject of an Environmental Impact Report, both of which will have significant review opportunities afforded to the community, Citizens Advisory Committee, Planning Commission, and City Council before being presented to the City Council for adoption.

1 Introduction

In 2006, the Concord community began to consider the future uses and identity of the approximately 5,000 acres of the Concord Naval Weapons Station (CNWS).

The City, as the Local Reuse Authority (LRA) launched a multi-year process to prepare and adopt a Reuse Plan (2010) for the property. This was a highly inclusive process, involving Concord residents, business leaders, and community-based organizations.

Next, the City prepared and adopted the Area Plan in 2012. This Area Plan reflects the Reuse Plan's goals and concepts and translates them into policies and standards.

The Specific Plan is the next phase in the planning process; it will implement the Area Plan's policies and standards by designing the layouts, uses, and features of development. The Area Plan set the vision and standards and the Specific Plan will give detailed guidance for how the site will function, look and feel, and how people will get around. The Specific Plan will also guide phasing.

Three properties make up the 2,326-acre CRP Specific Plan project site:

- Navy Economic Development Conveyance (EDC): 2,247 acres. Development includes clearing existing structures, bunkers, infrastructure, and roadways.
- North Concord BART station site: 20 acres of development on the parking lot.
- Coast Guard Site: 59 acres, including clearing the site of existing buildings.

The community envisioned converting the military base to a world-class, transit-oriented development that will provide new jobs, commercial opportunities, various housing options, educational facilities, open space,

Memorandum

preserved natural resources, parks, walking and biking trails, and other public services and facilities consistent with four overarching goals:

- Identity as a World-Class Project
- Balanced Approach to Conservation and Development
- Economically Viable and Sustainable Development
- High Quality of Life for All Concord Residents

Objectives for the Specific Plan include:

Land use

- 13,000 housing units (25 percent affordable)
- 6.1 million square feet of commercial space (industrial, commercial, flex, office)
- Higher education campus for 10,000 students, or similar campus-type uses (2.3 million square feet)
- Community facilities including new schools, a fire station, community center, library
- Open space, developed parks (including a tournament sports park), trails and greenways

Housing

- Diverse housing options with at least 25 percent affordable housing

Transportation/Transit-Oriented Development

- Prioritizes pedestrians, bicyclists, and transit; Transit Spine and access to BART

Economic Development and Employment

- A regionally significant employment area

Environmental Protection / Sustainability

- Preserve views/ridgelines; apply sustainability principles in the design and development of open spaces, recreation and community serving facilities, buildings, infrastructure, wastewater, storm water, and recycled water; restore Mt Diablo Creek; and implement the Climate Action Plan's GHG Reduction Program

Public Amenities

- Open space and developed park network, access and linkages to parks, trails, open space, regional trails, potential higher-education campus, K-12 school buildings

Infrastructure

- Clear and orderly phasing, sizing, and financing of site infrastructure for the circulation and utility networks for the entirety of the Specific Plan area

Development Feasibility

- Financially feasible; temporary and compatible interim uses to ensure a coordinated transition to the long-term comprehensive land-use planning and reuse efforts.

Memorandum

2 CRP Specific Plan Development Program

The Specific Plan will use the community's vision to guide the development within the site. It will concentrate dense, mixed-use, transit-oriented development near the existing North Concord BART station, transitioning to lower densities to the east and south away from the station. Greenways, trails, parks and a Transit Spine will link the neighborhoods to each other and to the BART station area.

Table 1 summarizes the development program for Specific Plan. This overall development program is spread across the site into walkable Districts, each with its own character. Within those Districts, the overall development program is divided into land use designations. The Districts and land use designations are described below. The Development Program (Figure 1) illustrates the Districts and land use designations.

Table 1: Development Program

Land Use	Residential (dwelling units)	Commercial (gsf)	Campus (gsf)	Open Space (acres)
Project Total	13,000	6,100,000	2,300,000	602.6*

*Excluding Mt. Diablo Creek Corridor and East Parcels (200.0 acres), Joint-Use School Playfields 53.7 acres) and District Open Space (16.3 acres).

Districts

As illustrated in Figure 1, the Specific Plan will include a series of walkable Districts. Topography and other natural features influence the character and form of a District. A District's character is also largely influenced by its proximity to local and regional transportation infrastructure and the character of adjacent existing neighborhoods.

Districts within the Specific Plan Area represent a "Pedestrian Shed." A Pedestrian Shed is an area that is generally a five-minute walk (or quarter mile) from center to edge or ten-minute walk (or half mile) from edge to edge. Each District has a discernible "center" or focal point which may or may not be at the geographic center. Such focal points may be an open space (such as a neighborhood park or green or urban square), a retail corridor or an important intersection with corner retail or a civic use. These centers offer conveniences and transit access to residents of a District within a 5-minute walk of their home or business.

Land Use Designations

The development program summarized in Table 1 and illustrated in Figure 1 (August 2, 2018 Land Use Plan Map) is divided into a series of land use designations. A brief description of the land use designations is below.

Table 2: Land Use Designations

Type	Definition	Net Area (Acres)
Mixed Use-1 (MU-1)	Allows a mix of higher-density commercial, multifamily residential and community-serving uses. MU-1 is walkable and allows a variety of integrated uses.	55.8

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Type	Definition	Net Area (Acres)
Mixed Use-2 (MU-2)	Allows a mix of medium- to high-density commercial, residential, community-serving facilities, and mixed-uses. MU-2 is lower scale than MU-1 while still maintaining density suitable for transit and walkability to goods and services.	63.5
Mixed Use-3 (MU-3)	Lower scale than MU-2 with a mix of uses including grocery, civic, community-serving facilities, and upper floor office or residential uses. MU-3 is clustered around neighborhood parks and served by transit. May also have community facilities.	147.9
Low Density Residential (R-1)	Allows 6-15 units of housing per net acre. This allows townhomes, stacked townhomes, and low- to medium- density single family detached homes.	289.3
Medium Density Residential (R-2)	Allows 10-35 units of housing per net acre. This allows townhomes, two- to four-story apartments, small apartment buildings, and higher-density single-family detached homes.	364.0
Commercial Flex (C-2)	Allows a variety of commercial uses that occupy lower scale buildings with larger floor plates. Includes light industrial, advanced manufacturing technology, research and development (R&D), logistics, storage, and live-work units.	63.5
Campus Commercial (CC)	Allows a campus environment with flexibility to accommodate education, R&D, arts and culture, and healthcare uses.	111.5
Community Serving Facilities (CF)	Reserved for schools	118.3
Creek Corridor (OS-1)	The 300-foot wide linear buffer around Mt. Diablo Creek restoration. The Creek Corridor may also accommodate passive recreational uses.	149.2
Citywide Parks (OS-2)	Large recreation and community facilities, includes Tournament Sports Park, and may include retention/detention storm-water basins.	406.1
District Parks (OS-2)	Active neighborhood parks, plazas, and squares	Included above
Greenways, etc (OS-3)	Includes creekside linear parks, canal park, trails, and wetlands/wetland restoration areas.	247.2
Joint-Use School Fields (OS-4)	School playfields (acreage included in the schools area listed above)	53.7

A Range of Housing Options

To serve a diverse population, the Specific Plan will include a range of housing types from single family homes and townhomes to apartments and condominiums (multi-family homes). Over time, the percentage of single family and multi-family homes may adjust as allowed by the Specific Plan and according to market demand. The anticipated mix of single family and multi-family homes for the Project is 55% and 45%, respectively.

Memorandum

3 Sustainability

One of the main goals of the Specific Plan is to minimize greenhouse gas emissions by implementing the Area Plan's Climate Action Plan. This will include rooftop solar power generation well above the requirements of the new 2019 Building Energy Efficiency Standards; a potential photovoltaic solar farm; at least 1,950 EV chargers in garages and parking spaces; transit-, pedestrian- and bicycle-friendly streets to reduce vehicle miles traveled (see Section 5 below); energy-efficient buildings; waste reduction and diversion; water efficiency and use of recycled water for most irrigation and building cooling.

4 Affordable Housing

A minimum of 25 percent of all constructed homes will be affordable, below market rate pricing. This will ensure a variety of housing options for all residents.

5 Transportation

Neighborhoods will be connected within the Specific Plan site and with the rest of the City. All residents, employees and visitors will have access to high quality, frequent and high-capacity transit service. These users will also have access to a connected bicycle network, safe, and pedestrian-friendly streets. Most of the streets are two lanes, reflecting the fact that the roadway network will be highly connected, allowing many redundant paths of travel through the site, rather than concentrating auto travel onto major streets.

The Specific Plan will include a Transportation Demand Management (TDM) program that will encourage walking, bicycling and transit use within and connecting to the Specific Plan site. This TDM program builds upon the Specific Plan's land use pattern, with housing close to regular destinations, reducing the number of trips people need to take to meet their daily needs.

In addition to these elements that are intrinsic to the plan's design, the Specific Plan will require flexible parking strategies and include parking maximums similar to those established by the Downtown Concord Specific Plan.

6 Infrastructure

The Specific Plan will provide details on infrastructure for the site, including:

- Electricity: Pacific Gas and Electric (PG&E) provides electricity and a new substation will be required to serve the new development.
- Natural Gas Service: PG&E provides natural gas service, and that service will be expanded to serve the new development, which will likely require an upgrade to facilities.
- Potable Water: Contra Costa Water District (CCWD) provides water service and a new water storage reservoir will be needed for new development.

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- Recycled (Reclaimed) Water: Central Contra Costa Sanitary District (Central San) will supply recycled water for irrigation and other non-potable uses and CCWD will deliver and distribute this non-potable water throughout the site. Central San and CCWD are developing plans to serve the entire site, which will include a new recycled water reservoir and pump station.
- Wastewater: The site is within two wastewater provider service areas (Central San and City of Concord). The wastewater systems will minimize downstream system upgrades within either service area.
- Stormwater: The stormwater system on the site will include a storm drain system, integrated with detention basins and water quality treatment best practices to ensure no impacts from the development to the downstream areas of Mt. Diablo Creek and to the Holbrook Channel.

7 Phasing and Construction

Navy Land Transfer

The Navy currently owns the land and is expected to transfer the land to the LRA in phases according to the Base Realignment and Closure Act (BRAC). The Navy has received a Finding of Suitability for Transfer (FOST) for the first transfer of land to the City from the environmental regulators, certifying that remediation is complete for that first transfer area.

Phasing and Construction

The site is broken up into five subareas by phasing: CRP Phase 1, CRP Phase 2, CRP Phase 3, BART Phase, and Coast Guard Phase. CRP Phases 1 through 3 are determined by the timing of Navy remediation and transfer to the LRA, with all the land in Phase 1 anticipated to transfer to the City in 2019. The phasing plan is based on prioritizing development in District A: North Concord TOD and District G: Town Center to anchor and attract future development. CRP Phases 1 through 3 will likely occur over a 27-year period, starting in 2020 to buildout in 2047, which is subject to the ongoing remediation effort for CRP Phases 2 and 3 and future market conditions. Table 3 is a summary of the development program by Phase.

Table 3: Project Development Program Totals by Phase

Phase	Residential (dwelling units)	Commercial (gsf)	Campus (gsf)	Open Space (acres)
CRP Phase 1	4,392	1,691,870		78.3*
CRP Phase 2	4,241	3,508,130 ¹	2,300,000	362.3*
CRP Phase 3	3,207	100,000		130.5*
BART Phase	360	800,000		7.7
Coast Guard Phase	800	-		23.8
Project Total	13,000	6,100,000	2,300,000	602.6*

¹ 800,000 sq. ft. of the commercial is anticipated to be located in the campus.

*Excluding Mt. Diablo Creek Corridor and East Parcels (200 acres), Joint-Use School Playfields (53.7 acres) and District Open Space (16.3 acres).