

Concord Community Reuse Project

Concord Naval Weapons Station Concord Reuse Project Area Plan Implementation

Request for Master Developer Qualifications

Pre-Response Conference

May 4, 2021



Agenda

1. Introduction
2. Project History
3. Property and Ownership
4. City Expectations
 - Area Plan Summary
 - Admin Draft Specific Plan
 - Environmental Review
 - Infrastructure
 - Remediation
 - Schools
 - Permitting
 - Labor
 - Affordable Housing
 - Campus District
5. Master Developer Selection Process
6. Submittal Process
7. Site Visit Video



Introduction



Conference Presenters



Guy Bjerke
Director,
Economic Development
& Base Reuse
City of Concord



Joan Ryan
Community Reuse Planner
City of Concord



Dahlia Chazan
SF/OAK Planning Leader
Arup



Jacob Wood
Associate Principal
Arup

Project Team

- Local Reuse Authority (LRA)
- Consultant team
 - Arup: Program Management/Planning/Engineering
 - ERS: Remediation/Risk Management
 - HR&A Advisors: Real Estate Development Advisors
 - ALH Economics: Real Estate Market/Fiscal Impact Advisors
 - H.T. Harvey: Biological Resource Advisors
 - Garrity & Knisely (Outside Counsel): BRAC Compliance
 - ESA: Hydrology
 - Lubin Olson & Niewiadomski (Outside Counsel): Endangered Species Act and other Natural Resource Permitting Compliance
 - Johnson Marigot: Natural Resource Permitting Advisors
 - Burke Williams & Sorenson (Outside Counsel): Real Estate Transactional
 - Jarvis, Fay & Gibson (Outside Counsel): Land Use/California Environmental Quality Act (CEQA) Compliance



Participant List Distribution

- Deck and participant list will be shared following today's meeting



Project History

Project History

2005	Base approved for closure
2006	Goals and Guiding Principles adopted by City Council
2010	Reuse Plan approved by City Council and submitted to Navy
2012	Area Plan adopted by City Council and incorporated into General Plan
2012	Legally binding agreements executed with Dept. of Housing and Urban Development (HUD) for land dedicated to homeless housing and food bank
2013-2016	(Former) Master Developer Selection and Preparation of Land Transfer
2017-2020	Lennar Specific Plan Preparation; Agreement with City expired
2021	New Master Developer Selection

A scenic landscape featuring rolling green hills under a clear blue sky. In the foreground, there's a mix of green grass and some dark, leafy bushes. A paved road or path cuts through the landscape, with a set of train tracks running parallel to it. In the distance, a range of mountains is visible, and further back, a city skyline with several tall buildings and industrial structures can be seen.

Property and Ownership

Concord Reuse Project Property Terminology

February 22 2021

- Concord Reuse Project (CRP)
Area Plan Boundary (~5,018 acres)
- Concord Naval Weapons Station CNWS) / "Base" (~5,000 acres)
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District (2,600 acres)
- Development Footprint/
Economic Development
Conveyance (EDC) (2,350 acres)
- Public Benefit Conveyance (PBC)
- County (78 acres)
- US Coast Guard (USCG)
Property (59 acres)
- BART Property (18 acres)
- BART Station

A horizontal scale bar with tick marks at 0 and 1. The word 'Miles' is written below the 1 mark.

Property and Ownership

- City's Economic Development Conveyance (EDC)/Development Footprint: 2,350 acres
 - County/Homeless Providers: 16 acres
 - Food Bank of Contra Costa/Solano: 10 acres
- Public Benefit Conveyance (PBC): ~2,700 acres
 - East Bay Regional Park District: 2,600 acres
 - County: 78 acres
- BART: 18 acres (included in Area Plan)
- United States Coast Guard (USCG): 59 acres (not included in Area Plan)
- Surplus Land Act

See Section 2.3 in the RFQ for more details.



City Expectations

City Expectations

1. Remediation

2. Property Acquisition

3. Specific Plan

4. Community Facilities

5. Community Engagement

6. Project Financing

7. Financial and In-Kind Contributions

8. Project Phasing

9. Project Development Schedule

10. Project Construction

11. Construction Labor

12. Participation by Small/Local Business

13. Interim Property Maintenance & Ops.

14. Sustainability

15. Affordable Housing

16. Coordination with Other Public Agencies

17. Potential Incentives

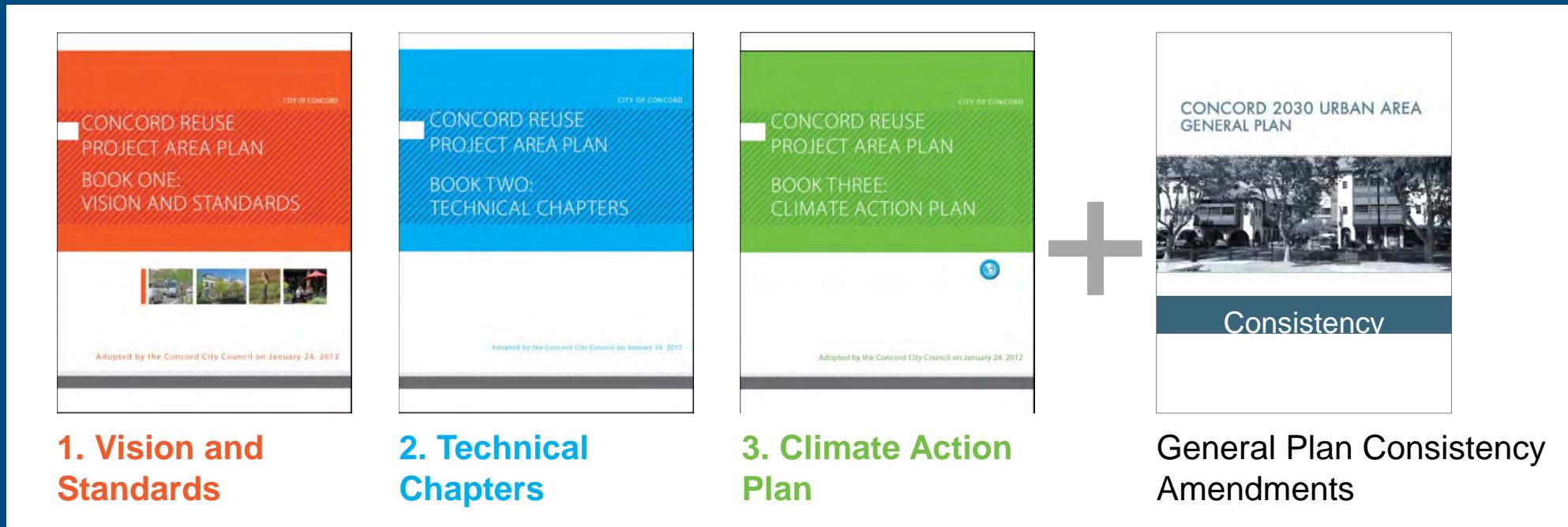
See Section 3 in the RFQ for more details.



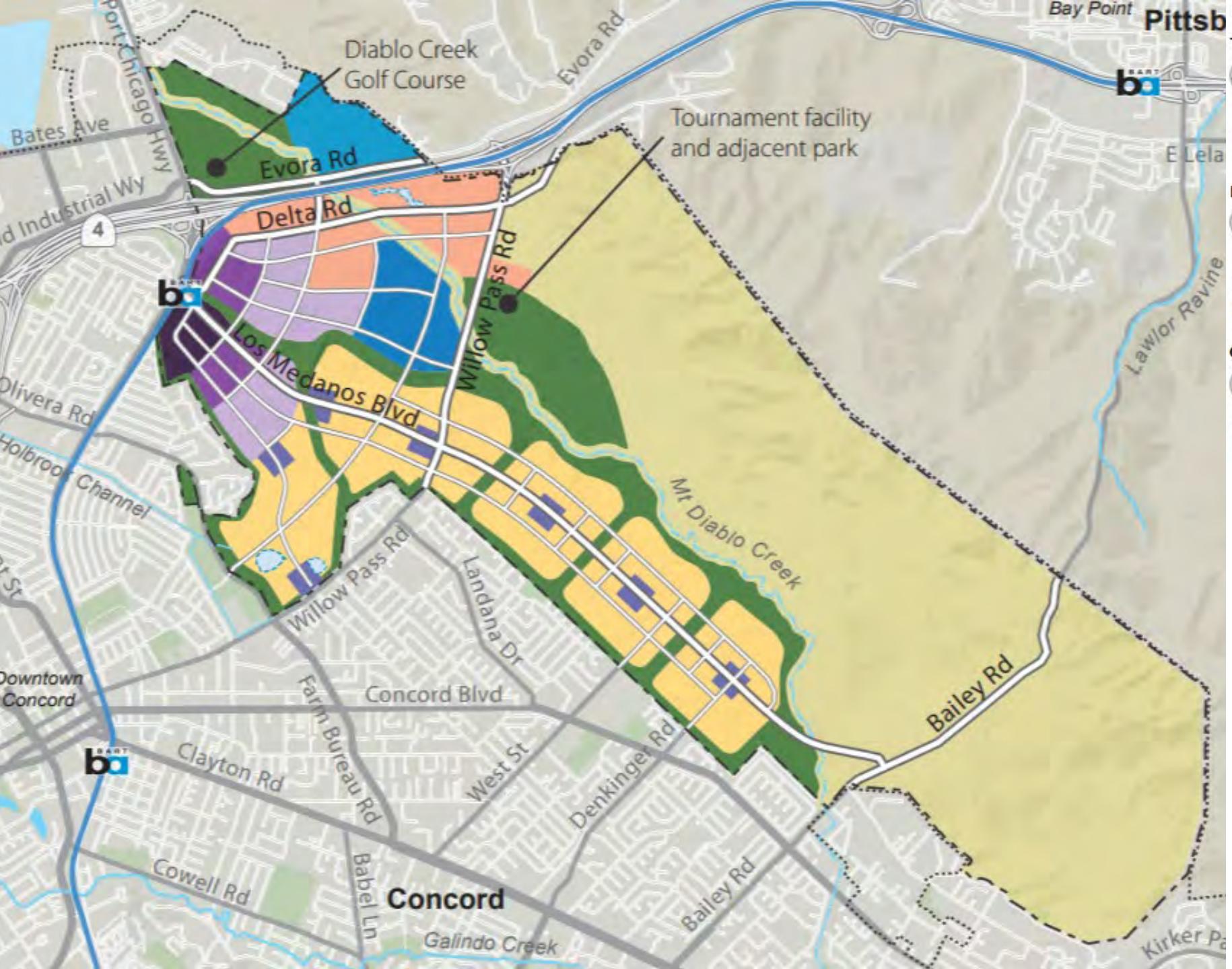
Area Plan Summary

CRP Area Plan

- Adopted by City Council in 2012
- Area Plan Diagram: 5,046 acres total
- Basis for future planning



See Appendix A in the RFQ for more details.



Area Plan Program Summary

District	Approximate Acres	Approximate Housing Units	Approximate Commercial Floor Space (SF)
North Concord TOD Core	55	700 (housing not required)	3,000,000
North Concord TOD Neighborhoods (all)	90	2,200	150,000
Central Neighborhoods (all)	180	2,600	100,000
Village Centers (all)	70	500	350,000
Village Neighborhoods (all)	740	6,200	N/A
Commercial Flex	210	N/A	1,700,000
Campus	120	TBD	800,000
First Responder Training Center	80	N/A	N/A
Greenways and Citywide Parks	786	N/A	N/A
Conservation Open Space	2,715	N/A	N/A
Total	5,046	12,200	6,100,000
Maximum Sitewide Total	5,046	12,272	6,115,718

A scenic landscape featuring rolling green hills. In the foreground, there's a grassy field with a few small trees and a road. In the middle ground, there's a town with many houses and trees. In the background, there are more hills and a clear blue sky.

Admin Draft Specific Plan

Admin Draft Specific Plan

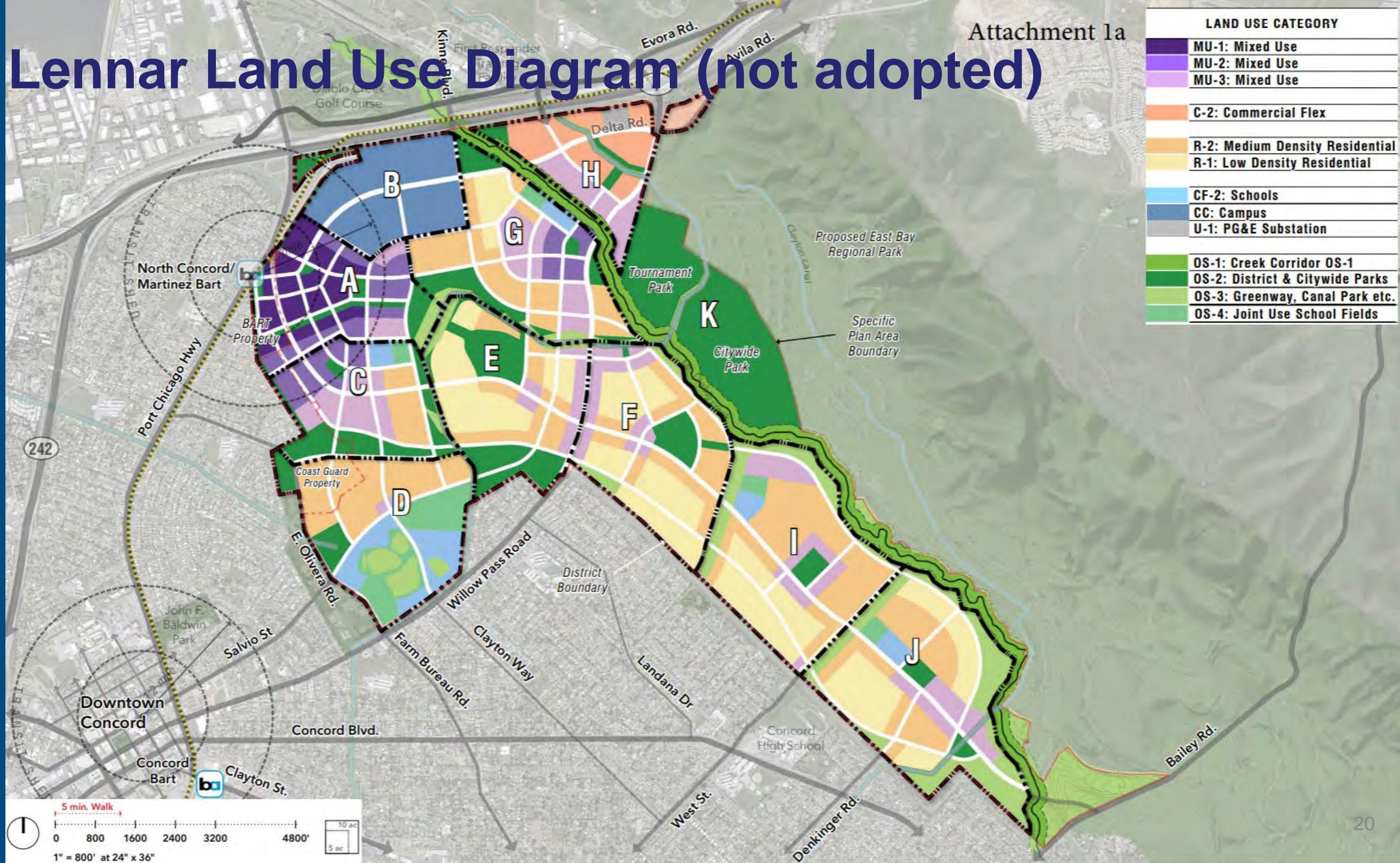
Recap of Lennar's Specific Plan

- August 22, 2018: City Council reviewed Lennar's proposed land use diagram for the Development Footprint
 - This diagram **has not been adopted nor approved** by the City Council
- 2018-19: Lennar developed Administrative Draft Specific Plan
 - Not completed nor published
 - Did not address all issues of importance in the community
 - Given the passage of time and changes in the economy, draft is a reference only
- The new Master Developer does not need to follow Lennar's diagram

See Section 1.4 in the RFQ for more details.

Lennar Land Use Diagram (not adopted)

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



Updated/New Specific Plan – Master Developer Responsibilities

The Master Developer must:

- Prepare a Specific Plan that is:
 - Consistent with State law
 - Based on the standards and guidelines in the Area Plan
- Conduct market and financial feasibility research and analysis
- Collaborate with the LRA to establish an approach
- Procure all land use and regulatory approvals and permits, including any required subsequent or supplemental EIR necessary for implementation
- If plans are not consistent with the Area Plan and other parts of the General Plan, the Master Developer will be responsible for preparation and environmental review of an Area Plan amendment and assume risk for changes in the plan
 - The Area Plan serves as the basis for the Navy's NEPA review of the federal land transfer action

See Section 3.3 in the RFQ for more details.

A landscape photograph showing a green hillside on the right with a railway track running through it. In the background, there is an industrial facility with several buildings, a water tower, and power poles. The sky is filled with dark, cloudy clouds.

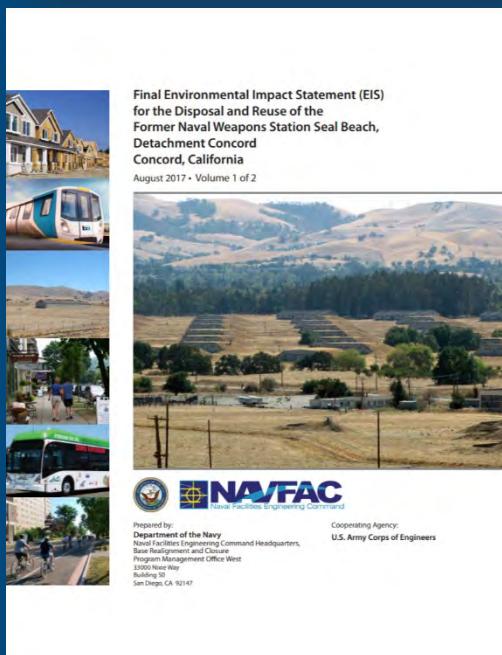
Environmental Review

Environmental Review

Significant environmental review has been completed:

- 2010: Certified Environmental Impact Report (EIR) for the Reuse Plan
- 2012: Addendum to the Reuse Plan EIR with Area Plan adoption
- 2017: Navy completed NEPA review of federal action consistent with Area Plan
- Notice of preparation (NOP) for planned Draft EIR for Lennar's Administrative Draft Specific Plan circulated in 2018; Draft EIR is incomplete
- An EIR will be necessary for the updated/new Specific Plan

See Section 2.2 in the RFQ for more details.



Infrastructure



Infrastructure

Systems:

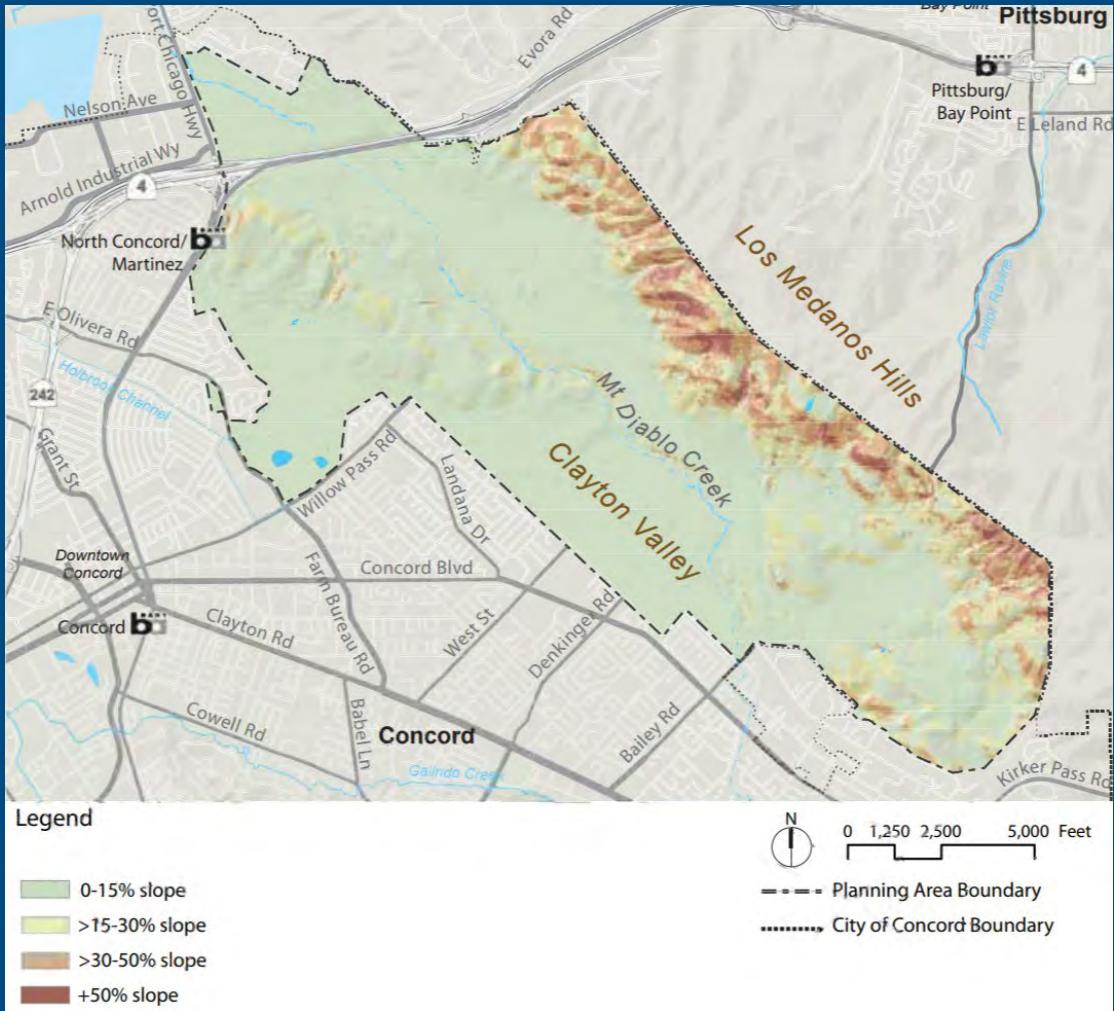
- Topography and Grading
- Onsite Transportation
- Sanitary Sewer
- Joint Trench (Electrical + Natural Gas + Telecommunications)
- Storm Drainage
- Domestic Water
- Recycled Water

See Appendix B in the RFQ for more details.

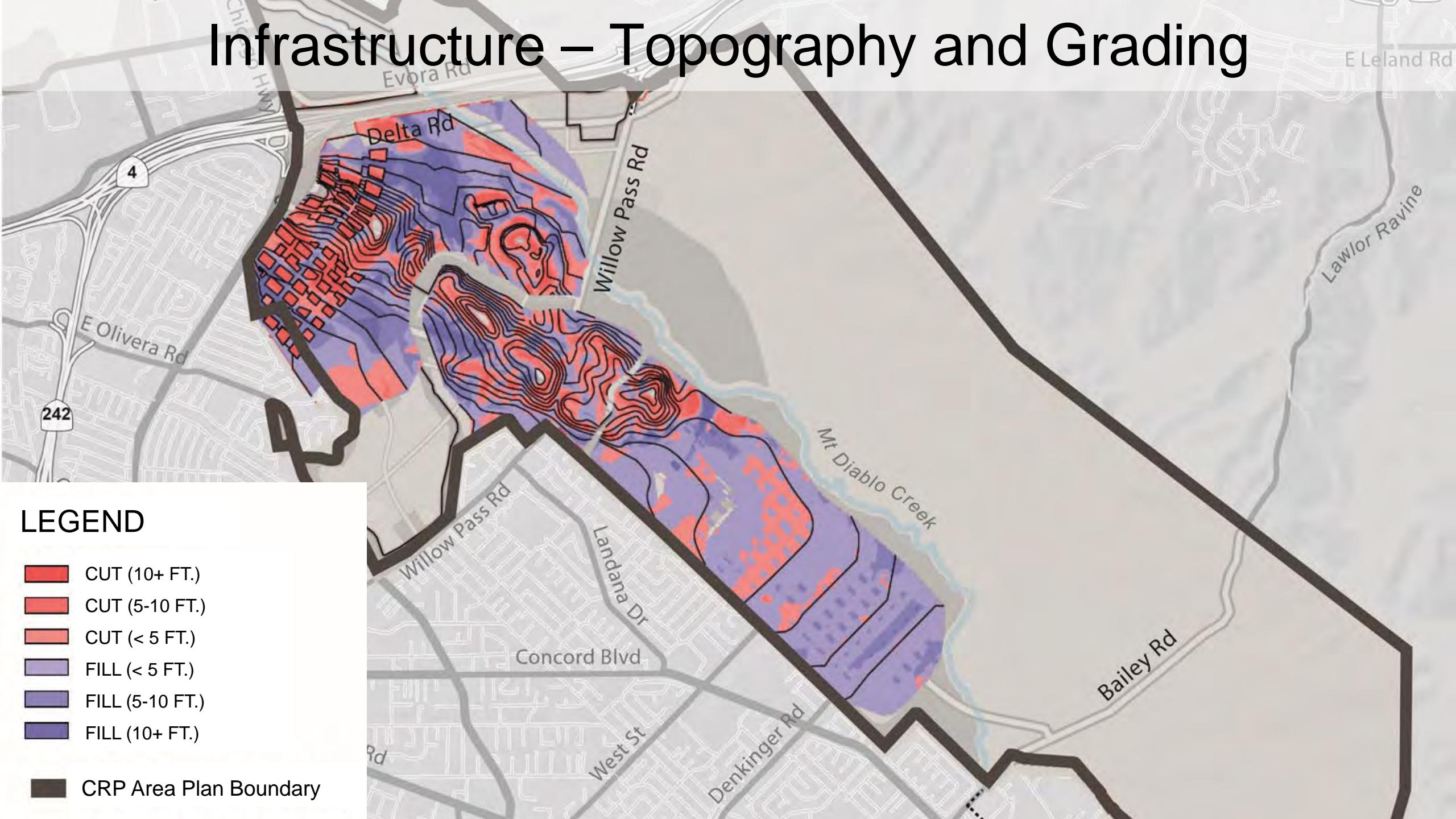
Infrastructure – Topography and Grading

Existing Topography

- Ranges from 5 feet above sea level near SR-4 to 240 feet south of Willow Pass Road
- Other notable features:
 - Contra Costa Canal
 - Mt Diablo Creek



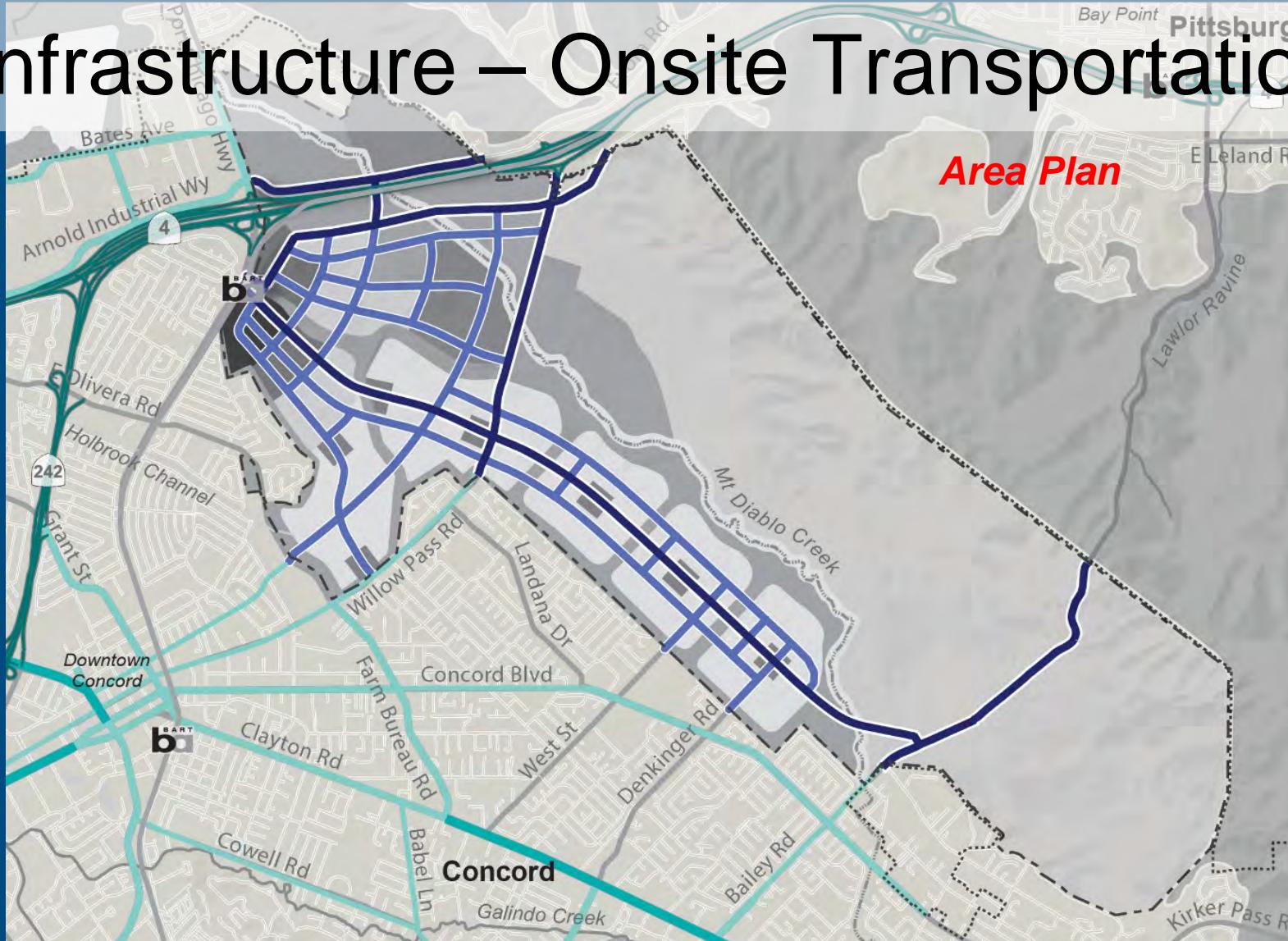
Infrastructure – Topography and Grading



LEGEND

- CUT (10+ FT.)
- CUT (5-10 FT.)
- CUT (< 5 FT.)
- FILL (< 5 FT.)
- FILL (5-10 FT.)
- FILL (10+ FT.)
- CRP Area Plan Boundary

Infrastructure – Onsite Transportation



Legend

Primary Site Circulation

- Through Streets
- Collector Streets

Primary Vicinity Circulation

- Highways
- 6-Lane Arterials
- 2-4 Lane Arterials
- 2-Lane Collectors (includes planned West Street extension)

N
0 1,250 2,500 5,000 Feet

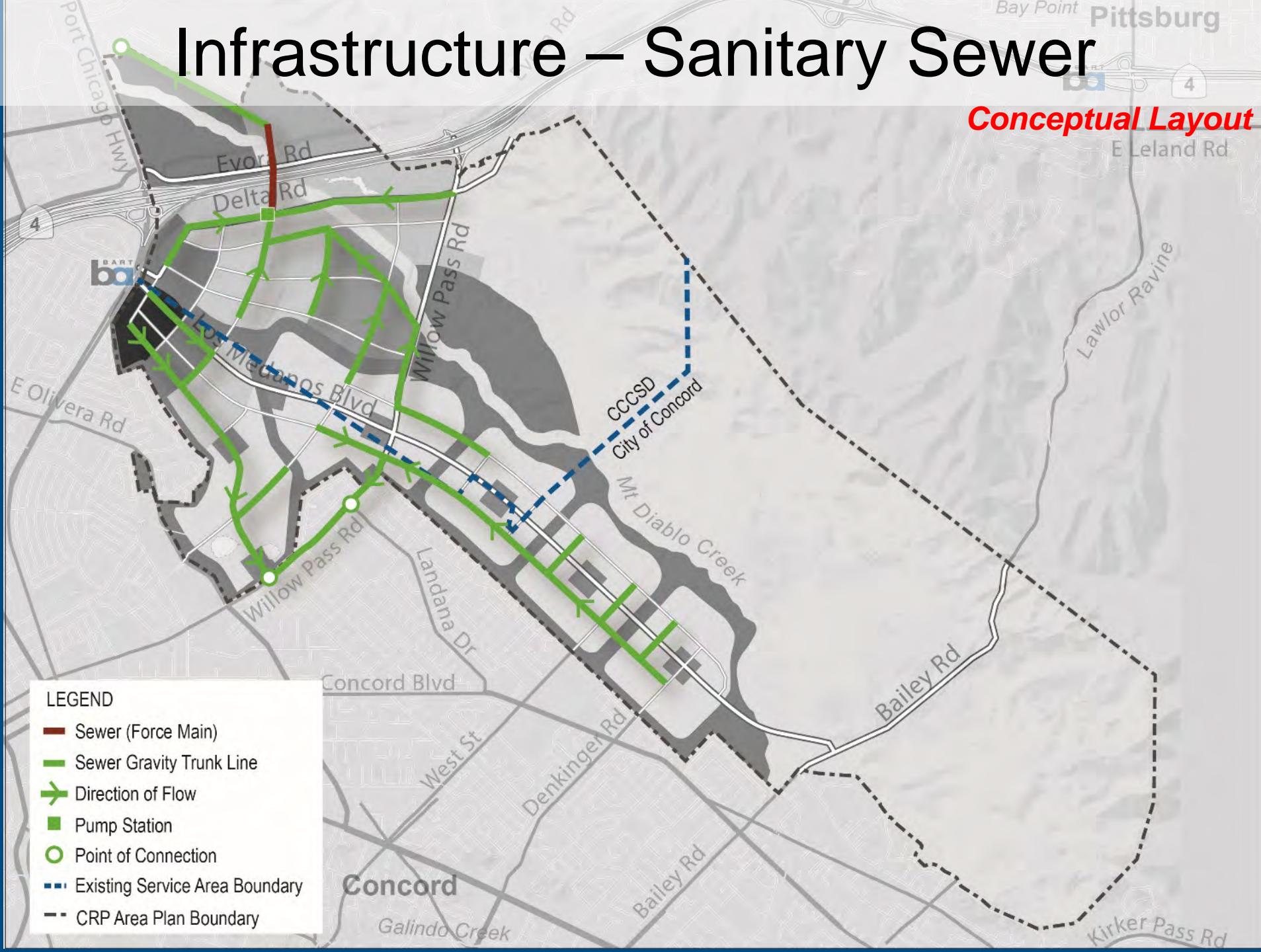
Planning Area Boundary

City of Concord Boundary

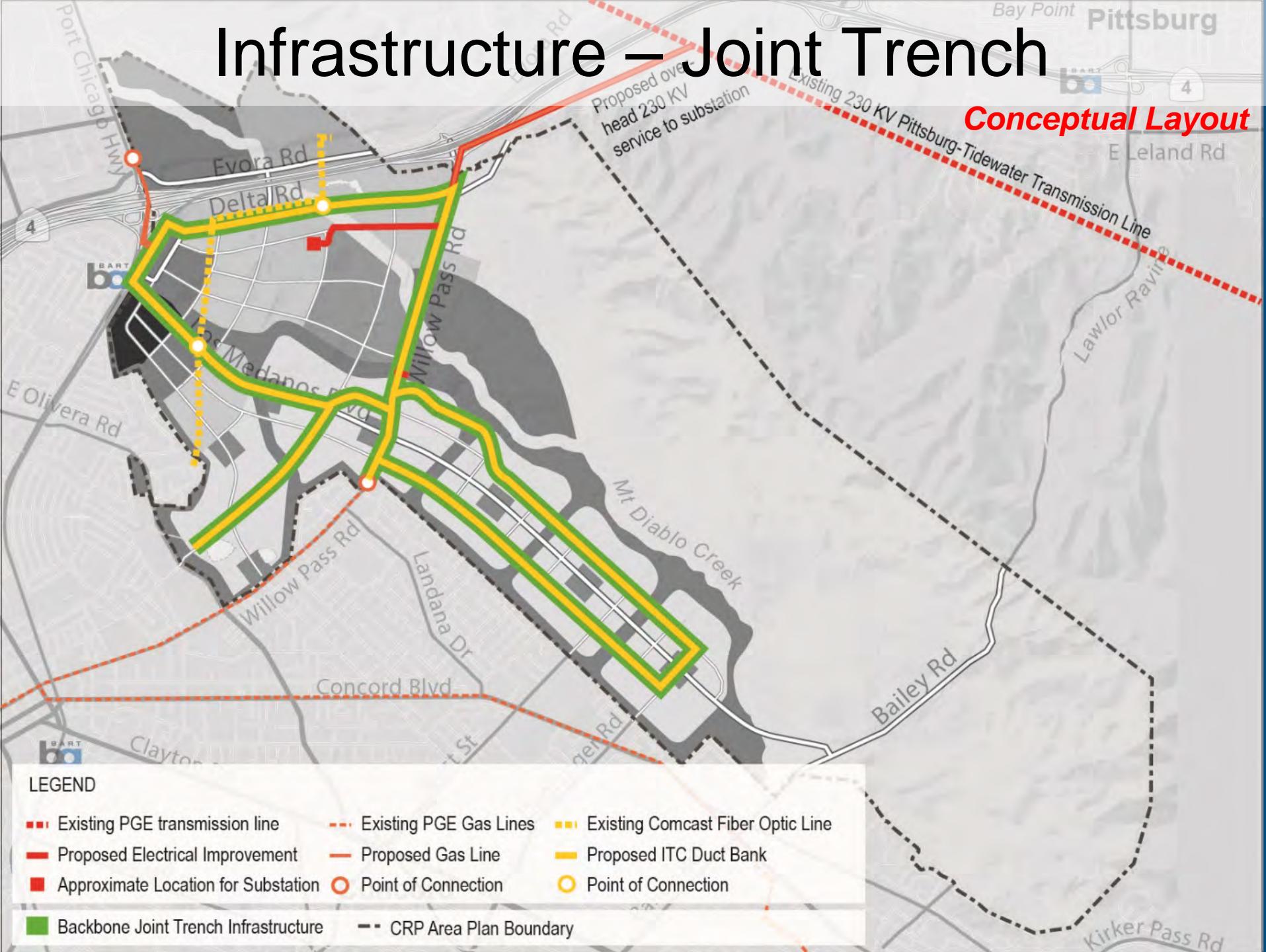
2010 Concord parks

Infrastructure – Sanitary Sewer

Conceptual Layout

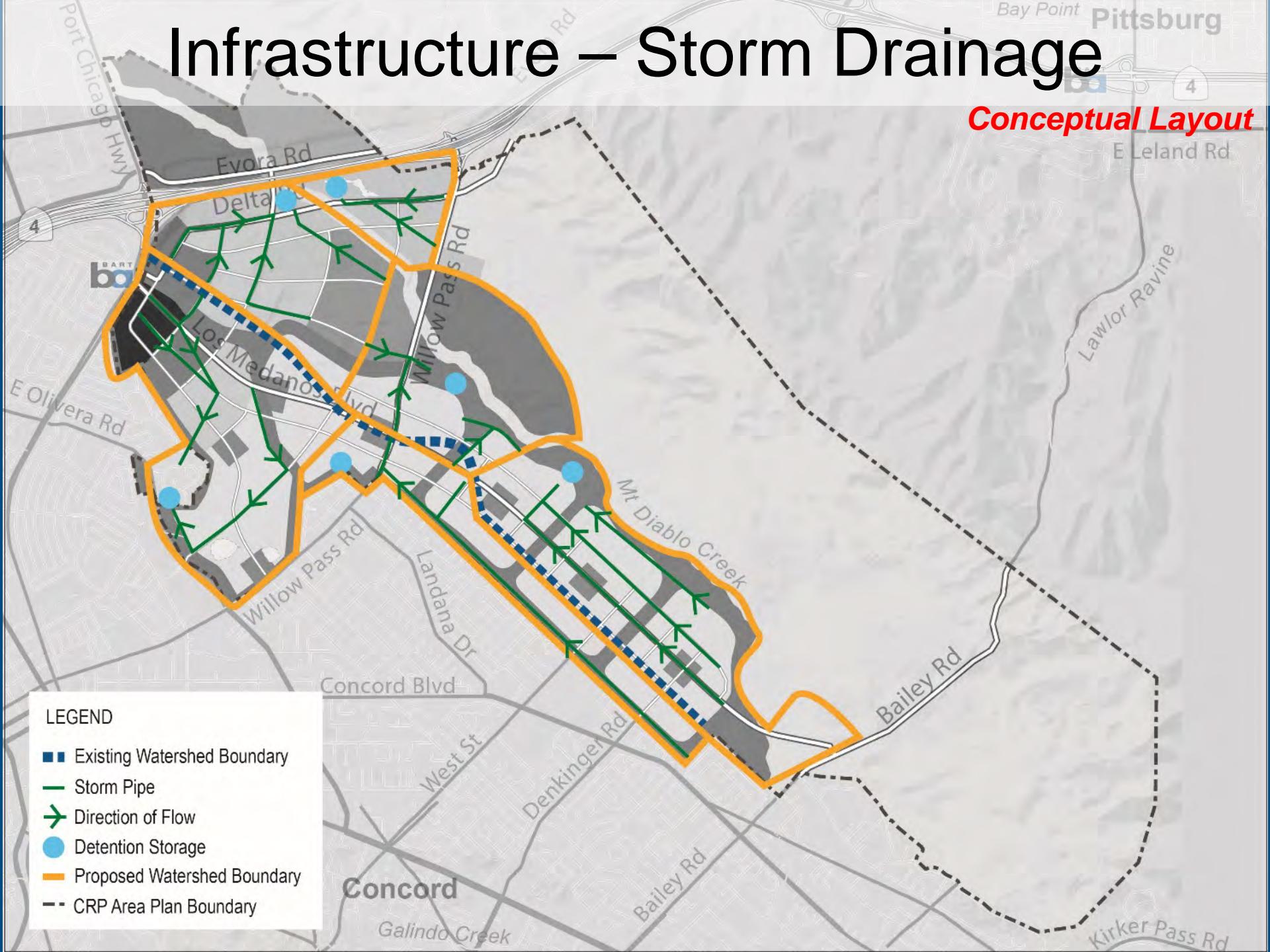


Infrastructure – Joint Trench



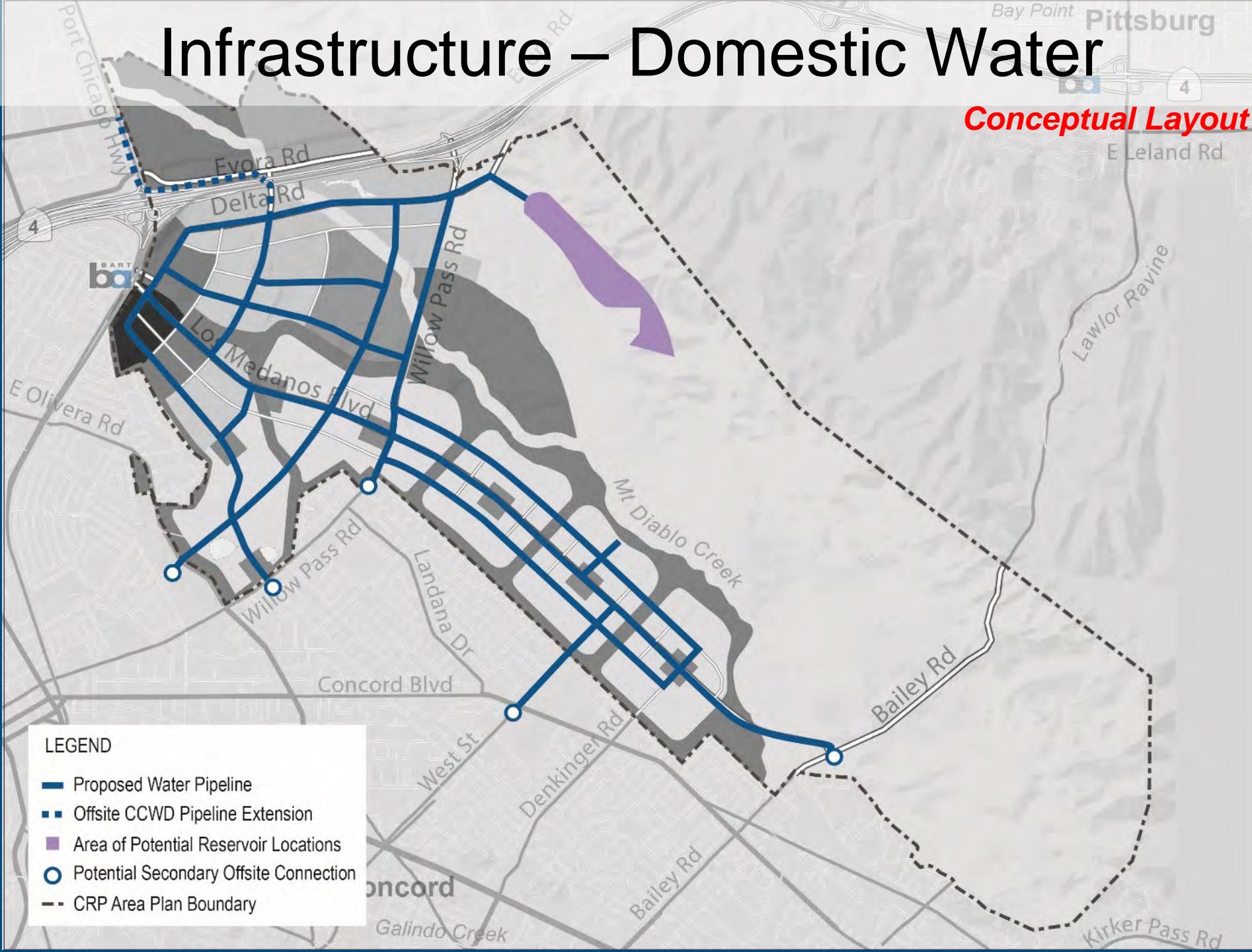
Infrastructure – Storm Drainage

Conceptual Layout



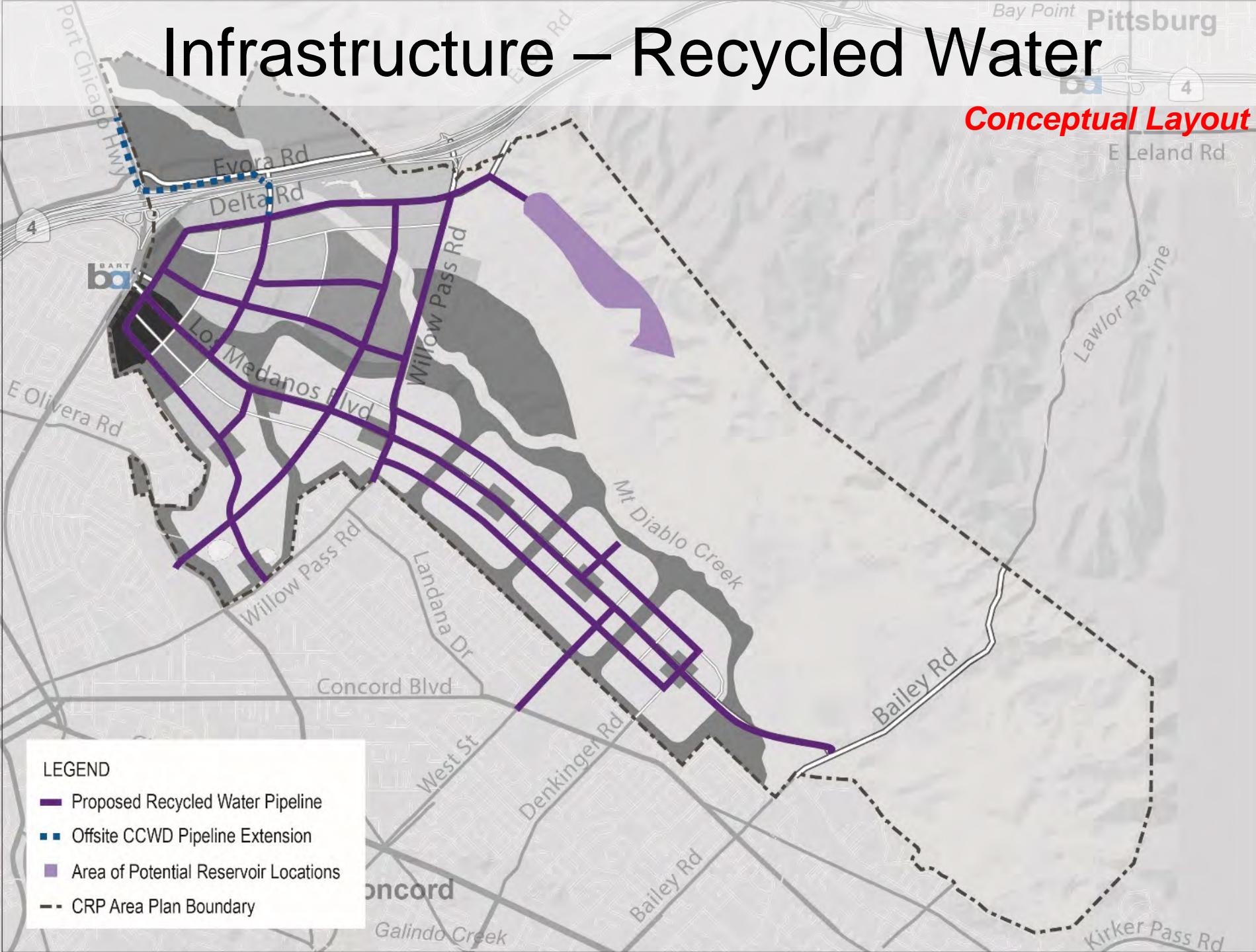
Infrastructure – Domestic Water

Conceptual Layout



Infrastructure – Recycled Water

Conceptual Layout



Infrastructure – Master Developer Responsibilities

- Off-site improvements
 - Street intersections, other infrastructure, resource mitigation requirements, and regional improvements as a fair share, proportional to the impacts of the Project
- On-site improvements
 - Oversized infrastructure to support later phases of development. Includes widening Willow Pass Road and demolition of the Kinne Blvd. bridge at the appropriate time
- Diablo Creek Golf Course/Evora Road
 - Significant infrastructure to route through the golf course
 - Extension of Evora Road through the southern portion of the existing golf course, connecting to Port Chicago Highway

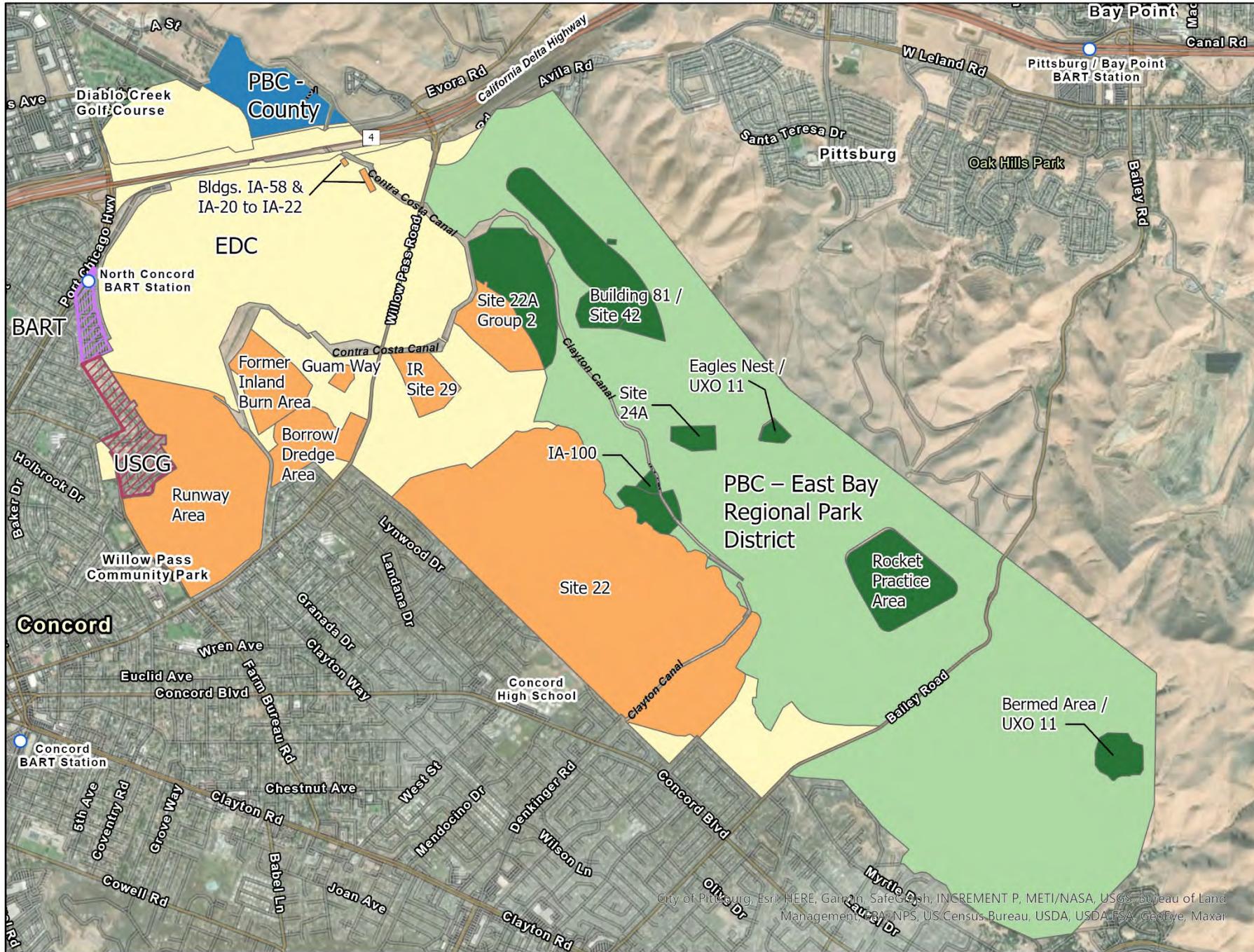
See Section 3.4 in the RFQ for more details.

Remediation

Remediation

- Listed as Superfund Site in 1994
- Navy is responsible for remediation
- Not all areas requiring remediation are known at this time. Navy to undertake additional phases of investigation
- Before any property can be conveyed to the LRA, the Navy must complete a “Finding of Suitability for Transfer” (FOST):
 - Approx. 1,100 acres documented as the first FOST (yellow parcels in map)
 - Additional FOST(s) will be needed

See Appendix C in the RFQ for more details.



Concord Reuse Project Remediation Carveouts Boundaries

February 23 2021

- Development Footprint/
Economic Development
Conveyance (EDC) - Finding of
Suitability to Transfer (FOST 1)
- Development Footprint/
Economic Development
Conveyance (EDC) - Parcels to
be Transferred at a Later Date
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District
- Parcels to be Transferred at a
Later Date
- Public Benefit Conveyance (PBC)
- County
- US Coast Guard (USCG)
Property
- BART Property
- BART Station

Remediation – Master Developer Responsibilities

- Collaborate with the LRA to understand the remediation activities and their potential impacts/risks on development
- Demolish bunkers and existing buildings, and abatement of asbestos and lead-based paint on buildings

See Section 3.1 in the RFQ for more details.

A wide-angle photograph of a rural landscape. In the foreground, there is a field of tall, green grass. In the middle ground, several rolling green hills are visible, with a line of trees and shrubs separating the grassy area from the hills. The sky is a clear, bright blue. A dark blue rectangular box is overlaid on the bottom left of the image, containing the word "Schools" in white, sans-serif font.

Schools

Schools

2010 EIR Assumptions:

Type of School	Assumed Number of Schools in the Preferred Alternative
Elementary School (K-5)	4
Middle School (6-8)	1
High School (9-12)	1

Recent calculations indicate three elementary, one middle, and one high school (due to lower student generation assumptions).

As of April 2021, the Mt. Diablo Unified School District (MDUSD) is updating student generation rates/assumptions.

Schools

Considerations:

- School facilities siting: School facilities cannot be located within 1,500 feet of a pipeline easement (there are three oil pipelines on the base, on the far western edge)
- Development: The project will bear the expense for new school capacity based on projected student yield.

See Appendix D in the RFQ for more details.

Schools – Master Developer Responsibilities

- Continued collaboration and discussion with the LRA and MDUSD through Specific Plan process
- Further details on student generation and supportive school facilities will be documented in the Specific Plan and/or future planning documents

See Section 3.4 in the RFQ for more details.

A scenic landscape featuring rolling green hills under a clear blue sky. In the foreground, a large, leafy tree stands prominently. Several cattle are grazing in a field in front of the tree. The scene is framed by a dark blue horizontal bar at the bottom, which contains the text.

Permitting

Permitting

- Framework: Comprehensive, sitewide permitting process
- City is applicant and permittee for all sitewide resource permits
- Types and statuses
 - Biological: Federal done; State underway. No Master Developer coordination anticipated.
 - Aquatic: In process. Master Developer coordination needed.
 - Cultural: Permitting complete.

See Appendix E in the RFQ for more details.

Permitting – Master Developer Responsibilities

- City will continue to lead permitting processes
- City may request technical information from Master Developer's engineers/development team
- The City expects all future developers to pay a pro rata share of the resource compliance costs regardless of which specific activities/phases of development impact specific resources

See Appendix E in the RFQ for more details.



Labor

Labor – Master Developer Responsibilities

- Comply with all applicable Concord First policy commitments
 - 40% local hire
 - Payment of prevailing wages on all construction to ensure that project build out does not drive down area wage standards
 - Utilization of apprentices from State of California certified joint labor management programs
 - Program to recruit, train, and employ military veterans through the Helmets to Hardhats program or equivalent program

See Section 3.11 in the RFQ for more details.

The background image is a wide-angle aerial photograph of a coastal town. In the foreground, there's a dense cluster of houses and buildings. Beyond them, a range of green hills stretches across the middle ground. In the far distance, a large body of water meets a range of mountains under a clear blue sky.

Affordable Housing

Affordable Housing – Master Developer Responsibilities

- Expected to deed restrict and contribute development ready pads to support development of affordable housing with at least 25% of the residential units affordable to lower income households

See Section 3.15 in the RFQ for more details.



Campus District

Campus District – Master Developer Responsibilities

- Land set aside within the Development Footprint (approximately 120 acres according to the CRP Area Plan) but separate from the Project
- The City will take the lead in planning and seeking an appropriate partner for implementation

See Section 3.4 in the RFQ for more details.

A scenic landscape featuring rolling hills covered in dry, yellowish-brown grass. In the middle ground, a railway line with several blue shipping containers is visible. The sky above is a clear, vibrant blue with scattered white and grey clouds. The foreground is partially obscured by dark, leafy branches from trees on the left and right sides.

Master Developer Selection Process

Master Developer Selection Process

Selection Process and Timeline	Dates (all 2021)
Issuance of the RFQ	April 16
Pre-response conference	May 4 at 10am PDT
Deadline for questions submitted in writing	May 14 at 5pm PDT
Responses to questions posted	May 28
SOQ submitted	June 18 by 3pm PDT
LRA Team Reviews SOQs for responsiveness to Selection Criteria and prepares Summary Table	July 16
City Council reviews Summary Table, Redacted SOQs (with Confidential Information removed), and selects SOQs to interview	August 3
Interviews with City Council – Possible Selection	August 24
City Council Selection for Initial Negotiations	August 31
Finalize Exclusive Negotiating Agreement (ENA)	September 23

Dates following SOQ submittal are subject to change.

Master Developer Selection Process

The following selection criteria will be used by the City Council to select the Master Developer. They are presented in order of importance.

- Demonstrated understanding and commitments of the developer to satisfy the City's priorities for the CNWS, including development vision as expressed in the CRP Area Plan and community facilities in Section 3.4, including the Concord First commitment found in Section 3.11.
- Financial capability and history of successfully financing projects of a similar scale, particularly those with a large infrastructure component.
- Experience of Lead Developer with successful completion of similar projects, including projects that are large-scale, mixed-use, military base reuse, and transit oriented.
- Organization of the Master Developer Team.
- Experience of Master Developer Team members who are not the Lead Developer – such as architects/engineers/permitting/remediation specialists.
- Responses from references.

See Section 5.3 in the RFQ for more details.

Master Developer Selection Process

Post-Selection:

To expedite negotiations, the selected Master Developer must provide either a statement that the terms of the **Exclusive Negotiating Agreement (ENA)** are acceptable as drafted, or a list of material changes the Respondent would expect to be made before signing the ENA

See Appendix G in the RFQ for more details.

A scenic landscape featuring a dense forest of tall, green trees on a hillside. In the foreground, there is a vineyard with rows of grapevines and a grassy area. The sky is clear and blue.

Submittal Process

Submittal Process

Applicant Requirements

- Organizations with demonstrated experience, skills, and resources that can offer a compelling approach for achieving its goals for implementing the Area Plan
- Statement of Qualifications (SOQs) must be formatted to print on 8½" x 11" paper and use no smaller than 11-point font
- Numbered pages (not including transmittal letter, title page, table of contents, and section divider pages)
- Evaluated on content, not length. Total SOQ page count may not exceed 40 numbered pages, not including the transmittal cover page, table of contents, any section divider pages, joint venture verification letters, personnel resumes, financial reference letters, labor plan, and allowable appendix materials.
- Any Confidential Information must be identified consistent with the Standard Conditions (Appendix F).

See Section 5.2 in the RFQ for more details.

Submittal Process

SOQ must include:

- Transmittal letter
- Master Developer Team description
- Master Developer Team experience
- Responses to Questions
- Financial Capability
- Review of ENA

See Section 5.2 in the RFQ for more details.

Submittal Process

- SOQs due June 18, 2021 by 3:00 P.M. PST
- Electronic submittals only via City's Sharefile (you will receive an email link to the Sharefile upload site one week prior to June 18)
- All Respondents must also e-mail the LRA's administrative contact (Israel Mora) at israel.mora@cityofconcord.org upon submittal of files to confirm receipt

See Section 5.2 in the RFQ for more details.

Questions

- “Raise Hand” in Zoom to verbally ask a question, OR
- Type your question using the Zoom Q&A function OR
- Submit in writing to Israel Mora by May 14 at 5pm PDT

Following today's pre-response conference, communications between Respondents and the LRA Team will only be via e-mail. Any communications must be sent to the LRA's administrative contact (Israel Mora) at israel.mora@cityofconcord.org.

Site Visit Video

Download link:

https://www.concordreuseproject.org/DocumentCenter/View/2186/CNW-S-Site-tour_FINAL--Download-Only-