

Concord Community Reuse Project

# Concord Naval Weapons Station Concord Reuse Project Area Plan Implementation

Request for Master Developer Qualifications

Pre-Response Conference

June 1, 2023

Website: [www.concordreuseproject.org](http://www.concordreuseproject.org)



# 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 / Tournament Sports Complex
5. Master Developer Selection Process
6. Submittal Process



# Introduction



# Conference Presenters



**Guy Bjerke**

Director,  
Economic Development  
& Base Reuse  
City of Concord



**Joan Ryan**

Community Reuse Planner  
City of Concord

# Project Team

- Local Reuse Authority (LRA)
- Consultant team
  - 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 (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
2023	CFP Term Sheet rejected; Agreement with City expired 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 with a white dashed line curves through the middle ground. In the distance, a range of mountains is visible, and a small town or industrial area with several buildings and a bridge can be seen across a valley.

# 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 to the right of the scale.

# 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.*

A landscape photograph showing a road leading through a green, hilly area. On the left, there are several large, dark, rectangular structures, possibly storage tanks or industrial buildings, situated on a grassy hill. The road curves to the right, leading towards more of these structures in the distance. In the foreground, there is a large, mature tree with dense green foliage on the right side of the frame. The sky is clear and blue.

# 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

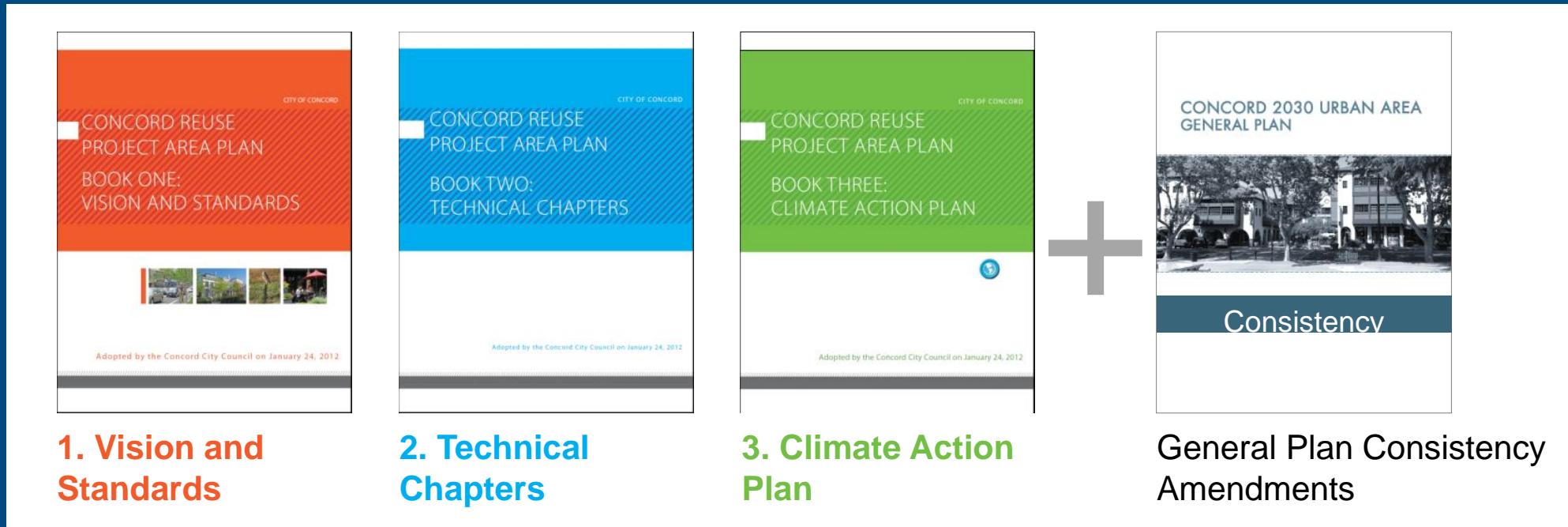
*See Section 3 in the RFQ for more details.*



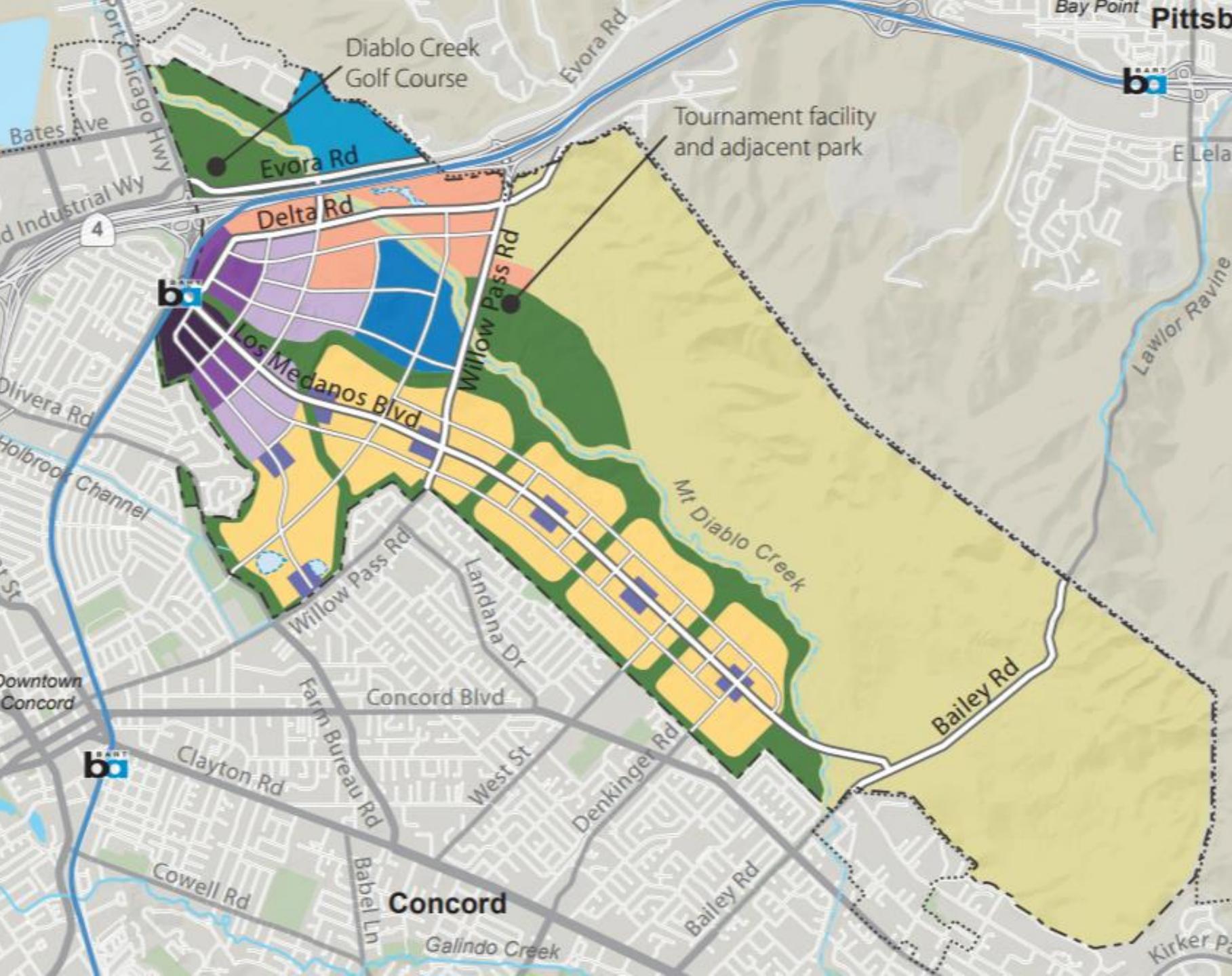
# Area Plan Summary

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

A scenic landscape featuring rolling green hills in the foreground and middle ground. A paved road curves through the hills. In the distance, a range of mountains is visible under a clear blue sky. The overall scene is peaceful and rural.

# Admin Draft Specific Plan

# Admin Draft Specific Plan

## Recap of Lennar's Specific Plan

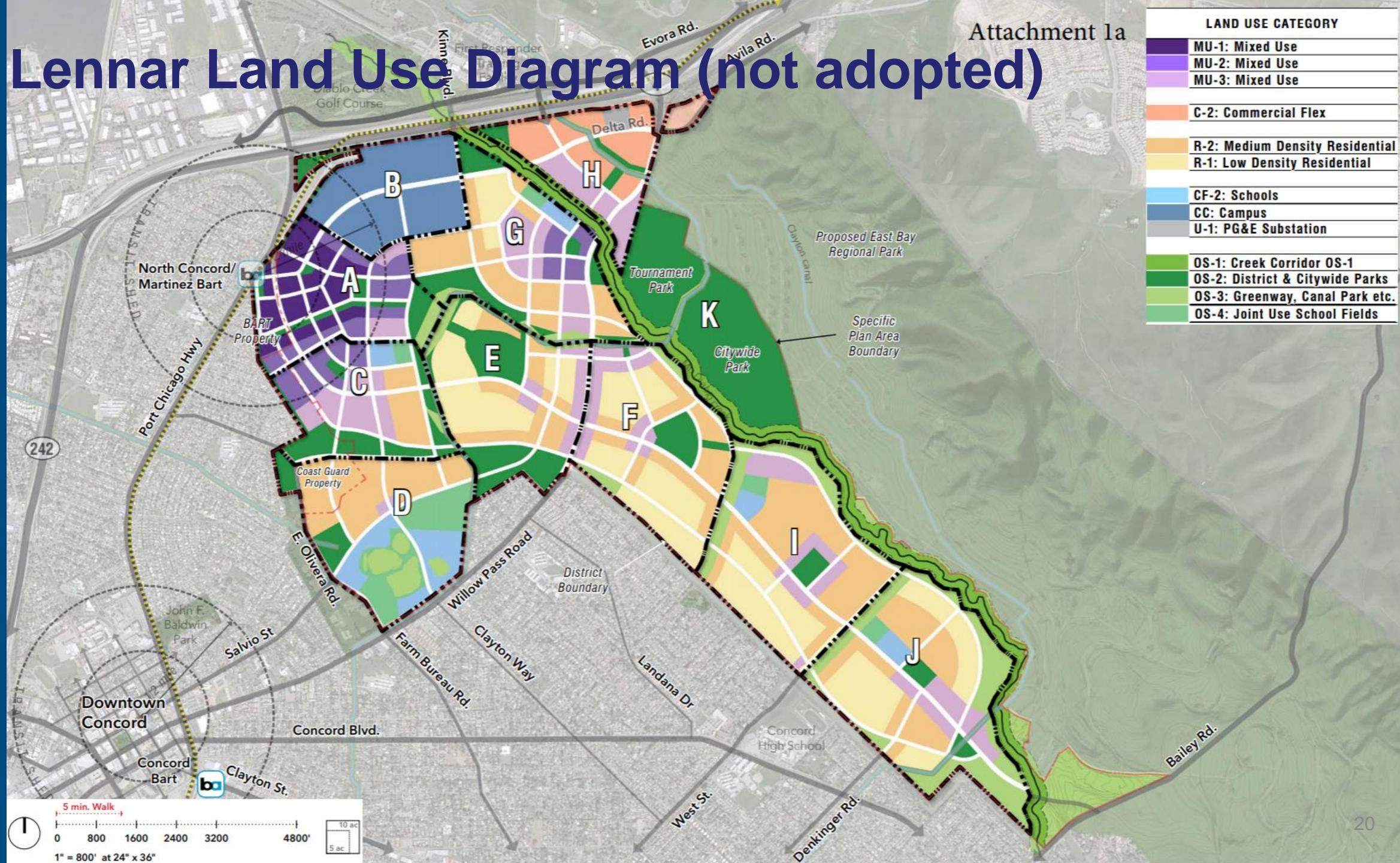
- August 22, 2018: City Council reviewed Lennar's proposed land use diagram for the Development Footprint
  - This diagram **has not been adopted nor approved** by the City Council
- 2018-19: Lennar developed Administrative Draft Specific Plan
  - Not completed nor published
  - Did not address all issues 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)

## 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



# 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 and a flat, grassy area with a railway track in the foreground. In the background, there is an industrial facility with several tall poles and a water tower. The sky is filled with dark, cloudy clouds.

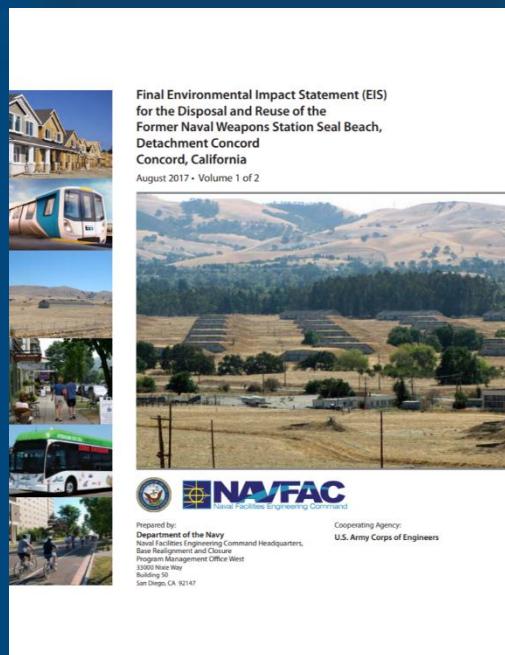
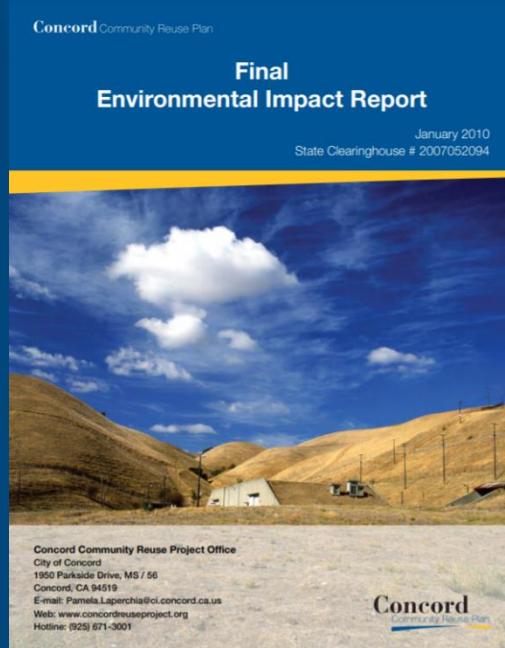
# Environmental Review

# 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:

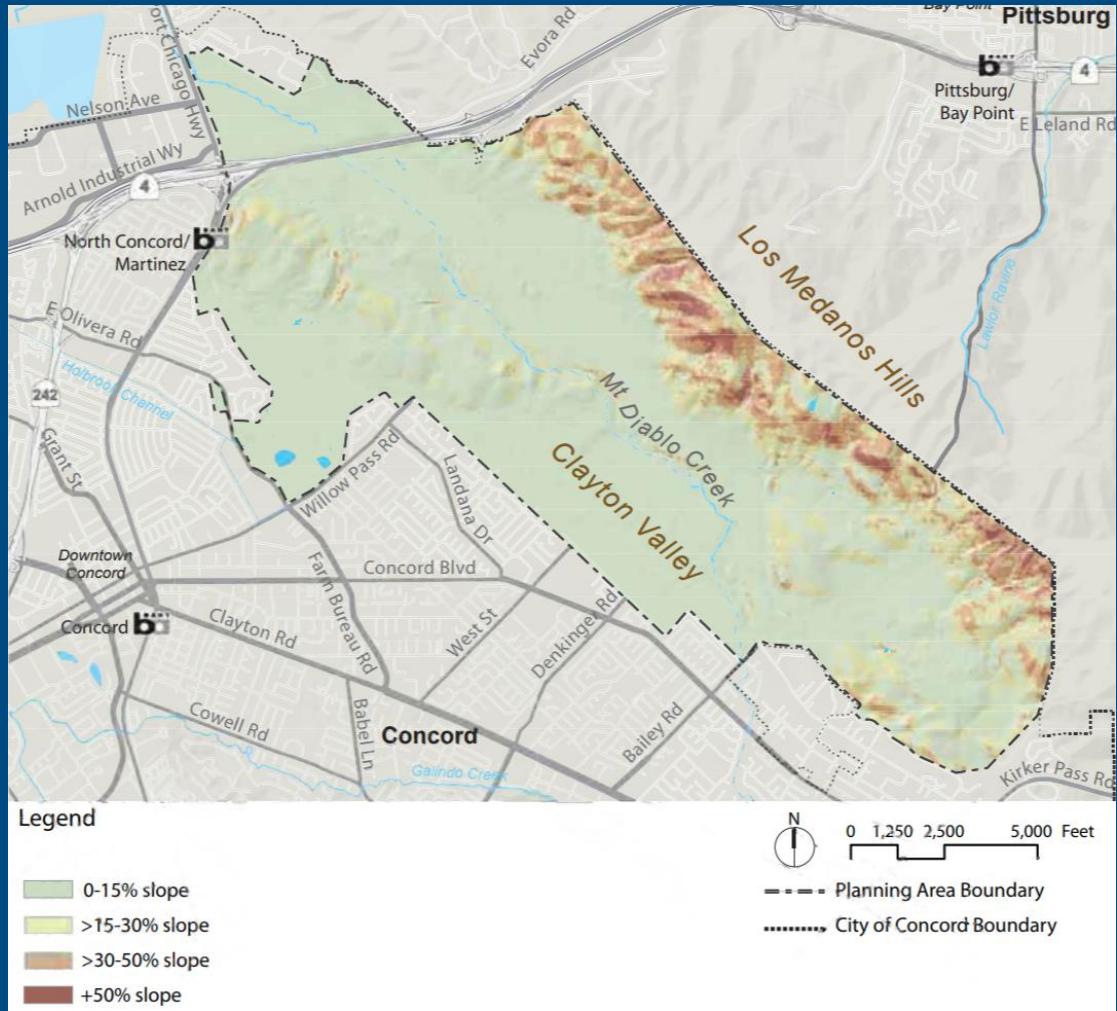
- Topography and Grading
- Onsite Transportation
- Sanitary Sewer
- Joint Trench (Electrical + Natural Gas + Telecommunications)
- Storm Drainage
- Domestic Water
- Recycled Water

*See Appendix B in the RFQ for more details.*

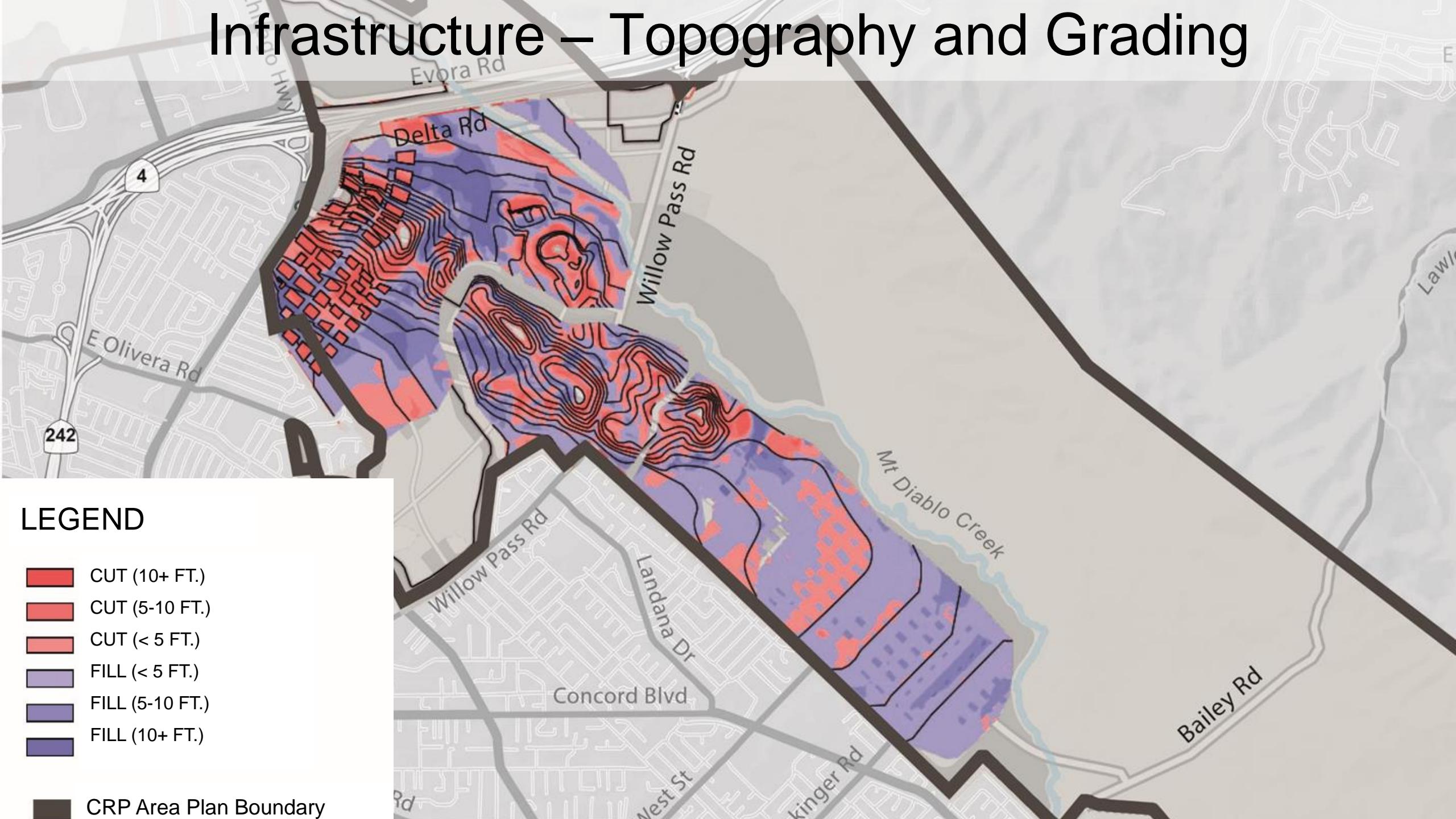
# Infrastructure – Topography and Grading

## 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



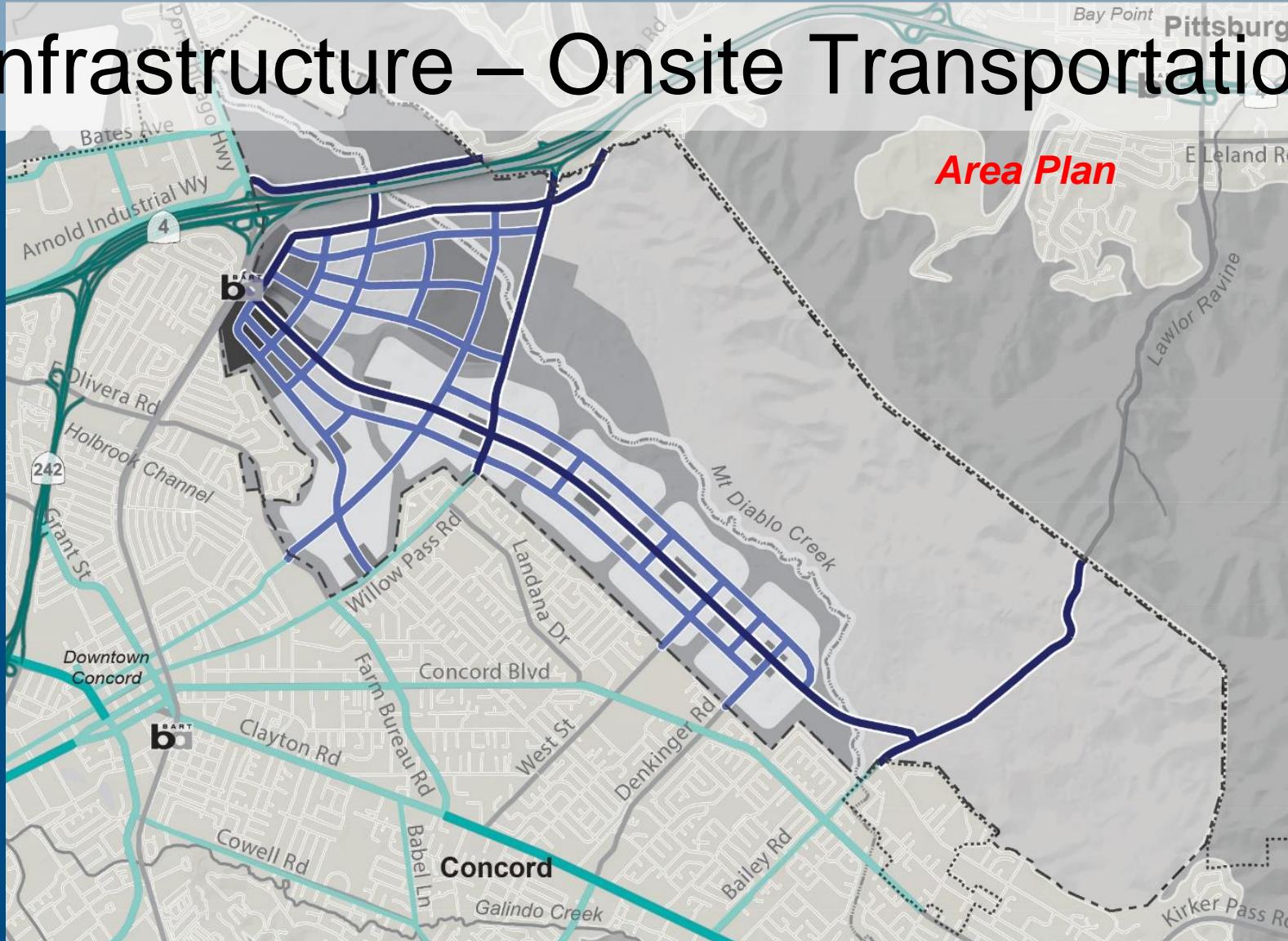
# Infrastructure – Topography and Grading



## 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)



0 1,250 2,500 5,000 Feet

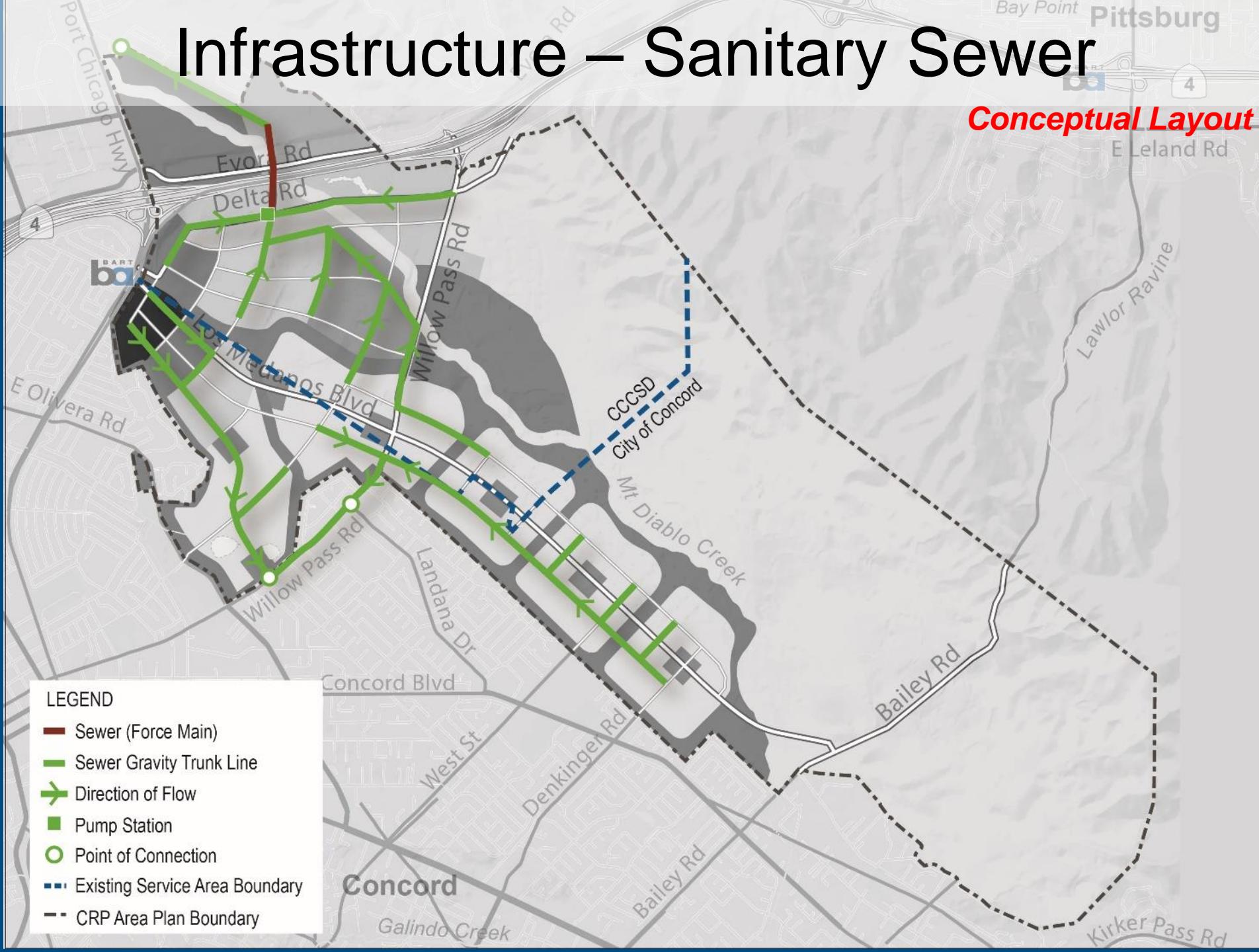
Planning Area Boundary

City of Concord Boundary

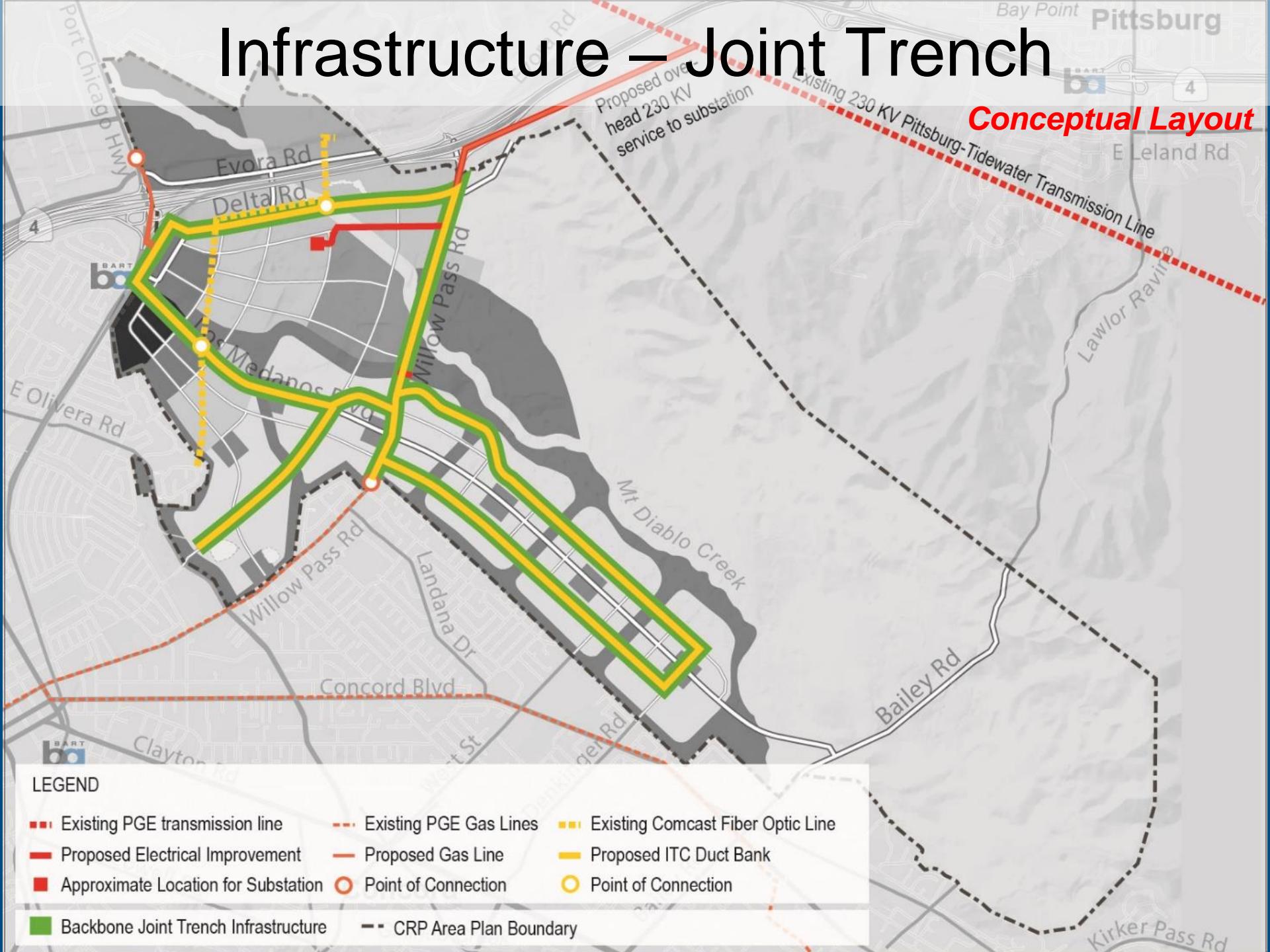
2010 Concord parks

# Infrastructure – Sanitary Sewer

*Conceptual Layout*

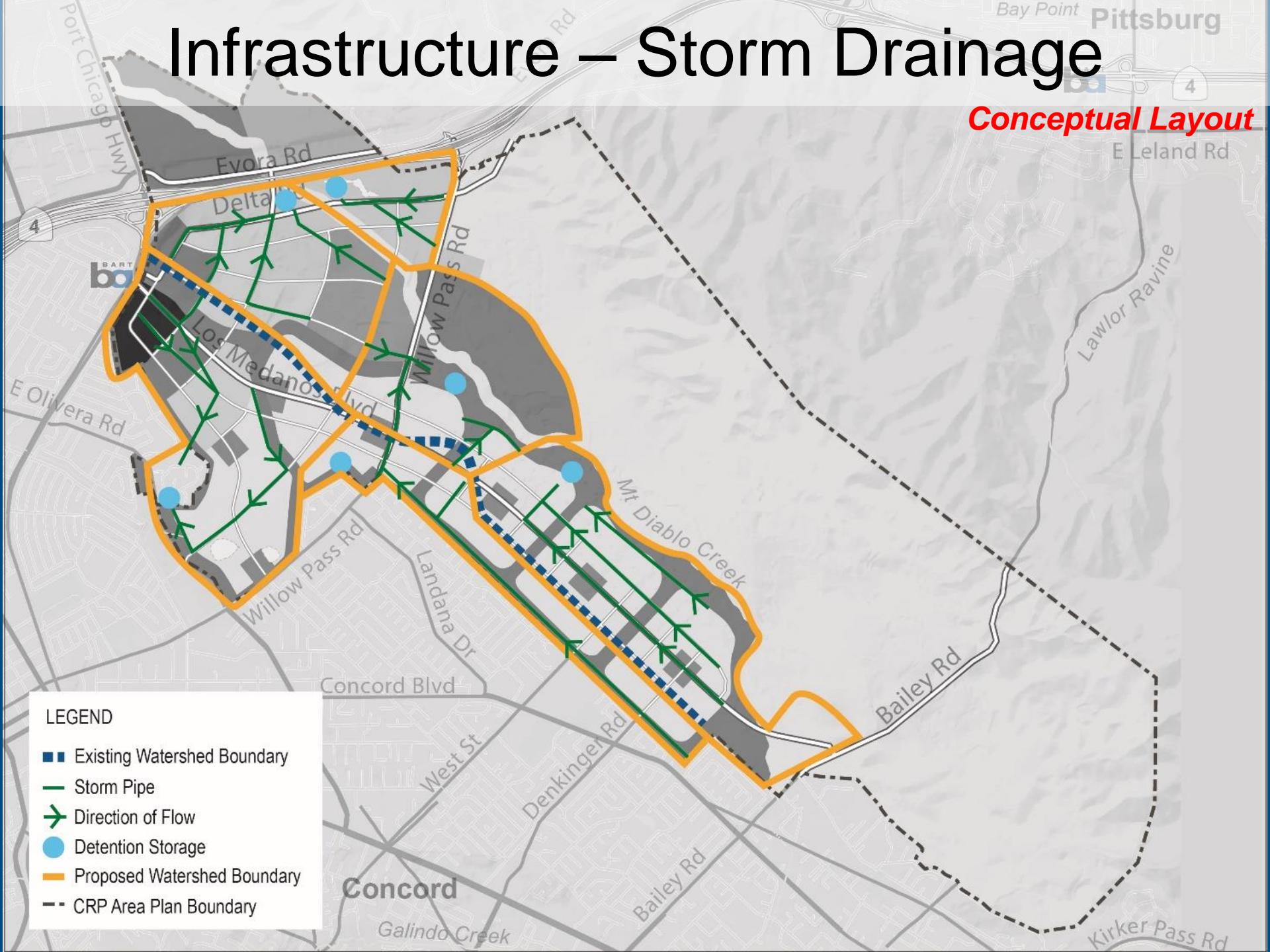


# Infrastructure – Joint Trench

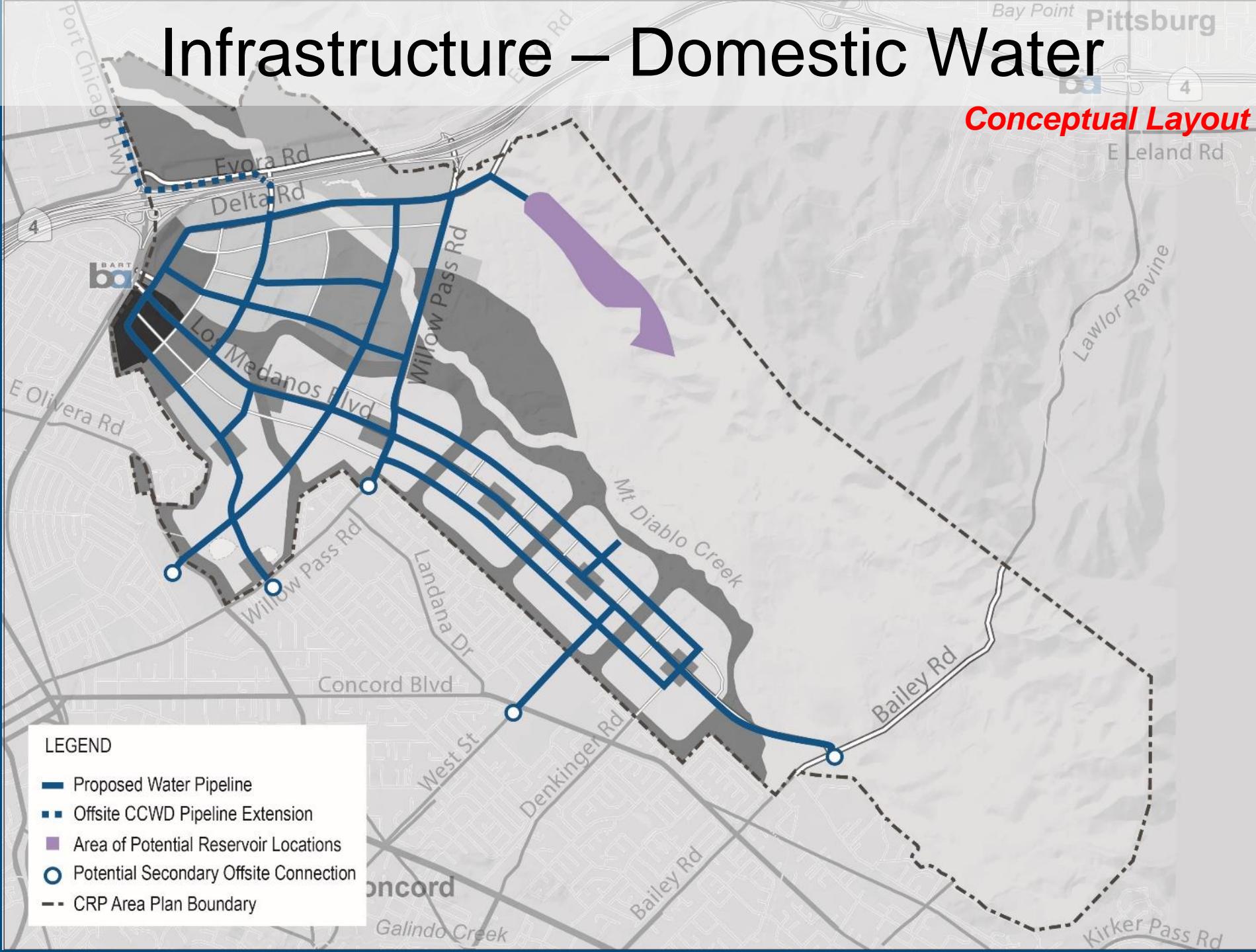


# Infrastructure – Storm Drainage

*Conceptual Layout*

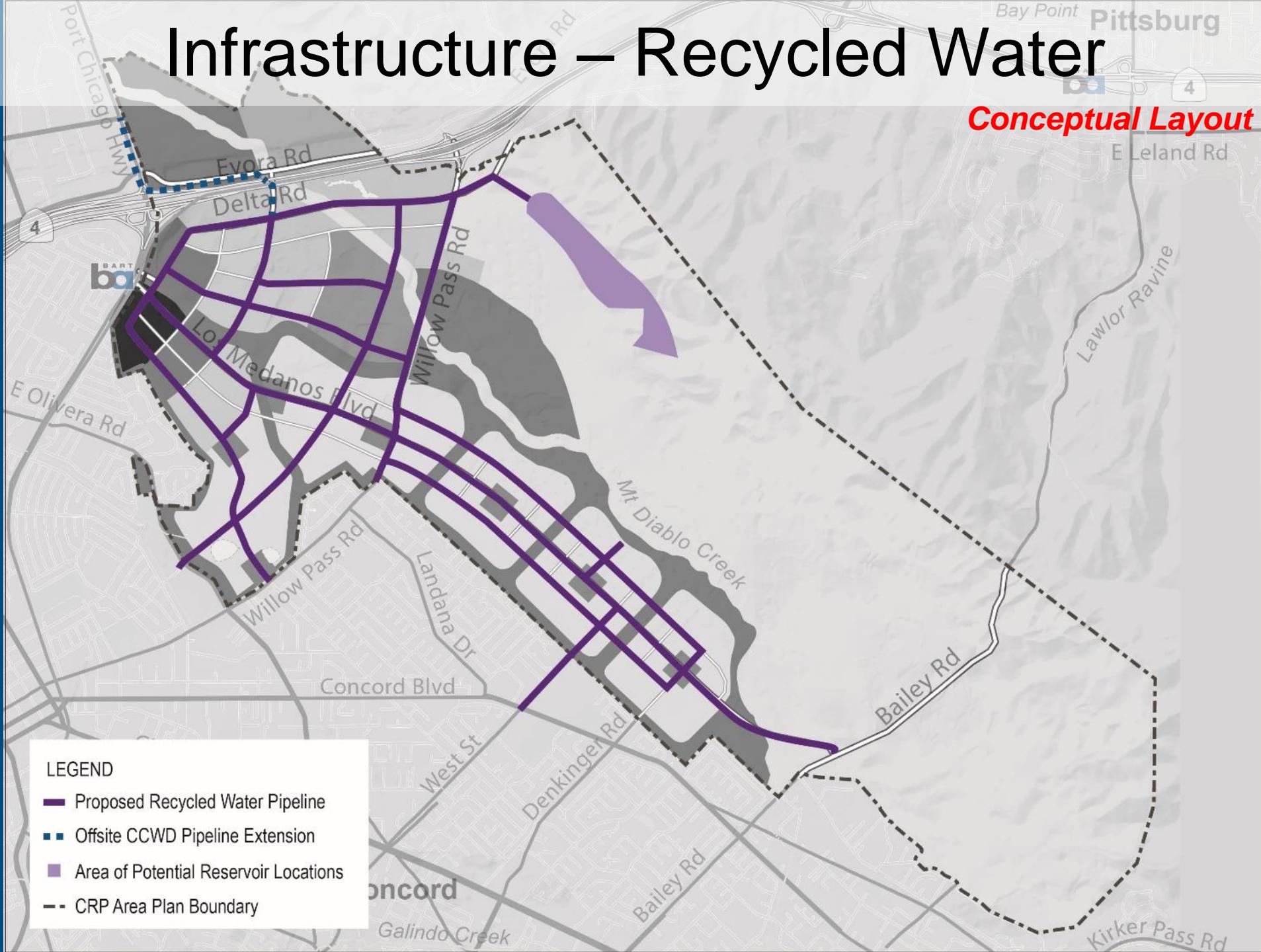


# Infrastructure – Domestic Water



# 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

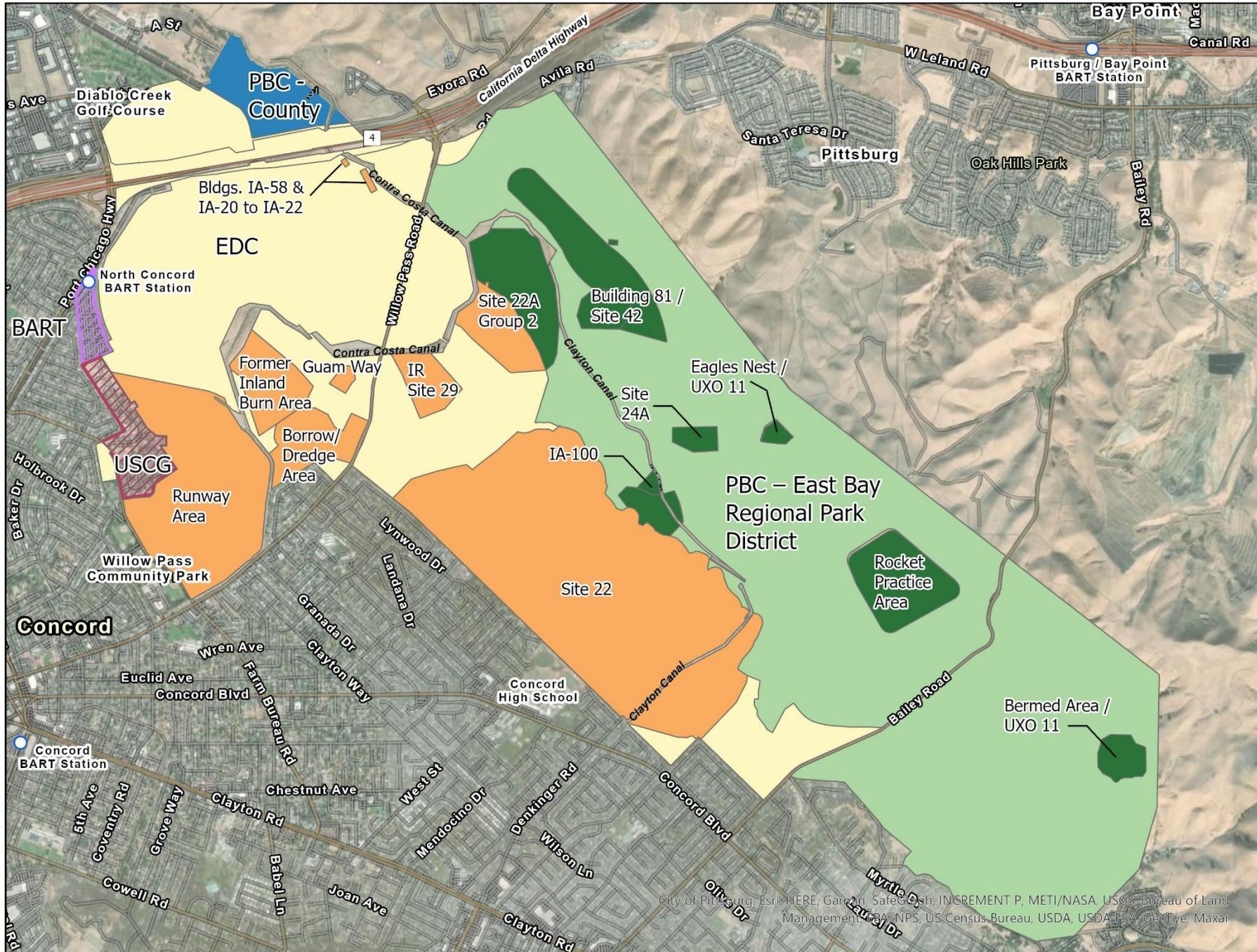
*See Section 3.4 in the RFQ for more details.*

# 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

0 1 Miles

# 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 large, open field of green grass. In the middle ground, a road or path cuts through the landscape, leading towards a range of green hills. The hills are covered in lush vegetation and have a slightly hilly terrain. The sky above is a clear, vibrant blue, suggesting a sunny day. The overall scene is peaceful and natural.

# 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

2018 calculations indicated three elementary, one middle, and one high school (due to lower student generation assumptions).

Davis Demographics has more recently prepared a Demographic Study for MDUSD providing a Ten-Year Forecast SY2020/21 to SY 2030/31 which can be used in part to update school 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)
- School facilities are also unlikely to be compatible with wetlands protection in the Runway Debris Area.
- 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
- Submit a Project Labor Agreement with the Contra Costa Building & Construction Trades Council

*See Section 3.11 in the RFQ for more details.*

The background of the image is a wide-angle aerial photograph of a valley. In the foreground, there is a dense cluster of buildings and houses, likely a residential area. Beyond this, the valley opens up into a larger, flatter area with more scattered buildings and some agricultural fields. The background features a range of mountains, some of which are covered in snow or have rocky peaks. The overall scene is a mix of urban and rural landscapes.

# 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.*

A scenic landscape featuring rolling green hills under a clear blue sky. In the valley, a town is nestled among trees and houses. In the foreground, a large industrial complex with numerous dark, rectangular buildings is visible, surrounded by green fields and trees. A blue rectangular overlay contains the text.

# Campus District / TSC

# Campus District / TSC – Master Developer Responsibilities

- Land set aside within the Development Footprint
- Campus District – approx. 120 acres
- Tournament Sports Complex / Park – approx. 175 acres
- Both separate projects within the Reuse 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, golden-brown grass. In the middle ground, a railway line with several tracks stretches across the frame. To the left, there's a cluster of buildings, possibly a town or industrial facility. The sky is a vibrant blue with scattered white and grey clouds. The foreground is partially obscured by dark, leafy branches from a tree on the right side of the frame.

# Master Developer Selection Process

# Master Developer Selection Process

<b>Selection Process and Timeline</b>	<b>Dates (all 2023)</b>
Issuance of the RFQ	May 15
Pre-response conference	June 1 at 10am PDT
Deadline for questions submitted in writing	June 9 at 5pm PDT
Responses to questions posted	June 23
SOQ submitted	July 14 by 3pm PDT
LRA Team Reviews SOQs for responsiveness to Selection Criteria and prepares Summary Table	August 4
City Council reviews Summary Table, Redacted SOQs (with Confidential Information removed), and selects SOQs to interview	August 15
Interviews with City Council – Possible Selection	August 26
Finalize Exclusive Negotiating Agreement (ENA)	September 19

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.
- Respondent's identified Internal Rate of Return threshold for the project
- 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 and any other members of the Project Team

# Master Developer Selection Process

- Experience of principal technical subconsultants (Project Team members who are not the Lead Developer) – such as architects/engineers/permitting/remediation specialists.
- Response to Review of Exclusive Negotiating Agreement.
- Response to Comments on CFP Term Sheet.
- Responses received from financial references provided as requested in #7 of Section 5.2.5 and public agency references provided as requested in #8 of Section 5.2.3.

*See Section 5.3 in the RFQ for more details.*

# Master Developer Selection Process

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 Section 5.2.6 and Appendix G in the RFQ for more details.*

Comments on the CFP Term Sheet found at the link in Appendix H are also required.

*See Section 5.2.7 in the RFQ for more details.*

A scenic landscape featuring a forested hillside in the background, a vineyard with rows of grapevines in the middle ground, and a dry, grassy hillside in the foreground. 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 (with size exception for illustration) 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
- Project Labor Agreement
- Review of ENA
- Comments on CFP Term Sheet

*See Section 5.2 in the RFQ for more details.*

# Submittal Process

- SOQs due July 14, 2023 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 July 14)
- All Respondents must also e-mail the LRA's administrative contact (Israel Mora) at [israel.mora@cityofconcord.org](mailto: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 June 9 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](mailto:israel.mora@cityofconcord.org).

## Post Pre-Response Questions:

- Deadline for RFQ questions to staff – 5 pm, Friday, June 9
- LRA staff responses to questions posted – Friday, June 23