

## Community's Role Continues in Phase 2

In Phase 1, the City received hundreds of comments from residents and businesses through focus groups, surveys, public meetings and an Ideas Fair. The Concord City Council will continue to involve the community in Phase 2 as the Reuse Plan is prepared. The Council has also established a Community Advisory Committee (CAC) and a Technical Advisory Group (TAG) to provide input and recommendations for the Reuse Plan. Existing City Boards and Commission will provide input according to their areas of responsibility.

### COMMUNITY ADVISORY COMMITTEE

The CAC will evaluate and comment on potential reuse alternatives, applying the Reuse Plan Goals and Guiding Principles and ensuring that the community as a whole continues to be heard. The CAC's 21 members will be appointed by the City Council, meet monthly and serve two-year terms through the Reuse Plan preparation process. They will represent a broad spectrum of community interests, such as neighborhoods, arts, seniors, youth, business, parks, education, open space and the faith community, as well as environmental, social equity, transportation, health and safety groups. All CAC meetings will be open to the public and key meetings will be televised.

### TECHNICAL ADVISORY GROUP

The TAG will provide input as needed, based on members' subject matter expertise. Members will represent service providers such as utilities, water, sewers, health and public safety, parks and open space, homeless providers, and educational institutions; public and regulatory agencies; neighboring cities and the county; and non-governmental organizations such as labor, business groups, environmental groups, and faith-based and social equity groups.



## Your Ideas Are Always Welcome!

As the City moves toward decisions on the reuse of the CNWS, it's more important than ever for the community to get involved and offer input about the potential uses you prefer.

- Visit [www.concordreuseproject.org](http://www.concordreuseproject.org): review current information and proposed plans, leave comments, sign up for e-mail alerts, and find out about Council working sessions.
- Attend CAC meetings: all meetings are open to the public and you'll find dates and locations on the website.
- Call for more information: Project Director Michael Wright (925) 671-3019.



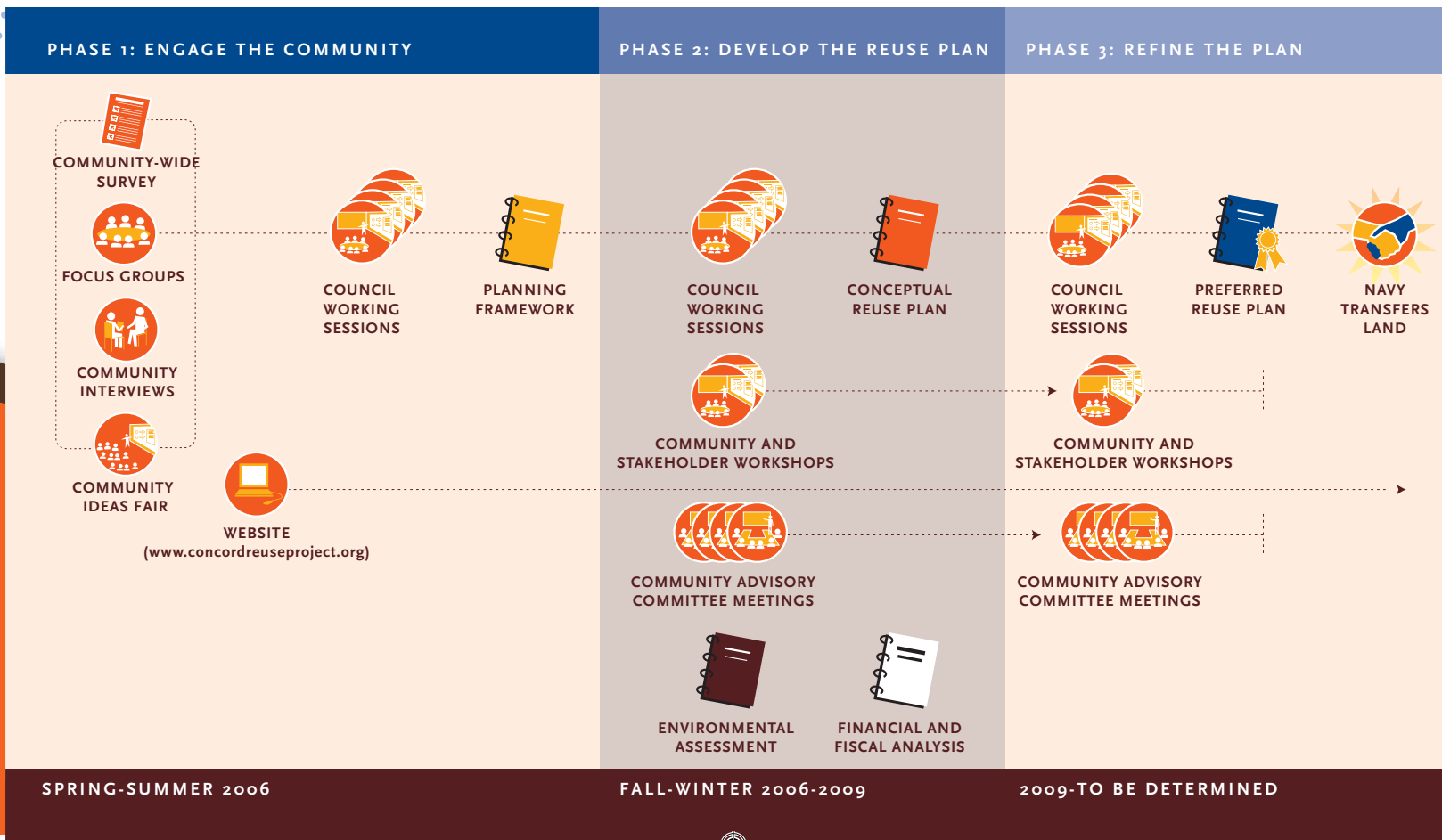
City of Concord  
1950 Parkside Dr. MS/1A  
Concord, CA 94519-2578

## Next Steps for the Reuse Project

**Phase 2** of the Reuse Project begins in Fall 2006 along with the appointment of the Community Advisory Committee. In Phase 2, the City will identify site alternatives and prepare a financial and fiscal analysis for those alternatives. An environmental assessment of the alternatives will be prepared in accordance with state

and federal law. It is anticipated the City will adopt a Community Reuse Plan in early 2009.

In **Phase 3** the City will refine the Reuse Plan and prepare an implementation strategy. At the completion of Phase 3, the Navy will transfer the property in accordance with the Community Reuse Plan.



## Concord Community REUSE PROJECT

The Planning Process for the Concord Naval Weapons Station



## Community Develops Vision and Goals for Reuse of the Concord Naval Weapons Station

New uses for the Concord Naval Weapons Station (CNWS) will provide many positive, long-lasting benefits to the people of Concord and the region. The 8-square mile inland area, approved for closure by the Department of Defense in 2005, makes up about one-quarter of the City. Parks, recreation, open space, housing, schools and job-producing businesses could all be part of a balanced Reuse Plan.

During the past six months, hundreds of Concord residents and community leaders took part in Phase 1 of the Community Reuse Project, offering their ideas and thoughts about the issues, opportunities and priorities for reuse of the CNWS. Based on this input, the City developed a vision (see sidebar) and the following overarching goals for the Reuse Plan:

## Vision for Reuse

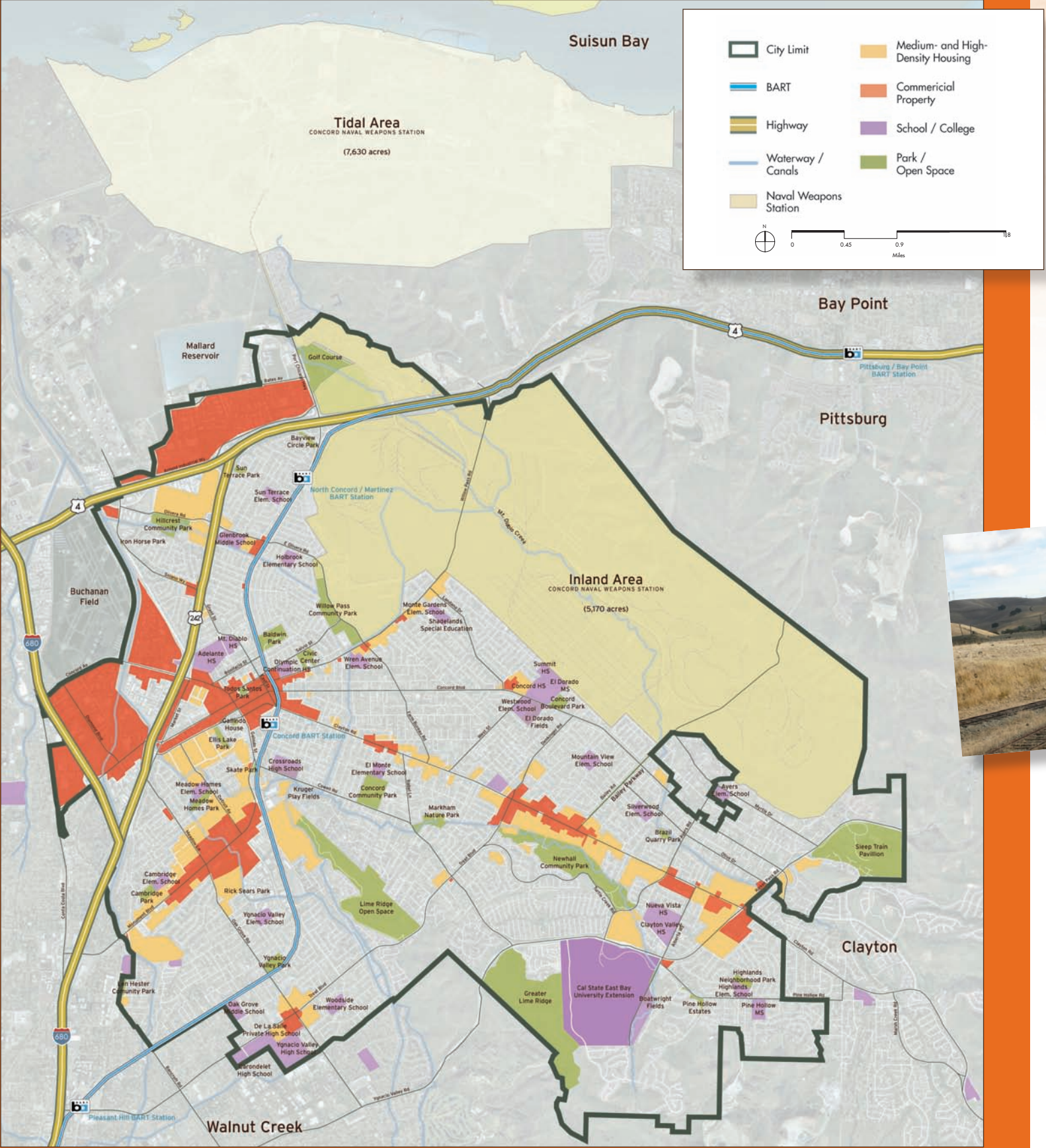
The Concord Community Reuse Project will be creative, innovative and World Class, with a **Balanced Approach** to meeting community interests, needs and requirements. It must be **Economically Viable and Sustainable**. The Project will maintain and enhance the **Quality of Life in Concord and the region**.

- **World-Class Project.** Develop a high-quality project that will be recognized internationally for its innovative planning and development concepts, benefit future generations and engender a sense of community pride.
- **Balanced Approach.** Balance multiple interests including a broad range of community and regional needs, such as parks, open space, housing, jobs and community facilities.
- **Economically Viable and Sustainable.** Maintain long-term economic viability of the Project by ensuring that capital costs and future operations and maintenance costs are satisfied on a self-sustaining basis.
- **Quality of Life.** Ensure that the Reuse Plan builds on community assets and opportunities, addresses critical needs and issues, creates net positive benefits and provides new opportunities to live, work and play in Concord.

Phase 2, beginning in Fall 2006, will result in a conceptual master plan for the CNWS.



The Concord Naval Weapons Station is located entirely within the City of Concord, and is served by Interstate 680, Highways 4 and 242, Willow Pass and Bailey Roads, and BART.



## Goals and Guiding Principles

As the community moves toward making decisions about reuse of the CNWS, the City Council will be guided by the following framework of goals and principles, developed by the community during Phase 1 of the Reuse Project.

### PLANNING CONSIDERATIONS

#### GOALS

**Inclusive, Transparent and Collaborative Planning Process.** The planning process will be open and collaborative, resulting in a comprehensive Reuse Plan that reflects the input of residents, businesses, organizations, neighboring cities and public agencies.

**Offering Choices.** The Plan will include housing, jobs, and cultural and recreational uses that reflect community values and serve residents and the region.

#### GUIDING PRINCIPLES

Ensure environmental remediation; phase development, provide buffer zones, access to open space and trails; avoid sprawl; emphasize high-quality development that enhances the identity of Concord; include emergency preparedness programs; learn from other communities; identify regional partnerships and goals; and address long-term air quality, water quality and traffic impacts.

### COMMUNITY DEVELOPMENT

#### GOALS

**Community Benefits.** The existing community will receive positive benefits from the project.

**Community Character.** New developments will be compatible with the character of existing neighborhoods.

**Multi-Generational and Inclusive Community.** New development will be responsive to the needs of people of different ages, ethnicities, social and cultural backgrounds, income groups, and people with disabilities.

**Environmentally Sustainable Development.** Uses will minimize depletion of natural resources, promote environmental stewardship and economic development, and contribute to the well being of current and future generations.

#### GUIDING PRINCIPLES

Ensure that new development is a logical extension of the existing community; provide a mix of uses and housing types, with an appropriate balance of housing and jobs; include new arts centers, museums and schools; ensure new infrastructure is paid for; integrate parks, sports fields and open space elements and minimize parking and traffic impacts; and incorporate green design and construction.

### PARKS, RECREATION AND OPEN SPACE

#### GOALS

**Resource Conservation.** Natural, cultural and historic resources will be preserved for the long-term benefit of the ecosystem. The Plan will value the natural environment and promote conservation and education.

**Land Stewardship.** The City will take a leadership role in sustainable land management.

**Community Parks and Recreation.** The Plan will meet the long-term park and recreation needs of the community.

#### GUIDING PRINCIPLES

Ensure large, contiguous and usable open space elements; protect significant views and viewsheds; use a watershed approach to preserve and enhance natural resources; address water quality, wildlife corridors, habitats, and flood control; explore connections with other regional and local parks and trails; integrate habitats with other uses; provide a variety of parks and trails; include sports facilities and community centers; ensure facilities meets needs of people of all abilities.

### ECONOMIC DEVELOPMENT

#### GOALS

**Vibrant and Diverse Economy.** The Plan will stimulate the local and regional economy by creating quality jobs, products, services and revenues.

#### GUIDING PRINCIPLES

Create quality jobs; complement existing business and retail areas; generate new opportunities for existing businesses; provide neighborhood-serving retail; encourage uses that provide ongoing revenue to pay for community services; promote “hire-local-first” policies; hold aside land for future opportunities; consider a research or university campus; develop collaborations between business and education; and do not fiscally burden the City and residents.

### TRANSPORTATION

#### GOALS

**Effective Transportation System.** The Plan will include comprehensive, efficient transportation solutions including regional connectivity and multiple modes of travel.

#### GUIDING PRINCIPLES

Locate higher intensity uses around transit stations; utilize the existing public investment in infrastructure, such as BART; develop a range of transportation alternatives; address the needs of seniors, low income households and people with disabilities; explore innovative solutions to relieving traffic; and integrate new development with the existing community while minimizing transportation impacts.

## Concord Community REUSE PROJECT

The Planning Process for the Concord Naval Weapons Station

The full text of the Planning Framework is available on the Project website: [www.concordreuseproject.org](http://www.concordreuseproject.org)