



Concord Reuse Authority

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August 9, 2020

Concord Reuse Project description

The Concord Reuse Project (CRP) Area Plan, adopted in 2012, will transform the former Concord Naval Weapons Station (CNWS) into a high-quality, world class project that will be recognized internationally for its innovative planning and development concepts. This includes developing a transit-oriented, housing-rich development anchored at the North Concord BART station. It will be the single largest new housing project in northern California, with housing at a range of affordability levels. The approximately 5,000-acre site also designates land for a new regional park, commercial and office space, a campus district, a tournament sports park, a comprehensive network of parks, open space, and trails, and other community benefits. It will make the City of Concord approximately 25% larger in terms of developed area and housing.

Project program

- 5,046 acres (approximately half will be developed, half is planned to be a new regional park)
- 12,200 housing units (planning for 25% affordable units, assuming sufficient federal and state funding is available to assist the private sector in their completion) – ranging from single family homes to attached units and multi-family (densities between 8-150 units per acre)
- 6,100,000 commercial square feet – for a variety of uses, including office, retail, light industrial, R&D and other potential uses
- 2,300,000 square feet of higher education or R&D facilities
- Parks, open space, and community facilities – including a tournament sports facility and citywide park
- Full buildout expected in 30 years adding a projected 28,000 new residents.

Property status

The US Navy currently owns most of the former CNWS property. A portion of the property (roughly corresponding to that shown on the Area Plan map as Conservation Open Space) is being transferred to the East Bay Regional Parks District. The remaining area shown with developed uses, south of Highway 4, is slated for ultimate transfer to the City of Concord; it is approximately 2,300 acres. That transfer requires a real estate transaction between the US Navy and the City of Concord, including financial

consideration for the property. The US Navy is responsible for environmental cleanup of the property and is proceeding with that work. The cleanup status will limit the amount of land available to transfer to the City for development until federal and state regulatory agencies sign off, so the transfer will likely be phased. The City expects the first transfer parcel to be between 1,000 and 1,300 acres.

Project status

Following the lapse of the master developer's negotiation agreement with the City in March 2020, the City seeks new developer interest in the project site.

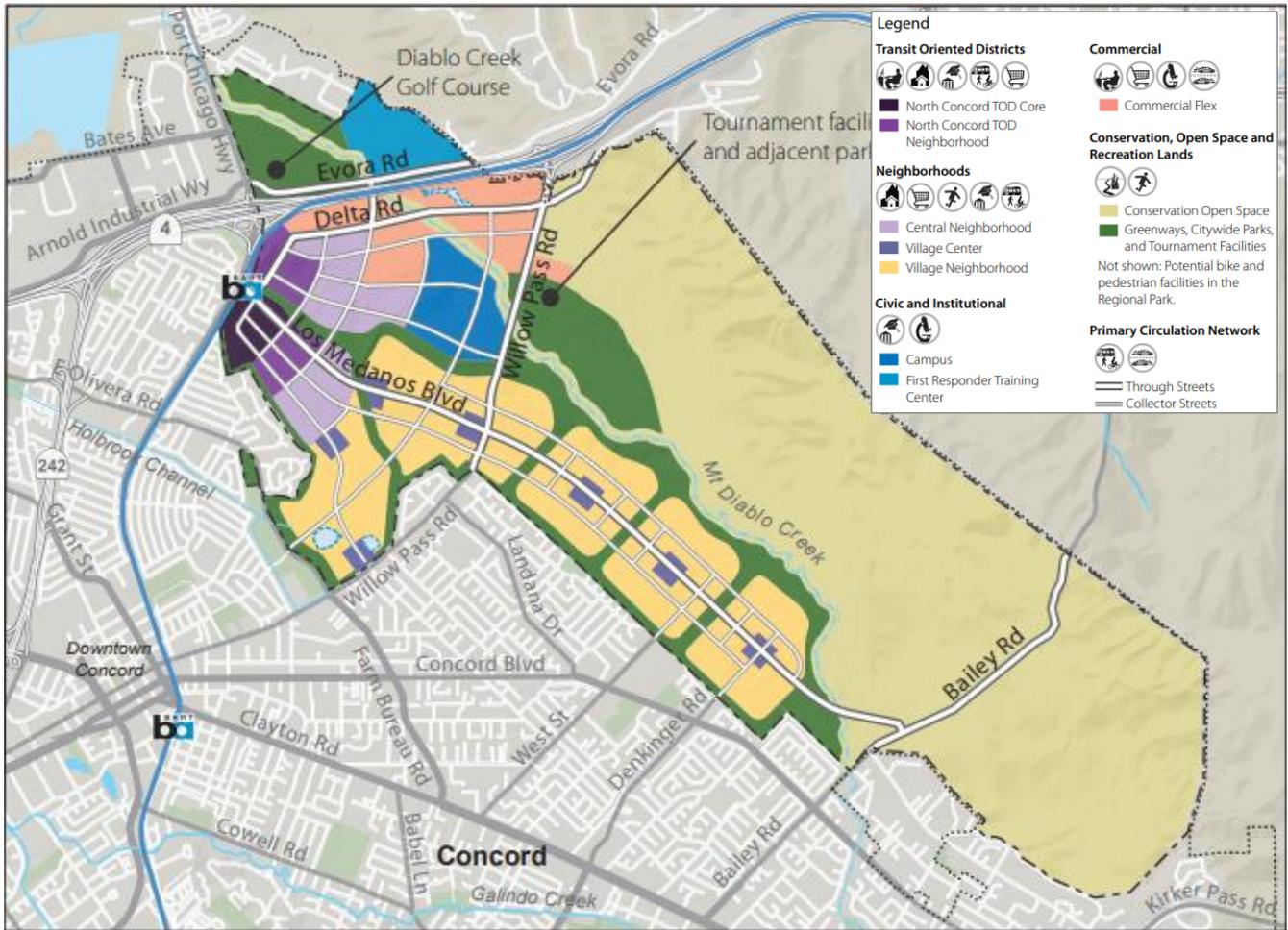
The Area Plan adopted in 2012 includes three books: Vision and Standards (Book 1), Technical Chapters (Book 2), and Climate Action Plan (Book 3). The Area Plan adapts the community vision laid out in an earlier Reuse Plan into a California regulatory document.

The Area Plan is a General Plan-level policy document, with programmatic CEQA clearance. Before development can take place, a Specific Plan and project-level EIR will need to be prepared in support of entitlements. An administrative draft Specific Plan document exists – developed by the previous Master Developer, but it has not been completed or published.

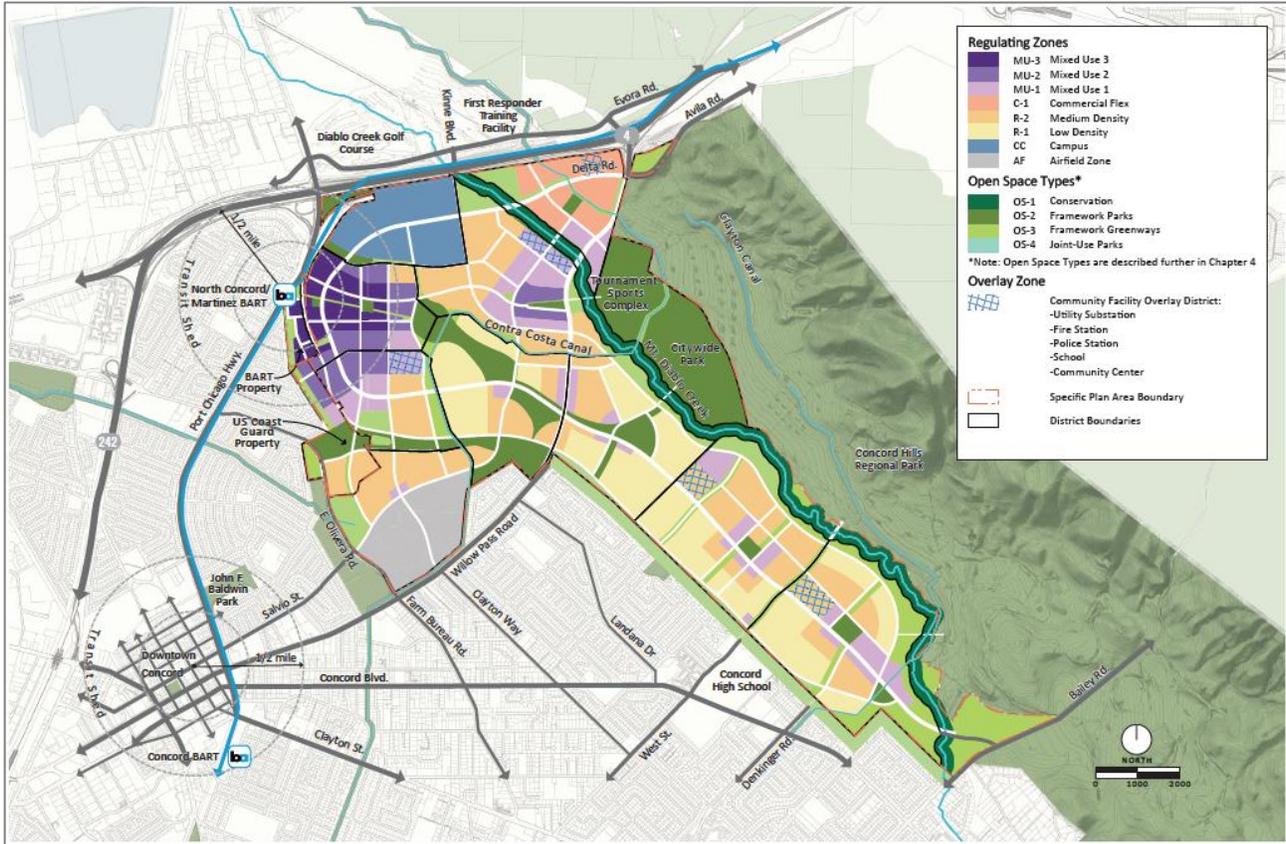
The project [website](#) is a good resource for background materials. See especially the [Key Documents](#) links to:

1. 2012 Area Plan (#1)
2. Environmental Review (#3) – includes a notice of preparation for the Specific Plan EIR and programmatic documents
3. Specific Plan CAC (#7) – demonstrates the progression of the administrative draft Specific Plan, community input, and associated progress on infrastructure and utilities to support development
4. Master Developer Selection (#9) – materials related to the selection of Lennar in 2016

Area Plan Diagram (2012 – Adopted by the City of Concord)



Specific Plan Land Use Diagram
 (2019 – proposed by Master Developer; illustrates one way the Area Plan can be implemented)



Legally Binding Agreements addressing Homelessness

As part of the conveyance process between the United States Navy and the City of Concord, acting as the Local Reuse Authority, the City had to negotiate with the local Homeless Collaborative to arrive at agreements on how homelessness issues would be addressed as part of the Reuse Project. The agreements are summarized below:

1. The Local Reuse Authority has a “Legally Binding Agreement” with homeless service providers, blessed by the Navy and the Department of Housing and Urban Development, to do the following (in summary):

Provide four sites (with utilities/infrastructure) that combined, total 16 acres for the building of between 130 and 260 housing units for the homeless. The financing, construction and operation of those sites will be up to the selected Homeless Housing Developer. The first phase of the Reuse Project must include one of the designated sites.

The LBA can be found in the Reuse Project Library

here: <https://www.concordreuseproject.org/DocumentCenter/View/1127/2012-05-18-LRA-HAS-Land-Trans-Agreement>

2. The Local Reuse Authority also has a “Legally Binding Agreement” with the Food Bank of Contra Costa and Solano to do the following (in summary):

Provide 10 acres of land so the Food Bank can finance and construct a 120,000 square foot facility to conduct their activities and provide employment training for homeless persons in activities related to the Food Bank operations.

This LBA can be found in the Reuse Project Library

here: <https://www.concordreuseproject.org/DocumentCenter/View/1124/2012-05-01-HAS-Foodbank-and-Emp-Training-Agreement>