

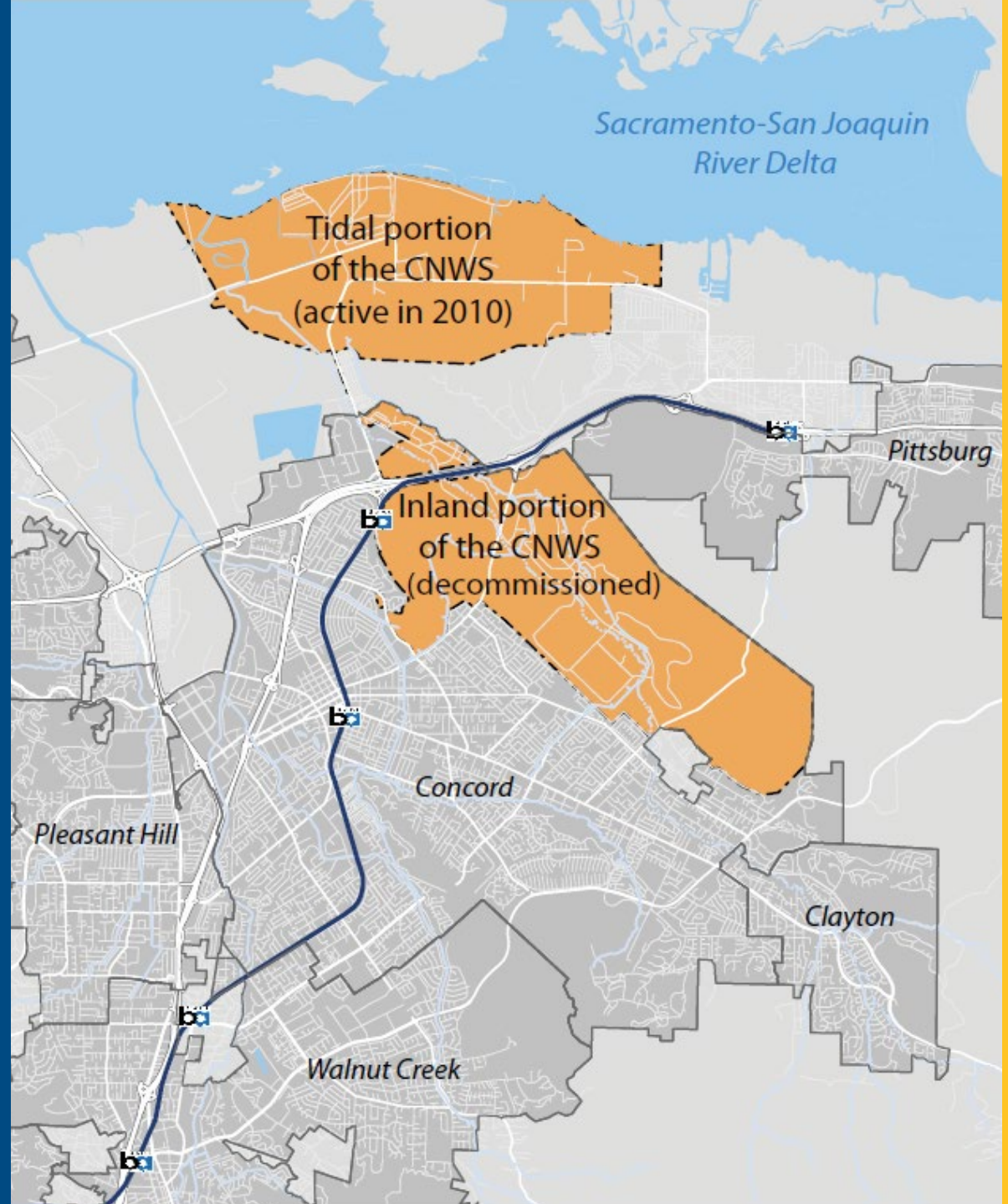
Concord Community Reuse Project

Concord Reuse Project Overview



Site History

- **Concord Naval Weapons Station (CNWS)** was once the Navy's primary Pacific coast ammunition port
- **30.5 square miles** of land
- **Tidal area** a Navy location since 1942
- **Inland Area**
 - Established to store munitions after 1944 Port Chicago disaster
 - **Vacated by Navy in 1999**



Creating a Vision

- **Closure of the CNWS: an opportunity to shape the site's future**
 - Input from the community: residents, businesses, local organizations
- **City's goal: create a plan that improves quality of life for residents and the region**
 - Jobs
 - Housing
 - Open space
 - Preservation of natural resources
 - Pedestrian and bicycle trails
 - Community facilities



The Community's Vision: Goals

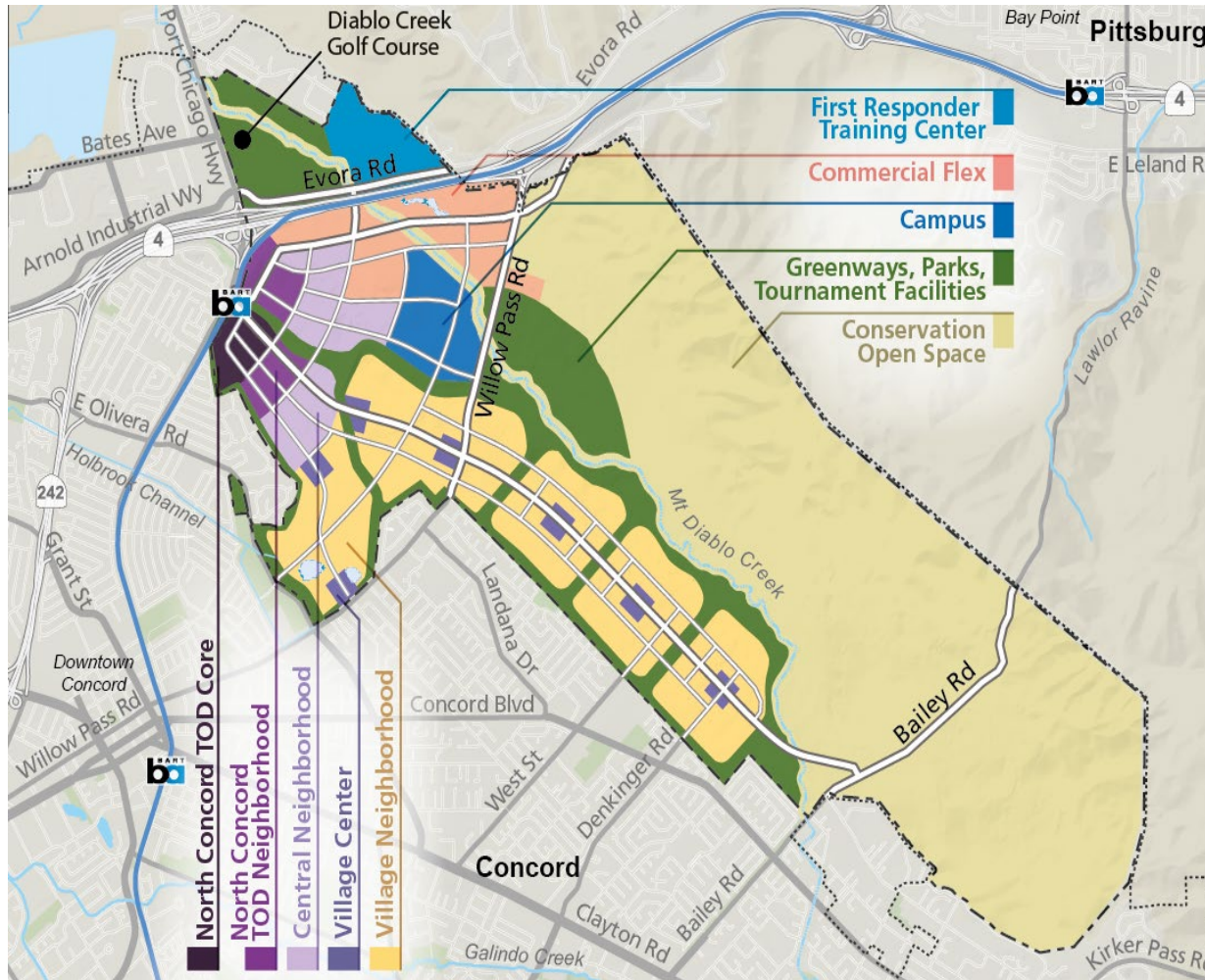
- **World-Class Project**
Innovative project benefitting future generations
- **Balanced Approach**
Balance community and regional needs for housing, jobs, parks, and more
- **Economically Viable and Sustainable**
Fiscally neutral project (capital costs, operations and maintenance)
- **Quality of Life**
Provide new opportunities to live, work and play in Concord

The Area Plan: the Community's Vision

29,000 population 

12,000 housing units  25% affordable

27,000 jobs 



Core Mixed-Use



Campus



Central Neighborhood



Commercial Flex



Village Neighborhood



Greenways and Parks

Concord Reuse Project History

- 2006 – Base Closure
- 2007 - 2009 – Community/Regional Outreach
- 2010 – Reuse Plan – Clustered Villages with EIR
- 2012 – Area Plan adopted with EIR amendments
- 2014 - 2016 – Master Developer Selection #1 – ENA/Term Sheet
- 2017 – 2019 – Drafting of Specific Plan
- March 2020 – ENA Expiration
- 2020 – Project Reset - Discussion with developers/stakeholders on project success factors
- 2021 – Master Developer Selection #2 – ENA
- 2022 – Master Developer Selection #2 – Term Sheet
- January 2023 – City Council considers Term Sheet and votes 3-2 to reject it and let ENA with CFP expire.
- 2023 – Master Developer Selection #3

Tournament Sports Complex



Campus District Visioning



Next Steps

- New Master Developer Selected – August 26, 2023
Brookfield Properties
- Negotiation of the Exclusive Negotiating Agreement (ENA) with Council consideration at a public meeting tentatively set for September 19, 2023.
- Negotiation of a Term Sheet to guide the Specific Plan process, with Council consideration at public meetings - Study Session in late October and further consideration tentatively set for November 14, 2023.
- Begin Specific Plan process in January 2024.

ConcordReuseProject.org

<https://www.concordreuseproject.org>

The screenshot shows the website's header with the logo for the Concord Community Reuse Project for the Concord Naval Weapons Station. The navigation menu includes links for About, Planning, FAQs, Library, and Contact Us. A search bar is located in the top right corner. Below the navigation is a large banner image of a cityscape. A sidebar on the left contains several menu items, with 'Master Developer Campaign Contribution Restrictions' highlighted by a white arrow. The main content area displays the breadcrumb 'Home > Planning > Master Developer Selection 2023' and the title 'Master Developer Selection 2023'. Underneath is the section 'Answers to Questions:' followed by 'Question #1: Who owns Diablo Creek golf course? It looked like the north portion is owned by City and southern portion by U.S. Government.' The answer states that the City owns the back half and leases the front half from the Navy, with a transfer of ownership planned. 'Question #2: How can we access the Davis Demographic Report?' is followed by an answer providing a link to a Powerpoint Presentation and Davis Demographic Reports. A list of two links is provided at the bottom of the page.

Concord Community Reuse Project

Concord Community Reuse Project
for the Concord Naval Weapons Station

Search...

About Planning FAQs Library Contact Us

Home > Planning > Master Developer Selection 2023

Master Developer Selection 2023

Answers to Questions:

Question #1: Who owns Diablo Creek golf course? It looked like the north portion is owned by City and southern portion by U.S. Government.

Answer: The City owns the back half of the Diablo Creek and leases the front half from the Navy. The front half is due to transfer as part of the 1st Transfer after the City/LRA reach agreement on the terms of the Economic Development Conveyance – at which point the City will control the property and work with the Master Developer to implement the Specific Plan items that impact the golf course.

Question #2: How can we access the Davis Demographic Report?

Answer: Below is the link to the Powerpoint Presentation and Davis Demographic Reports regarding the demographic study for MDUSD.

- [Demographic Study for MDUSD Powerpoint](#)
- [Davis Demographic Report for Mt. Diablo Unified School District 1](#)

Master Developer Selection 2023

Master Developer Selection 2021

Master Developer Campaign Contribution Restrictions

Specific Plan

Specific Plan Environmental Review (CEQA)

Campus District