

Community Advisory Committee Members

Dan Helix, Chair
Philip Arnold, Vice Chair
Jeff Allen
Niko Anagnostopoulos
Russel Case
Colleen Geraghty
Claudia Hein
Randall Horton
Jerome Hudson
Ajit Kaushal
Rosanne Nieto
Paul Sinz
Darrin Walters



REGULAR MEETING OF THE COMMUNITY ADVISORY COMMITTEE FOR THE CNWS REUSE PROJECT SPECIFIC PLAN

Tuesday, April 18, 2017

6:00 p.m.

Council Chamber
1950 Parkside Drive

MISSION STATEMENT - *Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.*

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

AGENDIZED ITEMS – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

1. OPENING

Roll Call

Pledge to the Flag

2. PUBLIC COMMENT PERIOD

This is a fifteen minute Public Comment Period for items within the Committee's subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Committee from acting at this meeting on any matter raised during the Public Comment Period.

3. COMMUNITY ADVISORY COMMITTEE ITEMS

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

A. Approval of February 21, 2017 and March 21, 2017 Annotated Minutes

B. Mission Statement Overview

C. Summary of Community Workshop #1 - What we heard

- D. Shared Observations - CNWS tour, Community Workshop
- E. Project Initiation/Framework Plans
- F. Update on Environmental Review
- G. Concord Reuse Project Area Plan – Question period
- H. Outreach Overview and Protocol
- I. Next Steps

4. **ADJOURNMENT**

Next Meeting: May 16, 2017 – 6:00 p.m.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS - The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the City Clerk for personal use during Council meetings.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

**Community Advisory
Committee Members**

Dan Helix, Emeritus member
Jeff Allen
Niko Anagnostopoulos
Philip Arnold
Russell Case
Claudia Hein
Randall Horton
Jerome Hudson
Ajit Kaushal
Rosanne Nieto
Paul Sinz
Darrin Walters



**ANNOTATED AGENDA
REGULAR MEETING OF THE
COMMUNITY ADVISORY
COMMITTEE (CAC) FOR THE
CNWS REUSE PROJECT
SPECIFIC PLAN**

Tuesday,
February 21, 2017

6:00 p.m.

Council Chamber
1950 Parkside Drive

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

AGENDIZED ITEMS – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. OPENING

Roll Call – Jeffery Allen, Philip Arnold, Russel Case, Claudia Hein, Dan Helix, Randall Horton, Jerome Hudson, Ajit Kaushal, Rosanne Nieto, Darrin Walters present; Niko Anagnostopoulos and Paul Sinz arrived at 6:17 p.m.

Alternates: Charles Hoffman present; Stuart Posselt arrived at 6:25 p.m.

Pledge to the Flag – Jerome Hudson

2. PUBLIC COMMENT PERIOD

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1. Margaret Hanlon-Gradie – Contra Costa APL-CIO. San Francisco has a community labor agreement with Lennar in Candlestick/Hunters Point area and would like to see that in Concord. She is providing a copy for the CAC members.

2. Steve Holder – Contra Costa Labor Council and member of the Collation for Sustainable Concord. He is looking forward to working with the CAC.

3. COMMUNITY ADVISORY COMMITTEE CONSIDERATION ITEMS

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

A. Nominations for Chair and Vice Chair, and Election

Members voted and elected Dan Helix as Chair of the CAC and Philip Arnold was elected Vice-chair of the CAC.

B. Approval of January 17, 2017 annotated minutes

Minutes were approved by a motion from Russel Case and Jeffrey Allen seconded the motion.

C. CRP Planning Framework: Reuse Project Overarching Goals, Goals and Guiding Principles – Joan Ryan gave the presentation.

D. Overview of Concord Reuse Area Plan (2012) – Dahlia Chazan gave a brief presentation on the Area Plan. The CAC asked questions regarding education, affordable house and open space. Ms. Chazan responded to the questions.

PUBLIC COMMENT –

1. Woody Karp - EDEN Housing. Mr. Karp is appreciative of the 25% affordable housing would and reminded us that having affordable housing closer to amenities is a better reality and more sustainable.

2. Gloria Bruce – East Bay Housing Organization (EBHO). Ms. Bruce expressed concern about having two Concords and would like EBHO to be a resource for the CAC.

3. Suzan Requa – Ms. Requa questions Dahlia Chazan's list of the top eight points and is wondering how that integrates the new with the existing Concord.

4. Peter Wilson – Mr. Wilson spoke about the four-year campus and asked the members keep this in their sight.

E. Update on RFQ Process for Environmental Consultant – Joan Ryan gave an update on the process.

F. Introduction of Hart Howerton – Rachel Flynn introduced members of the Hart

Howerton team followed by a brief presentation of their projects. Dan Helix requested brochures from Hart Howerton for all of the CAC members.

G. Review of Anticipated Schedule

Dan Helix requested the March 18 workshop agenda be sent to the CAC members.

H. Prospective tours and scheduling of dates

Guy Bjerke announced the next CAC meeting will be a tour of the Naval Weapons Station base. The meeting/tour will begin at 4:30 p.m.

The CAC was asked if they would be interested in touring Lennar's other local developments. Dates and times will be coordinated in the next month.

I. Next Steps

Guy Bjerke informed the committee the Council has decided to pick a thirteenth member and an additional alternate member. They should be in effect by the March 21 meeting.

Rosanne Nieto requested the mission statement be on the agendas.

Dan Helix told the committee if they have something they want on future agendas to notify Guy Bjerke.

4. ADJOURNMENT – 8:21 p.m.

Next Meeting: March 21, 2017 - Tour of the NWS base, starting at 4:30 p.m.

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**ANNOTATED AGENDA
REGULAR MEETING OF THE
COMMUNITY ADVISORY COMMITTEE (CAC) FOR THE
CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday,
March 21, 2017

SPECIAL START TIME – 4:30 p.m.

Council Chamber
1950 Parkside Drive

ROLL CALL – Jeffery Allen, Niko Anagnostopoulos, Philip Arnold, Russel Case, Colleen Geraghty, Claudia Hein, Randall Horton, Jerome Hudson, Ajit Kaushal, Rosanne Nieto, Paul Sinz, Darrin Walters present; Dan Helix absent. **Alternates:** Stuart Posselt, Charles Hoffman, Peggy Tweedie present.

- 1. Inspection of Real Property – The Community Advisory Committee will inspect/tour the real property known as the former Concord Naval Weapons Station.** The Committee and members of the public toured the former Concord Naval Weapons Station property. The tour bus departed the Civic Center at 4:30 p.m. Guy Bjerke acted as tour guide providing everyone with history of the site and pointing out items of interest along the way. The tour made several stops once on the base, including an overlook point, Bunker City, the old Administration Area and an overlook to the old airfield. The bus returned to the Civic Center at approximately 6:45 p.m.

ADJOURNMENT – 6:45 p.m.

NEXT CAC MEETING DATE – 6:00 p.m., TUESDAY, APRIL 18, 2017

Memorandum

ARUP

To	Guy Bjerke, Joan Ryan, City of Concord	Date	April 3, 2017
Copies		Reference number	216464-01
From	Dahlia Chazan, Tim Bates, Audrey Shiramizu, Arup	File reference	09-04
Subject	Summary of Community Input from Specific Plan Community Meeting #1		

1 Background

This memo summarizes community feedback received during the first Concord Reuse Project Specific Plan Community Workshop on March 18, 2017. The summary is organized by key issue, as well as a few topics included in a “Miscellaneous” section.

2 Comment Summary

World Class City

- Provides a place with a **local identity and of regional distinction**, that is walkable and neighborhood-oriented, drawing in community members and people from larger regions
- Includes a **mix of incomes and multiple generations**, affordable and accessible for residents
- Offers access to **transportation choices**, including safe cycling, walking, transit, and a shuttle through town and to parks
- Promotes a **sustainable community**, including sustainable construction, infrastructure, energy, natural resource conservation, and native, low-water plants
- Offers a variety of **community facilities and amenities**, including public gathering areas and markets, public art and museums, parks and open spaces, educational facilities, libraries and new police stations

One Concord

- **Includes multimodal accessibility, connectivity, and ties to existing Concord neighborhoods**
- **Matches and integrates new development with existing Concord**, so it is inclusive to both existing and new residents

Memorandum

- Provides a place with **mixed use neighborhoods**, with a variety of employment, homes, shops, and public spaces that draw in the entire Concord area
- **Promotes a commitment to the local economy**, including quality jobs and local hire policies
- **Plans for new educational facilities** that are well-integrated with the new community
- **Provides services**, including transportation and other community-scale services, that are high quality throughout Concord

Land Use and Community Design

- **Higher density around BART and downtown, lower density outside of downtown**, with building height limits that respect surrounding neighborhoods and key view sheds, including Mt. Diablo
- A place that offers a **balanced mix of industrial, retail, and office**, with a focus on local businesses and residents
- **Distinctive neighborhood designed for each village cluster**, with varying densities, public plazas, and natural landscaping
- **Quality architecture**, designed to withstand earthquakes

Housing

- **Affordable housing for all groups** (working residents, seniors, etc.), fully integrated and accessible throughout the development
- **Offer priority to Concord residents** for housing options
- Provide a **variety of housing types**, including single and multi-family homes, condos, apartments, cottages, “tiny” homes, live/work, senior and veterans housing, services and housing for unemployed and homeless

Transportation and Transit

- **Increase connectivity and access to the site** and improve roadways that currently separate existing and new neighborhoods
- **Prioritize safe, complete streets for active modes of transportation**, including traffic calming, speed reductions, and low-stress protected bicycle and pedestrian networks
- **Encourage more efficient automobile travel**, including electric vehicle charging infrastructure, car-sharing, ride-sharing, and on-demand autonomous mobility
- **Provide an integrated transit system and new transit hubs**, with frequent connections to local destinations and regional transit services (like BART)

Memorandum

- **Reconsider new options for parking areas**, including shared parking lots for mixed-uses, vertical or underground garages
- **Address capacity and safety issues of major thoroughfares**
- **Create multi-modal connections** to transit hubs, trails, and agriculture sites, with investments in bike facilities, safe bike storage, bike-sharing, and “last mile” options

Economic Development and Jobs

- Create a **diverse and innovative employment hub**, drawing in technology companies, university/education, R&D, manufacturing, clean tech, construction, nonprofit, and industrial jobs
- **Prioritize local and small businesses**, requiring local hiring policies and prioritizing local businesses for commercial and shared work spaces
- **Encourage employers to provide living wages** and increase availability of union jobs
- Offer a **variety of commercial uses** including local and bigger businesses, hotels, diverse and high-quality food markets, nightlife and entertainment activities

Parks and Open Space

- Provide **outdoor social gathering areas** for farmers’ markets, community parks, gardens, urban agriculture, amphitheaters
- **Preserve and protect open spaces, trees, and wildlife** by planting native plants, maintaining animal corridors, and natural buffer zones from developed areas
- **Maintain views of Mt. Diablo and the Hills**
- Provide **multi-modal accessibility from all neighborhoods to parks and open spaces** through greenways and trails
- **Provide green space buffers and natural barriers** to protect and provide neighborhood privacy

Community Facilities and Amenities

Workshop attendees would like to see:

- **Public and social community areas** like amphitheaters, performing arts centers, cultural centers, Concord history museums, parks, senior and community centers, community farms
- **Recreation and sporting facilities** for a mix of professional and neighborhood sports, including indoor and outdoor sports fields and courts, waterway sports, and outdoor activities
- **Educational facilities for all ages and levels**, including public K-12, higher education, technology university and magnet schools, vocational, trade schools, daycares, senior centers, after-school programs, library and learning centers
- **Additional health and social services**, clinics, urgent care, and counseling services and services for veterans, homeless, and low-income residents
- **Additional police and fire services** to better serve existing and new residents

Memorandum

Sustainability and Climate Action

- **Investment and commitment to renewable energy**, including energy efficient construction and solar power in buildings, homes, businesses, and parking garages
- **Commitment to water conservation and reuse**, including new water technology systems/detention
- **Incorporate “zero waste” practices** to maximize reuse and recycling in order to reduce amount of material going to landfills.

Miscellaneous

- **More outreach and communication** provided regarding construction plans and potential impacts to/protections for residents; with future meeting times and locations
- **Concern about remediation process/status**
- **Provide web-based opportunities for residents to submit feedback**