AGENDA
SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD SUCCESSOR AGENCY

Thursday, November 19, 2015
9:00a.m.
Permit Center Conference Room
1950 Parkside Drive, Concord

Oversight Board Members:

Guy Bjerke, Contra Costa County
Greg Sawyer, CCC Fire Protection Dist.
Peter Garcia, Diablo Valley College
Howard Jenkins, Concord Resident
Dick Allen, CCC Office of Education
Karen Mitchoff, Contra Costa County Supervisor, District IV
Joan Ryan, City of Concord

I. ROLL CALL

II. PUBLIC COMMENT PERIOD

(This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)

III. APPROVAL OF SEPTEMBER 30, 2015 MEETING MINUTES

IV. OVERSIGHT BOARD CONSIDERATION ITEM(S):

A. Adopt Resolution No. 15-032 approving the Long Range Property Management Plan of the Successor Agency to the City of Concord Redevelopment Agency regarding the Disposition and Use of Property of the Former Concord Redevelopment Agency Pursuant to the Health and Safety Code Section 34191.5

VI. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

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) 671-3025, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

SPEAKER'S CARD

Members of the audience who wish to address the Oversight Board are requested to complete a speaker's card available in the Permit Center Conference Room. Submit the completed card to staff before the item is called, preferably before the meeting begins.

PUBLIC COMMENT

This is the time set aside for public comment on any matter not listed on the agenda. A completed Speaker's Card inclusive of name and address is requested, and comments should be limited to three minutes.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board Member prior to the time Board votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Oversight Board for the Successor Agency City of Concord meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at 1950 Parkside Drive, Concord. For additional information, contact John Montagh, Economic Development and Housing Manager, at (925) 671-3082.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.

ANNOTATED AGENDA
SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD SUCCESSOR AGENCY

Wednesday, September 30, 2015
10:00a.m.
Permit Center Conference Room
1950 Parkside Drive, Concord

Oversight Board Members*:*

Guy Bjerke, Contra Costa County
Greg Sawyer, CCC Fire Protection Dist.
Peter Garcia, Diablo Valley College
Howard Jenkins, Concord Resident
Dick Allen, CCC Office of Education
Karen Mitchoff, Contra Costa County Supervisor, District IV
Joan Ryan, City of Concord

I. ROLL CALL – Dick Allen, Howard Jenkins, Karen Mitchoff and Joan Ryan were present; Guy Bjerke, Greg Sawyer and Peter Garcia absent.

II. PUBLIC COMMENT PERIOD - None from the Public
(This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)

III. APPROVAL OF APRIL 22, 2015 MEETING MINUTES

IV. OVERSIGHT BOARD CONSENT ITEM(S):

A. Adopt Resolution No. 15-031 approving Successor Agency Agreements with Smyer and Krauss Appraisals LLC, for appraisal of Successor Agency properties.

ACTION: Board approved the adoption of Resolution 15-031 approving Successor Agency Agreement with Smyer and Krauss Appraisals LLC, for the purpose of providing appraisal of Successor Agency property current estimated market value. (4-0; Garcia, Bjerke and Sawyer absent)

V. OVERSIGHT BOARD CONSIDERATION ITEM(S):

A. Adopt Resolution No. 15-030 approving the Recognized Obligation Payment Schedule (15-16B) for the period of January 1, 2016 through June 30, 2016 of the Successor Agency to the Redevelopment Agency of the City of Concord.

ACTION: Board approved the adoption of Resolution 15-030 approving the ROPS (15-16B) for the period of January 1, 2016 through June 30, 2016 of the Redevelopment Agency of the City of Concord Successor Agency (4-0; Garcia, Bjerke and Sawyer absent)

VI. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

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SPEAKER'S CARD

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PUBLIC COMMENT

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CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board Member prior to the time Board votes on the motion to adopt.

CORRESPONDENCE

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ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.

AGENDA ITEM NO. 4A

REPORT TO THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE CITY OF CONCORD

DATE: November 19, 2015

SUBJECT: ADOPT RESOLUTION #15-032 APPROVING THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN AND AUTHORIZATION OF CITY MANAGER TO MAKE REASONABLE CHANGES TO THE PLAN TO COMPLY WITH DEPARTMENT OF FINANCE

Report in Brief

On June 27, 2012 Governor Brown signed Assembly Bill 1484 (AB 1484), resulting in substantial changes to the Redevelopment Agency dissolution process as implemented by Assembly Bill 1X 26. A key component of AB 1484 is the requirement that each Successor Agency develops a Long Range Property Management Plan (LRPMP) that governs the disposition and use of the former non-housing Redevelopment Agency real properties. The City of Concord Redevelopment Agency had 14 such properties when the Dissolution Act was implemented in 2011. The LRPMP is submitted to both the Successor Agency's Oversight Board and to the State Department of Finance (DOF) for review and final approval.

The Successor Agency to the Redevelopment Agency for the City of Concord (Successor Agency) staff prepared a draft LRPMP in accordance with Health and Safety Code (HSC) §34191.5. The draft LRPMP was reviewed by the Successor Agency Board (City Council) at its December 10, 2013 meeting and was approved by the appointed Concord Oversight Board at its February 6, 2014 meeting. Subsequently, the LRPMP was submitted to the DOF for review and approval.

The DOF reviewed the Concord LRPMP and responded with a number of technical comments and also requested additional information be included into the plan. Of particular concern to the DOF was the Successor Agency categorization of the Salvio Street Garage (the older garage located at 2255 Salvio Street) as a "Government Asset" that would be transferred to the City of Concord. The DOF determination was that the Salvio Garage could not be considered a Government Asset due to the specific language in Dissolution Act.

This determination caused City staff to engage with DOF staff in a prolonged research, discussion, and review of historical documents to justify the Successor Agency's rationale for categorizing the garage as Government Asset. Ultimately the DOF did not change its position. However recent legislation was passed allowing parking lots and garages to be transferred to their respective cities as Government Asset. As a result DOF staff is now agreeable to list the Salvio Garage as Government Asset so it can be retained by the City. This change, as well as other additions required by the DOF, are addressed in the revised LRPMP (Attachment 1) and explained in the Discussion section of this report.

If the LRPMP is approved by the Oversight Board, the revised LRPMP will be forwarded to DOF for review and final approval. The LRPMP will also be forwarded to a number of other government agencies as well.

As part of the resolution, staff is requesting the Oversight Board authorize the City Manager to make any reasonable modifications to the revised LRPMP deemed necessary to address DOF comments on the revised LRPMP. This authorization would allow the revised LRPMP to be finalized by the end of the year in accordance with Dissolution Law.

Staff recommends the Oversight Board review the LRPMP, take public comment, and adopted Resolution No. 15-032 (Attachment 2) approving the Long Range Property Management Plan and authorize the City Manager to make any reasonable modifications to the LRPMP deemed necessary to address DOF comments provided that such modifications do not change the intended disposition and use of the properties therein or substantially increase the obligations of the Successor Agency.

Background

AB 26 and AB 1484, the "Dissolution Act", eliminated Redevelopment Agencies throughout the state on February 1, 2012 and initiated the "wind down" of the former Redevelopment Agencies' activities and obligations. The Successor Agency has complied with all facets of the Dissolution Act including:

- Prepared and received approval from Concord Oversight Board and DOF on all Recognized Obligation Payment Schedules
- Prepared and received approval from Concord Oversight Board and DOF on two Due Diligence Reviews: Low/Moderate Income Housing Funds and Non-Affordable Housing Funds
- Complied with True Up Payment to Contra Costa County
- Complied with DOF's Housing Asset Transfer
- Filed and received a Finding of Completion from DOF stating the Successor Agency has complied with Due Diligence Reviews and True up Payments on August 7, 2013

California Health & Safety Code Section 34191.5 directs that after a Successor Agency receives a Finding of Completion from the DOF, it shall prepare a LRPMP that addresses the disposition and use of the former Redevelopment Agency's real properties. The LRPMP must be submitted to the Agency's Oversight Board and DOF for approval no later than six months following the issuance of the Finding of Completion. This provision is considered by the State as a benefit to cities as it could allow a city to retain certain properties for governmental purposes and for future development that fulfilled the former Redevelopment Agency's plan.

The Successor Agency received its Finding of Completion on August 7, 2013 and therefore the LRPMP was due to the DOF by February 7, 2014. Staff submitted an Oversight Board approved LRPMP by the stated deadline to DOF for review and approval.

DOF reviewed the LRPMP in early 2014 and disagreed with the determination that the Salvio Street Garage was a Government Asset to be transferred to the City. Dissolution Law allows an asset to be transferred for governmental purpose if it meets certain criteria. Staff provided numerous documents that showed the parking garage should be allowed to transfer to the City as a Government Asset. Most notably, public as well as private funds were used to finance the development of the Salvio Street Garage. The garage is used as a primary source of public parking serving Todos Santos Plaza, which is a public park. Other documents were also presented that showed the garage was developed as part of the Salvio Pacheco Square development. Unfortunately these facts did not change the DOF's interpretation of the law. To resolve this issue with DOF, staff revised the draft LRPMP to indicate that the Salvio Street Garage is an "asset to be retained for future development", allowing the City to retain the garage. It is possible that legislation will be approved in the future that would allow parking lots/garages that do not create revenue to be retained as Government Assets. This potential legislation is explained in more detail in the following section.

In addition, DOF requested a number of technical clarifications and pointed out that four parcels shown in Assessor records as owned by the former Redevelopment Agency were not included in the LRPMP. The technical issues were resolved with minor edits. The four properties that were discovered to be owned by the former Redevelopment Agency are essentially remnant parcels that are either part of existing roadways or easements. These assets should have been transferred to the City at time of development/construction and are described in detail in the following section of this report.

During discussions with DOF, staff also discovered that the former Redevelopment Agency was the fee owner of the Concord Police Station. Staff's uncovered this information during recent refinancing of Redevelopment Agency bonds. As a result, the Concord Police Station is now included in the revised LRPMP to be transferred to the City as a Government Asset. Dissolution Law specifically allows that police stations may be transferred to its respective city as a Government Asset.

On September 8, 2015, the Successor Agency Board heard a report from staff on the revised LRPMP and directed staff to proceed to the Oversight Board for approval of the LRPMP. They also authorized the City Manager to make any reasonable changes to achieve an approved LRPMP.

Discussion

The revised LRPMP was prepared as required by statute and as directed by DOF, and is attached for review by the Successor Agency Board The revised LRPMP contains a significant amount of real property inventory information including**:**

Parcel Data

- Address
- Assessor parcel number
- Lot size
- Current zoning (in Redevelopment Plan or Specific, Community or General Plan)

Acquisition Information

- Date of acquisition
- Value of the property at time of acquisition
- Purpose for which the property was acquired

Current Value and Revenue Generation

- Estimate of current value
- Date/value basis for estimate (appraisal information if available)
- Estimate of any lease, rental or other revenues generated by the property
  Description of any contractual requirements regarding the disposition of such revenues

Environmental Information

- History of environmental contamination
- Designation as a brown field site
- Summary of related environmental studies
- History of remediation efforts

Development Plans and Activity

- History of previous development proposals and activity for the property

Potential for Transit Oriented Development and Advancement of Planning Objectives

Property Disposition

Successor Agency's Revised LRPMP

AB 1484 sets forth the following permissible uses or disposition categories under the LRPMP process:

A. Retention of the property for governmental use pursuant to HSC §34181(a)
B. Retention of the property for future development
C. Sale of the property
D. Use of the property to fulfill an enforceable obligation

A detailed description of all 14 properties listed below is included in the revised LRPMP in Attachment 1 and a location map is provided as Attachment 2.

A. Properties to be transferred to City and retained as Government Assets

- Oak Street East Site
- Port Chicago Highway Median
- North Market Street Road Way Parcel
- Park & Shop Easement Parcel
- East & Clayton Road
- Adobe Street Roadway and Street Landscape
- Concord Police Station Headquarters
- 2255 Salvio Street Garage

B. Properties to be transferred to City and Retained for Future Development

- Concord Avenue Site
- Town Center II/Galindo Street Site
- Oak Street West Site
- 1880 Market Street (Pine Street Site)

C. Properties to be Sold

- 1601 Sutter Street
- 1956 Colfax Street

Below is a summary of the significant changes and additions that are included in the revised LRPMP as compared to the LRPMP reviewed by the City Council in December 2013:

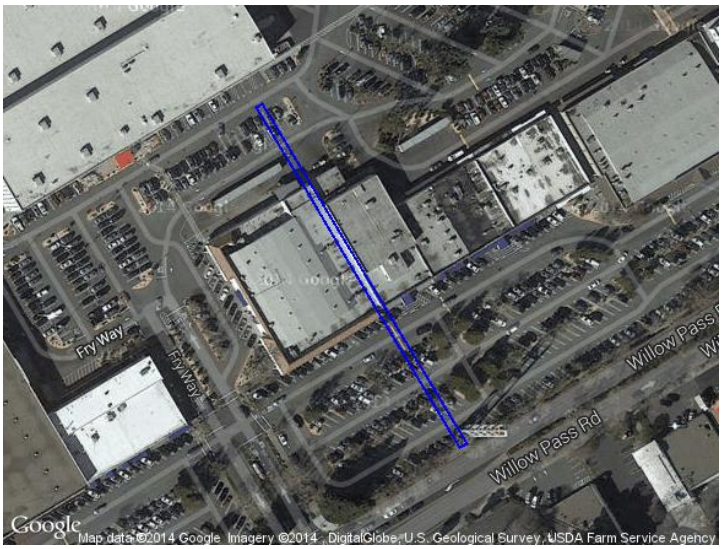
A. P**roperties to be Transferred to City and Retained for Governmental Use**

North Market Street Roadway Parcel
North Market Street property is a narrow parcel located along and adjacent to a public street, intersection and includes part of State Highway 242 Clayton Road on and off ramps. The parcel also contains City landscaping. The property is approximately 39,000 square feet. The parcel zoning is West Concord Mixed Use and appears to not meet the City's zoning code for minimum lot depth of 100 feet for development. Because the subject property includes public road ways and improvements and is not a developable parcel, the property is categorized as a Government Asset.

North Market Street Roadway Parcel

Park & Shop Easement

The Park & Shop Easement Parcel is a very narrow parcel (approximately 9 ft. x 500 ft.) that appears to run under a building and along the north and south parking fields of Park & Shop. The parcel also is encumbered by easements in favor of the telephone, sewer and water utilities. The parcel's zoning is Downtown Mixed Use and does not meet the City's zoning code for minimum lot width of 100 feet for development. Because the subject property has utility easements and is not a developable parcel, the parcel is categorized as a Government Asset.



Park & Shop Easement

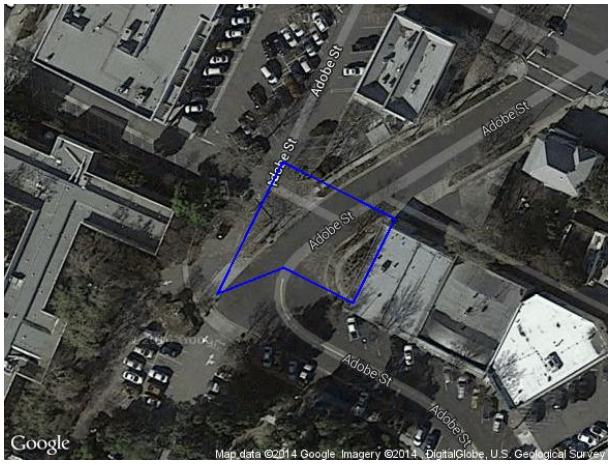
East & Clayton Road Landscape

This parcel is a landscaped and sidewalk area adjacent to a former Redevelopment Agency project at 2325 Clayton Road (APN 126104008). The East & Clayton Road parcel is irregularly shaped and was contemplated in the Disposition and Development Agreement (DDA) for the 2325 Clayton Road project to be a City entryway and be used for street alignment as part of the project. The DDA requires the property owner to maintain the property. The property is adjacent to public roads. Because the subject property includes public road ways and improvements and is not a developable parcel, it is categorized as a Government Asset.

East & Clayton Road Landscape

Adobe Street Roadway and Street Landscape

The irregularly shaped parcel is used as a City street, sidewalk and landscaping. City Resolution 88-94 accepted a grant deed from the Redevelopment Agency for a portion of Parcel 126-052-025 located at 1855 Adobe Street for street widening. Because the subject property includes public roadways and improvements and is not a developable parcel, the property is categorized as a Government Asset.



Adobe Street Roadway and Street Landscape

Concord Police Station

The property is the site of the City of Concord's Police Station which is the headquarters for approximately 213 fulltime police positions providing police services to the community. The three story, 70,000 square foot facility was developed in 1996. The facility is located in the downtown providing ready access to the public. Police stations by Dissolution Law definition are a Government Purpose asset and can be retained by the City. For clarification, staff did not originally list the Police Station in the LRPMP because documents from the County indicated the most recent title transfer occurred in 1991 from the Redevelopment Agency to the City. During the recent lease financing of Redevelopment Bonds, City staff were notified that the Police Station had been conveyed by the City back to the Redevelopment Agency in 1992.

Concord Police Station

Oak Street East Site

The Oak Street East Site is bounded by the downtown BART property to the south, Mt. Diablo Street to the west, Oak Street to the north, and BART Station Parking lot to the east. The nearly rectangular site is currently vacant, except for several trees. The Successor Agency envisions that the City would retain the approximately 1 acre property for a future development to house a government-purpose nonprofit organization office use (Family Justice Center) of approximately 30,000 square feet on the site. This use would provide regional services to victims of domestic or sexual violence, elder abuse and related crimes, including crisis response, case management, legal and health resources and access to safe housing. If at some point, the Family Justice Center determines it will not be developing the site as a Family Justice Center facility, it will be retained by the City for future development pursuant to HSC §34191.5(c)(2)(A). Staff's conversations with DOF staff resulted in categorizing the site as government purpose rather than as an asset to be retained by the City for future development as contemplated in the 2013 LRPMP.

The Oak Street West site which is the larger approximately 3 acre vacant property directly to the west of the Oak Street East site is proposed to be transferred to the City for future development. The Oak Street West site is discussed in the LRPMP in more detail.

Oak Street East Site

Properties to be Transferred to City and Retained for Future Development

1880 Market Street (Pine Street Site)

The Pine Street Site located at 1880 Market Street is an irregularly shaped site located at a key gateway/entrance leading into Downtown Concord bounded by Market Street, Pine Street, and Clayton Road and at the Clayton Road off ramp to State Highway 242. The site is approximately 49,484 square feet and is currently vacant. The Successor Agency and City may consider combining the Successor Agency property and a small City-owned landscaped area property to the west to create a project site of approximately 1.3 acres that would fulfill the City's and former RDA's goals for development of this area. This site was listed as an asset to be sold to a new auto dealership in the 2013 LRPMP. Since that

time, the new auto dealership found an alternative location. As a result, this site is categorized as an asset to be transferred to the City for future development.

1880 Market Street (Pine Street Site)

Fiscal Impact

Once the LRPMP is approved by the DOF and sites are sold and developed, new property taxes and land proceeds would be realized by the City and affected taxing entities.

Public Contact

Notice of the meeting has been posted. Contra Costa County Administrative Officer, the Contra Costa County Auditor-Controller, State Controller's Office and the Department of Finance received copies of the materials.

Recommendation for Action

Adopt Resolution No. 15-032 approving the Successor Agency's Long Range Property Management Plan and authorization of City Manager to make reasonable changes to the plan to comply with Department of Finance provided that such modifications do not change the intended disposition and use of the properties therein or substantially increase the obligations of the Successor Agency.

Prepared by: John Montagh
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Reviewed by: Victoria Walker
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Attachment 1 Revised LRPMP Plan

Attachment 2 Resolution 15-032

Attachment 3 Successor Agency Properties Map

ATTACHMENT 1

Long Range Property Management Plan

Prepared by
Successor Agency to the
Concord Redevelopment Agency

November 2015

I. Introduction

One of the key components of the dissolution of redevelopment is the requirement that all successor agencies prepare a Long Range Property Management Plan (LRPMP) that governs the disposition and use of the non-housing properties owned by the former redevelopment agency. This document is the LRPMP for the Successor Agency to the former Redevelopment Agency of the City of Concord (Successor Agency). The Successor Agency has prepared the LRPMP in accordance with Health and Safety Code (HSC) §34191.5.

A. LRPMP Requirement

The former Redevelopment Agency of the City of Concord (former RDA) was dissolved on February 1, 2012, pursuant to ABx1 26, as amended by AB 1484 and SB 107. These Redevelopment Dissolution Statutes govern the dissolution of the former RDA, which includes the disposition of the former RDA's real property. At the time of its dissolution, the former Redevelopment Agency owned properties located at fourteen (14) sites. Pursuant to the dissolution laws, ownership of the non-housing properties transferred to the Successor Agency on February 1, 2012. All of the properties are located within the boundaries of the Central Concord Redevelopment Project Area and are subject to the provisions of the Central Concord Redevelopment Plan, the Concord General Plan, and the City's zoning and land use regulations, as set forth in City of Concord (City) codes and ordinances. Figure 1 provides a general location map of the properties.

Pursuant to HSC §34179.7, a Successor Agency is required to submit the LRPMP to its Oversight Board and the State of California Department of Finance (DOF) no later than six months following DOF's issuance of the Finding of Completion (FOC) to the Successor Agency. DOF approved the FOC for the Successor Agency on August 7, 2013. Thus, the LRPMP is due to DOF by February 7, 2014.

The Successor Agency is now responsible for disposition of the properties in accordance with the procedures and requirements of the Redevelopment Dissolution Statutes, and the first step is to prepare the LRPMP. Upon approval by Oversight Board and DOF, the LRPMP will govern and supersede all other provisions relating to the disposition and use of the Agency's real property assets. (Note, the dissolution laws do not specify a statutory deadline for DOF to complete its review of the LRPMP.) Successor Agency staff submitted its Oversight Board approved LRPMP to DOF staff prior to the February 7, 2014 deadline. DOF staff provided preliminary review comments on the LRPMP which are addressed in this revised LRPMP

In accordance with HSC §34191.5(c), this LRPMP contains specific information related to the properties, and sets forth the proposed plan for disposition and use of the properties. Accompanying this LRPMP is the information checklist requested by the DOF (Appendix B) and the DOF Tracking Worksheet (Appendix A). In the event of any discrepancy or inconsistency between the information in this LRPMP and the information in the Tracking Worksheet (Appendix A), then the information in this LRPMP shall control.

B. LRPMP Organization

The LRPMP is organized as follows:

I. Introduction

- A. LRPMP Requirements
- B. LRPMP Organization
- C. Background

II. Property Inventory and Disposition and Use

A. Properties to be transferred to City and retained for Governmental Use

- Oak Street East Site
- Port Chicago Highway Median
- North Market Street Road Way Parcel
- Park & Shop Easement Parcel
- East & Clayton Road
- Adobe Street Roadway and Street Landscape
- Concord Police Station Headquarters
- 2255 Salvio Street Garage

B. Properties to be transferred to City and retained for Future Development

- Concord Avenue Site
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- Oak Street West Site
- 1880 Market Street (Pine Street Site)

C. Properties to be sold

- 1601 Sutter Street
- 1956 Colfax Street

Appendix A: Tracking Worksheet

Appendix B: Information Checklist

Figure 1
Location of Properties of the Former Redevelopment Agency

C. Background

The City of Concord grew rapidly after World War II. The City's 1940 population of 1,400 grew exponentially to 36,000 by the 1960s, when the freeways were being built and the Sunvalley Shopping Center was being proposed. In 1963, the Central Concord Development Plan was created with the intention of obtaining the "maximum efficiency, beauty, amenity, and monetary profit from private and public investments." By 1970, BART was on its way and this new form of transportation needed to be integrated into the existing pattern of Concord. The City's elongated central core—extending from the Civic Center (City Hall) to Sunvalley Shopping Center—was planned to integrate commerce, employment, transportation, government, entertainment and culture.

1. Redevelopment

The City established the Concord Redevelopment Agency in 1974 with the principal objective of establishing the Central Business District as the hub of the community in symbolic, functional, and economic terms. In 1974, the City adopted the Central Concord Redevelopment Plan and Project Area, which encompassed the Downtown business district. The Redevelopment Plan was amended in 1976, 1979 and 2006 to include additional areas, including parcels adjacent to the Downtown business district, and portions of West Concord, Commerce Avenue, Willow Pass, Monument Corridor, and North Concord. The redevelopment efforts undertaken in the Project Area have played a central role in the development and vitality of the City as a whole.

Redevelopment Goals and Objectives

The Redevelopment Plan sets forth redevelopment goals and objectives to improve the Project Area, including:

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To maximize opportunities wherever possible for the retention of existing property interests, for local investors as well as for the continuation, revitalization and expansion of existing commercial enterprises within the Project Area.
- To accomplish these goals with a minimum displacement of any residential homeowner who may wish to remain within the Project Area.

The Redevelopment Plan also sets forth major activities to be undertaken to accomplish the goals and objectives:

- To intensify and diversify the existing retail, service and entertainment area which surrounds Todos Santos Plaza.
- To expand the City's employment base by encouraging new office development in proximity to the BART station and along the Willow Pass corridor.
- To expand the City's employment base by encouraging new commercial, office and business park development in the Project Area between I-680 and Route 242.
- To eliminate the inadequate traffic circulation system throughout the Project Area, which is necessary for the effective redevelopment of the entire Project.
- To locate public facilities in the Project Area whose character will enhance the Downtown area.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one inter-related center for a variety of activities.

Redevelopment Accomplishments

The former RDA made significant strides towards reaching its goals and objectives. The 1,072-acre Central Corridor Project Area has been the focus of most economic activity in the City and includes important regional transportation corridors. During the former RDA's early years, economic conditions provided the opportunity for significant office development. The former RDA capitalized on this through aiding in the construction of the Bank of America Technology Center, One Concord Center, Concord Airport Plaza, and Sutter Square building. Ultimately, the Project Area included the City's Central Business District, the downtown Concord BART station, major shopping centers, hotels, key commercial corridors, and industrial areas.

Road and freeway improvements largely funded by the former RDA made the downtown area attractive for other office development including the Gateway Office Towers, One Concord Center, and the Galaxy office complex. There is currently over 4 million square feet of Class A office space in central Concord. The premier office project is the Metroplex Office Center, the first of two 230,000-square-foot Class A office towers.

The former RDA supported development of mixed-use projects that combine retail, restaurant, office, and entertainment uses in Salvio Pacheco Square, Park Plaza, and Brenden Theatre Concord. By including a combination of uses, these projects create an active street frontage and a more urban building form in the core of the older downtown area.

Integration of housing into the mix of uses in the Downtown area had been an important component of the former RDA's redevelopment strategy. Downtown housing enlivens overall activity as residents frequent local shops, restaurants, and entertainment venues. The former RDA's Downtown residential projects include Broadway Plaza Condominiums, Plaza Tower, Park Terrace Apartments, Broadway Apartments, California Hill Senior Apartments, Concord Residential Club, and Habitat for Humanity homes, and the luxury apartment complex Park Central.

The former RDA made significant investments in utilities, streets, and parking. Utility improvements have consisted of storm drain and utility repairs, upgrades and relocations. Road improvements include interstate highway on-ramp and off-ramp upgrades and the development of arterial streets. The former RDA also funded most of the development of public downtown parking structures, including the 512-space Salvio Street Parking Structure and the 432-space Todos Santos Parking Center, which serve as critical public parking resources to Todos Santos Plaza (Public Park) downtown businesses, organizations and visitors.

Enhancing the overall appearance of the downtown was an integral component of this effort. Renovation of Todos Santos Plaza, Salvio Pacheco Square, Salvio Street at Adobe, Shops at Todos Santos, as well as utility undergrounding, landscaping, downtown streetscape and median improvements, façade improvements, and tree lights in and around Todos Santos Plaza have raised the aesthetic standard throughout the Downtown Business District. Historic renovations of older buildings in the Downtown area are also an important part of this effort. Historic renovations include the Maltby-McKinnon House, the Ivey House and the Beebe House.

2. Current Downtown Planning Efforts

All 14 of the property sites are located in the Downtown Concord BART Station Priority Development Area (PDA). The PDA includes the portion of the Downtown that is roughly within a 2 to 24 minute walk from the Downtown Concord BART station. The City submitted and successfully secured a PDA Planning Grant from the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) to fund the majority of the planning effort to develop a specific plan for the PDA. The PDA Planning Program is an initiative to finance planning in PDAs that will result in intensified land uses around public transit hubs and bus and rail corridors, geared toward the following:

- Increasing housing supply, including affordable housing and jobs.
- Increasing land use intensities, thereby boosting transit ridership.
- Increasing walking, bicycling, carpooling and car sharing by promoting multimodal connections.
- Locating key services and retail within the planning area.

The City has partnered with San Francisco Bay Area Rapid Transit (BART) and the Contra Costa Transportation Authority in order to achieve realistic solutions through the planning effort. The vision for the Downtown Concord BART Station PDA Study Area is to promote Downtown Concord as the historic, economic, and cultural heart of the City in a way that enhances its strong business climate and bolsters the City's high quality of life.

The City has adopted the Specific Plan for the Downtown Concord BART PDA (Specific Plan), which was a community planning effort to direct short and long term development and improvement in Downtown Concord. The Specific Plan provides further specificity to the General Plan and Development Code work that has already occurred. The City's Development Code was recently adopted (effective Aug. 23, 2012) and aims to streamline development review and intensify downtown development. The Specific Plan identifies areas to be conserved, enhanced or changed and provides regulatory controls, incentives, and implementation strategies for the incremental intensification of parcels identified for change. One primary opportunity is key vacant sites (owned by the former Redevelopment Agency) and underutilized parcels within the PDA, proximate to the Downtown Concord BART Station and north to Todos Santos Plaza. The goal of the Specific Plan is to assure orderly property development and the appropriate amount of public facilities and public improvements to accommodate increased density planned downtown. The development of the downtown will shape the City's future character and quality of life.

Section II of this report includes the required inventory information and data and describes the planned disposition or use for each of the eight sites.

II. Property Inventory and Disposition

As set forth in the Dissolution Statutes, the LRPMP must include a plan addressing the use or disposition of each property and an inventory of all properties and property interests.

Property Disposition Categories

Health and Safety Code §34191.5(c)(2) sets forth the following permissible uses or disposition under the LRPMP process:

A. Retention of the property for governmental use pursuant to HSC §34181(a)

B. Retention of the property for future development

C. Sale of the property

D. Use of the property to fulfill an enforceable obligation

Property Inventory Information

The inventory must contain the following information for each property:

Parcel Data

- Address
- Assessor parcel number
- Lot size
- Current zoning (in Redevelopment Plan or Specific, Community or General Plan)

Acquisition Information

- Date of acquisition
- Value of the property at time of acquisition
- Purpose for which the property was acquired

Current Value and Revenue Generation

- Estimate of current value
- Date/value basis for estimate (appraisal information if available)
- Estimate of any lease, rental or other revenues generated by the property
- Description of any contractual requirements regarding the disposition of such revenues

Environmental Information

- History of environmental contamination
- Designation as a brownfield site
- Summary of related environmental studies
- History of remediation efforts

Development Plans and Activity

- History of previous development proposals and activity for the property

Potential for Transit Oriented Development and Advancement of Planning Objectives

Property Disposition

- Proposed disposition or use of property

The following sections present the required inventory and disposition information for each property.

A. Properties to be Transferred to City and Retained for Governmental Use

No. 1 Oak Street East Site

Summary

The Oak Street East Site is bounded by BART property to the south, Mt. Diablo Street to the west, Oak Street to the north, and BART Station Parking lot to the east. The nearly rectangular site is located adjacent to the Downtown Concord BART Station. The site is currently vacant, except for several trees. The 1.06 acre site, currently identified as APN 126-112-026, initially comprised eight (8) separate assessor parcels (APN 126-112-015, -016, -017, -018, -021, -022, -024 and -025) before being assembled by the former Redevelopment Agency on December 16, 1998.

Property Inventory Information

Parcel Data

Address	1402, 1406, 1416, 1420 Mt. Diablo Street; 2108 Oak Street
APN	126-112-026
Lot Size	1.06 acres
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	December 16, 1998
Value at Time of Acquisition	$1,398,270
Acquisition Purpose	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education

Current Value and Revenue Generation

Estimate of Current Value	$936,250
Date/Value Basis for Estimate	January 2014 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

A study conducted in 1998 revealed no evidence of recognized environmental contamination at the site.

Development Plans and Activity

The Oak Street East Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street East Site was an underutilized site at a strategic location. The former RDA assembled the Oak Street West Site and the Oak Street East Site, and in 1998 entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined site for JFKU campus. The 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identify the combined site as a Current Project/Site. At the time, the combined site was known as the John F. Kennedy University (JFK) Campus (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 15-16):

> *The Redevelopment Agency has entered into a Disposition and Development Agreement with JFK to develop a 160,000 square foot central campus across from the Downtown Concord BART station on Mt. Diablo Street in the Todos Santos Town Center District. JFK's intent is to consolidate its Orinda and Walnut Creek campuses by incorporating its School of Management, School of Law, School of Liberal Arts, and Graduate Schools of Professional Psychology and Holistic Studies at the Concord location. The campus will provide an important resource to downtown businesses as well as provide a strong source of demand for downtown retail and restaurant outlets from its estimated 2,500 students. Thus, JFK will add substantially to both the image and the level of activity in the downtown.*

JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*
- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

The FY 2004/05 – FY 2009/10 Five-Year Implementation Plan for the Central Concord Project Area envisioned the combined Oak Street Site to be developed with an office, residential, or mixed-use project (Five- Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

> *Oak Street Site* (West and East parcels)*: This 5-acre site is located on Oak Street at the corner of Galindo Street, adjacent to the downtown Concord BART station, and is owned by the Redevelopment Agency. This site could be developed as an office project, a residential project or as a mix of office and residential. The Agency has not made a decision regarding a final development program for the site. The Fiscal Year 2004-05 budget projection assumes it is developed as a high-density residential project at 60 units per acre with a total of 300 dwelling units. The first phase of the project is assumed to generate tax increment in Fiscal Year 2009-10.*

No capital improvements or investments have occurred on the site. The City maintains the site free and clear of debris and weeds.

Currently, there are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The site is adjacent to the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.

The site, if developed as a 30,000 square foot catalyst office anchor project for Downtown Concord, would fulfill the former RDA's goals and objectives by creating an anchor use whereby people would work in the Downtown and support the amenities such as restaurants, retail and other services supporting the vibrant area within walking distance of BART and the historic town center. According to the former RDA's 2004/05 Five- Year Implementation Plan, this site was envisioned as a viable pedestrian friendly area with strong linkages to surrounding neighborhoods. Future development was contemplated to include a mix of retail, office, housing, restaurants and arts and culture.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

<u>Family Justice Center</u>

The Successor Agency envisions that the City would retain the property for development of a government-purpose nonprofit organization office use (Family Justice Center) of approximately 30,000 square feet on the Oak Street East Site. This use would provide regional services to victims of domestic or sexual violence, elder abuse and related crimes, including crisis response, case management, legal and health resources and access to safe housing.

The State of California is home to some of the most successful Family Justice Centers in the world. These centers, such as the Alameda County, Anaheim, and San Diego Family Justice Centers, host visitors from all over the world to study their success. These centers combine community based organizations, law enforcement agencies and private entities into a very effective team to increase resources and bring attention to the harmful effects on a community that are the result of family violence.

Local governments and advocacy groups have benefited from Family Justice Centers, which attract thousands of dollars in federal grants to reduce domestic violence, homicides, human trafficking, and near death strangulation cases. A center also allows public agencies to access certain cultural communities that do not historically turn to local government or even report acts of family violence.

Developing a Family Justice Center at this site would support the former Redevelopment Agency's effort to expand the City's employment base by encouraging new office development in proximity to the BART station and to locate public facilities in the project area. It would also fulfill and advance the City's and former Redevelopment Agency's goals and planning objectives of creating jobs in the downtown, and developing dense office development next to BART in the downtown.

The Central Contra Costa Family Justice Center is currently overseen by an Executive Director and Advisory Board comprised of nonprofit social service providers, Law Enforcement and Contra Costa County representatives from the Board of Supervisors and County Department of Socials Services.

The Center will ultimately operate under the Contra Costa Family Justice Alliance (a separate nonprofit) once it receives its official nonprofit status from the IRS which is anticipated to occur as early as November 2015 or as late as March 2016. Currently the Family Justice Center is operating under a nonprofit fiscal agent called the Tide Center.

Property Disposition

The Successor Agency recommends that Oak Street East Site be transferred to the City of Concord for governmental use as the future site of the Contra Costa Family Justice Center. In the event the City does not pursue development of a Family Justice Center on the Oak Street Site, the property would be retained by the City for future development pursuant to HSC §34191.5(c)(2)(A) and the City will enter into compensation agreement with the affected taxing entities.

If the property is conveyed for future development, the City will enter into a compensation agreement with affected taxing entities in accordance with this paragraph**.** The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans. However, pursuant to Department of Finance direction, the City will enter into an agreement with the taxing entities that addresses disposition of each parcel conveyed to the City for future development consistent with redevelopment and community plans pursuant to this Long Range Property Management Plan. In addition, in order to comply with state and federal tax law, the compensation agreement may need to address any restrictions on distribution and use of sale proceeds if bond proceeds were originally used to acquire the property. Notwithstanding the foregoing, this paragraph will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Use of Property for Project Identified in Approved Redevelopment Plan
HSC §34191.5(c)(2)(A)

In 1998, the former RDA purchased eight parcels comprising the Oak Street East Site. The Redevelopment Plan for the Central Concord Redevelopment Area, as well as the 2009 Five-Year Implementation Plan, identifies the site as having strong potential for development of an anchor use. Development of the site would help achieve the goals and objectives outlines in the Redevelopment Plan, including (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for employment close to BART and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4)**:**

1. Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The 2004/05 RDA Budget and Implementation Plan described the Oak Street Site as being well suited for a variety of uses, including office, residential or mixed-use. FY 2004/05 budget projections assumed the development of a high-density project with approximately 300 dwelling units.

Development of the parcel will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7)**:**

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Disposition Timeline

The Successor Agency will transfer the property to the City within 45 days of the LRPMP being approved by the Department of Finance.

No 2. Port Chicago Highway Median

Summary

The Port Chicago Highway Median property is a triangular-shaped street median bounded by Sunset Avenue to the north, Port Chicago Highway to the east, and East Street to the west. Rock work and associated landscaping have been completed on the site. The property is approximately 10,280 square feet and is not contiguous with other parcels. The property does not meet the City's zoning code for minimum lot depth of 100 feet for development within the Downtown Mixed Use zone. The City of Concord maintains the site.

Property Inventory Information

Parcel Data

Address	1660 East Street, Concord, CA 94520
APN	113-288-001
Lot Size	10,280 square feet
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Public (Landscaped Street median)

Acquisition Information

RDA Acquisition Date	August 3, 1981
Value at Time of Acquisition	$121,550
Acquisition Purpose	To facilitate right of way and street extension within the Project area as part of the Agency's goals to improve circulation and access within the Project Area

Current Value and Revenue Generation

Estimate of Current Value	$0
Date/Value Basis for Estimate	January 2014 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The property does not have development potential under the current zoning guidelines.

The zoning designation is Downtown Mixed Use (DMX), which intended for a high density and intensity mix of residential, commercial and office development in Central Concord. It allows for a mix of uses that balance jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0. DMX is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial and office, and mixed-uses, This designation encourages well-designed vertical mixed use within a single building with retail at ground level and office and multifamily residential on upper floors. Single uses and horizontal mixed use with retail, office, and residential uses located in separate buildings but within a single development may also occur.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.D.2. of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

However, there is no potential for TOD development at this site or development that would advance planning objectives due to the site's irregular shape and deficient development size per City development codes. In addition, given that major arterials and roadways bound the site on all sides, no contiguous properties could be assembled to make a larger developable site.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained for governmental use so that it can continue to be used as a street median.

The City of Concord will continue to maintain the street median.

No. 3 North Market Street Roadway Parcel

Summary

North Market Street property is a narrow parcel located along and adjacent to a public street, intersection and is part of State Highway 242 Clayton Road on and off ramps. The parcel also has City landscaping. The property is approximately 39,000 square feet. The parcel zoning is West Concord Mixed Use and does not meet the City's zoning code for minimum lot depth of 100 feet for development. Staff reviewed Agency Resolution #89-437 authorizing the Agency to purchase APN 126-030-022. The recording date and deed reference number match that of what is provided on the Contra Costa County's web site records for APN: 126-300-048. APN 126-030-022 appears to no longer to be active.

Property Inventory Information

Parcel Data

Address	Not available
APN	126-300-048 (formerly 126-030-022)
Lot Size	39,204 square feet
Current Zoning	West Concord Mix Use
Current Use	Public Road way and Landscaping

Acquisition Information

RDA Acquisition Date	January 3, 1989
Value at Time of Acquisition	$8,600,000
Acquisition Purpose	For development of new car sales and commercial development

Current Value and Revenue Generation

Estimate of Current Value	$60,400
Date/Value Basis for	July 2015 Brokers opinion of value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site

Potential for TOD and Advancement of Planning Objectives

The property does not have development potential under the current zoning guidelines and is currently used as right of way and landscaping in and around a freeway off ramp.

The zoning designation is West Concord Mixed Use which allows a mix of commercial and office development in Central Concord. This zoning district allows for a mix of commercial uses including offices, commercial development, new auto dealerships, hotels and showroom warehouses and public/quasi-public. Residential uses are not allowed. The maximum FAR is 4.0.

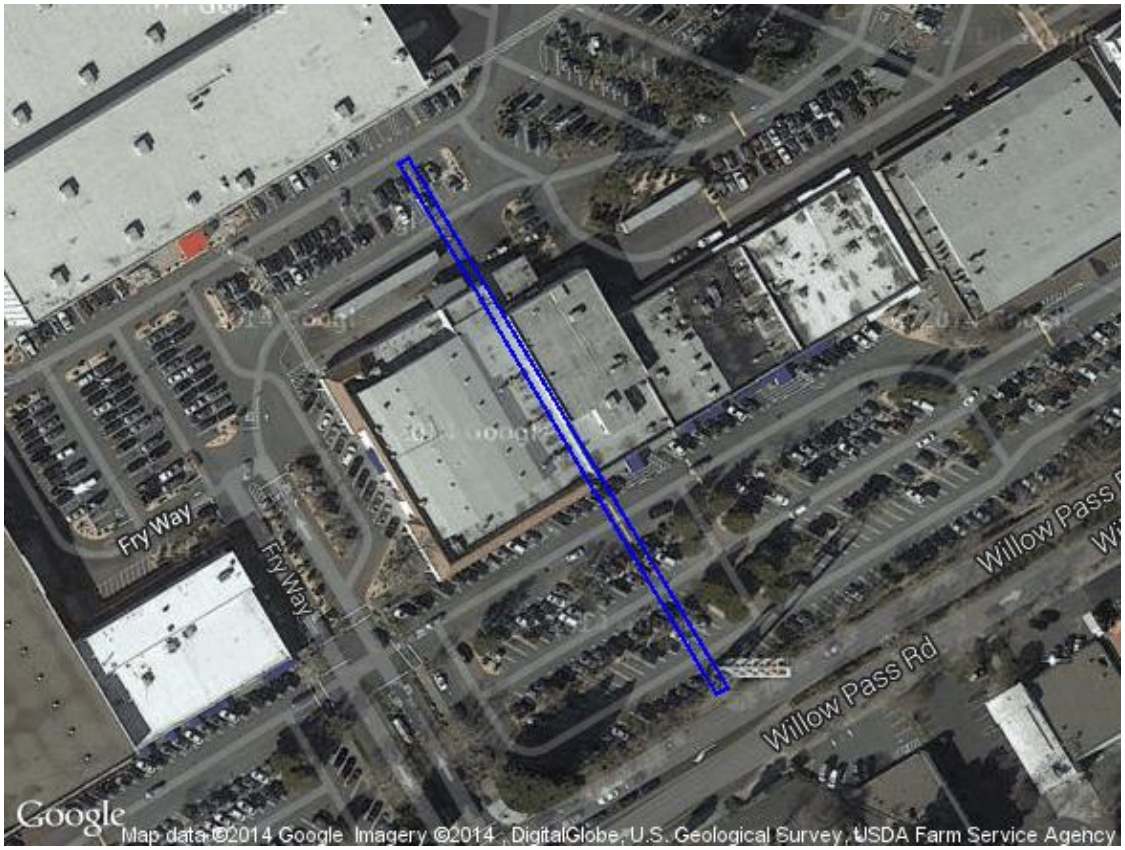
There is no potential for TOD development at this site or development that would advance planning objectives due to the site's irregular shape and deficient development size per City development codes. In addition, given that the parcel is part of a major freeway off ramp and used as landscaping, it is not a developable property.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained for governmental use so that it can continue to be used as a road, public right of way and landscaping uses.

The City of Concord will continue to maintain the property.

No. 4 Park & Shop Easement Parcel



Summary

The Park & Shop Easement Parcel is a very narrow parcel (approximately 9 ft. x 500 ft.) that appears to run under a building and along the north and south parking fields of Park & Shop. The parcel is also encumbered by easements for telephone, sewer and water utilities. The parcel's zoning is Downtown Mixed Use and does not meet the City's zoning code for minimum lot width of 100 feet for development.

Property Inventory Information

Parcel Data

Address	Not assigned
APN	126-281-035
Lot Size	4,794 square feet (approximately)
Current Zoning	Downtown Mix Use
Current Use	Utility Easements

Acquisition Information

RDA Acquisition Date	November 21, 1978
Value at Time of Acquisition	$70.00
Acquisition Purpose	Utility Easements.

Current Value and Revenue Generation

Estimate of Current Value	$36,000
Date/Value Basis for Estimate	July 2015 Broker's opinion of value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The property does not have development potential under the City Development Code standards and is currently encumbered by utility easements.

The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

There is no potential for TOD development at this site or development that would advance planning objectives due to the site's narrow size and deficient development size per City development codes. City's zoning code for minimum lot width of 100 feet for development. In addition, given that the parcel runs under/near an existing building also compromises the opportunity for development.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained for governmental use so that it can continue to be used fora utility services easements.

No. 5 East & Clayton Road Landscape

Summary

This parcel is a landscaped and sidewalk area adjacent to a former redevelopment agency project at 2325 Clayton Road (APN 126-104-008). The East & Clayton Road parcel is irregular shaped and was contemplated in the Disposition and Development Agreement for the 2325 Clayton Road project to be a City entryway and be used for street alignment as part of the project. The DDA requires the property owner to maintain the property. The property is adjacent to public roads.

Property Inventory Information

Parcel Data

Address	2373 Clayton Rd.
APN	126-104-007
Lot Size	3,397 square feet (approximately)
Current Zoning	Downtown Mixed Use
Current Use	Landscaping and sidewalk area

Acquisition Information

RDA Acquisition Date	July 31, 1987
Value at Time of Acquisition	$87,111
Acquisition Purpose	City gateway/landscaped area

Current Value and Revenue Generation

Estimate of Current Value	$9,400
Date/Value Basis for Estimate	July 2015 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The property does not have development potential under the current zoning as it does not meet minimum lot standards.

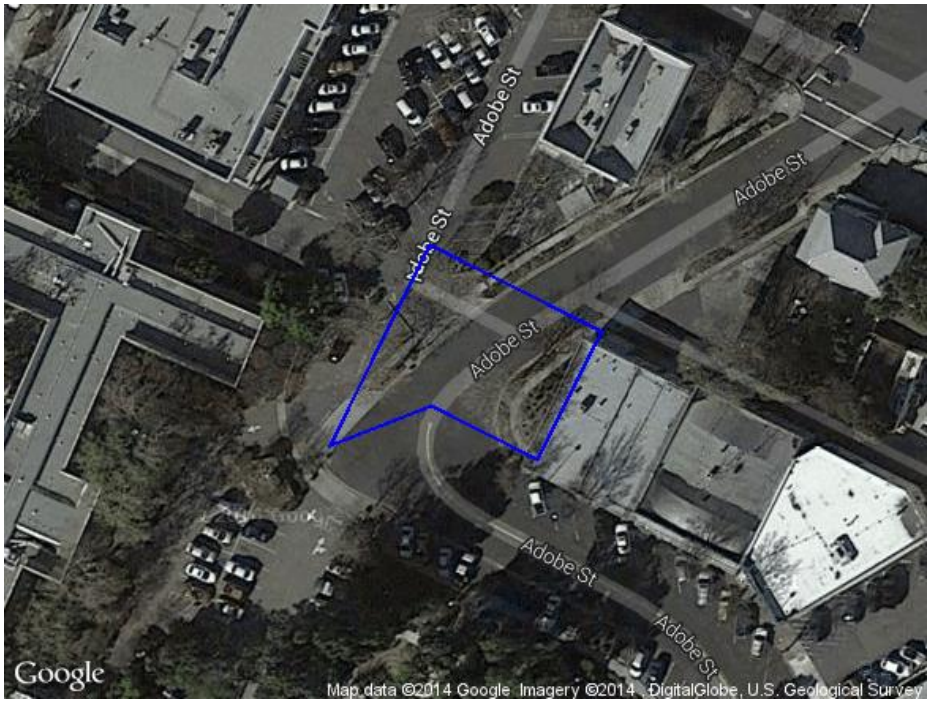
The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

There is no potential for TOD development at this site or development that would advance planning objectives due to the site's small size and deficient development standards of the lot per City development codes.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained for governmental use so that it can continue to be used for landscaping and public sidewalks.

No. 6 Adobe Street Roadway and Street Landscape



Summary

The irregular shaped parcel is use as a City Road, sidewalk and landscaping. City Resolution 88-94 accepted a grant deed from the Agency for a portion of parcel located at 1855 Adobe Street for street widening.

Property Inventory Information

Parcel Data

Address	1855 Adobe Street.
APN	126-051-053
Lot Size	7,262 square feet (approximately)
Current Zoning	Downtown Mixed use
Current Use	Street/Roadway with landscaping

Acquisition Information

RDA Acquisition Date	April 1, 1985
Value at Time of Acquisition	$214,000
Acquisition Purpose	Roadway street widening

Current Value and Revenue Generation

Estimate of Current Value	$5,500
Date/Value Basis for Estimate	July 2015 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The property does not have Transit Oriented Development potential under the current zoning as it does not meet minimum lot standards and is currently used as a public road.

The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

There is no potential for TOD development at this site or development that would advance planning objectives due to the site's small size and deficient development standards of the lot per City development codes. In addition, the parcel is part of an existing public roadway compromising the opportunity for development.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained for governmental use so that it can continue to be used for streets, landscaping and public sidewalks.

No. 7 Concord Police Station

Summary

The property is the site for the City of Concord's Police Headquarters. The Police facility houses approximately 213 fulltime police positions providing police services to the community. The 70,000 sq.ft. facility was developed in 1996 for the Concord Police. The facility is located in the downtown providing ready access to the public.

Property Inventory Information

Parcel Data

Address	1350 GALINDO ST.
APN	126-124-036
Lot Size	5.1 acres (approx.)
Current Zoning	Downtown Mixed use
Current Use	Police Station Headquarters

Acquisition Information

RDA Acquisition Date	June 29, 1991
Value at Time of Acquisition	$ 3,950,000 approximately
Acquisition Purpose	Land acquisition for future development

Current Value and Revenue Generation

Estimate of Current Value	$10,750,000
Date/Value Basis for Estimate	July 2015 Brokers option of value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

No Development Plans or Activity

Potential for TOD and Advancement of Planning Objectives

The property does not have transit oriented development potential as it is operating as Concord's 72,000 sq.ft. Police Headquarter facility.

The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

Property Disposition

The Successor Agency recommends the property be transferred to the City and retained by the City of Concord for governmental use so that it can continue to be used as Concord's Police Station.

No. 8 2255 Salvio Street Garage

Summary

The 2255 Salvio Street Garage is located in Downtown Concord at 2255 Salvio Street, on the northwest corner of Colfax Street. The former RDA developed the 512-space garage in 1984 with the proceeds of tax-exempt bonds from the City and former Redevelopment Agency, repayment of which was secured by revenues from the City's Parking Assessment District No. 60 and the former RDA's Central Concord Redevelopment Project Area. The garage provides free covered parking in the Downtown to Todos Santos Plaza—a public park located kitty-corner from the Salvio Street Garage, downtown businesses, organizations and visitors. The garage also provides an approximately 200 square foot office for use by Concord Police.

Property Inventory Information

Parcel Data

Address	2255 Salvio St., Concord, CA 94520
APN	112-136-019
Lot Size	Approximately 33,976 square feet (0.78 acre)
Current Zoning	Downtown Pedestrian (DP)
Current Use	Public parking garage

Acquisition Information

RDA Acquisition Date	Approximately May 12, 1983
Value at Time of Acquisition	$448,293
Acquisition Purpose	To provide off-street public parking facilities to assist with intensifying/diversifying uses in the downtown

Current Value and Revenue Generation

Estimate of Current Value	$342,340
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0- Free parking
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site. The property has not been designated as a brownfield site, and no remediation has been required.

Development Plans and Activity

The City and former Redevelopment Agency undertook the effort to provide offsite parking to achieve the goals and objectives to the Redevelopment Plan, specifically to provide off-street public parking facilities to assist with intensifying/diversifying uses in the downtown and support the use of Todos Santos Plaza Public Park as a social and community gathering spot for the community. By providing offsite parking, development could be intensified without providing onsite parking.

The property is zoned Downtown Pedestrian and the former RDA developed the property as a public parking garage. There are no plans to change the existing use of the property.

In the former RDA's 2000 report *Central Concord Embraces the Future*, the Salvio Street Parking Structure is cited as a completed infrastructure project in the pedestrian-oriented Todos Santos Town Center District (downtown). The report describes the Todos Santos Plaza and the downtown BART station as a vibrant area within walking distance of BART and the historic town center. The former RDA envisioned the Todos Santos/BART Town Center district as a livable, pedestrian-friendly area with strong linkages to surrounding neighborhoods. Future development envisioned a mix of retail, office, housing, restaurants, and arts and culture. The Salvio Street Garage was developed to support and facilitate the development of the downtown and serve as public parking for those visiting and doing business in the downtown including serving the public using Todos Santos Plaza (Public Park).

Potential for TOD and Advancement of Planning Objectives

There is not a potential for Transient Oriented Development. The former RDA's development of the site achieved redevelopment goals and objectives and also advanced the planning objectives of the City of Concord. The provision of public parking spaces in the Salvio Garage has allowed for higher intensity development in the surrounding area and has helped to create a more walkable area for pedestrians and transit users.

Property Disposition

The Successor Agency recommends that the 2255 Salvio Street Parking Garage property, which does not generate revenue in excess of reasonable costs of maintenance, be transferred to the City and retained for governmental use as a parking facility devoted solely to public parking.

In addition, it must be noted that the City of Concord adopted its Parking Assessment District No. 60 to assist with the cost and expenses of establishing off-street parking facilities as described in the document titled "Todos Santos Plaza Design and Parking Program." As part of the Parking Assessment District No. 60, the City levied a special assessment not to exceed $1.50 per square foot of assessable property to allocate toward project costs. The City used the assessment proceeds to finance tax-exempt bonds in 1978 for the purpose of acquiring the land for the Salvio Garage. In addition, the former RDA issued a tax-exempt Series A bond for $4 million in 1977 supported by tax increment revenues from the Project Area to assist with the development of the Salvio Garage.

The use of tax-exempt bonds (exempt both as to state and federal income taxes) by both the City and the former RDA in order to develop the parking structure and to construct the actual structure represents a binding obligation under state and federal tax law to maintain the involved parking improvement as a publicly-owned governmental purpose asset—an asset that must remain available to the general public

without discrimination or private preference. The use of tax-exempt bond proceeds to create this governmental capital asset precludes its "sale" to a private entity for use in connection with a for-profit development or for parking use on preferential basis. These bonds could not have been considered tax-exempt under law but for the fact that these parking structures were being permanently devoted to a public governmental use on a non-discriminatory basis.

Furthermore, assessed real property owners in Parking Assessment District No. 60 and in the Project Area generated the revenues used to finance the bonds. This represents a fiduciary and statutory obligation, which precludes this public municipal parking asset from being converted into a privately-parking lot or structure operated on a for-profit basis. Accordingly, retention of this property by the City for governmental use as a parking facility devoted to public parking is not only appropriate under the Dissolution Statutes, but required under federal tax law.

B. Properties to be Transferred to City and Retained for Future Development

No. 9 Concord Avenue Site

Summary

Located on the north side of Concord Avenue near the intersection of California Street, 1701 Concord Avenue is a 0.95-acre vacant lot. The flat, rectangular site includes several mature trees and is located just over a half a mile from the Downtown Concord BART Station.

Property Inventory Information

Parcel Data

Address	1701 and 1711 Concord Avenue, Concord, CA 94520
APN	112-101-022
Lot Size	41,380 square feet (0.95 acre)
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant lot

Acquisition Information

RDA Acquisition Date	December 12, 2006
Value at Time of Acquisition	$1,325,000
Acquisition Purpose	In accordance with Redevelopment Plan goals and objectives and to implement the former RDA's Strategic Plan, the former RDA acquired the site in order to assemble a larger site for potential residential development

Current Value and Revenue Generation

Estimate of Current Value	$2,195,417
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

Phase I and II testing were performed on the site and no significant contamination was found to preclude the purchase of the property.

Development Plans and Activity

The Redevelopment Agency purchase of this site was the first step in assembling a larger site for potential residential development. The site's size was too small to create much interest from either affordable or market rate housing developers. The Agency purchase of the property allowed for the Agency to be in control of the timing of the project, the selection of the developer and the product to be developed on the site. If enough property were aggregated and market conditions were supportive, the Agency Board would have issued an RFQ/RFP to not-for-profit and for-profit developers and sought proposals based on the Agency's development and financial requirements.

There are no known prior development proposals or activities at the site and no known restrictions on the disposition of the property. There was interest by residential developers (affordable and market rate) in this location but the relatively small size of the lot made developers reticent to pursue development.

Potential for TOD and Advancement of Planning Objectives

The property has some potential for transit-oriented development, as it is located in the Downtown Concord BART Station PDA. The property is just over a half mile from the BART station, and any future residents or workers at the property would have a 20-minute walk to utilize BART services. Because the site is located adjacent to service commercial and retail uses and also has Concord Avenue (a major arterial) running in front of the property, the potential for residential development may not be the best use for the site. Commercial development may be the best use of the site and currently the Downtown Specific Plan has identified commercial development.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.D.2. of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

Under current zoning restrictions, the property would accommodate residential or commercial development.

Property Disposition

The Successor Agency recommends the property be transferred to the City of Concord and retained for future development pursuant to HSC §34191.5(c)(2)(A).

The City will enter into a compensation agreement with affected taxing entities in accordance with this paragraph**.** The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that

agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans. However, pursuant to Department of Finance direction, the City will enter into an agreement with the taxing entities that addresses disposition of each parcel to be conveyed to the City for future development pursuant to this Long Range Property Management Plan. In addition, in order to comply with state and federal tax law, the compensation agreement may need to address any restrictions on distribution and use of sale proceeds if bond proceeds were originally used to acquire the property. Notwithstanding the foregoing, this paragraph will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Retain Property for Project Identified in Approved Redevelopment Plan
HSC §34191.5(c)(2)(A)

The 2009 Five Year Implementation Plan identified 1701 Concord as a site with significant development potential due to its location in Downtown Concord and proximity to the Downtown Concord BART Station and other public transit options. The 2009 Implementation Plan stated that in the previous five-year period the former RDA had acquired a 0.95-acre site—comprised of 1701 and 1711 Concord Avenue—for future development opportunities in the Downtown. The former RDA acquired the site in order to assist in implementing the goals and objectives included in the Central Concord Redevelopment Plan. In particular, the Agency envisioned a potential residential development if additional properties could be assembled.

Specific goals and objectives to be achieved through acquiring and facilitating the development of the site include (Five-Year Implementation Plan, FY 2009/10–FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4):

- Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The development of the assembled parcels as a unified development will effectuate the former RDA's plans to develop a high density, transit oriented mixed-use project at this location as outlined in the Redevelopment Plan for the Central Concord Project Area and the 2009 Five Year Implementation Plan for the Central Concord Project Area. Development of the parcels as a unified development will also eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10–FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-6):

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and

- Economic indicators of distressed buildings or lots.

Future development of property will be consistent with community plans.

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: Within 12 months of LRPMP approval
- DDA Negotiation/Approval: Within six months after developer selection
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval
- Commencement of Construction: Within three months after property conveyance
- Completion of Construction: Within two years after commencement of construction

The purchase price to be paid by the developer of the Concord Avenue Site under the DDA will be not less than the fair reuse value of the property and with the covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the City Council.

No. 10 Town Center II/Galindo Street Site

Summary

The Town Center II/Galindo Street Site is an approximately 3-acre, triangular shaped property bounded by Galindo Street to the east, Concord Boulevard to the north, and Clayton Road to the south. Between 2000 and 2008, the former RDA assembled 10 parcels (all the parcels on the block, except for one located on the southwestern corner) and subsequently demolished several structures to prepare the site for future development. The site is a key strategic site for transit-oriented mixed-use commercial or residential development.

Property Inventory Information

Parcel Data

Address	1753 Galindo Street, Concord, CA 94520
APN	126-143-012
Lot Size	135,036 square feet (3.1 acres)
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Dates	7/25/00, 12/21/01 and 12/22/08
Value at Time of Acquisition	$5,869,000 (7/25/00–$800,000; 12/21/01–$235,000 12/22/08 $4,834,000)
Acquisition Purpose	To eliminate blight and implement the former RDA's Strategic Plan by facilitating the future disposition of the site for development

Current Value and Revenue Generation

Estimate of Current Value	$ 3,773,000
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

The Phase I and II environmental site assessments conducted at the site revealed no environmental contamination.

Development Plans and Activity

The purchase of the site eliminated blight and implemented the former RDA's Strategic Plan.
The acquisition helped to facilitate the future disposition of the site for development. Initially, the former RDA's vision for this Town Center II/Galindo Street Site was to pursue hotel with ground floor retail. Subsequent market downturns required reassessment of the site and the former RDA pursued transit-oriented residential development to achieve the former Redevelopment Agency's goals and objectives.

Development of the Town Center II/Galindo Street site had long been a priority project for the former Redevelopment Agency, as it is identified as a project in numerous former RDA documents.

The former RDA's 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identifies the Town Center II/Galindo Site as a "Current Project" as a mid-to-upper-end extended stay or limited service hotel of not less than 165 rooms, with ground floor retail.

According to the Central Concord Redevelopment Agency 2004/05 Budget and Five-Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05-FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2):

> *Revitalization of Concord's downtown has been, and will continue to be, a primary goal of the Redevelopment Agency. The Redevelopment Agency has attempted to restore the downtown as the symbolic center of the community to give Concord a sense of place and to retain and emphasize Concord's history. The Redevelopment Agency has and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan. Urban design has, and will continue to be, an important aspect of Redevelopment Agency revitalization efforts. The objective of urban design is to link the newer development in Concord with its historical heritage, to provide an exciting urban context for new development projects, and to provide a framework for preserving the pedestrian downtown core in the Todos Santos Town Center District.*

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows:

- To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations, and
- To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.

The Galindo site was an underutilized site at a highly visible and strategic location.

The Galindo site was specifically identified as Town Center Site II in the 2004/05 Budget and

Five-Year Implementation Plan:

> *Town Center Site I and II: Development of two central downtown blocks totaling eight acres located on Galindo Street between Willow Pass Road and Clayton Road. The project was anticipated to include 400,000 square feet of office and a hotel of not less than 165 rooms, with ground floor retail. Changes in the market have made this development option infeasible and it is anticipated that these sites will be developed as high-density residential projects. Signature Properties has submitted an application to the City for the development of the 5-acre Town Center 1 site with 300 condominiums. The smaller 3-acre Town Center II site is anticipated to be developed with 150 units.*

The budget projections assume that Town Center 1 will be built in three phases with tax increment revenues beginning in 2006-07 and revenues from all phases received by 2009-10. Tax increment from development of the Town Center 2 site is assumed to be received by 2006-07.

The former RDA received a proposal to develop the Town Center Site II/Galindo site with 200 residential units. However, given the downturn in the economy, the proposed development did not move forward.

Currently, there are no known restrictions on the disposition of the property. The City anticipates a dedication of approximately 5,000 square feet of property along Galindo Street to improve multi-modal mobility along this main arterial. The Successor Agency continues to maintain the property with debris removal and weed abatement.

Potential for TOD and Advancement of Planning Objectives

Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented development. The property could accommodate a number of uses, including residential, commercial or hotel.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord. It allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

DMX is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation encourages well-designed vertical mixed use within a single building with retail at ground level and office and multi-family residential on upper floors. Single uses and horizontal mixed use with retail, office and residential uses located in separate buildings but within a single development may also occur.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report prepared for the Specific Plan for the Downtown Concord BART PDA identified the Town Center II/Galindo Street Site as a potential location for future residential development and to meet the goals of the housing element. (Refer to Section I.D.2. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA.)

The Town Center II/Galindo site is also identified in the Housing Element as an opportunity site (Concord Housing Element, November 2010, Appendix A, Page A-33).

Property Disposition

The Successor Agency recommends the property be transferred to the City of Concord and retained for future development pursuant to HSC §34191.5(c)(2)(A).

The City will enter into a compensation agreement with affected taxing entities in accordance with this paragraph**.** The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans. However, pursuant to Department of Finance

direction, the City will enter into an agreement with the taxing entities that addresses the disposition of each parcel conveyed to the City for future development pursuant to this Long Range Property Management Plan. In addition, in order to comply with state and federal tax law, the compensation agreement may need to address any restrictions on distribution and use of sale proceeds if bond proceeds were originally used to acquire the property. Notwithstanding the foregoing, this paragraph will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Disposition of Property for Project Identified in Approved Redevelopment Plan

HSC §34191.5(c)(2)(A)

Prominently located in the Downtown in close proximity to BART, the property is a crucial catalyst site for the City of Concord. The former RDA assembled the 10 parcels constituting the site with the intention of facilitating its development in accordance with the Redevelopment Plan goals and objectives.

The specific goals and objectives of the Redevelopment Plan to be met by the site's development include the following (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1-2)**:**

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To expand the City's employment base by encouraging new office development in proximity to the BART station and along the Willow Pass corridor.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its Implementation Plans**:**

- Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4).
- The 2004/05 Five-Year Implementation Plan states that the former RDA had "and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan." (Five-Year Implementation Plan, FY 2004/05 – FY 2008/09, Concord Redevelopment Agency, June 2004, p. 2).

- The 2009/10 Five-Year Implementation Plan states that under the former RDA's Economic Development Accomplishments in the previous Five-Year period, the former RDA had acquired a 2.3-acre site at Galindo Street and Concord Boulevard, for future development opportunities in the Downtown (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. I-7).

The development of the assembled parcels as a unified development will effectuate the former RDA's

plans for future development opportunities in the downtown, including a high density, transit oriented mixed-use project at this location as described above and in the 2004/05 Five-Year Implementation Plan. A hotel development could also achieve the former RDA's goals as set forth in the Central Concord Embraces the Future document. Development of the parcels as a unified development will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7):

- Underutilized and/or vacant buildings;
- Obsolete buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Future development of property will be consistent with community plans.

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: May occur within six months of LRPMP approval or within six months of commencement of the Oak Street West site development. The rationale for commencing developer selection within six months of the Oak Street West site development is to avoid flooding the market with residential development at one time or within a time period that may cause future development to be delayed or devalued.
- DDA Negotiation/Approval: Within six months after developer selection.
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval.
- Commencement of Construction: Within three months after property conveyance.
- Completion of Construction: Within two years after commencement of construction.

The purchase price to be paid by the developer of the Town Center II/Galindo property under the DDA will be not less than the fair reuse value of the property with the covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the City Council.

No. 11 Oak Street Site- West Site

Summary

The Oak Street West Site is bounded by Laguna Street to the south, Galindo Street to the west, Oak Street to the north and Mt. Diablo Street to the east. The site is located in close proximity to the Downtown Concord BART Station. The site is currently vacant, except for several mature trees.

Property Inventory Information

Parcel Data

Address	Several street addresses
APN	126-122-024
Lot Size	3.16 acres
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	November 7, 1983 and December 16, 1998
Value at Time of Acquisition	$3,146,573 ($1,200,000 in 1983 and $1,946,573 in 1998)
Acquisition Purpose	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education

Current Value and Revenue Generation

Estimate of Current Value	$3,871,000
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

A study conducted in 1998 revealed no evidence of recognized environmental contamination at the site.

Development Plans and Activity

The Oak Street West Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street West Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the Oak Street West Site and the Oak Street East Site, and in 1998 entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined site for JFKU campus. The 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identify the combined site as a Current Project/Site. At the time, the combined site was known as the John F. Kennedy University (JFK) Campus (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 15-16):

> *The Redevelopment Agency has entered into a Disposition and Development Agreement with JFK to develop a 160,000 square foot central campus across from the Downtown Concord BART station on Mt. Diablo Street in the Todos Santos Town Center District. JFK's intent is to consolidate its Orinda and Walnut Creek campuses by incorporating its School of Management, School of Law, School of Liberal Arts, and Graduate Schools of Professional Psychology and Holistic Studies at the Concord location. The campus will provide an important resource to downtown businesses as well as provide a strong source of demand for downtown retail and restaurant outlets from its estimated 2,500 students. Thus, JFK will add substantially to both the image and the level of activity in the downtown.*

JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*
- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

The FY 2004/05 – FY 2009/10 Five-Year Implementation Plan for the Central Concord Project Area envisioned the combined Oak Street Site to be developed with an office, residential, or mixed-use project (Five- Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

Oak Street Site (West and East parcels): This 5-acre site is located on Oak Street at the corner of Galindo Street, adjacent to the downtown Concord BART station, and is owned by the Redevelopment Agency. This site could be developed as an office project, a residential project or as a mix of office and residential. The Agency has not made a decision regarding a final development program for the site. The Fiscal Year 2004-05 budget projection assumes it is developed as a high-density residential project at 60 units per acre with a total of 300 dwelling units. The first phase of the project is assumed to generate tax increment in Fiscal Year 2009-10.

No capital improvements or investments have occurred on the site. The City maintains the site free and clear of debris and weeds.

Currently, there are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The site is approximately 300 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.

The site, if developed as a dense catalyst anchor project for Downtown Concord, would fulfill the former RDA's goals and objectives by creating an anchor use whereby people would live in the Downtown and support the amenities such as restaurants, retail and other services supporting the vibrant area within walking distance of BART and the historic town center. According to the former RDA's 2004/05 Five-Year Implementation Plan, this site was envisioned as a viable pedestrian friendly area with strong linkages to surrounding neighborhoods. Future development was contemplated to include a mix of retail, office, housing, restaurants and arts and culture.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report identified the Oak Street Site as a potential location for future residential development. Refer to Section I.D.2 of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

Property Disposition

The Successor Agency recommends the property be transferred to the City of Concord and retained for future development pursuant to HSC §34191.5(c)(2)(A).

The City will enter into a compensation agreement with affected taxing entities in accordance with this paragraph**.** The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans. However, pursuant to Department of Finance direction, the City will enter into an agreement with the taxing entities that addresses the disposition of each parcel conveyed to the City for future development pursuant to this Long Range Property Management Plan. In addition, in order to comply with state and federal tax law, the compensation agreement may need to address any restrictions on distribution and use of sale proceeds if bond proceeds were originally used to acquire the property; additionally, the City may retain an amount to cover its fair share of land proceeds for its contribution of land resulting from the Mt. Diablo Street vacation. Notwithstanding the foregoing, this paragraph will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Disposition of Property for Project Identified in Approved Redevelopment Plan
HSC §34191.5(c)(2)(A)

In 1983 and 1998, the former RDA purchased 20 parcels comprising the Oak Street Site (West and East sites). The Redevelopment Plan for the Central Concord Redevelopment Area, as well as the 2009 Five-

Year Implementation Plan, identifies the site as having strong potential for development of an anchor use. Development of the site would help achieve the goals and objectives outlines in the Redevelopment Plan, including (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009,
p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4)**:**

1. Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The 2004/05 RDA Budget and Implementation Plan described the Oak Street Site as being well suited for a variety of uses, including office, residential or mixed-use. FY 2004/05 budget projections assumed the development of a high-density project with approximately 300 dwelling units.

The development of this parcel will effectuate the former RDA's plans for future development opportunities in the downtown, including a high density, transit oriented mixed-use project at this site as described above and in the 2004/05 Five-Year Implementation Plan. Development of the parcel will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7)**:**

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Future development of property will be consistent with community plans.

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: Within six months of LRPMP approval.
- DDA Negotiation/Approval: Within six months after developer selection.
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval.
- Commencement of Construction: Within three months after property conveyance.

- Completion of Construction: Within two years after commencement of construction.

The purchase price to be paid by the developer of the Oak Street West property under the DDA will not be less than the fair reuse value of the property with the covenants, conditions, and development costs authorized pursuant to the DDA, as determined by formal action of the City Council

No. 12 1880 Market Street (Pine Street Site)

Summary

The Pine Street Site 1880 Market Street is an irregular shaped site located at a key gateway/entrance leading into Downtown Concord bounded by Market Street, Pine Street, and Clayton Road and at the Clayton Road off ramp to State Highway 242. The site is approximately 49,484 square feet and is currently vacant. The Successor Agency and City may consider combining the Successor Agency property, a City-owned property, and a portion of Pine Street (that would be vacated) to create a project that would fulfill the City's and former RDA's goals.

Property Inventory Information

Parcel Data

Address	1880 Market Street, Concord, CA 94520
APN	126-291-021
Lot Size	49,484 square feet (1.1 acres)
Current Zoning	Regional Commercial (RC)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	December 16, 1986
Value at Time of Acquisition	$1,025,000
Acquisition Purpose	To achieve the objectives of the Redevelopment Plan, the former RDA acquired the property to facilitate a gateway type development such as office or hotel type uses leading into the Project Area

Current Value and Revenue Generation

Estimate of Current Value	$1,237,100
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

Phase I and II studies conducted at the site revealed no significant environmental contamination concerns to preclude development.

Development Plans and Activity

The former RDA's 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identified the Pine Street Site as a "Current Project" to be developed as a 115-room extended stay hotel (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 16-17):

This parcel is strategically located in the In-Town Mixed Use District. It is situated at a gateway location at the critical junction of Hwy 242 and several major arterials – Market Street, Clayton Road and Willow Pass Road. Thus, it is a highly visible "entry" point into downtown Concord. Currently, the site is developed mostly with marginal uses, including a gas station. There is strong interest in developing 115-room hotel on the site. This proposal would meet the objective of the Strategic Plan. The project would retain the gas station, but would require the closure of Pine Street for hotel parking.

According to the Central Concord Redevelopment Agency 2004-05 Budget and Five-Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2):

Revitalization of Concord's downtown has been, and will continue to be, a primary goal of the Redevelopment Agency. The Redevelopment Agency has attempted to restore the downtown as the symbolic center of the community to give Concord a sense of place and to retain and emphasize Concord's history. The Redevelopment Agency has and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan. Urban design has, and will continue to be, an important aspect of Redevelopment Agency revitalization efforts. The objective of urban design is to link the newer development in Concord with its historical heritage, to provide an exciting urban context for new development projects, and to provide a framework for preserving the pedestrian downtown core in the Todos Santos Town Center District.

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*

- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

In the mid-2000s, the former RDA continued to identify the Pine Street Site as an underutilized site at a highly visible and strategic location. Specifically, this site was identified in the Central Concord Redevelopment Agency 2004-05 Budget and Five Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

Pine Street: Development of a two-acre site situated at a gateway location at the critical junction of State Highway 242 and several major arterials—Market Street, Clayton Road and Willow Pass Road. The redevelopment plan for this site proposes a hotel use with approximately 115 rooms. This project is projected to generate tax increment by Fiscal Year 2007-08.

In 2008, the site, along with an adjacent City-owned site, was offered through a Request for Proposal. However, development at the site was not pursued due to poor economic and market conditions.

There are no known restrictions on the disposition of the property.

The site is triangular and site access is limited to the western and eastern sides of the parcel. Also, the site is encumbered by a high voltage pole and associated lines on the south side of the lot. Future development would need to either relocate a PG&E power line and pole at considerable cost or provide the needed buffer around the pole thereby losing developable area for any future development. These constraints will discount the value of the property.

The City of Concord owns a parcel to the west of the property in question that could be combined with the property to create a larger, developable site.

The RDA has maintained the property by removing debris and weed abatement from time to time.

Potential for TOD and Advancement of Planning Objectives

The site does not have potential for Transit Oriented Development. The site is more than 1/2 mile from the Downtown Concord BART Station; however, it is within a 20-minute walking distance of the BART station and the zoning precludes residential development.

The site is a key gateway leading into the City of Concord and the Downtown. The site is located in a Regional Commercial (RC) zoning district that precludes residential development. This designation is intended for large-scale commercial development (greater than 80,000 square feet or less with a use permit) that serves both local residents and residents from the surrounding region. A broad range of retail uses and personal services are envisioned, including regional shopping centers, big box retail, home improvement sales and service, and warehouse membership clubs, as well as new auto sales and services, and travel-related services such as hotels, gas stations, and restaurants. The maximum FAR is 0.5.

The RC District is applied to areas with good freeway access, including Sunvalley Shopping Center and the Willows Shopping Center along I-680, Lowe's and the Solano Drive-In Theater off Highway 4, along the west side of Market Street, and along Concord Avenue between Highway 242 and Interstate 680.
The RC District is consistent with and implements the Regional Commercial (RC) land use designation of the General Plan.

The site is located in a Downtown Specific Plan area. The Existing Conditions Report prepared for the Specific Plan for the Downtown Concord BART PDA identified the Pine Street Site as a potential location for future commercial development. (Refer to Section I.C. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA.)

Property Disposition

The Successor Agency recommends the property be transferred to the City of Concord and retained for future development pursuant to HSC §34191.5(c)(2)(A).

The City will enter into a compensation agreement with affected taxing entities in accordance with this paragraph**.** The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans. However, pursuant to Department of Finance direction, the City will enter into an agreement with the taxing entities that addresses the disposition of each parcel conveyed to the City for future development pursuant to this Long Range Property Management Plan. In addition, in order to comply with state and federal tax law, the compensation

agreement may need to address any restrictions on distribution and use of sale proceeds if bond proceeds were originally used to acquire the property. Notwithstanding the foregoing, this paragraph will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: Within six months of LRPMP approval.
- DDA Negotiation/Approval: Within six months after developer selection.
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval.
- Commencement of Construction: Within three months after property conveyance.
- Completion of Construction: Within two years after commencement of construction.

The purchase price to be paid by the developer of the Pine Street property under the DDA will not be less than the fair reuse value of the property with the covenants, conditions, and development costs authorized pursuant to the DDA, as determined by formal action of the City Council.

Future development of property will be consistent with community plans.

C. Properties to Be Sold

No. 13 1601 Sutter Street

Summary

1601 Sutter Street is located on the northeastern corner of Sutter Street at Fremont Street. A one-story, 3,600 square foot multi-tenant office building is located on the 9,600 square foot parcel. The office building includes eight suites averaging approximately 300 square feet in size. The building is vacant.

Property Inventory Information

Parcel Data

Address	1601 Sutter Street, Concord, CA 94520
APN	126-045-012
Lot Size	9,600 square feet (0.2 acre)
Current Zoning	Residential High Density (RH)
Current Use	Vacant office building

Acquisition Information

RDA Acquisition Date	February 24, 1986
Value at Time of Acquisition	$405,000
Acquisition Purpose	To maximize land use opportunities in, and establish the Project Area as, the center of the community in symbolic, functional and economic terms

Current Value and Revenue Generation

Estimate of Current Value	$482,936
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$0
Requirements for Revenue Use	NA

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

When it acquired this parcel, the former RDA was potentially seeking to aggregate additional parcels in the future in order to facilitate the development of multi-family housing. The former RDA had undertaken similar projects in the area.

There are no known previous or current development plans or activities for this site.

There are no known restrictions on the disposition of the property. The site is located in a zoning district that does allow professional office uses with a Use Permit.

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Potential for TOD and Advancement of Planning Objectives

Transit-oriented development is generally considered as development located within a radius of one- quarter to one-half mile from a transit stop, as this is considered to be an appropriate scale for pedestrians. As 1601 Sutter is approximately a mile from the Downtown Concord BART Station, it does not have potential for transit-oriented development. However, three bus routes that include the BART station—#19 local, #649 limited services, and #91X express—travel along Concord Avenue, which is two blocks north of the property.

The property is zoned High Density Residential (HDR). This designation is intended for residential development at densities ranging from a minimum of 33 units per net acre to a maximum of 100 units per net acre. It would accommodate compact, high density, multifamily residential development including apartment buildings, townhomes and condominiums. This designation is intended for areas in and adjacent to central Concord and near BART stations, where higher densities may be appropriate.

The site is located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.C. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA. Thus, potential future redevelopment of this property could further the advancement of planning objectives to be established in the specific plan.

Property Disposition

This property will be sold by the Successor Agency, and the net unrestricted proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, including without limitation attorneys' fees, title insurance premiums, closing costs, and transfer taxes.) In addition, the distribution of proceeds will reflect any restrictions on distribution and use of sale proceeds resulting from the source of funds originally used to acquire the property.

It is anticipated that the property's sale will occur within six months of LRPMP approval.

No. 14 1956 Colfax Street

Summary

Located on the east side of Colfax Street between Salvio Street and Willow Pass Road, 1956 Colfax Street is a surface parking lot that is leased to the adjacent La Piñata Restaurant at 2301 Willow Pass Road. The flat, rectangular shaped parcel is within walking distance of the Downtown Concord BART Station. The former RDA considered the property to be a strategic site for downtown revitalization, accommodating commercial or residential development.

Property Inventory Information

Parcel Data

Address	1956 Colfax Street, Concord, CA 94520
APN	126-074-019
Lot Size	10,890 square feet
Current Zoning	Downtown Pedestrian
Current Use	Surface parking lot leased to adjacent business

Acquisition Information

RDA Acquisition Date	September 15, 1986
Value at Time of Acquisition	$350,000
Acquisition Purpose	Provide commercial/job/residential opportunities close to BART and intensify/diversify uses surrounding Todos Santos Plaza

Current Value and Revenue Generation

Estimate of Current Value	$165,000
Date/Value Basis for Estimate	January 2014 Broker's Opinion of Value
Revenue Generated by Property	$6,120 per year from lease to adjacent business owner
Requirements for Revenue Use	No contractual requirements exist for use of lease revenue

Environmental Information

There is no known record of environmental contamination at the site. The property has not been designated as a brownfield site, and no remediation has been required.

Development Plans and Activity

The property is zoned Downtown Pedestrian and under the current zoning restrictions, the property would accommodate a mixed-use development with a limited number of residential units. There are no known development proposals or activity at the site and no known restrictions on the disposition of the property. As stated above, the property is leased through June 30, 2014. The property could be sold subject to the lease, which is currently running month to month or, the lease could be terminated and the property could be sold unencumbered by the lease.

Potential for TOD and Advancement of Planning Objectives

The property is located in the Downtown Concord BART Station PDA (PDA), as described in Section I of this report. The property is within a half mile radius of the BART station, and any future residents or workers at the property would have a short walk to utilize BART services. Due to the small size of the parcel, it is not conducive for a transit oriented development project.

Development of the property would further enhance the connectivity of Downtown Concord by transforming an underutilized site into a more intensified use. The use of the property as a parking facility for the restaurant allows the restaurant to operate a successful business and support the downtown's economic vitality.

Property Disposition

This property will be sold by the Successor Agency, and the "net proceeds" of the property sale will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, including without limitation, attorneys' fees, title insurance premiums, closing costs, and transfer taxes. In addition, the distribution of proceeds will reflect any restrictions on distribution and use of sale proceeds resulting from the source of funds originally used to acquire the property.

Disposition Timeline

It is anticipated that the property's sale will occur within six months of LRPMP approval.

Appendix A – Tracking Worksheet

Successor Concord
County: Contra Costa County
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(E)	
No.	**Property Type**	**Permissible Use**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size(Sq.Ft.)**	**Current Zoning**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**
1	**Oak Street East Site**													
	Vacant Lots/Land	Government Use	12/16/1998	$1,398,270	$936,250	Market	January 2014	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education.	1402, 1406, 1416, 1420 Mt. Diablo Street; 2108 Oak Street	126-112-026	46,173.6	Downtown Mixed Use (DMX)	$0	N/A
2	**Port Chicago Highway Median**													
	Roadway/Median	Governmental Use	8/3/1981	$121,550	$0	Market	January 2014	To facilitate right of way and street extension in order to improve circulation and access within the Project Area.	1660 East Street	113-288-001	10,280	Downtown Mixed Use (DMX)	$0	N/A
3	**North Market Street Parcel**													
	Roadway and right of way Landscaping	Governmental Use	1/03/1989	$8,600,000	$60,400	Market	July 2015	For development of new car sales and commercial development	Bounded by Market St. and Hwy 242 Clayton Rd. off ramp	126-300-048	39,204	West Concord Mixed Use	$0	N/A
4	**Park & Shop Easement Parcel**													
	Easement for utilities	Governmental Use	11/21/1978	$70.00	$36,000	Market	July 2015	For utility easements	Located at Park & Shop adjacent to 1725 Willow Pass	126-281-035	4,794	Downtown Mixed Use	$0	N/A
5	**East & Clayton Road Parcel**													
	Street Landscaping	Government Use	July 31, 1987	$87,111	$9,400	Market	July 2015	Entryway landscaped area for a past RDA office development project	2373 Clayton Rd.	126-104-007	3,397	Downtown Mixed Use	$0	N/A
6	**Adobe Street Roadway & Street Landscape**													
	Roadway and Street Landscaping	Government Use	April 1, 1985	$214.000	$5,500	Market	July 2015	Roadway street widening	1855 Adobe St	126-051-053	7,262	Downtown Mixed Use	$0	N/A
7	**Concord Police Station**													
	Concord Police Headquarters	Governmental Use	June 29, 1991	$3,950,000	$10,750,000	Market	July 2015	Land acquisition for future development	1350 Galindo St	126-124-036	222,156	Downtown Mixed Use	$0	N/A
8	**2255 Salvio Street Garage**													
	Parking Lot/Structure	Governmental Use	Approximately 5/12/1983	$448,293	$342,340	Market	January 2014	To provide off-street public parking facilities to assist with intensifying/ diversifying uses in the downtown.	2255 Salvio Street	112-136-019	33,976	Downtown Pedestrian	$0	N/A

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(E)	
No.	**Property Type**	**Permissible Use**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size(Sq.Ft.)**	**Current Zoning**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**
9	**Concord Avenue Site (Concord Center B)**													
	Vacant Lot/Land	Future Development	12/12/2006	$1,325,000	$2,195,417	Market	January 2014	In accordance with Redevelopment Plan goals and objectives and to implement the former RDA's Strategic Plan, the former RDA acquired the site in order to assemble a larger site for potential residential development	1701 and 1711 Concord Avenue	112-101-022	41,380	Downtown Mixed Use (DMX)	$0	N/A
10	**Town Center II/Galindo Street Site**													
	Vacant Lot/Land	Future Development	07/25/00, 12/21/01 12/22/08	$5,869,000	$3,773,000	Market	January 2014	To eliminate blight and implement the former RDA's Strategic Plan by facilitating the future disposition of the site for development	Galindo Street/ Clayton Road	126-143-012	135,036	Downtown Mixed Use (DMX)	$0	N/A
11	**Oak Street West Site**													
	Vacant Lots/Land	Future Development	12/16/1998 and 11/07/1983	$3,146,573	$3,871,000	Market	January 2014	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education.	Bounded by Oak and Laguna Streets (see property description for addresses)	126-122-024	137,650	Downtown Mixed Use (DMX)	$0	N/A
12	**1880 Market Street (Pine Street Site)**													
	Vacant Lot/Land	Future development	12/16/1986	$1,025,000	$1,237,100	Market	January 2014	To achieve the objectives of the Redevelopment Plan, the former RDA acquired the property to facilitate a gateway type development such as office or hotel type uses leading into the Project Area.	1880 Market Street	126-291-021	49,484	Regional Commerce (RC)	$0	N/A
13	**1601 Sutter Street**													
	Commercial	Sale of Property	2/24/1986	$405,000	$482,936	Market	January 2014	To maximize land use opportunities in, and establish the Project Area as, the center of the community in symbolic, functional and economic terms	1601 Sutter Street	126-045-012	9,600	Residential High Density (RH)	$0	No contractual requirements for use of lease revenue
14	**1956 Colfax Street Site**													
	Parking Lot/Structure	Sale of Property	9/15/1986	$350,000	$165,000	Market	January 2014	Provide commercial/job/ residential opportunities close to BART and intensify/diversify uses surrounding Todos Santos Plaza	1956 Colfax Street	126-074-019	10,890	Downtown Pedestrian (DP)	$6,120/year	No contractual requirements for use of lease revenue

Successor Concord
County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY D

		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	**Property Type**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
1	**Oak Street East**				
	Vacant Lots/Land	Study conducted in 1998 revealed no existing environmental contamination.	The site is approximately 200 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future office development	Future development of the site for a Family Justice Center could further the City's and former RDA's planning objectives. The property's zoning designation is Downtown Mixed Use (DTMU), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed- uses. This designation is intended to allow a high density office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. The site, if developed as a dense catalyst anchor public facility development for the downtown, would fulfill these objectives.	The Oak Street Site (West and East parcels)is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the site, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the site. JFKU never implemented the agreement and the agreement lapsed due to JFKU finding an alternative location in a neighboring community.
2	**Port Chicago Highway Median**				
	Roadway/Median	No known record of environmental contamination	There is no potential for development on this site due its irregular shape, not contiguous to other properties and deficient development standards.	No	No
3	**North Market Street Parcel**				
	Roadway and right of way landscaping	No known record of environmental contamination	There is no potential for development on this site due its location and use as roadway and landscaped area.	No	No
4	**Park & Shop Easement Parcel**				
	Parcel use for utility easement	No known record of environmental contamination	There is no potential for development on this site due as it does not meet development standards.	No	No
5	**East & Clayton Road Parcel**				
	Street Landscape	No known record of environmental contamination	There is no potential for development on this site due as it does not meet development standards.	No	No
6	**Adobe Street Roadway & Street Landscape**				
	Roadway and landscape	No known record of environmental contamination	There is no potential for development on this site due as it does not meet development standards and is part of the city street and right-of-way landscaping	No	No
7	**Concord Police Station**				
	Police Station	No known record of environmental contamination	The site is already developed as a Police Headquarters and is not a site for future development	No	No

		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(F)
No.	**Property Type**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
8	**2255 Salvio Street Garage**				
	Parking Lot/Structure	No known record of environmental contamination	The former RDA's development of the site achieved redevelopment goals and objectives and also advanced the planning objectives of the City of Concord.	No	In 1984, the 2255 Salvio Street property was developed as a 512- space parking structure.
9	**Concord Avenue Site**				
	Vacant Lot/Land	Phase I and II testing were performed on the site and no significant contamination was found to preclude the purchase of the property.	The property is located along a gateway into Downtown Concord. Current zoning allows for various uses, including residential and/or commercial development. Because the site is situated along a very busy arterial (Concord Avenue), between service and retail commercial uses and is located more than half a mile—roughly a 20 minute walk—from the Downtown Concord BART Station, a commercial development would be more likely to occur on the site.	Development of a commercial use would support the City's General Plan and zoning objectives. It would also support the City's goals for the Specific Plan Study Area as part of the Priority Development Area Planning grand program funding by ABAG and MTC.	The Redevelopment Agency purchase of this site was the first step in assembling a larger site for potential residential development. The site's size was too small to create much interest from either affordable or market rate housing developers. The Agency purchase of the property allowed for the Agency to be in control of the timing of the project, the selection of the developer and the product to be developed on the site. If enough properties were aggregated and market conditions were supportive, the Agency Board would have issued an RFQ/RFP to affordable and market rate housing developers and sought proposals based on the Agency's development and financial requirements.
10	**Town Center II/Galindo Street Site**				
	Vacant Lot/Land	Phase I and II conducted at the site revealed no environmental contamination.	Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented development. The property could accommodate a number of uses, including residential, commercial or hotel.	Development of the site would support the City's General Plan and zoning. It would also support the City's Specific Plan study area as part of the Priority Development Area Planning grant program funded by ABAG and MTC.	The former RDA envisioned through its Strategic Plan a hotel with ground floor retail on the site. Due to a weak market at the time, the former RDA did not move forward. Subsequently, the former RDA received a proposal to develop the Galindo site (Town Center Site II) with 200 residential units. However, given another downturn in the economy, the proposed development did not move forward. Currently, there are no known restrictions on the disposition of the property. The City anticipates a dedication of approximately 5,000 square feet of property along Galindo Street to improve multi-modal mobility along this main arterial. The City continues to maintain the property with debris removal and weed abatement.
11	**Oak Street West Site**				
	Vacant Lots/Land	Study conducted in 1998 revealed no existing environmental contamination.	The site is approximately 300 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.	Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DTMU), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. The site, if developed as a dense catalyst anchor development for the downtown, would fulfill objectives.	The Oak Street Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the site, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the site. JFKU never implemented the agreement and the agreement lapsed due to JFKU finding an alternative location in a neighboring community. The former RDA also contemplated and study high density residential as part of achieve its goals and objectives.

		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(F)
No.	**Property Type**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
12	**1880 Market Street (Pine Street Site)**				
	Vacant Lot/Land	Phase I and II conducted at the site revealed no significant environmental contamination concerns to preclude development.	The site is in a zoning district that precludes residential development. The site is more than one mile from Downtown Concord BART Station; however, it is within 20-minute walking distance of the BART station.	A regional commercial gateway type of project would support the City of Concord General Plan the vision the Agency had for a gateway type of development. A regional commercial use would also support the City's Specific Plan study that shows the site to be developed with a commercial type of use. The Priority Development Area Planning grant program is funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC).	In 2008, the site, along with an adjacent City-owned site, was offered through a Request for Proposal. However, development at the site was not pursued due to poor economic and market condition. There are no known restrictions on the disposition of the property. Future development would need to either relocate a PG&E power line and pole at considerable cost or build around the pole thereby losing developable area for a future development. These constraints will discount the value of the property. The City of Concord owns a parcel to the west of the property in question that could be combined with the property to create a larger, developable site.
13	1601 Sutter Street				
	Commercial	No known record of environmental contamination	As 1601 Sutter is more than a mile from the Downtown Concord BART Station, it does not have potential for transit-oriented development. However, three bus routes that stop at the BART station—#19 local, #649 limited services, and #91X express—travel along Concord Avenue, which is two blocks north of the property.	The site is located in a Specific Plan study area as part of the Priority Development Area Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.C. of this report For a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA. Thus, potential future redevelopment of this property could further the advancement of planning objectives to be established in the specific plan.	There are no known previous or current development plans or activities for this site.
14	1956 Colfax Street Site				
	Parking Lot	No known record of environmental contamination	The property is located in the Priority Development Area for the Downtown Concord BART Station Planning Area (Downtown BART PDA), as described in Section I of this report. The property is within a half mile radius of the BART station, and any future residents or workers at the property would have a short walk to the utilize BART services. Because of the small size of the parcel, it is not conducive for a transit oriented development	The property is zoned Downtown Pedestrian and under the current zoning restrictions, the property would accommodate a mixed-use development with a limited number of residential units. Development of the property would further enhance the connectivity of Downtown Concord by transforming an underutilized site into a more intensified use.	There are no known development proposals or activity at the site and no known restrictions on the disposition of the property. The property is leased through June 30, 2014 and is leased month to month. The property could be sold subject to the lease, or after June 30, 2014, the lease could be terminated and the property could be sold unencumbered by the lease.

BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution of the Oversight Board for the Successor Agency for the City of Concord Approving the Long Range Property Management Plan of the Successor Agency to the Concord Redevelopment Agency Regarding the Disposition and Use of Property of the Former Concord Redevelopment Agency Pursuant to Health and Safety Code Section 34191.5

Resolution No. 15-032

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231 (2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Concord Redevelopment Agency ("Agency") transferred to the Successor Agency to the Concord Redevelopment Agency ("Successor Agency") by operation of law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, the Successor Agency must prepare a Long Range Property Management Plan ("LRPMP") which addresses the disposition and use of the real property of the former Agency, and which must be submitted to the Oversight Board for the Successor Agency City of Concord ("Oversight Board") and the Department of Finance ("DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the DOF issued a Finding of Completion to the Successor Agency on August 7, 2013; and

WHEREAS, the Successor Agency and Oversight Board timely approved a LRPMP dated February 2014 in accordance with Health and Safety Code Section 34191.5 pertaining to the disposition and use of fourteen (14) properties acquired by the former Agency, which LRPMP was thereafter submitted to the DOF by the Successor Agency, but was not approved; and

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WHEREAS, the Successor Agency has appropriately revised the LRPMP to address DOF's comments, and at its regular meeting of September 8, 2015, approved a proposed Long Range Property Management Plan of the Successor Agency to the Concord Redevelopment Agency, attached hereto as Exhibit A, which has been submitted to the DOF, the Alameda County Administrative Officer, and the Alameda County Auditor-Controller at the same time it was submitted to the Oversight Board for its consideration as required by Health and Safety Code §34180 (j).

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD DOES RESOLVE AS FOLLOWS:

Section 1. That the Oversight Board approves the Long Range Property Management Plan of the Successor Agency to the Concord Redevelopment Agency, attached hereto as Attachment 1

Section 2. That any such modifications as may be agreed to by the Successor Agency's City Manager necessary to obtain DOF's approval, provided such modifications do not change the intended disposition and use of the properties therein or substantially increase the obligations of the Successor Agency thereunder.

Section 3. That the Successor Agency Staff will be directed to forward this Resolution and the LRPMP to the DOF, the Contra Costa County Administrative Officer, and the Contra Costa County Auditor-Controller

Section 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Oversight Board for the Successor Agency City of Concord on November 19, 2015, by the following vote:

AYES: Board Members –

NOES: Board Members -

ABSTAIN: Board Members –

ABSENT: Board Members –

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I HEREBY CERTIFY that the foregoing Resolution No. 15-032 was duly and regularly adopted at a meeting of the Oversight Board for the Successor Agency City of Concord on November 19, 2015.

Joelle Fockler, CMC
City Clerk

APPROVED AS TO FORM:

Brian Libow
Interim City Attorney

Attachments: Long Range Property Management Plan (LRPMP)

Successor Agency Properties
1701 & 1711 Concord Ave
Salvio St. Garage
1958 Colfax
Adobe St. Road / Landscape
Todos Santos Plaza
1601 Sutter
Pt Chicago / Clayton Landscape
East / Clayton Landscape
Park & Shop Easement
Concord Center II
Oak Street East Site
Oak Street West Site
Police Station
North Market Street
Pine Street
Concord Av
Galindo St
Bonifacio St
Salvio St
Willow Pass Rd
Port Chicago Hwy
Pacheco St
Mt Diablo St
Colfax St
East St
Concord Blvd
Fremont St
California St
Harrison St
Adobe St
Grant St
Broadway St
Sunset Av
Clayton Rd
Sutter St
Mira Vista Ter
Park St
Fry Way
Market St
Amador Ave
Oak St
Laguna St
Ellis St
Detroit Av
Monument Blvd
Cowell Rd
242
BART
N
S
W
E
Legend
Successor Agency Properties
Path: S:\data\concord\arc_projects\Eco_Dev\John_M\RDA_Prop_Jun2015.mxd