

The Public Must Benefit at the Concord Naval Weapons Station

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The Community Coalition for a Sustainable Concord

In the flurry of planning for the future of the 5,028-acre Concord Naval Weapons Station, one issue is often glossed over—its almost 8 square miles are owned by the public. We want to ensure the impacts of development at the Concord Naval Weapons Station are balanced with clear public benefits—both in Concord and region-wide.

The stakes are high. This is the largest development project currently proposed in the Bay Area.

We are with the Community Coalition for a Sustainable Concord, a collection of dozens of housing, faith, environmental and labor organizations, including thousands of members in Concord, as well as the 1100-family Concord Naval Weapons Station Neighborhood Alliance.

Concord is currently engaged in a planning and environmental review process with public workshops. While developers and their consultants are attending — no surprise given the potential profits — the vast majority of participants are Concord residents, many of whom are members of our organizations. It is critical for the City to incorporate residents' hopes and concerns. Without broad support, the plan could be challenged.

The Community Coalition has the following comprehensive goals:

- **Parks and Natural Lands** – Preserve 80% of the Weapons Station as community parks and a new public regional park, including the entire area east of Mount Diablo creek. Protect wildlife corridors and endangered species, designate a creek restoration area, and prevent any new roads east of Mount Diablo Creek. Develop a linear park along the western boundary to both buffer and bring together existing and newer neighborhoods, and benefit all of the region's residents with sites for active recreation, sports fields, and museums. Connect trails and wildlife corridors to pocket parks, playgrounds, the regional park and regional trails.
- **Vibrant, Diverse, and Walkable Neighborhoods** – Improve Concord's quality of life by creating walkable neighborhoods well-served by public transportation. Meet the diverse needs of families, seniors and singles with a mix of jobs, shops, and homes serving a range of incomes. Cluster retail, office space and homes around the North Concord BART station and also in villages farther from BART. Develop in a way that allows workers and residents to commute and do errands without a car, with safe streets, good bus service, trails, and bike lanes. Otherwise, new development will result in sprawl and car dependence, worsening traffic on freeways and local roads.
- **Affordable Homes and Homelessness Solutions** – Respond to the critical housing needs of Concord residents by dedicating at least 45% of housing developed at the Weapons Station as affordable including 250 acres (less than 5% of the land) to permanently affordable housing. Ensure this housing serves a range of families, from a family of four earning the median income of \$84,000 to the lowest-income families, and provide a mix of rental and ownership opportunities. Ensure its development by non-profit housing development organizations, because of their firm commitment to creating and maintaining high-quality permanently affordable housing with attractive architecture, green design, and community services.
- **Quality Jobs for Local Residents** – Create a mix of good jobs that pay family-supporting wages with benefits throughout all phases of the redevelopment. Target a high percentage of

construction and new permanent jobs towards Concord residents. Leverage this opportunity to prepare youth and others for careers in emerging technologies, construction and green building.

- **Environmentally Sustainable Development, Green Building and Green Jobs** – Incorporate the highest standards in green building, green design, clean technology, and energy efficiency.
- **Full Environmental Clean-Up** – Coordinate planning for housing, jobs, recreation, and habitat with a comprehensive environmental cleanup. Ensure informed public participation in the environmental remediation process to fully protect the health of Concord residents, workers, and visitors.
- **Strong Community-Driven and Inclusive Process** - Fulfill community needs and reflect everyone’s aspirations through a community-driven planning process that is transparent, inclusive, multi-lingual, and representative of the community’s diversity.

It is the responsibility of Concord’s elected officials to ensure that the Concord Naval Weapons Station Reuse Plan results in significant public benefits. The project must be integrated into the city and the region; it can’t become a “New Concord” at the expense of existing residents. They will hear loud and clear from their constituents and from the members of the Community Coalition for a Sustainable Concord. With a project of this magnitude, the whole region is watching.

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