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**Brookfield
Properties**

Concord Naval Weapons Station Project Update



Site Context

- 1944 Port Chicago disaster.
- 1944/1945 Navy purchases wheat fields for weapons storage.
- 2005 Federal government surpluses the inland portion of the base.
- 2012 City of Concord adopts the Concord Reuse Project Area Plan for the surplus property. Plan calls for the preservation of over two-thirds of the area as open space, and the balance as mixed-use neighborhoods with 25% affordable housing and robust transit.
- 2023 Brookfield Properties was selected by the City as the designated developer.
- Brookfield is currently working with the residents, stakeholders, and the City to advance and implement the City's vision.
- Entitlements are ongoing and will result in a blueprint for building with buildout expected to take approximately 35 years.



Naval Weapons Station Today

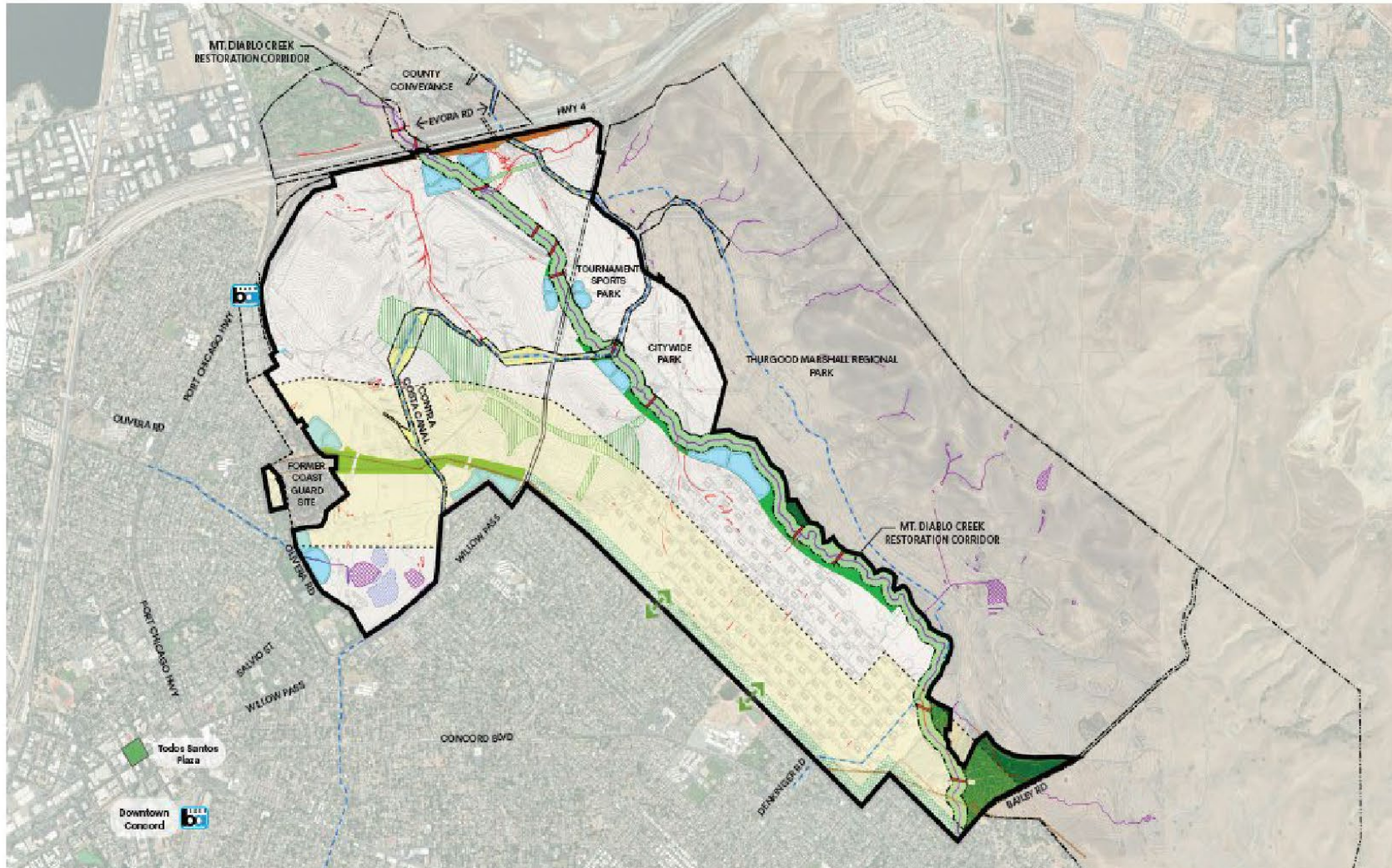


Naval Weapons Station Today



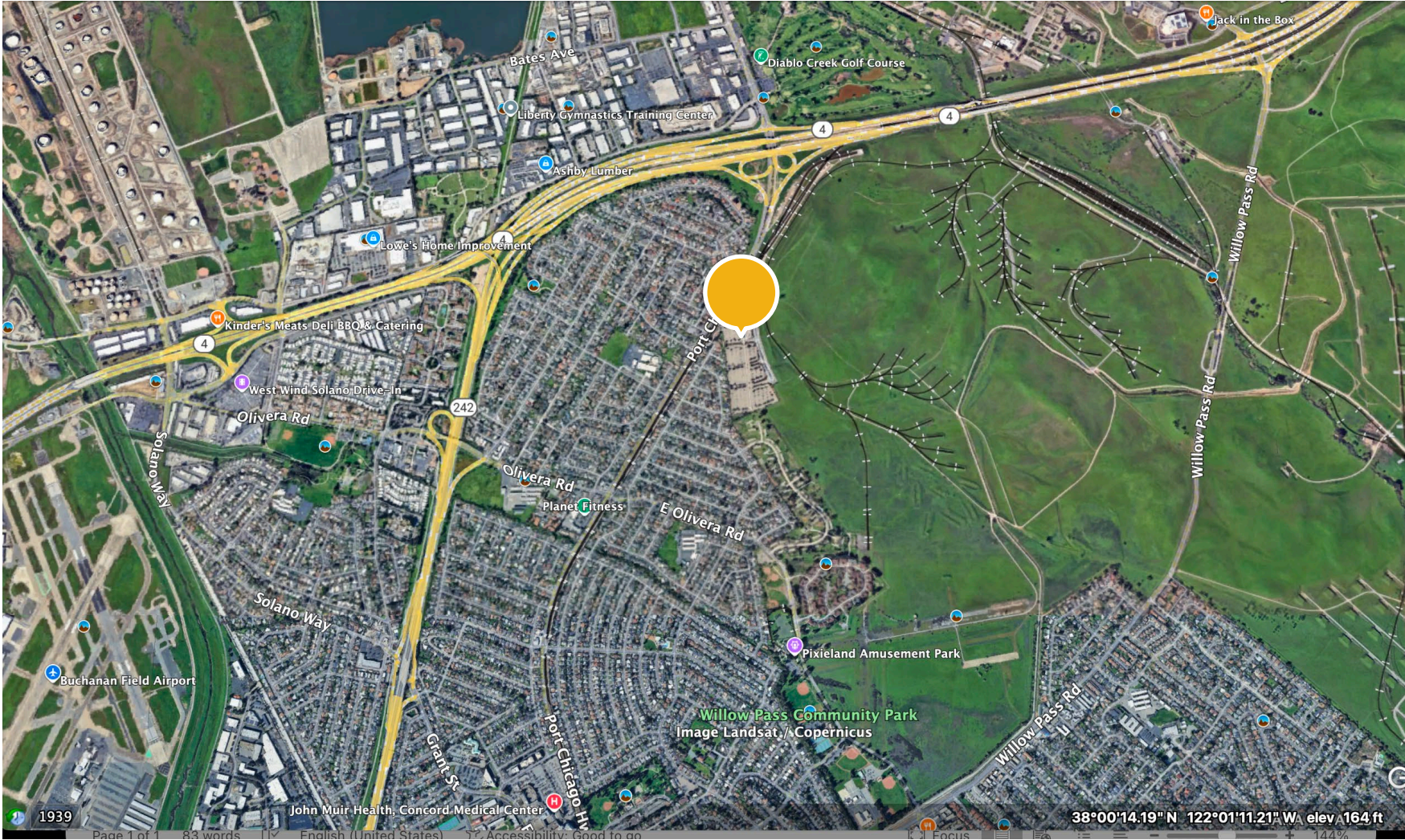
- **Concord**
 - Largest city in Contra Costa County & 8th largest in the Bay Area
 - 129,000 residents
 - Median income \$97K
 - Median age 39 years
 - 25% of residents foreign born
 - Two BART stations (North Concord & Downtown)
- **Concord Naval Weapons Station “CNWS”**
 - 2,350 AC of former 5,046 AC Naval Weapons Station
 - 30 miles east of San Francisco, 22 miles east of Oakland & 55 miles north of San Jose
 - North Concord / Martinez BART station northern boundary of CNWS
 - Hwy 4 is immediately adjacent to the north, with Hwy 242 and 680 accessible through Concord

Opportunities & Constraints

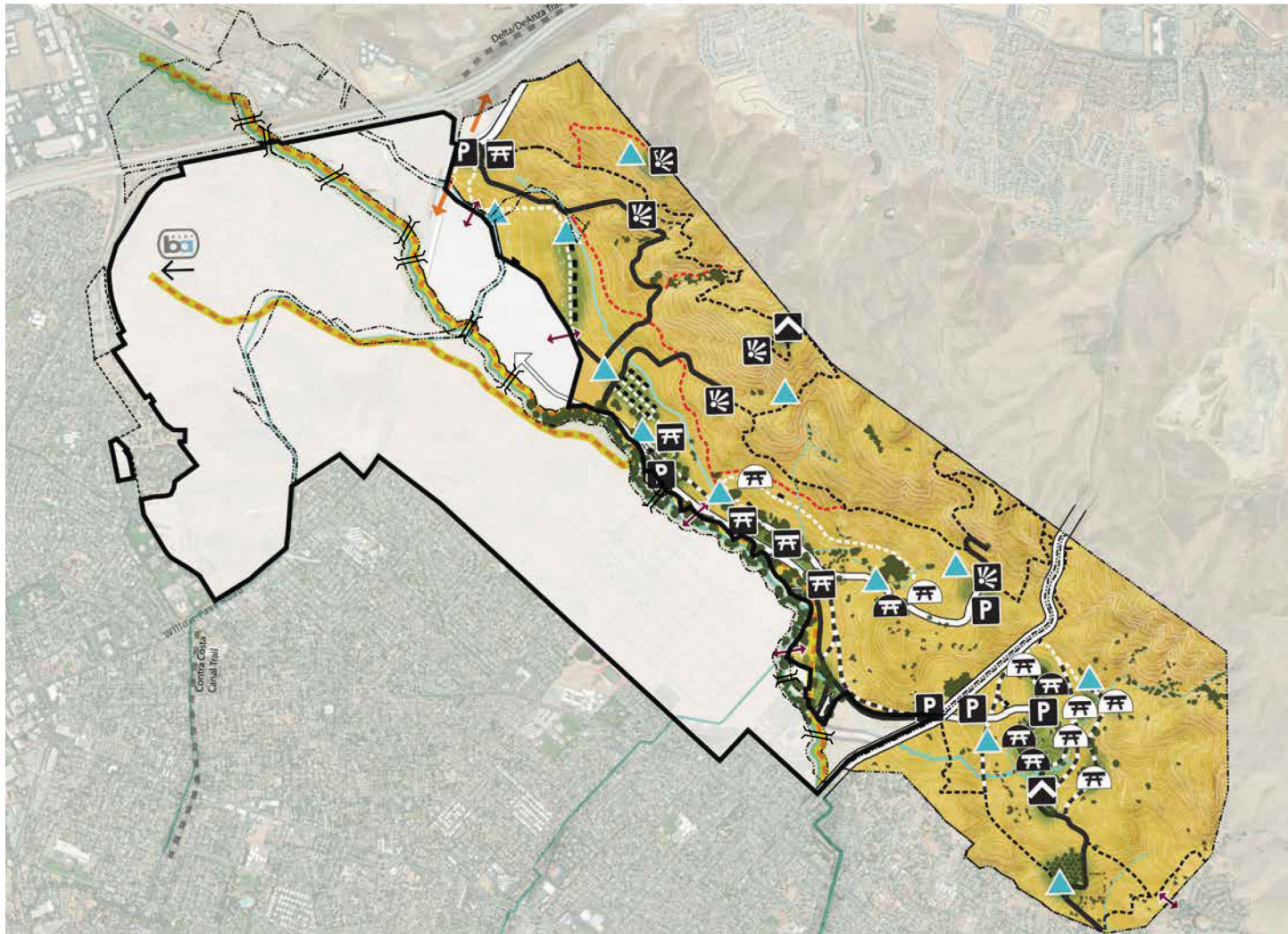


- KEY**
- PROJECT BOUNDARY
 - █ CREEK RESTORATION
 - EXISTING OIL LINE EASEMENTS
 - █ 1500' PIPELINE SETBACK
 - █ WILLOW PASS PARK EXT.
 - █ RIDGELINE PARK BDRY.
 - █ 275' GREEN FRAME BUFFER
 - EXISTING WETLANDS (TO BE IMPACTED)
 - █ EXISTING WETLANDS (TO REMAIN)
 - █ PROPOSED WETLANDS (TO BE CREATED)
 - █ EXISTING CANALS AND CHANNELS
 - █ EXISTING CCWD RIGHT OF WAY (TO BE PRESERVED)
 - CONCEPTUAL RIGHT OF WAYS
 - █ PROPOSED SUBSTATION
 - █ PROPOSED MULTI-PURPOSE BASIN
 - █ HIGHWAY 4 EASEMENTS
 - █ GREENWAY WEST OF CREEK
 - █ GREENWAY EAST OF CREEK
 - █ MT. DIABLO CREEK CROSSINGS
 - █ POTENTIAL BIKE & PEDESTRIAN CONNECTION

North Concord/Martinez BART Station



Thurgood Marshall Regional Park: Home of the Port Chicago 50



- Natural Unit (park use restricted to trails)
- Recreation/Staging Unit (recreational park uses)
- overlook
- picnic area with parking
- picnic area with parking at existing magazines
- picnic area without parking
- picnic area at existing magazines without parking
- staging area with parking
- campsite
- interpretive site
- hiking-only trail (narrow natural surface)
- multi-use trail (narrow natural surface)
- paved multi-use trail
- rail to multi-use trail conversion
- public road
- maintenance road (hikers, bikers, and equestrians permitted)
- multi-use trail along Mount Diablo Creek and connection to N. Concord BART
- existing regional trail
- regional trail connection
- neighborhood connection



Some existing weapons magazines will be retained at the park for interpretive and recreational uses.



A visitor center located at the heart of the park and interpretive features throughout the park will tell the history of the site and the people who lived, worked, and impacted by actions there.

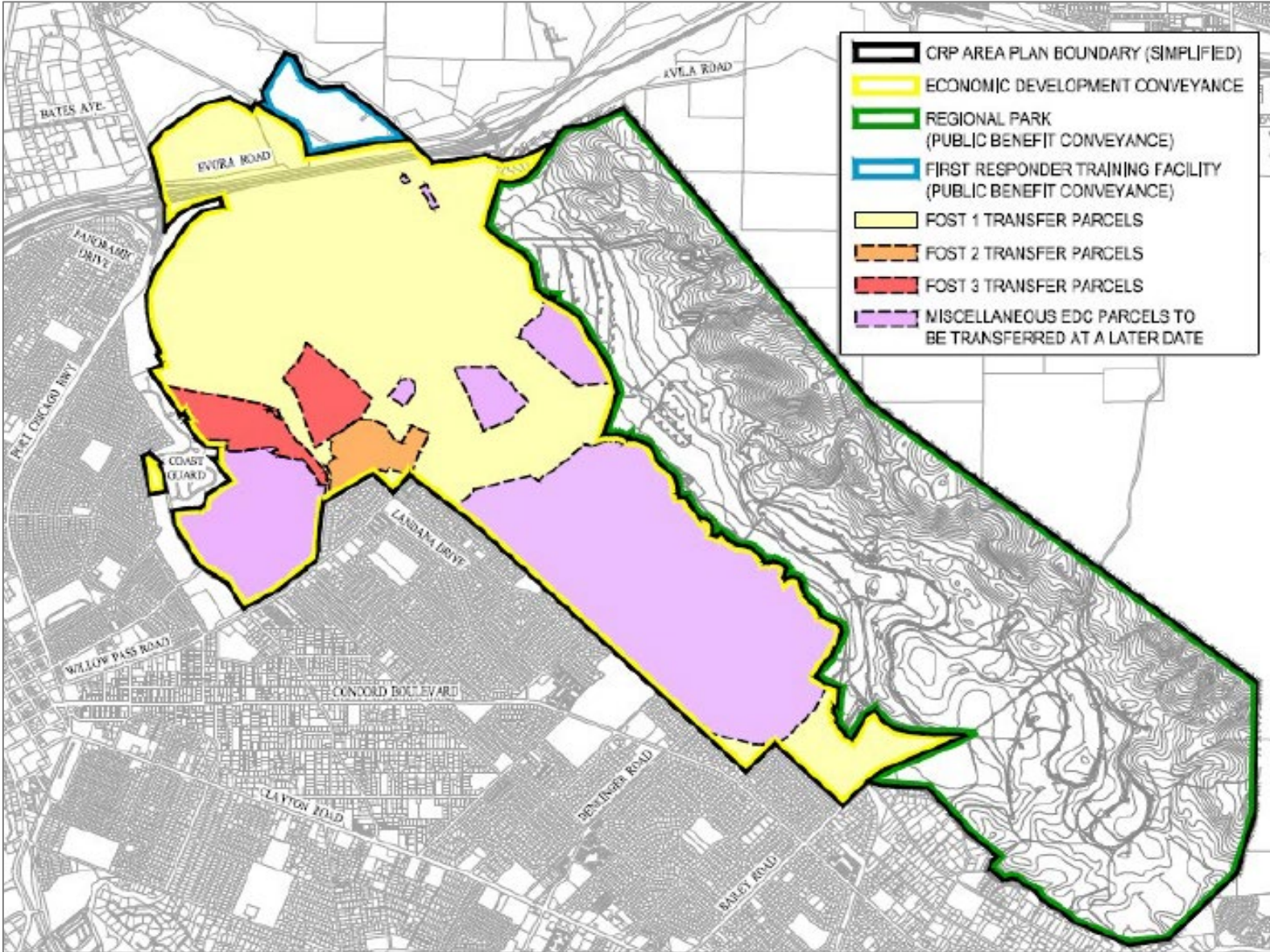


A former shop and warehouse building will be reused as a visitor center for the East Bay Regional Park and Port Chicago Naval Magazine National Memorial.

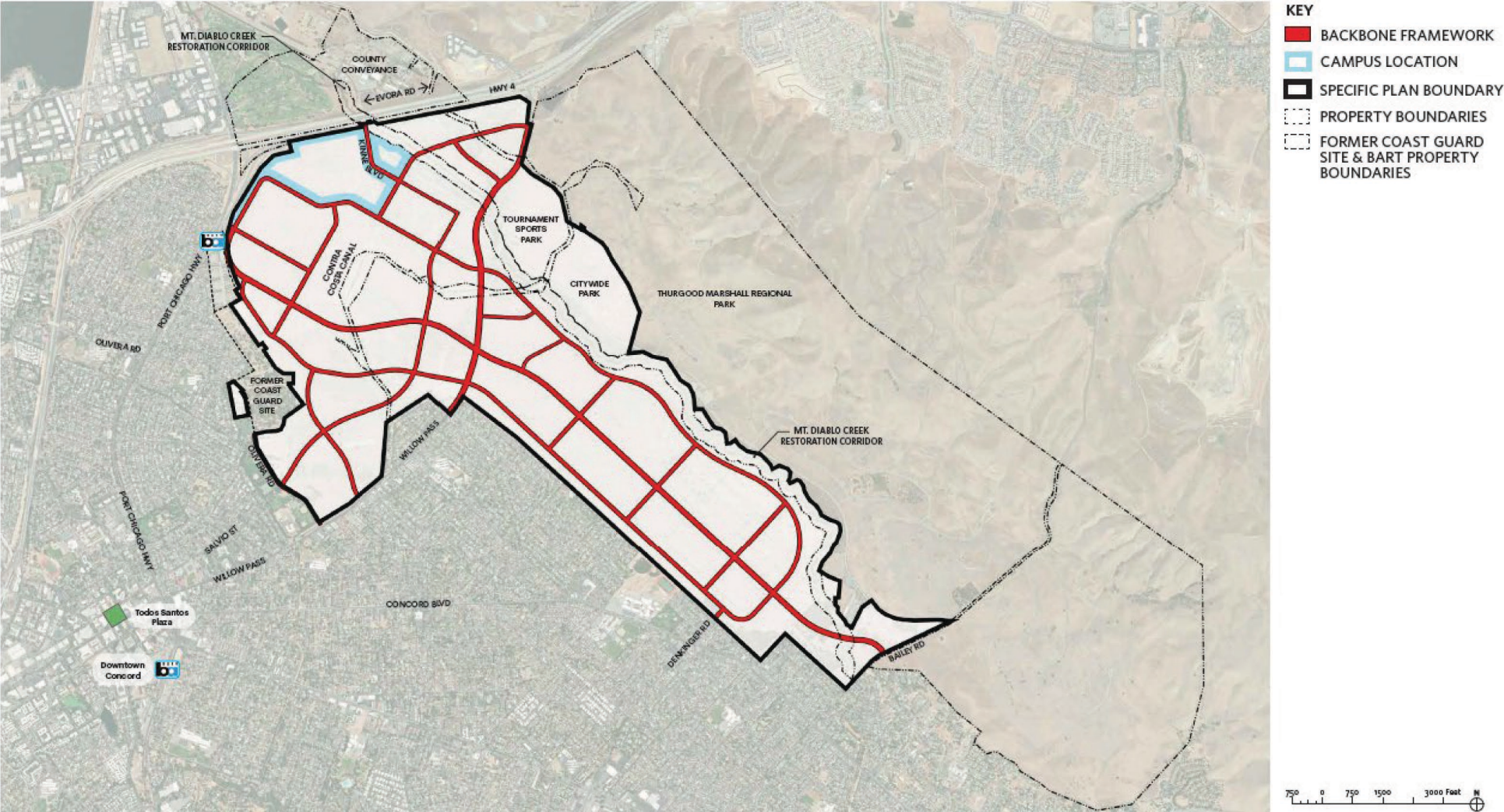


Grazing will continue as a land management practice at the park. Many miles of existing roadway and development will be restored to grassland.

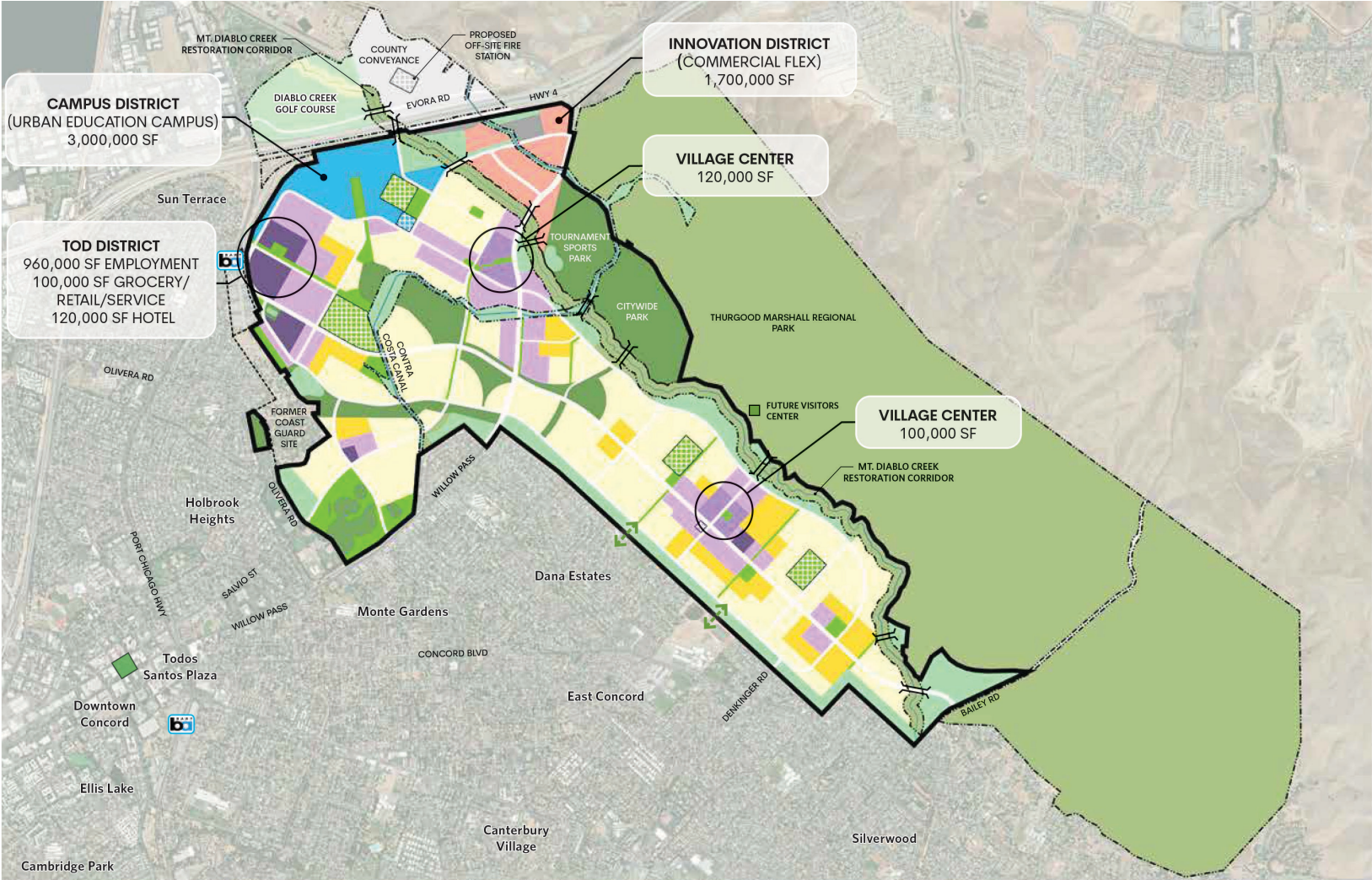
EDC / PBC & FOST Phasing



Opportunities & Constraints



Term Sheet Conceptual Land Use



LAND USE DESIGNATIONS

- LOW DENSITY RES. (RL)
- MEDIUM DENSITY RES. (RM)
- NEIGHBORHOOD COMMERCIAL (NC)
- MIXED-USE MEDIUM (MUM)
- MIXED-USE HIGH (MUH)
- COMMERCIAL FLEX (CF)
- CAMPUS DISTRICT

OPEN SPACES TYPES

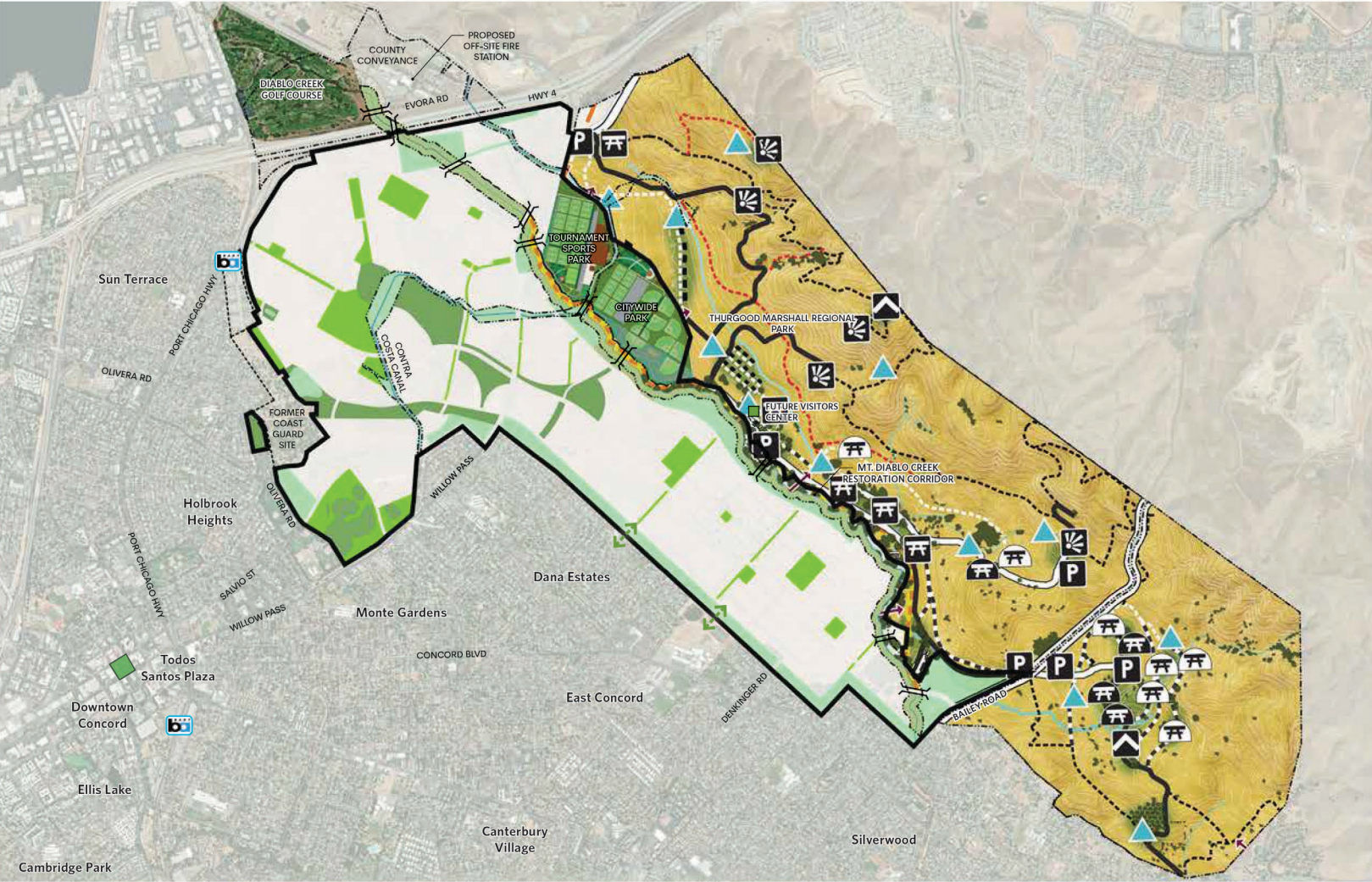
- GREENWAYS
- OTHER PARKS & OS
- CONSERVATION OS
- CITYWIDE PARKS

MISCELLANEOUS

- SUBSTATION & HIGHWAY SETBACK
- STEEP SLOPE AREAS
- COMMUNITY FACILITIES OVERLAY
- SPECIFIC PLAN BOUNDARY
- PROPERTY BOUNDARIES
- FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES
- PROPOSED BIKE & PEDESTRIAN CONNECTION
- POTENTIAL CREEK CROSSINGS

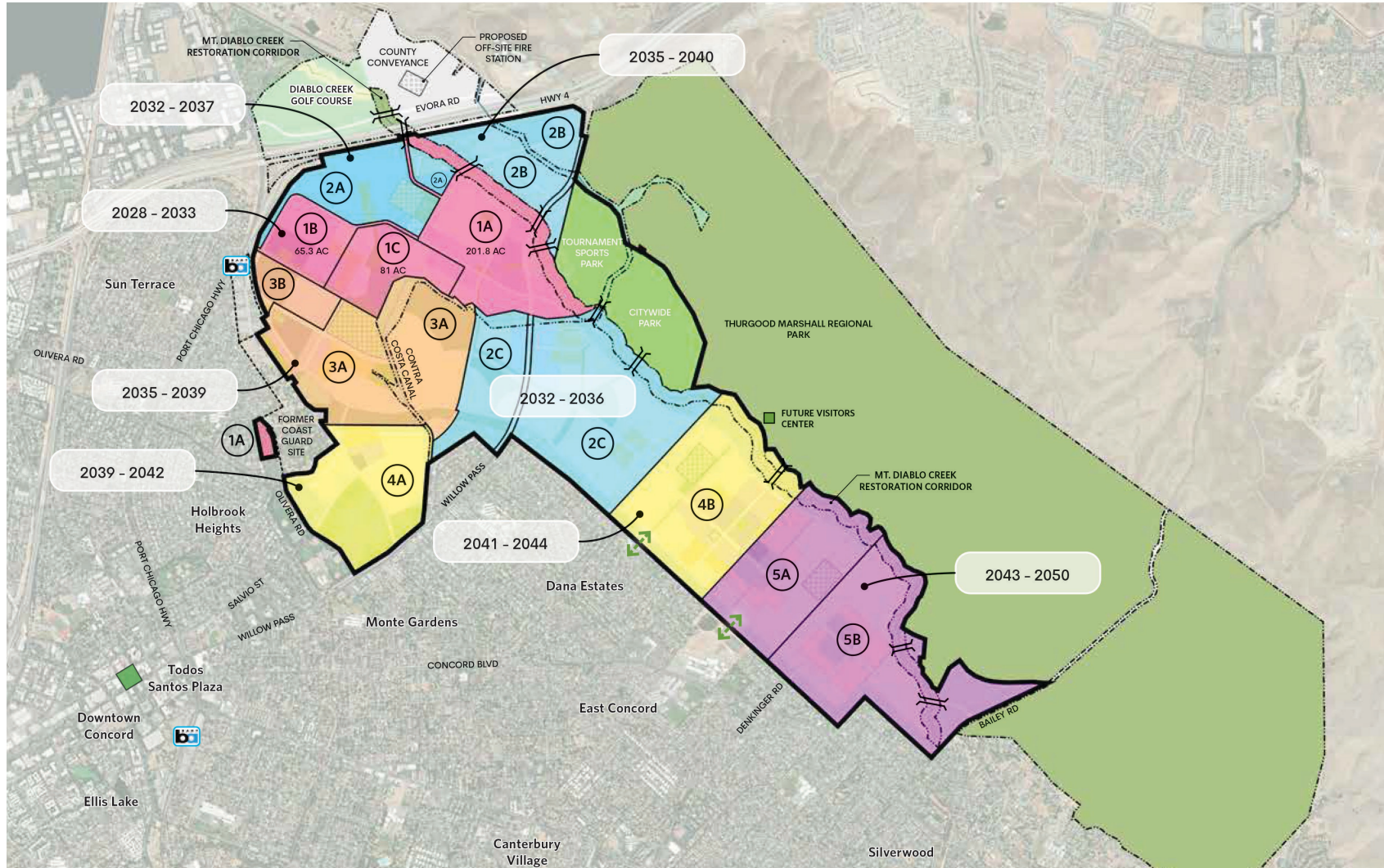
Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly

Open Space Framework



- OPEN SPACES TYPES**
- ▲ GREENWAYS
 - OTHER PARKS & OS
 - CONSERVATION OS
 - CITYWIDE PARKS
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- SUBSTATION & HIGHWAY SETBACK
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 - ↔ PROPOSED BIKE & PEDESTRIAN CONNECTION
 - ≡ POTENTIAL CREEK CROSSINGS

Conceptual Phasing Plan



LAND USE DESIGNATIONS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

OPEN SPACES TYPES

- GREENWAYS
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Entitlements: 2024-2027

Site Planning

CONCEPTUAL PRELIMINARY LAND USE PLAN LAND USE CATEGORY	Commercial		Residential			Approx. Gross Acres
	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	
Phase 1 Total	620,000	1,378	1,612	537	5,910	348.1
Phase 2A -- Campus District Total	3,000,000	8,446	0	0	0	120.2
Phase 2B & 2C Total	1,700,000	3,778	1,388	467	5,101	480.9
Phase 3 Total	680,000	2,150	2,284	762	8,377	309.9
Phase 4 Total	100,000	418	1,735	581	6,369	418.0
Phase 5 Total	0	186	2,185	721	7,992	453.5
Other Total	0	0	0	0	0	175.0
Grand Total	6,100,000.0	16,355.6	9,204.0	3,068.0	33,748.0 *	2,305.6

25% of Residential is CA HCD-defined Affordable





Public-Private Partnership (P3) Deal Structure

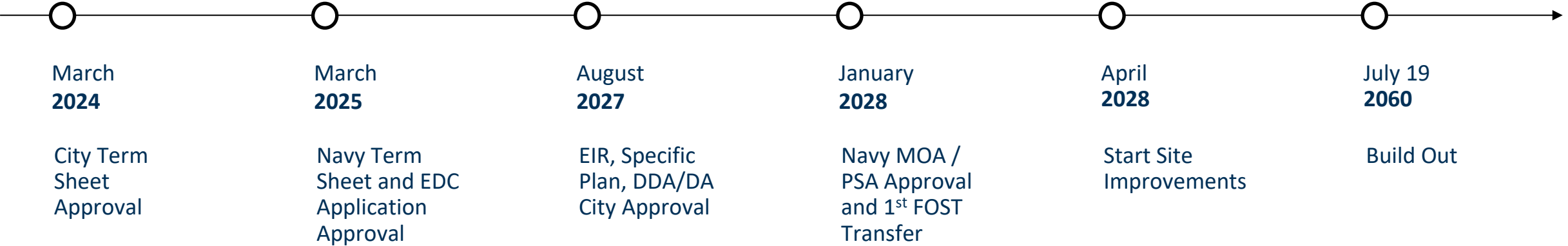
- **Economic Development Conveyance “EDC” from Navy to City**
 - Term Sheet & EDC Application – draft in process
 - Memorandum of Agreement
 - Purchase Agreement
 - Finding of Suitability to Transfer “FOST”
 - FOST 1 anticipated at time of City Entitlements 2027
 - FOST 2+ as environmental conditions resolved
 - Financial consideration
 - Cash
 - In-kind Contributions
- **Disposition & Development Agreement “DDA”**
 - Allows Agreement for transfer of land from City to Brookfield
 - Term Sheet approved in March 2024
 - 4 years from March 2024 approval
 - DDA negotiations following Navy Term Sheet approval
 - Entitlements (CEQA, Specific Plan, Development Agreement)
 - Financial consideration
 - Reimbursement of City’s general fund investment ~ \$15M
 - Community Benefits
 - Profit Participation – 40% City over 18% UIRR & 50% City over 20% UIRR

Brookfield-City Public Benefit Term Sheet Highlights



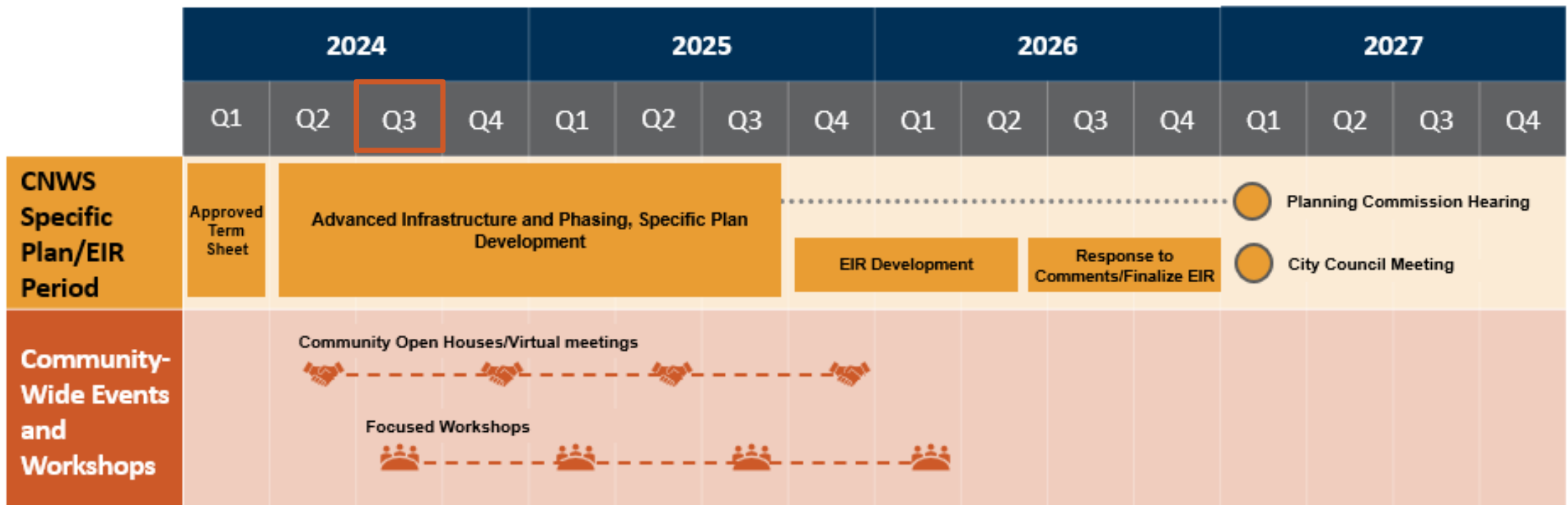
- 120 acres for campus district
- 55 acres for school sites
- 10 acres for Food Bank expansion
- 16 acres of permanent supportive housing
- 4 acres for a Veterans Hall
- More than \$495 Million in Brookfield contributions towards Tournament Sports & City-Wide park, Library & Civic Center, Schools, Fire Stations and affordable housing subsidy
- \$1.67 Billion planned investment in infrastructure and environmental remediation for the project site
- \$336 Million dedicated to habitat mitigation and Mt. Diablo Creek restoration

Timeline



Q3 2024 Progress

- Submitted Initial EDC Application & Term Sheet to Navy and began discussions
- Welcomed two Landscape Architect firms to the project team (CMG & OJB)
- Hosted September 17th focused topic workshop on Parks and Open Space
- Prepared Draft RFP for Specific Plan services (anticipate publication in early November)
- Continued coordination with special districts and utility providers



Schedule subject to change

Q4 2024/ Q1 2025 Priorities

- Continue Term Sheet negotiation with Navy
- Specific Plan Consultant selection and Kick Off
- Continue to meet with community groups and stakeholders
- Updates to informational website: <https://concordbproject.com>
- Continued refinement of Land Plan
- Host Virtual December 12th Informational “Open House” & Q1 interactive workshop (topic TBD)





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Learn more at our project webpage

