



Concord Community Reuse Project Goals and Guiding Principles

Overarching Goals (OG)

No priority is implied by the order of presentation of the goals and guiding principles. Overarching goals for the Concord Community Reuse Project are:

OG-1: World Class Project

- Adopt a long-term view in creating a reuse plan that benefits all future generations and engenders a sense of community pride.
- Encourage creativity and innovation in the reuse plan.
- Develop a high quality project that shall be recognized internationally for its innovative planning and development concepts.

OG-2: Balanced Approach

- Balance multiple interests including a broad range of community needs, regional as well as local requirements, and the need for parks and open space with the need for jobs, housing and community facilities.

OG-3: Economically Viable and Sustainable Development

- Maintain long-term economic viability of the project by ensuring that capital costs and future operations and maintenance costs are satisfied on a self-sustaining basis.

OG-4: Quality of Life

- Ensure that the reuse plan builds on community assets and opportunities, addresses critical needs and issues, creates net positive benefits, and provides new opportunities to live, work and play in Concord.

Goals and Guiding Principles

Goals describe desired outcomes, future conditions or final ‘destinations’. Principles are guides for action that define good practice and provide benchmarks for decision-making. Goals and Guiding Principles for the Community Reuse Project are described on the following pages in the following five categories:

- **Planning Considerations (PC)**
- **Community Development (CD)**
- **Parks, Recreation and Open Space (PR)**
- **Economic Development (ED)**
- **Transportation (TR)**

Planning Considerations (PC)

Goals:

PC-A: Inclusive, Transparent and Collaborative Planning Process

- Develop a comprehensive reuse plan with ideas from a range of individuals, groups and organizations, including the residents of Concord, businesses, community groups and leaders, neighboring jurisdictions, and public agencies.
- Make the process inclusive and representative of all interests throughout the planning process.
- Make the planning process open and collaborative.
- Support the Community Advisory Committee in its efforts to ensure that all segments of the community – young and old, ethnic populations, geographic areas – are well represented in the planning process.

PC-B: Offering Choices

- Include housing, jobs, cultural and recreational uses that reflect community values, serve the residents and the region from a wide range of economic backgrounds, and increase access.

Guiding Principles:

PC-1: Environmental Remediation

- Ensure that environmental cleanup is timely, comprehensive and consistent with local, state and federal regulations.
- Protect the health and safety of existing and future residents on and around the Weapons Station.
- Keep the community informed about the progress on site cleanup.

PC-2: Phasing of Development

- Pace development to minimize community impacts, ensure concurrent infrastructure development and take advantage of future economic opportunities.

PC-3: Buffer and Transition Zones

- Ensure that open space, parks and greenbelts provide effective buffer zones between existing neighborhoods and new uses on the Weapons Station, and provide access to open space and trails.

PC-4: Quality of Development

- Emphasize quality development and avoid sprawl.
- Ensure that development has an overall character and enhances the identity of Concord and the surrounding region.
- Encourage innovative and creative solutions.

PC-5: Emergency Preparedness

- Ensure that the reuse plan enhances emergency response and preparedness programs.

PC-6: Best Practices

- Learn from other communities facing similar challenges and apply lessons learned to the Community Reuse Project.

PC-7: Regional Approach

- Engage regional and neighboring jurisdictions to identify common goals, potential partnerships, and opportunities for resource sharing and collaboration.
- Address long-term impacts including traffic and air quality.

Community Development (CD)

Goals:

CD-A: Community Benefits

- Ensure that the community receives a net positive benefit from the Community Reuse Project.

CD-B: Community Character

- Ensure that improvements on the Weapons Station are compatible with the character of existing neighborhoods.
- Provide buffers and transition areas and mitigate traffic impacts.

CD-C: Multi-Generational and Inclusive Community

- Build a strong community by including people of all ages.
- Ensure that long-term residents who are now senior citizens have access to affordable housing and services, that youth have access to good schools, activities and programs, and that families have access to housing, jobs and recreation.
- Be responsive to the needs of people of all ethnicities, social and cultural backgrounds, income groups, and people with disabilities.

CD-D: Environmentally Sustainable Development

- Minimize the depletion of natural resources.
- Promote environmental stewardship and economic development.
- Contribute to the well-being of present and future generations.

Guiding Principles:

CD-1: Shared Identity

- Ensure that new development is a logical extension of the existing community and avoid creating the sense of ‘two Concords’.

CD-2: Mix of Uses

- Provide a mix of uses to address a range of community needs, including housing types, well paying jobs, quality shopping and entertainment, adequate parks and recreation, and open space.
- Consider such factors as the level of environmental remediation, among others in shaping the Community Reuse Project.

CD-3: Housing Variety and Affordability*

- Provide a mix of housing types, densities and price ranges to accommodate community needs.
- Utilize market analysis to determine feasibility and demand for various housing types.
- Ensure that new development maintains an appropriate balance of jobs and housing.
- Meet all local, state and federal housing requirements by providing access to a range of quality housing for all income groups, seniors, working families, low-income households, first-time home buyers, young professionals, and persons with disabilities.

CD-4: Community and Cultural Facilities

- Enhance the overall quality of life for all residents of Concord and the region with facilities and programs such as recreation, education and performing arts centers, museums, library and schools.

CD-5: Concurrent Infrastructure Development

- Ensure that new infrastructure is paid for and provided concurrently with new development, e.g., transportation, police and fire, water and sewer, parks, open space, and other community facilities and services, etc.

CD-6: Integration of Parks and Open Space with Development

- Promote a healthy lifestyle by locating parks and open space elements as an integral part of new development, including trails, neighborhood parks, and sports fields.
- Minimize parking and traffic impacts associated with these facilities.

CD-7: 'Green Building' Practices

- Incorporate 'green' design and construction practices including sustainable site planning, safeguarding water and water efficiency, energy efficiency and renewable energy, conservation of materials and resources, and indoor environmental quality management.

* As defined by State law.

Parks, Recreation and Open Space (PR)

Goals:

PR-A: Resource Conservation

- Ensure that natural, cultural and historic resources are preserved for the long-term benefit of the ecosystem and for appreciation and understanding of current residents and future generations.
- Recognize the value of the natural environment.
- Promote conservation and education as a community benefit.

PR-B: Land Stewardship

- Recognize the value of the natural environment and take a leadership role in sustainable land management practices.

PR-C: Community Parks and Recreation

- Meet the long-term park and recreation needs of the community.

Guiding Principles:

PR-1: Maximizing Open Space

- Provide parks and open space to serve Concord residents and the region. Ensure that there are large, contiguous and usable open space elements in the Community Reuse Project.
- Protect significant views and view-sheds.

PR-2: Watershed Approach

- Apply a watershed approach for preserving, restoring and enhancing the natural resources and open space on the Weapons Station.
- Address water quality, wildlife corridors and buffers, habitat protection, flood control, recreation and open space designation.

PR-3: Regional Connectivity

- Explore possibilities for connecting to other regional and local parks and trails to provide a comprehensive system of habitat, open space and recreation areas.

PR-4: Habitat Management

- Provide for the integration of preservation, enhancement and management of identified habitats and related species with other uses.

PR-5: Variety of Parks and Recreational Facilities

- Provide a variety of parks and recreation elements including regional and neighborhood parks, trails and outdoor recreation.
- Address sports and recreation needs in Concord, including regional-scale, lighted or multi-purpose sports facilities, community centers, and cultural and performing arts facilities.
- Ensure that facilities and amenities include opportunities for older adults and people with disabilities.

Economic Development (ED)

Goal:

ED-A: Vibrant and Diverse Economy

- Stimulate the local and regional economy by creating quality jobs, products, services and revenue.

Guiding Principles:

ED-1: Creation of Quality Jobs

- Create quality jobs in Concord to allow more residents to both live and work in the community, thereby improving their quality of life, reducing work commutes and reducing congestion on freeways.
- Provide opportunities to live and work in Concord.
- Provide quality, living wage jobs.
- Promote local-first hiring policies.

ED-2: Complementary Development

- Ensure that new development complements rather than competes with existing business and retail areas in Concord including the downtown.
- Provide appropriate neighborhood scale retail in conjunction with new development.
- Generate opportunities for existing area businesses.

ED-3: On-Going Revenue Generation

- Provide uses that generate the revenue required to provide needed public health, safety, recreational and community services, facilities and programs.

ED-4: Positioning for Future Opportunity

- Reserve some land to take advantage of potential future opportunities.
- Consider such opportunities as a research or university campus, high-tech or bio-tech complex, professional sports facility, or a conference and convention center, among others.

ED-5: Economic Viability

- Ensure that development and services are economically viable and do not burden the city and its residents.

ED-6: Business and Education Partnerships

- Explore opportunities for collaboration between the business and education sectors, such as workforce development programs, youth training and co-location of facilities.

Transportation (TR)

Goal:

TR-A: Effective Transportation System

- Serve the diverse transportation needs of the community, including regional connectivity, by providing comprehensive, efficient and effective transportation solutions, allowing for multiple modes of travel.

Guiding Principles:

TR-1: Transit-Oriented Development

- Develop transit-oriented development including a high-density mix of housing, jobs, retail and entertainment, and multi-modal transportation.
- Consider higher intensity uses around transit stations to complement parks and open space in other areas.
- Utilize the existing public investment in regional transportation infrastructure such as the North Concord BART station.

TR-2: Multi-Modal Transportation

- Develop a range of transportation alternatives to meet diverse community needs and reduce traffic congestion on local streets.
- Explore use of alternative modes of transportation, including public transit, and bicycle and pedestrian paths to connect local and regional destinations.

TR-3: Access and Mobility

- Enhance access to regional transportation while mitigating traffic on local streets.
- Address the needs of seniors, low-income households and people with disabilities.
- Explore innovative solutions to relieving traffic congestion and meeting parking requirements through the use of public transit, co-location of services and facilities, car-share programs, among others.

TR-4: Maximizing Connectivity While Minimizing Impacts

- Integrate new development with the existing community while minimizing transportation impacts on existing neighborhoods in Concord.