Concord Hills Regional Park Land Use Plan
Public Meeting #2: Design Concepts Review
November 19, 2015
Agenda

1) Welcome

2) Presentation
   - Project Background and Status
   - Existing Conditions, Opportunities, and Constraints
   - Alternatives Overview

3) Small Group Exercise

4) Groups Report Back

5) Conclusions and Next Steps
The PlaceWorks Team

- Leaders in Open Space and Public Access Planning
- Integrated Science, Planning, Design, and Environmental Review

Team Members Include:
- HT Harvey & Associates (Biology)
- Siegel & Strain Architects; Trachtenberg Architects
- Donna Graves (Public History)
- Land Economics Consultants
- Timothy C. Best (Geology; Trails)
- BFK (Engineering)
- Environmental Science Associates (Cultural Resources, Hydrology, Traffic)
Key Project Partners

- **East Bay Regional Park District (Lead)**
  Beverly Lane, Director
  Diane Burgis, Director
  Brian Holt, Principal Planner

- **National Park Service**
  Gretchen Stromberg, Chief of Planning and Administration

- **City of Concord**
Project Background and Status
Concord Naval Weapons Station

Future Regional Park Site

Concord Hills Regional Park Land Use Plan
Concord Community Area Plan

Comprised of 5,046 Acres

- 786 Acres: City Parks and Greenways
- 2,537 Acres: Conservation Open Space

A transit-oriented district with the “flavor of city life”

- 12,000 New Housing Units
- 6.1 million SF Commercial
- Community and regional facilities

Source: CRP Area Plan, 2012
Park Land Use Plan

Purpose: Guide Development and Operation of the Future Regional Park

Schedule

- Existing Conditions Report - July 2015
- Alternative Park Land Use Plans (Present - Winter, 2016)
- Draft Park Land Use Plan (Winter, 2016 - Spring, 2016)
- Environmental Review (Winter, 2016 - Fall, 2016)
- Adoption of Final Land Use Plan (Late Fall, 2016)

Avenues for Community Input:

- Stakeholder Committee
- Public Meetings
- Online Engagement
Existing Conditions, Opportunities and Constraints
Regional Context

Open Space and Trail Connections

- Black Diamond Mines Regional Park and Mount Diablo State Park
- Juan Bautista de Anza National Historic Trail
- Contra Costa Canal to Delta de Anza Regional Trail
- Community Connections
Historical Context

A LEGACY OF LANDSCAPE TRANSFORMATION

- historic oaks
- grazing lands
- world war II relics
- cold war relics

REGIONAL PARK ERA

native american
pre 1830s

ranch era
1830-1930s

military era
1930s-2005

Concord Hills Regional Park Land Use Plan
Historical Context

Native American and Mission Periods (4,000 BCE to 1821)

Mexican and Early American Period (1821 to 1895)

Cistern Building (Constructed in 1930s)

Photo by Stephen Joseph
Historical Context
Port Chicago Naval Magazine (Est. 1942)

Explosion and Mutiny Trial (1944)

Source: Allen, *The Port Chicago Mutiny*, 1993
Historical Context

Expansion of CNWS to Inland Area (1944)

Magazines constructed

Cold War Era

Sources: Keibel, Behind the Barbed Wire, 2006

Civilian Protests

Sources: Allen, The Port Chicago Mutiny, 1993 and Lincoln Cushing, Docs Populi
Natural Resources

Biological Resources  |  Water Resources  |  Remediation Underway

Photo by Stephen Joseph
Opportunities and Constraints: Natural Resources

- Conservation Zone 1: No Park Uses
- Conservation Zone 2: Limited Park Uses
- Park Use Zone Overlay
Road and Rail Network

- 17.7 miles of paved road
- 25.3 miles of dirt roads
- 14.5 miles of railroad

Canals

- Contra Costa Canal
- Clayton Lateral
Structures

Building 87

Building 1A-24 Complex

Southwestern Complex

Bldg. 97

Future Regional Park site

Parcels not included in F.O.S.T.

External Roads

Internal Roads and Accessways

Paved Roads

Primary Unpaved Roads

Secondary Unpaved Roads

Tractor Roads

Asphalt Path

Railroad Tracks

Ridgeline

Fences

10' Contours

Waterways

Canal

Perennial Creeks

Ephemeral and Intermittent Streams

Concord Hills Regional Park Land Use Plan
Opportunities and Constraints

- Future Regional Park Site
- EDC Area

Railroad Tracks
- Radial
- 50' Contours
- 10' Contours
- Existing Trails
- Future Trails
- BART Line
- Bart Station
- Remediation Areas

Existing Roads Suitability
- Steep Road Grade (>20%)
- Moderately Steep Road Grade (15-20%)
- Moderate Road Grade (10-15%)
- Gentle (0-10%)

Gentle Slopes
- Relatively Flat (0-5%)
- Mild (5-10%)

Waterways
- Mount Diablo Creek
- Other Perennial Creeks
- Ephemeral and Intermittent Streams
- Canal

Habitat Buffers
- 0.25 mile buffer for Golden Eagle Nest
- 100ft buffer for CTS/CRLF Breeding Ponds
- 300ft buffer for CTS/CRLF Breeding Ponds
- 200ft buffer for Coastal Sage Scrub

Key Viewpoints

Interpretive Opportunities
1. Views towards Port Chicago Vicinity (Building 87)
2. Historic Magazine Areas (Creative Reuse Potential)
3. Building A-24 and Cattle Corral
4. Cistern Building
5. Experimental Forests
6. Former Orchard Site

Operations Opportunities
Opportunities

- Open Space that is Highly Accessible to Urban Populations
- A Critical Linkage for Regional Open Space and Trails
- A Historic and Ecological Landscape that Resonates
- A Sustainable Park Model
- Protection of Resources: Biological, Cultural, and Visual
Public Meeting #1: Vision

Major Themes:

- Interpretation of cultural and natural history
- Access and connectivity
- Balance park use with conservation
- Park amenities (camping, magazine use, recreational rail, observatory, concessions)
- Resource Reuse
- Sustainability
**Online Engagement**

**Concord Naval Weapons Station Regional Park**

The East Bay Regional Park District (EBRPD) and National Park Service (NPS) have initiated the planning process to develop a Park Land Use Plan for a future regional park to be located within the former Concord Naval Weapons Station. The Park Land Use Plan will build from the Concord Reuse Project Area Plan to

**Priorities Ranking**

**What are your priorities?**

<table>
<thead>
<tr>
<th>option</th>
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<tbody>
<tr>
<td>Overlooks (Delta, Suisun Bay, Mt. Diablo, Concord, etc.)</td>
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<tr>
<td>Interpretive/recreational use of Navy magazines and other structures</td>
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<td>Preservation of Navy infrastructure (buildings and rail lines)</td>
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<td>Hiking trails</td>
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<td>Regional trail connections</td>
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<td>Multi-use trails</td>
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<td>Group picnic areas/facilities</td>
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<td>Group camping facilities</td>
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<td>Backcountry camping facilities</td>
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<td>Event space</td>
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<td>Agricultural programming</td>
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<tr>
<td>Mountain bike trails</td>
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<tr>
<td>Educational day camp facility</td>
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<tr>
<td>Equestrian trails</td>
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</tbody>
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Alternative Land Use Concepts
Similarities between Alternatives

- Resource Protection emphasized in Conservation Zones
- Access and Circulation
  - Regional Trail Connections
  - Same Vehicular Access Points
  - No through-road (public)
- Recreational Uses
  - Multi-use Trail Network
  - Picnic Areas using Magazines
  - Outdoor Classrooms
  - Camping
  - Amphitheatre
  - Educational/Event Facility
Similarities between Alternatives

- Joint Use Visitor Center
  - Reuse of Building IA-24
  - Similar Programming
- Interpretive Sites and Content
- Operations
  - Caretaker Residence
  - Corporation Yard at Southwestern Complex
Alternatives Overview: Key Differences

- Approach to Interpretive Programming
- Road and Trail Network
- Distribution and type of Park Uses and Facilities
- Joint Use Visitor Center Complex
- Approach to Magazine Reuse
Alternative A - Interpretive Zones

Legend:
- overlook
- picnic area with parking at existing magazines
- hike-in picnic area at existing magazines
- hike-in picnic area
- staging areas with parking
- campsite
- trail
- rail to trail conversion
- public road
- maintenance road (bikers, hikers, and equestrians permitted)
- multi-use trail along Mount Diablo Creek **
- conservation zone 1 (no park uses)
- conservation zone 2
- regional trail connections
- neighborhood connections
- existing trees
- new trees
- 10' contour lines
- magazine

** rail to trail conversion where appropriate

Concord Hills Regional Park Land Use Plan
Alternative A- Park Uses and Facilities

Northern Area

- Loop Service and Emergency Road in northern area
- Caretakers Residence at Building 87 Site
- Public Road to Visitor Center only
Alternative A - Park Uses and Facilities

Central and Southern Area

- Public Road to education/event facility at Building 97 Site
- Public loop road with picnic areas
- Ridge trail within Park
- Multiple loop trails
- Walk-in Neighborhood Access
- Backcountry campsite
- Community Orchard
Alternative A: Visitor Center Complex
Magazine Reuse: Picnic Facilities
Alternative B- Interpretive Nodes

MULTI-THEMATIC INTERPRETIVE NODGES

TOPICS:
- Cultural History – Inhabiting and Using the Land (all)
- Natural History and Stewardship (1,5,7,9,11)
- War and Peace (2,3,4,10)
- Civil Rights and Human Rights (4,1)

Many nodes could additionally provide space for outdoor laboratories.
Alternative B

- Increased Tree Planting
- Northern Area
  - Public Loop Road to Educational/Event Facility
- Backcountry campsite
Alternative B

Central and Southern Area
- Public Loop Road around Cistern Pond Area with picnic sites
- Staging Areas at Bailey Road (no Public Roads)
- No roads in Southern Area
- Emphasis on Rail-to-Trail
- Ridge Trail connects through adjacent property
- Group Camp Sites (2)
Concord Hills Regional Park Land Use Plan

Alternative B
Magazine Reuse

Concord Hills Regional Park Land Use Plan
Magazine Reuse: Community Uses
Questions?
Small Group Exercise

1. Introductions
2. Select facilitator, timekeeper, and note-taker
3. Select an Alternative to work from
4. Complete Activities #1, 2, and 3
5. Select spokesperson
6. Turn in Activity Board
Conclusions and Next Steps
Conclusions and Next Steps

Opportunities for Public Input:
- Alternative Park Land Use Plans (Winter, 2016)
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For Project Updates and to Share your Thoughts:
http://www.ebparks.org/cnws

Questions and Comments?
Contact Brian Holt, Principal Planner, East Bay Regional Parks District
BHolt@ebparks.org
For project updates and opportunities to share your thoughts, go to:

http://www.ebparks.org/cnws

Questions or comments?

Brian Holt, Principal Planner
East Bay Regional Parks District

BHolt@ebparks.org