

# Concord Hills Regional Park

## Land Use Plan

EAST BAY REGIONAL PARK DISTRICT



### DRAFT PREFERRED ALTERNATIVE LAND USE PLAN

TABLE 1: SUMMARY OF KEY FEATURES

Land Use Zones	Size or Quantity	Description
<b>Conservation Zone 1</b>	95% of Park	Park use restricted to trails
<b>Conservation Zone 2</b>	5 % of Park	Less restricted use areas, including facilities for recreation, education and operations

Vehicular Access and Circulation	Size or Quantity	Description
<b>Vehicular Access Points</b>	4	<ul style="list-style-type: none"> <li>Kinne Boulevard, Bailey Road (2), Willow Pass Road</li> </ul>
<b>Public Roads</b>	5.4 miles	<ul style="list-style-type: none"> <li>Primary Area: Connection from Kinne Boulevard to Visitor Center Complex and to the staging area and educational/event space at former Building 97 Site</li> <li>Southern Area: Spur road to lower and upper staging areas</li> </ul>
<b>Service and Emergency Vehicle Access Roads</b>	5.3 miles	<ul style="list-style-type: none"> <li>Access to corporation yard, water tanks, caretaker's residence, group campground, and orchard site</li> <li>Through connection from Bailey Road to Willow Pass Road</li> </ul>
<b>Parking</b>	Up to 4 Acres	<ul style="list-style-type: none"> <li>Primary staging at Visitor Center Complex</li> <li>Five secondary staging areas (Willow Pass Road, Building 97, Bailey Road (2), Southern Area)</li> </ul>

Non-Vehicular Access and Circulation	Size or Quantity	Description
<b>Creek Crossings to EDC Area</b>	3	3
<b>Neighborhood Access Point from Southern Area</b>	1	Holly Drive
<b>Rail to Trail Conversion (Assume 14' wide)</b>	4.8 miles	Interpretive route in Southern Area; Linear routes in Primary Area
<b>Wide Multiuse Trails (Assume 14' wide)</b>	4.9 miles	Generally located in flatter terrain
<b>Narrow Natural Surface Trails (Assume 8')</b>	14.4 miles	Ridge trail, hillside trails, hiking only trails and some lower elevation trails.
<b>Total Trail Mileage</b>	<b>24.1 miles</b>	

<b>Visitor Center and Associated Facilities</b>	<b>Size or Quantity</b>	<b>Description</b>
<b>Building 1A-24</b>		Exhibit Area, theatre, classrooms, offices, restrooms, patio area, Café
<b>Building IA-55</b>		Reconstructed as multipurpose room and restrooms
<b>Archive Building (Optional)</b>		New building to north of IA-24
<b>Outdoor Facilities within Visitor Center Complex</b>		Amphitheatre, plaza area with exhibit and gathering space, group picnic, outdoor classrooms ; capacity for bike rental facility (optional)
<b>Visitor Center Complex</b>	<b>4 acres combined</b>	

<b>Other Recreational and Educational Facilities</b>	<b>Size or Quantity</b>	<b>Description</b>
<b>Interpretive Programming</b>		Two focused interpretive zones; Interpretive Nodes throughout Park
<b>Outdoor Classroom Areas</b>	Multiple	Numerous opportunities near Visitor Center, along trails, near group picnic sites, and at overlooks
<b>Picnic Sites with Parking</b>	8-10 sites	Nine sites: (3) 150-person capacity; (3) 50-person capacity; (3) 25-person capacity
<b>Small Picnic Sites</b>	~20 sites	One to two picnic tables each, no parking
<b>Backcountry Campsite</b>	1 site	Located in Primary Area (1)
<b>Group Campsite</b>	1 site	Located in Southern Area (1)
<b>Magazines Reuse</b>	31	Approximately 30 incorporated into programming; Primarily recreational and interpretive uses with some community uses (art exhibits, rental space, etc.)

<b>Other</b>	<b>Size or Quantity</b>	<b>Description</b>
<b>Corporation Yard</b>	Up to 9 acres	Accommodates Skilled Trades, Fleet Equipment Shop, Police, and Fire, as well as storage/office for NPS
<b>Native Plant Nursery</b>	2-3 acres	Located at Southwestern Complex
<b>Caretaker Residence</b>	0.5 acres	Potential caretaker residence at Building 87
<b>Oak Woodland Enhancement</b>		Increased planting around use areas
<b>Cattle Corals</b>		Relocated to area northeast of Visitor Center (for grazing and restoration)