

Brookfield Properties' Commitment to the Concord Naval Weapons Station (CNWS) Project

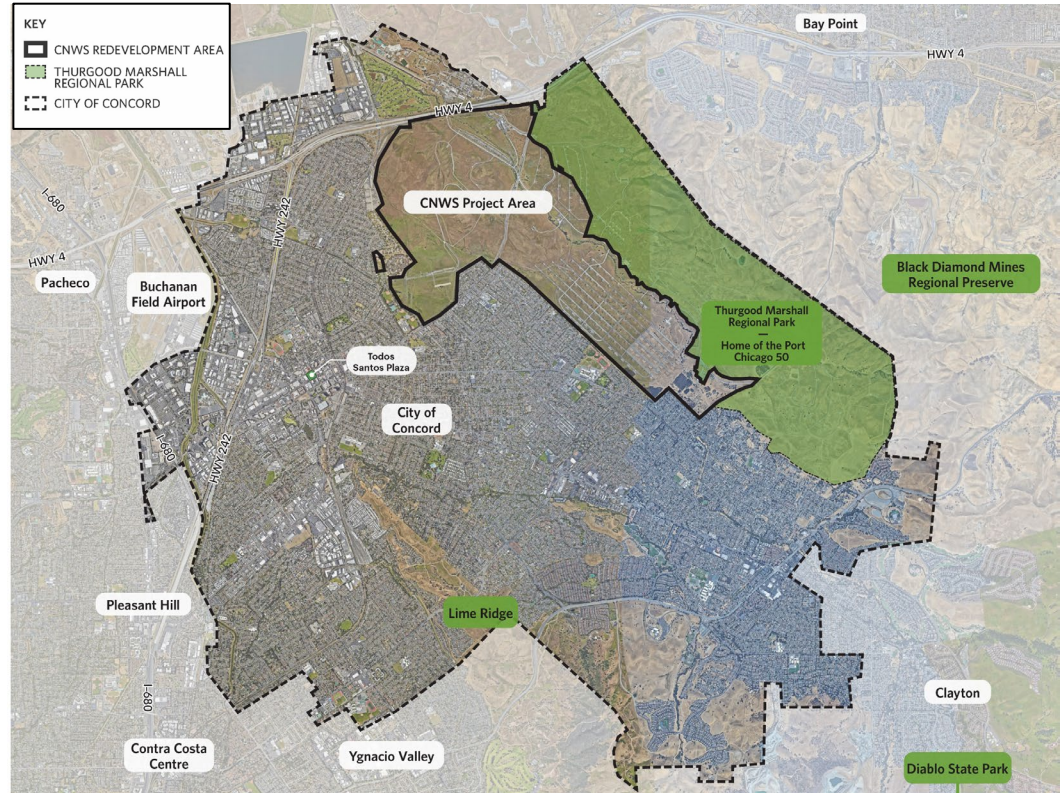
Bringing Concord's vision for a connected and sustainable world-class community to life

Brookfield Properties was selected as Master Developer for the CNWS project in August 2023.

Since being selected, our project team has:

- ✓ Partnered with the City to determine a development timeline
- ✓ Engaged with stakeholders
- ✓ Proposed a Term Sheet that was approved by Concord City Council in March 2024

Our project team is made up of industry-leading experts who have the experience to fulfill our commitment to bring the CNWS project to life.



Map for illustrative purposes, not to scale



Learn more at our project webpage

CNWS Development Process: Where We Are Now

WHERE WE
STARTED
2006-2010



Reuse Plan | COMPLETED & APPROVED

This plan articulated the community's idea for the land uses and development program to convert the CNWS to civilian use. This involved extensive community participation, site analysis and studies and the environmental review process.

2011-2012



Area Plan | COMPLETED & APPROVED

This plan captured the community's vision and translated it into policies and standards for land use, transportation, environmental protection, labor agreements, affordable housing and public safety.

★ WHERE WE ARE
2024-2027



Planning and Zoning | OPPORTUNITY TO ENGAGE & SHAPE

This process brings the Area Plan to life by advancing community engagement while designing the layout, uses and features of the development. The Specific Plan (Zoning) will provide detailed guidance for how the project will look and feel, including architectural character, public spaces, community facilities and transportation.

Engaging with the Community: Open Houses & Workshops

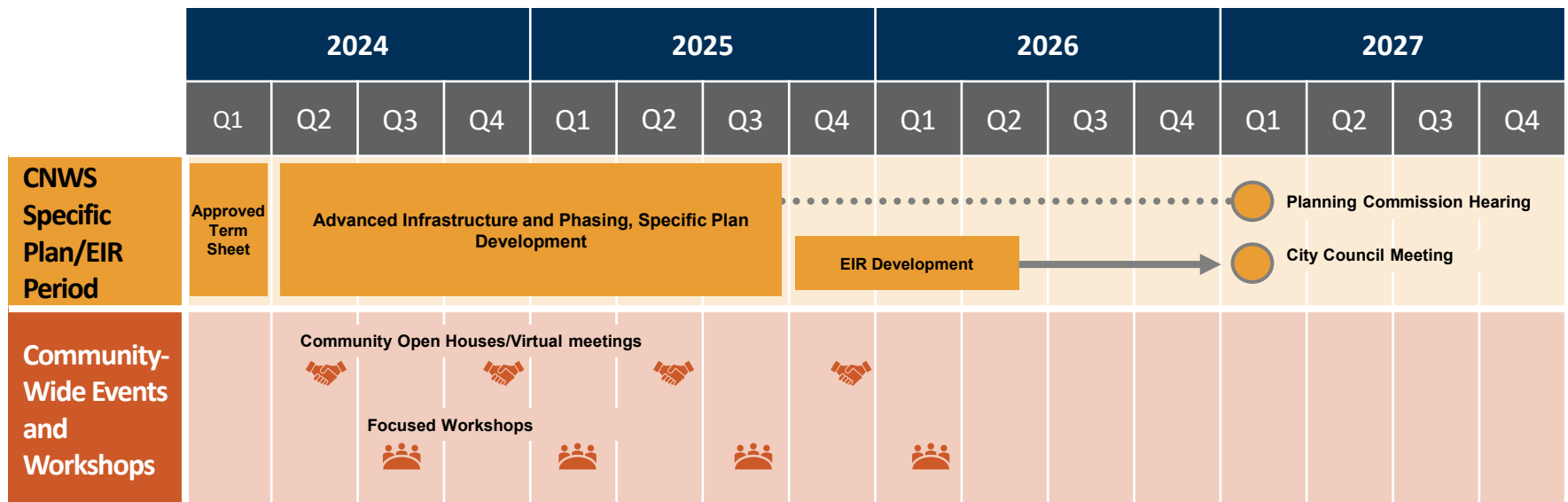
We want to hear from you! Community members and stakeholders can reach our project team by phone, email and through signing up to receive project updates through our website. In addition, you will be able to learn about the project, discuss the latest plans and provide in-person feedback through:

Open Houses

Plan to host 4 community Open Houses throughout the Planning, Specific Plan and EIR phases.

Focused Workshops

Workshops will follow Open Houses as opportunities for participants to share additional feedback on specific Open House topics.



Investing in Concord's Future: Community Benefits

Over the lifetime of this project, and through each phase, we aim to bring to life the vision the Concord community has shared, including:

- **120 acres** for a campus district
- **55 acres** for school sites
- **16 acres** of permanent supportive housing
- **10 acres** for Food Bank uses
- **4 acres** for a Veterans' Hall
- More than **\$495 Million** in Brookfield contributions towards tournament sports & city-wide park, library, community 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



25% Affordable Housing



886 acres dedicated to parks, recreation and trails space

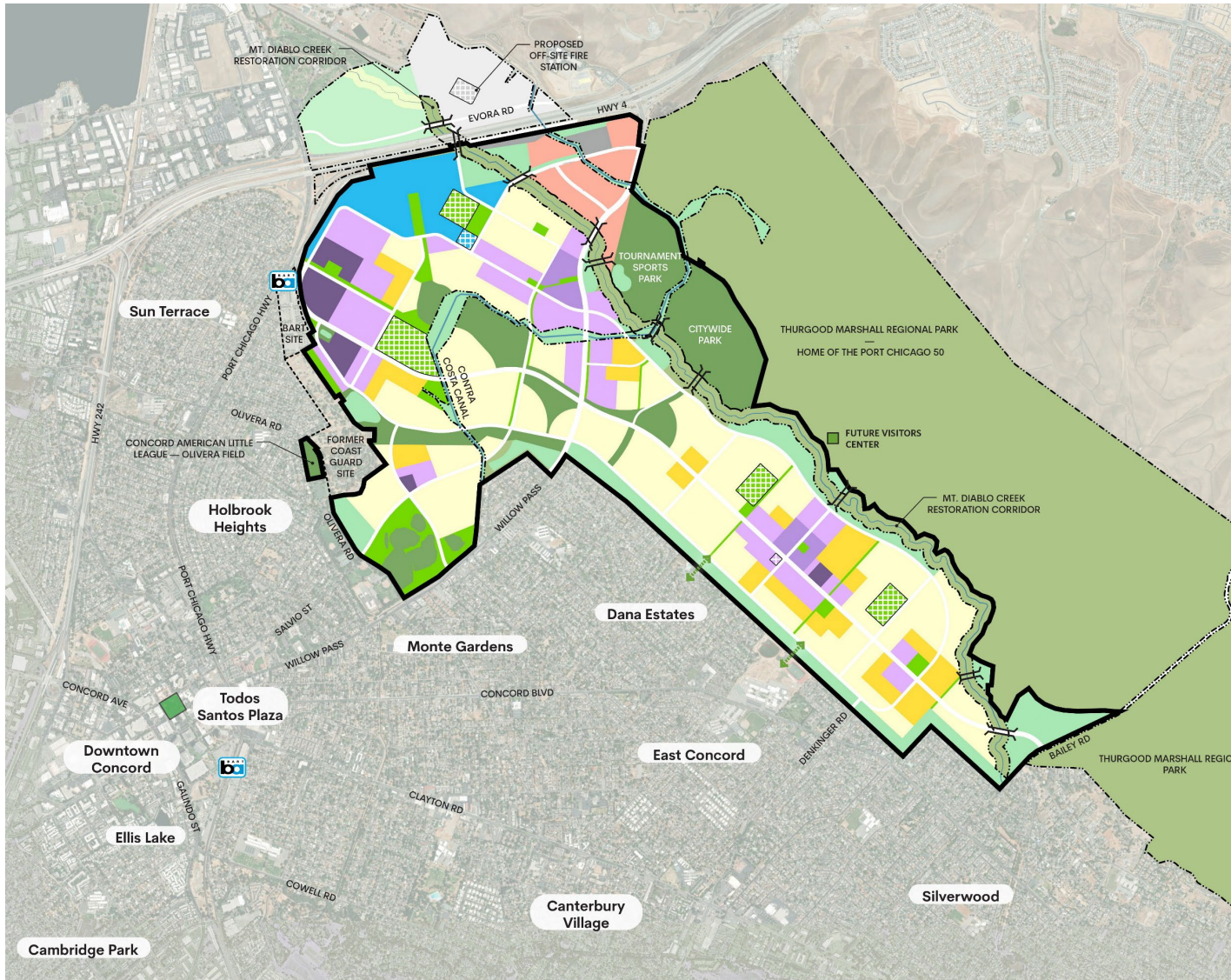


Restoration of the Mount Diablo Creek Corridor and trail creation over all phases



Project Labor Agreement (PLA) with local unions and local hiring priority, training programs and opportunities for local businesses

Conceptual Land Use Plan



- LAND USE DESIGNATIONS**
- LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBORHOOD COMMERCIAL
 - MIXED-USE MEDIUM
 - MIXED-USE HIGH
 - COMMERCIAL FLEX
 - CAMPUS DISTRICT

- OPEN SPACES TYPES**
- GREENWAYS
 - OTHER PARKS & OPEN SPACE
 - CONSERVATION OPEN SPACE
 - CITYWIDE PARKS

- MISCELLANEOUS**
- COMMUNITY FACILITIES
 - SPECIFIC PLAN BOUNDARY
 - 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

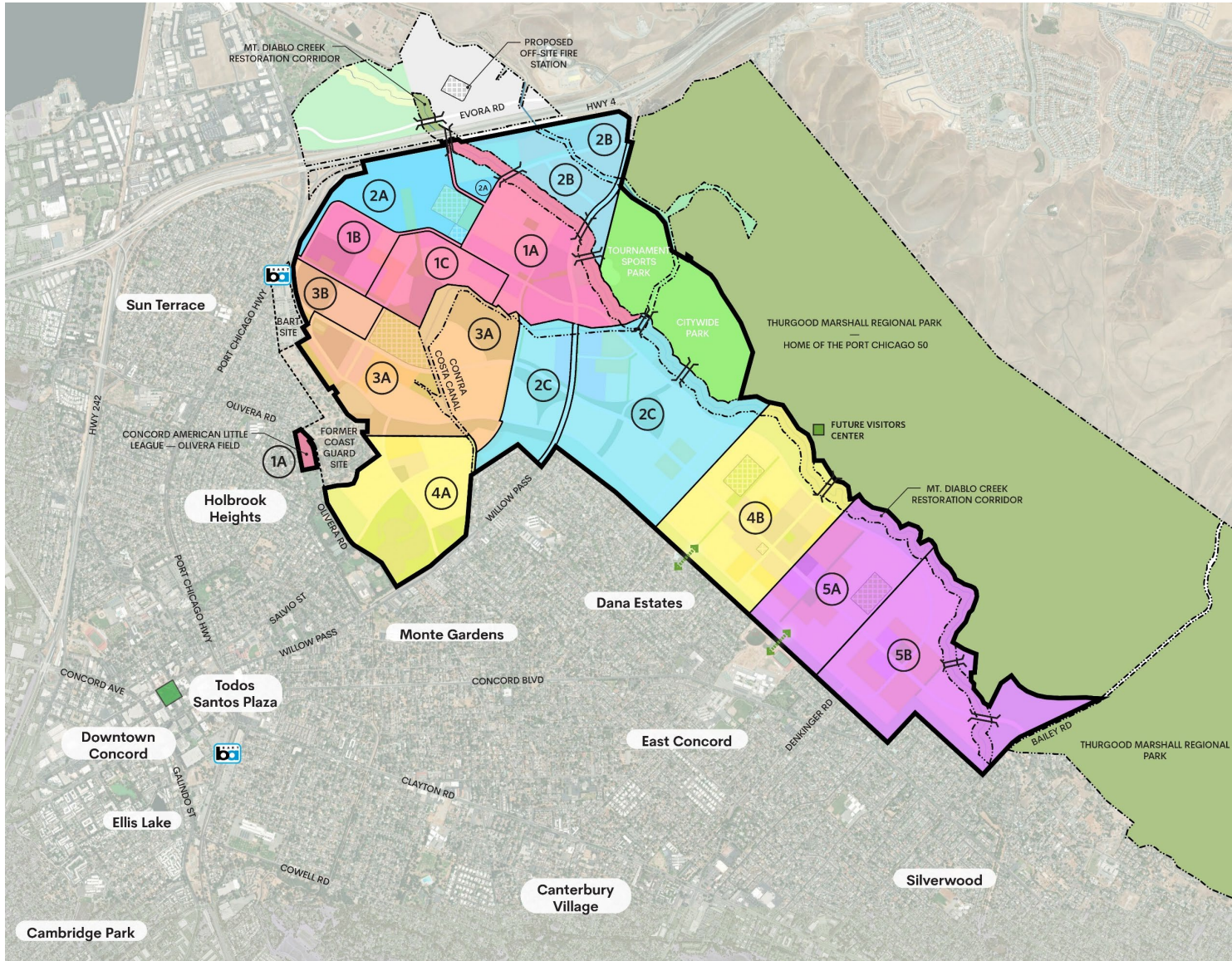
Map for illustrative purposes, subject to change

Conceptual Land Use Plan: Aerial View Looking Toward Downtown



Map for illustrative purposes, subject to change

Conceptual Project Phasing



KEY

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

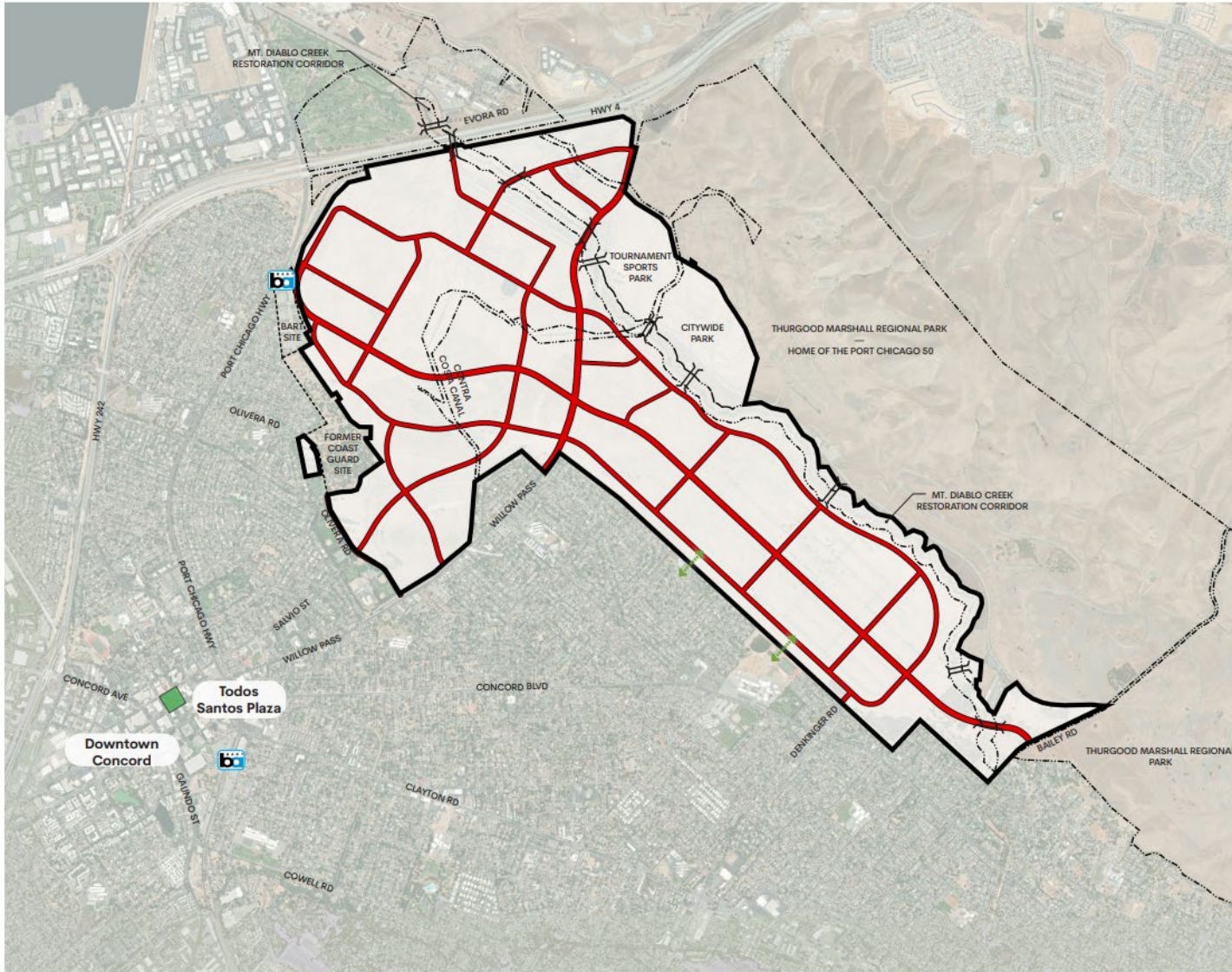
MISCELLANEOUS

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Conceptual Circulation Map



- KEY**
- BACKBONE FRAMEWORK
- MISCELLANEOUS**
- SPECIFIC PLAN BOUNDARY
 - PROPERTY BOUNDARIES
 - PROPOSED BIKE & PEDESTRIAN CONNECTION
 - POTENTIAL CREEK CROSSINGS