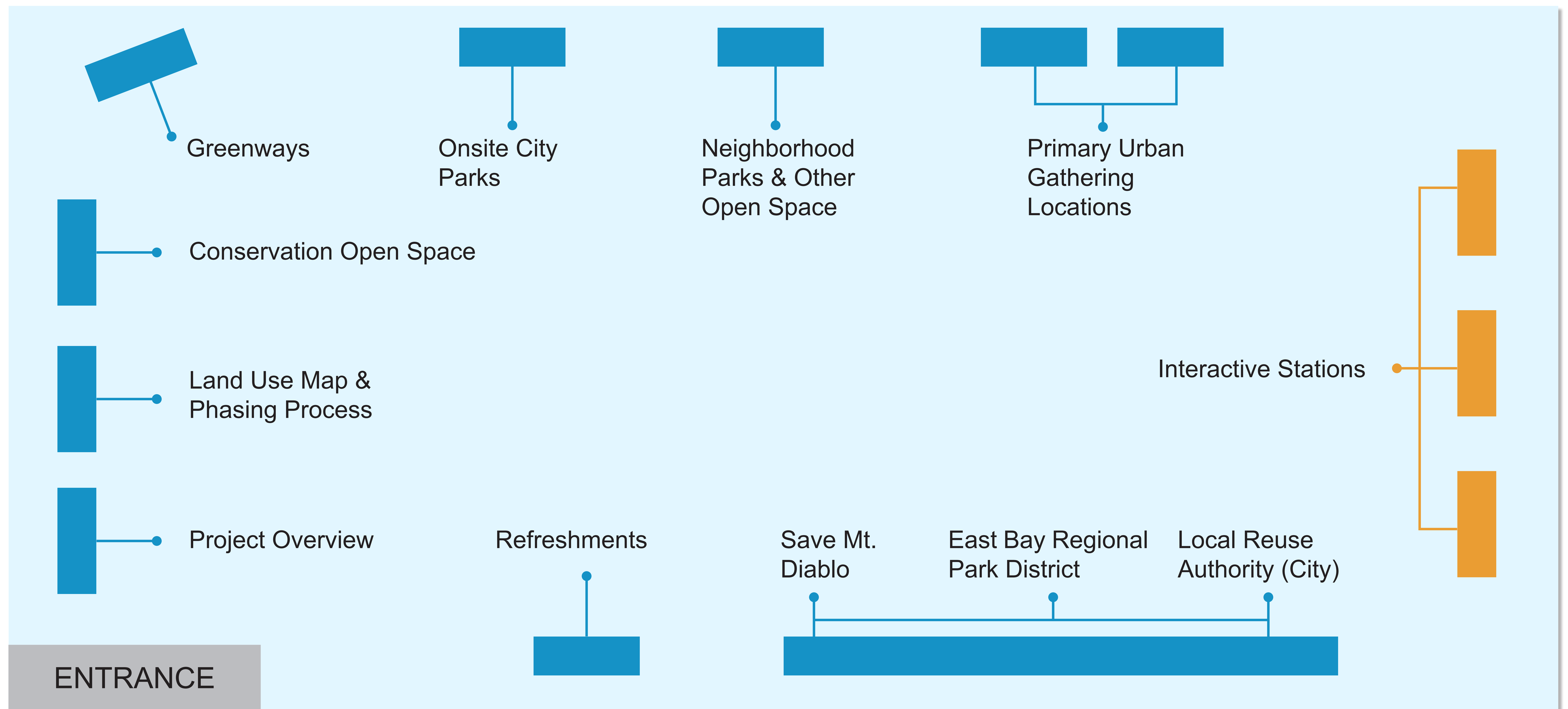


Brookfield Properties' Parks and Open Space Community Workshop

Welcome to our community workshop on parks and open space for the CNWS project. At this workshop, you can engage and provide feedback on future parks and open space features, see below for a map of workshop topics and interactive stations!



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

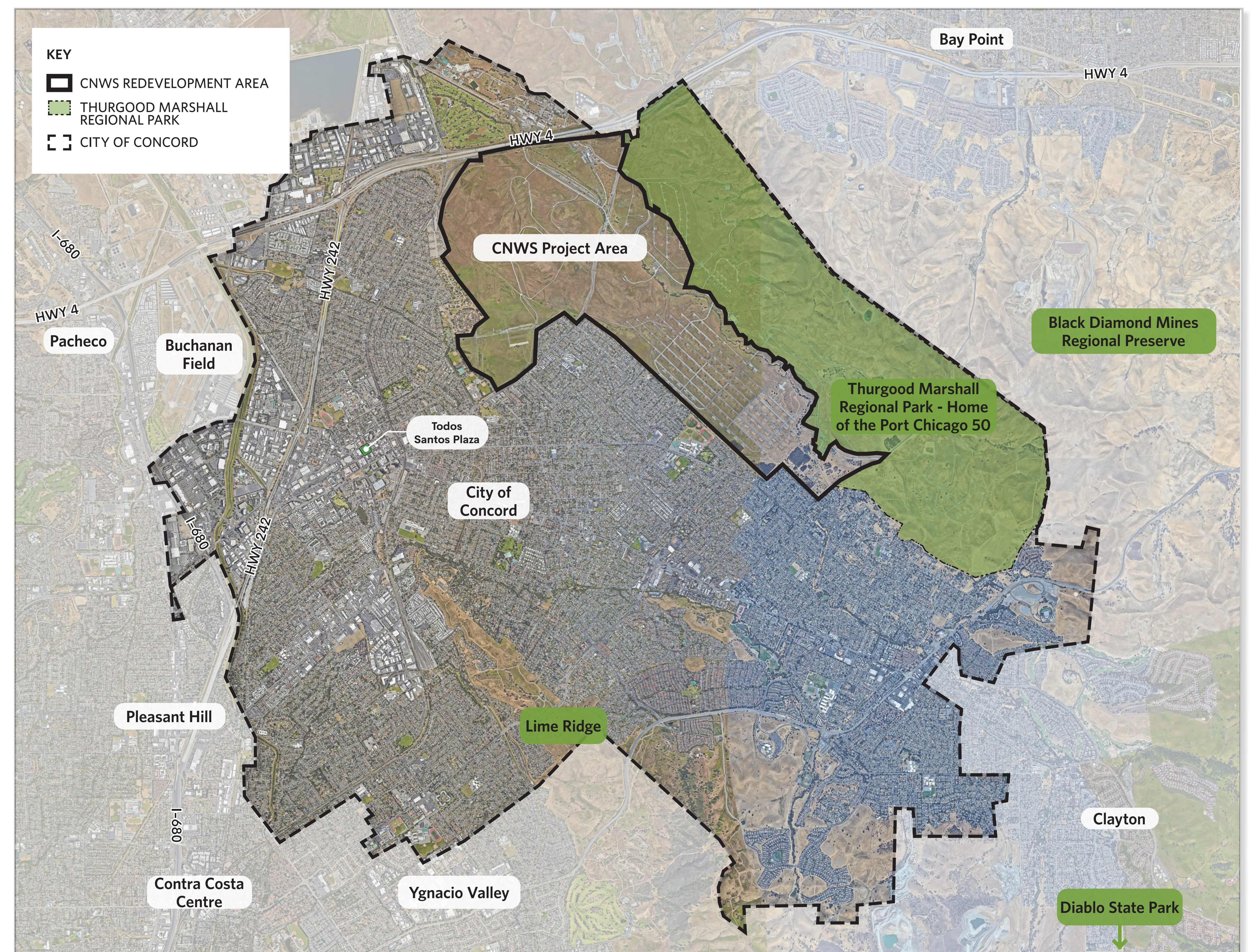
Bringing Concord's vision for a connected and sustainable world-class community to life.

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
- ✓ Proposed a Term Sheet that was approved by the Concord City Council in March 2024
- ✓ Engaged with local organizations and community members on the future vision for Concord communities

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.



Learn more at our project webpage



CNWS Development Process: Where We Are Now – Incorporating Workshop Feedback

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.

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 & 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.

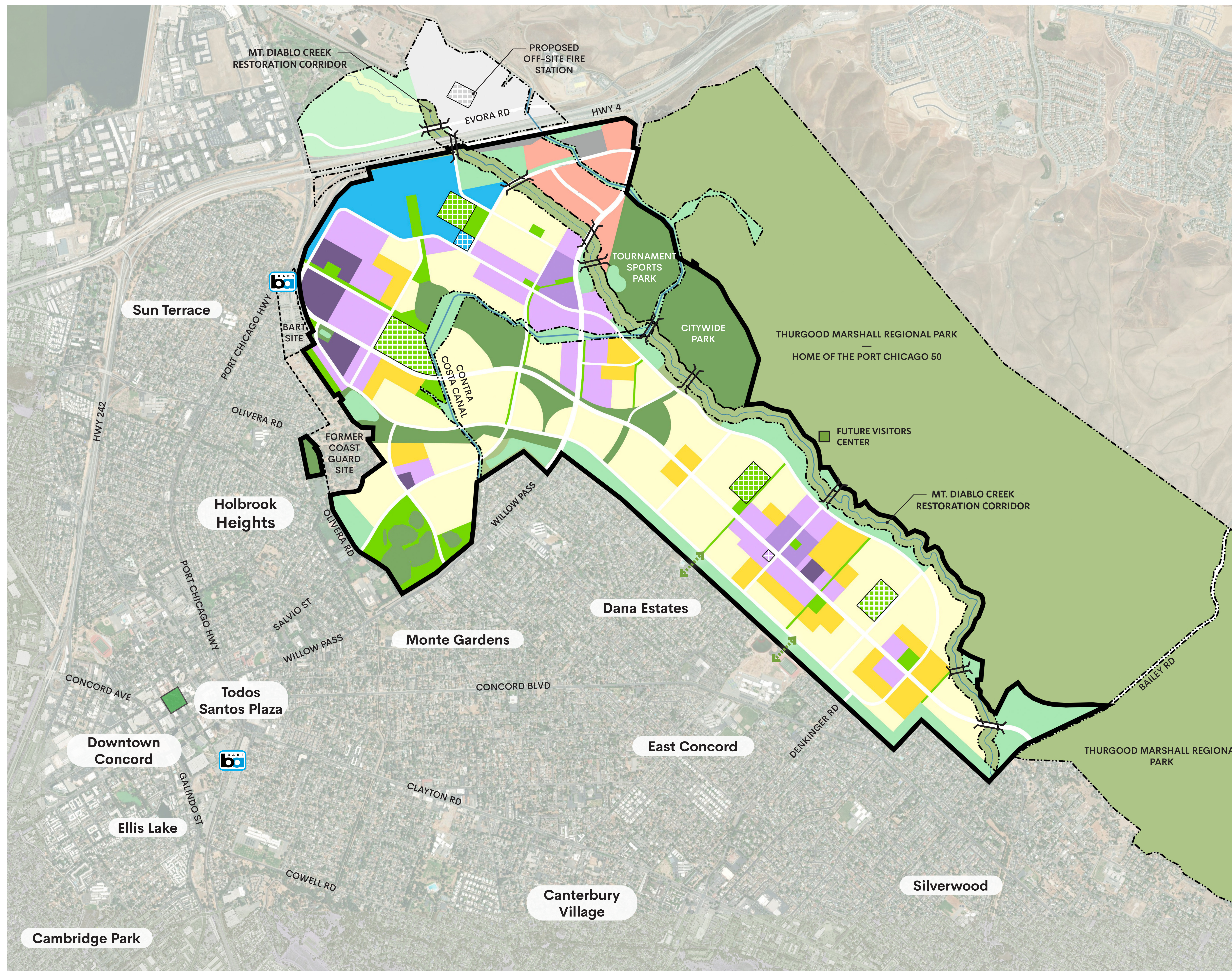
NEXT STEPS
2028+



Area Plan | UPCOMING

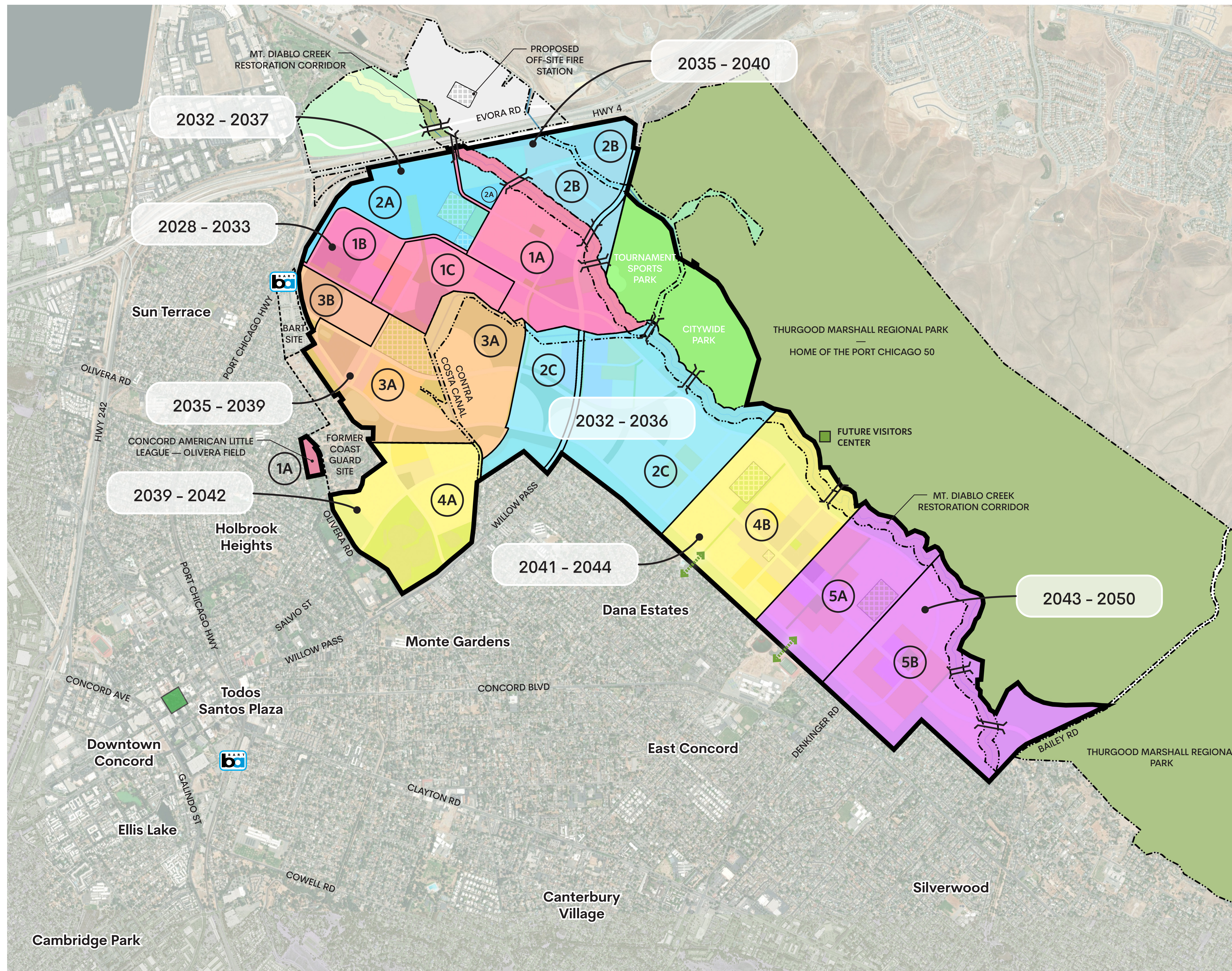
Concord's Planning Commission and Local Reuse Authority (LRA) will review and provide feedback with input from the public on CNWS submittals, including the Specific Plan. Official approval and permitting will finalize the vision for the project. The CNWS team will then coordinate with the LRA to prepare the site for future uses.

Brookfield Properties' 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 SPACE 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

Brookfield Properties' Conceptual Phasing Plan



KEY

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

MISCELLANEOUS

- SPECIFIC PLAN BOUNDARY
- PROPERTY BOUNDARIES
- PROPOSED BIKE & PEDESTRIAN CONNECTION
- POTENTIAL CREEK CROSSINGS

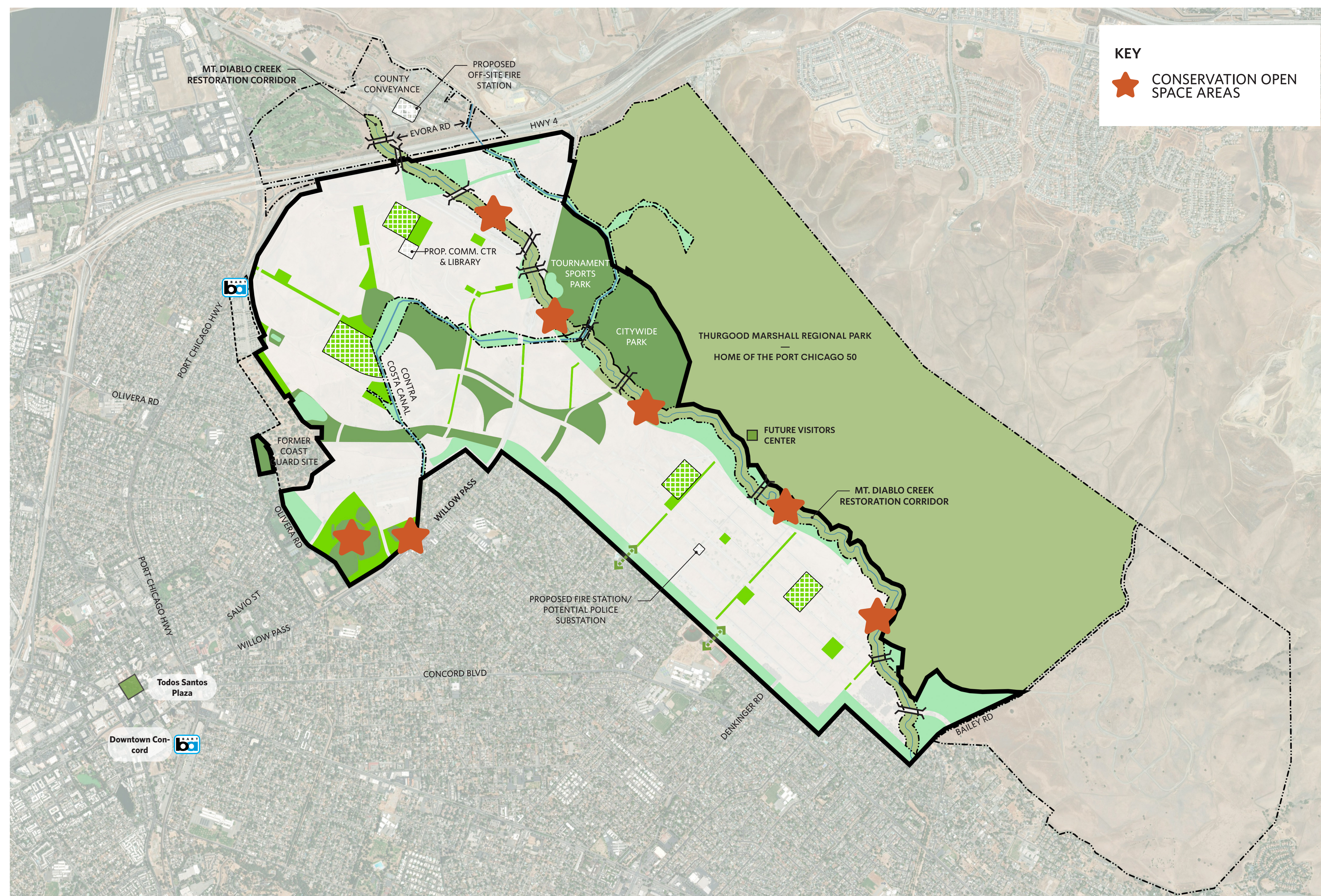
Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly

Entitlements: 2024-2027

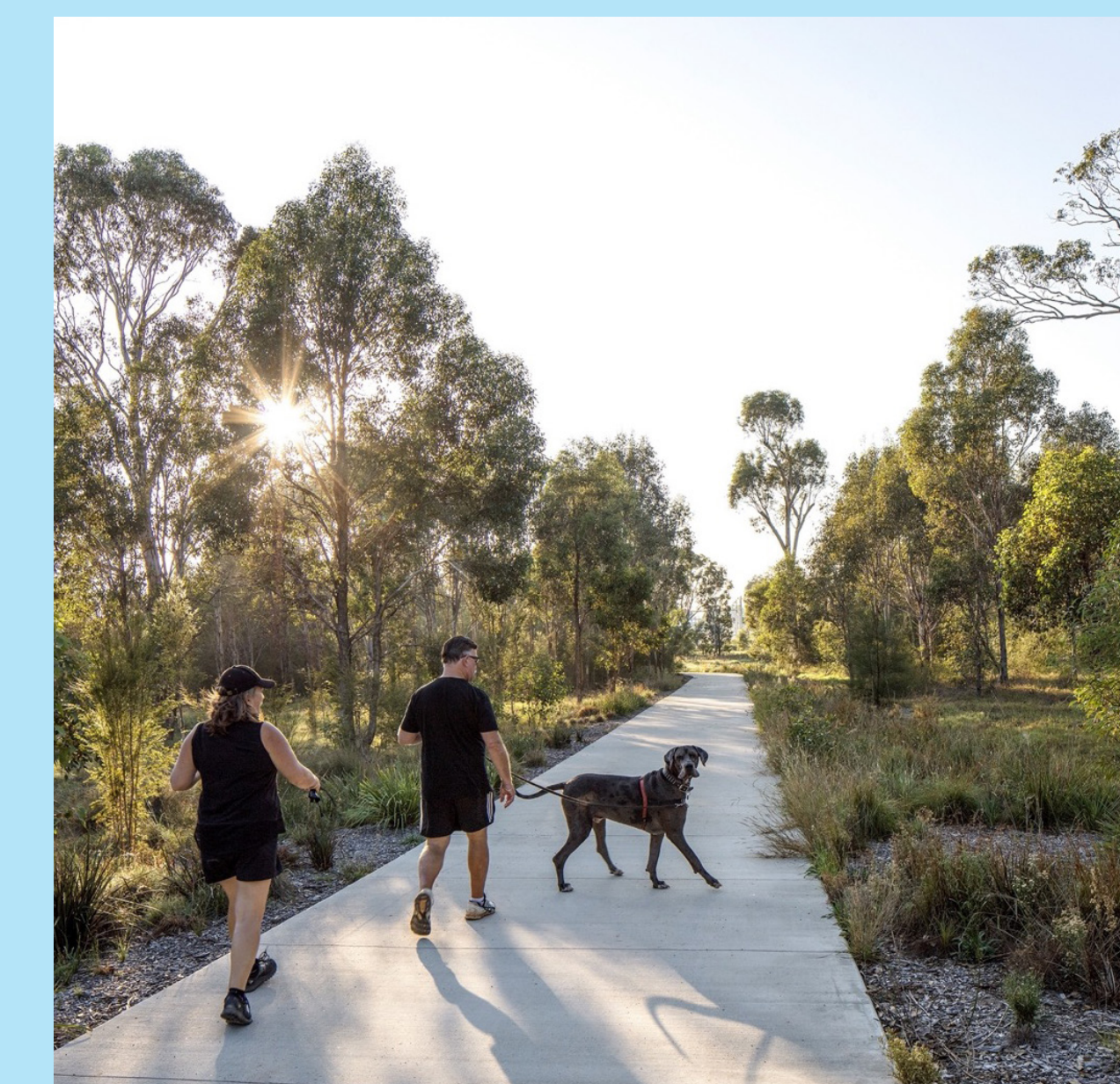
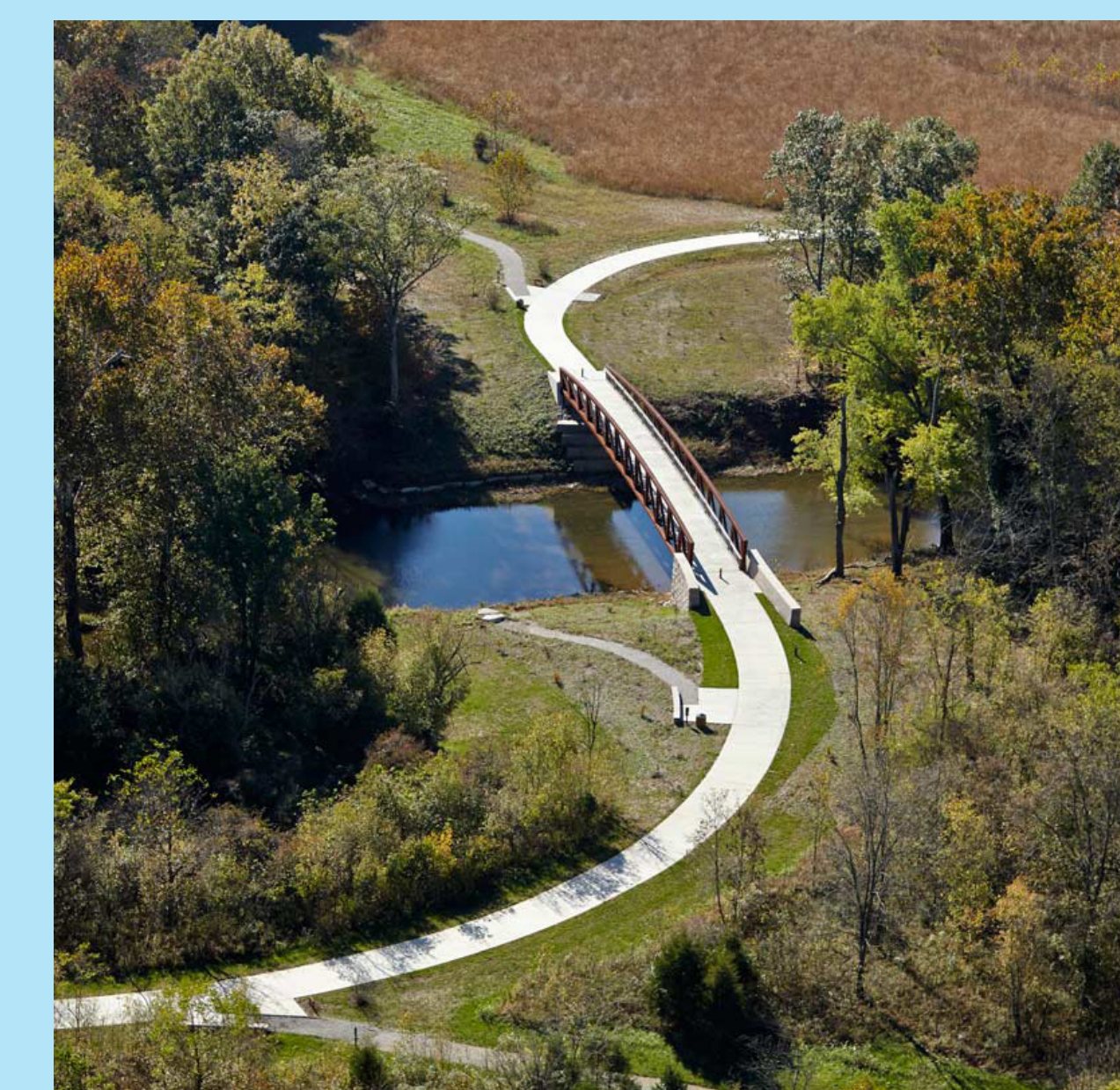
Conservation Open Space: *Wetland Preservation, Mt. Diablo Creek Restoration, Natural Habitats*

Conservation open space refers to the Mt. Diablo Creek corridor and adjacent open space buffers, plus critical environmental areas. This also includes all supporting passive habitat restoration and a sensitive transition to regional open space.

Conservation areas make up approximately 189 acres of open space within the CNWS site.



Allowable Uses & Features



- Trailheads and trails
- Pedestrian bridges
- Public spaces and shaded seating
- Overlooks
- Connections to Thurgood Marshall Regional Park, Home of the Port Chicago 50

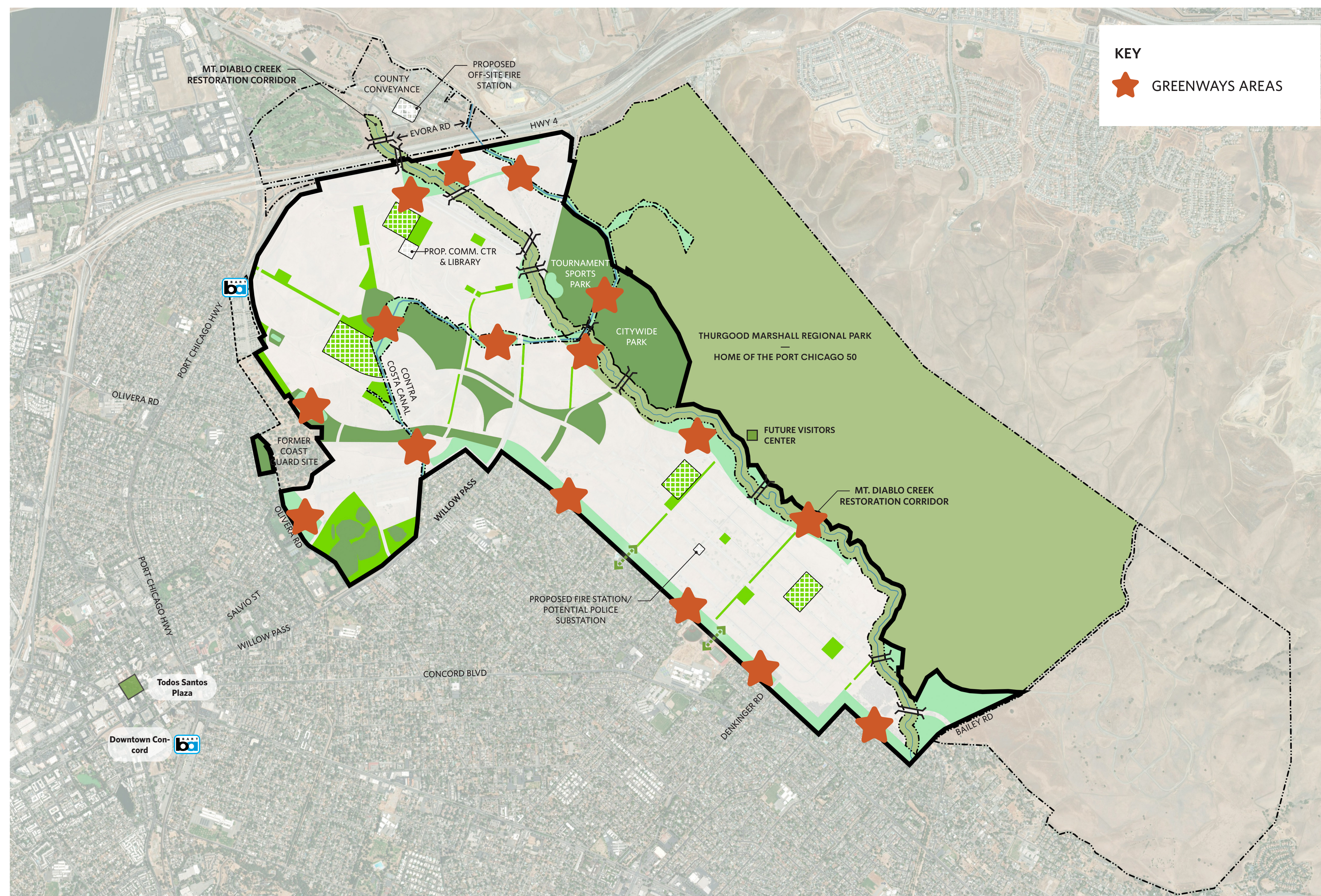
Restrictions

All uses and features in these areas are dependent on natural resource permits.

Greenways: Greenways east of Mt. Diablo Creek, Green Frame/ Neighborhood Buffers, Contra Costa Canal Treatment/Trail, Trails

Greenways refers to linear open space, providing connections between other conservation areas, parks, the Concord/Martinez BART Station, commercial centers and neighborhoods. They also act as a buffer for existing neighborhoods.

Greenways make up approximately 272 acres of open space within the CNWS site.



Map for illustrative purposes, locations approximate.

Allowable Uses & Features

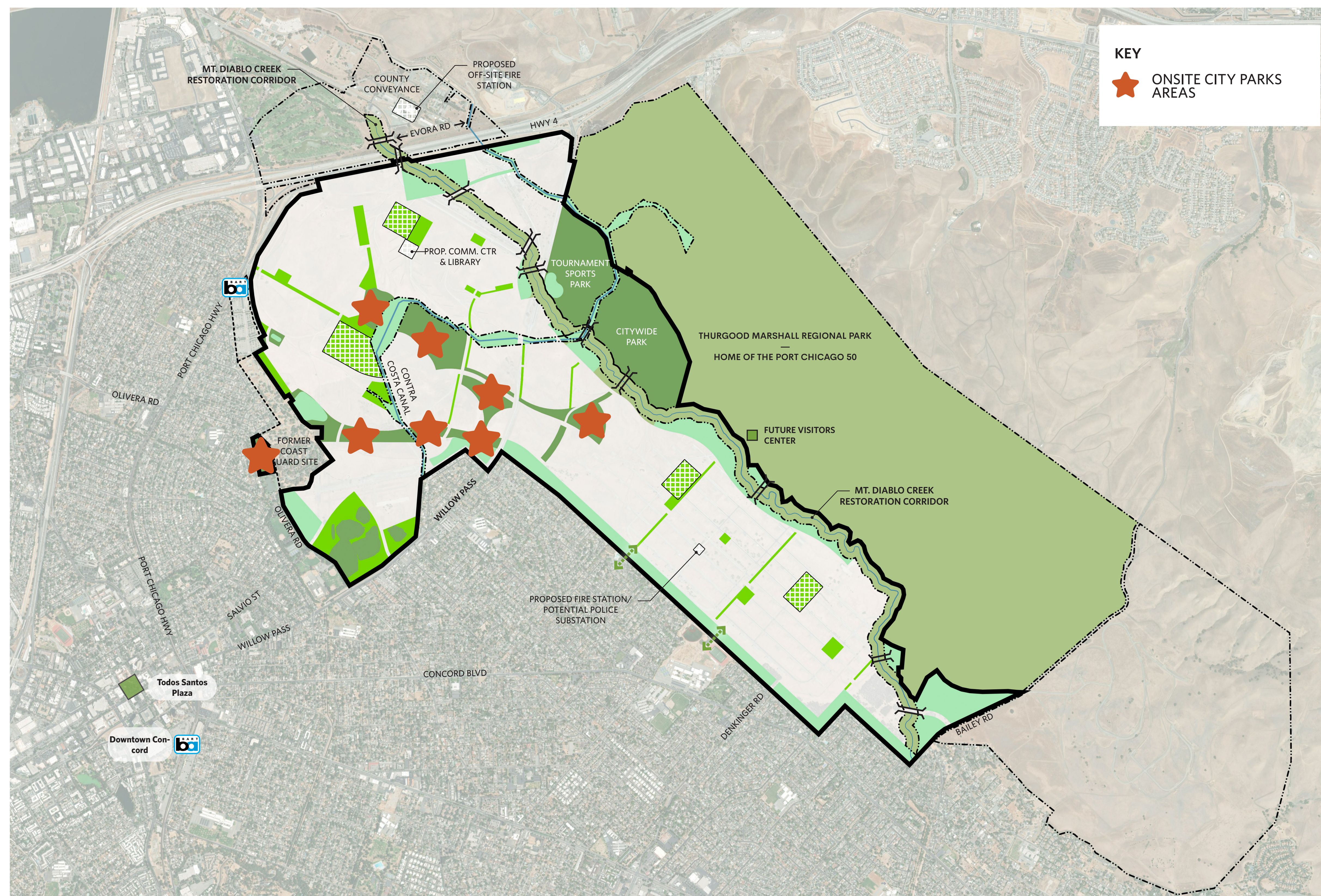
- Bike and pedestrian trails
- Picnic areas
- Shaded seating
- Sports courts
- Playfields and tot lots
- Special event areas
- Community gardens
- Dog parks
- Recreational facilities



Onsite City Parks: *Ridgetop Park, Willow Pass Extension*

Onsite City Parks refers to large recreational parks that will preserve the ridgetop and serve as an extension of Willow Pass Park.

Onsite City Parks make up approximately 115 acres of open space within the CNWS site, the Tournament Sports Park & Citywide Park are an additional 175 acres.



Map for illustrative purposes, locations approximate.

Allowable Uses & Features

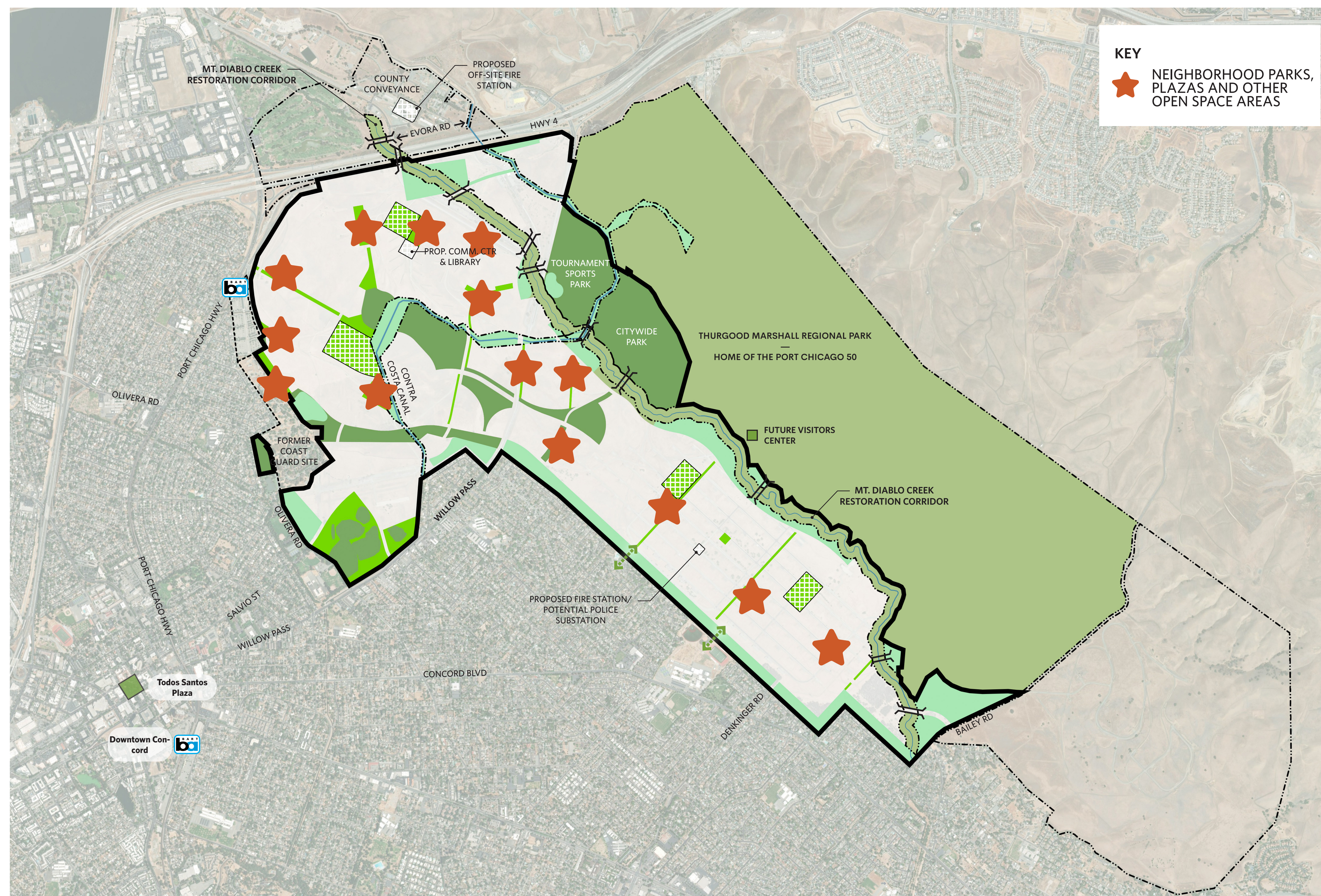
- Trailheads and trails
- Public spaces and shaded seating
- Outdoor performance facilities



Passive & Active Neighborhood Parks, Plazas and Other Open Space

Passive Neighborhood Parks and Active Neighborhood Parks refer to supporting green spaces that will provide both active and passive recreation within neighborhoods, special districts and along greenways. All will be connected by the trails system to make them part of a single park and open space ecosystem.

Passive Neighborhood Parks & Active Neighborhood Parks make up approximately 80 acres of open space within the CNWS site.



Map for illustrative purposes, locations approximate.

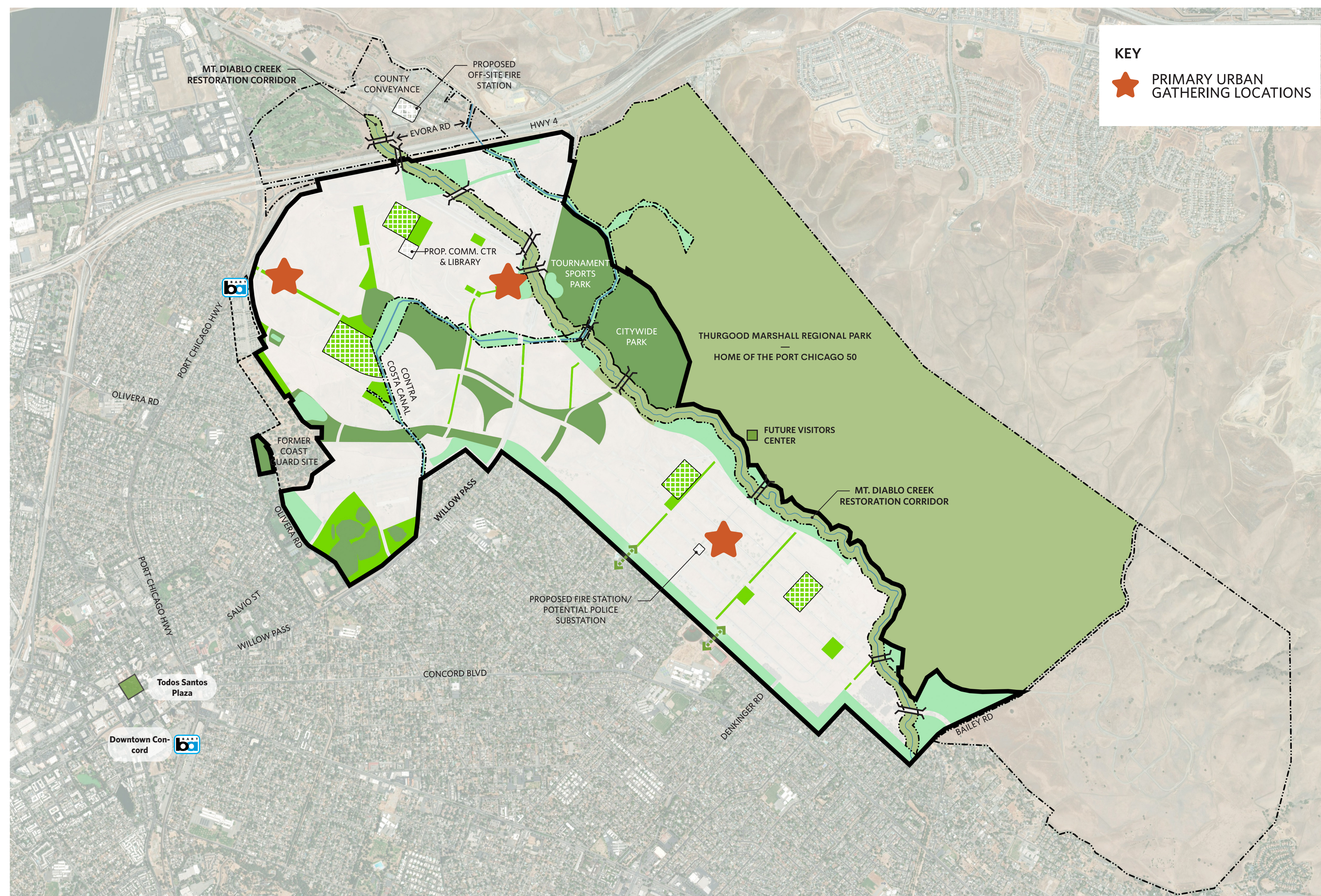
Allowable Uses & Features

- Trails
- Picnic areas and shaded seating
- Sports courts
- Outdoor gathering spaces
- Community gardens
- Tot lots
- Dog parks and pocket parks
- Game tables
- Community pool
- Water features
- Public restrooms
- Outdoor performance space



Primary Urban Gathering Locations: *TOD District Central Plaza, open spaces near neighborhood commercial centers*

TOD District Central Plaza and open spaces near neighborhood commercial centers refers to active public spaces located in village centers and areas of high commercial activity.



Map for illustrative purposes, locations approximate.

Allowable Uses & Features

- Seating
- Shaded areas
- Bike parking
- Water features
- Activation elements
- Outdoor vending
- Adventure play
- Public art
- Interactive exhibits
- Covered stage
- Public plazas



**What is your favorite park or open space in Concord?
What do you love about it?**

What is your highest priority or concern regarding parks and open space for the future CNWS communities?