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Brookfield
Properties

Mt. Diablo USD Presentation
June 26, 2024

Concord Naval Weapons Station
Redevelopment Project



Our Commitment to Future Concord Communities

Our submitted Term Sheet focuses on ensuring the necessary planning and infrastructure are in place so all phases of development can successfully be completed.



Brookfield Term Sheet

Our Term Sheet includes:



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



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

Brookfield Term Sheet

Over the lifetime of this project, and through each phase, we aim to bring to life the vision the Concord community has shared for these future communities.

Our Term Sheet highlights:

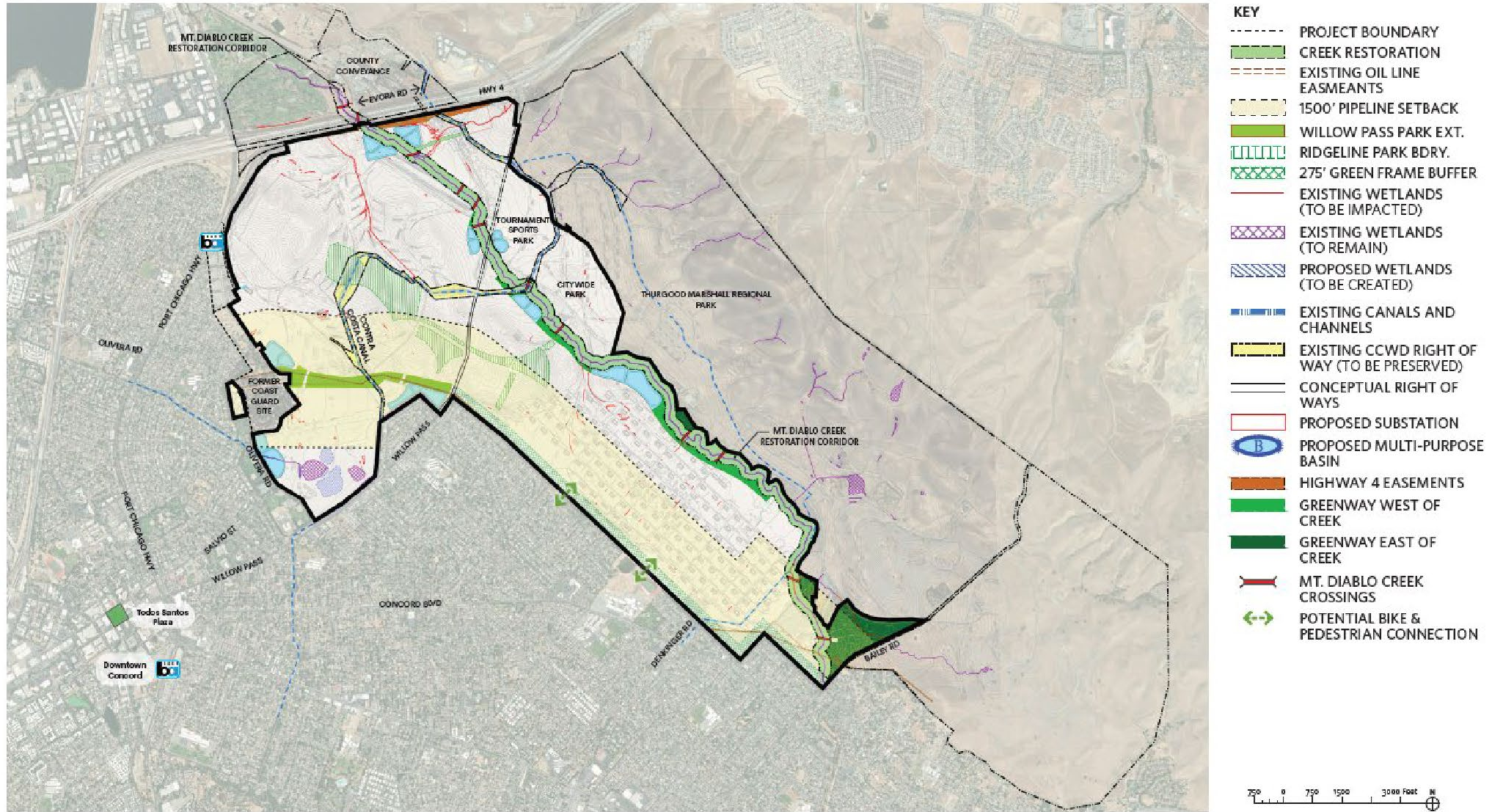
- 120 acres for campus district
- 55 acres for school sites
- 10 acres for Food Bank expansion
- 16 acres of permanent supportive housing
- 4 acres for a Veterans Hall
- More than \$495 Million in Brookfield contributions towards Tournament Sports & City-Wide park, Library & Civic Center, Schools, Fire 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



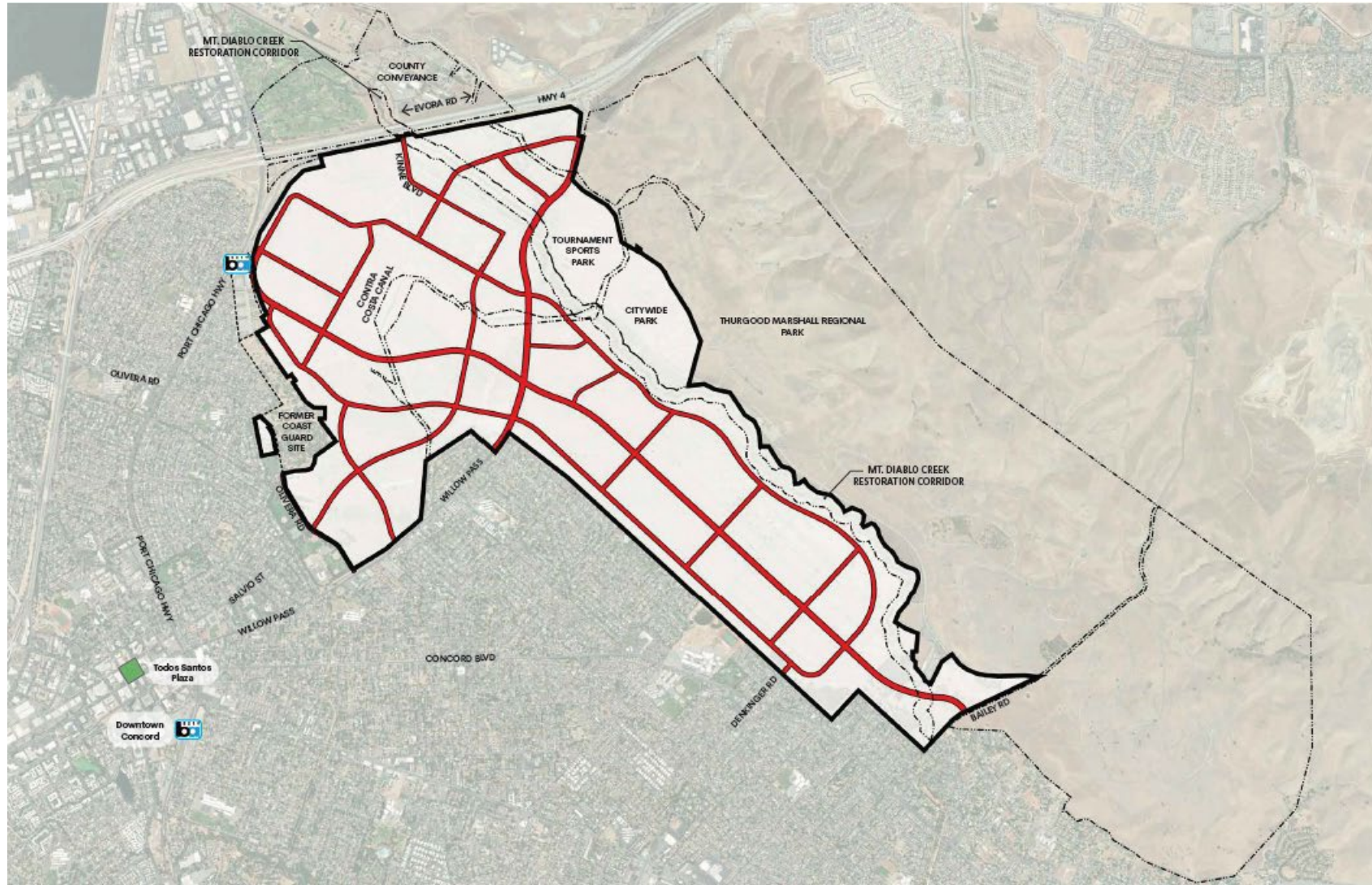
Building a Place that Enhances the *Identity of Concord*



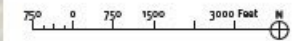
Site Constraints



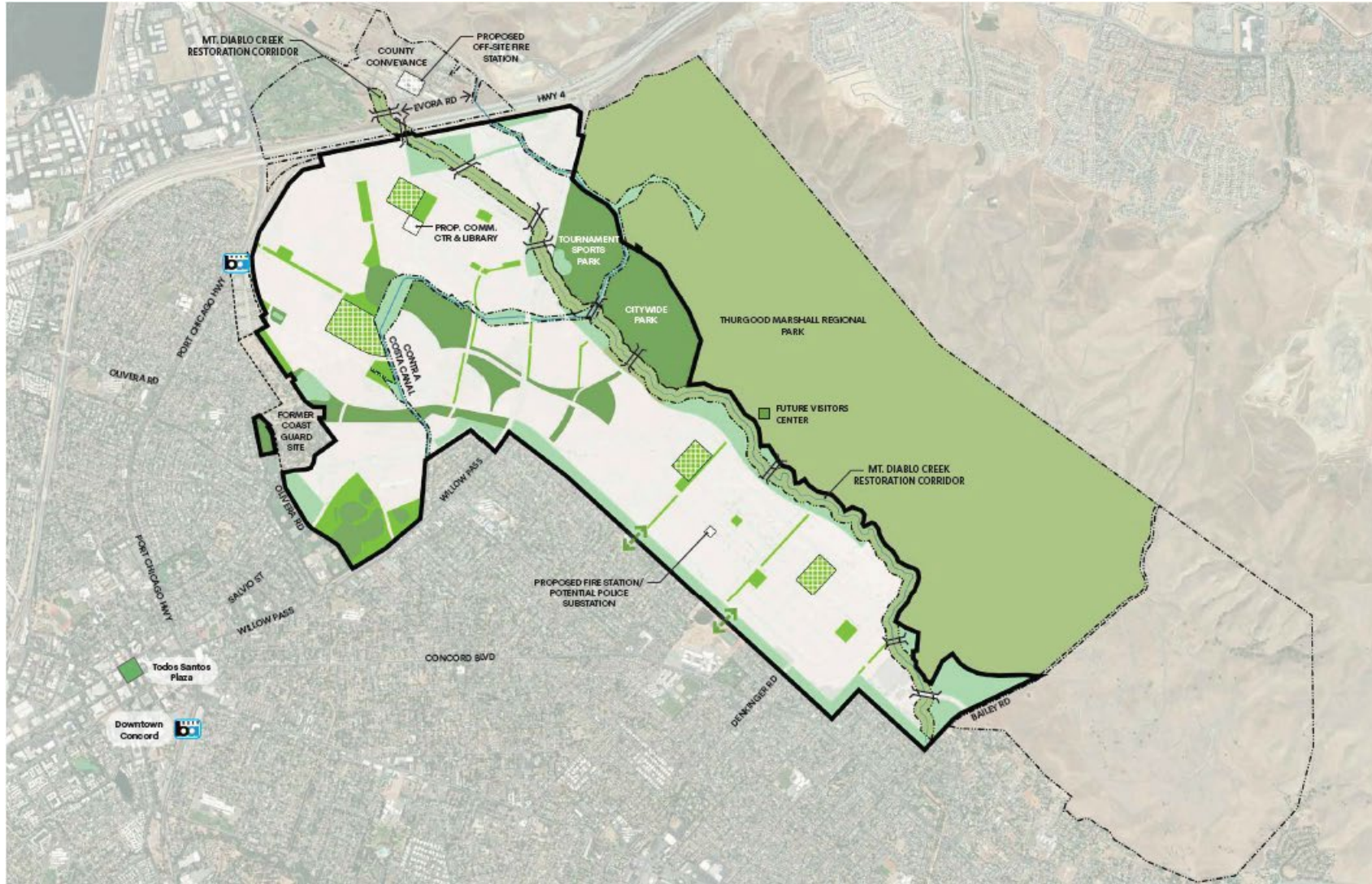
Backbone Infrastructure



- KEY**
- █ BACKBONE FRAMEWORK
 - SPECIFIC PLAN BOUNDARY
 - PROPERTY BOUNDARIES
 - FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES



Open Space & Community Facilities

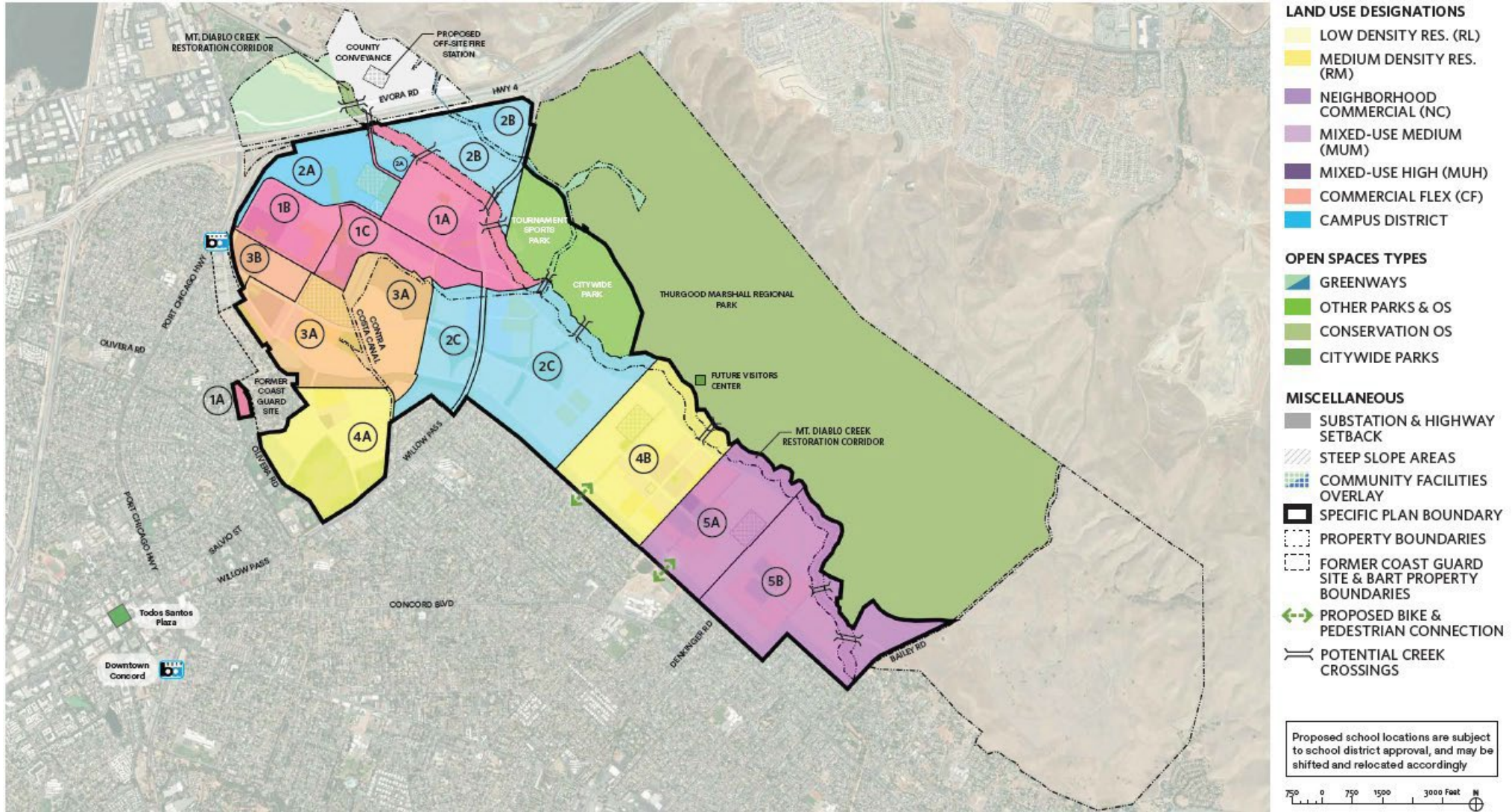


- OPEN SPACES TYPES**
- GREENWAYS
 - OTHER PARKS & OS
 - CONSERVATION OS
 - CITYWIDE PARKS
- MISCELLANEOUS**
- COMMUNITY FACILITIES OVERLAY
 - SPECIFIC PLAN BOUNDARY
 - PROPERTY BOUNDARIES
 - FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES
 - PROPOSED BIKE & PEDESTRIAN CONNECTION
 - POTENTIAL CREEK CROSSINGS

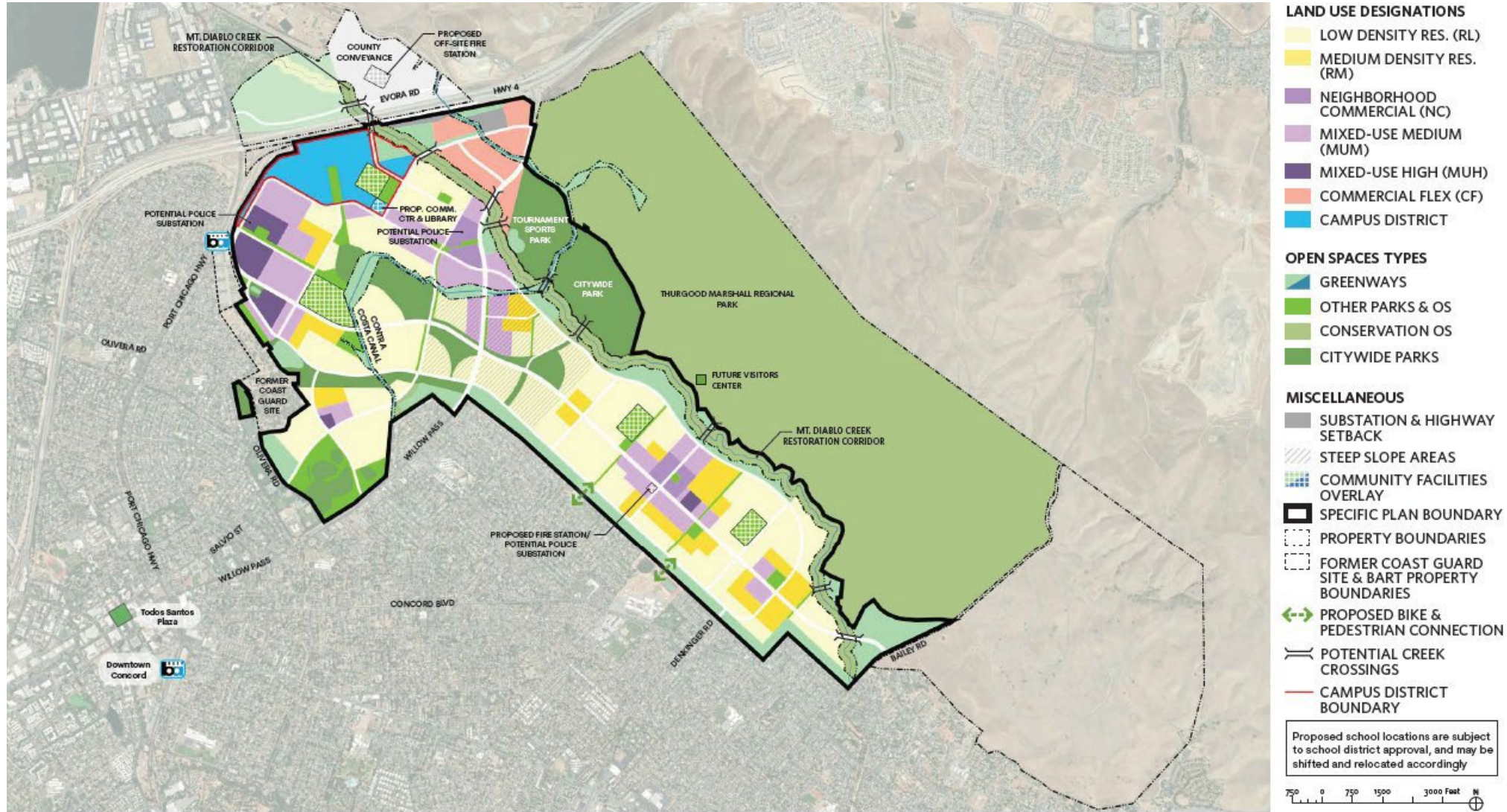
Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly

750 0 750 1500 3000 Feet

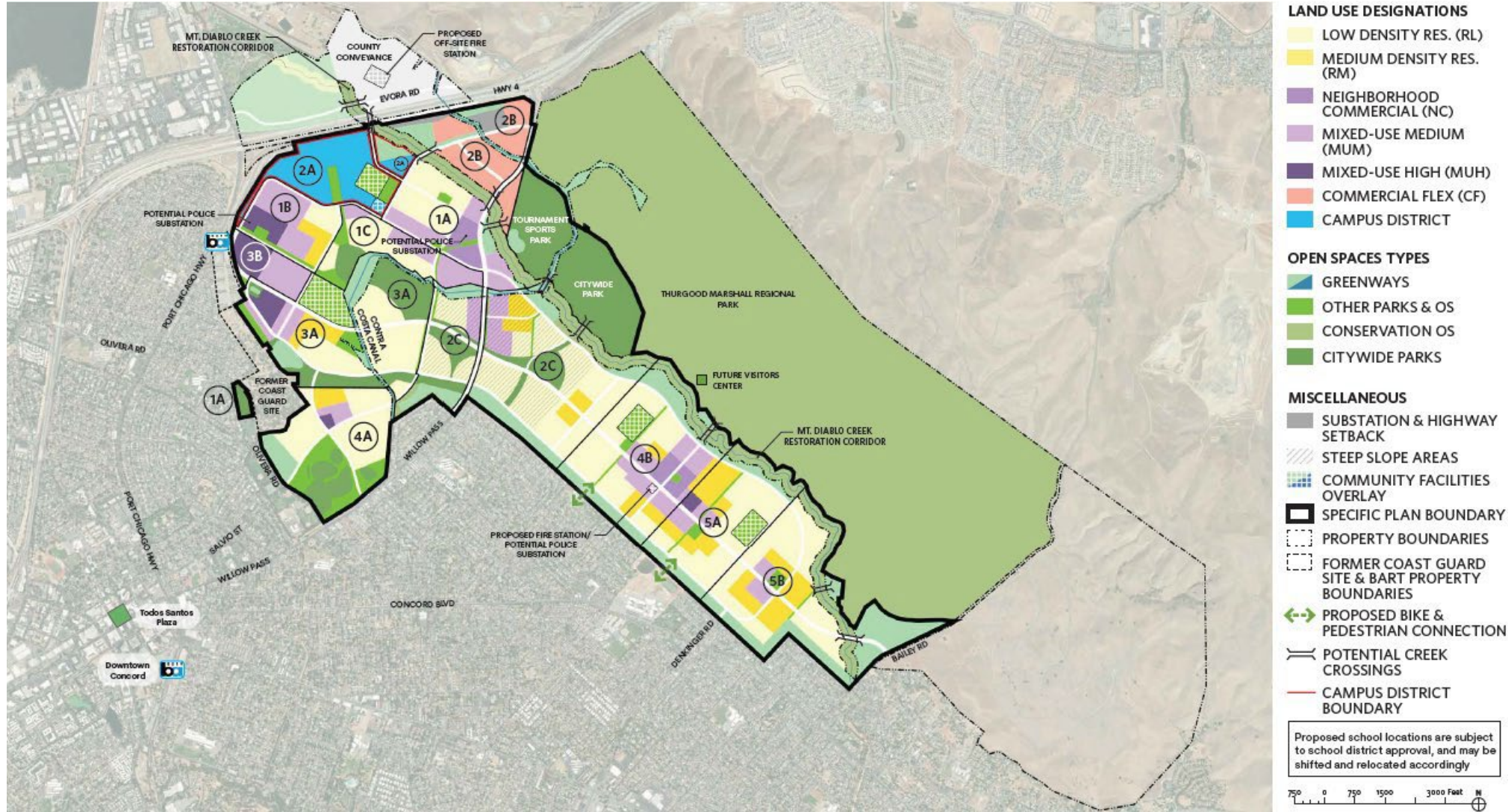
Conceptual Project Phasing



Conceptual Preliminary Land Use Plan



Conceptual Preliminary Land Use Plan



Look How Far We've Come

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. Involved extensive community participation, site analysis and studies, and the environmental review process.

2011-2012



Area Plan | COMPLETED & APPROVED

This plan captures the community's vision and translates 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 and community facilities as well as transportation.

Engagement Opportunities Beginning in 2024

Community members and stakeholders will be able to learn about the project, discuss the latest plans and provide feedback through:

Open Houses (e.g., focused on affordable housing, open space, trails, parks, sports fields, traffic/mobility, commercial uses)



Focused Workshops (e.g., inviting feedback from the community on Open House topics)



Connecting with our project team via phone and email





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Thank you for your time!

The Future is Bright.

We'd love to hear from you!



engage.concord@brookfieldrp.com



925-430-7378



Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 1 - Infrastructure						
Backbone Streets Housing & Commercial						53.4
Low Density Residential			686		1,887	116.3
Medium Density Residential			215		591	10.0
Medium Density Mixed-Use			535		1,471	50.2
High Density Mixed-Use	500,000	1,111	176		484	8.9
Neighborhood Commercial/Village Center Inclusionary Housing	120,000	267				16.0
Affordable Housing Transitional Multifamily Housing (LBA) Community Facilities & Set-Asides				472 65	1,298 179	9.1 4.0
Veterans Land Set-Aside Conservation, Open Space, & Rec. Lands						4.0
<i>Conservation Open Space (Primarily Mt. Diablo Crk)</i>						42.6
<i>Greenways</i>						5.3
<i>Citywide Parks</i>						10.4
<i>Other Parks & Open Space</i>						17.9
PHASE 1 Total	620,000	1,378	1,612	537	5,910	348.1

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 2A - Campus District, Special Districts						
Campus Districts (net acres) Community Facilities & Set-Asides	3,000,000	8,250				85.3
School Site Library/Community Center Conservation, Open Space, & Rec. Lands		186 10				10.0 3.0
<i>Conservation Open Space</i> <i>Greenways</i> <i>Other Parks & Open Space</i>						3.5 9.0 9.4
PHASE 2A – Campus District Total	3,000,000	8,446	0	0	0	120.2

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 2B & 2C - Infrastructure						
Backbone Streets PG&E Substation Housing & Commercial						44.7 5.0
Low Density Residential Medium Density Residential Medium Density Mixed-Use Special Districts			1,004 211 173		2,761 580 476	151.4 14.6 13.5
Innovation District – Commercial Flex (net acres) Inclusionary Housing	1,700,000	3,778				63.6
Affordable Housing Transitional Multifamily Housing (LBA) Habitat for Humanity Community Facilities & Set-Asides				382 65 20	1,051 179 55	11.2 4.0 2.0
Food Bank (LBA) Conservation, Open Space & Rec. Lands						10.0
<i>Conservation Open Space (Primarily Mt. Diablo Crk)</i> <i>Greenways</i> <i>Citywide Parks</i> <i>Other Parks & Open Space</i>						34.8 75.9 42.4 7.8
PHASE 2B & 2C Total	1,700,000	3,778	1,388	467	5,101	480.9

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 3 - Infrastructure						
Backbone Streets Housing & Commercial						29.3
Low Density Residential			506		1,392	79.5
Medium Density Residential			458		1,260	19.0
Medium Density Mixed-Use			542		1,491	21.5
High Density Mixed-Use	560,000	1,708	778		2,140	17.2
Hotel	120,000	70				2.0
Inclusionary Housing						
Affordable Housing				697	1,917	10.0
Transitional Multifamily Housing (LBA)				65	179	4.0
Community Facilities & Set-Asides						
School Site		372				25.0
Conservation, Open Space & Rec. Lands						
<i>Conservation Open Space</i>						0.0
<i>Greenways</i>						28.3
<i>Citywide Parks</i>						62.1
<i>Other Parks & Open Space</i>						12.0
PHASE 3 Totals	680,000	2,150	2,284	762	8,377	309.9

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 4 - Infrastructure						
Backbone Streets Housing & Commercial						34.3
Low Density Residential			990		2,723	163.2
Medium Density Residential			449		1,235	30.3
Medium Density Mixed-Use			296		814	21.9
Neighborhood Commercial/Village Center Inclusionary Housing	100,000	222				14.0
Affordable Housing Transitional Multifamily Housing (LBA) Community Facilities & Set-Asides				516 65	1,419 179	11.2 4.0
Fire Station School Site Conservation, Open Space & Rec. Lands		10 186				1.0 10.0
<i>Conservation Open Space (Primarily Mt. Diablo Crk)</i>						52.2
<i>Greenways</i>						53.2
<i>Citywide Parks</i>						0.0
<i>Other Parks & Open Space</i>						22.7
PHASE 4 Totals	100,000	418	1,735	581	6,369	418.0

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres
PHASE 5 - Infrastructure						
Backbone Streets Housing & Commercial						35.1
Low Density Residential			1,032		2,838	152.7
Medium Density Residential			940		2,585	63.8
Medium Density Mixed-Use Inclusionary Housing			213		586	8.5
Affordable Housing Community Facilities & Set-Asides				721	1,983	17.2
School Site Conservation, Open Space & Rec. Lands		186				10.0
<i>Conservation Open Space (Primarily Mt. Diablo Crk)</i>						56.1
<i>Greenways</i>						99.9
<i>Citywide Parks</i>						0.0
<i>Other Parks & Open Space</i>						10.2
PHASE 5 Totals	0	186	2,185	721	7,992	453.5
Other Conservation, Open Space & Rec. Lands						
Tournament Sports Park & Citywide Park						175.0
Other Totals	0	0	0	0	0	175.0

Exhibit A-5 Conceptual Preliminary Land Use Plan Phasing Summary

LAND USE CATEGORY	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Number of Residents	Approx. Gross Acres	Estimated Jobs to Housing Ratio
GRAND TOTALS*	6,100,000.0	16,355.6	9,204.0	3,068.0	33,748.0	2,305.6	1.33

Notes:

*Approximate number of residents based on *2019 Housing Element* Average Household Size (Appendix B, Table 10). Area Plan, page 4, assumed approx. 2.34 pp/unit. Approximate number of residents can be further considered in Specific Plan.

** Project includes two fire stations, one in Phase 1 that is north of Hwy 4 (off-site) and one in Phase 4 (on-site).