

Staff Report for the Community Advisory Committee

Subject: Consideration of the elimination of Alternative 1 (Extending the Neighborhoods theme) and Alternative 4 (Concentration/Conservation theme) from further consideration by the Community Advisory Committee and the community as possible reuse options for the Concord Naval Weapons Station.

Report In Brief

The Community Advisory Committee (CAC) has a range of seven alternatives and needs to modify/select an alternative to recommend to the City Council, sitting as the LRA. It is recommended that two of the lowest performing alternatives be eliminated from further consideration to allow the CAC and the community to focus their upcoming discussions on balancing and possibly modifying the best possible alternative(s) within either the Clustered Village theme or the Concentration/Conservation theme.

Background

The CAC has been charged by the City Council, sitting as the LRA, to provide a recommendation on a preferred alternative concept for reuse of the Concord Naval Weapons Station. The CAC has received input from the community on the range of seven alternatives, technical information from the draft EIR and an initial evaluation of the alternatives against 16 evaluation criteria covering Green Planning, Transportation, Community, Land Stewardship and Economics (Financial/Fiscal Performance). While the CAC intends to work with the alternatives to possibly improve alternative performance within the broad themes for reuse, two of the alternatives have sufficiently low performance against the evaluation criteria, and the goals and objectives set forth by the community as to warrant consideration for elimination.

Discussion

After commentary from the community, review of key impact issues and information from the draft EIR and evaluation of alternative performance against 16 evaluation criteria, Alternatives 1 and 4 have several areas of poor performance. Further, in the case of Alternative 1, the suggested arrangement and mix of land uses do not match several goals and objectives developed by the community and the LRA, specifically those focused on transit oriented development, sustainable communities and minimizing traffic impacts.

The CAC has indicated its intent to work with the range of alternatives within the context of broad themes in an effort to modify low or poor performance by an alternative against the evaluation criteria. However, in the case of Alternatives 1 and 4, the performance is low or poor in multiple areas and would require significant modifications to raise their performance to a comparative level of other alternatives. In the case of Alternative 4, the extent of such modification would transform the alternative to the point that it would begin to resemble one of the other existing alternatives. If Alternatives 1 and 4 were eliminated from further consideration, the CAC and the community will still have a broad range of alternatives to review and modify. The remaining range of alternatives will have

ample flexibility to allow recommendation of an alternative to the LRA that reflects the overarching goals of the community/Council and has sound environmental and sustainability performance.

Fiscal Impact

Elimination of two alternatives provides some cost and time savings for staff and the CAC by reducing the field of options to be reviewed and modified.

Public Contact

Agenda has been posted in accordance with legal requirements.

Recommendation for Action

Approve the elimination of Alternative 1 (Extending the Neighborhoods theme) and Alternative 4 (Concentration/Conservation theme) from further consideration by the CAC and the community as possible reuse options for the Concord Naval Weapons Station.

/s/

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