



**Community Advisory Committee**  
***Concord Community Reuse Project***

**Tuesday, September 16, 2008**  
**6:30 p.m.**  
**Concord Senior Center, Wisteria Room**  
**2727 Parkside Circle, Concord, CA**

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**MINUTES / ANNOTATED AGENDA**

The agenda for this meeting was posted in the Civic Center posting cabinet on September 4, 2008 at 3:42 p.m. in accordance with the Ralph M. Brown Act.

The meeting was called to order by Co-Chair Dan Helix at 6:30 p.m.

**Roll Call –**

**Present:** Dick Allen, Jimmy Araujo, Paul Elliott, Greg Enholm, Jason Hadnot, Scott Hein, Daniel Helix, John Hemm, Patricia Howlett, Ana Maria Korve, Beverly Lane, Melvin Lee, John Mercurio, Rosanne Nieto, Erinn Peterson, Anna Rikkelman, William Washington, Dirk Wentling, Ellen Williams

**Absent:** None

**Pledge to the Flag** – led by William Washington

**Public Comment Period –**

**Dr. Peter Wilson, JFK University** – Dr. Wilson spoke on university centers as an option to a traditional campus on the site.

**Greg Peterson, The Diablo Greens** – The Diablo Greens prefers the Concentration/Conservation theme and would like to have additional emphasis on power generation, environmental impact and pedestrian/bike friendly environment.

**Kathy Gleason, CNWS Neighborhood Alliance** – The Alliance is in favor of the Concentration/Conservation alternative. Ms. Gleason requested the CAC to put EBRPD on the agenda for the next meeting for discussion of their public benefit conveyance.

At the close of the public comment period, an extensive discussion took place regarding the request to have the EBRPD come before the CAC to discuss their PBC application. Director Wright indicated the request could be accommodated but asked the co-chairs for clarification on what the CAC would like the applicant to present beyond their existing proposal. After further discussion and in light of the fact that both modified alternatives could accommodate the EBRPD request, the Committee decided on a hand vote, to not add the item to the September 30 agenda.

### **1. Approval of Annotated Agenda/Minutes of August 19, 2008 & September 2, 2008**

ACTION: Co-Chair Dan Helix asked for a motion to approve the Annotated Agenda-Minutes for the meetings held August 19 and September 2, 2008. Pat Howlett made the motion and Melvin Lee seconded. The motion passed unanimously.

### **2. Current Status of the Reuse Project – Report by Michael Wright, Reuse Project Director**

Director Wright reported there were approximately 240 people who attended the September 13, 2008 workshop. Copies of the comment cards that were collected were handed out to the CAC and to the public.

### **3. Items for Discussion**

- Review and discussion of modified alternatives for the clustered village and concentration/conservation themes

Karen Alschuler gave a shorten version of the presentation from the September 13, 2008 workshop. A discussion was held regarding the two alternatives with the CAC. (See attachment of summary comments)

### **Public Comment Period –**

**Amie Fishman, East Bay Housing Organization; Ron Brown, Save Mt. Diablo; Linda Best, Contra Costa Business Council** – Ms. Fishman, Mr. Brown and Ms. Best are representing a regional stakeholder working group. They are supportive of the two land use alternatives but do have some concerns. They encouraged the City to actively engage the State and Federal resource and regulatory agencies to gain a better understanding of their requirements. There are concerns about how those agencies are going to respond to the nature, cultural and wetlands constraints. They also encouraged the City to engage EBRPD as a partner in the planning process and want to encourage the City to facilitate discussions between various institutions and stakeholder groups to explore placement and potential joint uses of facilities. Some of the concerns they are going to examine more in depth include traffic and transit; there is a need to have deeper discussions and explorations regarding this. They are also looking at the idea of how to create a viable business and job center.

**Kathy Gleason, Concord resident** – Ms. Gleason stated they want to hear what the CAC feels about the EBRPD, they are not asking for a presentation from EBRPD. She feels like some of the CAC are making assumptions about what residents would like. She recommends the CAC speak with residents who live in the area.

**Pete Stuart, Concord resident** – Mr. Stuart spoke of the quality of life on the site. He would like to encourage the use of more open space and to shrink the footprint of the area.

**Jim Van Beveren, Concord resident** – Mr. Van Beveren supports the EBRPD and would like to have them as a neighbor.

**Brandon Lerda, Concord resident** – Mr. Lerda questioned if it would be easy to extend West Street through the high school. Mr. Lerda feels the villages are more like micro-cities rather than clustered villages and thinks the assumption that they are going to be destination places is false.

**Gareth Buser, Concord resident** – Mr. Buser stated in the Concentration/Conservation alternative, if there is an emergency there could be large traffic congestion and in the Clustered Villages alternative there is better circulation for traffic. He believes the Clustered Villages brings more integration to the city. He would also like to hear more about a solar park farm.

**Ed Shockley, Concord resident** – One of the things Mr. Shockley likes about the alternatives is the large open space. He would like to see more housing for seniors and wanted to stress that affordable housing is different from homeless and supportive housing.

**Brian Holt, EBRPD** – East Bay Regional Park District looks forward to continuing the discussion of their potential involvement in the project. Mr. Holt spoke of destinations and stated the EBRPD is a major destination in the East Bay.

**Paul Choisser, Concord resident** – Mr. Choisser reflected there is no agricultural component in the project. He mentioned a potential use for some of the bunkers as wine storage and commented that the county buses are currently under-utilized and thought this might be a problem for the site.

#### **4. Reports/Announcements**

- CAC member reports  
None
- Staff announcements  
None

#### **5. Confirmation of Next Meeting Date** – September 30, 2008

There were approximately 35 people from the public attending this meeting.

**Adjournment** – meeting adjourned at 9:06 p.m.

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