



# Concord Hills Regional Park Land Use Plan

Public Meeting #2: Design Concepts Review

November 19, 2015



# Agenda

1) Welcome

2) Presentation

- Project Background and Status
- Existing Conditions, Opportunities, and Constraints
- Alternatives Overview

3) Small Group Exercise

4) Groups Report Back

5) Conclusions and Next Steps



# The PlaceWorks Team

- Leaders in Open Space and Public Access Planning
- Integrated Science, Planning, Design, and Environmental Review
- Team Members Include:
  - HT Harvey & Associates (Biology)
  - Siegel & Strain Architects; Trachtenberg Architects
  - Donna Graves (Public History)
  - Land Economics Consultants
  - Timothy C. Best (Geology; Trails)
  - BFK (Engineering)
  - Environmental Science Associates (Cultural Resources, Hydrology, Traffic)

# Key Project Partners

- East Bay Regional Park District (Lead)  
Beverly Lane, Director  
Diane Burgis, Director  
Brian Holt, Principal Planner
- National Park Service  
Gretchen Stromberg, Chief of Planning and Administration
- City of Concord





# Project Background and Status

Concord Naval  
Weapons Station

EDC

Future  
Regional  
Park Site



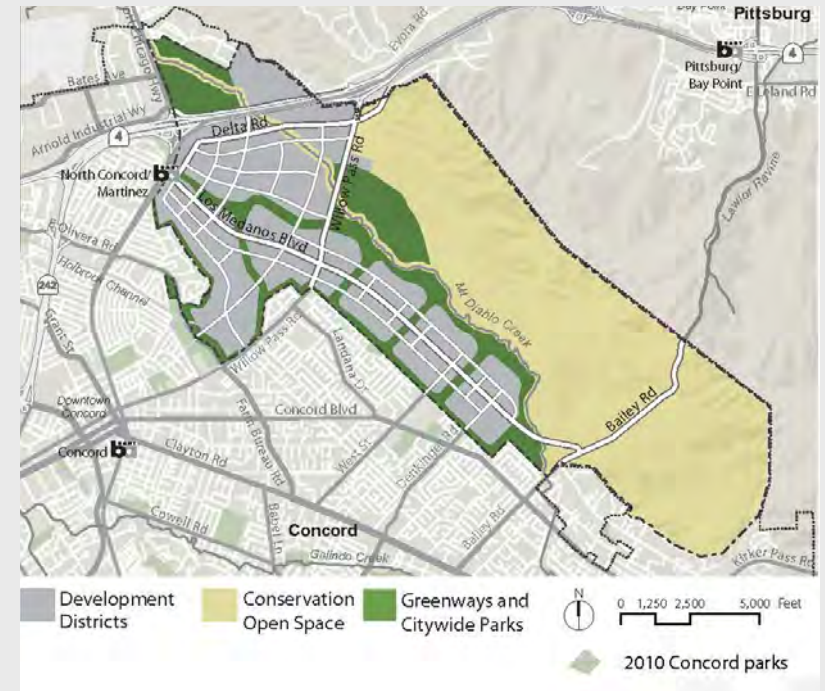
# Concord Community Area Plan

Comprised of 5,046 Acres

- 786 Acres: City Parks and Greenways
- 2,537 Acres: Conservation Open Space

A transit-oriented district with the “flavor of city life”

- 12,000 New Housing Units
- 6.1 million SF Commercial
- Community and regional facilities



Source: CRP Area Plan, 2012



# Park Land Use Plan

Purpose: Guide Development and Operation of the Future Regional Park

## Schedule

- Existing Conditions Report- July 2015
- **Alternative Park Land Use Plans ( Present- Winter, 2016)**
- Draft Park Land Use Plan (Winter, 2016- Spring, 2016)
- Environmental Review (Winter, 2016- Fall, 2016)
- Adoption of Final Land Use Plan (Late Fall, 2016)

## Avenues for Community Input:

- Stakeholder Committee
- Public Meetings
- Online Engagement



# Existing Conditions, Opportunities and Constraints



Photo by Stephen Joseph



# Regional Context

## Open Space and Trail Connections

- Black Diamond Mines Regional Park and Mount Diablo State Park
- Juan Bautista de Anza National Historic Trail
- Contra Costa Canal to Delta de Anza Regional Trail
- Community Connections





# Historical Context





# Historical Context

Native American and Mission  
Periods (4,000 BCE to 1821)



Photo by Stephen Joseph

Mexican and Early American  
Period (1821 to 1895)



Cistern Building  
(Constructed in 1930s)





# Historical Context

Port Chicago Naval Magazine (Est. 1942)

Port Chicago Naval Magazine National Memorial



Explosion and Mutiny Trial (1944)



Source: Allen, *The Port Chicago Mutiny*, 1993



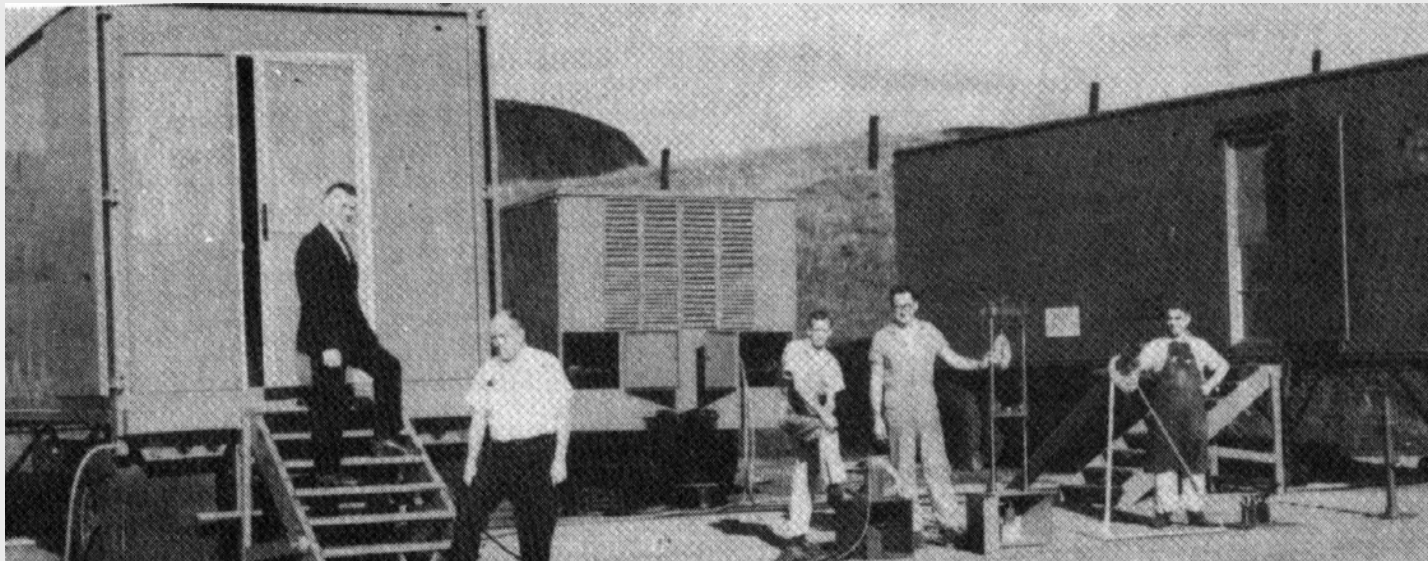
# Historical Context

Expansion of CNWS to Inland Area (1944)

Magazines constructed



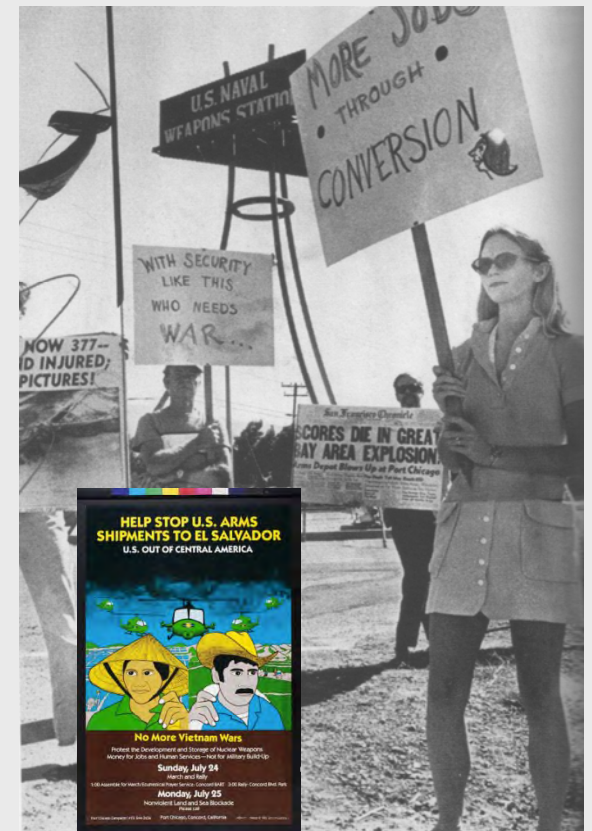
Cold War Era



Source: Keibel, *Behind the Barbed Wire*, 2006

Sources: Allen, *The Port Chicago Mutiny*, 1993 and Lincoln Cushing, *Docs Populi*

Civilian Protests





# Natural Resources



Biological Resources | Water Resources | Remediation Underway



# Opportunities and Constraints: Natural Resources





# Road and Rail Network

- 17.7 miles of paved road
- 25.3 miles of dirt roads
- 14.5 miles of railroad



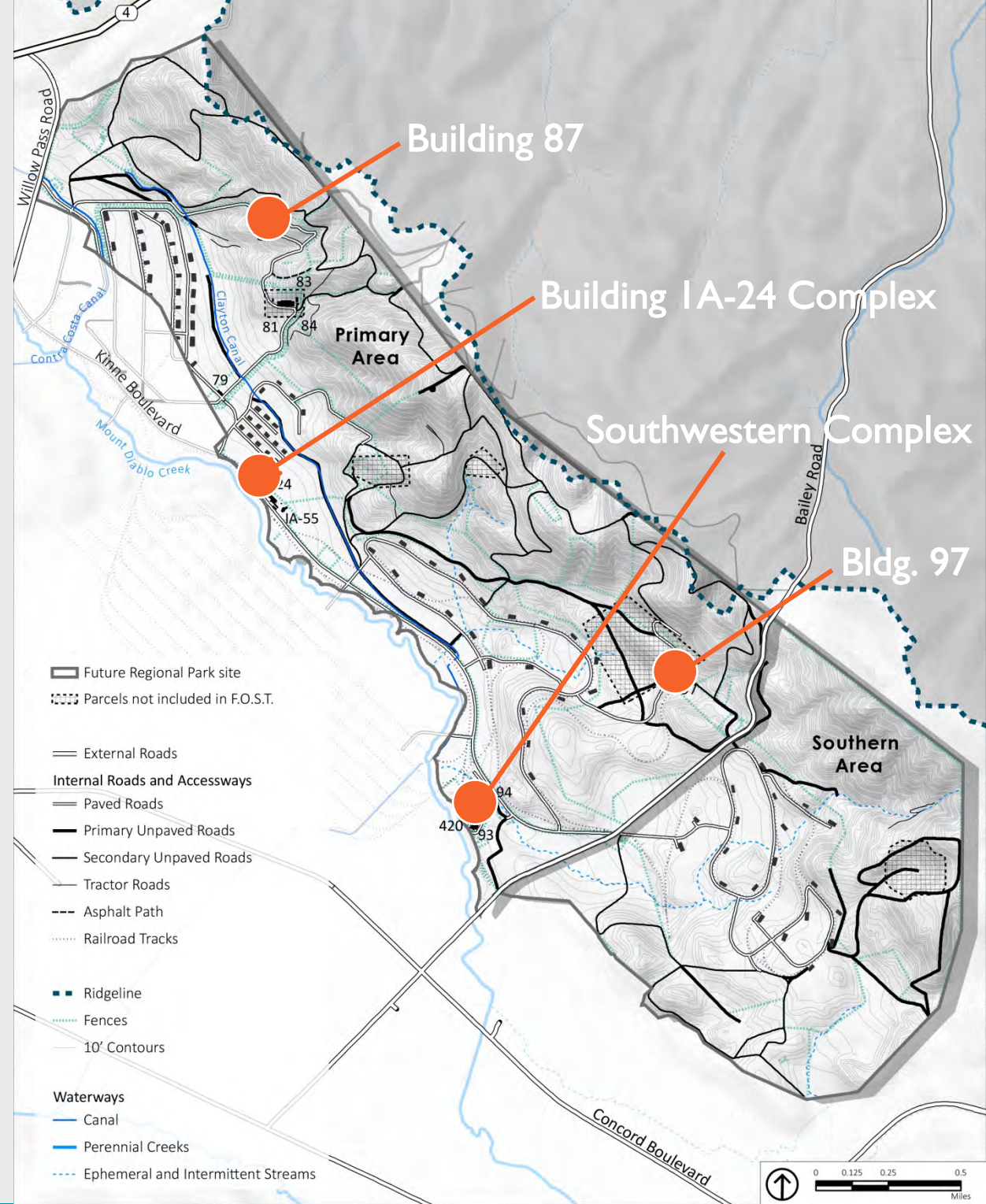
# Canals

- Contra Costa Canal
- Clayton Lateral





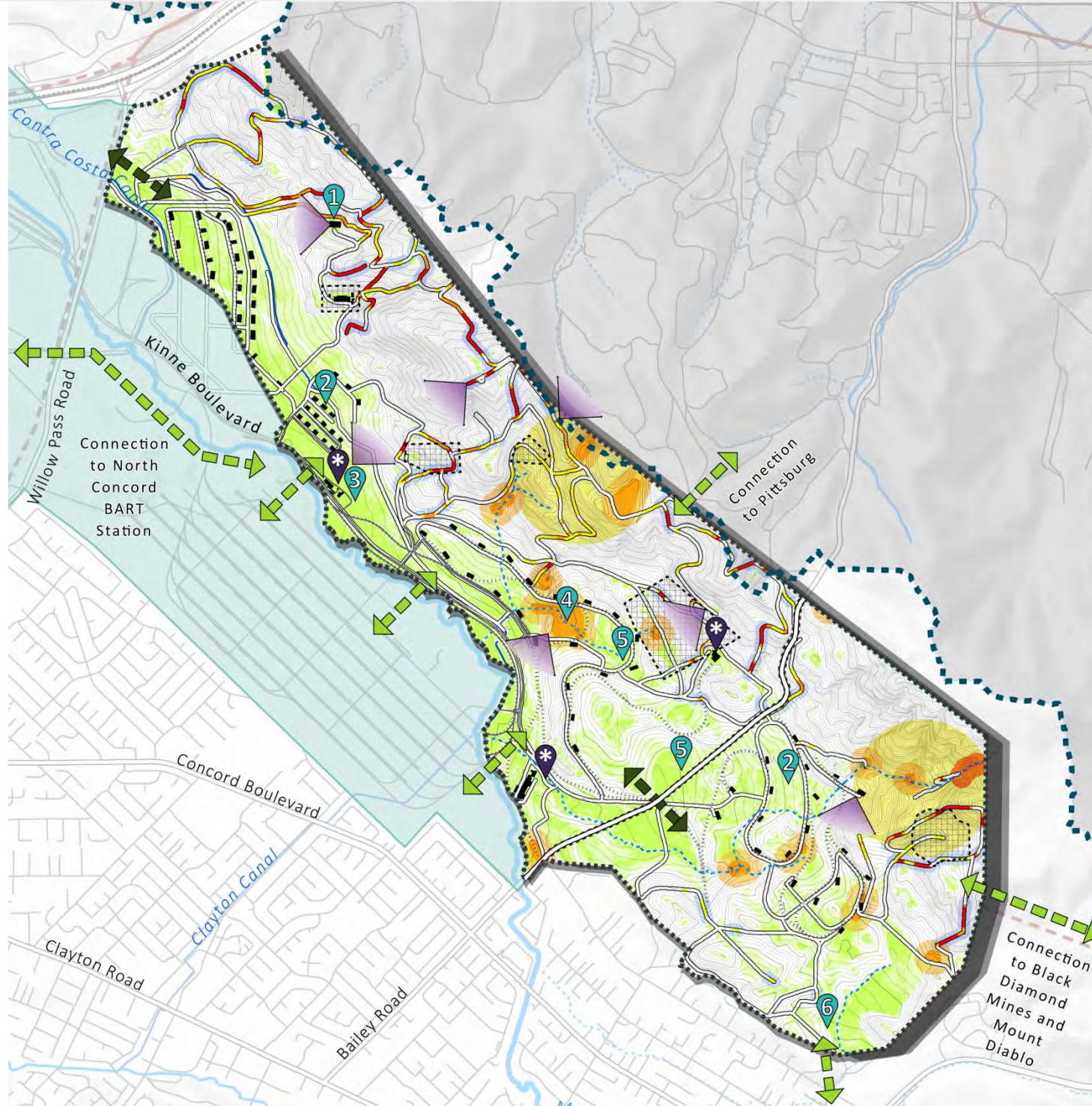
# Structures





# Opportunities and Constraints

- Future Regional Park Site
- EDC Area
  
- Railroad Tracks
- Ridgeline
- 50' Contours
- 10' Contours
- Existing Trails
- Future Trails
- BART Line
- Bart Station
- Remediation Areas
  
- Existing Roads Suitability**
- Steep Road Grade (>20%)
- Moderately Steep Road Grade (15-20%)
- Moderate Road Grade (10-15%)
- Gentle (0-10%)
  
- Gentle Slopes**
- Relatively Flat (0-5%)
- Mild (5-10%)
  
- Waterways**
- Mount Diablo Creek
- Other Perennial Creeks
- Ephemeral and Intermittent Streams
- Canal
  
- Habitat Buffers**
- 0.25 mile buffer for Golden Eagle Nest
- 100ft buffer for CTS/CRLF Breeding Ponds
- 300ft buffer for CTS/CRLF Breeding Ponds
- 200ft buffer for Coastal Sage Scrub
  
- Vehicular Access
- Non-vehicular Access
- Key Viewpoints
- Non-vehicular Access
  
- Interpretive Opportunities
- 1. Views towards Port Chicago Vicinity (Building 87)
- 2. Historic Magazine Areas (Creative Reuse Potential)
- 3. Building IA-24 and Cattle Corral
- 4. Cistern Building
- 5. Experimental Forests
- 6. Former Orchard Site
  
- Operations Opportunities



Connection to Black Diamond Mines and Mount Diablo



# Opportunities

- Open Space that is Highly Accessible to Urban Populations
- A Critical Linkage for Regional Open Space and Trails
- A Historic and Ecological Landscape that Resonates
- A Sustainable Park Model
- *Protection of Resources: Biological, Cultural, and Visual*





# Public Meeting #1: Vision

## Major Themes:

- Interpretation of cultural and natural history
- Access and connectivity
- Balance park use with conservation
- Park amenities (camping, magazine use, recreational rail, observatory, concessions)
- Resource Reuse
- Sustainability



**WHAT ARE YOUR PRIORITIES?**

The regional park will provide habitat preservation and enhancement, as well as educational and recreational uses that include a joint visitor center highlighting the history of the Fort Chicago Naval Magazine National Memorial will be included through partnership with the National Park Service.

What other recreational and educational features do you envision at the future regional park?  
Place a sticker in the box of the feature that you think is most important.

Restoration of heavy infrastructure (buildings and rail lines)

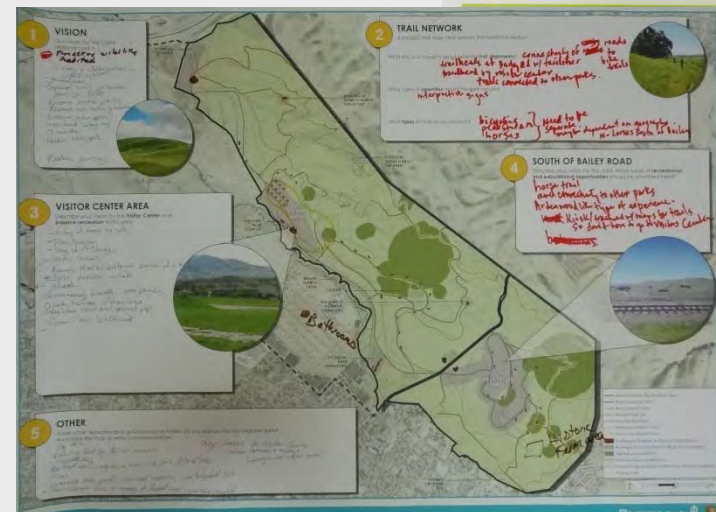
Regional trail network (walk, bicycle, equestrian, horse, mountain bike)

Mountain bike trails

Equestrian trails

in partnership with others on the project website:  
<http://regionpark-cnws.com>

PLACES FOR: East Bay





# Online Engagement

Concord Naval Weapons Station Regional Park Sign Up or Log In

## Concord Naval Weapons Station Regional Park

The East Bay Regional Park District (EBRPD) and National Park Service (NPS) have initiated the planning process to develop a Park Land Use Plan for a future regional park to be located within the former Concord Naval Weapons Station. The Park Land Use Plan will build from the Concord Reuse Project Area Plan to

[Read More](#)

[Sign Up or Log In](#)

## Priorities Ranking

Topics



What are your priorities?

[Respond Now](#)

[results](#)



What are your priorities?
option
Overlooks (Delta, Suisun Bay, Mt. Diablo, Concord, etc.)
Interpretative/recreational use of Navy magazines and other structures
Preservation of Navy infrastructure (buildings and rail lines)
Hiking trails
Regional trail connections
Multi-use trails
Group picnic areas/facilities
Group camping facilities
Backcountry camping facilities
Event space
Agricultural programming
Mountain bike trails
Educational day camp facility
Equestrian trails



# Alternative Land Use Concepts





# Similarities between Alternatives

- Resource Protection emphasized in Conservation Zones
- Access and Circulation
  - Regional Trail Connections
  - Same Vehicular Access Points
  - No through-road (public)
- Recreational Uses
  - Multi-use Trail Network
  - Picnic Areas using Magazines
  - Outdoor Classrooms
  - Camping
  - Amphitheatre
  - Educational/Event Facility





# Similarities between Alternatives

- Joint Use Visitor Center
  - Reuse of Building IA-24
  - Similar Programming
- Interpretive Sites and Content
- Operations
  - Caretaker Residence
  - Corporation Yard at Southwestern Complex





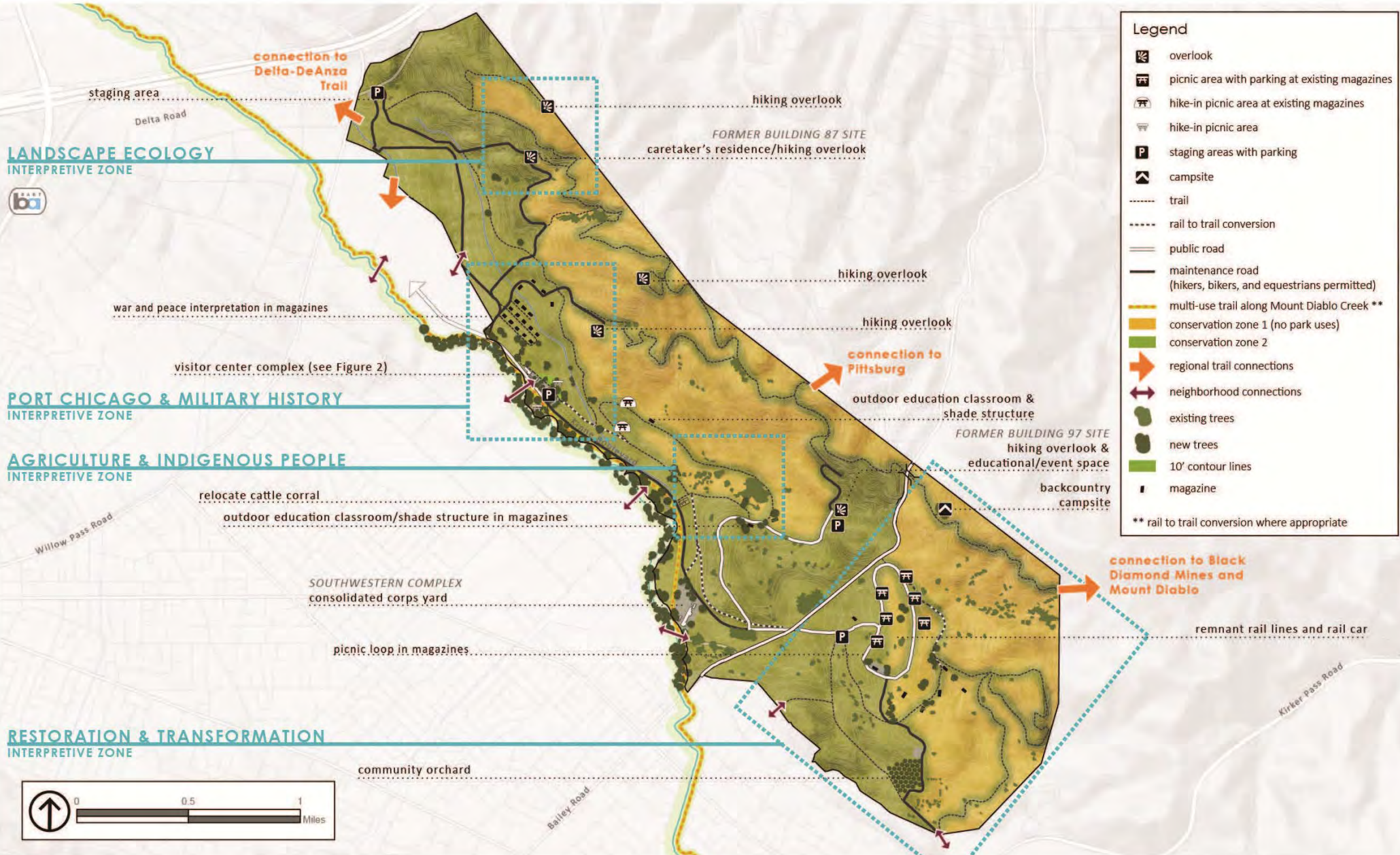
# Alternatives Overview: Key Differences

- Approach to Interpretive Programming
- Road and Trail Network
- Distribution and type of Park Uses and Facilities
- Joint Use Visitor Center Complex
- Approach to Magazine Reuse





# Alternative A- Interpretive Zones





# Alternative A- Park Uses and Facilities

## Northern Area

- Loop Service and Emergency Road in northern area
- Caretakers Residence at Building 87 Site
- Public Road to Visitor Center only

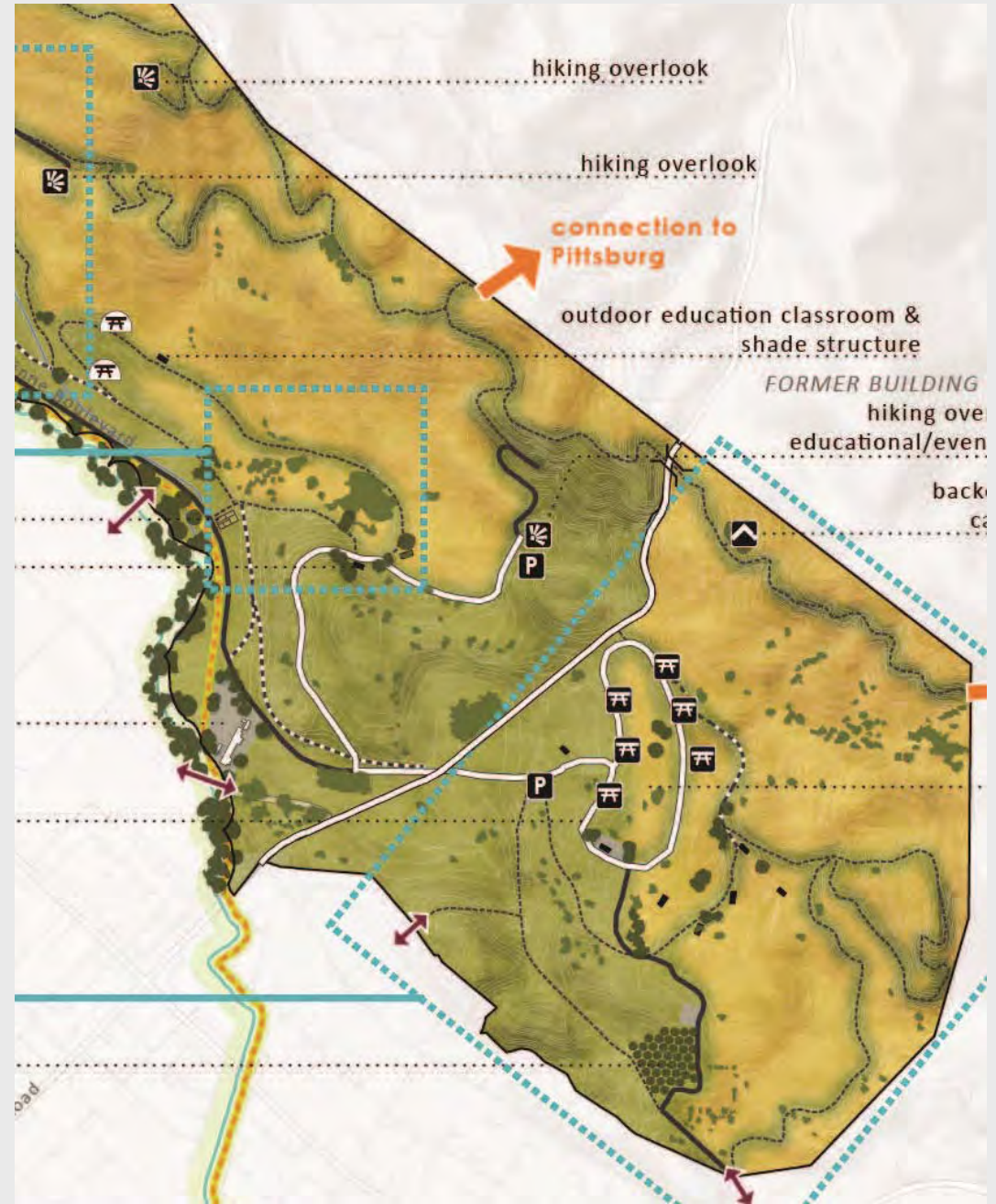




# Alternative A- Park Uses and Facilities

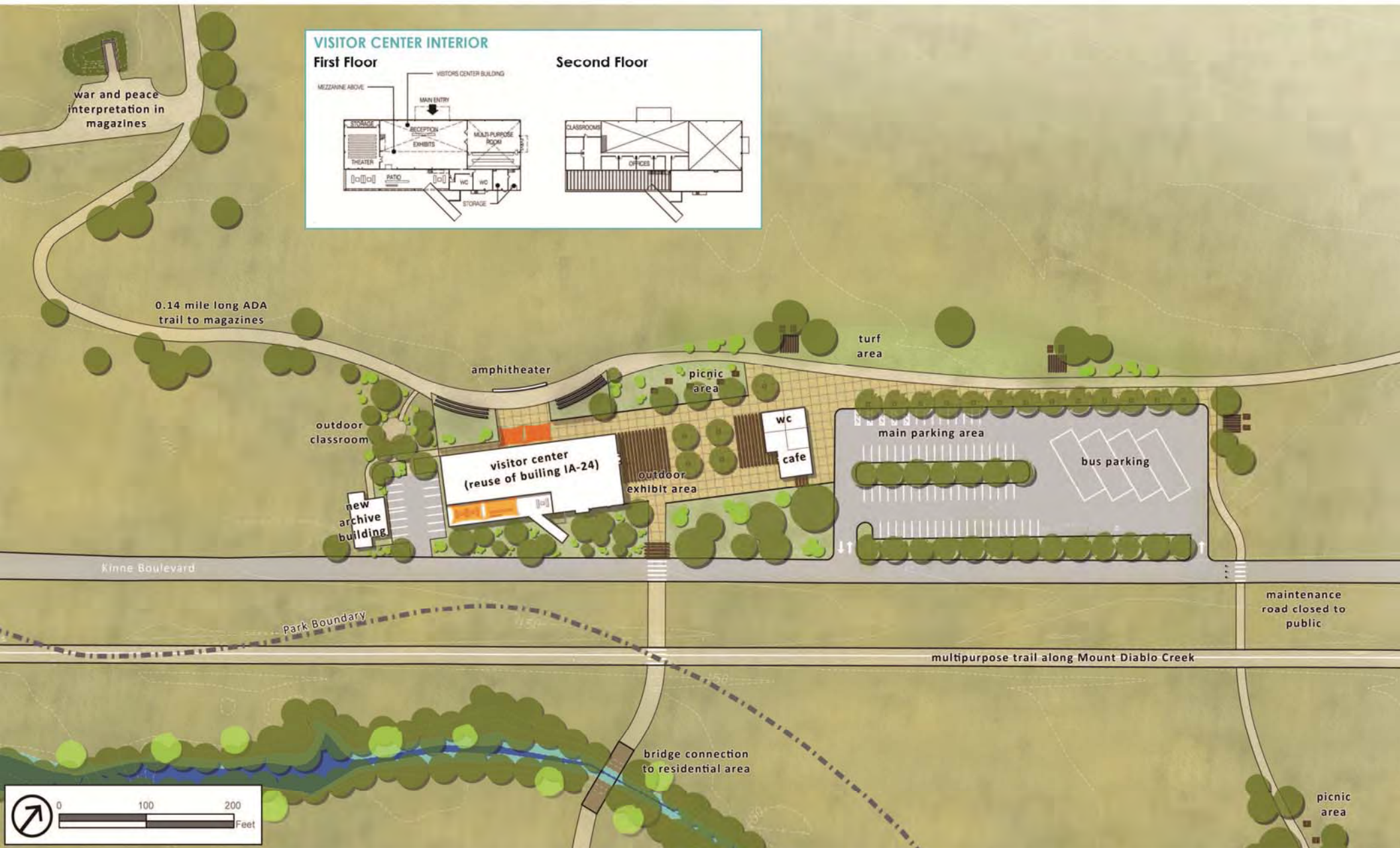
## Central and Southern Area

- Public Road to education/event facility at Building 97 Site
- Public loop road with picnic areas
- Ridge trail within Park
- Multiple loop trails
- Walk-in Neighborhood Access
- Backcountry campsite
- Community Orchard





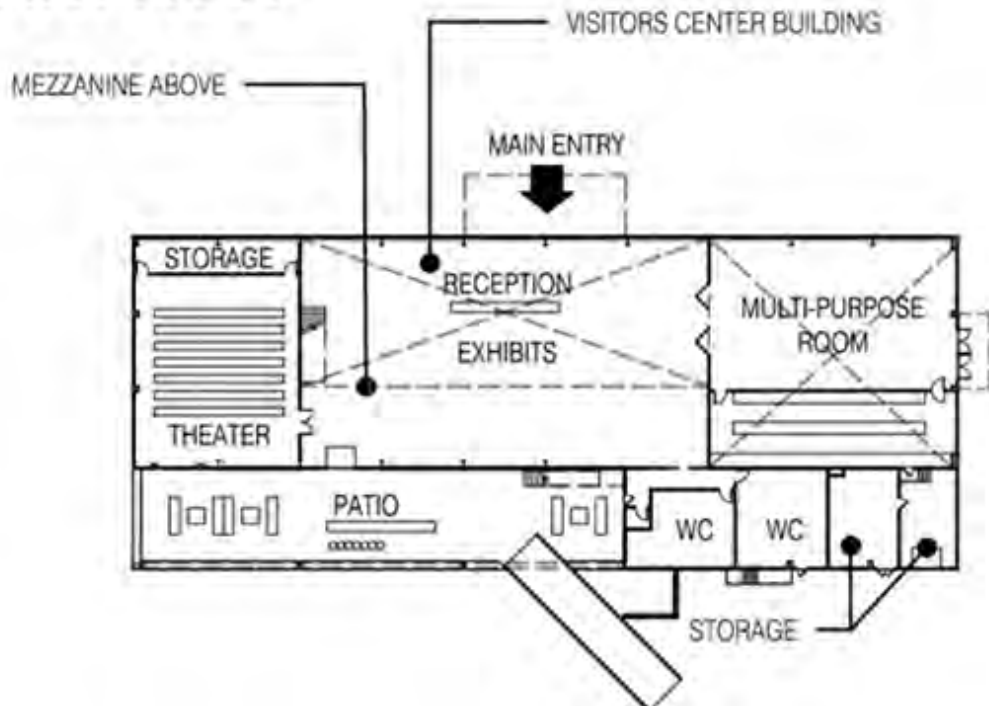
# Alternative A: Visitor Center Complex



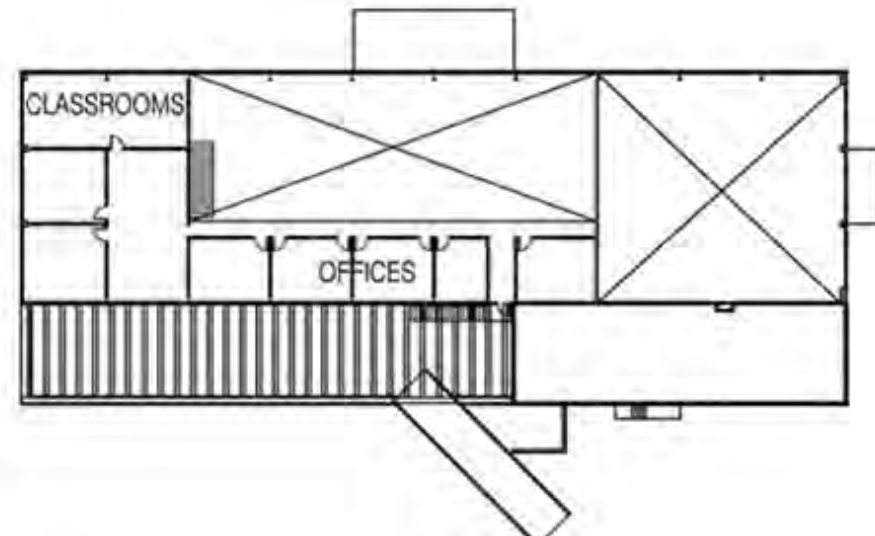




## First Floor



## Second Floor









# Information

Legacy of Landscape Transformation

Legacy of Landscape Transformation

Legacy of Landscape Transformation

P&H  
P&H  
CHEBIA





# Magazine Reuse





# Magazine Reuse





# Magazine Reuse



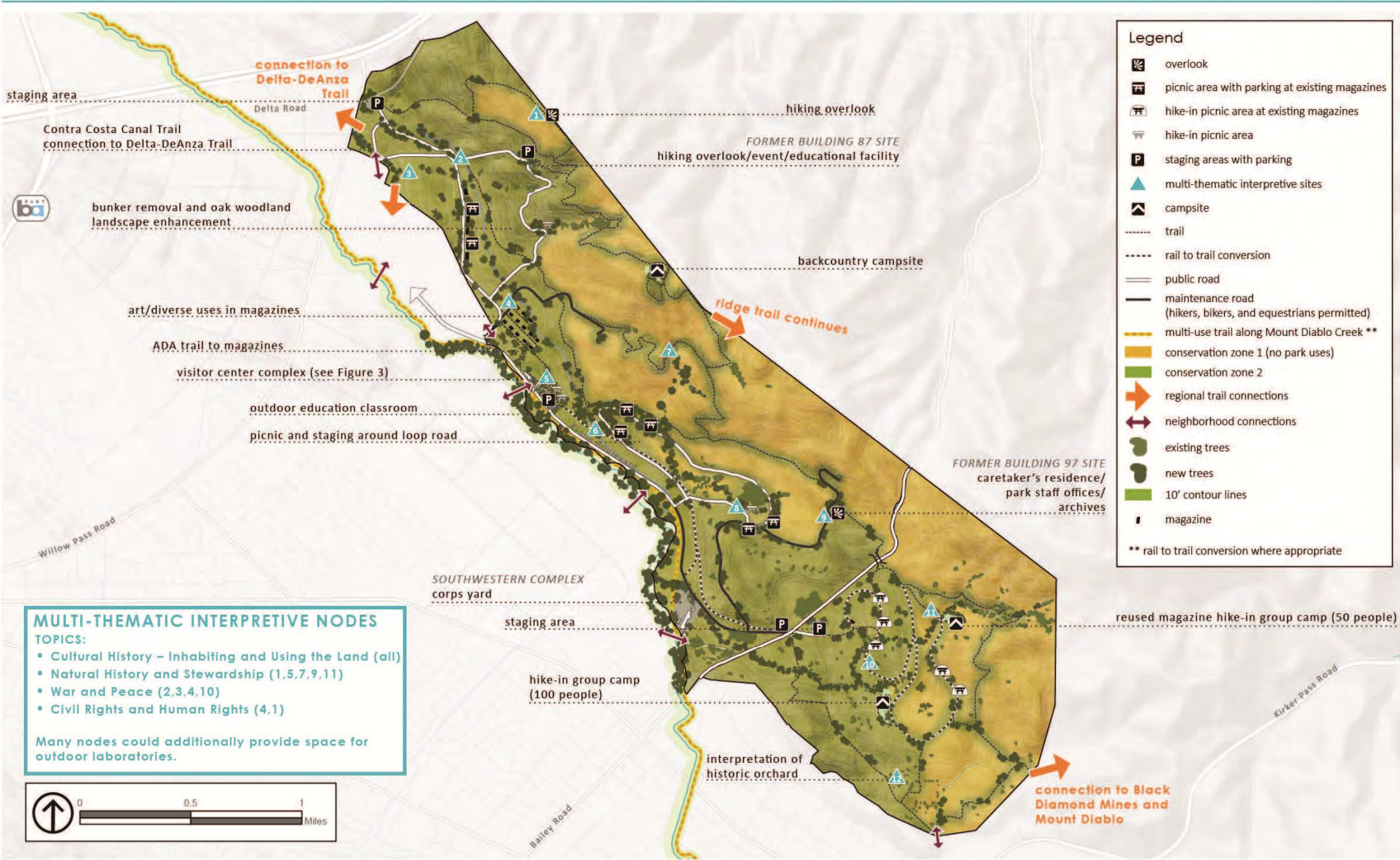


# Magazine Reuse: Picnic Facilities





# Alternative B- Interpretive Nodes





# Alternative B

- Increased Tree Planting
- Northern Area
  - Public Loop Road to Educational/Event Facility
- Backcountry campsite





# Alternative B

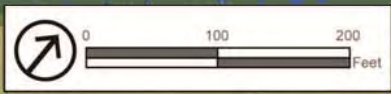
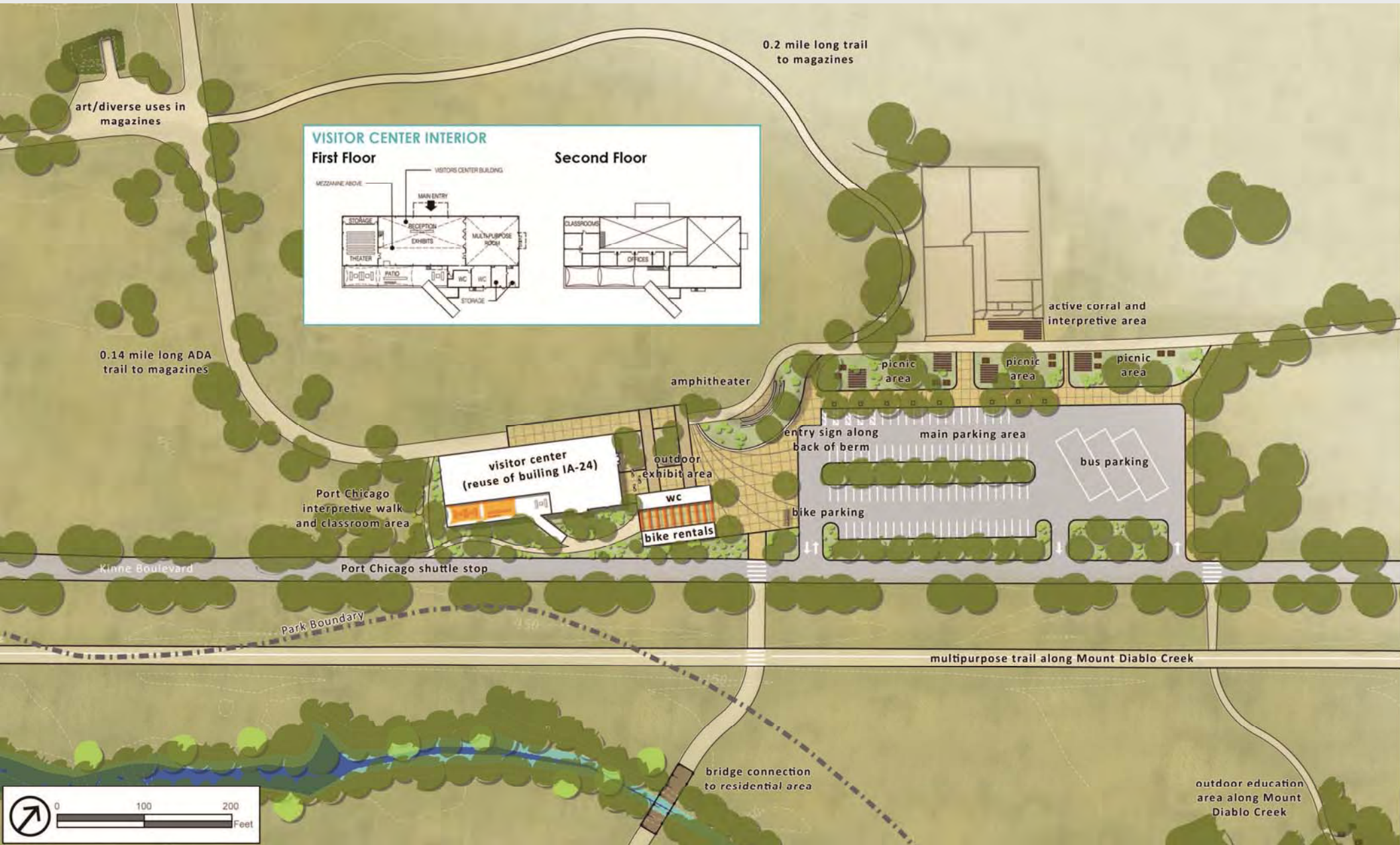
## Central and Southern Area

- Public Loop Road around Cistern Pond Area with picnic sites
- Staging Areas at Bailey Road (no Public Roads)
- No roads in Southern Area
- Emphasis on Rail-to-Trail
- Ridge Trail connects through adjacent property
- Group Camp Sites (2)





# Alternative B





# Magazine Reuse





# Magazine Reuse: Community Uses





A landscape photograph showing a dirt road and a gravel path leading towards a range of mountains under a clear blue sky. The foreground is a dry, grassy hillside with scattered dark rocks. The middle ground features a dirt road on the left and a gravel path on the right, both leading towards the mountains. The background consists of a large, dark mountain range with some sparse vegetation on its slopes. The sky is a clear, light blue.

Questions?



# Small Group Exercise

1. Introductions
2. Select facilitator, timekeeper, and note-taker
3. Select an Alternative to work from
4. Complete Activities #1, 2, and 3
5. Select spokesperson
6. Turn in Activity Board





# Conclusions and Next Steps



# Conclusions and Next Steps

## Opportunities for Public Input:

- Alternative Park Land Use Plans (Winter, 2016)
- Draft Park Land Use Plan (Spring, 2016)
- Environmental Review (Fall, 2016)
- Adoption of Final Land Use Plan (Late Fall, 2016)

## For Project Updates and to Share your Thoughts:

<http://www.ebparks.org/cnws>

## Questions and Comments?

Contact Brian Holt, Principal Planner, East Bay Regional Parks District  
BHolt@ebparks.org



**For project updates and  
opportunities to share your thoughts, go to:**

**<http://www.ebparks.org/cnws>**

**Questions or comments?**

Brian Holt, Principal Planner

East Bay Regional Parks District

**[BHolt@ebparks.org](mailto:BHolt@ebparks.org)**