

COMMUNITY OUTREACH MEETING #3



CONCORD FIRST
PARTNERS, LLC.

Lewis Planned Communities
A Member of the Lewis Group of Companies

THE
DISCOVERY
COMPANIES



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Meeting Notice

Please join us for a virtual meeting on Thursday, July 28th on Zoom at 6:00pm to 7:30pm. All are welcome to attend as Concord First Partners and members of their consultant team will present a progress update and be available to listen to the community and answer questions. Spanish translation will be available as well.

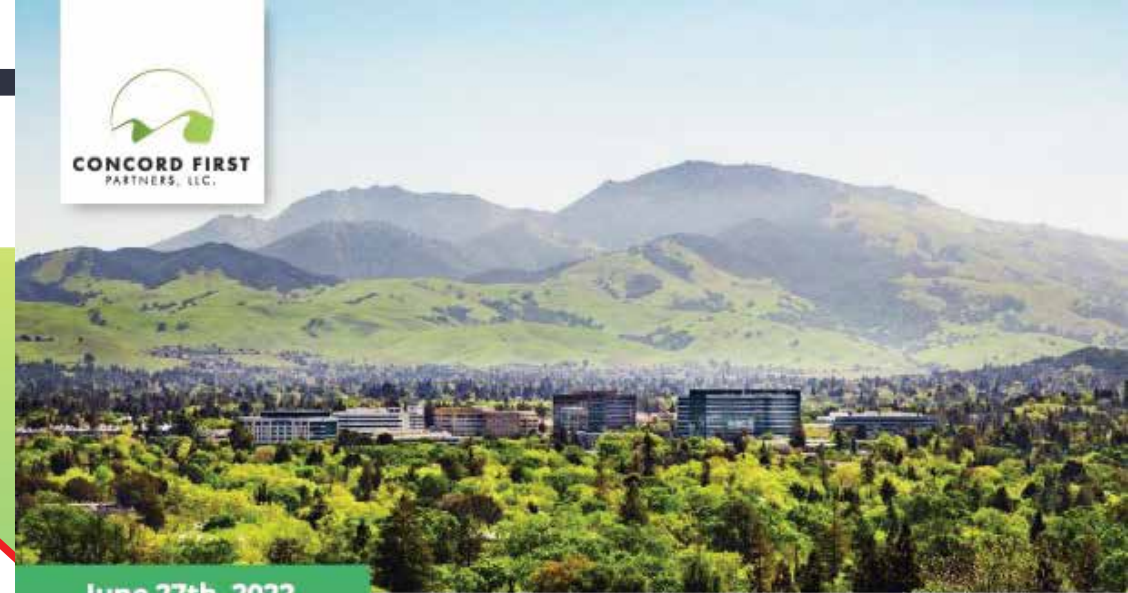
We hope to see you there!

For Spanish audio translation:

+1 669 444 9171

Meeting ID: 822 1407 0573

Passcode: 699704



June 27th, 2022

Image courtesy of visitconcordca.com <https://www.visitconcordca.com/blog/hike-bike-camp-at-mount-diablo/>

Upcoming Community Outreach Meeting on July 28th

Please join us for our 3rd community meeting via Zoom on Thursday, July 28th from 6:00 pm to 7:30 pm hosted by Concord First Partners, LLC. This will be an opportunity for attendees to provide input, perspectives and feedback on community and project priorities. All are invited and welcome to attend!

Meeting Details



July 28th, 2022
6:00 PM - 7:30 PM

Zoom

Join the meeting at [concordfirstpartners.com](https://www.concordfirstpartners.com) under the 'Events' tab, or join directly at:

<https://us06web.zoom.us/j/84569841730?pwd=VCs5dnBLZSt5a2VaWE5KSVRDQnhlZz09>



Image courtesy of visitconcordca.com <https://www.visitconcordca.com/travel-tools/destinationguide/>

Come join us and provide your input on our website: **[Concordfirstpartners.com](https://www.concordfirstpartners.com)**



Concord First Partners LLC



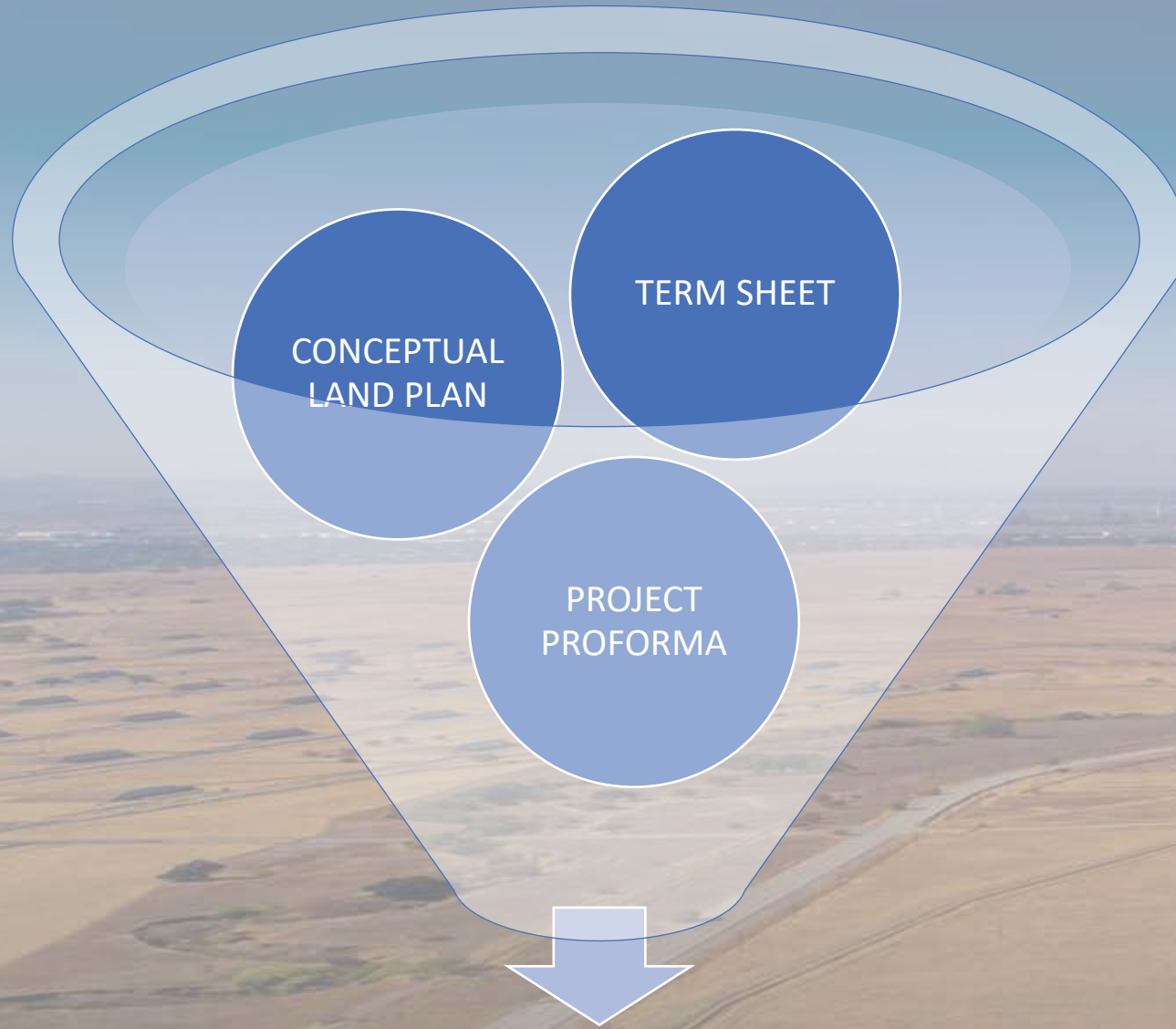
@Concord_First



@concordfirstpartners

CONCORD FIRST PARTNERS SCHEDULE OF MASTER DEVELOPER SELECTION/NEGOTIATION





- THE TERM SHEET WILL ESTABLISH AND CONFIRM PLANNING, INFRASTRUCTURE, FINANCIAL FEASIBILITY, COMMUNITY OUTREACH PROTOCOLS AND KEY PROJECT ELEMENTS
- CFP HAS HELD OVER **80** MEETINGS WITH THE LRA AND LRA CONSULTANT TEAM SINCE CFP SELECTED AS MASTER DEVELOPER SINCE AUGUST, 2021



TERM SHEET COMPONENTS

- FINANCIAL FEASIBILITY
- CONCORD FIRST LABOR POLICIES AND LOCAL OPPORTUNITIES
- AFFORDABLE HOUSING
- ENVIRONMENTAL PRESERVATION / MITIGATION
- COMMUNITY OUTREACH
- PLANNING AND DEVELOPMENT PROCESS
- LAND CONVEYANCE

CNWS PROJECT PROCESS



COMMUNITY OUTREACH



MEETING NOTICE

Please join us for an in-person community wide meeting on Thursday, March 3rd at the Concord Senior Center from 6:00pm to 7:30pm. All are welcome to attend as Concord First Partners and members of their consultant team will present a progress update and be available to listen to the community and answer questions. Spanish translation will be available as well.

We hope to see you there!



Upcoming In-Person Community Meeting on March 3rd, 2022

Please join us for an in-person community wide meeting on Thursday, March 3rd at the Concord Senior Center from 6:00 pm to 7:30 pm. All are welcome to attend as Concord First Partners and members of their consultant team will present a progress update and be available to listen to the community and answer questions. Spanish translation will be available as well. We hope to see you there!

Meeting Details

Date: March 3rd, 2022
6:00 PM - 7:30 PM

Location: Concord Senior Center
2727 Parkside Dr.
Concord, CA 94518

To maintain a safe environment, the following COVID-19 protocols will be followed per local and state health orders:

- Vaccinated individuals are not required to wear a face covering.
- Unvaccinated individuals are required to wear a face covering indoors at all times, unless actively eating or drinking.

Come join us and provide your input at our website!
<https://www.concordfirstpartners.com>



MEETING NOTICE

Please join us for our first virtual community meeting on Thursday, January 27th from 6:00pm to 7:30pm. This will be the first of a series of ongoing meetings hosted by the Master Developer team, Concord First Partners, LLC and will be an opportunity for community residents and stakeholders to share their thoughts and provide valued input, comments and perspectives as pertains to the Concord Naval Weapons Station Project. All are invited and welcome to attend.

January 10, 2022



Upcoming Community Meeting

Please join us for our first virtual community meeting on Thursday, January 27th from 6:00pm to 7:30pm. This will be the first of a series of ongoing meetings hosted by the Master Developer team, Concord First Partners, LLC and will be an opportunity for community residents and stakeholders to share their thoughts and provide valued input, comments and perspectives as pertains to the Concord Naval Weapons Station Project. All are invited and welcome to attend.



Meeting Details

January 27th, 2022
6:00 PM - 7:30 PM

Meeting will be held virtually via Zoom. Instructions for participation to follow.

Come join us and provide your input at our website!
<https://www.concordfirstpartners.com>



OVER 100 MEETINGS WITH STAKEHOLDER INDIVIDUALS AND GROUPS IN OUR FIRST YEAR



COMMUNITY OUTREACH OVERVIEW

- TWO COMMUNITY-WIDE OUTREACH MEETINGS
 - 1/27/22 - INTRODUCTION TO CONCORD FIRST PARTNERS
 - 3/3/22 - VISION FOR CONCORD NAVAL WEAPONS STATION
- CONCORD FIRST PARTNERS' WEBSITE: www.concordfirstpartners.com
- SOCIAL MEDIA:
 -  Concord First Partners LLC
 -  @Concordfirstpartners
 -  @Concord_first
- LOCAL PERIODICALS: THE CONCORD CLAYTON PIONEER
- DIRECT ENGAGEMENT FOR BROADER COMMUNITY INPUT

COMMUNITY PRIORITIES

FEEDBACK FROM COMMUNITY OUTREACH MEETINGS

1. AFFORDABLE HOUSING
2. LOCAL JOBS/EMPLOYMENT
3. NEIGHBORHOOD COMPATIBILITY – LAND USE / INTENSITY
4. COMMUNITY OUTREACH/INCLUSION
5. COMMUNITY SAFETY
6. ENVIRONMENT / OPEN SPACE / RECREATION

COMMUNITY PRIORITIES

FEEDBACK FROM ADDITIONAL STAKEHOLDER OUTREACH

BUSINESS AND TOURISM – SHARING PUBLIC INPUT

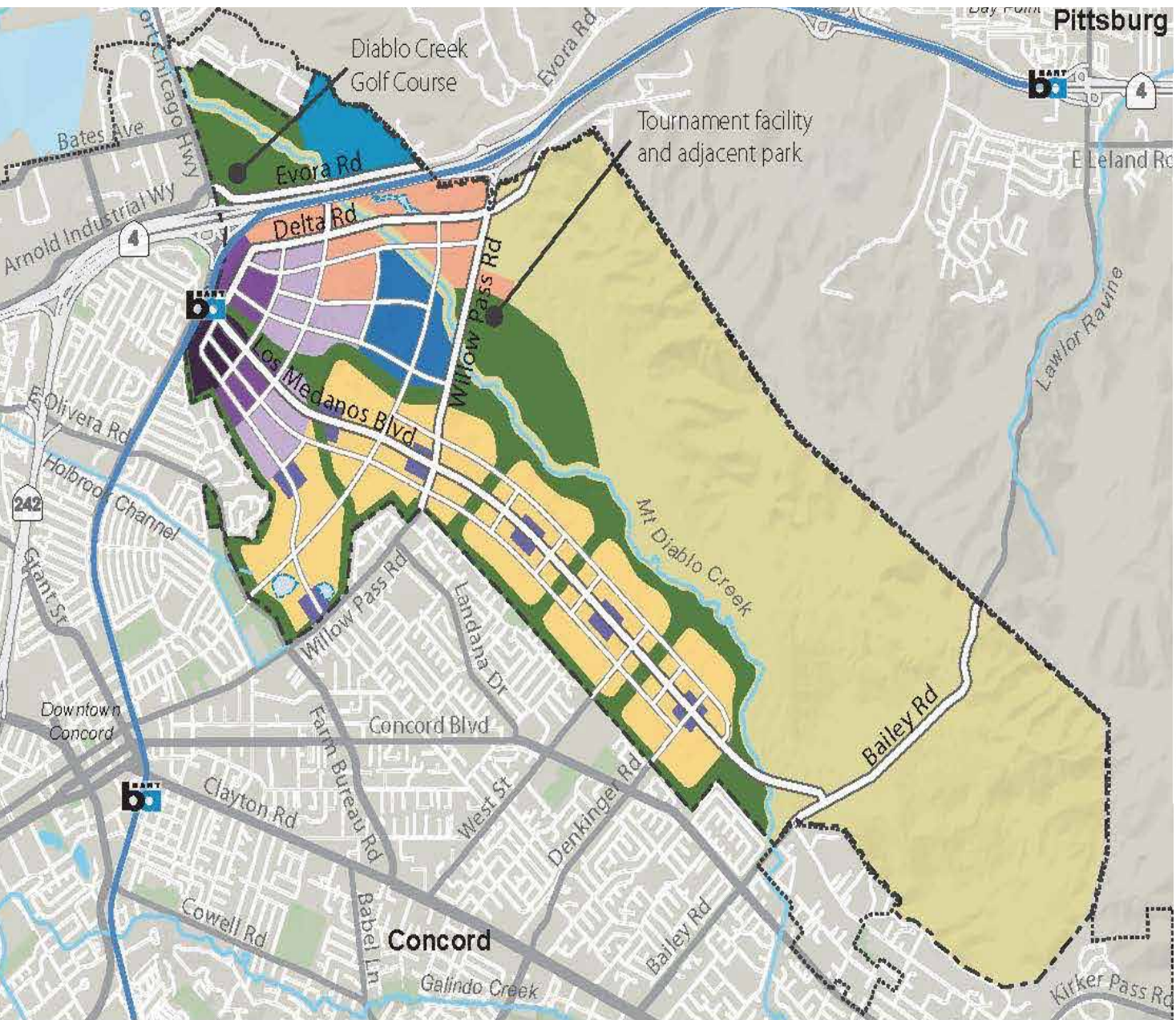
1. LOCAL JOBS/EMPLOYMENT – FOCUS ON CONCORD RESIDENTS
2. RECREATION – FOCUS ON BICYCLE / WALKING TRAILS
3. EDUCATION – FOCUS ON YOUTH AND VOCATIONAL PROGRAMS
4. AFFORDABLE HOUSING – FOCUS ON DIVERSIFICATION



SUNVALLEY
SHOPPING CENTER



AREA PLAN



Legend

Transit Oriented Districts

- North Concord TOD Core
- North Concord TOD Neighborhood

Neighborhoods

- Central Neighborhood
- Village Center
- Village Neighborhood

Civic and Institutional

- Campus
- First Responder Training Center

Commercial

- Commercial Flex

Conservation, Open Space and Recreation Lands

- Conservation Open Space
- Greenways, Citywide Parks, and Tournament Facilities
- Not shown: Potential bike and pedestrian facilities in the Regional Park.

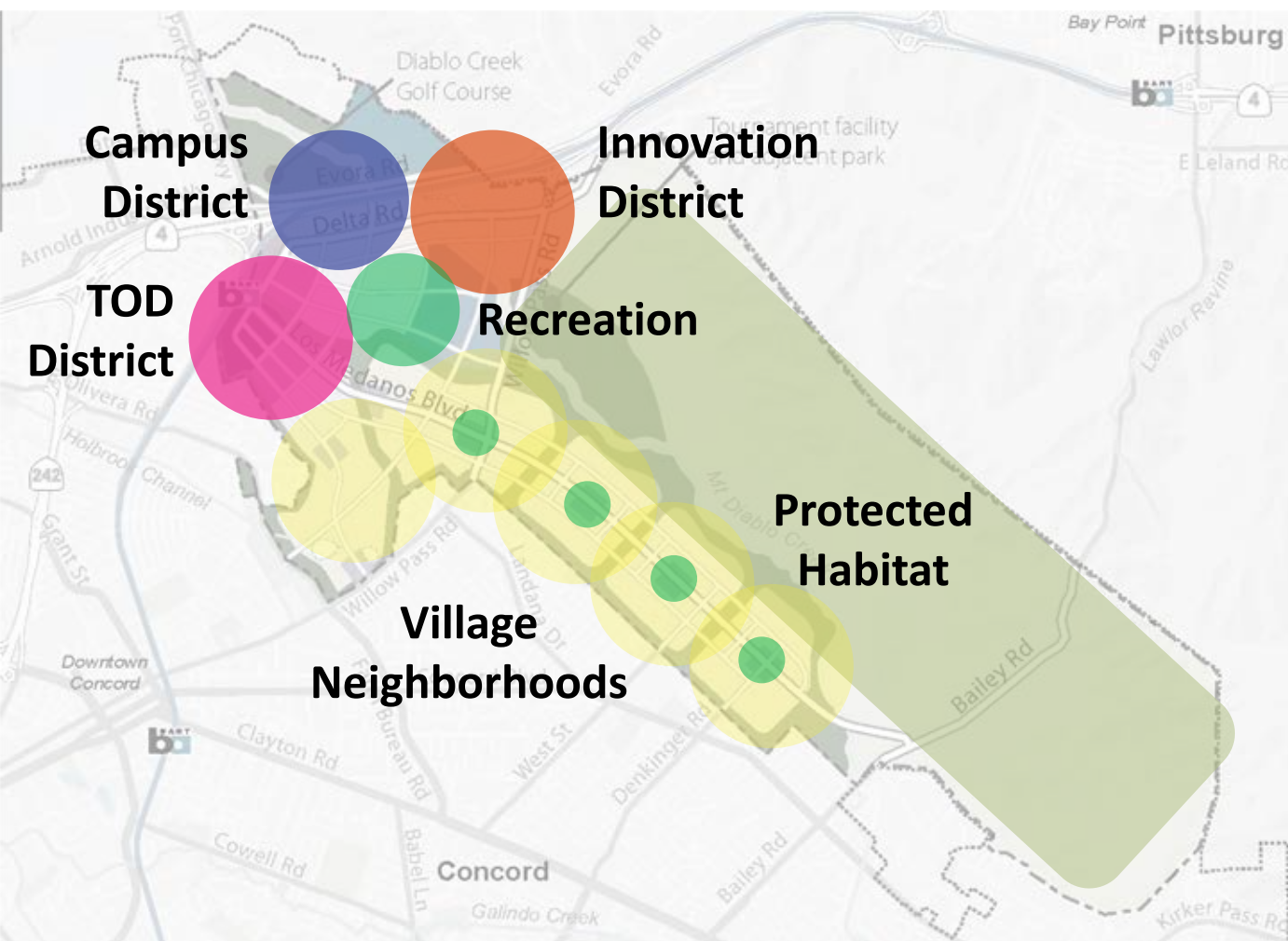
Primary Circulation Network

- Through Streets
- Collector Streets
- Planning Area Boundary
- City of Concord Boundary
- Seasonal Wetlands (delineated as of 2010)
- 2010 Concord parks

CFP PROPOSED MASTER PLAN COMMUNITY



DISTRICTS



TRANSIT-ORIENTED DISTRICT



INNOVATION DISTRICT

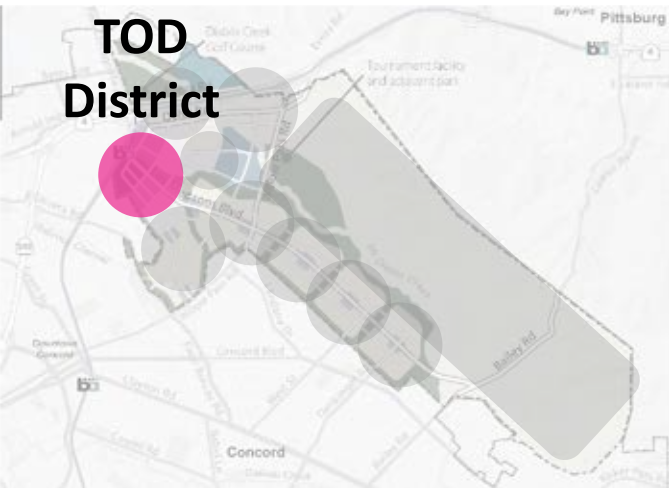


CAMPUS DISTRICT



VILLAGE NEIGHBORHOODS

BAY AREA HOK TRANSIT-ORIENTED DISTRICTS



Sequoia Station



Bay Meadows

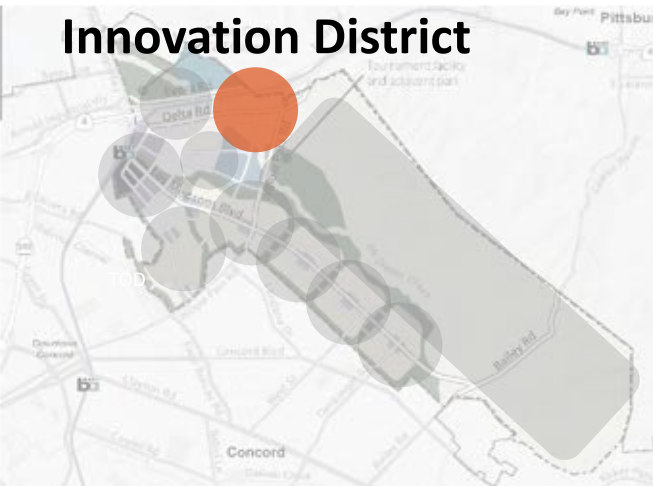


Millbrae Serra Station

TRANSIT-ORIENTED DISTRICT IN CONCORD



INNOVATION DISTRICT: STAGE 1



Large scale manufacturing space



Balance between smaller, flex spaces, logistics and heavy industrial spaces.



Open space as critical asset –public realm to connect and share ideas.

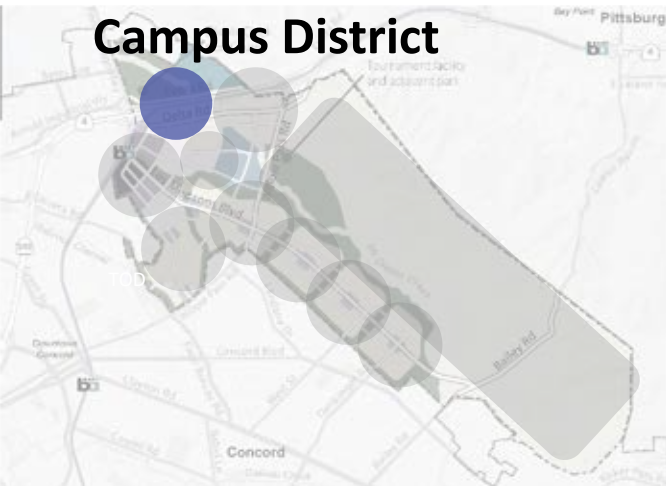


Mix of users, building types, and activities to catalyze district

INNOVATION DISTRICT



CAMPUS DISTRICT



Mix of uses, including academic and office buildings



Campus Quad as a gathering space to share ideas and knowledge



Provide Housing for 24/7 vibrancy



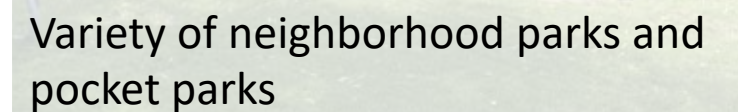
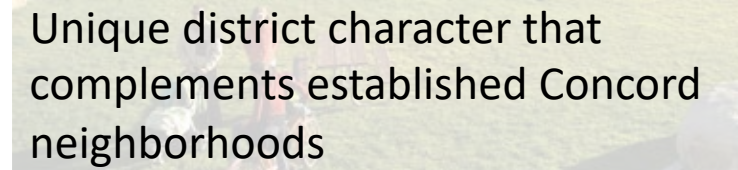
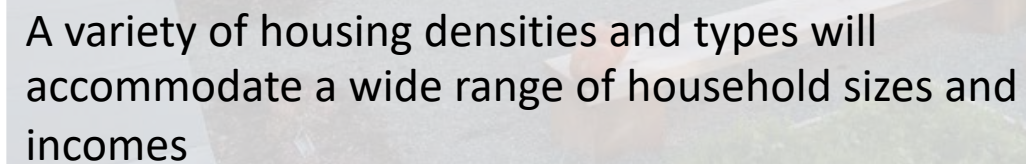
Research Labs



Provide Cultural Facilities

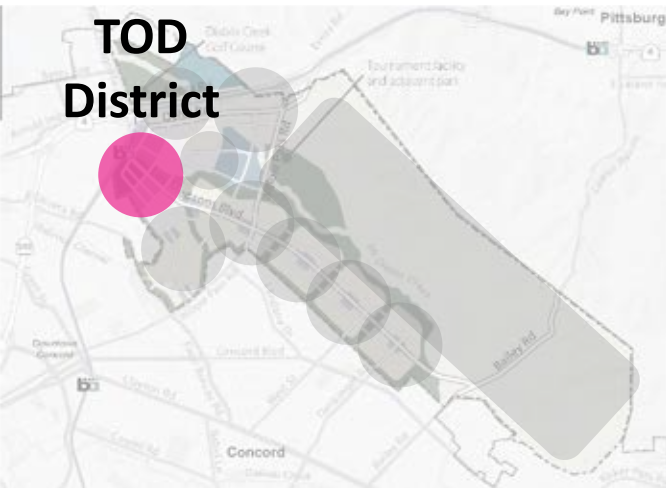
CAMPUS DISTRICT



[illegible]



WORLD CLASS TRANSIT ORIENTED DISTRICTS



Spring District, Bellevue, WA

TRANSIT ORIENTED DEVELOPMENT TRENDS



Walkable public realm



Design great public spaces



Health beyond the buildings



Integrate active transportation means



Shift to mixed use



Market flexibility



Focus on equity and access



Retail



Reduced parking



Mix of housing



Prioritizing based on place





ADDITIONAL COMMUNITY FEEDBACK: TOD DISTRICT

MASSING:

- 4+ STORIES IN 1-2 BUILDINGS CLOSEST TO BART STATION
- 2-3 STORIES FOR REMAINDER

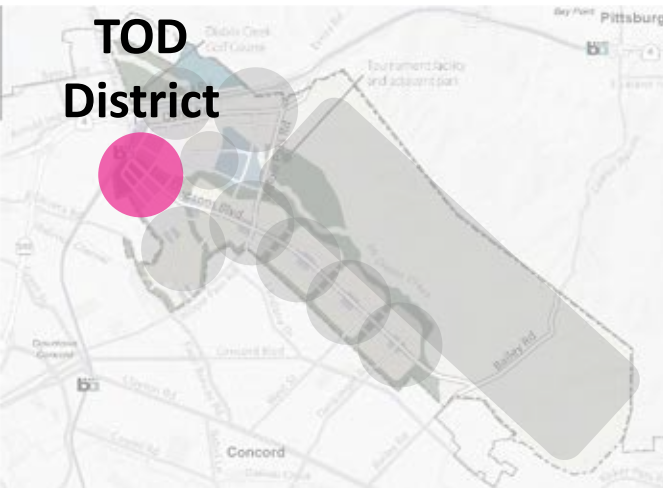
LAND USE PREFERENCES:

- MARKET-RATE HOUSING
- RETAIL - FOCUS ON FOOD/ENTERTAINMENT
- COMMERCIAL/OFFICE
- AFFORDABLE HOUSING
- EDUCATION

AFFORDABLE HOUSING & HOMELESS HOUSING:

- AVOID CONCENTRATING AROUND BART, SPREAD THROUGHOUT PROJECT AND COMMUNITY

TRANSIT ORIENTED DISTRICT IN CONCORD



Mixed-use Apartments



Mid-rise office buildings



Ground floor retail



Walkable district -
downtown feel

THE UNITY COUNCIL SOCIAL EQUITY DEVELOPMENT CORPORATION

PRESENTED BY CHRIS IGLESIAS, CEO



www.unitycouncil.org

POVERTY FIGHTING BEAST

More than a dozen lines of business from affordable housing, early childhood development, to arts & culture preservation.



**Youth
Empowerment
and Engagement**



**Career and
Financial
Empowerment**



**Programs for
Multi-Generational
Families**



**Building Vibrant
Neighborhoods**

THE UNITY COUNCIL AS AN ANCHOR INSTITUTION

Our Neighborhood
Hub Model
=
Equitable Economic
Development
+
Intergenerational
Pathway Programs



This Dashboard is adapted from the Anchor Mission Dashboard designed by
The Democracy Collaborative at The University of Maryland

Neighborhood Hub Model

Investing in communities,
building resilience and
improving health



EXAMPLES OF OUR SUCCESS:

FRUITVALE TRANSIT VILLAGE

Located in the heart of the vibrant Fruitvale neighborhood, Fruitvale Village is a mixed-use development that includes prime retail spaces, offices, and apartments. Fruitvale Village is adjacent to the Fruitvale BART station, the East Bay's 4th busiest station and 9th most widely traveled station, and a bustling AC Transit hub, making the property an internationally renowned Transit-Oriented Development.



Transit Housing
Community Services
Small Businesses



CENTRALIZED ESSENTIAL SERVICES AND BUSINESSES

Our Fruitvale community assets build economic resilience as well as elevates the preservation of Latinx culture and identity. Fruitvale Transit Village strengthens and enriches the community by providing:



- **Space to celebrate, share, and preserve *nuestra cultura* *our culture* in the Fruitvale.**



- **Support for Small Business Owners: TUC's Small Business Center provides free resources and multilingual advising for over 300 local small businesses**



- **Affordable Workspace: Below-market-rate office and meeting space for nonprofits and small businesses to keep them rooted in the community they serve.**

FRUITVALE VILLAGE IS A “MIXED- USE” DEVELOPMENT:

Space is used by office, retail and residential tenants



The ground floor of Fruitvale Village is home to locally-owned retail spaces.

The second floor offers Office spaces for important community resources, organizations, and is the home to Arise Charter High School.

Finally, 47 one and two-bedroom apartments offer housing on the third floor. Of the 47 units, 10 are designated as affordable units for residents earning between 35 – 80% of the Area Median Income.

AFFORDABLE RATE HOUSING FOR SENIORS

Las Bougainvilleas Senior Housing provides 67 one and two-bedroom apartments to very low-income seniors who can maintain independence with our without assistance. It is subsidized by the Department of Housing & Urban Development (HUD) as a 202 PRAC/Section 8 Senior housing facility.



Seniors at Posada de Colores and our other Senior properties enjoy access to the Fruitvale-San Antonio Senior Center for social activities, classes, and events. Transportation is provided to and from the Senior Center free of charge.



A TRANSIT CENTER SERVING THE ENTIRE COMMUNITY

Located a few hundred feet from BART, the Fruitvale neighborhood is home to the largest Latino/a and Indigenous populations in Oakland. Over 11,000 low-income residents - immigrants, children, parents, seniors, and small business owners, look to TUC for resources to achieve economic stability, dignity, and a sense of belonging.

Public Library - The Chávez Branch Spanish collection is the largest in OPL. Chávez also has a Chicano collection and a Seed Lending Library. They have books in Chinese and Arabic. The branch has 18 computers with internet.

Our De Colores Head Start program uses a play-based curriculum designed to meet each family where it's at on the path to school readiness and meeting each child's full potential.



INTERVIEW BY CONCORD FIRST PARTNERS

CHRIS IGLESIAS, CEO
CIGLESIAS@UNITYCOUNCIL.ORG

STAY CONNECTED WITH US!



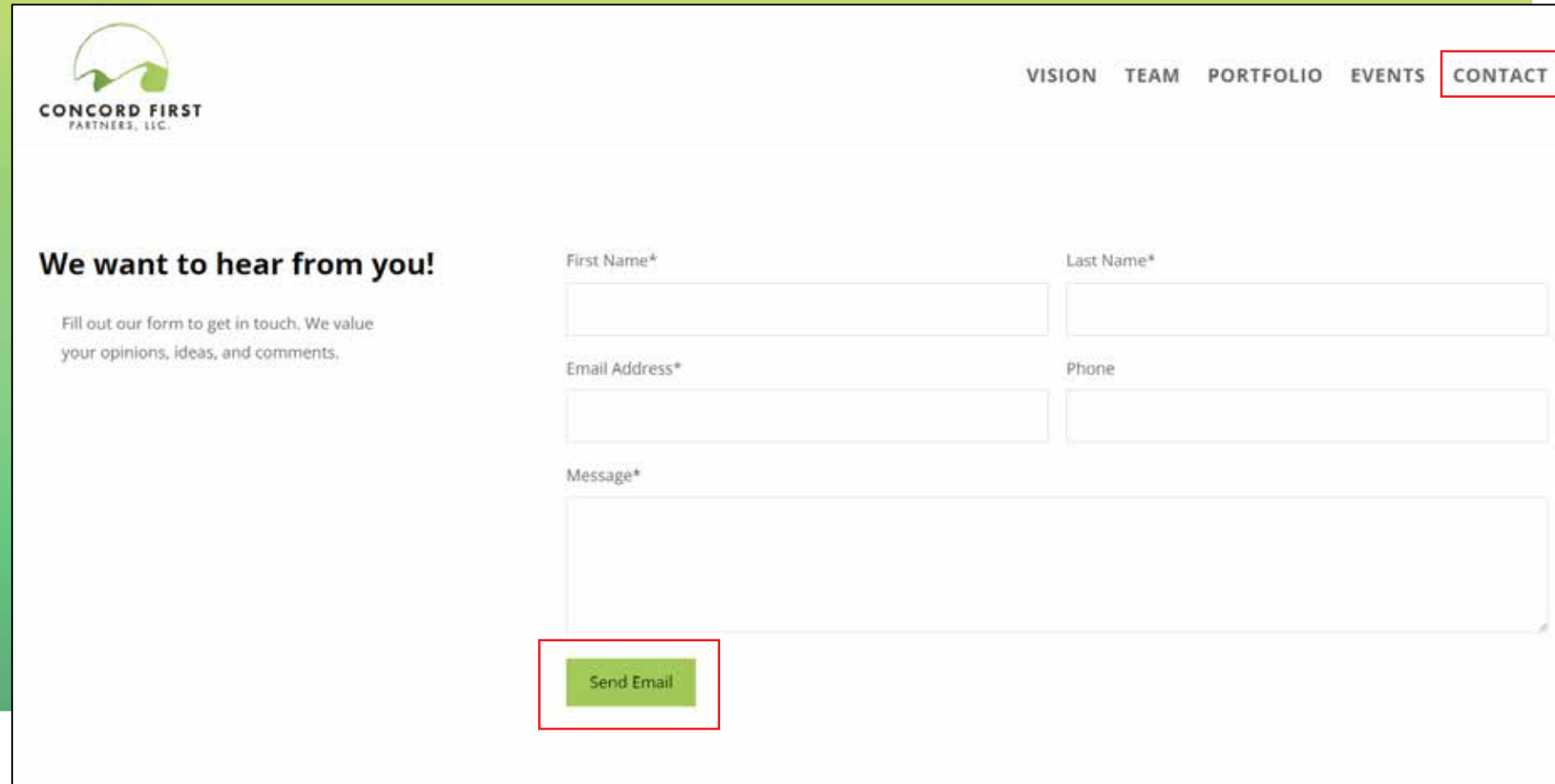
The Unity Council



www.unitycouncil.org

VISIT US AT OUR WEBSITE!

- For more information, questions, and inquiries, visit our website at:
concordfirstpartners.com
- To submit an inquiry, click the 'Contact' tab in the top right corner of our home page
- Insert your name, email address, and enter your message.
- When finished, click the 'Send Email' button to submit your ticket



The screenshot shows the website for Concord First Partners, LLC. The header features the company logo on the left and a navigation menu on the right with links for VISION, TEAM, PORTFOLIO, EVENTS, and CONTACT. The CONTACT link is highlighted with a red box. Below the navigation menu, the main content area has the heading "We want to hear from you!" followed by the instruction "Fill out our form to get in touch. We value your opinions, ideas, and comments." The form consists of four input fields: "First Name*", "Last Name*", "Email Address*", and "Phone", each with a corresponding red box around its label. Below these is a larger "Message*" text area. At the bottom of the form is a green "Send Email" button, which is also highlighted with a red box.

CONCORD FIRST
PARTNERS, LLC.

VISION TEAM PORTFOLIO EVENTS **CONTACT**

We want to hear from you!

Fill out our form to get in touch. We value your opinions, ideas, and comments.

First Name* Last Name*

Email Address* Phone

Message*

Send Email