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## Weapons station plans take shape

**CONCORD:** Five alternatives -- including as many as 13,000 homes -- begin to reveal look of former base

By Tanya Rose

STAFF WRITER

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CONCORD -- After years of talk, Concord officials this week inched a step closer to showing what development at the closed Concord Naval Weapons Station could look like.

The community has always known it will have open space, office parks and housing on the 5,028-acre former base. But on Sept. 18, when base plan director Mike Wright presented five alternatives for development to the project's Citizens Advisory Committee, the picture became more clear.

It was the first revelation of the numbers that will make their way into environmental impact documents, and then, reality.

For example, the number of housing units will be from 7,900 to 13,000.

The population in the base area, which stretches from Highway 4 to the Sleep Train Pavilion, will be 21,500 to 27,000 people -- about 20 percent of the city's population.

"What we tried to do was come up with alternatives

that, to the best we could make it, maximized open space but provided a balance with other uses," Wright said.

Others were disappointed by the open space allotments. The highest percentage included was 69 percent.

"These five concepts are supposed to contain all of our public input, and we've been screaming for 80 percent since the beginning of the planning process," said Kathy Gleason of the Concord Naval Weapons Station Neighborhood Alliance. "I guess that means we need to scream louder."

Christina Wong of the Greenbelt Alliance also took issue with the maps because they show the bordering Pittsburg hillsides being bare. Pittsburg has approved 4,700 houses for the area, she said.

Wright said he knew there would be concerns about the open space.

"It's not that we weren't listening, it's just that we were trying to respond in a way that makes sense in terms of the balance we're trying to reach," he said. "Really, the difference is only about 350 to 400 acres, so we'll take a look at that and see if we can calculate it out to 80 percent."

In all the alternatives, the most intense development -- retail, commercial and homes -- would be near the North Concord BART station. Among the options, the more open space there is, the more dense the development gets in the northwest area along Highway 4.

In some scenarios, parks are sprinkled throughout the site; others show a large central park. Residents and city officials will continue to debate the different uses and locations.

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The Citizens Advisory Committee will discuss the plan again Oct. 2. The City Council will take it up Oct. 9.

Reach Tanya Rose at 925-943-8345 or [trose@bayareanewsgroup.com](mailto:trose@bayareanewsgroup.com).

concord weapons station plan

JOBS: 17,700 to 29,000

COMMERCIAL SPACE: 5 million to 7.9 million square feet

OPEN SPACE: Parks, recreation and open space range from 47 percent to 69 percent of total acreage

POPULATION: 21,500 to 27,000 people

HOUSING: 7,900 to 13,000 residential units

MAPS of the five alternatives are available at <http://www.cityofconcord.org>.

Source: City of Concord

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