



September 26, 2007

Michael Wright
Reuse Project Director
City of Concord
1950 Parkside Drive, MS/56
Concord, Ca. 94519

**Subject: Public Benefit Conveyance Notice of Interest –
Concord Naval Weapons Station Surplus Land**

Dear Mr. Wright:

The East Bay Regional Park District (the ‘District’) wishes to express our interest in working with the National Park Service as a sponsoring federal agency for the conveyance of surplus lands through the Federal Lands to Parks Program on the inland portion of the former Concord Naval Weapons Station (CNWS).

The District manages 65 regional parks, approximately 1,100 miles of trails, and 97,000 acres of open space for recreation and resource protection throughout Alameda and Contra Costa Counties. A new regional park on the site of the former Concord Naval Weapons Station would well serve the needs of the City of Concord and the entire Contra Costa County community.

The District plans to work closely with the City of Concord Local Reuse Authority to provide a great urban regional park in Concord. The size and location of lands to be owned and managed by the District would be identified during the development of a Reuse Plan for the site and the evaluation of a range of land use alternatives. The District would own and manage these lands for the general purposes of parks, recreation, and open space preservation while encouraging restoration of natural lands and riparian areas, providing interpretive and educational facilities, and planning for a range of passive and active recreation opportunities.

Additionally, the District envisions collaborating with a range of potential partners including the City of Concord, the Friends of Port Chicago, the Concord Historical Society, the National Park Service, the California State University-East Bay, the Contra Costa Veterans Foundation and others to provide park interpretive information regarding its natural, cultural, and social history.

Attached you will find exhibits of the District’s preliminary concept plan and area of Public Benefit Conveyance request as well as general narratives of the Districts concept and the National Park Services statement of interest in working with the City of Concord and the District in sponsorship of the request.

Board of Directors

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Pat O'Brien
General Manager

The Park District has studied both the natural resources and recreational opportunities the Base Closure represents for eight years starting in 1999 with the Contra Costa County Joint Use Committee. We believe this proposal which represents 58% of the inland property is within the stated City and community goals, and it represents the best areas for scenic open space and natural resource protection while providing significant opportunities for both passive and active recreation for the entire community. It also provides areas to be set aside for the interpretation of the Base's natural, cultural, and military history. We believe our request deserves your strong consideration and support.

The District looks forward to continuing to work the City of Concord, the National Park Service, the Navy, and community groups to establish a truly great urban regional park opportunity on the inland portion of the CNWS. Please feel free to contact me at (510) 544-2000, or by email at pobrien@ebparks.org, should you have any questions.

Respectfully,



Pat O'Brien
General Manager

Cc: City of Concord LRA

Mo Qayoumi, California State University-East Bay
Community Advisory Committee
EBRPD Directors

David Siegenthaler, Federal Lands to Parks Program Manager, National Park
Service

Martha Lee, General Superintendent, National Park Service

Friends of Port Chicago

Concord Historical Society

Attachments:

- (1) Conceptual Program of Utilization Narrative
- (2) EBRPD Profile
- (3) Preliminary Area of Public Benefit Conveyance Request (exhibit)
- (4) Preliminary Concept Plan (exhibit)
- (5) National Park Service letter of willingness to sponsor
- (6) Friends of Port Chicago letter of support and collaboration
- (7) Concord Historical Society Notice of Interest

**Concord Naval Weapons Station
Public Benefit Conveyance
Notice of Interest**

Conceptual Program of Utilization Narrative

The conceptual Program of Utilization for a great urban regional park on the Inland portion of the Concord Naval Weapons Station would have 3 primary use zones: 1) Open Space/Habitat/Restoration; 2) Education/Interpretation; and 3) Active/Passive Recreation. A wide range of potential recreation, preservation, and restoration opportunities would be possible within these conceptual primary use zones.

1. Open Space/Habitat/Restoration

The Open Space/Habitat/Restoration category would be the zone where the primary focus would be conservation and restoration of natural resources, while accommodating appropriate public access activities such as hiking and nature viewing. These areas would be the areas of the majority of sensitive species and habitats as shown in data provided by the City of Concord and the U.S. Navy. The areas would be primarily located in the steep hillsides of the Los Medanos Hills, in the southern oak woodlands, and along the Mt. Diablo Creek riparian corridor.

2. Outdoor Education/Interpretation

The Outdoor Education/Interpretation category would be the zone where the primary focus would be environmental education and interpretation of the area's cultural and social history, including military history. Two areas would be considered as potentially appropriate for education and interpretation uses. The first area would be proposed in the central portion of the site, on the north side of Bailey Road. This area would be the primary area of environmental education and could support such uses as an environmental education center, a youth camp, native plant gardens, and interpretation with protected resource zones established as necessary. The second area would be considered towards the north end of the project site, near Highway 4 in an area that provides panoramic views of the Diablo Valley region from Las Trampas Ridge to Suisun Bay. This area would potentially be a multi-agency historical interpretation center and collaboration between the East Bay Regional Park District, National Park Service, City of Concord, Friends of Port Chicago, Concord Historical Society, Contra Costa Veterans Foundation, and others providing information on the site's military history, an expanded National Park Service Port Chicago Memorial, and interpretation of the history of the Diablo Valley region.

3. Active/Passive Recreation

The Active/Passive Recreation category would be the zone of primary human activity. The Active Recreation component could consist of a large regional sports field site to be operated by the City of Concord or other entity as appropriate. The Passive Recreation component could consist of more “traditional” Regional Park uses such as archery range, campground, large group picnic sites, equestrian staging, remote control airplane field, and other public and quasi-public uses to be determined. The Active Recreation sports field component would be envisioned for the bunker area located on the east side of the creek. This area has ready access from Highway 4 and Willow Pass Road and limited resource constraints. The Passive Recreation area would consist of the flatlands and gentle slopes in the central portion of the site. Similarly, these areas are less sensitive in terms of natural and cultural resources than lands within the Open Space/Habitat/Restoration zone and are traversed by existing roads and rail lines providing access throughout the area. Additionally, a Passive Recreation area would be proposed within the bunker area of the southern portion, south of Bailey Road. The area is traversed by existing roads and rail lines with scattered bunkers. The area would provide for hiking and biking along paved paths and picnicking within sites currently developed as bunkers.

Other Uses

Mt. Diablo Creek Riparian Area

The primary focus within the Mt. Diablo Creek Riparian Area would be conservation and restoration, while providing for compatible public access through a creekside trail.

Trails

North-South trails would be envisioned along the Los Medanos Hills ridgeline and along Mt. Diablo Creek. Loop trails would be provided through the southern area south of Bailey Road and within the central portion of the site connecting various uses. Other trail concepts currently envisioned include east-west neighborhood connector trails, extension of the Contra Costa Canal trail along the canal through the CNWS site, the Contra Costa Canal to Delta DeAnza Trail along Willow Pass Road, and a ridgeview trail along the lower lying hills from the North Concord BART station to the southeast. Potential future connections would be made into potential adjacent developments in the City of Pittsburg to the east and towards Mt. Diablo State Park to the south.

**Concord Naval Weapons Station
Public Benefit Conveyance
Notice of Interest**

EBRPD Profile

EBRPD Park and Recreation Experience

The District was incorporated in 1934 as a California Special District. The District operates under Sections 5500-5595 of the Public Resources Code of the State of California for the purpose of acquiring park, recreation and open space land and developing, operating and maintaining this land.

Jurisdiction

The District's boundaries encompass 1,745 square miles on the eastern side of the San Francisco Bay, including all of Alameda and Contra Costa counties of California.

Governing Board

The District is governed by a seven-member Board of Directors. The Directors are elected by the voters to serve four-year terms. Each Director represents a specific geographic area (wards) of the District. The General Manager of the District is appointed by the Board of Directors who manages the day-to-day operations of the District.

The Board of Directors hold public meetings on the first and third Tuesday of each month at the District's headquarters Board Room located at 2950 Peralta Oaks Court in Oakland, California.

Parkland

The District provides a diversified land and water system of 65 regional parks, recreation areas, wildernesses, shorelines, preserves, land banks and 29 completed regional trails and numerous inter-park trails.

- 97,000 acres
- 65 regional parks, recreation preserves and land bank areas
- 29 regional inter-park trails and over 1,100 miles of trails within parklands
- Six freshwater lake swim beaches, two large swim lagoons, two San Francisco Bay beaches, and two disabled accessible swimming pools
- 27 lake fishing docks; 3 bay fishing piers
- 238 family campsites and 32 group camp areas

Attachment 2

- 2 golf courses
- 3,816 family picnic tables
- 117 reservable group picnic sites
- 9 interpretive and education centers
- 19 children's play areas

Approximately 90% of the District's lands are protected and operated as natural parklands. Bay oak woodland, riparian areas, grassland units, second growth redwood forest, bay marsh, tidal lands, and a variety of other natural landscapes provide the open space and wildland areas enjoyed by East Bay Regional Park visitors.

These also provide critical wildlife habitat for mountain lion, bobcat, deer, bald eagle, tiger salamander, California newt, and other birds and animals representing more than 500 different species.

Financial Ability

The District is funded by property taxes, charges, grants and special assessments; a bond issue passed in 1988 supports acquisition of new parks. The District has a 2007 operating and capital budget of \$132,000,000.

EBRPD also administers the innovative and effective Resource Enhancement Program (REP). Established in 1998, the REP has worked with developers resulting in 2,269 acres of acquired and/or restored habitat, over \$29 million in funding to acquire, restore and manage open space habitat and over \$4 million in land management endowments. REP program principals could apply well to CNWS development.

For the 2006 fiscal year, the District was honored by the Government Finance Officers Association with the Distinguished Budget Presentation Award.

Organization and Staff

The East Bay Regional Park District employs over 600 regular employees and a number of seasonal employees and concessionaires throughout the District.

Additionally, the District is supported by a large cadre of over 11,000 volunteers who contributed over 100,000 service hours to the District in 2006. Volunteers assist the District in trail maintenance, vegetation management, patrols, and other activities as appropriate.

“Preliminary Area of Public Benefit Conveyance Request” exhibit too large. Please visit www.ebparks.org/cnws

“Preliminary Concept Plan” exhibit too large. Please visit www.ebparks.org/cnws



United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
1111 Jackson Street, Suite 700
Oakland, California 94607-4807



IN REPLY REFER TO:

PP – FLP

25. September 2007

Michael Wright
Reuse Project Director
City of Concord
1950 Parkside Drive, MS/56
Concord, Ca. 94519

Reference: Land at Military Installation Designated for Disposal
Naval Weapons Station Seal Beach Detachment
Concord, California

Dear Mr. Wright:

In response to the "Notice of Availability of Surplus Federal Property to State and Local Eligible Parties" at the Concord Naval Weapons Station, the National Park Service hereby expresses our willingness to work with and sponsor the East Bay Regional Park District (EBRPD) in its application for public benefit conveyance for park and recreation purposes pursuant to 40 U.S.C. §550(e).

We have reviewed a preliminary/conceptual proposal from East Bay Regional Park District and understand that their tentative plans are to develop a regional park incorporating open space with habitat restoration, park interpretive facilities (including potential partnerships with non-profit organizations to achieve its goal of addressing the park's natural, cultural and social history), and a sports park and passive recreational area. We have determined that the property is well suited to EBRPD's public park and recreation purposes.


NPS has determined that EBRPD is an eligible public benefit conveyance recipient, has the capability to establish, maintain and support a regional park, that such a park is needed, and that their intended use, as stated so far, meets the program requirements for a public park and recreation public benefit conveyance. Of course our final approval will depend upon receipt of an acceptable application.

East Bay Regional Park District has expressed its willingness to work closely with the Local Reuse Authority in the planning process that will determine the best overall arrangement and assortment of land uses. NPS also wishes to express our interest in working through the Local Reuse Authority to accomplish the park and recreation needs of the community and the region.

**TAKE PRIDE[®]
IN AMERICA** 

We appreciate your cooperation, and look forward to working with you to protect this property for public park and recreational use. If you have any questions, please call the regional Federal Lands to Parks Program Manager David Siegenthaler at (510) 817-1324.

Sincerely,



Ray Murray
Chief, Partnership Programs

CC: East Bay Regional Parks

Friends of Port Chicago

PO Box 546, San Leandro, CA 94577 | 925.246.5820 | info@portchicagomemorial.org

September 26, 2007

Mr. Michael Wright
Director, Concord Naval Weapons Station Reuse Project
City of Concord
1950 Parkside Drive
Concord, CA 94519-2578

**Re: East Bay Regional Park District Notice of Interest for Public
Benefit Conveyance at the Concord Naval Weapons Station**

Dear Mr. Wright:

The Friends of Port Chicago National Memorial (Friends of Port Chicago), a California nonprofit public benefit corporation, writes this letter in support of the Notice of Interest submitted by the East Bay Regional Park District (EBRPD) for a public benefit conveyance under the federal Base Realignment and Closure process at the Concord Naval Weapons Station. In particular, we support EBRPD's commitment to work with the Friends of Port Chicago and the National Park Service (NPS) to establish a Visitor & Interpretive Center dedicated to the history of Port Chicago and its importance to our nation's civil rights struggles. The Visitor & Interpretive Center will be jointly staffed and supported by EBRPD and the NPS, and will be located on land conveyed to EBRPD through the NPS under a public benefit conveyance for parks and recreation uses.

The History of Port Chicago

The Port Chicago Naval Magazine National Memorial (Memorial) located at the Concord Naval Weapons Station commemorates an event of major significance in American history that occurred during World War II. On July 17, 1944, a devastating explosion took the lives of 320 people. It was the largest home-front disaster during the war. Most of those who died were young African American sailors. Other fatalities included Navy officers, crewmembers, Navy Armed Guards, civilian workers, and Marine and Coast Guard personnel. The explosion destroyed the base and severely damaged the nearby town of Port Chicago, injuring several hundred residents.

The ammunition-loading workforce at the Port Chicago Naval Ammunition Depot was composed exclusively of African Americans. After the disaster, on August 9, 1944, some 258 of the surviving black sailors, who had been sent to Vallejo to load munitions at Mare Island, stopped work to protest the racial discrimination and unsafe working conditions. Fifty of the sailors were charged and convicted of mutiny in the largest mutiny trial in U.S. Naval history. The trial and its aftermath prompted historic steps toward racial integration in the Navy, encouraged by such prominent figures as Thurgood Marshall, who filed an appeal on behalf of the convicted sailors, and Eleanor Roosevelt, who used Port Chicago as a powerful example of the need to desegregate the military.

The Visitor & Interpretive Center: A Place to Honor the Memory of Port Chicago

The Friends of Port Chicago has been working for several years with NPS to expand the recognition of the Memorial by seeking to (1) convert the Memorial from an “affiliated unit” to a full, official unit of the NPS, and (2) promote greater public awareness of the events surrounding the tragedy and the historical significance of the mutiny trial as a catalyst for civil rights in our country.

The reuse project at the Concord Naval Weapons Station provides a unique opportunity to establish a Visitor & Interpretive Center to honor the history of Port Chicago and to promote and expand the public’s recognition of that history. We look forward to working with the NPS and EBRPD to establish a Visitor & Interpretive Center that would include the following elements:

- Exhibits of maps, original artifacts, photographs, and memorabilia from Port Chicago survivors.
- A space for audiovisual presentations, as well as other interpretive exhibits on the history and significance of the Port Chicago explosion and its impact on our nation’s civil rights history.
- Classrooms for presentations, lectures and learning.
- A small space for quiet remembrance and meditation, which could be used to display the commemorative stained-glass windows from the Port Chicago Memorial Chapel.
- A staging area for shuttle bus service to the existing Memorial site, as well as to recreational trails and other nearby amenities serving the community.

Upon designation as an official unit of the NPS, the Visitor & Interpretive Center will be eligible for annual federal appropriations to support the Center’s staffing, upkeep and operations. The Friends of Port Chicago, which was recently incorporated as a California nonprofit public benefit corporation, will also seek grants and public donations. In addition, the Friends of Port Chicago would help generate support for special interactive exhibits for school children, audio tours, lectures, video presentations, and outreach to local communities and schools to encourage visits.

Because the existing Memorial is on land that the U.S. Navy currently controls, occupies and actively uses for military operations, access and transportation to the Memorial are very limited. For example, no visitor access is permitted when ships are being loaded. A Visitor & Interpretive Center would allow much easier and greater access to the story of Port Chicago, which would greatly expand the public’s recognition and understanding of this important event in American history, and it would also serve as a transportation hub for visiting the existing Memorial site. By providing a small space for quiet contemplation, the Visitor & Interpretive Center would also enhance the visitor’s personal connection to the Port Chicago story, as well as providing a special place for family members and descendants of those who died at Port Chicago to remember them.

This collaborative effort among the EBRPD, the NPS and the Friends of Port Chicago, will ensure that the public has a meaningful opportunity, for years to come, to honor the

Friends of Port Chicago National Memorial is a California nonprofit public benefit corporation

Attachment 6

memories of those who died in the Port Chicago explosion and the lasting importance of this historical event.

The Friends of Port Chicago welcomes the collaborative interests of EBRPD, as well as those of other organizations such as the Concord Historical Society and the Contra Costa Veterans Foundation, in support of multi-use facilities to showcase the area's history, natural beauty, and recreational opportunities and to serve the needs of the community.

The Visitor & Interpretive Center could be a truly exciting, multi-purpose facility, connecting the land to a rich history of monumental importance to the military, to our nation's civil rights struggles, to the City of Concord and to the natural beauty of this part of the East Bay!

Sincerely,

A handwritten signature in cursive script that reads "Diana McDaniel".

Reverend Diana McDaniel
President, Friends of Port Chicago National Memorial

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NOTICE OF INTEREST (NOI)

September 18, 2007

TO: City of Concord City Council/Local Reuse Authority
East Bay Regional Park District

FR: Concord Historical Society (CHS)

RE: Surplus Property in the Concord Reuse Project Area

NOTICE OF INTEREST (NOI) FOR CONCORD REUSE PROJECT:

Purpose and Definition of Use(s):

The primary purposes of the Concord Historical Society are to collect, preserve, illustrate, teach, and promote the history of Concord and its geographical area.

This proposal is to establish a permanent Concord History Museum, including a research/resource center, as part of a multi-agency visitor's and interpretative center within the Concord Reuse Area.

Area:

At this time, no particular area within the Reuse Project Area has been identified by CHS for the Concord Historical Museum.

CHS proposes that the Concord History Museum building be approximately 5,000 sq. ft. floor area, and CHS estimates that a site of approximately 12,000 sq. ft. is needed to accommodate the building and provide adequate parking and bus access. CHS estimates that 12 standard parking spaces, one ADA space, and one bus parking and turn-around area are needed. Please see Attachment 1 - Attributes of a Permanent Museum for a fuller description of the proposed project.

Financing (where is the money?):

Presently, CHS has \$300,000 available for museum construction; these funds are from three bequests and numerous donations without a major fund raising program. The Society has been advised by an attorney that a current society member has committed to offer a matching/challenge grant of \$250,000 (if \$250,000 is raised from other sources, new funds total \$500,000). Thus, \$800,000 will be available in the near-term.

In addition, CHS has been informed that another member's testamentary documents provide for a major gift to the Society with a potential value exceeding \$600,000 at the time of delivery. Details of this gift cannot be disclosed due to attorney-client privilege of confidentiality.

Summary of museum funds:

Current museum fund -	\$300,000,
Near-term challenge grant, with matching funds -	\$500,000,
Future testamentary gift -	\$600,000+,
Projected total -	\$1,400,000+.

Revenue stream for ongoing operations and maintenance:

CHS estimates that annual operations and maintenance costs during the first three years for the permanent museum will be \$75,000 per year; please see Attachment 2 for a breakdown of estimated Annual Operating Costs.

At this time, the CHS budget estimate for annual operation of a permanent museum is based on:

Dues and donations -	\$15,000 annually,
Museum operations fund-raising -	\$10,000 annually,
Existing member's pledge for operations -	\$50,000 annually, for three years,
Total annual commitment -	\$75,000 annually.

Once a museum is established, after three years of operations and intense fund-raising, including seeking gifts, grants, and other donations, CHS projects annual museum revenues of \$75,000 which would increase annually to keep pace with inflation and related increasing annual costs. With an enhanced presence for CHS, due to a permanent museum and a new high profile gift, donation, and grant program, at the end of the initial three-year period, CHS intends to have commitments to fund the on-going operation and maintenance costs for the proposed permanent museum.

Attachments: 1 - Attributes of a Permanent Museum
2 - Estimated Capital & Operating Costs

Approved by Concord Historical Society Board of Directors, September 18, 2007

Attachment 1 - Attributes of a Permanent Museum

Research/Resource Center – Includes Society office and administrative records, intake of donated items, document and photo processing and storage, library, research area, some room expansion. 900 sq. ft.

Storage – Estimate is based on the size of our current storage units, assumes everything cannot be on display at one time, and that organization and appropriate shelving provide for easy access. 400 sq. ft.

Museum:

Exhibits:

Permanent:

Galindo furniture – Living room display 15 x 15	225 sq. ft.
Dining room display 15 x 15	225 sq. ft.
Bedroom display 15 x 15	225 sq. ft.

Founders of Concord
 Native Americans
 Farming
 Early Concord, circa 1905, including blacksmith
 Railroads
 Mt. Diablo High School
 Naval Weapons Station
 Hands-on education area for kids

Rotating - 1 display every 3 months

Gift shop

Other: Exhibit preparation area
 Kitchen/hospitality preparation area
 Office
 Storage for supplies
 Hallways, bathrooms, utilities
 Lecture, classroom, and fund-raising/social area

Total required space for Museum 3,700 sq. ft.

Total interior space for Research/Resource Center, Storage & Museum 5,000 sq. ft.

Outside and ancillary:

Exhibit space - We have a number of items that lend themselves more to an exterior display, perhaps in an outside barn or shed – i.e. farm equipment. We suggest a minimum outside display space 200 sq. ft.

Parking – 12 regular + 1 ADA+1 bus

Attachment 2 - Estimated Capital & Operating CostsCapital Costs to Build a Museum and Resource Center:

Land for building, 12,000 sq. ft. minimum, @ \$40 sq. ft:	\$ 480,000
Building, 5,000 sq. ft. @ \$225 sq. ft	1,125,000
Site work, parking, landscape, utility install, roads access	200,000
Design contingency 10%	115,000
Site contingency 10%	20,000
Contingency 10%	115,000

Start-up costs: utilities, telephone ,alarm installations, display cases, shelving etc. 500,000

TOTAL COSTS TO BUILD A NEW FACILITY **\$2,555,000**

Annual Museum Operating Costs:

Salary – half-time museum director, including benefits	30,000
Workers Comp insurance	1,300
Insurance, building, liability	5,500
Utilities @ \$500/month	6,000
Alarm system @ \$50/month	600
Water @ \$200/month	2,400
Garbage @ \$50/month	600
Telephone @ \$20/month	240
Supplies, office, kitchen, bathroom, archivist	2,000
Supplies, exhibit prep @ \$200 each for 4/year	800
Postage	400
Printing @ \$250/rotating exhibit + other	3,900
Events, hospitality	1,000
Advertising, marketing, handouts	2,400
Reserve for maintenance (painting, roof, repairs, HVAC)	10,000

Total annual operating cost of museum **\$67,140**

Historical Society & Resource Center Operating Costs:

Business expenses	1,650
Office & archival supplies & additions	1,700
Equipment & support	1,000
Postage	750
Printing & newsletters	2,900

Total annual operating costs for Society & Resource Center **\$8,000**

TOTAL ANNUAL OPERATING COST **\$75,140**