

### 3.3.12. Coast Guard District

#### INTENT

In 2007, a 58-acre property was transferred from the CNWS to the US Coast Guard as part of the Base Realignment and Closure ('BRAC') process. This property was used to house enlisted Coast Guard personnel until 2014. In 2018, the Coast Guard contacted the City of Concord to discuss disposing of the property in a negotiated sale, followed by development of the site. Although this District is part of the Specific Plan Area, it will undergo a separate review and approval process. Therefore, the Coast Guard Area District description is for information only, and characteristics may change during the review process.

Potential land use designations and conceptual key characteristics for this District are shown in this Coast Guard District description. Zoning and development standards for these land use designations are found in Chapter 7.

The Coast Guard District occupies a location between existing Concord residential neighborhoods and two Specific Plan Districts: District C TOD South and District D Olivera East. The Willow Pass Park Extension meets existing Willow Pass Park in the center of the Coast Guard District.

#### KEY CHARACTERISTICS

- » The Coast Guard District consists of medium scale mixed use development at the northern part of the District and medium scale residential development at the southern part of the District.
- » The Transit Spine is within a 5-minute walk of the northern part of the District.
- » Willow Pass Park Extension will provide access for all District residents to a broad green space for passive and active recreation.
- » A 200 foot-wide buffer is shown between new development and existing residential neighborhoods.
- » A Class I pedestrian and bicycle path will connect through the buffer to Willow Pass Park Extension and onward to the network of green spaces in the Specific Plan Area, ultimately connecting to the Regional Park beyond.



FIGURE 3.46: COAST GUARD DISTRICT KEY CHARACTERISTICS

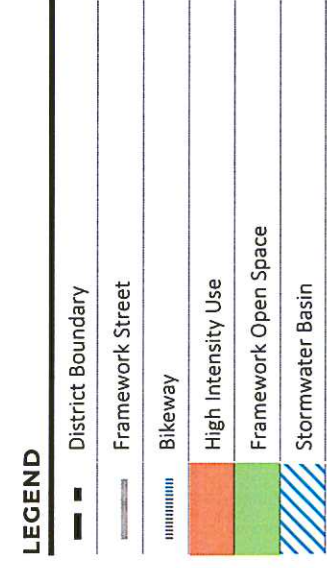


FIGURE 3.47: COAST GUARD DISTRICT REGULATING ZONES AND OPEN SPACE

**TOTAL DISTRICT AREA: 60 ACRES**

Key	Regulating Zone	Acreeage
	MU-2	7
	MU-1	3
	R-2	18
Key	Open Space Uses	Acreeage
	OS-3	26
	Roads	6
<b>Total Acreeage<sup>1</sup></b>		<b>60</b>
<b>Total Dwelling Units</b>		<b>800</b>

1. Totals may not reflect sum of individual Regulating Zone acreage due to rounding.