



**Community Coalition for a Sustainable Concord
(CCSC)**

October 2021

October 1st, 2021

Mayor Tim McGallian
Vice Mayor Dominic Aliano
Councilmember Edi Birsan
Councilmember Laura Hoffmeister
Councilmember Carlyn Obringer
Concord City Hall
1950 Parkside Dr.
Concord, CA, 94519

**Re: Concerns About City Council's Master Developer Selection Process and
Lack of Consideration of Public Comment**

Dear Concord City Council,

The Community Coalition for a Sustainable Concord (CCSC) is a coalition of labor, affordable housing, neighborhood, conservation and interfaith groups active in the Concord Reuse Project since 2007. We celebrated the Area Reuse Plan's approval in 2012 and have monitored and influenced the Project as it has progressed, in fits and starts, up to this point. Our goal throughout all these years has been to increase the benefits that would be enjoyed by the community as a result of the Reuse Project.

In late July we sent a letter to the Council (see [HERE](#)) expressing our concerns about the ways that the Master Developer selection process, as conceived at the time, threatened to undermine public participation, especially among the most vulnerable members of the community, who are too often disregarded when making land-use and development decisions in Concord. Due to the deteriorating COVID situation our point about experimenting with an in-person meeting was rendered moot, but our concerns regarding a compressed timeline that did not allow for sufficient public comment on the extremely important matter of selecting a Master Developer for the Concord Reuse Project remained. Our partners EBHO and Monument Impact held a community

forum with developers, and we appreciated the candidates' participation, but unfortunately we did not see many substantial responses to the issues raised in that forum.

On Saturday, August 21st, a majority of the City Council, specifically Mayor McGallian, Vice Mayor Aliano and Councilmember Birsan, voted to select Seeno/Discovery Builders companies and their partners as Master Developer. We were disappointed that so many community comments were disregarded and even dismissed by Councilmembers during the meeting. While Councilmembers may of course disagree with comments made by members of the public, it is critical to hear and respect the voices of people who have given up hours on a Saturday to weigh in on a project that will have profound impact in their community.

Our expectation going forward is for an open, transparent and respectful community process. We also expect and will ensure that the Council holds the master developer accountable to the standards in the Area Plan that were determined after years of effort and discussion by elected officials, advisory group members, residents and community stakeholders. This accountability should include concrete information in the ENA negotiations about how the affordable housing and homeless housing commitments will be made feasible, how Discovery plans to partner with non-profit and community organizations, and how other aspects of the area plan and RFQ including open space and quality jobs will be prioritized.

As you know, community stakeholders have spent years waiting for and working on this reuse project. Their voices and concerns deserve to be heard and heeded. This is not the time to rush to a deal or shortchange community engagement. While the housing, open space, jobs and other community benefits are desperately needed in Concord, now is the time to do this world-class project right.

Sincerely,

Concord Naval Weapons Station Neighborhood Alliance Steering Committee
Contra Costa Central Labor Council, AFL-CIO
East Bay Alliance for a Sustainable Economy
East Bay Housing Organizations
Monument Impact
Public Advocates
Save Mount Diablo

On behalf of the Community Coalition for a Sustainable Concord