



201 N. Civic Drive, Suite 245  
Walnut Creek, California 94596  
PH 925.357.6197  
FAX 877.380.9153  
www.geosyntec.com

22 March 2016

Ms. Valerie Barone, City Manager  
1950 Parkside Dr.  
Concord, CA 94519

**Subject: Comments in favor of the Selection of Lennar Urban for Master Developer of the Concord Reuse Project, Former Concord Naval Weapons Station, Concord, California**

Dear Ms. Barone:

I am writing to provide support in favor of the selection of Lennar Urban for Master Developer of the Concord Reuse Project at the Former Concord Naval Weapons Station, Concord, California. I am a consulting geologist, currently with the firm of Geosyntec Consultants in Walnut Creek, California, and have been providing consultation regarding environmental issues to Lennar Urban, for the redevelopment of closed military bases since 1997.

Specifically, my involvement with Lennar Urban has been in association with Base Realignment and Closure (BRAC) work at Hunters Point Naval Shipyard, Treasure Island Naval Station, Mare Island Naval Shipyard, and El Toro Marine Base. From this experience, I have come to know and respect Lennar as a fully integrated Master Developer that has the experience and capabilities to take a complex project, such as the Concord Reuse project, from concept through construction and to occupancy. The elements of Lennar's development proposal demonstrate their experience and knowledge in addressing all stakeholder concerns, structuring a sound business proposal, and securing the financial capital and human resources necessary to stand behind their commitments.

I have been directly involved with meetings and negotiations between Lennar, the U.S. Navy, environmental regulatory agencies, and Local Reuse Authorities regarding complex land transfer mechanisms as well as solving environmental challenges and constraints associated with development of a closed military installation. From this involvement, I observe that the U.S. Navy representatives and environmental regulators respect Lennar as a company and Master Developer that understands the intersection of base closure, environmental cleanup, and land

Staff Report Comment Letter

Ms. Valerie Barone  
22 March 2016  
Page 2

development. While development of non-BRAC property can be complex and challenging, none compares to that of developing a closed former major military installation, such as the Concord Naval Weapons Station. The direct experience of the Lennar team in successfully completing several such projects is unmatched by its competitors for this project and will be invaluable to the City and its residents.

Highlights of the Lennar proposal that demonstrate their level of sophistication and commitment to the Concord Community include:

- An integrated mixed use development plan incorporating a balanced mix of residential, commercial, and public open space uses;
- Appropriate inclusion of public amenities and low cost housing;
- Commitment to completing both development phases through to construction and occupancy;
- A financial model that benefits both the developer as well as the citizens of Concord;
- A commitment to taking on ownership of the land and all the responsibilities that accompany land ownership and development to relieve the City staff of the burden of dealing with land management;
- Complete integrated control of backbone and horizontal infrastructure as well as vertical commercial and residential construction and public open space with select opportunities for third party developers to share in the project.

Geosyntec is a specialized environmental and engineering consulting firm with almost 1,100 engineers, scientists and related personnel in more than 75 offices throughout the U.S. and in Australia, Canada, Malaysia, and the United Kingdom. We provide public and private sector clients with expert services to promote sustainable reuse of Brownfields sites – maximizing beneficial economic, ecological, and social uses – while protecting human health and the environment. Geosyntec maintains local offices in Walnut Creek, Oakland, and San Francisco where approximately 100 geologists, engineers, and environmental scientists practice their profession.

Staff Report Comment Letter

Ms. Valerie Barone  
22 March 2016  
Page 3

Based on the above and in the interest of the citizens of Concord and Contra Costa County, I urge you to select in favor of Lennar Urban as the Master Developer for the Concord Reuse project. Thank you for your consideration.

Sincerely,



Randolph C. Brandt, P. G.  
Principal