

**PLEASANTON** Downtown Specific Plan Update

# Task Force Meeting #11

Follow-up to December 2017 City Council meeting  
Land Use Designations  
Context Sensitive Infill



**PLEASANTON** Downtown Specific Plan Update


## Meeting Agenda

1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. December 2017 City Council Meeting Follow-up
4. Land Use Designations
5. Context Sensitive Infill
6. Task Force Check-In
7. Brief Announcements from Task Force and Staff, Summary, and Next Steps




**PLEASANTON** Downtown Specific Plan Update

1. Welcome and Prior Meeting Summary Meeting #10 Summary



**PLEASANTON** Downtown Specific Plan Update


2. Public Comments
  - Correspondence
  - Meeting open to the public



**PLEASANTON** Downtown Specific Plan Update


### 3. Civic Center Plan – October/November 2017 Task Force

**PLEASANTON CIVIC CENTER ALTERNATIVES ARTS & CULTURE TOWN SQUARE**



**TOTALS**


RESIDENTIAL	UP TO 440 UNITS	RESIDENTIAL	100 UNITS
NEW RESIDENTIAL	100 UNITS	NEW RESIDENTIAL	100 UNITS
NEW RESIDENTIAL	100 UNITS	NEW RESIDENTIAL	100 UNITS
PARKING SUPPLIED	100 SPACES	PARKING SUPPLIED	100 SPACES



**PLEASANTON** Downtown Specific Plan Update


### 3. Civic Center Plan – December 19, 2017 City Council

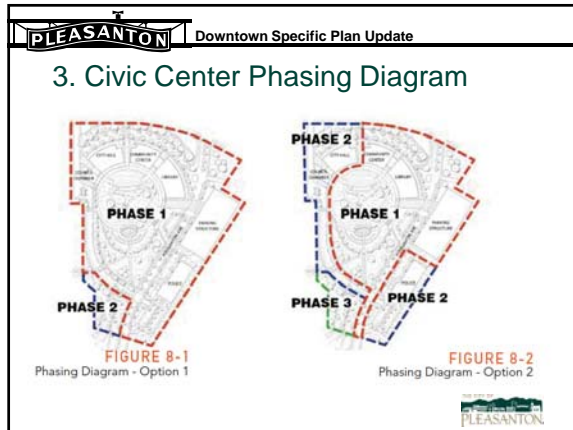
**PLEASANTON CIVIC CENTER PREFERRED ALTERNATIVE ARTS & CULTURE TOWN SQUARE**



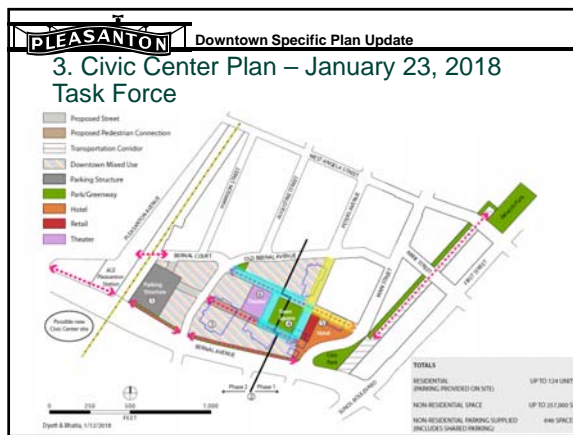
**TOTALS**

RESIDENTIAL	UP TO 440 UNITS	RESIDENTIAL	100 UNITS
NEW RESIDENTIAL	100 UNITS	NEW RESIDENTIAL	100 UNITS
NEW RESIDENTIAL	100 UNITS	NEW RESIDENTIAL	100 UNITS
PARKING SUPPLIED	100 SPACES	PARKING SUPPLIED	100 SPACES





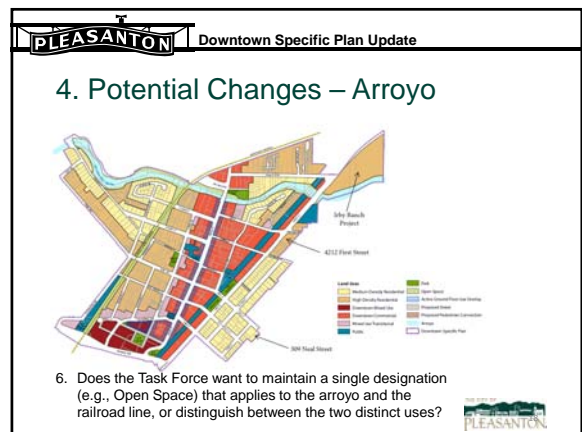
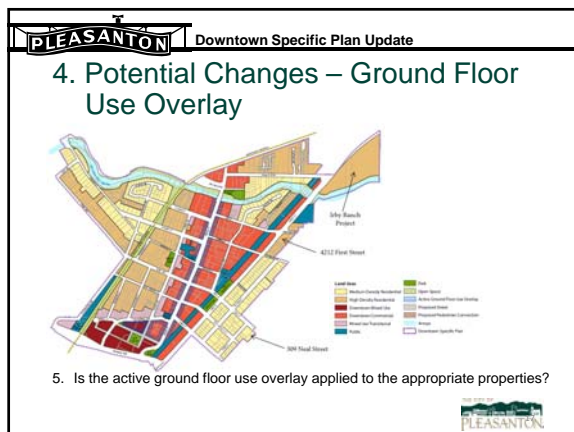
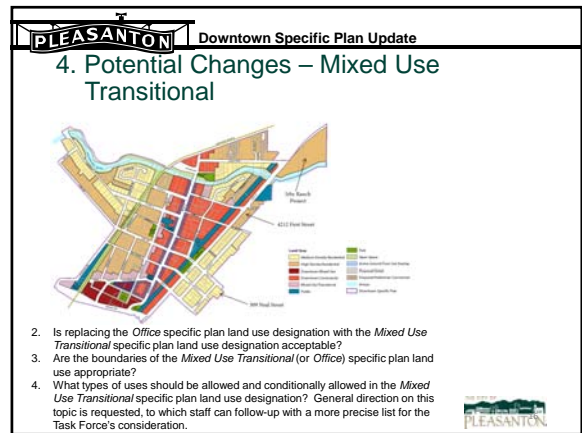
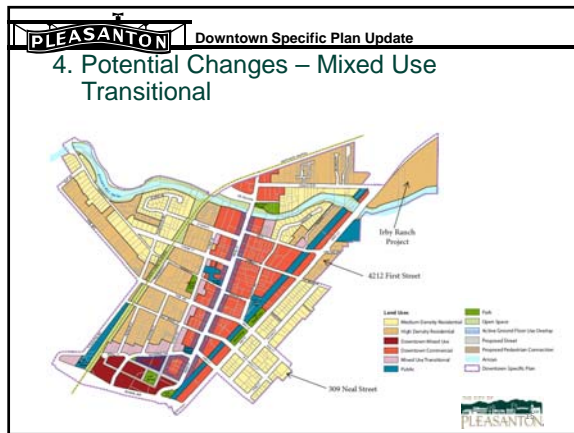
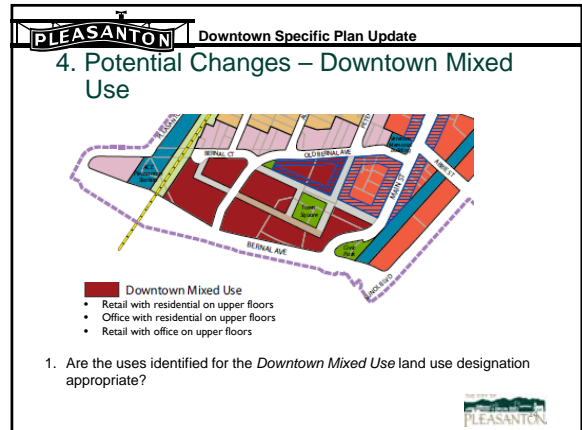
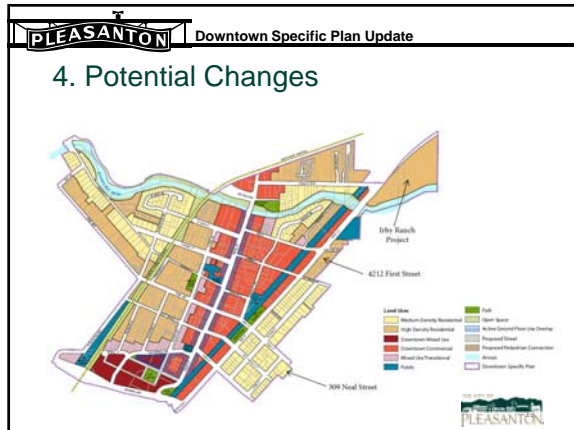
- PLEASANTON** Downtown Specific Plan Update
- ### 3. December 2017 City Council Meeting
- Key comments and changes:
- Phasing plan for redevelopment of Civic Center as it pertains to the Downtown Specific Plan Update
  - Retention of library building
  - Extension of retail and restaurant uses
  - Other considerations: parking, autonomous vehicles, building height, rooftop dining

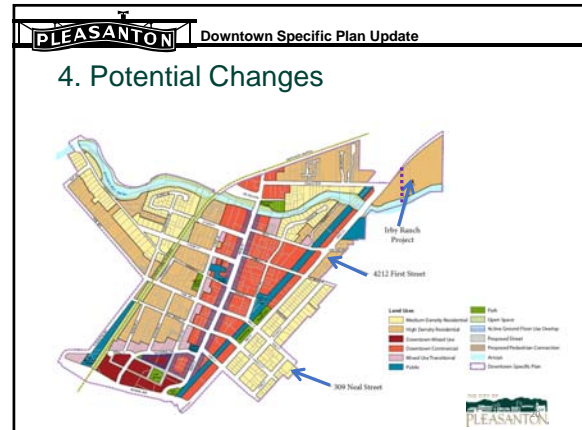
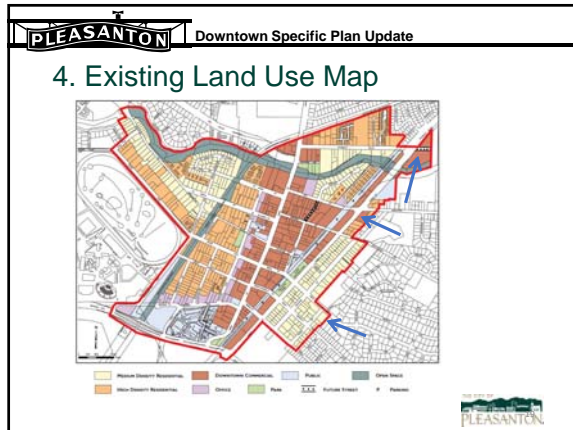


- PLEASANTON** Downtown Specific Plan Update
- ### 3. Civic Center Plan – January 23, 2018 Task Force
1. Does the Task Force find the *Downtown Extension Concept Diagram* acceptable such that it may be used as the basis for the technical analysis and environmental review?

- PLEASANTON** Downtown Specific Plan Update
- ### 4. Land Use Designations - Existing
- Downtown Commercial
  - Office Use
  - Residential
    - Medium Density Residential
    - High Density Residential
  - Public
  - Park
  - Open Space

- PLEASANTON** Downtown Specific Plan Update
- ### 4. Potential Changes
- Downtown Mixed Use
  - Mixed Use Transitional
  - Active Ground Floor Use Overlay
  - Arroyo
  - 309 Neal Street (*future Task Force meeting*)
  - Irby Ranch project site
  - 4212 First Street
  - Land Use Discrepancies





**5. Context-Sensitive Infill**

- Existing policies and guidelines for context sensitive infill in DSP and Downtown Design Guidelines
- Project applications are reviewed for conformance with these policies; design adjustments made through Design Review process
- Some concerns expressed that some recent infill projects are not meeting community expectations for appropriate design, scale, and compatibility with neighboring development

**5. Context-Sensitive Infill**

**Guiding Principles:**

- Maintain appropriate transitions between larger and smaller-scale buildings— size, scale, form and massing
- Continue existing neighborhood patterns – frontages, setbacks, architectural style
- Maintain privacy, light, and air: separations and setbacks, sensitive placement of windows, balconies
- Create livable projects; adequate parking, private open space

**Context-Sensitive Infill**

Approaches that could be considered by the Task Force include:

- Strengthening the policy language in the Specific Plan
- Adding additional design guidelines in the DDG to encourage context sensitive infill
- Adding additional design and development standards for infill development

**5. Context Sensitive Infill**

**Strengthen Existing Policy Language**

- Add new policies (e.g. regarding privacy, light and air)
- Make existing policies more explicit – incorporate not just “what” but “how”
- Incorporate mandatory policy language –“shall” rather than “should”; “require” rather than “encourage”


[Examples: Glendale, Lafayette]

**PLEASANTON** Downtown Specific Plan Update

### 5. Context Sensitive Infill

Glendale Downtown Specific Plan

- Pg 50 – New development should be sensitive to existing places and character in the Downtown. Where strong existing patterns of height, scale, or use are established, new development should reinforce these patterns
- Pg 58 – To improve the consistency of scale on the streets, new buildings should respond to the scale and placement of design features of earlier buildings adjacent to them. Such design features include cornice lines, colonnades, fenestration, and materials.




**PLEASANTON** Downtown Specific Plan Update

### 5. Context Sensitive Infill

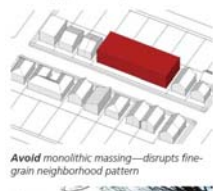
**Strengthen Downtown Design Guidelines**

- Add more detail to guidelines; illustrate intent with graphics and figures
- Incorporate additional guidelines:
  - Light, air, privacy;
  - Relationships between buildings on-site and adjacent (requirements for vertical and horizontal articulation)
  - Parking and private open space design


[Examples, Pasadena, Portland]



**PLEASANTON** Downtown Specific Plan Update




**Avoid monolithic massing—disrupts fine-grain neighborhood pattern**



Contemporary infill continues street frontage rhythm

Rear parking arrangements are relatively easy to achieve on larger sites and corner locations. Rear parking is more challenging on small sites in mid-block locations, where it becomes imperative to use narrow driveways to provide enough room for both structures and vehicle access as well as to minimize the proportion of site area devoted to the impervious surface of driveways. Regulatory options that help facilitate rear parking include:

- Driveways of small multi-dwelling projects can be as narrow as 10-foot wide on sites up to 50-foot wide, as well as on larger sites when the driveway provides access to no more than 10 parking spaces and access is from a local service street.
- Multi-dwelling driveways serving up to 5 parking spaces can be located adjacent to side property lines if screened by a fence (minimum 3-foot high).
- Vehicle and pedestrian access can be combined within the same driveway space if paving blocks or bricks are used, as an alternative to grade-separated walkways for access to buildings without street frontage.
- Rear alley easements as narrow as nine feet can be used to provide shared access to rear parking for attached and detached houses for up to five lots (Alley access to more lots requires an alley tract, which must be wider).
- Rear parking should be designed to provide a back-out distance of at least 20 feet to allow vehicles to maneuver out of parking spaces. However, vehicle area not needed for such maneuvering can be narrower.




**PLEASANTON** Downtown Specific Plan Update

### 5. Context Sensitive Infill

Pasadena Guidelines for Neighborhood Commercial and Multi-family Districts

Pg 30 – Buildings should be scaled to respond to their context by sensitively and positively addressing the scale and massing of their adjacent neighbors. This can be accomplished by:

- Matching existing building heights or exceeding them by only one story. Additional stories should be modulated by setbacks.
- Modulating side yard and rear yard volumes to provide as much distance as possible between the facades of a proposed building and existing buildings in order to preserve the privacy of the outdoor spaces of both.
- Orienting the side yards of proposed buildings to face the side yards of adjacent buildings.
- Including elements such as porches, galleries, arcades, etc. to relate the scale of facades to those of existing buildings.
- Reducing building bulk by introducing dwelling space in attic spaces.
- Introducing landscape and/or trees as a screen between existing and new buildings.



**PLEASANTON** Downtown Specific Plan Update


### 5. Context Sensitive Infill

**Adopt Design and Development Standards**

Examples

- Additional or modified standards for setbacks, height, building separations
- Restrictions or controls on upper story decks/balconies
- Landscape design requirements

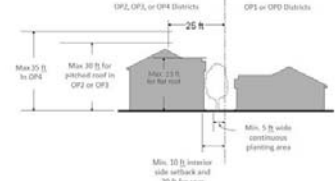

[Example: Santa Monica]



**PLEASANTON** Downtown Specific Plan Update

### 5. Context Sensitive Infill

Santa Monica Transition Requirements Adjacent to Ocean Park Neighborhood Districts





**PLEASANTON** Downtown Specific Plan Update

## 5. Context Sensitive Infill

Approaches that could be considered by the Task Force include:

- Strengthening the policy language in the Specific Plan
- Adding additional design guidelines in the DDG to encourage context sensitive infill
- Adding additional design and development standards for infill development




**PLEASANTON** Downtown Specific Plan Update

## 5. Context Sensitive Infill

Considerations include:

- Certainty v. flexibility for developers
- Potential risk of overregulating and not achieving other desired outcomes
- Level of effort / staff and consultant resources

Does the Task Force find the existing language in the Downtown Specific Plan and Downtown Design Guidelines adequate, or does it want to add additional policies, guidelines or standards for infill development in existing residential neighborhoods?




**PLEASANTON** Downtown Specific Plan Update

## 6. Task Force Check-In

Step	Tasks
1: Background	<ul style="list-style-type: none"> <li>• Understand what a "great downtown" looks and feels like</li> <li>• Developed working draft of vision statement</li> <li>• Understand existing conditions</li> </ul>
2: Issue Identification	<ul style="list-style-type: none"> <li>• Continuing discussion of issues and opportunities</li> <li>• Consensus on options that will be more fully analyzed</li> </ul>
3: Alternatives Refinement	<ul style="list-style-type: none"> <li>• Preliminary analysis of options and strategies</li> <li>• Identify a Preferred Plan</li> </ul>
4: Draft Revised Specific Plan	
5: Environmental Review	
6: Plan Adoption	


33



**PLEASANTON** Downtown Specific Plan Update


## 6. Task Force Check-In

Are there any additional questions or comments?



**PLEASANTON** Downtown Specific Plan Update

## 7. Summary and Next Steps



**PLEASANTON** Downtown Specific Plan Update

# Task Force Meeting #11

Follow-up to December 2017 City Council meeting

Land Use Designations

Context Sensitive Infill

