

EAST PLEASANTON SPECIFIC PLAN
Task Force Meeting
February 7, 2013



AGENDA

- Agenda and prior meeting notes
- Meeting open to the public
- City Council comments regarding the Draft Vision Statement
- Follow-up informational material
 - RHNA Housing Numbers Memo
 - OSC Noise Information
- Getting Started on Plan Options: Community Structure

Comments on Draft Vision

- General agreement with the content
- Vision too detailed
- Desire to understand infrastructure costs and development necessary to cover cost
 - Phase B Charro to Stanley or not?
- Desire to look at all possible ways to finance infrastructure
 - ACE TOD possibility?

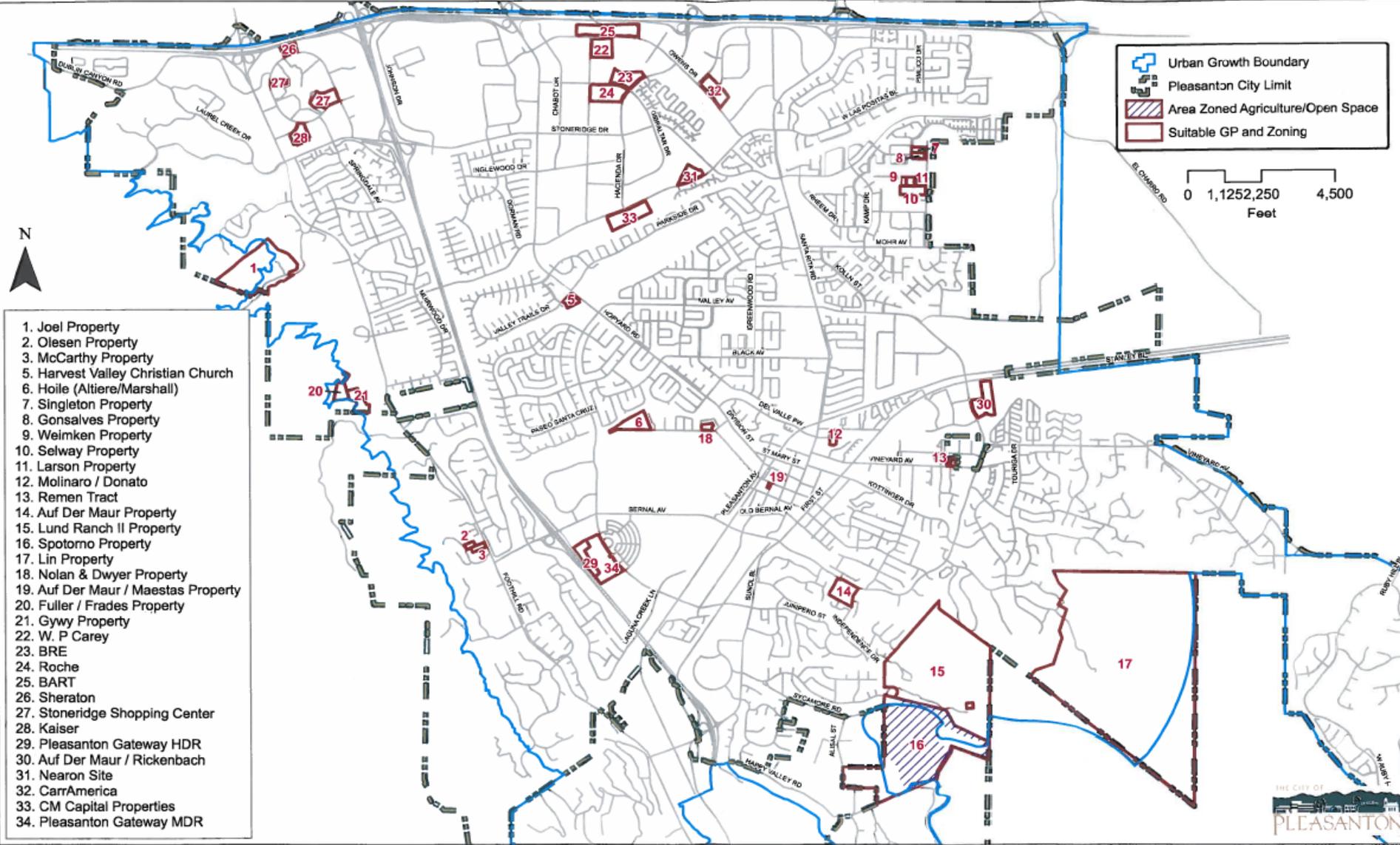
UPDATED RHNA INFORMATION

Table 1: Draft Regional Housing Need Numbers

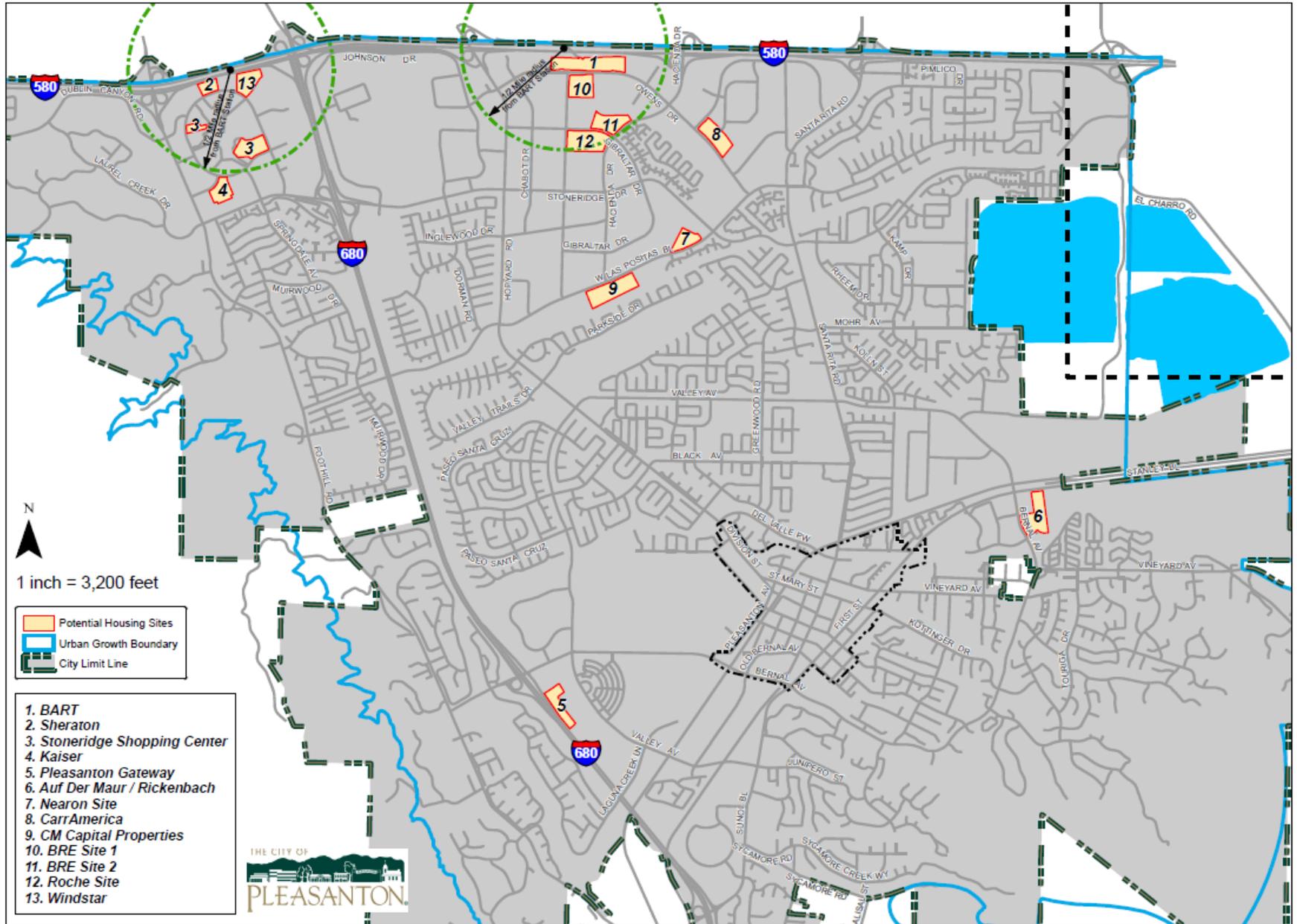
Income Category	Draft Regional Housing Need Allocation (2014-2022)
Very Low Income	713
Low Income	389
Moderate Income	405
Above Moderate Income	551
Total	2,058

Residentially Zoned Parcels without Current Development Approvals

Jan 31st, 2012



Map of Sites for Future Multifamily Residential Development



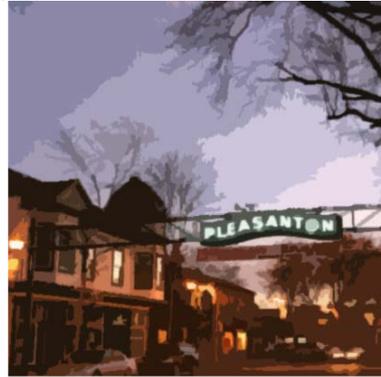
UPDATED INVENTORY

Table 2: Nine Rezoned Sites and Roche Site: Higher Density Sites in Housing Element Vacant Land Inventory

Projects Anticipated to Be Approved in the 2007-2014 RHNA Cycle or otherwise unavailable	# of Units	Higher Density Sites Anticipated to Be Available in the City's inventory in 2014-2022 RHNA Cycle	# of Units²
Auf de Maur	345	BART	249+
California Center (formerly CarrAmerica)	305		
Nearon	168	Kaiser	183
Pleasanton Gateway	210	Sheraton	99+
CM Capital Properties	0 ³	Stoneridge Shopping Center	88 ⁴
		Roche Site	372+
TOTAL	1,028		991

INVENTORY AND ACREAGE NEEDED

	2014-2022 RHNA	Estimated 2014 Inventory	Additional units to be planned for	Additional Acreage Needed⁶
Very Low Income	1,102	991	111	4
Low Income				
Moderate Income	405	0	405	18
Above Moderate Income	551	270	281	38
Total	2,058	1,261	797	60



EAST PLEASANTON SPECIFIC PLAN

Beginning the Alternative Plan Process



THE PROCESS

- Background information gathering
- Opportunities and constraints analysis
- Vision
- Preparation of land use / circulation plan alternatives
- Analysis of plan alternatives
- Selection of preferred plan alternative
- Preparation of draft Specific Plan and EIR documents
- Additional public review and City Council action

LEGEND

OPPORTUNITIES & CONSTRAINTS

- El Charro Alt A
- El Charro Alt B
- Open Space
- Sensitive Plant Community (Riparian Scrub)
- Geotech Areas of Concern
- Airport Protection Area
- Property Ownership Lines



LEGEND

STRUCTURAL ELEMENTS

-  Circulation Grid Blocks
-  Drainage with Paseos
-  Linear Park
-  Trails
-  Potential Development Area
-  Open Space
-  Property Ownership Lines



Busch Road



LEGEND

COMMUNITY COMPONENTS

- Rural Road with Tree Masses & Views
- Community Spine
- Boulevard
- Axial Spine/Bike/Pedestrian
- Community Street
- Drainage with Paseos
- Linear Park
- Special Intersection Treatment
- Trails
- Parks
- Potential Development Area
- Districts
- Open Space
- Social Visual Center
- Focal Element
- Landscape Buffer
- Focal Gateways
- Property Ownership Lines



LEGEND

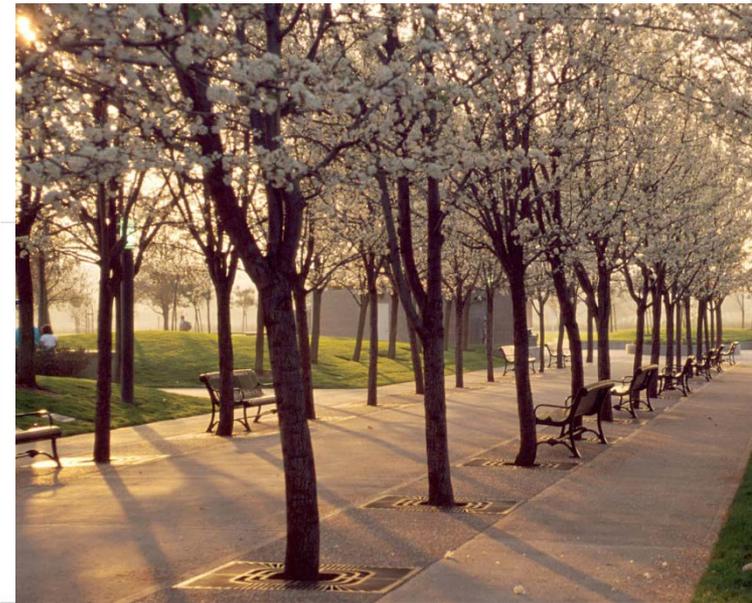
 Rural Road with
Tree Masses & Views

 Community Spine

 Boulevard

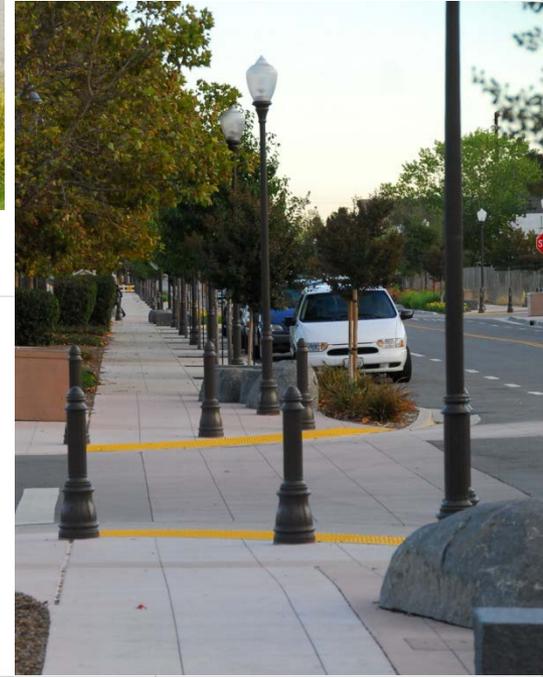
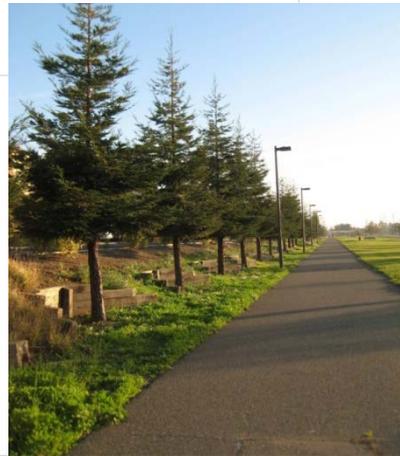
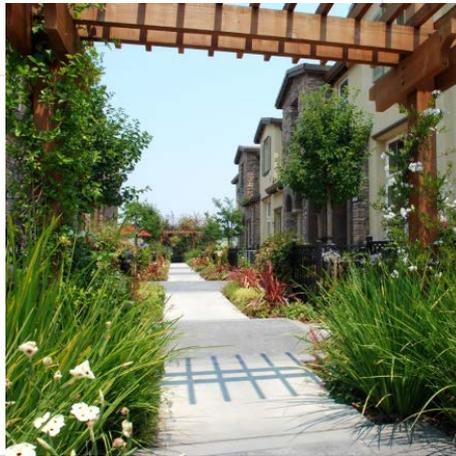
 Axial Spine/
Bike/Pedestrian

COMMUNITY COMPONENTS



COMMUNITY COMPONENTS

- Community Street
- Drainage with Paseos
- Linear Park
- Special Intersection Treatment
- Trails



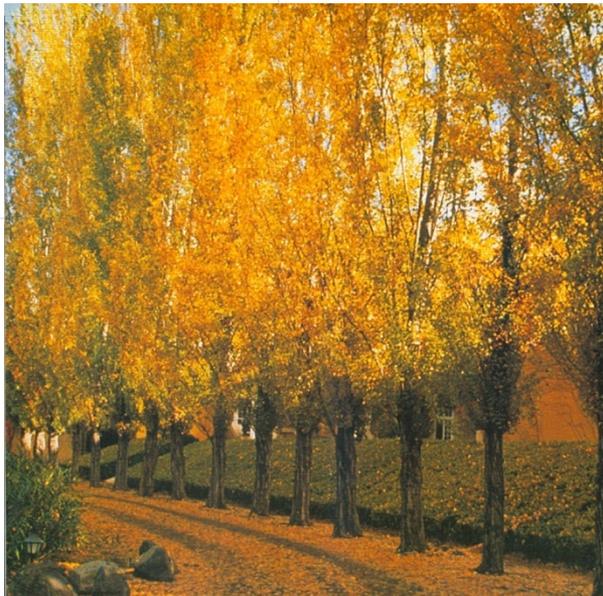
COMMUNITY COMPONENTS



-  Parks
-  Potential Development Area
-  Districts



COMMUNITY COMPONENTS



Social Visual Center



Focal Element



Landscape Buffer



Focal Gateways

LEGEND

SCHEME 1

- Rural Road with Tree Masses & Views
- Community Spine
- Boulevard
- Axial Spine/Bike/Pedestrian
- Community Street
- Drainage with Paseos
- Linear Park
- Trails
- Parks
- Potential Development Area
- Districts
- Open Space
- Retail/Mixed Use
- Social Visual Center
- Landscape Buffer
- Property Ownership Lines



LEGEND

SCHEME 2

- Rural Road with Tree Masses & Views
- Community Spine
- Boulevard
- Axial Spine/
Bike/Pedestrian
- Community Street
- Drainage with Paseos
/or Community Street
- Linear Park
- Trails
- Parks
- Potential
Development Area
- Districts
- Open Space
- Retail/Mixed Use
- Landscape Buffer
- Town Green
- Propert
Ownership Lines



LEGEND

SCHEME 3

-  Rural Road with Tree Masses & Views
-  Boulevard
-  Axial Spine/Bike/Pedestrian
-  Community Street
-  Drainage with Paseos
-  Linear Park
-  Trails
-  Parks
-  Potential Development Area
-  Districts
-  Open Space
-  Social Visual Center
-  Landscape Buffer
-  Property Ownership Lines
-  Potential Future Alignment
-  Agriculture

