

EAST PLEASANTON SPECIFIC PLAN TASK FORCE
APRIL 19, 2013
DRAFT ALTERNATIVE LAND USE
AND CIRCULATION PLANS

**REFINED EPSP ALTERNATIVES RESULTING FROM
APRIL 8, 2013 TASK FORCE MEETING INPUT**

On April 8, 2013 the EPSP Task Force received presentations on four land use alternatives prepared by City staff and consultants. The Task Force then divided into three discussion groups to review the alternatives and provide input. Staff and consultants subsequently used these comments to further refine the alternatives. The following memorandum introduces and presents these refinements.

TASK FORCE INPUT

Following the Task Force group discussions, each of the three groups presented their comments as follows:

Group I:

- Spread out the high density housing. Plan for a greater proportion of 6-8 units/acre
- Need clear direction on the OSC/Transfer Station – staying or going?
- Perhaps a berm at Cope Lake would address flood control concerns
- Want an alternative showing Boulder not going through to El Charro
- Alternative 2 has the most positive features
- A north/south road is needed at the eastern boundary of the Transfer Station as a buffer on Alternative 1
- The potential school site should be planned along the western side of El Charro on Alternative 1
- Split the higher density parcels – have one to the far west and one at the eastern corner

Group II:

- There is too much high density in these alternatives – use offsite infill to pick up the densities for RHNA
- Need one new alternative with 1,000 units. At least 50% should be at the lower density, and 25-30% at the high densities.
- Needs to be financially feasibility
- Minimize Busch as a collector – Boulder should connect to El Charro to distribute

traffic.

- Consider 5 to 7 units per acre
- Like El Charro further to the west, but want only one intersection along Stanley Blvd.
- School site should be in the southeastern portion of the residential area
- Want park site adjacent to school - need neighborhood parks
- Relocation of the OSC or Transfer Station must be revenue neutral to the City (and garbage ratepayers).

Group III:

- Move high density to the edges, near higher capacity roadways so as not to impact neighborhood streets
- Like Alternative 4, but with more mid-density (6 units/acre)
- Schools should be connected to a parks
- Need to understand costs for OSC/Transfer Station moves
- Like the eastern alignment of El Charro Road
- Need to work with Zone 7 on flood control
- Boulder should connect to El Charro
- School sites should be located between Busch and Boulder for better distribution of traffic.

Public Comments:

- Any housing along the southern edge of the Plan Area will have significant noise impacts from the railroad.

ALTERNATIVE DESCRIPTIONS

Each of the four alternative land use plans are discussed below.

Alternative 1 – Alternative 1 provides a total of 1,000 housing units (35 percent RHNA), including fifty percent single-family housing. Multi-family housing is split into two areas, one situated at the Busch Road entry and the other at the El Charro Road/Stanley Boulevard intersection. The central focus of the community is in the vicinity of the eastern end of Busch Road. This includes a neighborhood retail area, village green, greenbelt, and community park on the east side of El Charro Road. A wide private greenbelt extends through the Plan Area along the north side of Busch Road.

Alternative 1 Housing Units and Non-Residential Development Square Footage

SF-R 4d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail	Campus Office	Ind/ Flex
500	0	195	305	1,000	91,000	442,000	1,422,000

Alternative 2 – This alternative provides a total of 1,426 housing units (50 percent RHNA). Multi-family housing is centrally located along both sides of Busch Road. The central focus of the community is at the north/south open space spine as it intersects Busch Road. In addition, neighborhood retail and a village green are located at the Busch Road/El Charro Road intersection, with a community park located on the east side of El Charro Road. Boulder Street extends from Valley Avenue to El Charro Road.

Alternative 2 Housing Units and Non-Residential Development Square Footage

SF-R 3d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail	Campus Office	Ind/ Flex
355	110	335	626	1,426	91,000	640,000	1,283,000

Alternative 3 – Alternative 3 provides a total of 1,710 housing units (60 percent RHNA). Multi-family housing is split into two areas, one situated at the north/south open space spine and the other along El Charro Road. The central focus of the community is at the north/south open space spine as it intersects Busch Road. In addition, neighborhood retail is located at the Busch Road/El Charro Road intersection, with a community park located on the east side of El Charro Road.

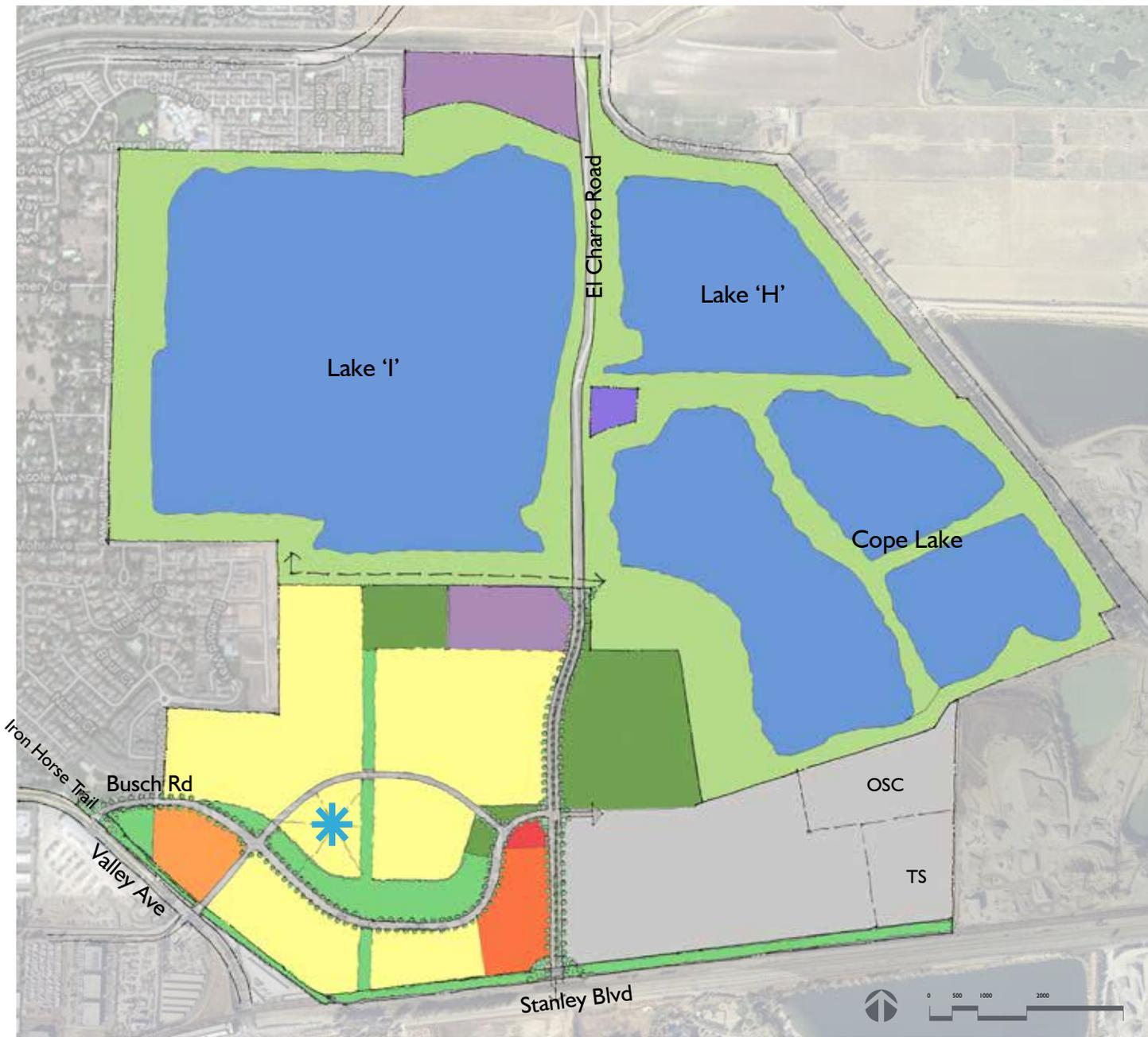
Alternative 3 Housing Units and Non-Residential Development Square Footage

SF-R 3d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail	Campus Office	Ind/ Flex
376	110	474	750	1,710	91,000	442,000	1,323,000

Alternative 4 - This alternative assumes that the OSC and Transfer Station do not relocate. Due to the level of impacts created by the Transfer Station (noise, odor, truck traffic), all land located “downwind” of it to the south and east are designated for industrial use. This alternative provides a total of 1,283 housing units (45 percent RHNA), including fifty percent single-family housing. Multi-family housing is split into two different areas. The school site is located east of El Charro Road adjacent to the community park. Busch Road splits and makes two connections to El Charro Road.

Alternative 4 Housing Units and Non-Residential Development Square Footage

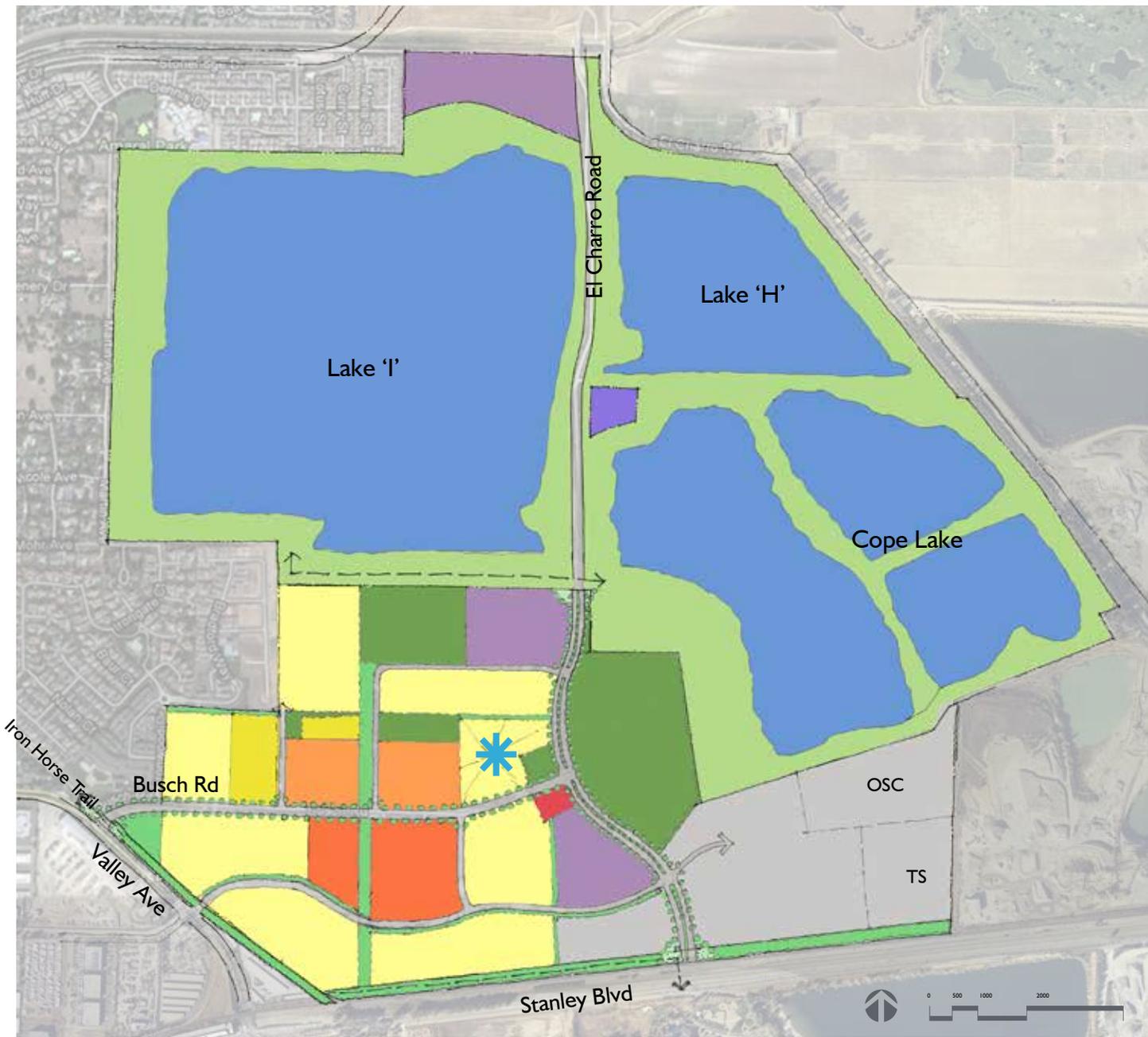
SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail	Campus Office	Ind/ Flex
641	0	250	392	1,283	91,000	442,000	2,296,000



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|---|--------------------|---|-----------------------|
|  | Zone 7 Open Space |  | Residential 4 DU/AC |
|  | Private Open Space |  | Residential 23 DU/AC |
|  | Public Parks |  | Residential 30 DU/AC |
|  | Campus Office |  | Industrial |
|  | Destination Use |  | Potential School Site |
|  | Retail | | |

EPSP ALTERNATIVE I

April 17, 2013



- | | | | |
|---|--------------------|---|-----------------------|
|  | Zone 7 Open Space |  | Residential 3 DU/AC |
|  | Private Open Space |  | Residential 11 DU/AC |
|  | Public Parks |  | Residential 23 DU/AC |
|  | Campus Office |  | Residential 30 DU/AC |
|  | Destination Use |  | Industrial |
|  | Retail |  | Potential School Site |

EPSP ALTERNATIVE 2

April 17, 2013



- | | | | |
|---|--------------------|---|-----------------------|
|  | Zone 7 Open Space |  | Residential 3 DU/AC |
|  | Private Open Space |  | Residential 23 DU/AC |
|  | Public Parks |  | Residential 40 DU/AC |
|  | Campus Office |  | Industrial |
|  | Destination Use |  | Potential School Site |
|  | Retail | | |

EPSP ALTERNATIVE 3

April 17, 2013



- | | | | |
|---|--------------------|---|-----------------------|
|  | Zone 7 Open Space |  | Residential 8 DU/AC |
|  | Private Open Space |  | Residential 23 DU/AC |
|  | Public Parks |  | Residential 30 DU/AC |
|  | Campus Office |  | Industrial |
|  | Destination Use |  | Potential School Site |
|  | Retail | | |

EPSP ALTERNATIVE 4

April 8, 2013