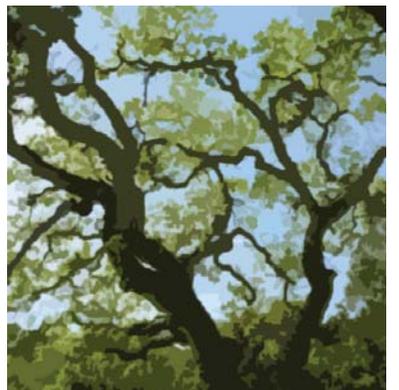
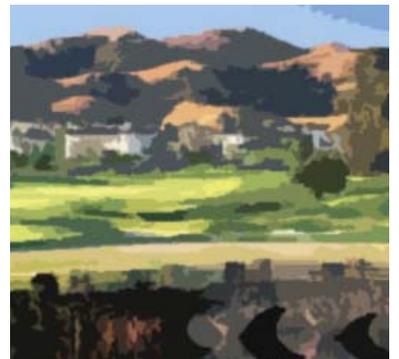


EAST PLEASANTON SPECIFIC PLAN



OPTIONS REPORT

SEPTEMBER 5, 2013



BACKGROUND

At its August 1 meeting, the Task Force provided direction regarding the most recent EPSP working draft options. Staff and consultants have since revised these options accordingly. The purpose of the upcoming Task Force meeting is to review the revisions and provide direction for potential further refinements. The Task Force is also scheduled to select the working draft preferred plan that will continue to evolve throughout the planning process, as well as the options that will eventually be evaluated in the environmental impact report. The following report is intended to assist the Task Force with general information pertaining to the recent option refinements.

Following potential further refinement by the Task Force on September 5, the working draft preferred plan and options will be forwarded to the Planning Commission for additional input. They will then go to the City Council for direction to proceed with initiation of the draft Specific Plan and EIR documents. Staff will then return to the Task Force for Specific Plan policy guidance relating to land use, design, circulation, infrastructure, environmental protection, sustainability, financing, phasing, growth management, school, transfer station, etc.

OVERVIEW OF OPTIONS

The revised options (including one new one - Option 5B) are presented below. Each was refined according to Task Force input pertaining primarily to housing, including:

- Total number of housing units
- Ratio of single-family vs. multifamily housing units
- Central community focus vs. disbursed multifamily housing.

The housing totals and single-family/multifamily mix for the revised options are summarized below:

- Option 1 - 1,000 units (50 % single-family and 50 % multifamily)
- Option 4 - 1,283 units (50 % single-family and 50 % multifamily)
- Option 5A - 1,759 units (55 % single-family and 45 % multifamily)
- Option 5B - 1,759 units (50 % single-family and 50 % multifamily)
- Option 6 – 2,279 units (63% single-family and 37% multifamily)

Other planning matters were also raised by Task Force members at the August 1 meeting (see August 1 meeting notes) that do not relate directly to the actual option plan diagrams but can be addressed in the Specific Plan text. These include senior housing, location of below market rate housing, transfer station relocation incentives, etc.

OPTION DESCRIPTIONS

All of the options continue to have similar characteristics with regard to the location and amount of retail, office, community park, open space and destination uses. In addition, all options have a similar roadway framework featuring the extensions of El Charro and Busch Roads and Boulder Street. The differences in options revolve mainly around housing quantity and density, industrial acreage, and school/park locations.

Options 1 and 4 are considered by the City's consulting economist to be generally infeasible. This is primarily the result of their limited total housing combined with their high infrastructure costs. The likelihood of achieving feasibility can be improved in a variety of ways. Increasing the total housing count and/or reducing development fees are the most substantive ways of accomplishing this.

EAST PLEASANTON SPECIFIC PLAN

A brief overview of each current option and the changes that were made to them in response to the August 1 Task Force meeting direction are presented below. This is followed by the option plans and informational tables.

Option 1 – This option includes the least amount of housing (1,000 units) of all the options currently under consideration. The only change to Option 1 from the August 1 version involves the relocation of the school/park to the OSC site. As noted above, the limited amount of housing in Option 1 along with the high estimated cost of infrastructure present financial feasibility concerns.

Option 4 – The primary distinguishing planning feature of Option 4 is that it retains both the OSC and the Transfer Station in their present locations. The lowest housing density in this option is 8 units per acre. Substantial industrial acreage is planned to the south and east of the Transfer Station to lessen the impacts of noise, odor, truck traffic and aesthetics created by the Station. No changes to the August 1 plan have been made.

This option proposes a total of 1,283 housing units. Similar to Option 1, Option 4's limited amount of housing along with the high cost of infrastructure present financial feasibility concerns.

Option 5A – Option 5A is similar to the August 1 Option 5 in that it features a centralized orientation of multifamily housing with single-family housing feathering outward. This option differs from the August 1 version however, in that it now includes a total of 1,759 housing units versus the previous 1,430 units. It also now includes a new housing density designation of 8 units per acre, whereas the previous Option 5 did not.

The OSC is now planned to remain in its present location and is designated as Public and Institutional. Finally, the school/park has been relocated to the Lake I park site, thus potentially replacing this active recreational facility.

Option 5B – Option 5B is also similar to the August 1 Option 5, however it disbursts (or separates) multifamily housing into two different areas of the project site. It now includes 1,759 total housing units versus the previous 1,430 units. It also now includes a new housing density designation of 8 units per acre, whereas the previous Option 5 did not.

The OSC is now planned to remain in its present location and is designated as Public and Institutional. Finally, the school/park has been relocated to the Lake I park site, thus potentially replacing this active recreational facility.

Option 6 – This option provides the greatest number of total housing units, and serves as the highest intensity of development option. The lowest housing density in this option is 4 units per acre. Option 6 now includes 2,279 housing units, up from the August 1 version of 2,154 units. The OSC is planned to remain in its present location and is designated as Public and Institutional. The school/park has been relocated to the Lake I park site, thus potentially replacing this active recreational facility.



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|--|---|--|
|  Zone 7 Open Space |  Retail Overlay |  Vista Point |
|  Private Open Space |  Residential 4 DU/AC |  Staging Area |
|  Public Parks |  Residential 23 DU/AC |  Trail |
|  Campus Office |  Residential 30 DU/AC | |
|  Destination Use |  Industrial | |
|  Retail |  Potential Public School / Park Site | |

OPTION I

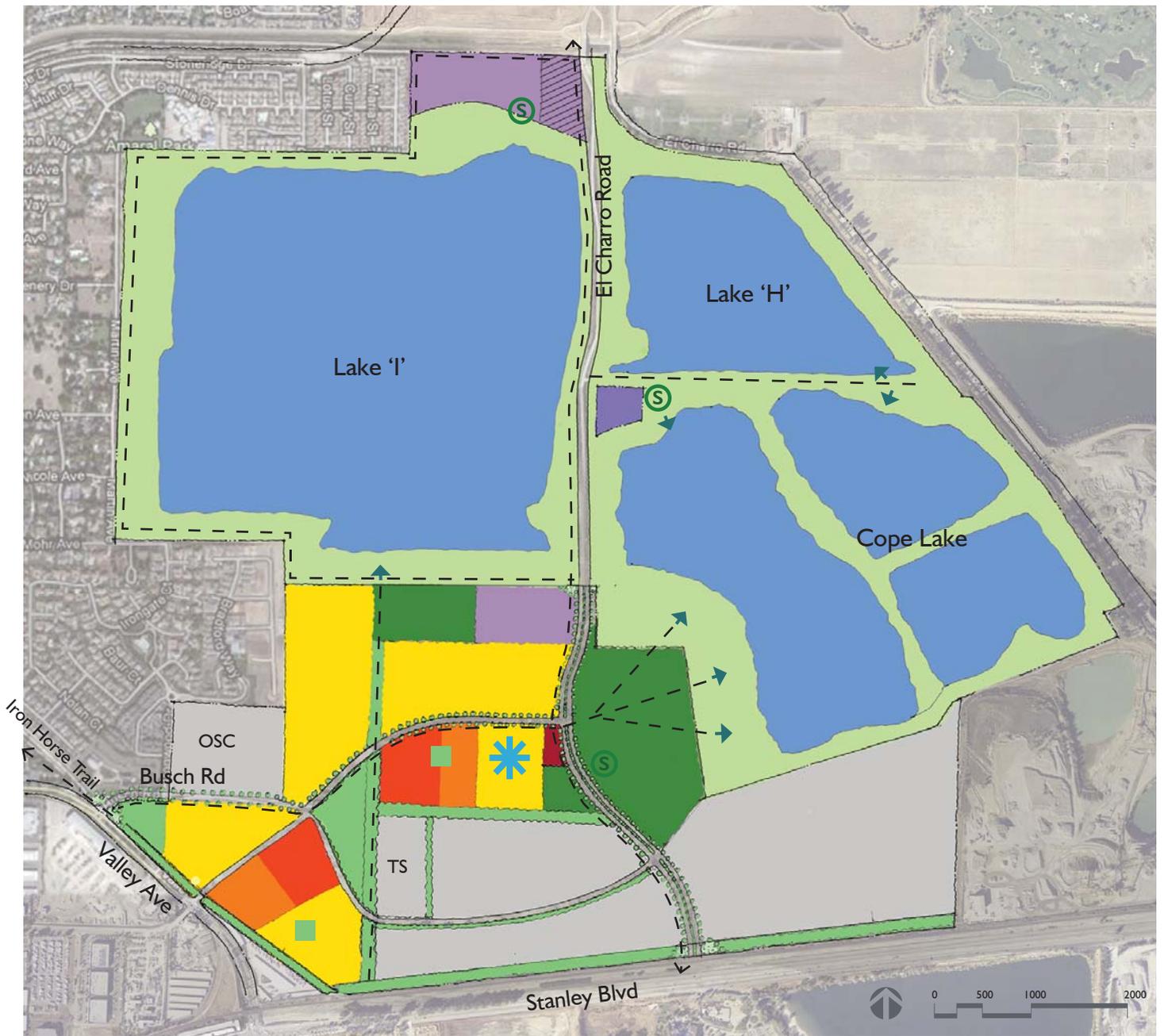
OPTION I

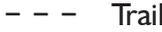
Land Use Inventory

SF-R 4d/a	MF-R 23 d/a	MF-R 30d/a	Total Housing
500 units	195 units	305 units	1,000 units

Retail	Campus Office	Industrial/ Flex	Destination Use
91,000 sq.ft.	442,000 sq.ft.	1,442,000 sq.ft.	3 acres

Public Park	Private Open Space
45 acres	34 acres



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|--|---|--|
|  Zone 7 Open Space |  Retail Overlay |  Vista Point |
|  Private Open Space |  Residential 8 DU/AC |  Staging Area |
|  Public Parks |  Residential 23 DU/AC |  Trail |
|  Campus Office |  Residential 30 DU/AC | |
|  Destination Use |  Industrial | |
|  Retail |  Potential Public School / Park Site | |

OPTION 4

OPTION 4

Land Use Inventory

SF-R 8d/a	MF-R 23 d/a	MF-R 30d/a	Total Housing
641 units	250 units	393 units	1,283 units

Retail	Campus Office	Industrial/ Flex	Destination Use
91,000 sq.ft.	442,000 sq.ft.	2,296,000 sq.ft.	3 acres

Public Park	Private Open Space
46 acres	40 acres



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|---|--------------------|---|----------------------|---|-------------------------------------|
|  | Zone 7 Open Space |  | Residential 4 DU/AC |  | Vista Point |
|  | Private Open Space |  | Residential 8 DU/AC |  | Staging Area |
|  | Public Parks |  | Residential 11 DU/AC |  | Trail |
|  | Campus Office |  | Residential 23 DU/AC |  | Potential Public School / Park Site |
|  | Destination Use |  | Residential 30 DU/AC |  | Public & Institutional |
|  | Retail |  | Industrial | | |
|  | Retail Overlay | | | | |

OPTION 5A

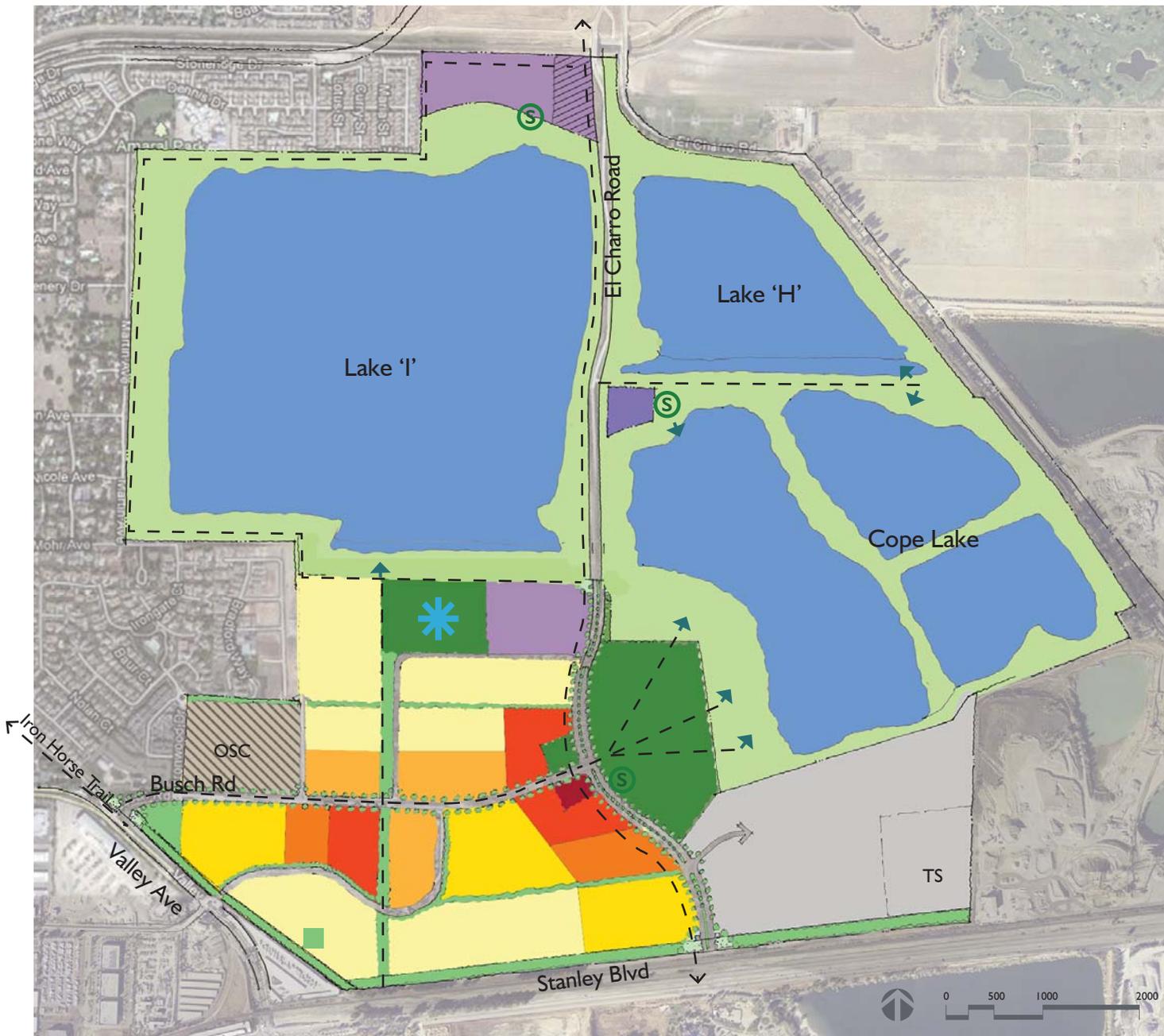
OPTION 5A

Land Use Inventory

SF-R 4d/a	SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing
237 units	560 units	176 units	276 units	510 units	1,759 units

Retail	Campus Office	Industrial/ Flex	Destination Use	Public & Institutional
91,000 sq.ft.	442,000 sq.ft.	918,439 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres



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|---|--------------------|---|----------------------|---|-------------------------------------|
|  | Zone 7 Open Space |  | Residential 4 DU/AC |  | Vista Point |
|  | Private Open Space |  | Residential 8 DU/AC |  | Staging Area |
|  | Public Parks |  | Residential 11 DU/AC |  | Trail |
|  | Campus Office |  | Residential 23 DU/AC |  | Potential Public School / Park Site |
|  | Destination Use |  | Residential 30 DU/AC |  | Public & Institutional |
|  | Retail |  | Industrial | | |
|  | Retail Overlay | | | | |

OPTION 5B

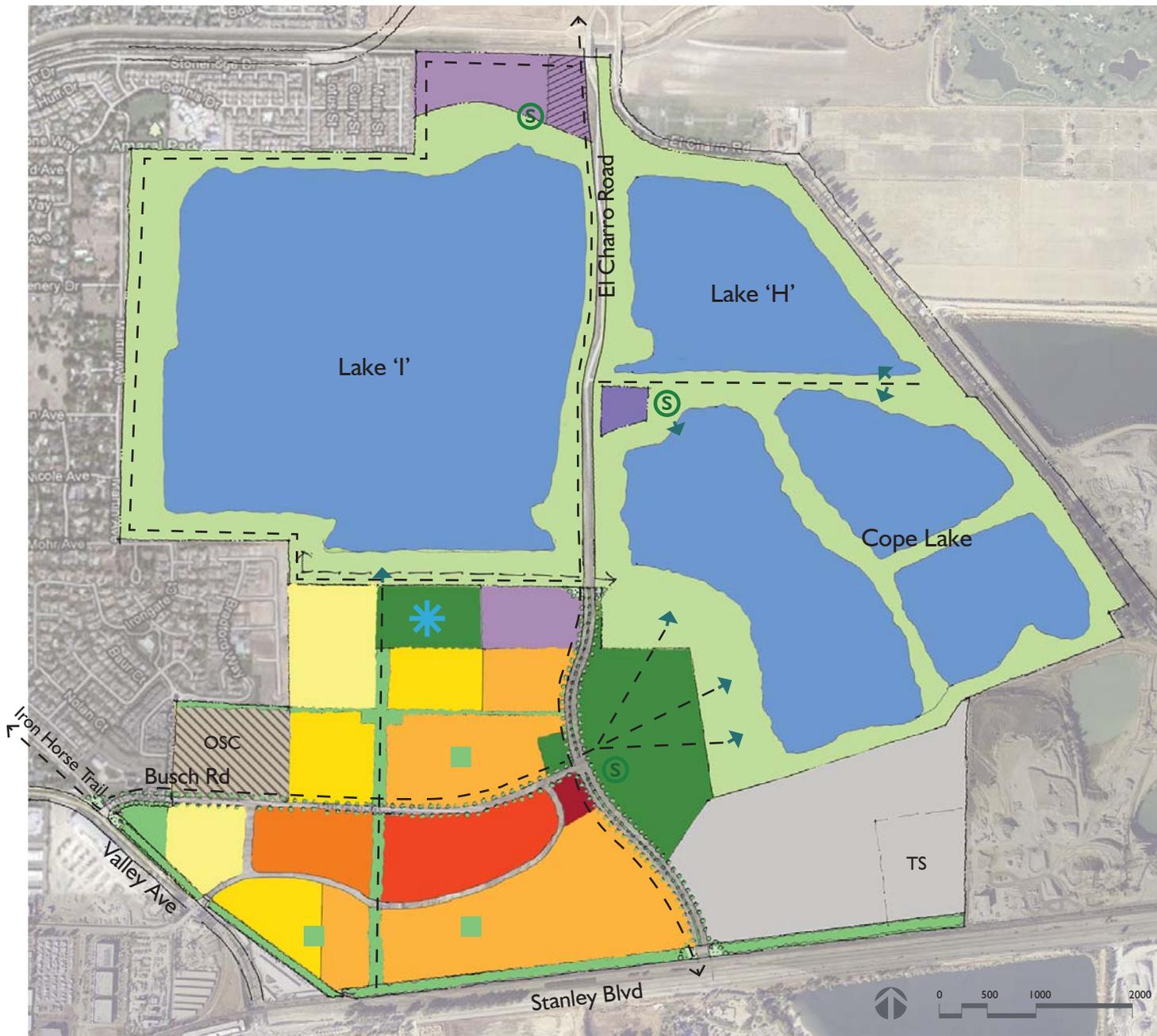
OPTION 5B

Land Use Inventory

SF-R 4d/a	SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing
322 units	304 units	264 units	299 units	570 units	1,759 units

Retail	Campus Office	Industrial/ Flex	Destination Use	Public & Institutional
91,000 sq.ft.	442,000 sq.ft.	918,439 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres



- | | | | | | |
|---|--------------------|---|------------------------|---|-------------------------------------|
|  | Zone 7 Open Space |  | Residential 4 DU/AC |  | Vista Point |
|  | Private Open Space |  | Residential 8 DU/AC |  | Staging Area |
|  | Public Parks |  | Residential 11 DU/AC |  | Trail |
|  | Campus Office |  | Residential 23 DU/AC |  | Potential Public School / Park Site |
|  | Destination Use |  | Residential 30 DU/AC | | |
|  | Retail |  | Industrial | | |
|  | Retail Overlay |  | Public & Institutional | | |

OPTION 6

OPTION 6

Land Use Inventory

SF-R 4d/a	SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing
112 units	278 units	932 units	383 units	574 units	2,279 units

Retail	Campus Office	Industrial/ Flex	Destination Use	Public & Insti- tutional
91,000 sq.ft.	442,000 sq.ft.	918,439 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres

COMPARATIVE LAND USE INVENTORY

Residential - Number of Units and % of S-F/M-F

	SF-R 4d/a	SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	% Single Family	% Multi- Family
Option 1	500	--	--	195	305	1,000	50%	50%
Option 4	--	641	--	250	393	1,283	50%	50%
Option 5A	237	560	176	276	510	1,759	55%	45%
Option 5B	322	304	264	299	570	1,759	50%	50%
Option 6	112	278	932	383	574	2,279	58%	42%

Non-Residential - Square Footage and Acreage

	Retail sq.ft.	Office sq.ft.	Industrial sq.ft.	Destina- tion Use acres	Public Park acres	Private O.S. acres	Public & Institu- tional
Option 1	91,000	442,000	1,442,000	3	45	34	--
Option 4	91,000	442,000	2,296,000	3	46	40	--
Option 5A	91,000	442,000	918,439	3	45	35	17
Option 5B	91,000	442,000	918,439	3	45	35	17
Option 6	91,000	442,000	918,439	3	45	35	17