

EAST PLEASANTON SPECIFIC PLAN



PREFERRED PLAN & ALTERNATIVES REPORT

SEPTEMBER 19, 2013



PREFERRED PLAN

The East Pleasanton Specific Plan Task Force's Preferred Plan is presented below for consideration and recommendations by the Planning Commission.

The Preferred Plan provides a total of 1,759 housing units, including sixty-five percent single-family and thirty-five percent multi-family units. This concept is based primarily on the premise that multi-family housing should generally be disbursed throughout the Plan Area. It is therefore separated into two different areas of the project site. Neighborhood retail shopping and a village green are located at the Busch Road/El Charro Road intersection. They along with a community park located on the opposite side of El Charro Road provide the central community focus area.

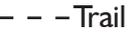
Two areas of "campus office" are proposed. The first is in the northernmost area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost area above Lake I is also proposed to include a retail overlay component. A destination use is planned for a three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the Transfer Station. The OSC is planned to remain in its present location and is designated as Public and Institutional.

Public parkland includes a 31-acre passive recreation community park east of El Charro Road. In addition, it is hoped that some of the Zone 7 land east of the community park can be used for further passive recreation use (i.e., trails and vistas). A 12-acre active recreation park is planned along the south side of Lake I, and a two-acre village green is located at the Busch Road/El Charro Road intersection. An school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane roadway. A Boulder Street connection is provided to relieve traffic on Busch Road. In the Preferred Plan, as well as all the alternatives presented below, potential trails, staging areas and vistas are shown but the locations are conceptual only.



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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 | | |

Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review.

PREFERRED PLAN

PREFERRED PLAN

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
183 units	664 units	296 units	241 units	375 units	1,759 units

Retail	Campus Office	Industrial/ Flex	Destination Use	Public & Institutional
91,000 sq.ft.	442,000 sq.ft.	1,057,000 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres

ALTERNATIVE PLANS

Five alternative plans were also prepared by the Task Force for consideration in the project Environmental Impact Report. Each are presented below for review and recommendations by the Planning Commission.

ALTERNATIVE I

Alternative 1 provides the least amount of housing at 1,000 total units. This includes fifty percent single-family and fifty percent multi-family units. Multi-family housing is split into two areas, one situated at the Busch Road entry and the other just south of 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 neighborhood retail shopping, village green, greenbelt, and a community park. A wide private greenbelt extends through the Plan Area along the north side of Busch Road.

Two areas of “campus office” are proposed. The first is in the northernmost portion of the Plan Area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost office site is also proposed to include a retail overlay component to allow restaurants and other related retail lakefront uses. A “destination use” (retreat, conference facility, restaurant, etc.) is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned east of El Charro Road to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the OSC and Transfer Station.

Public parkland includes a 31-acre passive recreation community park east of El Charro Road, a 12-acre active recreation park along the south side of Lake I, and a 2-acre village green on Busch Road. In addition, it is hoped that some of the Zone 7 land east of the community park can be used for further passive recreation use (i.e., trails and vistas) in all of the alternatives. A school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road generally extends south in a straight-line to Stanley Boulevard. This is a different alignment than used in the other alternatives in that it connects to Stanley Boulevard farther west. Busch Road is designed as a two-lane street connecting to El Charro Road. Boulder Street is intended to relieve traffic on Busch Road. Small local non-through streets are planned to minimize neighborhood through traffic.



Zone 7 Open Space

Private Open Space

Public Parks

Campus Office

Destination Use

Retail

Retail Overlay

Residential 4 DU/AC

Residential 23 DU/AC

Residential 30 DU/AC

Industrial

Potential Public School / Park Site

Vista Point

Staging Area

Trail

Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review.

ALTERNATIVE I

ALTERNATIVE 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

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, aesthetics, etc.), 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, including fifty percent single-family and fifty percent multi-family housing. Multi-family housing is split into two different areas.

Two areas of “campus office” use are proposed. The first is in the northernmost portion of the Plan Area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost site is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Substantial industrial use is planned in the southern portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses.

Public parkland includes a 32-acre passive recreation community park east of El Charro Road, a 12-acre active recreation park along the south side of Lake I, and a 2-acre village green located just south of the Busch Road/El Charro Road intersection. A school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane street. A Boulder Street connection is provided to relieve traffic on Busch Road.



- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail

- Retail Overlay
- Residential 8 DU/AC
- Residential 23 DU/AC
- Residential 30 DU/AC
- Industrial
- Potential Public School / Park Site

- Vista Point
 - S Staging Area
 - Trail
- Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review.

ALTERNATIVE 4

ALTERNATIVE 4

Land Use Inventory

SF-R 8d/a	MF-R 23 d/a	MF-R 30d/a	Total Housing
641 units	250 units	392 units	1,283 units

Retail	Campus Office	Industrial/ Flex	Destination Use
91,000 sq.ft.	442,000 sq.ft.	2,169,000 sq.ft.	3 acres

Public Park	Private Open Space
46 acres	40 acres

ALTERNATIVE 5A

Alternative 5A provides a total of 1,759 housing units, including fifty-five percent single-family and forty-five percent multi-family units. The primary difference between this and the other Alternative 5 variations is that it tends to centralize multi-family housing whereas the others tend to disburse it. Multi-family housing is centrally located along both sides of Busch Road. The central focus of the community is at two north/south open space spines as they intersect 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 opposite side of El Charro Road.

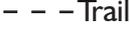
Two areas of “campus office” use are proposed. The first is in the northernmost portion of the Plan Area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost site is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the Transfer Station. The OSC is planned to remain in its present location and is designated as Public and Institutional.

Public parkland includes a 31-acre passive recreation community park east of El Charro Road, a 12-acre active recreation park along the south side of Lake I, and a two-acre village green located at the Busch Road/El Charro Road intersection. A school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane roadway. A Boulder Street connection is provided to relieve traffic on Busch Road.



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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 | Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review. | |
|  | Retail Overlay | | | | |

ALTERNATIVE 5A

ALTERNATIVE 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.	1,057,000 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres

ALTERNATIVE 5B

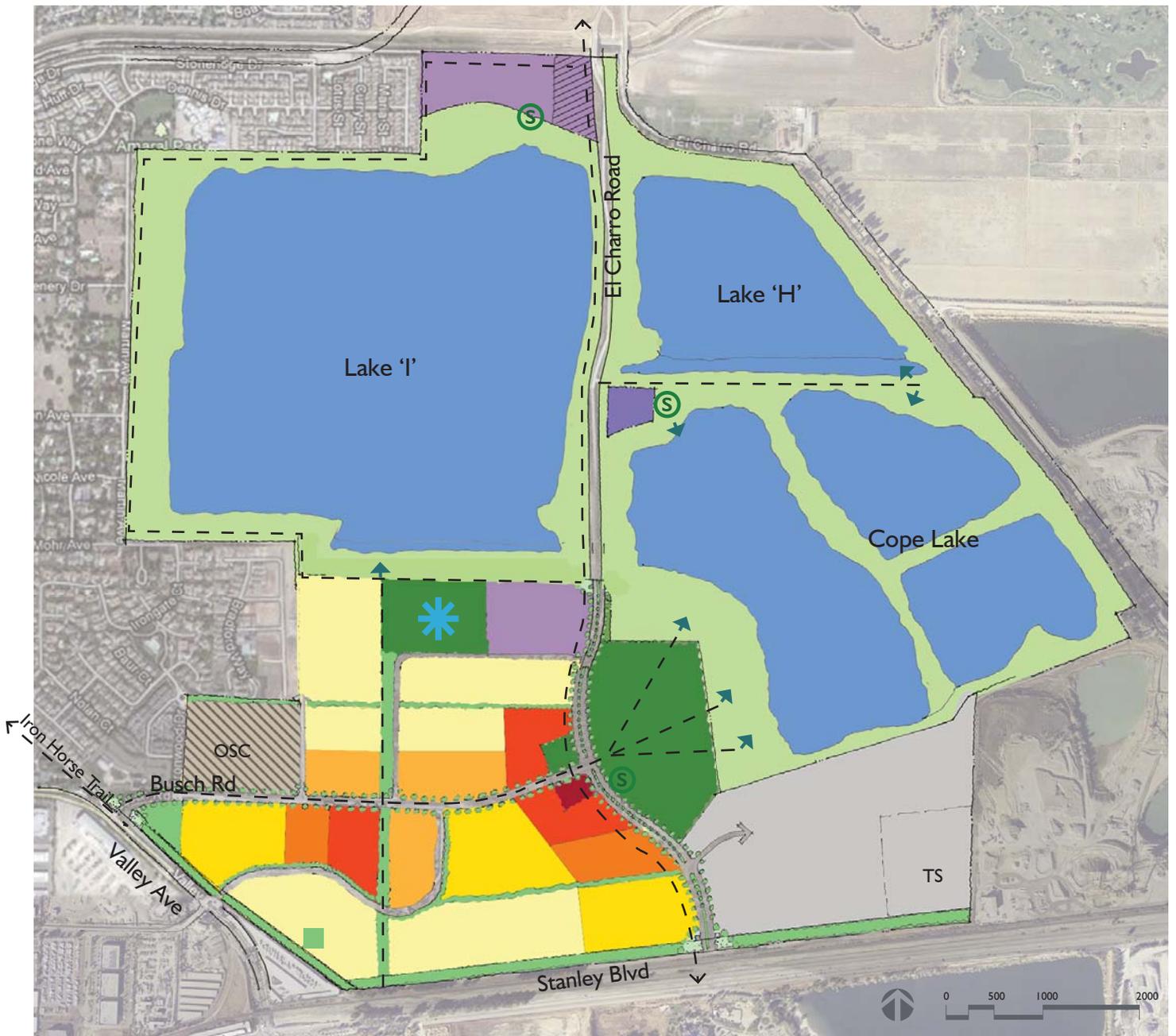
Alternative 5B provides a total of 1,759 housing units, including fifty percent single-family and fifty percent multi-family units. This concept is based primarily on the premise that multi-family housing should generally be disbursed. It is therefore separated into two different areas of the project site. Neighborhood retail shopping and a village green are located at the Busch Road/El Charro Road intersection. They along with a community park located on the opposite side of El Charro Road provide the central community focus area.

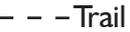
Two areas of “campus office” are proposed within the Plan Area. The first is in the northernmost area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost area above Lake I is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the Transfer Station. The OSC is planned to remain in its present location and is designated as Public and Institutional.

Public parkland includes a 31-acre passive recreation community park east of El Charro Road, a 12-acre active recreation park along the south side of Lake I, and a two-acre village green located at the Busch Road/El Charro Road intersection. A school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane roadway. A Boulder Street connection is provided to relieve traffic on Busch Road.



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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 | | |

Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review.

ALTERNATIVE 5B

ALTERNATIVE 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.	1,057,000 sq.ft.	3 acres	17 acres

Public Park	Private Open Space
45 acres	35 acres

ALTERNATIVE 6

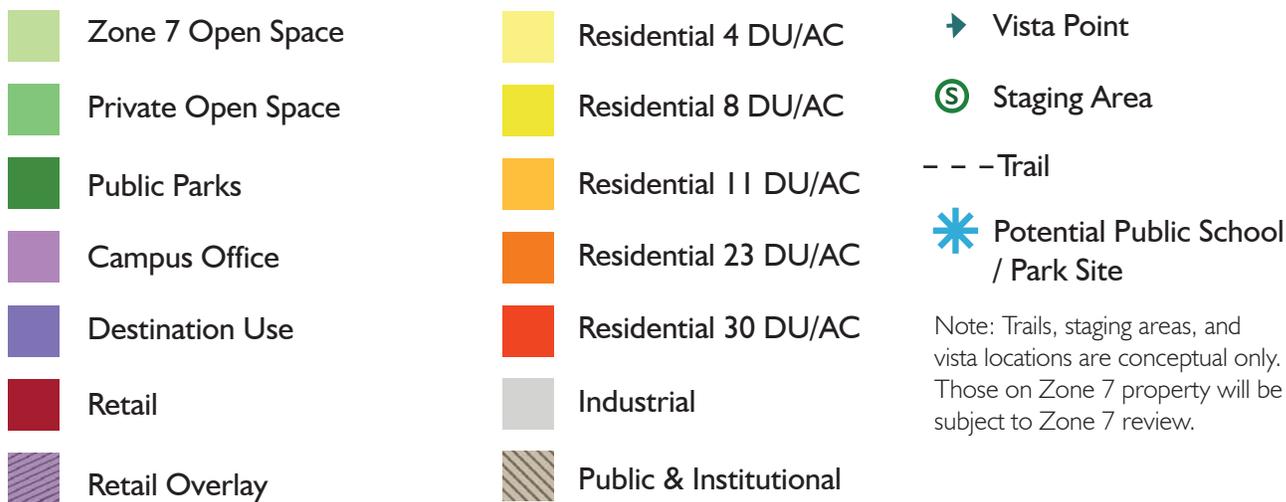
This alternative provides the greatest amount of housing, a total of 2,279 units. This includes fifty-eight percent single-family and forty-two percent multi-family units. All multi-family housing is situated south of Busch Road. The central focus of the community is at the north/south open space spine as it intersects Busch Road. In addition, neighborhood retail and a town green are located at the Busch Road/El Charro Road intersection, with a community park located on the opposite side of El Charro Road.

Two areas of “campus office” use are proposed. The first is in the northernmost portion of the Plan Area above Lake I, and the second is immediately south of Lake I within the Airport Protection Area. The northernmost site is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the Transfer Center. The OSC is planned to remain in its present location and is designated as Public and Institutional.

Public parkland includes a 31-acre passive recreation community park east of El Charro Road, a 12-acre active recreation park along the south side of Lake I, and a two-acre village green located at the Busch Road/El Charro Road intersection. A school/park use is also included as an overlay at the Lake I park site, thus potentially replacing this active recreational facility if the school is eventually needed.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane street. Boulder Street is aligned to relieve traffic on Busch Road through its loop connection to significant development areas on the south side of Busch Road.



ALTERNATIVE 6

ALTERNATIVE 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 & Institutional
91,000 sq.ft.	442,000 sq.ft.	1,057,000 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 5C	183	664	296	241	375	1,759	65%	35%
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.	Destination Use acres	Public Park acres	Private O.S. acres	Public & Institutional acres
Option 1	91,000	442,000	1,442,000	3	45	34	--
Option 4	91,000	442,000	2,169,000	3	46	40	--
Option 5A	91,000	442,000	1,057,000	3	45	35	17
Option 5B	91,000	442,000	1,057,000	3	45	35	17
Option 5C	91,000	442,000	1,057,000	3	45	35	17
Option 6	91,000	442,000	1,057,000	3	45	35	17