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EAST PLEASANTON SPECIFIC PLAN TASK FORCE  
DECEMBER 5, 2013  
ITEM IV: COMPILATION OF SMALL GROUP AND  
WORKBOOK COMMENTS

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Staff compiled the attached comments from the small group report outs, from the group workbooks on each table, and from Task Force members who submitted marked up workbooks after the November 7 meeting. Staff and consultants reviewed this information prior to preparing the draft design guidelines for low density residential development to be discussed at the December 5 meeting. This is provided for Task Force members' interest; no action is required.

## **EPSP TASK FORCE COMMENTS RELATING TO STREETSCAPE AND RESIDENTIAL DESIGN IMAGES**

**Wayne Rasmussen, Rasmussen Planning, Inc. (November 18, 2013)**

Following is a summary of the EPSP Task Force small group comments from the November 7, 2013 meeting. Comments relate to streetscape and residential design images that were integrated into a workbook by City staff and consultants for the meeting.

### **GROUP 1 (John Casey, presenter):**

1. Use the City's bike/pedestrian trail master plan guidelines for bike routes in streets
2. Private streets and alleys should have varied setbacks
3. El Charro Road needs a turn lane(s) to serve the Zone 7 pump station site
4. Need architectural articulation and varied setbacks, especially on the 8 du/ac and higher housing densities
5. For housing at 8 du/ac, garages should be located behind houses, front walls and setbacks should be staggered, and no common walls are not desired
6. Liked the 30 du/ac housing designs in the PowerPoint presentation.

### **GROUP 2 (Mark Emerson, presenter):**

1. El Charro Road should be 4 lanes
2. Want an eclectic mix of housing designs at all densities
3. Include single-story homes in the 4 du/ac density
4. Liked the examples of 8 du/ac housing designs in the PowerPoint
5. Streets should have varied building setbacks, landscape planters and bulb-outs
6. Housing with basements should be considered
7. Agreed with Group I comments.

### **GROUP 3 (Kellene Cousins, presenter)**

1. The multi-use trail on El Charro Road should stay on only one side of the road
2. Prefer wider bike paths (multi-use paths) to trees on El Charro Road north
3. Could use new thinking on the City's bike/pedestrian master plan – this is a chance to be forward looking
4. Vary building setbacks
5. More single-story homes should be included
6. Like street trees and porches
7. Recommend solar orientation
8. Do not like the bulky style of the house shown on page 8 of the workbook
9. Do not want streets to be driveway/garage dominated

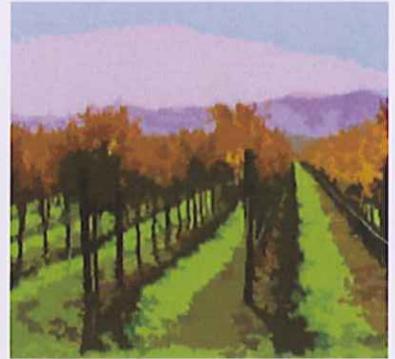
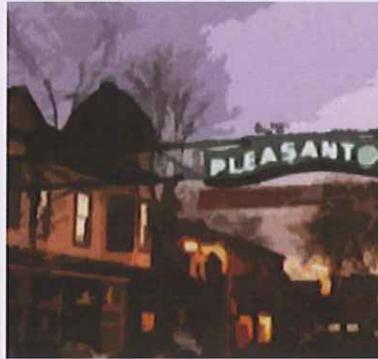
10. Do not like driveway types as shown on page 9 of the workbook
11. Like angled driveways
12. Cars should be parked behind buildings
13. No long straight street lines – staggered setbacks
14. Need green relief
15. Like open space as shown on page 15 of workbook
16. More open space should be included in higher density areas
17. Like parking under units rather than surface parking in higher density projects
18. Articulation and architectural variation is key.

# COMPILATION OF WORKBOOK COMMENTS

 SMALL GROUP COMMENTS

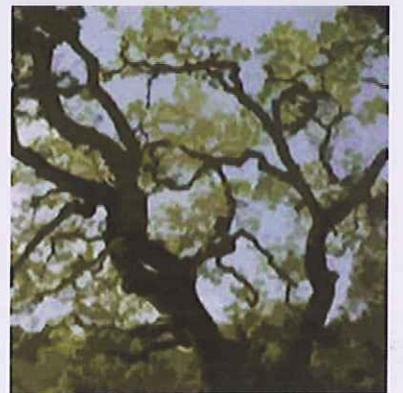
 INDIVIDUAL MEMBER COMMENTS

## EAST PLEASANTON SPECIFIC PLAN



## TASK FORCE MEETING REPORT & WORKBOOK

NOVEMBER 2013



## BACKGROUND

The Task Force completed work on the draft EPSP preferred plan concept and other environmental impact report (EIR) alternatives at its meeting of September 12. These plans were then referred to the Planning Commission for input prior to going to the City Council for direction.

The Planning Commission reviewed the plans on September 25 and indicated its support for the preferred plan and all of the other Task Force alternatives. In addition, the Commission asked that a new alternative (Alternative 8) be added to the mix. Alternative 8 is the same as the preferred plan, with the exception that it contains 1,430 housing units instead of the 1,759 units proposed by the preferred plan.

The Task Force plans along with the Planning Commission's new Alternative 8 were then reviewed by the City Council on October 15. The Council supported going forward with the preferred plan and all the other alternatives recommended by the Task Force and Planning Commission. In addition, the Council suggested one more alternative (Alternative 1A). Alternative 1A is the same as Alternative 1, except that the Pleasanton Operations Service Center site designation is changed from single-family residential to Public and Institutional. Also, the school/park overlay site was moved to the park site just south of Lake I.

All of the above plans are included in the current Task Force meeting packet for your information.

At the conclusion of its meeting, the Council asked that the following plans be evaluated in the EPSP EIR:

- Preferred Plan
- Alternative 1
- Alternative 1A
- Alternative 4
- Alternative 5A
- Alternative 5B
- Alternative 6
- Alternative 8
- No Project Alternative - Future build-out is assumed to be based upon the current City zoning for incorporated lands, and the County General Plan designations for the unincorporated lands with the EPSP Area boundaries.
- No Project/No Build Alternative – Existing conditions with no future development assumed.



## NOVEMBER MEETING

The next step in the EPSP process is gathering Task Force input for the preparation of the design guidelines portion of the EPSP text. The following report provides a series of streetscape, site planning and architectural images for the Task Force members to think about prior to the meeting.

### The Workbook

This booklet is a workbook as well as a report. The images are presented with space for your notes and comments. Your response and evaluation of the images will assist the consultants in preparing the design guidelines.

Please rate the following images on a scale of 1 to 5, where 1 is least favorable and 5 is most favorable. You need not respond to every image. Please add notes describing your responses - the more specific you can be about what you like or dislike about an image, or why it does or does not "feel like Pleasanton," the more helpful it will be. Projects that are actually built or approved in the City of Pleasanton are labeled for your reference.

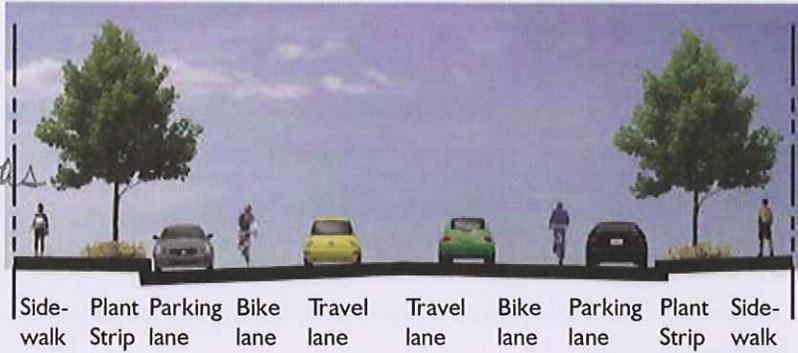
We will discuss these images further at the November 7 meeting, along with other specific questions of design and character. At the meeting, staff and consultants will provide additional background information to supplement this report. Task Force members will be asked to divide into sub-groups and comment on a variety of design related matters. Staff and consultants will then use this input as it prepares the design guidelines portion of the Specific Plan.

Additional design matters relating to non-residential land uses, buffers, and other matters are scheduled to be discussed at the December 5 Task Force meeting.

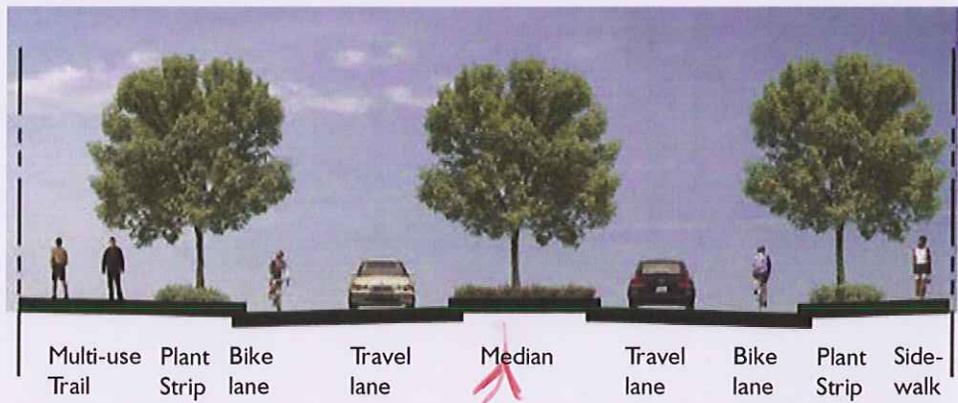
ROADWAYS

NOVEMBER 2013 TASK FORCE MEETING

- Separate bike lanes from street
- Good
- OK
- OK but make bike paths separate from car parking & moving cars



Boulder Street



Busch Road

- more bike trails vs. trees.
- Good
- OK
- Good but will median divide the community like Valley ave?



ROADWAYS

NOVEMBER 2013 TASK FORCE MEETING



Multi-use Trail | Plant Strip | Travel lane | Travel lane | Median | Travel lane | Travel lane | Grasses

- Cross-over to El Charro Rd south needs more thought. Make consistent.
- Good
- Very good



El Charro Road, north



Multi-use Trail | Plant Strip | Bike lane | Travel lane | Travel lane | Median | Travel lane | Travel lane | Bike lane | Plant Strip | Side-walk



El Charro Road, south



- Very good
- OK
- Very good but remove bike lane on right & increase multi-use trail on left so bikers don't have to cross street.

RESIDENTIAL DENSITIES - 4 UNITS / ACRE

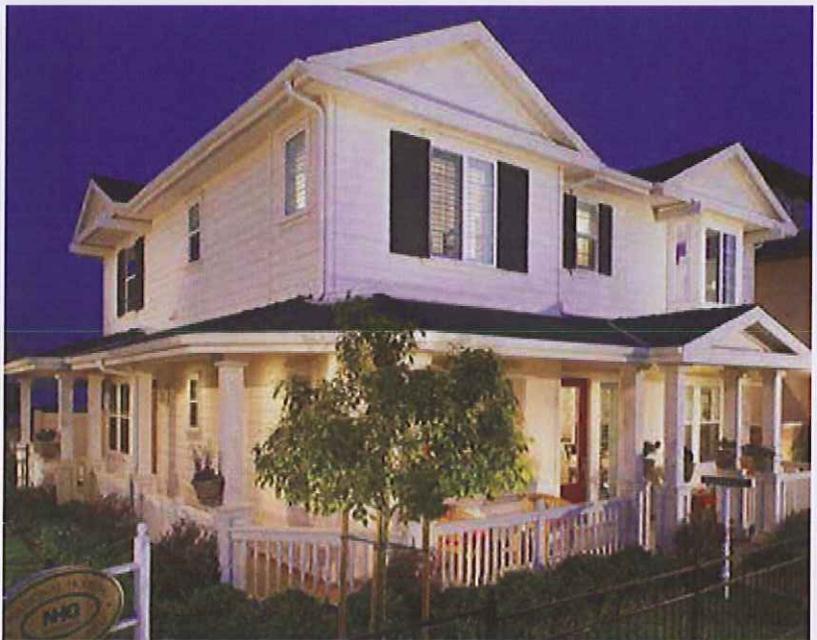
NOVEMBER 2013 TASK FORCE MEETING

- Street trees
- more single-story homes



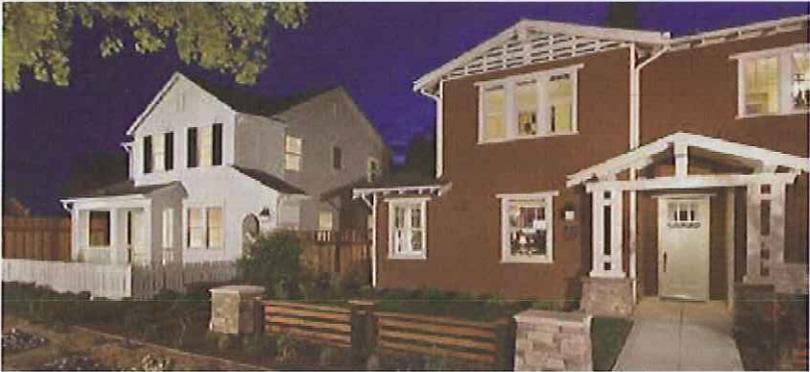
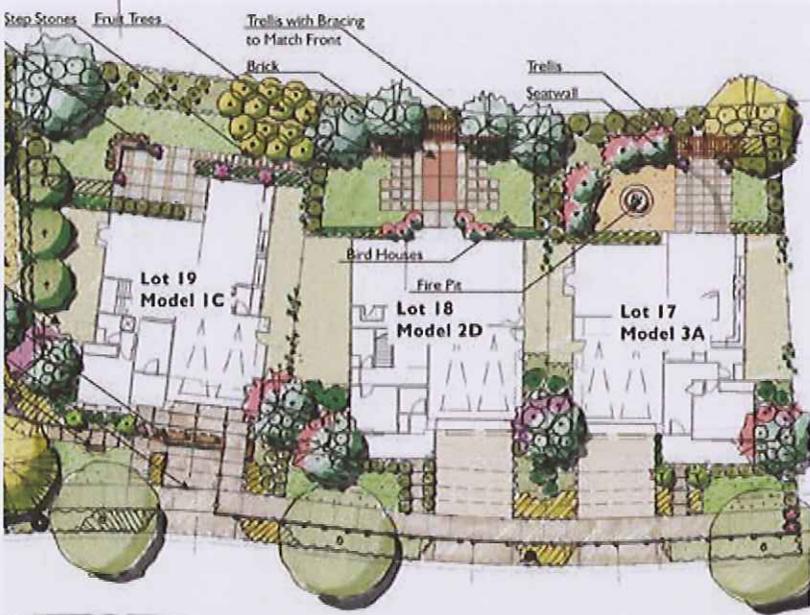
- Yes, like porches
- Like porches
- Solar roof design

- Very good
- Bad too bulky & claustrophobic. Remove fences



RESIDENTIAL DENSITIES - 4 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



- No articulation - bad
- Very bad - Too flat exterior
- OK but uninspiring, good fence and stone.

## RESIDENTIAL DENSITIES - 4 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

- Yes
- Preferred
- Very good
- Good looking front

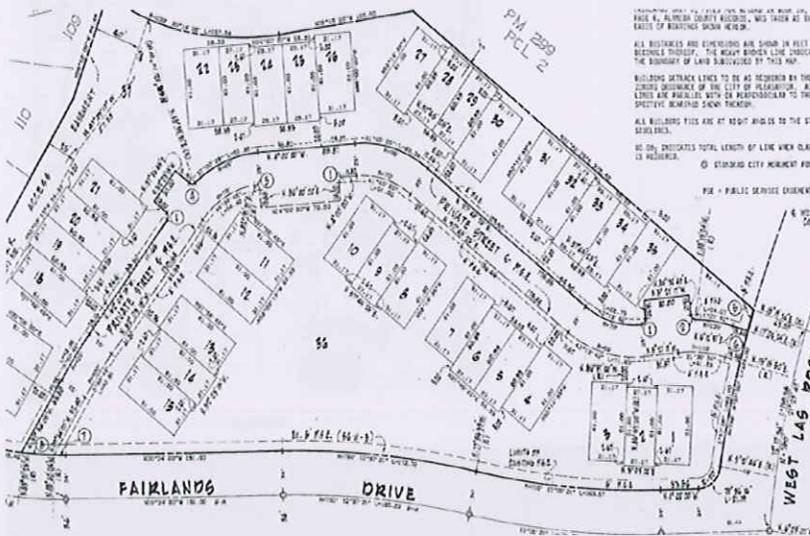


- No
- Don't want big bays

- Very bad - too big for lot
- Bad - looks massive, pillars are thick adding to mass, no room for solar.



RESIDENTIAL DENSITIES - 8 UNITS / ACRE



Hyde Park



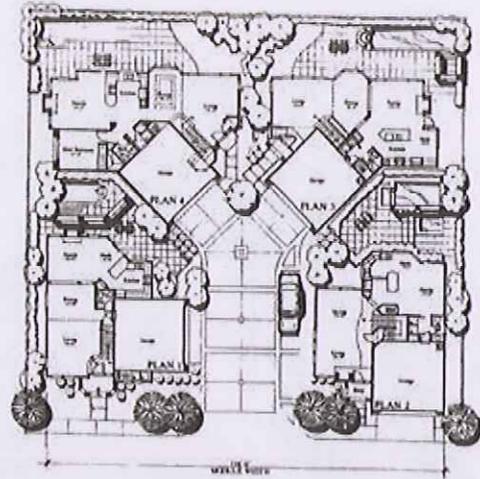
Hyde Park

- No front driveway view on all homes
- Very bad - don't like garages together and flat exterior.
- Very bad - boring facade. Dominant feature is garage.

NOVEMBER 2013 TASK FORCE MEETING

RESIDENTIAL DENSITIES - 8 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



Belvedere

- Need better streetscape
- Garages in back
- Good like setback
- OK - need more variety with the middle alley



Belvedere

- Good staggered front yards
- No common walls
- Roofs need to be varied.
- Good front entrance
- Better than all driveways facing road
- Good
- Appealing when



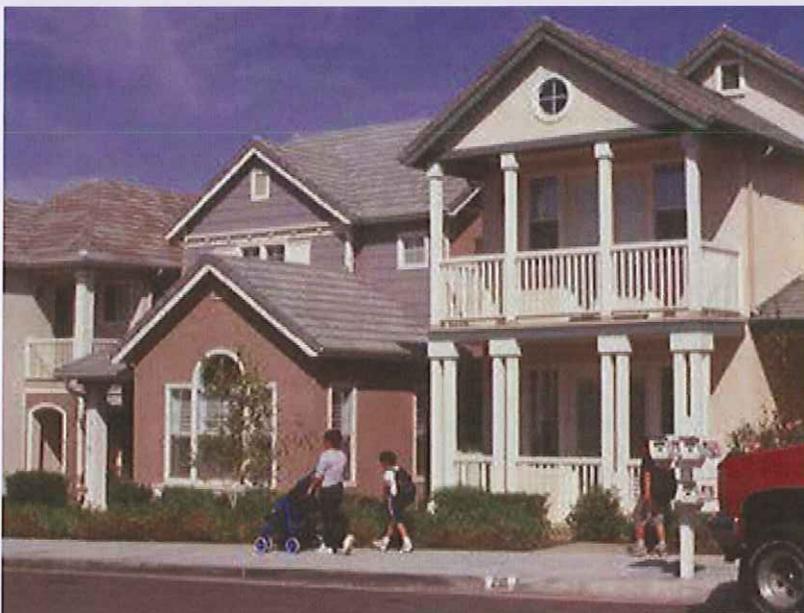
RESIDENTIAL DENSITIES - 8 UNITS / ACRE



- Very bad - ugly flat
- Good - looks separate & needs more identity



- Bad - not enough staggering of frontages
- OK but porches are overpowering

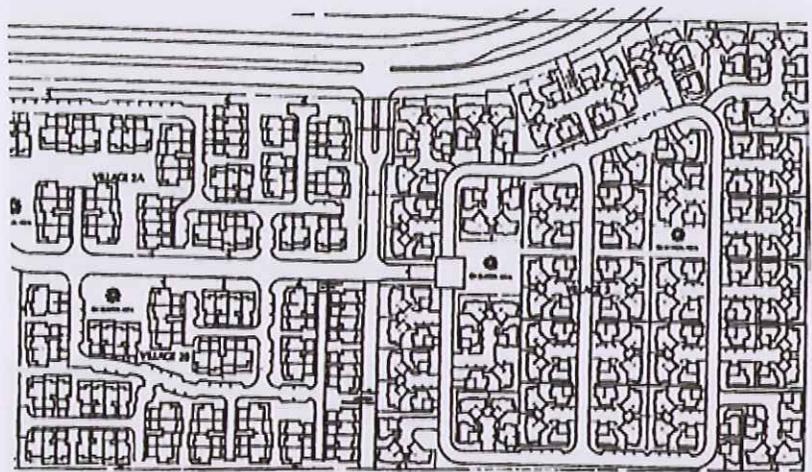


- Very bad - too close together and too close to street

NOVEMBER 2013 TASK FORCE MEETING

RESIDENTIAL DENSITIES - 11 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



Stoneridge Place

- Yes
- Staggered front yards are good
- Good - like setback
- Good - looks natural & fits together

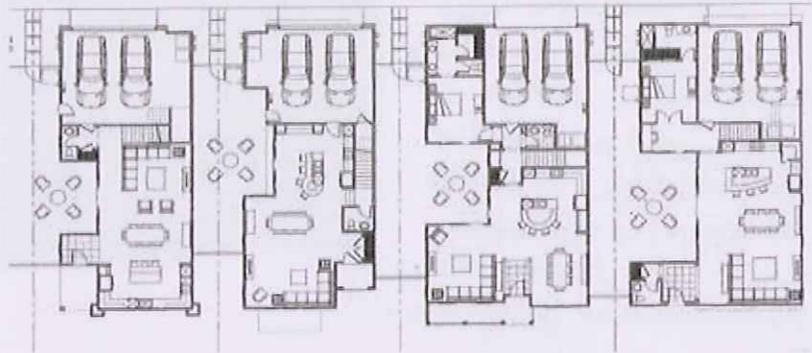


Stoneridge Place

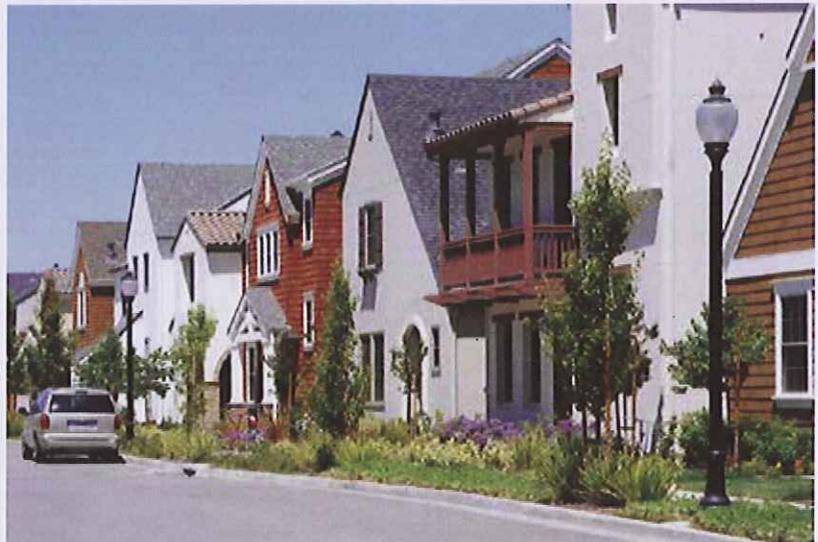
- Varying architecture is good
- Good



RESIDENTIAL DENSITIES - 11 UNITS / ACRE



- No
- No straight lines
- Very bad - too close to street
- Very good - excellent variety



- No!
- Larger trees
- Very bad - looks
- Bad - sad back alley



RESIDENTIAL DENSITIES - 11 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

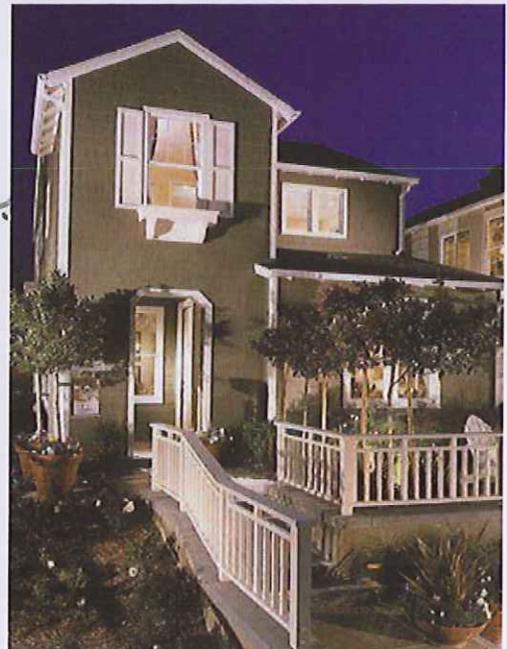
- The newer C-3 standards dealing w/ storm water runoff present a challenge to site design, especially with the lower density residential projects.



- Good porches
- No fences
- Good
- Good porches & fencing work nicely together



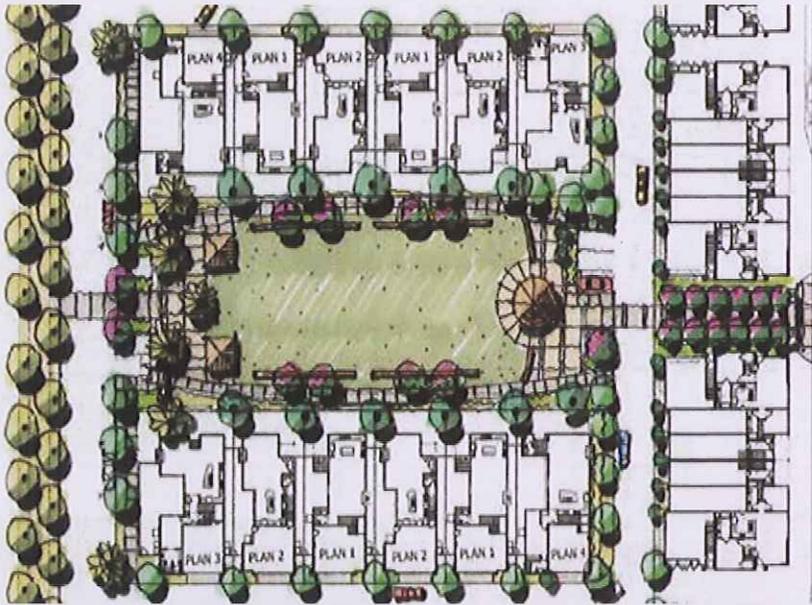
- Bad - too narrow
- Bad - rear yard looks claustrophobic, too cluttered.



RESIDENTIAL DENSITIES - 11 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

- Great green relief
- all homes look out to green area
- Good



- OK
- Good
- Very good - more open and inviting. Looks very well together.

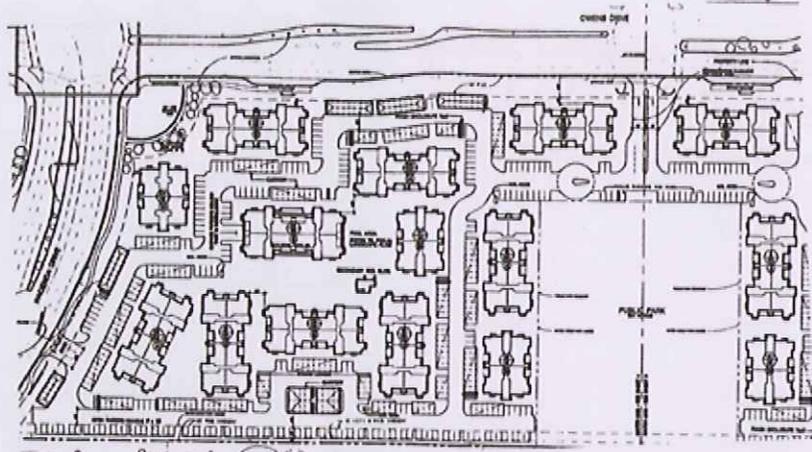


- Good
- Very good - more sense of community.



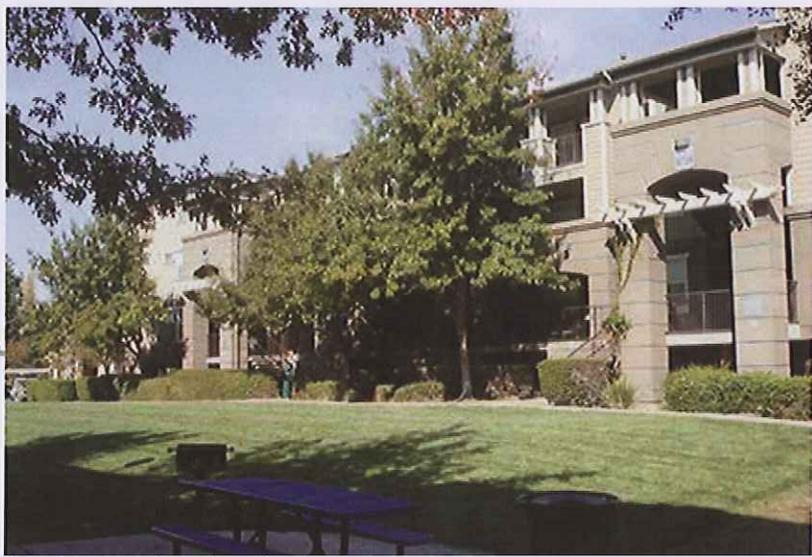
RESIDENTIAL DENSITIES - 23 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



Archstone Hacienda

- Yes
- Open space & city parks adjacent to apartment buildings - good buffer zone.
- Good
- Bad - not distinctive or inviting.



Archstone Hacienda

- Good



Archstone Hacienda

RESIDENTIAL DENSITIES - 23 UNITS / ACRE



- No
- OK
- Good looking facade but don't like walk-up entries



- OK

NOVEMBER 2013 TASK FORCE MEETING

RESIDENTIAL DENSITIES - 23 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

- Yes
- Good



- Yes
- Good
- OK



- No
- Too flat
- Very bad



RESIDENTIAL DENSITIES - 30 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

- Like parking under units



Auf Der Maur

- OK - not very interesting  
- Good - like design  
- Looks like a community rather than just dense housing.



Auf Der Maur

RESIDENTIAL DENSITIES - 30 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



- Parking is better under units
- OK
- OK - more bulky yet attractive, fines are clean.



- Good
- Bad - uninspired rear.



# RESIDENTIAL DENSITIES - 30 UNITS / ACRE



- OK  
 - Good - changing straight lines adds to charm.



- OK  
 - Tower adds a lot of interest.



- OK

NOVEMBER 2013 TASK FORCE MEETING

## FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING

- Ok
- Good walls make entryways attractive.



- Like individual design elements
- Good
- Ok - walk-up stairways not as inviting. Heavy pillars don't go with smaller railings.



FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING



- Good
- OK except for entryways



- OK

## FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING

- Good
- OK

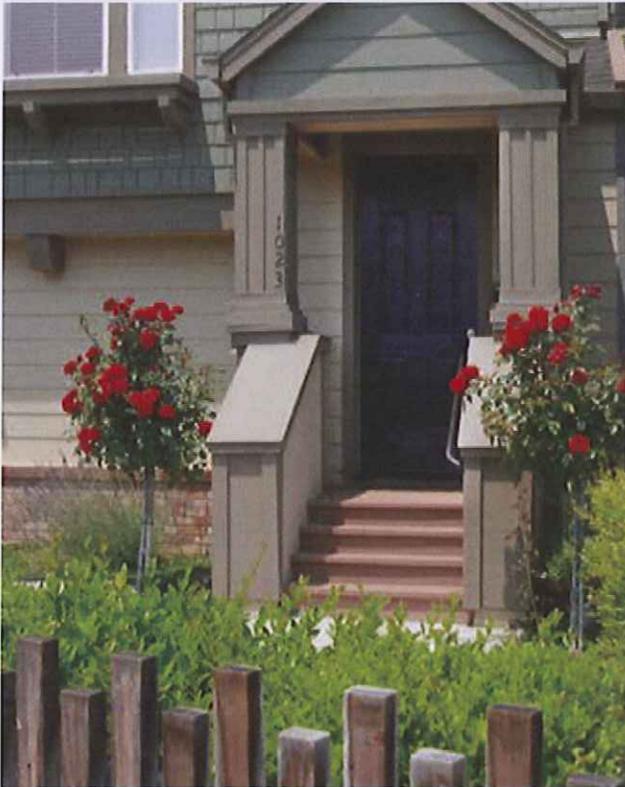


- Good - nice open space amongst high density
- Undistinguished

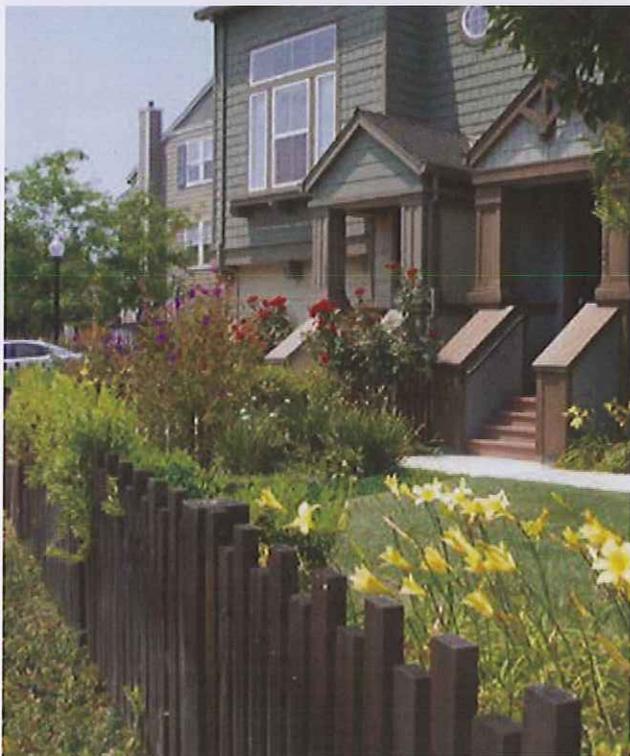


FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING



- OK
- Bad - too much growth



- Good
- Entrways with wide railings not inviting

FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING

- Bad



- OK  
- OK but busy



- Very bad - ugly

