

EAST PLEASANTON SPECIFIC PLAN



PREFERRED PLAN & EIR ALTERNATIVES

OCTOBER 31, 2013





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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



 Zone 7 Open Space

 Private Open Space

 Public Parks

 Campus Office

 Destination Use

 Retail

 Retail Overlay

 Residential 4 DU/AC
Note: 4 DU/AC maximum,
actual density may be less.

 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



 Zone 7 Open Space

 Private Open Space

 Public Parks

 Campus Office

 Destination Use

 Retail

 Retail Overlay

 Residential 4 DU/AC
Note: 4 DU/AC maximum,
actual density may be less.

 Residential 23 DU/AC

 Residential 30 DU/AC

 Industrial

 Potential Public School
/ Park Site

 Vista Point

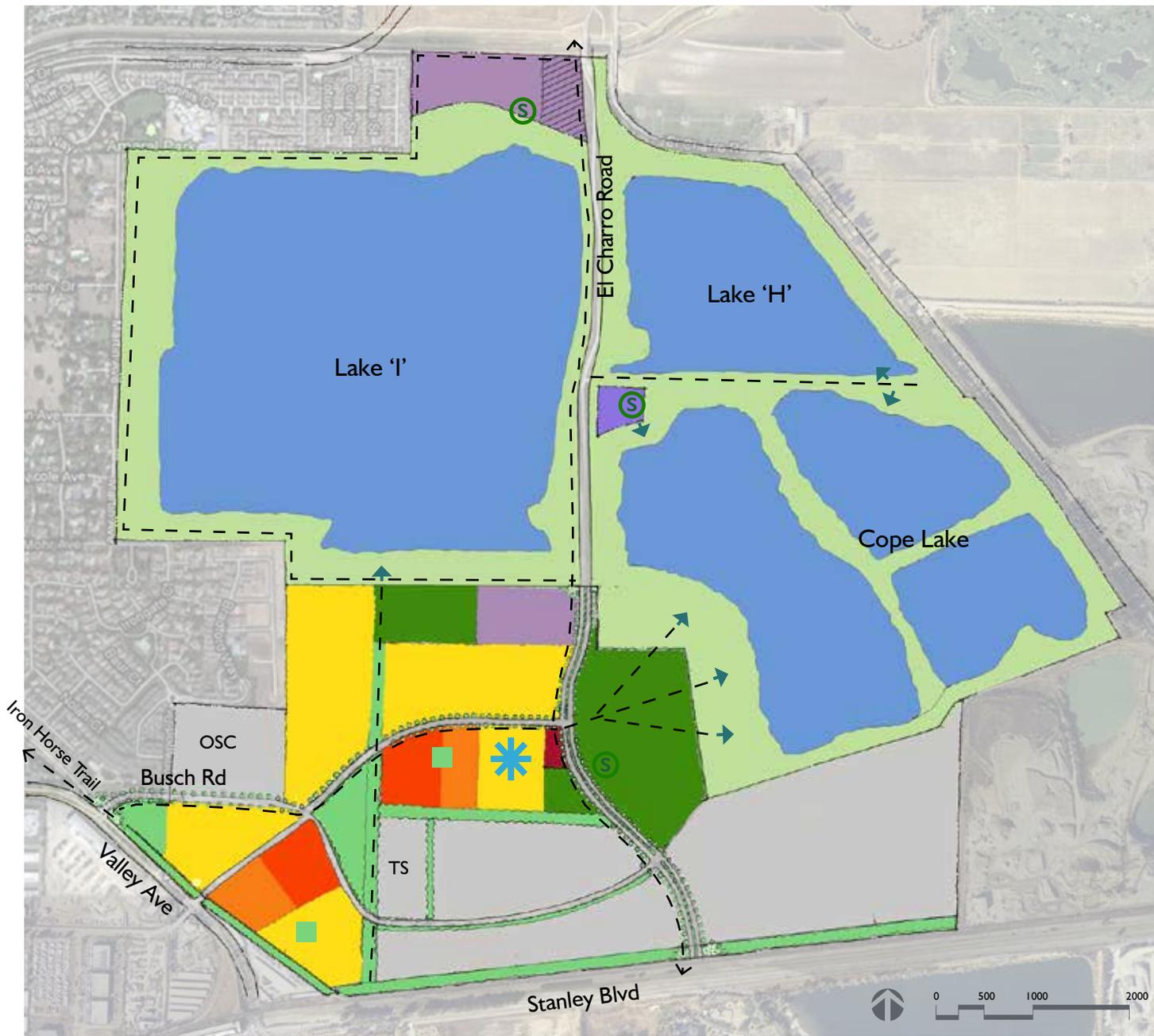
 Staging Area

 Trail

 Public & Institutional

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

ALTERNATIVE 1A



- 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

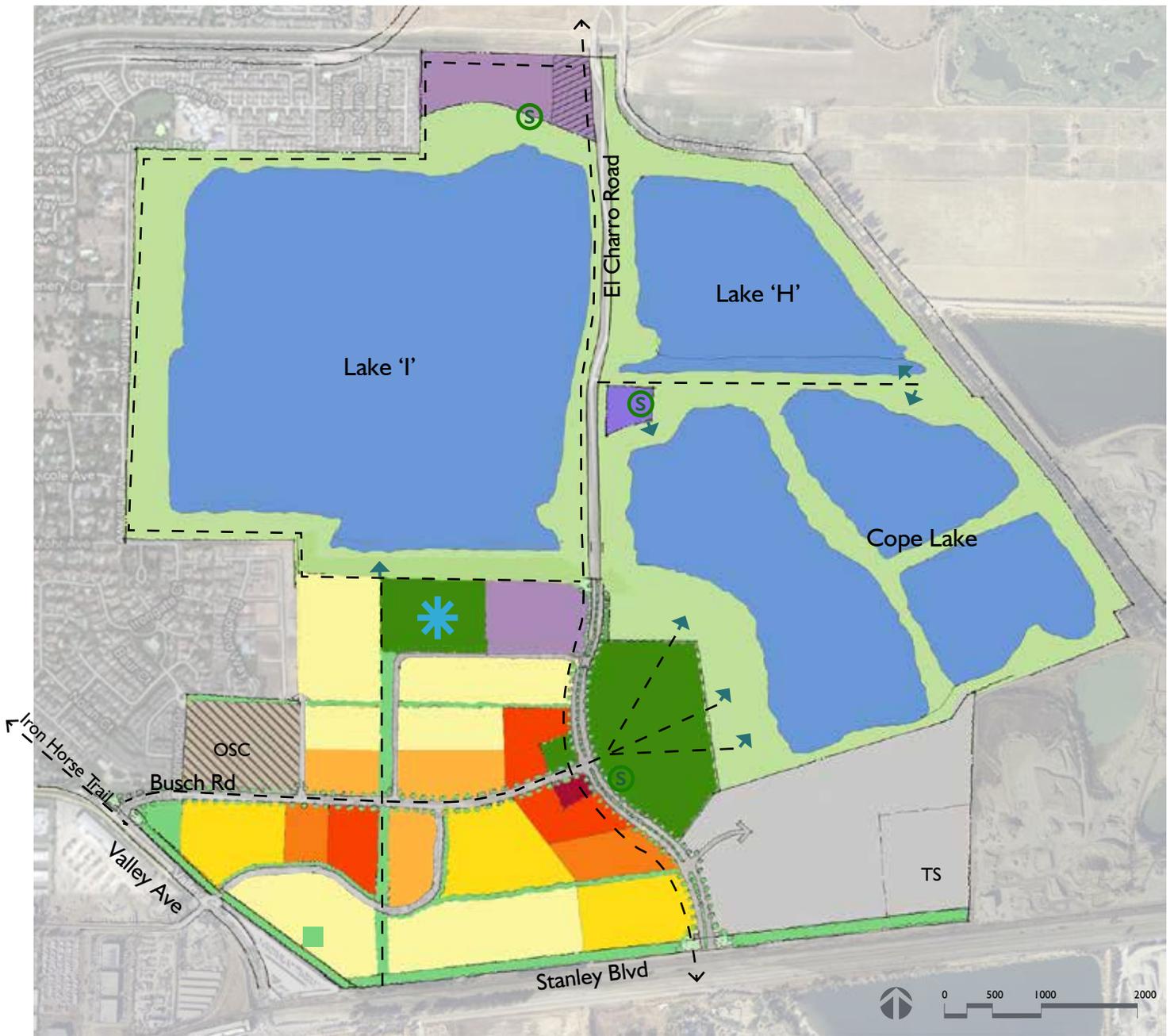
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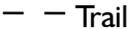
ALTERNATIVE 4



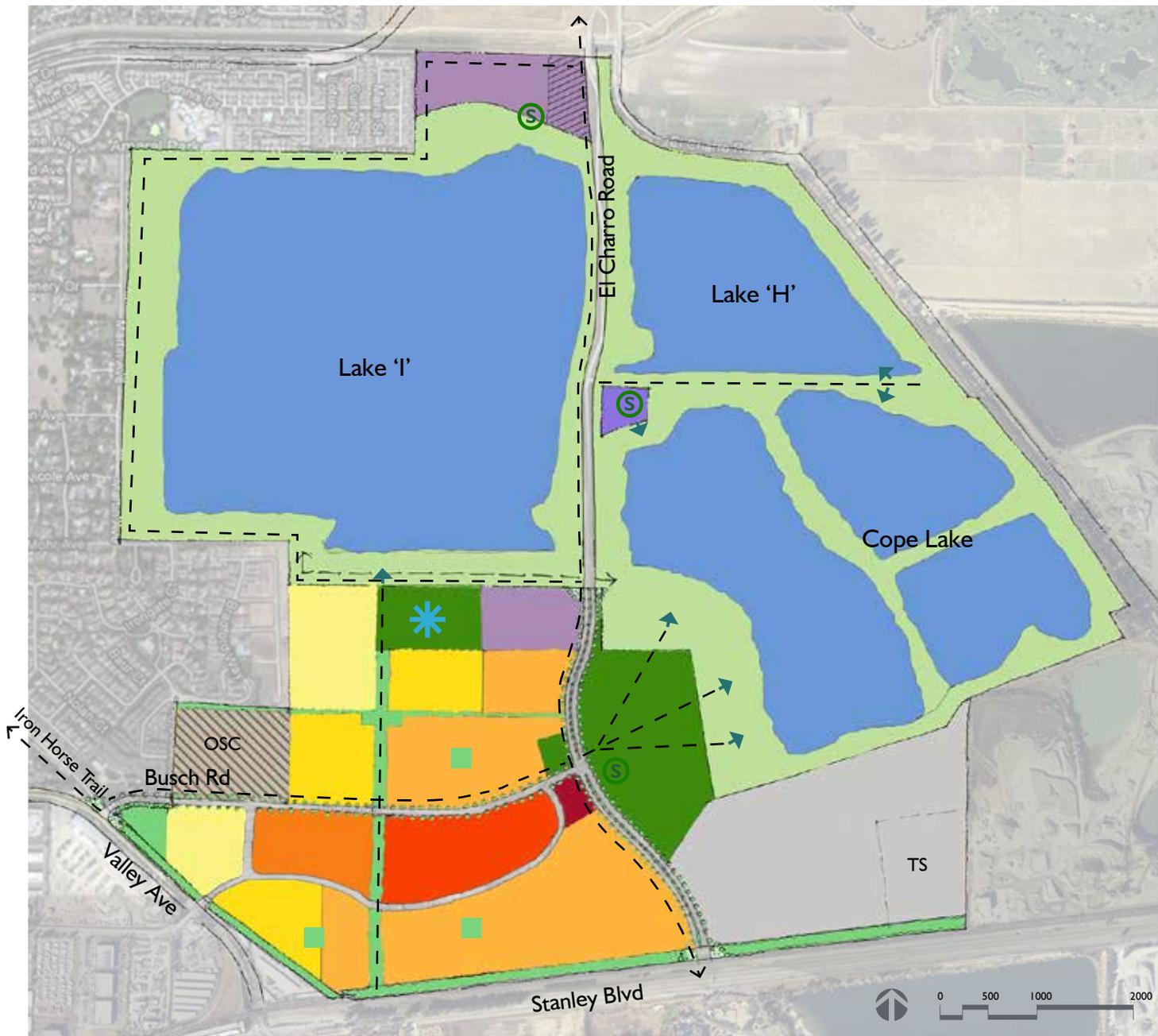
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|---|--------------------|---|----------------------|---|--|
|  | Zone 7 Open Space |  | Residential 4 DU/AC |  | Vista Point |
|  | Private Open Space |  | Residential 8 DU/AC |  | Staging Area |
|  | Public Parks |  | Residential 11 DU/AC |  | Trail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



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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 5B



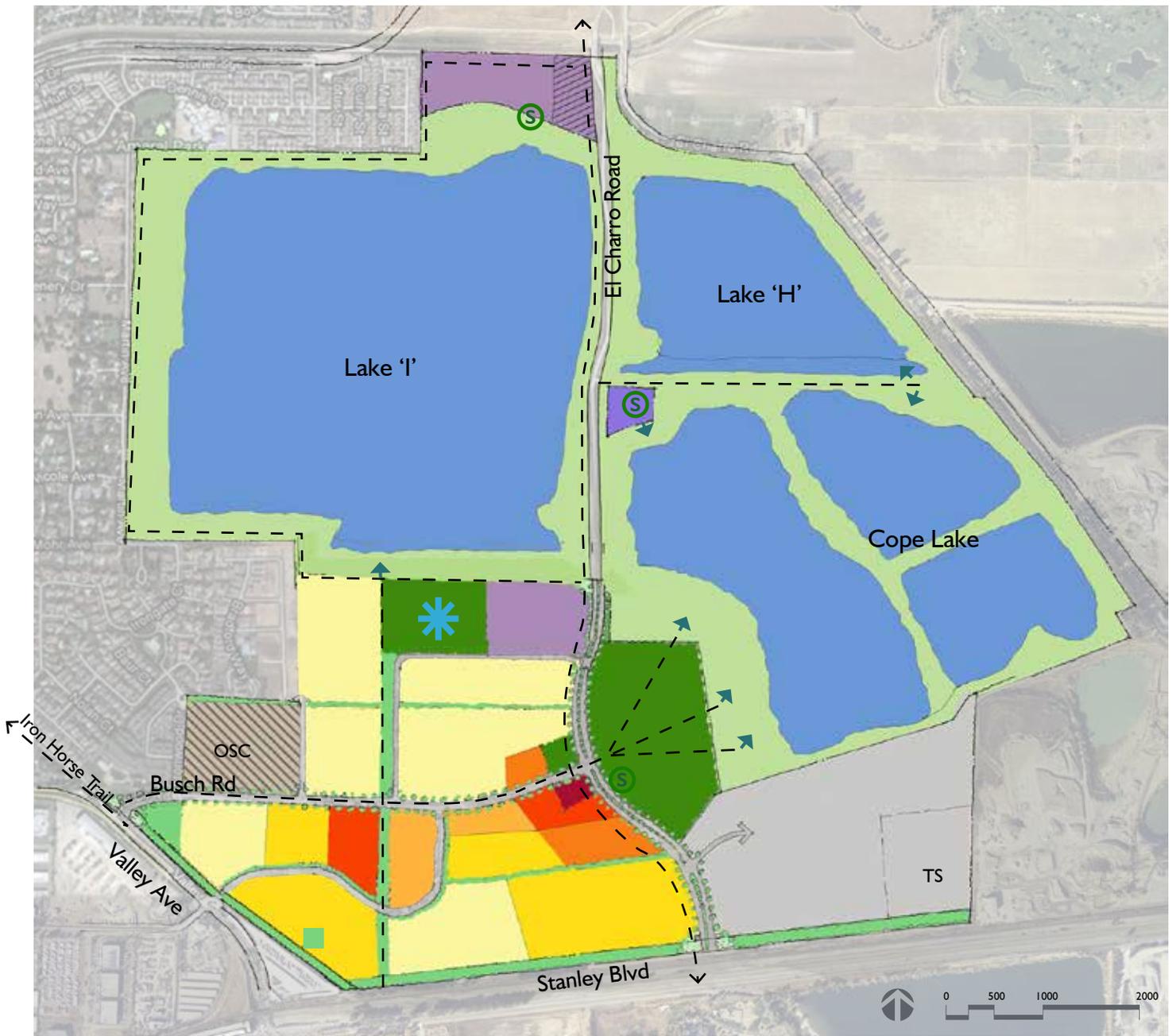
- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail
- Retail Overlay

- Residential 4 DU/AC
- Residential 8 DU/AC
- Residential 11 DU/AC
- Residential 23 DU/AC
- Residential 30 DU/AC
- Industrial
- Public & Institutional

- Vista Point
- Staging Area
- Trail
- Potential Public School / Park Site

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

ALTERNATIVE 6



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|---|--------------------|---|--|---|-------------------------------------|
|  | Zone 7 Open Space |  | Residential 4 DU/AC
<small>Note: 4 DU/AC maximum, actual density may be less.</small> |  | 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 | <p>Note: Trails, staging areas, and vista locations are conceptual only. Those on Zone 7 property will be subject to Zone 7 review.</p> | |
|  | Retail Overlay | | | | |

ALTERNATIVE 8

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
Preferred Plan	183	664	296	241	375	1,759	65%	35%
Alternative 1	500	--	--	195	305	1,000	50%	50%
Alternative 1A	500	--	--	195	305	1,000	50%	50%
Alternative 4	--	641	--	250	393	1,283	50%	50%
Alternative 5A	237	560	176	276	510	1,759	55%	45%
Alternative 5B	322	304	264	299	570	1,759	50%	50%
Alternative 6	112	278	932	383	574	2,279	58%	42%
Alternative 8	328	437	165	170	330	1,430	65%	35%

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
Preferred Plan	91,000	442,000	1,057,000	3	45	35	17
Alternative 1	91,000	442,000	1,442,000	3	45	34	--
Alternative 1A	91,000	442,000	1,442,000	3	45	34	17
Alternative 4	91,000	442,000	2,169,000	3	46	40	--
Alternative 5A	91,000	442,000	1,057,000	3	45	35	17
Alternative 5B	91,000	442,000	1,057,000	3	45	35	17
Alternative 6	91,000	442,000	1,057,000	3	45	35	17
Alternative 8	91,000	442,000	1,057,000	3	45	35	17