

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.

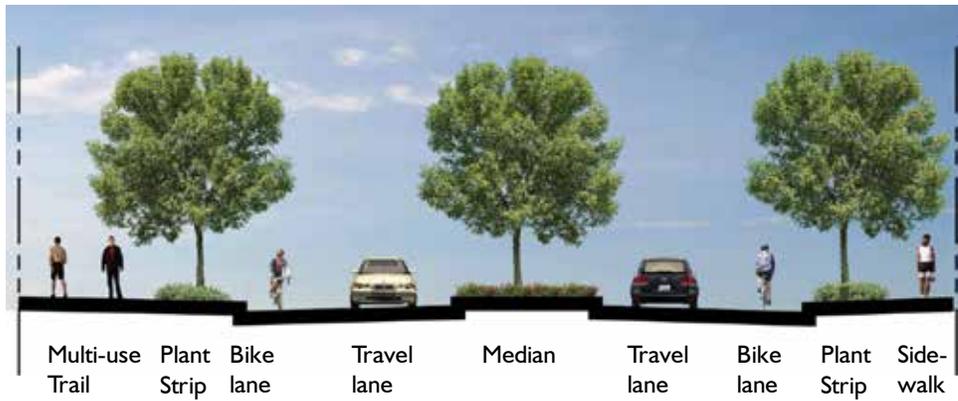
Additional design matters relating to non-residential land uses, buffers, and other matters are scheduled to be discussed at the December 5 Task Force meeting.

ROADWAYS

NOVEMBER 2013 TASK FORCE MEETING



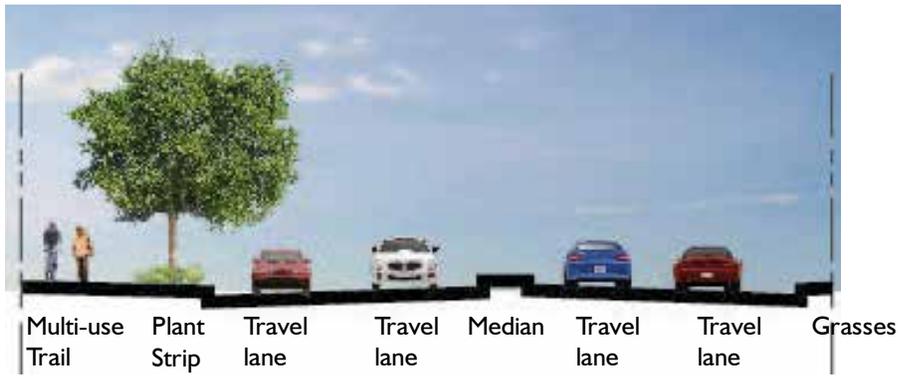
Boulder Street



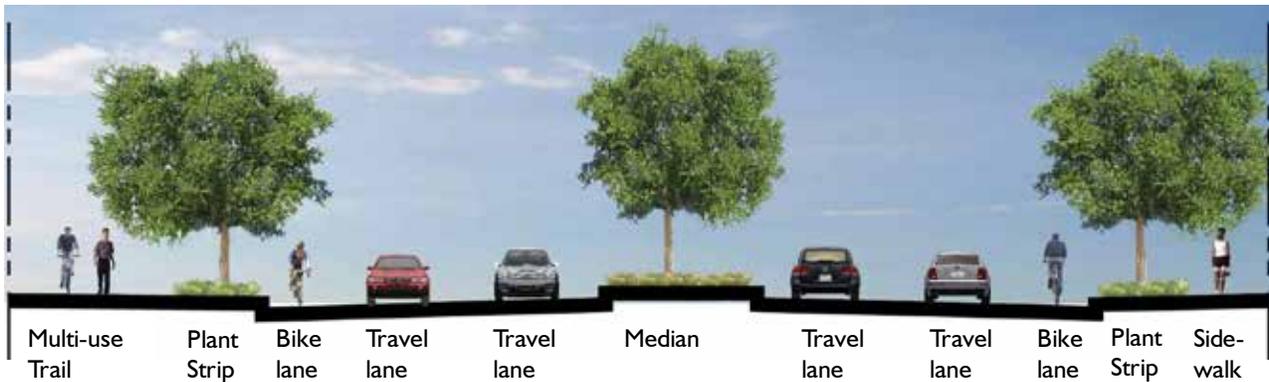
Busch Road



ROADWAYS



El Charro Road, north



El Charro Road, south



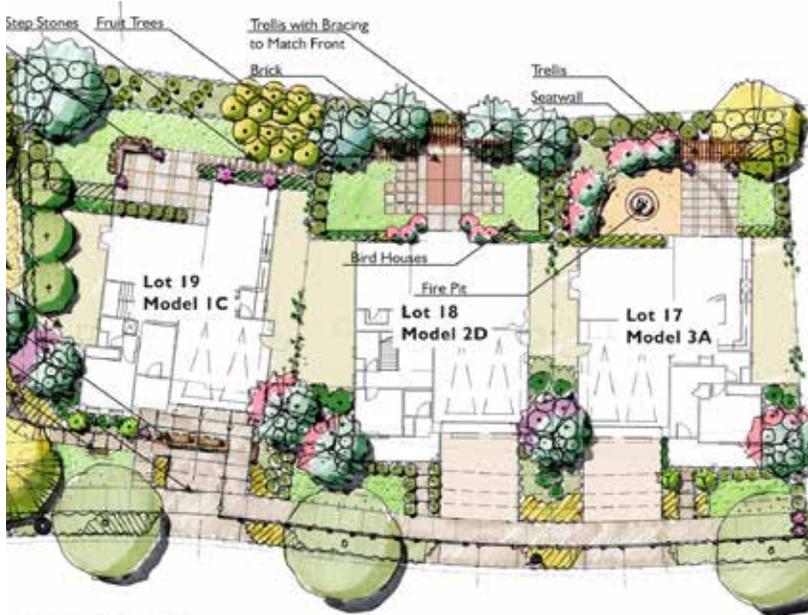
RESIDENTIAL DENSITIES - 4 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



RESIDENTIAL DENSITIES - 4 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



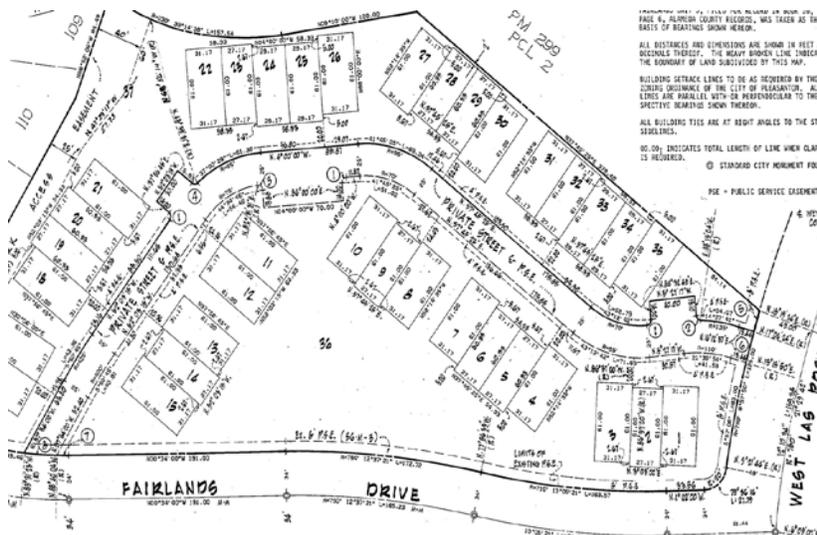
RESIDENTIAL DENSITIES - 4 UNITS / ACRE

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RESIDENTIAL DENSITIES - 8 UNITS / ACRE

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Hyde Park



Hyde Park

RESIDENTIAL DENSITIES - 8 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



Belvedere



Belvedere



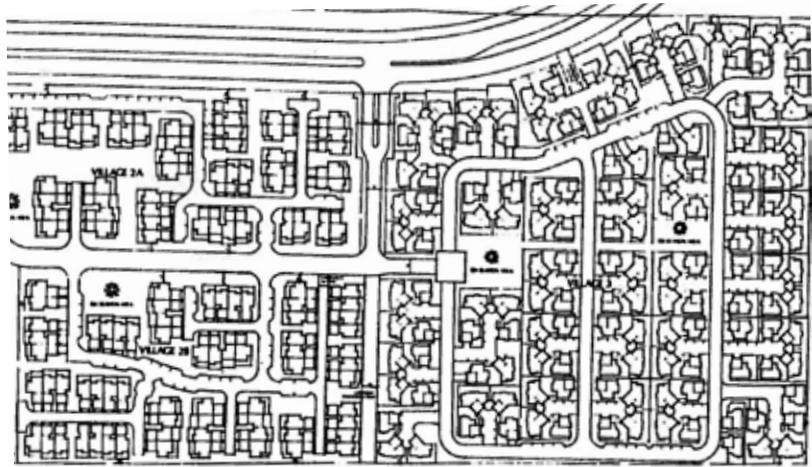
RESIDENTIAL DENSITIES - 8 UNITS / ACRE



NOVEMBER 2013 TASK FORCE MEETING

RESIDENTIAL DENSITIES - 11 UNITS / ACRE

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Stoneridge Place



Stoneridge Place



RESIDENTIAL DENSITIES - 11 UNITS / ACRE

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RESIDENTIAL DENSITIES - 11 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING

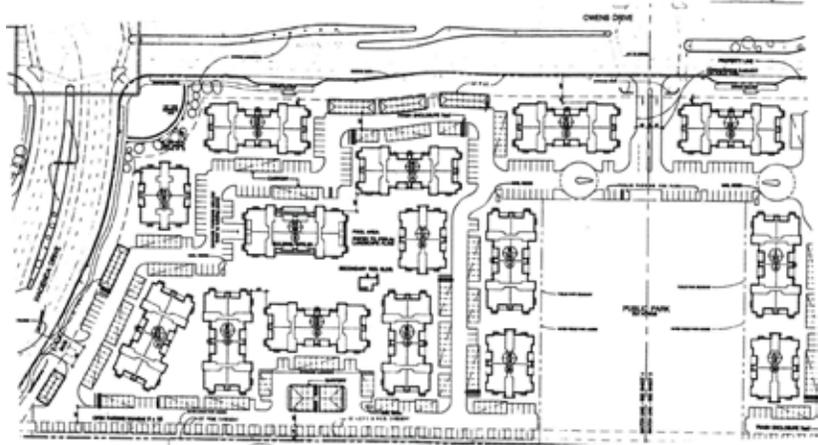


RESIDENTIAL DENSITIES - 11 UNITS / ACRE



NOVEMBER 2013 TASK FORCE MEETING

RESIDENTIAL DENSITIES - 23 UNITS / ACRE



Archstone Hacienda



Archstone Hacienda



Archstone Hacienda

RESIDENTIAL DENSITIES - 23 UNITS / ACRE



RESIDENTIAL DENSITIES - 23 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



RESIDENTIAL DENSITIES - 30 UNITS / ACRE



Auf Der Maur



Auf Der Maur

RESIDENTIAL DENSITIES - 30 UNITS / ACRE

NOVEMBER 2013 TASK FORCE MEETING



RESIDENTIAL DENSITIES - 30 UNITS / ACRE



NOVEMBER 2013 TASK FORCE MEETING

FRONTAGES

NOVEMBER 2013 TASK FORCE MEETING



FRONTAGES

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