



NORTH CAMINO RAMON SPECIFIC PLAN

Concepts Workshop

December 1, 2009

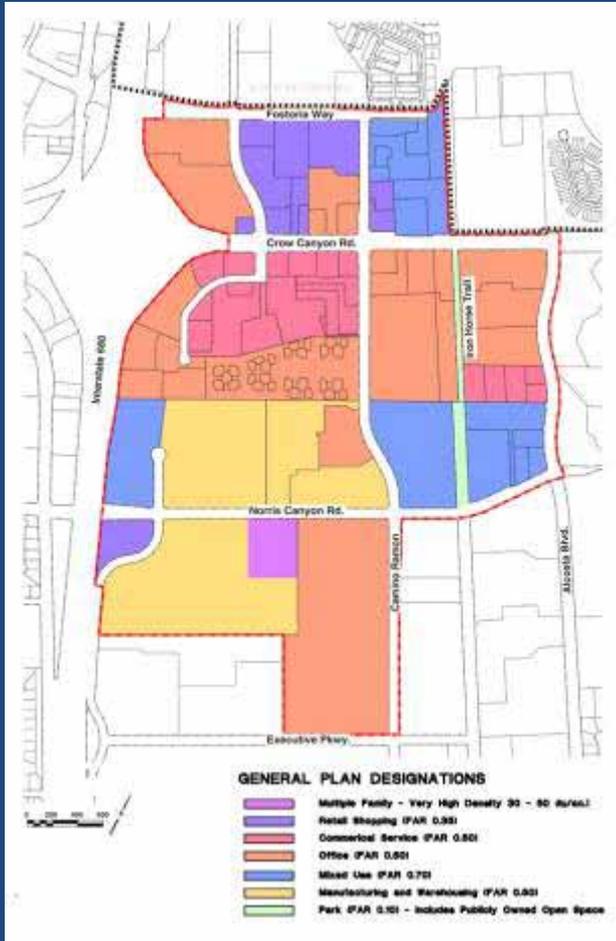


North Camino
Ramon
Specific Plan
Boundaries
(295 acres)

Presentation Outline

- Planning Framework
- Existing Conditions
- Important Planning Influences
- Concepts Description
- Concepts Comparisons
- Feedback Requested

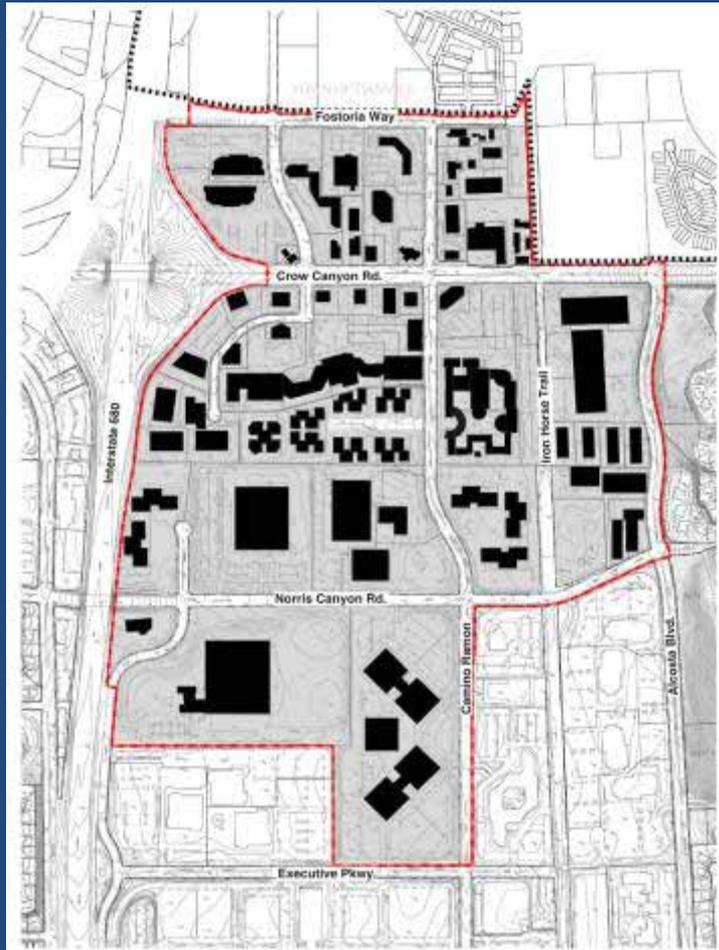
Planning Framework



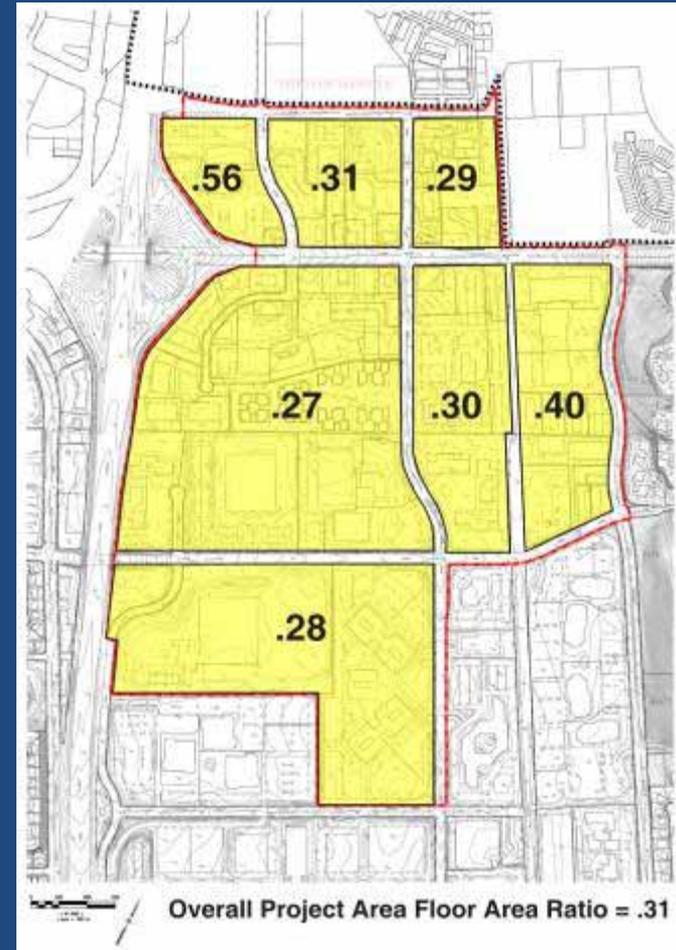
San Ramon General Plan

- **California Senate Bill 375:**
Redesigning Communities to reduce Greenhouse Gases
- **California Assembly Bill 32**
California Global Warming Solutions Act of 2006
- **ABAG Focus Program**
Designated Potential Priority Development Area

Existing Conditions

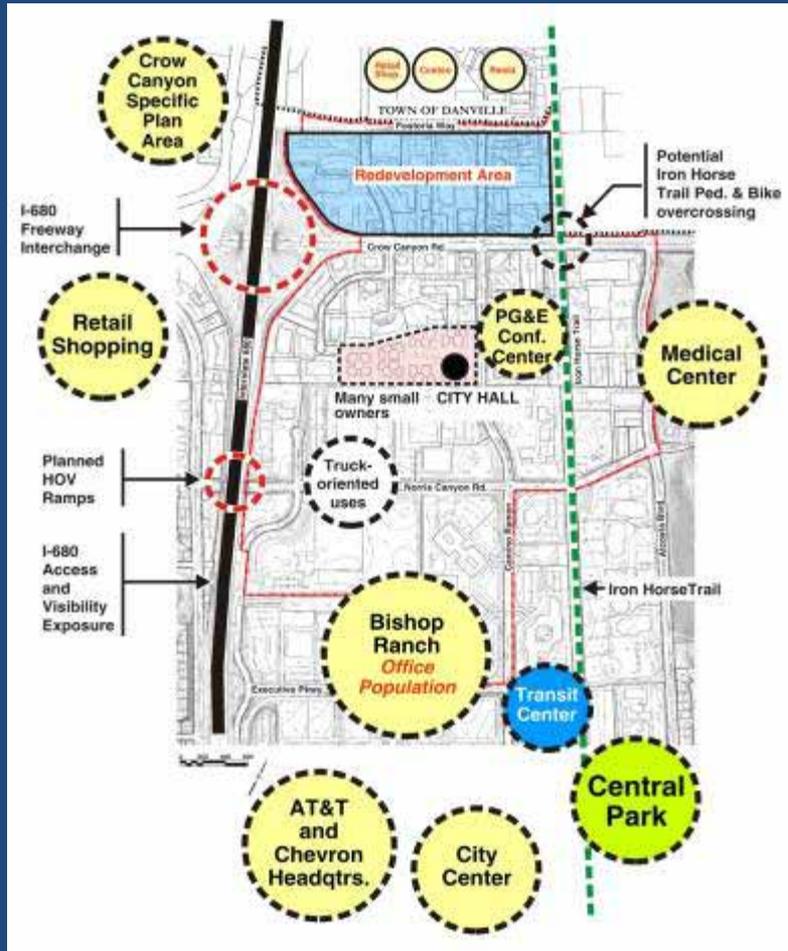


Buildings Coverage

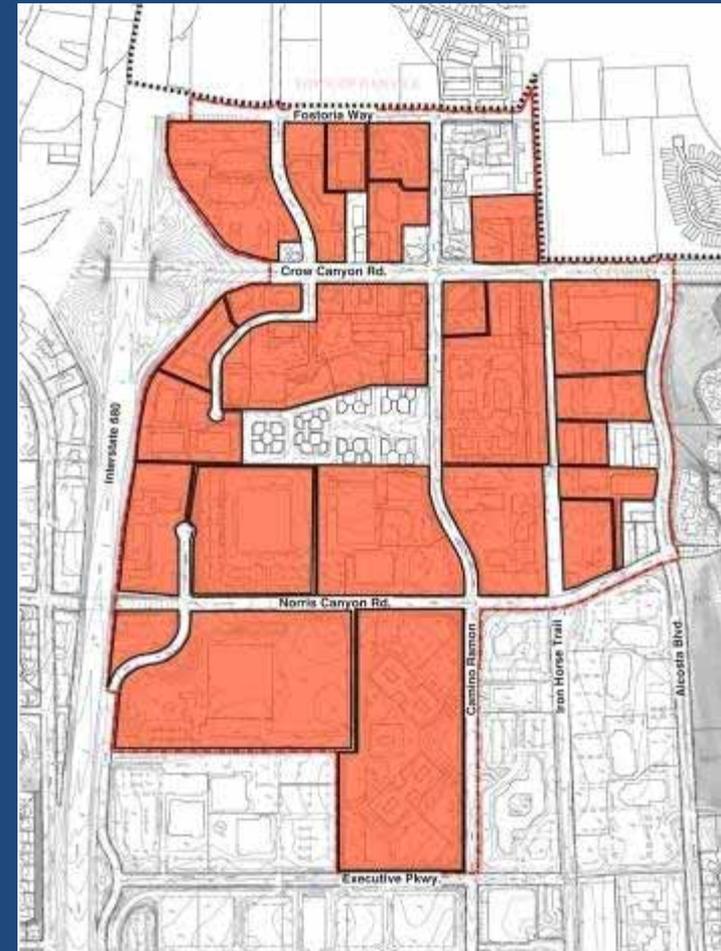


Development Intensity (FAR)

Important Planning Influences

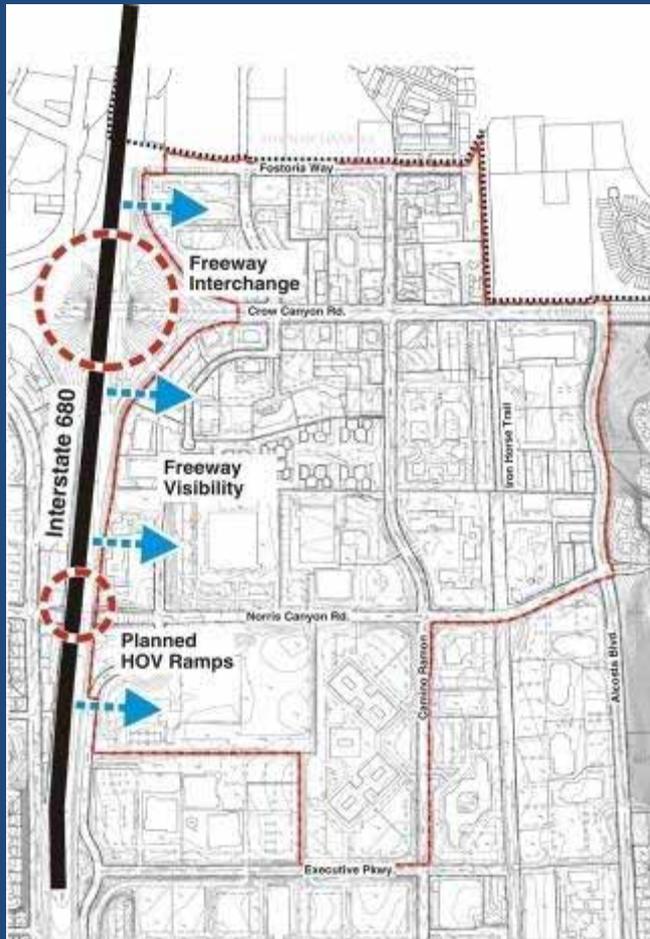


Existing Uses



Large Land Parcels

Important Planning Influences

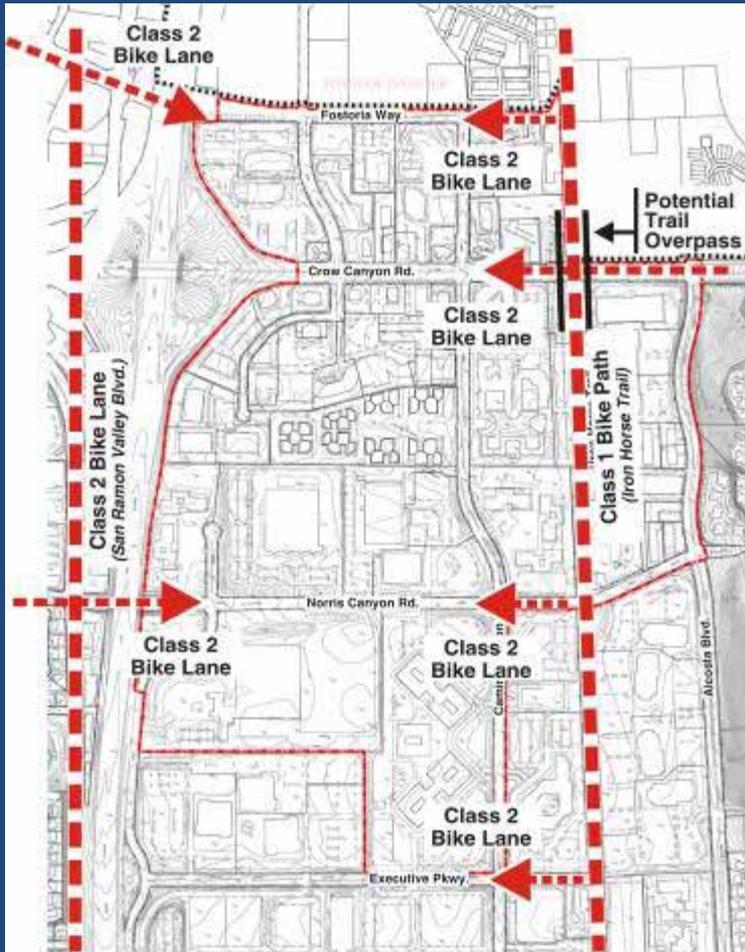


Freeway Access and Exposure



City Center and Public Transit Potentials

Important Planning Influences



Iron Horse Trail and Bicycle Access

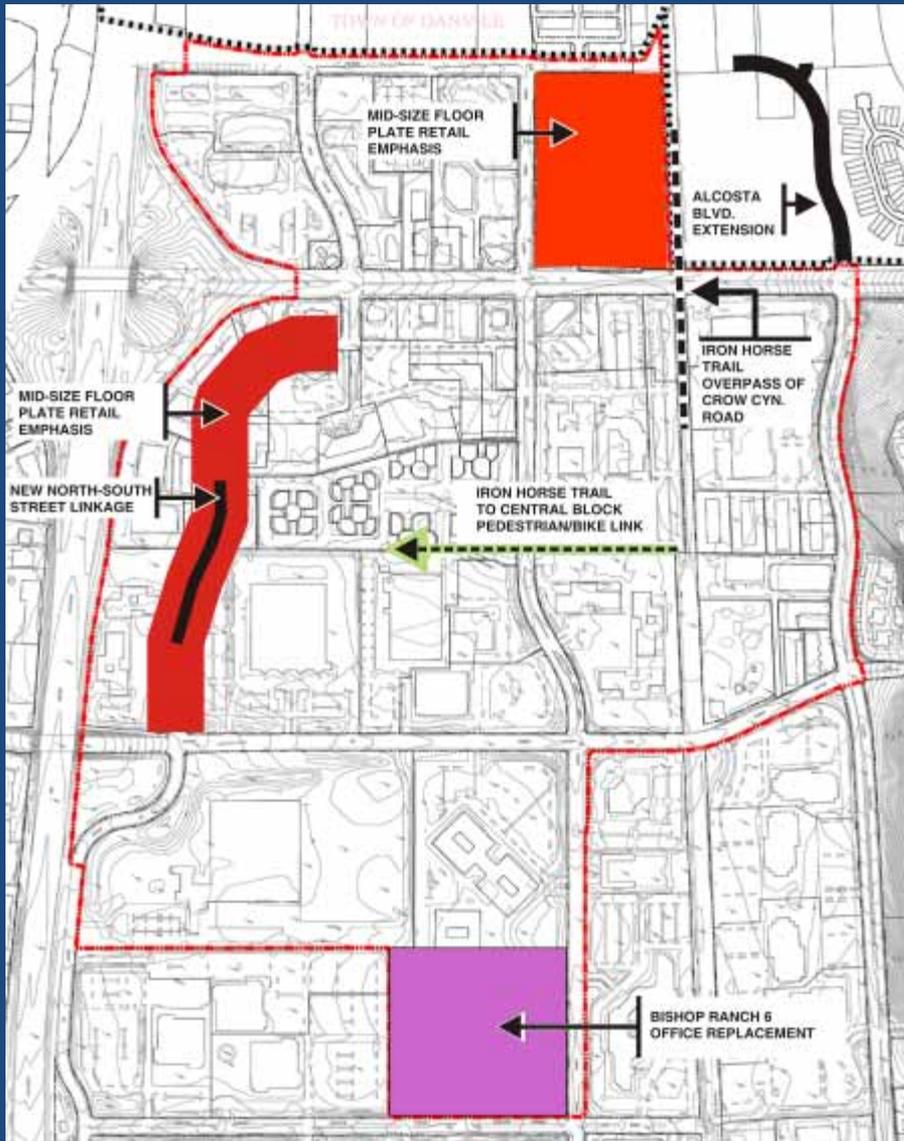


City-owned Property

Concept Plans Elements

- Long Term Community Visions
- Fiscal Impacts
- Land Uses
- Urban Design Frameworks
- Development Intensities
- Street and Pedestrian Systems
- Parking Approaches
- Public Spaces

Elements Common to All Concept Plans



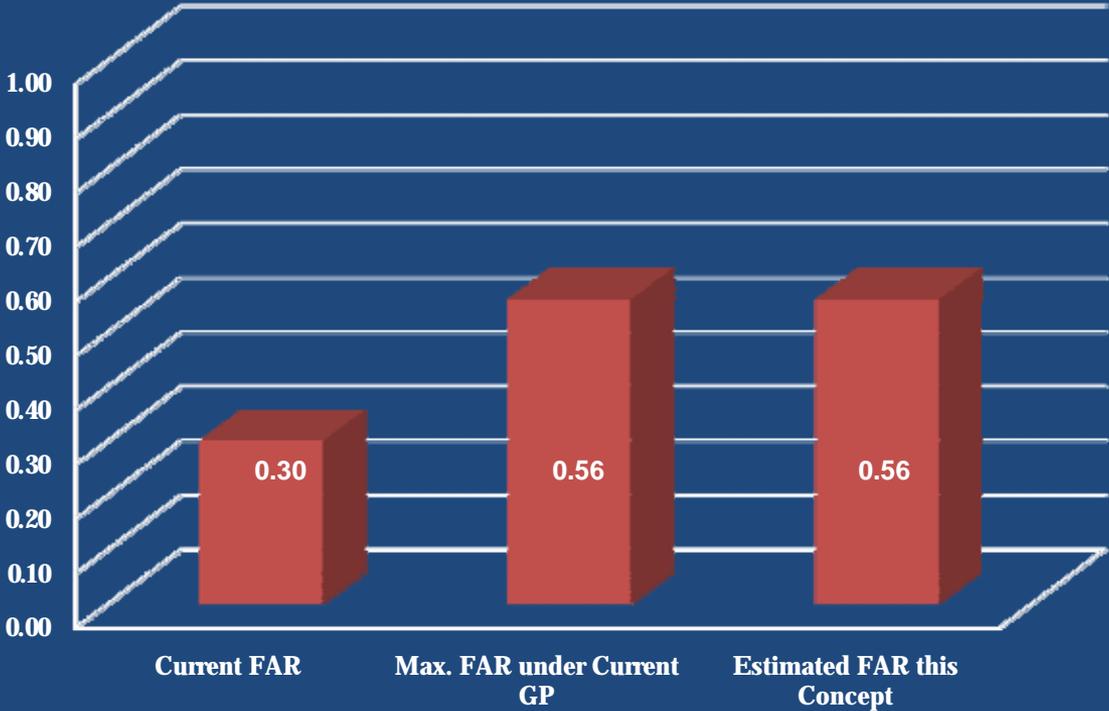
- Crow Canyon Place extension
- Alcosta Blvd. extension
- Mid-size floor plate retail concentrated along Crow Canyon Place
- Mid-size floor plate retail concentrated near Fostoria Way
- Bishop Ranch 6 office replacement node
- Iron Horse Trail overpass of Crow Canyon Road
- Iron Horse Trail to Central Block pedestrian/bike link

CONCEPT #1

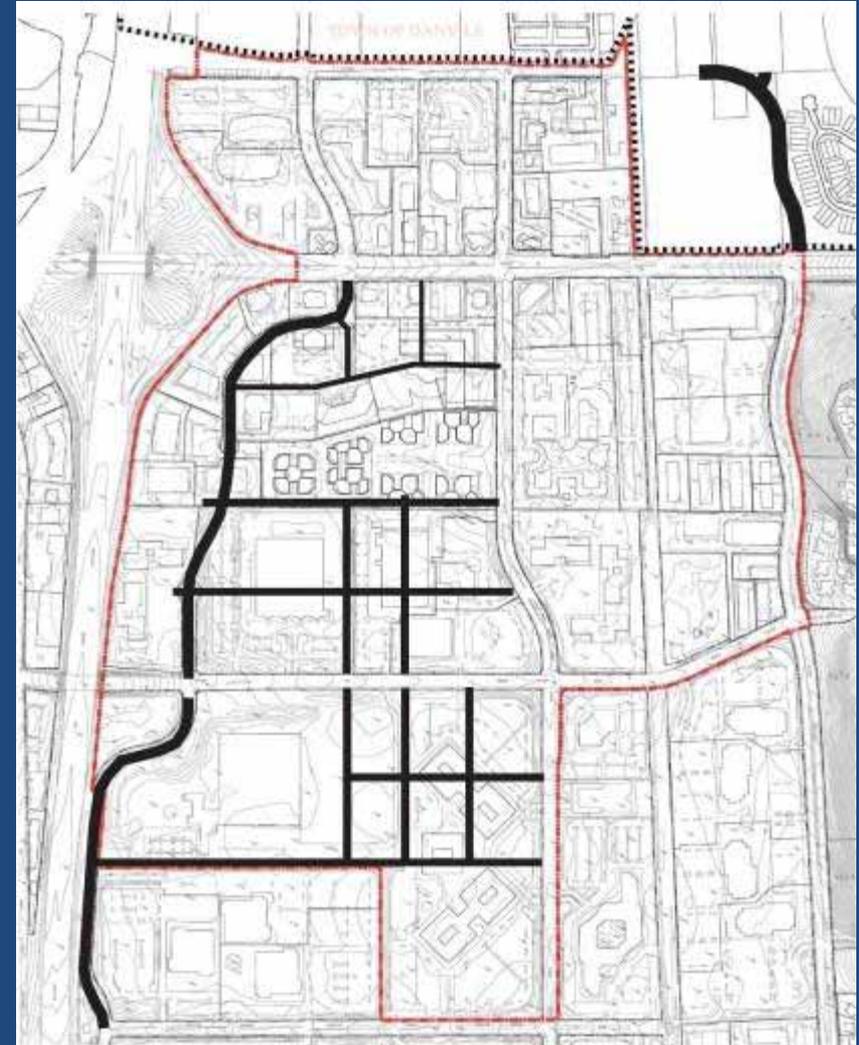
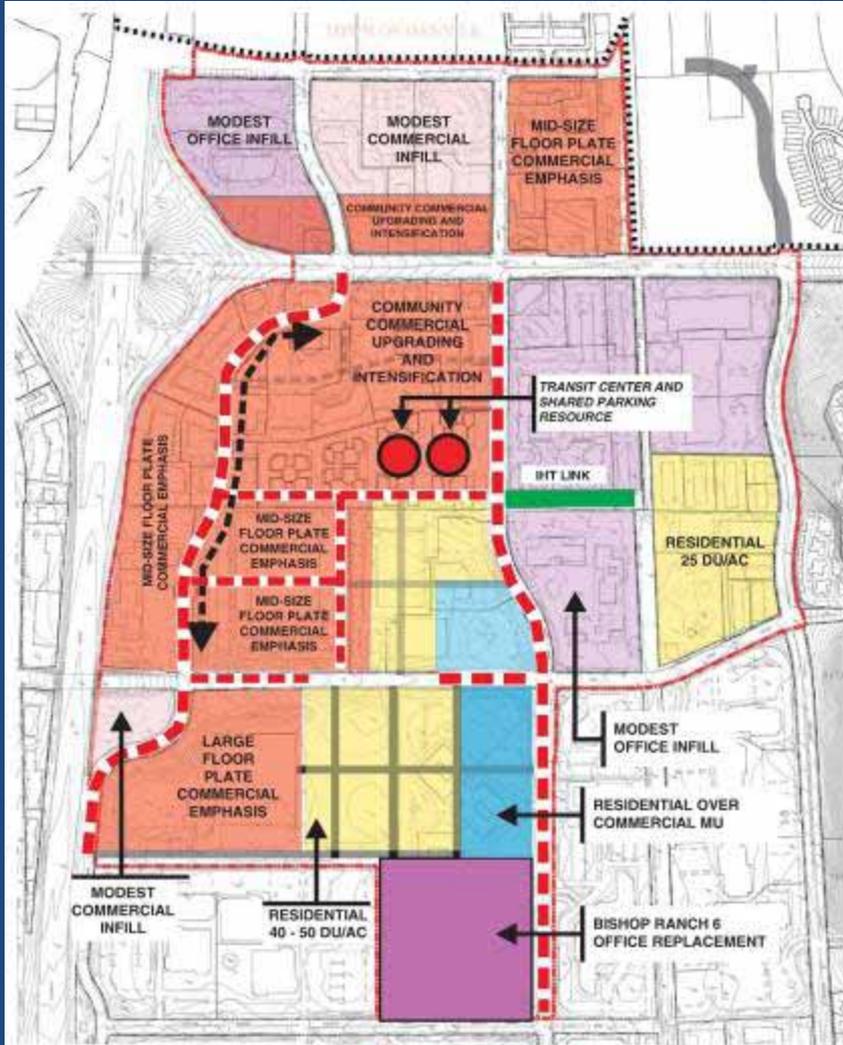
Crow Canyon Place as a major retail street
with an emphasis on larger retail uses
anchored by a revitalized and expanded
Crow Canyon Commons Shopping Center
on the north and destination-oriented retail
uses on the south.

CONCEPT #1

SPECIFIC PLAN AREA



CONCEPT #1



Land Use

Street Framework

CONCEPT #1



Illustrative
Plan

CONCEPT #1



Relocated Transit Center



Shared Parking Structure

Ground Floor Retail on Plaza



CONCEPT #1



New Retail Street
(Retail Mix with Larger Store Emphasis)



Mid-Size Floor Plate Retail

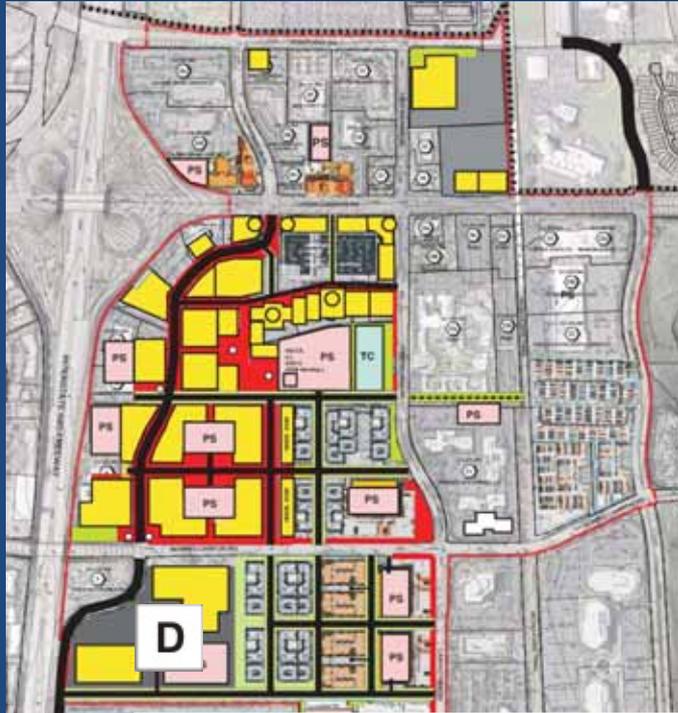
CONCEPT #1



Crow Canyon Commons Shopping Center Upgrade and Intensification



CONCEPT #1



Regional Destination-oriented Retail



CONCEPT #1



Mid-size Floor Plate Retail
(Benefiting from Costco traffic)



CONCEPT #1



Bishop Ranch 6 Office Consolidation



CONCEPT #1



Residential over Ground Floor Commercial



CONCEPT #1



**Single Family
and Multifamily
Neighborhoods**



CONCEPT #1



Pedestrian and Bicycle Linkage to the Iron Horse Trail

CONCEPT #1

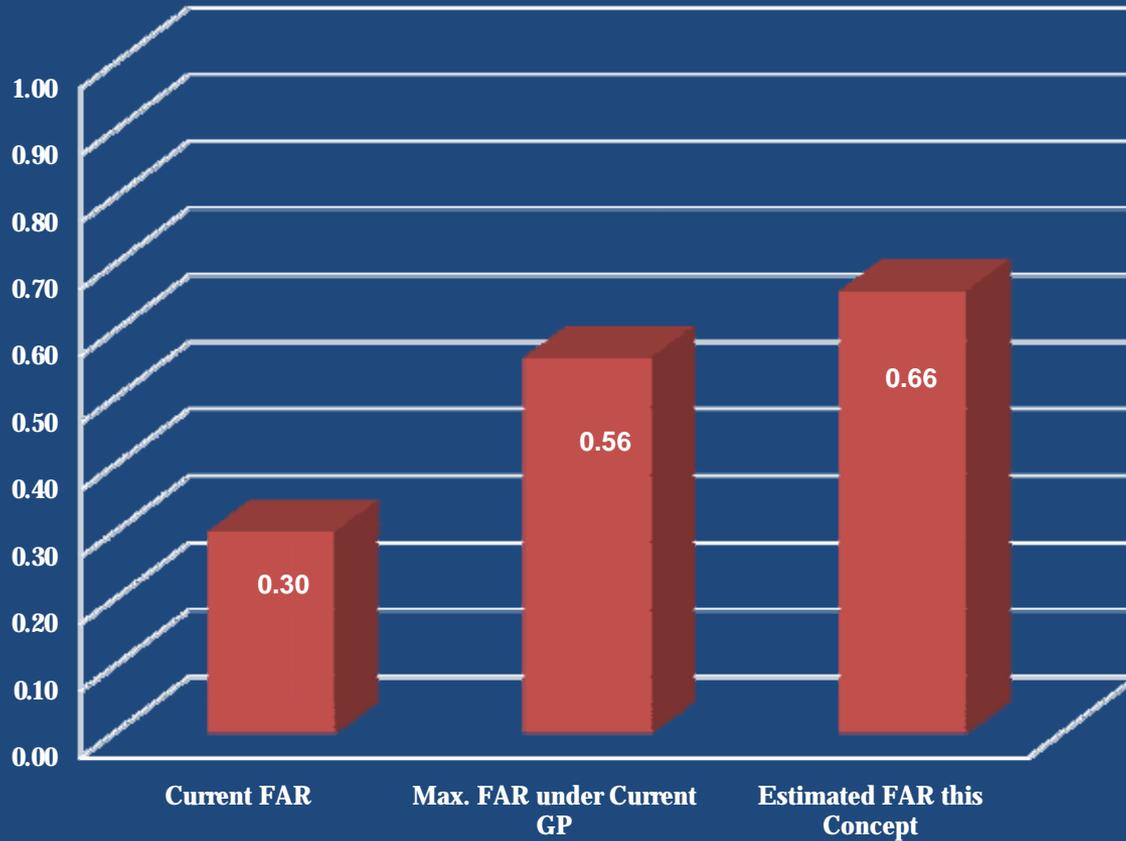
Total Estimated Building Area	6,180,000	GSF
Net New Commercial (Total)	864,000	sq. ft.
 Net New Retail	500,000	sq. ft.
Net New Non-Retail / Office	364,000	sq. ft.
Net New Residential	1,433	units
Population Estimate	3,729	
Employment Estimate	2,213	

CONCEPT #2

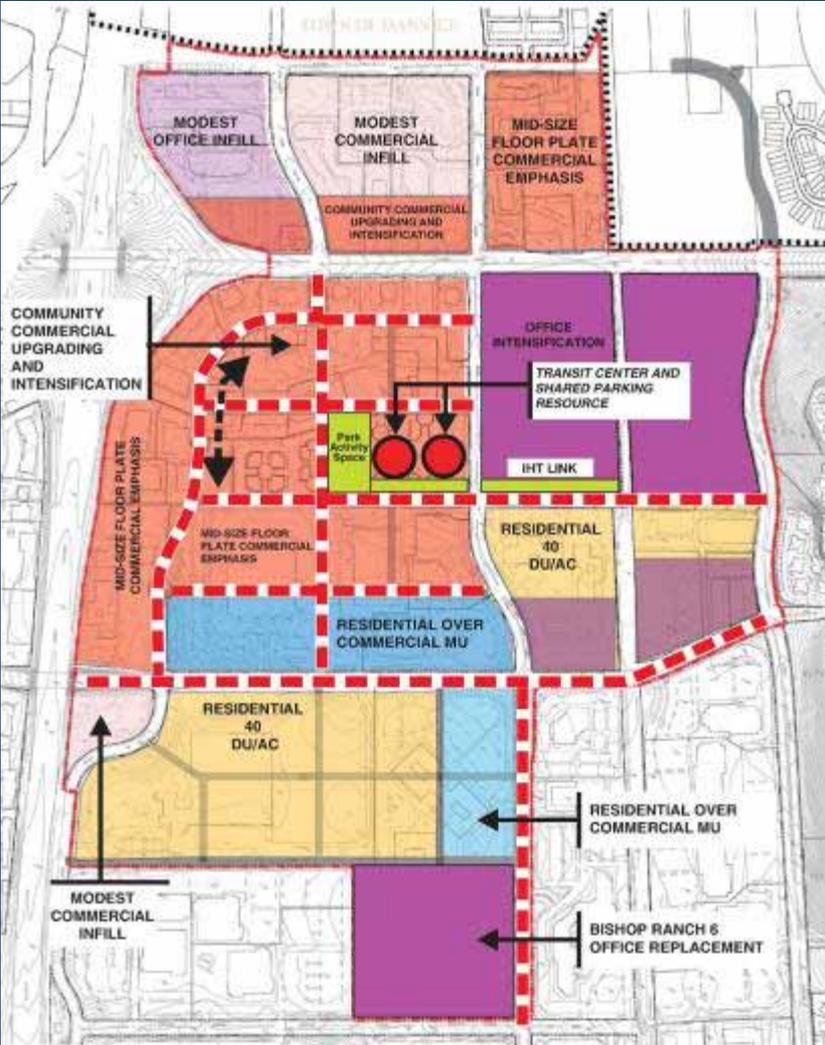
A vibrant commercial district with a wide range of retail and support commercial uses, supported by nearby office campus development and residential neighborhoods.

CONCEPT #2

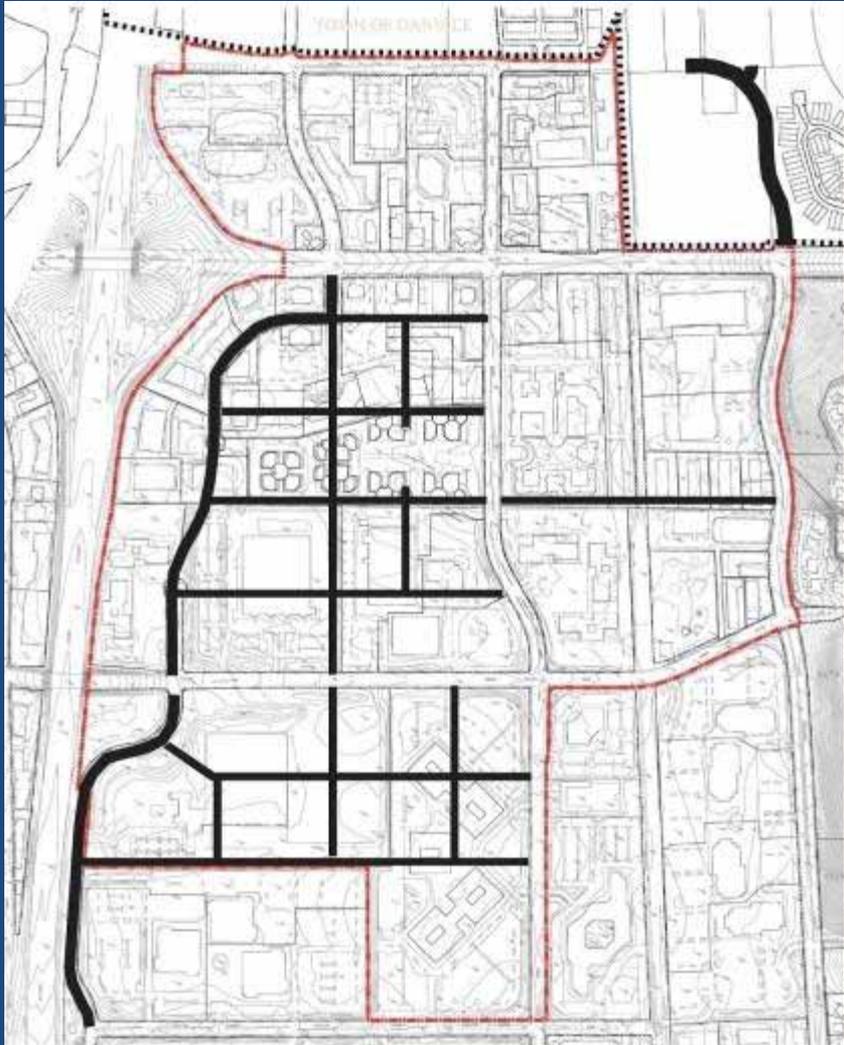
SPECIFIC PLAN AREA



CONCEPT #2



Land Use



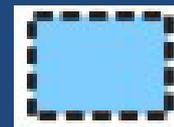
Street Framework

CONCEPT #2



Illustrative
Plan

CONCEPT #2



These areas are assumed to be generally the same as shown in Concept #1

CONCEPT #2



Pedestrian Commercial Street



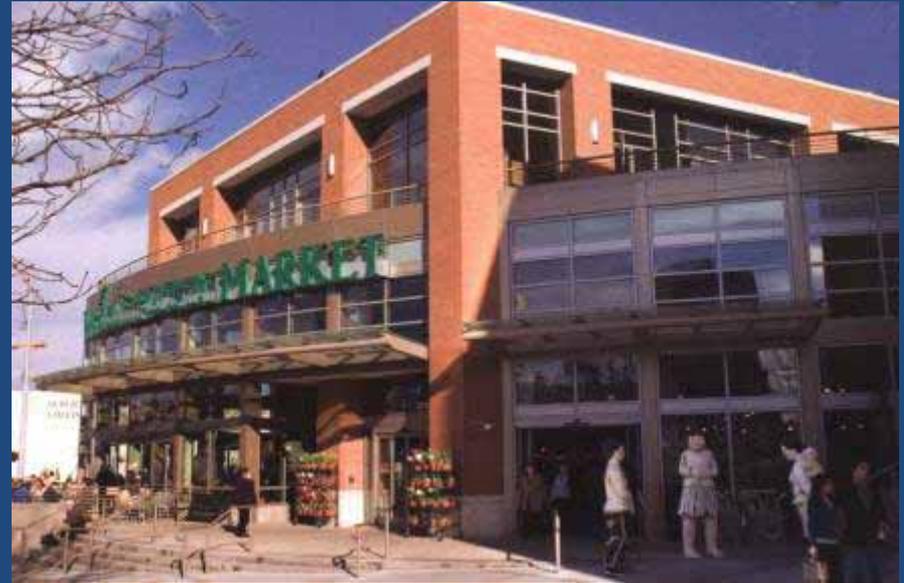
CONCEPT #2



**Public
Park/Activity
Space
adjacent to
Public Garage**



CONCEPT #2



Larger Floor Plate Commercial



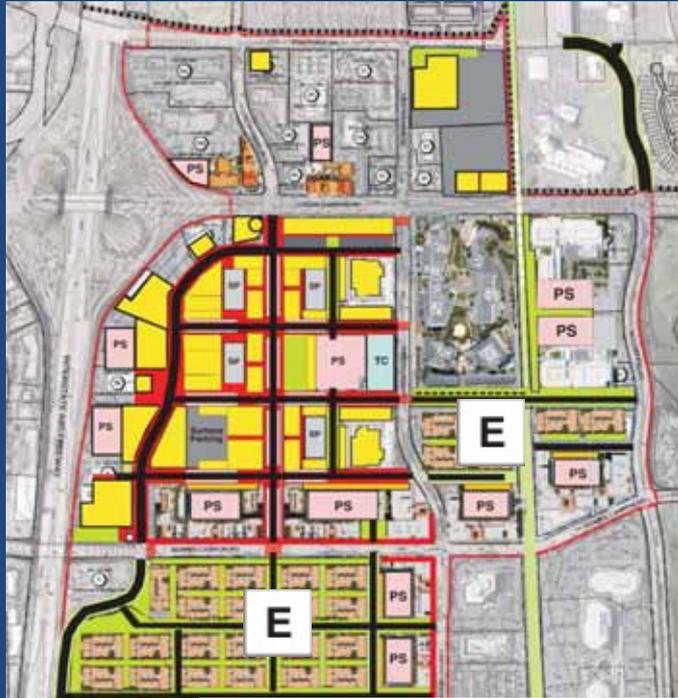
CONCEPT #2



Office Campus



CONCEPT #2



Single Family and Multifamily Neighborhoods



CONCEPT #2

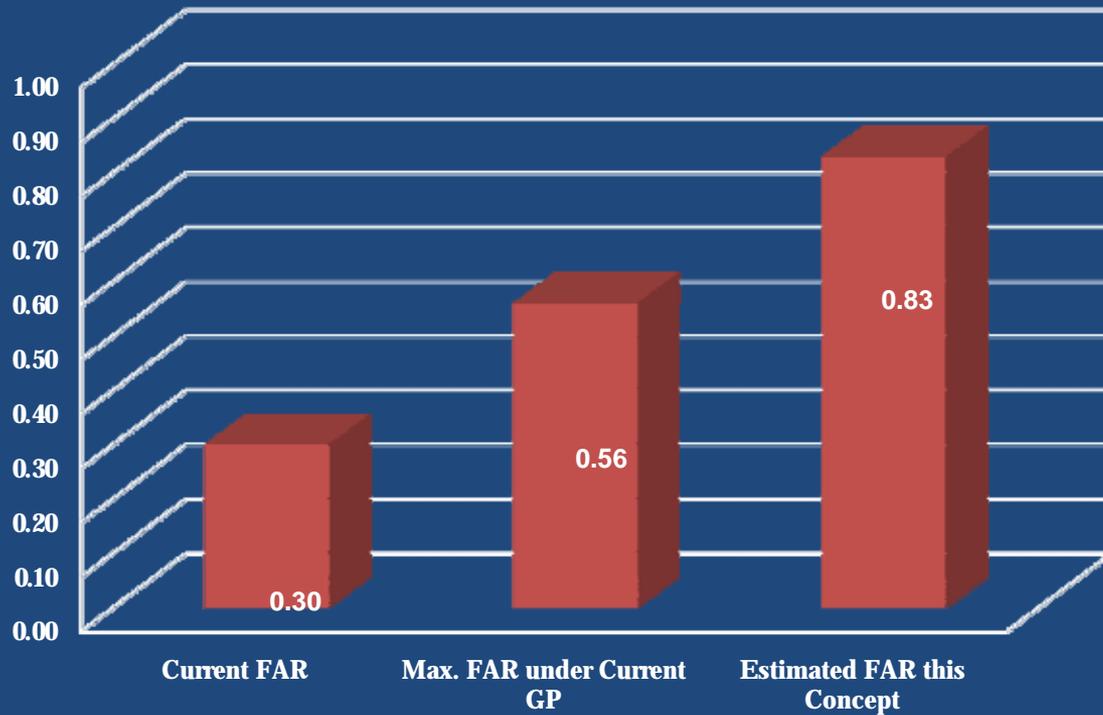
Total Estimated Building Area	7,260,000	GSF
Net New Commercial (Total)	2,186,000	sq. ft.
 Net New Retail	986,000	sq. ft.
Net New Non-Retail / Office	1,200,000	sq. ft.
Net New Residential	1,877	units
Population Estimate	4,884	
Employment Estimate	5,972	

CONCEPT #3

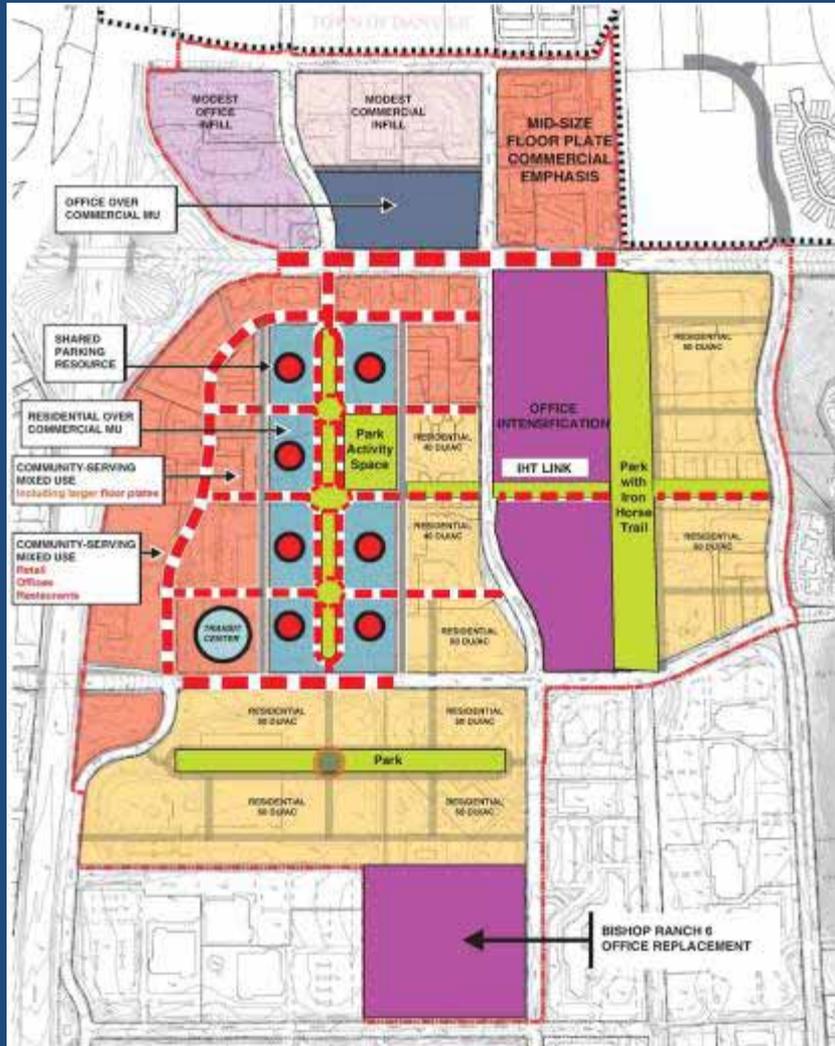
A fully integrated horizontal and vertical mixed use suburban village with a commercial core, residential neighborhoods, and open space amenities.

CONCEPT #3

SPECIFIC PLAN AREA



CONCEPT #3



Land Use

Street Framework

CONCEPT #3



Illustrative
Plan

CONCEPT #3



These areas are assumed to be generally the same as shown in Concept #1



These areas are assumed to be generally the same as shown in Concept #2

CONCEPT #3



**Residential over Commercial
along a Linear Park**



CONCEPT #3



Low Commercial and Residential Parking Structures



CONCEPT #3



Public Park/Activity Space



CONCEPT #3



Life Style Residential Neighborhoods with abundant resident amenities

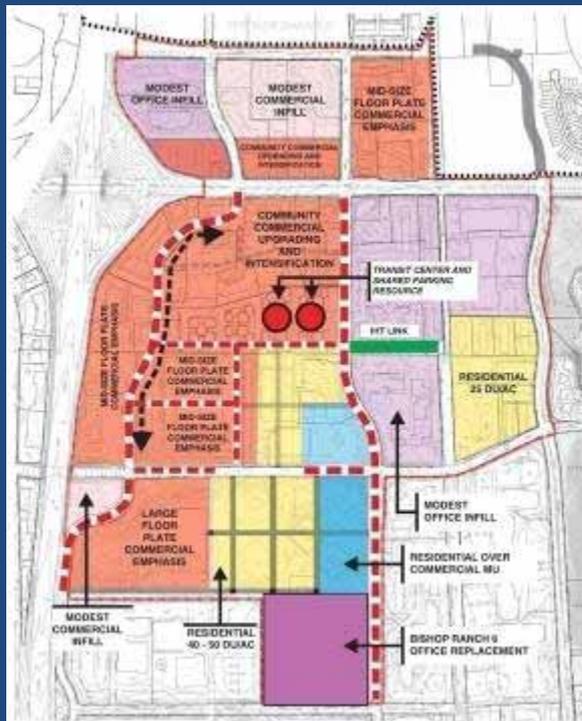


CONCEPT #3

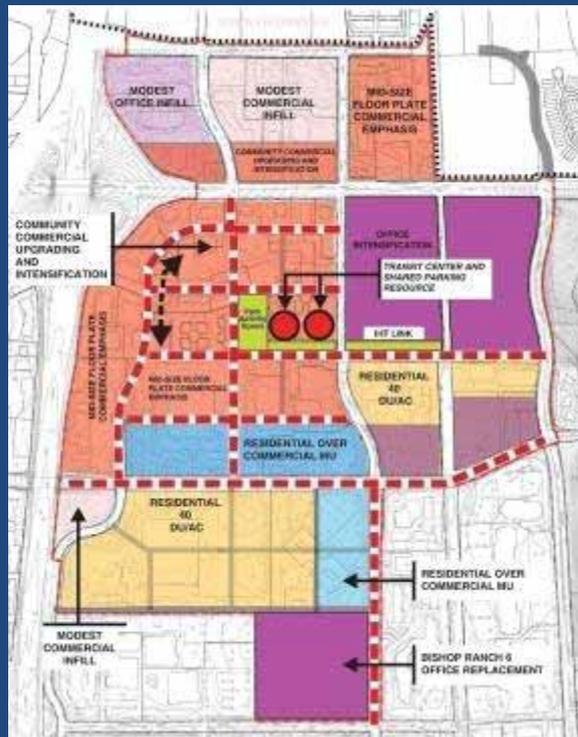
Total Estimated Building Area	9,180,000	GSF
Net New Commercial (Total)	302,000	sq. ft.
 Net New Retail	124,000	sq. ft.
Net New Non-Retail / Office	178,000	sq. ft.
Net New Residential	3,285	units
Population Estimate	8,548	
Employment Estimate	841	

COMPARISONS

Land Use



CONCEPT #1



CONCEPT #2



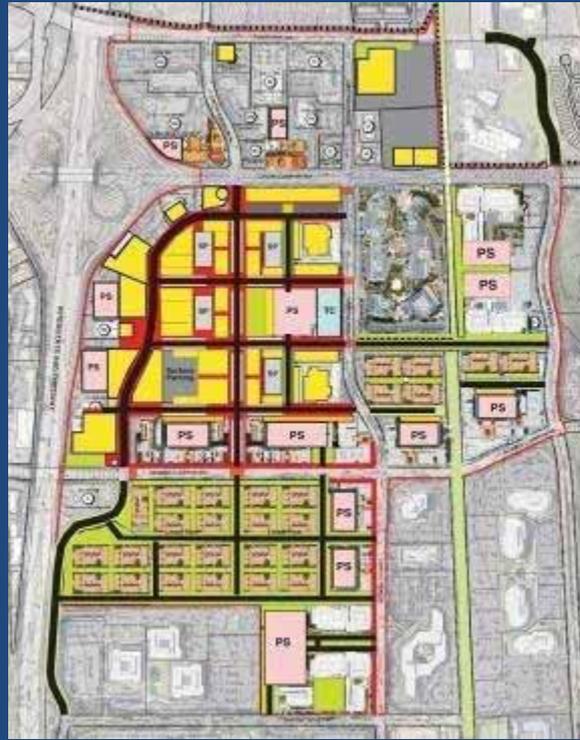
CONCEPT #3

COMPARISONS

Urban Design Framework



CONCEPT #1



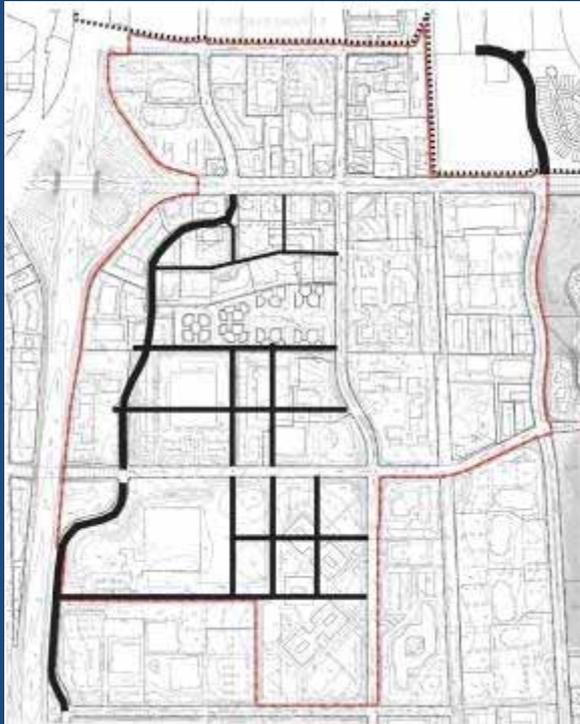
CONCEPT #2



CONCEPT #3

COMPARISONS

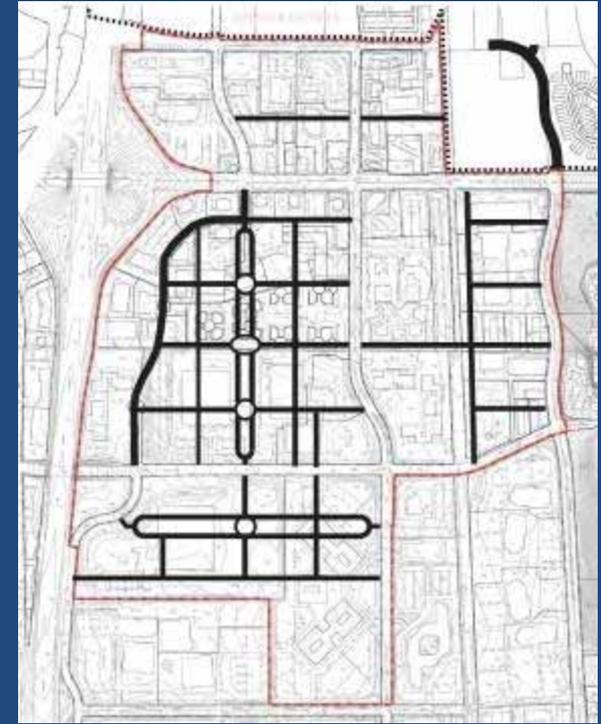
Street Framework



CONCEPT #1



CONCEPT #2

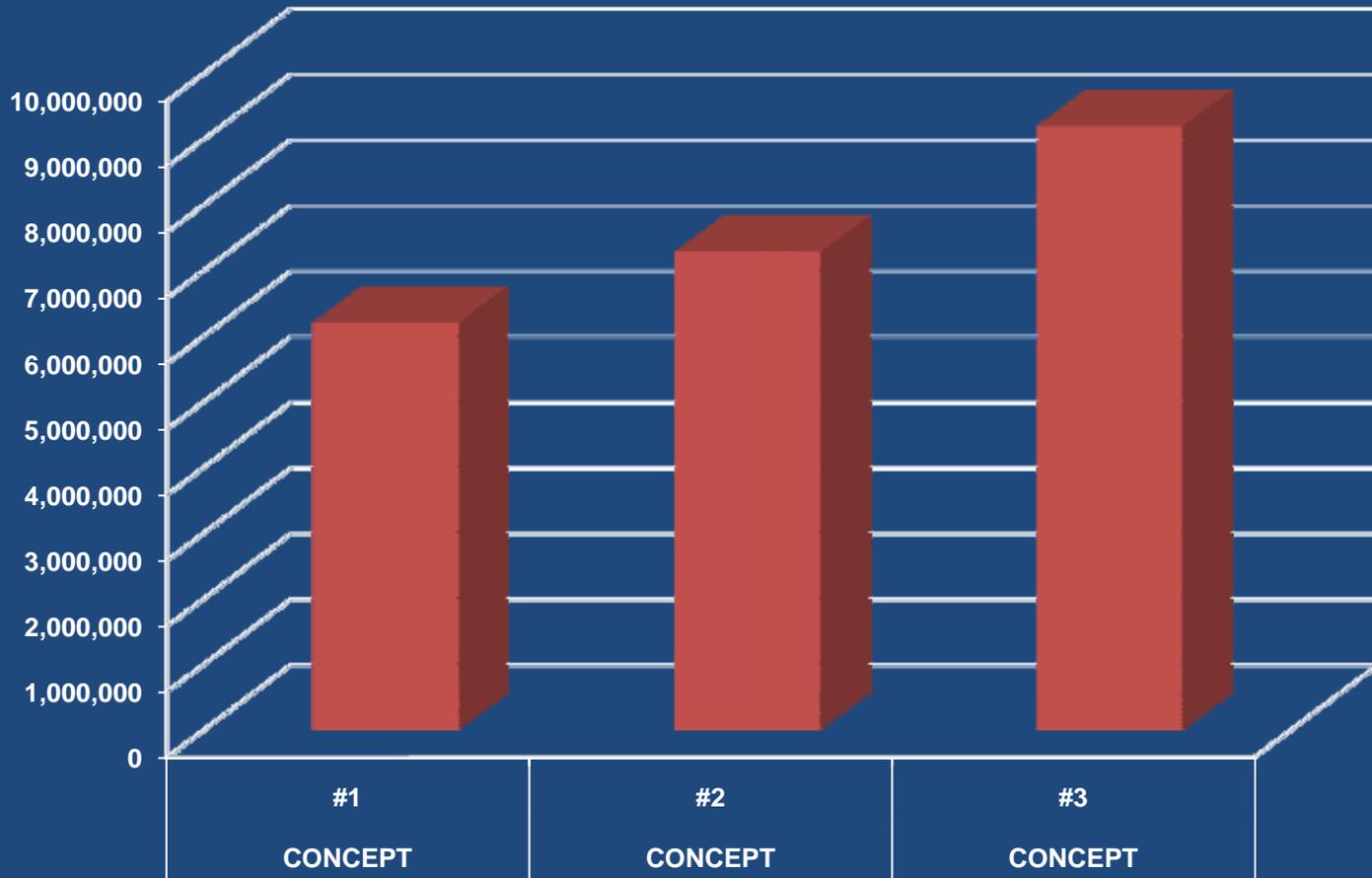


CONCEPT #3

COMPARISONS

Total Building Area

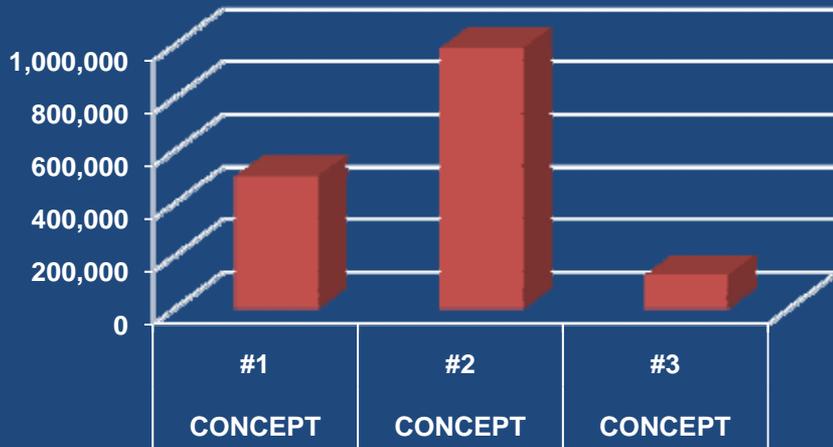
Total Estimated Building Area (sq. ft.)



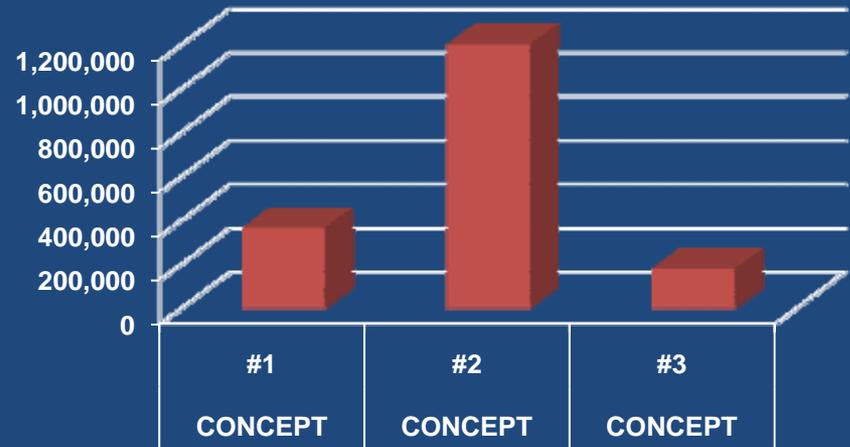
COMPARISONS

Net New Building Area

Net New Retail (sq. ft.)

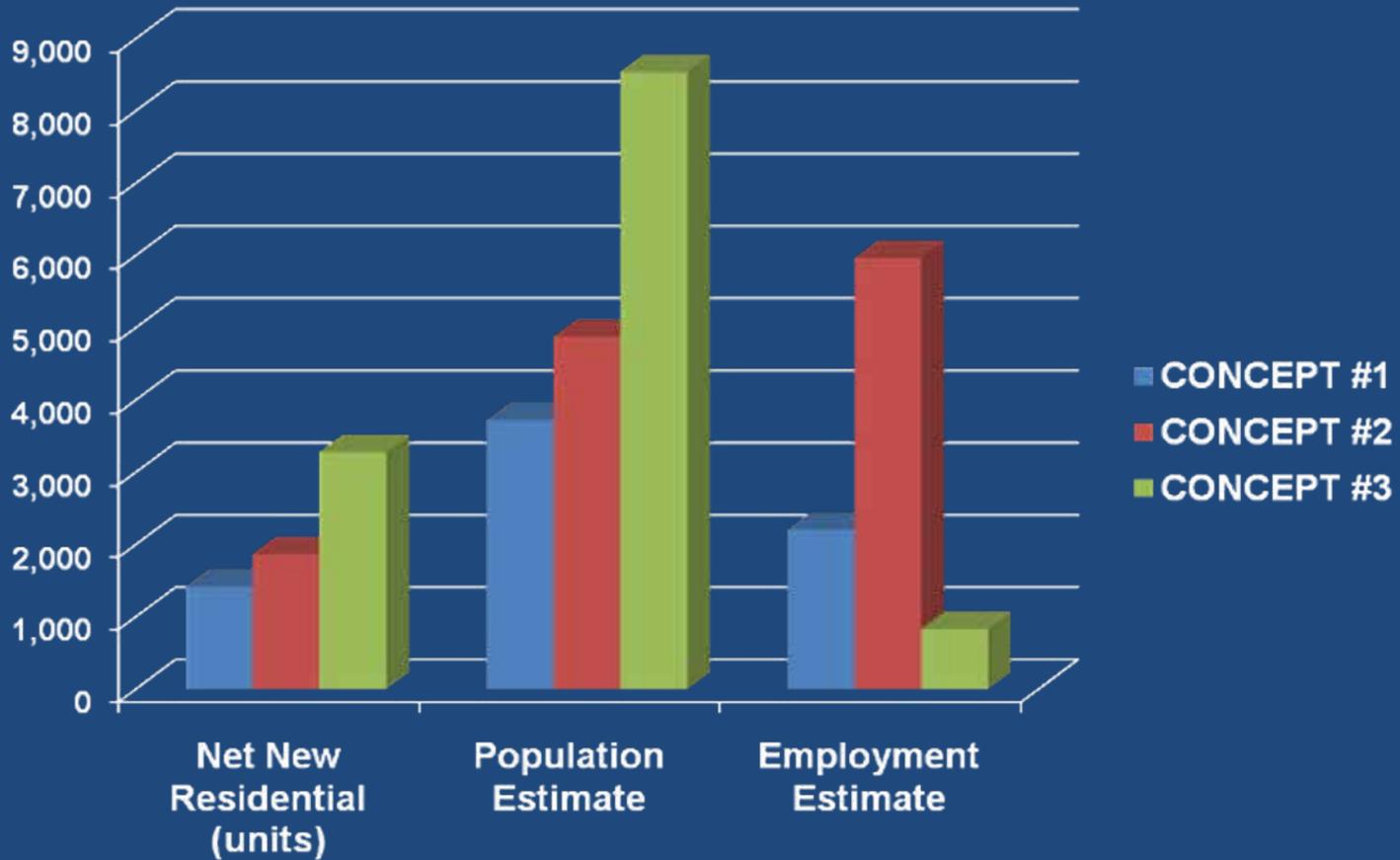


Net New Non-Retail/Office (sq. ft.)



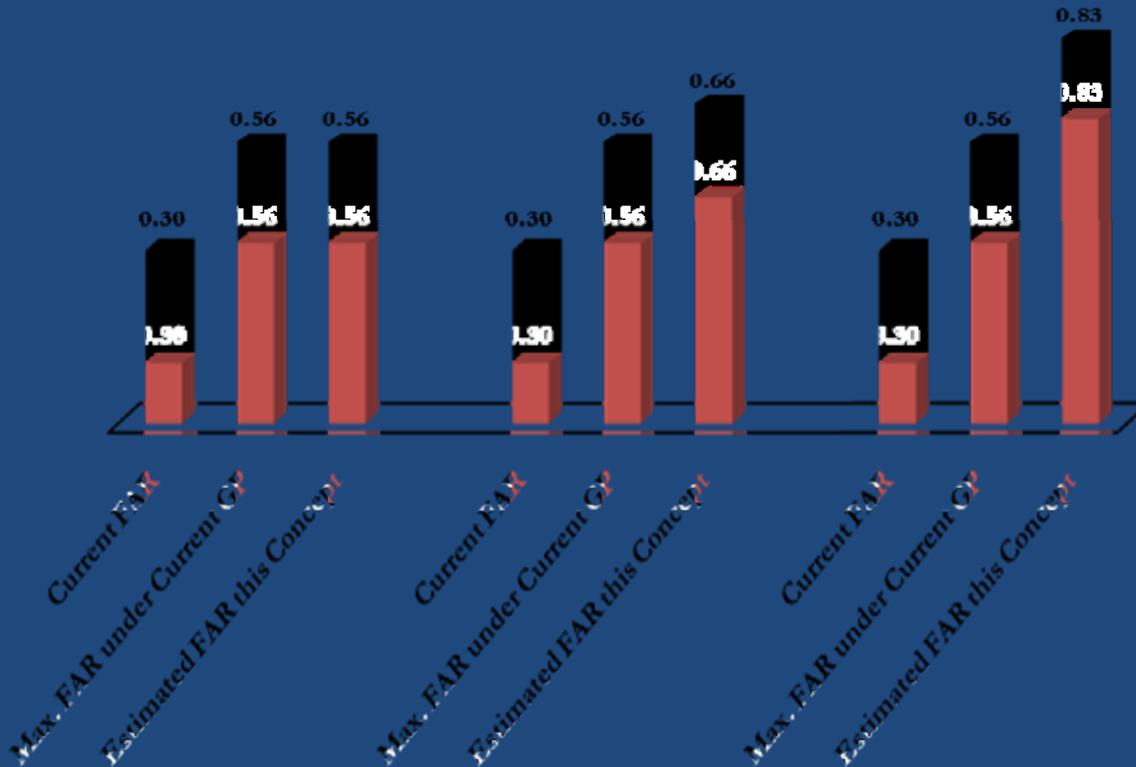
COMPARISONS

Other Comparisons



COMPARISONS

Specific Plan Area Development Intensity



#1

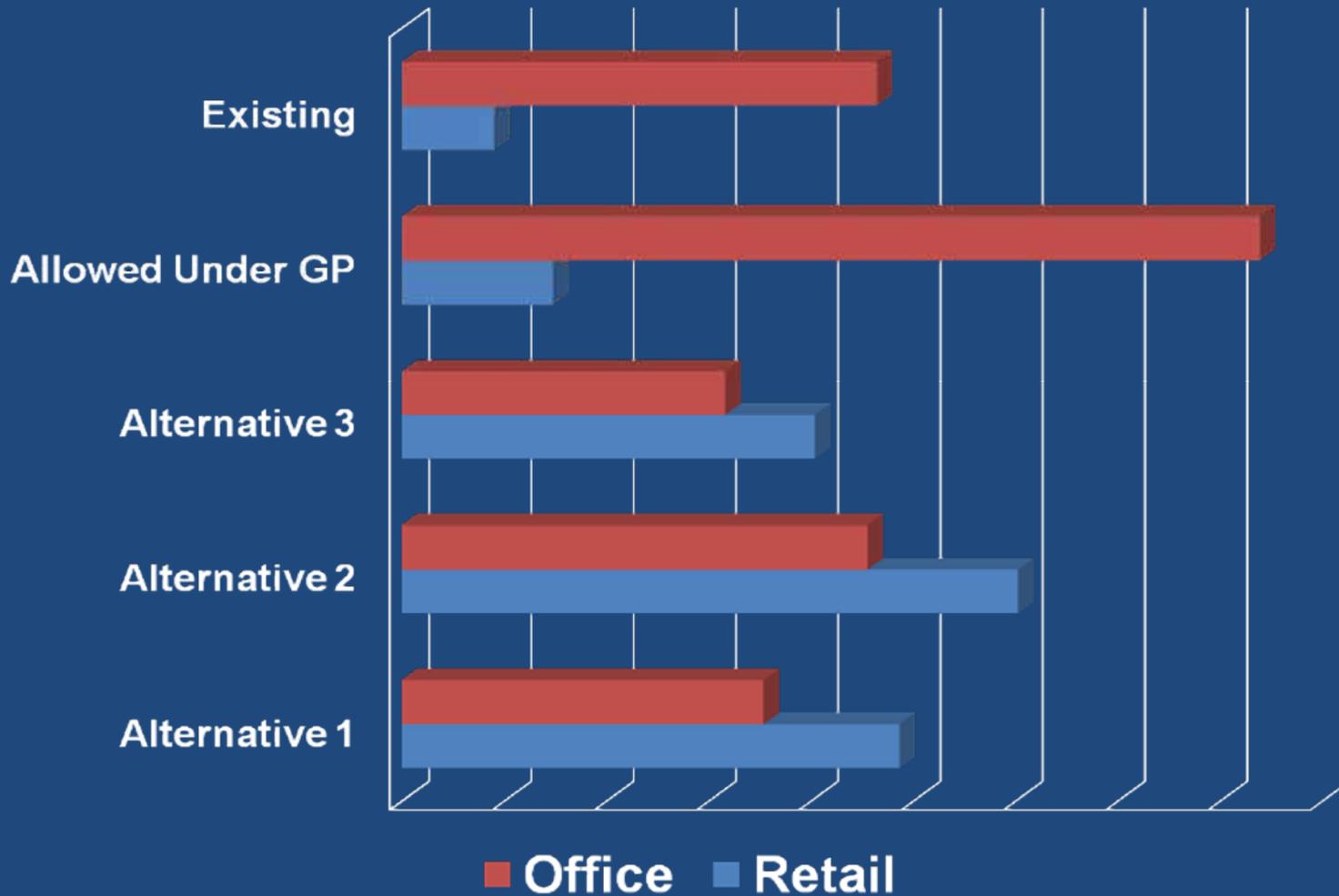
#2

#3

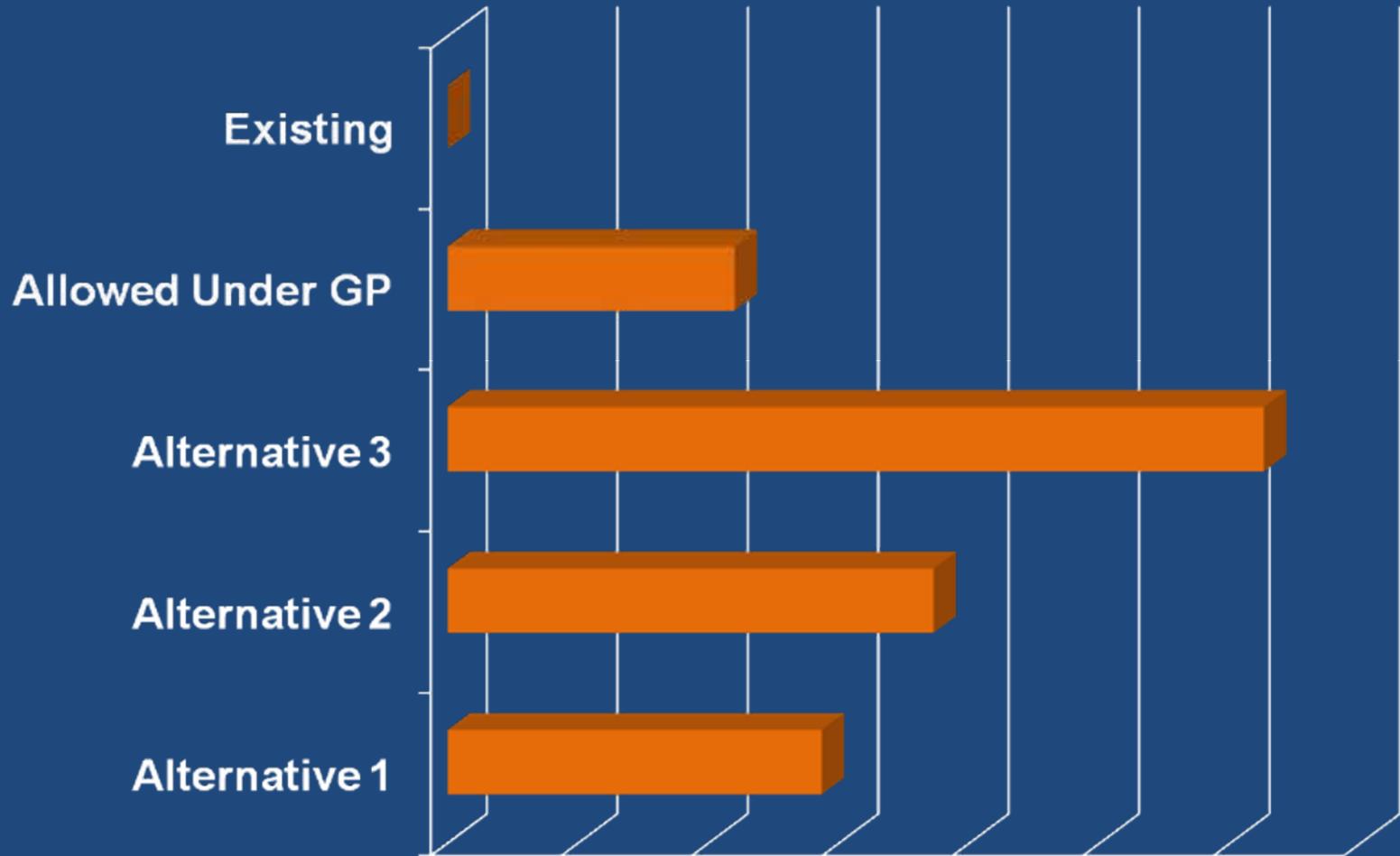
COMPARISONS

Transportation

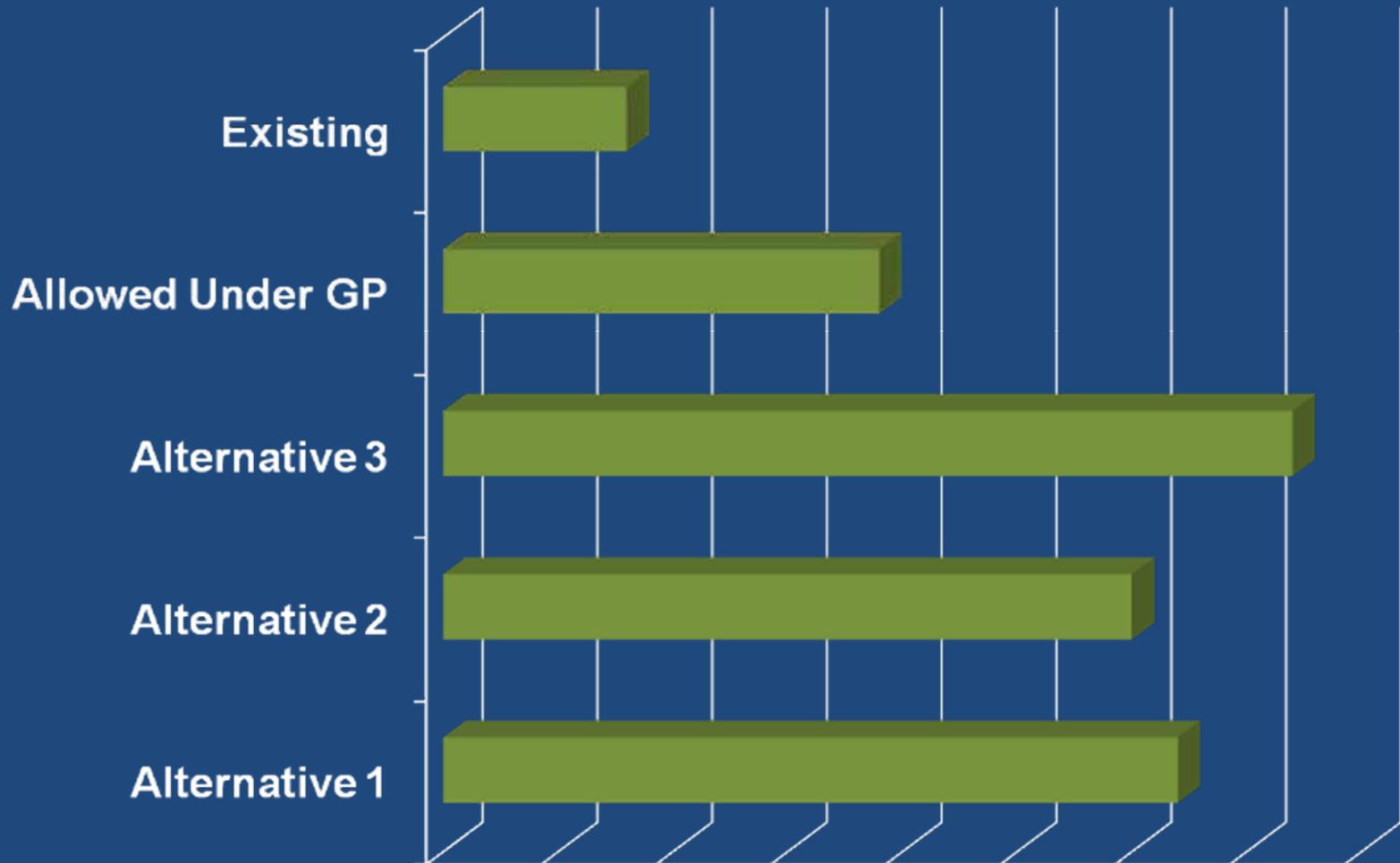
Retail / Office Land Uses



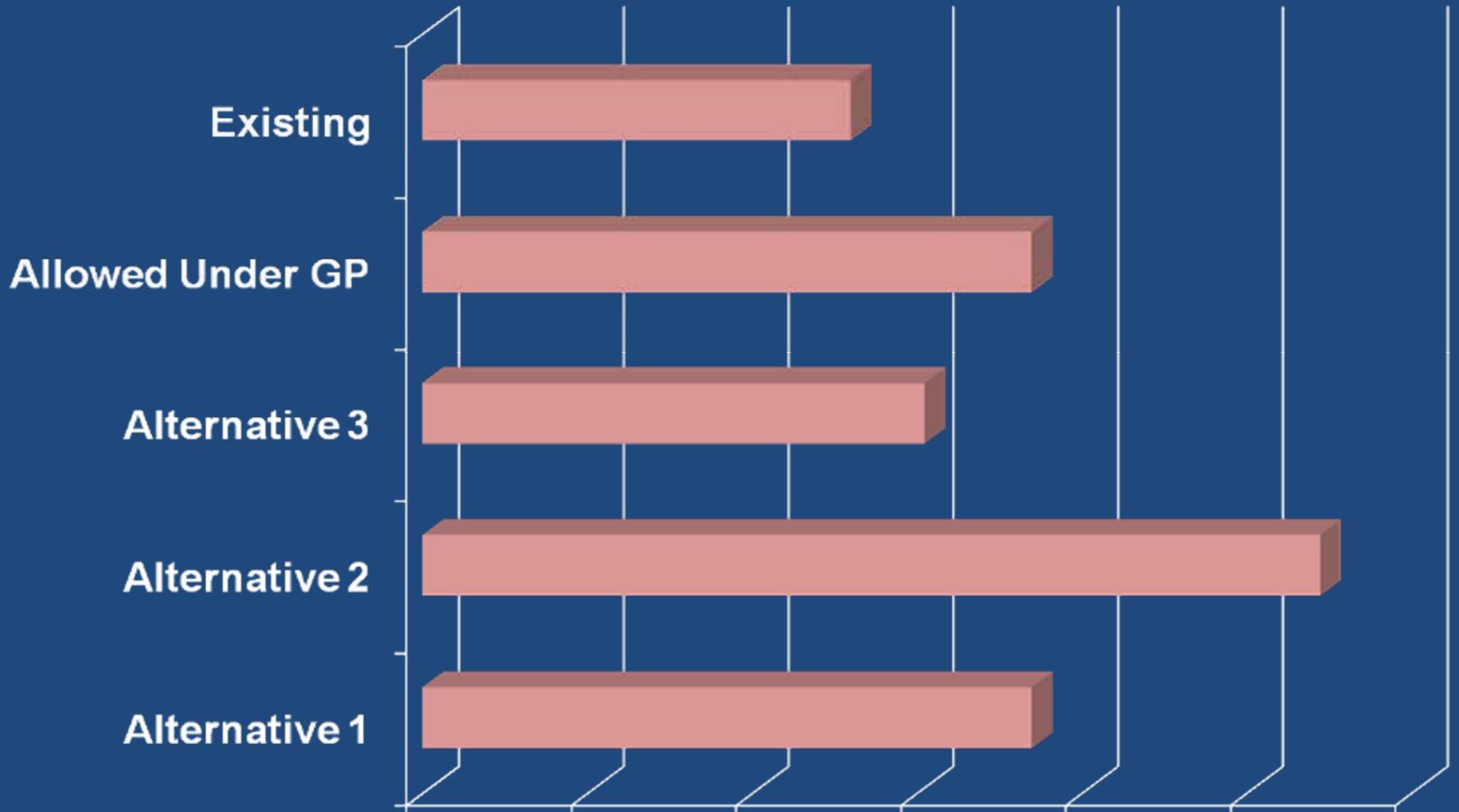
Residential Land Use



Internal Capture/Alternate Modes



Peak Hour Trips

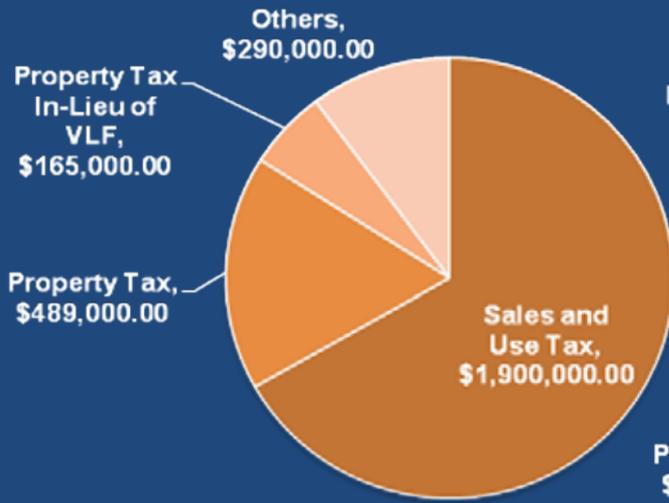


COMPARISONS

Fiscal Impacts

Preliminary General Fund Sources

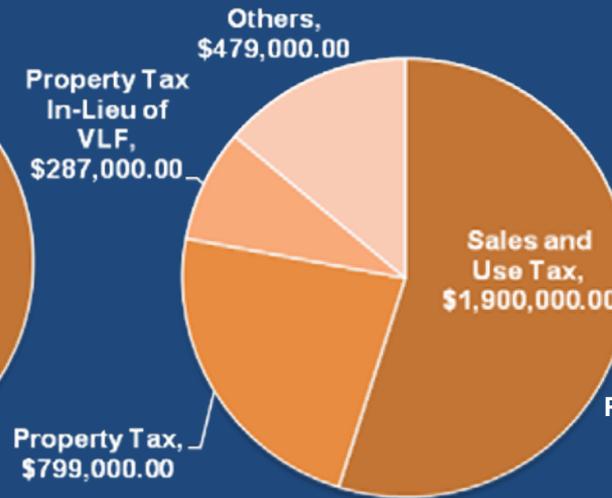
CONCEPT #1



Total: \$2,840,000

Commercial: 863,900 sf
Residential: 1,433 units

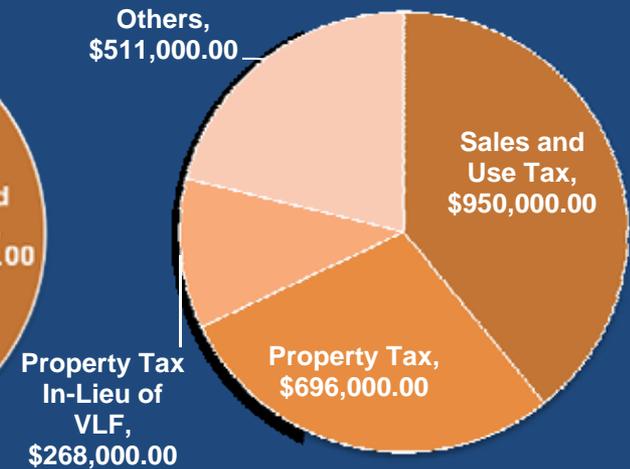
CONCEPT #2



Total: \$3,470,000

Commercial: 2,190,000 sf
Residential: 1,877 units

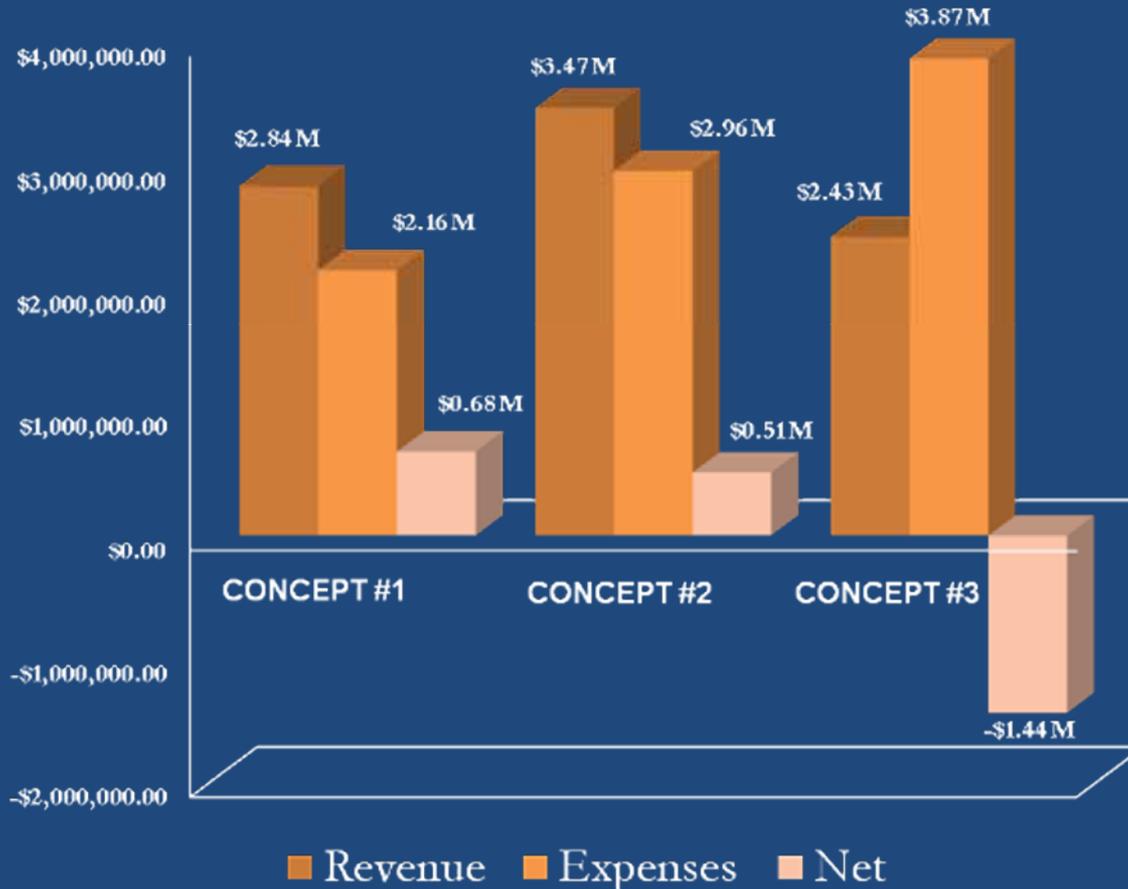
CONCEPT #3



Total: \$2,430,000

Commercial: 302,900 sf
Residential: 3,285 units

Preliminary Net General Fund Impact



CONCEPT #1

Commercial: 863,900 sf
Residential: 1,433 units

CONCEPT #2

Commercial: 2,190,000 sf
Residential: 1,877 units

CONCEPT #3

Commercial: 302,900 sf
Residential: 3,285 units

Feedback Requested

Identify a preferred land use program based on the alternatives

or

A hybrid alternative with any combination of the Concept elements or modifications related to:

- Land Uses
- Development Intensities
- Housing Numbers
- Street and Pedestrian Systems
- Transit Options
- Parking Approaches
- Public Spaces
- Other