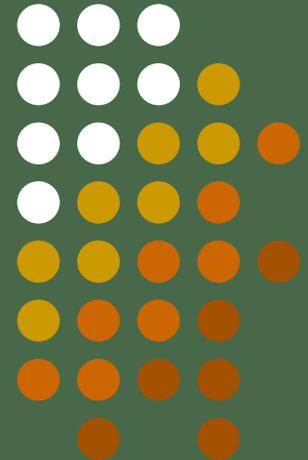


# North Camino Ramon Specific Plan



Economic Development Advisory Committee  
November 24, 2009



# Vision:

## North Camino Ramon Specific Plan



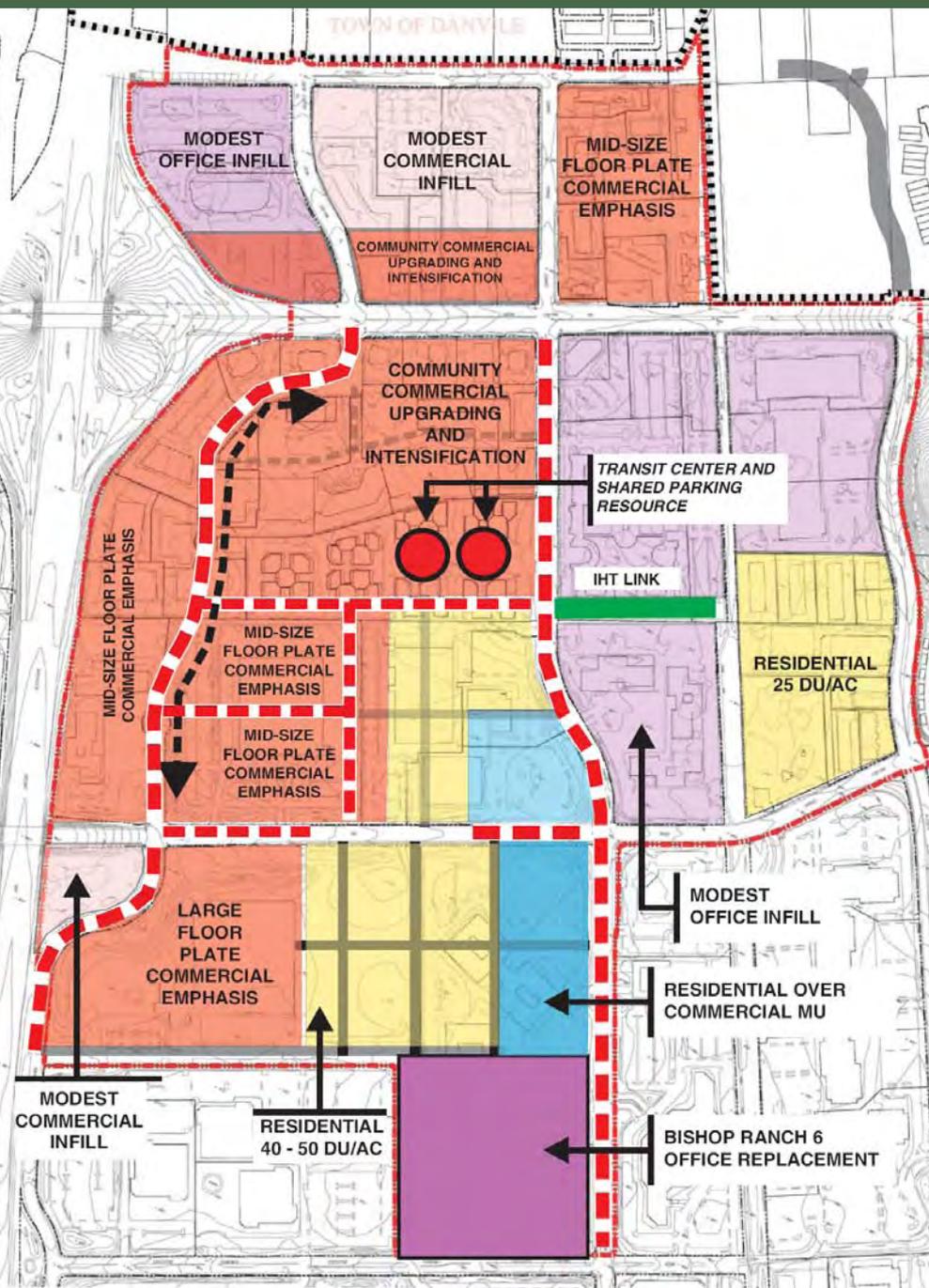
The NCRSP vision is for a mixed-use, plan that blends retail, service retail, office and workforce housing in proximity to new and existing jobs while strengthening and furthering the economic goals for the City.



# Concept 1

## Summary

- FAR from 0.30 to 0.56
- 864,000sf Net New Commercial
  - 500,000sf New Retail
  - 364,000sf Non Retail Commercial (460,000sf warehouse to other comm.)
- 1433 Residential Units (1,974,500sf / 1,380sf ave. unit size)
- Economics
  - Revenue: \$2,844,000
  - Expense: \$2,156,000
  - Net Impact: \$688,000
- Demographics
  - Population: 3,729 People
  - Employment: 2,213 Jobs



# CONCEPT #1



**New Retail Street**  
(Retail Mix with Larger Store Emphasis)



**Mid-Size Floor Plate Retail**





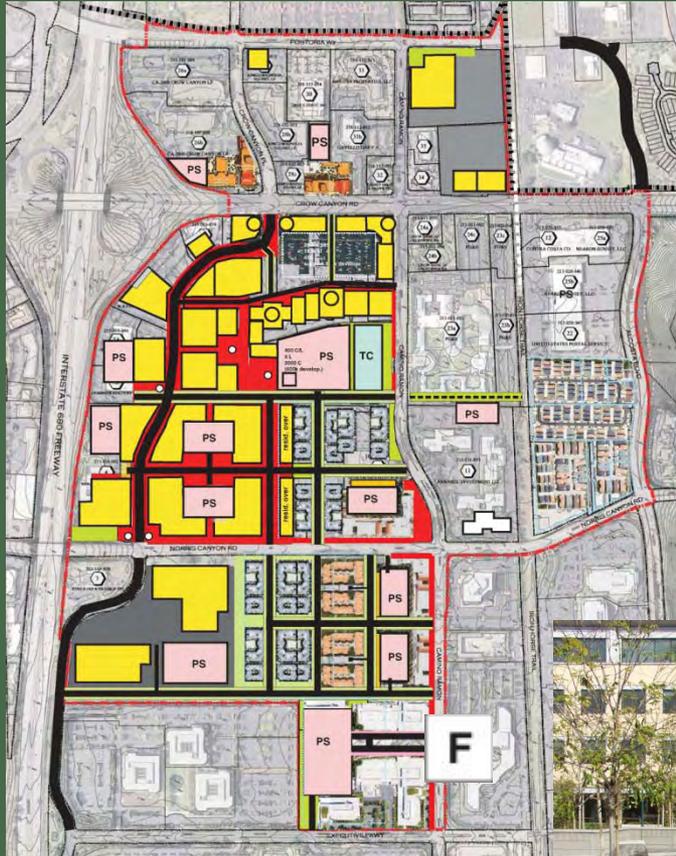
# CONCEPT #1



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



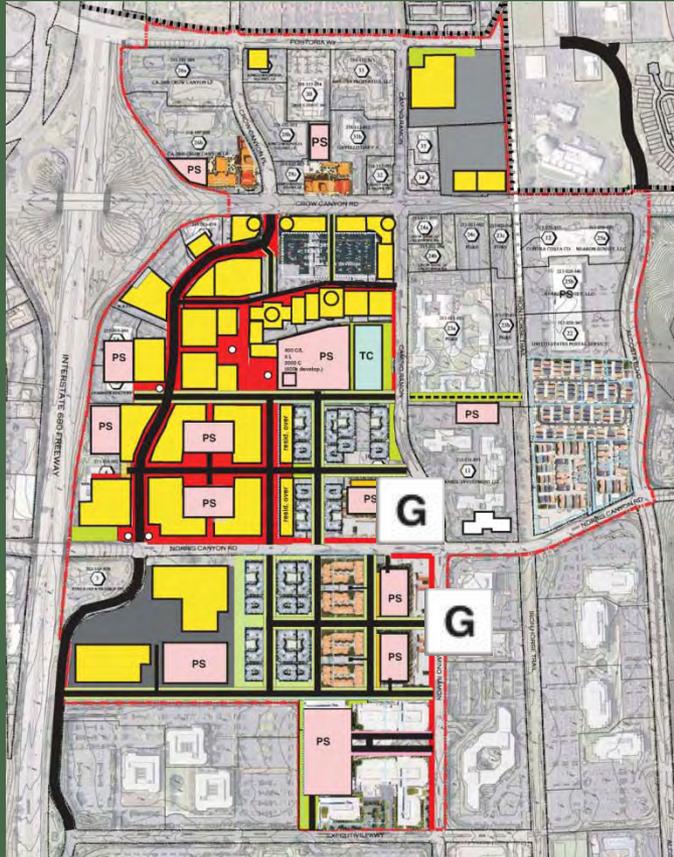
# CONCEPT #1



Bishop Ranch 6 Office Consolidation



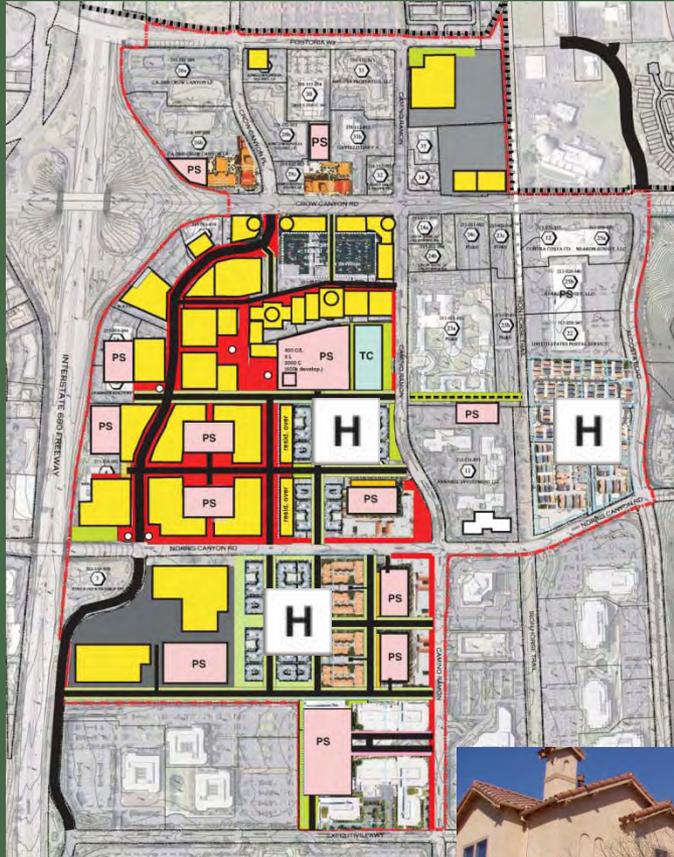
# CONCEPT #1



Residential over Ground Floor Commercial



# CONCEPT #1



Single Family  
and Multifamily  
Neighborhoods





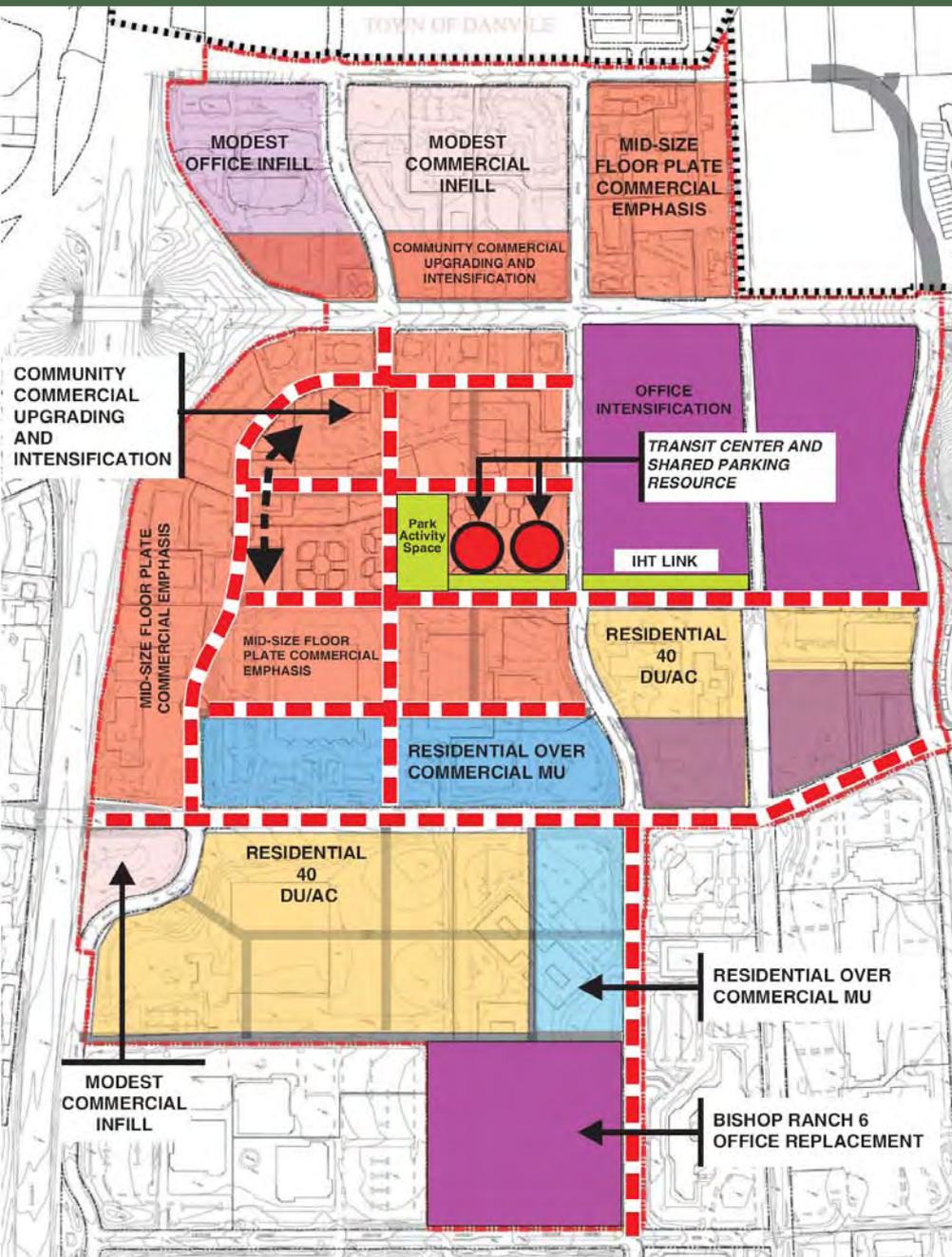
# Concept 2

## Summary

- FAR from 0.30 to 0.68
- 2,186,000<sub>sf</sub> Net New Commercial  
986,000<sub>sf</sub> New Retail  
1,200,000<sub>sf</sub> Non Retail Commercial  
(460,000<sub>sf</sub> warehouse to other comm.)
- 1877 Res. Units (2,006,000<sub>sf</sub>)  
(2,006,000<sub>sf</sub> / 1,070<sub>sf</sub> ave. unit size )
- Economics

Revenue:	\$3,465,000
Expense:	<u>\$2,957,000</u>
Net Impact:	\$508,000
- Demographics

Population:	4,884 People
Employment:	5,972 Jobs



# CONCEPT #2



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

# CONCEPT #2



Pedestrian Commercial Street



# CONCEPT #2



Larger Floor Plate Commercial



# CONCEPT #2



Office Campus

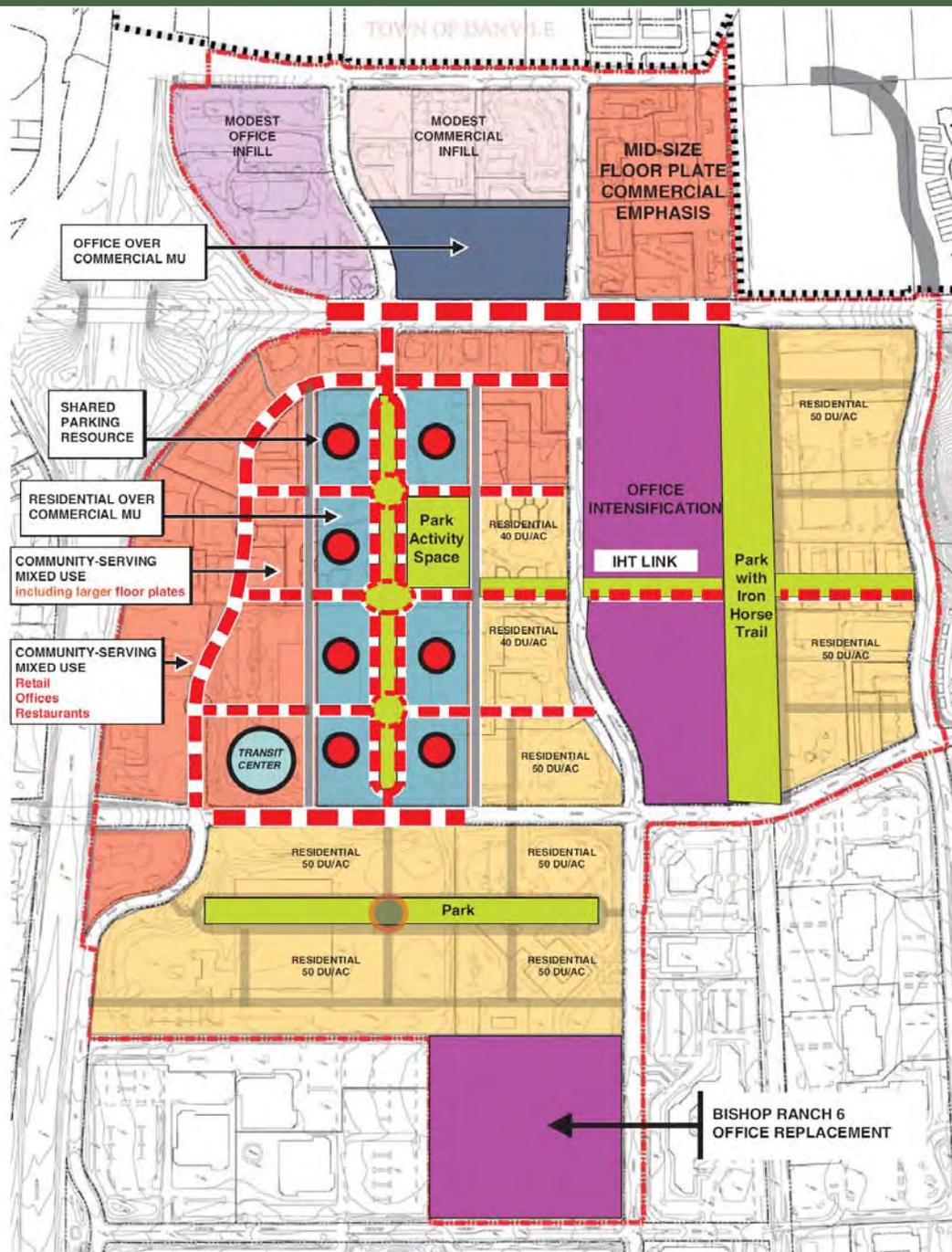




# Concept 3

## Summary

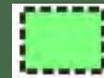
- FAR from 0.30 to 0.87
- 302,000<sub>sf</sub> Net New Commercial  
124,000<sub>sf</sub> New Retail  
178,000<sub>sf</sub> Non Retail Commercial (460,000<sub>sf</sub> warehouse to other comm.)
- 3,285 Residential Units (5,923,500<sub>sf</sub> / 1,800<sub>sf</sub> ave. unit size )
- Economics
  - Revenue: \$2,425,000
  - Expense: \$3,866,000
  - Net Impact : (\$1,441,000)
- Demographics
  - Population: 8,548 People
  - Employment: 841 Jobs



# CONCEPT #3

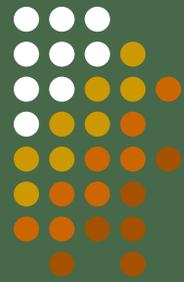


These areas are assumed to be generally the same as shown in Concept #1



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

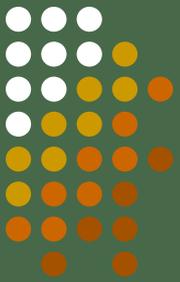


# CONCEPT #3



Life Style Residential Neighborhoods with abundant resident amenities





# Next Steps

- EDAC Recommendation for Workshop
- City Council and Planning Commission Workshop and preferred alternative.
- Development of Specific Plan Administrative Draft
- Environmental Review.
- Specific Plan Review and Adoption November / December 2010.