

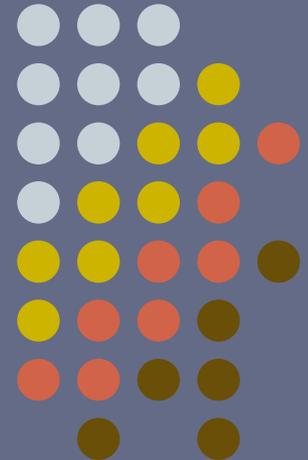
North Camino Ramon Specific Plan



Planning Commission Workshop
with

Park and Community Services Commission
Economic Development Advisory Committee
Transportation Advisory Committee
Housing Advisory Committee

April 17, 2012



North Camino Ramon Plan Area

Approximately
295 Acres



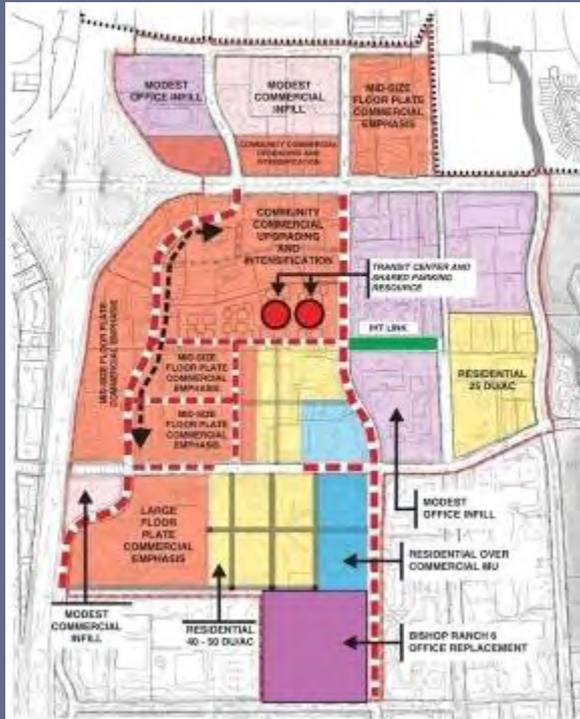
Vision

- Long range **land use plan**
- Flexible plan utilizing **smart growth concepts** (walkable transit, TDM, Parking)
- Mixed-use blend of commercial and **housing** in proximity to new and existing jobs
- Stimulus for **economic development** and planning while addressing the unmet retail and commercial needs that will complement the approved City Center Project and Crow Canyon Specific Plan
- Business friendly (phasing / interim uses)
- Maintain and enhance **quality of life** for residents of San Ramon

Background/Timeline

- March 2002 General Plan 2020 approved by Voters
- 2004 Measure J Transportation Sales Tax Program
- **August 2005** **Economic Development Strategic Plan Adopted**
- 2006 FOCUS Program Introduced
- September 2006 AB 32 California Global Warming Solution Act
- June 2007 PDA application City Center
- **December 2007** **City Center Project Approved**
- September 2008 SB 375 Sustainable Communities and Climate Protection Act
- **September 2008** **PDA application Authorized for NCRPA**
- November 2008 “Potential” PDA Designation for NCRPA
- February 2009 General Plan 2030 update initiated
- **March 2009** **Contract for NCRSP approved**
- 2010 One Bay Area Initiative Introduced
- July 2010 General Plan 2030 Recommended for the Ballot
- November 2010 Measure W Rejected by Voters
- **January, 2011** **Joint study session(PC, PCSC, EDAC, HAC, TAC)**
- **March 2011** **Economic Development Strategic Plan Update**
- **April 2011** **Amended General Plan 2030 Adopted**
- February 2012 Draft Specific Plan and DEIR released

2009 Land Use Alternatives



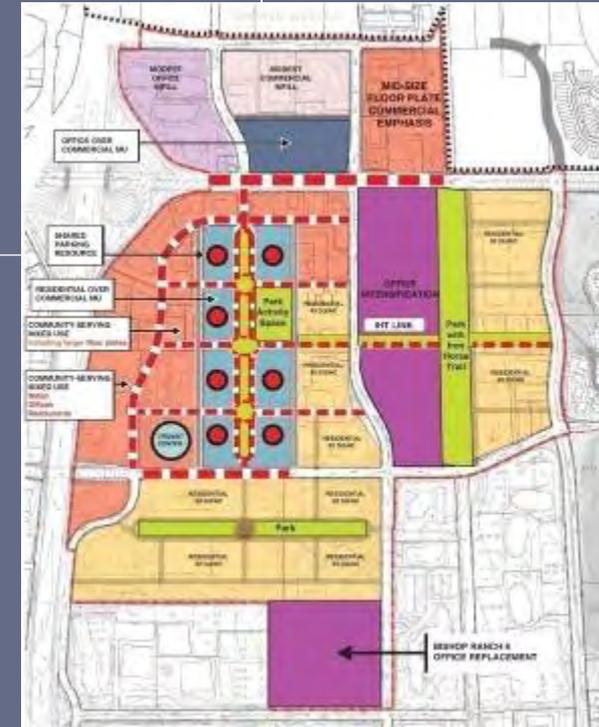
CONCEPT #1

FAR from 0.30 to 0.56
 Net new Commercial: 864,000 sf
 Residential Units: 1,433
 Population increase: 3,729
 Est. Jobs: 2,213



CONCEPT #2

FAR from 0.30 to 0.68
 Net new Commercial: 2,186,000 sf
 Residential Units: 1877
 Population increase: 4,884
 Est. Jobs: 5,972



CONCEPT #3

FAR from 0.30 to 0.87
 Net new Commercial: 302,000 sf
 Residential Units: 3,285
 Population increase: 8,548
 Est. Jobs: 841

Project Outreach

25 workshops, study sessions, committee meetings, service group and community presentations since 2008 including:

- City Council
- Planning Commission
- Parks and Community Services Commission
- Economic Development Advisory Committee
- Transportation Advisory Committee
- Transportation Demand Management Advisory Committee
- Housing Advisory Committee
- Senior Citizen Advisory Committee
- Teen Council
- San Ramon Chamber of Commerce
- Kiwanis Club of San Ramon Valley
- San Ramon Valley Rotary
- Dougherty Valley Rotary
- Art and Wind Festival - Booth
- Chamber of Commerce Business Expo - Booth

Project Outreach Continued

- One to one interviews with the larger property owners (2009)
- Group meetings with property owners (2011)
- Standing offer to meet with any interested parties
- City Newsletter Articles (2009/2010)
- City Website - <http://www.sanramon.ca.gov/plan/ncrmap.htm>

Media Outreach

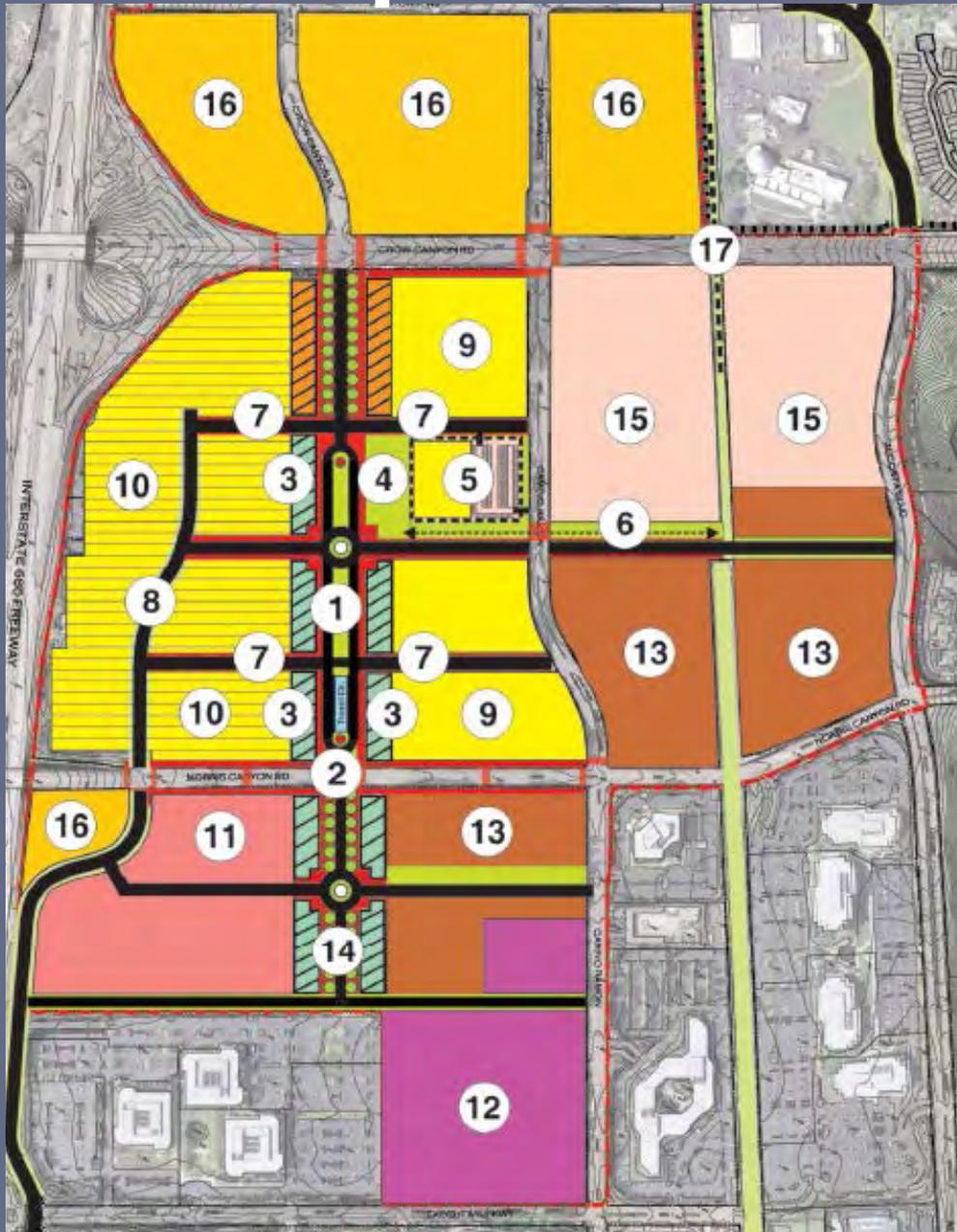
City Staff met with local media to provide additional information about the release of the Specific Plan and upcoming public hearings:

- San Ramon Valley Times
- San Ramon Express
- San Ramon Patch

Specific Plan Structure

Chapter 1:	INTRODUCTION
Chapter 2:	EXISTING CONDITIONS
Chapter 3:	VISION
Chapter 4:	LAND USE
Chapter 5:	PUBLIC SPACES
Chapter 6:	DEVELOPMENT STANDARDS
Chapter 7:	DESIGN GUIDELINES
Chapter 8:	CIRCULATION and TRANSPORTATION
Chapter 9:	UTILITIES
Chapter 10:	PUBLIC FACILITIES
Chapter 11:	IMPLEMENTATION

Conceptual Land Use Plan



CONCEPT PLAN FRAMEWORK

- 1 The Commons
- 2 Transit Center
- 3 Mixed Use Core
- 4 Village Green
- 5 Shared Parking Garage
- 6 Iron Horse Trail Open Space Link
- 7 Secondary Street Grid
- 8 Crow Canyon Place Extension
- 9 Commercial Mixed Use
- 10 Mid and large floor plate retail
- 11 Destination Retail Center
- 12 Bishop Ranch Office
- 13 Multifamily Residential
- 14 Mixed Use with Residential Emphasis
- 15 Office Campus
- 16 Infill Development
- 17 Iron Horse Trail Overpass

Development Potential Summary

- **Non Residential Uses in NCRSP**

<i>Existing Built</i>	3,395,000 sf
<i>Prior Potential (GP 2020)</i>	4,902,000 sf (+1,507,000 sf)
<u>Proposed NCRSP</u>	<u>5,070,000 sf (+1,675,000sf)</u>
Net New in NCRSP (from GP 2020)	168,000 sf

- **Residential Units in NCRSP**

<i>Existing Built</i>	<i>None</i>
<i>Prior Potential (GP 2020)</i>	1,124 units
<u>Proposed NCRSP</u>	<u>1,500 units</u>
Net New in NCRSP	376 Units

- **Estimated Employment in the NCRSP**

<i>Existing Employment</i>	9,534 Jobs
<i>Prior Potential (GP 2020)</i>	13,766 Jobs (+4,232 jobs)
<u>Proposed NCRSP</u>	<u>12,576 Jobs (+3,042 jobs)</u>
Net New in NCRSP	(-1,190) Jobs

Housing

Provide for a variety of housing products to serve the existing and future needs of San Ramon residents:

- 1,500 Units cap (1,350 option- revised Plan Area)
- Evaluation of cap at 1,000 units
- Jobs-Housing balance
- Affordable/Workforce Housing

Economic Development

- Increase economic vitality and employment opportunities
- Complement City Center / CCSP
- Broaden the range of commercial building types in San Ramon
- Incorporate commercial into a mixed use environment (vertical and horizontal)
- GP 2030 Economic Development Element

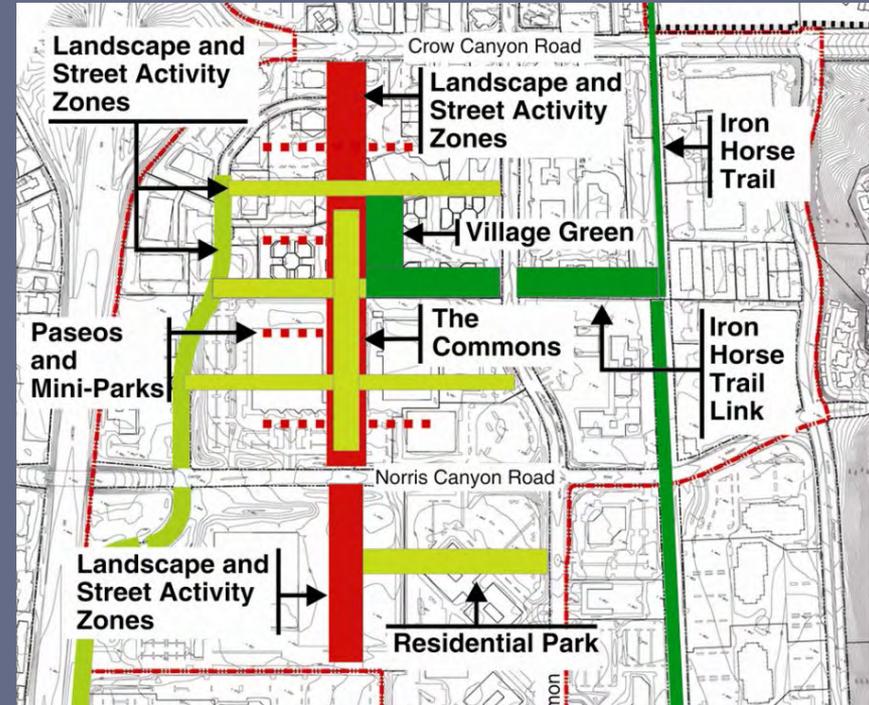
Economic Analysis

- Bay Area Economics' (BAE) retail analysis (2009)
 - 502,000 to 1 million square feet of retail.
 - 10-15 years Trade Area to support another 1.2 million square feet of retail.
- Market conditions flat since 2008
 - San Ramon Retail Report 3-14-12
 - Economic expectations remain valid
 - City Center- Lifestyle Center
 - NCRSP- Opportunity for other needs and services

Parks and Public Spaces

Specific Plan provides:

- A basic framework
 - Commons (1.25 ac)
 - Village Green (2 ac)
 - Linear Parks (4 ac)
 - Others (TBD)
- Requirement for dedication and/or payment of fees



The Commons Examples



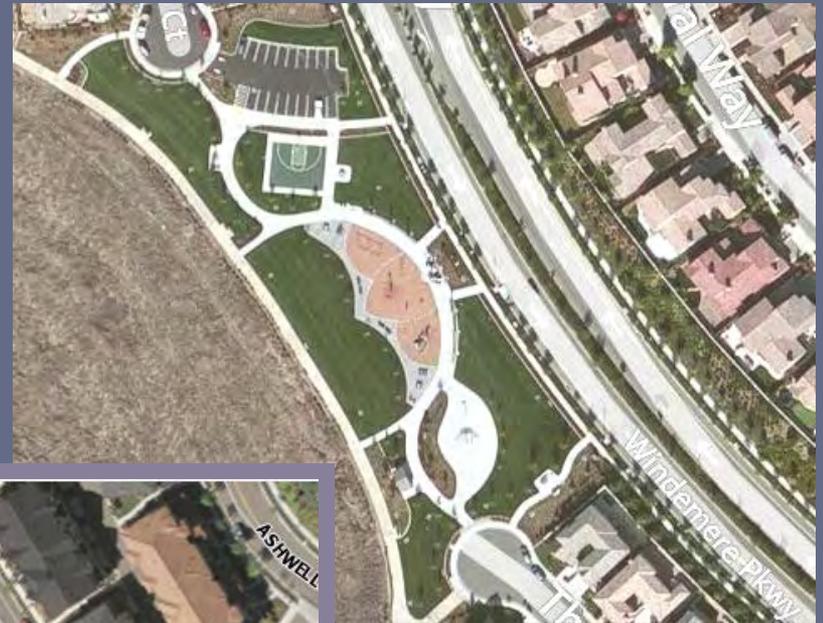
2- 1.5 acre parks



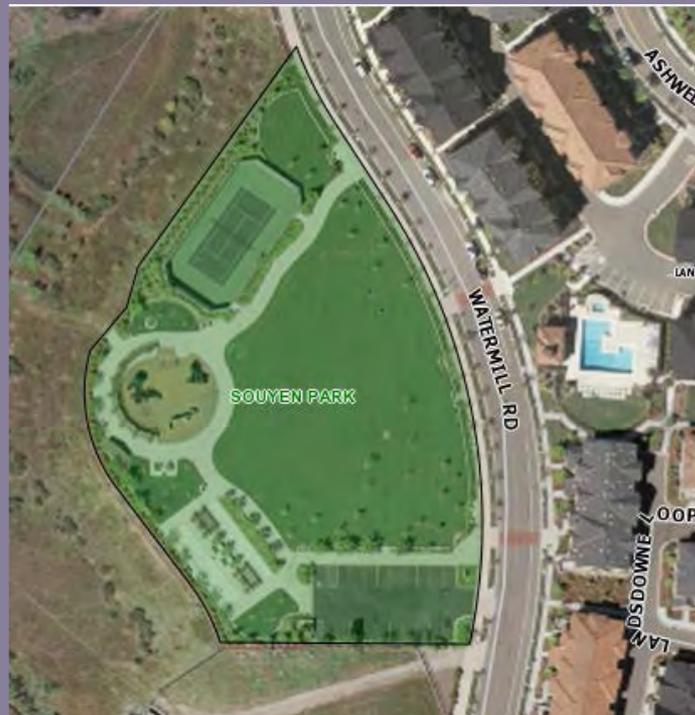
Neighborhood Parks: Min. 2 acres



Hidden Crest: 2.34 ac



Six Pillars: 2.5 ac
(with Parking)



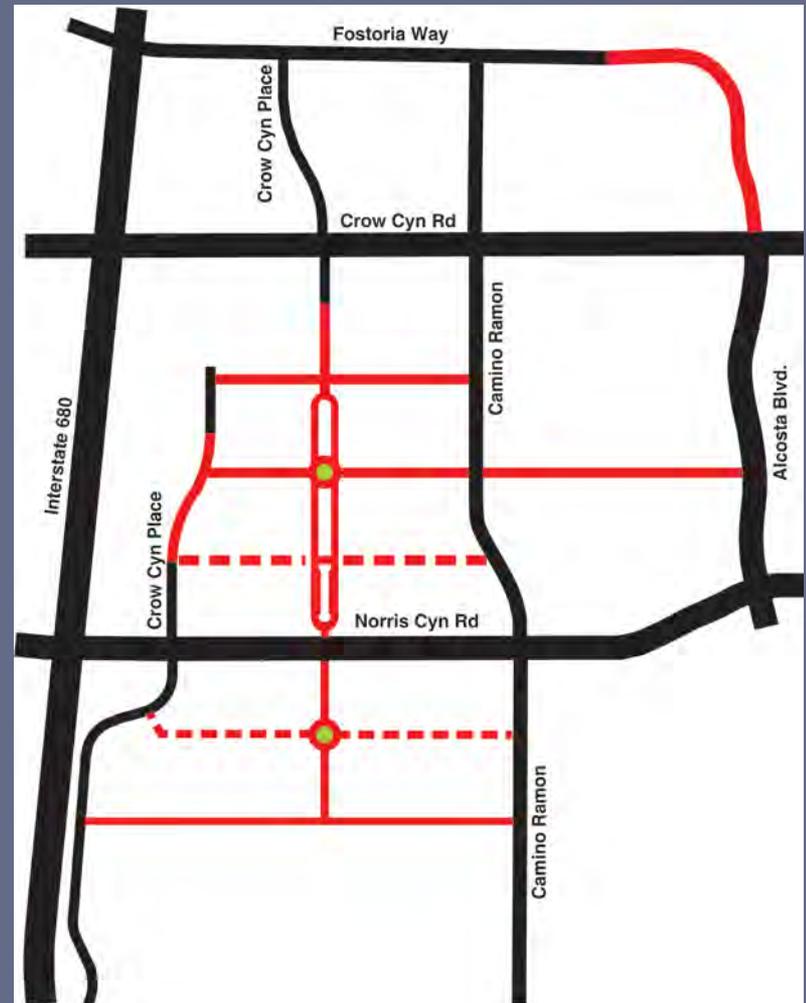
Souyen Park : 2.4 ac
(with Parking)

Linear Park Examples



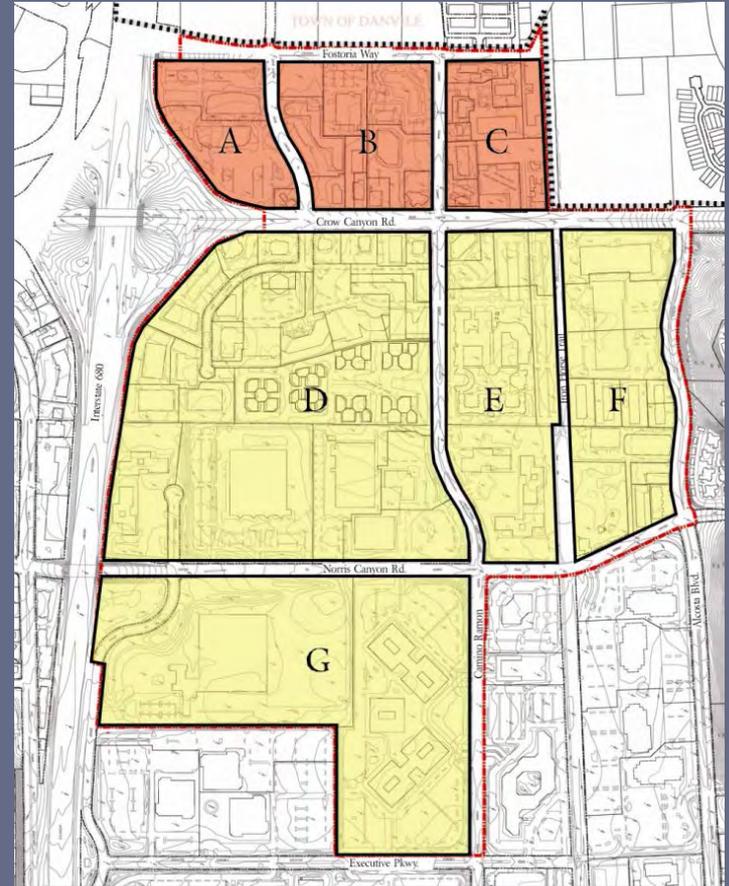
Transportation and Circulation

- Expanded street grid
- Walkability/Connectivity
- Parking Policies
- Alternative Transportation
 - Walking /Bicycle
 - Transit/Transit Center
 - Iron Horse Trail
 - TDM Programs



Public Hearing (April 2, 2012)

- Park dedication needs and what qualifies for dedication.
- Removal of Area north of Crow Canyon Road
- Reduction of housing numbers within the Plan Area (1,500, 1,350, 1,124)



Next Steps (anticipated schedule)

- May release of DEIR Response to Comments
- Staff is working on the Specific Plan redline revisions based on comments received
- Planning Commission Public Hearings anticipated for May 1 and May15 , 2012