

CHAPTER 2: LAND USE



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 2: LAND USE

INTRODUCTION

The Land Use Chapter of the Northwest Specific Plan sets forth the types, locations and intensities of land uses to be accommodated within the Plan Area. The program of land uses proposed for the Plan Area responds to General Plan direction, as well as other adopted City policies, direction provided by City Council, and comments and suggestions offered by the public, the Planning Commission and various City Boards and Committees.

The intent of this Chapter is to define the overall direction for the development of five new residential neighborhoods within the Plan Area, as well as the integration and development of a range of infrastructure and community-serving facilities. Following the vision of the Plan, a community design framework has been prepared to establish land use and community character. The framework described is intended to guide development in a manner that embraces the scenic character of the site, preserves and enhances open space and biological resources, and supports the creation of a variety of residential neighborhoods with a range of densities and housing types.

The development pattern and densities associated with these concepts are shown in the Land Use Plan, illustrated in Figure 2-1. Additionally, the Illustrative Plan for the Plan Area (Figure 2-2), illustrates the overall design concepts, and relationships between residential neighborhoods, community facilities, and circulation facilities. The Implementation Chapter (Chapter 7) of this Plan describes zoning codes, development standards, and other requirements such as Design Guidelines that will be used to establish project-wide theme and character elements.

PLANNING PRINCIPLES

The Plan Area is envisioned as a community comprised of integrated walkable neighborhoods, organized around open space elements and community amenities. The community is envisioned as a place that offers an enjoyable lifestyle for its residents, and will offer visitors and neighbors an equally desirable experience in an attractive, comfortable setting. Establishing a community with these traits will be accomplished by implementing a community design framework planned around two major development features: 1) Open Space and Natural Resources, and 2) Community Identity Elements. Each of the community's



neighborhoods, public amenities, circulation improvements, and design features will build on this fundamental design framework to create the final development envisioned for the Plan Area, as depicted in the Illustrative Plan in Figure 2-2.

Open Space and Natural Resources

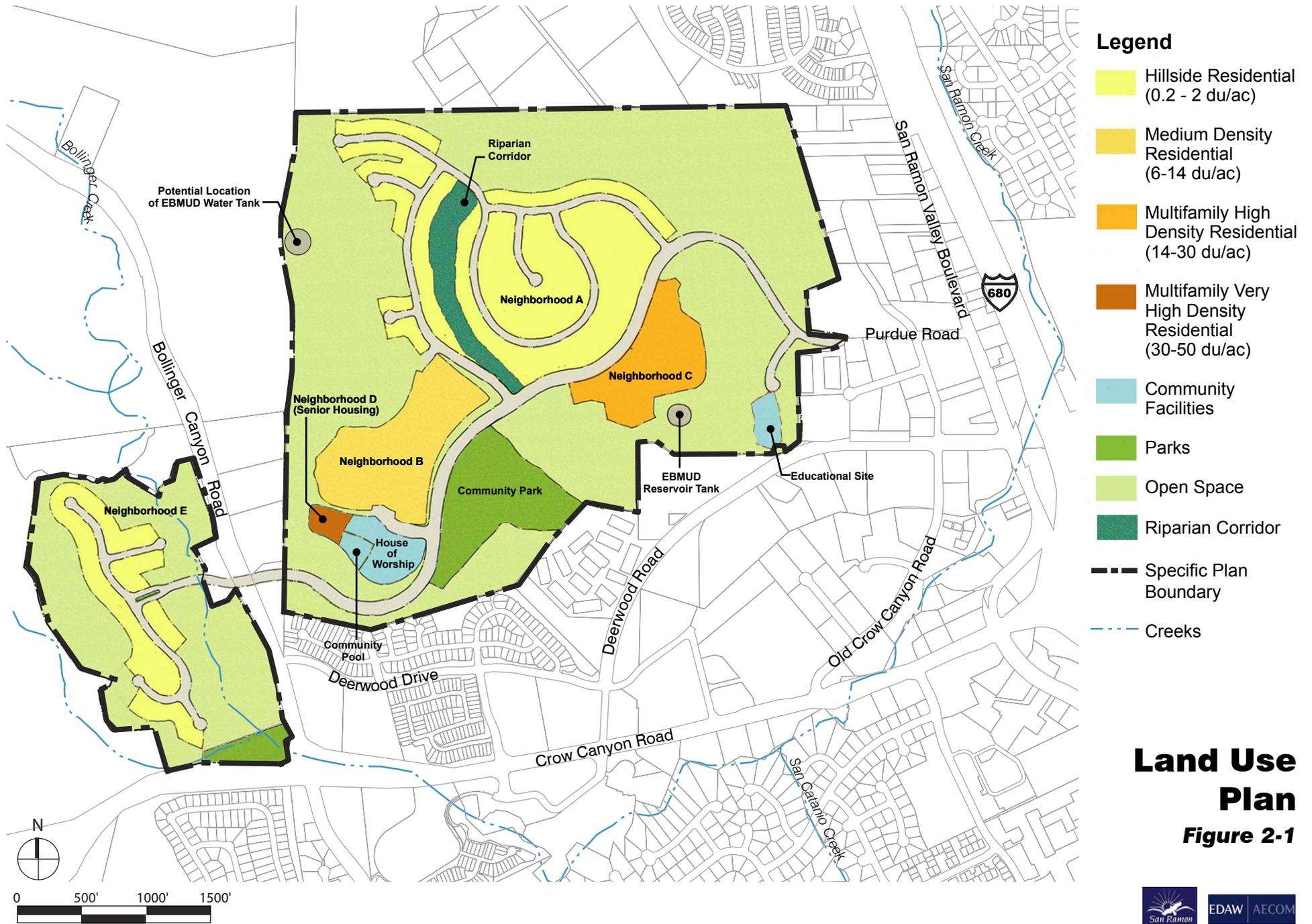
Open space and parks will be the single largest land use within the Plan Area, and will serve as community amenities and primary design elements. As required by the City's General Plan, protected open spaces and public uses represent 75% of the total land area within the Plan Area. Additionally, the natural resources and amenities present within the Plan Area—including open space—provide a great opportunity for developing a community that is compatible with, and takes advantage of, the natural setting. The open space system acts as a tool for creating a sense of project-wide unity by integrating resource conservation and urban landscapes. The open space system consists of several key components:

Major Ridgelines. In accordance with the General Plan Open Space and Conservation Element, the easterly ridgeline and a portion of the westerly ridgeline located within the eastern portion of the Plan Area shall be preserved from grading and development, and shall remain as permanent open space. These major ridgelines lend a distinct sense of character to the Plan Area, and maintaining them as open space will help to preserve the aesthetic qualities of the site.

Riparian and Wildlife Corridor. The area surrounding the existing drainage swale within the eastern portion of the Plan Area is underlain by deep seated landslides. This approximately 8.9-acre area will be graded and reconstructed as an enhanced riparian and wildlife movement corridor, which will incorporate permanent wetlands. The corridor will serve as a passive open space amenity.

Bollinger Creek Corridor. Bollinger Creek is located in the western portion of the Plan Area and is identified as a resource to be protected. A creek buffer will ensure that development will not encroach on Bollinger Creek, and the wildlife habitat areas contained in this corridor. The roadway crossing Bollinger Creek will be designed with a bridge structure, to ensure that the creek is not disturbed.

Community Park. An approximately 12.7-acre site is proposed as a community park. This park will be designed and constructed for public use, both for the residents of the Northwest Specific Plan neighborhoods, and for residents of San Ramon. The community park will include facilities such as ball





**Illustrative
Plan**
Figure 2-2

fields, play areas, picnic facilities, a garden, an amphitheater, and a nature learning center. In order to create a network of passive and active open spaces throughout the Plan Area, the community park will be linked to residential areas, open space areas, and the existing Mill Creek Hollow Park through a public trail system.

Neighborhood Park. An approximately 2-acre neighborhood park is planned for the western portion of the plan area, providing recreational facilities such as a tot-lot and picnic tables. The exact location and programming for this park will be determined in the future.



Example of a neighborhood park

Public Trail System. The public trail system within the Northwest Specific Plan Area will help to create a linked and interconnected open space system. The linkages within the Plan Area will help to connect the neighborhoods to each other, as well as to the community park and other amenities. Additionally, the public trail system will also provide linkages to the existing EBRPD trail on Bollinger Canyon Road, a connection to the proposed community park, and a future connection to the contiguous properties north of the Plan Area that is currently owned by the EBRPD. The public trail system is also intended to provide linkages to Mill Creek Hollow Park, and to the neighborhoods located south of the Plan Area. The trail system will include a range of facilities improved to accommodate pedestrian, bicycle and equestrian access.

All of the other land uses will be organized around these key open space elements and natural resources. Each of these elements is discussed in greater detail in Chapter 5 (Parks and Open Space System) and Chapter 6 (Community Facilities and Services).

Community Identity Elements

An essential component in establishing the character of the development in the Plan Area will be the implementation of unifying building, landscape, and streetscape community identity elements. These elements, located throughout the community, as shown in Figure 2-3, work within the land use framework to reinforce the sense of continuity within the Plan Area.

Community Entryway Features. Entryway features serve as the gateways to the neighborhoods within the Plan Area, and help to establish the character of the community. Community entryway features shall be located at the entrances on Bollinger Canyon Road into both the eastern and western portions of the Plan Area. These entryway features will create an entry



Examples of entryway features

statement appropriate to the scale of the street width and the setting, and will include architectural elements and plantings that are compatible with the natural environment and character of the area.



Example of entryway feature

Neighborhood Entryway Features. Neighborhood entries will serve as the primary entry portals into individual neighborhoods, with a consistent theme and image for each neighborhood. Each of the five residential neighborhoods within the Plan Area will have a unique identity and gateway treatment consistent of special landscaping, paving, and entry structures.

Integration of Urban and Natural Open Spaces. The Plan Area will merge urban and natural landscapes to create development that is compatible with its environment. This will be achieved by integrating native grasses and plant communities into the developed environment, and providing seamless connections with and views of open space areas.

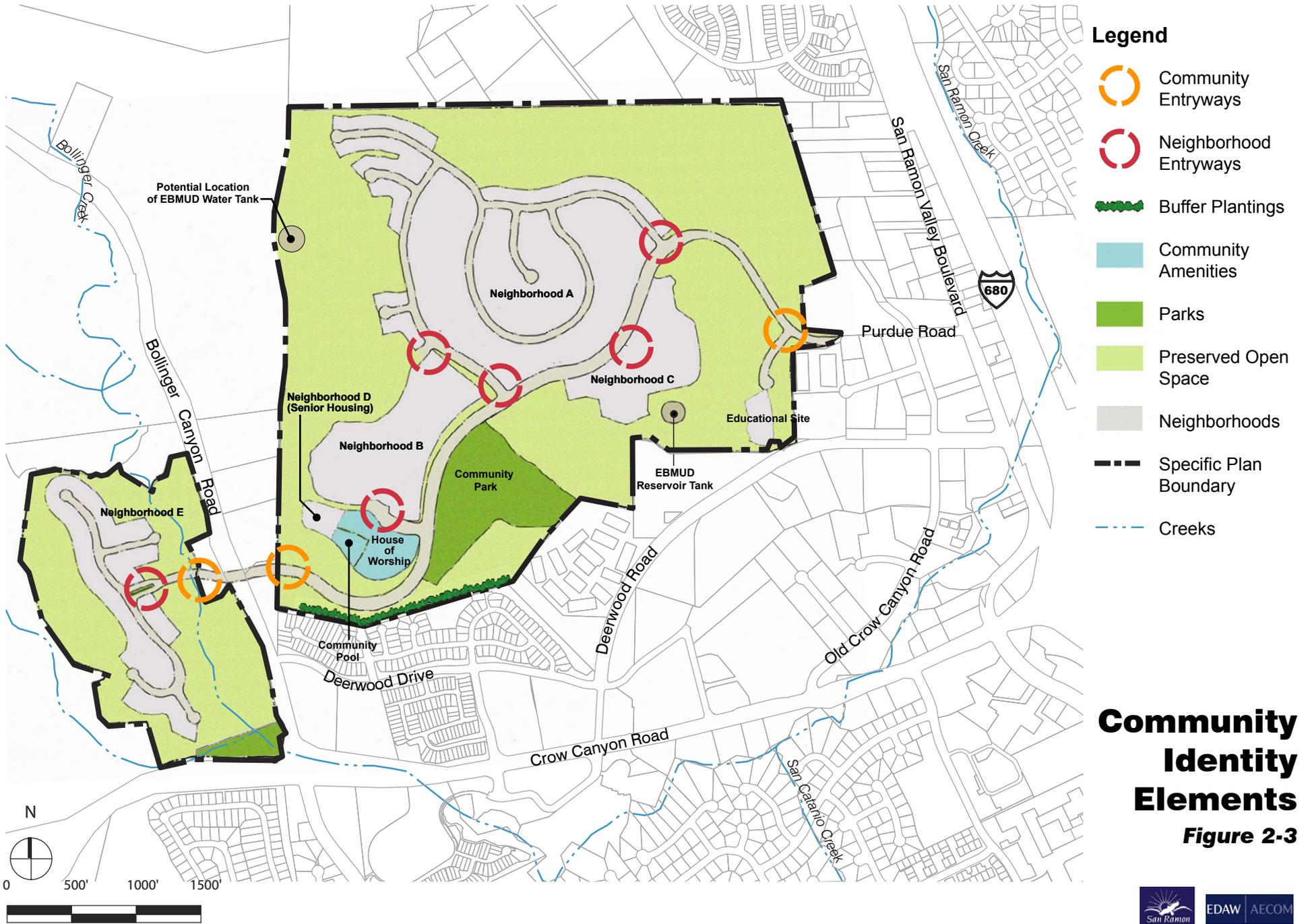
Character of Community Amenities. Community amenities, centrally located within the Plan Area, are intended to offer a range of services, facilities, and opportunities for residents and visitors. The buildings and landscaping shall be designed to reflect the natural resources and open space amenities present in the setting.

Hierarchical Streetscape Pattern. Street trees will be planted along all streets, and at neighborhood entries in the Plan Area, creating attractive, inviting, visually consistent, and walkable streets.



Street trees and landscaped berms will improve neighborhood character and provide visual buffers for neighboring residents

Perimeter Buffer Planting. Buffer planting and a berm will be installed along the south side of the Bollinger Canyon Road entry collector street for approximately 900 feet, and north of the existing single-family neighborhood to the south of the Plan Area. This planting will include trees and grounded shrubs to provide a visual buffer to improve privacy for neighboring residents, while helping to establish the character of the communities within the Plan Area. In addition, berming along the southern edge of the collector street will further improve privacy and visually buffer neighboring residents from the street.



Legend

-  Community Entryways
-  Neighborhood Entryways
-  Buffer Plantings
-  Community Amenities
-  Parks
-  Preserved Open Space
-  Neighborhoods
-  Specific Plan Boundary
-  Creeks

Community Identity Elements

Figure 2-3



LAND USE GOALS, OBJECTIVES, AND POLICIES

The type, location, and density of land uses within the Plan Area have been established following the direction of the City of San Ramon General Plan and the urban design and planning principles described in this chapter. These principles establish parks, open space preservation, and natural resources as the fundamental components of the community structure. The land uses described in this Chapter are intended to create a development pattern that protects valuable ecological resources and creates a well balanced residential community of neighborhoods, with amenities that are within convenient walking distance of each other.

The following goals, objectives, and policies define the location, density and character of development of the Plan Area. The plan goals and objectives serve to implement the Specific Plan in a manner which is consistent with the San Ramon General Plan.

GOAL 1. An attractive residential community comprised of interconnected neighborhoods, offering a range of housing types, community amenities, and open space areas.

Balanced Development Pattern

Objective A: Provide a balanced development pattern that offers a diversity of residential choices, utilizing open space areas and community amenities as organizing and defining elements.

Policies:

1. Establish a buffer between new development within the eastern portion of the Plan Area, and existing single family residences to the south, in accordance with Figure 2-3.
2. Organize neighborhoods in a manner that is pedestrian scaled and walkable, with convenient access to community amenities, open space areas, and the Crow Canyon Redevelopment area.
3. Include a wide range of housing types, densities, sizes, and affordability levels.
4. Create well-defined residential neighborhoods served by a community park, public trails, and related open space amenities.
5. Provide convenient pedestrian, bicycle, and vehicular access to link neighborhoods and connect residents with public facilities.

6. The total number of residential dwelling units within the Plan Area shall not exceed 830, which includes a density bonus for workforce and affordable units. This figure does not include second units designed in accordance with State law.
7. Develop an Inclusionary Housing Program, providing that at least 25% of the total units within the Plan Area are affordable to very-low, low, and moderate income levels.
8. Encourage the concentration of recreation, education, service, public and community activities as focal points of the community.
 - a) Provide an approximately 12.7-acre site for a community park facility.
 - b) Provide up to a 6.0-acre site for a house of worship.
 - c) Provide an approximately 1.6-acre site for an educational site, such as an educational museum or an outreach facility.
 - d) Provide an approximately 0.5-acre rose garden site, which can be accommodated within the community park.
 - e) Provide an approximately 2.0-acre site for a neighborhood park facility in the western portion of the Plan Area (exact location to be determined in the future).

Cohesive Community Design

Objective B: Design neighborhoods and community amenities to create a consistent identity and sense of community within the Plan Area.

Policies:

1. Prepare a set of comprehensive design guidelines to accompany each development application within the Plan Area. The design guidelines shall promote a conservation-based community design concept which incorporates high quality neighborhood character, integrated with open space and public uses. The following design elements should be established for all neighborhoods in the design guidelines, promoting a consistent neighborhood design throughout new development:
 - a) Design character and architectural styles for residential and non-residential development, including appropriate use of materials;
 - b) Development standards, including specific site layout;

- c) Streetscape character and entryways, including paving and signage;
- d) Design of parks, trails, and open space; and,
- e) Landscape site amenities, including street trees, landscape features.

Compatibility with Natural Resources

Objective C: Ensure that development patterns within the Plan Area are compatible with natural resources, and maintain the natural beauty and character of the area.

Policies:

1. No development shall occur within 100 feet of the centerline of Bollinger Creek.
2. The riparian corridor located on the western portion of the Faria property shall remain as a passive open space amenity, with an average width of 200 feet. This corridor will be improved and maintained as a riparian and wildlife corridor, in accordance with a Biological Enhancement Plan, which is included in the Biological Assessment (Appendix A).
3. No development or grading for development shall occur within major ridgeline protection zones as defined by the General Plan, except in areas that may be altered by grading, as identified in the General Plan (General Plan Figure 8-3).
4. Blend cut-and-fill slopes with existing contours to avoid the appearance of artificial or angular slopes.



Scenic views of the Plan Area

Protection from Natural Hazards

Objective D: As development occurs in the Plan Area, mitigation measures shall be taken to avoid any potential danger from natural hazards, such as floodplains, unstable soils, or active faults. The policies outlined below are development mitigation measures that shall be implemented in order to prevent negative environmental effects and/or safety hazards within the Plan Area.

Policies:

1. Ensure that grading of land occurs in a manner so that buildings remain above the 100-year floodplain.

2. Prohibit structures intended for human occupancy within 50 feet of the Calaveras fault (as identified in the October, 2004 Geologic Hazards Evaluation Report (Appendix B) and Supplemental Fault Investigation, Fault A/Calaveras Fault Western Traces (2005)) and within 25 feet of Fault A (as identified in the Gilpin Geosciences, Inc. 2006 Alquist Piolo Zone Peer Review, Faria Preserve, San Ramon, California).
3. Grading and improvement plans for all future development within the Plan Area shall be reviewed by a registered engineering geologist who shall verify feasibility, consistency with recommended design standards, and mitigation measures.
4. Require geotechnical field review during the construction phase of any new development within the Plan Area.
5. Require preparation of a soils report as part of the development review process for any development applications in the Plan Area.



Five distinct neighborhoods are included within the Plan Area, offering a variety of densities, housing types, and open space areas

RESIDENTIAL LAND USES

The overall mix of land uses within the Plan Area is intended to create five distinct neighborhoods offering a variety of densities, housing types, and open space areas. Housing types will range from hillside neighborhoods with homes on large (one-half acre) lots to higher density multi-family housing for seniors. Features characteristic of all neighborhoods will include passive open space areas encompassing each neighborhood, pedestrian trail connections to community open spaces and facilities, and varying architectural styles with decorative facades to promote community character.

The proposed land use plan showing the location and distribution of the five neighborhoods within the Plan Area is shown in Figure 2-1. Each neighborhood differs in size, density, and characteristics, but the community design of the Plan is intended to maintain overall continuity and cohesiveness.

Table 2-1, the Residential Land Use Summary, establishes the area and density of each neighborhood illustrated in the Land Use Plan (Figure 2-1). All development projects shall be consistent with the densities established for each neighborhood.

Table 2-1: Residential Land Use Summary

Neighborhood	Gross Acreage¹	Developed Area (Acreage)	General Plan Designation	Maximum Dwelling Units	Density (units/acre)
A	159.23	43.16	Hillside Residential	200	1.3
B	20.22	16.86	Medium Density Residential	200	9.9
C	11.85	10.56	Multifamily High Density Residential	300	25.3
D	2.14	1.78	Multifamily Very High Density Residential	86	40.2
E	63.5	16	Hillside Residential	44 ²	2
Maximum Total Dwelling Units				830	
1. Includes Common Space, Open Space, and GHAD Area within Neighborhood Boundaries					
2. Total dwelling units will depend on final neighborhood design					

ALLOCATION OF AFFORDABLE HOUSING UNITS

The General Plan includes quantified objectives for affordable housing in the Plan Area. It requires that 25% of housing in the Plan Area be affordable to Very-Low, Low, and Moderate Income households. The City’s recently adopted Certified Housing Element (2004) establishes targets that 20% of this allocation will be affordable to Very Low Income Households, 30% affordable to Low Income Households, and 50% affordable to Moderate Income Households.

An Inclusionary Housing Program is required as a condition of approval for any development application within the Plan Area, and includes details of implementation measures for meeting the City’s goals for affordable housing. Table 2-2 is a summary of the planned housing units, and allocation of affordable units within the Plan Area:

Table 2-2: Allocation of Affordable Units

	Total Housing Supply	Total Affordable Units	Allocation of Affordable Units		
			Very Low Income (min. 20%)	Low Income (targ. 30%)	Moderate Income (targ. 50%)
Faria Property	786	226	75	82	69
Chang Property	43	12	2	4	6
Panetta Property	1	0	0	0	0
Total Units:	830	238	77	86	75

NEIGHBORHOOD ORGANIZATION

The following is a summary of each of the five neighborhoods in the Plan Area, with a description of the planned type and density of development, as well as a discussion about the proposed character and identity of each.

Neighborhood A

Located in the northern portion of the Plan Area, this neighborhood consists of approximately 159 gross acres, with up to 200 single family dwelling units for an overall gross density of 1.3 dwelling units/acre, which is consistent with the City's General Plan designation of Hillside Residential. The neighborhood can be characterized as a low density clustering of single family residential lots, with lot sizes of approximately 5,000 square feet. The graphic on this page illustrates the conceptual design and layout of the neighborhood, which includes residential lots clustered around an interior open space and restored wildlife and riparian corridor, and a loop road connecting the two ends of the neighborhood.



Illustrative design of Neighborhood A

The design for Neighborhood A includes the recreation and enhancement of a riparian drainage and wildlife movement corridor which extends in a northerly direction through the entire neighborhood. Neighborhood A also provides for the preservation of existing oak woodlands habitat and establishment of new oak woodland habitat communities within the preserved open space areas. It is envisioned that the majority of homes in Neighborhood A will back onto open space or landscaped slopes. When homes back onto the riparian corridor, rear yard fence guidelines shall be established to allow visual connections, but discourage physical access. The neighborhood will also have easy access to the nearby EBRPD regional trail system, which runs north-south near the western edge of the neighborhood.

There are two planned access points into Neighborhood A from the internal roadway connecting Bollinger Canyon Road to Purdue Road, with an entry feature established at each access point.

Neighborhood A is proposed to include two story single family homes with a variety of architectural styles. In order to create visual interest within the neighborhood, homes should vary in roof designs, fascia, entryway treatments,

and garage door materials. Specific design characteristics will be provided in Design Guidelines, to be submitted concurrently with a development application.

Neighborhood B

Neighborhood B is envisioned as a compact, pedestrian scaled neighborhood. The graphic on this page details the conceptual layout and design of Neighborhood B, located on the southwest portion of the Faria property, on



Illustrative design of Neighborhood B

the eastern side of Bollinger Canyon Road. This neighborhood will consist of up to 200 dwelling units on approximately 16.9-acres, with an overall density of 9.9 dwelling units/acre. This density is consistent with the City of San Ramon General Plan designation of Medium Density Residential.

Two access points are planned for Neighborhood B, one at the southern end and one at the northern end. The southern access point adjoins the site containing the house of worship, and the northern access point connects with Neighborhood A. Entry areas will be clearly defined with the use of distinctive plantings, and architectural elements.

Residents of Neighborhood B will have a connection to the EBRPD regional trail system, on the western side of the neighborhood. The house of worship, which will also include recreational facilities serving the neighborhood, directly adjoins the neighborhood to the south. The community park is also within close proximity, across the main internal roadway, serving as the primary access for the neighborhood.

To help support the pedestrian character of this neighborhood, it is envisioned that garages may be accessed from alleys behind the homes, or by other suitable means to help create an internal streetscape where front doors, pedestrian spaces, and landscape features are prominent. Within Neighborhood B, well-defined residential cluster areas will help to create a setting that is at a comfortable, intimate scale, within the greater neighborhood and community. Typical home sites in this neighborhood will include compact front lawns and sideyard areas, with consistent street trees, as well as landscaping in the alleys. The homes in Neighborhood B are three stories in height and are envisioned to include architectural detailing consistent throughout the neighborhood and complementary to development in the Plan Area. Specific design characteristics will be provided in Design Guidelines, to be submitted concurrently with a development application.

Neighborhood C

With up to 300 dwelling units on approximately 10.6-acres, Neighborhood C can be characterized as high-density multifamily development, with an overall density of approximately 25.3 dwelling units/acre. The proposed layout and illustrative design for Neighborhood C is illustrated in the graphic on this page.

Situated in the southeastern portion of the Plan Area, the neighborhood is surrounded by open space to the south, and is south of the main internal roadway, closer to the Purdue Road connection to San Ramon Valley Boulevard. Neighborhood C is situated approximately 300 feet north of existing high density residential development. Residences in Neighborhood A are located across the road and to the north of Neighborhood C.



Illustrative design of Neighborhood C

There are three access points to Neighborhood C, from the main internal roadway. Entry areas are clearly defined, with the use of architectural elements and distinctive planting.

It is envisioned that Neighborhood C will contain a mix of multi-family townhouses and multi-family apartment buildings of three stories over a podium. Architectural character of development in this neighborhood will be detailed in Design Guidelines, to be submitted concurrently with a development application. The apartment buildings in this neighborhood are proposed with flat roofs, although an alternate pitched roof design has also be submitted for consideration.

This neighborhood emphasizes internal pedestrian circulation, including pedestrian spines between buildings, as well as pedestrian connections to the greater community within the Plan Area. This neighborhood will also contain common open space areas for both passive and active recreation.

Neighborhood D

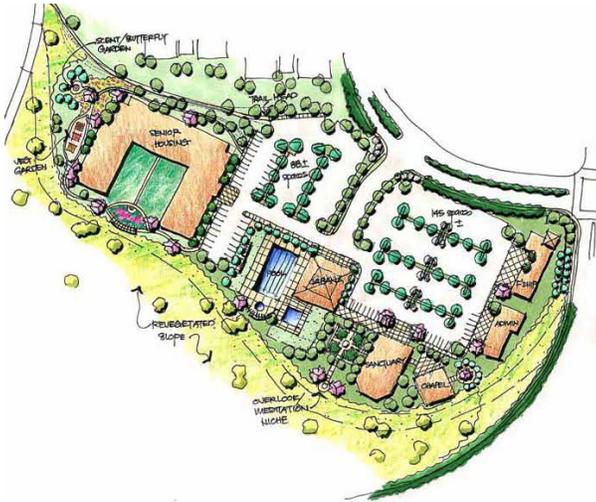
Neighborhood D is designed specifically for the creation of up to 86 senior housing units on approximately 1.8-acres, consistent with the General Plan land use designation of Multiple Family-Very High Density Residential, at an overall density of approximately 40 dwelling units/acre. It is envisioned that the neighborhood will consist of a large block of senior housing units with ample parking and a connection to the main internal roadway of the Plan Area.

This neighborhood is located to the west of the House of Worship and Community Pool facility, immediately south of Neighborhood B. As shown in the accompanying graphic, access to the 86 senior housing units will be

provided through a driveway extending west from the main internal roadway in the eastern portion of the Plan Area (David Gates and Associates, 2006). Parking for the senior units will be designed with guest spaces located to the east of the building, in a lot which is to be shared with visitors to the Community Pool and House of Worship. Continuing use of this pool of shared parking spaces will be provided for through reciprocal cross easements.

The Senior Housing community will be located within proximity of a range of recreational and cultural amenities within the heart of the project, including the Community Pool, the House of Worship, the Community Park and the Rose

Garden. Neighborhood D residents will be able to walk to these project amenities. Neighborhood D will include a three-story residential structure containing 86 senior apartment units, along with a protected interior open space and plaza. This neighborhood adjoins a large open space area and public trail to the west. The senior apartment units will be buffered from noise along Faria Preserve Parkway by an open space buffer and grade separation. The character of the development will be expressed through decorative features that will be detailed in Design Guidelines, to be reviewed concurrently with the development application. The building design comprising Neighborhood D is proposed to be three stories with a flat roof design, although an alternative pitched roof design has also been submitted for consideration.



Illustrative design of Neighborhood D, showing connections to the House of Worship and associated community facilities (Source: David Gates and Associates)

The sanctuary and related House of Worship buildings have been reduced in scale from their original conceptual design in order to accommodate both the 86 Senior Housing units and the Community Pool with its related recreational amenities. The overall developed residential acreage associated with Neighborhood D remains unchanged, although the guest parking facilities for these senior units will be provided in a shared arrangement with the parking allocated to the Community Pool and House of Worship. Similarly, the Educational Use Facility has been relocated to the southeast corner of the site, at the same location originally planned for Neighborhood D. As a result, the Community Park facility has been expanded by approximately 1.6 acres, while the scale of building improvements at House of Worship has been reduced to accommodate the relocated Senior Center and Community Pool shared parking facilities. Overall, these changes do not alter the aggregate land area devoted to residential uses, and the ratio of residential uses to open space and public or quasi-public facilities on-site remains at 75/25.

Neighborhood E

Neighborhood E is located within the westernmost portion of the Northwest Specific Plan Area, west of Bollinger Canyon Road (consisting of the Chang and Panetta properties). According to the General Plan, after application of the density bonus for provision of affordable housing, this neighborhood may consist of up to 44 residential lots, with an overall density of 2 dwelling units/acre, consistent with the General Plan land use designation of Hillside Residential. The Northwest Specific Plan Inclusionary Housing Program provides for 12 of the residences in Neighborhood E to contain second dwelling units. One of the 44 total units is reserved for the Panetta property, following approval of necessary entitlements.

The vision for Neighborhood E is to provide large lot single family homes (approximately 20,000 square foot lots), which will help to include a wide range of residential options within the Plan Area. The range of lot sizes for large lot single family homes is 15,000-22,000 square feet. However, another design option for this community would be to cluster development, which would help achieve the General Plan policy requiring that at least 75% of the site be designated for non-residential development. The total area for Neighborhood E is 64-acres, of which 16-acres may be developed with residential units pursuant to General Plan open space policies. At 2 dwelling units/acre, only 32 single-family residences could be accommodated with 22,000 square foot lots. In order to reach the maximum development potential of 40 homes, it would be necessary to cluster development, resulting in smaller lots. The minimum lot size permitted when clustering homes in Neighborhood E is 12,500 square feet.



Illustrative design of Neighborhood E

The graphic on this page illustrates the conceptual design and layout of Neighborhood E. The design of this neighborhood is characteristic of a hillside residential community, with large estate homes nestled into the existing topography of rolling hills. The lots are approximately one-half acre, and are situated linearly into the hillsides, taking advantage of the scenic vistas of nearby ridgelines and open space. Neighborhood E is proposed to be located directly west of the Bollinger Creek corridor and riparian area. Residences shall be situated to take advantage of views and proximity to this natural amenity, while ensuring that the resources are not disturbed. A small neighborhood park

is envisioned as being integrated into the community design of Neighborhood E.

One access point is proposed to Neighborhood E from Bollinger Canyon Road, which is directly across from the main access point to the neighborhoods on the eastern side of the Plan Area. This access point for Neighborhood E includes a bridge structure across Bollinger Creek. The access point is conceptual, and determination of the exact location of access to the Plan Area west of Bollinger Canyon Road is subject to refined engineering and design, which would be documented by the approval and recordation of a separate Vesting Tentative Map for the western portion of the Plan Area. If the necessary easements cannot be obtained, the conceptual access point may need to be relocated.

COMMUNITY FACILITIES

In addition to the residential neighborhoods, public facilities and amenities play an essential role in forming the basis of the community in the Plan Area.

The planned community park and house of worship are centrally located in the portion of the Plan Area east of Bollinger Canyon Road (shown in Figure 6-1 of the Community Facilities Chapter). Additionally, a small neighborhood park is envisioned for the western portion of the Plan Area. Detailed descriptions of the community facilities and policies to guide their future development are included in the Community Facilities Chapter of this Plan document.

The site for the house of worship, up to 6.1 acres, is located near the Bollinger Canyon Road entrance to the Plan Area, north of the access roadway. It is envisioned that the house of worship site will include a religious assembly facility and related activities, including a day care. The house of worship site is envisioned to include neighborhood recreational facilities, such as a pool and indoor recreation areas. These facilities will be developed based on a maximum FAR of .35, and will be served by a combination of surface, below-grade and/or structured parking.

The community park is located on the south side of the main access road, across from the house of worship. The park will be designed with ample parking to serve its daily needs. The community park site is approximately 12.7-acres, and will contain ball fields, an amphitheater, play lots, tennis courts, and picnic facilities. A rose garden of .5 acres will also be created adjacent to or within the community park. A well-defined pedestrian crossing will be provided near the southwest corner of the park, to connect the park to nearby residential uses and the house of worship. Additionally, the community park will include a connection to Mill Creek Hollow Park, located directly south of the Plan Area. The community park site will be developed as a turnkey park facility.

The educational site site is approximately 1.6-acres, and is located in the southeastern corner of the Plan Area. The educational use facility is envisioned to accommodate an educational museum, interpretive learning center, or educational outreach use intended to serve the residents of the adjoining neighborhoods in the Plan Area, as well as the greater community. The facility on this site will be two stories, developed at a maximum FAR of .35. The design and landscaping of the educational site will be consistent with the character of the surrounding community.



House of Worship, Community Pool, and Community Park sites

An approximately 2-acre neighborhood park is planned for the western portion of the plan area, providing recreational facilities such as a tot-lot and picnic tables. The exact location, design, and programming for this park will be determined in the future.