

# North Camino Ramon Planning Area (NCRPA)

Study Session  
of the  
Planning Commission  
and  
Economic Development Advisory Committee

November 18, 2008

# Meeting Goals

- Provide an overview of the proposed North Camino Ramon Planning Area (NCRPA)
- Receive comments on the proposed Plan Area
- Receive input on the proposed Plan components and vision

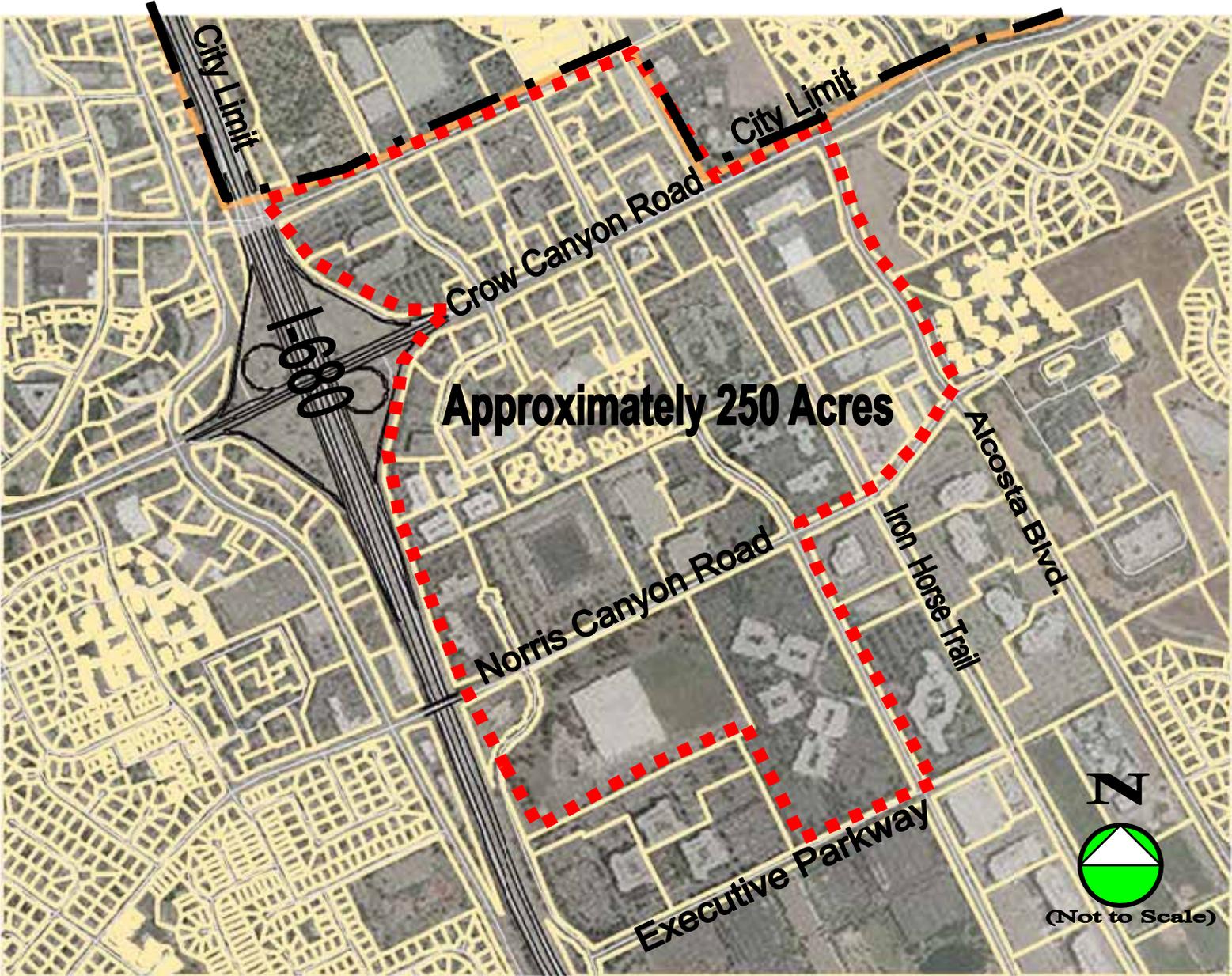


- Crow Canyon Specific Plan

- NCRPA

- City Center PDA

# North Camino Ramon Planning Area



# Economic Development Goals

- *Improve and Expand Upon San Ramon's Retail Services*
- *Cultivate a Diverse and Balanced Economy*
- *Maintain and Strengthen San Ramon's Fiscal Vitality*
- *Maintain and Enhance San Ramon's High Quality of Life*
- *Consider the reuse of existing commercial properties that meet the goals of the Economic Development Strategic Plan.*

# Retail Demand

- Retail Demand Last done in 2005
- Need for
- Big Box
- Pursue update 2008-09

# Retail Demand Initial Findings

- Lack of Retail Space
- Big box

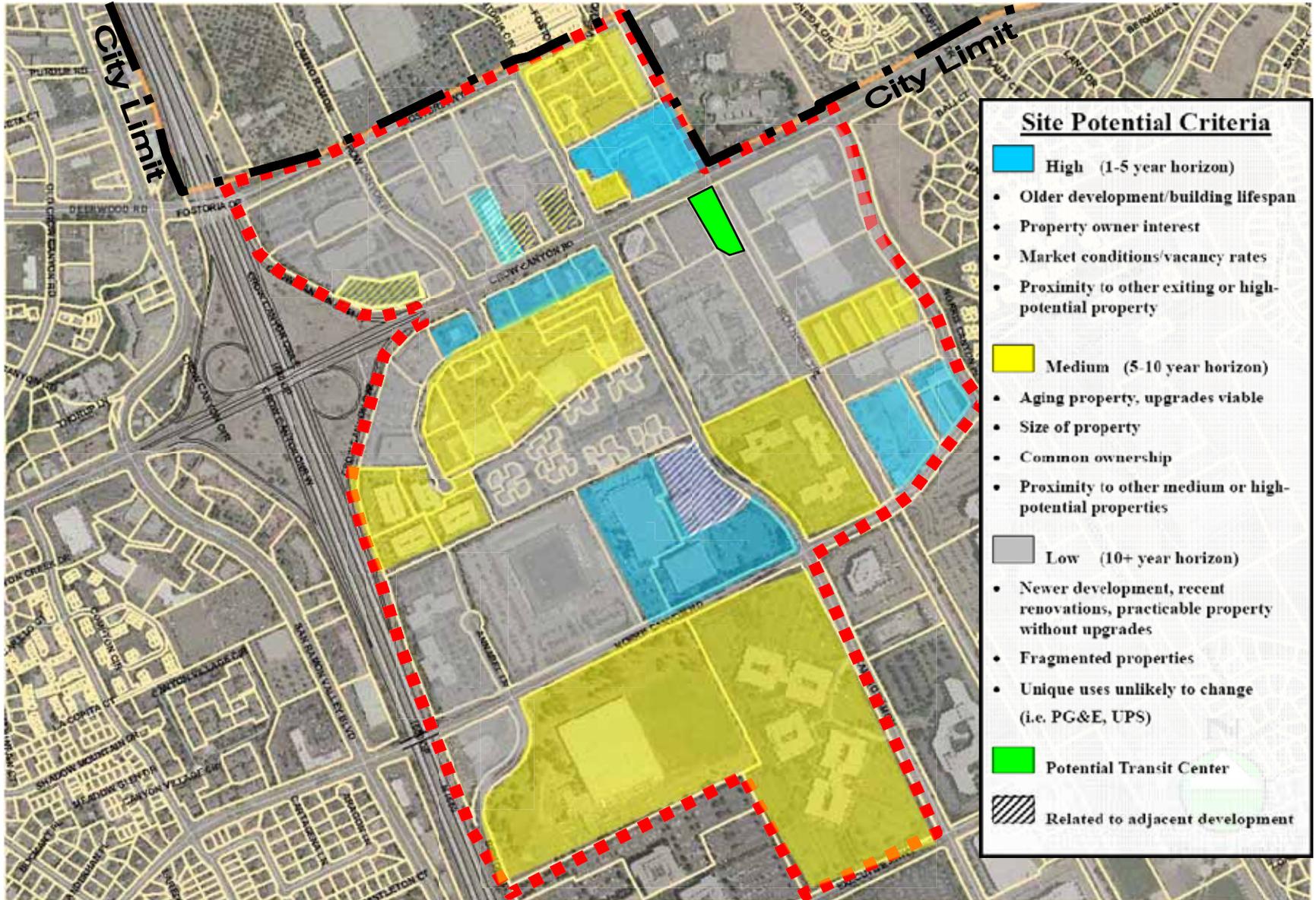
# Opportunities and Constraints

- Redevelopment Area
- Size of  
Parcels/Ownership
- Transportation
  - 680 Corridor/Norris HOV
  - Transit Center
  - Iron Horse trail
  - Alcosta Extension
- Timing
- Roadway/Traffic  
Capacity
- Infrastructure
- Property Fragmentation
- Service Commercial  
Needs
- Funding

# Ownership Map



# Development Potential Assessment



# Initial Vision

- Sub-Districts Based on Land Use Need
  - Transitions Between Uses
  - Balance Retail Needs for Community
- Smart Growth Principles
  - TOD
  - Live-Work
  - Pedestrian Friendly
  - Sustainable/Green Building Standards
- Implementable Plan
  - Flexibility of Form-Based Development Standards
  - Incentives for Implementation

# Next Steps

- Complete Retail Demand Analysis
- Complete Traffic Capacity Study
- Complete RFP Process
- Present NCRPA Funding Proposal for Midyear Budget
- Pursue Grant Opportunities Through the Focus Program
- Select Consultant for Plan Development when Funding Becomes Available
- Workshops with Property Owners/Interested Parties
- Refine Plan for Review, Adoption and Implementation

Questions?