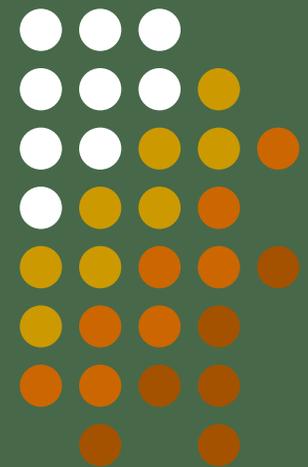


North Camino Ramon Specific Plan

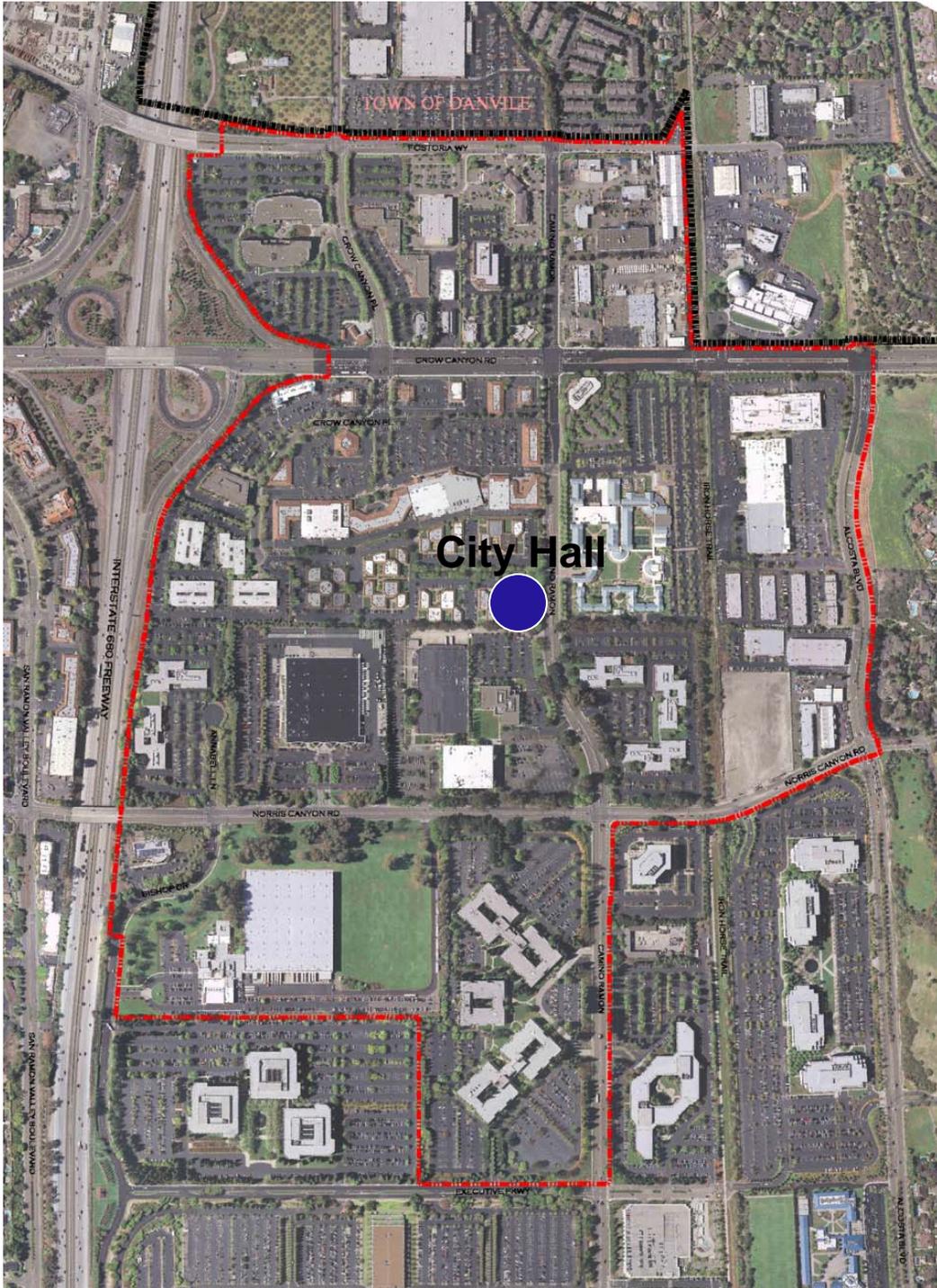


November 30, 2010

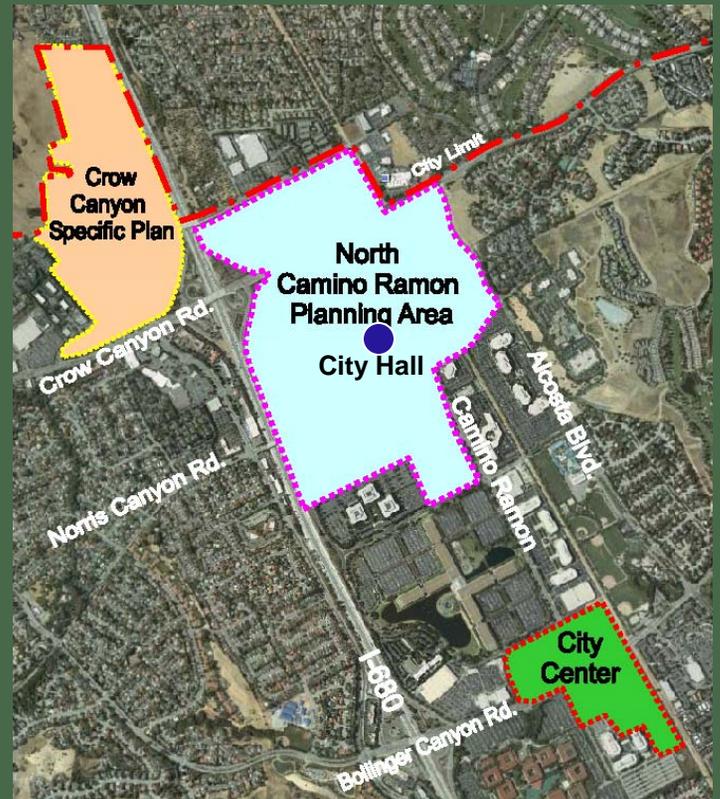
Project Overview



San Ramon Chamber of Commerce Breakfast

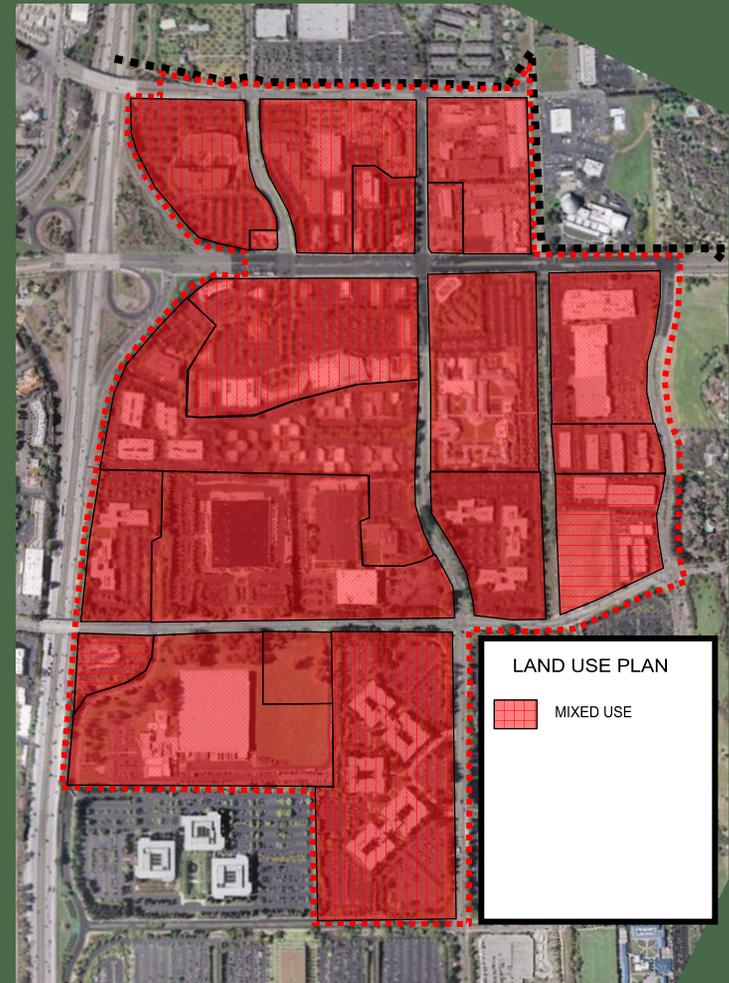


North Camino Ramon Specific Plan Boundaries (295 acres)



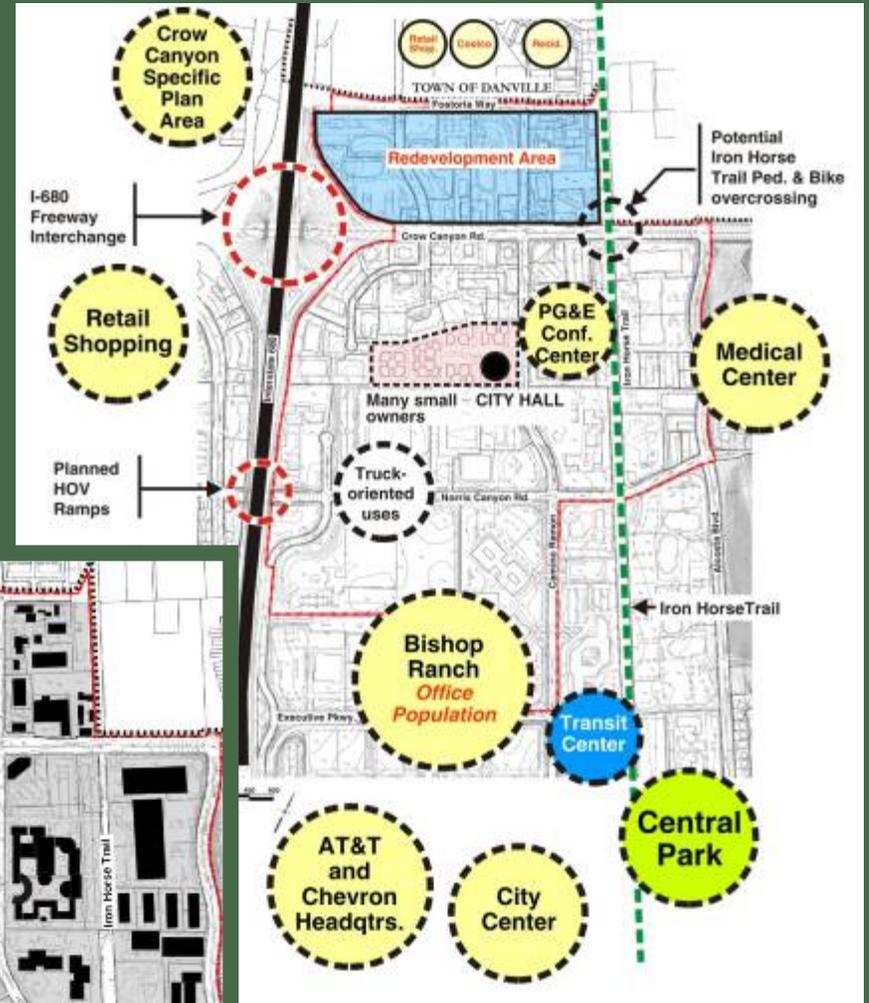


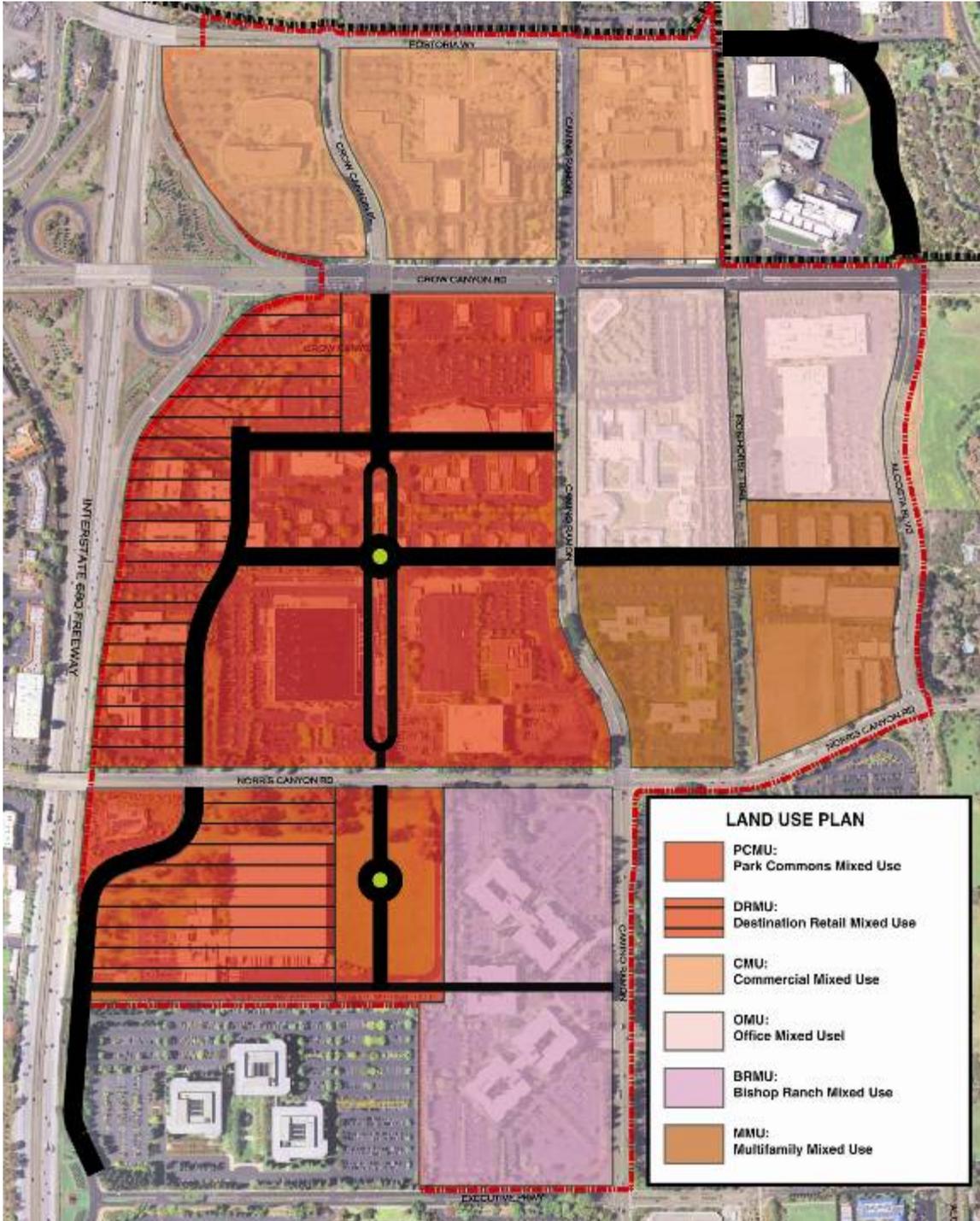
**Existing General Plan
(2020)**



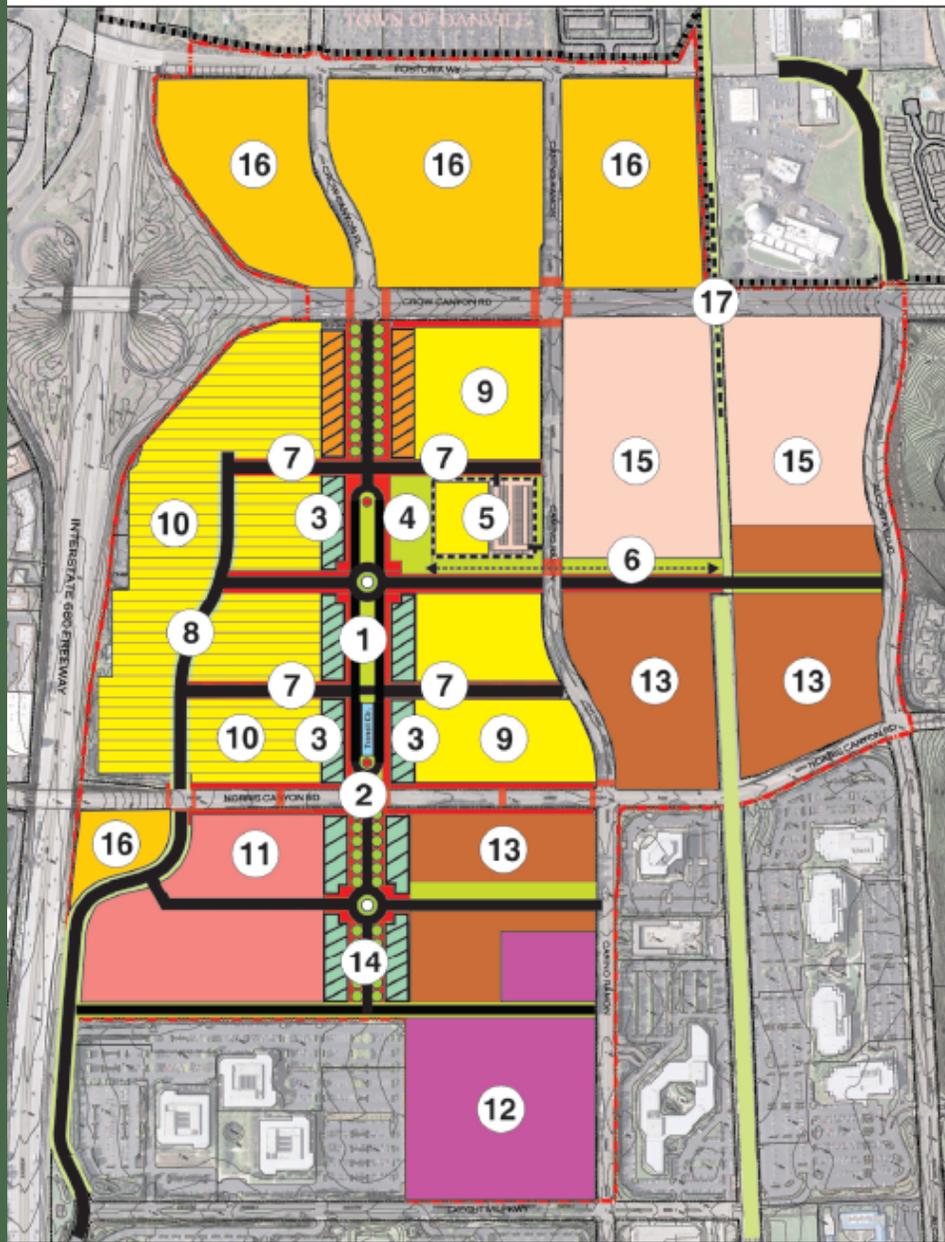
**Proposed North Camino
Ramon Specific Plan**

Planning Influences





Themed Mixed Use Districts



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



Land Use Plan

Development Summary



- **Non Residential Uses in NCRSP**

Existing Built	3,395,000 sf
<i>Existing Programmed (GP2020)</i>	4,902,000 sf (+1,507,000 sf)
<u>Proposed NCRSP</u>	<u>5,070,000 sf (+168,000 sf)</u>
Net New in NCRSP (from existing)	1,675,000 sf

- **Residential Units in NCRSP**

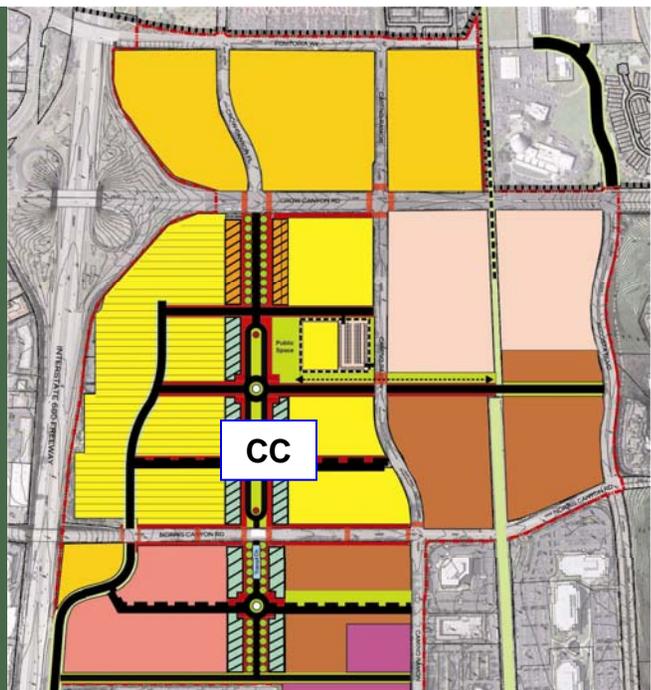
<i>Existing Built</i>	<i>None</i>
<u><i>Existing Programmed (GP2020)</i></u>	<u>1,124 units</u>
Proposed NCRSP	1,500 units (+376 Units)

- **Estimated Employment in the NCRSP**

<i>Existing Employment</i>	9,534 Jobs
<i>Existing Programmed (GP2020)</i>	13,766 Jobs (+4,232 jobs)
<u>Proposed NCRSP</u>	<u>12,576 jobs (-1190 jobs)</u>
Net New in NCRSP (from existing)	3,042 Jobs

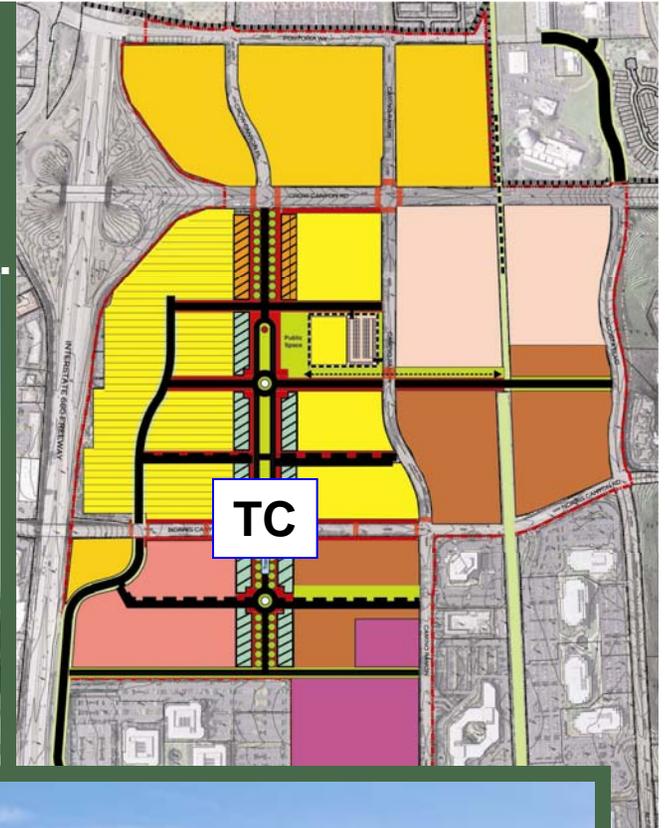
Central Core

Residential/Office over commercial along central plazas and public spaces.



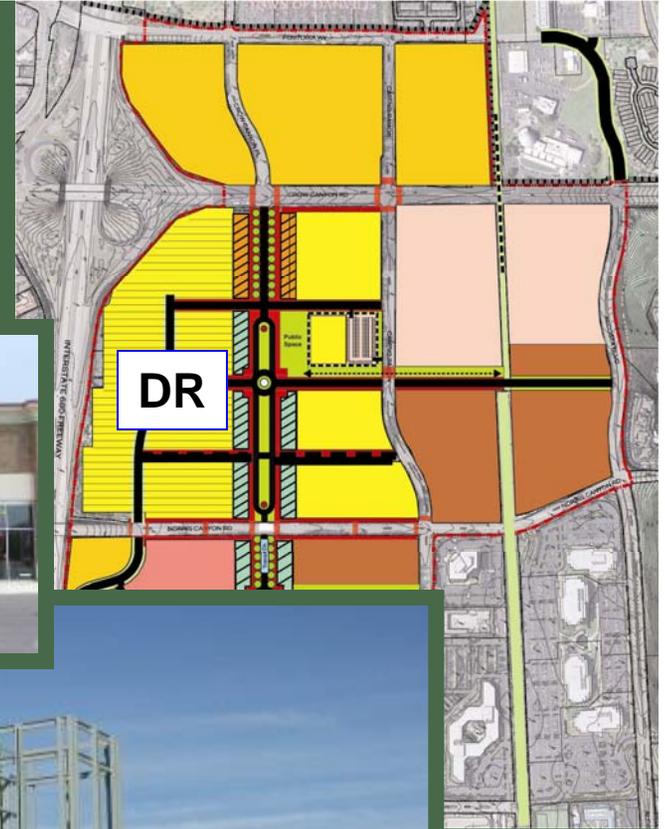
Transit Center

Relocated Transit Center with shared parking, public space/plaza amenities and access to commercial uses.



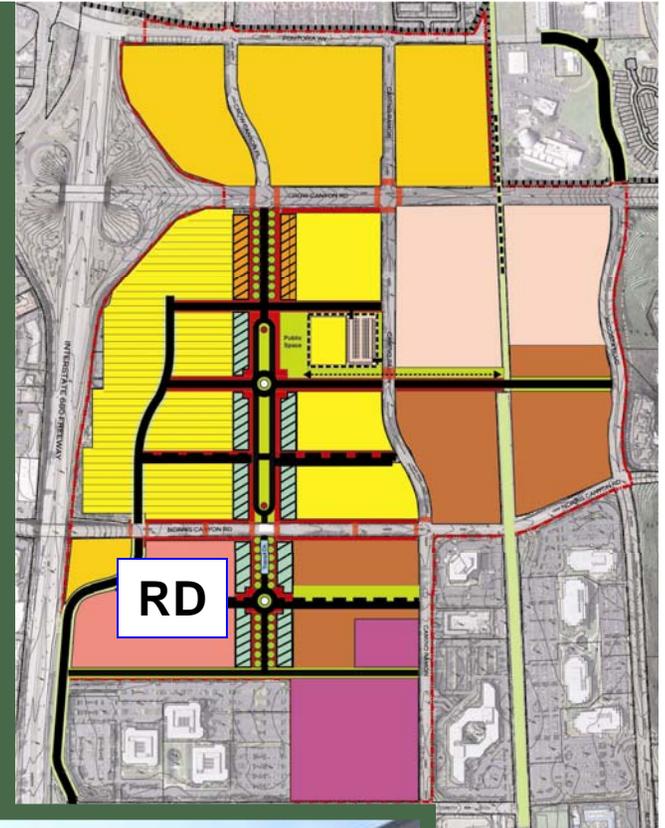
Destination Retail

New retail street with mid to large store emphasis and infill opportunities



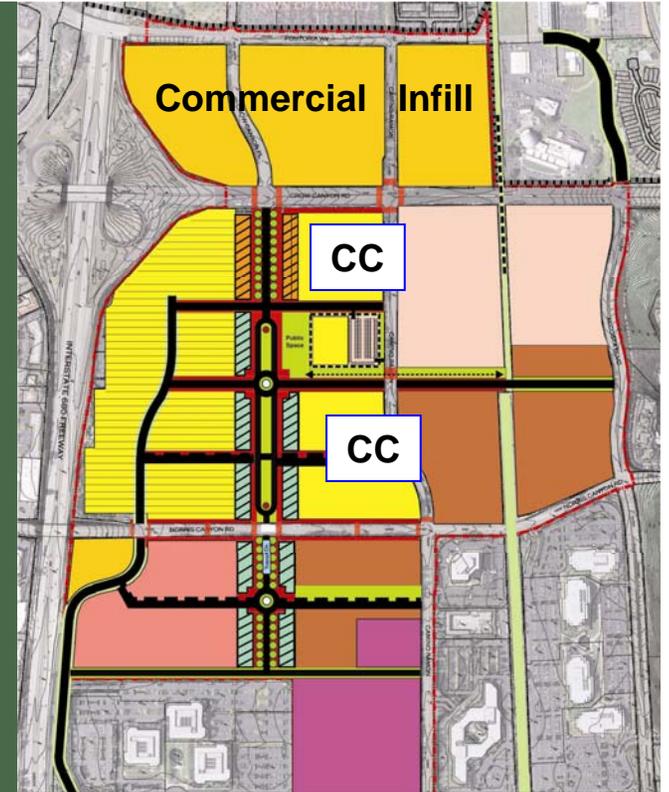
Regional Destination Retail

Regional destination-oriented retail with mid to large store emphasis and infill opportunities.



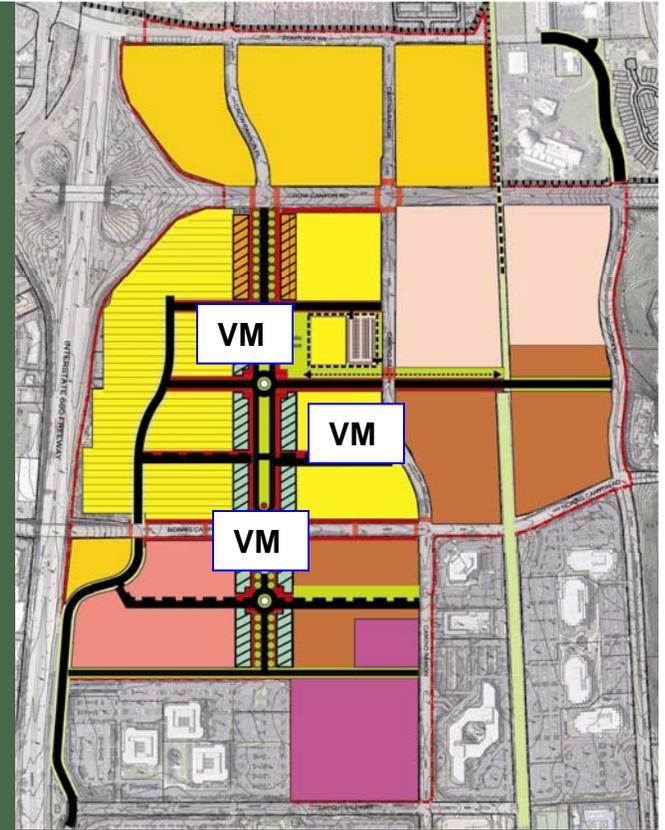
Commercial Core

Crow Canyon Commons Shopping Center upgrade and intensification with mixed use opportunities.



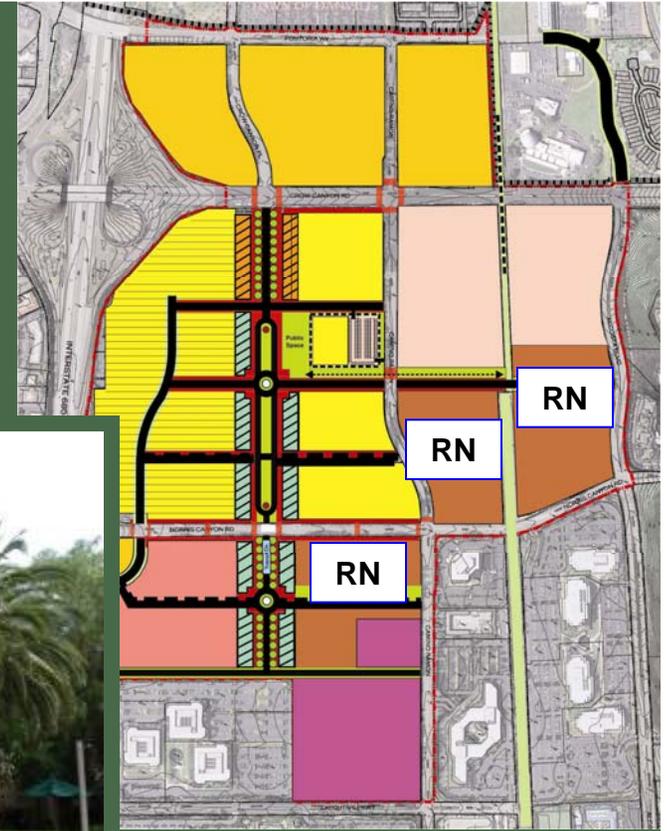
Vertical Mixed Use

Residential and office over ground floor retail and commercial services.



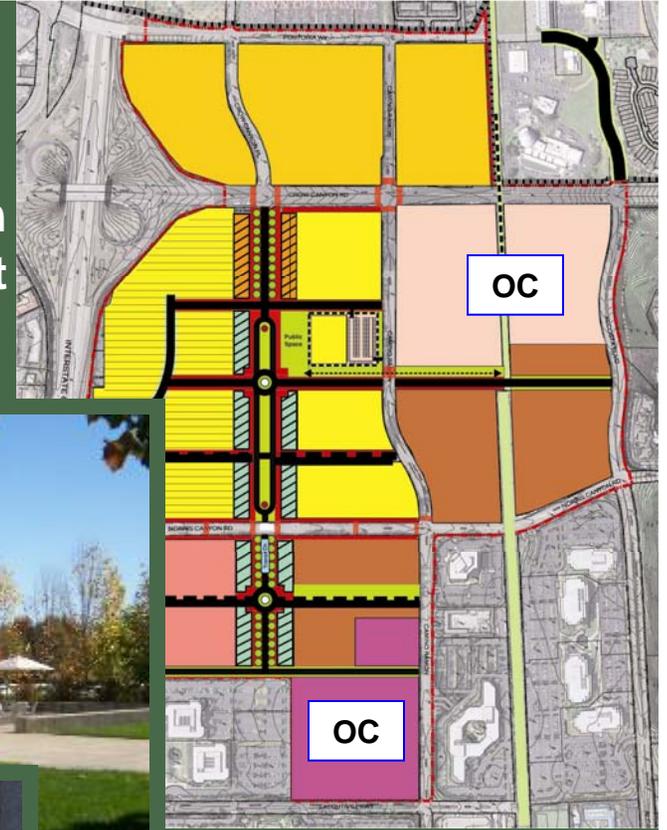
Residential Neighborhoods

Townhouse and Multifamily Neighborhoods with resident amenities and select commercial services.



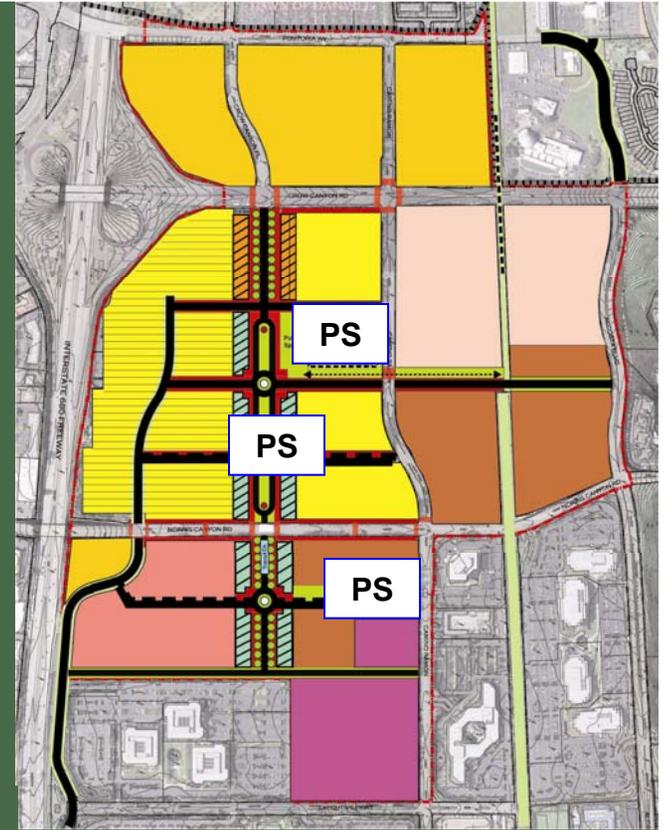
Mixed Use Office Complexes

Bishop Ranch 6 Office Consolidation and the creation of mixed use office campuses with integrated support services.



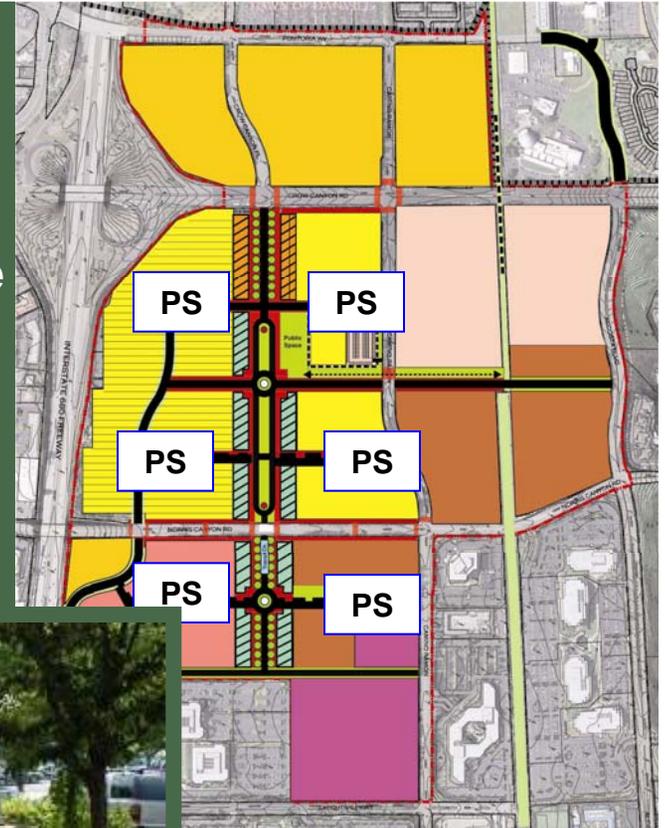
Public Spaces

Multipurpose public spaces adjacent for active and passive activities.



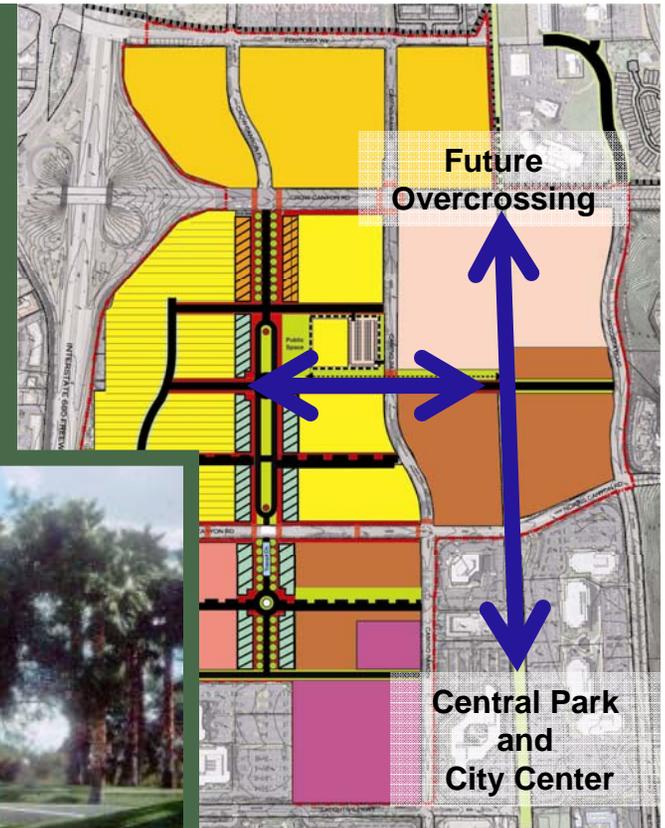
Pedestrian Streetscape

Pedestrian scale streets to create a public realm with wide sidewalks, landscaping, sidewalk cafe's and site amenities.



Trail Connections

Pedestrian and bicycle links from the Central Core to the Iron Horse Trail. Opportunities for active and passive activities and improved connectivity to Central Park, City Center and the surrounding areas.



**SAN RAMON VALLEY
IRON HORSE TRAIL**
Bicycle Pedestrian Corridor Concept Plan

June 19, 2009



Implementation Tools



- Market Driven Plan
- Property Owner Participation
- Phasing Concepts
- Land Use Flexibility-Incentives for development
 - Provisions for interim uses
 - Range of density within Plan Area
 - Shared parking resources
 - Infrastructure development
 - Permit Streamlining / Environmental Review

Next Steps

- Draft Specific Plan and EIR-
Early 2011
- Public Hearings- Spring 2011
 - Planning Commission
 - City Council
- Specific Plan and EIR
Adoption- Late Spring 2011



Questions- Comments?