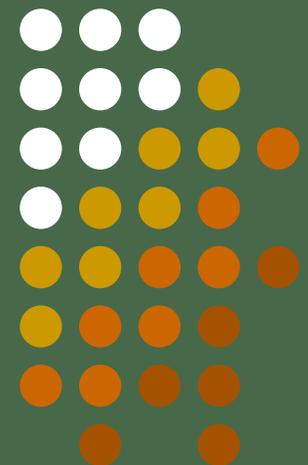


# North Camino Ramon Specific Plan

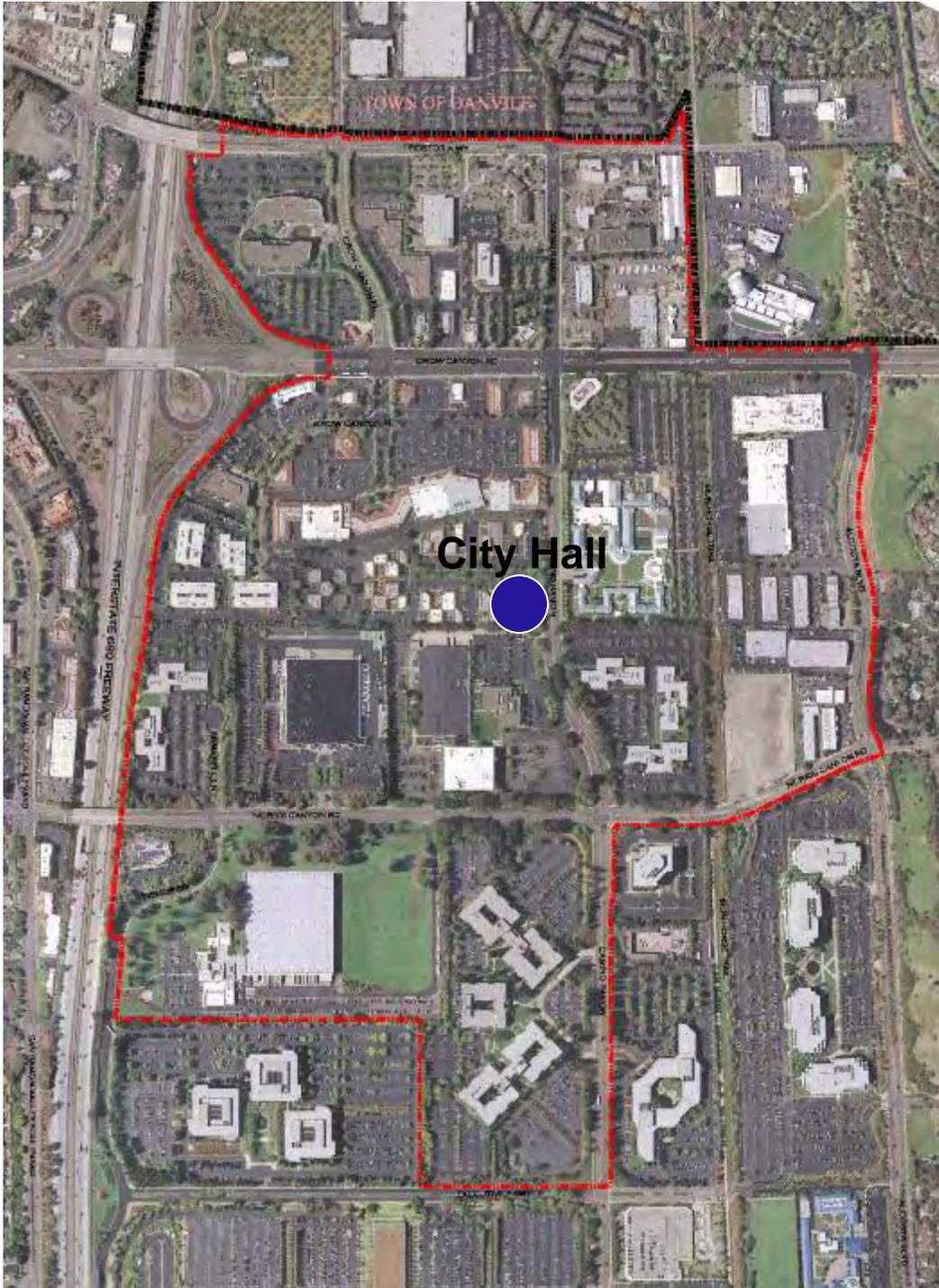


January 4, 2011

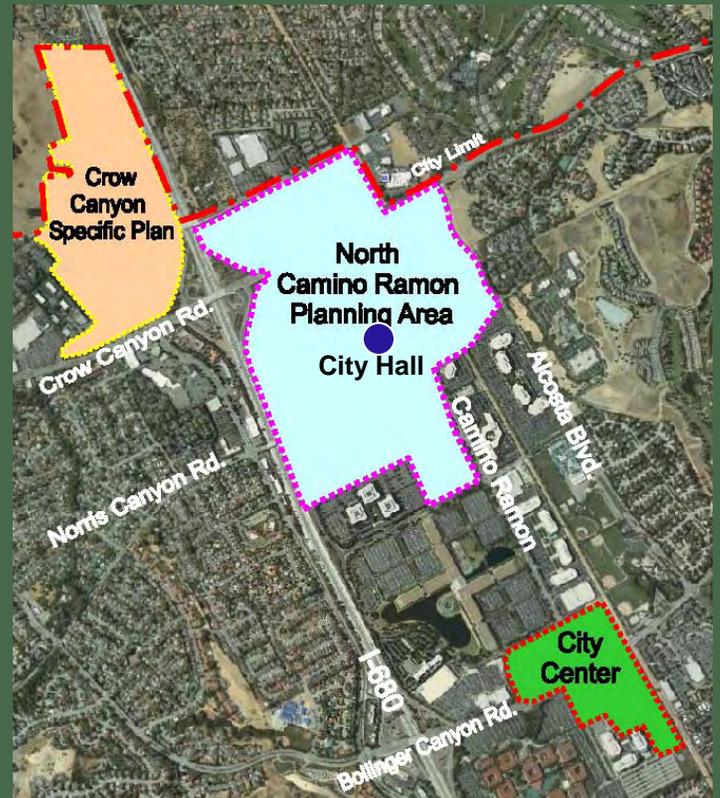
Project Overview

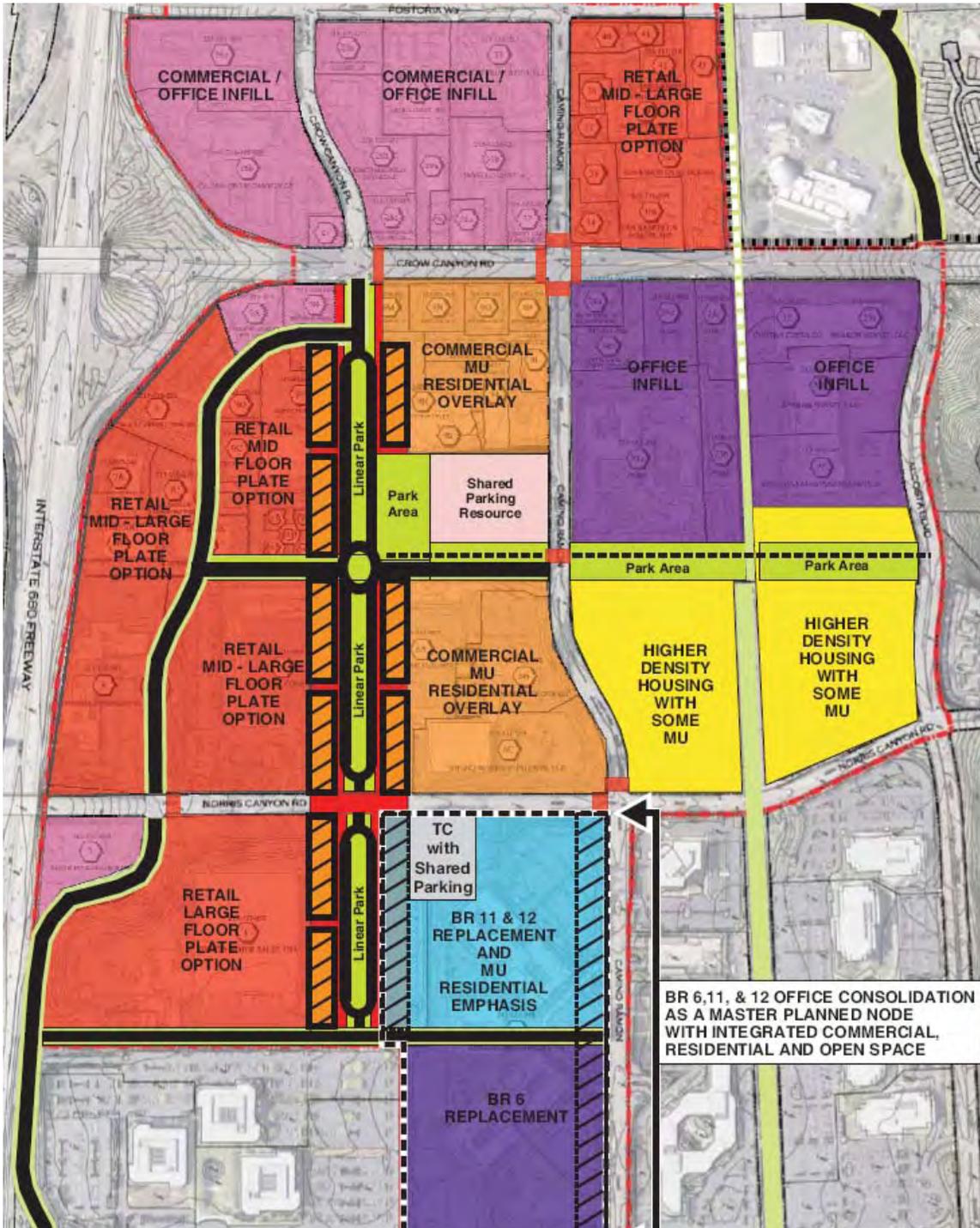


Planning Commission Joint Study Session



# North Camino Ramon Specific Plan Boundaries (295 acres)

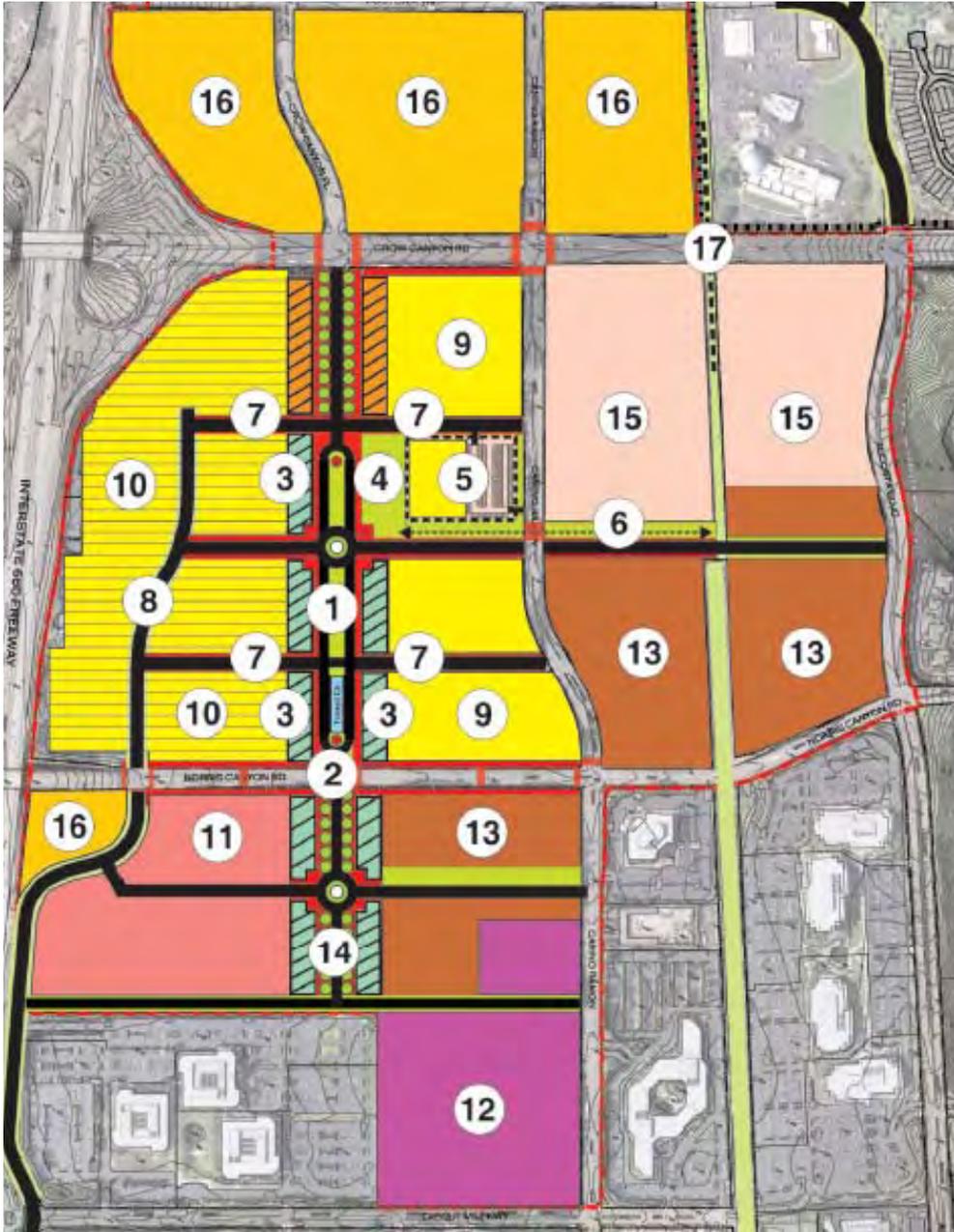




BR 6,11, & 12 OFFICE CONSOLIDATION AS A MASTER PLANNED NODE WITH INTEGRATED COMMERCIAL, RESIDENTIAL AND OPEN SPACE



# Preferred Land Use Alternative (January 2010)



### CONCEPT PLAN FRAMEWORK

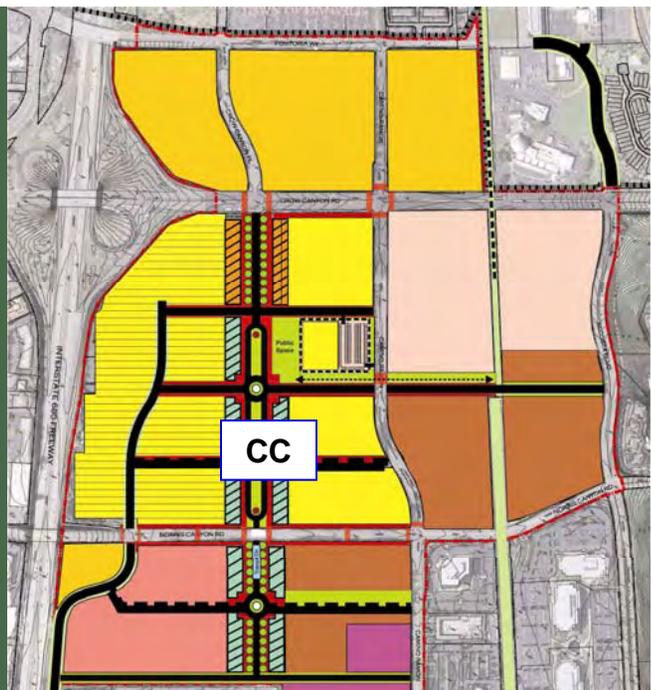
- 1 The Commons
- 2 Transit Center
- 3 Mixed Use Core
- 4 Village Green
- 5 Shared Parking Garage
- 6 Iron Horse Trail Open Space Link
- 7 Secondary Street Grid
- 8 Crow Canyon Place Extension
- 9 Commercial Mixed Use
- 10 Mid and large floor plate retail
- 11 Destination Retail Center
- 12 Bishop Ranch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



# Land Use Plan

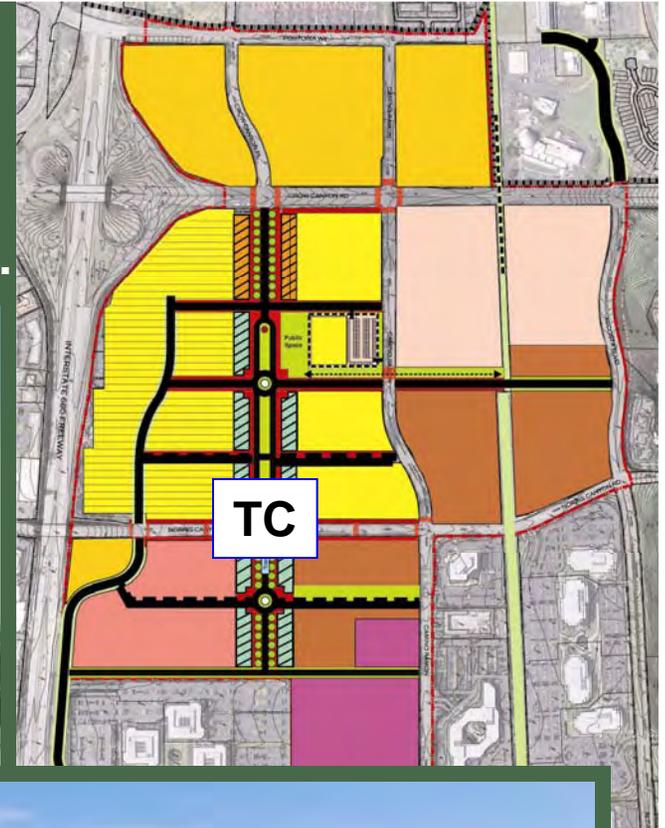
# Central Core

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



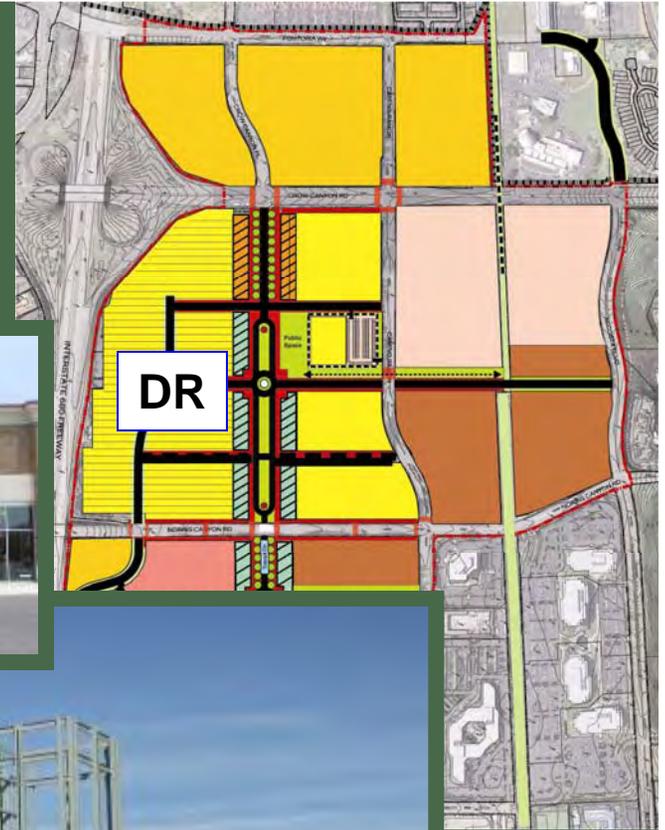
# Transit Center

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



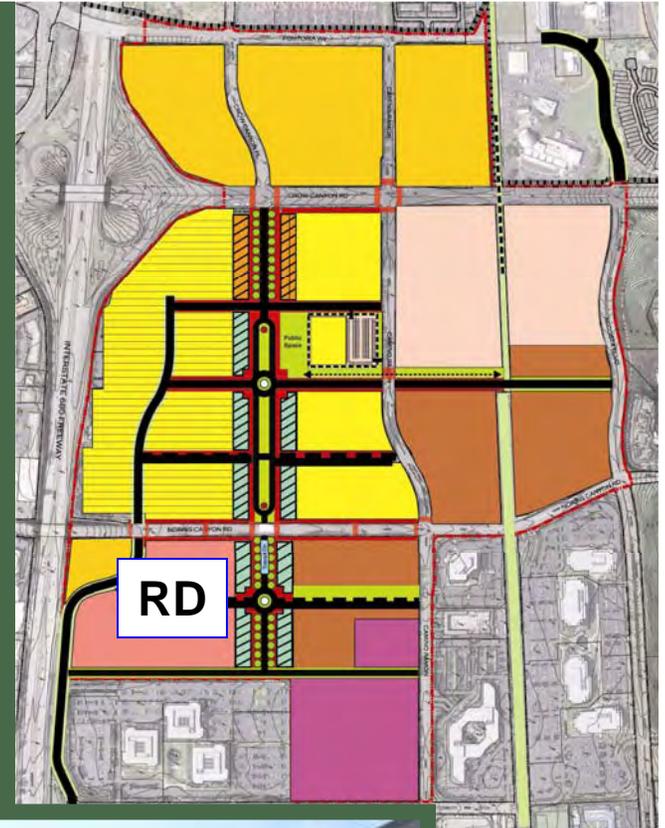
# Destination Retail

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



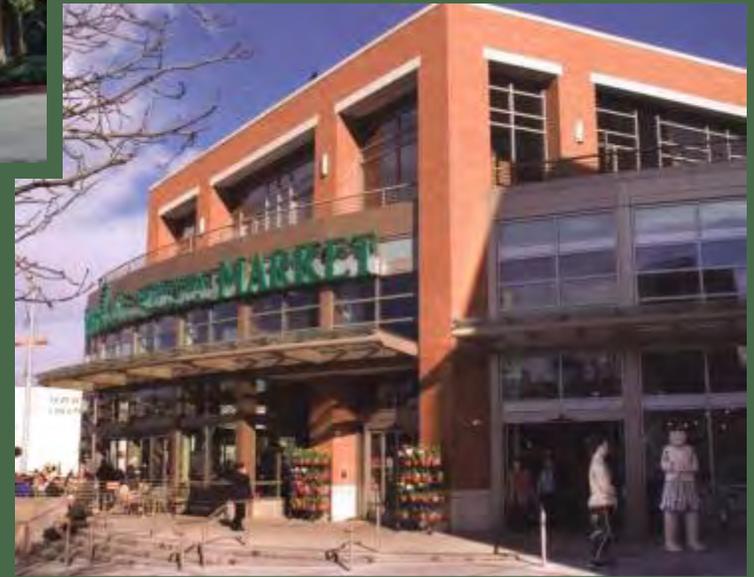
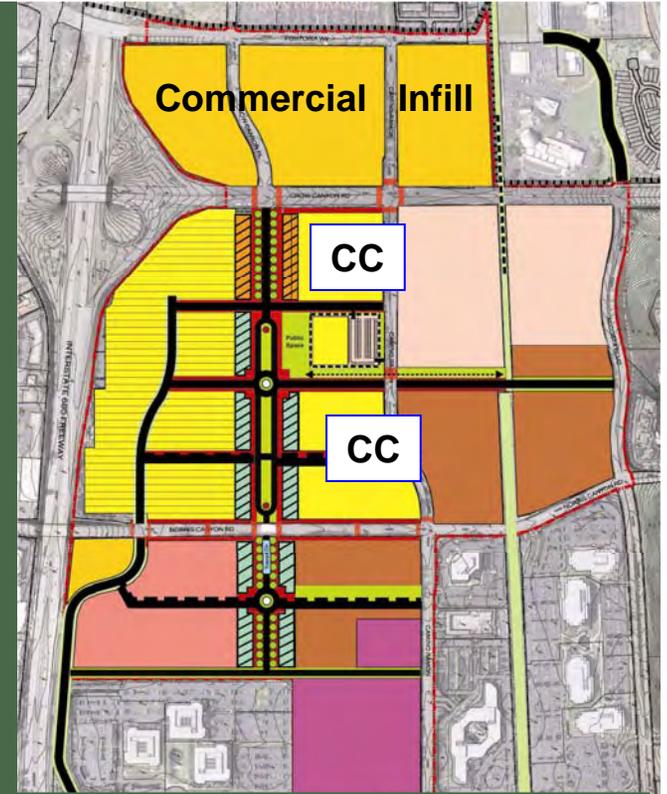
# Regional Destination Retail

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



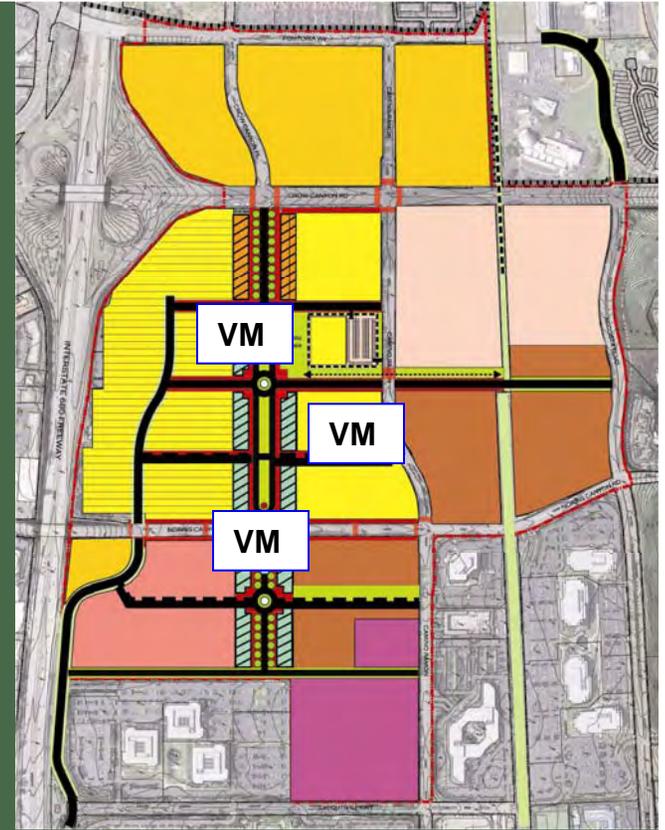
# Commercial Core

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



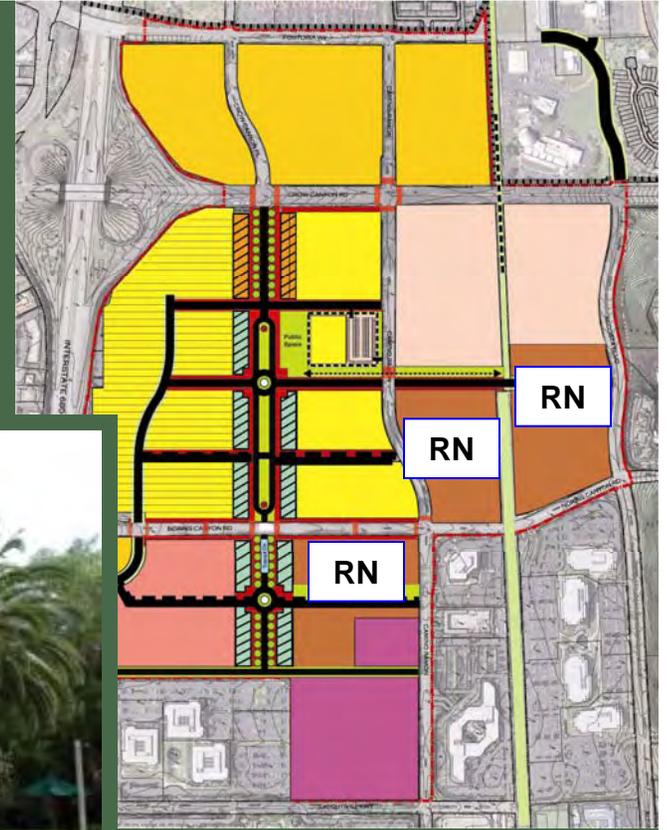
# Vertical Mixed Use

Residential and office over ground floor retail and commercial services.



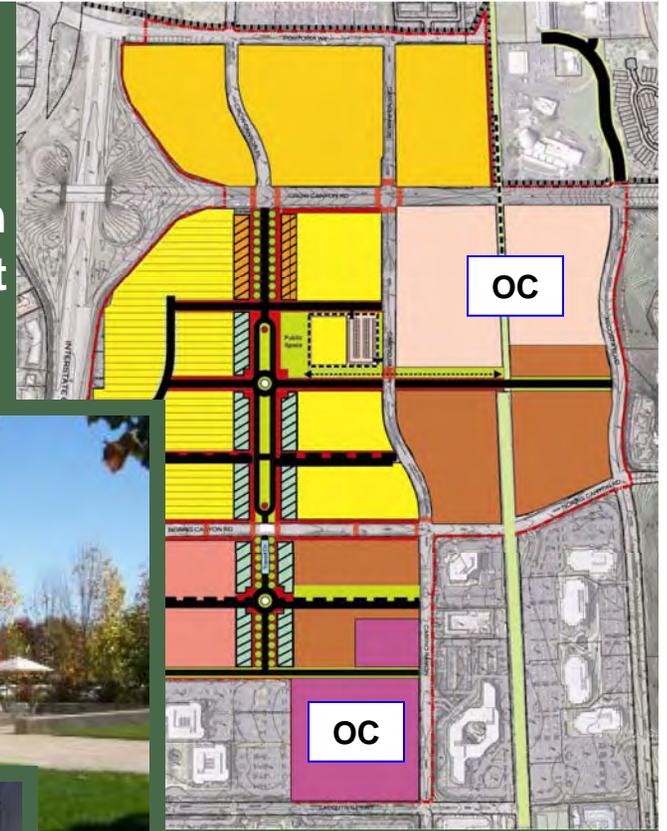
# Residential Neighborhoods

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



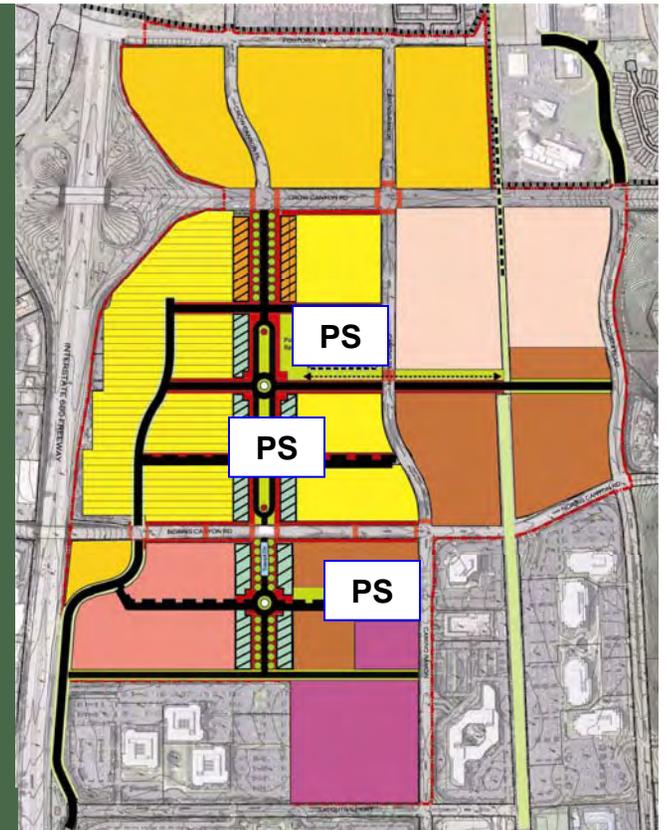
# Mixed Use Office Complexes

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



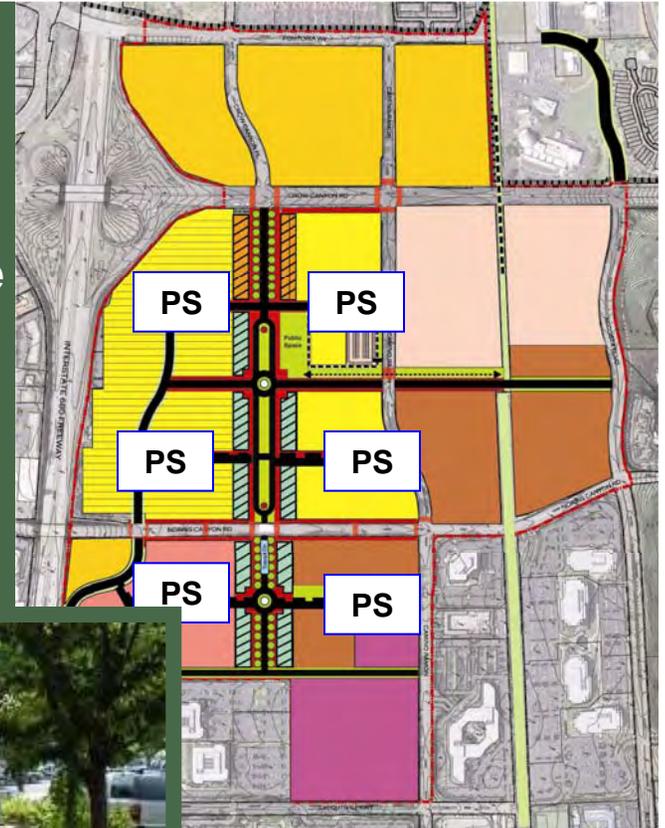
# Public Spaces

Multipurpose public spaces adjacent for active and passive activities.



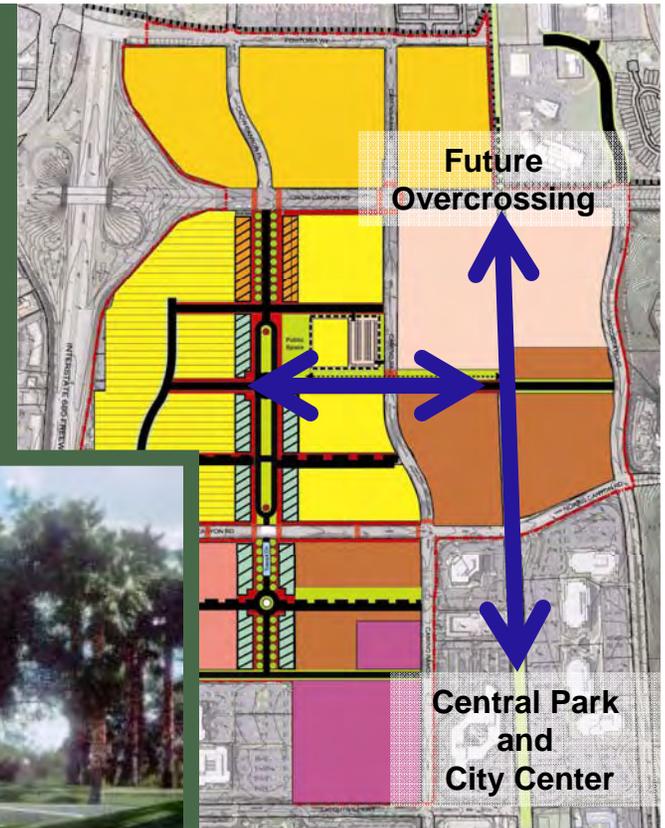
# Pedestrian Streetscape

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



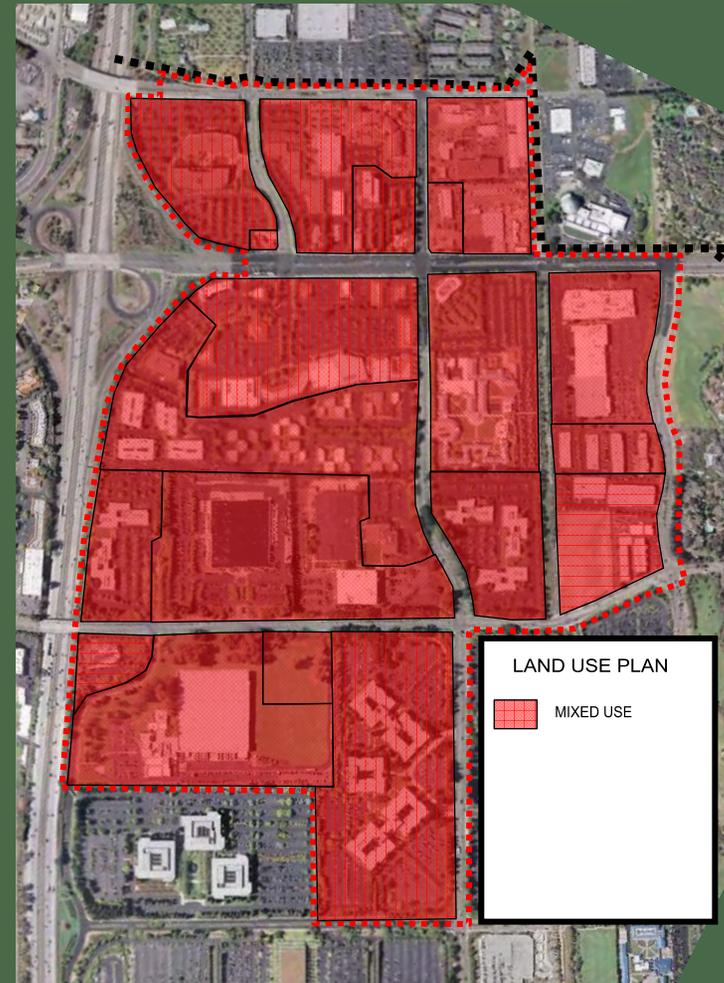


# Implementation Tools

- 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
- Builds on existing Land Use and Circulation Patterns



**Existing General Plan  
(2020)**



**Proposed for North Camino  
Ramon Specific Plan**

# Development Summary



- **Non Residential Uses in NCRSP**

<i>Existing Built</i>	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>
<b>Net New in NCRSP (from existing)</b>	<b>1,675,000 sf</b>

- **Residential Units in NCRSP**

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

- **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>
<b>Net New in NCRSP (from existing)</b>	<b>3,042 Jobs</b>

# Committee Outreach



- Parks and Community Services
- Transportation Demand Advisory Committee
- Teen Council
- Transportation Advisory Committee
- Chamber of Commerce
- Housing Advisory Committee
- Senior Citizen Advisory Committee

# General Comments Received



- Why are we doing the plan - what is the current need
- Concern for existing businesses and preservation of Service Commercial uses
- Concerns over traffic impacts
- Questions about infrastructure funding
- Need for adequate Parks and Public Spaces
- Need for a range of housing types in the community and jobs/housing balance
- Concerns over school impacts

# Need For Plan - Why Now:



- Important to have a plan in place for a coordinated vision, rather than react to piecemeal development - Long range plan, economic cycle and timing
- Unmet retail demand - Larger floor plate retail options and local retail capture
- Planning for State mandates – PDA/Focus and compliance with SB 375 and AB 32 (Sustainable Communities Strategy)

# Service Commercial Uses



- Proposing to add existing Service Commercial uses into the corresponding districts within the NCRSP as allowed uses -
  - Strengthen the Plan's commitment to existing and service commercial businesses
  - Addresses existing legal nonconforming status of Service Commercial within the existing Mixed Use Zoning
  - Provides additional flexibility for existing and future land uses for a consistent vision

# Ongoing Considerations



- Traffic - appears consistent with GP2030 build-out scenario, NCRSP EIR will identify any necessary improvements
- Infrastructure funding - development driven Plan with a combination of tools and incentives (PDA grants, etc)
- Housing - the housing market will ultimately determine the mix, but proximity to employment base is a strong driver for mix of densities for future housing demand
- Public Spaces - not traditional parks, but a network of Plazas, Paseos and public spaces with project specific amenities (gardens, fountains and public art )
- Schools - project specific needs assessed by District as part of the review process (project type determines need)

# Summary



The NCRSP is about:

- Planning for smart growth infill development
- Creating a mix of land uses that strengthens the City's financial base
- Addressing the retail and service commercial needs of the community
- Recognizing the need for housing types in proximity to our employment base
- Being proactive to address State mandates

# Next Steps

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



## Questions- Comments?