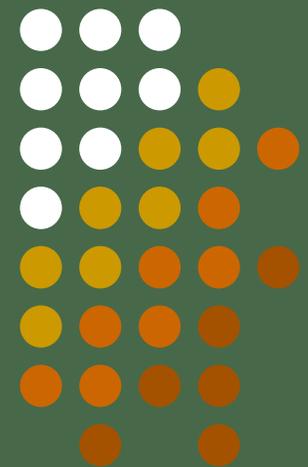


North Camino Ramon Specific Plan



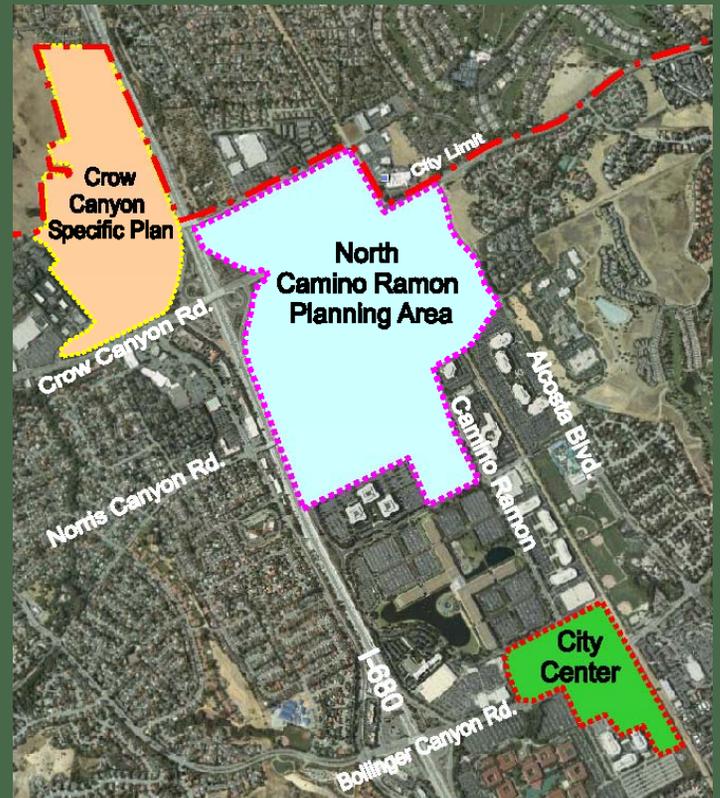
Parks and Community Services Commission
September 8, 2010

Park and Open Space Components





North Camino Ramon Specific Plan Boundaries (295 acres)



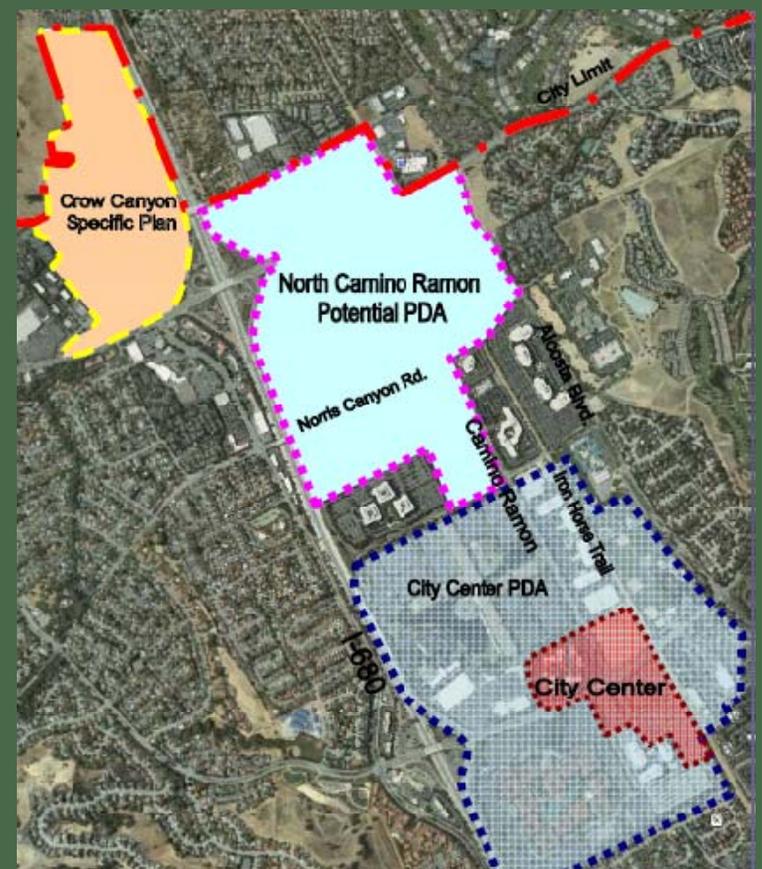
Vision



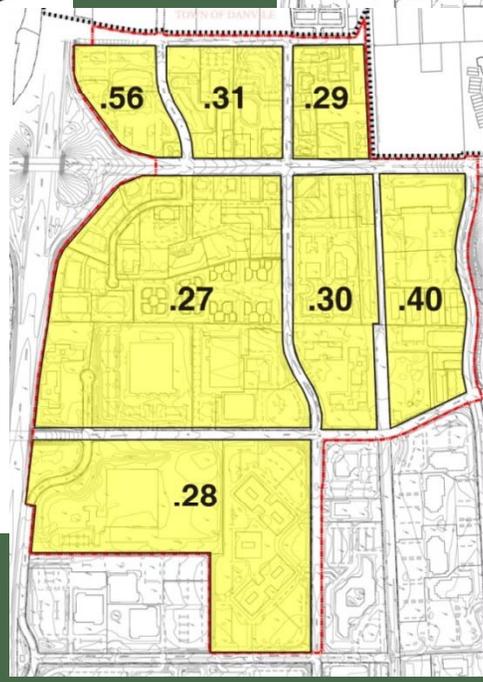
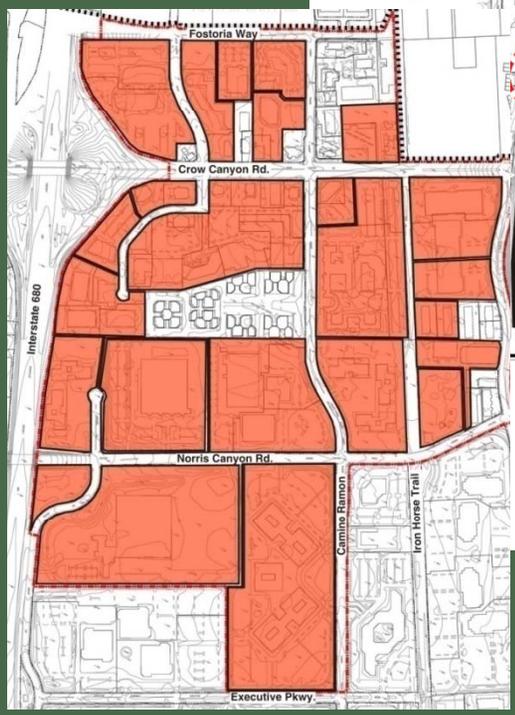
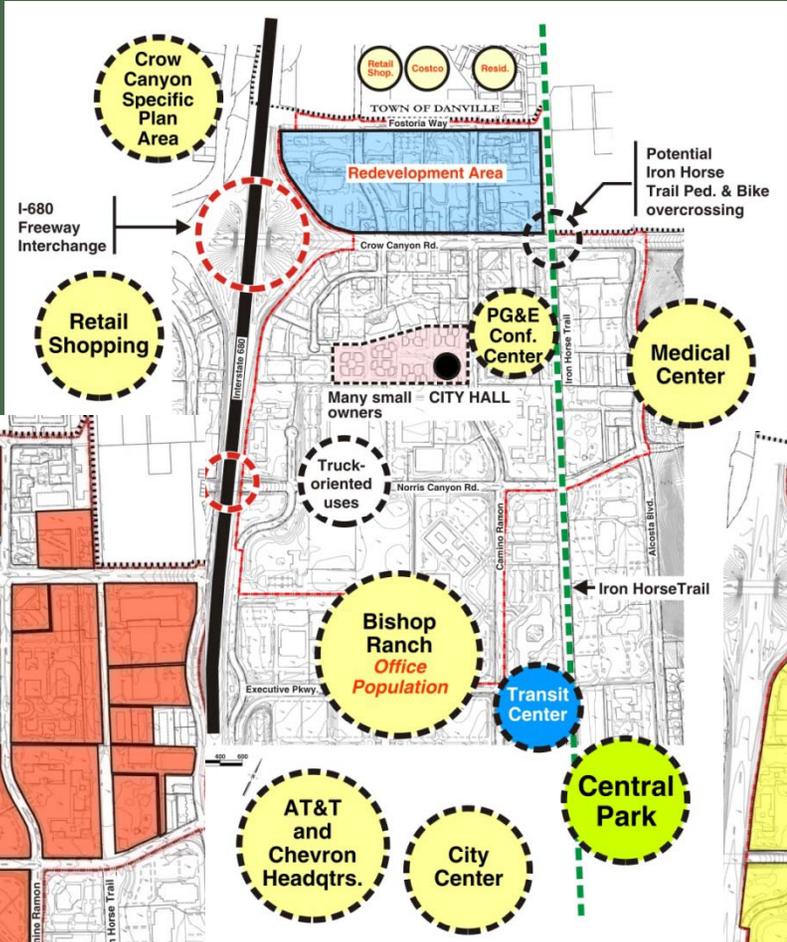
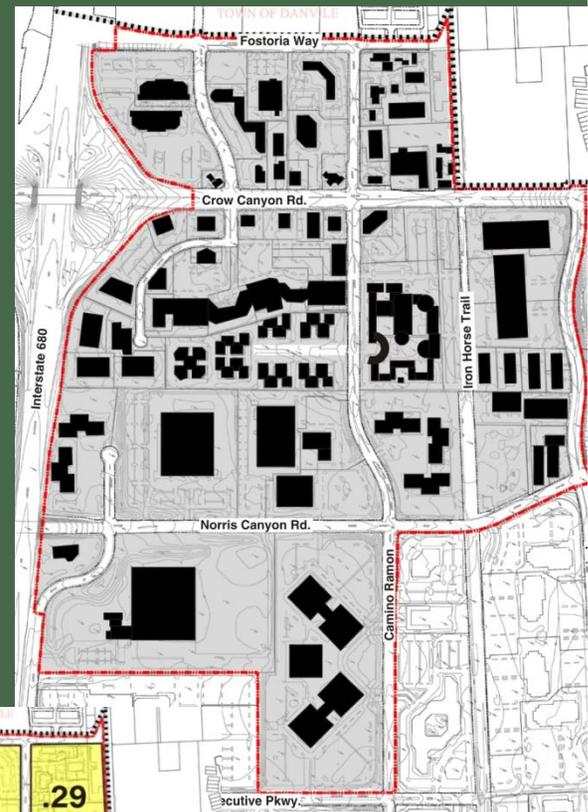
- The Goal for NCRSP is to create a long range land use plan that can serve as a stimulus for economic development and planning, while balancing the needs and quality of life for residents of San Ramon.
- The NCRSP vision is for a mixed-use district with a blend of retail, service retail and housing in proximity to new and existing jobs. The plan is intended to be a pedestrian/bicycle friendly and a transit oriented development based on smart growth principles that will complement the approved City Center Project and Crow Canyon Specific Plan.

FOCUS/ Priority Development Areas

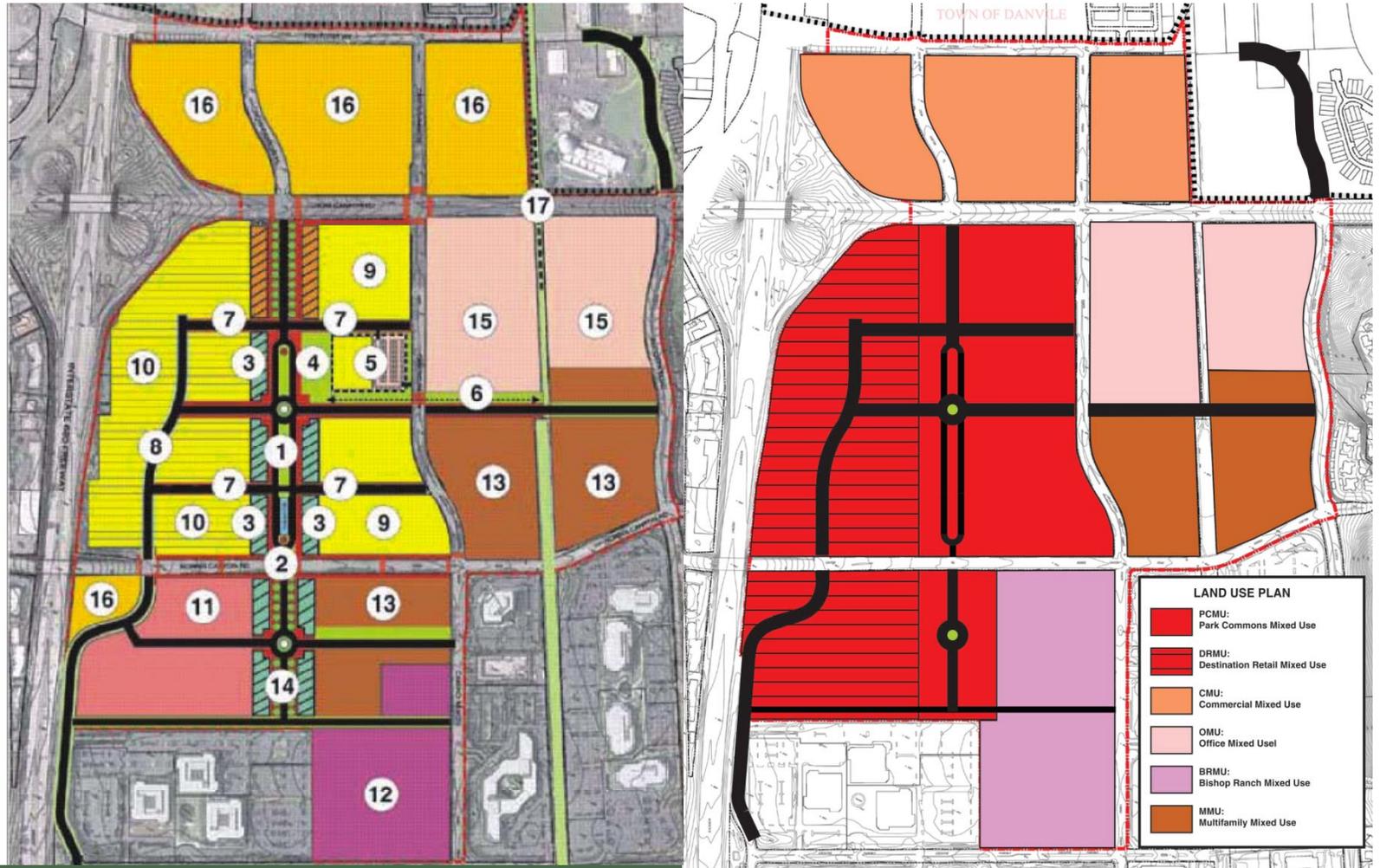
- The FOCUS Program seeks to work with local governments to encourage future growth near transit and in the existing communities address issues such as high housing costs, traffic congestion, and protection of natural resources.
- Priority Development Areas (PDAs) are locally-identified, infill development opportunity areas within existing communities where there is local commitment to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit



Existing Conditions and Planning Influences (what we have)



- 1 Park Commons
- 2 Transit Center
- 3 Mixed Use Core
- 4 Park 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 Consolidation
- 13 Multifamily Residential
- 14 Mixed Use with Residential Emphasis
- 15 Office Campus
- 16 Infill Development



Summary

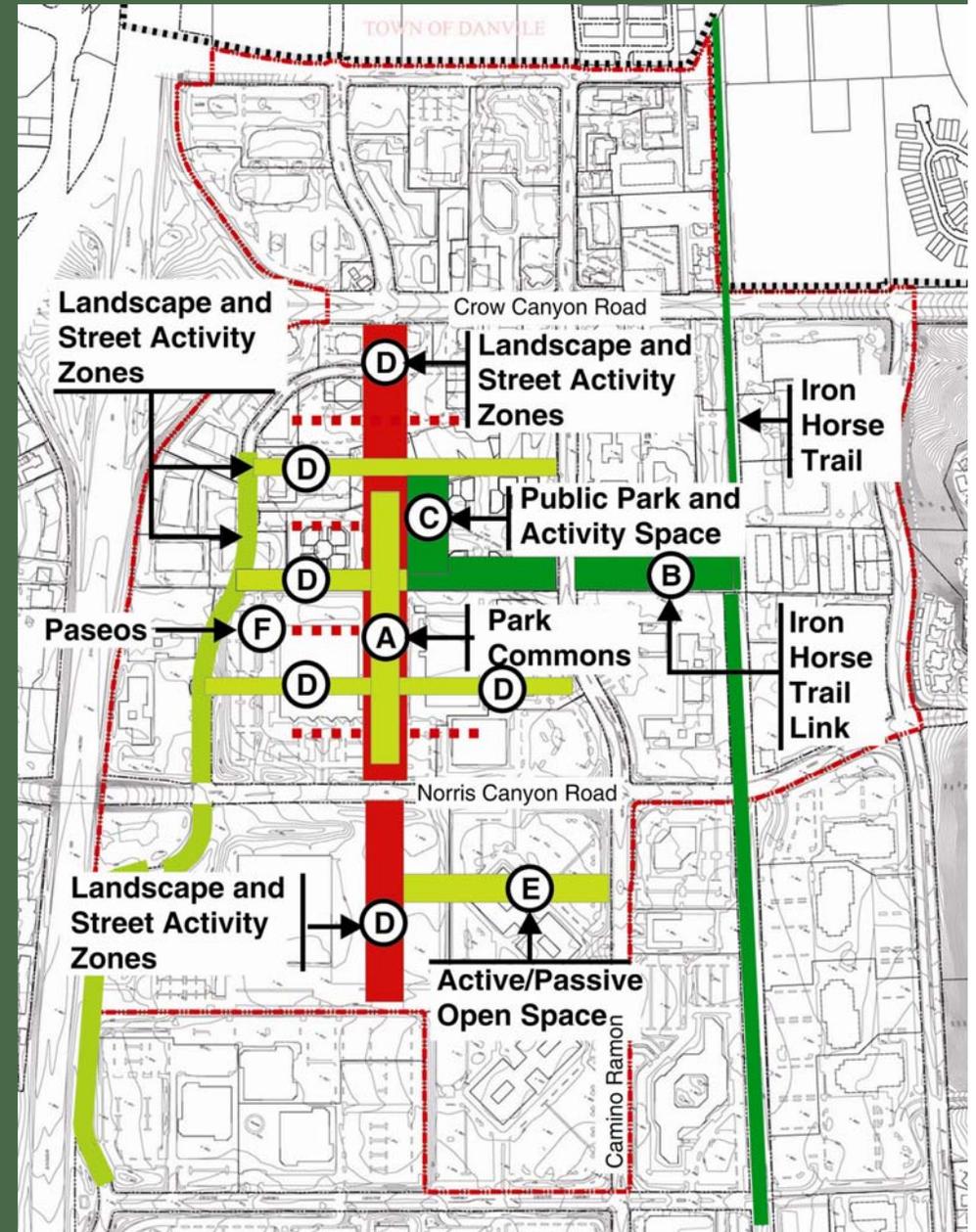
Mixed Use
 Doubles the FAR
 Transit Center-TOD
 New Circulation System

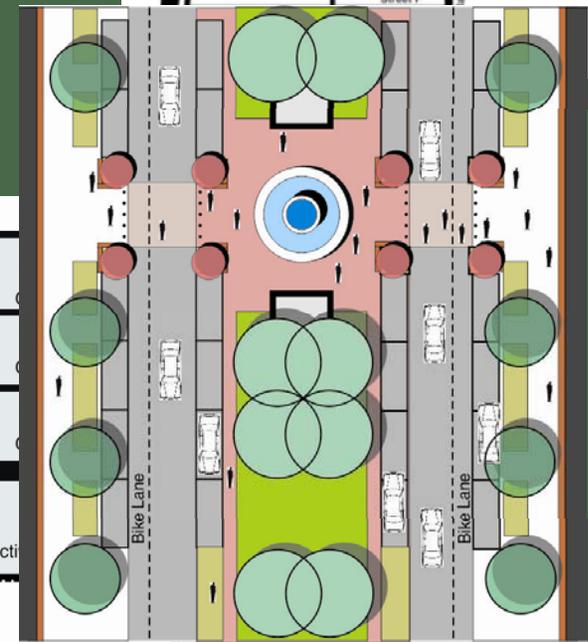
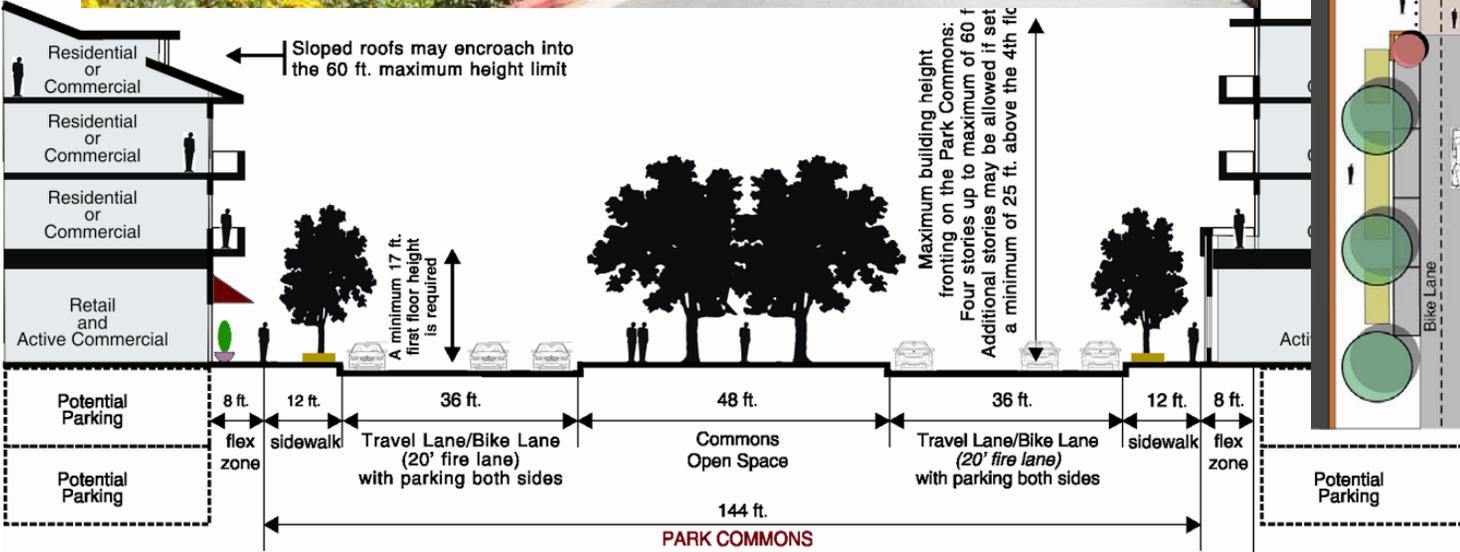
500,000 sf. Retail Demand
 1.3 M sf. New Nonresidential
 1,500 Residential Units
 Parks/Open Space- Public realm

Land Use Plan

Park/Open Space Components

- A. The Park Commons
- B. Iron Horse Trail Link
- C. Public Park and Activity Space
- D. Landscape and Street Activity Zones
- E. Active and Passive Open Space
- F. Paseos and Mini-parks



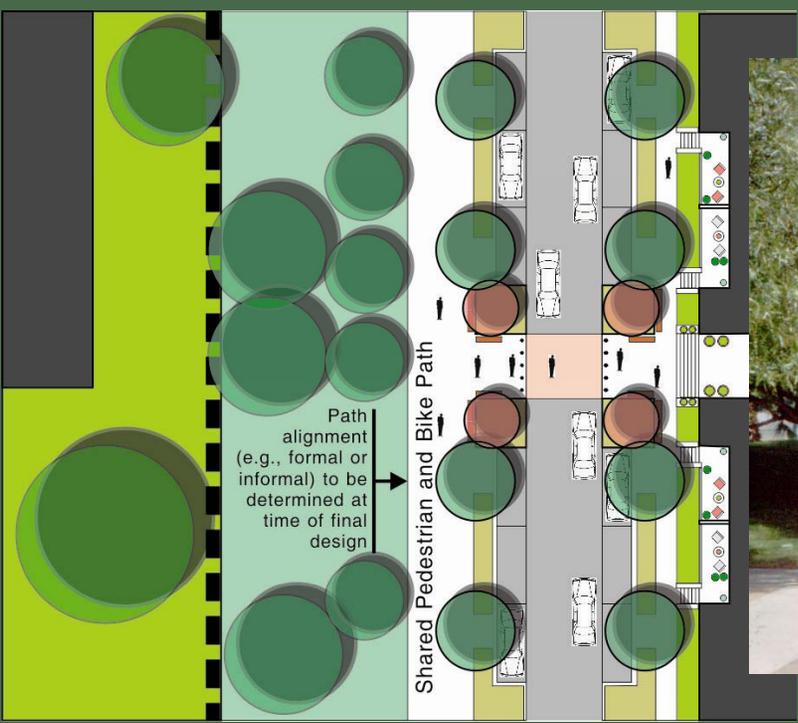
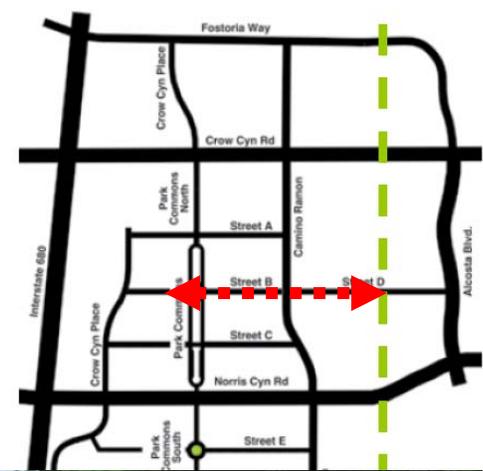
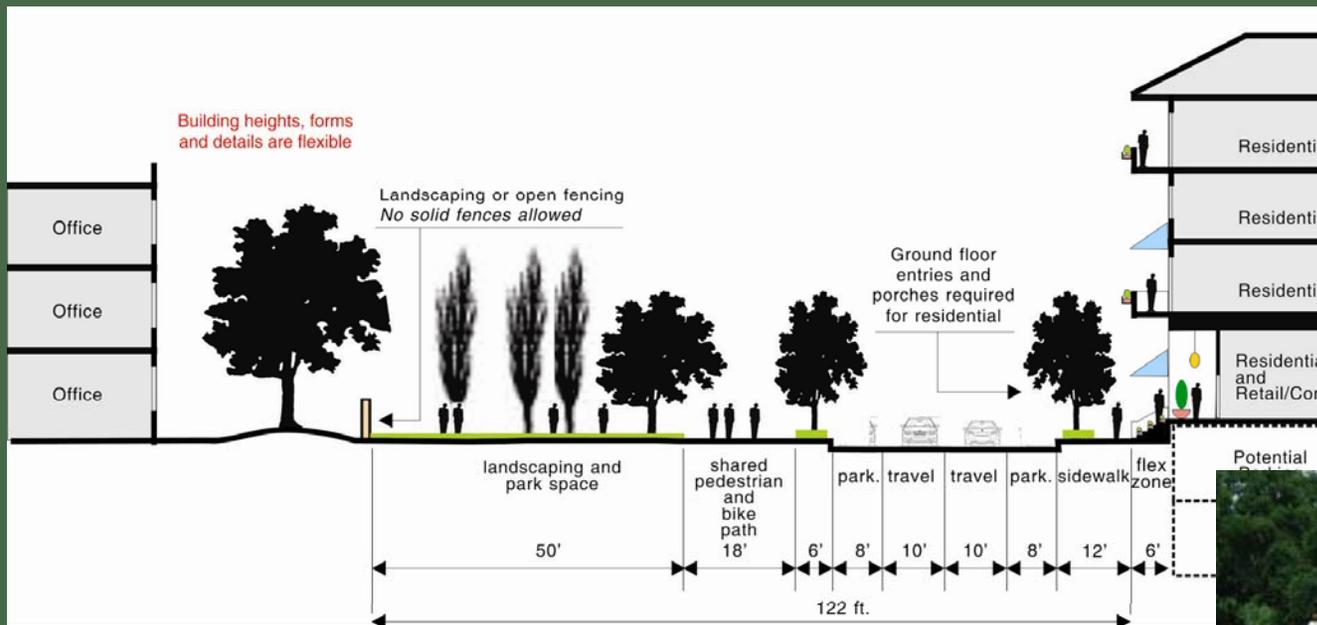


The Park Commons

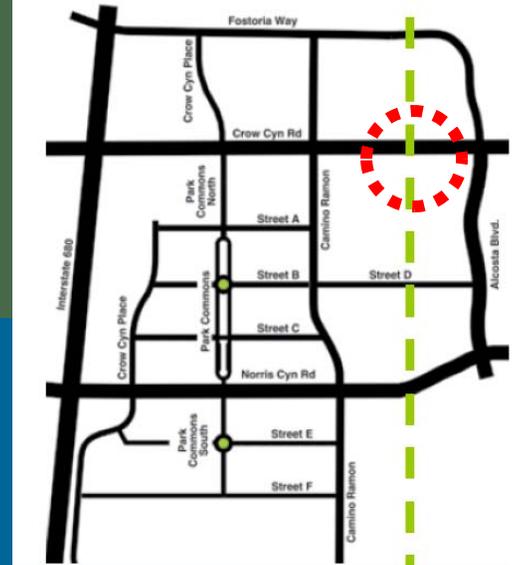


The Park Commons





Iron Horse Trail Link

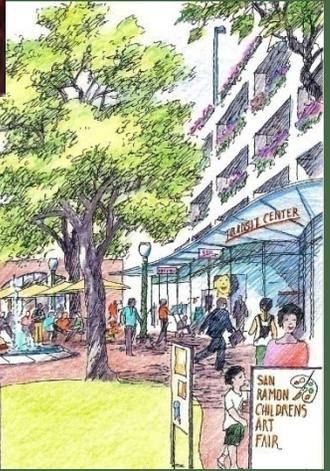
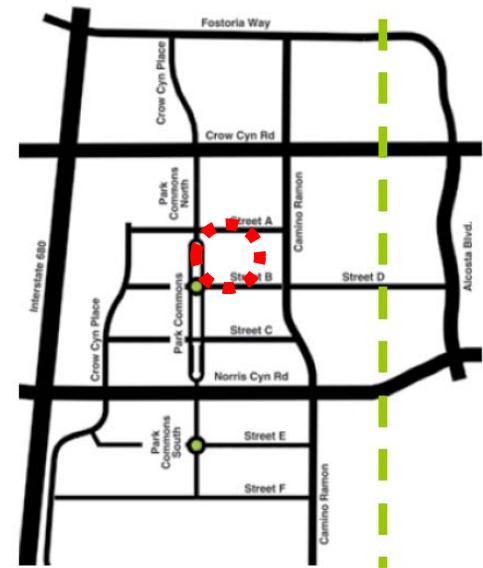


SAN RAMON VALLEY
IRON HORSE TRAIL
 Bicycle Pedestrian Corridor Concept Plan

June 19, 2009



Iron Horse Trail Connections



Public Park and Activity Space



Landscape and Street Activity Zones



Active and Passive
Open Space



Paseos and Mini-parks

Summary



- The NCRSP represents a distinct change from the historic land use pattern, density and demographics.
- The park/open space components must respond to this Plan Area vision.
- The NCRSP park/open space network will continue evolve through the specific plan and typical development review process.

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Questions and Comments ?