

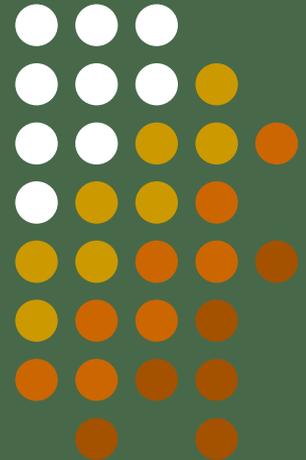
# North Camino Ramon Specific Plan



Informational Update

City Council Meeting

January 24, 2012



# North Camino Ramon Plan Area

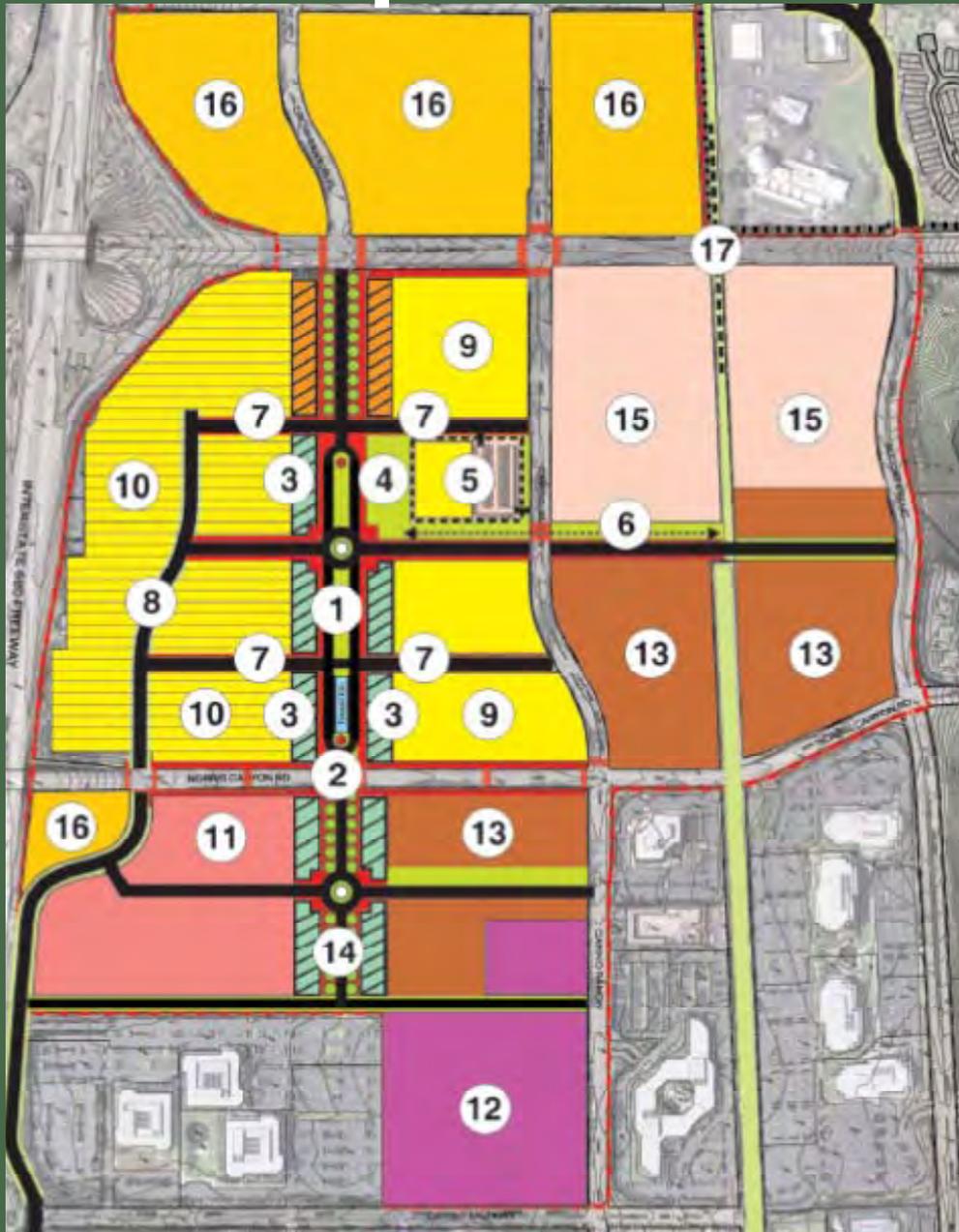
Approximately  
295 Acres

# Vision

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- Long range land use plan (20 + years)
- Flexible plan utilizing smart growth concepts
- Mixed-use blend of commercial and housing in proximity to new and existing jobs
- Stimulus for economic development and planning while addressing the unmet retail and commercial needs
- Business friendly (phasing / interim uses)
- Maintain and enhance quality of life for residents of San Ramon

# Conceptual Land Use Plan



## 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

# Development Summary

## ● Non Residential Uses in NCRSP

<i>Existing Built</i>	3,395,000 sf
<i>Prior Potential (GP2020)</i>	4,902,000 sf (+1,507,000 sf)
<u>Proposed NCRSP</u>	<u>5,070,000 sf (+1,675,000sf)</u>
<b>Net New in NCRSP ( from GP 2020)</b>	<b>168,000 sf</b>

## ● Residential Units in NCRSP

<i>Existing Built</i>	<i>None</i>
<i>Prior Potential (GP2020)</i>	1,124 units
<u>Proposed NCRSP</u>	<u>1,500 units</u>
<b>Net New in NCRSP</b>	<b>376 Units</b>

## ● Estimated Employment in the NCRSP

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

# Project Outreach

**24 workshops, study sessions, committee meetings, service group and community presentations since 2008 including:**

- City Council
- Planning Commission
- Parks and Community Services Commission
- Economic Development Advisory Committee
- Transportation Advisory Committee
- Transportation Demand Advisory Committee
- Housing Advisory Committee
- Senior Citizen Advisory Committee
- Teen Council
- San Ramon Chamber of Commerce
- Kiwanis Club of San Ramon Valley
- San Ramon Valley Rotary
- Dougherty Valley Rotary
- Art and Wind Festival - Booth
- Chamber of Commerce Business Expo- Booth

# Project Outreach Continued

- One to one interviews with the larger property owners (2009)
- Group meetings with property owners (2011)
- Standing offer to meet with any interested parties
- City Newsletter Articles (2009/2010)
- City Website-  
<http://www.sanramon.ca.gov/plan/ncrmap.htm>

Note: Attendance at property owner meeting represented approximately 75% of the total land within the Specific Plan Area.

# The NCRSP is about:

- Responding to General Plan Policy and being proactive to address State mandates (AB 32 and SB 375) through local planning decisions (PDA- Specific Plan Process ), meet goals and maintain quality of life
- Providing opportunities for a variety of housing in proximity to our employment base and local services
- Planning for efficient growth that improves traffic, pedestrian and bicycle circulation
- Creating a mix of land uses and opportunities that strengthens the City's financial base and supports local services
- Enhancing retail and service opportunities for the residents and business community

## **Next Steps** (anticipated schedule)

- February 2012-Public release of NCRSP and Draft EIR for review (EIR 45 day review)
- February 21, 2012- Joint Public Hearing with City Council and Planning Commission
- March/April 2012- Public Hearings- Planning Commission
- May/June 2012- Public Hearings- City Council

**Questions?**