



**BISHOP
RANCH**

The Future Ahead | July 2023

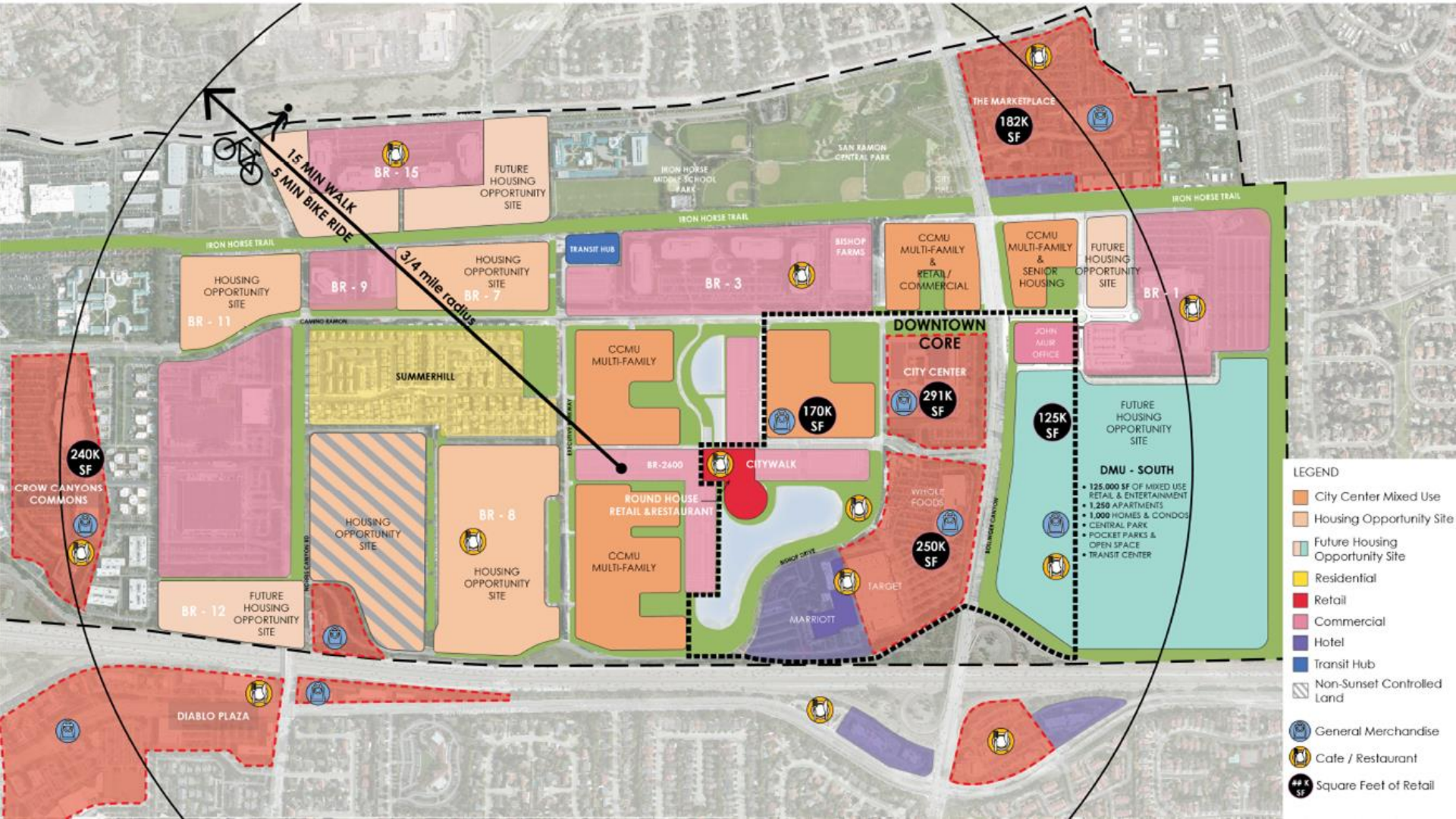
The Future Ahead | Part 01

Concept

Bishop Ranch is envisioned to be a harmonious and fully integrated lifestyle ecosystem. We are cultivating a distinct Californian community where ease and ambition uniquely co-exist with a coveted variety of homes, workplace, recreation, and outdoors.

Bishop Ranch and the city of San Ramon are executing a residential plan to achieve state mandated housing growth targets.

Neighborhoods designed to set the standard for creating a walkable downtown in a suburban market while creating a sustainable mixed-use zone near jobs and transportation.



240K SF

CROW CANYONS COMMONS

HOUSING OPPORTUNITY SITE
BR - 11

BR - 9

HOUSING OPPORTUNITY SITE
BR - 7

SUMMERHILL

HOUSING OPPORTUNITY SITE

BR - 12
FUTURE HOUSING OPPORTUNITY SITE

DIABLO PLAZA

BR - 15

FUTURE HOUSING OPPORTUNITY SITE

BR - 3

CCMU MULTI-FAMILY

BR - 2400
ROUND HOUSE RETAIL & RESTAURANT

CCMU MULTI-FAMILY

BR - 8

HOUSING OPPORTUNITY SITE

TRANSIT HUB

BR - 3

BISHOP FARMS

CCMU MULTI-FAMILY & RETAIL / COMMERCIAL

CCMU MULTI-FAMILY & SENIOR HOUSING

FUTURE HOUSING OPPORTUNITY SITE

BR - 1

DOWNTOWN CORE
CITY CENTER

291K SF

125K SF

DMU - SOUTH
125,000 SF OF MIXED USE RETAIL & ENTERTAINMENT
1,250 APARTMENTS
1,000 HOMES & CONDOS
CENTRAL PARK
POCKET PARKS & OPEN SPACE
TRANSIT CENTER

170K SF

CITYWALK

WHOLE FOODS

250K SF

TARGET

MARRIOTT

THE MARKETPLACE
182K SF

IRON HORSE TRAIL

SAN RAMON CENTRAL PARK

IRON HORSE MIDDLE SCHOOL PARK

IRON HORSE TRAIL

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The Future Ahead | Part 02

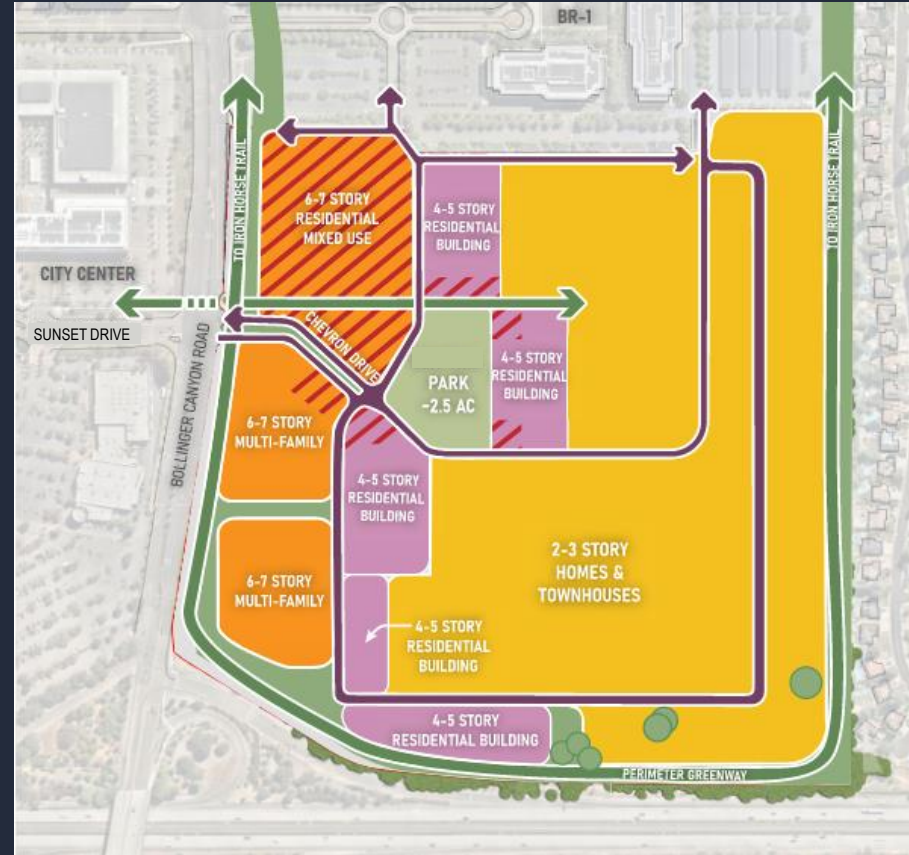
Orchards

Orchards: Site Planning

- Higher density development along Bollinger Canyon Road
- Concentrated retail/commercial vertical mixed-use project along Bollinger Canyon Road, complementary to City Center
- Variety of housing typologies and tenure scaling down to complement Inverness Park to the south

Orchards: Land Use Diagram

- 2,600 Residential Homes
- 125,000 square feet of Retail
- 2.5 acre Park with Retail Activation
- Perimeter Greenway connecting to Iron Horse Trail

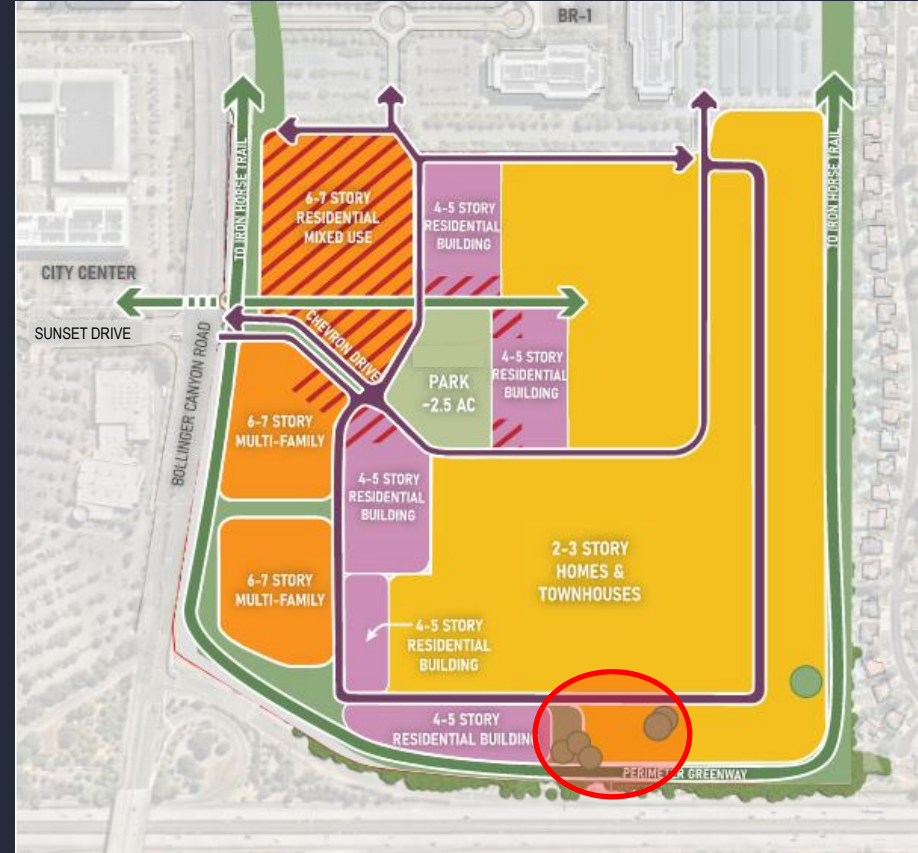


Orchards: April Planning Commission Workshop

- Land Use Plan: Can density be added along the I-680 frontage?
- View Corridor: What is the proposed development's impact on Inverness Park neighbors?

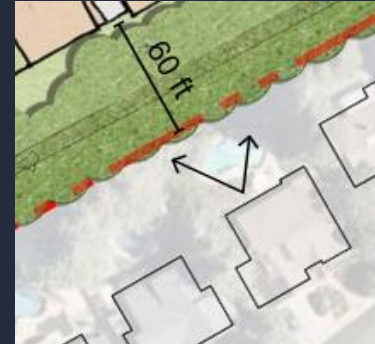
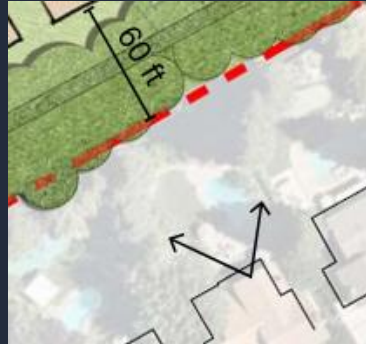
Orchards: Final Land Use Diagram

- The site is constrained to add higher density along I-680 due to the Heritage Oak Trees



Orchards: Neighbor View Study

- Three neighbors offered access to their backyards.



Orchards: Neighbor View Study

- The minimum dimension of the perimeter greenway is 60'.
- The distance between the existing buildings and proposed buildings range from 100-150'.
- The estimated finish floor elevations are within 2'.
- Views of the proposed development are blocked via fence lines and landscaping.



Future Dev FFL = ~ 438'
Building Height = ~25-35'

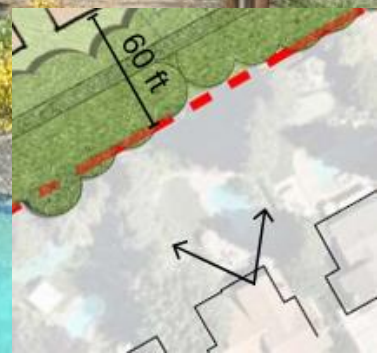
Existing Backyard = 438'





Future Dev FFL = $\sim 433'$
Building Height = $\sim 25'$

Existing Backyard = $433.7'$





Future Dev FFL = ~ 431'
Building Height = ~ 25'

Existing Backyard = 429.7'



Orchards: Next Steps

Request:

- Transition from the land use diagrams to more detailed site planning
- Allow the market to determine the types of homes built along Inverness Park

Thank you.