



MEMORANDUM

September 21, 2017

TO: Priority Area 1 (PA-1) Specific Plan Working Group Members

FROM: Ben Ritchie, De Novo Planning Group

SUBJECT: PA-1 Working Group Meeting #5

DATE: September 21, 2017

The September 28th Working Group meeting will focus entirely on a review and discussion of the Land Use Alternatives Report.

It is imperative that all Working Group members come to the meeting having read the Land Use Alternatives Report in full. This is a detailed report with lots of critical information and analysis. Please read it carefully and completely, and feel free to contact Planning Manager Erik Nolthenius with any questions you may have ahead of the meeting (925.516.5137 or enolthenius@brentwoodca.gov).

The next critical phase of the PA-1 Specific Plan process is the refinement and selection of the Preferred Land Use Map. The Working Group's refinement and selection of the Preferred Land Use Map will occur during the September and October meetings.

REVIEW OF THE LAND USE MAP ALTERNATIVES AND THE LAND USE ALTERNATIVES REPORT

The Land Use Alternatives Report includes background information describing the planning context and General Plan goals for PA-1. It also includes a description of each of the three land use map alternatives, which include growth projections (housing units and jobs) associated with full build-out of each scenario. A supporting analysis describing fiscal implications, economic development considerations, and traffic implications is provided for each map scenario.

Each Working Group member is asked to review the maps and the report, and come to the meeting prepared to discuss which alternative is most appropriate for PA-1, and what changes to it should be considered.

KEY QUESTIONS TO CONSIDER PRIOR TO THE MEETING

The Working Group will be asked to respond to the following key questions during the September 28th meeting:

1. Which of the three map alternatives serves as the best starting point for refinement, and ultimate selection of, the final preferred map? In other words, which map most closely matches the intent and vision of PA-1 (so far)?
2. Are there specific housing unit targets that the Specific Plan should strive to meet?

- a. For example, in order to meet the BART and MTC standards for housing units within ½ mile of a future transit station, PA-1 will need to accommodate approximately 2,000 new housing units. Alternative 1 falls short of this goal. Alternatives 2 and 3 exceed this goal. Is it appropriate or desirable to move forward with a map scenario that provides more, or less, than 2,000 new housing units in PA-1?
3. When thinking about the preferred land use map, are there any specific changes you would suggest in terms of the location, size, and distribution of the various land use designations?
4. How successful are each of the alternatives in terms of meeting the needs of the community and the vision for PA-1 with respect to jobs-growth potential?
5. Is the range of allowed uses within each Land Use Category appropriate and comprehensive? In other words, are you comfortable proceeding with the Land Use Categories that have been established to this point (ECLI, NCMU, TV, MDR, and HDR)? If not, what suggestions do you have to make them more appropriate and/or comprehensive?

NEXT STEPS IN THE SPECIFIC PLAN PREPARATION PROCESS

October 26th Working Group Meeting

The October 26th Working Group meeting will focus entirely on finalizing the Working Group's Preferred Land Use Map for PA-1.

Any input and direction to change the maps presented in the Land Use Alternatives Report will be completed and provided to the group, and the revised map will be presented to the group for final discussion and refinement.

The October 26th meeting will be the final opportunity for the Working Group to refine and finalize the Land Use Map for PA-1.

City Council Check-In

Following the Working Group's refinement and selection of the Preferred Land Use Map, staff and the consultant team will present the map to the City Council for its review and input. Once the Council has provided input on the map, the various sections of the Specific Plan will be drafted in order to support development and implementation of the preferred land use map.

Working Group Schedule

No Working Group meetings are expected to occur during the months of November and December. The October 26th meeting will be the final Working Group meeting held in 2017. Meetings with the Working Group will resume in January 2018.

During November and December, the consultant team will work on drafting chapters of the Specific Plan to support development of the Preferred Land Use Map. When Working Group meetings resume in January, the group will begin reviewing and refining the draft Specific Plan chapters.