



MEMORANDUM

October 19, 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 #6
DATE: October 19, 2017

The October 26th Working Group meeting will focus entirely on the refinement and selection of the Preferred Land Use Map for PA-1.

In order to assist with the Working Group's discussion and refinement of the Land Use Map, this meeting packet includes two primary resources.

1. Two revised versions of the Alternative 1 - Intensive Economic Development Land Use Map, along with descriptions and corresponding growth projections, as described below; and
2. Results from the online public survey that was launched on October 4th in order to gather public input and feedback on the PA-1 Land Use Alternatives. These survey results are provided in a separate memo included in this meeting packet.

It is imperative that all Working Group members come to the meeting having read the meeting packet materials in full. The intent of this meeting is to make final revisions to the Preferred Land Use Map, and reach Working Group consensus on selection of the final refined map.

Please 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).

LAND USE MAP REVISIONS

During the last Working Group meeting held on September 28th, the Working Group determined that Alternative 1, the "Intensive Economic Development Alternative," was the best starting point in terms of refining and finalizing one of the three Land Use Maps presented in the Land Use Alternatives Report.

The Working Group provided input and suggested revisions to the Alternative 1 map, and instructed the consultant team to return in October with a revised map reflective of that input.

This meeting packet includes two revised versions of the Alternative 1 Land Use Map. Both of the attached maps show the same land uses for all areas located west of Jeffery Way (including all areas west of the conceptual southward extension of Jeffery Way). The Working Group expressed unanimous support for the land use designations west of Jeffery Way. It should be noted that both map versions included in this meeting packet meet the Working Group's expressed goal of providing for at least 2,000 new housing units within PA-1, while at the same time maximizing the jobs-generating potential of PA-1.

Additionally, the Working Group requested to see one or more options for potential land use scenarios for the group of parcels located both north and south of the existing single-family Brighton Station neighborhood.

Alternative 1A includes the following characteristics for these two areas in question:

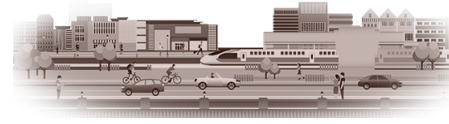
- Immediately north of the Brighton Station neighborhood and the Mokelumne Trail, there are three parcels totaling approximately 14 acres designated Neighborhood Commercial Mixed Use (NCMU).
- The area north of Amber Lane and south of Brentwood Station includes six parcels, and is divided into approximately 15 acres of Employment Center Light Industrial (ECLI) on the west half and approximately 15 acres of High Density Residential (HDR) on the east half.
- The approximate 13-acre area immediately south of Brighton Station and Empire Avenue is shown as Medium Density Residential (MDR).
- The area further to the south, west of Shady Willow Lane and directly north of The Streets of Brentwood, is shown as approximately 25 acres of HDR.

Alternative 1B includes the following characteristics for these two areas in question:

- Immediately north of the Brighton Station neighborhood and the Mokelumne Trail, there are three parcels totaling approximately 14 acres equally divided between NCMU and HDR.
- The area north of Amber Lane and south of Brentwood Station includes six parcels, and is divided into approximately 15 acres of ECLI on the west half and approximately 15 acres of HDR on the east half. This area is shown with the same land uses as Alternative 1A.
- The approximate 21-acre area immediately south of Brighton Station and Empire Avenue is shown as HDR.
- The area further to the south, west of Shady Willow Lane and directly north of The Streets of Brentwood, is shown as approximately 17 acres of NCMU.



PA-1 SPECIFIC PLAN



REVISED JOBS AND HOUSING PROJECTIONS

The tables below identify the potential growth in jobs, housing units, population, and non-residential building square footage associated with Alternatives 1A and 1B.

ALTERNATIVE 1A GROWTH PROJECTIONS

| Land Use | Acreage | Housing Units | Non-Residential SF | Residential Population | Employee Generation | Office (SF) | Neighborhood Retail Commercial (SF) | Regional Commercial (SF) | Business Park (SF) | Live/Work Units (# of res units) | Light Industrial (SF) |
|-----------------------|---------|---------------|--------------------|------------------------|---------------------|-------------|-------------------------------------|--------------------------|--------------------|----------------------------------|-----------------------|
| Alternative 1A | | | | | | | | | | | |
| MDR | 12.63 | 189 | - | 606 | 0 | - | - | - | - | - | - |
| HDR | 40.19 | 1,005 | - | 2,010 | - | - | - | - | - | - | - |
| TV | 39.45 | 631 | 644,416 | 1,262 | 1,933 | 322,208 | 322,208 | | | | |
| NCMU | 14.39 | 176 | 125,366 | 351 | 251 | 31,341 | 62,683 | | | 17 | |
| RC | 8.41 | - | 164,853 | 0 | 300 | | | 164,853 | - | - | - |
| ECLI | 164.31 | - | 3,220,805 | 0 | 6,549 | | | | 1,932,483 | | 1,288,322 |
| PF | 0.99 | - | - | - | - | - | - | - | - | - | - |
| Total | 280.37 | 2,001 | 4,155,439 | 4,230 | 9,033 | 353,549 | 384,891 | 164,853 | 1,932,483 | 17 | 1,288,322 |

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ALTERNATIVE 1B GROWTH PROJECTIONS

| Land Use | Acreage | Housing Units | Non-Residential SF | Residential Population | Employee Generation | Office (SF) | Neighborhood Retail Commercial (SF) | Regional Commercial (SF) | Business Park (SF) | Live/Work Units (# of res units) | Light Industrial (SF) |
|-----------------------|----------------|----------------------|---------------------------|-------------------------------|----------------------------|--------------------|--|---------------------------------|---------------------------|---|------------------------------|
| Alternative 1B | | | | | | | | | | | |
| HDR | 43.12 | 1,078 | - | 2,156 | - | - | - | - | - | - | - |
| TV | 39.45 | 631 | 644,416 | 1,262 | 1,933 | 322,208 | 322,208 | | | | |
| NCMU | 24.09 | 294 | 209,872 | 588 | 420 | 52,468 | 104,936 | | | 29 | |
| RC | 8.41 | - | 164,853 | 0 | 300 | | | 164,853 | - | - | - |
| ECLI | 164.31 | - | 3,220,805 | 0 | 6,549 | | | | 1,932,483 | | 1,288,322 |
| PF | 0.99 | - | - | - | - | - | - | - | - | - | - |
| Total | 280.37 | 2,003 | 4,239,945 | 4,007 | 9,202 | 374,676 | 427,144 | 164,853 | 1,932,483 | 29 | 1,288,322 |



GROWTH PROJECTION ASSUMPTIONS

The following assumptions were used for calculation of the growth projections provided in the tables above.

| Land Use | Assumptions |
|--|---|
| MDR | <ul style="list-style-type: none"> Assumes residential development at 15 du/ac (mid range of 10-20 du/ac). Assumes 3.2 persons/housing unit. |
| HDR | <ul style="list-style-type: none"> Assumes residential development at 25 du/ac (mid range of 15-35 du/ac) Assumes 2.0 persons/housing unit. |
| TV | <ul style="list-style-type: none"> Residential Density Range 25-40 du/ac. Assumes 50% acreage developed with housing at 32 du/ac. Non-residential assumes 50% acreage developed at 0.75 FAR. Assumes 50% office and 50% retail commercial. Assumes 2.0 persons/housing unit. |
| NCMU | <ul style="list-style-type: none"> Residential Density Range 15-30 du/ac. Assumes 50% acreage developed with housing at 22 du/ac. Non-residential assumes 50% acreage developed at 0.40 FAR. Assumes 25% live/work units, 25% office and 50% neighborhood serving retail. SF of Live/Work was divided by 1800 to calculate # of residential units. Assumes 2.0 persons/housing unit. |
| RC | <ul style="list-style-type: none"> Assumes non-residential development at 0.45 FAR. 100% regional commercial |
| ECLI | <ul style="list-style-type: none"> Assumes non-residential development at 0.45 FAR. Assumes 40% light industrial, 60% business park |
| PF | <ul style="list-style-type: none"> Fire Station |
| OS | <ul style="list-style-type: none"> No development |
| Employment Density Factors (square feet per employee) | |
| Office | <ul style="list-style-type: none"> 250 |
| Neighborhood Retail Commercial | <ul style="list-style-type: none"> 500 |
| Regional Commercial | <ul style="list-style-type: none"> 550 |
| Business Park | <ul style="list-style-type: none"> 400 |
| Light Industrial | <ul style="list-style-type: none"> 750 |

NEXT STEPS IN THE SPECIFIC PLAN PREPARATION PROCESS

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. This Council check-in meeting is tentatively scheduled for November 14th. 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.

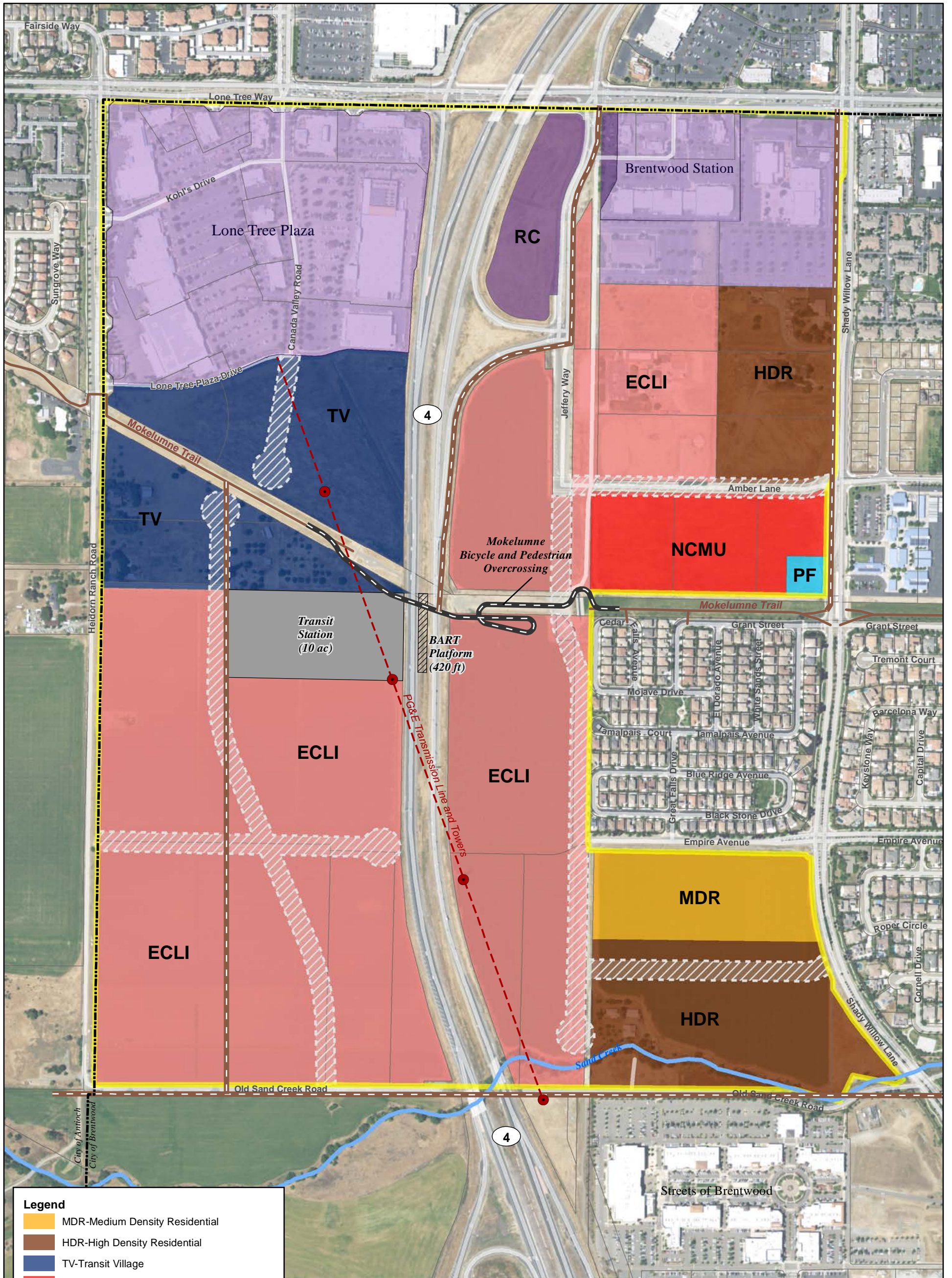
Community Open House

A community-wide open house workshop is tentatively scheduled for December 6th. The purpose of this workshop will be to present the Preferred Land Use Map to the public, provide an update on the status of the PA-1 Specific Plan process, receive public feedback and input, and answer questions.

Working Group Schedule

No Working Group meetings are expected to occur during the months of November and December. 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.

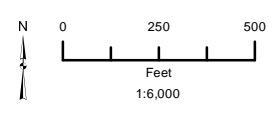


Legend

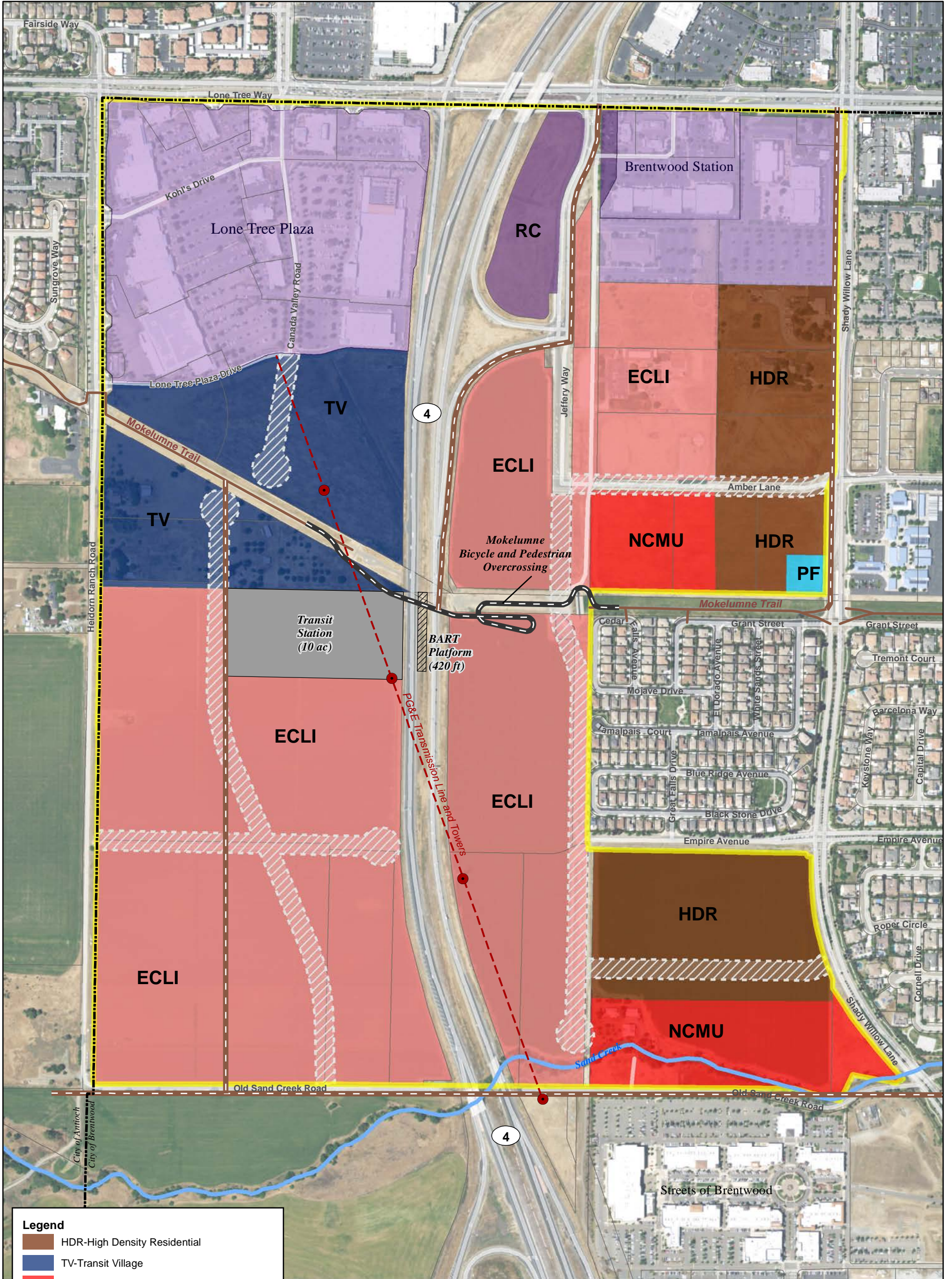
- MDR-Medium Density Residential
- HDR-High Density Residential
- TV-Transit Village
- NCMU-Neighborhood Commercial/Mixed Use
- RC-Regional Commercial
- ECLI-Employment Center/Light Industrial
- PF-Public Facility (Fire Station)
- Developed
- New Primary Roadway Network
- New Trail Alignments

| | |
|--------------|---------------|
| MDR | 12.63 |
| HDR | 40.19 |
| TV | 39.45 |
| NCMU | 14.39 |
| RC | 8.41 |
| ECLI | 164.31 |
| PF | 0.99 |
| Total | 280.37 |

PRIORITY AREA 1 SPECIFIC PLAN
Alternative 1A Land Use Map



Sources: City of Brentwood parcels, 11/9/2016; DMS parcel version 170425; Contra Costa County; OpenStreets. Map date: October 13, 2017.

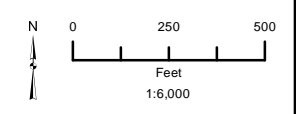


Legend

- HDR-High Density Residential
- TV-Transit Village
- NCMU-Neighborhood Commercial/Mixed Use
- RC-Regional Commercial
- ECLI-Employment Center/Light Industrial
- PF-Public Facility (Fire Station)
- Developed
- New Primary Roadway Network
- New Trail Alignments

| | |
|--------------|---------------|
| HDR | 43.13 |
| TV | 39.44 |
| NCMU | 24.09 |
| RC | 8.41 |
| ECLI | 164.31 |
| PF | 0.99 |
| Total | 280.37 |

PRIORITY AREA 1 SPECIFIC PLAN
Alternative 1B Land Use Map



Sources: City of Brentwood parcels, 11/9/2016; DMS parcel version 170425; Contra Costa County; OpenStreets. Map date: October 19, 2017.