

# PLEASANTON TOD STUDY | PARCEL I SCENARIOS

PLEASANTON, CA | DECEMBER 14, 2010 | CITY OF PLEASANTON

THE FOLLOWING CONCEPTUAL SCENARIOS REPRESENT HYPOTHETICAL TESTS FOR HOW THE DRAFT PLEASANTON TOD GUIDELINES (DATED 12-16-2010) MIGHT BE INTERPRETED. THEY ILLUSTRATE HOW THE BUILDING TYPES, OPEN SPACE STANDARDS, STREET TYPES, PARKING STANDARDS AND RETAIL OPTIONS MIGHT BE COMBINED INTO AN INTEGRATED DESIGN SCHEME.

NOTE - THESE FOUR ALTERNATIVE OPTIONS HAVE NOT BEEN EVALUATED REGARDING THEIR COST IMPACTS NOR THE ECONOMIC FEASIBILITY FOR EACH OPTION, AND SHOULD NOT BE CONSIDERED A DESIGN/DEVELOPMENT PROPOSAL BY THE CITY, ITS CONSULTANTS, OR THE PROPERTY OWNER.



# 30 DUA - TUCK UNDER GARAGES

**SITE AREA:** 8.47 ACRES

**REQUIRED**  
 255 UNITS  
 30 DUA

**ILLUSTRATED**  
 255 UNITS  
 30 DUA

**RETAIL:** 5,000 SQ.FT.  
**LIVE/WORK:**

**~8,200 SQ.FT**  
**8 UNITS/~9,200 SQ.FT**

**TOTAL PARKING SPACES:** 437 SPACES  
 408 RESIDENTIAL  
 +4 LIVE/WORK  
 25 RETAIL

**440 SPACES**  
 32 OWENS  
 20 WILLOW  
 56 INTERNAL  
 182 SURFACE  
 150 GARAGES

**GROUP OPEN SPACE:** 76,500 SQ.FT

**~39,000 SQ.FT (0.9 ACRES)**  
**MIN. 18,7500 SQ.FT**  
 (~74 SQ.FT MIN. PER UNIT AVERAGE)

**RETAIL**  **RESIDENTIAL**

**LIVE/WORK**  **PARKING**



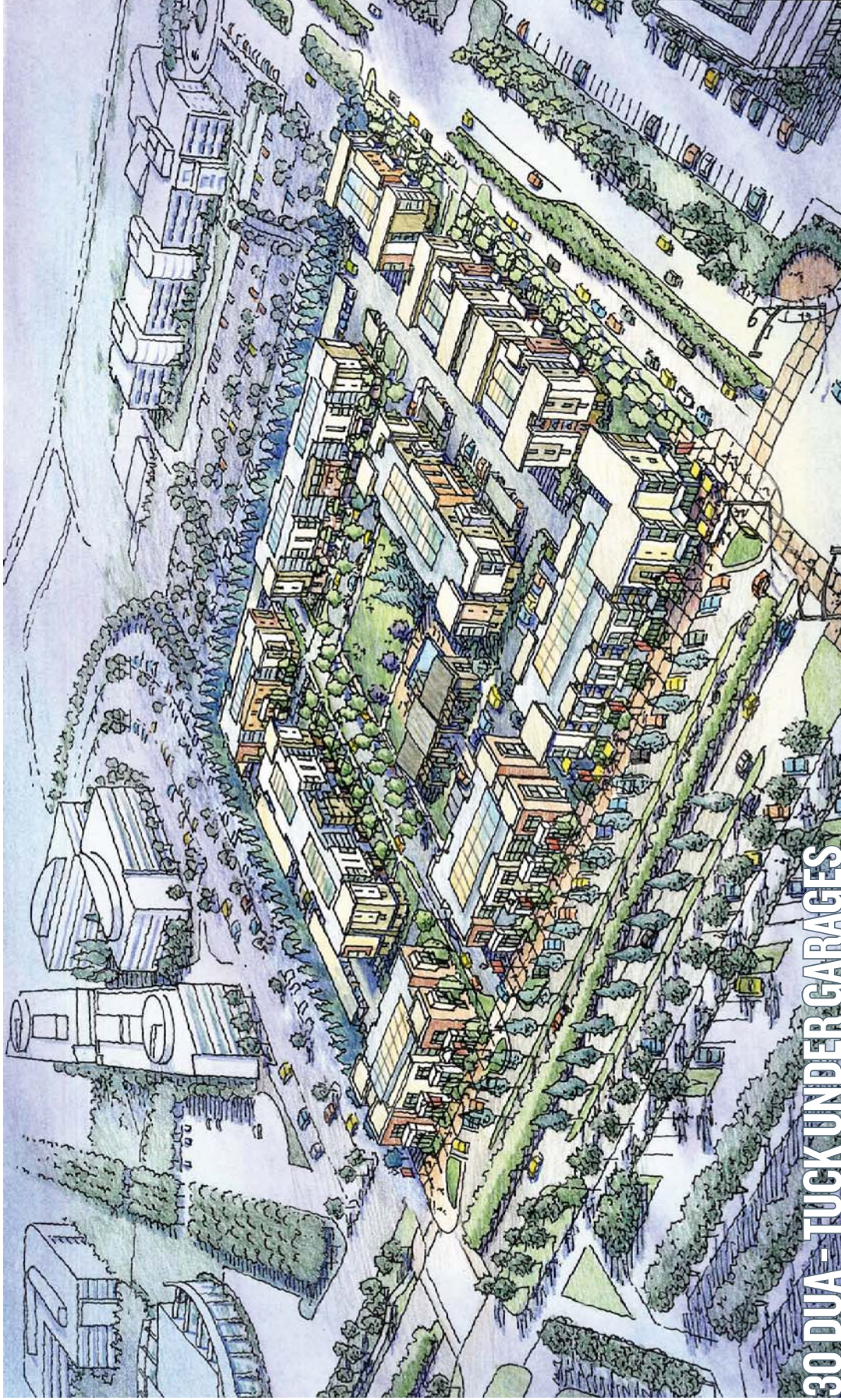
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**VAN METER  
 WILLIAMS  
 POLLACK**



KEY PLAN



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# 30 DUA - STAND ALONE RETAIL WITH TUCK UNDER GARAGES

RESIDENTIAL SITE AREA: 7.22 ACRES

**REQUIRED**  
 218 UNITS  
 30 DUA

**ILLUSTRATED**  
 218 UNITS  
 30 DUA

**LIVE/WORK:** 8 UNITS/~9,200 SQ.FT

**TOTAL PARKING SPACES: 353 SPACES**  
 348 RESIDENTIAL  
 +4 LIVE/WORK

**358 SPACES**  
 16 OWENS  
 12 WILLOW  
 50 INTERNAL  
 160 SURFACE  
 120 GARAGES

**GROUP OPEN SPACE:** 65,400 SQ.FT

**PRIVATE OPEN SPACE:** ~33,000 SQ.FT (0.9 ACRES)  
 MIN. 16,200 SQ.FT  
 (~74 SQ.FT MIN. PER UNIT AVERAGE)

**RETAIL SITE AREA:** 1.25 ACRES

**RETAIL:** 5,000 SQ.FT

**TOTAL PARKING SPACES: 99 SPACES**  
 75 RETAIL (25% REDUCTION)

**15,000 SQ.FT**  
**75 SPACES**  
 9 OWENS  
 4 WILLOW  
 62 SURFACE

**RETAIL**  **RESIDENTIAL** 

**LIVE/WORK**  **PARKING** 



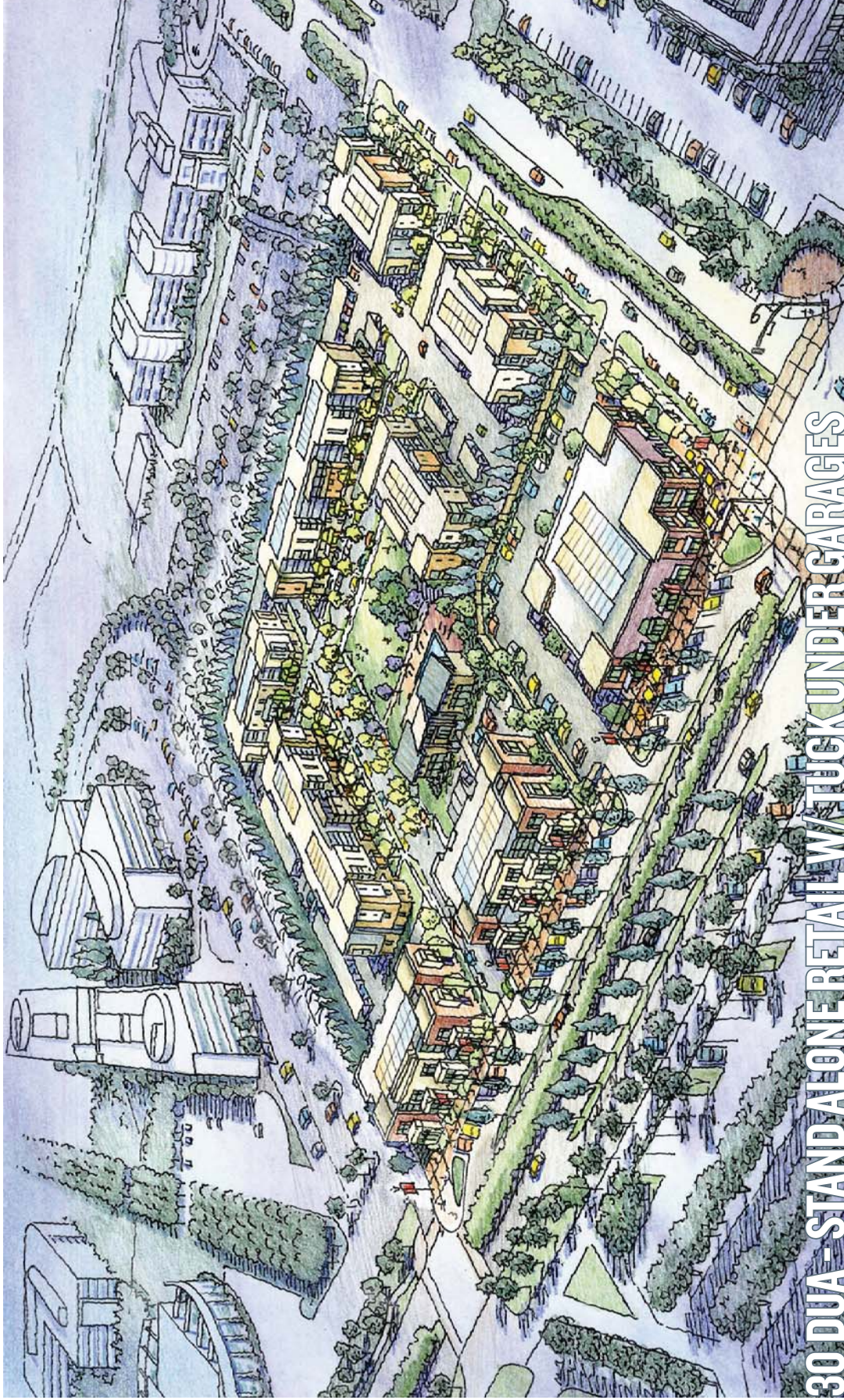
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# 30 DUA - STAND ALONE RETAIL / TUCK UNDER GARAGES

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# 30 DUA - PODIUM & GARDEN STYLE

**SITE AREA:** 8.47 ACRES

**UNITS:** **REQUIRED** 255 UNITS  
**DENSITY:** 30 DUA

**ILLUSTRATED** 255 UNITS  
 30 DUA

**RETAIL:** ~8,200 SQ FT  
**LIVE/WORK:** 8 UNITS/~9,200 SQ FT

**TOTAL PARKING SPACES:** 437 SPACES

408 RESIDENTIAL  
 ~4 LIVE/WORK  
 25 RETAIL

**440 SPACES**

32 OWENS  
 20 WILLOW  
 50 INTERNAL  
 164 SURFACE  
 174 PODIUM

**GROUP OPEN SPACE:** 76,500 SQ FT  
**PRIVATE OPEN SPACE:**

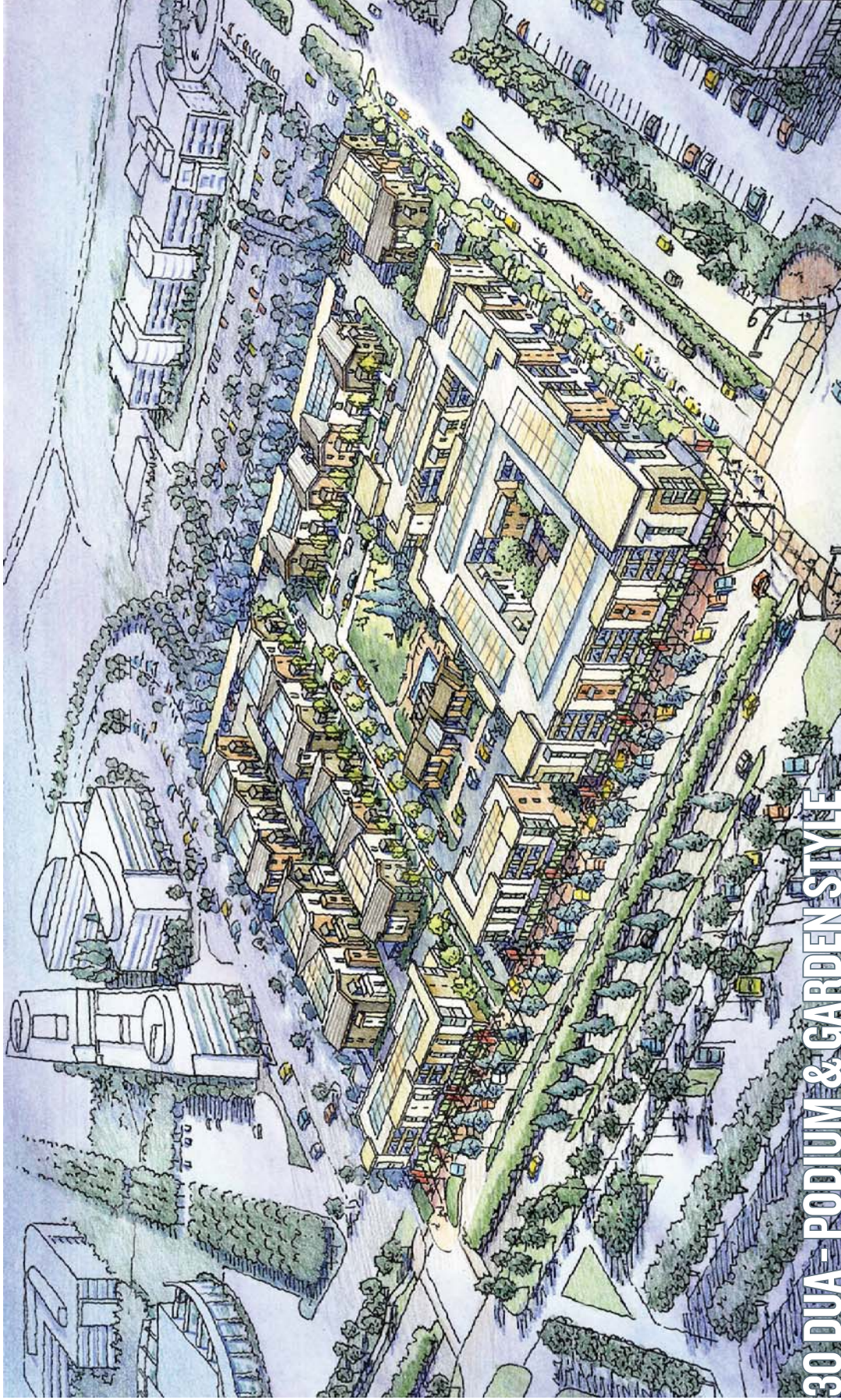
~50,600 SQ FT (.16 ACRES)  
**MIN. 12,950 SQ FT**  
 (~51 SQ FT MIN. PER UNIT AVERAGE)

**RETAIL**
 **LIVE/WORK**
 **RESIDENTIAL**
 **PARKING**

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# 30 DUA - PODIUM & GARDEN STYLE

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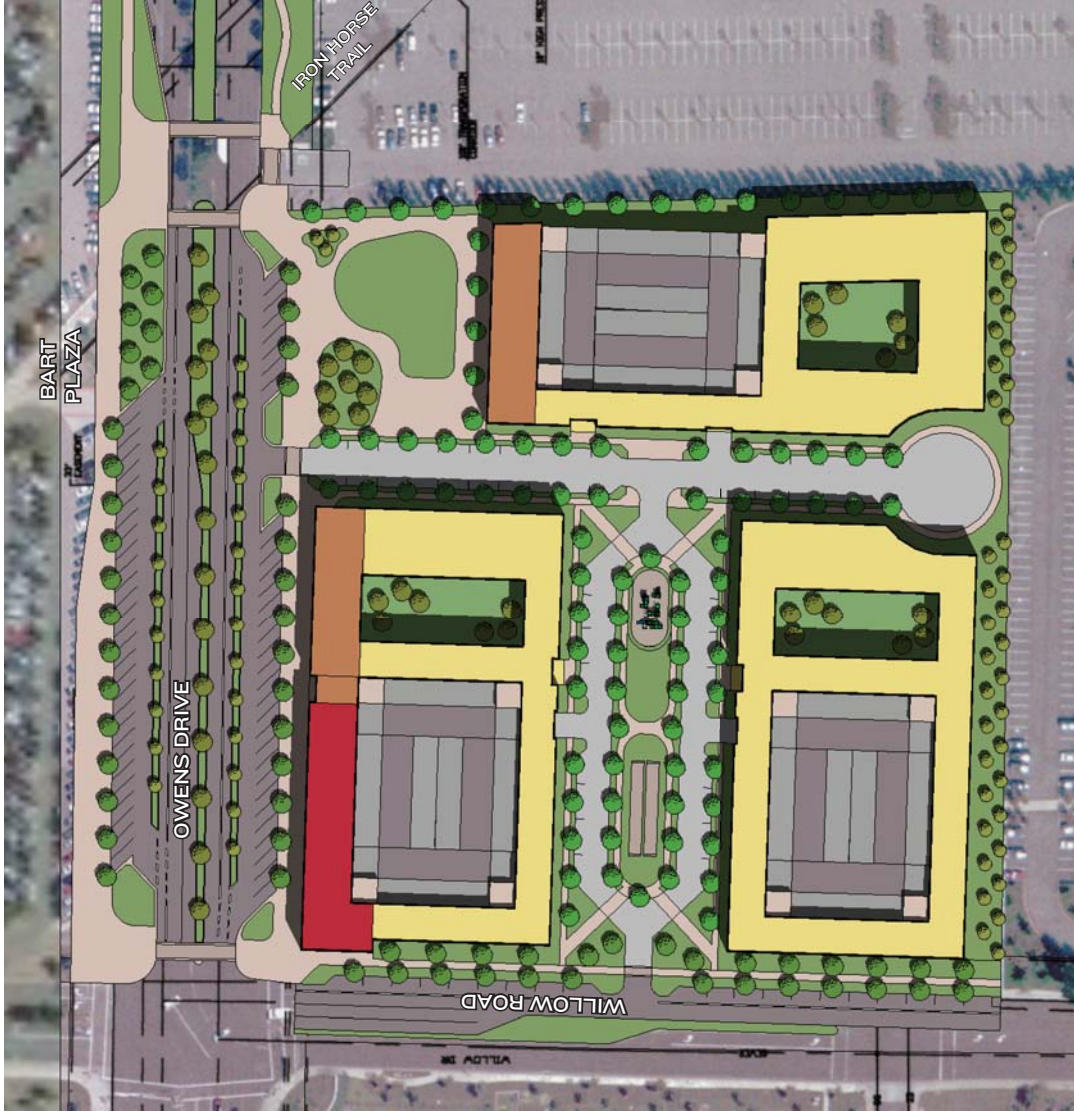
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# 50 DUA - RESIDENTIAL WRAP

**SITE AREA:** 8.47 ACRES

**UNITS:** **REQUIRED** 255 UNITS  
**DENSITY:** 30 DUA

**ILLUSTRATED** 420 UNITS  
 50 DUA

**RETAIL:** ~8,200 SQ FT  
**LIVE/WORK:** 14 UNITS/~10,000 SQ FT

**TOTAL PARKING SPACES:** 704 SPACES

672 RESIDENTIAL  
 ~7 LIVE/WORK  
 25 RETAIL

710 SPACES

32 OWENS  
 20 WILLOW  
 46 INTERNAL  
 0 SURFACE  
 612 GARAGES

**GROUP OPEN SPACE:** 84,000 SQ FT  
**PRIVATE OPEN SPACE:**

~60,000 SQ FT (1.38 ACRES)  
**MIN. 12,000 SQ FT**  
 (~29 SQ FT MIN. PER UNIT AVERAGE)

**RETAIL**
 **LIVE/WORK**
 **RESIDENTIAL**
 **PARKING**

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