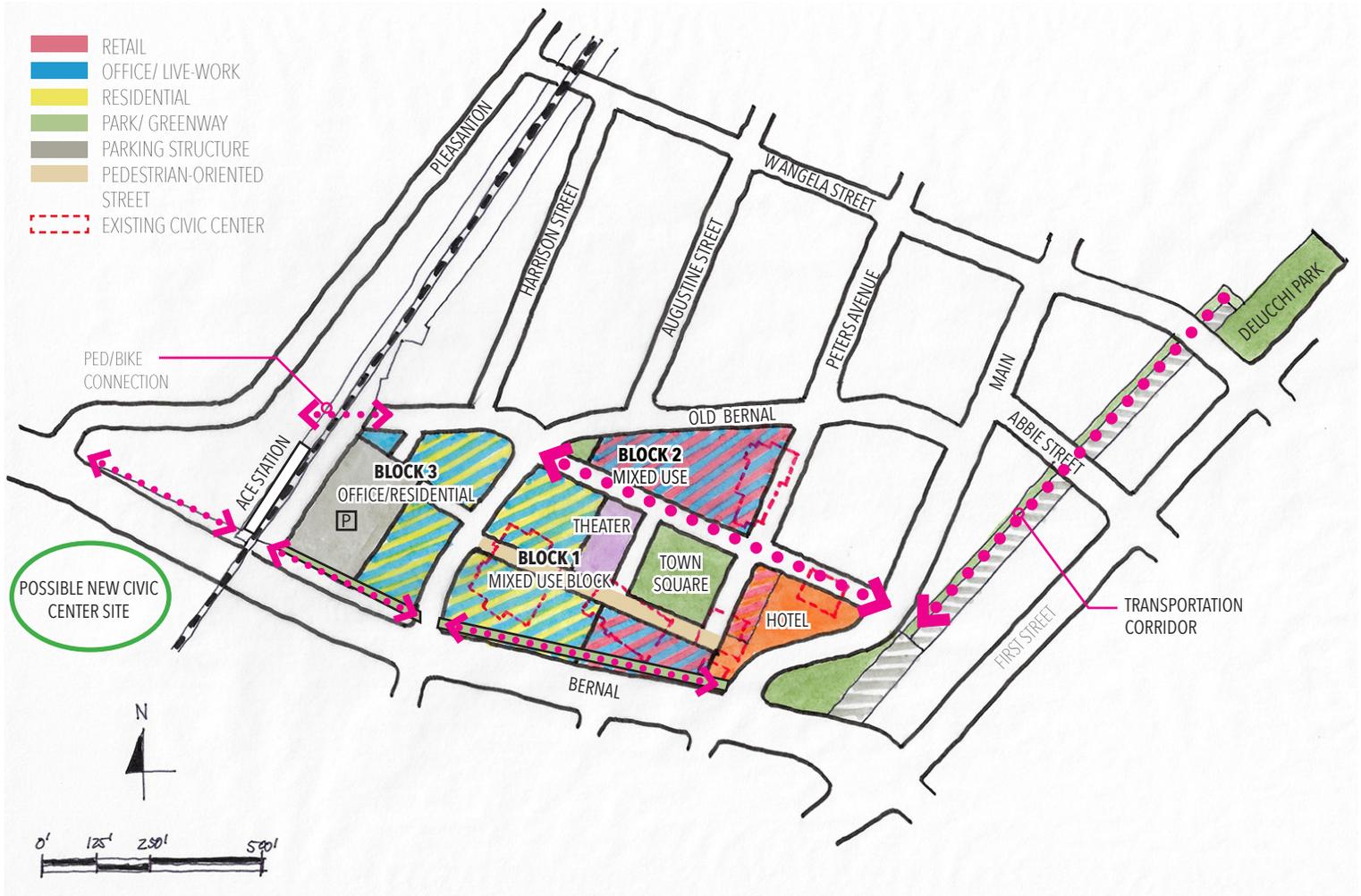


# PLEASANTON CIVIC CENTER PREFERRED ALTERNATIVE

## ARTS & CULTURE TOWN SQUARE



This alternative aims to make the end of Main Street a new destination. It builds on the arts and culture already present in downtown Pleasanton.

- It includes entertainment uses like a theater, outdoor event spaces, and restaurants.
- The housing units are on top of office uses or live-work units that can be flexibly-used by artists and small businesses.
- A boutique hotel with small conference rooms is placed centrally for community gatherings.
- Some uses are served by a district parking garage along the ACE Train Station designed with a facade that reflects the character of Main Street.
- Block 1 can be developed in phases starting with the hotel, square, and theater, and the library and police department buildings remaining in place. Parking can be accommodated in Block 1 and other blocks temporarily before the parking structure is built.

### TOTALS

RESIDENTIAL (PARKING PROVIDED ON SITE)	124 UNITS
NON-RESIDENTIAL SPACE	257,000 SF
NON-RESIDENTIAL PARKING SUPPLIED (INCLUDES SHARED PARKING)	646 SPACES

### Block 1 - On Bernal between Old Bernal and Main Street

Office or Live/Work (ground floor or above retail)	51,000 sf
Residential (apartments above office)	53 units
Theater	550 seats
Retail (including Hotel and Theater Restaurants)	28,000 sf
Hotel	92 rooms
Surface Parking	96 spaces
Town Square (193' x 193')	0.86 acres
Building Heights (2-3 stories)	30-40 feet

### Block 2 - Old Bernal and Peters

Retail (at the ground floor)	14,000 sf
Office (1 story above retail)	35,000 sf
Surface Parking	90 spaces
Building Heights (2-3 stories)	30-40 feet

### Block 3 - By ACE Train

Residential (2-3 story apartments above office)	71 units
Office or Live-Work (ground floor)	58,000 sf
Parking Structure (4 levels)	495 spaces
Building Heights (2-3 stories)	20-40 feet