



## ECONOMIC VITALITY COMMITTEE REPORT

February 16, 2023  
Community Development

**TITLE: CITY COUNCIL ACTION ON STONERIDGE MALL FRAMEWORK COMPONENTS**

### **BACKGROUND**

The Stoneridge Mall Framework is a focused planning effort to identify and provide guidance for the location, configuration and desired land use, circulation, and urban design intent for the properties containing the Stoneridge Shopping Center (Stoneridge Mall). At its special meeting on January 26, 2023, City Council adopted *Stoneridge Mall Framework Components*, Attachment 1, which establishes the allocation of housing among the parcels at the mall for purposes of the 2023-2031 (6<sup>th</sup> Cycle) Housing Element, guiding principles for future development, and design and placemaking elements. The use of the term, “Framework Components” is to recognize that additional work will be needed to refine and complete all the necessary planning for Stoneridge Mall.

This agenda report summarizes the *Stoneridge Mall Framework Components* and the action by City Council.

### **DISCUSSION**

As noted, Attachment 1 to this report consists of the *Stoneridge Mall Framework Components*, adopted by City Council on January 26, 2023.

#### Framework Process

The process to develop the Framework components took place over approximately six months, between August 2022 and January 2023, and involved community workshops, meetings with the Planning Commission and City Council, as well as broad outreach to neighboring property owners and the community at large. Discussion topics included assessment of issues, opportunities and constraints, conceptual development scenarios and distribution of housing units among the mall properties, and identification of design and placemaking elements. The latter included circulation and open space components that would help to connect and integrate development and ensure that future redevelopment is cohesive, supports the vitality of the existing Mall core, and attractive and functional.

In addition to public and decision-maker engagement, staff worked extensively to engage with the various ownership interests at the mall, to understand their respective development objectives and concerns, gain a better understanding of physical and other constraints, and ensure that the Framework concepts would be supportable and feasible. At the January 26, 2023 City Council meeting, representatives of all of the properties spoke in support of the Framework process and concepts, and indicated their

enthusiasm for continuing to work with the City to develop plans for Stoneridge Mall in greater detail.

### Framework Components

The Framework Components include:

- Background information;
- Vision statement;
- Guiding principles;
- Allocation of housing units for each of the six mall parcels for the 2023-2031 (6th Cycle) Housing Element; and
- Design and placemaking elements that would be reflected in a future Framework Plan or other comprehensive master plan.

### *Background Information*

The background information includes a summary of the existing parcelization and ownership, history of development of the regional mall, existing zoning, the existing development agreement, reciprocal easement agreements, prior land uses changes (i.e., the rezoning that occurred with the 4<sup>th</sup> Cycle Housing Element), and the Framework process to date.

### *Vision Statement*

The Vision Statement in the Framework Components is as follows:

*Stoneridge shall continue to be a community destination that will evolve into a more vibrant mixed-use community with retail, housing, commercial, dining and entertainment activities that are strong economic contributors to the City of Pleasanton. The City, in collaboration with the Stoneridge landowners, will establish a new district that facilitates development of an integrated, sustainable, mixed-use neighborhood, with well-connected walking, biking, vehicular and transit corridors throughout the property, and a range of high-quality public and private gathering spaces and placemaking amenities.*

### *Guiding Principles*

The Framework Components includes the Guiding Principles to ensure the long-term viability of mall area, including economics, job opportunities, integration of a variety of land uses in a cohesive manner, well-planned pedestrian, bike, and vehicular circulation, thoughtful and integrated outdoor gathering and open space areas, dispersed and convenient parking solutions, fairly distributed affordable housing, and additional subsequent planning to ensure additional details for future uses and projects.

One guiding principle also includes preparation of a fiscal and market study, in accordance with General Plan Land Use Element Program 14.2, to determine the costs and benefits of large-scale commercial projects for the City, along with an analysis of economic viability.

### *Allocation of Housing Units*

The City Council approved the density range for Stoneridge Mall in the 2023-2031 Housing Element to be between 50 and 65 dwelling units per acre (du/ac). Accordingly, each of the six legal parcels that comprise the Mall would be allocated between 150 and 195 du/ac, exclusive of any State Density Bonus units, resulting in an overall range of 900 to 1,170 units.

It is important to note that the Framework does not present a detailed land use plan with respect to non-residential uses, since it is expected this will be developed as part of the subsequent planning, informed by additional analysis, including CEQA review.

### *Design and Placemaking Elements*

The Framework Components identifies the design and placemaking elements to establish baseline expectations for future development. Each of these ideas and concepts includes more detailed and specific standards in the draft Framework and some include illustrative diagrams.

### **FUTURE EFFORTS**

Although, the exact scope and timing of next phases of work are yet to be determined, the City anticipates that the next phase for planning the Stoneridge Mall area will commence later this year and include ongoing work with the ownership group, preparation of additional technical studies and analysis, and further input from City Council and Planning Commission, to ensure adequate planning for future uses.

### **ACTION: RECEIVE UPDATE ON STONERIDGE MALL FRAMEWORK COMPONENTS**

Attachment 1 – *Stoneridge Mall Framework Components*, adopted by City Council on January 26, 2023