



MEMORANDUM

February 15, 2018

TO: Priority Area 1 (PA-1) Specific Plan Working Group Members
FROM: Ben Ritchie, De Novo Planning Group
SUBJECT: PA-1 Working Group Meeting #8
DATE: February 15, 2018

INTRODUCTION

The February 22nd Working Group meeting will focus entirely on the group's review and discussion of two chapters of the Draft Specific Plan: Chapter 5- Circulation Plan; and Chapter 7- Public Realm Development Standards.

This memo includes information that will assist Working Group members with their review of these document chapters. Please read this memo in its entirety before beginning your review of the attached Specific Plan chapters.

Please come to the meeting having read both Specific Plan chapters in detail, and be prepared to specifically discuss any key questions or proposed revisions to the chapters. Please focus your comments and proposed revisions on items and issues that will materially affect implementation of the Specific Plan. However, if you have minor comments on the wording of a policy that would not materially change the intent of the policy or the future development pattern, please submit those comments in writing, so that the group may remain focused on key issues of substance during the meeting.

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).

READING MATERIALS

In addition to this memo, please read the following (attached) documents:

1. **Chapter 5- Circulation Plan.** This chapter describes the Circulation Plan for the PA-1 Specific Plan Area. The Circulation Plan is designed to serve all travel modes: walking, bicycling, transit, and motor vehicle. The Plan emphasizes the creation of strong multimodal linkages to a centralized transit station site that will initially be used as a regional bus hub, and could eventually accommodate a potential eBART station in the future. The Circulation Plan primarily utilizes slightly modified versions of the City's existing street standards and implements one entirely new street standard in the Transit Village-designated area. The Plan includes text and maps that describe and illustrate the multimodal circulation system for the Specific Plan area.
2. **Chapter 7- Public Realm Development Standards.** This chapter contains street typology standards and design guidelines that govern public realm development in the Specific Plan area. The street typology standards comprise the dimensioned street sections that apply to public and private streets in the Specific Plan area. The design guidelines provide recommendations for how the Specific Plan area's streets, sidewalks, trails, and public parks, open spaces, and parking

areas should be designed to create a safe, functional, and attractive public realm for all users and modes of transportation. The standards and guidelines are intended to perpetuate a cohesive, desirable identity for the Specific Plan area's public realm that complements and provides suitable access to its transit-oriented development and employment center, as well as existing development within and adjacent to the Specific Plan area.

3. **Definitions.** This chapter provides official definitions for the various terms and use descriptions contained in the Specific Plan chapters being reviewed at the February 22nd meeting. These definitions will be folded into the growing definitions chapter of the Specific Plan.

SPECIFIC PLAN OUTLINE

The following provides an outline of the Chapters that will be included in the full draft Specific Plan. This information is being provided to the Working Group in order to provide context and clarity regarding what else will be included in the document, and where it will be located. For example, if there are questions regarding financing and implementation of the circulation network and plan area infrastructure, please note that these issues will be addressed in other Specific Plan chapters, as shown below.

1. Introduction
2. Existing Conditions
3. Vision
4. Land Use Plan
5. Circulation (and Parking) Plan
6. Private Realm Development Standards and Design Guidelines
7. Public Realm Improvement Standards and Design Guidelines
8. Infrastructure and Public Facilities
9. Implementation

FUTURE MEETING TOPICS

- **March 22nd:** Chapter 8- Infrastructure and Public Facilities, and Chapter 9- Implementation and Economic Development
- **April 26th:** Entire Draft Specific Plan