



## MEMORANDUM

**March 15, 2018**

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TO: Priority Area 1 (PA-1) Specific Plan Working Group Members  
FROM: Ben Ritchie, De Novo Planning Group  
SUBJECT: PA-1 Working Group Meeting #9  
DATE: March 15, 2018

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### INTRODUCTION

The March 22<sup>nd</sup> Working Group meeting will focus entirely on the group's review and discussion of three chapters of the Draft Specific Plan: Chapter 8- Infrastructure and Public Services, and Chapter 9- Economic Development, and Chapter 10- Implementation and Administration; and two related technical studies that will be included as appendices to the Specific Plan: the Priority Area 1 Specific Plan Preferred Alternative Fiscal Analysis and PA-1 Roadway and Utility Engineer's Estimate.

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

Please come to the meeting having read all of the documents in detail, and be prepared to specifically discuss any key questions or proposed revisions to the documents. 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](mailto:enolthenius@brentwoodca.gov)).

### READING MATERIALS

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

1. **Chapter 8- Infrastructure and Public Services.** This chapter describes the infrastructure systems and public services that will support the private development and public improvements described in the previous chapters, and how the systems and services will be provided. The infrastructure systems include water, wastewater, stormwater, gas, electricity, and telecommunications. The public services include recreation and parks, police and fire, and public educational facilities.
2. **Chapter 9- Economic Development.** This chapter provides economic development strategies, goals, and polices for the Specific Plan area. The strategies describe how development in the Specific Plan area can help Brentwood realize its broader economic development goals, what the development may entail, and the impact that eBART service may have on strengthening the Specific Plan area and the city's economic connections within the region. The goals and policies

describe the various approaches that the City may take to encourage economic development within the Specific Plan area.

3. **Chapter 10- Implementation and Administration.** This chapter describes the Specific Plan's implementation action plan, funding and financing strategy, and administration.
4. **Priority Area 1 Specific Plan Preferred Alternative Fiscal Analysis.** The fiscal analysis projects increased General Fund costs and revenues associated with the Specific Plan's preferred land use alternative. This analysis projects the fiscal impact of the preferred land use alternative at buildout, and assumes a continuation of the City's existing General Fund cost and revenue structure, as reflected in the City's 2016/17-2017/18 Operating Budget for the 2017/18 fiscal year. The analysis focuses on the General Fund, because it represents the portion of the City's budget that finances key public services using general purpose discretionary revenues.
5. **PA-1 Roadway and Utility Engineer's Estimate.** The document estimates how much it will cost the City to construct the utility and roadway improvements associated with the the Specific Plan Area's primary network. The document is organized by roadway; and the roadways' estimates are itemized by utility and roadway component.

#### **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 Services
9. Economic Development
10. Implementation and Administration

#### **FUTURE MEETING TOPICS**

- **April 26<sup>th</sup>:** Entire Draft Specific Plan