

Brentwood Boulevard Specific Plan Sciortino Ranch Workshop March 13, 2007





Background

- Two Joint Workshops
 - February 13, 2007 – Sciortino Ranch Owners' desired land use plan
 - February 27, 2007 – Brentwood Boulevard Plan Overview
 - Questions and answers now available tonight and via the City's website.
 - www.ci.brentwood.ca.us
 - Staff is reviewing comments and working on revisions to the Draft Plan.

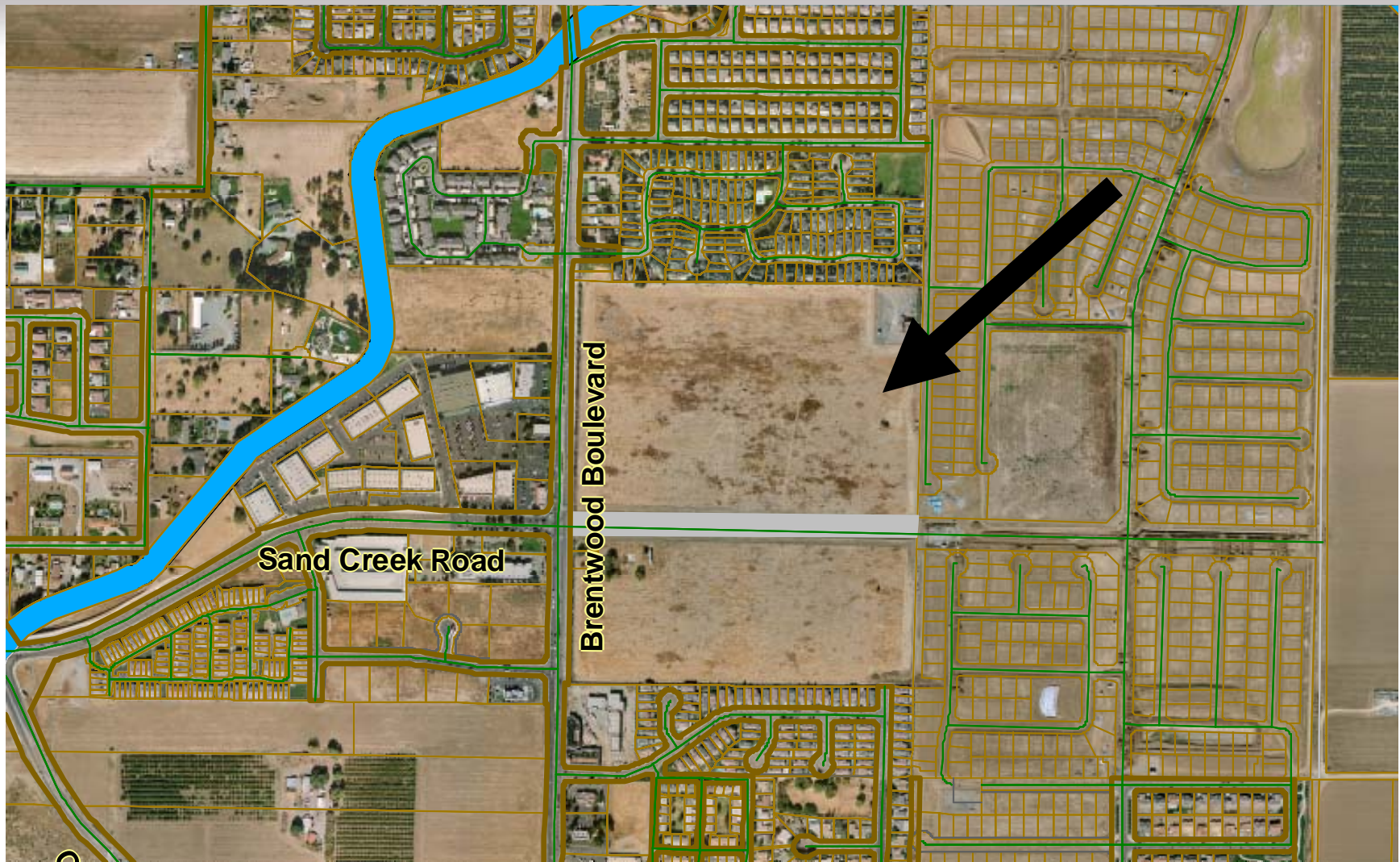


Background

Tonight's Joint Workshop

1. Receive guidance on the land use mix for the Sciortino Ranch property
 - Reviewing and comparing recommended BBSP land use plan and the plan presented by Sciortino Ranch Owners.
2. Determine whether Sciortino Ranch should be removed from the proposed boundaries of the Brentwood Blvd. Plan area and processed independently.

Sciortino Ranch Site



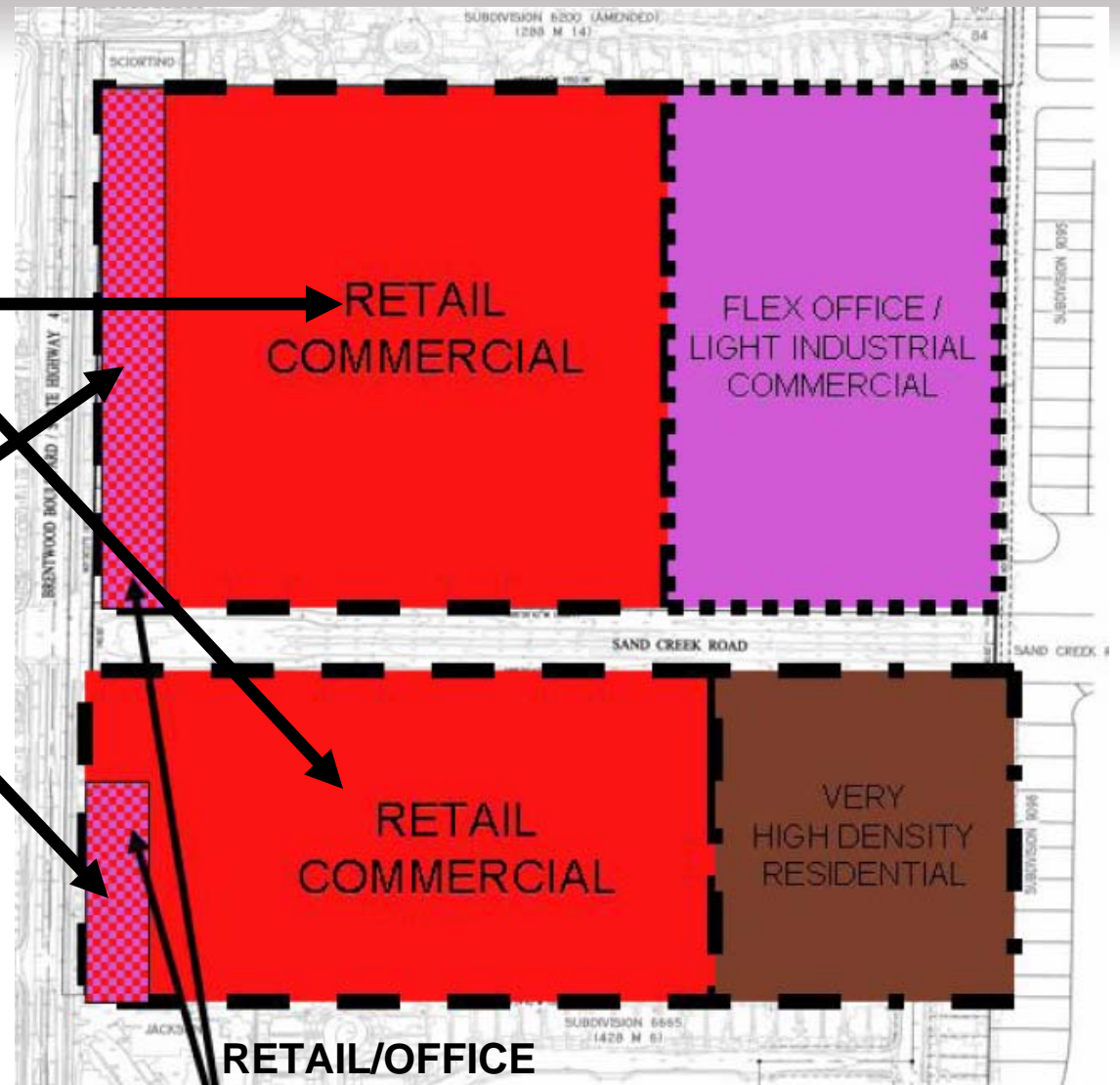


Existing General Plan Uses

- Sciortino Ranch site (SPA A)
 - 47 acres of Business Park
 - 13 acres of General Commercial
 - 7 acres of Very High Density Residential

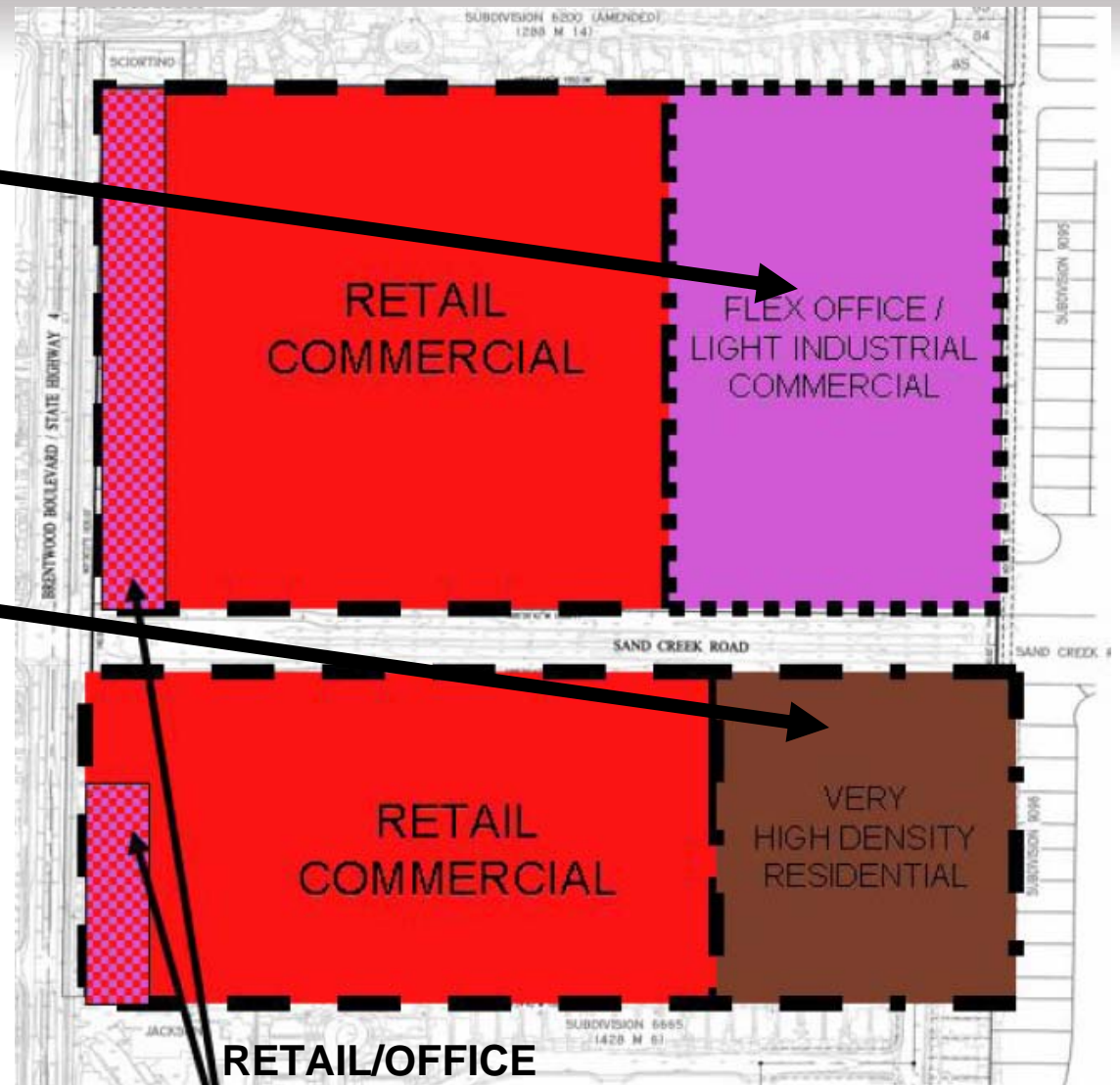
Sciortino Ranch Owners' Proposed Plan

- 31 acres of retail
 - Two big-box retail stores
- 8 acres of retail/office
 - Along the frontage of Brentwood Boulevard



Sciortino Ranch Owners' Proposed Plan

- 13.5 acres of light industrial/flex office
 - Adjacent to the single-family residential on the north and east sides
- 7 acres of Very High Density Residential (as mandated by the City's Housing Element)
 - Relocated from the front to the back of the property, adjacent to the single-family residential projects





Proposed Brentwood Boulevard Plan

“Grand Boulevard Vision”

A traditional American boulevard with distinctive buildings facing the boulevard including comfortable walkways and generous landscaping to provide an active, inviting, and attractive location for residents, workers, and visitors.





Proposed Brentwood Boulevard Plan

Goals and Objectives

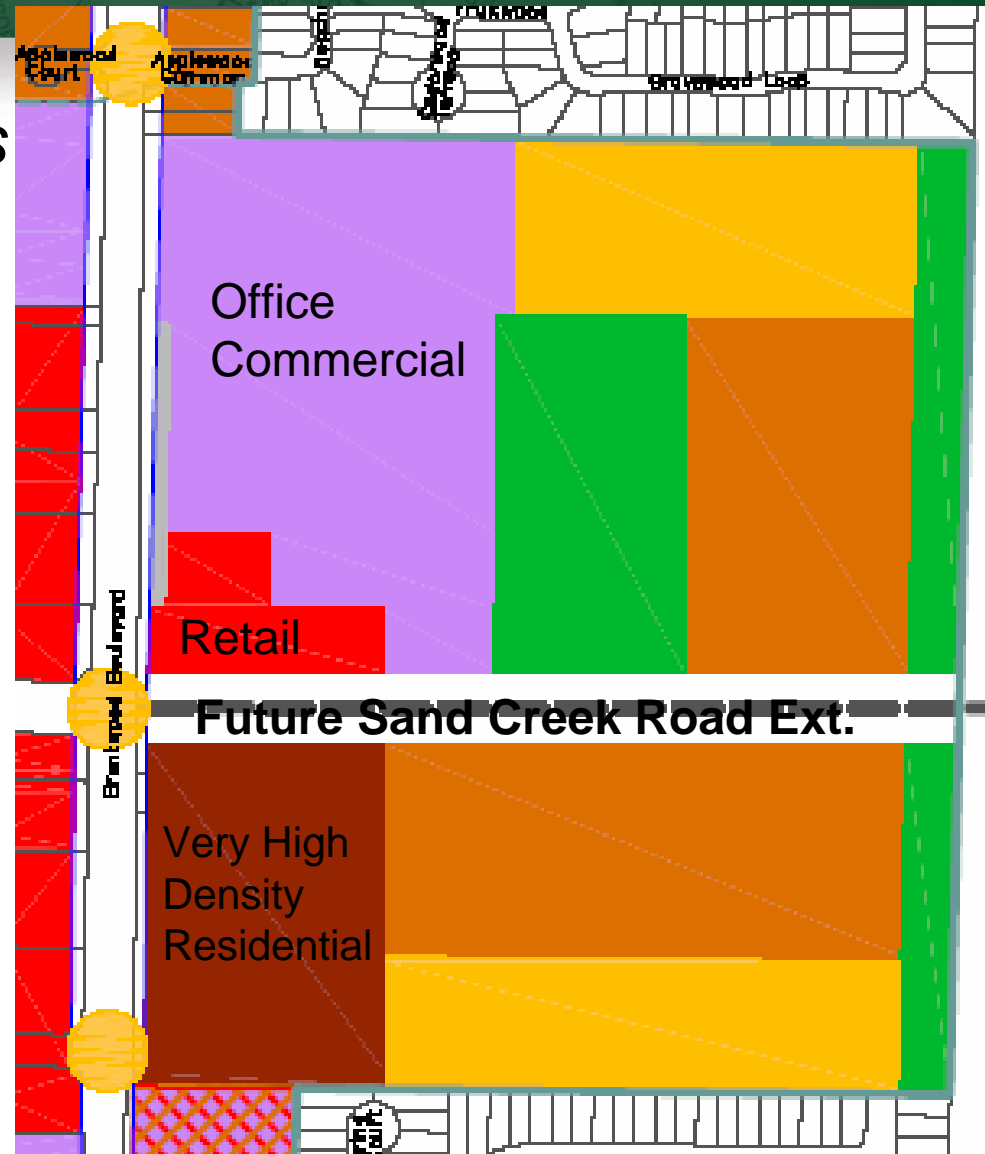
1. Create a unique, attractive and inviting “Grand Boulevard”
2. Improve existing conditions and move away from “strip commercial” land use pattern
3. Stimulate revitalization and provide for land use compatibility
4. Create prosperous live/work areas that provide new employment and housing opportunities



Proposed BBSP Land Uses

Consistent with the Goals and Objectives

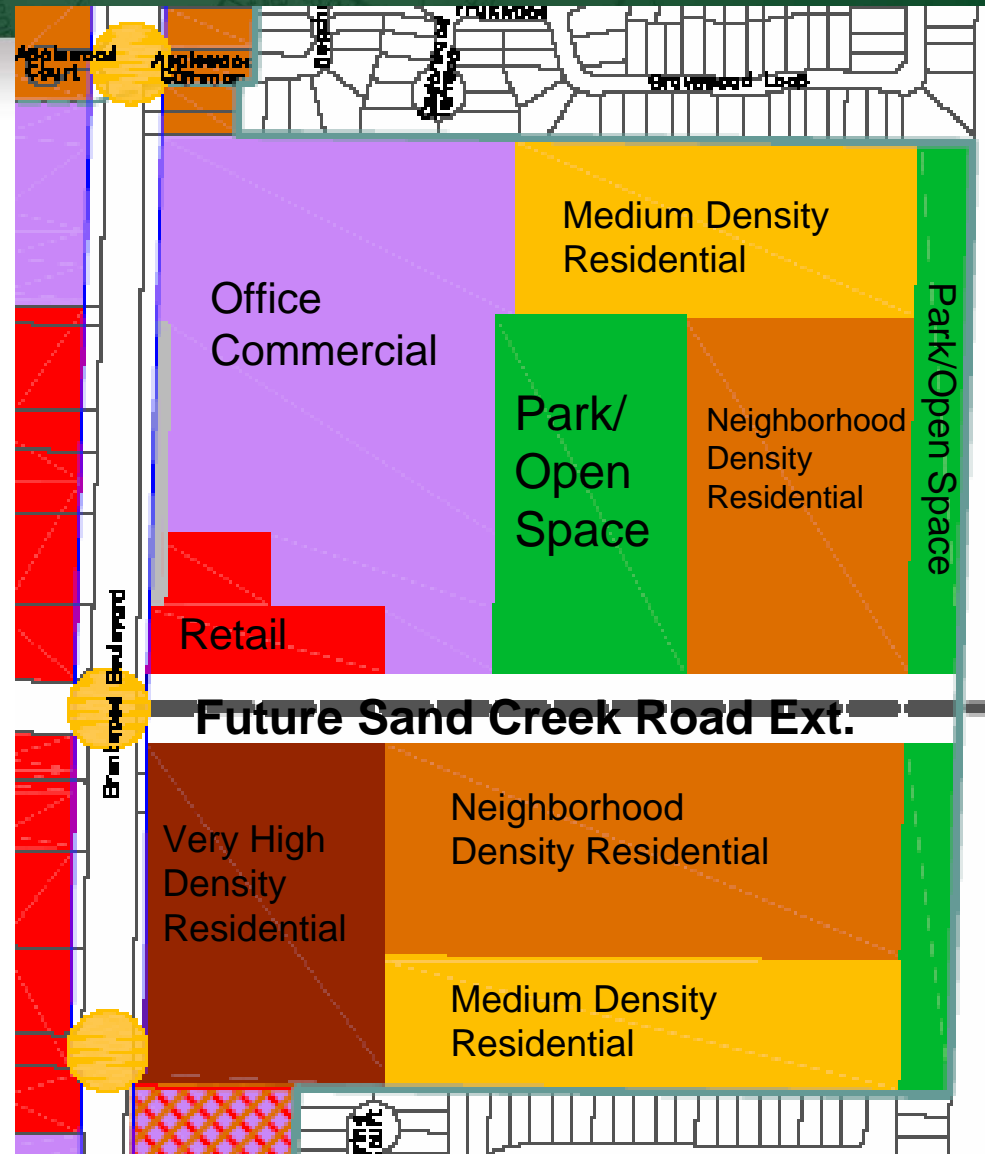
- Two acres of retail
- 14 acres of office
- 7 acres of Very High Density Residential



Proposed BBSP Land Uses

Consistent with the Goals and Objectives

- 12 acres of Medium Density Residential
- 16 acres of Neighborhood Density Residential
- 9 acres of new parks and open space





Comparing the Land Use Plans

	Draft BBSP Land Use Plan		Sciortino Ranch Owners Proposal	
<i>Land Use Category</i>	<i>Acreage</i>	<i>Building Area (Sq. Ft.)/ No. of Dwelling Units</i>	<i>Acreage</i>	<i>Building Area (Sq. Ft.)/ No. of Dwelling Units</i>
Retail	2	17,424	31	278,784
Office/Retail	---	---	8	4 AC Retail- 26,136 4 AC Office- 48,787
Office	14	170,755	14	170,755
MDR	12	96	---	---
NDR	16	208	---	---
VHDR	7	210	7	210
Parks/Open Space	9	---	---	---
Roadway	5	---	5	---
Totals	65	514 Dwelling Units, 17,424 Sq. Ft. Retail 170,755 Sq. Ft. Office	65	210 Dwelling Units, 304,920 Sq. Ft. Retail, 219,542 Sq. Ft. Office



Issues Raised at Feb. 13th Workshop

Traffic

	Draft BBSP Land Use Plan			Sciortino Owners' Proposal		
		Average Daily Trips (ADT)			Average Daily Trips (ADT)	
<i>Land Use</i>	<i>Acres</i>	<i>Weekday</i>	<i>Saturday</i>	<i>Acres</i>	<i>Weekday</i>	<i>Saturday</i>
Retail	2	748	871	35	14,803	18,009
Office	14	2,179	437	18	2,801	562
MDR	12	919	970	--	--	--
NDR	16	1,219	1,179	--	--	--
VHDR	7	1,411	1,342	7	1,411	1,342
Totals		6,476	4,799		19,015	19,913

Issues Raised at Feb. 13th Workshop

Impact on Existing Commercial Development

- Economic analysis recommended the reduction of retail in this corridor
- Potential adverse impacts on the
 - Downtown
 - Safeway Town Center
 - Brentwood Education and Technology Center
 - Sunset Plaza





Processing of Sciortino Ranch Property

- Request by owner to process separately
- Reasons to process together:
 - Comprehensive approach to Brentwood Boulevard
 - Transparency of public review process
 - Even-handed approach to all property owners in the Specific Plan Area
 - Environmental planning, process and timing



Staff Recommendation

- Include Sciortino Ranch in the environmental document and study both alternatives in the Environmental Impact Report and include an Economic Impact Analysis
 - Provides Council with the ability to make the most informed decision about land uses for Brentwood Boulevard
- Refer BBSP to the Land Use and Development Committee for any final adjustments regarding the land use and residential densities.

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