

Ohlone Project

Presentation by Planning Staff

City Council Hearing 11/9/10



Project Elements:

- Site to be divided into 3 city blocks bordered by streets on all sides
- Range of 24,000 to 30,000 square feet of commercial uses
- Range of 680-800 housing units (100-125 DU/AC) with three towers (2 at 15 stories, 1 at 11 stories)
- Two levels of parking (one for commercial at grade, one below grade for residential) and approximately 100 curbside parking spaces along project frontages

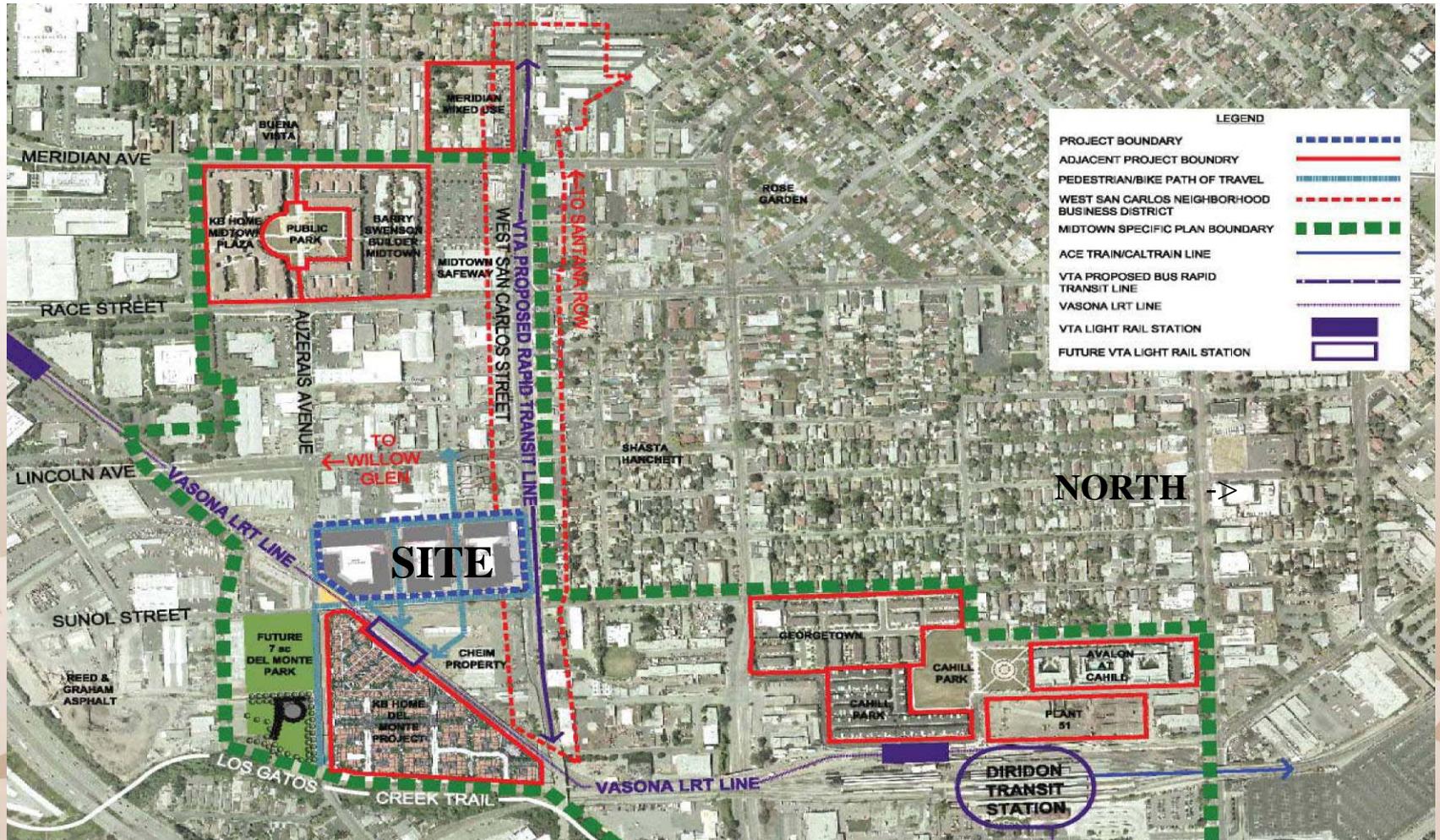


Project includes:

- *Deed restriction of 3.99 acres on adjacent property that will expand Del Monte Park*
- *\$1,000,000. contribution to transit improvements*



Area map and site context



Midtown Specific Plan and General Plan Text Amendments

- 1) Increase in density from 100 DU/AC to 125 DU/AC*
- 2) Increase from 90 feet to 150 feet, subject to FAA regulations*
- 3) Changes to Vasona Mixed Use Subarea Urban Design Guidelines (allow the street wall to be increased to 65 feet)*

Approved by the City Council on 12/1/09

Community Meetings:

- March 18, 2009 Community Workshop/Meeting
- March 19, 2009 Community Workshop/Meeting
- May 6, 2009 Greater Gardner Coalition Neighborhood Advisory Committee Meeting
- May 28, 2009 Burbank Del Monte NAC Meeting
- April 21, 2009 Architectural Review Committee (ARC) Meeting
- June 1, 2009 Delmas Park
- August 18, 2009 Neighborhood Roundtable
- November 4, 2009 Parks Commission
- November 12, 2009 Housing Commission
- February 25, 2010 Community Workshop/Meeting
- May 3, 2010 Architectural Review Committee (ARC) Meeting
- May 4, 2010 Community Workshop/Meeting
- August 30, 2010 Community Meeting
- October 6, 2010 Meeting with Neighborhood Leaders (Draft Development Standards)



Evolution of Project Design

Initial submittal- 825 units (121 DU/AC),
three 18 story towers



Architectural Review Committee (ARC)

Key Comments:

- *The repetitive character of each block should be avoided by staggering the location of the towers.*
- *There should be some variation in the height of towers.*
- *The towers should be setback from the streetwall.*
- *There should be more emphasis on creating larger and more visible public plazas.*
- *Provide greater variation in the building height on the new West Way..*
- *The towers should not look like offices.*

Plan Revision #2

647 units (95 DU/AC)

Includes two 15 story towers.

The tower nearest the LRT line was deleted.



Current Proposal

Plan Revision #3 - 707 units (104 DU/AC)
includes three towers



Staff recommends approval of the proposed
Planned Development Rezoning