

Arroyo Lago Narrative
February 21, 2018

Existing Conditions:

Arroyo Lago sits on an estimated 26 acres in unincorporated Alameda County currently designated in the General Plan as Medium Density Residential Use, or 4-8 dwelling units/acre. A properly filled and closed, former quarry site, the current neighborhood context includes single-family residential (separated from the site by a wall) and the Pleasanton Operations Services Department to the west, and Pleasanton Garbage Services to the south across Busch Road. Primary access to the site is Busch Road via Valley Avenue. East of the subject site, Busch Road becomes a secured gated private roadway, eventually connecting into El Charro Road distantly north of the subject site just south of Stoneridge Drive.

About the Plan:

Utilizing the principles of New Urbanism that focus on walkability, connectivity, providing for civic spaces and a mix of housing types this plan is designed to create a sense of place. The plan is organized around a main north/south avenue extending from Busch Road to a neighborhood square. To calm vehicle speed, the avenue jogs slightly around the square and then continues north to a perpendicular street at the north edge of the property and views of Lake I and Mount Diablo in the distance. A second, north-south roadway parallels this avenue to the east, providing a second means of access and ensures. This framework ensures that traffic volume is spread out, which in turn increases pedestrian comfort and safety. Side streets and pedestrian mews run perpendicular to this framework. One of these, at the northern boundary of the property provides an emergency vehicular access beyond the property east to El Charro Road. Another of these streets terminates on the western edge into a nice green space.

The plan area includes a range of housing types with densities ranging from 4 dwelling units/acre up to 10-12 dwelling units/acre - all single family units, either detached or attached. This range of unit types is important for achieving the housing diversity needed to serve a broader range of residents, including young families. The higher density units are concentrated along the avenues and around the neighborhood green, providing the highest number of 'eyes on the street', a key element of safety.

In order to encourage walkability and community interaction, the plan utilizes the concept of 'complete streets', in which motor vehicles, bicycles and pedestrians are equal constituents. The vehicular travel ways will be sized to encourage slow speeds yet meet fire department requirements. The majority of proposed streets and avenues are free of curb cuts and driveways and lined with sidewalks on both sides. To achieve this, most of the blocks are serviced by rear alleys that provide access to garages.

Plan Revisions, dated February 21, 2018

In response to comments from the Alameda County Planning Department, as well as residents of the Villages at Ironwood neighborhood, several changes to the site plan have been made since the first submission:

- 1) The three-story townhouses formerly backing up to the property line, adjacent to the Villages at Ironwood neighborhood, have been moved away from that position. The earlier proposal showed 10 townhouses in this location, while the new plan now shows four, two-story homes. As a result, the closest homes to the shared property line with the Villages at Ironwood are a minimum of 15' away. These four homes are two-stories in height and will have landscaping along the edge of their lots. The remainder of the house lots along that border are separated from the property line by an 8' landscape buffer and a 20'-wide alley. With an additional 2' rear yard setback the next closest

building is at least 30' from the property line.

- 2) The path of Street G has been straightened, eliminating a slight jog that had been in the earlier proposal
- 3) As a result of the two changes above, the overall unit count has been reduced from 208 homes in the previous proposal to a total of 205 homes.