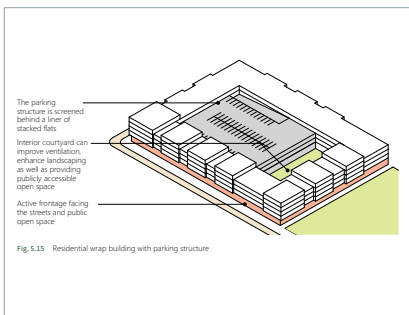
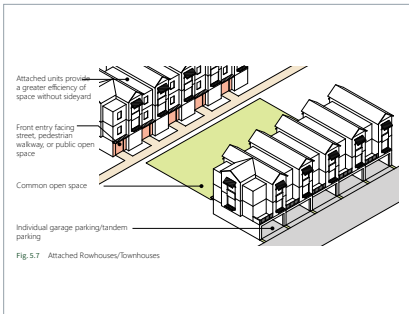
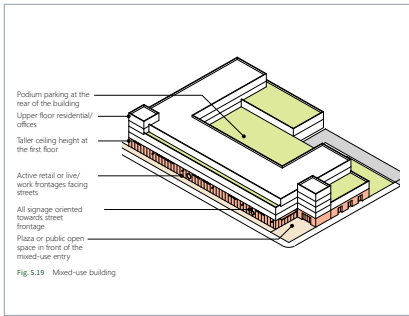


PLEASANTON OBJECTIVE DESIGN STANDARDS PLEASANTON, CA

2.A.3 Development Standards for Extra Large-Scale Sites

EXTRA LARGE-SCALE SITES MUST BREAK DOWN SITE SCALE AND PROVIDE SIGNIFICANT OPEN SPACE AMENITIES.



RATIONALE

Extra Large-Scale Sites defined by the following Applicability criteria must provide connections to existing public streets and pedestrian and cycling amenities and provide for connections to future adjacent development. Extra Large-Scale Sites are required to use *Internal Streets* and *Pedestrian Walkways* to subdivide the site into multiple building blocks and to provide significant publicly-accessible centralized *Open Space*.

APPLICABILITY

The following standards and guidelines apply to all development sites meeting the following conditions:

- A minimum of 5 units proposed
- A proposed site area exceeding 7 acres.

STANDARDS

- S1. Extra Large-Scale site design shall conform with spacing and conceptual building, parking, and frontage locations shown in Fig. 2.9
- S2. Buildings fronting on public streets, pedestrian walkways, and open spaces shall front 75% of the linear facade

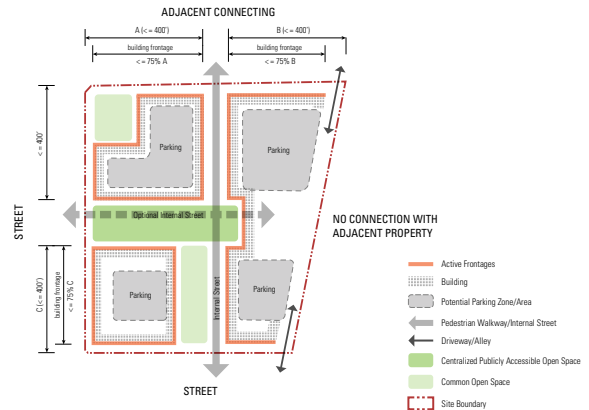


Fig. 2.9 Extra Large-Scale Site Organization and Connectivity

drive aisles and include landscaping/trees, lighting and decorative paving at crossings. (see "2.A.6 Pedestrian Connections / Paseos")

Additional Standards for sites exceeding 5 acres

- S6. Sites exceeding 5 acres in size shall

- G1. Pedestrian and bike paths should be used where street connections to adjacent neighborhoods or parcels are infeasible.
- G2. Site circulation elements should anticipate future connection to adjacent parcels where street or pedestrian connections are not currently feasible.

Fitting Needed Housing Seamlessly into Context

As a prospering suburb in the Tri Valley just over the hills from the Bay Area, Pleasanton has a complicated relationship with growth. VMWP previously authored Transit Oriented Development Design Guidelines and Housing Design Guidelines for Pleasanton. Spurred by a statewide mandate to provide Objective Design Standards, VMWP has been working with the city of Pleasanton to modernize the Housing Design Guidelines into Objective Design Standards.

VMWP sees the revision as an opportunity to bring older regulations up to date with current development practices and to provide a clear, quantifiable baseline for appropriate design. As part of its process, VMWP has analyzed relevant built projects from the most recent development cycle, and used a rigorous testing process to draw on those buildings to create realistic and quantifiable Design Standards. VMWP has also been well positioned to advise Pleasanton on context-sensitive best practices and implementation approaches.

Design Features

- Standards require long building massing to be subdivided to relieve long facades
- Standards are applied differently for different size sites to encourage smaller-scale infill development, while demanding more benefit from large projects
- Standards encourage connections between adjacent parcels to gradually reinforce the street grid over time.

Green Features

- Landscape standards encourage water conservation by reducing irrigated areas
- Lighting standards discourage the excessive lighting of parking lots and encourage smart controls to reduce light pollution at night.
- The Design Standards impose the only current requirement for bicycle parking in the Municipal Code.

Client: [City of Pleasanton](#)

Site Area: Designated RHNA sites

Completion: Ongoing

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