

**WALNUT CREEK CITY COUNCIL
RESOLUTION NO. 14-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK
APPROVING THE SHADELANDS GATEWAY SPECIFIC PLAN**

The City of Walnut City Council hereby resolves as follows:

Section 1. Background.

1. On June 17, 2014, the Walnut Creek City Council resumed consideration of the Applicant's request for approval of the Project's land use entitlements, including a General Plan Amendment, Specific Plan, Planned Development Ordinance, and the Tree Removal Permit continued from June 3, 2014.
2. On June 3, 2014, the Walnut Creek City Council held a public hearing during which it reviewed the evidence in the record, including staff reports and analysis and Commission recommendations, received public testimony, and considered certification of the Final EIR and approval of the Project entitlements sought by the Applicant, Property Development Centers, Inc, including the Final EIR, General Plan Amendment, Specific Plan, Planned Development Ordinance, and Tree Removal Permit. The City Council voted unanimously to certify the Final EIR document, but did not take final action on the Project. City Council deferred further consideration of the four land use entitlements to June 17, 2014, and directed staff to make revisions to the language of the Specific Plan and Planned Development Ordinance.
3. On May 22, 2014, the Walnut Creek Planning Commission held a public hearing during which it recommended approval to City Council regarding: (1) certification of the Final EIR; (2) adoption of a General Plan Amendment; (3) adoption of the Shadelands Gateway Specific Plan; and (4) adoption of the Planned Development Ordinance for The Shadelands Gateway Specific Plan and The Orchards at Walnut Creek Project ("the Project"); and (5) approval of a Tree Removal Permit for The Orchards at Walnut Creek development proposal. The Orchards at Walnut Creek development proposal separately requires approval of a tentative map by the Planning Commission and final Design Review by the Design Review Commission subsequent to approval of the five entitlements recommended herein.
4. On May 12, 2014, the City released the Final EIR for the proposed Project. The Final EIR provides responses to comments and clarifications of the analysis in the Draft EIR, as well as provides text changes to the Draft EIR, which do not alter the conclusions of the Draft EIR. The Final EIR also contains a mitigation monitoring and reporting program in order to ensure that the mitigation measures and project revisions identified in the EIR are implemented.
5. On April 16, 2014, the Walnut Creek Design Review Commission ("DRC") held a public hearing and recommended to the Planning Commission adoption of (1) the proposed Design Guidelines of the Shadelands Gateway Specific Plan (the "Specific Plan"); and (2) the site plan and other design-related exhibits for The Orchards at Walnut Creek ("The Orchards") development proposal (Application No. Y12-071) associated with rezoning 2800 Ygnacio Valley Road (Project Site) from Business Park (B-P) to Planned Development (P-D).

The DRC previously held study sessions on March 20 and June 26, 2013, and March 5, 2014, to provide feedback on the proposed design guidelines in Chapter 3 of the Specific Plan, as well as the concepts for site planning, building architecture, landscaping, parking, site amenities, tree removals, and other design elements presented in The Orchards. During the study sessions, the

DRC also assessed the extent to which The Orchards satisfied the spirit and intent of the applicable design-related Planning Principles contained in the Specific Plan.

6. On March 13, 2014, the Walnut Creek Planning Commission (“PC”) held a study session to provide feedback regarding land use regulations and development standards contained in draft versions of the Specific Plan and the Planned Development (“P-D”) Ordinance. The PC also reviewed The Orchards to assess its compliance with the land use framework established in the draft versions of the P-D and the Specific Plan.

The PC previously held study sessions on March 28 and July 11, 2013, to review the Project. The Commission provided feedback on the proposed land use framework and development regulations contained in Chapters 3 and 4 of the proposed Specific Plan and the draft Planned Development Ordinance. The PC also commented on the proposed mix of land uses; property development regulations; traffic, access, and site circulation; vehicle and bicycle parking; proposed public amenities; and site improvements presented as part of The Orchards development proposal. Further, the PC also assessed the extent to which The Orchards satisfied the spirit and intent of the applicable land use-related Planning Principles contained in the Specific Plan. During those study sessions, staff also apprised the PC of other Council and Commission reviews, comments, and considerations.

7. On January 6, 2014, the City released the Draft EIR for the proposed Project. On that day, a Notice of Completion and Availability for a 45-day review of Draft EIR was posted with the Contra Costa County Clerk, posted conspicuously in public places within 1,000 feet of the Project site, and mailed out to interested parties on the Project-related mailing list. The Draft EIR was posted on the City’s website, and copies of the document were available for public review at City Hall, located at 1666 N. Main Street in Walnut Creek, the Walnut Creek Library, at 1644 N. Broadway in Walnut Creek, and the Ygnacio Valley Library at 2661 Oak Grove Road in Walnut Creek. All governmental and utility agencies affected by the proposed Project were notified and given the opportunity to respond thereto.

The Draft EIR identified environmental impacts that would be significant unless mitigated, prompting the preparation of mitigation measures, as detailed in the Draft EIR. Twelve of the 14 environmental issue areas impacted by the Project would be reduced to less than significant status with implementation of mitigation measures. The remaining impacts, related to air quality and greenhouse gas emissions, were found to be significant and unavoidable even after implementation of mitigation measures.

Approximately 278 comment letters regarding the Draft EIR were received during the public comment period. These comments were received from a combination of regional and local agencies and local citizens.

8. On July 16, 2013, the Walnut Creek City Council (“CC”) held a study session during which Councilmembers provided feedback regarding both the Specific Plan and The Orchards development proposal. The CC reviewed the extent to which The Orchards addressed the 11 Planning Principles endorsed by the Shadelands Gateway Specific Plan Advisory Committee in October 2012; discussed the proposed mix of land uses, including senior housing; reviewed the traffic, access, and circulation policies, including mass transit opportunities and pedestrian and bicycle safety, as presented in the Specific Plan and proposed in The Orchards; examined site

access and circulation; and commented on site-wide sustainability concerns, among other aspects of land use policy and development regulation for the 25-acre Project site.

The CC previously held a study session on April 2, 2013, during which Councilmembers reviewed The Orchards and discussed its direction and land uses proposed, considered feedback from the various City Commissions, and assessed whether The Orchards satisfied the 11 Planning Principles endorsed by the Shadelands Gateway Specific Plan Advisory Committee.

9. On June 27, 2013, the Walnut Creek Transportation Commission ("TC") held a study session at which Commissioners analyzed the transportation goals and strategies contained in Chapter 4 of the Specific Plan related to vehicular, pedestrian, and bicycle access and circulation, and public transit. Additionally, the TC discussed the consistency of the proposed access and circulation elements of The Orchards with the proposed transportation strategies of Chapter 4 of the Specific Plan.

The TC previously held a study session on March 21, 2013, during which Commissioners reviewed The Orchards, offered the applicant and staff feedback regarding transportation elements, and assessed The Orchards' compliance with the 11 Planning Principles endorsed by the Shadelands Gateway Specific Plan Advisory Committee as the basis for the Specific Plan.

10. On June 17, 2013, the City distributed a Notice of Preparation for the Draft EIR. Subsequently, the Project was assigned State Clearinghouse No. 2013062040. Agencies including the Central Contra Costa Sanitary District, California Historical Resources Information System, California State Department of Toxic Substance Control, California Department of Fish and Game, Contra Costa County Fire Protection District, Contra Costa County Transit Authority responded with written comments.
11. December 20, 2012, Eric Price of Lowney Architecture ("Applicant") filed Application No. Y12-071: The Orchards at Walnut Creek, requesting approval to construct a new, neighborhood-oriented, mixed-use shopping center with approximately 200,000 square feet of new commercial space, including a 55,000 square-foot Safeway store with pharmacy; commercial uses such as retail, personal services, restaurant, a health club or offices; and several acres of passive recreation areas and open space, among other public amenities.
12. On September 20, 2011, City Council created an 11-member Shadelands Gateway Specific Plan Advisory Committee (AC) that held 10 monthly public meetings between December 2011 and October 2012. The AC comprised two Councilmembers, three City Commissioners, three Walnut Creek residents, one local business owner, one Shadelands Business Park tenant, and the Project applicant. At the conclusion of the process, the AC endorsed 11 Planning Principles to be included in the Specific Plan as a framework for future development. The Planning Principles incorporated feedback from AC members, the applicant, and the public, and addressed the needs of the community with those of the applicant to create a viable, competitive vision for the future of the 25-acre Project site.
13. On August 17, 2011, Deborah Karbo of Property Development Centers, LLC ("Applicant") filed Application No. Y11-056 to initiate the process for the creation of the Shadelands Gateway Specific Plan. The Specific Plan would outline a vision for future redevelopment of the nearly 25-

acre property located at the northwest corner of the intersection of Ygnacio Valley and Oak Grove Roads within the Shadelands Business Park.

14. The Project requires:

- a. Certification of an Environmental Impact Report (an "EIR"), which evaluated the potential environmental impacts associated with implementation of the Project and found significant, unavoidable impacts related to air quality and greenhouse gas emissions such that certification of the EIR requires approval of a Statement of Overriding Considerations;
- b. Adoption of an amendment to the Walnut Creek General Plan 2025 (the "General Plan") Land Use Map to change the land use designation of the Project Site from Business Park ("BP") to Mixed Use-Commercial Emphasis ("MU-C"), and amending the text of Chapter 2, Goal 5 and Chapter 4, Goal 23 of the General Plan to include new language regarding preparation of a Specific Plan to revitalize the Shadelands Business Park by providing additional retail, restaurants and services to the surrounding area through development of a mixed use project at this gateway site;
- c. Adoption of the Specific Plan, which establishes a link between overarching General Plan policies and individual development proposals within a defined area, and provides a vision for future redevelopment of the Project Site;
- d. Adoption of a Planned Development Zoning Ordinance to re-zone the Project Site from Business Park (B-P 100) in order to establish specific land use and property regulations that will govern future development of the Project Site;
- e. Approval of a Tree Removal Permit to allow the removal of 49 trees of varying sizes, species, and health, including 15 highly-protected trees, to accommodate future redevelopment of the Project Site, as envisioned in The Orchards;
- f. Approval of a Tentative Map for The Orchards subject to review by the Planning Commission; and
- g. Final Design Review approval for The Orchards by the Design Review Commission.

15. In considering adoption of the Shadelands Gateway Specific Plan, City Council is guided by WCMC Chapter 9 of Title 10, which provides for the adoption and amendment of the City's General Plan and any Specific Plan

16. The Project site is located at the northwest corner of the intersection of Ygnacio Valley and Oak Grove Roads within the 240-acre Shadelands Business Park at the eastern end of Walnut Creek. The western half of the 25-acre Project site is currently improved with two Safeway office buildings, totaling approximately 126,000 square feet in size, and associated surface parking; the eastern half of the site is unimproved and dominated by open grassland and dozens of mature walnut and oak trees. The eastern half has remained persistently vacant for several decades despite prior unsuccessful attempts by the property owner and others to develop the site with commercial office buildings.

Section 2. Findings.

After receiving public testimony on the proposed Shadelands Gateway Specific Plan set forth herein, and considering the staff report and all of the written materials presented, the City Council hereby makes the following findings, guided by WCMC Chapter 9 of Title 10, which provides for the adoption and amendment of any Specific Plan:

1. The Specific Plan establishes a link between overarching General Plan policies and individual development proposals within a defined area. The Specific Plan includes statutorily-required elements, such as overall land use and development standards, design guidelines, infrastructure, and implementation measures. Those elements, if ultimately adopted by the City Council, would continue to apply to the 25-acre property regardless of the outcome of any particular development application.
2. Adoption of the Specific Plan promotes the health, safety, and welfare of the residents of the City of Walnut Creek, as the Specific Plan contains the 11 Planning Principles that provide guidance for future development of the site that are intended to revitalize the Shadelands Business Park and provide additional retail, restaurants and services to surrounding area with development of a mixed use project at this important gateway site.
3. Adoption of the Specific Plan serves the health, safety, and welfare of the residents of the City of Walnut Creek, as the Specific Plan contains requirements of future development on the 25-acre site, including: (1) installation of a multi-use pathway around the perimeter of the site; (2) reservation of a minimum of four acres of open space onsite for passive and recreational use and enjoyment of the public; (3) installation of a public art piece at the corner of Ygnacio Valley and Oak Grove Roads, which is identified in the General Plan as a gateway to the City of Walnut Creek; (4) installation of a Type III bicycle facility along southbound Oak Grove Road to foster use of alternative modes of travel to and from the business park, generally, and the site, specifically; and (5) construction of a second southbound left turn pocket on Oak Grove Road, previously identified in the City's Capital Improvement Program, to help alleviate long-term congestion issues at the intersection with Ygnacio Valley Road.
4. Adoption of the Specific Plan would further the following General Plan goals, policies, and actions:

Chapter 2 – Quality of Life

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| Goal 1 | Protect and enhance the quality of life in the city's residential neighborhoods. |
| Policy 1.1 | Protect and enhance the distinctive characteristics of each neighborhood. |
| Policy 1.4 | Require that new development is compatible with surrounding uses. |
| Goal 2 | Sustain the community's quality of life with a vigorous and diverse economy. |
| Policy 2.6 | For areas designated for commercial or business use, plan for adequate sites that allow for expansion of local businesses. |
| Goal 5 | Encourage development of the Shadelands Business Park as a premier business and employment center. |
| Policy 5.1 | Support feasible transit improvements and innovative traffic solutions along Ygnacio Valley Road that serve the Shadelands Business Park. |
| Goal 11 | Promote a healthy community. |

- Policy 11.2 Promote health and fitness for all members of the community through healthy community design.
- Action 11.2.1 Encourage pedestrian- and bike-friendly development and redevelopment that encourages physical activity.

Chapter 4 – Built Environment

- Goal 3 Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic.
- Policy 3.1 Create opportunities for mixed-use developments.
- Goal 4 Promote and facilitate development that reflects the City’s long-term vision.
- Policy 4.1 Develop specific plans, precise plans, concept plans, or area plans for underdeveloped or underutilized areas of the city that are changing or have the potential to change significantly.
- Goal 5 Require that infill development is compatible with its surroundings.
- Policy 5.1 Require infill development to be compatible with adjacent and nearby uses.
- Goal 7 Provide adequate location and expansion opportunities for businesses that serve and employ Walnut Creek residents.
- Policy 7.3 Maintain the Shadelands Business Park primarily as an employment center, while allowing some retail and restaurant use that will serve the Shadelands business community.
- Action 7.3.1 Review and revise development regulations—such as minimum lot sizes and setbacks—for the Shadelands Business Park.
- Goal 12 Make more efficient use of the regional and subregional transportation system.
- Figure 13 Landmarks and Gateways – This figure designates the area around the intersection of Ygnacio Valley Road and Oak Grove Road as a city gateway. Gateways define an arrival point and promote community identity by providing unique reference points and orientation.
- Figure 14 Urban and Non-Urban Areas with Scenic Corridors and Views – This figure designates Ygnacio Valley Road as a Scenic Corridor.
- Goal 13 Maintain and enhance high-quality building design and urban design.
- Policy 13.1 Maintain urban design and architectural standards for evaluating the scale, appearance, and compatibility of new development proposals.
- Action 13.1.1 During the City’s review processes, confirm that the Plan Area design will be compatible with adjacent uses.
- Goal 15 Enhance connectivity and mobility throughout the city.

- Action 15.1.1 In new development, where street connections are possible, encourage both street and walkway/bikeway connections and discourage use of cul-de-sacs.
- Goal 16 Maintain and enhance Walnut Creek's identity and sense of place.
- Policy 16.2 Use public art to enliven and beautify the public realm.
- Action 16.2.1 Implement the Public Art Master Plan.
- Goal 17 Enhance the entrances to the city.
- Policy 17.1 At all major entry points to the City, develop welcoming gateways that emphasize the unique qualities of Walnut Creek
- Action 17.1.1 At each gateway (see Figure 13 in the General Plan), install similarly themed gateway designs.
- Goal 18 Preserve and enhance the visual amenity provided by the open spaces, hills, and creeks.
- Action 18.2.2 Require a 35-foot landscaped setback along Ygnacio Valley Road between Walnut Avenue and Oak Grove Road.
- Policy 18.5 Place utility lines, electrical transformers, and similar utility structures underground along identified corridors, at designated gateways, and in other strategic areas.
- Goal 21 Enhance the attractiveness and character of the city's neighborhood shopping centers and integrate them with surrounding development.
- Policy 21.1 Encourage new shopping center development and redevelopment to incorporate pedestrian-oriented mixed-use, and to make pedestrian and bicycle connections to surrounding residential areas.
- Goal 23 Encourage well-designed development and redevelopment of employment districts such as the Shadelands Business Park and at Pleasant Hill BART.
- Policy 23.2 Improve the image and functionality of the Shadelands Business Park.
- Goal 26 Develop a comprehensive, integrated plan to preserve the natural environment in the built environment.
- Policy 26.3 Preserve and add to the city's tree canopy.
- Policy 26.4 Protect tree resources on public and private property.
- Policy 26.5 Protect tree groves (especially oaks) and their understories.
- Action 26.5.2 Plan for the replacement of trees that have been removed.
- Action 26.5.3 Set standards for – and require new developments to have – adequate tree canopy.
- Policy 26.6 Recognize the benefit of urban wildlife and their habitat.
- Policy 26.7 Study the impacts of light pollution and develop actions to reduce its effects.
- Goal 27 Promote "green" development and redevelopment.

- Policy 27.1 Encourage resource-efficient building techniques, materials, and technologies in new construction and renovation.
- Goal 28 Promote energy conservation.
- Policy 28.2 Promote energy conservation throughout the city.
- Goal 29 Promote water conservation.
- Policy 29.2 Promote water conservation throughout the community.
- Action 29.2.4 Follow existing standards and guidelines for water-conserving landscaping, and encourage the planting of native and drought-tolerant plants.
- Policy 31.2 Consider additional land use and development criteria, standards, and decisions that have positive impacts on air quality and quality of life in general.

Chapter 5 – Transportation

- Goal 3 Maintain a transportation network that provides mobility for all ages and abilities and for all areas of the community.
- Policy 3.3 Promote maximum operational capacity and efficiency on arterials and collectors.
- Goal 5 Provide a safe and attractive environment for bicycle travel throughout the community.
- Policy 5.2 Provide facilities that encourage and support bicycle travel.
- Action 5.2.1 Require appropriate bicycle-related improvements as a condition of site development, design review, subdivision, or building permit approval and for all City street-widening projects.
- Action 5.2.2 Consider sidewalk widths greater than 10 feet whenever bicyclists are allowed or encouraged to use sidewalks.
- Action 5.2.4 Provide bicycle racks and other bike storage facilities at key high-use public locations.
- Goal 6 Provide a safe and attractive walking environment accessible to all.
- Policy 6.4 Facilitate use of public sidewalks and walkways throughout the city.
- Action 6.4.2 Ensure that new parking lots in commercial and multifamily housing developments provide safe and direct paths to building entrances from sidewalks and on-site parking areas.
- Goal 7 Increase transit ridership and service to employment, schools, shopping, and recreation.
- Policy 7.3 Link high-density residential developments, schools, employment centers, and shopping areas via transit.
- Action 7.3.1 Work with the Central Contra Costa Transit Authority (CCCTA) to ensure frequent, peak-hour transit services, including express bus, to Walnut Creek schools, employment and activity centers, and park-and-ride lots.

- Action 7.3.2 With CCCTA, develop transit incentives and partnerships with the schools and major employment and activity centers.
- Action 7.5.4 Require, where appropriate, that new developments provide transit amenities as a condition of project approval.
- Goal 8 Serve as a model for other cities by providing a comprehensive TDM program that strives to decrease the use of the automobile and reduce peak-period traffic congestion.
- Policy 8.5 Link high-density residential developments, employment centers, and shopping areas via transit, bikeways, and walkways.

Section 3. Decision.

Based upon the testimony received and the background and findings set forth above, the City Council hereby approves the Shadelands Gateway Specific Plan, which establishes an overall vision, land use framework and design guidelines for the future redevelopment site in accordance with the intent of the 11 Planning Principles memorialized therein, subject to the following conditions:


1. Staff shall edit the Specific Plan document, as described in Exhibit A attached hereto, to ensure the document’s internal consistency and clarity, and shall similarly revise the Specific Plan, as necessary, to maintain consistency with the overarching goals and policies of the General Plan and the underlying land use and development regulations of the Planned Development Zoning District.
2. Staff shall revise the final text of the Shadelands Gateway Specific Plan, as discussed by City Council, to include within the appropriate sections of the document language that implements the following: (a) encouraging the installation of “No Smoking” signs within the 4-acre open space and along the multi-use pathway; (b) encouraging the planting of edible landscaping within the Project site, where feasible; (c) allowing for the potential installation of photovoltaic arrays within parking lots, provided that no highly protected trees shall be removed and subject to the provisions for review and approval contained within both the Planned Development Ordinance and Title 3, Chapter 8 of the Municipal Code; and (d) acknowledging that solar panels in parking lots significantly reduce the heat island effect and provide protection from rain and sun.

Section 4. Effective Date.

This resolution shall take effect immediately upon its adoption.

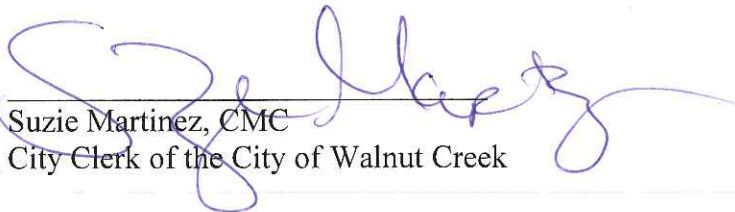
PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 17th day of June 2014 by the following called vote:

- AYES: Councilmembers: Haskew, Silva, Wedel, Mayor Lawson
- NOES: Councilmembers: Simmons
- ABSENT: Councilmembers: None



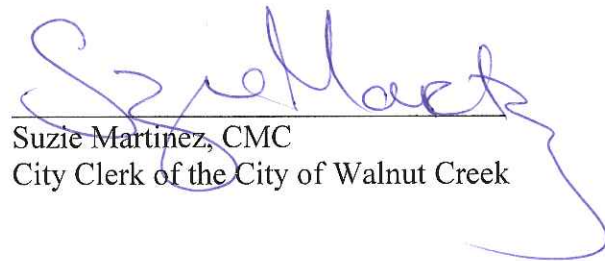
Kristina Lawson
Mayor of the City of Walnut Creek

Attest:



Suzie Martinez, CMC
City Clerk of the City of Walnut Creek

I HEREBY CERTIFY the foregoing to be a true and correct copy of Resolution No. 14-31 duly passed and adopted by the City Council of Walnut Creek, County of Contra Costa, State of California, at a regular meeting of said Council held on the 17th day of June 2014.



Suzie Martinez, CMC
City Clerk of the City of Walnut Creek

MEMORANDUM

Date: May 23, 2014

To: Ethan Bindernagel

Organization: City of Walnut Creek

From: Jami Williams

Title: Principal

Project Name: Shadelands Gateway Specific Plan

Topic: Errata Sheet: Modifications to October 2013 Draft Specific Plan

RRM recommends the following changes to the Specific Plan document.

1. Update acknowledgement page with current Planning Commission and City Council leadership.
2. Add the following statement to the end of the acknowledgement section *"Image shown throughout this document were taken by members of the project team or feature projects designed by RRM Design Group and our team of subconsultants."*
3. Page 1-16 - Remove reference within Section 1.4.3 to superseding and replacing the existing Shadelands Business Park Specific Plan.
4. Insert the following language to Chapter 1 regarding the City's Climate Action Plan, *"In April 2012, City Council adopted The City of Walnut Creek Climate Action Plan (CAP), which outlines the City's overall strategies for reducing greenhouse gas emissions (GHGs) in response to state regulations adopted to address climate change. The CAP serves as a blueprint for the City's future sustainability efforts, and contains policies that are designed to help the City meet state legal requirements for GHG reductions. The goals and measures outlined in the CAP are intended to support a healthy and sustainable future for Walnut Creek."*

"The Walnut Creek CAP outlines the City's approach to mitigating the impacts of climate change through a number of goals, measures, and actions that provide a road map to achieving the City's greenhouse gas reduction target of 15 percent below the baseline 2005 GHG levels by 2020. The CAP provides goals and associated measures, also referred to as climate change mitigation measures, in the sectors of energy use, transportation, land use, and solid waste. In addition, the Plan provides goals and measures for longer-term climate change adaptation and plan implementation, acknowledging that adaptation to climate change is necessary because reductions in greenhouse gases will not immediately reverse the impacts of climate change."

5. Page 3-12 – Modify as shown - The following guidelines are intended to illustrate the design considerations and recommendations for the required horizontal distance between a building façade and the ~~related front~~ property line of the adjacent street. ~~associated with each public street adjacent to the Plan Area.~~

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ARCHITECTS | ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
 A California Corporation | Victor Montgomery, Architect #C11090 | Jerry Michael, PE #36895, LS #6276 | Jeff Ferber, LA #2844

6. Page 3-12 - Healthy, highly protected tree(s) within the setback area should be retained to the extent possible.
7. Page 3-16 - A variety of common spaces open to the public including a primary plaza/recreation area areas and a combination of additional Common Open Spaces, including plazas, smaller recreation areas, a gateway landmark area, a multi-use path network, and pedestrian-oriented connections should be provided within the Plan Area and shall be provided in accordance with Section 3.2.8 of this document. Open space may also include a community garden, dog-friendly play area, ~~etc.~~ among other features.
8. Page 3-17 - Provide sitting areas for neighbors and business park and retail employees in open space areas and/or plazas (acreage will exclude ~~seating~~ outdoor dining dedicated to restaurant/cafe use);
9. Page 3-17 - Provide pedestrian links between buildings, public open spaces, and parking areas, ~~and~~, New #7. Visually emphasize ~~them~~ pedestrian links through the use of landscaping, trellises, lighting, and/or distinctive paving.
10. Page 3-21 - Add B. Pedestrian Connectivity to section 3.3.3. Development Guidelines, Removed from Senior Housing Section on pg. 3-30
11. Page 3-23 - Screening and/or buffers should be provided to obscure utilitarian features, including, but not limited to dumpsters, ~~rear~~ service entrances, utility and maintenance structures, and loading facilities.
12. Page 2-23 – Sustainability ~~Techniques~~
13. Add images to Sustainability Techniques, Section E. of Development Guidelines.
14. Page 3-23
 - b. Consider the use of rapidly renewable and ~~bio-based~~ natural building materials and products to reduce the depletion of finite raw materials.
 - ~~c. Consider the use of green roofs or vegetated roofs to reduce the urban heat island effect and to improve stormwater quality.~~
 - d. Green, vegetated, and cool roofs are encouraged. Cool roofs are roofs consisting of materials that effectively reflect the sun's energy from the roof surface and reduce the roof surface temperature, thereby reducing the heat transferred into the building below. This helps to reduce energy costs (by keeping attics and ducts cooler), improve occupant comfort, cut maintenance costs, increase the life cycle of the roof, and reduce urban "heat islands."
15. Page 3-25 - Solar panels are encouraged on rooftops or in parking areas on carports. Solar panels make use of the sun's energy by harvesting sunlight and actively converting it to electricity. Solar cells, or photovoltaic cells, are arranged in a grid-like pattern on the surface of the solar panels and collect sunlight during the daylight hours. Solar power provides consistent, ~~low-maintenance~~ impact electricity; and any excess solar power from a home or business can potentially be sold into local electricity grids, further reducing a building's electricity costs.
16. Page 3-26 - b. Impervious paving should be minimized in ~~low~~ vehicular traffic areas, increasing on-site infiltration and reducing contaminants ~~or eliminating pollution~~ from stormwater runoff ~~and contaminants.~~
17. Page 3-26 - Bioswales / Bioretention
18. Page 3-26 - Alternatives to traditional sprinklers, such as subsurface irrigation, should be considered as a means to reduce irrigation water usage, and ~~alone~~ along with all irrigation design, should be based upon site specific soils, evapotranspiration, and micro-climate conditions, such as wind, shade, and use.