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UNIVERSITY CIRCLE

SPECIFIC PLAN

CITY OF EAST PALO ALTO, CALIFORNIA

APRIL 1990

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SECTION I. INTRODUCTION

A. Overview - Purpose of the Specific Plan.

The University Circle Redevelopment Project Area ("University Circle") of the City of East Palo Alto ("City"), comprised primarily of the 1900 block of University Avenue, is located in the northwest quadrant of the Bayshore Freeway (U.S. 101) and University Avenue interchange (see Figure 1). University Circle offers a unique development opportunity to eliminate blighted physical, social and economic conditions and to attract new investment to the City. With this in mind, the General Plan of the City ("General Plan") calls for preparation and adoption of a specific plan to delineate land use and development standards that are tailored to this area (General Plan, pp.1-38).

The Redevelopment Agency of the City ("Agency") has adopted a Redevelopment Plan ("Redevelopment Plan") for the University Circle Project Area, by which the Agency proposes to assist in economic revitalization and the conversion of University Circle to a modern, economically viable land use.

Specific plans are commonly used in areas of transition that are designated for redevelopment, such as University Circle. The main advantage of this type of plan is that it sets forth specific policies and standards to guide land use and development decisions, and also describes public improvements needed to serve new development. A specific plan can and should support and implement the goals of the General Plan. It also should help guide public and private efforts in the redevelopment of University Circle, in conjunction with the policy guidelines stated in the

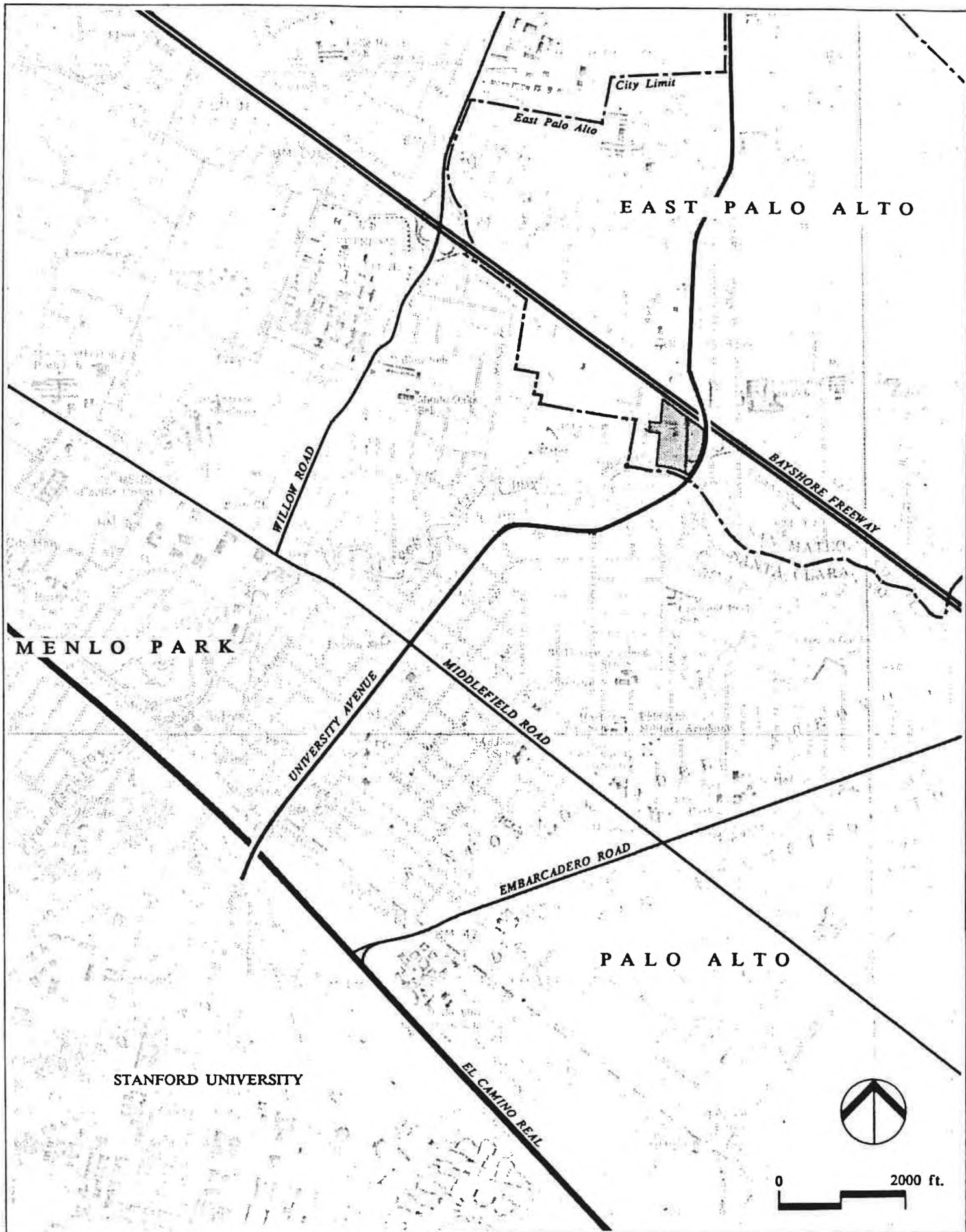


Figure 1: PROJECT SITE AND VICINITY

Redevelopment Plan. Finally, a specific plan should serve as a frame of reference for reviewing individual development proposals.

The University Circle planning area is one of the primary potential commercial districts in the City (General Plan, pp. 1-51), offering excellent freeway access and visibility. This Specific Plan ("Specific Plan") for University Circle envisions a relatively high-density, mixed-use form of development. Additionally, the Specific Plan establishes standards and incentives which, consistent with existing policy, are intended to make efficient use of the City's limited land and building space resources (General Plan, pp. 1-31).

The Specific Plan will be reviewed by the City's Planning Commission and City Council prior to adoption. The Redevelopment Plan was the subject of an extensive environmental impact report (Redevelopment Plan EIR") which analyzed various potential redevelopment scenarios for University Circle. The Redevelopment Plan EIR, as the first "phase" of a "Program EIR" authorized and defined by the California Environmental Quality Act ("CEQA"), was necessarily limited in its analysis to hypothetical future levels of development. The Specific Plan and the City legislation and discretionary land use approval application proposed to accompany the Specific Plan is intended to render concrete many of the physical characteristics of future development to be authorized within University Circle. This Specific Plan will be the subject of further environmental review, consistent with CEQA requirements, which will comprise the second "phase" of the Program EIR, and which will build upon the initial analysis contained in the Redevelopment Plan EIR.

B. Scope of the Specific Plan.

California enabling legislation (Government Code Section 65450, et seq.) allows wide latitude in the content and function of specific plans. The content of a specific plan can be tailored to the needs of a geographic area of the City.

The Specific Plan, as outlined in Government Code Section 65451, must address the following subjects in detail:

1. The distribution, location and extent of proposed land uses, including open space, within the area covered by the Plan.

2. The distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities to be located within and needed to support the University Circle development.

3. Standards and criteria by which development will proceed, and standards, where applicable, for the conservation, development and utilization of natural resources.

4. An implementation program, including regulations, public works projects and financing mechanisms necessary to carry out the terms of numbered Paragraphs 1, 2, and 3 above.

This Specific Plan is intended for adoption by resolution following environmental review, as prescribed by state law. The City will evaluate, prepare, and adopt certain General Plan amendments and zoning ordinance revisions intended to complement the Specific Plan and provide consistency among the General Plan, Specific Plan and zoning regulations.

C. Summary of the Specific Plan's Proposals.

This Specific Plan implements the objectives that have been adopted previously by the City and Agency, as more particularly set forth in the General Plan and the Redevelopment Plan. This Specific Plan is intended to implement and clarify the policies of the General Plan by:

1. Establishing specific land use concepts and development standards to guide the redevelopment and revitalization of University Circle;

2. Providing regulatory incentives for private and public investment necessary to redevelopment of the University Circle Area in a manner that is consistent with, and implements the goals and policies of, the General Plan and the Redevelopment Plan; and

3. Articulating the City's commitment to regional transit efficiencies through use of existing regional freeways and thoroughfares, and to modern architectural and development philosophies through a unified, master-planned development.

This Specific Plan envisions the land use and circulation concept of a relatively high-density, mixed-use complex comprising a total of approximately 700,000 square feet of net floor area (as defined in Section II.B.2. below), located on approximately 22.0 acres, and including hotel, office-commercial and retail uses. The maximum height of all structures on the site should not exceed twelve (12) stories plus mechanical penthouses. The maximum intensity of the office-commercial use envisioned is approximately 480,000 square feet of net floor area; the maximum intensity of the retail use envisioned is approximately 35,000 square feet of net floor area; and the maximum intensity of the hotel use

envisioned is approximately 185,000 square feet of net floor area. Each of the foregoing limits on intensity of the component uses for the site is general, and could be exceeded in accordance with the terms of a Use Permit approved by the Planning Commission, provided that the total intensity limit of approximately 700,000 square feet of net floor area should not be exceeded. Height limits, massing and other urban design criteria are intended to encourage construction of buildings that are sensitively designed, attractive, efficient and functional as an integrated whole.

D. Relationship of Specific Plan to General Plan.

This Specific Plan provides a detailed and focused program for carrying out the goals and policies of the General Plan, particularly those pertaining to economic development, commercial land use and fiscal considerations within University Circle.

The goals and policies of the General Plan that pertain to University Circle are described in Table 1. Taken together, these goals and policies establish the framework within which the Specific Plan must operate. They represent the vision that the City has established for itself, and they outline a course of action for achieving that vision. This Specific Plan for University Circle is intended to build on and refine this vision with a development concept integrated with the City's objectives for economic development.

TABLE 1
EAST PALO ALTO GENERAL PLAN POLICIES
RELEVANT TO UNIVERSITY CIRCLE

General Economic Development Goals (Page 8-1)

- Generating sufficient revenues to support and increase City services;

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- Utilizing under-productive developable land resources;
- Increasing existing resident income; and
- Enhancing natural amenities and the quality, safety and function of the built environment in East Palo Alto.

Commercial Policies (Page 1-16)

- Maintain sufficient flexibility in the types of uses allowed in commercially designated areas to address changes in market conditions and to foster competition.
- Designate commercial areas that provide convenient access from all East Palo Alto neighborhoods.
- Encourage commercial uses that will both serve and employ East Palo Alto residents.

Special Area Policies Applicable to University Ave. Area (Page 1-31)

- The City should investigate regulations and incentives that would make maximum use of the City's limited land/building space resources. Options include mixed-use projects, selective redevelopment and parking under structures when economically feasible.

Circulation Policies (Page 6-19)

- Continue to work with CalTrans to modify the University Avenue-Highway 101 interchange to reduce congestion and improve safety.

Fiscal Policies (Page 1-35)

- Encourage new commercial and light-industrial uses to provide employment for East Palo Alto residents.
 - Encourage new commercial uses that will provide goods and services to East Palo Alto residents.
 - Require developers to pay reasonable fees for the installation of necessary improvements primarily serving new development, such as local streets, local drainage and sewer connections, traffic control devices, and other facilities.
 - Encourage the use of assessment districts, industrial development bonds, capital facilities districts (Section 53311, et. seq., of the California Government Code), and other techniques for efficiently financing improvements serving existing and new development.
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E. Existing Conditions.

The University Circle area, historically known as "Whiskey Gulch," contains a mix of small-scale commercial uses, including bars, liquor stores and residential uses. The 89 dwelling units within the boundaries of University Circle principally are in apartment buildings on the Woodland and Manhattan frontages in the southwest corner of the area. The residential and commercial buildings are one to three stories in height and, in most instances, are deteriorated, obsolete and not well maintained.

The creek to the south and the large stands of trees along Woodland, Euclid and Manhattan Avenues create an attractive visual amenity. They also provide a natural separation between the single-family residences to the west and south of the creek, and the existing Whiskey Gulch buildings.

Current zoning is predominantly C-1 Neighborhood Business District, and includes a section of R-3 Multiple-Family Residential District on the southwest corner of University Circle. (See Figure 2.) Rezoning will be necessary in order to provide conformity with the land use concepts included in this Specific Plan.

University Avenue, through University Circle, is a major entry to the City and currently carries approximately 1,100 vehicles north of Woodland Avenue during the afternoon ("P.M.") peak hour. The existing street alignments, poor signalization, poor pedestrian circulation, and angle parking, however, seriously impede traffic flow.

The University Avenue overcrossing of Highway 101, at the eastern boundary of the University Circle Area, links the City, Palo Alto, Menlo Park and the Bayshore Freeway with the Dumbarton Bridge. During the

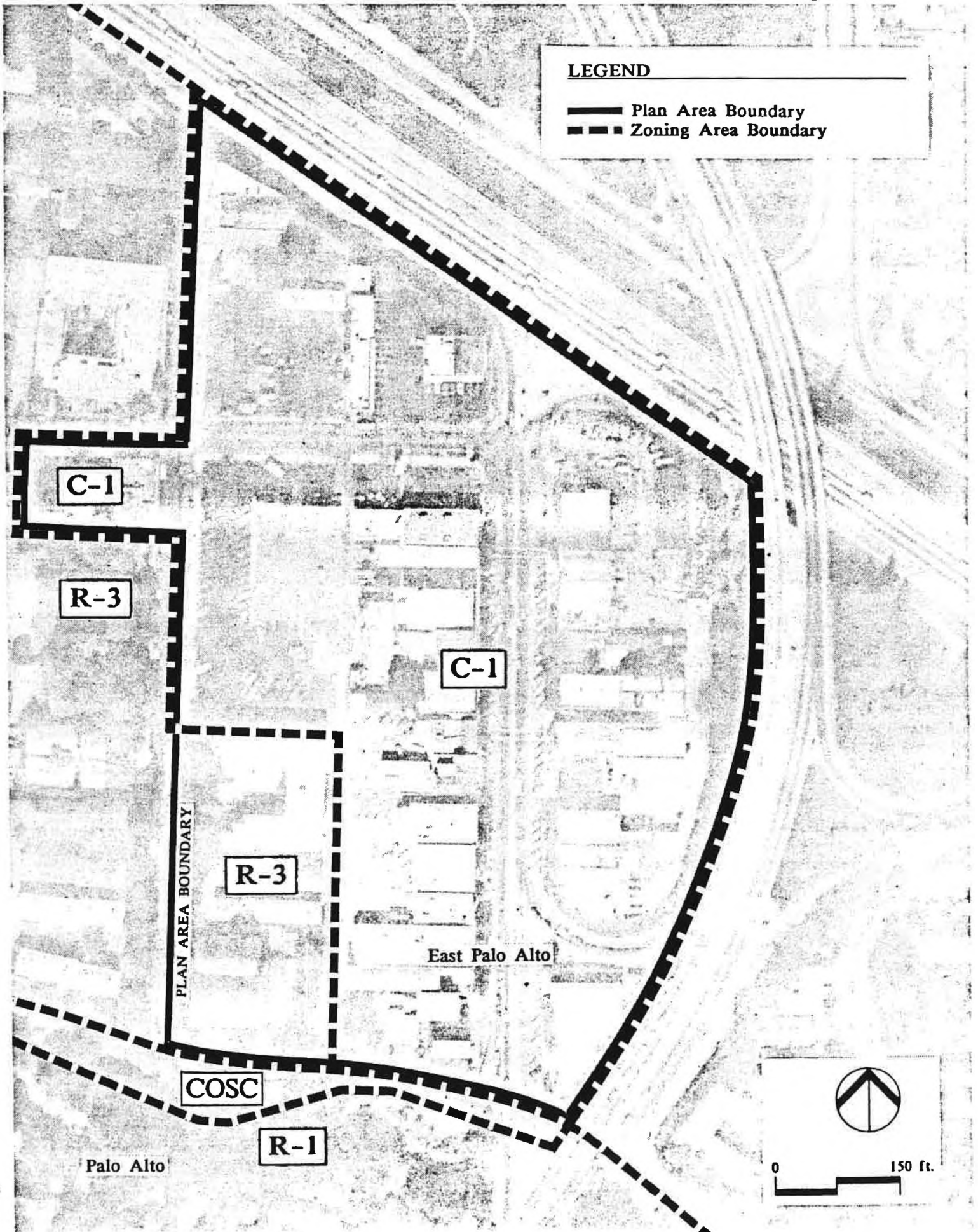


Figure 2: LAND USE AND ZONING

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P.M. peak hour, about 3,000 vehicles use the University Avenue overcrossing in both directions.

Traffic flow on the six-lane Bayshore Freeway currently is at the level of approximately 150,000 vehicles per day in the vicinity of the University Avenue interchange. During the P.M. peak hour, the southbound interchange ramps and the northbound collector on-ramp currently operate at level of service ("LOS") "D," but the northbound collector off-ramp is congested severely with LOS "F," which is considered unacceptable (see Appendix A for level of service definitions).

Long-range plans adopted by the California Department of Transportation ("CalTrans") call for extending high occupancy vehicle ("HOV") lanes, currently under construction in Santa Clara County, north to Palo Alto and into San Mateo County. The HOV lanes are for the exclusive use of buses and carpools and will add freeway capacity. This project is included in the State Transportation Improvement Plan of projects to be undertaken over the next five to seven years.

F. Preferred Development Concept.

The City currently lacks a strong commercial base. University Circle is characterized by decay and deteriorated physical and social conditions typical of many "blighted" redevelopment project areas. With this in mind, a major, mixed-use business center in University Circle could both eliminate blight there and simultaneously bolster the regional and City economy and establish an improved municipal identity for the City. A mixed-use development offers an opportunity to combine complementary facilities and shared parking that can enhance the economic vitality of a project by allowing people to work, shop and dine at the same location.

The University Circle Area clearly is suited for relatively intense development, given its excellent freeway visibility, accessibility and proximity to the established Palo Alto market. A mix of complementary uses, such as offices, site-oriented and specialty retail and service businesses and a hotel, can contribute efficiently to the social, economic and fiscal health of the community.

SECTION II. LAND USE REGULATIONS

The Land Use Plan for the University Circle Area, shown in Figure 3, is designed to accommodate a broad range of office, hotel and retail-commercial uses. The Plan diagram is conceptual and it is intended as a guide for future site planning. The boundaries and arrangement of uses set forth herein should not be considered as rigid or fixed. Proposed height limits, structural mass limits and design criteria, delineated in this section, should help maintain sunlight exposure and minimize shadows on adjacent properties, while still allowing for landmark buildings that will provide identity and economic vitality for the University Circle Area. Descriptions of the individual land use classifications follow. The Specific Plan envisions that particular development proposals consistent herewith will be further defined and approved by the City by means of one or more Planned Unit Development (PUD) permits.

A. Permitted Use Categories.

University Circle should be the site of a mixed-use development of unified site design and architecture, comprising no more than approximately 700,000 square feet of net floor area, and extending twelve stories or less in height, exclusive of mechanical penthouses, antennas and similar rooftop fixtures. Component uses shall be limited to the following use categories and regulations:

1. Office Uses. The principal authorized uses are administrative and professional offices, banks and financial institutions. Modern office complex amenities incidental to this principal use, such as fitness facilities, day-care, bicycle storage, and similar incidental uses are authorized as well. Drive-through banking is not authorized. The

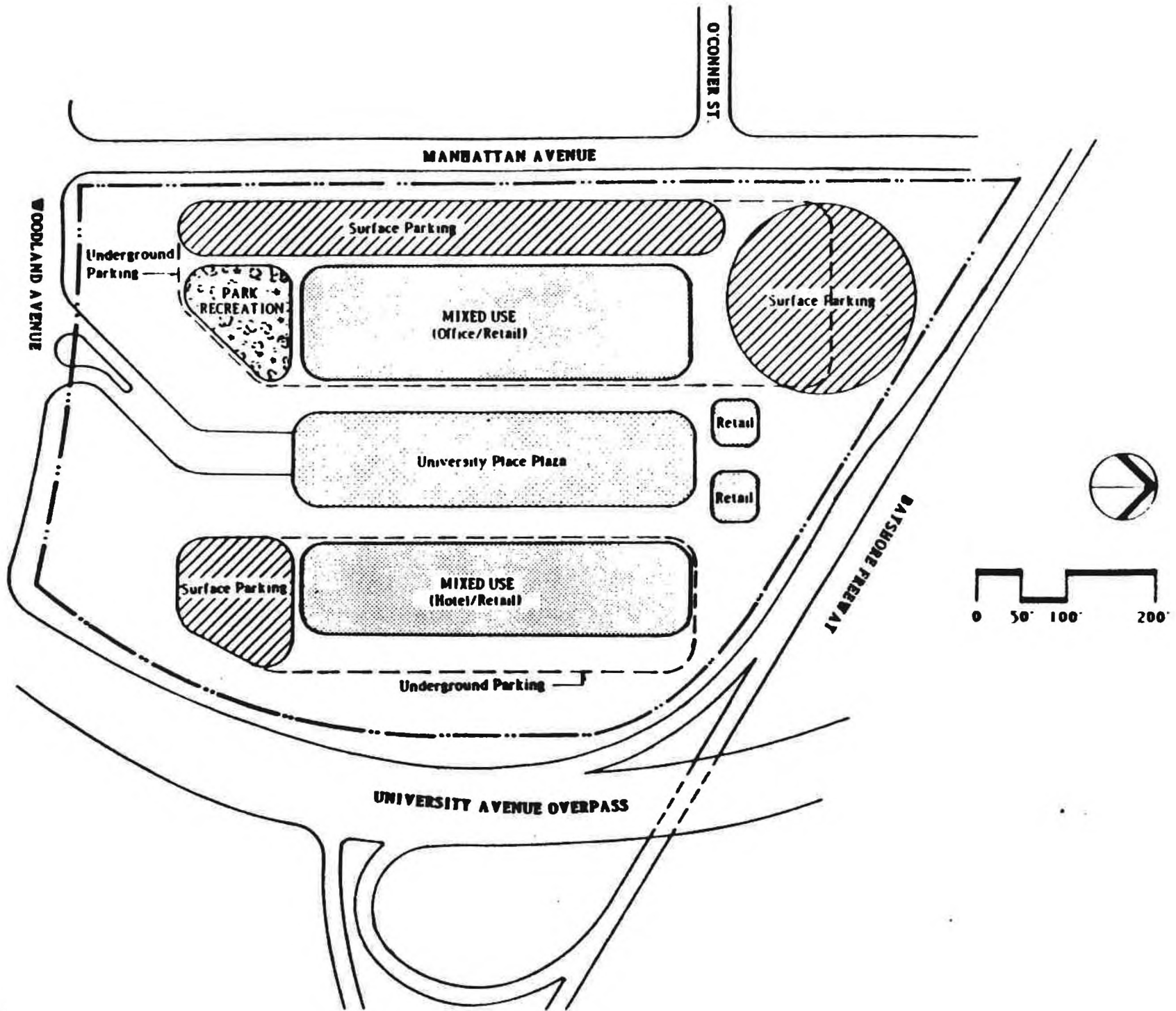


Figure 3. SPECIFIC PLAN. LAND USE CONCEPTS

maximum intensity of office and incidental uses as defined herein should be approximately 480,000 square feet of net floor area.

2. Retail: This use category authorizes a broad range of retail establishments serving primarily the site itself, including specialty shops, banks, clothing stores, jewelry and gift stores, bakeries, delicatessens, wine and liquor stores and similar businesses. Other authorized uses include (a) business services including travel agencies, secretarial, word processing, copying and printing; (b) personal services, such as barber and beauty shops, tailors, shoe repair shops and dry cleaning agencies; and (c) eating and drinking establishments. No "drive-up" or "drive-through" food service to persons in vehicles through an outdoor service window shall be permitted. The maximum intensity of this use should be approximately 35,000 square feet of net floor area.

3. Hotel: This use category authorizes a hotel, which may include eating, drinking and banquet services as well as conference facilities and 250-270 rooms for overnight (or temporary) accommodations. The maximum intensity for this use should be approximately 185,000 square feet or net floor area.

4. Outdoor Recreation and Open Space: The category authorizes a playground, day-care outdoor play area, recreation facilities, and parks and open spaces. This classification includes tennis courts, outdoor "promenade" areas and outdoor music and dining areas suitable for daytime office-worker populations, as well as hotel guest and visitors during evening hours. This shall be no less than 35% of the site area.

B. Design Standards:

Figure 4 shows the urban design considerations, including view corridors from the freeway, University Avenue and local neighborhoods, and the need for visual buffers and focal points, that should shape a site plan and the architecture of individual structures to achieve the best "fit" with community.

The following development and design standards will regulate physical planning and design of redevelopment projects proposed for the University Circle Area. The minimum lot size requirement is intended to encourage land assembly and consolidation of ownership, thereby facilitating redevelopment in modern, efficient forms. The previously stated limits on the total amount of building floor area that can be constructed are intended to ensure that new development will not overwhelm the capacity of local streets and freeway interchanges. Finally, the building bulk and massing regulations are intended to minimize shadows on adjacent properties and any obtrusive appearance of the University Circle buildings. (See Figure 5 for shadow diagram).

1. Minimum Lot Size: 2 acrs. Smaller lots may be permitted only with an approved PUD permit.

2. Maximum Net Floor Area: 700,000 square feet of net floor area. For purposes of this standard, "net floor area" is defined as the total rentable enclosed area of all buildings, measured to the inside surface of exterior walls (or glass lines), and excludes common hallways, stairways and elevator shafts at each floor level, restrooms, service and mechanical equipment rooms and basement or attic areas. It also excludes areas used exclusively for vehicle parking or loading and arcades open any side.

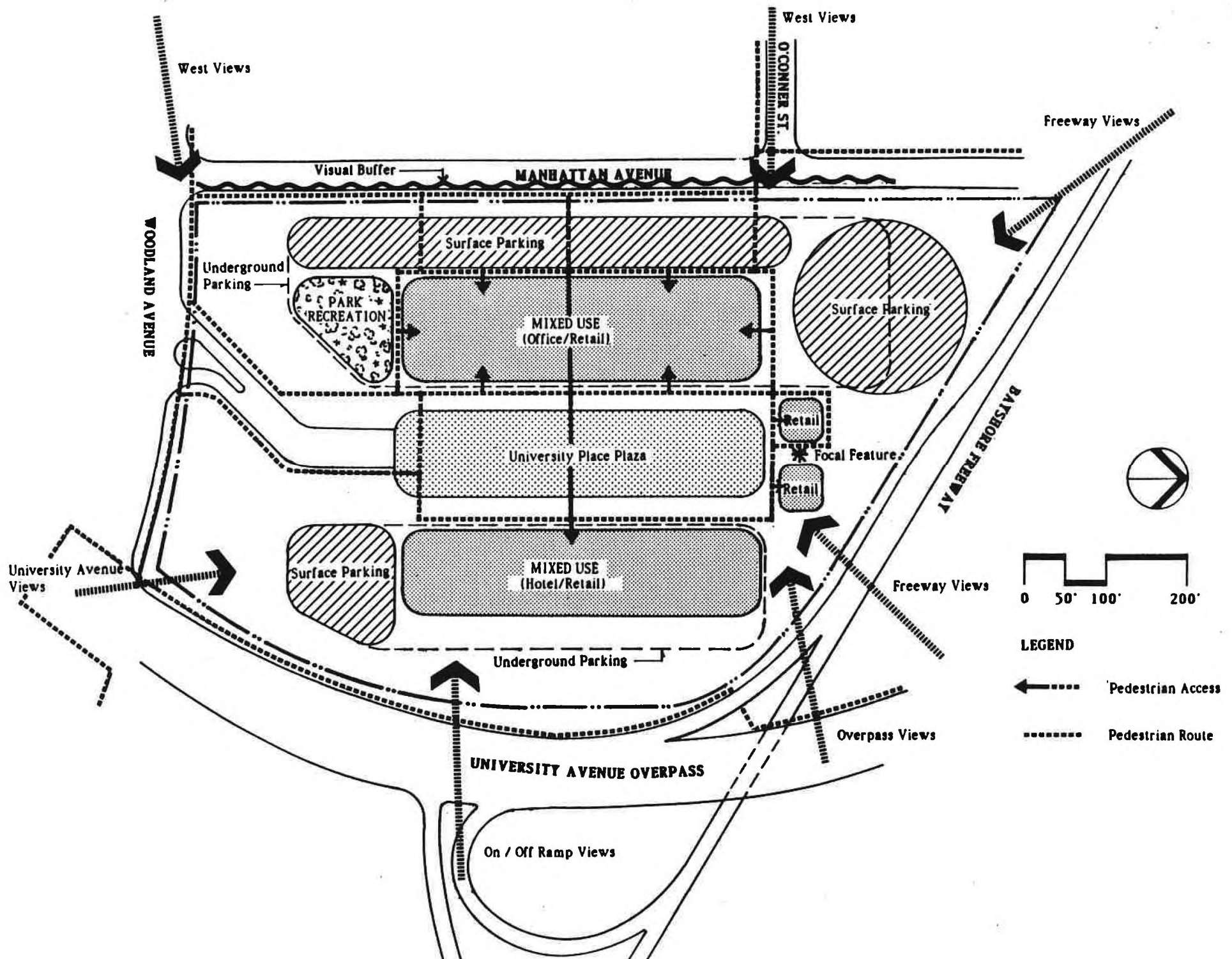
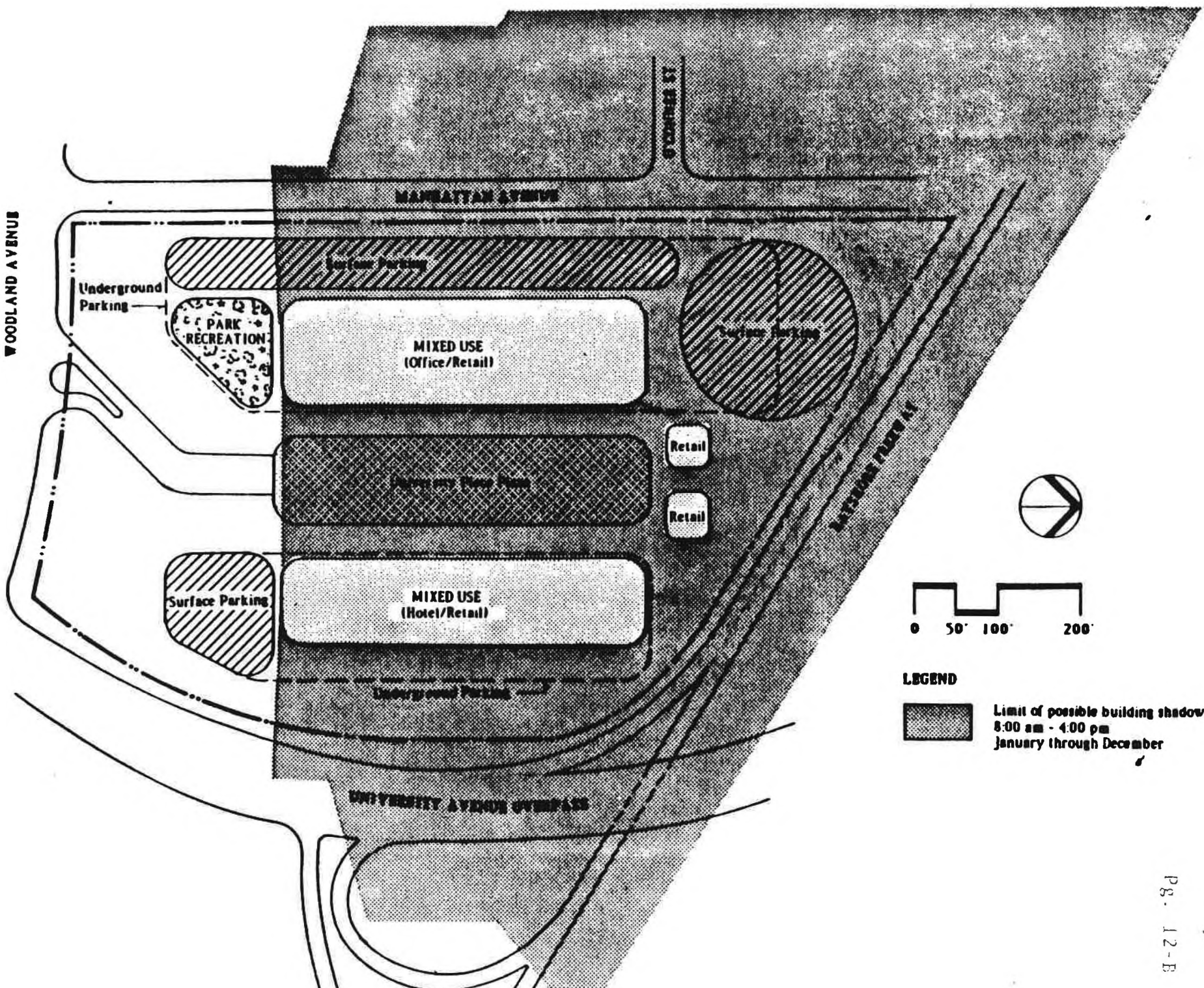


Figure 4: URBAN DESIGN CONSIDERATIONS

WOODLAND AVENUE



MANHATTAN AVENUE

WOODLAND ST

Underground Parking

PARK RECREATION

Surface Parking

MIXED USE (Office/Retail)

Surface Parking

Retail

Surface Parking

Retail

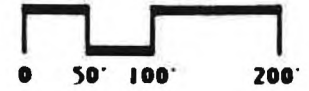
WOODLAND PARKWAY

Surface Parking

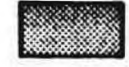
MIXED USE (Hotel/Retail)

Underground Parking

UNIVERSITY AVENUE COMPLEX



LEGEND



Limit of possible building shadows
8:00 am - 4:00 pm
January through December

Figure 5: SHADOW STUDY

3. Building Setbacks

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- a) Minimum Building Setbacks from Exterior Boundaries - 50 feet.
- b) Minimum Building Setbacks from Interior Property Lines will be determined by PUD Permit.

4. Maximum Building Height. No more than twelve (12) stories of occupiable space, plus a mechanical penthouse. Spires, flagpoles, transmission and receiving antennas and similar structures ("Antennas") not exceeding 24 inches in any cross section may exceed the maximum building height by up to 30 feet. By PUD permit the City Council may authorize Antennas to exceed the building height by more than 30 feet.

5. Required Building Stepbacks. Buildings should be stepped back above 150 feet so that no structure intersects a 30-degree daylight plane inclined inward from a height 150 feet above the minimum building setback line. (See Figure 6).

6. Alternative Setback and Stepback Requirements. To accommodate special requirements of certain building types, such as a hotel, the City Council by PUD permit may authorize alternative building setback and stepback configurations upon finding that the architecture and urban design is superior to that which would result under the required setback and stepback regulations.

7. Parking Structures; Required Stepbacks Opposite an R District. Parking structures immediately opposite a residential zoning district within the City shall be set back or stepped back above the first level in a pattern which avoids an appearance of excessive mass. The

design of parking structures should make use of open facades to provide an attractive, functional appearance. (See Figure 6).

8. Plazas: Pedestrian Facilities and Landscaping Generous portions of the site area with a minimum of 35 percent should be devoted to landscaped pedestrian walks, plazas, drives and planting areas. Setback areas fronting on public streets should be drives or walks, or be permanently landscaped. The following guidelines for planting areas should govern landscape design:

a. Surface Parking Areas: Surface parking areas should be planted with trees, shrubs and ground cover to break them up into smaller spaces.

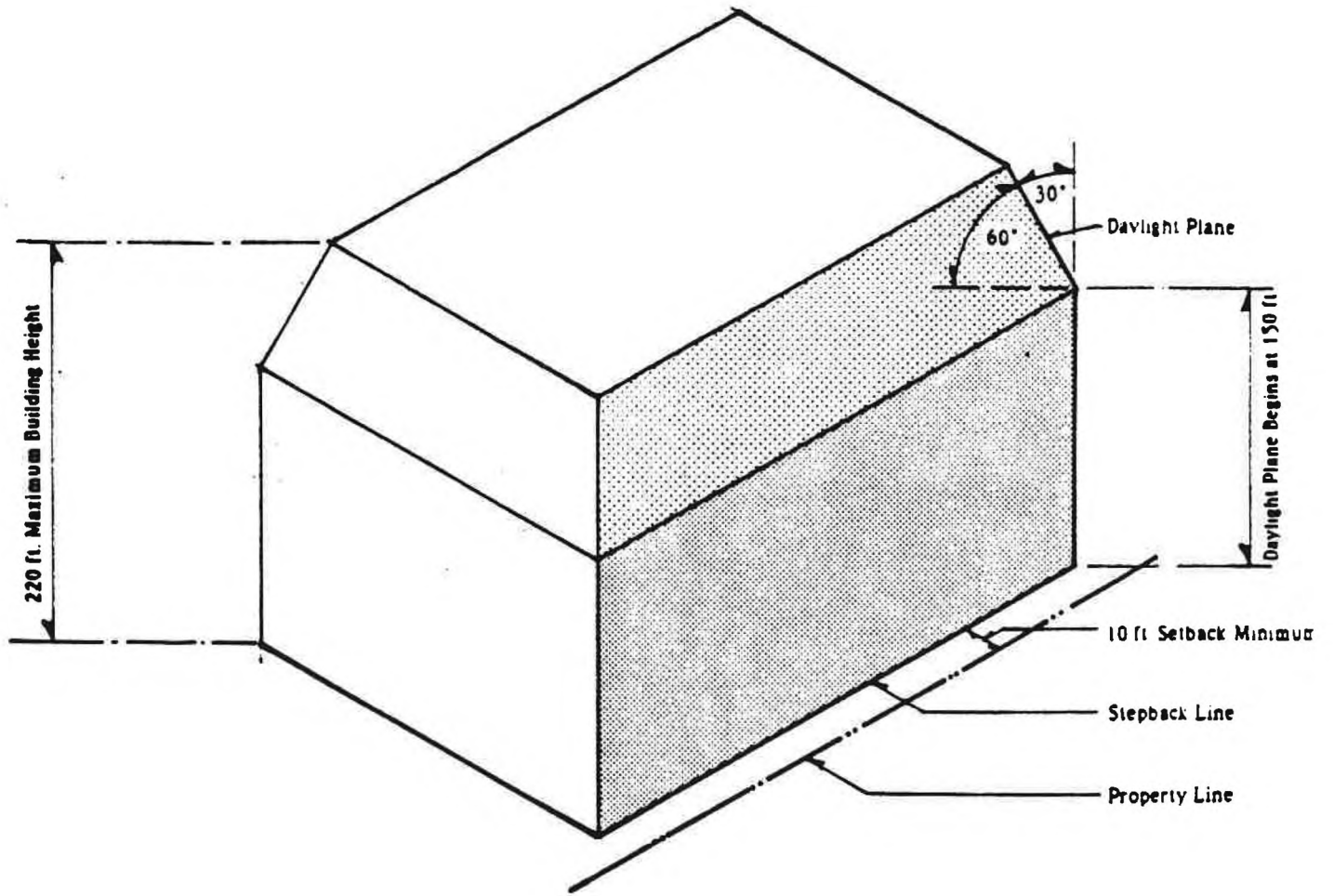
b. Upper Level Parking: Upper levels of parking structures should be landscaped or screened by specimen trees, where these structures are visible from public street. (See Figure 7).

c. Planted Islands: Planted islands should separate on-grade parking bays from major automobile circulation routes.

d. Trees: Large "urban scale" trees should be planted near major entrances to give identity to the area. Preservation or replanting of major trees in the project area should be given consideration.

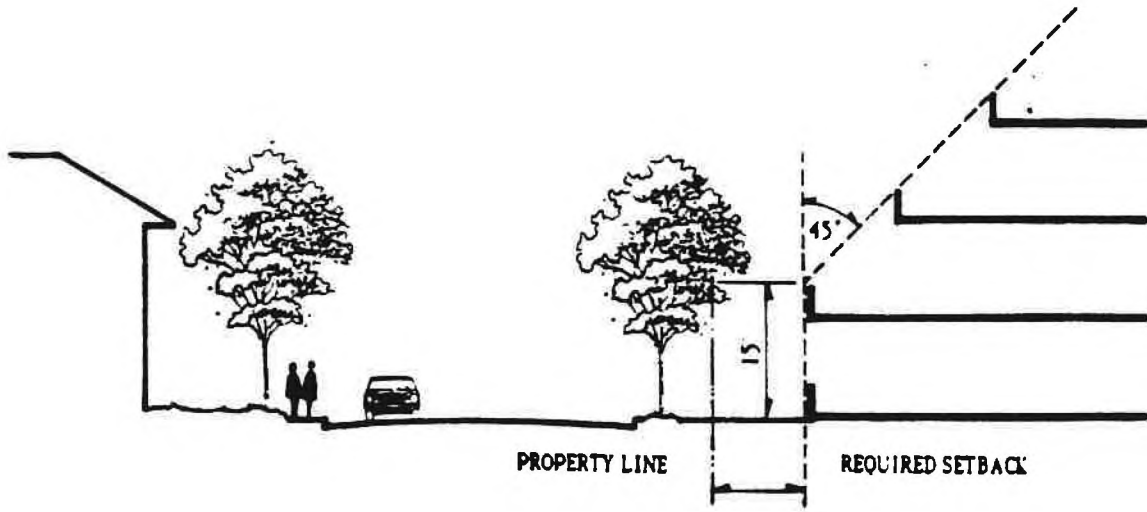
e. Plazas and Walkways: Plazas and walkways should be bordered by lawns, shrubs and "accent" trees to define open spaces within and around buildings.

9. Screening: Exterior storage and utility equipment should be screened, and trash and refuse collection and disposal facilities should be enclosed by a solid wall or fence no lower than the facilities themselves.

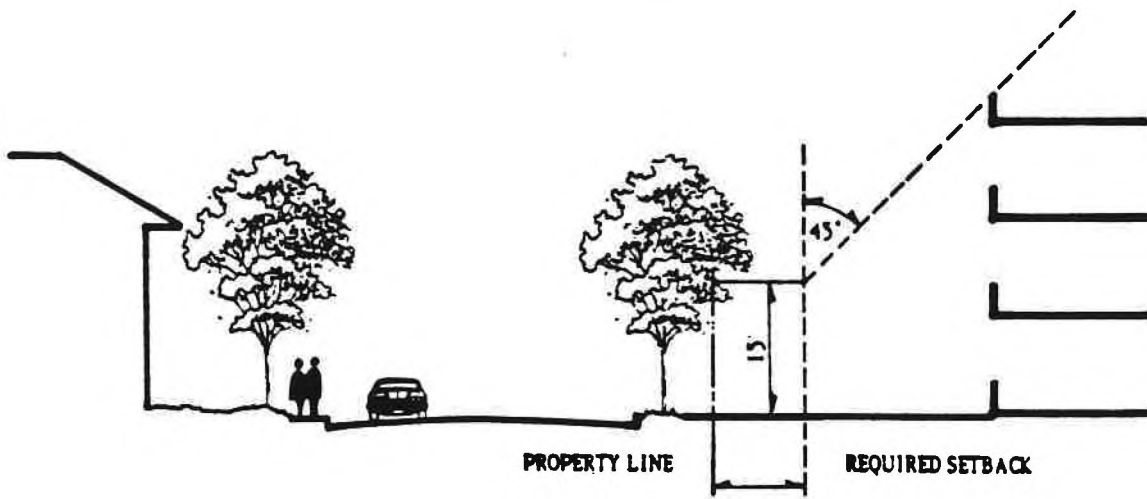


REQUIRED BUILDING STEPBACK

Figure 6: BUILDING STEPBACK REQUIREMENTS



STEPBACK OPTION



STEPBACK OPTION

Figure 7: PARKING STRUCTURE STEPBACK AND LANDSCAPING REQUIRED OPPOSITE A RESIDENTIAL DISTRICT

10. Roofs. To minimize the visual impact of low buildings within the University Circle Area as seen from taller buildings, roofing materials should be selected to minimize glare. Exposed mechanical systems should be screened and/or painted with attractive colors.

11. Signs. A Master Sign Plan shall be approved by the Planning Commission prior to the signing of any facility. There shall be no flashing electronic signs.

12. Pedestrian Access. No fewer than three direct and attractive pedestrian access routes through the site should connect Manhattan Avenue to University Avenue.

13. Manhattan and Woodland Frontages. These frontages should be inviting places to walk and shall be designed to integrate the University Circle Area with its adjoining neighborhoods. Both frontages shall be characterized by generous landscaping and attractive building forms.

C. Relocation of Existing Uses.

Displacement of existing uses caused by redevelopment projects initiated by the Agency in accordance with California Community Redevelopment Law will be mitigated in accordance with Relocation Plans conforming to the requirements of California law. Consequently, standards for both temporary and permanent relocation are not included in the Specific Plan.

It is a goal of the Specific Plan that some suitable opportunities be provided for existing businesses in accordance with the owner participation rules approved by the Redevelopment Agency and in conformity with the adopted Redevelopment Plan.

D. Circulation and Parking

1. Circulation. The proposed Circulation and Parking Plan is shown in Figure 8. It is designed to accommodate traffic from University Circle at full development, of the uses described in Section II-A. hereof, consisting of up to 700,000 square feet of net floor area.

The existing University Avenue interchange will need modification in its design "geometrics," west of the Bayshore Freeway, in order to carry the traffic that will be added with full development under the Specific Plan. The modifications are illustrated conceptually in Figure 9.

Design and engineering details of the interchange modifications will be subject to design and encroachment approvals by the California Department of Transportation ("CalTrans").

To facilitate access to the project and the neighborhood to the west, modifications to the Woodland Avenue and University Avenue intersection probably will be necessary. These modifications are shown conceptually in Figure 10. As with the freeway interchange improvements, final design and engineering details will depend upon further study, in light of PUD permit applications for development, and will be subject to the approval of the City Council as part of the PUD permit approval process.

The nature and location of facilities to be included in the project for public transportation shall be designated in the PUD Permit.

2. Parking Standards. Parking for the following uses located on the site should be provided at the following ratios based upon net floor areas defined in Section II.B.2. hereof.

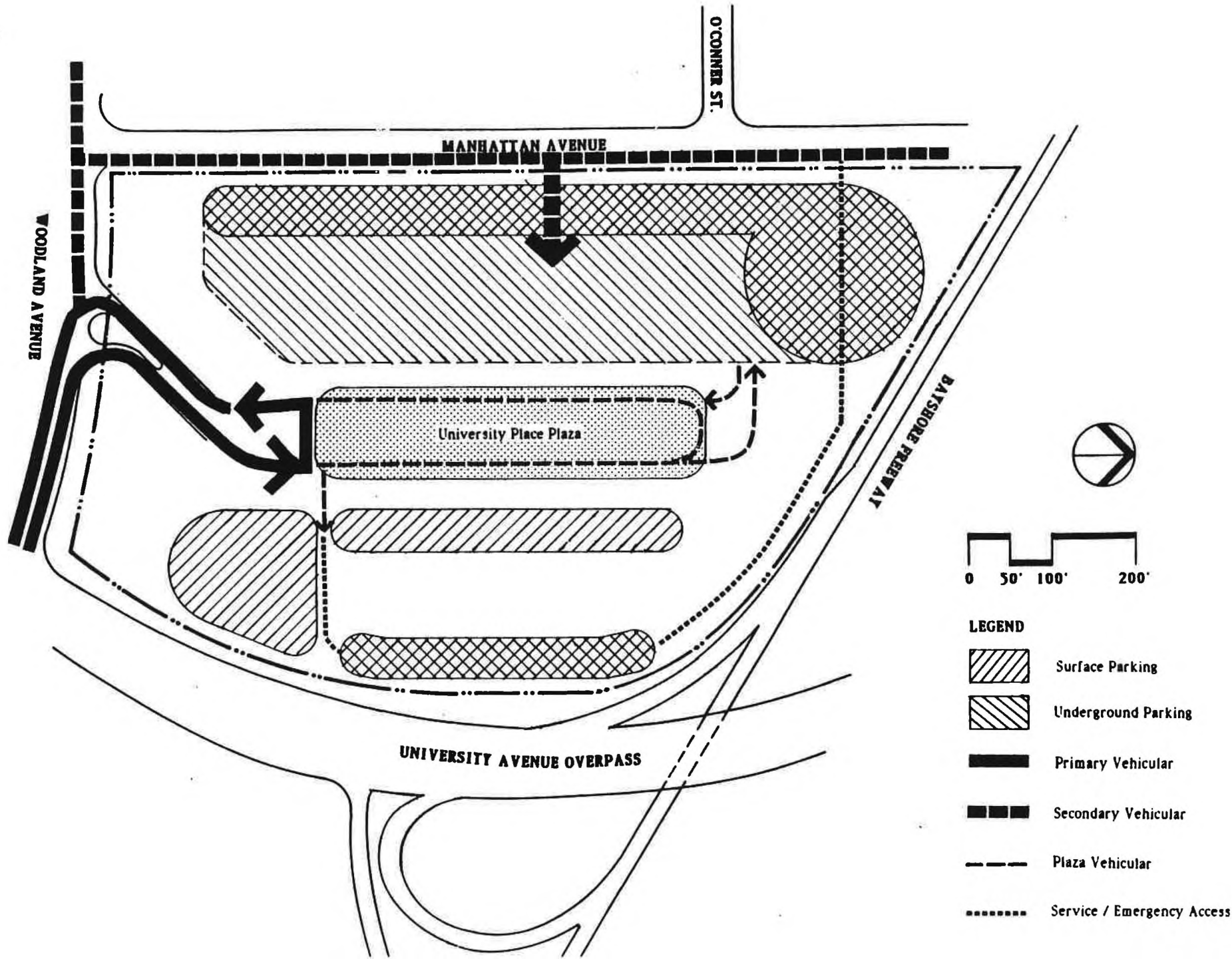


Figure 8: CIRCULATION AND PARKING PLAN

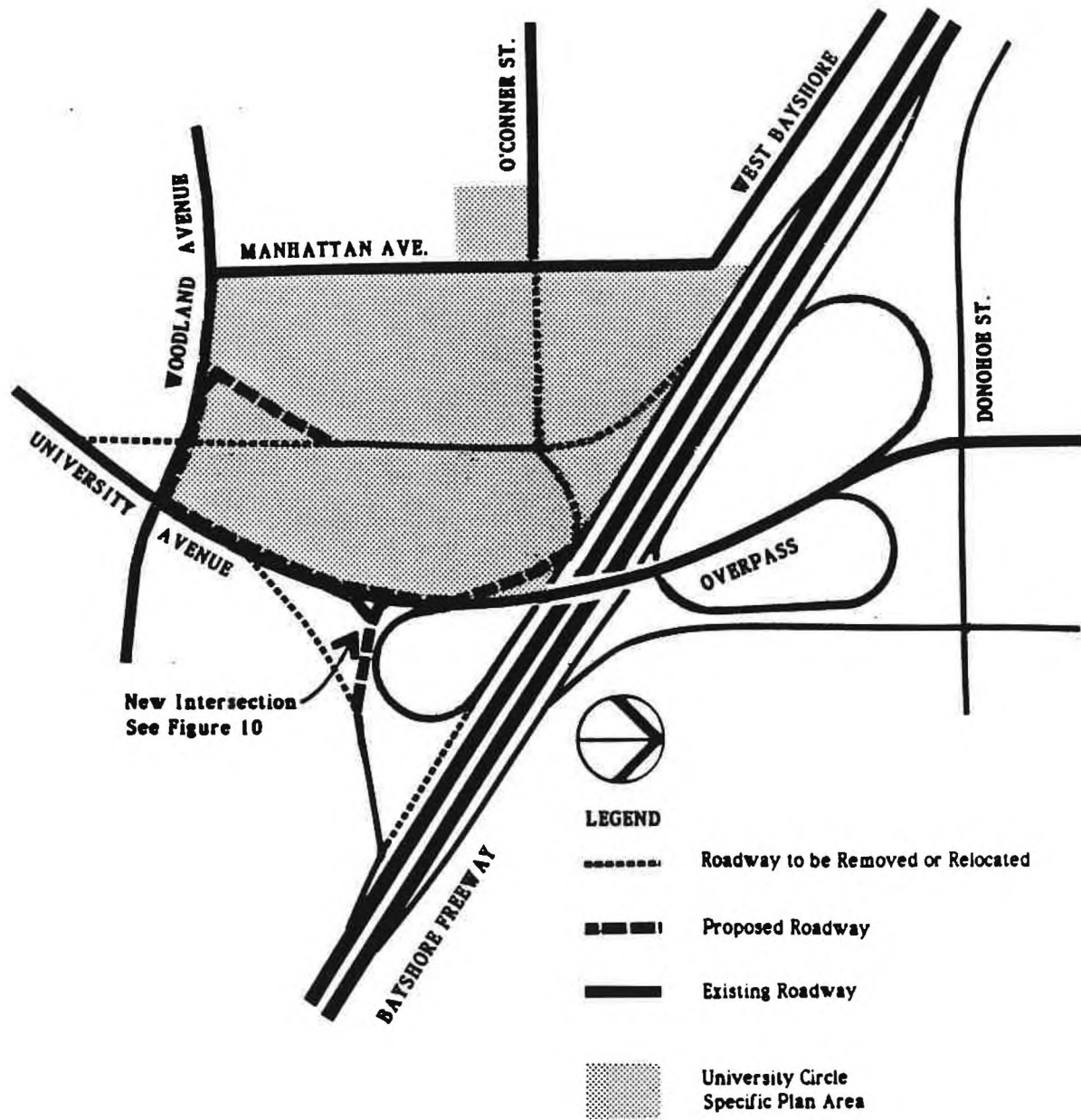


Figure 9: PROPOSED STREET AND INTERCHANGE MODIFICATION

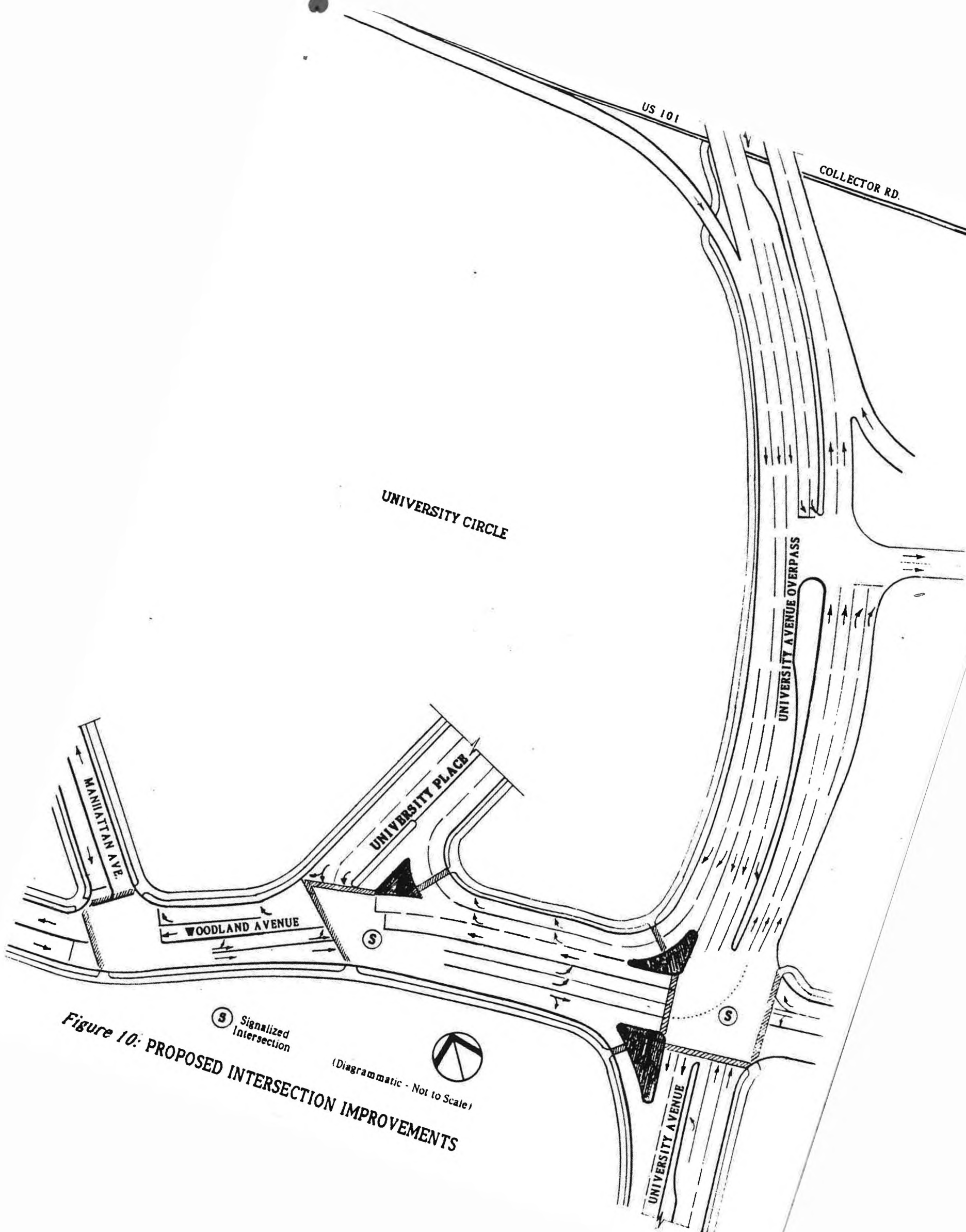


Figure 10: PROPOSED INTERSECTION IMPROVEMENTS

S Signalized Intersection

(Diagrammatic - Not to Scale)

Office:	4 per 1,000 square feet
Retail/Restaurant:	5 per 1,000 square feet
Hotel:	1 per room; 1 per 50 sq. ft. of meeting space.

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Specific parking requirements and design standards should be considered and approved pursuant to the PUD approval process, and should apply to all parking facilities within the University Circle Area. Through the PUD approval process, the possibility of joint use of parking to reduce ratios will be examined.

a. Location and Ownership. Parking required to serve the uses within University Circle may be on the same or a different site, under the same ownership as the use served or not, provided that off-street parking for all University Circle uses should be located within the University Circle Area. Facilities for off-street and/or public parking should be restricted to that use by a recorded deed, lease or equivalent agreement for a minimum period satisfactory to the City Council, in accordance with the terms of a PUD permit. No use may be commenced or continued within University Circle if the parking for that use is removed, unless substitute parking facilities are provided.

b. Stall Dimensions. All required off-street parking stalls should have a minimum vertical clearance, length and width in conformity with standards to be expressed in PUD permits approved for University Circle development.

c. Underground or Structured Parking. Should underground or structured parking be considered for any phase of development of this project, sufficient parking shall be constructed to

accommodate only those phases currently approved. The cost of constructing all on-site parking improvements shall be borne by the developer according to the PUD permit approved by the City Council.

3. Transportation System Management. A TSM Plan will be addressed as a condition of approval during the consideration of the Use Permit implementing Planned Unit Development.

E. Public Utilities and Infrastructure.

Considerable reconstruction of local water, sewer and storm drainage systems is necessary in order to serve new development as authorized by the Specific Plan. Existing and proposed utilities are shown in Figure 11.

1. Water. Water pressure currently is more than adequate, but new water lines would be required to complete a loop within the University Circle Area. In addition, on-site water storage may be needed to ensure that sufficient water is available for fire protection in buildings over 90 feet in height.

2. Wastewater. A sewerage system improvement program shall be approved by the City by means of the PUD Permit. A goal of the sewerage system improvement program shall be to accommodate flows from proposed new development, and to specify renovations of the sewerage system within and outside the area necessary to serve proposed new development.

3. Storm Drainage. Drainage system improvements will be required as a condition of approval of PUD permits for all new development which increases surface water runoff.

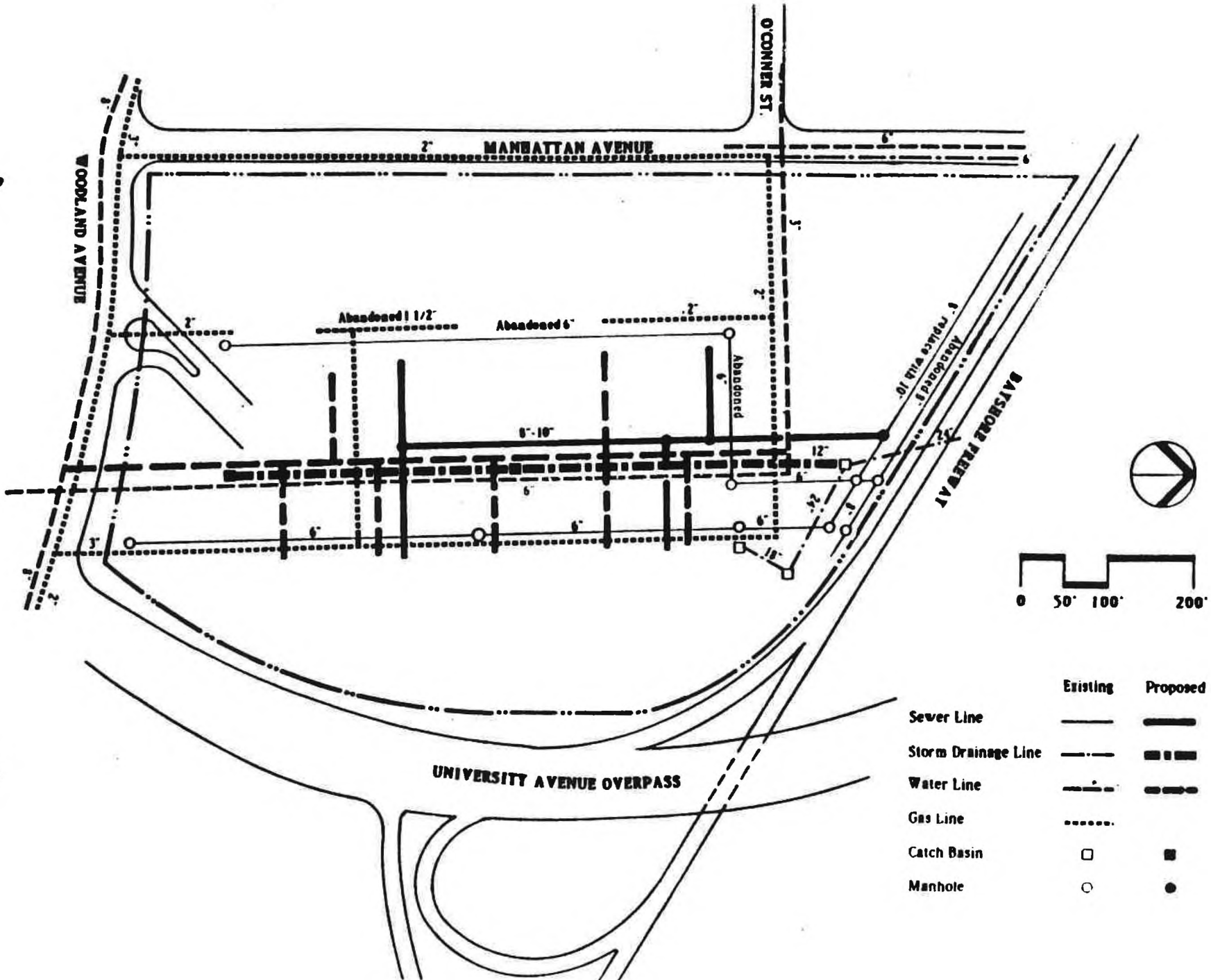


Figure 11. EXISTING AND PROPOSED UTILITIES

4. Energy. Improvements within University Circle shall conform to the terms of a program of energy conservation and management to be approved by the City by means of the PUD Permits. The design and construction of University Circle improvements should minimize waste of energy, and should employ modern energy-reduction techniques to be approved by PUD permit. PG&E has indicated there is sufficient capacity to handle this new development.

5. Emergency Response Services. All improvements, particularly high-rise structures, shall comply with the City's building, fire and similar technical code requirements for safety, fire-suppression and seismic integrity. By means of PUD permits, the City should review and approve the details of alarm system design, fire sprinkler installation, emergency vehicle access and related public safety issues.

6. Public Transportation. The City should assist University Circle developers and businesses to obtain approvals from all public transit jurisdictions capable of serving University Circle, for the purpose of providing adequate public transit facilities and services. The site is well located for service by commuter bus services as well as by local bus and train shuttle services. Site design should provide for convenient pedestrian access to the nearest public transit facilities, in accordance with the terms of the PUD permit.

F. Security. A Master Security Plan shall be approved for the safe and habitable condition of the developed site by means of the PUD Permit.

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SECTION III. DEVELOPMENT STANDARDS AND CRITERIA

All new development shall meet the following specific performance standards to ensure that environmental quality is not degraded and that people living and working in and near University Circle are not exposed to undue hazards or nuisances.

A. Performance Standards.

1. Emissions. Development and approved uses within University Circle should comply with the standards established by the Bay Area Air Quality Management District that are in effect as of the enactment date of the Specific Plan.

2. Odors. No annoying odors originating on the site should be readily detectable outside the University Circle Area.

3. Electromagnetic Interference. No use should produce electromagnetic interference with normal radio or television reception in residential districts, or with the function of electronic equipment outside of University Circle.

4. Glare. No intense light or glare that creates a nuisance or hazard for aircraft should be emitted from University Circle uses.

5. Toxic or Noxious Matter. Development and approved uses should comply with all applicable City and other applicable regulations in effect as of the enactment date of the Specific Plan.

B. Open Space and Natural Resources. The design of improvements within University Circle should include accessible and

useful open areas for site visitors, and should take advantage of the visual amenity provided by mature trees along San Francisquito Creek.

SECTION IV. IMPLEMENTATION PROGRAM

Realizing the goals and objectives of the Specific Plan will require a comprehensive implementation strategy. This means that a variety of planning efforts must be coordinated and directed toward similar objectives.

The two primary instruments for regulating and guiding redevelopment are the Specific Plan and the Redevelopment Plan. Coordinating the two sets of regulations is essential to implementing the Specific Plan.

A. Proposed Rezoning. The Specific Plan envisions prior or concurrent complementary revisions to the City's General Plan, zoning regulations and land use permitting process. Zoning that is consistent with the Specific Plan will eliminate unnecessary confusion and costly project delays. With this in mind, it is anticipated that the University Circle will be rezoned to a Planned Unit Development zone that explicitly authorizes higher-density mixed uses in keeping with the economic and land use potential for the University Circle Area that is described in the General Plan and Redevelopment Plan. (See Figure 12.)

Regulations governing future uses of the property in the Specific Plan Area west of Manhattan will be developed in view of development in the surrounding area. It is envisioned that current uses on the property west of Manhattan will remain as legal non-conforming uses until such time as the current land uses are discontinued. The goals and policies stated in this Specific Plan shall not apply outside the Specific Plan boundaries.

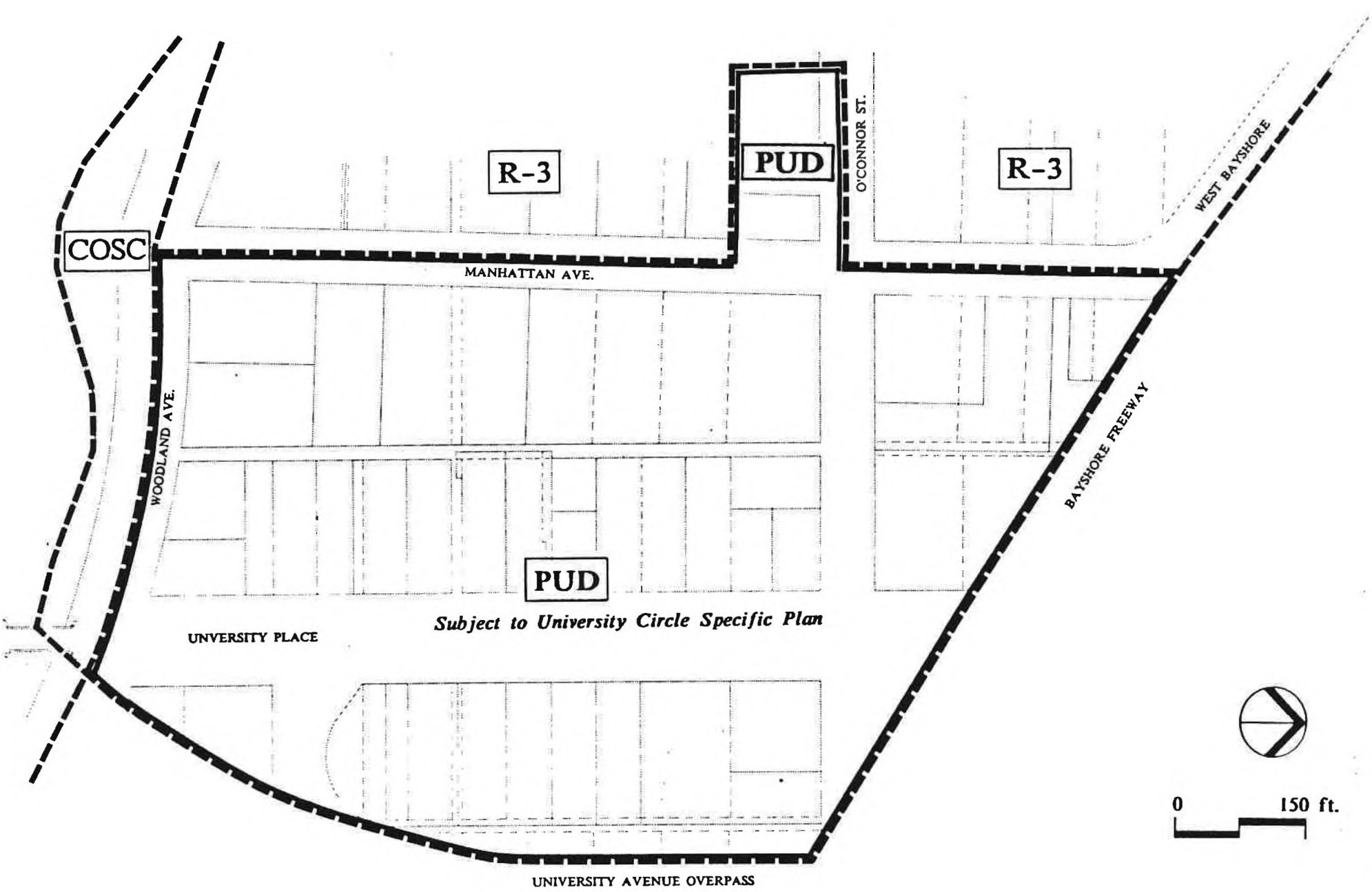


Figure 12: PROPOSED ZONING

By providing for the reasonable review of particular design, appearance and objective performance characteristics of University Circle development, the City can and should reserve to itself a proper discretionary role in decisions critical to the public health, safety and welfare of the City's residents and visitors.

B. Legislative Package. In addition to rezoning the University Circle Area, it is anticipated that other ordinance changes and General Plan amendments will be considered simultaneously as part of a comprehensive City legislative effort ("Legislative Package") to create a unified, clear and efficiently administered land use regulatory structure for the area in compliance with California law.

C. Financing Public Improvements. The proposed Specific Plan calls for realignment of University Avenue and construction of intersection and interchange improvements, and other public improvements to serve the University Circle Area. The Specific Plan hereby incorporates the General Plan's goals and policies pertaining to public works construction programs. Details of public improvements should be approved by means of PUD permit approvals, in order to integrate the function of public and private circulation, street lighting, pedestrian access and similar physical facilities. In reviewing PUD permit applications for University Circle development, careful consideration shall be given to the capacity of the City and the Agency to finance these and related public improvements. Each application shall include a financing plan pursuant to which the necessary public infrastructure improvements will be funded. It is anticipated that the primary responsibility for financing University Circle improvements will be borne by the private sector. As provided in the

Redevelopment Plan, however, the City and Agency may make available public financing or joint public/private financing techniques for qualified public or private improvements, site acquisition, relocation and related University Circle development costs.

D. Phasing and Development Agreements. If the University Circle area is built in phases, the interchange improvements, first office tower and hotel shall be considered to be the first phase of this project. Any phasing program shall be subject to approval of the City by means of the PUD Permit process. Any second phase shall not proceed without substantial construction of the hotel. During the Specific Plan implementation process efforts, consideration should be given by developers and the City to phased implementation of improvements. It may be practical and advantageous to delay certain road improvements, for example, thereby reducing initial infrastructure financing burdens. Phasing proposals shall be evaluated by the City by means of the PUD permit approval process. The Specific Plan envisions development of large-scale, potentially phased commercial improvements, entailing installation of major public improvements, public/private cooperation and substantial long-term private investments in the public interest. Development agreements authorized pursuant to California Government Code SS 65864, et seq., should be used to provide additional certainty and continuity in the development process.