

APPENDIX B

Approved and Pending Development Projects

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Approved and Pending Development Projects¹

The following projects were determined by the City of Walnut Creek staff to be of sufficient size and proximity to Broadway Plaza that they should be included in the cumulative analysis. Project details are provided in the table following this page.

1. E'lan (formerly Riviera Homes)
2. Villagewalk Condos
3. Bonanza Heritage Condominiums
4. 235 Ygnacio
5. Walker-Sierra Townhomes
6. Overlook Homes
7. Cole Terrace Subdivision/Condominiums
8. Parkview Condos
9. Homestead Terrace Homes
10. Holcomb Court Condos
11. Overlook Town Homes
12. Lincoln Avenue Triplex
13. Almond Lofts
14. Howard Oaks Subdivision
15. The Village (Mixed Use)
16. 24-Hour Fitness/Chick-Fil-A
17. Walnut Creek BART Transit Village (Mixed Use)
18. Pleasant Creek Homes
19. Paragon Apartments
20. North Main Apartments (former WC Motor Lodge)
21. The Arroyo Apartments
22. Co-op Site Retail Development
23. Shadelands Gateway
24. Safeway Remodel
25. Locust St / Mt Diablo Blvd Specific Plan
26. Block C

¹ Source: Kimley-Horn and Associates, Inc.

| # | Project Name | Location | Land Use | Size of Developments Anticipated to be Constructed by the end of 2012 ¹ | | | AM Trips | PM Trips | Distance from Broadway Plaza (miles) | Notes |
|---|---------------------------------------|---|---|--|-------------------------------|-----------------|----------|----------|--------------------------------------|--|
| | | | | Ksf ² | Single Family DU ³ | Multi Family DU | | | | |
| COMMERCIAL & RETAIL DEVELOPMENTS | | | | | | | | | | |
| 1 | E'lan (formerly Riviera Homes) | 1605 Riviera Avenue | Residential Condominium/Town house | | | 38 | 17 | 20 | 1.0 | 48-unit, five-story condo development (38 net new units) |
| 2 | Villagewalk Condos | 1725-1727 Lacassie Avenue | Residential Condominium/Town house | | -2 | 13 | 4 | 5 | 0.6 | 13 condos on two lots replacing 2 single-family residences on two parcels (11 net new units) |
| 3 | Bonanza Heritage Condominiums | 1874 & 1882 Bonanza St, 1826 Sharpe Ave | Residential Condominium/Town house | | -2 | 15 | 5 | 6 | 0.4 | 15 condominium units in a three-story building over parking (partial basement) garage, replacing two SFR (13 net new units) |
| 4 | 235 Ignacio | 235 Ignacio Valley Road | Residential Condominium/Town house | | | 10 | 5 | 6 | 0.7 | 4-story multi-family structure over at grade parking area with 11 condominium units across from Walnut Creek BART Station (10 net new units) |
| 5 | Walker-Sierra Townhomes | 1241 Walker Avenue | MFT | | | 4 | 2 | 2 | 0.3 | 2 new duplex units with a total of 4 new dwellings on existing hillside lot (3 net new units) |
| 6 | Overlook Homes | 2245 Overlook Drive | SFR | | 8 | | 6 | 8 | 0.9 | 9 Single Family Homes (8 net new units) |
| 7 | Cole Terrace Subdivision/Condominiums | 1756 Cole Ave | Residential Condominium/Town house | | | 11 | 5 | 6 | 0.5 | 12 multi-family condominium units, with underground/podium parking (11 net new units) |
| 8 | Parkview Condos | 1665 Camel Drive | Residential Condominium/Town house | | | 7 | 3 | 4 | 0.4 | 5-story, 8-unit condominium project with 12 parking stalls (7 net new units) |
| 9 | Homestead Terrace Homes | 1279 Homestead Ave | Residential Condominium/Town house | | | 8 | 3 | 4 | 0.9 | New 12-unit condominium development replacing 2 existing duplexes (8 net new units) |
| 10 | Holcomb Court Condos | 15 Holcomb Court | Residential Condominium/Town house | | | 2 | 1 | 1 | 0.1 | One-lot subdivision for 5 new airspace Condos (2 net new units) |
| 11 | Overlook Town Homes | 2725 Overlook Drive | Residential Condominium/Town house | | | 6 | 3 | 3 | 1.5 | 7 Multi-family condo units (6 net new units) |
| 12 | Lincoln Avenue Triplex | 1229 Lincoln Avenue | Residential Condominium/Town house | | | 2 | 1 | 1 | 0.2 | New 3 unit condo development (2 net new units) |
| 13 | Almond Lofts | 1960 and 1872 Almond Avenue, 1600 Oakland Boulevard | SFR/MFR | | 7 | 2 | 6 | 8 | 0.6 | Mixture of 7 single family and 1 duplex units on vacant lot (9 net new units) |
| 14 | Howard Oaks Subdivision | 2361 and 2373 Walnut Boulevard | SFR | | | 3 | 2 | 3 | 0.9 | Minor subdivision Create 4 lots with 1 remainder parcel (3 net new lots) |
| 15 | The Village (Mixed Use) | 1500 Newell Avenue | Retail & Residential Condominium/Town house | 38.08 | | 49 | 46 | 128 | 0.1 | Demolish existing 1-story retail building to construct new 4-story structure with 38,079 square feet |

¹ Excludes developments that are currently occupied; trips are already accounted for in traffic counts.

² Ksf = thousand square feet

³ DU = dwelling unit

| # | Project Name | Location | Land Use | Size of Developments Anticipated to be Constructed by the end of 2012 ¹ | | | AM Trips | PM Trips | Distance from Broadway Plaza (miles) | Notes |
|--------------|---|--|---|--|-------------------------------|-----------------|------------|--------------|--------------------------------------|---|
| | | | | Ksf ² | Single Family DU ³ | Multi Family DU | | | | |
| | | | | | | | | | | <i>of retail and 49 condominium units, including two level underground parking garage with 250 parking spaces</i> |
| 16 | 24-Hour Fitness/Chick-Fil-A | 2800 N. Main Street | Health/Fitness Club & Fast Food Restaurant w/D.T. | 43.00 & 4.343 | | | 27 | 207 | 2.0 | <i>Taken from Traffic Study</i> |
| 17 | Walnut Creek BART Transit Village (Mixed Use) | 200 Ygnacio Valley Road | MFT & Retail | 30.00 | | 596 | | | 0.7 | <i>596 MF residential units, 30,000 sq. ft. commercial, parking for 1,500 vehicles (596 net new units)</i> |
| 18 | Pleasant Creek Homes | 1935 Barkley Avenue | Residential Condominium/Townhouse | | | 10 | 4 | 5 | 0.9 | <i>10-unit multifamily affordable residential development consisting of townhouse style units on individual fee simple lots. Infrastructure improvement including a public access pathway to WC BART Station (10 net new units)</i> |
| 19 | Paragon Apartments | 141 North Civic Drive | MFR | | | 300 | 153 | 186 | 0.8 | <i>300 units comprised of 1BR, and 2BR units (300 net new units)</i> |
| 20 | North Main Apartments (former WC Motor Lodge) | 1960 North Main Street | MFR | | | 126 | 64 | 78 | 0.7 | <i>New 4-story multifamily building with 126 apartment units, including 3 live-work units (126 net new units)</i> |
| 21 | The Arroyo Apartments | 1250 Arroyo Way | MFR | | | 107 | 55 | 66 | 0.6 | <i>New 6-story multifamily building with 107 apartment units and two levels of above ground parking (107 net new units)</i> |
| 22 | Co-op Site Retail Development | 1510 Geary Road | Retail | 35.00 | | | 83 | 315 | 2.1 | <i>Demolition of the existing vacant building and construction of a 35,000 sq. ft. Sprouts Farmers Market and two ~5,000 sq. ft. pad retail buildings with a 146-stall parking lot</i> |
| 23 | Shadelands Gateway | Ygnacio Valley Road and Oak Grove | Retail | 246.00 | | | 246 | 918 | 3.2 | <i>11.3 acres at 0.5 FAR</i> |
| 24 | Safeway Remodel | 600 South Broadway | Supermarket | 25.00 | | | 90 | 263 | 0.1 | <i>Net New</i> |
| 25 | Locust St / Mt Diablo Boulevard Specific Plan | Northeast Corner of N California Boulevard and Mt Diablo Boulevard | Office, Retail, Residential | | | | 30 | 32 | 0.1 | <i>Use Traffic studies</i> |
| 26 | Block C | Southeast Corner of Locust Street and Mt Diablo Boulevard | Office, Retail, Restaurant | | | | 89 | 145 | 0.1 | <i>From Traffix Network</i> |
| TOTAL | | | | 417.08 | 11 | 1,309 | 950 | 2,420 | | |

**TABLE B-1
PROJECTS INCLUDED IN THE CUMULATIVE DISCUSSION FOR EACH ENVIRONMENTAL TOPIC**

| Pending Development Projects | Resource Area | | | | | | | | | | | | | | |
|---------------------------------------|---------------------|-------------|----------------------|--------------------|----------------------------|---------------------------------|-----------------------------|-------------------------|-------------------|--------------------|---------------|-------------------------------|----------------------------|----------------------------|---------------------------|
| | Aesthetic Resources | Air Quality | Biological Resources | Cultural Resources | Geology, Soils, Seismicity | Greenhouse Gases/Climate Change | Hazards/Hazardous Materials | Hydrology/Water Quality | Land Use/Planning | Construction Noise | Traffic Noise | Population/Housing/Employment | Public Services/Recreation | Transportation/Circulation | Utilities/Service Systems |
| E'lan | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Villagewalk Condos | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Bonanza Heritage Condos | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| 235 Ygnacio | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Walker-Sierra Townhomes | X | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Overlook Homes | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Cole Terrace Condos | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Parkview Condos | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Homestead Terrace Homes | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Holcomb Court Condos | X | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Overlook Townhomes | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Lincoln Avenue Triplex | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Almond Lofts | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Howard Oaks Subdivision | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| The Village | X | X | X | X | | X | X | X | X | X | X | X | X | X | X |
| 24-Hour Fitness | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Walnut Creek BART Transit Village | | X | X | X | | X | X | X | X | X | X | X | X | X | X |
| Pleasant Creek Homes | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Paragon Apartments | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| North Main Apartments | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Arroyo Apartments | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Co-Op Site Commercial | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Shadelands Gateway | | X | X | X | | X | X | X | X | | X | X | X | X | X |
| Safeway Remodel | X | X | X | X | | X | X | X | X | X | X | X | X | X | X |
| Locust St/ Mt Diablo Specific Plan | X | X | X | X | | X | X | X | X | X | X | X | X | X | X |
| Block C | X | X | X | X | | X | X | X | X | X | X | X | X | X | X |