



**BISHOP  
RANCH**

The Future Ahead | April 2023

The Future Ahead | Part 01

# Residential Typology

# Building Typology



Building requirements change between a 3-story and 4-story building:

- Elevator service
- Two stairwells and a corridor

These elements impact floor plate efficiency and add construction costs. Design shifts to maximize density.



Renderings of City Village



Rendering Related Apartments



Rendering Belmont Village



Rendering Related Apartments



Rendering Belmont Village



The Future Ahead | Part 02

# Concept

Bishop Ranch and the city of San Ramon are executing a residential plan to achieve state mandated housing growth targets.

Neighborhoods designed to set the standard for creating a walkable downtown in a suburban market while creating a sustainable mixed-use zone near jobs and transportation.



# Diversity of Housing

- Attracts new businesses, which in turn attract diverse employment bases that will seek diverse housing choices
- Offers households the option to adjust their housing requirements to their life stage and remain in the community
- Encourages people with varied backgrounds and at different stages of life to interact and create a sense of place
- Balances residential population with owners who stay in place longer and renters who are more transient
- Allows multiple neighborhoods to be developed simultaneously





6-7 STORY RESIDENTIAL MIXED USE

6-8 STORY RESIDENTIAL BUILDING

6-7 STORY MULTI-FAMILY

CENTRAL PARK - 2.5 AC

4-5 STORY RESIDENTIAL BUILDING

4-5 STORY RESIDENTIAL BUILDING

4-5 STORY RESIDENTIAL BUILDING

4-5 STORY RESIDENTIAL BUILDING

2-3 STORY HOMES & TOWNHOUSES

BELLINGER CANYON ROAD

DORRIS STREET

SPRINGWATER GALLERY



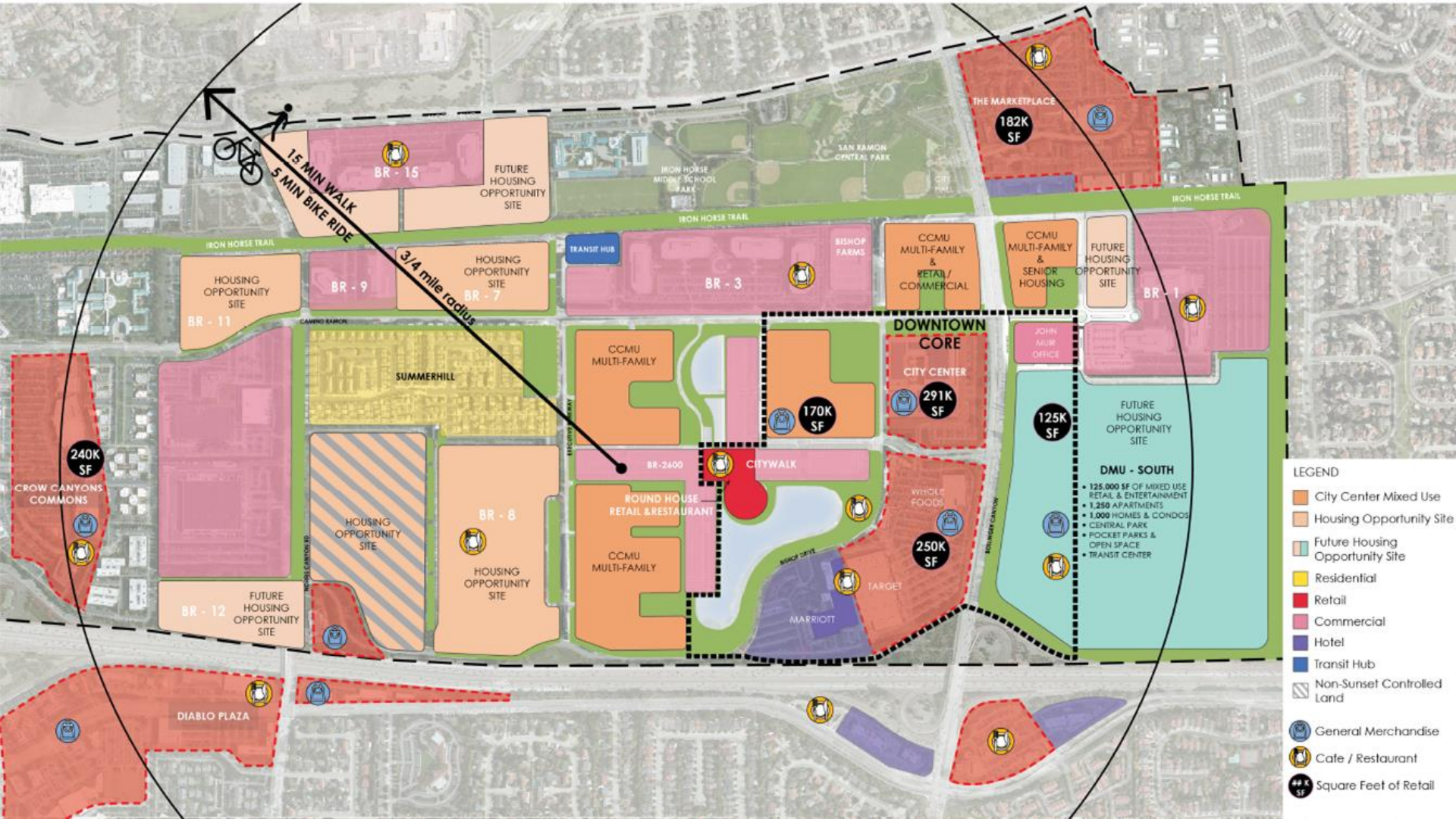
# Residential Summary

- 7,510 residential units in City Walk, City Village and Chevron Park

	Multifamily	Single Family
Units	6,490	1,020
Developments	20	2
Unit Mix	Studio 1 Bedroom 2 Bedroom 3 Bedroom -	- - 2 Bedroom 3 Bedroom 4 Bedroom
Construction	30 Months	12 Months
Absorption	1 per year	Multiple per year

# Residential Unit Sizes

	Related (Apartments)		City Village (Single Family)	
	Units	Square Feet	Units	Square Feet
Studio	23	506	-	-
1 Bedrooms	177	767	-	-
2 Bedrooms	145	1,060	-	-
3 Bedrooms	36	1,470	230	1,931
4 Bedrooms	-	-	174	2,344
<b>Total</b>	<b>381</b>	<b>929</b>	<b>404</b>	<b>2,252</b>



15 MIN WALK  
5 MIN BIKE RIDE

3/4 mile radius

THE MARKETPLACE  
182K SF

240K SF  
CROW CANYONS COMMONS

HOUSING OPPORTUNITY SITE  
BR - 11

BR - 9

HOUSING OPPORTUNITY SITE  
BR - 7

BR - 3

DOWNTOWN CORE  
CITY CENTER  
291K SF

125K SF

DMU - SOUTH  
• 125,000 SF OF MIXED USE RETAIL & ENTERTAINMENT  
• 1,250 APARTMENTS  
• 1,000 HOMES & CONDOS  
• CENTRAL PARK  
• POCKET PARKS & OPEN SPACE  
• TRANSIT CENTER

SUMMERHILL

CCMU MULTI-FAMILY

170K SF

CITYWALK  
170K SF

WHOLE FOODS  
250K SF

240K SF

HOUSING OPPORTUNITY SITE

HOUSING OPPORTUNITY SITE

BR - 8  
HOUSING OPPORTUNITY SITE

ROUND HOUSE  
RETAIL & RESTAURANT

170K SF

250K SF

BR - 12  
FUTURE HOUSING OPPORTUNITY SITE

DIABLO PLAZA

- LEGEND**
- City Center Mixed Use
  - Housing Opportunity Site
  - Future Housing Opportunity Site
  - Residential
  - Retail
  - Commercial
  - Hotel
  - Transit Hub
  - Non-Sunset Controlled Land
  - General Merchandise
  - Cafe / Restaurant
  - Square Feet of Retail

The Future Ahead | Part 03

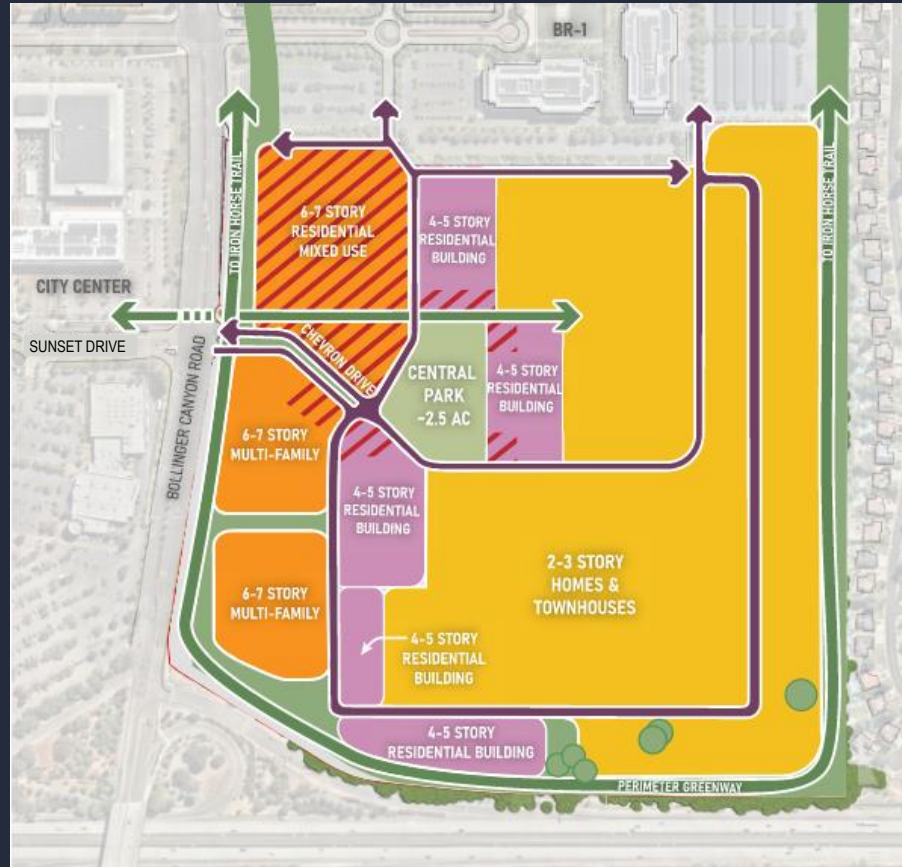
# Chevron Park



# Chevron Park

- Higher density development along Bollinger Canyon Road
- Concentrated retail/commercial vertical mixed-use project along Bollinger Canyon Road, complementary to City Center
- Variety of housing typologies and tenure scaling down to complement Inverness Park to the south

# Chevron Park



The Future Ahead | Part 04

# DMU Design













**Thank you.**