

Central Estuary Plan

Alternatives Report

Revised January 29, 2010

Table of Contents

1. Introduction.....	3
Background.....	3
Alternatives Development	4
Description of Alternatives.....	10
Detailed Site Studies.....	21
Summary Comparison of Land Use Changes	30
2. Land Use and Urban Design	33
Land Use Compatibility.....	33
Impact on Visual Character	36
3. Transportation.....	39
Traffic.....	43
Travel Choices	50
Connectivity	53
Transportation Summary.....	55
4. Infrastructure.....	59
5. Economics	69
Market and Economic Impact of the Alternatives.....	69
Fiscal Impact Analysis	78
6. Demographics.....	106
Socio Economic and Workforce Evaluation	106
Affordable Housing and Displacement Evaluation.....	125
7. Public Health	137
8. Sustainability.....	151
Preceding Plans, Commitments & Regulations that Address Sustainability	151
Sustainability Goals	153
Sustainability Evaluation.....	153
Carbon Footprint Analysis.....	159
9. Preferred Alternative.....	162

Appendices.....Under Separate Cover

Appendix A: Supporting Maps for Identifying Potential for Change

Appendix B: General Land Use Information

Appendix C: Mixed-Use Development (MXD) Trip Generation Model

Appendix D: Sustainability Goals

Appendix E: Comparative Sustainability Analysis

Appendix F: Land Use Conversion Implications Analysis

Appendix G: Combined Sustainability Evaluation Charts

Appendix H: Fiscal Impact Analysis Detailed Tables