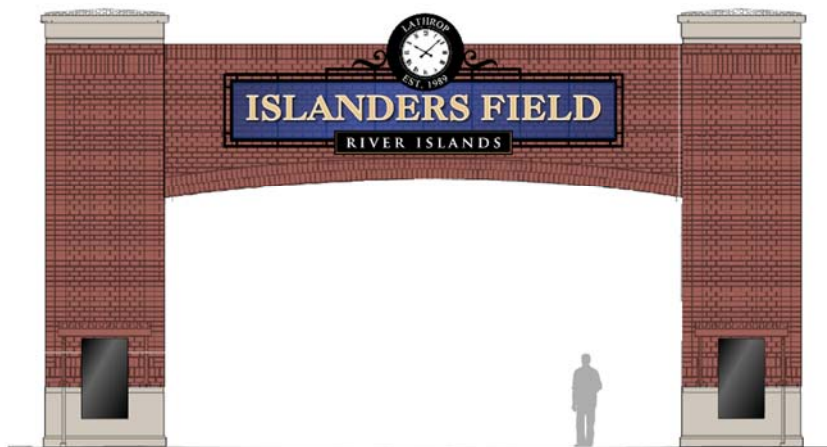


TOWN CENTER PLAN

RIVER ISLANDS AT LATHROP

RIVER
ISLANDS



City of Lathrop Community Development Department

May 2018

Adopted by Planning Commission Resolution No. 18-12 on May 30, 2018

Background

In 2003, the City of Lathrop adopted a number of entitlements for the River Islands at Lathrop master planned community, (“Project”), including the West Lathrop Specific Plan (WLSP) and Urban Design Concept (UDC). These documents provide the planning guidance for the various areas of development, each called a “district.” The purpose of this Town Center Plan is to provide more specific guidance for development of the Town Center District, which is required by various of conditions of approval with the Tract 3694 Vesting Tentative Map for Phase 1 of the Project.

As provided for in the WLSP and UDC, the Town Center District is a mixed-use area that is located near the City’s geographic center, envisioned to include retail, offices, higher density residential, entertainment, education, recreation and potentially certain civic uses. The WLSP and UDC also envisioned an internal harbor or public group docks along the San Joaquin River. However, these uses are dependent upon Federal permits and approvals that are not yet possible to obtain. As a result, this Town Center Plan allows for the potential for an “off-shore” group dock if such permits and approvals become feasible in the future, but the inner harbor was deleted from the proposed River Islands Draft Environmental Impact Statement (DEIS) project description from Federal resource agencies, that felt that such a feature would be detrimental to native fish within the river system.

Development within the Town Center District, while technically dependent on this Plan, was actually “seeded” with the development of the first school within the Project in 2013. The nearly 30-acre site includes facilities for two separate schools (K-5 and Middle School) that is currently being used as a K-8 public charter school by Banta Elementary School District. This facility currently houses the Banta District’s STEAM Academy, it may be expanded as two separate schools are further developed or continue as one K-8 school in the future. This school was constructed under State of California approvals (Division of State Architect and Office of Public School Construction).

In 2015, a Conditional Use Permit was issued by the City for another K-8 charter school (River Islands Technology Academy or “RITECHA”) as an interim facility within the Town Center District. RITECHA further solidified the educational uses with the Town Center District but will likely be moved to a permanent site outside the Town Center District in the future.

Recreational uses within the Town Center District are proposed to be expanded with one interim facility (soccer facility) and one permanent facility (private baseball stadium) in 2018. Interim uses are discussed in the Land Use Component of this Plan.

Access to the Town Center District was improved with the opening of the Bradshaw’s Crossing Bridge for River Islands Parkway in 2017. The first two lanes of River Islands Parkway through the Town Center District are open for use, with two additional lanes planned for the future when Bradshaw’s Crossing is expanded in the future. An additional pedestrian bridge over River Islands Parkway was also completed in 2017 and provides access over this major arterial street for the San Joaquin River Trail along the levee

system; further details on this trail are included in the Phase 1 Master Parks Plan.

Introduction

The Town Center Plan is a mandated planning document from the approval of the Tract 3694 Vesting Tentative Map for Phase 1 of the River Islands at Lathrop master planned community (“Project”). Specifically, there are two plans required by the City prior to development being established within the Town Center District:

1. Master Town Center Parking Plan
2. Town Center Neighborhood District Plan

This Town Center Plan comprises both of these mandatory plans into one document, since each is dependent on the other. For purposes of the Town Center Plan, the parking plan shall be described as the “parking component,” with other elements (e.g. land use) described as components as well. The Town Center Plan may be referred to as “the Plan” for the balance of this document.

With regards to the parking component, both off-street and on-street parking are addressed as required by condition 32 of the Vesting Tentative Map Tract 3694. To this end, some assumptions were made as to the density and intensity of development within the Town Center District and the diagram provided as Figure 2 to this Plan is only meant to provide one possible development scenario and should not be meant as the final development layout. Individual site plans will be developed in the future for each land use area.

The following components are included with the Plan:

1. Land Use Component
2. Parking Component
3. Circulation Component
5. Recreation Component

Each depends on and is consistent with the WLSP and UDC as amended. As will be described for each component, further detail will be provided in subsequent development proposals, which will further refine the concepts contained herein.

It should be noted that the Plan is meant to be a bridge between the WLSP and UDC and eventual development proposals. For the recreational uses described in the Plan in particular, it provides the basis for development specific proposals (e.g. Baseball Stadium). However, it does not provide specific development standards and guidelines meant to establish permanent private retail, office, and/or high density residential uses. Interim uses with these land use may be established with this Plan, but it the Plan shall be amended or replaced to included additional specificity for design standards, architectural guidelines, landscaping and streetscape standards and other specific guidance prior to the

establishment of the first permanent retail, office or high density residential use. The City may establish certain public uses, such as civic structures or parks with this Plan however.

Land Use Component

The Lathrop General Plan designates the entire Town Center District as mixed use (MU-RI) and the WLSP zoned the area as mixed use as well (MU-RI). The WLSP also contains objectives that guide future development within the various districts of River Islands, including the Town Center. Specifically, the WLSP contains the following objectives for the Town Center District:

Objective 3B: Provide central areas that act as focal points for community events, social gatherings and convenient shopping. The River Islands town center and all manner of neighborhood centers and parks will act as focal points in Stewart Tract. The town center, a fairly intensive activity center, includes and is located amidst medium and high-density housing. It will be accessible by roads, sidewalks and water; it will be visible from many aspects. Outlying neighborhood centers (such as lakeshore parks, sports facilities, neighborhood shopping, golf club houses or yacht clubs) will be major gathering places for events, social gatherings and errands for other Stewart Tract and regional residents.

Objective 3M: Design lively core areas for entertainment and recreation activities that are accessible to nearby visitors and residents. In River Islands, there are multiple areas affording people the opportunity to gather. The first will be the town center and harbor. It will contain shops, restaurants, cafes, theaters and the like that will create one of the busiest areas in Lathrop. Dominated by uses such as a cultural center, retail, restaurants, library, cinemas, health and fitness centers, it will be actively used by residents from all of the surrounding housing areas. Recreational complexes, golf courses and their clubhouses elsewhere in River Islands will provide other distinctive venues for activities.

Objective 4B: Concentrate higher density residential areas within easy walking distance of the village or town center areas and/or other commercial areas. The higher concentration of residences provided near the village center in Mossdale Village will add to the inherent liveliness of these areas. Similarly, higher density housing is planned in and around the River Islands town center. Residents and visitors will incorporate the activities that occur there into their lifestyle and their perception of their neighborhood.

While any of the uses shown in Table 2 below would be allowed within the Town Center District with this zoning, the Land Use Schematic included as Figure 1, shows the general areas where retail, mixed use, open space/recreation and civic/community uses may likely be located and how a mix of uses can meet the objectives of the WLSP. The exact location and mix of uses however may change in the future, since the entire Town Center District is zoned MU-RI (mixed-use) and any of the permitted or conditionally permitted uses can be developed anywhere in the District.

Development standards for the Town Center District were codified within the Lathrop Municipal Code (LMC) Section 17.61.030, adopted with the 2003 WLSP and UDC (as amended). These standards and restrictions are summarized in Table 1:

Table 1: Development Standards Matrix - Town Center District	
Building Height Maximum	125 ft.*
Building Setbacks (River Islands Parkway)	
<i>Residential (Low/Medium)</i>	
Front Yard	Units not allowed to face RI Parkway
Side Yard	10 ft.
Rear Yard	10 ft. (bldg. height 15ft. or less), else - 20 ft.
<i>Residential (High)</i>	
All Yards	20 ft.
<i>Non-Residential</i>	
All Yards	0 - 10 ft.
Building Setbacks (Somerton Parkway)	
<i>Residential (Low/Medium)</i>	
Front Yard	20 ft.
Side Yard	10 ft.
Rear Yard	0 ft.
<i>Residential (High)</i>	
All Yards	20 ft.
Building Setbacks (Commercial Street)	
<i>Residential (Low/Medium)</i>	
Front Yard	20 ft.
Side Yard	10 ft.
Rear Yard	0 ft.
<i>Residential (High)</i>	
All Yards	10 ft.
<i>Non-Residential</i>	
All Yards	0 - 10 ft.
Building Setbacks (Islanders Way)	
<i>Residential (Low/Medium)</i>	
Front Yard	20 ft.
Side Yard	10 ft.
Rear Yard	0 ft.
<i>Residential (High)</i>	
All Yards	20 ft.
<i>Non-Residential</i>	

* - this height can only be achieved with specialized firefighting equipment to reach taller structures as determined by the Lathrop Manteca Fire District. Building heights are determined by the California Building Code.

All Yards	0 ft.
Building Setbacks (Echo Way)	
<i>Residential (Low/Medium)</i>	
Front Yard	20 ft.
Side Yard	10 ft.
Rear Yard	0 ft.
<i>Residential (High)</i>	
All Yards	20 ft.
<i>Non-Residential</i>	
All Yards	20 ft.
Lot Size (Minimum)	
<i>Residential (Low/Medium)</i>	2400 sq. ft.
Width	35 ft.
Depth	75 ft.
<i>Residential (High)</i>	20000 sq. ft.
<i>Non-Residential</i>	no minimum, subject to STDRC review
Density/Coverage	
<i>Residential (Low/High)</i>	
3-9 DU/Acre	50% maximum
15-40 DU/Acre	90% maximum
<i>Non-Residential</i>	
Maximum FAR	0.6
Lot Coverage	90%
Building Setbacks (Local/Internal Roads)	
<i>Residential (Low/Medium)</i>	
Front Yard	15 ft., 10 ft. if garage access from alley
Side Yard (lot widths <70 ft.)	5 ft.
Side Yard (lot widths >70 ft.)	10 ft. one side, 5 ft. opposite
Rear Yard	10 ft. (bldg. height 15ft. or less), else - 20 ft.
Garage: Front Yard	18 ft.
Garage: Side Yard	5ft. or 18 ft.
Garage: Rear Yard	5 ft.
<i>Residential (High)</i>	
All Yards	0 ft.
<i>Non-Residential</i>	
All Yards	0 ft.
Building Setbacks (Alleys)	
<i>Residential (Low/Medium)</i>	
Garage	5 ft.
Water Edge Setbacks (San Joaquin River/Lakes)	

<i>Residential (Low/Medium/High)</i>	
All Yards	20 ft.
<i>Non-Residential</i>	
All Yards	0 ft.
Side Yard Setbacks (Lots on Local Street)	
<i>Residential (Low/Medium)</i>	
Side Yard (lot widths <70 ft.)	5 ft.
Side Yard (lot widths >70 ft.)	10 ft. one side, 5 ft. opposite
Corner Lots	10 ft.
<i>Residential (High)</i>	
Side Yard	20 ft.
<i>Non-Residential</i>	
Side Yard	0 ft. subject to STDRC review

Table 2 provides a matrix of uses that are permitted or conditionally permitted within the MU-RI zoning district:

Table 2: Permitted Uses Matrix - Town Center District	
<i>Land Use Description</i>	<i>Approval</i>
<i>Residential</i>	
SF detached	P
SF attached	P
MF attached	P
Mobile homes	
Second housing units	
Apartments/hotels	P
Small family day care home (eight or fewer children)	P
Large family day care home (nine to fourteen children)	P
Private garages and carports when not on the same lot as a residential unit	PA
Recreation rooms and hobby rooms or shops when not on the same lot as a residential unit	C
Storehouses; garden structures; greenhouses	PA
Fenced or enclosed private swimming pools or tennis courts	PA
Home occupations	PA
Model home display areas	PA
<i>Commercial</i>	
Adult entertainment	C
Apparel	P
Arcades	C
Art and antiques	P

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses
Use is not allowed when a box is blank.

Arts and crafts schools/colleges	P
Art galleries	P
Art supply	P
Auction rooms	P
Auto and motorcycle dealerships	C
Automobile and tractor repair and maintenance	C
Automobile supply (no repair or installation)	C
Bakery goods	P
Banks and other lending institutions	P
Banquet facility	P
Bars, cocktail lounges, nightclubs	C
Barbershops and beauty shops	P
Bicycle shops	P
Billiard and pool halls	P
Blacksmiths	P
Blueprint and photocopy	P
Boat sales and services	P
Book binderies	P
Books and rental libraries	P
Bowling alleys	C
Business, professional and trade schools and colleges	P
Cafeterias	P
Camera equipment and supplies	P
Candy and confectionaries	P
Card rooms	C
Carpenters/cabinetmakers	P
Carpeting and flooring	P
Catering	P
Christmas tree or pumpkin sales	PA
Clothing cleaning (Pick-up and delivery, dry cleaning within enclosed machines; self-serve laundromats)	P
Clothing and costume rental	P
Convenience stores (max. 5,000 square feet)	P
Commercial small business offices (not more than 8,000 square feet)	P
Copying and mailing businesses	P
Dairy products	P
Dance halls	C
Day spas	P
Department stores	P

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses
Use is not allowed when a box is blank.

Drapery	P
Drive-through restaurants, pharmacies and dry cleaning	C
Drugs	P
Dry goods	P
Electrical small appliance repair	P
Employment agencies	P
Exterminators	C
Factory outlets	C
Farmers' markets	C
Florists	P
Food market; delicatessen	P
Furniture stores	P
Garden supplies and nurseries (provided that all equipment, supplies, merchandise other than plants and mulch shall be kept within completely enclosed building)	P
Gifts, novelties and souvenirs	P
Glass installation	P
Gunsmith	P
Gymnasium and health studios	C
Hardware	P
Health foods	P
Hobby supplies	P
Home furnishings	P
Home improvement supplies	P
Hospitals and sanitariums	C
Hotels and motels	PA
Household repair shops	P
Ice dispensers (outdoor)	P
Inns (temporary accommodations with accessory recreation and commercial facilities)	PA
Interior decoration	P
Jewelry	P
Kennels	C
Kiosks	C
Leather goods and luggage	P
Liquor (packaged)	C
Locksmith	P
Massage (with city license)	C
Medical and orthopedic supplies	P
Meeting halls	P
Messenger offices	P

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses
Use is not allowed when a box is blank.

Millinery	P
Musical instruments & supplies	P
Music and dance studios	P
News and magazine stands	P
Office and business machines stores	P
Outdoor cafes	P
Paint and wallpaper	P
Pet and bird stores and pet grooming (but not pet boarding)	P
Pawn shops	C
Photographic supplies	P
Photographic studios	P
Picture framing	P
Post/delivery offices	P
Pressing of wearing apparel	P
Printing	P
Private clubs and lounges	PA
Publishers	P
Public and private non-profit charitable institutions	P
Radio, television and film broadcasting/studios	P
Radio, television and audio-visual equipment sales and repair	P
Reading rooms	P
Retail stores larger than 75,000 square feet	C
Restaurants, including cafes	P
Scientific instrument stores	P
Secretarial services	P
Self-service laundry and dry cleaning	P
Self-service carwash	C
Service station, excluding automotive repair services not included in the definition of "service station", provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on three sides	C
Self-storage facilities	C
Shoes	P
Shoe repair	P
Skating rinks	P
Small animal hospitals and clinics; veterinarian offices	C
Soda fountains	P
Sporting goods (excluding incidental boat sales, resales and camper sales)	P
Sports arenas within buildings	C
Stamps and coins	P
Stationers	P

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses

Use is not allowed when a box is blank.

Storage buildings incidental to a permitted use	PA
Supermarkets	P
Tailoring and dressmaking	P
Taxidermists	P
Theaters and auditoriums, including movie theaters and performing arts	PA
Thrift shops; second hand stores	C
Theme parks	C
Tobacconists	P
Tool or cutlery sharpening or grinding	P
Toys	P
Transit stations	C
Travel agents	P
Upholsterers	P
Variety stores	P
Vending machines within enclosed areas	P
Video stores (subject to the limitation of LMC Chapter 5.08)	P
Warehouse style retail	
Wedding chapels	P
Office	
Professional offices, business and administrative offices	P
Research & development offices	P
Financial services	P
Medical	
Elderly care facilities; assisted living facilities; nursing homes and rest homes except as provided under LMC Section 17.34.040	C
Medical clinic	C
Medical or dental office building	P
Medical and orthopedic appliance stores	P
Civic/Community	
Bus depots; transit stations (with storage elsewhere)	C
City offices	P
Administrative centers and courts	P
Community center	P
Convention centers	C
Fire station	C
Libraries	C
Mortuaries, columbariums and crematoriums	C
Police station	C
Post office	P

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses
Use is not allowed when a box is blank.

Religious facilities and schools	C
Private schools and other educational facilities	C
Public schools and other educational facilities	C
Public and private charitable institutions	C
Substance abuse recovery facility for six or fewer persons	
State authorized, certified or licensed family care facility, foster home or group home serving six or fewer persons	
<i>Parks and Open Space</i>	
Boat dock - individual	P
Boat dock - group	C
Boat rental facility	C
Gas dock and associated gasoline storage facilities	C
Pony rings, race tracks, riding stables	
Public and private parks and playgrounds and such buildings, structures and facilities appropriate to such uses	P
Public or private golf courses	
Private recreation facilities, other	C
Wildlife Preserves	
<i>Other Uses</i>	
Incidental and accessory structures and uses located on the same site as permitted use	PA
Expansion or remodeling of an existing nonconforming use of a structure or land, up to 50% of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with assessed valuation of less than two hundred dollars (\$200) and non-conforming fences, walls and hedges	C
Expansion, remodeling or additions to a conditional use not considered an incidental or accessory use as defined in Section 17.04.080	C
Incidental and accessory structures and uses located on the same site as a conditional use	C
Gas/electrical transmission lines subject to provisions of Section 17.108.080; electrical substations; gas regulator stations	PA
Communications equipment buildings	PA
Enclosed temporary materials storage yards	PA
Flood control, water pumping stations/reservoirs; elevated pressure tanks; irrigation ditches/ canals; settling and water conservation recharge basins; drainage ponds; streets & roads as necessary for access to permitted uses	P
Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities	P
Underground storage tanks for petroleum or oils	P
Other uses added to this list by the Planning Commission according to the procedure in LMC Section 17.16.020	PA

P = Permitted uses; PA = Permitted but administrative approval required; C = Conditionally permitted uses
Use is not allowed when a box is blank.

Permit Processing

Permitted uses are to be established with the approval of a Site Plan Review permit as described in Chapter VI (Implementation) of the WLS. Permitted uses under administrative review may be established with a Minor Site Plan Review or Administrative Approval permit. Conditional uses may be established with the approval of a Conditional Use Permit which is reviewed by the Planning Commission.

Stewart Tract Design Review Committee – Architectural Review

All discretionary uses to be established within River Islands, including District Plans and Neighborhood Design Plans shall be reviewed for recommendation by the Stewart Tract Design Review Committee (STDRC). The STDRC was established under LMC Section 17.61.160 as an advisory committee of design professionals that review River Islands and Southeast Stewart Tract proposals for consistency with River Islands plans and for architectural and design integrity when applicable.

In accordance with the 2015 UDC, the architecture of the Town Center will vary according to land use and location. Next to the river, particularly in the retail and commercial areas, the architecture should be based on historical commercial and industrial building types that might have been found in other river front towns. Ideally, this area should appear as if it developed over time, with the participation of numerous designers. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks.

Residential areas of the Town Center may follow the guidelines for the adjoining East Village District or Community at South River Bend District as applicable. Specific development proposals may propose amendments to one or either of these sets of guidelines or may propose a Town Center specific set of guidelines for residential uses. Individual development proposals will be judged by the STDRC on the effectiveness with which they create an architectural richness in the Town Center that mimics riverfront/Delta themes.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment and would be judged on their own merits without the use of specific guidelines.

Non-residential, private uses within the Town Center may have the most variety of architectural styles, as long they prescribe to an overall unifying theme, consistent with its more diverse visual appearance and its role in the community. Prior to the issuance of the first building permit for a retail or office use, design guidelines for non-residential uses shall be provided for the STDRC's review and recommendation and Planning Commission approval.

Parking Component

Condition 32 of the Tract 3694 Vesting Tentative Map requires the approval of a “Master Town Center Parking Plan” prior to approval of the Town Center Neighborhood District Plan. As previously explained the Parking Component, along with Figure 2, shall serve as the Master Town Center Parking Plan and this Plan shall be referred to as the “Parking Component” from this point forward in the Plan. Approval of this Town Center District Plan shall satisfy Condition 32 as a result.

Parking ratios and requirements for the Town Center District are included in Appendix A of the UDC. Since the mixed-use nature of the Town Center can create a challenge for providing parking for the various uses that may be established, the City has required the Parking Component include a representative layout that shows how both on-site and off-site parking can be accommodate for typical uses within the Town Center District.

<i>Residential</i>	
Single Family Detached	2 enclosed per DU
Single Family Attached	1 covered per DU
Multi-Family	1.5 per DU
<i>Retail</i>	
	3 spaces/1000 sq. ft.; on-street spaces included
<i>Office</i>	
	4 spaces/1000 sq. ft.; on-street spaces included

Figure 2 shows how various mixed uses indicative of type of development proposed for River Islands can also meet the parking ratios contained in Table 3. Figure 3 shows an abundance of on-street parking (all at 45 degrees, since 90 degree on-street parking is not allowed by the City). The amount of on-street parking shall vary as development with the District evolves and permanent uses are established.

Parking District

Condition 154 of the Tract 3694 Vesting Tentative Map requires that a maintenance district be formed for the Town Center District, as well as a Parking District to manage parking lots and on-street parking within the District: “For building permits in the Town Center the applicant shall form a Business Improvement District or other similar maintenance district to provide uniform maintenance and operations in the Town Center The applicant shall also form a Parking District for the Town Center to manage on-street and off-street parking in the Town Center.” Maintenance of public improvements within all of River Islands has three dedicated community facilities districts (CFDs) for funding purposes: RD 2062 CFD, River Islands Public Financing Authority (RIPFA) CFD and City CFD. These CFDs already provide for the maintenance of public improvements for the Town Center District. Should a separate mechanism be required for maintenance of shared, private improvements, a Business Improvement District or similar mechanism can be established as necessary.

This Parking Component shall serve as the Parking District Plan for Condition 154. As uses develop within

the Town Center, all parking needs for these uses must be met within the limits of the district, but it is not necessary for each use to meet its needs entirely on its specific site. The intent is to create a flexible parking system that can adjust as land in the Town Center is developed, but that also trades some convenience in parking for a more appealing, pedestrian-oriented environment for users, residents and visitors. Parking requirements for the Town Center will generally follow the ratios shown in Table 3 but may vary if a parking study shows that fewer spaces are required because of the type of uses proposed. For example, a proposed Performing Arts Center may be able to use parking from a nearby civic center or vice versa. On-street parking is included in the Town Center Parking District and on-street spaces can be counted to meet the district's parking requirements as indicated on the plan.

Electric charging stations for on-site parking may be added as individual development proposals are processed and are encouraged with this Plan.

Circulation Component

Primary roadways within the Town Center District have been located with the WLSP and UDC. These roadways include River Islands Parkway, Garden Farms Avenue, Islanders Way (formerly Water Way-north of River Islands Parkway), Somerston Parkway (formerly Broad Street), Commercial Street, Echo Way (formerly Water Way - south of River Islands Parkway) and Marina Drive. River Islands Parkway has been further designated with the adoption of Precise Plan Lines that set the precise location, right of way width, turn lanes and approaches for this major arterial street. Right of way widths and locations of the other streets within the Town Center District have been set with previous improvement plans for these roadways.

While primary roadways have been set with previous plans, secondary (minor) roadways may be proposed with future development. As mixed-use development occurs in particular, smaller connecting roadways and/or alleys may be proposed that enjoin internal uses and provide internal circulation to a given area of development. As such, any proposed secondary roadways shall be reviewed and approved with each development proposal, with STDRC recommendation and Planning Commission and/or City Council approval.

Pedestrian connections are provided along all primary roadways, with eight (8) foot sidewalks. Additional pedestrian connections between sub-development areas of the District may be proposed with each development proposal, particularly for residential uses that may enjoin or be planned with retail and/or office uses.

Bicycle paths and lanes are provided in accordance with the Phase 1 Master Parks and Open Space Plan. This includes both on-pavement and separate bike paths on Somerston Parkway and River Islands Parkway. Figure 3 depicts the various elements of the Circulation Component, including regional and local roads serving the area. Additional elements may be added with specific future development proposals and any additional elements approved shall be included as amendment to this Plan.

Recreation Component

The Town Center includes two lakes that not only provide local storm drainage detention but can be utilized for recreational purposes as well. These lakes, which have not yet been named, are connected hydraulically via 36" pipelines that are also interconnected to other lakes in the Phase 1 planning area. Trails around the lakes will also be provided in the future.

Three parks will be developed in the Town Center District: Lathrop Landing Community Park, Town Center Park (an 8-acre joint use area within the STEAM Academy) and a 0.75-acre Tot Lot at the southeast corner of Marina Drive and Somerston Parkway. Only the Lathrop Landing Community Park and Town Center Park will be developed as City parks for Quimby Act credit. The 2018 Phase 1 Master Parks Plan provides further detail on these facilities. Figure 4 depicts the location of the parks within the Town Center District.

As mentioned previously, an inner harbor (Lathrop Landing) was previously proposed within the Town Center. The inner harbor was not deemed permissible by Federal agencies having jurisdiction over the San Joaquin River. However, a group dock providing boating access to the Town Center could be constructed "off-shore" of the levee system in the future, if an individual permit is later approved by the Federal resource agencies.

Interim Soccer Facility and Permanent Baseball Stadium

Two major private recreation facilities are proposed for the Town Center. An interim Soccer Facility is planned between Islanders Way and Commercial Street, north of River Islands Parkway. The facility would contain at least six (6) lighted soccer fields, with parking facilities and a mobile office (trailer) for the soccer program staff. River Islands has created a "River Islands Football Club" for local residents that will be the primary user of the facility. The soccer facility will remain within the Town Center until permanent mixed-use development is proposed and may relocate to another location within or near Stewart Tract in the future. The baseball stadium (dubbed "Islanders Field") will include 550 permanent seats (a combination of fixed seating and bleachers), with a press box, scoreboard, restrooms and a snack bar. The facility will be used by high school aged players and new River Islands sponsored team is being formed. The facility can also be used for tournaments and could be used by the local high school baseball teams as well. Figure 5 provides a conceptual aerial view of the Baseball Stadium.

Landscaping and Irrigation Standards

Landscaping and irrigation standards for private uses has been deferred until the first retail/office use is established. Streetscape landscaping has already been established for River Islands Parkway, Somerston Parkway and Commercial Street, with portions already installed. A continuation of these plantings will likely continue with future streets.

FIGURE 1

TOWN CENTER LAND USE



Note:
 Land use areas shown are illustrative only and may change in the future. The entire Town Center District is zoned for mixed-use and any permitted or conditionally permitted use may be established anywhere in the District.

FIGURE 2

TOWN CENTER PARKING ILLUSTRATIVE



Parcel	Parcel Area (acre)	Commercial Building Area (square feet)	Number of Parking Spots
TC-1	8.92	18,214	261
TC-2	8.77	45,514	350
TC-3a	3.00		107
TC-3b	2.43	9,375	
TC-4	11.04	167,961	540
TC-5	7.17	103,420	361
TC-6a	9.11	90,988	384
TC-6b	1.63		14
TC-7a	2.70	23,000	76
TC-7b	1.80		19
TC-7c	5.13	29,741	177
TC-8	2.51	10,445	65
TC-9	8.36		194
C-1	14.3		45
T-3	14.5		
P-20	0.59		
Baseball Stadium	8.39		212/259
Other			455
TOTAL	110.35	498,658	3,260

Parcel	Housing Units
TC-1	248
TC-2	148
TC-6b	18
TC-7b	20
TC-9	148
TOTAL	582

DRAFT
 TOWN CENTER
 SITE PLAN
 SCALE: 1" = 100'



FIGURE 3 TOWN CENTER CIRCULATION PLAN

Legend - Bike/Pedestrian	
Multi-Use Trail Hikers and Bicyclists	
Bicycle Path - Class 1 Separated from Automobile traffic	
Class 1 Bicycle Lane Duet One-way lanes on opposite sides of street	
Bicycle Lane - Class 2 Striped and Signed Lane on Roadway	
Bicycle Route - Class 3 Signage on Minor Street Roadway	
8' Pedestrian Trail	
Pedestrian Connection	

Arterial Streets

- River Islands Parkway (R.O.W. - Precise Plan Line)
- Somerston Parkway (R.O.W. - 82' (North) - 126' (South))

Collector Streets

- Commercial Street (R.O.W. - Precise Plan Line)
- Garden Farms Avenue (R.O.W. - 82' (North) - 126' (South))
- Marina Drive (R.O.W. - 60')

Minor Streets

- Echo Way (R.O.W. - 60')
- Islanders Way (R.O.W. - 93' @ RI Pkwy - 47.5' North of RI Pkwy)
- Other minor streets may be proposed in the future, depending on the development pattern

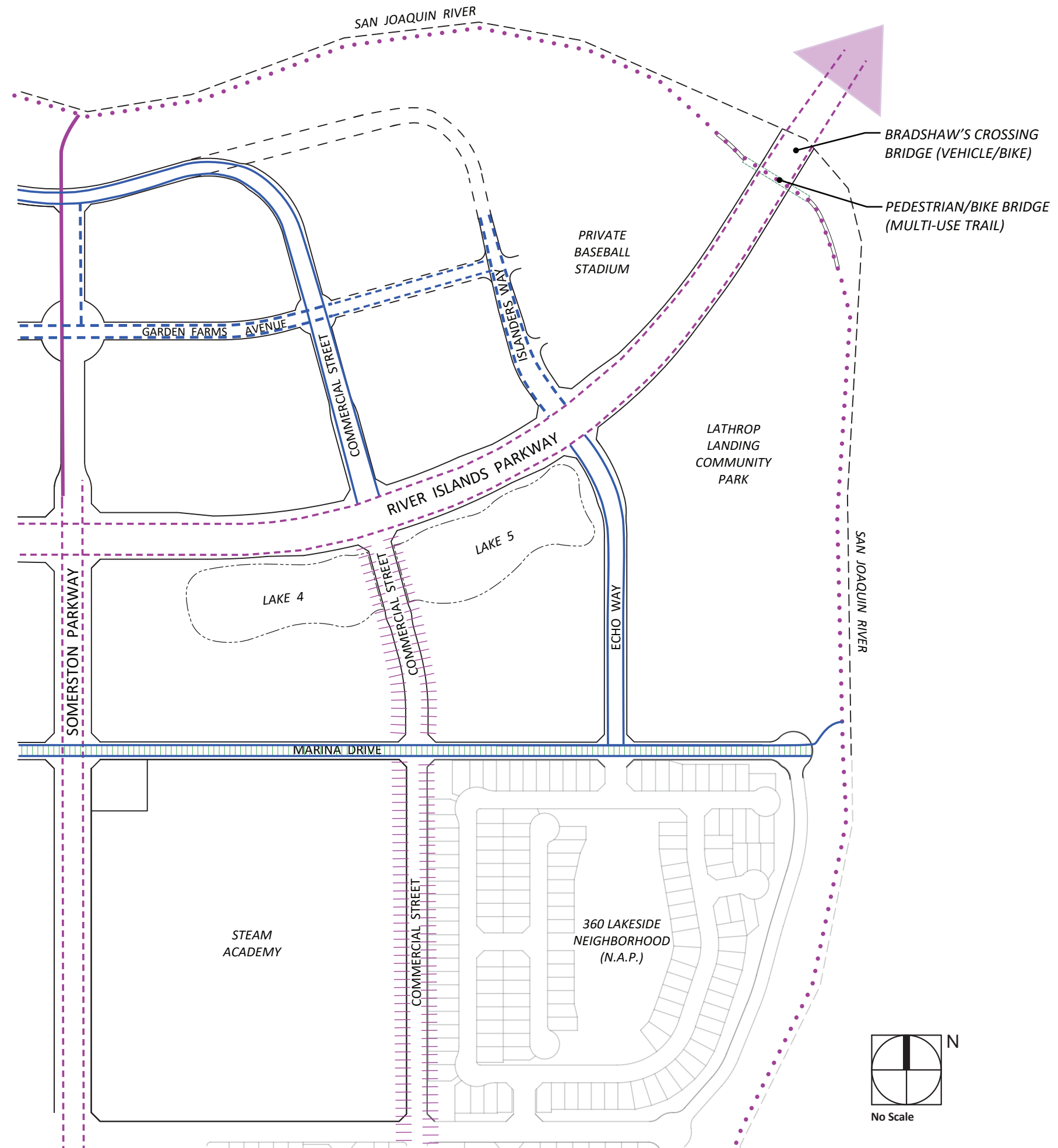




FIGURE 4
RECREATION USES

-  Quimby Act Public Parks
-  Non-Quimby Act Park

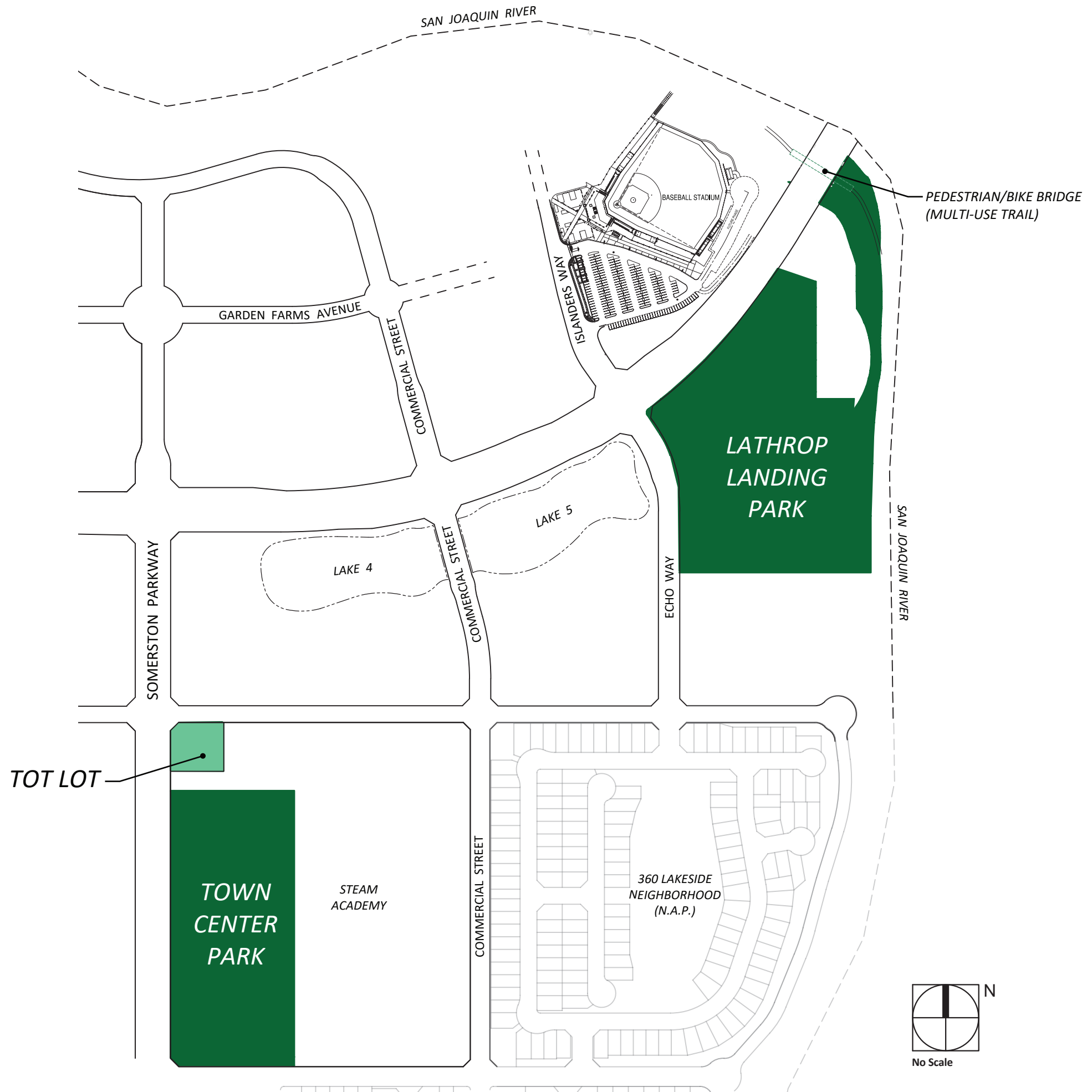


FIGURE 5
CONCEPTUAL AERIAL VIEW - BASEBALL STADIUM

