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## ITEM 1: SUMMARY OF MEETING #10

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### Summary of Downtown Specific Plan Update Task Force Meeting #10 Tuesday, November 28, 2017

#### ***Task Force Members Present***

<b>1</b> Jerry Thorne, Mayor (Chair)	<b>2</b> Dirk Christiansen, Pleasanton Downtown Association
<b>3</b> Justin Brown, Planning Commission	<b>4</b> Herb Ritter, Planning Commission
<b>5</b> Laura Olson, Pleasanton Downtown Association	<b>6</b> Steve Baker, Economic Vitality Committee
<b>7</b> Jan Batcheller, At-Large	<b>8</b> Jim Merryman, At-Large
<b>9</b> Teri Pohl, At-Large	

#### ***City of Pleasanton Staff***

<b>1</b> Gerry Beaudin, Director of Community Development	<b>2</b> Brian Dolan, Assistant City Manager
<b>3</b> Shweta Bonn, Senior Planner	<b>4</b> Mike Tassano, City Traffic Engineer
<b>5</b> Pamela Ott, Director of Economic Development	<b>6</b> Kendall Granucci, Office Manager
<b>7</b> Melinda Denis, Interim Planning Manager	<b>8</b> Megan Canales, Assistant Planner

#### ***Professional Services***

<b>1</b> Sophie Martin, Principal, Dyett & Bhatia	<b>2</b> Meghan McNulty, Planner, Dyett & Bhatia
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## **1. Welcome and Prior Meeting Summary Notes**

**A. Welcome and Agenda Overview.** The meeting was called to order and the meeting agenda was discussed.

**B. Review and Approval of Meeting #9 Summary.** The Task Force voted to approve the Meeting #9 Summary. *Nine in favor; zero opposed.*

## **2. Public Comment**

**A. Correspondence.** The City provided a summary of public correspondence received. Topics raised included:

- Transportation, including potential traffic impacts, potential parking impacts, and the desire for improved public transportation service
- Providing pedestrian access to community spaces throughout the downtown
- Providing amenities for multiple generations of downtown users
- Parklets and other street features
- Degree of change related to streetscapes
- Whether the existing Civic Center should relocate, and if so, proposed Civic Center uses

**B. Meeting Open to the Public.** Members of the public were given the opportunity to comment on items not on the agenda. There were no comments at this time.

## **3. Review Public Feedback on Preliminary Options**

**A. Presentation and Discussion of Public Feedback.** City staff summarized outreach activities, including the online survey, community workshop, and City staff-led outreach.

**B. Presentation and Discussion of Online Survey Results.** Dyett & Bhatia discussed the findings from the online survey and other outreach activities. Key findings from the outreach activities are below:

- Division Street
  - In the online survey, the High-Degree Change had the most first choice votes
  - In the online survey, the Medium-Degree Change had the highest weighted score
  - Workshop participants mostly preferred the Medium- or High-Degree Change
  - Many respondents said that they were concerned about access to businesses on Division Street and parking, should Division Street become pedestrian-only

- Peters Avenue
  - In the online survey, the No Change option had the most first-choice votes
  - In the online survey, the Medium-Degree Change had the highest weighted score
  - Workshop participants mostly preferred the Medium- or High-Degree Changes
  - Some respondents expressed concern about the impacts narrowing travel lanes would have on vehicle movement
- First Street
  - In the online survey, Medium-Degree Change had the most first choice votes
  - In the online survey, Medium-Degree Change had the highest weighted score
  - Workshop participants preferred the Medium-Degree Change
  - Most respondents expressed an interest in having street parking remain in place
- Main Street
  - In the online survey, the High-Degree Change received the most first choice votes
  - In the online survey, the Medium-Degree change had the highest weighted score
  - Workshop participants preferred the Medium- or High-Degree Change
  - Many respondents were concerned about removing parking and street trees
- Civic Center
  - In the online survey, respondents had positive reactions to the land use emphasis (Arts and Culture)
  - In the online survey, respondents indicated interest in seeing a food hall, followed by a larger town square, and pedestrian-only streets incorporated into this option
  - Respondents overall liked the Town Square but wanted it to be larger
  - Some respondents did not want to see housing in this area but others were supportive of housing on the Civic Center site
  - Respondents liked the idea of having amenities on the Civic Center site that will make it an attractive place for families
  - Some respondents expressed reluctance about moving the Civic Center and/or Library

- Many respondents thought the parking garage should move closer to the ACE station
- Respondents want any new changes to keep with the scale and character of Downtown
- Active Ground Floor Uses
  - The Chamber of Commerce thought active ground floor uses should be encouraged but not required
  - The PDA Board of Directors preferred requiring active ground floor uses
- Community Benefits
  - In the online survey, about half of respondents said buildings on Main Street should never be allowed to exceed the allowed height limits (2-3 stories)
  - At the community workshop, most people were interested in allowing greater heights (up to one story) in exchange for a substantial community benefit

**C. Task Force Comments and Questions.** There were no Task Force comments at this time.

**D. Public Comments and Questions.**

- The ranking system in the online survey did not specify that 1 was the highest ranking and 3 was the lowest ranking. Therefore, the ranking results should have less weight in the Task Force’s decision-making process
- People at the community workshop had unlimited votes in community benefits question, which may have skewed the results towards allowing greater building heights in exchange for community benefits
- The Task Force should take the online survey responses into higher consideration than the community workshop because there were 1,000 online survey responses but only 20 people at the workshop
- There should be a contingency plan in case the Civic Center does not move
- Two-story buildings are allowed on Main Street as-of-right and three-story buildings are allowed conditionally. The public is likely not familiar with these regulations, which may have impacted the results of the community benefits question

**4. Provide Direction on Preferred Plan**

**A. Discussion and Direction on Preferred Options.** Task Force members discussed the options and voted on their preferred direction.

- Division Street
  - The Task Force selected the High-Degree Change
  - Comments:

- Some expressed concern about how removing cars will impact traffic on Main Street
- Want to know about costs of implementing the High-Degree Change
- A few Task Force members recommended removing bollards from the High-Degree Change
- Concern about businesses and parking on this street if Division Street is closed to cars
- A few Task Force members were interested in an option somewhere between the Medium- and High-Degree Change
  - Could start by implementing something like the Medium-Degree Change (shared vehicle and pedestrian road) and transition to the High-Degree Change (pedestrians-only) over time
- Peters Avenue
  - The Task Force selected the High-Degree Change
  - Comments:
    - The cycle track in the High-Degree Change should move to the other side of the street
    - Peters Avenue makes sense as a primary cycling corridor
    - Medium-Degree Change was also acceptable to many Task Force Members
    - A Task Force member did not want street trees to reduce the number of parallel parking spaces
    - Task Force members want to make sure narrowing travel lanes will not impede vehicle traffic
    - Landscaping along Peters Avenue should mimic that of Main Street
- First Street
  - The Task Force selected the Medium-Degree Change
  - Comments:
    - Parking needs to remain on First Street
    - There should be very clear signage and wayfinding to guide cyclists to the parallel Transportation Corridor
    - If the preferred option for Peters Avenue is the High-Degree Change, the High-Degree Change on the First Street is not necessary because Peters Avenue will be the primary biking corridor

- Landscaping along First Street should be of a similar quality to that of Main Street
- Main Street
  - The Task Force selected the Medium-Degree Change
  - Comments
    - Many were opposed to moving dining areas into parking lanes
    - In some places, it may be appropriate to move the curb out into the parking lane to widen the sidewalk, but not necessarily place outdoor dining adjacent to traffic
    - Sidewalks could possibly be widened only near restaurants to accommodate dining
    - The Plan should consider the transition from Main Street to the rest of the Planning Area
    - Landscaping needs to be improved and carefully considered
- Civic Center
  - Town Square
    - The Task Force decided the Town Square needs to be bigger than shown in the draft land use diagram
    - Comments:
      - Some Task Force members liked the idea of moving the Town Square where the hotel is shown, but others did not
      - Task Force members generally agreed the Town Square should be next to the theater and retail
  - Ground floor residential
    - The Task Force decided not to allow residential on the ground floor
  - Parking structure
    - The Task Force recommended moving the parking structure to Block 3
    - Comments
      - City should consider paid parking downtown
      - Some Task Force members thought locating the parking structure at Block 1, 2, or 3 would not serve Main Street
        - The Plan could potentially add more parking elsewhere to serve Main Street
      - Some wanted to move the parking structure to Block 2
      - Should the City partner with ACE to construct the structure, some Task Force members want to make sure it not predominantly be used by ACE users alone

- Replacing the police station with a parking structure would be a difficult sell to voters
    - Overflow from sports fields can use the parking structure
  - Hotel
    - The Task Force recommended keeping the hotel as part of the land use diagram.
  - Other comments:
    - Need a shuttle system along Main Street
    - The draft land use diagram is not inspiring
    - The land use diagram should be more pedestrian-oriented
    - Limit retail on the site so as to support the theater but not compete with Main Street
    - Peters Avenue should connect to Bernal Avenue
    - Need to take into account the possibility of just some of the Civic Center uses moving and their phasing
- Active Ground Floor Uses
  - The Task Force recommended requiring active ground floor uses, with exceptions subject to Zoning Administrator approval
  - The Task Force recommended excluding personal service establishments from the definition of active ground floor uses
  - Comments:
    - A few Task Force members wanted to include personal service establishments in the active ground floor use definition, but exclude massage uses
    - Some Task Force Members expressed hesitance to require active ground floor uses, as this may be onerous to property owners
- Community Benefits
  - The Task Force decided to wait to vote on this until they have additional information, but did agree that they would like to learn more about this concept
    - Comments:
      - Some thought it might be acceptable to allow more height only if it is a community building
      - Public feedback was against taller buildings

## **5. Task Force Check-In**

**A. Task Force Members Comment on the Planning Process To-Date.** No questions or comments at this time.

## **6. Brief Announcements from Task Force and Staff, Summary and Next Steps**

**A. Summary of the Meeting and Review of Next Meeting Topics.** The Planning Staff and Professional Services team will check in with City Council on December 19.