



SUMMARY OF MEETING #7

Summary of East Pleasanton Specific Plan Task Force Meeting #7

Thursday, March 7, 2013, 6:30 p.m.

Pleasanton Operations Service Center • 3333 Busch Road

Task Force Members in Attendance:

Planning Commissioner, Kathy Narum
Patrick Costanzo, Kiewit
Steve Dunn, Lionstone Group/Legacy Partners
Colleen Winey, Zone 7 Water Agency
Jay Galvin, Stoneridge Park
Erin Kvistad, Ironwood
Heidi Massie, Autumn Glen/Heritage Valley
Bob Russman, Village at Ironwood
Joseph Butler, Housing Commission Alternate
Bob Shapiro, At-Large Representative
Mark Emerson, At-Large Representative
Ken Mercer, At-Large Representative
Robert Silva, At-Large Representative
Kay Ayala, At-Large Representative
Brock Roby, At-Large Representative

Staff Present

Nelson Fialho, City Manager
Brian Dolan, Director of Community Development
Janice Stern, Planning Manager
Mike Tassano, Traffic Engineer

Consultants Present

Wayne Rasmussen, Rasmussen Planning, Inc.
David Gates, Gates + Associates
Gail Donaldson, Gates + Associates
Jason Moody, Economic & Planning Systems
Steve Calcagno, Kier & Wright

I. Welcome and Prior Meeting Summary Notes

A. Welcome and Agenda Overview – Kathy Narum called the meeting to order at 6:30 PM and welcomed new Task Force Members Kay Ayala and Brock Roby.

Kay Ayala suggested that the Task Force members provide a show of hands in support of or opposition to major planning comments made during meetings.

B. Review and Action on the Meeting #6 Summary Notes - The Task Force meeting summary of February 7, 2013 was unanimously approved as submitted.

II. Meeting Open to the Public

Angela Ramirez Holmes of Zone 7 introduced herself.

Steve Motzko thanked and complimented the City for constructing the OSC Conference Center in which the Task Force meeting was taking place.

III. Follow-Up Informational Materials

Brian Dolan presented an overview of the evenings planning matters.

A. Results from February 7, 2013 Task Force Meeting Questionnaire – Janice Stern discussed the results of the February 7, 2013 Task Force Questionnaire. She indicated that there is general Task Force member agreement with regard to an emphasis on passive park recreation; relocating the OSC and transfer station, if feasible; providing a central community focus and interconnected streets, connecting El Charro Road to Stanley Boulevard; extending Boulder Street into the EPSP area; minimizing traffic on Busch Road; focusing on the use of trails with a connections to the Iron Horse Trail; and not utilizing a grid street system.

B. Task Force Questions and Discussion – There was no further discussion regarding this item.

IV. Preliminary Land Use Alternatives

A. Introduction to Alternatives Discussion – Brian Dolan discussed the generalized nature of the three preliminary alternatives that are currently being reviewed. He noted that staff would like to receive Task Force input on the various components of the three alternative plans, including land use acreages and intensities, El Charro Road connection to Stanley Boulevard, extension of Boulder Street, and expansion of the Urban Growth Boundary line. Mr. Dolan further discussed the City's housing needs and noted that 1,710 housing units in the EPSP would accommodate two RHNA cycles (assuming a 60 percent allocation to the EPSP area), and that with a development rate of 150 housing units per year (Growth Management) it would take 11 years for build-out of the EPSP area. Staff is studying various levels of potential housing for recommendation to the Task Force.

Jeff Bowser, Pleasanton Unified School District, indicated that there is currently a lot of uncertainty regarding the potential need for a school site in the EPSP area, and that the types of housing products will be essential in determining the potential need for a school. He also noted that the District would work closely with the City in this regard.

In response to a question, Mike Tassano commented that if El Charro Road were currently connected to Stanley Boulevard, traffic conditions on Santa Rita Road and Valley Avenue would be improved.

B. Presentation Regarding Land Use Plan Alternatives - David Gates presented the three preliminary land use plan alternatives as outlined in the March 7, 2013 meeting report.

Ken Mercer suggested that a single-story/single-family home product (8-12 units per acre) be included in the housing mix of future alternative plans.

In response to a question, David Gates indicated that underground parking is feasible within the EPSP area.

C. Presentation Regarding Alternatives Financial Feasibility Test Memo – Jason Moody presented the preliminary financial feasibility memo prepared by staff and consultants for the three preliminary alternatives. He noted that the analysis provides a “first-screen” of economic and financial feasibility of the three alternatives. The memo concludes that Alternative 1 is potentially infeasible, Alternative 2 is marginally feasible, and Alternative 3 is most feasible. Mr. Moody further explored ways of improving financial feasibility through financing strategies, increasing aggregate value, and infrastructure cost reduction.

In response to a question, Mike Tassano commented that the State is currently focusing its transportation funding on transit oriented development projects. Since El Charro Road does not tie into a major transit facility, State funding for EPSP transportation improvements would be difficult to obtain.

Jason Moody indicated that retail is the highest value land use now under consideration for the EPSP, although the demand for this use is limited. Following retail is residential, followed by office and then industrial. He also noted that the use of non-profit housing development would improve financial feasibility, but this type of housing is a very competitive market.

Valerie Arkin, School Board representative, commented that potential school site areas should be reserved in each of the alternative plans.

D. Task Force Discussion and Input – Brian Dolan facilitated input from the Task Force. Input was provided and recorded on flip-charts as summarized below:

- Residential density is too high
- The assumed RHNA percentage (60 percent) is too high for EPSP area
- Mix of proposed uses is generally OK
- Like the mix of residential types
- Should include more single-family homes
- Look at one-story, small residential units (1,200-1,400 s.f.)
- Park acreage is too high
- More interest in passive park area rather than active park area
- Need an active park
- Too much industrial in Alternatives 1 and 2
- Need to reserve school sites
- Too much campus/office, better in another location (e.g. Hacienda Business Park)
- Northern parcel should include high-end retail/restaurant and less office campus
- Consider higher density (e.g. 40 du/ac) with smaller footprint
- What do the developers want? Do they have plans that the Task Force can respond to?
- 30 dwellings/acre is not feasible – no residual value. More compact - higher density residential has more value
- There is industrial demand
- Show overlay retail use on office/campus use designations
- Need office in the south EPSP area to support retail
- Plan for an ecological center as a destination use – a place for education, recreation, family activities, etc. in a natural setting
- Taller buildings are a visual obstacle and are not attractive
- Want lower residential density, green entries and greenways
- Taller buildings block views
- Consider school sites east of El Charro Road where they might combine with a park and lighted ball fields, and have access to El Charro Road and Stanley Boulevard
- Lower density and some more compact higher density may be OK
- Traffic concerns
- Concerns about infrastructure costs - need more information
- Need better understanding of cost burden per acre
- Need a “what if” matrix to explore costs vs. value
- The El Charro Road western alignment (Alternative 3) would be much less expensive
- Don't make Busch Road a main thoroughfare
- Make Busch Road a residential street
- Boulder Street should connect
- El Charro Road should connect to Stanley Boulevard
- What is El Charro Road's impact on Zone 7 land?
- Move OSC if possible

- Keep OSC where it is (cost concerns)
- Vote: split on moving OSC (if cost is no problem, most would move)
- Vote: most favor moving Transfer Station, restrict access to El Charro Road if it stays
- Move Presbyterian Church to EPSP area
- Most agree that Urban Growth Boundary should be moved to allow development to the east
- Prefer Alternative 2: more balanced around the center core, like retail near residential
- Alternative 3 is least favored: too dense, does not relate to lakes, need more lower density residential, too much conflict in use mix, this alternative adds density while decreasing circulation
- Need a different alternative – these are all the same
- Prefer Alternative 1
- Cope Lake will be filled periodically
- “Destination Use” parcel is small and located next to Zone 7 pumps and materials storage
- No space for landscaping on El Charro between lakes
- No human contact allowed at Lakes H and I

Coleen Winey distributed and discussed a map prepared by Zone 7 and entitled: Zone 7 COL Existing and Near-Term Facilities within the EPSP Area.

V. Task Force and Staff Brief Announcements

There was no discussion on this item.

VI. Summary and Next Steps

There was no discussion on this item.

Close

The meeting was adjourned at approximately 9:30 PM.

For further information call Janice Stern at (925) 931-5606 or js Stern@cityofpleasantonca.gov