

Kottinger Place Task Force

Wednesday, May 29, 2013

6:30 PM

Pleasanton Senior Center Classroom
5353 Sunol Blvd., Pleasanton, CA

Agenda

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Review Site Planning Parameters and Follow-Up
- IV. Comparison of Feasibility and Refined Concept Plans
- V. Schedule, Key Next Steps, and Task Force Input
- VI. Closing Comments from Task Force Members

For additional information regarding this meeting, contact:

- Steven Bocian, Assistant City Manager (925-931-5002)
- Scott Erickson, Housing Specialist (925-931-5007)

Goal

Task Force input prior to submitting Refined Concept Plan for Preliminary Review.

Agenda

- a. Stakeholder established site planning parameters
- b. Refined Concept Plan's financial feasibility
- c. Areas for follow-up addressed in Refined Concept Plan
- d. Refined Concept Plan
- e. Task Force input on refinements

Site Planning Parameters

FEEDBACK	CATEGORY	STAKEHOLDER
Cars should not be able to drive through site	Access & Security	Task Force
Current parking ratio at .8:1 is sufficient	Access & Security	Task Force, residents
Park border left open and free of fence	Access & Security	Task Force, residents, neighbors
Incorporate space for community gardens	Common Amenities & Open Space	Task Force, residents
Open space should encourage interaction balanced with privacy	Common Amenities & Open Space	Task Force, residents, neighbors
Common amenities should include larger community room, a game room, and a fitness room	Common Amenities & Open Space	residents
Give senior residents choice about building type	Building Type & Location	Task Force, residents
2- or 3-story buildings should be appropriately located to fit in with the neighborhood	Building Type & Location	Task Force, residents, neighbors
Homes should be energy efficient and handicap accessible	Building Type & Location	Task Force, residents

Financial Comparison

	Feasibility Concept Plan (September 2012)	Refined Concept Plan (May 2013)
Number of Units	172-189	185
Building Square Footage	84,000-110,000	90,985
Open Space Square Footage	104,745	139,415
Total Development Cost	\$58.7-61.8M	\$61.2M
City Subsidy Required	\$7.1-8.1M	\$7.9M

Areas Identified for Follow-Up

- Building appearance from Vineyard Avenue entrance
- Landscaping and design at parking
- Neighboring tree assessment during winter to determine extent of leaf loss
- Identify location for services bus on both sides of Kottinger Drive
- Address Pleasanton Gardens site planning and neighbor concerns
- Determine smoking policy/dedicated smoker area
- Using landscaping for screening purposes
- Evaluate amount of single-story buildings in exchange for open space
- Specify traffic calming measures at Kottinger Drive crossing
- Conduct traffic study for actual design
- Establish specific on-site amenities
- Review age restriction policy
- Explore trade-offs of different sustainability and solar options
- Select a Pleasanton Gardens resident for the Task Force

Follow-Up Addressed in Refined Concept Plan

- Building appearance from Vineyard Avenue entrance
- Traffic calming measures at Kottinger Drive crossing
- Pleasanton Gardens site planning
- Landscaping used for screening purposes

Site Plan Comparison

Feasibility Concept

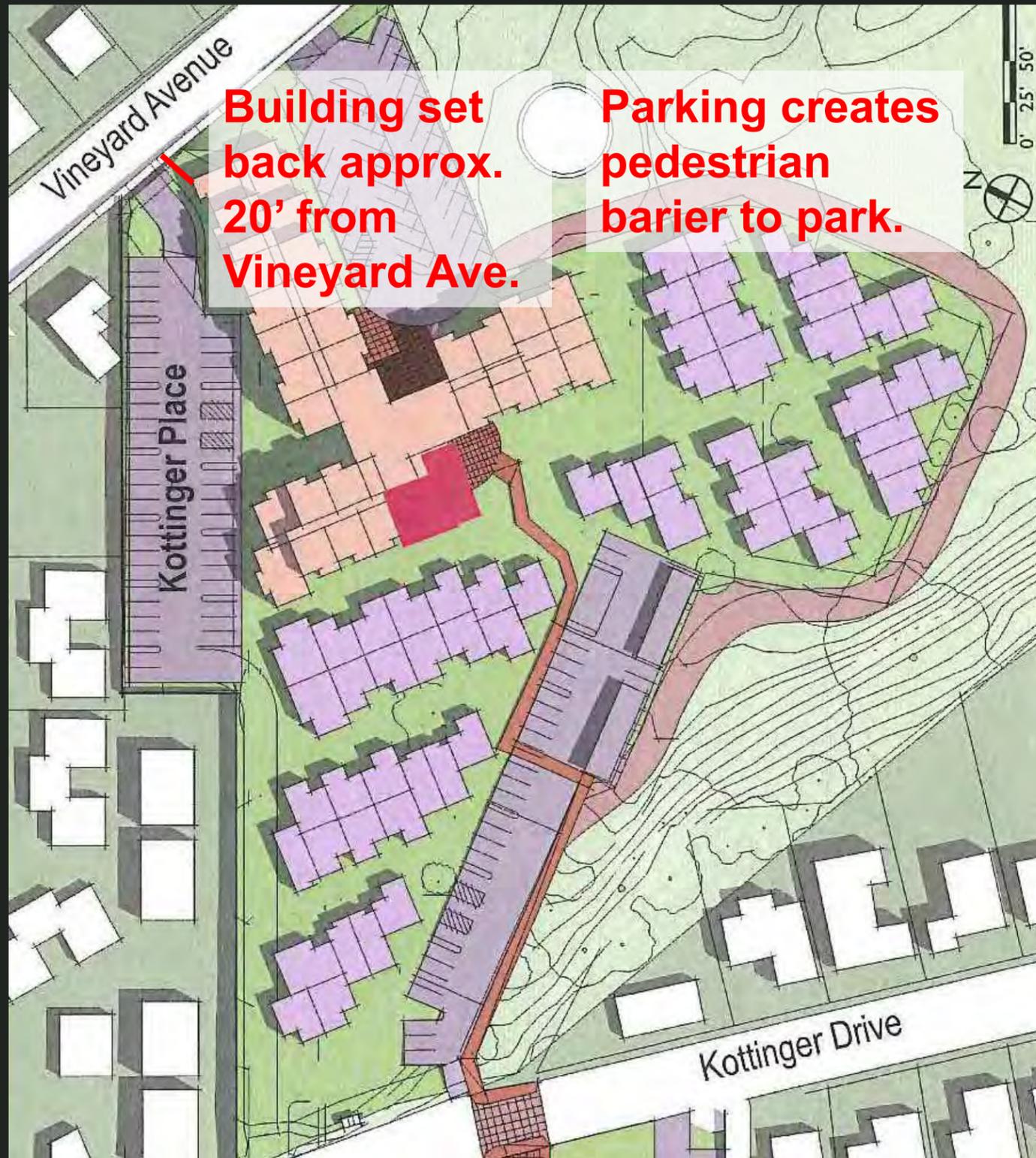


Refined Concept



- Stronger main entry with only one entrance off Vineyard Avenue
- Clearer division between park and resident parking
- Greater resident connection to the park rather than using up park frontage for parking

Building Appearance and Entrance From Vineyard Avenue



- Uses parking as a buffer between Vineyard Avenue and the multi-story building.
- Provides better emergency vehicle access
- Eliminates dead ends and confusing arrivals
- Orients as many homes to park as possible and creates layers of internal garden opportunities.

Pleasanton Gardens

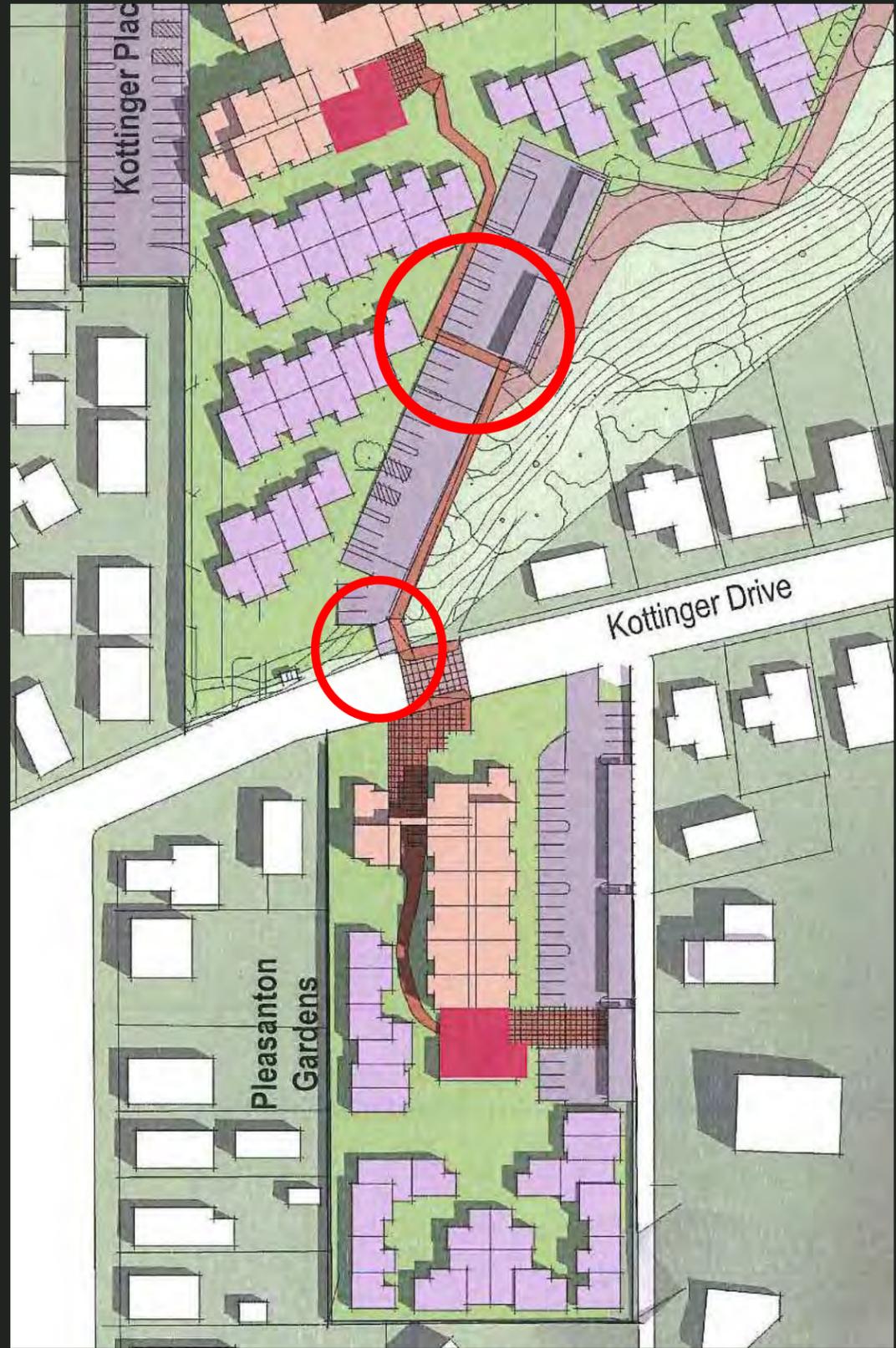


- Maintain center green area
- Clarified pedestrian circulation and paths of travel

- Cottages at Kottinger Drive to match street rhythm

Pedestrian Crossing

Pedestrians cross parking lot



Pedestrian connectivity without crossing parking lots

- Moving vehicular access points further apart and away from crossing

Feasibility Concept



Refined Concept



PROPOSED Feasibility Concept



Refined Concept



Feasibility Concept



Refined Concept



Feasibility Concept



Refined Concept



Feasibility Concept



Refined Concept



EXISTING



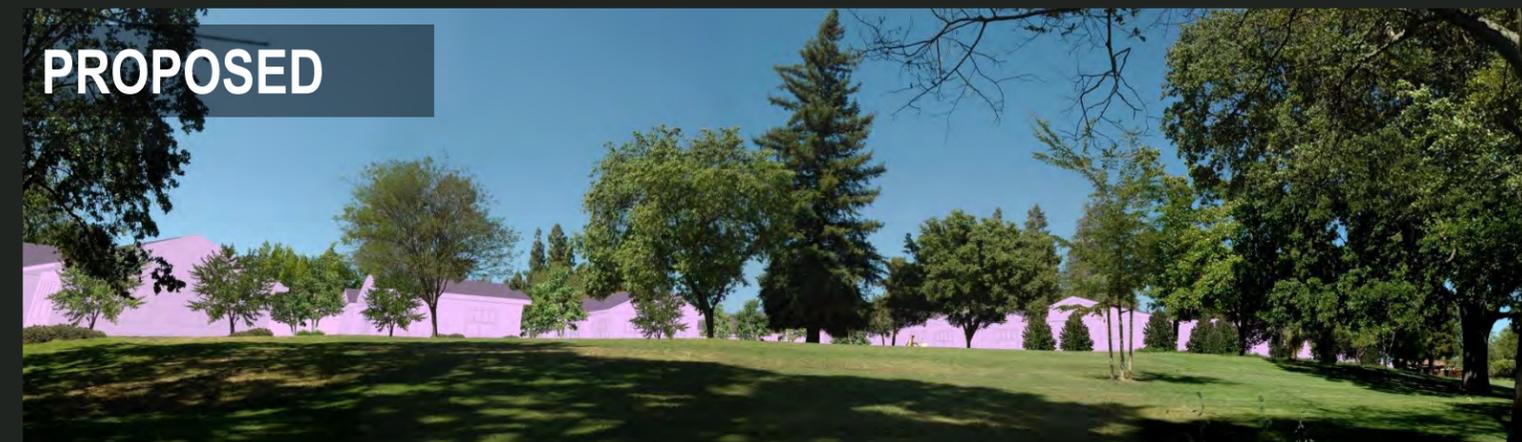
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Feasibility Concept



Refined Concept



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PROPOSED

Feasibility Concept



Refined Concept



Meeting the Site Planning Parameters

FEEDBACK	REFINED CONCEPT PLAN
Cars should not be able to drive through site	Mitigated
Current parking ratio at .8:1 is sufficient	Achieved
Park border left open and free of fence	Achieved
Incorporate space for community gardens	Achieved
Open space should encourage interaction balanced with privacy	Achieved
Common amenities should include larger community room, a game room, and a fitness room	Space for amenities incorporated
Give senior residents choice about building type	Achieved
2- or 3-story buildings should be appropriately located to fit in with the neighborhood	Achieved
Homes should be energy efficient and handicap accessible	Achieved