



## **Kottinger Place Task Force**

Monday, June 24, 2013

6:30 PM

Pleasanton Operations Service Center  
3333 Busch Road, Pleasanton, CA

### **Agenda**

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Presentation of Preliminary Review Comments
- IV. Design Character
- V. Translating the Character into Building Design and Materials
- VI. Schedule, Key Next Steps, and Task Force Input
- VII. 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)

# Memo

To: Kottinger Place Redevelopment Task Force  
From: Abby Goldware  
Date: June 18, 2013  
RE: Redevelopment of Kottinger Place and Pleasanton Gardens

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This memo provides a schedule update, responses to questions raised at the May 29<sup>th</sup> Task Force Meeting, and an overview of our upcoming meeting on June 24<sup>th</sup>.

## **Schedule Update**

### ***Design***

The Refined Concept Plan was submitted to the City for Preliminary Review on May 31<sup>st</sup>, following the input we received at the May 29<sup>th</sup> Task Force Meeting. We expect comments back prior to the June 24<sup>th</sup> Task Force Meeting, which we will share with you as soon as we receive them. This quick turnaround will allow us to remain on schedule and continue design development while addressing any initial comments from the City. We are still targeting a late September formal planning submittal.

On July 18<sup>th</sup>, we will hold a meeting with the Kottinger Place and Pleasanton Gardens residents to share the Refined Concept Plan, discuss design and landscaping features, provide a schedule update, and receive their input to incorporate in the design and plan.

A City-approved arborist is currently conducting a tree survey of both sites and the adjacent properties. This survey and report will identify tree species, their size and health, and their exact location. Dahlin Group will use the arborist's Tree Location Plan to accommodate as many existing trees as possible in the design and building layout.

### ***Disposition & Change of Ownership***

The draft NEPA (National Environmental Policy Act) Environmental Assessment was delivered to the City and County for their review and certification on June 13<sup>th</sup>. The Environmental Assessment included studies related to the proposed development's effects on geology and soils, noise, traffic, air quality and greenhouse gas emissions, cultural and historic resources, hazardous materials, biological resources, and water quality. It also outlines ways these effects can be mitigated during the development process. Once the NEPA Environmental Assessment is certified, a 15-day public noticing period in a local newspaper will commence. Once complete, it will be submitted to HUD for review and an additional 15-day public comment period. At the end of this public comment period, HUD will issue its final approval.

NEPA approval is a critical next step toward submitting an application for Demolition and Disposition of Kottinger Place to HUD. The other important next step is developing the design

to a point where we can make a true cost comparison between new construction and the rehabilitation it would take to bring the existing buildings up to current local and State building codes. This cost comparison will prove to HUD that it is more cost-effective to build new units. During the next two months, Dahlin Group will identify these building code requirements. We will then work with an experienced General Contractor to provide a detailed cost estimate of the new construction and rehabilitation, which will be submitted to HUD as part of the Demolition and Disposition Application. We plan to submit the Demolition and Disposition Application to HUD in late September, 2013.

In addition to advancing the HUD Disposition process, NEPA approval will also allow MidPen to enter into a formal agreement with the City, which outlines the proposed site disposition through a long-term ground lease, the City's financial commitment, and MidPen's schedule of performance to complete key project milestones. We plan to bring this agreement for City Council's review and consideration in August, 2013.

## **Responses to Questions Raised at the May 29<sup>th</sup> Task Force Meeting**

### ***Operating Costs Associated with Single-Story Homes***

#### **Maintenance**

The property and operating budget presented during the predevelopment analysis last year assumed the ongoing cost of building operations and maintenance over at least a 30-year period. The assumptions are based on the maintenance costs we see across our over 6,000-unit portfolio, many of which are single-story or two-story garden style apartments. In addition, our lenders and investors require that at least \$450 per unit per year be deposited into a replacement reserve. This reserve helps ensure that any unforeseen costs can be addressed by the property and it is set up to not require additional resources from any other source, including the City.

MidPen does not foresee increased maintenance costs associated with the single-story building type versus the multi-story building. The multi-story and single-story buildings will be constructed out of the same materials. While there will certainly be maintenance and upkeep associated with both buildings types, the initial construction using higher quality and more sustainable products than the existing units will ensure long-term sustainability.

Using asphalt shingle roofing, cementitious siding and trim, and the latest waterproofing materials and methods will provide for superior resistance to weathering elements over time and will better protect the building structure. In addition, proper grading and irrigation design will be incorporated to eliminate water intrusion into the buildings, which can often cause the greatest maintenance issues. Durable materials in the building interiors will include higher quality carpet, vinyl flooring, solid wood cabinets, and metal, fiberglass, and hardboard type doors. Properly ventilated spaces and the use of minimally hazardous materials, including low-VOC paint and formaldehyde-free insulation will provide a healthier living environment. These higher quality building materials and systems will prevent many of the maintenance issues experienced at both properties since their construction over forty years ago. Additionally, MidPen Property Management Corporation employs full-time preventative maintenance staff who are trained to make annual inspections of every unit to identify potential issues before they become larger, more expensive problems.

#### **Energy Efficiency and Sustainability**

All of the proposed single-story and multi-story buildings will include energy-efficient features, such as dual pane Low-E windows, low-flow plumbing fixtures, efficiently designed electrical, plumbing, and mechanical systems, energy-efficient appliances, high efficiency heating, cooling, and ventilation systems, and better insulation to keep the units warm in the winter and cool in the summer. Many of these features are requirements under the California Building Code and have become standard practice in new construction. MidPen is proposing to off-set a majority of the common area electric usage energy generated by photovoltaic panels. Common area usage includes lighting, heating, and cooling the corridors, community amenities, and offices, and powering the elevator in the multi-story building. Unlike the existing units, all units will be individually-metered. Each household will receive their own utility bill, giving them a better idea about their energy usage, and providing an incentive to conserve energy. Their monthly rent will be reduced by a utility allowance, which is an amount determined by the Housing Authority of Alameda County based on building type to offset what the resident is paying in utility bills. The multi-story and single-story buildings will have the same utility allowance because all of the proposed units are considered attached homes versus single-family homes.

### **June 24<sup>th</sup> Task Force Meeting Overview**

At the upcoming Task Force Meeting we will discuss the architectural and landscape design character. Dahlin Group (Architect) and Gates & Associates (Landscape Architect) will present specific design elements, always keeping the Task Force's Objectives to increase the amount of units while retaining the existing sites' character and the neighborhood's context in mind. The descriptions and the images below provide an overview of what we will discuss at the meeting.

#### **Architectural Character**

A successful infill project, like this one, reflects the existing neighborhood. Pleasanton's downtown has roots in both the cottage and farmhouse architectural styles. Given that the multi-story and single-story buildings are integrated on the site, it is important that the architecture establishes a character suitable for both building scales and that it feels like a cohesive community. The first page of images included at the end of this memo is a collection of existing cottages within the downtown neighborhood. While their character has variety, there are several consistent elements. They are predominantly simple forms with covered front porches that extend the entire width of the home or stoop. The gabled roof also lends a sense of symmetry to the building. Materials are generally lap siding with various levels of detailing and trim that is white or a contrasting accent color.

The Kottinger Gardens design approach takes a fresh interpretation of these fundamental cottage and farmhouse style characteristics, creating design that fits comfortably into the neighborhood. These form-based fundamentals can include elements such as gabled roof forms, covered front porches, and lap siding, all of which provide greater emphasis on form and color change rather than applied detailing. This will create visual interest in the buildings while simplifying the detailing in recognition of the importance of reducing building maintenance and expenses over time. The second page of images included at the end of this memo highlight some examples of this farmhouse and cottage style interpretation.

#### **Landscape Character**

The Refined Concept Plan's design provides a hierarchy of outdoor spaces ranging from public to private. These spaces seek to foster a healthy senior community by facilitating social interaction in a variety of outdoor spaces. This is demonstrated in the third page of images

attached to this memo. These spaces can accommodate a range of social interactions, including:

- **Central Village Greens** adjacent to the community buildings;
- **Thematic Neighborhood Commons** as focal points for groups of cottages;
- More intimate **Shared Courtyards** enclosed by cottages;
- A **personal garden or porch**.

This hierarchy provides a variety of opportunities for residents to interact with the outdoor space at different times during the day or year. Distinctly themed neighborhood commons can foster a sense of community. These nodes can become the address building blocks of the community (e.g. "I live by the Rose Garden"). The mature trees are also an important part of the community's charm. To the extent possible, the final location of the cottages will be adjusted to protect significant trees. These mature trees will become focal features of seating areas scattered throughout the community. Plant materials will provide seasonal interest and the plant palette will reflect the architectural character. In addition to the common gardens, a private porch or balcony can accommodate garden ornamentation, and provide an opportunity for residents to personalize their individual space. An automatic water-efficient irrigation system, Bay-Friendly landscape practices for healthy soil and water conservation, and selection of plants that are well-adapted to the local climate and setting will aid overall long-term maintenance. Additionally, planting design will consider the ultimate size of individual species at maturity to minimize need for pruning and green waste.

The adjacent park setting will help maintain the open space feel and character. An internal path system will link to the perimeter park trail at multiple locations, encouraging residents to access and enjoy park amenities. Visiting grandchildren will be able to enjoy the tot lot, and residents will have the opportunity to interact with the greater Pleasanton community as they walk through the park. While it is important to integrate with the park, it is also important to clearly distinguish the Kottinger Gardens open space system and paths, as distinct from the public park. Where the internal path system intersects with the public perimeter walk, the landscape portals will be designed to distinctly identify these private pedestrian entries.

For your reference, the following chart provides a breakdown of the total open space square footage available for landscaping.

	<b>Total Area (square feet)</b>	<b>Proposed Open Space (square feet)</b>
<b>Kottinger Place</b>	187,308	96,615
<b>Pleasanton Gardens</b>	86,684	42,800
<b>TOTAL</b>	<b>273,992</b>	<b>139,415</b>

We look forward to discussing this approach to the building and landscape design at the upcoming meeting on June 24<sup>th</sup>.





# LANDSCAPE CHARACTER

