

## **Kottinger Place Task Force**

Monday, August 12, 2013

6:30 PM

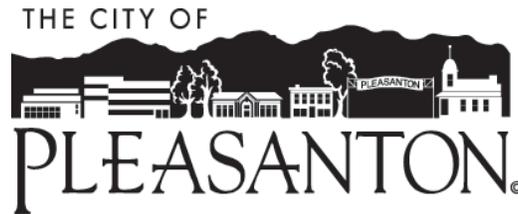
Pleasanton Senior Center Classroom  
5353 Sunol Blvd., Pleasanton, CA

### **Agenda**

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Review of Results from Resident and Neighborhood Meetings, LPFD Comments and Arborist Input
- IV. Consideration of an Amended Site Plan for the Current Kottinger Place Site
- V. Upcoming Schedule
- 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)



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## MEMORANDUM

**Date:** August 12, 2013  
**To:** Kottinger Task Force  
**From:** Steven Bocian, Assistant City Manager  
**Subject:** August 12, 2013 Task Force Meeting

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Attached for your review is material prepared by MidPen detailing information for the August 12 Task Force meeting. In anticipation of that meeting, this memo provides an update regarding matters that City staff indicated it would review.

Neighborhood and Resident Meeting – As part of the overall site plan review process, MidPen held a meeting with Kottinger Place and Pleasanton Gardens residents on July 18 and a separate meeting on July 24 with the neighborhood. The outcomes of these meetings are outlined in MidPen’s August 6 memorandum. As part of the neighborhood meeting, City staff specifically requested feedback regarding the potential for inclusion of a community garden in the Kottinger Village Community Park. However, most of the discussion concerned the development itself and as a result, no meaningful responses, either in favor or opposed, to the garden were discussed. Notwithstanding this, staff is planning to pursue the addition of community gardens in City parks as part of the overall implementation of the City’s Parks Master Plan process and therefore, is not intending to pursue it further during the Kottinger Place development process. This however, will not end discussion regarding the placement of onsite gardens which will continue to be part of the overall design process.

Meeting with the Bensons Residing at 4156 Vineyard Avenue- As an outcome of the June 24 Task Force meeting, staff indicated its intent to meet with the Bensons to discuss their perspectives on the proposed refined site plan. To that end, staff and MidPen met with the Bensons on July 17 and as an outcome, staff agreed to continue reviewing options for landscape screening capable of further reducing visual impacts and to review their concepts regarding the physical reorientation of the buildings. Staff anticipates continued work on the screening options and will continue to work with the Bensons on this matter. Regarding the reorientation issue, staff has concerns regarding reorienting the multi-story building generally parallel to Vineyard Avenue as proposed by the Bensons as this may have visual impacts on additional neighbors, creates some confusion between vehicular parking for park use and the Kottinger development, creates a physical barrier between the park and the majority of the Kottinger development and is more imposing of the Kottinger Village Park play areas, and is not as effective for emergency response.

In general, staff’s perspective at this time is that the use of landscape screening and building architectural design can be effective in addressing the Bensons’ comments and while staff understands

they currently enjoy the benefits of the vacant field adjacent to their home, the addition of any new development on 4138 Vineyard Avenue would have some impact on their current views. Nevertheless, staff recognizes their perspective and the scenarios presented this evening have been prepared in part to potentially respond to their comments.

Kottinger Place Site Plan Scenarios – At the meeting MidPen will be presenting three modified site plan scenarios for the Kottinger Place site for Task Force consideration that address a range of issues, including potentially, some raised by the Bensons. A summary of these options are as follows:

1. **Updated Refined Concept Plan (New Base Scenario):** This scenario retains the multi-story building configuration approved in the Refined Concept Plan but includes some modifications to the configuration of units resulting in five additional cottage units and a loss of two multi-story units for a net gain of three units from the original 185 unit count. The modifications were made primarily to address comments regarding fire access and from the tree survey and report. This Scenario is viewed as the new Base Site plan as it retains the elements included in the plan approved by the Task Force and incorporates stakeholder feedback.
2. **Updated Refined Concept Plan with Modified Multi-story Building:** This scenario retains the cottage reconfiguration detailed in Scenario 1 and retains the multi-story building configuration but reduces its height from 3-stories to 2-stories along the western edge of the building which faces the parking lot. This scenario results in the net loss of 3 units from the original 185 unit count.
3. **Updated Refined Concept Plan with Modified Multi-story Building and Cottages:** This scenario modifies the cottage reconfiguration detailed in Scenario 1 and slightly modifies the multi-story building configuration by extending it further into the site, causing the removal of 3 cottage units. Similar to Scenario 2, it also reduces the multi-story building’s height from 3-stories to 2-stories along the western edge of the building which faces the parking lot. This scenario results in no reduction of the number of units from the original 185 unit count.

The table below outlines the impact of these changes related to unit counts:

**Kottinger Development Scenarios’ Impact on Unit Count**

Location/Type	Existing Plan*	Scenario 1**	Scenario 2	Scenario 3
<b><i>Kottinger Place:</i></b>				
Cottage/ 1-Story	53	58	58	55
Multi-Family	78	76	70	76
Sub-Total Kottinger	131	134	128	131
<b><i>Pleasanton Gardens:</i></b>				
Cottage/ 1-Story	24	24	24	24
Multi-Story	30	30	30	30
Sub-Total Pleasanton Gardens	54	54	54	54
<b>Total Units</b>	<b>185</b>	<b>188</b>	<b>182</b>	<b>185</b>

\* City Council authorization is for 172 to 189 units

\*\*Represents the new “base” plan.

Regarding the above options, staff generally supports Scenario 1 as it most closely mirrors the current refined site plan approved by the Task Force at its May 2013 meeting. This support is based on the

assumption that it will include site landscaping and building architectural design that will minimize the impact to the Bensons'. However, in general all three site plan scenarios are agreeable should the Task Force find one more desirable than the other. A selection of the Task Force's preferred scenario will be the primary focus of the August 12 Task Force meeting.

Crosswalk and Bus Stop – Our Traffic Division provided a preliminary overview of features that can be incorporated into the final design and inclusion of these will assure a safe crosswalk for pedestrians. MidPen has addressed this in its memo and will present updates at the August 12<sup>th</sup> Meeting. Staff is still reviewing matters related to the bus stop.

In addition to the above, it should also be noted that staff and MidPen are actively working on drafting the MOU with Pleasanton Gardens and the Disposition, Development and Loan Agreement between the City and MidPen and anticipate that these along with the site plan, will be presented to the City Council in October.

# Memo

To: Kottinger Place Redevelopment Task Force  
From: Abby Goldware, Project Manager  
Date: August 6, 2013  
RE: Kottinger Gardens Refined Site Plan Outreach and Feedback

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Since we last met with the Task Force in June, MidPen has received input and feedback from the Fire Department, the Arborist's tree survey, neighborhood residents, and Kottinger Place and Pleasanton Gardens residents. This memo provides information regarding updates made to the Kottinger Gardens Refined Concept Plan based on the feedback we received.

In many ways, these updates are refinements, adjustments, and informed improvements that are the natural next steps to the plan and designs as they develop. These updates have been incorporated into the Refined Concept Plan and will be presented at the upcoming August 12<sup>th</sup> Task Force Meeting. One piece of feedback, regarding the location of the 3-story elements of the multi-story building on Kottinger Place, required an examination of alternatives to the Refined Concept Plan. At the August 12<sup>th</sup> meeting, we will present three scenarios that respond to the comments on building height to the Task Force for review and consideration.

## **Feedback Incorporated to the Refined Concept Plan**

In the following section, feedback and incorporation of that feedback, are presented by source and feedback provided, followed by a section detailing the resulting updates.

### ***Fire Department – Meeting with Fire Chief Jim Miguel on July 8, 2013***

#### ***Feedback***

- If there is a fire emergency, the fire hose will need a reliable water source every 200 feet. At the Kottinger Place site, at least two fire department connections (FDC) in the center of the site and along the park edge will need to be installed to satisfy this requirement. The FDC is intended to provide dedicated water support to the fire department apparatus or hose. At the Pleasanton Gardens site, there are no distances longer than 200 feet, and therefore, no FDC is required.
- Fire truck access to the single-story homes at the eastern edge of the site will best be met by enlarging the existing pedestrian path along the site's perimeter from the Vineyard Avenue entrance to the area between the two existing redwood tree groves as diagrammed on the site plan below. The Fire Department is proposing to install grasscrete into a small section of the park at this location to allow their fire truck to easily turn around and exit on Vineyard Avenue. Grasscrete is reinforced concrete cast on site in which natural grass can grow, and will allow for as little disturbance to the park as possible while still providing optimal fire department access. The remaining pedestrian path from Kottinger Drive to this point will not need to be used for emergency vehicle

access, as it is currently. The homes located on the southern edge of the site will be easily serviced from a fire truck or ambulance parking in the designated parking area. The same is true at the Pleasanton Gardens site where all homes will be serviced from the designated parking area.

*Fire access to homes on eastern part of Kottinger Place site*



*Refined Concept Plan Updates*

- Two FDC's will be incorporated into the plan at the appropriate stage of drawing development, with final location to be approved by the Fire Department.
- Addition of fire department access at the northeastern edge of the Kottinger Place site
- Removal of fire truck thru access to the perimeter pedestrian path on the southern part of the Kottinger Place site

**Arborist's Tree Survey and Report – Prepared by HortScience, dated July 3, 2013**

*Feedback*

- The arborist evaluated the overall health of each tree based on structural condition, and then its suitability for preservation based on health, structural integrity, species response to the environment, tree age and longevity, and species invasiveness in the environment.
- Of the 177 trees surveyed for overall health on and around the proposed project site, 25 were deemed in poor condition, 88 in fair condition and 64 in good condition.
- Of the 177 trees surveyed for preservation on and around the proposed project site, 21 were identified for preservation, 24 for possible preservation, and 132 for removal. Based on the results of this survey, Gates & Associates (Landscape Architect), conducted on-site visual observation of the trees marked for preservation and possible preservation and provided recommendations to Dahlin Group keeping the goal to retain and enhance the existing site character in mind.

*Refined Concept Plan Updates*

- Accommodation of the existing trees targeted for preservation by adjusting the locations of the single-story buildings on the sites.

**Neighborhood Residents – Meeting and Open Housing held on July 24, 2013**

*Feedback*

The chart below details the comments from the close to 50 neighbors in attendance at the meeting and open house and how they will be addressed.

<b>Kottinger Gardens Neighborhood Feedback</b>	
<b>Feedback</b>	<b>Response</b>
Concern about potential for increased traffic with two times the amount of units, especially emergency vehicle and service van pick-ups/drop-offs.	A traffic study was prepared by W-Trans, which will be reviewed by the City as part of the Planned Unit Development review process.  The clearer entries and central access point at the roundabout on the Kottinger Place site will provide clear access and space for pick-ups and drop-offs on the site, and disperse vehicular access across three entry points. MidPen is proposing to designate a service van pick-up location in this central area for easy resident access and to reduce the disturbance to neighbors.
Preference for sidewalk bulb-out or mid-street planter at pedestrian	The Refined Concept Plan will be updated to reflect a bulb-out at the crossing. This responds to the

crossing on Kottinger Drive. Any crossing will need to take existing utility pole locations into account.	neighborhood preference and will make the time a person spends in the street shorter while providing a better view of oncoming traffic. The project design will do its best to take the utility pole location into account.
Landscape screening important to protect privacy and hide views of multi-story buildings	The Refined Concept Plan will be updated to reflect proposed landscaping at the site perimeters, designed to provide screening while still allowing light to filter through.
Request to move more of the three-story portion of the Kottinger Place multistory building to the park edge (behind redwoods closest to tot lot) and reduce the height at Vineyard Avenue.	Three scenarios for discussion to be presented to Task Force at August 12, 2013 meeting.
Current site lighting is too bright and runs consistently throughout the evening	The proposed site lighting will include modern cut-off fixtures that direct light down for maximum on-site visibility without disturbing neighbors.
<p>Design approach should incorporate details adding character to building exterior. Several neighbors pointed to the following image as an example of adding character to columns at front porch:</p> 	This will be incorporated in the design as the architecture is developed prior to submitting for formal planning review.
Patios and balconies should to be screened in order to hide belongings stored outside	Materials to screen patios and balconies will be considered. Residents also indicated a preference for some type of fencing or screening for private outdoor space.
Interest in Property Management screening criteria and preference for age restriction of at least 62 years old.	MidPen Property Management conducts thorough background checks including full credit and criminal checks and will follow all regulatory agreements on the property, including an agreement with the City. The head of household will need to be a senior (62+) resident. Fair Housing Laws, prohibit age restriction for all members of the households. MidPen Property Management will strictly enforce the terms of the lease.

*Refined Concept Plan Updates*

- Inclusion of a bulb-out at the sidewalk to enhance the pedestrian crossing

- Provision of landscaping at the site perimeters to screen multi-story buildings while still letting light filter through.
- Site lighting, design details, and private outdoor space screening will be incorporated into the drawings at the appropriate time as the drawings are further developed.
- Three scenarios related to the multistory building on Kottinger Place will be presented for discussion to the Task Force at the August 12, 2013 meeting.

***Kottinger Place and Pleasanton Gardens Residents – Meeting and Survey distributed on July 18, 2013***

***Feedback***

- A 16-question survey was distributed to residents following presentation of the Refined Concept Plan. The survey was divided into the following four categories:
  1. Apartment Features
  2. Private Outdoor Space
  3. Shared Outdoor Space
  4. Shared Indoor Space

Out of approximately 113 residents living at the 90 existing homes, to date we have received 53 completed surveys. The survey questions and results are detailed in the chart below.

<b>Resident Survey Question</b>	<b>Resident Responses</b>	<b>Percent of Responses</b>
What do you prefer? Ground Floor Home Second Floor Home Third Floor Home	46 3 4	88% 6% 8%
Which bathroom entry do you like best? (example floor plans given) From the kitchen/living room From the bedroom	7 45	13% 87%
Which kitchen layout do you like best? (example floor plans given) Open to living room Closed to living room	24 26	46% 50%
What type of flooring would you prefer in your living room? Hard surface Carpet	25 25	48% 48%
What would you prefer? Front porch Back patio Balcony	27 19 16	52% 37% 31%
If a ground floor home has a front porch, what would you prefer? No fence Low fence	8 39	15% 75%
If a ground floor home has a back patio, what would you prefer?		

No fence	2	4%
Low fence	19	37%
Full-height fence	29	56%
At the second and third floor homes what would you prefer?		
Full-sized balcony	41	79%
Full-sized doors open to outside, no balcony	7	13%
How would you use your private open space (porch, patio or balcony)?		
Tables and chairs	33	63%
Potted plants	21	40%
Storage	6	12%
I do not plan to use a porch, patio or balcony	1	2%
What is more important to you?		
Extra storage closet in your home	34	65%
Private porch, patio, or balcony with space for sitting outside	18	35%
Will you use shared community garden space to plant your own vegetables?		
Yes	23	44%
No	27	52%
If you answered yes above, what would you prefer?		
Shared gardens located closer to your home	19	70%
Shared gardens in one central location	8	30%
Do you own a bike?		
Yes	17	33%
No	32	62%
What outdoor amenities would you prefer? (pick two)		
Outdoor seating	31	60%
Paved pedestrian path	34	65%
BBQ	9	17%
Flower Gardens	28	54%
Bocce Ball Court	3	6%
Bird-friendly planting	7	13%
How many times per week would you exercise in a fitness room?		
0	8	15%
1-2	17	33%
3-4	15	29%
5-6	6	12%
7	3	6%
If you expect to use a fitness room, what would you prefer? (pick two)		
Aerobic machines (treadmill, bike)	25	48%
Weight machines appropriate for seniors	12	23%
Group classes led by an instructor	31	60%
What indoor community activities would you prefer?		
Games – Billiards, Cards, Mah Jong	25	48%
Arts & Crafts	24	46%
Socializing with neighbors	26	50%

Computer lounge with internet access	20	38%
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### *Refined Concept Plan Updates*

- Preference for a front porch, as the form of private outdoor space, has been incorporated into the updated locations of the cottages. The updated cottage locations shift greater area to front facing outdoor spaces and accommodate trees targeted for preservation. The desire for low fencing will be incorporated as the drawings progress to that level of detail.
- Balconies will be incorporated into the multistory building as the design progresses to that level of detail.
- Preferences specific to unit layouts and finishes, such as bathroom entry and flooring types, will be incorporated in later design phases when applicable. Apartments will have greater storage than the existing units, sufficient for typical resident needs.
- Preference for shared gardening space close to residences is accommodated in the updated plan, including the expected level of participation. Specific design for the shared gardens will continue to develop with the overall design. We anticipate sharing more information on landscaping at the August 12<sup>th</sup> meeting.
- Sufficient space for preferred outdoor and indoor activities, such as seating/social spaces and a fitness room, have been incorporated into the building footprints. Specific locations and details for these spaces will be developed as the plans progress.

### **August 12<sup>th</sup> Task Force Meeting and Next Steps**

The agenda for the August 12<sup>th</sup> Task Force Meeting is to present the Updated Refined Concept Plan which incorporates the feedback we received. As a result of these updates, the Kottinger Place site gained 5 cottage units and lost 2 units in the multistory building, bringing the overall unit count to 188 units. The updates that primarily drive the revised locations of the cottages and overall unit count are:

- Addition of fire department access at the northeastern edge of the Kottinger Place site
- Removal of fire truck thru access from the parking lot to the perimeter pedestrian path on the southern part of the Kottinger Place site
- Accommodation of the existing trees targeted for preservation.
- Incorporation of resident preference for front facing private outdoor space.

In addition to reviewing these updates, we will also present three scenarios to address the comments we received regarding the three-story building height locations on the Kottinger Place site. The scenarios to be presented for your review and consideration include the following:

1. **Updated Refined Concept Plan:** This base scenario simply reflects the updated cottage layout on Kottinger Place (described above), which allows an increase of 5 cottage units. The multistory building on Kottinger Place remains the same: 3 stories, stepping down to 2-stories at each end. Pleasanton Gardens remains the same with 54 units. This plan has a net gain of 3 units from the original 185 for a total unit count of 188.
2. **Updated Refined Concept Plan with Modified Multi-story Building:** In this scenario, the multi-story building height is reduced from 3-stories to 2-stories along the western edge of the building which faces the parking lot. This scenario incorporates the updated

cottage layout (same as scenario 1). Pleasanton Gardens remains the same with 54 units. The result is a net loss of 3 units from the original 185 for a total unit count of 182.

- 3. Updated Refined Concept Plan with Modified Multi-story Building and Cottages:** In the third scenario, the multi-story building height is reduced from 3-stories to 2-stories on the western edge of the building (same as scenario 2). The center wing of the multi-story building is extended further into the site by one unit increment. Three cottages are removed to accommodate the extended wing. Pleasanton Gardens remains the same. The result is that there is no net loss of units from the original; the total unit count is 185.

### ***Next Steps***

The most immediate next step, scheduled for August 12<sup>th</sup>, is to get feedback from the Task Force on the Updated Refined Concept Plan, and the scenarios presented in response to comments on the Kottinger Place multi-story building.

Following that, we need to allow for enough time to incorporate the feedback received from project stakeholders and the Task Force. In order to do so, we anticipate that the formal Planned Unit Development Application will be submitted to the City at the end of November. Before this submission, Dahlin Group and its consultants (Landscape, Civil Engineer, Structural, Mechanical, Engineering, Plumbing) will develop the schematic design plans, which will include unit floor plans, exterior elevations, and exterior materials and color selection. These will be presented to the Task Force at its September meeting.

This schedule means that the public hearings at the Planning Commission, Housing Commission, and City Council to review the proposed plans will occur in early 2014.

# SCENARIO 1: Updated Refined Concept Plan



KOTTINGER GARDENS - 188 UNITS

# SCENARIO 2: Updated Refined Concept Plan with Modified Kottinger Place Multi-Story Building



KOTTINGER GARDENS - 182 UNITS



# SCENARIO 3: Updated Refined Concept Plan with Modified Kottinger Place Multi-Story Building and Cottages



KOTTINGER GARDENS - 185 UNITS

