

## **Kottinger Place Task Force**

Wednesday, March 14, 2012

6:30 PM

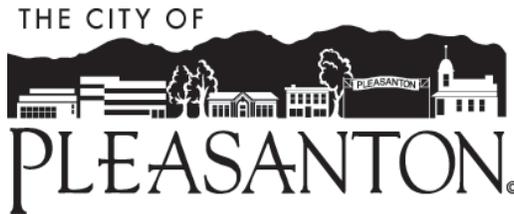
Pleasanton Senior Center  
Classroom  
5353 Sunol Blvd., Pleasanton, CA

### **Agenda**

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Introductions
- IV. Review of Proposed Project Schedule and Stakeholder Outreach
- V. General Discussion Regarding Site Plan Related Issues
- V1. 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



## MEMORANDUM

**Date:** March 14, 2012  
**To:** Kottinger Task Force  
**From:** Steven Bocian, Assistant City Manager  
**Subject:** Kottinger Task Force Study Schedule and Stakeholder Outreach

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At its meeting of February 7, 2012, the City Council approved an Exclusive Negotiating Rights Agreement with MidPen Housing to complete a study related to the renovation and/ or redevelopment of Kottinger Place and potentially, Pleasanton Gardens. The agreement anticipates MidPen providing a report exploring the following three development options:

1. Increased density on the Kottinger Place site only- This option anticipates the retention of some or all of the existing Kottinger Place cottage units, and the construction of a new community room and new/additional living units on both the City own sites fronting Vineyard Avenue and on the existing Kottinger Place site.
2. A new development on the Kottinger Place and Pleasanton Gardens sites – This option anticipates constructing from between 128 to 150 new units spread out over the existing Kottinger Place/City sites and Pleasanton Gardens.
3. New development on the Kottinger Place and City sites only – This option anticipates a new development on the Kottinger/City sites only and thus would not include new units on the Pleasanton Gardens site.

To further this effort, MidPen is has developed a preliminary project schedule that anticipates the following:

- Task Force meetings to ensure the Task Force isinvolved at critical stages of project development. All meetings will be publically advertised and serve as vehicle for public/neighborhood participation, comment and input, and to gain a clear understanding of Task Force goals and objectives.
- Meeting with the Pleasanton Gardens Board to discuss their goals, objectives, timetable, general information sharing, and a focus on better understanding the physical condition of the development.
- Individual and group meetings with Kottinger Place and Pleasanton Gardens residents to discuss proposed redevelopment, including tenant relocation, project scope and timing, design preferences, expectations, etc.
- A neighborhood meeting to provide information regarding the project, and to receive feedback regarding expectations, goals, parameters, etc.
- One Housing Commission meeting to review the Task Force’s report prior to forwarding to the City Council

- Presentation of final Task Force report to the City Council

MidPen is estimating that the final project report can be presented to the City Council in October of this year. Included as Attachment A is an outline of MidPen's goals and objectives for a number of the above meetings.

In addition to discussing the schedule and community outreach effort, MidPen is planning to engage the Task Force in a general discussion regarding site planning, interests, goals, design interests and limitations, etc. While MidPen has had the opportunity to review the information prepared to date, it has not yet had the opportunity to engage in a general discussion with the Task Force regarding these issues.

Attachments:

Attachment A- Proposed Schedule and Outreach effort

This proposal outlines MidPen's goals and plans to solicit feedback from key stakeholders about the redevelopment of Kottinger Place and potentially Pleasanton Gardens to inform the components of the Task 1 Report. As a part of the report preparation, MidPen proposes to hold several meetings with the following stakeholders:

### **Kottinger Place Task Force**

#### Goals:

1. To understand the Task Force's objectives and goals for the future of Kottinger Place
2. To collaborate with the Task Force members to ensure their objectives are met through the redevelopment process.

#### Plan:

Facilitate check-in meetings with the Task Force to share information and receive feedback. The check-in meetings would occur to review the following:

1. Schedule for Task 1 and initial site planning goals
2. Site plans and visual simulations for each option
3. Financing plan and options
4. Task 1 Report

### **Pleasanton Gardens Board of Directors**

#### Goals:

1. To understand the Board's objectives and goals for the future of Pleasanton Gardens
2. To collaborate with the Board members to ensure their objectives are met through the redevelopment process

#### Plan:

Schedule a meeting with the Pleasanton Gardens Board of Directors to facilitate information-sharing and feedback. MidPen would lead this meeting with a focus on conditions of units at Pleasanton Gardens, collaboration with the City and Task Force, and goals for the Pleasanton Gardens Board and its residents.

### **Residents of Kottinger Place and Pleasanton Gardens**

#### Goals:

1. To introduce MidPen and hear directly from residents regarding the proposed redevelopment with particular attention to their goals and vision
2. To describe the relocation process, including notification, development of a relocation plan, benefits, and timing/schedule
3. To outline schedule and discuss next steps

#### Plan:

Resident Outreach would occur in two phases. In the first outreach phase, MidPen will invite all residents to attend an introductory meeting/presentation about the possibility of redevelopment. This would be an opportunity for residents to meet MidPen's team, understand the schedule for possible redevelopment, hear about the relocation process, ask questions, and provide feedback. During the second phase, MidPen will meet with each resident individually to complete a resident census and needs survey. This resident

census will include questions related to relocation needs and preferences, as well as, unit layout and common area amenity preferences. The results of these surveys will directly inform MidPen's relocation plan and the design of future units and amenities.

## **Neighbors**

### Goals:

1. Proactively engage homeowners and business operators/owners to ensure they have information about the project
2. Build a positive relationship by sharing intentions and project plans and incorporating feedback
3. Provide regular updates during and after construction

### Plan:

Invite neighbors within 1,000 feet of the proposed development to attend all Task Force meetings and provide time for public comment. This way, neighbors will stay updated on progress and discussions around key decisions. MidPen will also go door to door to explain the proposed project and give neighbors a chance to ask questions and provide feedback. Both components are critical to making sure MidPen reaches out to as many neighbors as possible.

