

Kottinger Place Task Force

Wednesday, August 29, 2012

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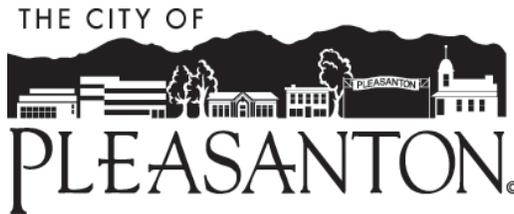
Pleasanton Senior Center
Classroom
5353 Sunol Blvd., Pleasanton, CA

Agenda

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Review of July 31, 2012 Correspondence from Pleasanton Gardens
- III. Discussion regarding development plan elements, including:
 - Landscape and Open Space Opportunities
 - Financial Sustainability and Efficiency analysis
 - Site Plan, Massing Diagrams, and Unit Count
- IV. Schedule Next Task Force Meeting For Week of September 17 to Review the Draft Predevelopment Report
- V. Next Steps
- 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)



MEMORANDUM

Date: August 29, 2012

To: Kottinger Task Force

From: Steven Bocian, Assistant City Manager

Subject: 1. Kottinger Place Redevelopment- Follow-up from July 18, 2012 Task Force Meeting
2. August 29, 2012 Agenda Notes

I. Information related to five issues raised at the July 18, 2012 Task Force meeting

1. What is the status of water line traversing the existing development?
City Utilities confirmed the existence of the water line and anticipate it was installed in the 1960's. Based on the type of pipe construction, it's assumed that it will remain in good working order for some time into the future. However, Utilities also confirmed that in order to be consistent with current water line standards, and the potential for damage to the development in the event of a water line failure, it would require relocating the water line as part of any significant renovation or redevelopment of the site. Relocation of the line is estimated at \$215,000 and involves a new water line extension on First Street and Vineyard Avenue. Staff has directed MidPen to proceed with site planning assuming the water line will be relocated and to include the cost of the relocation in the project's budget.
2. Inclusion of a "City Room" in the new development
At its meeting of October 11, 2007, the Park and Recreation Commission reviewed a number of Kottinger Place site plan options and indicated that it was agreeable to removing the Regalia House provided the City accommodate the uses occurring in the building. The Commission also indicated this accommodation could occur with the inclusion of a separate space in the new Kottinger Development or off site. Based on that recommendation previous Kottinger site plans included potential space for a City Room that could be incorporated into the development. As a follow-up on April 10, 2008, staff informed the Commission that there were potential funding issues related to constructing a City Room as part of the project and that it may have to be paid for exclusively with City funds. Based on this, staff indicated it would continue to monitor the situation and develop an accommodation plan as the project proceeds.

Currently, the Regalia House is used once monthly for approximately 2 hours. Based on our review, this use schedule has been consistent for some time and staff does not anticipate any significant changes. As a result of this, staff has informed MidPen that the site plan should not include accommodations for a City Room as this use could be accommodated at another off-site City facility/location.

3. Potential use of the Regalia Site

As the task force is aware, project planning to date has assumed the inclusion of the Regalia House site and the City Council acquired the 4138 Vineyard site on the assumption that it and the Regalia House site would become part of the overall Kottinger development. As a result, staff has directed MidPen to incorporate the full Regalia House site into its site plan design.

4. Current status of Pleasanton Gardens?

The Pleasanton Gardens Board has informed the City of its intent to participate in the redevelopment process and I've attached a copy of its letter for your review. In response to this decision, staff has directed MidPen to complete the planning process with the assumption that Pleasanton Gardens will be part of the overall project, if Development Option 2 as set forth in MidPen's scope of work requiring a review of a development option on the Kottinger and Pleasanton Gardens sites is recommended by the Task Force.

5. Discuss the reconfiguring Kottinger Park

At the last meeting there was some discussion regarding the potential for reevaluating the reconfiguration of Kottinger Community Park to create a more developable space for the Kottinger development project. As the Task Force recalls, this matter was discussed with the City Parks and Recreation Commission and the City Council resulted in a decision to retain the existing park configuration. In addition, the public has been informed that the park configuration and equipment will not be altered as a result of a new development. As a result, staff has directed MidPen to continue its planning effort within the existing property lines of the Kottinger Place, Regalia House and 4138 Vineyard sites. Notwithstanding this, assuming the Kottinger development proceeds to the entitlement/development stage as outlined in Task 2, staff remains open to reviewing the potential for additional park amenities or a minor reconfiguration that would benefit the public use of the park. As an example, the Task Force and City Council have already considered adding trees to the park to minimize visual impact of the new development and other similar changes may emerge as the project proceeds.

II. August 29, 2012 Meeting Notes

Agenda Item II – Review of July 31, 2012 Response from Pleasanton Gardens:

As the Task Force recalls, the scope of work developed for the MidPen service agreement includes a review of three development options one of which is a new joint development on both the Kottinger Place and Pleasanton Gardens sites. Because the Pleasanton Gardens Board of Directors (Board) has been reviewing its own options related to addressing the long term needs of its tenants, MidPen has not placed considerable attention on the Pleasanton Gardens site. However, MidPen has met with the Board on a number of occasions and kept it abreast of its approach and schedule for the Kottinger project. In addition, it presented the Task Force with conceptual site plans for the Pleasanton Gardens site.

On July 31, 2012, the Board informed the Task Force and the City of its intent to actively participate in the development review process. As such, MidPen has begun a more detailed review of development options and is scheduling time to meet with Pleasanton Gardens tenants. As part of this agenda item, MidPen and staff intend to provide information regarding this process and anticipate discussion regarding site plan concepts for both the Pleasanton Gardens and Kottinger Place sites.

Agenda Item III –Discussion Regarding Develop Plan Elements:

The purpose of this item is to further refine site plan concepts, including landscaping and open space opportunities and project densities/units, with the goal of the Task Force identifying a single site plan concept that best meets its collective vision for the project. In addition, and to assist with identifying a preferred site plan concept, MidPen will also be discussing project finances and costs.

Agenda Item IV – Schedule Next Task Force Meeting for Week of September 17:

Based on current project planning, MidPen is planning to present the Task Force with a draft development report in September with a goal of being before the City Council at its second meeting in October. In addition, staff is planning to present the report to the Housing Commission prior to the City Council. As a result, staff will be requesting the Task Force meet the week of September 17 and will attempt to finalize a date and time at the August 29 meeting.

Attachment

July 31, 2012.

To: Kottinger Place Task Force Members

CC: City Council members, MidPen

From: Tim Hunt, board president on behalf of Pleasanton Gardens Board of Directors

We are responding to the questions raised at your July 18 meeting. MidPen representatives also asked about how our board wanted to move forward during its presentation July 17. We are pleased to finally see this decade-long process moving and wanted to respond very quickly to keep the timeline intact for a decision this fall. Our board decided unanimously that we welcome the partnership with the city to redevelop both sites and to ensure another 40 years or more of providing quality housing and services to low-income senior citizens. This aligns with the mission that Pleasanton Gardens has pursued since its founding in 1967. The resolution we passed included:

- Both sites should be processed as a single project (PUD), recognizing that construction likely will take place in phases.
- The total units for both sites should significantly exceed the existing 90 units. The final unit count will be developed in the current public process involving MidPen, the Kottinger Task Force and the Pleasanton City Council. This will mean a significant increase of accessible, energy efficient new units for the growing population of seniors (we have 75 people on our waiting list). With an increased unit count, a higher level of services will be available to residents. With the recommendation for all one-bedroom (no studios), seniors will have more livable, flexible units.
- We will transfer our Section 8 subsidies to the new project and contribute any cash we have on hand to the project once construction is under way on the Pleasanton Gardens site. We currently have \$300,000 in reserves and these will grow because the mortgage has been paid off. Because there is no mortgage on the property, it is considered "at-risk" by HUD.

We are ready to move ahead and encourage the city to take advantage of this opportunity to expand the number of units available to low-income seniors and do so in perpetuity by owning the project. Our representatives are happy to meet with your team to continue to move the process forward.