Kottinger Gardens Planned Unit Development Application Narrative

Task Force Planning Process

Kottinger Gardens is the proposed redevelopment of Kottinger Place (50 homes) and Pleasanton Gardens (40 homes) into one integrated affordable housing development with 185 new homes for seniors. The proposed development is the result of thoughtful planning on the part of The Kottinger Place Redevelopment Task Force (Task Force). Formed by the City Council in 2004, the Task Force's goal was to evaluate the condition of the aging senior housing properties located on Kottinger Drive and develop a redevelopment plan that would allow for their continued and expanded use as affordable senior housing. The Task Foce consists of representatives from the City Council, Housing Commission, Parks and Recreation Commission, existing residents, neighbors, and local affordable housing advocates. For nearly ten years, the Task Force has carefully reviewed several options for redevelopment that would meet the City's growing demand for affordable senior housing and address several long-term challenges at both properties, including increasing maintenance requirements and the lack of accessibility and energy-efficient features in the homes. The following Task Force Objectives were established to guide the planning process:

1. Increase the supply of affordable senior housing in Pleasanton;

2. Retain the site's existing character, which has been integral to the historical success of the property, through the inclusion of cottages and open space;

3. Achieve financial efficiency and sustainability both in terms of the amount of public subsidy dollars required and in terms of the long-term management and service delivery at the property;

4. Respect the existing site context and be a good neighbor to the residents of Kottinger Drive and Vineyard by developing a site plan and architecutral details that are complimentary to the neighborhood.

Building Program & Parking

Working with MidPen Housing Corporation and City Staff, the Task Force developed the proposed plan to build 185 new and fully-accessbile homes in a combination of single-, two-, and three-story buildings. It is expected that 183 of the new homes will be affordable to low-income seniors and the remaining 2 homes will be reserved for on-site property managers. The proposed development will also include richly landscaped open space with shared gardens, pedestrian pathways, and a safer pedestrian crossing on Kottinger Drive. MidPen's Property Management and Resident Services will have offices on-site and will provide resident services and programming in the on-site community rooms, resident lounges, and fitness room. Shared laundry facilities with a minimum of one washer/dryer for every ten homes will also be provided on-site for the residents' convenience.

The proposed parking ratio on both sides of Kottinger Drive is .8:1, which is the same as the current .8:1 parking ratio at Kottinger Place and represents a significant increase to the .47:1 parking ratio currently at Pleasanton Gardens. Car ownership among the existing low-income senior residents also provided a very good indicator and helped determine the proposed parking ratio. Of the 66 residents who responded to the question when asked during resident interviews, only 40 existing households owned a car. This represents a ratio of .6:1, and therefore further supports a .8:1 ratio as more than adequate for residents and visitors. This parking ratio is also higher than what is currently offered at some of Pleasanton's other senior housing properties, such as The Gardens at Ironwood, which has a .7:1 parking ratio. In fact, The Gardens at Ironwood leases 16 additional parking spaces from the neighboring church, which brings their parking ratio to MidPen's proposed .8:1. MidPen is confident that a .8:1 parking ratio will be sufficient at Kottinger Gardens based on its experience developing and managing over 25 affordable senior housing properties, many of which are in similar neighborhoods as Kottinger Gardens.

Kottinger Gardens Site & Parcels

The 6.5 acre site consists of the following four parcels:

1. **240 Kottinger Drive (Kottinger Place) – 3.47 acres**
   Kottinger Place is currently improved with 50 existing affordable senior homes developed in 1972 and owned and operated as a HUD Public Housing property by the City of Pleasanton Housing Authority. There are 32 studio, 16 one-bedroom, and 2 two-bedrooms. The site also includes a small community room, laundry facilities, and open space for gardening and socializing. The existing parking ratio is .8:1, which is sufficient for the current population. The homes are not accessible, making it difficult for residents to age-in-place, and due to demand, the studios often house couples, which can create crowded living environments. The nearly 40-year old homes are also experiencing increasing maintenance and repair needs, which need to be addressed. For these reasons, the Task Force determined that demolition of the existing homes was necessary.

2. **4138 Vineyard Avenue Parcel - .51 acres**
   This parcel is located northwest of the existing Kottinger Place site and is currently vacant. It was purchased by the City of Pleasanton in February 2011 with the redevelopment of Kottinger Place in mind.

3. **4133 Regalia Court - .50 acres**
   This parcel is adjacent to the Kottinger Place and Vineyard Avenue parcels, and is the site of the Regalia House, an under-utilized community facility and its parking. The Regalia House has suffered structural damage and is in poor condition. The proposed parcel is currently a part of Kottinger Village Park and is owned by the City of Pleasanton.

4. **251 Kottinger Drive (Pleasanton Gardens) – 1.95 acres**

Pleasanton Gardens is located directly across Kottinger Drive from the other three parcels and is the site of 40 units of existing affordable senior housing developed in 1970. The site and its improvements are currently owned by Pleasanton Gardens, Inc., a nonprofit entity set up by four local churches in the 1960s. It has many of the same design issues and critical needs as Kottinger Place. In addition some of the existing buildings were constructed over a City culvert and the site has had some drainage issues in the past.

In addition to this PUD Application, MidPen is also requesting a Rezoning and General Plan Amendment that would change the designation on all four parcels to PUD-HDR (Planned Unit Development-High Density Residential). Prior to commencing construction, a formal application will be made to combine the Kottinger Place, Vineyard Avenue, and Regalia Court parcels through a Lot Line Adjustment.

Architecture & Landscape Design

The proposed project's site design, buildings, and landscaping were conceived within the context of Pleasanton's historic downtown, which has roots in both the cottage and farmhouse architectural styles. The buildings downtown are predominantly simple forms with covered front porches that extend the entire width of the home or stoop, lending a sense of symmetry to the building. The 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 characteristics, creating design that is suitable for both multi-story and single-story building scales and helping to create a cohesive community. The design creates a pattern of buildings, pedestrian walkways, and gardens that are contextualized, inspired by Pleasanton's downtown, the character of the existing properties, and the surrounding single-family homes.

The proposed project will include one 78,010 square foot two- and three-story building and nine separate single-story buildings ranging in size from 2,830 to 5,800 square feet on the current Kottinger Place, Vineyard Avenue, and Regalia Parcels north of Kottinger Drive. There are a total of 131 homes on this portion of the site, including 126 one-bedroom and 5 two-bedroom homes. One 31,600 square foot two-story building and four separate single-story buildings ranging in size from 1,430 to 8,850 square feet will be located on the current Pleasanton Gardens parcel south of Kottinger Drive. There are a total of 54 homes on this part of the site, including 50 one-bedroom and 4 two-bedroom homes.

The apartments were designed with the future residents in mind, and include ample storage, private patios/balconies, and accessibility features to help residents age-in-place and live independently for as long as possible. A typical one-bedroom home is 584 square feet and a two-bedroom home is 842 square feet. Shared indoor amenities include community rooms on both sides of the street for resident gatherings, resident lounges with computers, a fitness room for group exercise classes, and on-site resident services programming and coordination.

The landscape design provides a hierarchy of outdoor spaces ranging from public to private, seeking to foster a healthy senior community by facilitating social interaction. 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. There are a variety of outdoor spaces programmed for relaxing, socializing, and recreation. These include large common open spaces adjacent to the community rooms on both sides of Kottinger Drive, as well as a patchwork of courtyards and shared vegetable gardens. Each upper floor home has a private deck, which overlook gardens and toward the surrounding hills and horizon.

The landscape design incorporates as many of the existing healthy and suitable trees as possible. In some cases, the final location of the homes was adjusted to protect the best trees and many have become focal features scattered throughout the project. Using the Arborist's Report as a guide, the Kottinger Gardens design team evaluated each existing tree to determine overall suitability for the proposed development. Each tree's location, species, and health was taken into consideration. Of the 146 trees evaluated on-site, 22 trees will be retained and 124 will be removed. The landscape plan proposes to plant approximately 100 new trees on the site. MidPen will be proactive, working with the City and neighbors to identify new tree species as early as possible, and potentially plant new trees along the site perimeter prior to the start of construction to ensure adequate landscape screening.

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 that exists today. 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 park's 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. Where the internal path system intersects with the public path on the perimeter, the landscape portals will be designed to distinctly identify these private pedestrian entries.

Construction Phasing & Resident Relocation

The proposed project will involve a limited amount of temporary resident relocation to accommodate the new construction. In order to minimize the number of households who will need to move off-site in order to build the new homes, the construction will be phased. This will allow a majority of residents to stay in their current homes until their new home is

constructed and ready for move-in. The first phase is expected to occur on the Vineyard Avenue Parcel, Regalia Parcel, and a portion of the Kottinger Place Parcel. The second phase would include the remainder of the Kottinger Place Parcel and the entire Pleasanton Gardens Parcel. MidPen has communicated frequently with the residents to inform them of their relocation rights and has engaged a relocation consultant to ensure that all relocation activities are conducted according to Federal and State laws and requirements.

Community Outreach & Engagement

An important component of the Task Force's planning process included extensive community outreach to the existing senior residents and neighbors. Since March, 2012, the Task Force has held eleven meetings to discuss the site planning and redevelopment. All of their meetings were open to members of the public and were often well-attended by interested residents and neighbors.

MidPen Housing Corporation conducted individual interviews with each existing resident to understand their likes and dislikes about their current homes and to inform them about the proposed redevelopment plans. In addition to the individual interviews, MidPen held several group resident meetings and also conducted a resident survey to receive important feedback about their interior and exterior design preferences. MidPen also met individually with many of the neighbors and held a neighborhood meeting in July, 2013. With over fifty people in attendance, neighbors received an overview of the proposed plan and were then provided an opportunity to speak directly with key members of the Kottinger Gardens design, development, and operations teams. The proposed site plan reflects the thoughtful and informative resident and neighborhood feedback received during the outreach process.

The project design respects the site's existing character, is thoughtful about building height and location in relationship to the neighborhood, and provides accessible homes in a variety of building types. These design elements reflect the invaluable input MidPen received from the Task Force, residents, and neighbors. MidPen is enthusiastic about the redevelopment of Kottinger Place and Pleasanton Gardens, and believes that the Task Force's thorough planning process and extensive community outreach have informed a well-designed project that will serve as a positive community asset for years to come.