

## **Kottinger Place Task Force**

Wednesday, October 23, 2013

6:30 PM

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

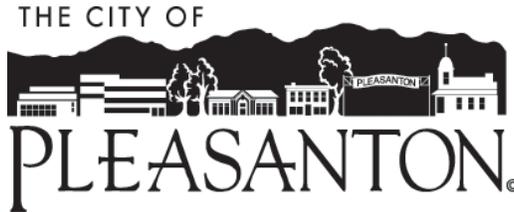
← ***Note Meeting Location***

## **Agenda**

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Review of Living Unit and Facility Design Changes
- IV. Action Concerning Site Plan Approval, PUD Application/ Submittal and Recommendation that the City Council consider "Kottinger Gardens" as the Name for the Proposed New Development
- V. Review of 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)



## MEMORANDUM

**Date:** October 23, 2013  
**To:** Kottinger Task Force  
**From:** Steven Bocian, Assistant City Manager  
**Subject:** October 23, 2013 Task Force Meeting

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Attached for your review is material prepared by MidPen detailing information for the October 23 Task Force meeting. As indicated in its memo, MidPen is planning to present additional information at the meeting that further addresses the following three key items raised at your last meeting:

1. *Location of elevator and common areas on the Pleasanton Gardens site* – To address this item MidPen is proposing a number of design changes including relocation of the building’s elevator to a more centralized location, relocation of property management and resident services offices, and an addition of a covered resident entry from the parking lot.
2. *Unit Storage space* - Considerable discussion occurred regarding the inclusion of patios which staff interprets as an evaluation of unit storage space versus patio space. As such, staff’s primary focus has been analyzing both the amount of proposed unit storage space and exploring opportunities for additional or more flexible storage space. In response to this, the MidPen’s memo provides a comparison of anticipated storage in Kottinger Gardens versus existing storage which indicates that the planned storage is significantly in excess of existing storage space. Further, MidPen is exploring altering the internal configuration of the existing entryway closet or “coat” closet to make it more usable as general storage.

Related to the above, staff discussed the patios and storage with Ridge View Commons management and its perspective is that the patios are well received and utilized by tenants who generally appreciate this outdoor space. Further, after reviewing the interior floor plan it indicated that inclusion linen storage in the bathroom addresses the most common complaint from its residents and that the “coat” closet could be reconfigured in favor of utilizing the bedroom closet for coats.

3. *Add a window for cross ventilation in the cottage units* – While it is common for multi-family units to have windows on one wall only, MidPen has modified the exterior design of the cottage units to accommodate an additional side window. Further, this design modification addresses comments related to creating more unique character to each cottage unit.

In addition to the above, at your last meeting, Task Force members made comments regarding various other aspects of the development including potential for higher ceilings in cottage units, adoption of a no

smoking policy, size of community rooms, placement of garden area planters, use of sky lights, etc. While all of these are important in their own right, the three issues outlined above are critical to developing a site plan and elevations to a point where they are sufficient for City Council review and acceptance and therefore they warrant the Task Force's immediate attention at tonight's meeting. As such, these more non-critical issues will be reviewed as the project progresses.

At this time, staff is planning on presenting the City Council, at its November 5 meeting, with the project site plan, the Development, Disposition and Loan Agreement (DDA) between the City and MidPen and the Memorandum of Understanding (MOU) between the City and Pleasanton Gardens. In addition, staff is currently reviewing the potential for increasing its financial commitment to the project should it become necessary to address project construction costs and available project financing. As discussed with the Task Force previously, the DDA memorializes MidPen's roll as the project developer, lessee of the property, property manager and owner of site improvements. This agreement also includes the City providing a predevelopment loan that allows MidPen to cover project costs until it obtains project financing. The MOU memorializes Pleasanton Gardens intent to transfer ownership of its site and assets to the City for \$1 in return for the City constructing a new affordable senior rental project that will accommodate its tenants. Staff is currently preparing the agenda report and finalizing the above documents and will forward the material to the Task Force once finalized.

### **Staff Recommendation**

Based on the above project design changes, staff is of the opinion that MidPen has addressed the matters raised on the Task Force's last meeting and as such, it is recommending the Task Force take the following action:

1. Endorse the site plan as presented at the meeting, with any Task Force approved amendments, including retention of patios, relocation of elevator, offices and inclusion of covered resident entry at the Pleasanton Gardens facility, modification of unit storage spaces, and changes to the design of cottage units to facilitate a side window as discussed above and presented at the meeting.
2. Inform the City Council of the Task Force's support for continuing to process the development through the City's Planned Unit Development (PUD) process.
3. Recommend the City Council consider naming the new project "Kottinger Gardens."

# Memo

To: Kottinger Place Redevelopment Task Force  
From: Abby Goldware, Project Manager  
Date: October 15, 2013  
RE: Kottinger Gardens

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At the September 25<sup>th</sup> Meeting, some Task Force members commented on the cottage configuration on the Kottinger Place Site. MidPen and its design team considered these comments and came up with a creative way to address them by making further adjustments to the site plan, which we believe will ultimately improve the overall quality of life for the future residents. In addition to the site plan adjustments, this memo also responds to the other questions about the unit layouts, storage space, and common area layouts.

MidPen and City Staff will be presenting this site plan at the November 5<sup>th</sup> City Council Meeting in conjunction with its consideration to enter into a Memorandum of Understanding (MOU) with the Pleasanton Gardens Board and a Disposition and Development Agreement (DDA) with MidPen. At the October 23<sup>rd</sup> Task Force meeting, MidPen requests the Task Force's endorsement of the preferred site plan.

## **Site Plan & Cottage Elevations (Attachments A & B)**

The Site Plan's design is the result of a highly collaborative process, incorporating feedback from the Task Force, neighbors, existing residents, and City Staff. To address the comment regarding the location of windows on only one wall in the middle cottages, the longer cottage clusters were pulled apart into groups of four units connected by a closet for the hot water boiler. This adjustment creates the following positive changes to the plan:

- An additional window can be added to the former center cottage, responding to the Task Force's comment, and allowing light and air to come in from two sides instead of one.
- The former center cottage shares one less wall than in the previous configuration.
- By relocating the boiler closet from the end of the building clusters to the center, the usable open space on the site remains roughly the same.

This change is reflected in the updated site plan and cottage elevations. The boiler closet spans 10 feet with landscaping provided around it. Access to these closets would be required on a very limited basis. The added windows would be staggered to provide privacy, which is depicted on the updated cottage elevations.

This adjustment results in a high-quality site plan, which will serve as a strong starting point for the rest of the design. MidPen is pleased to present this site plan to the City Council on November 5<sup>th</sup>.

## **Unit Layouts (Attachment C)**

In response to the comments we received at the September Task Force Meeting, we have provided more information about the proposed units, including specific dimensions of each room labeled on the attached unit layouts and the usable storage space.

The cottage and multi-story units were designed in response to the feedback we received from the existing residents and with functionality in mind. Specifically the new homes will serve the following identified needs:

1. *Accessibility:* All homes will be accessible, allowing seniors to live independently for as long as possible.
2. *Livability:* In addition to providing functional spaces for furniture and belongings, the 52 studios that exist today will be replaced with one-bedroom homes to better serve the many 2-person households currently living in a studio.

### *Existing and Proposed Storage Comparison (cubic feet)*

In the storage comparison below, the proposed units have an overall increase in the cubic feet of storage offered. Like the unit design, resident feedback and usability were incorporated in the design and location of the storage space. For example, one of the comments we received from several residents was regarding the difficulty they experience in utilizing the upper kitchen cabinets. In response to this feedback, the units include less upper cabinet space and instead incorporate a pantry that will offer easier access and more flexibility for storage uses.

In the multi-story building units, which have less in-unit storage than the cottages, MidPen is proposing to provide storage in an assigned storage compartment in a designated storage room or a storage cabinet on the balcony.

	EXISTING UNITS		NEW COTTAGES	NEW MULTI-STORY	
	STUDIO	1 BEDROOM	1 BEDROOM	1 BEDROOM	2 BEDROOM
<b>KITCHENS:</b>					
Upper Cabinets	57.0	57.0	36.0	38.0	44.0
Lower Cabinets	47.0	47.0	66.0	66.0	81.0
<b>BEDROOM STORAGE:</b>					
Closet	126.0	98.0	112.0	112.0	216.0
<b>HALL STORAGE:</b>					
Closet	70.0	70.0	128.0	56.0	44.0
<b>BATHROOM STORAGE:</b>					
Linen	0.0	21.0	16.0	12.0	48.0
Vanity Cabinets	39.0	39.0	12.0	12.0	16.5
<b>EXTRA STORAGE:</b>					
Pantry	0.0	0.0	56.0	56.0	56.0
Balcony Cabinet/Storage Room				112.0	112.0
<b>TOTAL CUBIC FEET OF STORAGE</b>	<b>339.0</b>	<b>332.0</b>	<b>426.0</b>	<b>464.0</b>	<b>617.5</b>

The storage space created in the new units will be highly functional and usable for the residents. MidPen recognizes the decrease in storage in the bathrooms and will continue to try and improve this during the design development stage after the Planned Unit Development Application is submitted to the City.

### **Building & Common Area Layouts**

A few changes were made to the building and common area layouts to reflect Task Force comments as well as additional feedback from MidPen Property Management and Resident Services. These refinements include:

#### ***Pleasanton Gardens Site (Attachment D)***

1. The elevator on the first floor of Pleasanton Gardens was relocated to the center of the building to provide easier resident access from the parking lot. A covered resident entry was added at this location as well.
2. The Property Management and Resident Services Offices were moved to the front of the building, creating a main building entrance to better monitor visitors entering from the street and welcoming residents from across the street that are visiting and using the common areas.
3. The Community Room and other flexible services programming space (a fitness room, lounge etc.) remain at the back of the building closer to the central gardens and patio, which act as an extension of the community space and serve as an outdoor gathering area. For your reference, the existing community room at Pleasanton Gardens is approximately 1,500 square feet. In addition to providing a comparable amount of space in the proposed community rooms at both sites, we are also providing more flexible spaces to hold smaller group activities or multiple

activities at one time. These spaces can provide for a variety of different uses, including computers, fitness equipment, games, and arts and crafts.

***Kottinger Place Site (Attachment E)***

1. The unit located next to the maintenance room and stairway on the first floor of the multi-story building was relocated to the second floor above the Property Management and Resident Services offices. This move also created an additional common area space, which could potentially be used as a fitness room for group classes or another educational use.

**Next Steps**

The MOU with the Pleasanton Gardens Board and the DDA with MidPen are scheduled for the City Council's consideration on **Tuesday, November 5<sup>th</sup>**. The Task Force's ***preferred site plan*** will be presented at this meeting. Approval of both of these agreements is a critical next step, allowing MidPen to submit a PUD Application by the end of this year. In order for the project to stay on track and apply for its tax credit financing by July, 2014, the PUD process must start by the end of this year.

In addition to preparing the PUD Application, MidPen is also working on preparation of the Demolition and Disposition Application to HUD. This application will include evidence of resident outreach, local government support, a resident relocation plan, and development cost information related to the cost effectiveness of building new homes versus rehabilitating the existing homes. MidPen is working directly with HUD Staff to process this application.

**ATTACHMENT A: Kottinger Gardens Site Plan**

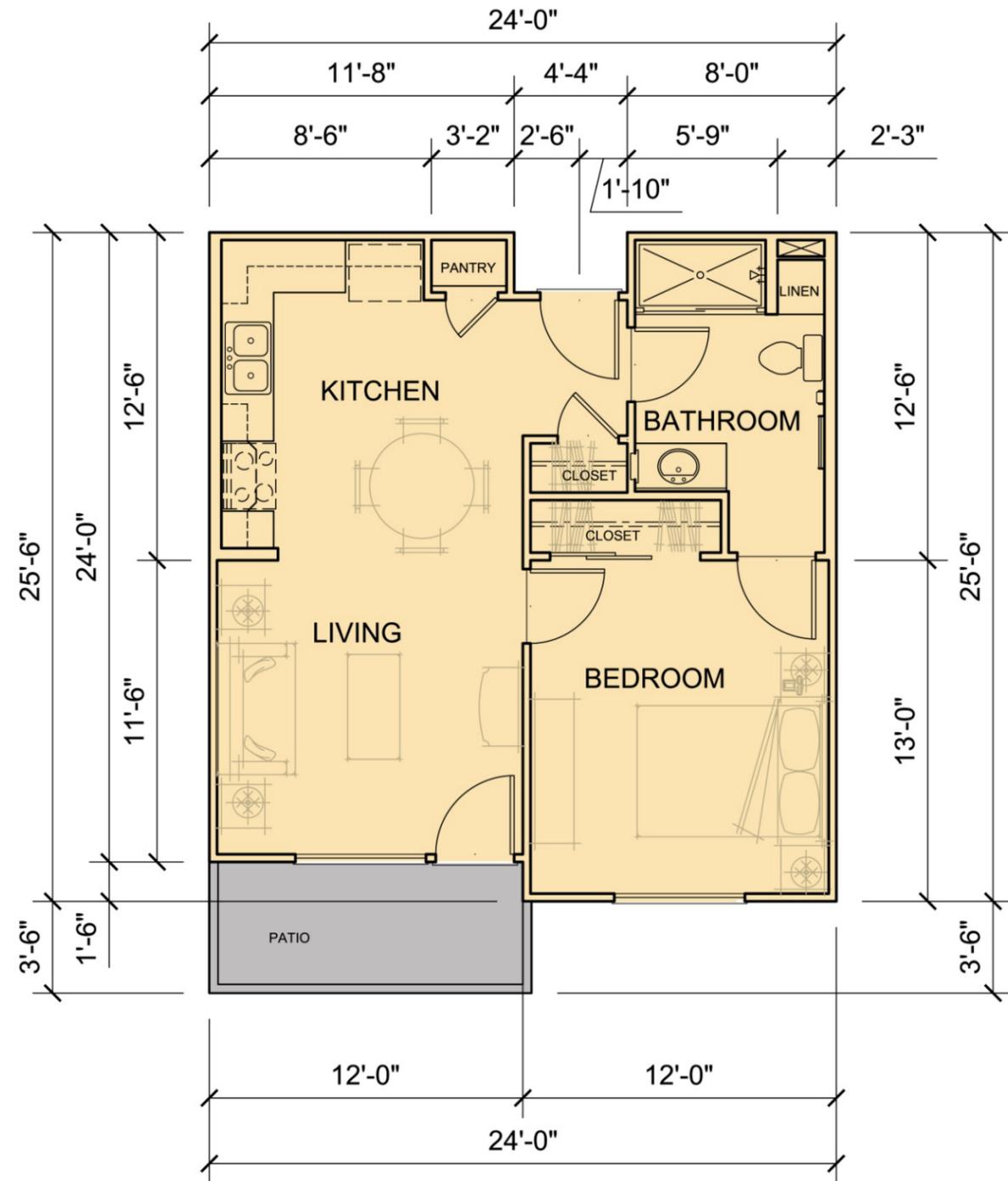


# Attachment B: Cottage Elevations



**ATTACHMENT C: Unit Layouts**

**Typical Multi-Story Building Unit  
One-Bedroom  
584 Square Feet**

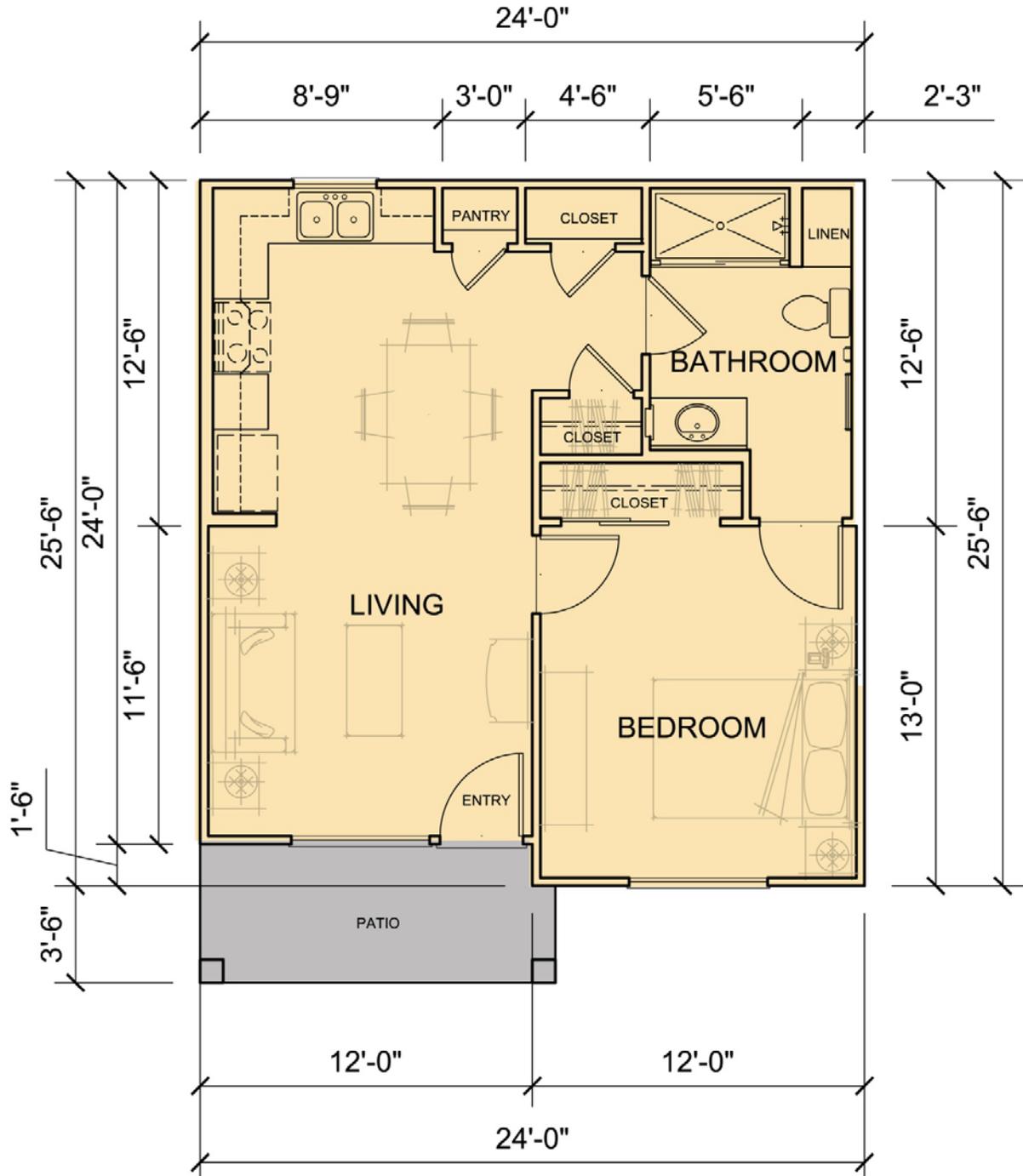


**Typical Multi-Story Building Unit  
Two-Bedroom  
842 Square Feet**

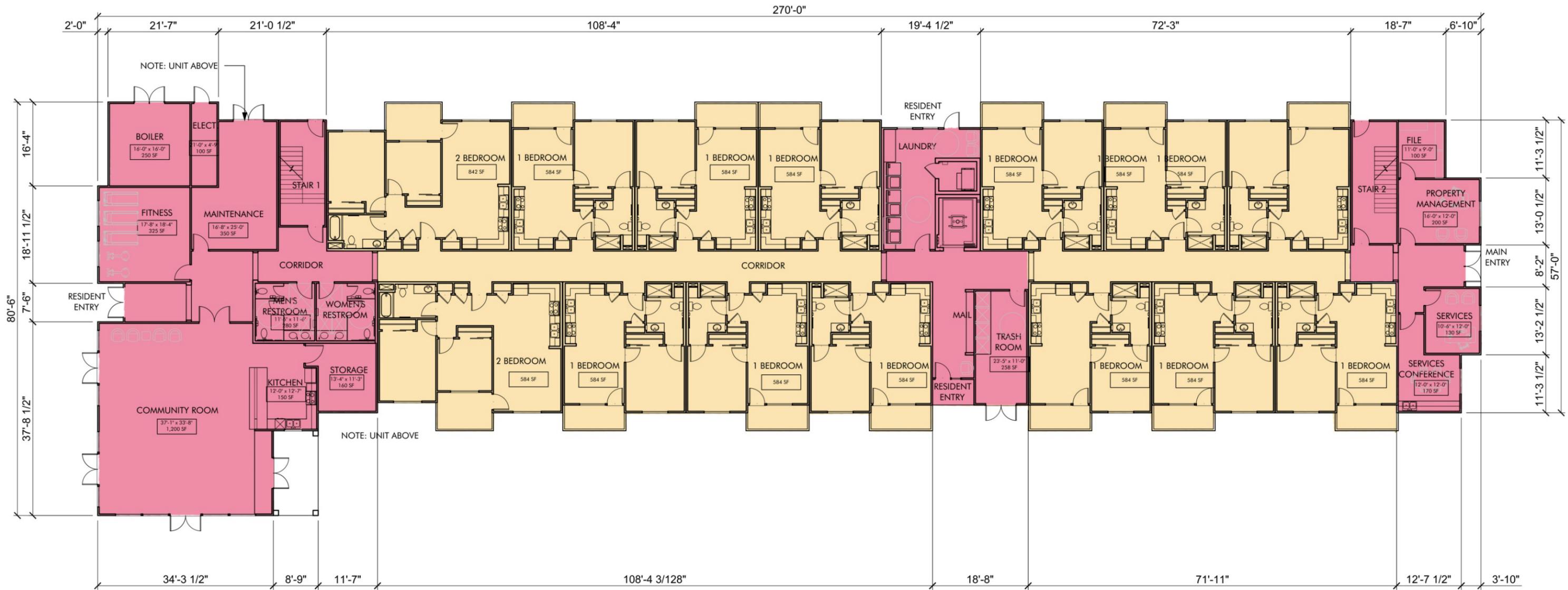


# ATTACHMENT C: Unit Layouts

## Typical Cottage One-Bedroom 594 square feet



# ATTACHMENT D: Common Area Layout (Pleasanton Gardens Site)



**ATTACHMENT E: Common Area Layout (Kottinger Place Site)**

