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Mr. Luchini:

This letter provides responses to City Staff's recommendations regarding the Kottinger Gardens Planned Unit Development (PUD) Application and follow up comments from the Planning Commissioners received at its March 12, 2014 Work Session.

#### **Pedestrian Crosswalk at Kottinger Drive**

The Kottinger Gardens PUD Application proposes to move and enhance the existing Kottinger Drive crosswalk. This will provide a safer route to cross the street and to access the existing pedestrian path to Kottinger Village Park. Exhibit A provides images of the existing crosswalk for reference. By moving the crosswalk away from proposed vehicular entrances on both sides of Kottinger Drive and lining it up to connect to the existing pedestrian path, the crosswalk will provide a much safer route than at its existing location. Additionally, MidPen is proposing to add traffic calming and pedestrian safety measures to the new crosswalk. These include a material change at the crosswalk with raised pavement to distinguish between the street and crosswalk, rapid rectangular flashing beacons, and pedestrian signage. These measures were incorporated into the crosswalk design based on the feedback MidPen received from neighbors, the senior residents, and the City's Engineering Staff.

#### **Preventing Cut-through Traffic from Vineyard Avenue to Kottinger Drive**

MidPen is confident the design of the surface parking lot and vehicular access on Kottinger Drive will prevent drivers from cutting through the proposed development to get from Kottinger Drive to Vineyard Avenue and vice versa. Exhibit B provides a diagram of these design measures, which include:

1. Trees at each entrance to obscure views of the parking lot and potential cut-through;
2. Turns in the parking lot create what appear to be dead ends;
3. Roundabout is offset and obscured by landscaping and the building.

#### **Ambulance Turn-Around and Emergency Vehicle Access**

The Livermore-Pleasanton Fire Department reviewed the proposed project plans and requested ambulance access from the parking lot on Vineyard Avenue to a turnaround within the site as highlighted on Exhibit C. This will provide direct access to the units in this area of the site without utilizing the remainder of the pedestrian path next to Kottinger Village Park toward Kottinger Drive. Direct access via a five foot wide path from the roundabout was also provided to allow firefighters to connect to their hose to a standpipe within the site and access the units closest to the park. This will avoid the need for fire trucks to use the pedestrian path next to Kottinger Village Park.

#### **Additional Tree Preservation & Tree Species**

MidPen and its design team have confirmed the correct location of trees 164 and 165, which Staff proposed should be accommodated and remain, if possible. Exhibit D identifies the location of these trees and confirms that they will be retained as part of the final project. Additionally, all tree species will be appropriate for the Pleasanton climate and the proposed senior population. The Landscape Architect has carefully selected trees that do not drop plant material that could potentially cause a tripping hazard or a maintenance issue.

### **Shared Indoor Amenities for Residents**

The Task Force and MidPen devoted discussed the type of shared indoor amenities and their locations within the two multi-story buildings. Providing common areas that vary in size and can be used for formal and informal socializing and resident services programs was a top priority for the Task Force, MidPen, and the existing residents. The shared common areas include large community rooms for holiday celebrations, nutritional programs, and resident meetings, fitness rooms for group exercise classes, and lounges with computers and sitting areas for arts and crafts or a game of cards. The design and planning of these spaces was based on the feedback MidPen received from the individual resident interviews and resident surveys. Exhibit E provides a layout of the common amenities proposed on each floor of the multi-story buildings and example photos of the common areas at some of MidPen's other senior properties.

### **Location of the Parking Lot and the Distance to the Farthest Units**

The Planning Commissioners requested more information about the distance from the parking lot to the farthest cottage units. Exhibit F provides three potential routes residents may take from different areas of the parking lot. It has been MidPen's experience that many residents will likely go through the multi-story building's first floor entry (adjacent to the parking lot) to pick-up their mail, speak to the on-site Property Management Staff, or receive cover if it's raining.

To reach the farthest cottage unit, a resident will need to walk 600 feet. Currently, the senior residents on Kottinger Place and Pleasanton Gardens walk between 400 and 500 feet from their car to the farthest unit on each site. While this does represent a slight increase in distance, the increase only affects the farthest two to four cottages. To make the walk as easy and pleasurable as possible, MidPen and its design team are planning for the main pedestrian paths through the site to be five feet wide with benches and gardens along the way. Photo examples of this walking experience are provided on Exhibit F. In addition, MidPen Resident Services proposes to provide residents with wheeled hand carts for any resident who may require additional assistance bringing their belongings from their car to their home.

### **Incorporating Additional Recommended CAP Requirements**

Staff recommended Kottinger Gardens provide additional measures as part of the City's CAP. These measures and MidPen's response to the recommended measures are detailed below:

- *Offering discounted transit passes to residents (TR1-6)*  
Kottinger Gardens will be restricted to senior residents, and as such, its residents will automatically qualify for a discounted transit pass from Livermore Amador Valley Transit Authority. Discounted monthly passes for seniors are currently available for \$18.00 per month, which represents a substantial discount from the regular \$60.00 per month fee. Additionally, a paratransit service is available for Pleasanton Residents over age 70 or for persons 18-69 who qualify under the Americans with Disabilities Act. The discounted transit passes and the paratransit service present two opportunities to encourage Kottinger Gardens residents to take advantage of alternative transportation modes. MidPen Resident Services is committed to providing direct assistance to

residents in filling out the necessary paperwork to obtain the discounted transit pass and encouraging residents to take advantage of the discounted transit pass and paratransit opportunities.

- *Provide one or more electric vehicle charging stations (TDM1-6)*  
MidPen proposes to provide the electrical conduit for the electric vehicle charging station as part of the project and would commit to installing a charging station if/when the need arises. Given the pace at which technology changes, the charging station should be installed when there is clear demand for it. If the conduit is incorporated into the design and construction now, then adding a charging station at a later date will be quick process. At its existing senior properties, MidPen does not see demand for electric charging stations; however, this may change in the future.
- *Incorporating solar tubes, skylights, etc. into the building design (EC4-4)*  
Generous amounts of natural light have been incorporated into the building design. The only feasible location for solar tubes or skylights would be at one of the two community rooms. Both community rooms have been designed to already incorporate ample amounts of light through the placement of large windows and glass doors. MidPen requests that the installation of six foot tall windows in the community rooms satisfy and meet the intent of this requirement.
- *Incorporate the use of reclaimed wastewater and rain harvesting (WA3-2, 3-4)*  
MidPen and its design and engineering team agree with Commissioner Olson's comments regarding the fact that rain water harvesting and the use of reclaimed wastewater may not be suitable or applicable at Kottinger Gardens. MidPen does, however, agree with Staff and the Commissioners regarding the importance of water conservation and design that uses the water supply much more efficiently than at present. To achieve this, MidPen is proposing to install highly efficient plumbing fixtures, including low-flow toilets (1.28 gpf) and flow-limiters on all kitchen and bathroom faucets. Energy Star washers and dryers will be installed in the shared laundry rooms in both of the multi-story buildings. In addition to the indoor plumbing fixtures, the proposed landscaping and irrigation system will also be a key part of the Kottinger Gardens water conservation strategy. All plants will be drought-tolerant, California Natives, or another appropriate species. A high efficiency low-flow drip irrigation system will be installed throughout the site and plants will be grouped based on their water needs.

The water usage for the shared laundry rooms and irrigation will be connected to a Common House Meter, which will be monitored and paid for by the Property Owner. This means that individual unit water usage will be limited to bathing, cooking, and doing the dishes. Given an expected household size of one to two people, MidPen does not typically submeter for individual water use at its Senior properties. The resident's individual water usage and the common water usage will be paid for by MidPen. Additionally, the installation of high-efficient and low-flow fixtures in every unit will substantially decrease the water usage in each household.

### **Target Construction Start & Completion Dates**

Assuming the City of Pleasanton Housing Authority and MidPen receive approval from the Department of Housing and Urban Development to remove Kottinger Place from its Public Housing designation by the end of 2014, construction on the first phase would begin by November, 2015 and complete in February, 2018. This construction schedule represents time for phased resident moves into new units as they are completed to minimize the amount of residents who will need to be moved temporarily off-site. The second phase would begin in March, 2018 and complete in May, 2019.