



**Hacienda Business Park TOD Specific Plan
Update Memo
April 13, 2006**

Introduction

The purpose of this memo is to provide an update on the Hacienda Business Park Specific Plan. We are preparing memos to the Core Stakeholders on a regular basis, to provide information about schedule, meetings, research underway and products and background information that is available. This is the sixth update memo.

Draft Land Use Scenarios: Comments

As you know, draft land use scenarios were recently distributed to the Core Stakeholders. It was our intent to convene a meeting of the Core Stakeholders to review these scenarios as soon as possible. Unfortunately, due to changes being made to the city's traffic model and difficulties in developing a suitable traffic modeling methodology (both discussed later in this memo), we have delayed setting a meeting date. As traffic data will be integral to the Core Stakeholders' discussion and deliberations, we want to be sure that some minimum level of reliable traffic information and analysis is available for this meeting. The discussion that follows on the traffic modeling process indicates that we are very close to this point.

Since draft land use scenarios were distributed, many Core Stakeholders have submitted comments and input regarding the materials. These comments have highlighted a number of issues pertaining to: land use, residential density, commercial development allocation, traffic entitlements, as well as discussions about the definition of transit oriented development in general.

While a number of the points raised have been addressed, many of the issues brought up relate to policy decisions that will need the benefit of discussion among all of the Core Stakeholders. Because of this, we have not attempted to further refine or modify the scenarios in response to the policy related matters at this stage. We believe that the scenarios presented, which we understand may be changed and further refined by the Core Stakeholders, represent a good starting point for the discussion that will be needed to arrive at the preferred land use scenario. For this reason, we are continuing our analysis using the scenarios distributed, with the understanding that a discussion with the Core Stakeholders will help to address the issues and concerns raised, in order to move towards a preferred land use scenario for presentation to the Planning Commission and City Council.

City of Pleasanton Land Use Discussion

As you are also aware, on a parallel process to the Hacienda Business Park Specific Plan, the City of Pleasanton is also undergoing a General Plan Update process. The planning team for the TOD Specific Plan is working closely with City staff members to ensure that the two processes are aligned on several accounts, primarily in terms of traffic modeling, and in terms of land use scenarios.

The City is holding a joint City Council and Planning Commission workshop on April 25, 2006 to discuss land use scenarios that will be modeled as part of the General Plan Update. Members of the Specific Plan planning team have prepared the following talking



points to present on behalf of the Specific Plan project as part of the public comment period, if needed. Core Stakeholders are encouraged to provide input and comments to the planning team regarding the talking points in advance of the workshop.

- We have made significant progress on the Hacienda Business Park Specific Plan to date:
 - We are currently in the process of analyzing a range of land use scenarios for integration into the City's General Plan process.
 - We are working with the City to ensure that our traffic modeling process runs parallel with the City's modeling process, and that we have City agreement on our methodology and assumptions
- Next steps – complete preliminary scenarios analysis, particularly in terms of traffic (trip generation/trip capture).
- Work with the Core Stakeholders to determine the range of scenarios that will be presented to the Planning Commission and City Council at an upcoming workshop.
 - The range must be feasible, in terms of the housing cap
 - The range must be viable for all of the core property owners
 - After determining this range, we will come back to the Planning Commission and City Council to get direction on the preferred land use scenario, and the process for the public review of the scenarios

Planning team members are also prepared to provide additional backup information regarding how all of Hacienda can function as a transit oriented development, and the benefits of intensifying uses within Hacienda Business Park, if that discussion arises.

Traffic Modeling Process

We are finalizing the traffic modeling methodology for the Specific Plan with the City of Pleasanton. It is critical that City staff agree to our traffic modeling process at this point in the project so that the modeling results for the land use scenarios are not brought into question. Fehr & Peers has been working closely with the City's traffic consultant, Dowling Associates, to gain a complete understanding of the City's traffic model, and has submitted a methodology to the City for approval. Members of the planning team met with City staff members earlier this week to discuss the methodology, and City staff requested additional detail regarding assumptions, which Fehr & Peers will submit to the City within the next few days. We will be sending out the complete traffic methodology to the Core Stakeholders concurrently with submittal of the revised methodology to the City.

The traffic modeling process has been experiencing several delays because the City is in the process of updating a number of components of their traffic model. In order to move ahead with the modeling process for Hacienda, Fehr & Peers is proposing an interim modeling step that will provide data that can be used to evaluate the recently distributed land use scenarios and also set the stage for a discussion of the development of a preferred land use scenario. The interim modeling will also allow us to do the preliminary evaluation necessary to have a meaningful discussion on the range of land use scenarios. The full traffic modeling to be completed on the Specific Plan alternatives will utilize the City's updated model.



Schedule

While later than had originally been planned, determining an interim modeling procedure will help us to move forward with the analysis of the Hacienda land use scenarios, and still fit in with the City's overall General Plan Update. We are awaiting the City's approval of the traffic modeling procedure, which we are anticipating by the end of next week. At this time, we will be able to provide an overall schedule update to the Core Stakeholders, including an anticipated date for a workshop or series of meetings.

If we are successful in obtaining approval of our proposed traffic methodology, by next week, we will be ready to convene a meeting or series of meetings with the Core Stakeholders in mid-May; we will follow-up with potential dates as soon as we receive City approval on our methodology. This will also provide us the benefit of hearing the City's land use discussion that is scheduled for April 25.

Next Steps

As previously noted, several items will be distributed to the core stakeholder team shortly:

- Traffic modeling methodology memo
- Schedule update
- Background/Existing Condition memo

Contact Information

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Thank you for your continued participation and interest in the Hacienda Business Park TOD Specific Plan process.