



**Hacienda Business Park TOD Plan
Update Memo
August 21, 2008**

This memo is being provided as an update to Hacienda planning efforts in which you have been taking part. At the last meeting of the Core Stakeholder group, held late last year, it was decided that representatives from the BRE/WP Carey project and the CarrAmerica project would work directly with the City of Pleasanton in order to determine if an alternative planning process could be developed as a substitute for a Specific Plan. This process would be used as a way of allowing parkwide planning to occur while at the same time addressing the needs of individual stakeholders who were at different stages of preparedness with regard to advancing site-specific applications.

As you may recall, at the time of this meeting, the stakeholders had directed EDAW to prepare an analysis of the Draft General Plan in order to determine if this document provided the appropriate policy support for the types of projects that were likely to emerge out of the planning that Hacienda was undertaking. The analysis showed that, in fact, the Draft General Plan was entirely supportive of such projects. By extension, it also supported the thought that a planning process based around a Specific Plan for Hacienda could be substituted with something that would meet the array of planning considerations noted earlier. In addition, since the magnitude of the plans for individual sites, in particular the number of residential units sought for development, had dramatically reduced since the planning effort first began, the idea of effectively accomplishing needed planning through an update of existing project documents was much more compelling.

With some additional refinements, a draft of the EDAW analysis was presented to the City of Pleasanton in December of last year. The analysis was accompanied by a formal request to meet with city staff so that the details of a planning alternative could be developed. Over the course of the next several months this was accomplished. The alternative planning scheme created calls for an update of existing planning documents including Hacienda's Development Plan, Development Standards and Design Guidelines. In addition, an iterative meeting process was also developed that would allow site-specific and park-wide planning efforts to occur concurrently; including opportunities for individual projects to move to a project-specific approval process at the appropriate time.

A preliminary date of May 27 was set to meet with the Planning Commission and City Council to discuss this proposal. Due to the demands on staff time arising from other city business as well as the demands on the schedules of the elected and appointed bodies involved, the meeting was postponed. The meeting is now scheduled for Wednesday, August 27, 6:30 pm in the City Council chambers.

At this meeting, staff will present the aforementioned alternative planning process as well as outline specific areas where direction on Hacienda planning is needed. This presentation will be followed with a brief overview of site specific projects currently being advanced for consideration. Discussion will then take place among the Planning Commission and City Council on the report and



presentations followed by specific direction from the City Council on the next phase of Hacienda planning.

A copy of the staff report and supporting documents is attached. We will reconvene the Core Stakeholders after the meeting next week.