



Hacienda Business Park TOD Specific Plan
Update Memo
August 23, 2005

Introduction

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

The project team working on the Hacienda Business Park TOD Specific Plan Includes:

- Hacienda Business Park Owners Association, James Paxson
- East Bay Community Foundation, Allison Brooks
- EDAW Inc. (Land Use Planning and Design): Adena Friedman, Nick Haskell
- Strategic Economics (Market Analysis): Dena Belzer, Wells Lawson
- Fehr & Peers (Transportation Planning and Engineering): Richard Lee, Patrick Golier
- Freedman Tung & Bottomley (Comparative Analysis): Ellen Greenberg, Sarah Sapone, Eric Eidlin

Schedule Update

We are currently on track with the schedule in terms of the existing conditions analysis, and scheduled to provide a summary memo in early September. We are behind schedule in terms of developing land use alternatives. The main reason for this delay is that we are working on obtaining GIS data from the City of Pleasanton, and this process has taken much longer than anticipated. Accurate GIS data is a critical element of developing land use alternatives and an overall land use plan for the Hacienda Business Park.

Our original schedule indicates that we would be developing alternatives in August and September. As we are working on obtaining the GIS data, this task will be pushed back to begin in either late August or early September. However, if we acquire usable GIS data within the next several days, it is likely that we will be able to develop conceptual alternatives in September, and still maintain the plan schedule.

Studies Underway

Existing Conditions Analysis/Data Collection

As discussed in the last memo, the Hacienda team members are completing the assessment of existing conditions in the Specific Plan Area. This will serve as one of the building blocks for formulating Plan Alternatives. We will release a summary memo of existing conditions to all core stakeholders when it is complete (early September), and it will also be posted on the Hacienda Transit-Oriented Specific Plan Website.

Case Studies

Our team is currently conducting case studies of other transit-oriented developments locally, regionally, and nationally. The purpose of these case studies is to learn about the relationship between transportation performance characteristics and land use and urban design characteristics, transportation supply factors, and programmatic efforts such as parking management. Preliminarily, the case studies include the following examples:



- Established city employment districts:
 - The Roslyn-Ballston corridor: Northern Virginia
 - Pearl District: Portland, OR
- Business park urbanism:
 - Legacy Business Park: Plano, TX
 - Inverness Office Park: Englewood, CO
 - Dadeland South: Miami, FL
 - Irvine Business Complex: Irvine, CA
 - Overlake District: Redmond, WA

The results of the case studies are intended to provide both indicators of success for transit-oriented development, as well as scenarios that do not contribute to successful transit-oriented development.

Traffic Counts

Traffic counts for the plan area will be completed in early September, when school is back in session. The Hacienda TOD Specific Plan team is coordinating with City staff to establish a preferred methodology for the traffic analysis for the Specific Plan project.

Upcoming Meetings

The City of Pleasanton is holding a joint Planning Commission/City Council workshop on August 30 to finalize the road network for the General Plan Update. We will utilize this road network for the Hacienda TOD Specific Plan.

Additionally, the Hacienda TOD team will be presenting the Specific Plan background information, process and methodology at a joint Planning Commission/City Council workshop. A date for this workshop has not been confirmed, but it will likely be in mid-October. This workshop will also be an opportunity to gather input from the Planning Commission and City Council on the public outreach process for the Specific Plan, and also to ensure that the Specific Plan process is closely aligned with the General Plan update.

We will also be holding a second set of meetings with the core stakeholders to discuss the results of the existing conditions data collection, and to discuss conceptual land use alternatives for Hacienda Business Park. It is likely that these meetings will be scheduled for late September.

Website

Please visit: <http://tod.hacienda.org> to view Hacienda studies and reports, City of Pleasanton studies and reports, and other studies that relate to planning for transit-oriented development—locally, regionally, and nationally.

Contact Information

If you have any additional questions about the planning process, please contact:
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Thank you for your continued participation and interest in the Hacienda Business Park
TOD Specific Plan process.