



Hacienda Business Park TOD Specific Plan
Update Memo
September 9, 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 third 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 starting to get behind schedule in developing land use alternatives for the plan area, which is a critical element of the Specific Plan process. Development of alternatives is necessary to evaluate the land use and transportation components of the plan, and will help inform the preferred alternative, which will eventually become the specific plan land use map.

The main reason for this delay has been extreme difficulty in obtaining GIS data from the City of Pleasanton. Accurate GIS data is a critical element for developing land use alternatives and an overall land use plan for Hacienda. The city of Pleasanton has determined that their GIS data is subject to license and working out the terms of the license for this project has taken a very long time to negotiate. City staff just recently notified the Project Team that the license agreement will also need to be approved by the City Council. Currently, it is anticipated that the City Council will provide the needed approvals on September 20.

Our original schedule indicates that we would be developing alternatives in August and September. The delay in obtaining the data will push this task back to begin in late September. The Project Team is committed to moving this task forward as quickly as possible once the data is available for use, and will be working to coordinate with the Core Stakeholders to make this happen.

Core Stakeholders Update

There has been an addition to the Core Stakeholders group for this project: CarrAmerica/RREEF has joined the process with 12 acres of planning area at the CarrAmerica Corporate Center. We will be holding a stakeholder interview with this group within the next week or two to determine their vision and plans for the site.



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. It is likely that these meetings will be scheduled for late September. We will be contacting you soon to set up these appointments.

Funding

BART has recently acquired an MTC grant to be applied to this project. This additional of funding will likely reduce project costs for the Core Stakeholders. Final confirmation of the grant and funding availability will be determined after September 28, when the MTC Board officially approves the grant. All Core Stakeholders will be contacted to discuss the implications for project costs.

Recent and Upcoming Meetings

The City of Pleasanton held a joint Planning Commission/City Council workshop on August 30 to finalize the road network for the General Plan Update. At this workshop, the Council and Commission discussed three potential alternatives, and chose Alternative B, which is:

The Existing + Approved system with intersection mitigations and gateway constraints plus currently planned street widenings and street extensions, except for the Stoneridge Drive Extension and the W. Las Positas interchange.

We will utilize this road network for the Hacienda TOD Specific Plan.

The City of Pleasanton also has a workshop scheduled for September 27 with the Planning Commission and City Council, to provide a broad General Plan update overview and determine a roadmap for getting to General Plan land use map.

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.

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:

James Paxson, Hacienda Business Park Owners Association

(925) 734-6510

james@hacienda.org

Allison Brooks, East Bay Community Foundation

(510) 208-0840

abrooks@eastbaycf.org

Adena Friedman, EDAW



(415) 433-1484

friedmana@edaw.com

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