

**Principles of Agreement between the City of Pleasanton, the Kottinger Senior
Housing Task Force and the
Pleasanton Gardens Board of Directors**

(As Approved at February 16, 2010 City Council Meeting)

- The City of Pleasanton, Kottinger Housing Task Force, and the Pleasanton Gardens Board of Directors (the parties) support the redevelopment of both Kottinger and Pleasanton Gardens Housing complexes in order to sustain, enhance and improve the availability of affordable senior housing in Pleasanton.
- The parties recognize the mutual benefit of working together in collaboration with nearby residents to accomplish this objective.
- As one development option, the parties acknowledge and support the development of preliminary plans for the delivery of quality services and senior housing for consideration by the City with a density range between 128 and 150 units.
- The parties also agree to explore a design which spreads the density range across both sites.
- The parties agree to evaluate the rehabilitation of the existing units under City ownership, including the cost of operation and the delivery of adequate services.
- To accomplish this effort, the City will prepare a Request for Qualifications (RFQ) to select a non-profit developer/senior service provider to begin the development of preliminary plans and options, including the development of project proformas to refine available financing options, including funding offered by Federal and State agencies, the City of Pleasanton and other public or private funding opportunities. This will also include the cost of annual maintenance and operations (including service levels), the cost per unit, and the cost of relocation. This financial analysis shall include the financial impacts associated with demolishing the existing Kottinger Place development. The parties will develop a mutually agreeable timeline and the City will require the selected non-profit developer/senior service provider to meet the timeline.
- The preliminary plans will further refine potential parking standards with a goal of minimizing impacts on surrounding neighborhoods, will further refine proposed elevations to minimize visual impacts, evaluate light and noise concerns, and address integration of the Pleasanton Gardens property. With the assistance of a non-profit developer/senior service provider, these

refinements will return to the City Council and Task Force for review and consideration prior to commencing any formal PUD process. In developing options for consideration, the City is especially interested in evaluating the properties optimal holding capacity with a goal of maintaining or enhancing quality of life factors, including scenic and environmental surroundings (e.g. living space, open space, service levels, etc).

- The desire to maintain an inviting open space atmosphere shall be addressed with the preliminary plans.
- The parties agree to create, in cooperation with the neighborhood, a range of site use parameters for the Pleasanton Gardens property which achieve the mutual objectives of all parties.
- The parties agree to execute a future MOU that accomplishes these objectives as well as the terms and conditions of how the Pleasanton Gardens property could be transferred (e.g. dedicated) to the City in the future. The aforementioned principles represents due diligence on the part of all parties. Assuming all issues are addressed to the satisfaction of the parties through the normal public review process, the MOU would return to the City Council upon selection of the preferred preliminary plans and financing options.
- Nothing herein shall prevent the parties from terminating and/or modifying these principles or each party's involvement in the development process.