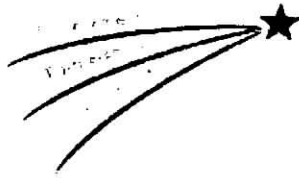


Pleasanton Unified School District



December 16, 2022

Subject: Proposed Housing Element updates for Pleasanton Unified School District-owned Property at "District" 4665 Bernal Ave. (Exhibit A) and "Neal Property" located off Vineyard Ave. (Exhibit B)

Honorable Mayor Brown, Honorable Councilmembers and City Manager,

First and foremost, our Board wishes to express its profound appreciation for your public service to the great city of Pleasanton. We know the personal and professional sacrifices you make to serve in your respective roles and are profoundly grateful for your efforts. With the New Year in 2023 close at hand, we share a great sense of pride in what has been accomplished, as well as a deep sense of responsibility to partner with the City to build upon the heritage that has been left to us.

We were deeply appreciative that voters approved the passage of Measure I, and we look forward to investing the \$395 million to improve the lives of the 14,000+ students that have been trusted to us. We believe that these investments will bear significant fruit for the City of Pleasanton, including, but not limited to, increased economic development and enhanced housing values. We plan to work closely with the City with respect to both of these efforts.

Because we are better when we work together.

It is with the above in mind that we would request your support for a partnership in the City's land planning efforts, beginning with the Housing Element and extending into the memorialization of these efforts into the City's General Plan and Zoning Ordinance. We take this responsibility very seriously, as evidenced by our recent engagement with 3D Strategies, professional real estate, and land planning services. Mr. Dominic Dutra of 3D Strategies will lead these efforts. Mr. Dutra has a unique combination of private and public sector experience, including over 35 years' of experience leading major real estate firms. He has served two terms on the Fremont City Council. The District, with the support of 3D Strategies, will include an extensive community engagement plan. Please see Exhibit C for their personal and professional profiles and Exhibit D for the Community Engagement Plan.

We will study various land use, housing densities, and recreation space alternatives, including site access, internal circulation and parking. Preliminary conclusions of our planning and development team include, but are not limited to, the following:

- General Comments

- Before finalization of the Housing Element, General Plan, and Zoning Ordinance, our team would like to work with city staff to master plan these sites for the most optimal use of public land.
- California's housing crisis threatens the quality of K-12 education, contributing to high rates of teacher turnover and acute staffing shortages that undermine student outcomes. With this in mind, we are eager to address this challenge by converting unused or underutilized property to build Teacher and Workforce Housing. And we are pleased to evidence the passage of a host of State laws that will significantly streamline the creation of this housing by removing administrative barriers while still allowing for a robust community engagement process. This includes AB 2295, which makes this type of housing an allowable use on District-owned land.
- District has established a 7-11 Advisory Committee that is tasked with providing the School Board of Trustees with recommendations regarding the use and disposition of excess property
- The District's ability to invest in properties where future growth may occur, and improvements to facilities for students is directly related to maximizing the value of the properties.

- District ("Downtown") Property

- We are concerned that the upper limit of the proposed densities, i.e., 16 du per acre, could adversely impact our ability to provide much needed workforce housing. With this in mind, we would request an upper limit of 20 du/acre
- We would request that the proposed density range of 8-20 du/acre be applied to the entire site for master planning purposes

- Neal Property

- Our greatest concern is the limitation of the proposed residential densities to less than half of the 10.64-acre property and would propose that the residential density range be applied to the entire 10.64-acre property

- o We are committed to work closely with city planners to study the need for shared open space and other amenities more appropriately
- o This approach appears supported by the City's own planning as the neighborhood was not recognized as an underserved area in the City's current Park and Recreation Master Plan.

PUSD is an integral part of the city and community of Pleasanton, as educators, employers and land owners working directly with young families and children- the next generation of citizens. We are encouraged by City staff's recommendation to keep the two properties on the Housing Element Plan and would like the Council and staff to further consider our requests as detailed in this letter.

We look forward to working closely with the City on the planning and community outreach strategies inherent in the development of District-owned land.

Because we are better when we work together.

Sincerely,



Superintendent David Haglund, Ed.D.

Pleasanton Unified School District
4665 Bernal Ave.
Pleasanton, CA 94566

Attachments:

- Exhibit A: District Property
- Exhibit B: Neal Property
- Exhibit C: Planning Team Profiles
- Exhibit D: Community Engagement Work Plan