



August 20, 2007

Pleasanton City Council
PO Box 520
Pleasanton, CA 94566
Fax #: (925) 931-5482

Re: Draft Land Use Element of the General Plan

Dear Mayor Hosterman and Councilmembers,

Greenbelt Alliance the Bay Area's land conservation and urban planning non-profit dedicated to protecting the Bay Area's open space and making its cities better place to live. Greenbelt Alliance writes to encourage the City of Pleasanton to strengthen the Draft Land Use Element currently under consideration by providing stronger and more explicit support for transit-oriented projects contemplated within this section of the General Plan by having additional housing units allocated to the Hacienda Business Park.

Greenbelt Alliance has worked over the years to implement urban limit lines and promote smart growth in order to alleviate pressure to develop open space while encouraging development in existing cities to create vibrant and livable communities. As the Bay Area grows, meeting community needs, particularly housing, within existing cities is essential to halting sprawl and protecting the environment. The City of Pleasanton has already taken the necessary steps to create a strong urban limit line. Looking to the future, Pleasanton should continue the protection of this boundary while innovatively planning for a vibrant mix of jobs, housing, and public transportation all within its defined urbanized area.

Greenbelt Alliance has been encouraged to see that an opportunity has been identified to create a transit village in the Hacienda Business Park. This project appears to have the right underpinnings for a successful transit-oriented development that will help Pleasanton address important housing needs, including affordable housing, in an area that can uniquely capitalize on the desirable mix of uses noted above.

However, Greenbelt Alliance is concerned that the relatively small number of housing units currently allocated in the Draft Land Use Element for the Hacienda Business Park planning effort will greatly reduce the likelihood that a successful transit-oriented project will be created. **In order to strengthen the ability of any project to capitalize on the opportunities of a transit-oriented plan and allow the city to better meet its sustainability goals, we would like to see additional units allocated to the Hacienda Business Park for planning.**



City staff has identified, and the Planning Commission has also supported, a further dedication of units to planning projects. Units recently discovered for allocation under Pleasanton's housing cap and units previously allocated to assisted living would be much better utilized in a transit-oriented project such as the Hacienda Business Park.

If you have any questions please feel free to contact me by telephone at (925) 932-7776 or by e-mail at cwong@greenbelt.org.

Thank you for your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink that reads 'CWong'. The signature is fluid and cursive, with a long horizontal stroke extending from the end of the word.

Christina Wong
East Bay Field Representative

Cc: James Paxson, Hacienda Business Park