

WELCOME!

Our Objectives for this Break out Session:

- Share perspectives with other community members
- Listen to other points of view
- Building Consensus: Identify points of agreement and what must change to reach compromise

Getting Started:

Let's practice using the jamboard to introduce ourselves.


Use the Post-it note function and write your name and your favorite thing about Dublin



Hi!

**We are
Group
3**

Frank Fuller - Facilitator
David Masenten - Scribe
Debbie Kern - Economics

Who we are and what we
 love about Dublin!

Overview

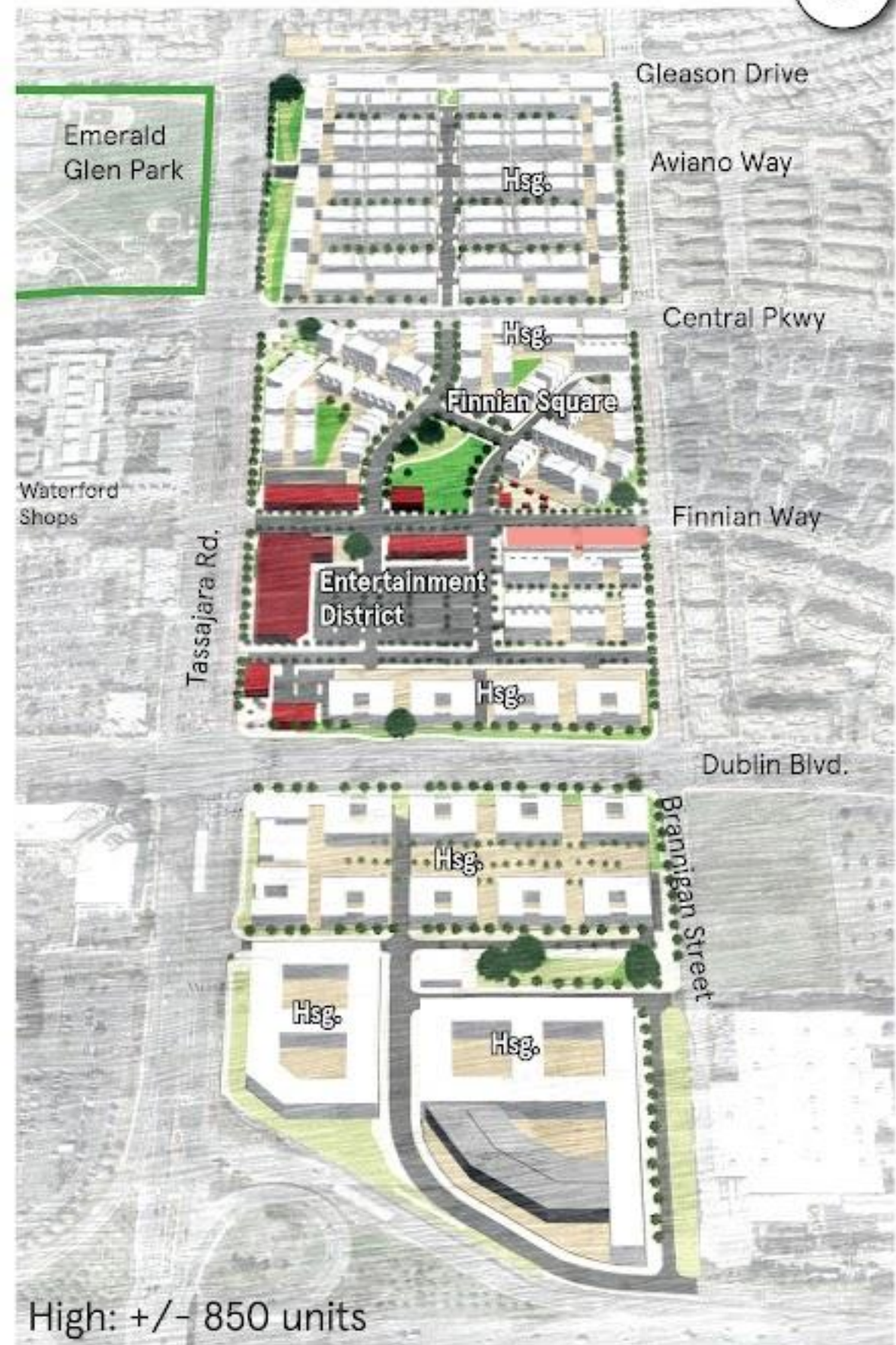
1



2



3



Restaurants and Entertainment

South of Dublin Boulevard

Good to add units for Bay Area housing

Series of #2 is a good compromise for all amenities

Like #2 paseo, kind of like HighLine in NYC

This site is attractive for family entertainment and restaurants, or alternatively, can provide housing to produce profits for amenities north of Dublin Boulevard - **What are your thoughts about an entertainment district in this location?**



Like retail anchored at southern end.

Works for both Base and Mid options



Like the paseo

#2 is a good compromise between retail/walkable and housing need

#2 - more units helps Dublin do its part for the housing crisis

Works for both Base and Mid options



#3 has a high number of units

High: +/- 850 units



Restaurant and Entertainment

Finnian Way to Waterford Shops

These take away the idea of having a central retail amenity

How are the shophouses managed so they are not vacant?



The Finnian Way Connection to the Waterford Shops helps create a walkable neighborhood, should it have retail and restaurants too? **How much retail and entertainment be located on Finnian Way?**



Base: +/- 350 units



Mid: +/- 650 units

Shophouses could be empty or could be personal uses



High: +/- 850 units

How big is the family entertainment related to City Center





Connections

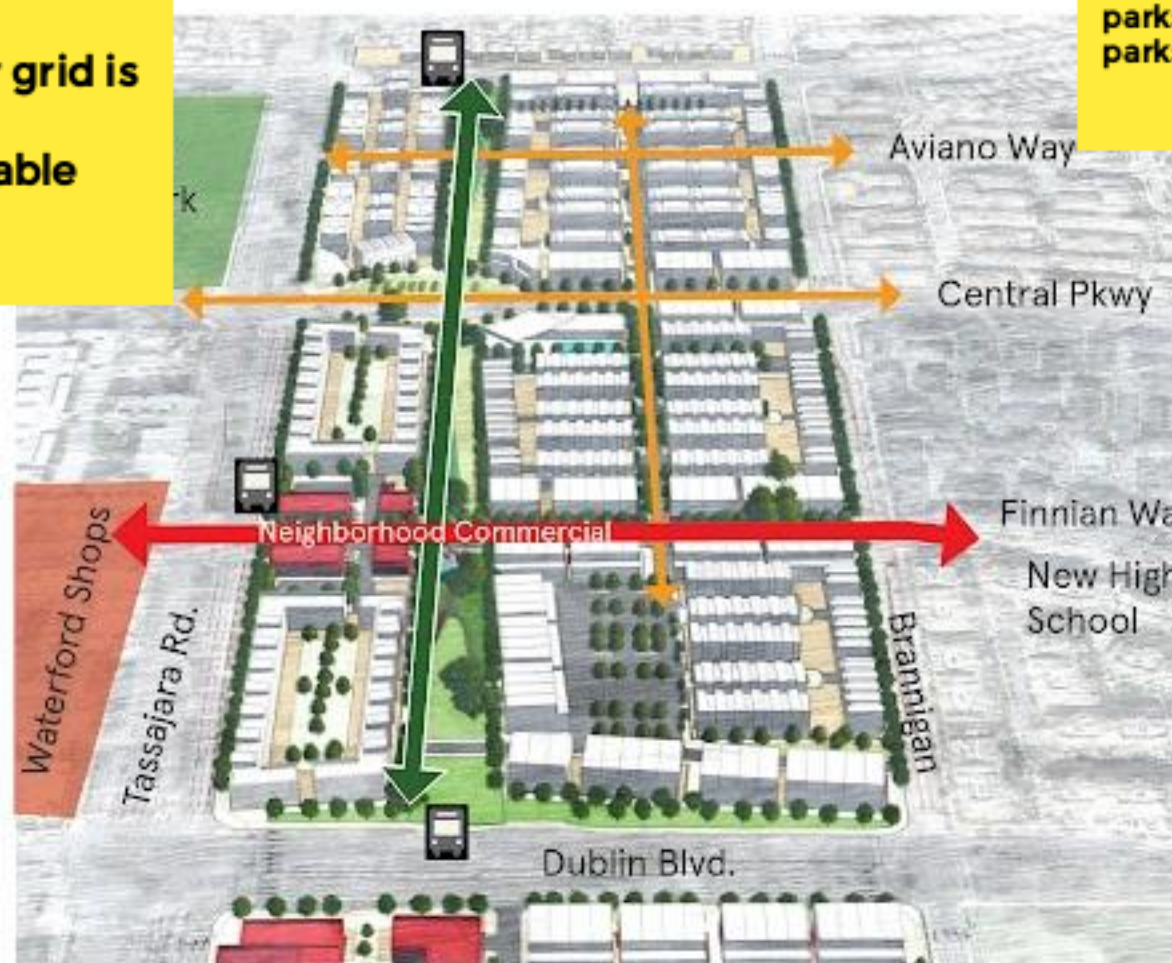
This site will help connect the surrounding neighborhood to Emerald Glen and Waterford Shops - **Which scheme provides the best connectivity?**



Regular grid is very predictable

Base: +/- 350 units

A residential street with protected bike lanes, connects from the new Aviano Way Extension to Dublin Boulevard.



Mid: +/- 650 units

A pedestrian greenway allows pedestrians and bikes to bi-pass Tassajara Road from Gleason Parkway to Dublin Boulevard



Likes smaller parks to larger parks

Likes small park moments

#3 - more meandering connectivity preferred. Create little park moments

Like connectivity to Emerald Glen and people movement of plan #3

#3 has best connectivity. Just too much housing

High: +/- 1000 units

High school to the Finnian Way Square, to Emerald Glen Park



Senior Housing

Senior housing often comes with specific requirements, this requires flexibility in land-use designations. The following are a few different approaches for senior housing that can be implemented at this site:

Works well for Option 1:

- Market Rate Senior housing requires a minimum 30 acre site area and privatized amenities
- Campus options can provide 800 to 1,000 units of senior housing across the spectrum of abilities, but would require the full area of PA2 and PA3.

Works well for Option 2&3:

- Affordable Senior Housing developed by a non-profit developer can help provide more units, but require flexibility by the community to allow higher density

What are your thoughts about which Senior Housing type is most beneficial at this site?



Low-Density - Private Amenities,
Works best with Option 1, requires 30 acres

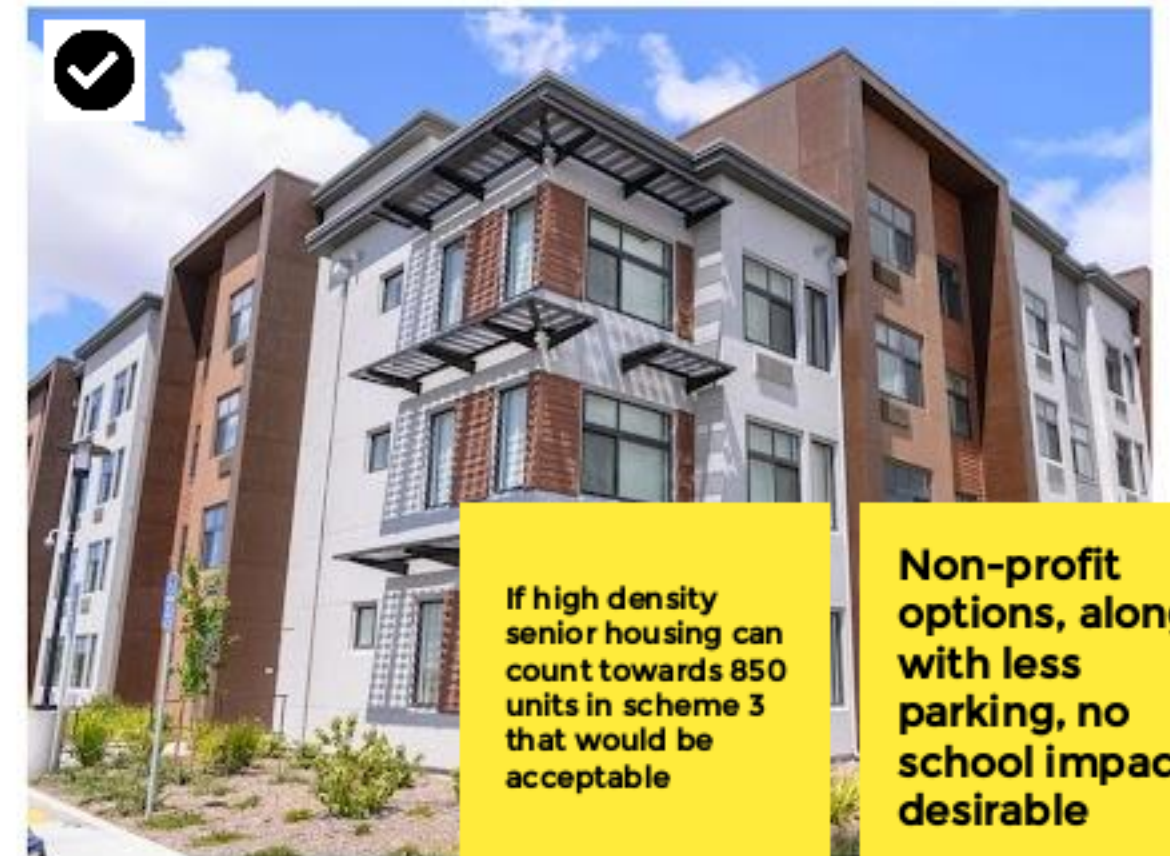


Campus: 800 to 1000 units
Works best with Option 1, Requires 30 to 50 acres

Likes the non-profit non-gated, public nature, for senior housing



Minimize school impact



If high density senior housing can count towards 850 units in scheme 3 that would be acceptable

Non-profit options, along with less parking, no school impact desirable

Partnership with a Non-Profit: Apartments
Works best with Options 2 & 3

Affordable Housing

There are different approaches to affordable housing:

Works well for Options 1, 2 and 3:

- Deed restricted for-sale units can be distributed evenly throughout the site, but may result in difficult requirements for buyers to qualify.
- In lieu fees can help fund affordable housing projects elsewhere in the city

Works well for Options 2 and 3:

- Affordable Apartments developed by a non-profit developer can help provide more units, but require flexibility by the community to allow higher density

What are your thoughts about which Affordable Housing type is most beneficial at this site?



Base: 40 units +/- (some may be offsite) min.

Mid: 75 Units +/- min.

High: 100 units +/- min.

What is the financial impact for the overall project?



Deed restricted: 12.5% For sale distributed



Contribution towards In-Lieu Fees



Partnership with a Non-Profit: Apartments



Combination

Leaning?



Maybe #1 if senior housing on all or part of north of Dublin Boulevard



Base: +/- 350 units:
Features:
• Entertainment District
• Low Density
• Street Grid

#1 - too many units, but like the retail center as a singular amenity

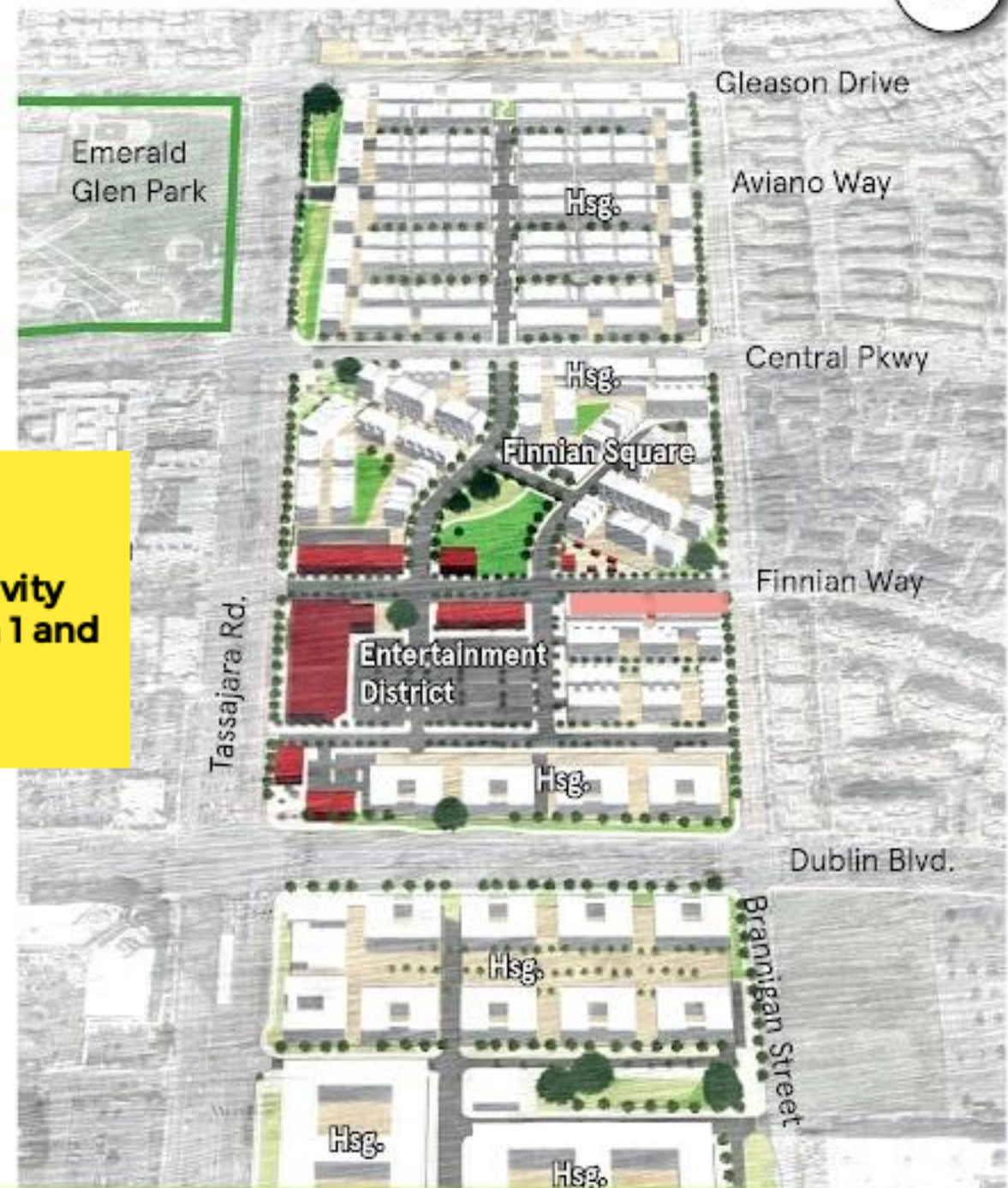
Senior housing is preferable to meeting the housing goal since it impacts services less

Viamonte of Walnut Creek an example of about 5 acres



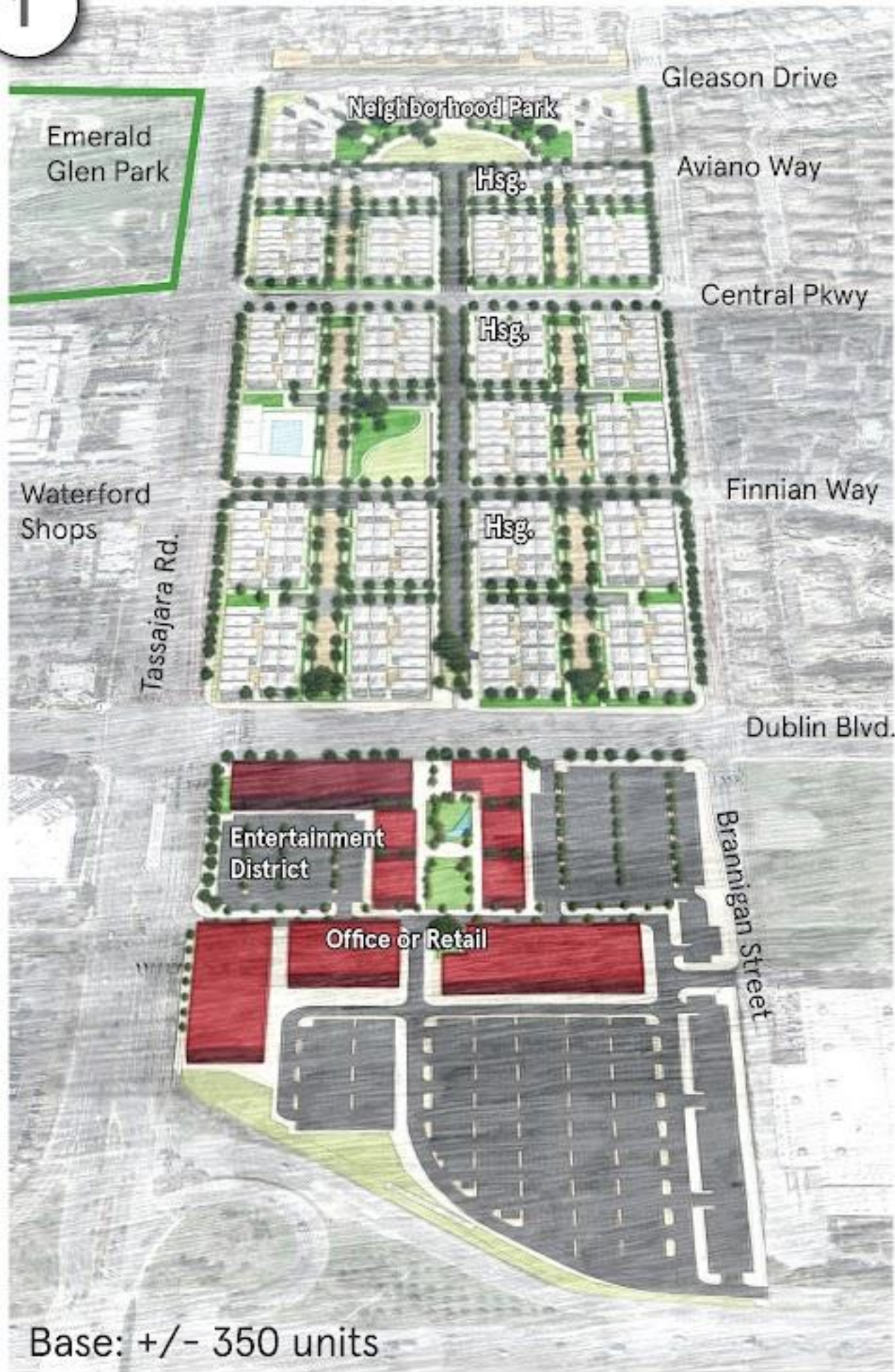
Mid: +/- 650 units:
Features:
• Ent. District + Neigh. Main Street
• Pedestrian / Bike Greenway
• Street Grid

blend connectivity of 3 with 1 and 2



High: +/- 850 units:
Features:
• Ent. District + Town Square
• Highest Affordable Housing
• Street Grid

1



Base: +/- 350 units



Point of reference: City Center Public Space



Other Features: Parks and Protected Bike Lanes



Mid: +/- 650 units



Neighborhood Main Street



Entertainment District



Grand Greenway

3



Point of reference: Healdsburg

