



STAFF REPORT PLANNING COMMISSION

DATE: April 25, 2017

TO: Planning Commission

SUBJECT: **Boulevard Residential Project** – Study Session to review of the Site Development Review and Vesting Tentative Tract Map applications for six of the twelve residential neighborhoods proposed in Phases 2 and 3 of the Boulevard Residential Project (PLPA-2016-00057).
Report prepared by Amy Million, Principal Planner and Kristi Bascom, Consulting Project Planner

EXECUTIVE SUMMARY:

The Applicant, Dublin Crossing, LLC, is requesting a Site Development Review Permit and Vesting Tentative Tract Maps for twelve new residential neighborhoods and a Recreation Center in Phases 2-3 of the Boulevard, which is located in the Dublin Crossing Specific Plan area. The proposed project includes 791 units comprised of townhomes, condominiums and detached small-lot single-family homes, a private recreation facility and related infrastructure and landscape improvements. Two study sessions have been schedule for the Planning Commission to review Phases 2 and 3 before taking action on the project. The Planning Commission held a study session on April 11 and the second is on April 25.

RECOMMENDATION:

Staff recommends that the Planning Commission receive presentations from Staff and the Applicant on the proposed project.

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Submitted By
Principal Planner

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Reviewed By
Assistant Community Development Director

COPIES TO: Applicant
File

ITEM NO.: 7.1

PROJECT DESCRIPTION:

Background

Dublin Crossing LLC is currently processing an application for 12 neighborhoods that comprise Phases 2 and 3 of the Boulevard project. The Planning Commission held a study session on April 11 and covered six neighborhoods (Neighborhoods 10-13, 17-18) and the Recreation Center (Attachment 1). This second study session on April 25, covers the remaining six neighborhoods (Neighborhoods 7-9, 14-16), the Vesting Tentative Tract Maps to create the individual neighborhoods, and modifications to the Landscape Master Plan.

The entire Boulevard project area is shown in Figure 1. The Site Development Review and neighborhood-level Vesting Tentative Map approvals for Phase 1 of the Boulevard project were reviewed and approved by the Planning Commission in June 2016. Phase 1 included six neighborhoods and a total of 453 residential units to be developed on approximately 28.34 acres. For additional details on the project's background, refer to the April 11th Planning Commission agenda packet.

Figure 1: Vicinity Map



Proposed Project

Dublin Crossing, LLC submitted development applications for the second and third phases of the Boulevard project. Phase 2 is comprised of 508 units on approximately 36.25 acres and Phase 3 is comprised of 283 units on approximately 18.22 acres. Together, the Phase 2/3 development application is for 791 units on approximately 54.5 acres. The location of Phases 2 and 3 are shown in Figure 2.

Figure 2: Site plan for Phases 2 and 3



The Planning Commission will consider the proposed project at a future Public Hearing and take action on the following applications:

1. Site Development Review to construct twelve new neighborhoods that include the construction of 791 townhomes, condominiums, and detached small-lot single-family homes, a recreation center, landscape improvements and street improvements for Phases 2 and 3; and
2. Vesting Tentative Maps 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368 to create individual neighborhoods and parcels in Phases 2 and 3 and approval of minor modifications to the Landscape Master Plan for the overall Boulevard project area.

ANALYSIS:

Site Development Review

The overall design approach for the Boulevard residential architecture, color and material selections, landscape and planting palette, and streetscape elements were established with Phase 1 and focused on the use of modern materials and forms. The neighborhoods in Phase 2/3 build off the design theme established in Phase 1. The streetscape palette established with Phase 1 is continued through Phases 2/3 and several of the neighborhoods continue to have private park spaces. Please refer to Attachment 1 for an overview of the Boulevard project and a discussion of the first six neighborhoods in Phase 2/3. The Project Plans for the six remaining neighborhoods of Phase 2/3 (that are the subject of this Study Session), and the Vesting Tentative Map are included as Attachment 2.

Similar to the project plans for the first 6 neighborhoods reviewed on April 11, the plans for the six remaining neighborhoods are tabbed with a new section for each neighborhood and/or master block. Each tabbed section provides a site plan for reference within the overall context of the Boulevard project and a land use summary table. The site plan and the land use summary table provide an overview of the proposed unit count, density and the development standards including setbacks, building separation and building heights. For your reference, a development summary of these six neighborhoods is provided in Table 1 below.

Table 1: Development Summary

Neighborhood	Specific Plan land use district	Product Type	No. of Units	Unit Size (sf)	Parking requirement	Parking required	Parking provided	Surplus parking
7/8	General Commercial/D C-High Density Residential	Condos	224	1,555 to 2,728	1.5 spaces per unit plus 15% guest parking	387	416	29
14	General Commercial/D C-High Density Residential	Townhomes	102	1,805 to 2,176	1.5 spaces per unit plus 15% guest parking	344	405	61
15	DC Medium Density (6-14 units/acre)	Townhomes	56	2,132 to 2,418	2 spaces per unit plus 1 guest parking space			
9/16	General Commercial/D C-Medium-High Density Residential	Motorcourt condos	96	1,619 to 2,472	2 spaces per unit plus 1 guest parking space	288	290	2
Total	-	-	478	-	-	1,019	1,111	92

The proposal also includes modifications to the development-wide Landscape Master Plan which is included as Attachment 3.

Building Architecture, Colors, and Materials

A detailed description of the housing types and design features for the remaining six neighborhoods are as follows:

Neighborhoods 7 and 8:

Neighborhoods 7 and 8 are comprised of 30 buildings of condominium-style stacked flats that combine for a total of 224 units. The neighborhoods are made up of two distinct product types, but they are integrated with each other by a shared street network, guest parking spaces, and the common open space amenities. Access to Neighborhoods 7 and 8 is provided by private streets off Dublin Boulevard, Iron Horse Parkway, and Arnold Road. These two neighborhoods are adjacent to the open space creek corridor ("Canal 2" on the plans), the greenbelt corridor, and they have six small pocket parks/common open spaces between them.

Neighborhood 7 is comprised of 110 units in 13 buildings. There are three building sizes: three buildings with four units each, six buildings with eight units each, and five buildings with ten units each. The buildings are four stories with the individual garages facing the rear of the building and with direct access from the garage into the unit. In each building, some of the units have two-car tandem garages and some of the units have side-by-side two-car garages. In the ten-plex buildings, there is one unit that has a single-car garage. The DCSP does not allow tandem parking spaces to count as required spaces. Therefore, all of the two-car tandem garages have been counted as one garage space for the purposes of the parking calculations. With that said, in reality, Neighborhood 7 has 55 more parking spaces than are shown in Table 1.

There are six different condominium floor plans that range in size from 1,555 to 2,670 square feet. Although there are three building types, both the eight-plex and the ten-plex have two configuration options that change the elevations slightly. The buildings are finished with stucco, stone veneer, and cementitious lap horizontal siding in key locations. The buildings have balconies on all of the units, a substantial setback for the fourth story, porches and/or raised stoops, and flat roof with deep cornice treatments. The architectural details, floor plans, building sections, and building details for Neighborhood 7 are shown on Attachment 2, Sheets A1.7.20 to A.1.7.102. The color and material page identifying the seven different color schemes for buildings in this neighborhood is Attachment 2, Sheet A.1.7.103. A sample of the various elevations and color schemes for Neighborhoods 7 is shown in Figure 3.

Figure 3: Neighborhood 7 – Sample Architecture



Neighborhood 8 is comprised of 114 units in 16 buildings. There are three building sizes: five buildings with four units each, eight with eight units each, and three buildings with ten units each. The buildings are four stories with the individual garages facing the rear of the building and with direct access from the garage into the unit. In each building, some of the units have a two-car tandem garages and some of the units have side-by-side two-car garages. Like in Neighborhood 7, all of the tandem garages, although they have room to park two cars, have been counted as one garage space for the purposes of the parking calculations. In reality, Neighborhood 8 has 57 more parking spaces than are shown in Table 1.

There are six different condominium floor plans that range in size from 1,568 to 2,728 square feet. There are three building types and the eight-plex has three configuration options that change the elevations slightly. The buildings are finished with stucco, stone veneer, and cementitious lap horizontal siding in key locations. The buildings have balconies on all of the units, a substantial setback for the fourth story, porches and/or raised stoops, and flat roof with deep cornice treatments. The architectural details, floor plans, building sections, and building details for Neighborhood 8 are shown on Attachment 2, Sheets A1.8.14 to A1.8.90. The color and material page identifying the four different color schemes for buildings in this neighborhood is Attachment 2, Sheet A.1.8.91. A sample of the various elevations and color schemes for Neighborhood 8 is shown in Figure 4.



Neighborhoods 14/15:

Similar to Neighborhoods 7 and 8, Neighborhoods 14 and 15 are laid out in a 8.7 acre master block that is being developed with two townhome-style product types. Neighborhood 14 is an elevated townhome product and Neighborhood 15 has a more linear layout with small private backyards. The two neighborhoods share a circulation network, access to guest parking spaces, and the common open space amenities. The two neighborhoods are adjacent to the open space creek corridor ("Canal 2" on the plans), the greenbelt corridor, and they have a small dog park.

Neighborhoods 14 and 15 are connected by a private street off Iron Horse Parkway and a private street off Central Parkway. There are no individual driveways on any of the public streets surrounding the neighborhood. The front and side elevations of the buildings face public streets and all garages are internal to the project which are accessed off the private streets inside the neighborhood.

Neighborhood 14 is comprised of 102 units in 17 buildings. Each of the buildings has the same layout, with three unit types in each. The buildings are four stories with the individual garages facing the interior of a motorcourt, which has building area above it on the second, third, and fourth stories. These units are referred to as "elevated townhomes" because the living space is

elevated over the garages and driveway space on the ground floor. Each of the townhome units has direct access to a two-car private garage.

The three floor plan options range in size from 1,805 to 2,176 square feet. Although the layout is the same for each of the buildings, there are three different color and material schemes that will ensure that there is a variety of visual variation in the streetscape. The buildings are finished with stucco, stone veneer, and exterior wall tile in key locations. The buildings have balconies on all of the units, a substantial amount of variation in the rooflines, building massing, and a deep setback for the fourth story. The architectural details, floor plans, building sections, and building details for Neighborhood 14 are shown on Sheets A14.1 to A14.14 of Attachment 2. The color and material page identifying the three different color and material schemes for buildings in this neighborhood is Attachment 2, Sheet A14.15. A sample of the various color schemes for Neighborhoods 14 is shown in Figure 5.

Figure 5: Neighborhood 14 – Sample Color Scheme



Neighborhood 15 is comprised of 56 units in 12 buildings. There are two building sizes: two buildings with three units each and ten buildings with five units each. The buildings are three stories with individual garages facing an interior alley, in a more traditional townhome format. These townhomes are slightly different from a typical site design in that the front doors also face both the alley as well as the side elevation. This design allows the townhome to have a small, private rear yard area. Each of the townhome units has direct access to a two-car private garage.

The three floor plan options range in size from 2,132 to 2,418 square feet. There are three different color and material schemes that will ensure that there is a variety of visual variation in the streetscape between the two building sizes. The buildings are finished with stucco, stone veneer, and exterior wall tile in key locations. The buildings have generous third floor terraces in all of the units, ranging in size from 140 to nearly 240 square feet. Each unit will have a fiberglass entry door with glass inserts and glass inserts in the garage door as well. The architectural details, floor plans, building sections, and building details for Neighborhood 15 are shown on Attachment 2, Sheets A15.1 to A15.27. The color and material page identifying the three different color and material schemes for buildings in this neighborhood is Sheet A15.28. A sample of the various color schemes for Neighborhoods 15 is shown in Figure 6.

Figure 6: Neighborhood 15– Sample Color Scheme



Neighborhoods 9/16:

Neighborhoods 9 and 16 are comprised of 96 motorcourt-style condominiums in twelve buildings on a 5.95 acre site bounded by Horizon Parkway to the north, Central Parkway to the south, Arnold Road and the natural channel to the east, and Galena Street to the west. Access to the neighborhood is provided by a private street off Galena Street. All of the garages are accessed off the private streets internal to the neighborhood and either the front of side elevations of the buildings face the public streets and/or paths. Neighborhoods 9/16 are across the street from the future school/park site.

The homes in Neighborhoods 9/16 range in size from 1,619 to 2,472 square feet. Each of the buildings has the same layout, with four different unit types in each. Plan One is a ground floor, single-story living space, while Plans Two, Three, and Four are each comprised of living space on two floors. The buildings are three stories, however there are elements of each building that are only two stories. Of the eight units in every building, each has direct access to a two-car private garage. Six of the garages in each building face the interior of the motorcourt, and two of the garages face the private street.

The buildings are finished with stucco, horizontal lap-style cementitious siding, stone veneer, and both composition tile and metal roof applications. Although the twelve buildings in the neighborhood all have the same layout, there are three different color and material palettes that have been chosen to provide visual variation in the streetscape. The architectural details, floor plans, building sections, and building details are shown on Sheets A2.1 to A2.11. The color and material page identifying the three different color and material schemes for buildings in this neighborhood is Sheet A2.12. A sample of the various color schemes for Neighborhoods 9 and 16 is shown in Figure 7.



Neighborhood Landscaping

The landscape concepts for the individual neighborhoods are shown in each section of the Project Plan set specific to that neighborhood. In addition to the typical landscape and hardscape elements such as paseos between residential units, sufficient landscaping to screen parking areas and utilities, and entry features at key intersection in the community, the six neighborhoods to be reviewed at this study session include several pocket parks (Attachment 3). These spaces will be privately owned and maintained by the area-wide Homeowners Association and are described in Table 2.

Table 2: Boulevard Pocket Parks for the subject neighborhoods

Neighborhood	Pocket Park/Open Space	Size (sf)	Location
7/8	The Gallery	4,031	Adjacent to Arnold Road
	The Library	2,497	Internal to the neighborhood, along the creek
	The Lawn	6,212	Internal to the neighborhood
	The Town Square	3,948	At the corner of Arnold Rd and Dublin Blvd
	The Track	7,602	Internal to the neighborhood, along the creek
	The Retreat	7,418	Internal to the neighborhood, along the creek
14/15	The Dog House	7,031	Internal to the neighborhood adjacent to the canal/creek
7/8 and 14/15	Greenbelt	36,178	Runs adjacent to several neighborhoods and connects the open space creek area off Arnold Road with the recreation center

Landscape Master Plan

The Landscape Master Plan for Boulevard was approved in 2014 (Planning Commission Resolution 14-14) when the Vesting Tentative Map for the whole project area was approved. The Landscape Master Plan identified the overall landscape design theme for the larger development. The Plan contains concept designs for the entry treatments at project gateways, specifies the tree and plant palette to be used throughout the public and private streetscapes, and identifies the site furniture that will be used throughout the project including streetlights, pedestrian lighting, bollards, trash cans, and bike racks, etc. All of the street furniture identified will be used in the privately-owned areas such as pocket parks and along the greenbelt corridor. The street lights and pedestrian lights will be used in the privately-owned areas and along public streets as well.

The original Landscape Master Plan was developed before the current development team was involved in the project and before any of the architectural designs for the neighborhoods had been developed. The current Applicant has identified desired changes to the Landscape Master Plan, including modifications to the project gateway landscaping to reflect actual conditions, refinements to the tree and plant palette, and the selection of alternative street furnishings to complement the overall design theme that has been established for the project. Staff is supportive of the following proposed changes to the Landscape Master Plan:

1. Modification to East Gateway Plaza (p.8)
2. Modification to entry design at Horizon Parkway At Scarlett Drive (p.10)
3. Modification to entry design Central Parkway at Arnold Road (p.11)
4. Addition of Major Entry Monument graphic (p.12)
5. Additional monument and landscaping at Iron Horse Parkway (p.13)
6. Update to Street Network (change to designations of "Major/Minor") (p.16)
7. Updated bike lane image (p.26)
8. Updated Trash/Recycling and Bike Rack images (p.27)

Vesting Tentative Tract Maps 8360-8368

The Applicant has submitted an application to process Vesting Tentative Maps (8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368) to create individual neighborhoods and parcels on approximately 54.5 acres within the Boulevard Phases 2 and 3. The maps create the individual development parcels within each neighborhood, identify those areas that will be

reserved as open and/or common space, and identifies roadway rights of way to provide access to, through, and around any future subdivisions.

All of the Vesting Tentative Maps have been reviewed by the City's Engineering Staff for compliance with good engineering principles and with Master Vesting Tentative Map 8150, which created the five original phasing parcels for the larger Boulevard development.

PUBLIC NOTICING:

Although not required for study sessions, a public notice was mailed to all property owners and occupants within 300 feet of the Dublin Crossing Specific Plan area to advertise the project and the study sessions on April 11 and April 25. A public notice also was published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

- ATTACHMENTS:**
1. Planning Commission Staff Report dated April 11, 2017, without attachments
 2. Project Plans for Neighborhoods 7/8, 14/15, and 9/16 of the Boulevard Phase 2/3 Site Development Review/Vesting Tentative Tract Map submittal
 3. Boulevard Pocket Park/Common Open Space exhibit
 4. Boulevard Landscape Master Plan (dated April 2017)