



STAFF REPORT PLANNING COMMISSION

DATE: May 9, 2017

TO: Planning Commission

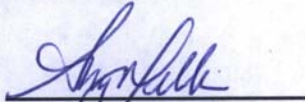
SUBJECT: **Boulevard Residential Project** – Site Development Review and Vesting Tentative Tract Map applications for twelve residential neighborhoods in Phases 2 and 3 of the Boulevard Residential Project (PLPA-2016-00057).
Report prepared by Amy Million, Principal Planner and Kristi Bascom, Consulting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

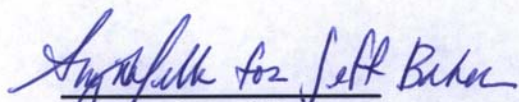
EXECUTIVE SUMMARY:

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 and 3 of the Boulevard Residential Project, 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. The Planning Commission held study sessions on April 11 and April 25 to review the details of the twelve neighborhoods and to provide feedback to the Applicant. Tonight, the Planning Commission is being asked to approve the development of Phases 2 and 3.

RECOMMENDATION:

Disclose ex-parte contacts, conduct the public hearing, deliberate and adopt the following **Resolutions**: a) Approving Site Development Review for 791 residential units in twelve neighborhoods within Phases 2 and 3 of the Boulevard (Dublin Crossing) Project Area; and b) Approving Vesting Tentative Maps 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368 to create individual neighborhoods and parcels on 54.5 acres within the Boulevard (Dublin Crossing) Project Area.


Submitted By
Principal Planner


Reviewed By
Assistant Community Development Director

COPIES TO: Applicant
File

ITEM NO.: 5.2

PROJECT DESCRIPTION:

Background

Background information related to the proposed project is provided in the April 11, 2017 and April 25, 2015 Study Session staff reports (Attachments 1 and 2). The first study session on April 11, 2017 included presentations on the site and architectural details for six neighborhoods (Neighborhoods 10-13, 17-18) and the Recreation Center. The second study session on April 25, 2017 covered six more neighborhoods (Neighborhoods 7-9, 14-16), the Vesting Tentative Tract Maps to create the individual neighborhoods, and modifications to the Landscape Master Plan.

Proposed Project

Dublin Crossing, LLC has 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 locations of all twelve neighborhoods for Phases 2 and 3 are shown in Figure 1 and a development summary of the neighborhoods is provided in Table 1 (below).

Figure 1: Site Plan for Phases 2 and 3

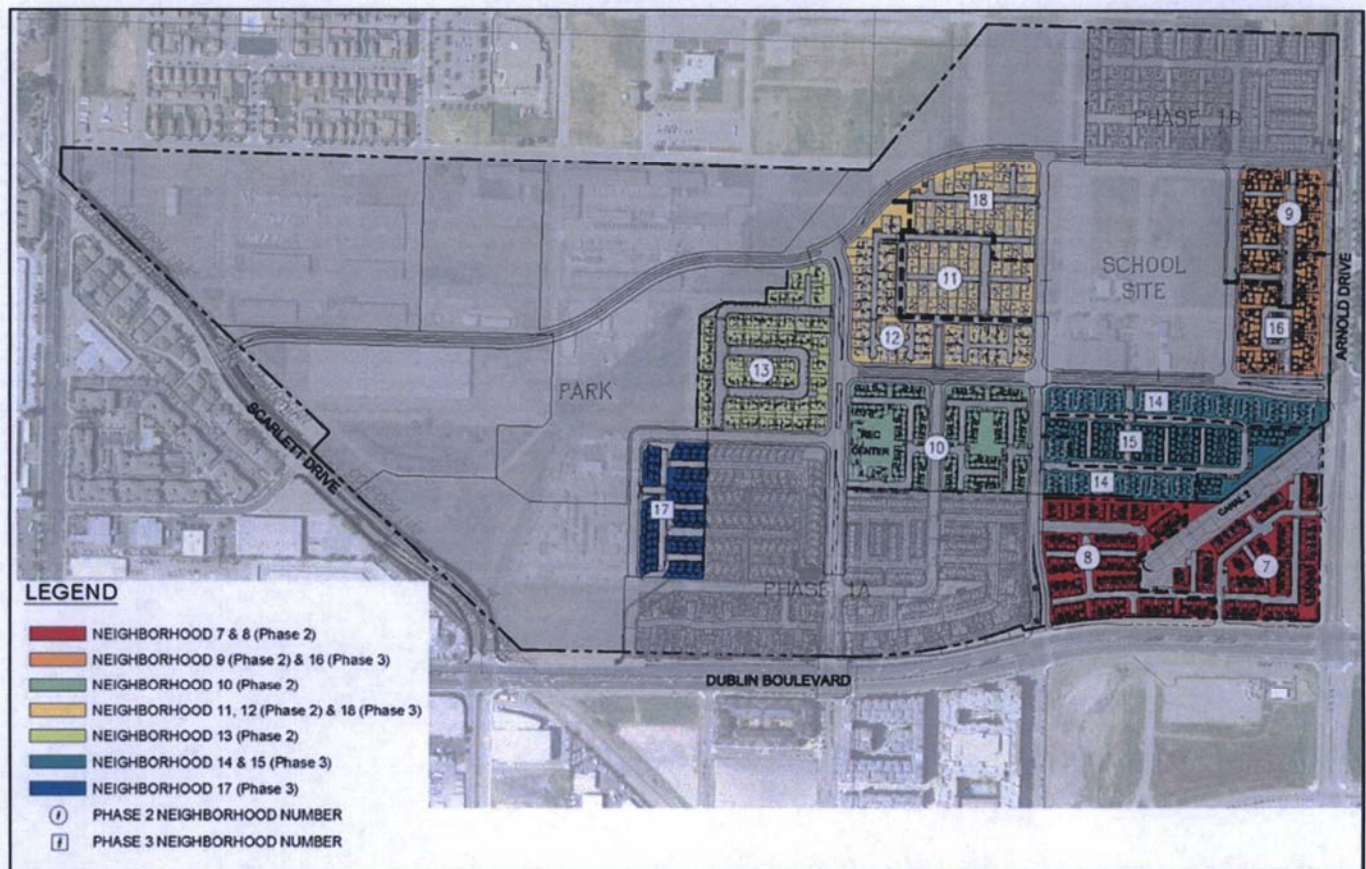


Table 1: Development Summary

N'hood	Specific Plan land use district	Product Type	No. of Units	Unit Size (sf)	Parking requirement	Parking req'd	Parking provided	Parking surplus
7/8	General Commercial/ DC-High Density Residential	Condos	224	1,555 to 2,728	1.5 spaces per unit plus 15% guest parking	387	416	29
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
10	DC Medium- High Density (14.1-20 units/acre)	Condos	102	1,851 to 2,239	2 spaces per unit plus 1 guest parking space	306	313	7
11/12/ 18	DC Medium Density (6-14 units/acre)	Small lot, alley-loaded single-family homes	129	2,505 to 2,857	2 spaces per unit plus 1 guest parking space	387	390	3
13	DC Medium Density (6-14 units/acre)	3-story single-family homes	45	3,770 to 5,905	2 spaces per unit plus 1 guest parking space	135	212	77
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			
17	DC Medium Density (6-14 units/acre)	Small lot, alley-loaded single-family homes	37	2,407 to 2,685	2 spaces per unit plus 1 guest parking space	111	118	7
Total	-	-	791	-	-	1,958	2,144	186

The Planning Applications to be considered by the Planning Commission at this public hearing include:

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 details of the proposed site plans, neighborhood details, and neighborhood architecture are described in the April 11th and April 25th Staff Reports (Attachments 1 and 2, respectively). At

the two study sessions, the Planning Commission provided feedback on a number of design components of the plans, including specific comments on several neighborhoods. In response to these comments, the Applicant has made modifications to the buildings as described below:

Neighborhoods 7 and 8: Comments provided at the April 25th study session included a desire to have pedestrian-scaled building elements at the corner of Iron Horse Parkway and Dublin Boulevard and present more interesting building features at this edge. In response, the Applicant made revisions to the building corner and provided enhanced materials. The revised street scene, along with a better view of the buildings in Neighborhood 7, is shown on Sheets A1.8.14, A1.8.15 and A1.8.16 in the Project Plan Set (Attachment 3).

Neighborhood 12: Comments provided at the April 11th study session included a request to study the rooflines of the single family homes in this neighborhood to see if more variation in height could be introduced. In response, the Applicant changed a roofline for Plan 3. The revised street scene is shown on Sheet A.4.12.SS.

Neighborhood 13: Comments provided at the April 11th study session included a request to consider additional design elements at the front doors to these single family homes as well as enhancements to the side elevations that face the public view. In response, the Applicant deepened the front door recess on Place 3C and added a metal canopy over the front door of on Plan 2A. Sheets A.5.1, A.5.13, and A.5.25 identify the revisions to the front elevations. Additionally, the Applicant modified the side elevations on all of the plan types to add additional materials on those units that are visible from public view. Sheet C.5.1 identifies those lots that will have enhanced side or rear elevations.

Neighborhoods 9/16: Comments provided at the April 25th study session included concerns that the plans are difficult to read and designs of the buildings in this neighborhood do not appear as well-articulated as some of the other neighborhoods. In response, the Applicant prepared an additional building rendering that better illustrates the variety of elevations planes and the application of the building materials including stone veneer, wood railings, and the locations of porches and balconies. Sheet A2.0 better illustrates the window recesses and the varying roof heights and types.

Landscape Master Plan

As outlined in the April 25th study session staff report, the 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. Staff is supportive of the proposed changes to the Landscape Master Plan (Exhibit A to Attachment 4).

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 (Dublin Crossing) Project Area Phases 2 and 3. The maps create the individual development parcels within each neighborhood, identify those areas that would 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.

The Vesting Tentative Map Resolution is included as Attachment 4 to this staff report.

PUBLIC NOTICING:

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, the study sessions on April 11 and April 25, 2017, and this public hearing. 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. April 11, 2017 Study Session Staff Report (without attachments)
2. April 25, 2017 Study Session Staff Report (without attachments)
3. Resolution Approving Site Development Review for 791 residential units in twelve neighborhoods within Phases 2 and 3 of the Boulevard (Dublin Crossing) Project Area, with the Project Plan Set included as Exhibit A (Neighborhoods 10-13, 17-18 and the Recreation Center) and Exhibit B (Neighborhoods 7-9, 14-16)
4. Resolution Approving Vesting Tentative Maps 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368 to create individual neighborhoods and parcels on approximately 54.5 acres in Phases 2 and 3 of the Boulevard Project Area and approval of minor modifications to the Boulevard (Dublin Crossing) Landscape Master Plan, with the Landscape Master Plan included as Exhibit A