

# DUMBARTON TOD

February 10, 2010

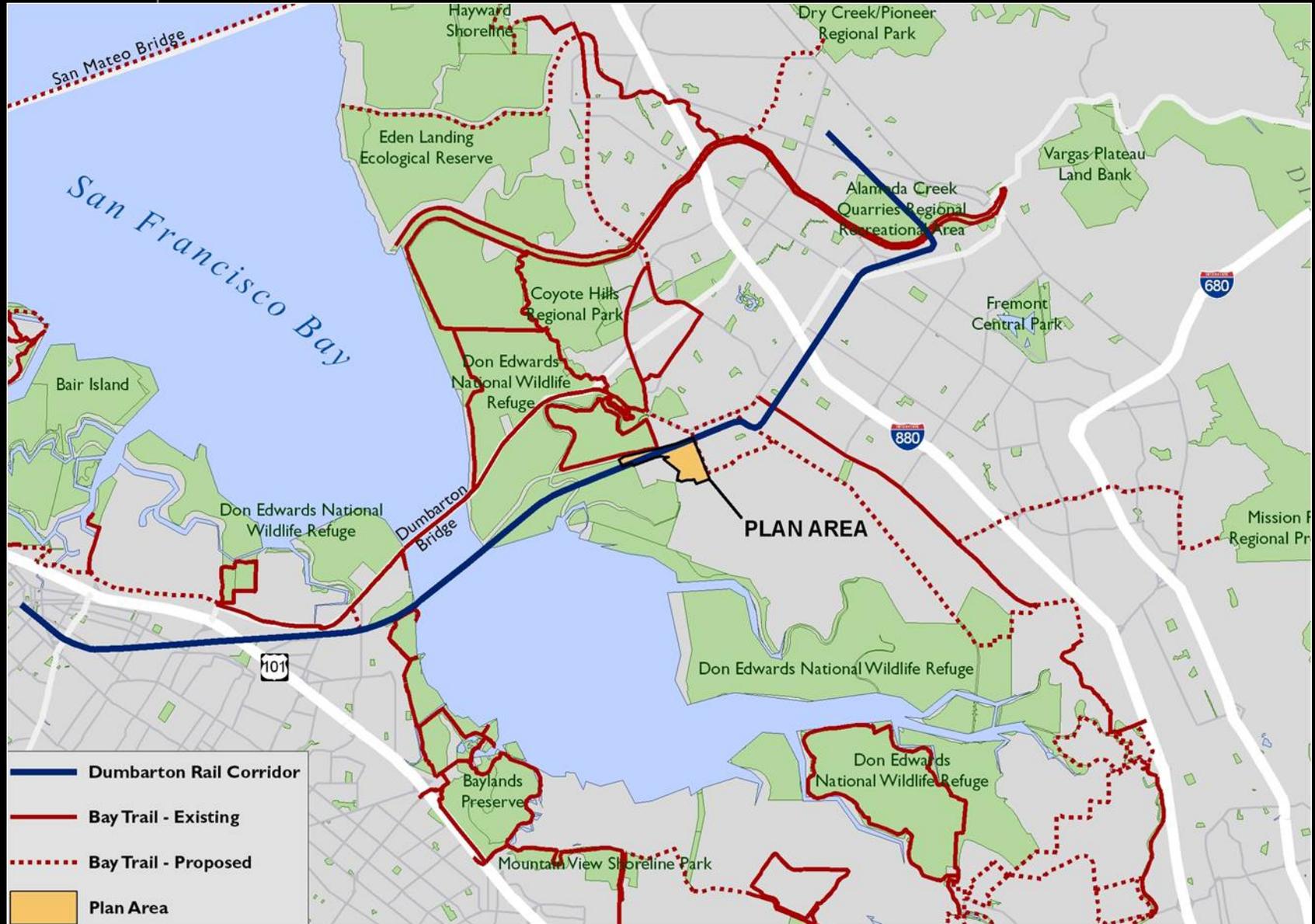


# INTRODUCTION

1. **City**
2. **Team**
3. **Project Background**



# PROPOSED DUMBARTON RAIL



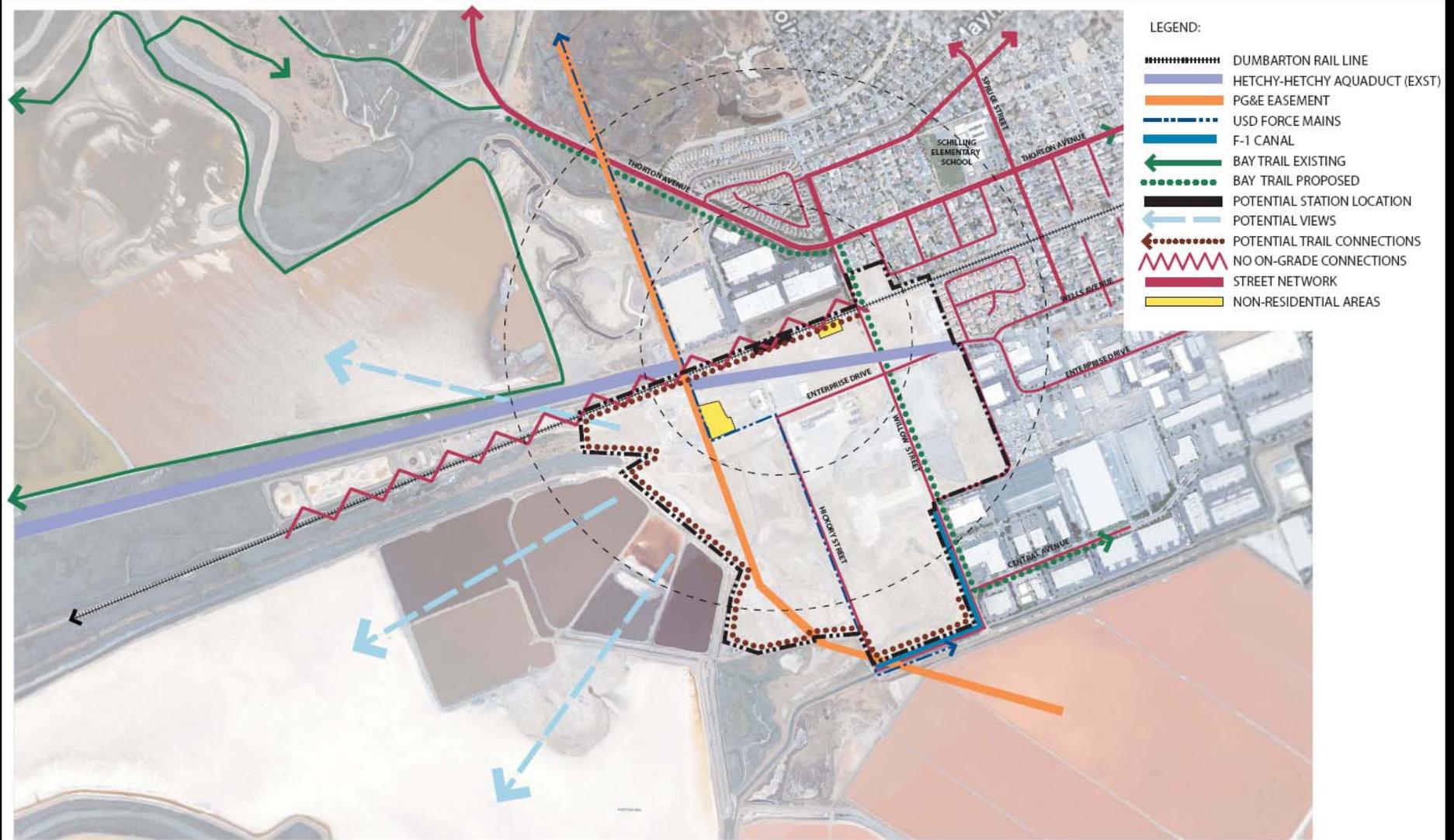


## **REVIEW OF PROJECT AND GOALS**

- 1. The Project is Fiscally Sound**
- 2. Provide a Mix & Variety of Uses**
- 3. Use Density to Support Transit**
- 4. Encourage all Modes of Transportation**
- 5. Manage Parking Effectively**
- 6. Build a Place, not a Project**
- 7. Ensure Community Involvement**



# REVIEW OF CONSTRAINTS





# PLACEMAKING

*What Makes a Place?*



# PLACEMAKING



Gathering spaces to spend time





# PLACEMAKING



Places that are unique and memorable



# PLACEMAKING



Spaces both passive and active





# PLACEMAKING



Places for all ages



# PLACEMAKING



Not a pleasant  
addition to the public  
realm...

why would you ever  
spend time here?





# COMMUNITY ART

*What Makes a Place Unique?*



An art filled environment



Play can be art and art can be playful



## An art filled environment



Art can take many forms and be permanent to the infrastructure





## An art filled environment



Art can be part of  
the architecture or  
signage





# MONUMENTATION

*What Makes a Place Recognizable?*





# MONUMENTATION



Classic gateways

# MONUMENTATION



Modern interpretations



# MONUMENTATION



Classics – Chicago & San Francisco

# MONUMENTATION



Classics – Piedmont





# RESIDENTIAL DENSITY

*What Makes a Place Livable?*



# SINGLE FAMILY RESIDENTIAL – up to 8.5 du/ac



2400-3000 SF/Unit  
Single Family – Alley Loaded



# SINGLE FAMILY RESIDENTIAL – up to 8.5 du/ac



2400-2600 SF/Unit  
Single Family – Front Loaded



# MULTI FAMILY RESIDENTIAL – up to 8 du/ac



1300-1800 SF/Unit  
Attached Tri Plex



# SINGLE FAMILY RESIDENTIAL – up to 14 du/ac



1700-2100 SF/Unit  
Single Family – Alley Loaded



# SINGLE FAMILY RESIDENTIAL – up to 14 du/ac



1600-2000 SF/Unit  
Single Family – Alley Loaded



# MULTI FAMILY RESIDENTIAL – up to 18 du/ac



2200-2300 SF/Unit  
Multifamily – Attached Alley Loaded  
with Detached Garages



# MULTI FAMILY RESIDENTIAL – up to 18 du/ac



1600-1900 SF/Unit  
Multifamily – Attached Alley Loaded



# MULTI FAMILY RESIDENTIAL – up to 24 du/ac



1200-2000 SF/Unit  
Multifamily Condos



# MULTI FAMILY RESIDENTIAL – up to 24 du/ac



1200-2000 SF/Unit  
Multifamily Condos



# MULTI FAMILY RESIDENTIAL – up to 24 du/ac



1400-2300 SF/Unit  
Multifamily Condos





# DUMBARTON TOD

*Detailing the Plan*



# INTRODUCTION TO NEW PLAN

- Land Use**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Medium/High Density Res.
  - High/Mixed-Use Residential
  - Commercial Mixed Use
  - Retail
  - Intermodal Transit Station
  - Parks & Open Space
  - Misc. Areas
- Bay Trail Connection
- Groundwater Monitoring Locations (TBD)

**Park Calculation**

2500 D.U.  
3.26 Persons per Household  
2 AC Park per 1,000 Residents

Total Park Required: 16.3 AC

Dumbarton TOD  
Specific Plan  
Newark, CA



DAHLIN GROUP  
PLANNING & DESIGN

Conceptual  
Land Use Plan

01.29.10





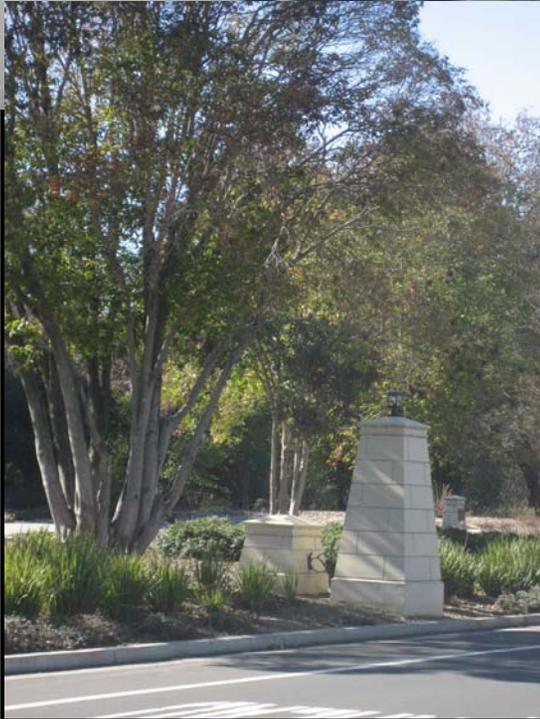
## **CLOSING REMARKS**

- 1. Community Responses & Feedback**
- 2. Project Schedule**
- 3. Next Steps**





# MONUMENTATION



Hamilton Army Airfield





# ARCHITECTURAL IMAGERY



Variety of Residential Opportunity



# MONUMENTATION



Classics – Piedmont

