Dumbarton TOD Specific Plan
Approximately 205 acres of land
The Specific Plan included the following elements:
• Future Transit Station
• Neighborhood Center
• 2,500 housing units
• Necessary Infrastructure
• 15-acres of parks including a Bayside Trail
Community Identification – Monument Signs

- SIGN PLAN

- SIGN ELEVATION - BACKER BOARDS WITH STONE VENEER

COMPASS BAY – Project Benefits
Completion of Glass Bay Park
Fiscal Impact, Development Impact and other fees

- Fiscal Impact Fee $345,000

Development Impact Fees

- Park Impact fee $2,900,000
- Public Safety $369,000
- Community Services/Facilities $227,000
- Transportation $540,000
- Art in Public Places $37,000
- Affordable Housing $4,200,000

Total City Fees $8,273,000

Newark Unified School District Fees $1.13 million
RESIDENTIAL DEVELOPMENT
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

PARKING
REQUIRED: 345 SPACES
PROVIDED: 350 SPACES
- 276 PRIVATE GARAGE SP
- 74 GUEST PARKING

COMPASS BAY – Project Overview
RESIDENTIAL DEVELOPMENT
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

SINGLE FAMILY HOMES
- FIVE DIFFERENT FLOOR PLANS

THREE ARCHITECTURAL STYLES
- FARMHOUSE
- MODERN PRAIRIE
- CONTEMPORARY AGRARIAN

ELEVATION '1A'
ELEVATION '1B'
ELEVATION '1C'

PLAN 1: 2,484 square feet

COMPASS BAY – Single Family homes
RESIDENTIAL DEVELOPMENT
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

SINGLE FAMILY HOMES
- FIVE DIFFERENT FLOOR PLANS
- ALL TWO STORIES EXCEPT FOR PLAN 3X WHICH IS A THREE STORY PRODUCT

PLAN 3X: 2,454 square feet

COMPASS BAY – Single Family homes
RESIDENTIAL DEVELOPMENT
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

SINGLE FAMILY HOMES
- FIVE DIFFERENT FLOOR PLANS
- ALL TWO STORIES EXCEPT FOR PLAN 3X WHICH IS A THREE STORY PRODUCT

MULTI FAMILY HOMES
- THREE STORIES HIGH TOWNHOMES
- THREE DIFFERENT FLOOR PLANS
- ONE 3-PLEX
- THREE 4-PLEX
- FOUR 5-PLEX
- SIX 6-PLEX
- TWO 7-PLEX

COMPASS BAY – Multi-Family homes
COMPASS BAY – Multi-Family homes
Pedestrian connections to Neighboring properties

Homes fronting onto main streets enhancing pedestrian activity
REQUIRED ACTIONS:

REZONING - Rezone 9.97-acre site for proposed 138 units from Business Technology Park (BTP) to Residential Medium Density-Form Based Code (RM-FBC) and Planned Development Overlay District

VESTING TENTATIVE TRACT MAP - Approval of Vesting Tentative Tract Map 8459

PLANNED DEVELOPMENT PLAN - Approval of PD PLAN to allow slight deviations from Form Based Codes

ADDENDUM TO DUMBARTON TOD SPECIFIC PLAN EIR (State Clearinghouse Number 2010042102) - Approve Addendum and certify that previous EIR addresses all impacts

COMMUNITY FINANCING AGREEMENT – Authorize Mayor to sign agreement
Contribution towards improvement of 5-acre public park

Approximately $2.9 million in Park Impact Fee towards the improvement of the public park

COMPASS BAY – Project Benefits