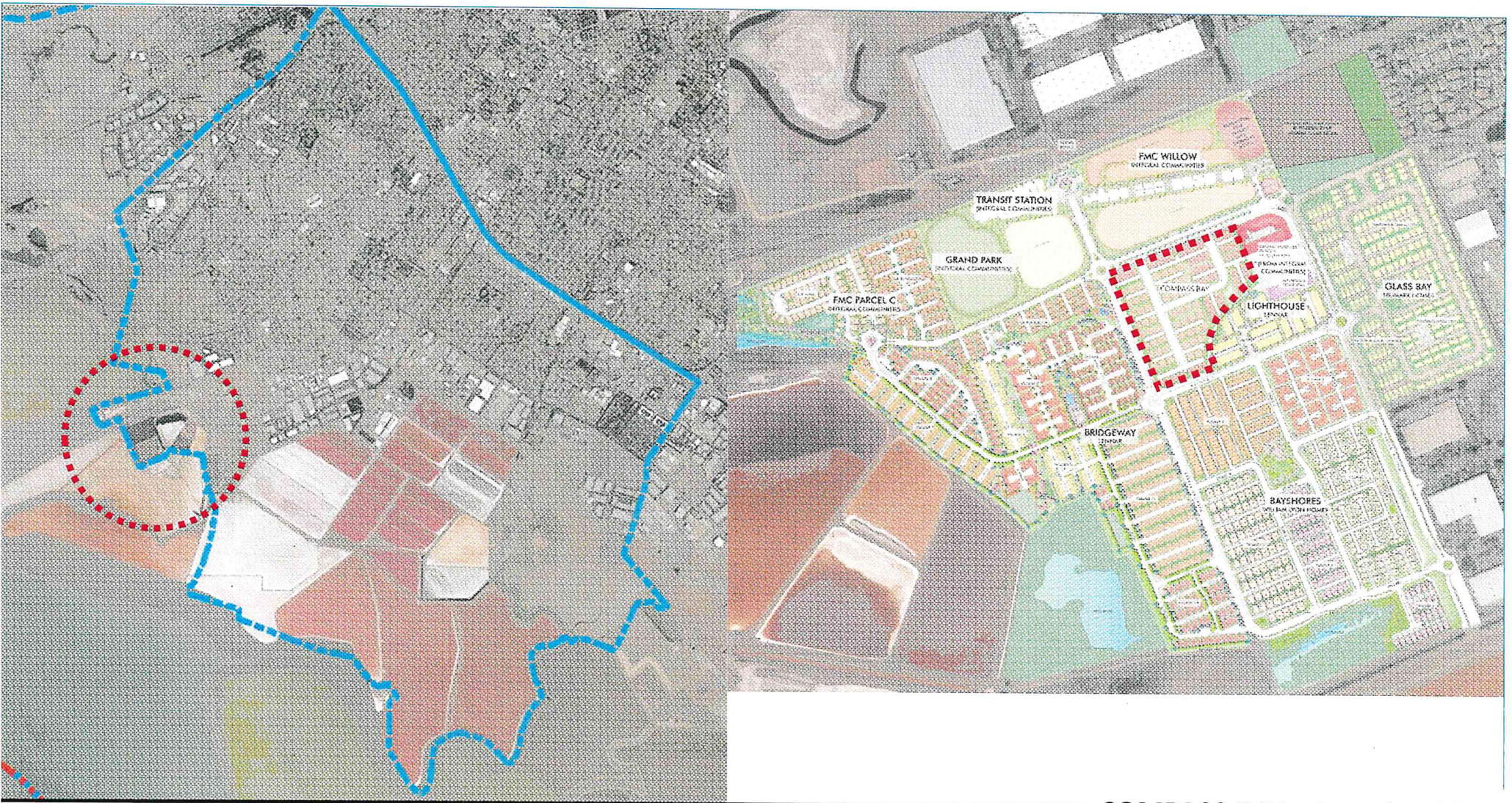


11/8/2018 E.1
Asst CM Airdall
Presentation



COMPASS BAY – Location Map

Dumbarton TOD Specific Plan Approximately 205 acres of land

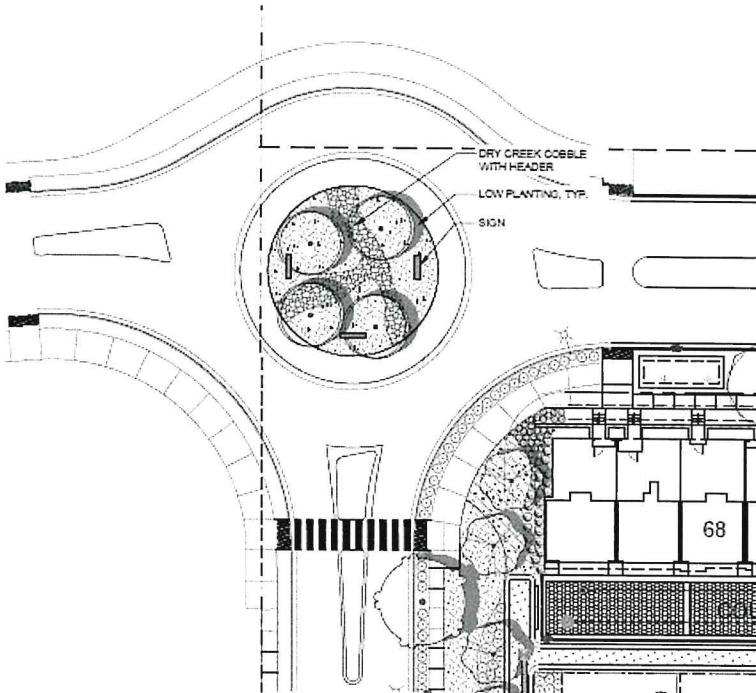
The Specific Plan included
the following elements:

- **Future Transit Station**
- **Neighborhood Center**
- **2,500 housing units**
- **Necessary Infrastructure**
- **15-acres of parks
including a Bayside Trail**

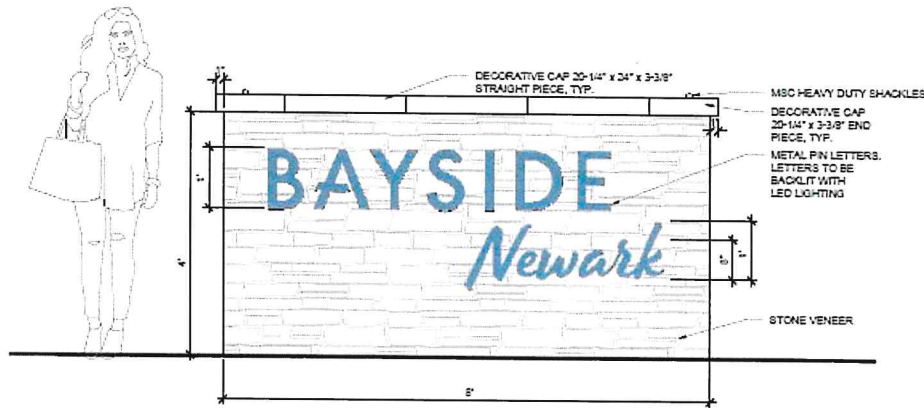


COMPASS BAY – TOD Specific Plan

Community Identification – Monument Signs



SIGN PLAN
1'-0"=1'



SIGN ELEVATION - BACKER BOARDS WITH STONE VENEER
1'-7"=1'



- NOTE:**
1. STONE VENEER IS ON ALL FOUR SIDES.
 2. DECORATIVE CAP IS TO BE SQUARE MODULAR WALL CAP AVAILABLE THROUGH STEPSTONE, INC. AT 800-572-9029. COLOR AND FINISH TO BE 1825 ADGEE LIGHT SANDBLAST.

Completion of Glass Bay Park



COMPASS BAY – Project Benefits

Fiscal Impact, Development Impact and other fees

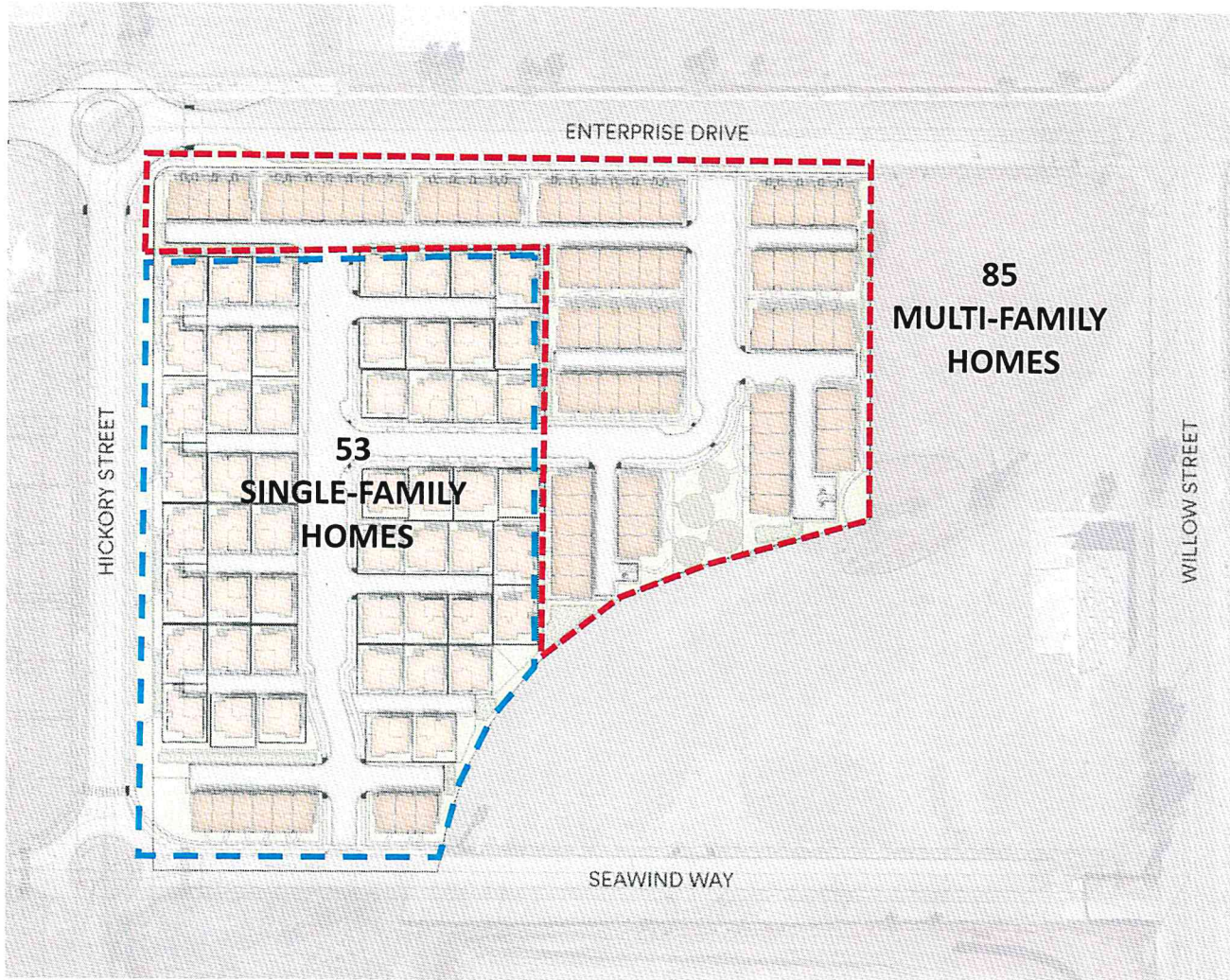
- Fiscal Impact Fee \$345,000

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

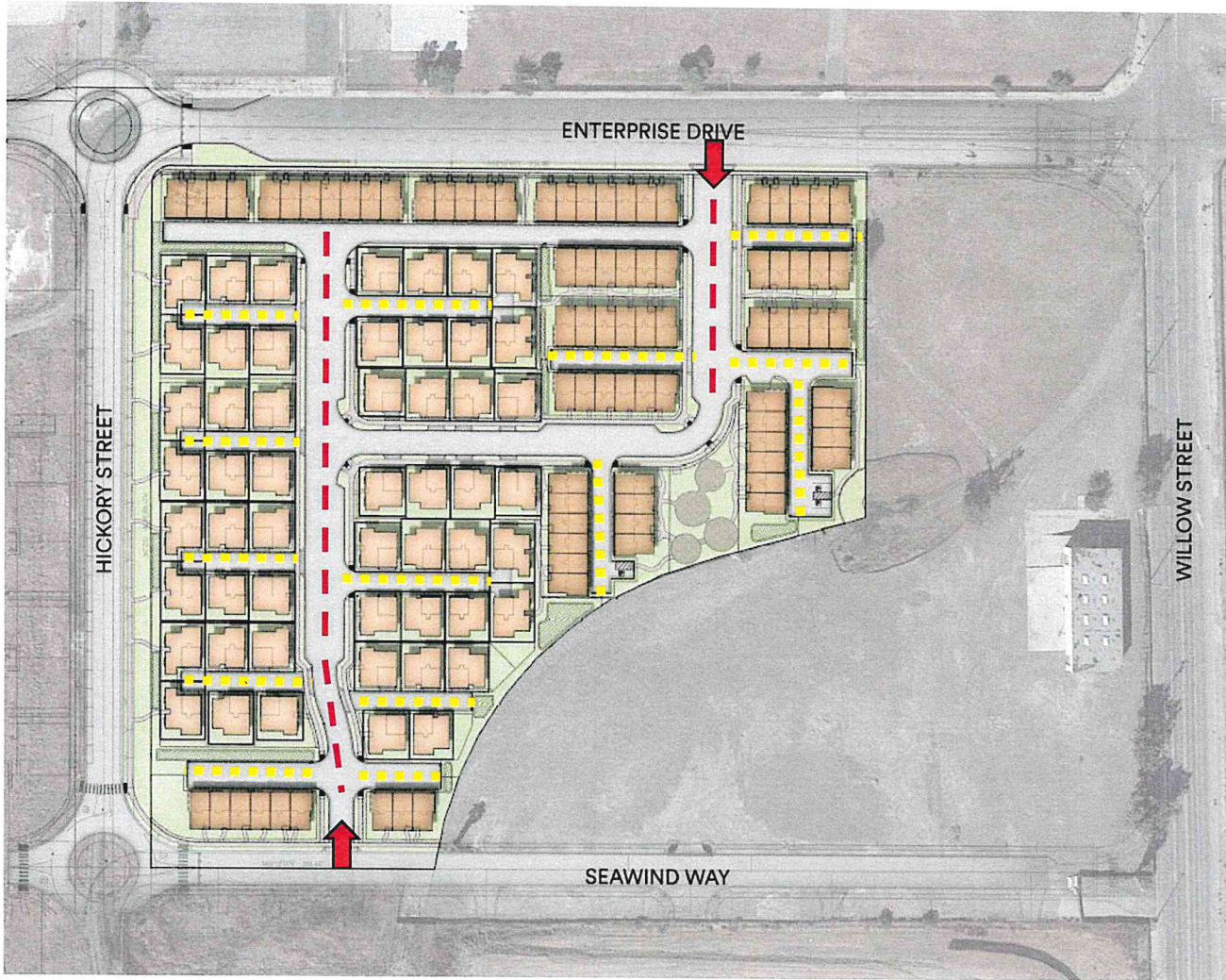
PARKING




REQUIRED: 345 SPACES

PROVIDED: 350 SPACES

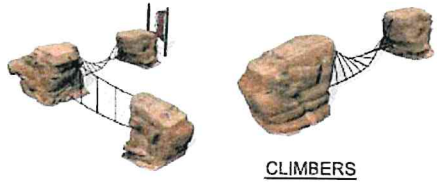
- **276 PRIVATE GARAGE SP**
- **74 GUEST PARKING**

COMPASS BAY – Project Overview



-  Access from Enterprise Drive and Seawind Way
-  North/South oriented streets – Main arterials
-  Courts

COMPASS BAY – Project Circulation



CLIMBERS



PLAY STRUCTURE; 2-5 YEARS



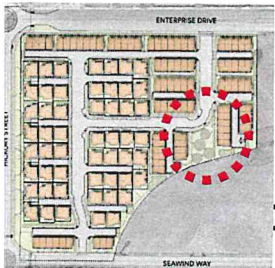
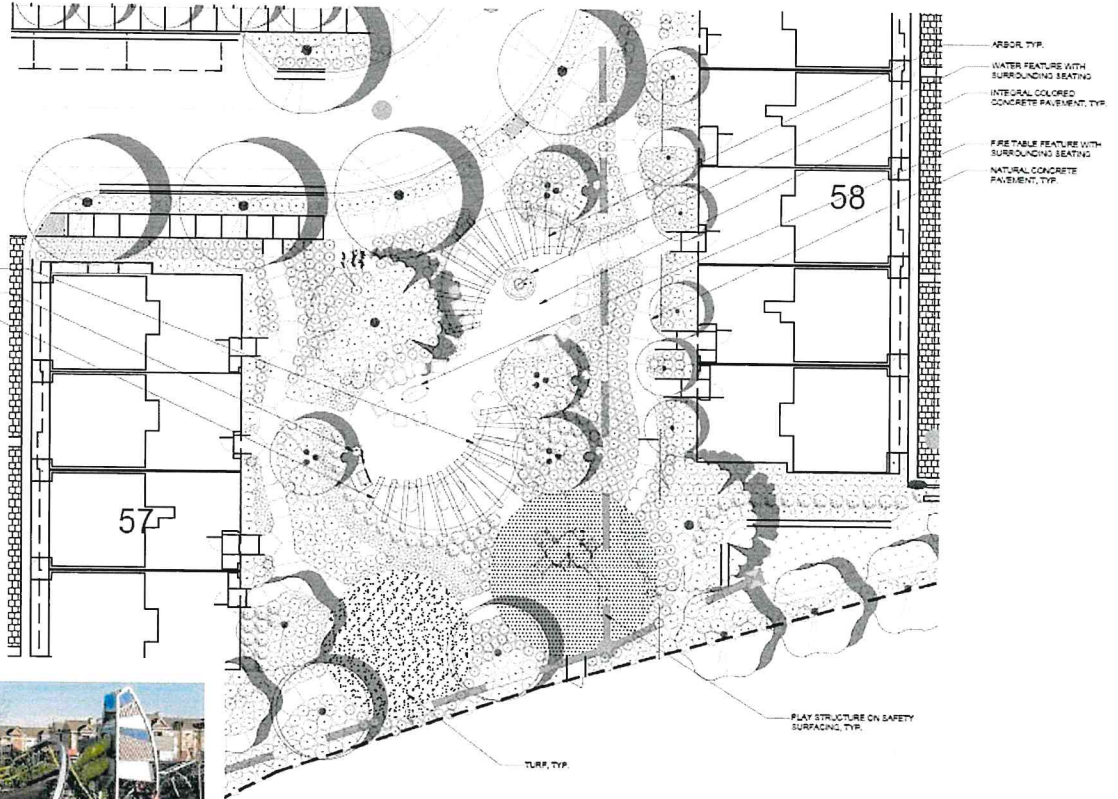
SPINNER



OTHER PLAY ELEMENTS



PLAY STRUCTURE: 5-12 YEARS



COMPASS BAY – Open Space



ELEVATION '1A'
color scheme 1



ELEVATION '1B'
color scheme 5



ELEVATION '1C'
color scheme 9

PLAN 1: 2,484 square feet

RESIDENTIAL DEVELOPMENT

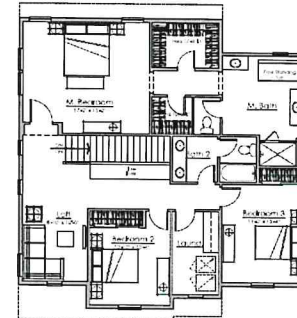
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

SINGLE FAMILY HOMES

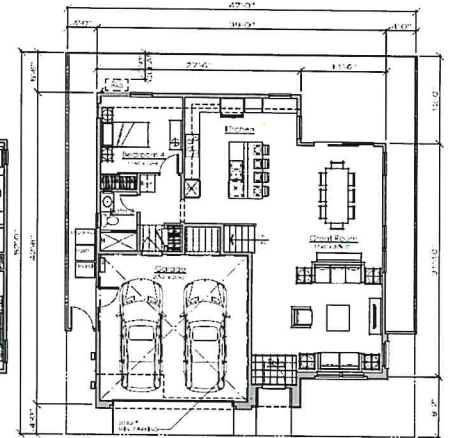
- FIVE DIFFERENT FLOOR PLANS

THREE ARCHITECTURAL STYLES

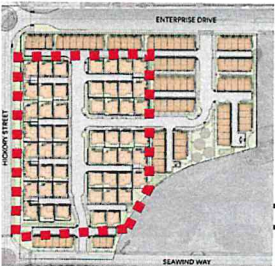
- FARMHOUSE
- MODERN PRAIRIE
- CONTEMPORARY AGRARIAN



Second Floor
1405 Sq. Ft.



First Floor
1079 Sq. Ft.



COMPASS BAY – Single Family homes



ELEVATION '3AX'
color scheme 1

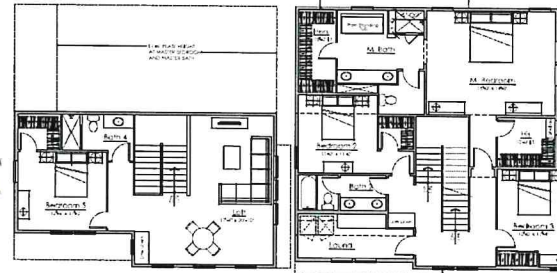


ELEVATION '3BX'
color scheme 5

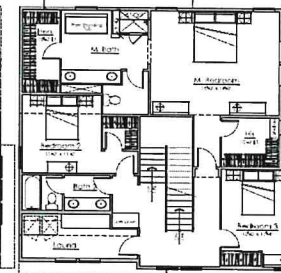


ELEVATION '3CX'
color scheme 9

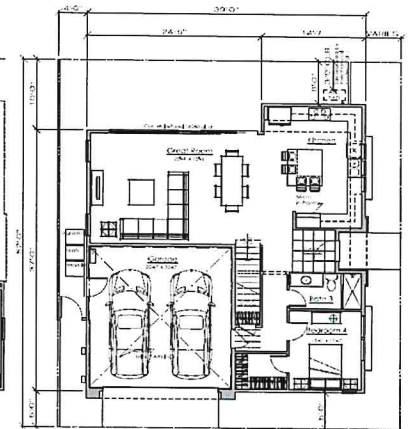
PLAN 3X: 2,454 square feet



Third Floor
688 Sq. Ft.



Second Floor
1382 Sq. Ft.



First Floor
1063 Sq. Ft.

RESIDENTIAL DEVELOPMENT

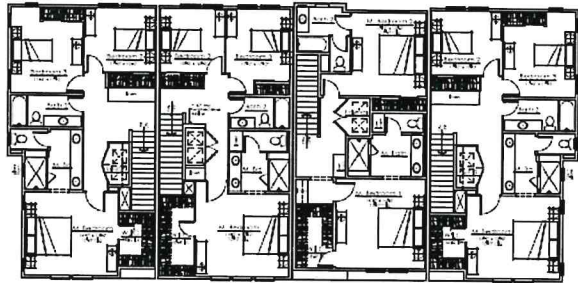
- 9.97 ACRES
- 53 SINGLE FAMILY HOMES
- 85 MULTI FAMILY HOMES

SINGLE FAMILY HOMES

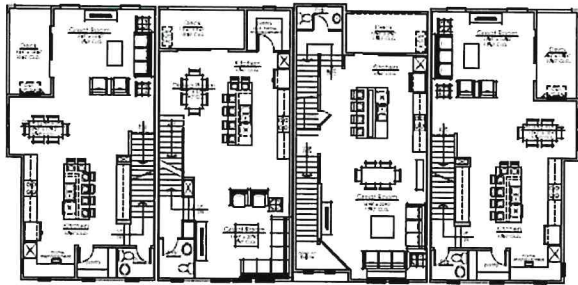
- FIVE DIFFERENT FLOOR PLANS
- ALL TWO STORIES EXCEPT FOR PLAN 3X WHICH IS A THREE STORY PRODUCT



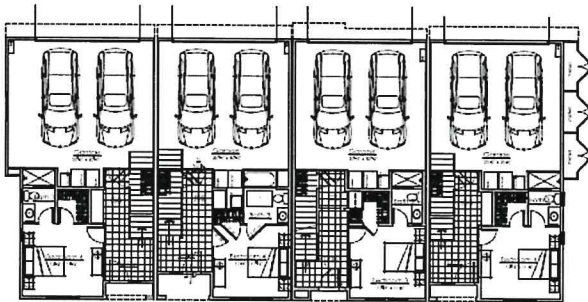
COMPASS BAY – Single Family homes



Third Floor



Second Floor



First Floor



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



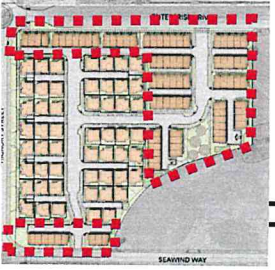
PLAN 3R PLAN 2R PLAN 3R - ALT



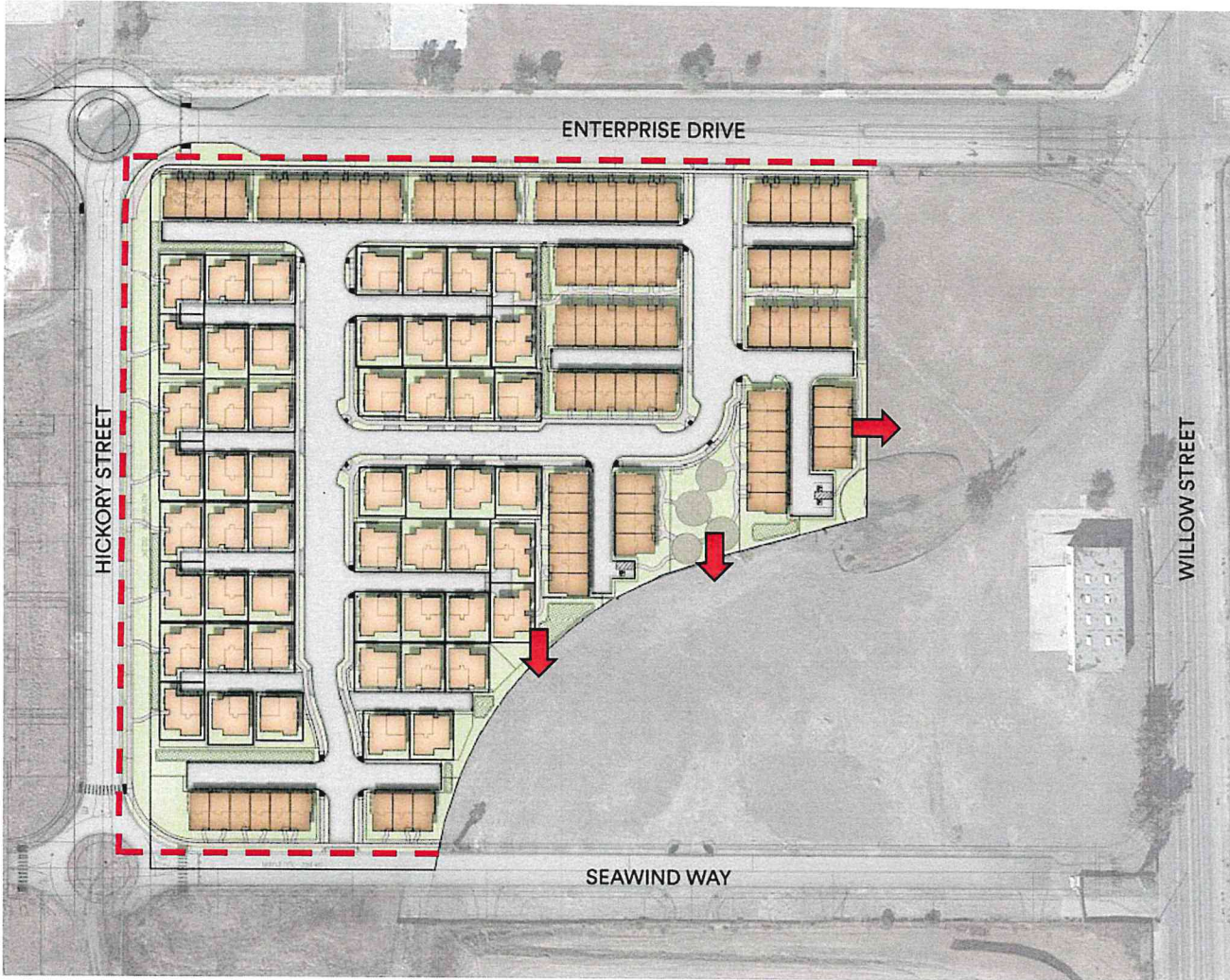
PLAN 3R - ALT PLAN 2 PLAN 1 PLAN 2 PLAN 3



PLAN 3R - ALT PLAN 2 PLAN 1 PLAN 3



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

REQUIRED ACTIONS

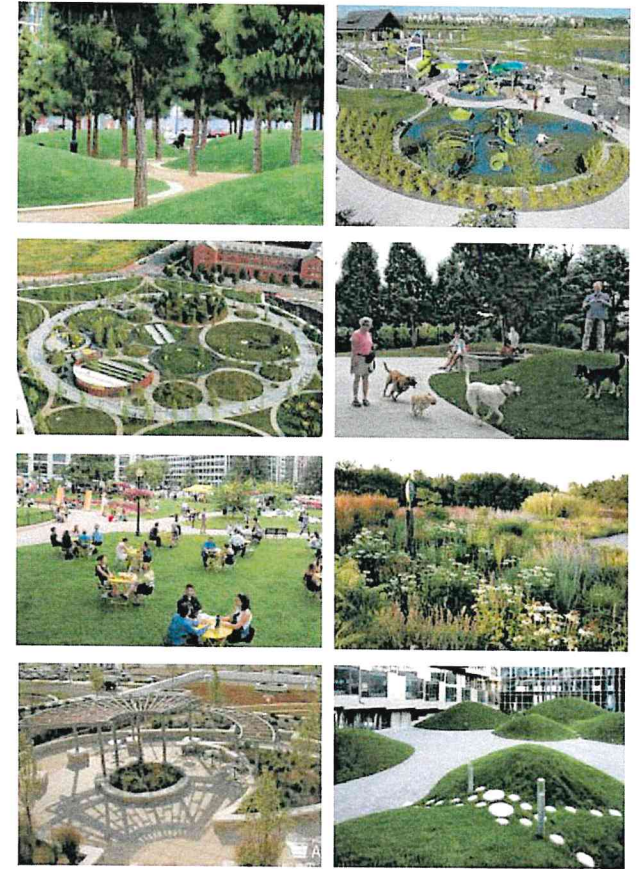
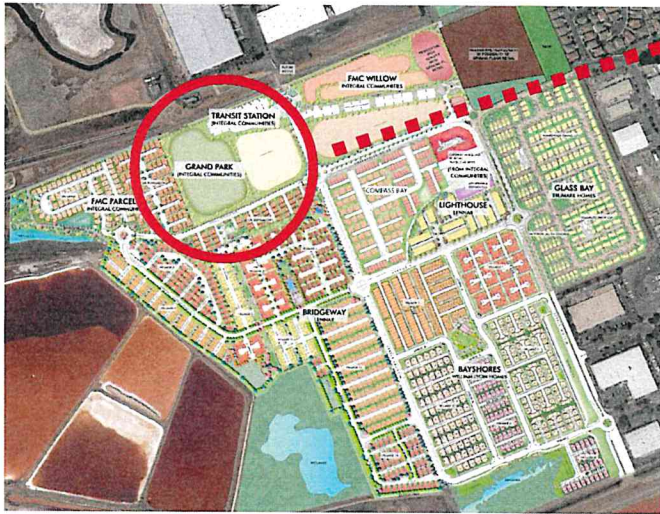


COMPASS BAY – TOD Specific Plan

Contribution towards improvement of 5-acre public park

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

- ① SIDEWALK
- ② COLORED CONCRETE
- ③ DECOMPOSED GRANITE
- ④ ENHANCED PAVING
- ⑤ ENHANCED CROSSWALK
- ⑥ SEAT WALL
- ⑦ BENCH SEATING
- ⑧ PLANTING AREA
- ⑨ GROUP PICNIC SEATING
- ⑩ BERMING
- ⑪ TRASH RECEPTACLE
- ⑫ BAY TRAIL
- ⑬ GRASS SPORTS FIELD
- ⑭ OPEN LAWN
- ⑮ SMALL DOG PARK
- ⑯ LARGE DOG PARK
- ⑰ PLAY AREA - AGES 5-12
- ⑱ PLAY AREA - AGES 2-5
- ⑲ RESTROOM
- ⑳ TRANSMISSION TOWER
- ㉑ PARKING LOT



COMPASS BAY – Project Benefits