



Purpose

The Housing and Neighborhoods chapter provides guidance on key issues impacting residential areas of the City. The Housing and Neighborhoods chapter strives to preserve and enhance Dublin's established residential neighborhoods while promoting opportunities for higher density, unique, and affordable housing options within and on the periphery of the City. The chapter delves into supporting amenity-rich neighborhoods based on placemaking, overall livability, community aesthetics, and investing in infrastructure to ensure continued high-quality living, as well as identify opportunities to allow for "aging in place."

05 HOUSING AND NEIGHBORHOODS

Over the past several decades, Dublin's residential landscape has undergone rapid change. Higher-density urban housing has increased dramatically in the Bridge Park area and new clusters of suburban-style single-family homes have developed on the City's periphery. Meanwhile, legacy neighborhoods have retained their appeal with their mature tree canopies and quality architecture. As the community has grown, it has adapted to the shifting preferences and needs of its residents and market dynamics. With Dublin's population on the rise, neighborhoods will continue to change to meet the growing demand for diverse types of housing and neighborhoods to accommodate smaller household sizes, young professionals and families, and aging residents who hope to age in place, all while upholding Dublin's high standard of living.

The Housing and Neighborhoods chapter acknowledges the distinct trends unfolding in the City and provides recommendations for how Dublin can help ensure the availability of residential options that meet the needs and preferences of its residents in the decades to come. The Housing and Neighborhoods chapter provides guidance on key issues impacting residential areas of the City. The Housing and Neighborhoods chapter strives to preserve and enhance Dublin's established residential neighborhoods while promoting opportunities for higher density, unique, and affordable housing options within and on the periphery of the City. This chapter recommends incremental strategies to help the City achieve its goal of creating well-planned, attractive and neighborhoods with a mix of housing choices to meet the needs of residents of all ages and ways of life, while supporting the changing needs of existing neighborhoods. It culminates in a Housing and Neighborhoods Framework Dublin can use to guide future action and meet its housing and neighborhood.

We need more housing options to house all levels of our workforce and allowing young adults to stay in the community they grew up in.

*Goal and Objectives for
Housing and Neighborhoods*

CREATE WELL-PLANNED, LIVABLE NEIGHBORHOODS WITH A VARIETY OF HOUSING CHOICES FOR ALL AGES AND WAYS OF LIFE, AS WELL AS SUPPORTING THE EVOLVING NEEDS OF EXISTING NEIGHBORHOODS.

- Preserve and strengthen Dublin's existing neighborhoods.
- Continue to require high-quality building materials and open space to uphold community image and create long-term neighborhood value.
- Provide a variety of housing and neighborhood choices to gently expand the housing stock.
- Create thoughtful, well-planned, livable neighborhoods which encourage social interaction, physical health, recreation, and amenities.
- Plan for the needs of an aging population.

The goal and objectives for Dublin's housing and neighborhoods are further expanded in this chapter through community-wide policies and key recommendations.



Most Sustainable.

Through encouraging complete neighborhoods and diverse housing options Dublin can achieve its goal of being the most sustainable City. A diversity of housing options helps guarantee housing attainability and a diverse population that will keep Dublin a dynamic and economically sustainable community for generations to come. Complete neighborhoods with improved walkability and access to amenities, reduce reliance on motorized transportation, further advancing the City's environmental sustainability goals, while also improving public health.



Most Connected.

Through the expansion of opportunities for safe, active transportation, complemented by the creation of commercial and service nodes in complete neighborhoods, Dublin can realize its goal of being the most connected City. Enhancing the ability of children to walk and bike to school, seniors to maintain an active lifestyle, and neighbors to easily and spontaneously interact, Dublin will succeed in connecting the community in ways that add to its already high quality of life.



Most Resilient.

Diversifying housing options to make housing more attainable and flexible to changing demands, and better connected and well-designed neighborhoods that encourage active transportation, will advance Dublin's goal of being the most resilient City. Targeting development in certain areas will decrease the impact on watersheds that provide clean water and absorb stormwater runoff, a diverse housing stock will enable the City to adapt to changes in the economy and residential housing market, and conservation design and green infrastructure will help neighborhoods mitigate the impacts of natural hazards and detrimental impacts on ecosystems.

QUESTIONNAIRE FEEDBACK

What is the quality of Dublin's housing stock?



What type of home do you see yourself living in 10 years from now?

30%

decrease of respondents who see themselves living in a Large Single Family home

180%

increase of respondents who see themselves in a missing middle type residence

QUALITY NEIGHBORHOODS

Dublin is known for its high quality single-family residential neighborhoods and housing stock. As described in the Land Use Plan, Dublin is, and will remain, primarily a community of single-family homes and neighborhoods. This is especially true in established neighborhoods that will experience minimal change.

Preserving and strengthening Dublin's existing neighborhoods is key to maintaining the City's unique identity and bolstering the sense of community. Emphasizing the maintenance of high-quality shared public spaces ensures that residents have access to well-kept parks, trails, and gathering areas, promoting social interaction and a strong sense of belonging. Community-driven beautification projects not only enhance the aesthetic appeal of neighborhoods but also empower residents to take ownership of their surroundings, fostering a deeper connection to their community. Additionally, it will be important to continue fostering a cohesive architectural character that builds upon the existing vernacular, preserving the charm and character of Dublin's neighborhoods while allowing for thoughtful evolution that reflects the City's growth and vitality.

Housing is only one part of what makes a neighborhood livable. Access to amenities and infrastructure allows for active transportation and provides convenience, promotes a sense of connection and community, and enhances resident well-being. In addition to amenities such as grocery stores, pharmacies, health care facilities, and restaurants, "complete neighborhoods" include shared quality public spaces such as parks, plazas, community gardens, that provide places for neighbors to gather and interact and recreate. Lastly, livable, amenities-rich neighborhoods are connected with amenities and public spaces located within close enough proximity to encourage and better accommodate enhanced walkability and bikability. Below are actions the City can take to preserve the character and quality of its neighborhoods.

PRESERVE DUBLIN'S CHARACTER

To preserve and enhance the unique charm and identity of Dublin's neighborhoods, the City should encourage a cohesive architectural character that builds on the existing vernacular. This involves supporting policies that safeguard the architectural character of new and existing neighborhoods, while accommodating a wide variety of architectural styles, from Muirfield Village to Ballantrae. By implementing our Neighborhood Design Guidelines and preservation programs, Dublin can protect and enhance the distinctive features that contribute to the appeal of its neighborhoods. This approach not only maintains the visual harmony and integrity of the built environment but also honors the history and heritage of the community, ensuring that future development complements and enriches the existing architectural fabric. Ultimately, by prioritizing the preservation of architectural character, Dublin can create enduring neighborhoods that reflect the City's character and values, fostering a sense of pride and belonging among residents for generations to come.

ENCOURAGE CONTEXT SENSITIVE DENSITY

To meet projected housing needs and preferences of new and existing residents, the City can plan to incrementally and appropriately increase density by encouraging context-sensitive infill housing and requiring high quality design and construction. Through increasing density in specific areas, with consideration for existing neighborhood character, and adding multi-family, mixed-use and smaller- and medium-sized homes, Dublin can meet its goals of providing a variety of housing choices to accommodate a diverse mix of resident age, life-stage, and income-level while retaining community character and enhancing overall quality of life.

CONTINUE TO PLAN FOR MAINTENANCE AND CAPITAL IMPROVEMENTS

Dublin has a long and commendable record of maintaining its parks, public spaces, and facilities and planning for and making capital improvements to ensure the high quality, livability, and attractiveness of its residential neighborhoods. These continued practices are essential for successful complete neighborhoods. This includes prioritizing initiatives such as tree planting and replacement programs, integrating green space into neighborhoods, trail connectivity, responsive and adequate stormwater systems, which can significantly contribute to the preservation of natural ecosystems while promoting a healthier urban environment.

Maintaining and enhancing neighborhoods can also involve residents themselves. Collaborating with neighborhood groups in community-driven beautification projects, supported by initiatives like the Beautify Your Neighborhood grant program, can beautify neighborhoods while inspiring an even stronger sense of connection and pride among residents. By initiating activities such as neighborhood clean-up events and landscaping projects, residents are encouraged to actively contribute to the improvement and beautification of their surroundings. Through unified efforts and with support from the City, groups can make Dublin's shared spaces even more vibrant and welcoming, cultivating a greater sense of community cohesion and pride while creating lasting positive impacts for residents and visitors alike. Lastly, the City can identify aging housing stock and initiate programs to support the upgrade and renovation of older properties to ensure these homes can continue to provide needed housing while contributing positively to Dublin's character and sense of community.

FOCUS ON PLACEMAKING

Placemaking focuses on strengthening the connections between people and where they live. Placemaking aims to create change that benefits an entire neighborhood by better integrating gathering places, social interaction, sense of place, connected neighborhoods, walkability, and community character and identity. By thinking holistically about enhancing a sense of place in its neighborhoods, Dublin will more effectively improve quality of life for its residents.

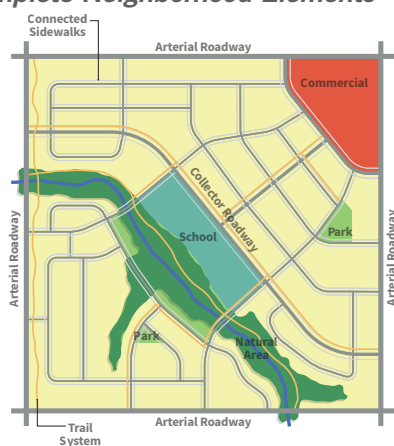




ENCOURAGE COMPLETE NEIGHBORHOODS

To increase livability for residents and increase the desirability of Dublin's neighborhoods, the City should encourage the development of complete neighborhoods. A complete neighborhood is one where access to housing, jobs, education, essential needs, services, and amenities are all organized around the human scale. Supporting the integration of essential amenities within and near neighborhoods enhances residents' quality of daily life, encourages walking and biking, and fosters a more vibrant community supportive of best practices regarding sustainability, equity, and health. Prioritizing the development of essential amenities within neighborhoods enhances the livability and vitality of the community by creating environments where residents can thrive and connect with their surroundings and each other.

Complete Neighborhood Elements



Complete neighborhoods do not just happen - they require intention and maintenance. As Dublin considers increasing and diversifying its housing supply to better meet the needs and preferences of a growing and changing population, it should also consider how to encourage the development of neighborhood commercial and service nodes and design standards that accommodate enhanced mobility and more convenient and safe active transportation. In existing neighborhoods, this may prove to be more challenging as infrastructure, right-of-way, and development patterns are already established. In these existing areas, infill redevelopment and capital improvement projects represent the best opportunities for mobility enhancement. In areas of development intensification and new growth, new mixed-use developments and land use arrangements can more easily accommodate improved mobility and access between residential dwellings, services, and amenities. In these new development areas, the City can work with developers to create neighborhoods where residents, thereby creating neighborhoods where residents can better satisfy many of their daily immediate needs, attend schools, possibly work, and interact with their neighbors within a short drive, walk, or bike from their homes.

APPLY CONSERVATION DESIGN PRINCIPLES

Conservation design is an approach to development that prioritizes the natural landscape, environmental features, and ecological systems of a development site. Water features, wetlands, riparian corridors, trees and vegetation, wildlife habitat, valued open space, and steep slopes are just some examples of the site features that should be identified and protected as residential development is considered. Conservation design principles encourage a more flexible approach to development in order to better accommodate the protection and incorporation of environmental features and ecological systems into new neighborhoods. When applied correctly, this approach to residential development not only safeguards the environment, but it represents a sustainable best practice that will result in a more livable, healthy, resilient, and beautiful community. Conservation design principles should be applied to all new residential development.

COMPLETE NEIGHBORHOODS FOCUS ON PROVIDING **ESSENTIAL AMENITIES**, ENHANCING THE **LIVABILITY** AND **VITALITY** OF THE COMMUNITY



EMBRACE ACTIVE TRANSPORTATION

Connecting neighborhoods to provide residents options for convenient and safe active transportation such as walking and bicycling is an important component of encouraging complete neighborhoods. As outlined in more detail in the Transportation and Mobility chapter, it requires an understanding existing land use and infrastructure and barriers to active transportation (e.g. lack of sidewalks, dedicated bike lanes, amenities/service too far away) and intentional planning to reduce or remove those barriers. A logical place to start is by looking at the places where residents are most likely to walk or bike. Providing safe routes to school for children to walk or bike is an obvious place to focus.

Considering projected populations, demographics, and recommendation in the Land Use Plan, Dublin can identify which routes to prioritize for infrastructure upgrades such as new or improved sidewalks and bike lanes. This can also help to inform where new school facilities plan to locate to ensure they are within a walkable/bikeable distance of neighborhoods. The next places to examine are parks and retail/commercial neighborhood nodes. Ensuring new developments prioritize sidewalks and bike lanes that connect amenities and services to neighborhoods and existing non-motorized transportation routes, and requiring the installation of bike racks and other facilities to support active transportation in new developments and recreation destinations can reduce impediments to walking and biking and make these options more attractive.

CONCLUSIONS AND RECOMMENDATIONS

- For established neighborhoods, identify areas of potential infill and opportunities for appropriate increases in density with single-family homes that complement the existing homes and neighborhood character.
- Continue to maintain high-quality public spaces to improve residents' quality of life and attract new homeowners.
- Collaborate with neighborhood groups to undertake community-driven beautification projects, enhancing local pride and sense of ownership and stewardship.
- Safeguard the architectural character of Dublin's neighborhoods through robust preservation policies, neighborhood design guidelines, and development standards.
- Continue to promote the use of native plants when reviewing Beautify Your Neighborhood Grant applications.
- Encourage sustainable building and energy conservation practices for all types of residential development.
- Encourage development of commercial/service nodes and public facilities near established neighborhoods to encourage and better support the complete neighborhoods concept.
- Emphasize shared public spaces by encouraging plazas, gardens, and gathering areas to foster social interaction and community events.
- Support citywide landscaping by continuing to prioritize tree planting and community gardens for environmental sustainability and resident well-being.
- Ensure the design of neighborhoods, parks, and public space promote socializing and encourage community gathering.
- Develop accessible recreation spaces by creating and maintaining more parks and trails for residents of all ages and abilities.
- Integrate essential amenities into existing and new neighborhoods by supporting grocery stores, health-care facilities, and local businesses within neighborhoods for convenience and community cohesion.
- Look for ways to improve connectivity through improving infrastructure to encourage active transportation. This may include the addition of sidewalks, bike lanes, and dedicated non-motorized paths.



HOUSING SUPPLY AND MIX

Available housing options and the cost of housing are typically intertwined as the more diverse a residential housing market is the more attainable it is for current and future residents. A variety of housing options makes a community more attractive, stable, and resilient for those looking to relocate to Dublin as well as for those who have lived there their whole life. To achieve its housing goal, Dublin should pursue the actions described below.

PLAN FOR ANTICIPATED HOUSING NEED

The City of Dublin recently completed a Housing Study which provide insight into the City's housing needs within its municipal boundaries and the Study Area. Factoring in variety of household trends and forecasts, the Housing Study concluded that the City can anticipate a growth of 3,260 homeowners and 1,000 renters by 2040. The total anticipated demand increased to 8,410 additional homeowners and 5,280 new renter households when referring to the plan's Study Area.

ADDRESS HOUSING ATTAINABILITY

Dublin is a desirable place to live and a welcoming community that offers an exceptional quality of life. However, for many existing residents and those wanting to make the City their home, housing is increasingly unattainable. For Dublin to continue to be a vibrant, dynamic place where people of all ages, income-levels, and life-stages can live, the City will need to ensure housing attainability. An essential component will be prioritizing housing choices for various income-levels including quality multi-family, mixed used, single-family starter homes, mid-level housing, and luxury residences. A commitment to housing attainability strengthens the community, promotes social cohesion, and enhances quality of life for residents.

ENCOURAGE A VARIETY OF HOUSING OPTIONS

To achieve the mix of housing necessary to meet the needs of residents in the future, the Plan recommends the development of a range of housing types appropriate to specific areas - existing established neighborhoods, areas of development intensification, and new growth areas. Community feedback and past studies undertaken by the City reveal support for and need to diversify Dublin's housing options, including more smaller- and medium-sized single-family homes, multi-family and mixed-use units, and senior-oriented housing. Dublin can meet its future housing needs while retaining its character by requiring new development to conform to design and development standards that reflect and complement the existing

architectural character of the community. The development of new housing options will ensure Dublin's ability to attract and retain a diverse population of different ages, life-stages, and income-levels and strengthen the City's resilience to market adversities and challenges in the future.

ADDRESS THE "MISSING MIDDLE"

One strategy to achieve the appropriate housing mix is by embracing the concept of the "Missing Middle." Focusing on Missing Middle housing involves bridging the gap between traditional large single-family homes and large apartment complexes to cultivate a more varied housing stock. This approach advocates for incremental increases in housing options such as smaller- and medium-sized single-family homes, duplexes, triplexes, and small-scale apartments. By supporting the development of Missing Middle Housing, Dublin can address the diverse housing needs of its residents while fostering a balanced and inclusive residential environment.



Additional homeowners anticipated in the plan's Study Area by 2040



Additional renter households anticipated in the plan's Study Area by 2040



EMBRACE MIXED-USE AND MULTIFAMILY WHERE APPROPRIATE

In the areas identified in the Land Use Plan for development intensification and new growth, mixed-use and multifamily development can provide diverse housing options for young professionals, empty nesters, and others who desire to live near amenities, in a vibrant, walkable neighborhood. Mixed-use and multifamily development can also significantly enhance the supply of attainable housing options, as they can typically accommodate smaller and more affordable units than typical single-family units.

Supporting mixed-use development that enhances street activity is also an essential strategy for creating vibrant and pedestrian-friendly community spaces. By supporting projects that blend residential and commercial spaces, including a mix of retail and dining options alongside housing, the City can better provide dynamic neighborhood environments where people can live, work, and socialize. Such efforts foster a more engaging and bustling atmosphere and support economic growth, creating vibrant pedestrian-friendly hubs of activity that attract residents and visitors.

CONCLUSIONS AND RECOMMENDATIONS

- Prioritize adaptive reuse of existing structures for mixed-use and residential purposes in areas identified in the Land Use Plan for development intensification.
- Ensure development follows neighborhoods design standards and regulations to uphold and enhance the existing character and charm of the City while supporting the complete neighborhood concept.
- Support incremental increases in “Missing Middle” housing such as duplexes, triplexes, and small-scale multifamily development to address the need for diverse housing options.
- Identify opportunities for increased housing attainability by supporting the construction of housing options for various income levels, ranging from attainable entry-level apartments to large single-family residences.
- Preserve existing income-restricted rental housing stock.
- Extend existing sustainability and development incentives to additional zoning districts that are appropriately suited for intended density bonuses consistent with the 2024 Dublin Sustainability Plan.

- Participate in regular discussions with local industry employers, City staff, and housing professionals to better understand and respond to the housing needs to support major employers and their employees.
- Work with developers to encourage building a variety of housing types close to transportation and employment centers.
- Provide resources to the public about programs and incentives to assist first-time homebuyers with down payment assistance, low-interest loans, and other financial assistance.
- Identify opportunities where infill development or redevelopment of underutilized office or commercial areas would benefit from residential development.





AGING IN PLACE

While just over half (51%) of *Envision Dublin Community Plan* survey respondents indicated that they currently live in large single-family homes, only 35% expressed that they expected to live in those homes a decade from now, indicating that they expected to downsize to smaller single-family homes, condos, or senior living facilities. Additionally, the recent Housing Study noted that while growth is anticipated in all age groups, the most dramatic changes are in the 65+ population with a 41% increase in the plan's study area and a 38% increase within the City of Dublin. This increase in senior population translates to a need for 840 new senior-oriented homeownership units and 305 senior-oriented rental units.

Planning for the needs of an aging population requires a multifaceted approach to ensure the well-being of aging residents. This involves developing age-friendly infrastructure to facilitate mobility and independence, including accessible transportation and safe pedestrian pathways. Additionally, providing diverse housing options, such as low-maintenance apartments and senior living communities, is essential to accommodate varying needs and preferences. Through the Forever Dublin program and its support of the Dublin Connector shuttle, the City has been proactively supporting seniors. The actions described below further these efforts to achieve its housing goal for all in Dublin.

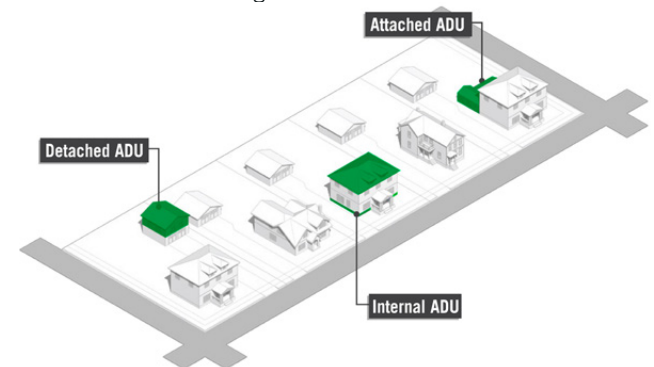
ENCOURAGE SENIOR-ORIENTED DEVELOPMENT

The Housing Study identified a number of housing construction requirements that should be considered to meet the projected demand. The study identified the need for quality senior owner-occupied housing that includes single-level floor plans that can adapt to potential physical constraint on the owners' mobility, low maintenance requirements, and outdoor and community amenities. It was noted that these needs are most effectively met by age-restricted and age-targeted residential developments.

Addressing housing options for the aging population involves encouraging the development of diverse and accessible housing solutions that cater to their specific needs. Building on the complete neighborhoods concept, senior-oriented housing should be located near public transit and close to retail and service areas including health care providers. Diverse housing options connected to public gathering spaces, retail and health care services via safe active transportation routes help facilitate meaningful community engagement and participation in social activities and civic life. The community should collaborate with local developers and organizations to ensure the availability of a wide range of housing choices that accommodate the diverse needs and preferences of seniors. By prioritizing the development of such housing options, the community can better support aging residents in maintaining their independence and quality of life as they age.

CONSIDER ADUS

Accessory dwelling units (ADUs) present an opportunity for more flexible and affordable housing options, especially for multigenerational households who may be interested in building "mother-in-law" suites. ADUs are also one of the best approaches to increasing the number of residential units within existing single-family residential neighborhoods, while having a minimal impact on established neighborhood character. By considering ADUs, Dublin can address the growing need for housing while accommodating changing family dynamics, also providing additional income opportunities for homeowners. ADUs offer a practical solution for increasing housing supply in a cost-effective and sustainable manner, contributing to the overall attainability and vibrancy of the community. By exploring the potential of ADUs, Dublin can further enhance its housing options and support the diverse needs of its residents, without any major alterations to the current community character and full advantage of the relatively large percentage of land dedicated to single-family detached residential neighborhoods.





EMBRACE UNIVERSAL DESIGN

To meet the needs of Dublin's senior residents and ensure resilience of its housing stock to adapt to changing preferences and demands, the City should promote universal design principles in new construction, especially in age-friendly housing. By supporting universal design, Dublin can advance inclusivity and accessibility for all residents, regardless of age, ability, or background. Universal design emphasizes creating homes that enable residents of all abilities to navigate their homes comfortably as they age, even when experiencing mobility issues. Home designers should incorporate universal design concepts when considering layout, features, and materials, for example designing doorways that can accommodate wheelchairs and incorporating zero-step entrances/exits. By prioritizing and formalizing regulations for universal design principles, Dublin can create more homes that are welcoming and accessible to seniors and allow them the opportunity to more easily age in place.

CONCLUSIONS AND RECOMMENDATIONS

- Encourage more diverse housing options by supporting the development of age-appropriate housing solutions, such as accessible apartments and aging-in-place features, to meet the diverse needs of the aging population.
 - Explore accessory dwelling units (ADUs) to support flexible housing options in single-family neighborhoods, including to better accommodate multigenerational households.
 - Support elderly-friendly infrastructure by updating rights-of-way to enhance accessibility and safety for seniors, including improving sidewalks, public transportation, and public spaces.
 - Promote universal design principles that incorporate accessibility features into home design through new policies and code updates.
 - Support healthcare and social services accessibility, including home healthcare and geriatric care, to support the health and well-being of seniors.
 - Promote connection and combat social isolation among older adults by establishing programs and initiatives that facilitate community participation and intergenerational activities.
- Continue to provide educational resources and programs for seniors that address aging-related issues, empowering seniors, and their families to make informed decisions and plan for their future.
 - Incorporate recommendations for innovative site design recommended in the Neighborhood Design Guidelines, as well as work with developers to integrate sensitive design for senior housing projects highlighting walkability, social interaction, and necessary structural accommodations.
 - Work with Forever Dublin and regional partners to identify senior home modification programs that offer grants, low-interest loans, and/or volunteer labor for a variety of items to help mobility-challenged seniors live safely in their current home.
 - Work with housing providers to build new homes for seniors with fixed incomes and retain the supply of such units. Prioritize areas serviced by public transit, social services, and medical facilities.

HOUSING AND NEIGHBORHOODS FRAMEWORK

The Housing and Neighborhoods Framework builds on the analysis of existing conditions, projected housing demands, what we heard from residents, and land use and development best practices to guide Dublin in meeting its present and future housing needs while enhancing the City's character and overall quality of life. Following the recommendations of the Land Use Plan, Dublin can accomplish its housing objectives with minimal change to established residential neighborhoods, largely within the existing developed footprint of the City. This can be achieved through incremental, context-sensitive increases in density and neighborhood reinvestment and development of small- and medium-sized single-family homes and mixed-use and multifamily housing in areas identified for development intensification and new growth, intentional design of complete neighborhoods that encourage active transportation, and development of senior-oriented housing options and neighborhoods. Additionally, **conservation design** principles should be applied to and guide all new residential development as a means of better protecting and integrating valued environmental features and ecosystems.

DEVELOPMENT INTENSIFICATION

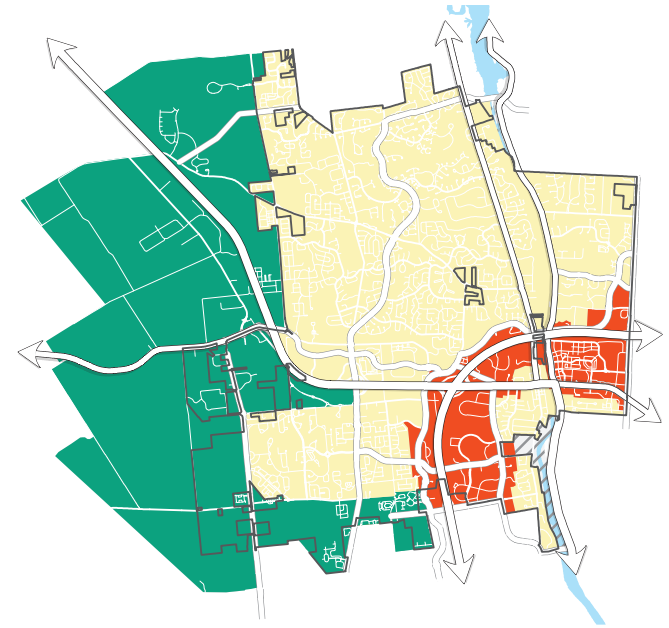
Prioritize Development Opportunity. Areas identified in the Land Use Plan for development intensification should be prioritized for infill mixed-use and multi-family developments and the adaptive reuse of existing structures for mixed-use and residential purposes. These areas will likely experience the greatest change, but appropriate and effective design standards and development regulations can ensure that new development upholds and enhances the existing character and charm of the City, while fulfilling the complete neighborhood concept and active transportation needs and preferences of residents that may desire to live in a more lively, urbanized setting.

MAINTAIN NEIGHBORHOOD CHARACTER

Preserve the Character of Established Neighborhoods. Many of Dublin's established neighborhoods should experience minimal change. The focus in these areas should be to identify areas of potential infill and then to gently and appropriately increase density with single-family homes that complement the existing homes and neighborhood character, possibly including ADUs. In addition, the City should look for ways to improve connectivity throughout these neighborhoods by making infrastructure improvements that enhance walkability and bikability. This may include the addition of sidewalks, bike lanes, and dedicated non-motorized paths. Lastly, the City should look for opportunities to develop commercial/service nodes and public facilities near established neighborhoods where appropriate to encourage the complete neighborhoods concept.

NEW GROWTH AREA

Diversify Housing for all and encourage complete neighborhoods and conservation design. Where residential development in new growth areas is identified in the Land Use Plan, it should provide a diversity of housing options to ensure housing attainability and satisfy the needs and preferences of residents of diverse ages, life-stages, and household incomes. New complete neighborhoods should be developed that promote active transportation. While this may include a mix of different sized single-family homes, multi-family housing, and mixed-use developments, Dublin should continue to be intentional in requiring new construction and development to meet design standards that ensure that new growth complements the existing quality of the City's existing neighborhoods. Where appropriate, conservation design principles should be applied to all new residential development.



HOUSING AND NEIGHBORHOODS FRAMEWORK

The map recommends where Dublin can best employ suggested residential land uses to achieve its housing goals in addition to the Growth Framework. This map indicates residential land use in relation to key activity centers across the Planning Area.

Future Land Use

- Residential - Low
- Residential - Suburban
- Residential - Mixed
- Residential - Medium
- Mixed Use - Neighborhood
- Mixed Use - Village
- Mixed Use - Center
- Mixed Use - Urban

Context Layers

- River
- Parks and Open Space
- City of Dublin
- Planning Area Boundary

