

# Killinarden: Project Summary

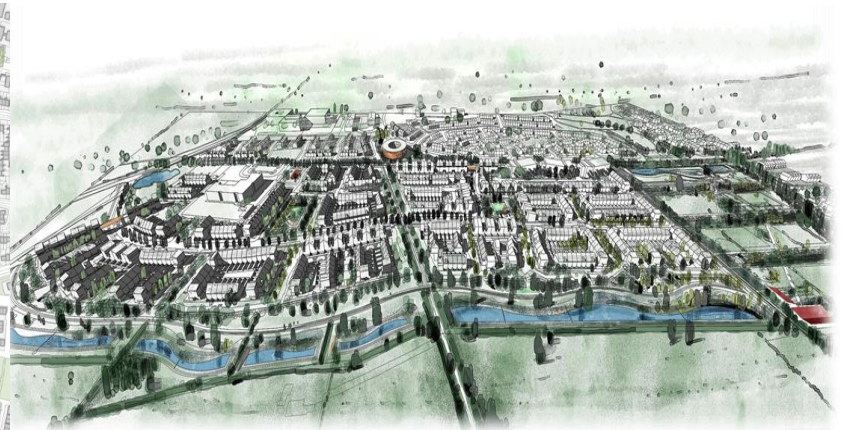
Meeting of South Dublin County Council

13<sup>th</sup> September 2021



# Project History & Timeline

- Council owned lands zoned for new residential; site identified in DHLGH land bank assessment in 2017 & signalled to Elected Members from Oct 2018 for mixed tenure, joint venture development
- Preliminary master plan prepared with vision of sustainable, quality neighbourhood on edge of city & foothills of Dublin Mountains with links to local communities and nature, complemented by proposals for Killinarden Pk
- Members' agreement in March 2020 to: progress to procurement process with tenure mix of (20% social, 60% affordable purchase & 20% private) including a new community/sporting facility to appoint joint venture partner & proceed to s.183 land disposal to facilitate accelerated delivery of much needed (affordable) homes
- Project team & governance board established with key partners including DHLGH, Housing Agency, NDFA to oversee tender process from Oct 2020 through PQQ & competitive dialogue stages
- Letter of intent issued in August 2021 (subject to s.183 disposal) to the Arden Team as the preferred bidder



# Arden Team Proposal – “The Foothills”

Arden Team (Ó Cualann Cohousing Alliance, Sisk Living & Kelland Homes) offering:

- best-in-class practice across community engagement, design and sustainability;
- unique experience of delivery of affordable purchase, social & private housing and associated amenities;
- sector-leading construction ability for delivering volume, quality & modern methods of construction.

Proposing “The Foothills, Killinarden”, a fully integrated mix of affordable purchase, social & private homes in a tenure blind, sustainable development that embraces existing community & local features, realising its own unique identity and with a genuine opportunity for an integrated community.

The Arden Team is committed to the development at Killinarden as a tremendous opportunity to create a thriving new community at the foothills of the Dublin Mountains.



PROJECT ORGANISATION CHART – FOR FURTHER DETAILS REFER TO [APPENDIX 1](#)



THE FOUR PRINCIPLES: THE KEY TO THE NEW SUSTAINABLE COMMUNITY OF KILLINARDEN



# The Foothills Project Vision

The award-winning design team propose a considered, blended housing development, tenure blind for a lifelong community with:

- diversity & integration designed into neighbourhood fabric
- open space as focal point for contact & recreation; and
- individuals coming together & forming connections.

The Arden Team is dedicated to this vision as a worthy legacy to existing residents and future generations in Killinarden, with a commitment to:

- community integration & engagement,
- high-quality, lifelong, energy efficient homes,
- a neighbourhood feel & local amenities
- well-considered phasing and handover of tiles, with completed neighbourhoods as works progress, and,
- early completion of Elder Park & community facility



CGI RENDER OF HORAN'S SQUARE



# The Foothills Project Vision (Continued)

- Mixed tenure residential development of 620 new homes
- Community/sporting facility, creche & “Elder Park” a new public open space
- Main avenue and junctions, to serve new home zones, linking from N81 to Killinarden Heights Ring Road
- All required green infrastructure, underground foul/surface water drainage & other standard infrastructure



ILLUSTRATION OF HORAN'S LANE



CGI OF PROPOSED COMMUNITY & SPORTING FACILITY



CGI RENDER OF HOME ZONE WITH VIEW TO THE HILLS

THE ARDEN TEAM



THE  
FOOTHILLS  
KILLINARDEN



# Site Plan





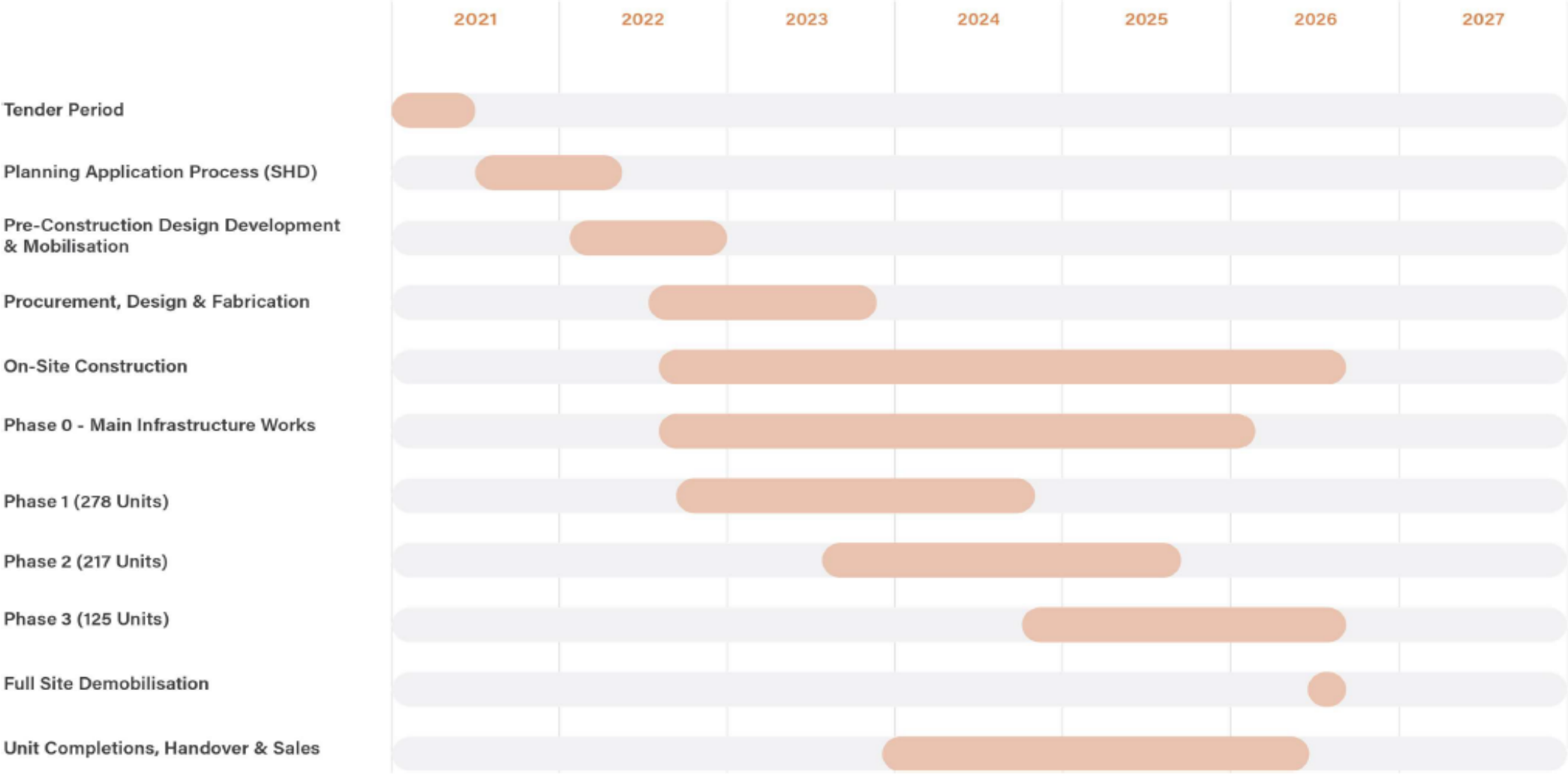
# Tenure Mix



TENURE MIX – SITE PLAN



# High Level Indicative Project Timeline



INDICATIVE HIGH-LEVEL PROGRAMME BASED ON TENDER, SUBJECT TO DEVELOPMENT AGREEMENT AND PLANNING PROCESSES



# Overview of Proposal

**Consideration for Land: €14m**

## Proposed Tenure Mix:

Home Size	Social Housing	Affordable Purchase	Developer Homes	Total Homes
1-bed	18	-	-	<b>18</b>
2-bed	20	109	-	<b>139</b>
3-bed	75	260	118	<b>453</b>
4-bed	12	3	5	<b>20</b>
<b>Totals</b>	<b>125</b>	<b>372</b>	<b>123</b>	<b>620</b>

## Indicative Delivery Phasing:

Phase (Construction Dates)	Social Homes	Affordable Purchase Homes	Developer Homes	Totals
<b>1: 2022 to 2024</b>	56	167	55	278
<b>2: 2023 to 2025</b>	44	130	43	217
<b>3: 2024 to 2026</b>	25	75	25	125
	<b>125</b>	<b>372</b>	<b>123</b>	<b>620</b>

All subject to Development Agreement with building licence only and no transfer of title until completion of affordable purchase & developer homes.

## Affordable Sale Price

- Indicative average tender affordable sale price of €263k
- Further subsidy from DHLGH Affordable Housing Fund & Council resources (levies)
- Additional weighting of subsidies to maximise affordability gain for affordable purchasers
- **Projected average affordable sale price to end purchaser of <€250k per home**



“The term 'tenure blind development' describes an urban planning strategy in which the tenure type plays no part in the urban and streetscape design. The decisions around modulating height, varying the material pallet and incorporating character areas are driven by dynamics and strategies that are not informed by whether the homes are social, affordable purchase or private. This is at the core of the urban design approach we have taken in the Foothills proposal. We believe that this mixing of people from different socio-economic backgrounds creates more diverse, cohesive and interesting communities, that helps to improve social mobility. The enclosed table highlights some further key benefits of social inclusion with a tenure blind development.”

(Arden Team submission)

Economic and Service Impacts	Community Effects	Social and Behavioural Effects	Overcoming Social Exclusion
<ul style="list-style-type: none"><li>Better quality public services</li><li>Improved quality and quantity of private services</li><li>Increased local economic activity</li></ul>	<ul style="list-style-type: none"><li>Increased social interaction</li><li>Enhances sense of community and place of attachment</li><li>Reduction in mobility and greater residential stability</li></ul>	<ul style="list-style-type: none"><li>Reduction in anti-social behaviour</li><li>Better upkeep of properties and gardens</li><li>Raised employment aspirations</li><li>Enhanced educational outcomes</li></ul>	<ul style="list-style-type: none"><li>Reduction in area stigma</li><li>Increased connectivity with other places</li><li>Diverse social networks</li></ul>



DIAGRAM 6: INDICATIVE TENURE MIX ELEVATION



# Connectivity, Parks & Landscaping



ILLUSTRATIONS OF AVENUE AND STREET PLAN



ILLUSTRATIONS OF MEWS STREET VIEW

“Careful consideration has been given to optimise connectivity to existing schools and local shops with strong cycle and pedestrian connectivity across the development.

Public realm spaces are carefully design to encourage multi-age use and to a long-term low maintenance approach. Horan’s Lane and other pedestrian priority zones connect to existing landscape and the mountains to the south. 3 phase roll out with park and infrastructure at outset with construction activity separation after phased handovers.

Environmental sustainability is at the heart of the design with emphasis on walking, cycling and biodiversity. Selective extensive planting of trees and shrubs to ensure that parks and open spaces are fully available from the first occupation of the homes, with existing hedgerows also incorporated into our approach.”

(Arden Team submission)