

# DUBLIN COMMONS COMMUNITY MEETING

August 7 and 8, 2024



# Meeting Agenda

<b>Wednesday August 7</b>	<b>Thursday August 8</b>	
7:00 – 7:05	6:00 – 6:05	Arrival and Introductions
7:05 - 7:10	6:05 - 6:10	Overview of the City's Development Application Review Process
7:10 – 7:30	6:10 – 6:30	Project Overview
7:30	6:30	Questions & Answers
By 8:00	By 7:00	Thank you and Good Evening

# Development Review Process

- ARA (Property Owner) / Hines (Applicant)
- Application Submittal / Review
  - Vesting Tentative Map
  - Development Agreement
  - Site Development Review Permit (Preliminary)
- Application is ultimately acted on by City Council (Planning Commission recommendation)

# Project Location



# Background

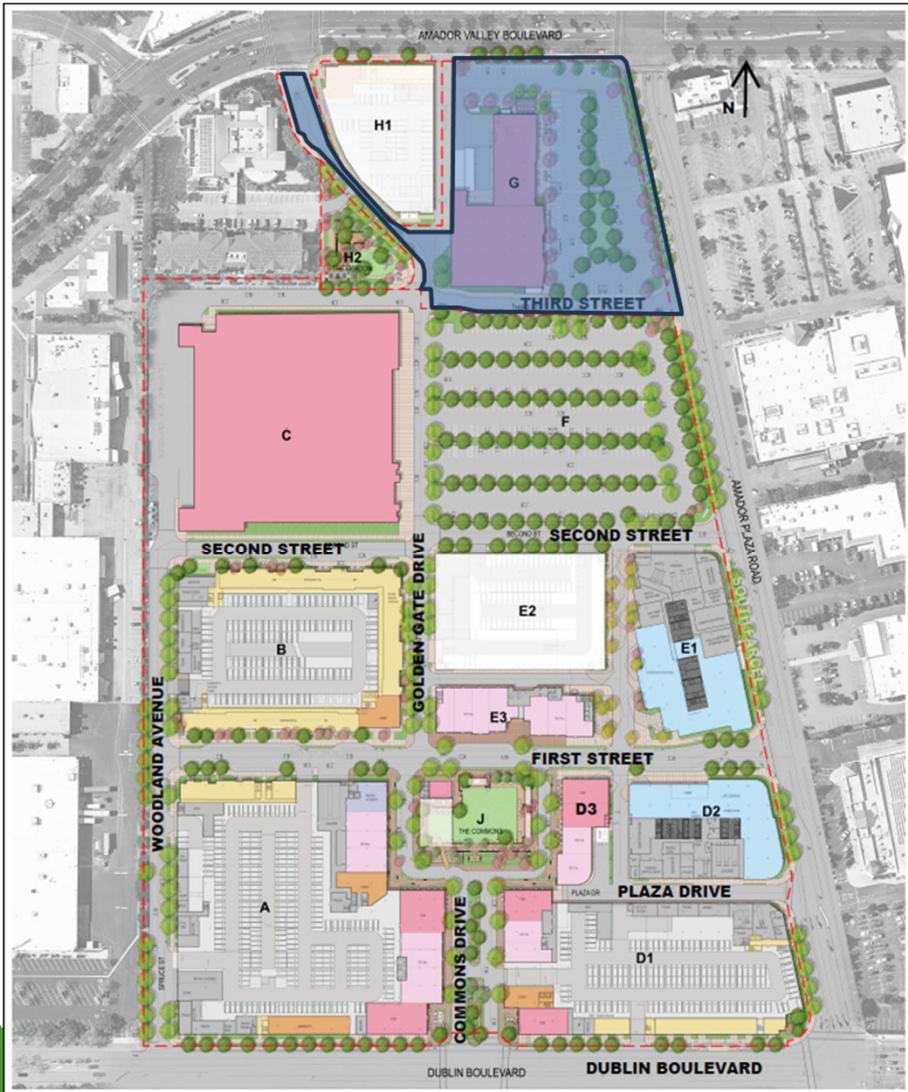
- Downtown Dublin Specific Plan
  - Retail District
- Downtown Dublin Preferred Vision
  - November 2019
  - Siting of the Town Square
  - New Street Grid
  - Downtown Character
- Memorandum of Understanding
  - October 2019



# Proposed Project

- Commercial Retail
  - 275,000 square feet of commercial uses
    - 155,000 sf new retail
    - 120,000 sf existing retail
- Research & Development (Life Science Offices)
  - 535,000 square feet
- Residential
  - 1,510 Residential Units
- Town Square/ Public Park
- Private Park
- Land Reserved for Public Parking Garage and Affordable Housing

# Site Plan



- RESTAURANT/ CAFE
- RETAIL
- RESIDENTIAL
- LOBBY
- FITNESS
- OFFICE
- PARKING

# Building A



**566 Units  
55,800 SF Retail**



**Partial South Elevation/Dublin Boulevard**



**View from Dublin Boulevard**

# Building A



**East Elevation / Dublin Commons**



**View from Dublin Commons and  
Dublin Boulevard**



# Building A



**North Elevation / First Street**



# Building A



**Partial East Elevation / Town Square**

# Building B

**446 Units**



**South Elevation / First Street**

# Building B



**East Elevation / Golden Gate Drive**



**South Elevation / Lobby**



**380 Units**  
**12,000 SF Retail**

# Building D1



**South Elevation / Dublin Boulevard**

# Building D1

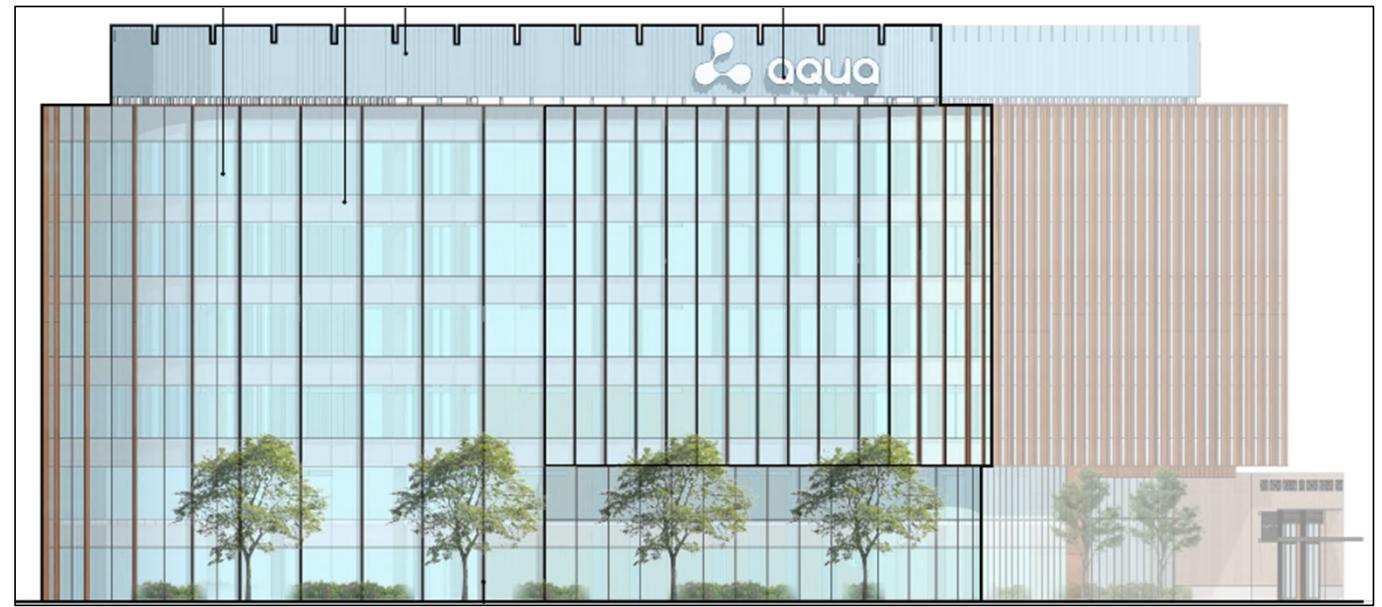


**West Elevation / Dublin Commons**



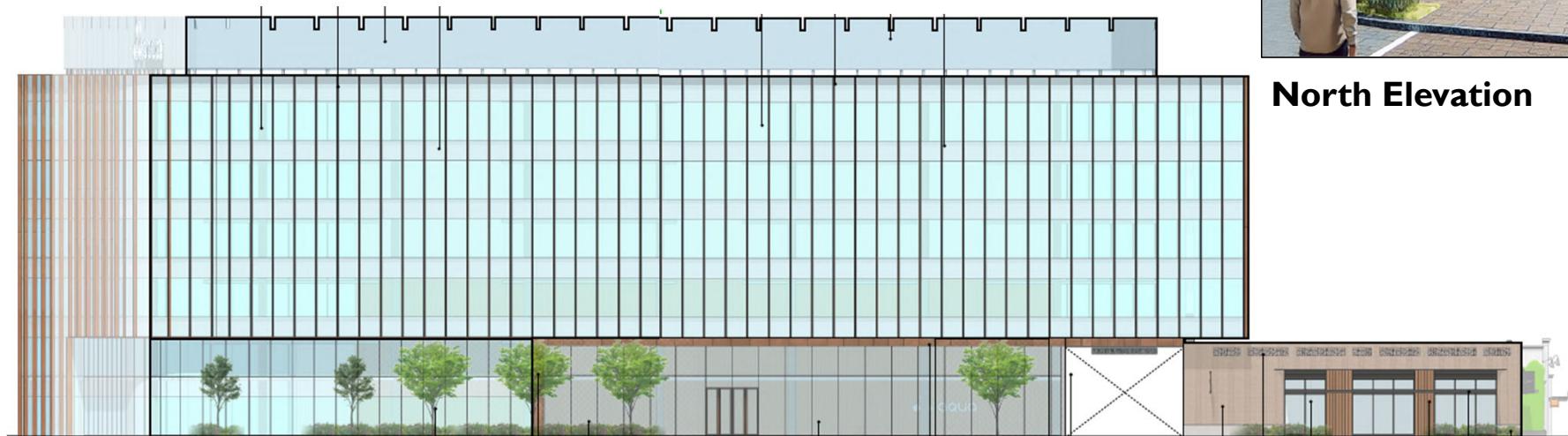
**246,000 SF Office**

# Building D2



**East Elevation / Amador Plaza Road**

# Building D2



**North Elevation / First Street**



**North Elevation**



# Building D3

11,600 SF Retail



**West Elevation / Town Square**

# Building E1



**255,000 SF Office**



**West Elevation**

# Building E1



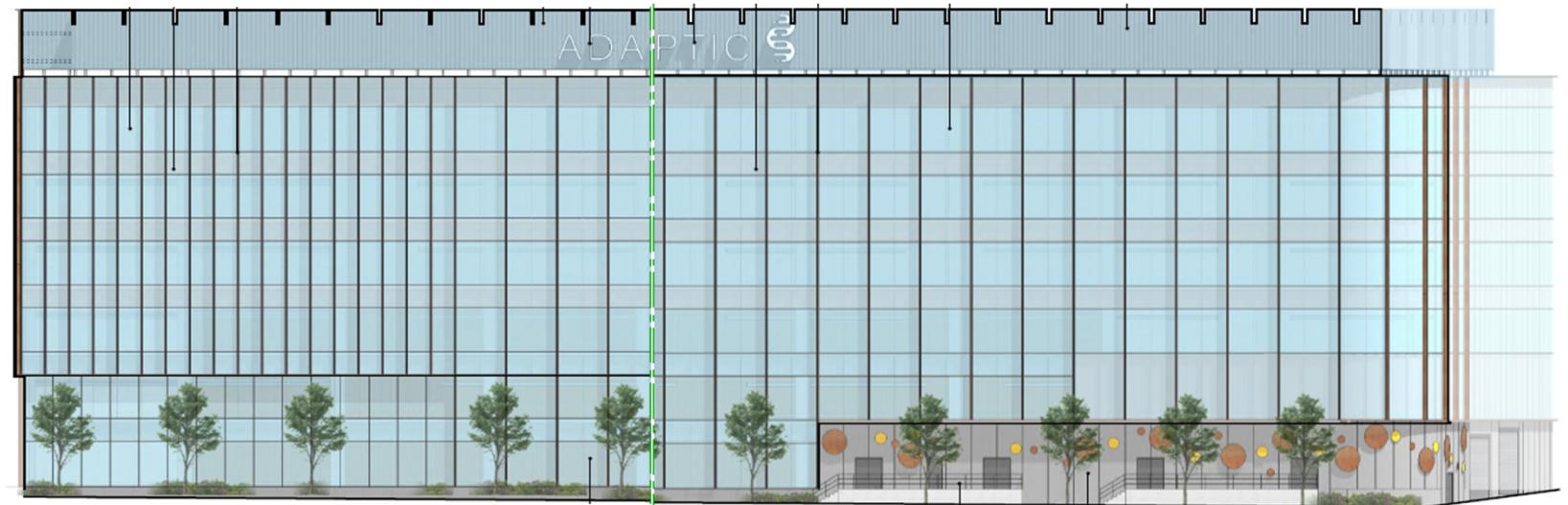
**South Elevation / First Street**



**West Elevation from First Street**



# Building E1



**East Elevation / Amador Plaza Road**



**32,600 SF Retail**

# Building E3



**South Elevation / Town Square / First Street**

# Building E3



**West Elevation / Golden Gate Drive**



**View from Golden Gate Drive / First Street**



**I,200 SF Retail  
Town Square**

# Block J



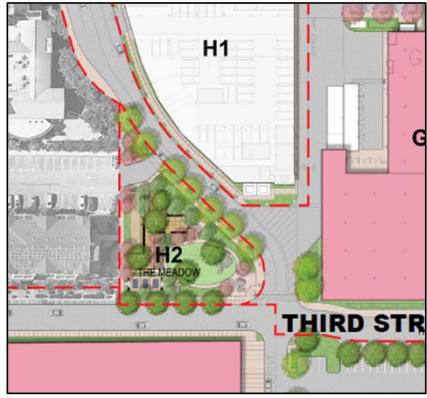
**South Elevation / Town Square**



**North Elevation / First Street**

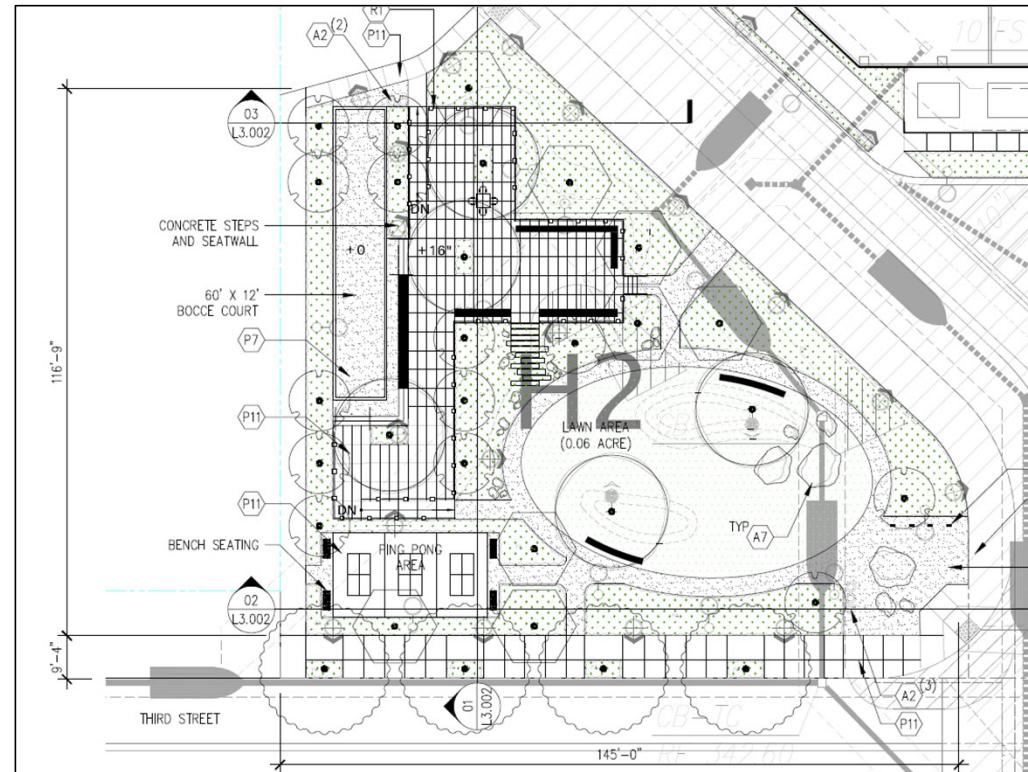


**East Elevation / Town Square**



# Block H2

- Private Park
  - 17,000 SF
  - Active and Passive Areas
  - Lawn
  - Seating
  - Bocce Court
  - Ping Pong



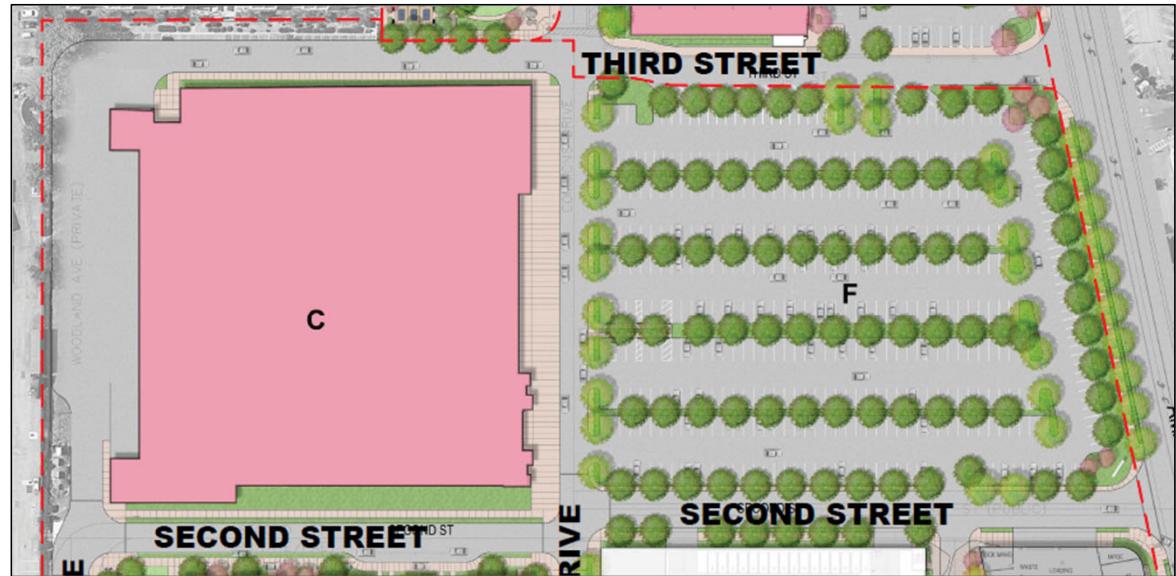
# Block H1 and E2

- Block H1
  - Future Affordable Housing Site
- Block E2
  - Public Parking Garage



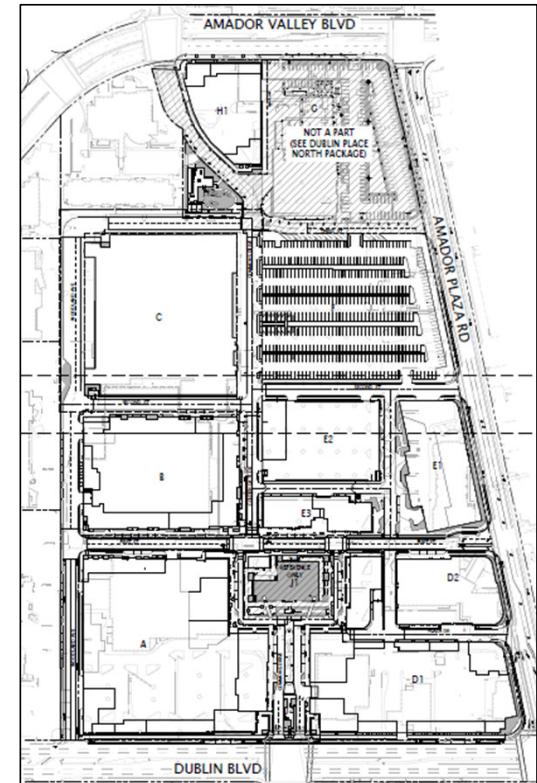
# Block C and F

- Block C
  - Target
- Block F
  - Parking Lot
  - Demolition of existing building



# Vesting Tentative Tract Map No. 8708

- Creating developable blocks
- Establishing new street network
- Defines public and private improvements



# Development Agreement

- Term
- Project Phasing
- Public Infrastructure and Improvements
- Affordable Housing
- Town Square / City Park
- Parking Garage (Block E2)
- Commercial Development, Business Support and Improvement District

# Next Steps

- Planning Commission
  - Study Session August 13, 2024
  - Public Hearing September 10, 2024 (Tentative)
- City Council
- Stay Informed
  - Sign Up for “Notify Me” for Development Projects
  - Dublin Commons Project Interested Parties List
- Email: [Amy.million@dublin.ca.gov](mailto:Amy.million@dublin.ca.gov)

# Questions

