NORTH OF CENTRAL
180 single-family detached homes (from 2,000 to 3,000 SF)
Garden paseos

TOWNHOMES
205 townhomes (from 1,850 to 2,300 SF)
Village Green

MIXED USE TOWN SQUARE
280 apartments
84.5K SF retail, dining and entertainment uses

SOUTH RETAIL
370K SF of regional retail, up to 240 hotel rooms, community room
New Plan

NORTH OF CENTRAL
115 Single-Family Detached Homes (Large Lots)

SOUTH OF CENTRAL
210 Single-Family Detached Homes

SOUTH OF DUBLIN
160 Hotel Rooms
Up to 240 Apartment Units
165K SF of Retail, Dining and Entertainment
Residential Parking Plan

PA-3: 115 UNITS
2-STORY CLUSTER
SINGLE FAMILY HOMES

PA-2: 101 UNITS
2-STORY CLUSTER
SINGLE FAMILY HOMES

PA-1: 15 UNITS
3-STORY CLUSTER
SINGLE FAMILY HOMES

PA-2: 94 UNITS
3-STORY CLUSTER
SINGLE FAMILY HOMES

**Residential Totals**
- 325 homes
- +/- 2.5 acres park area
- 1,286 parking spaces

<table>
<thead>
<tr>
<th>Residential</th>
<th>Parking Area</th>
<th>Total Parking</th>
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<tbody>
<tr>
<td>PA-3</td>
<td>N/A</td>
<td>115 lots</td>
</tr>
<tr>
<td>PA-2</td>
<td>+/- 2 AC</td>
<td>101 homes</td>
</tr>
<tr>
<td>PA-1</td>
<td>+/- 2 AC</td>
<td>15 homes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Parking</th>
<th>Spaces Per Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>46 spaces</td>
<td>63.1 per home</td>
</tr>
<tr>
<td>345 spaces</td>
<td>58.1 per home</td>
</tr>
<tr>
<td>195 homes</td>
<td>+/- 2 AC</td>
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</table>
LANDSCAPE MASTER PLAN

BRANNIGAN STREET
TASSAJARA ROAD
CENTRAL PARKWAY
DUBLIN BLVD.
GLEASON DRIVE

PA-2 RESIDENTIAL ‘PASEO’
PA-2 RESIDENTIAL ‘COMMONS’
AGRARIAN WINDROW/ HEDGEROW PLANTING ALONG NORTH/SOUTH PASEO
TYPICAL RESIDENTIAL GATEWAYS ALONG CENTRAL PARKWAY WITH OLIVE TREES
RESIDENTIAL ENTRIES MARKED WITH LARGE SHADE TREES
CONTINUOUS STREET TREE PLANTING WITH SPECIES SELECTED PER CITY OF DUBLIN STREETScape MASTERPLAN
PA-3 RESIDENTIAL ‘GREEN’

TYPICAL RESIDENTIAL GATEWAYS ALONG CENTRAL PARKWAY WITH OLIVE TREES
AGRARIAN WINDROW/HEDGEROW PLANTING ALONG NORTH/SOUTH PASEO
RESIDENTIAL ENTRIES MARKED WITH LARGE SHADE TREES
CONTINUOUS STREET TREE PLANTING WITH SPECIES SELECTED PER CITY OF DUBLIN STREETScape MASTERPLAN
PA-3 RESIDENTIAL ‘GREEN’
Residential Green

- CONCRETE ENTRY/SEAT WALLS WITH BOARDFORM FINISH
- BIKE PARKING
- ZELKOVA STREET TREES
- ORNAMENTAL SHRUBS/GROUND COVER AT PICNIC AREAS
- PICNIC AREA WITH DECOMPOSED GRANITE SURFACE
- SHrub BUFFER ALONG LOTS FRONTING PARK
- LAWN WITH BERMS/LANDFORMS AT 5:1 MAXIMUM SLOPE
- RED MAPLE WINDROW (COLUMNAR FORM) WITH HEDGEROW BELOW
- OAK TREE ACCENT PLANTING
- ORNAMENTAL GRASSES AND GROUND COVER ALONG RESIDENTIAL WALKS

PA-3 RESIDENTIAL GREEN

JUNE 4, 2019
TYPICAL RESIDENTIAL GATEWAYS ALONG CENTRAL PARKWAY WITH OLIVE TREES

ORNAMENTAL GROUND COVER PLANTING AT CORNERS

AGRARIAN OLIVE TREE GROVE/FOCAL POINT

CONCRETE ENTRY/SEAT WALLS WITH BOARDFORM FINISH

CLASS 1 SHARED USE PATH (10’ WIDTH W/ 2’ SHOULDER)

PRUNUS/CRAPE MYRTLE FLOWERING ACCENT TREES

LOW NATIVE SHRUB PLANTING

NATIVE ORNAMENTAL GRASSES MEADOW/BERM

SEATING AREA WITH DECOMPOSED GRANITE SURFACE

PUBLIC SIDEWALK PER CITY OF DUBLIN STANDARDS (6’ WIDTH)

STREET TREES

SHRUB BUFFER ALONG RESIDENTIAL LOTS

TASSAJARA ROAD

CENTRAL PARKWAY
Residential Commons

- Concrete seat walls with boardform finish
- Berms/landforms at 5:1 maximum slope
- Entry signage/seatwalls
- North/south pedestrian promenade (8' width)
- Perimeter loop (6' width)
- London plane grove
- Picnic area with barbecue
- Ornamental grasses
- Multi-purpose lawn
- Flexible courtyard space: yoga, events staging, etc.
- Residential commons

OAK TREE ACCENT PLANTING
Dublin Gateway

INFORMAL OAK BUFFER
LOW NATIVE SHRUB PLANTING
PRUNUS/CRAPE MYRTLE FLOWERING ACCENT TREES
SHRUB BUFFER ALONG RESIDENTIAL LOTS
NATIVE ORNAMENTAL GRASSES MEADOW/BERM
SEATING AREA WITH DECOMPOSED GRANITE SURFACE
GARDEN WALK WITH DECOMPOSED GRANITE SURFACE (6' WIDTH)
PUBLIC SIDEWALK PER CITY OF DUBLIN STANDARDS (6' WIDTH)
STREET TREES

CONCRETE ENTRY/ SEAT WALLS WITH BOARDFORM FINISH
AGRARIAN OLIVE TREE GROVE/ FOCAL POINT
ORNAMENTAL GROUNDCOVER PLANTING AT CORNERS

DUBLIN BLVD.
TASSAJARA ROAD
NATIVE ORNAMENTAL GROUNDCOVER PLANTING AT CORNERS
SEATING AREA WITH DECOMPOSED GRANITE SURFACE
GARDEN WALK WITH DECOMPOSED GRANITE SURFACE FLANKED BY NATIVE GRASSES/ GROUNDCOVER (6' WIDTH)
PUBLIC SIDEWALK PER CITY OF DUBLIN STANDARDS (6' WIDTH)
NEW PLAN
152K SF of Retail including GLA, Theater, Fitness, Bowling, 160 Room Hotel, Apartments
South Retail
Key Plan
View E
Key Plan
Representative Hotel
Highlights

1. Creates a dynamic lifestyle community
2. Introduces a desired experience-based retail
3. Generates temporary and permanent jobs
4. Completes City right-of-way improvements (approx. $24M)
5. Creates a fiscally positive development for the City and community
6. Fully mitigates school impacts
7. Provides affordable housing
8. Provides additional community benefit to the City of Dublin