



PDP SUBMISSION SITE DRAWINGS

COSGRAY COMMONS PDP / JANUARY 2026



A	A1	HOTEL, CONFERENCE
	A2	RESIDENTIAL, RETAIL, CONFERENCE, PARKING
	A3	CONDOMINIUMS, RETAIL
B	B1	RETAIL
	B2	RETAIL
C	C1	HOTEL
	C2	OFFICE, RETAIL, PARKING
	C3	RESIDENTIAL, RETAIL, PARKING
D	D1	MARKET, OFFICE
	D2	RETAIL
	D3	RESIDENTIAL, RETAIL, PARKING
	D4	OFFICE, RETAIL, PARKING
E	E1	RETAIL
F	F1	CONDOMINIUMS, RETAIL
	F2	OFFICE, RETAIL, PARKING
	F3	RESIDENTIAL, RETAIL, PARKING
G	G1	RESIDENTIAL, PARKING
	G2	CONDOMINIUMS
H	H1	RETAIL
J	J1	RESIDENTIAL, PARKING
	J2	CONDOMINIUMS

Note: Presented drawings are for planning purposes only.
Preliminary design areas and heights subject to final development plan.

TOTAL DEVELOPMENT		
BLOCK AREA (SF)		
(ACRES)	44.66 acres	
HOTEL	325,800 sf	
OFFICE / RESEARCH	516,000 sf	
CONFERENCE	53,000 sf	
RETAIL	180,600 sf	
RESIDENTIAL	742,600 sf	
(UNITS) APPROX	874	
STUDIO (25%)	218	
1 BED (50%)	437	
2 BED (25%)	218	
CONDOMINIUM	443,000 sf	
TOWNHOUSE	35,000 sf	
PARKING	REQUIRED	4,497
	Surface (spaces)	280
	Garage (spaces)	3,772
	TOTAL	4,052
TOTAL DEV excluding parking	2,296,000 sf	
TOTAL DEV with parking	3,504,000 sf	



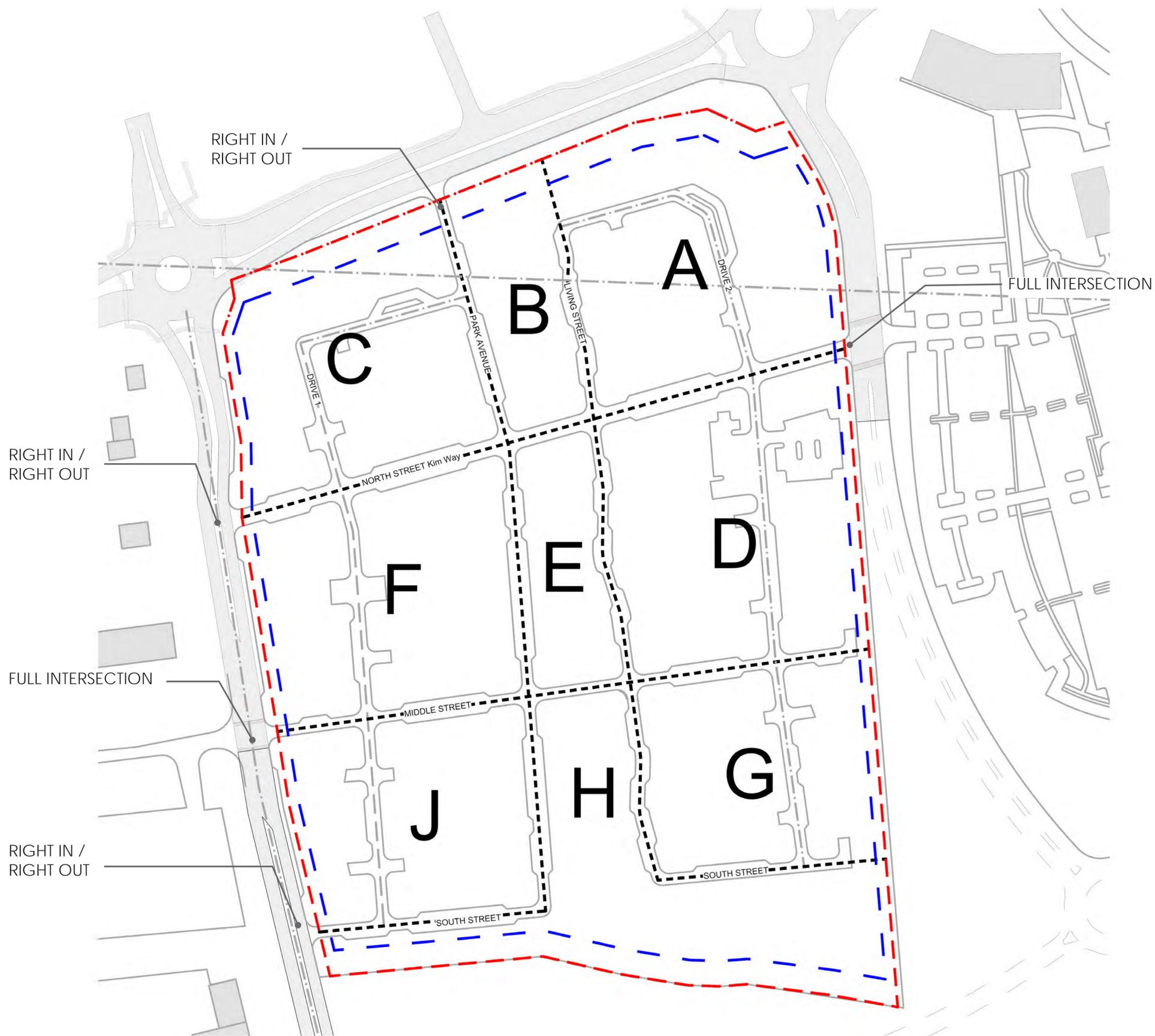
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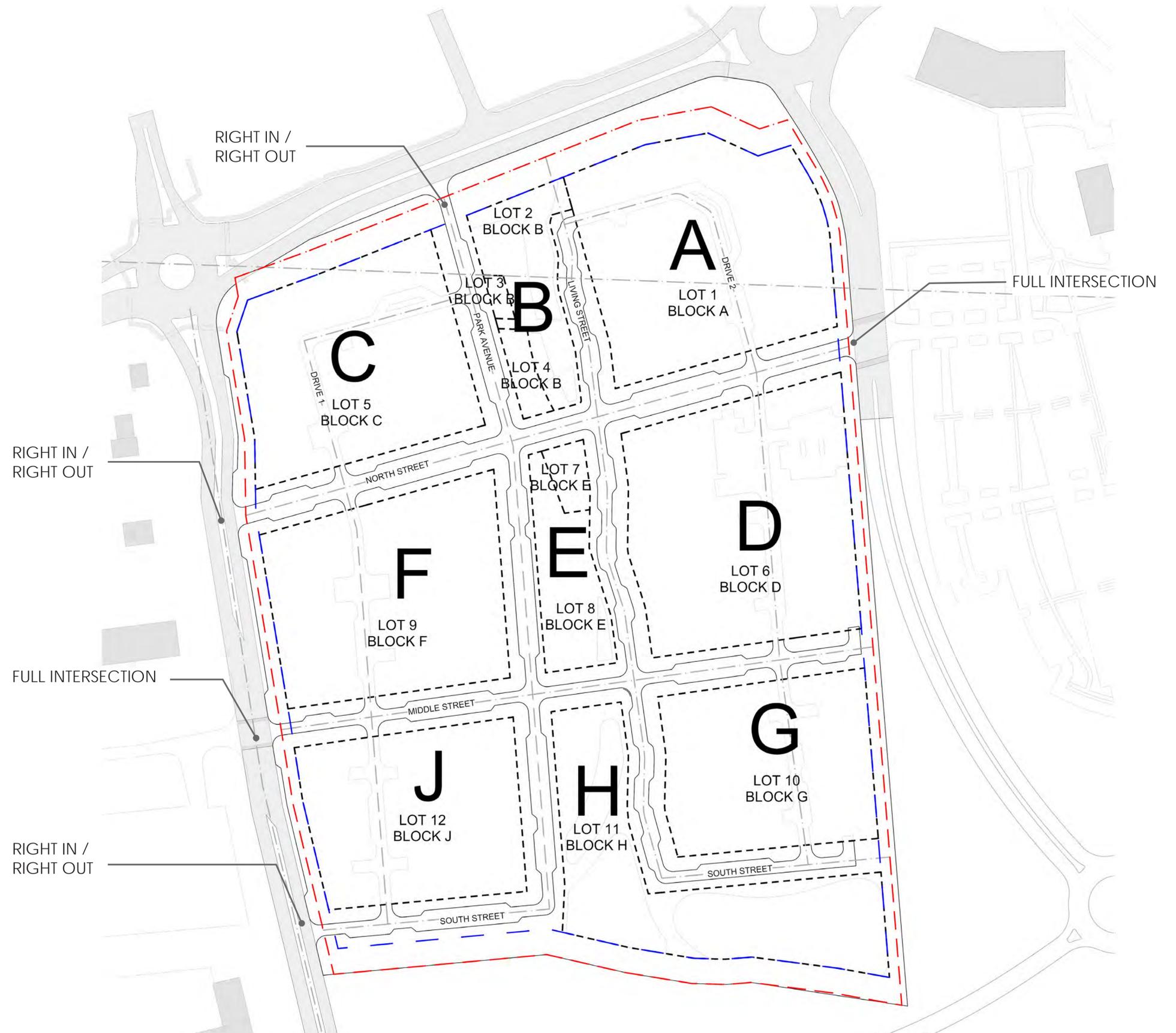


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*REFER TO CIVIL DRAWINGS FOR AREA

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OPEN SPACE TARGETS

		MIN REQUIRED OPEN %	MAX ALLOWABLE BLDG FOOTPRINT %
A	LOT 1	20%	55%
B	LOT 2	50%	-
	LOT 3	20%	70%
	LOT 4	20%	70%
C	LOT 5	10%	65%
D	LOT 6	15%	65%
E	LOT 7	30%	65%
	LOT 8	80%	-
F	LOT 9	10%	70%
G	LOT 10	10%	70%
H	LOT 11	25%	2%
J	LOT 12	10%	70%

	LOT AREA (SF)	EXEMPT AREA* (SF)	BLDG FOOTPRINT (SF)	OPEN SPACE (SF)	
A	LOT 1	197,100	37,000	100,000	46,000
B	LOT 2	50,500	19,500	-	28,000
	LOT 3	3,300	-	2,000	2,500
	LOT 4	9,500	-	6,500	2,500
C	LOT 5	166,500	33,000	99,000	20,000
D	LOT 6	209,000	33,000	125,000	41,000
E	LOT 7	9,500	-	6,000	3,000
	LOT 8	44,000	2,600	-	41,400
F	LOT 9	175,500	26,000	115,000	20,000
G	LOT 10	135,000	22,000	88,000	20,000
H	LOT 11	143,000	-	2,000	43,500
J	LOT 12	141,000	23,000	91,000	18,000

*Drive or water feature area where applicable



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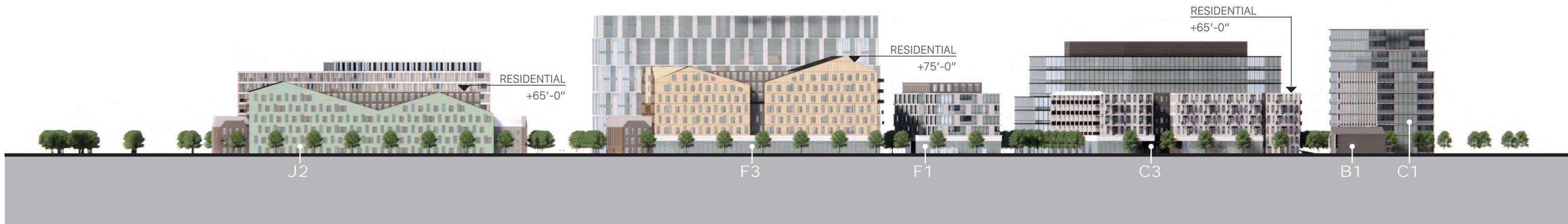
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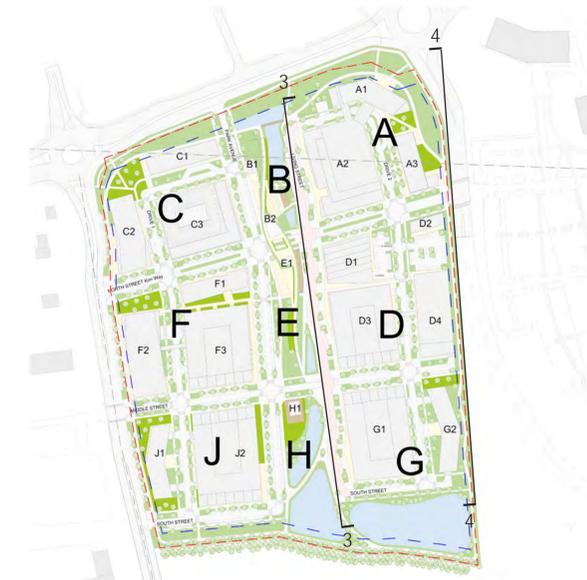


1. COSGRAY ELEVATION



2. PARK AVE ELEVATION

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3. LIVING STREET ELEVATION



4. UNIVERSITY BLVD ELEVATION

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5. POST RD ELEVATION



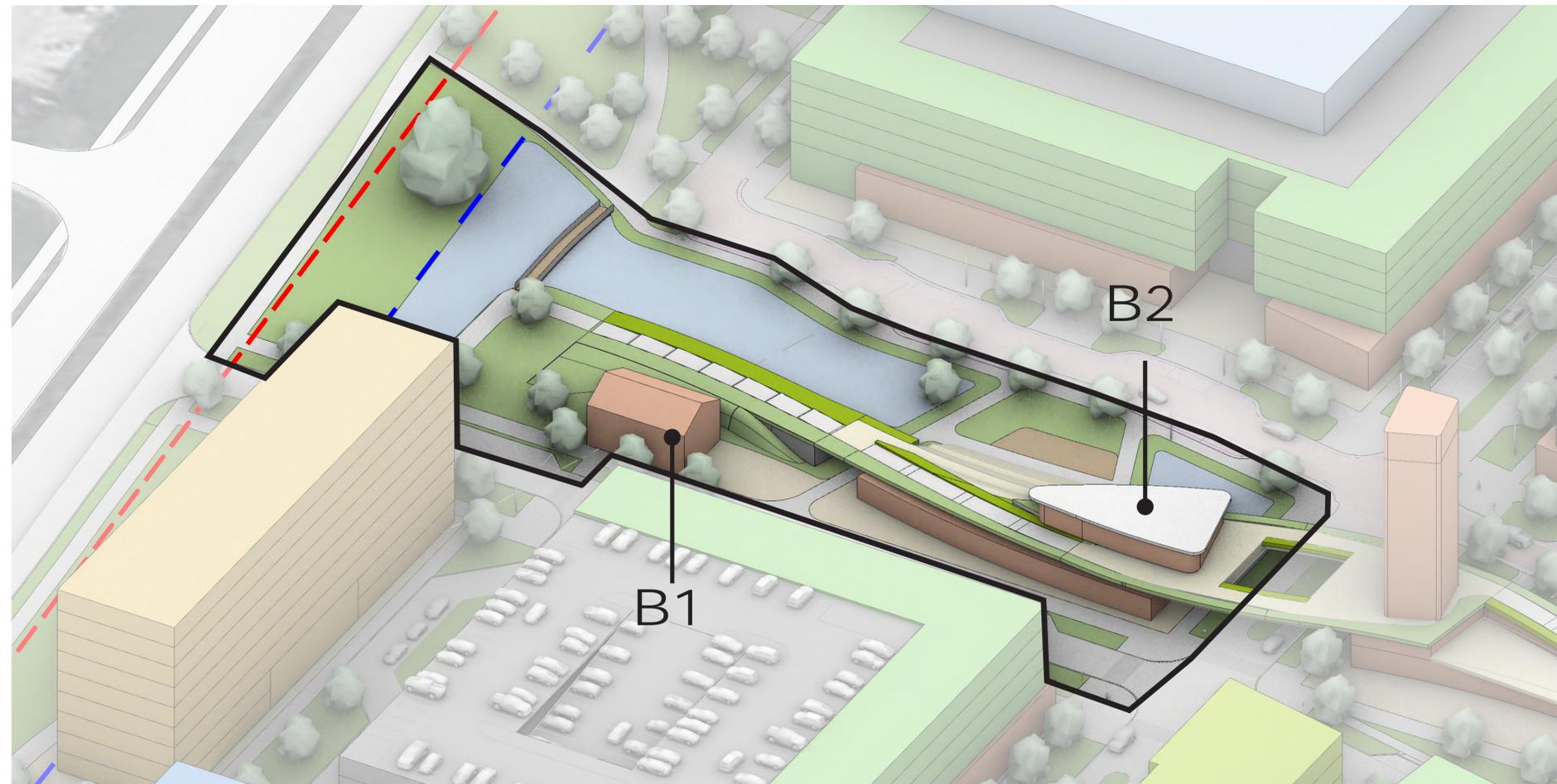
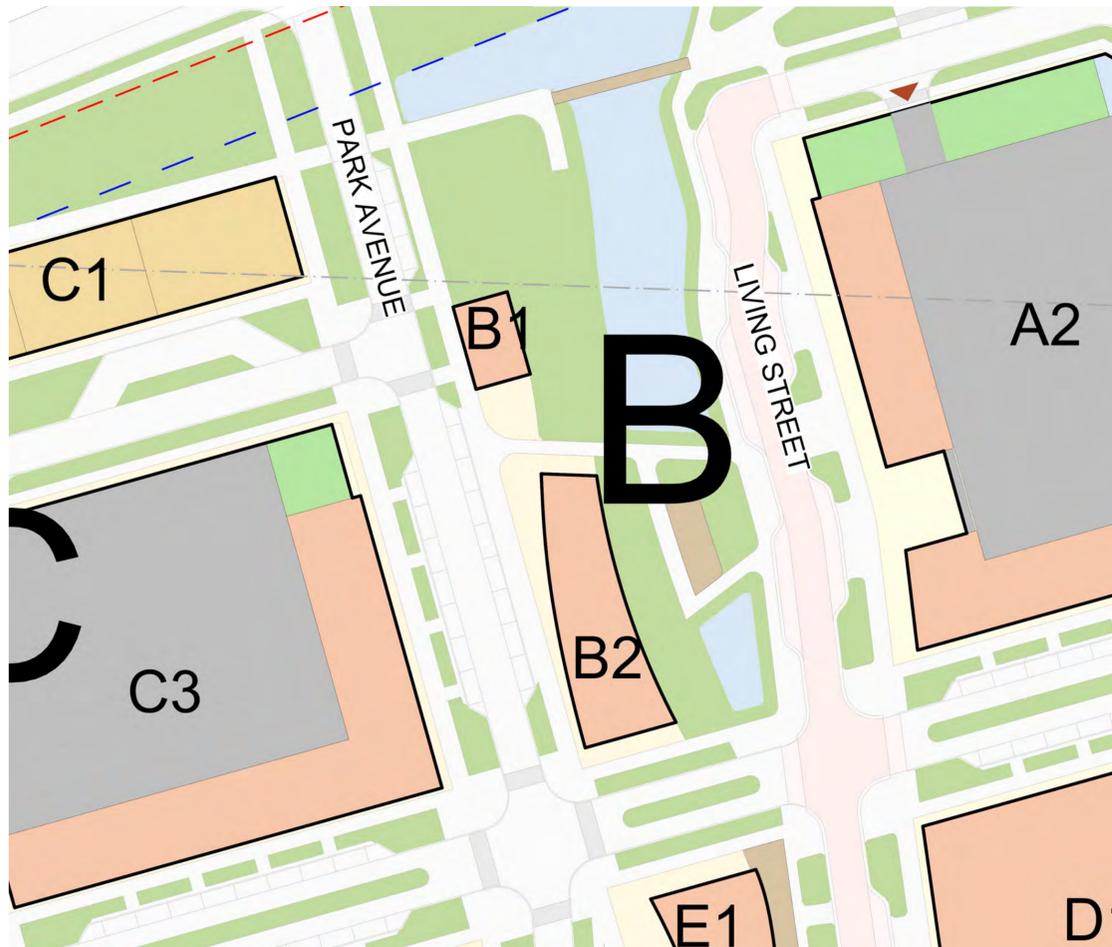
6. SOUTH ELEVATION

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SITE DRAWINGS | B BLOCK AREA

B	
BLOCK AREA (SF)	103,500 sf
(ACRES)	2.38 acres
HOTEL	0 sf
OFFICE / RESEARCH	0 sf
CONFERENCE	0 sf
RETAIL	12,000 sf
RESIDENTIAL	0 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	0 sf
TOWNHOUSE	0
PARKING	
REQUIRED	12
Surface (spaces)	20
Garage (spaces)	0
TOTAL	20
TOTAL DEV excluding parking	12,000 sf
TOTAL DEV with parking	12,000 sf

B1					B2				
RETAIL					RETAIL				
L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	STRUC.
R	30				R	36			
1	30	0	2,000	W	2	12	24	2,000	W
					1	24	0	8,000	C
	30		2,000			36		10,000	

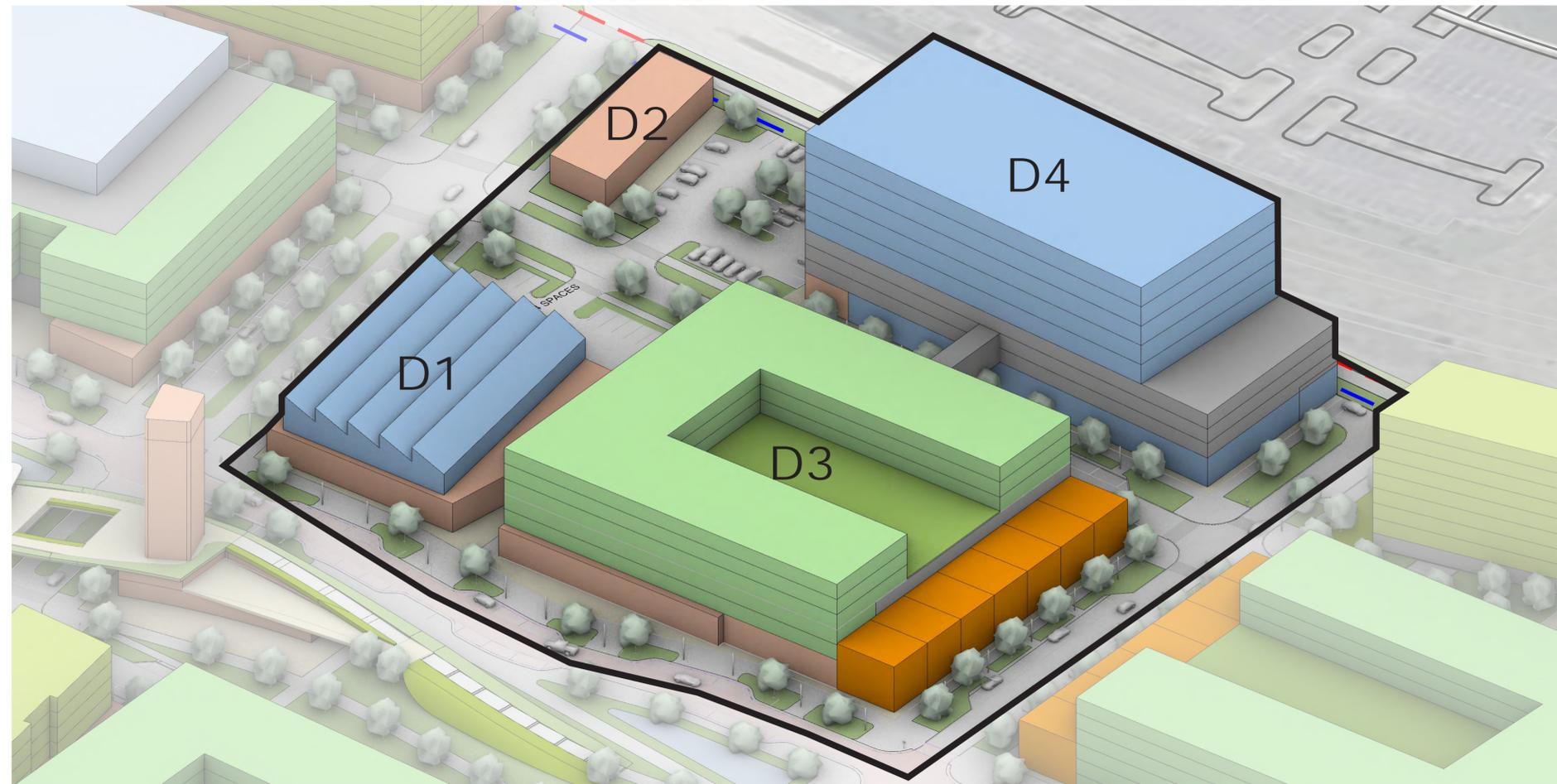
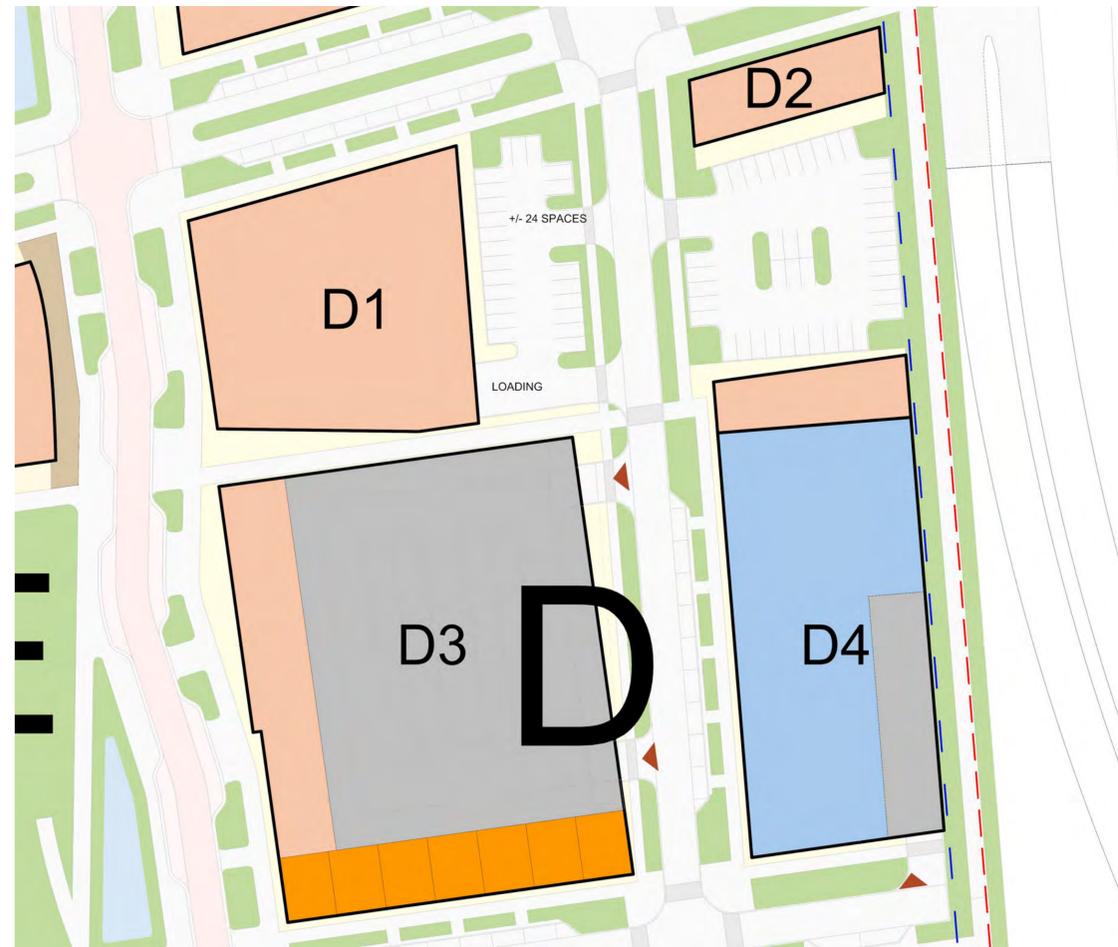


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SITE DRAWINGS | D BLOCK AREA

D	
BLOCK AREA (SF)	280,000 sf
(ACRES)	6.43 acres
HOTEL	0 sf
OFFICE / RESEARCH	193,000 sf
CONFERENCE	0 sf
RETAIL	50,300 sf
RESIDENTIAL	118,000 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	0 sf
TOWNHOUSE	7,000
REQUIRED	984
Surface (spaces)	32
Garage (spaces)	790
TOTAL	822*
TOTAL DEV excluding parking	368,300 sf
TOTAL DEV with parking	534,300 sf

D																																		
D1					D2					D3					D3					D3					D4									
MARKET					RETAIL					RESIDENTIAL					PARKING					TOWNHOUSE					OFFICE									
L	FTF	EL.	AREA	CT.	STRUC.	L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.						
R											R																							
2	14	22	18,000		S											R	43																	
1	22	0	25,000	66	C	R	30	0	4,800	W	1	21	0	16,000	C	1	10.5	0	41,500	109	C	7 UNITS	W	1	21		4,500	C						
36			43,000	66		30			4,800		76			134,000		43			166,000	475								102			287,500	315		



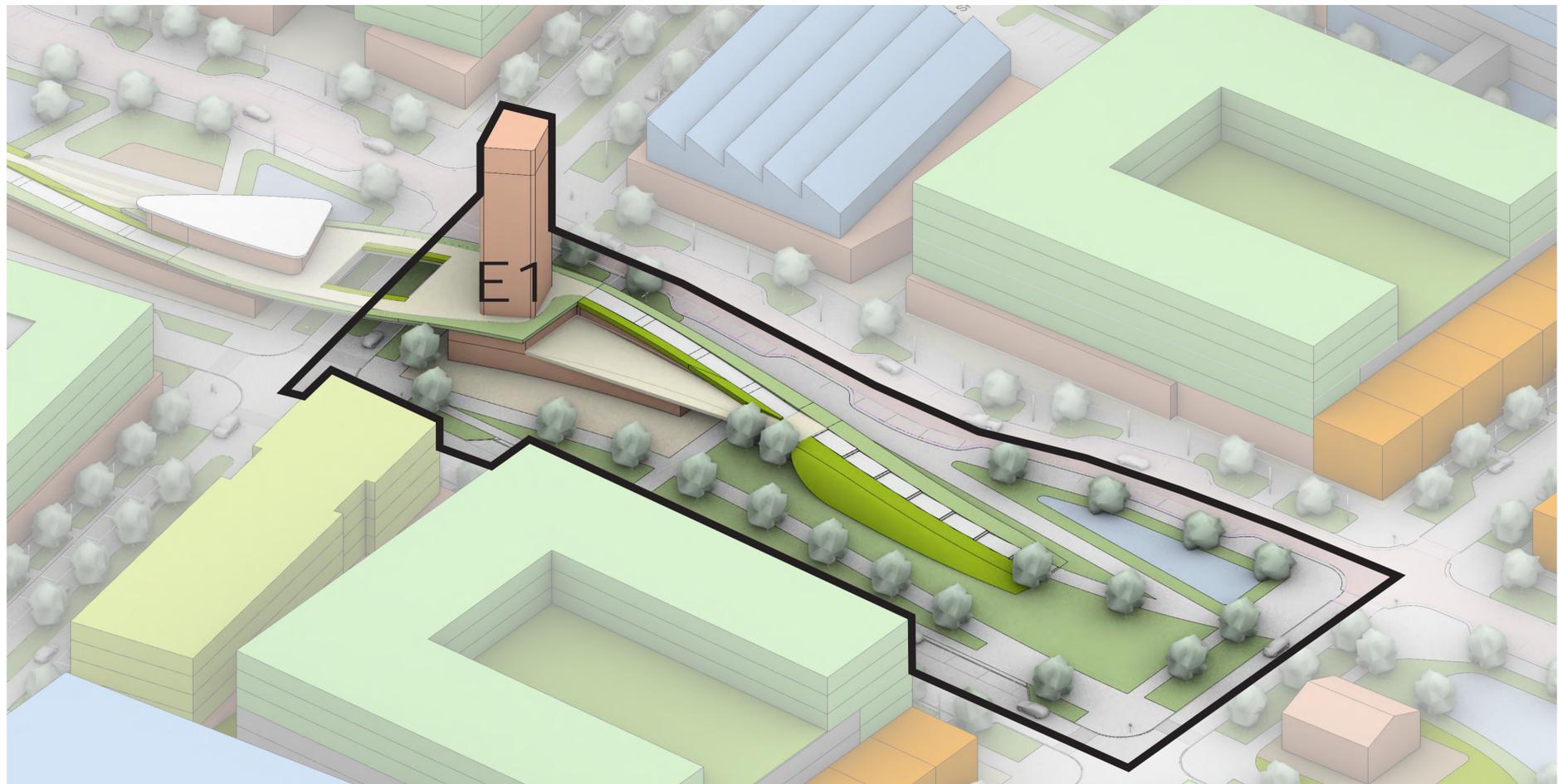
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SITE DRAWINGS | E BLOCK AREA

E	
BLOCK AREA (SF)	94,000 sf
(ACRES)	2.16 acres
HOTEL	0 sf
OFFICE / RESEARCH	0 sf
CONFERENCE	0 sf
RETAIL	8,800 sf
RESIDENTIAL	0 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	0 sf
TOWNHOUSE	0
REQUIRE	9
PARKING	
Surface (spaces)	23
Garage (spaces)	0
TOTAL	23
TOTAL DEV excluding parking	8,800 sf
TOTAL DEV with parking	8,800 sf

E				
E1				
RETAIL				
L	FTF	EL.	AREA	STRUC.
R	100			
2	76	24	800	S
1	24	0	8,000	C
	100		8,800	



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SITE DRAWINGS | F BLOCK AREA

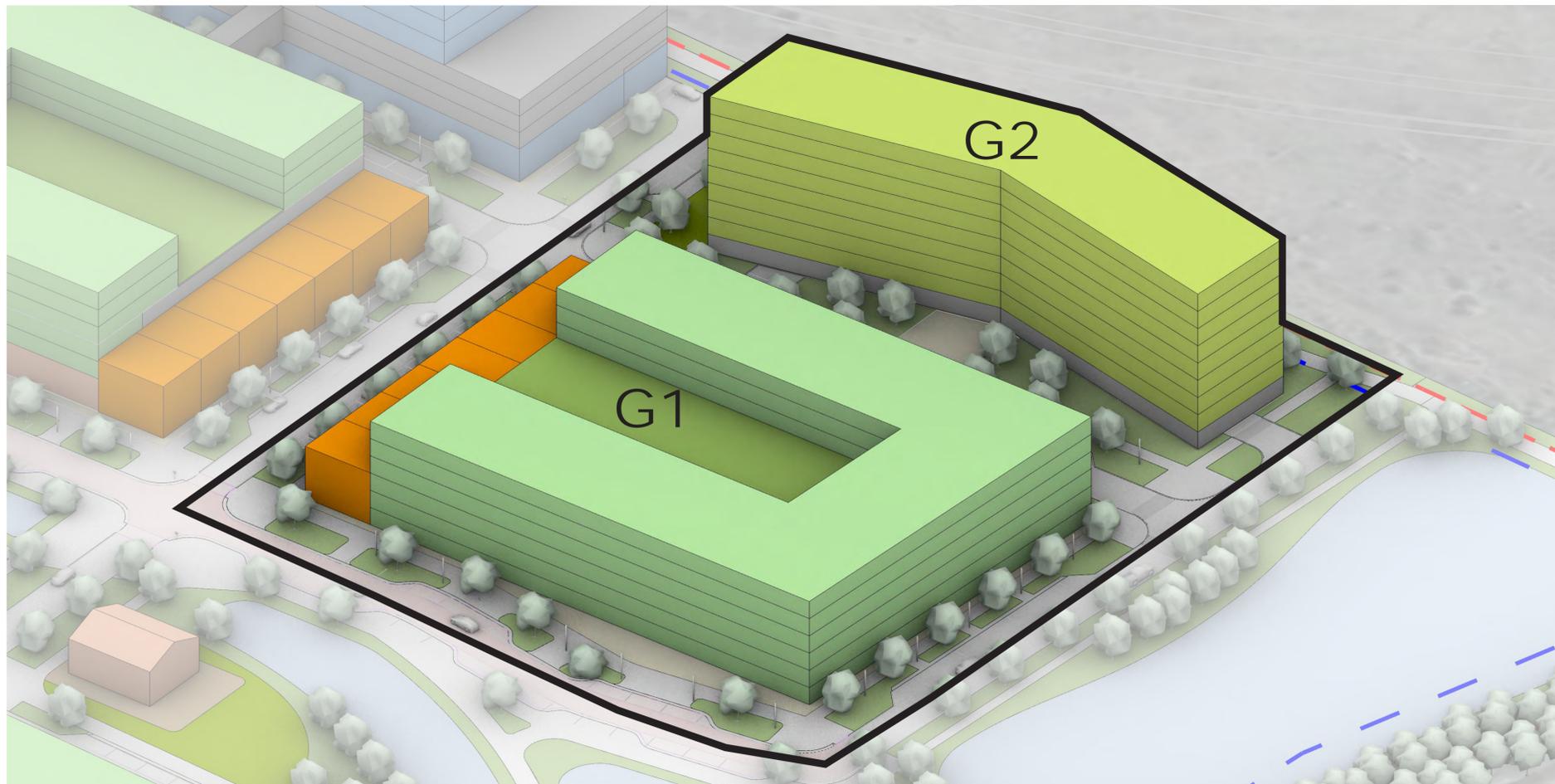
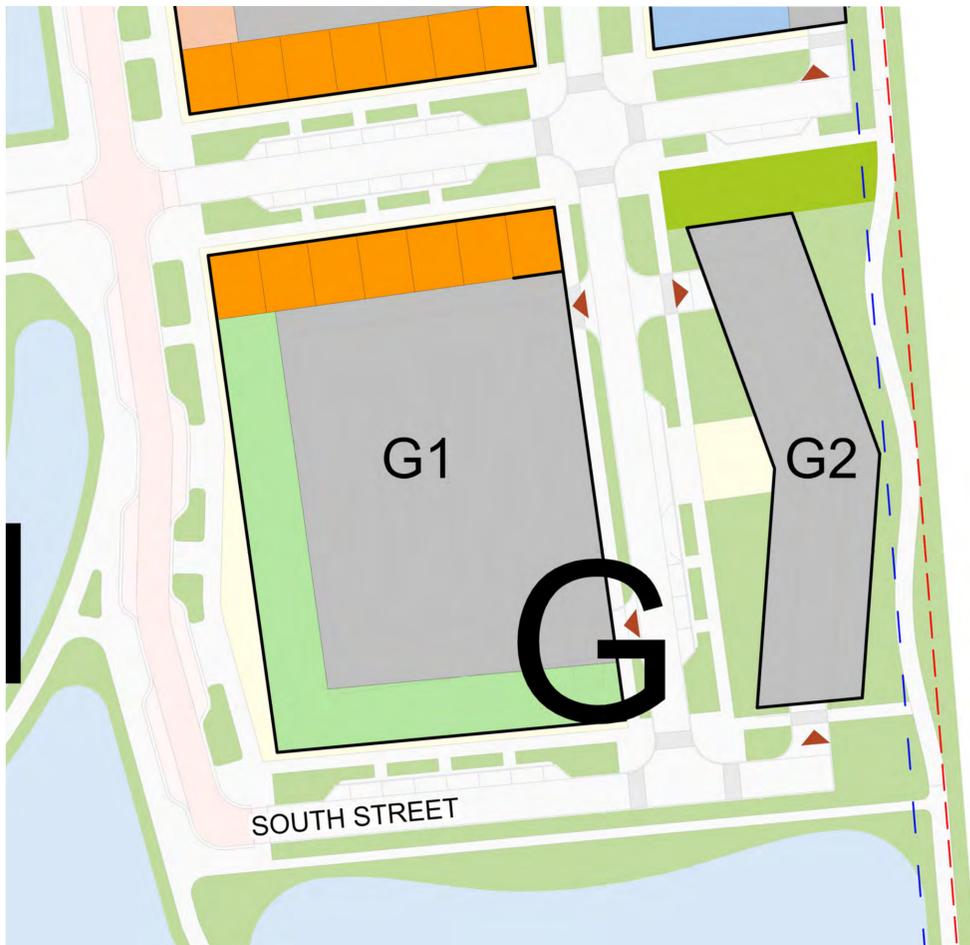
F	
BLOCK AREA (SF)	244,000 sf
(ACRES)	5.60 acres
HOTEL	0 sf
OFFICE / RESEARCH	194,500 sf
CONFERENCE	0 sf
RETAIL	47,000 sf
RESIDENTIAL	122,500 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	60,000 sf
TOWNHOUSE	7,000 sf
PARKING	
REQUIRED	1067
Surface (spaces)	54
Garage (spaces)	821
TOTAL	875*
TOTAL DEV excluding parking	431,000 sf
TOTAL DEV with parking	715,000 sf

F																																	
F1					F2					F3					F3					F3													
RESIDENTIAL					OFFICE					RESIDENTIAL					PARKING					TOWNHOUSE													
L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.	L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.						
					R						R					R																	
					9	14	109	34,000		S						6	11	65	36,500	W													
					8	14	94.5	34,000		S						5	11	54	36,500	W	5	12	42	35,500	104	C							
					7	14	80.5	35,500		S						4	11	43	16,500	W	4	10.5	31.5	35,500	104	C							
					6	14	66.5	35,500		S						3	11	32	16,500	W	3	10.5	21	35,500	104	C							
					5	14	52.5	35,500		S						2	11	21	16,500	W	2	10.5	10.5	35,500	104	C							
					4	11	44	15,000	W																								
					3	11	33	15,000	W																								
					2	11	22	15,000	W																								
					1	22	0	15,500	C						1	21	0	19,000	C														

SITE DRAWINGS | G BLOCK AREA

G	
BLOCK AREA (SF)	191,500 sf
(ACRES)	4.40 acres
HOTEL	0 sf
OFFICE / RESEARCH	0 sf
CONFERENCE	0 sf
RETAIL	0 sf
RESIDENTIAL	171,000 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	160,000 sf
TOWNHOUSE	7,000 sf
PARKING	
REQUIRED	428
Surface (spaces)	25
Garage (spaces)	418
TOTAL	443
TOTAL DEV excluding parking	338,000 sf
TOTAL DEV with parking	487,000 sf

G																	
G1					G1					G1		G2					
RESIDENTIAL					PARKING					TOWNHOUSE		RESIDENTIAL					
L	FTF	EL.	AREA	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.	STRUC.	L	FTF	EL.	AREA	CT.	STRUC.
R			66									R			99		
6	11	55	41,000	W								9	11	88	20,000		S
5	11	44	41,000	W	R		33					8	11	77	20,000		S
4	11	33	41,000	W	3	12	21	43,000	126	C		7	11	66	20,000		S
3	11	22	16,000	C	2	10.5	10.5	43,000	126	C		6	11	55	20,000		S
2	11	11	16,000	C	1	10.5	0	43,000	113	C		5	11	44	20,000		S
1	11	0	16,000	C								4	11	33	20,000		S
												3	11	22	20,000		S
												2	11	11	20,000		C
												1	11	0	20,000	53	C
			66												99		53
			171,000					33	129,000	365					180,000		

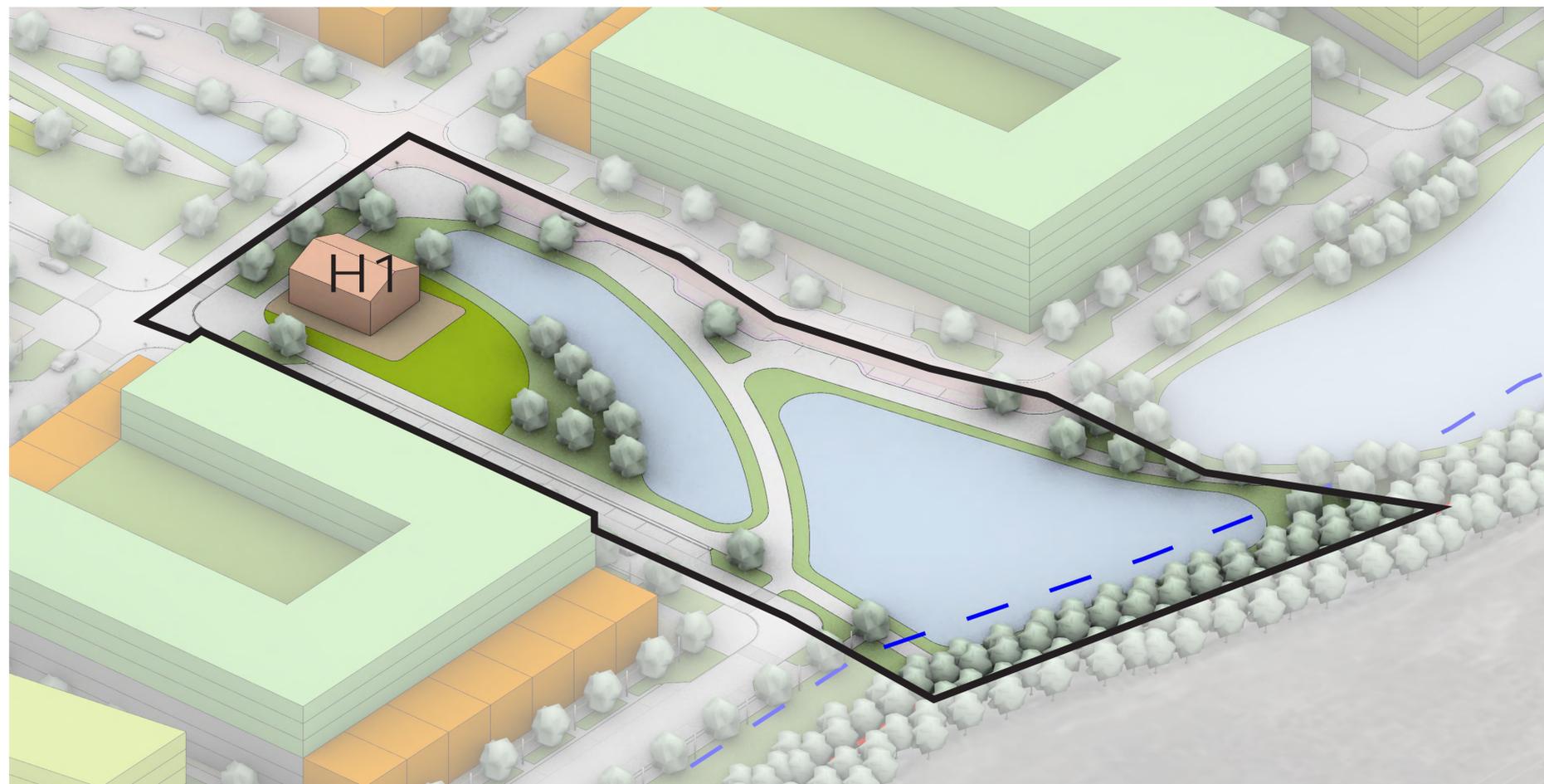
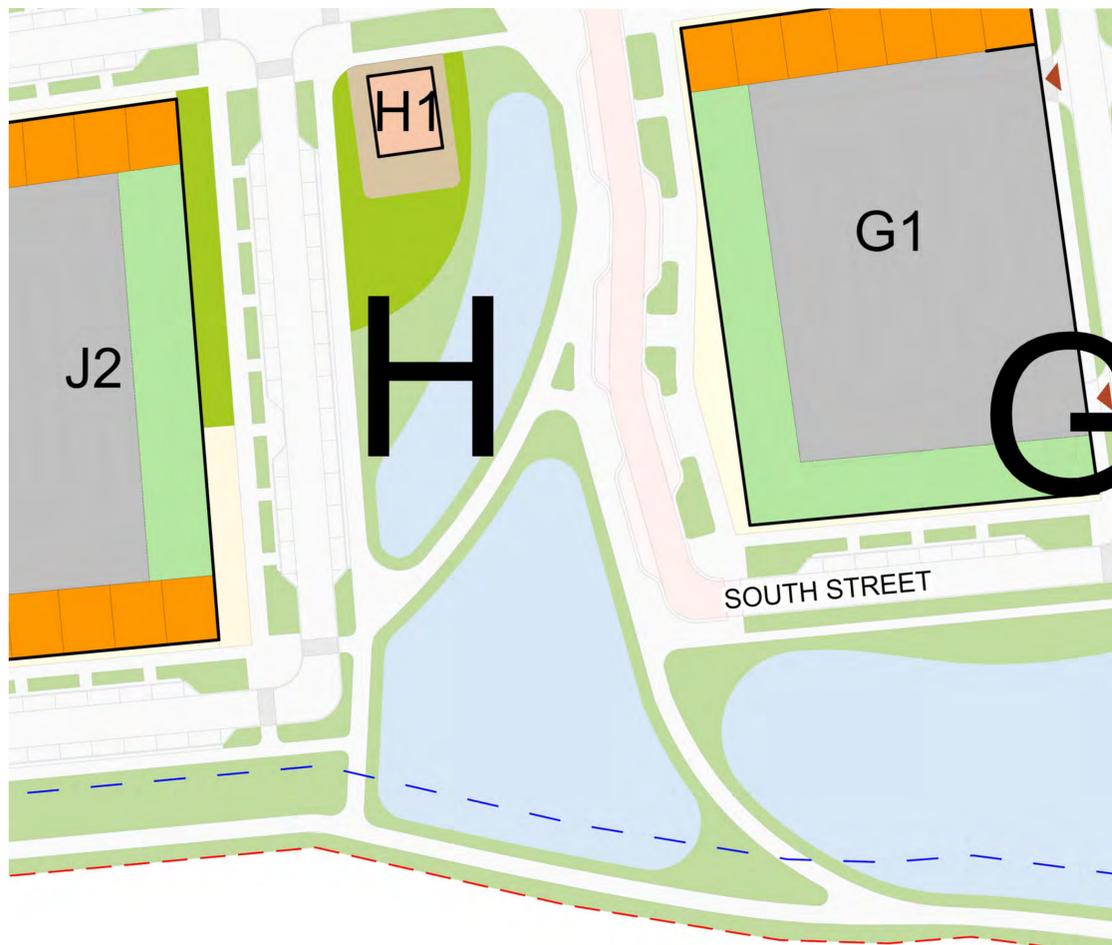


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SITE DRAWINGS | H BLOCK AREA

H	
BLOCK AREA (SF)	270,000 sf
(ACRES)	6.20 acres
HOTEL	0 sf
OFFICE / RESEARCH	0 sf
CONFERENCE	0 sf
RETAIL	2000 sf
RESIDENTIAL	0 sf
(UNITS) APPROX	
STUDIO (25%)	
1 BED (50%)	
2 BED (25%)	
CONDOMINIUM	0 sf
TOWNHOUSE	- sf
PARKING	
REQUIRED	2
Surface (spaces)	39
Garage (spaces)	0
TOTAL	39
TOTAL DEV excluding parking	2,000 sf
TOTAL DEV with parking	2,000 sf

H				
H1				
RETAIL				
L	FTF	EL.	AREA	STRUC.
R	30			
1	30	0	2,000	C
	30		2,000	



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PHASE 1

BLOCK AREA (SF) (ACRES)		
HOTEL	177,000 sf	
OFFICE / RESEARCH	0 sf	
CONFERENCE	53,000 sf	
RETAIL	34,500 sf	
RESIDENTIAL	97,500 sf	
(UNITS) APPROX	115	
STUDIO (25%)	29	
1 BED (50%)	57	
2 BED (25%)	29	
CONDOMINIUM	91,000 sf	
TOWNHOUSE	-	
PARKING	REQUIRED	746
	Surface (spaces)	18
	Garage (spaces)	701
	TOTAL	719*
TOTAL DEV excluding parking		451,000 sf
TOTAL DEV with parking		694,000 sf



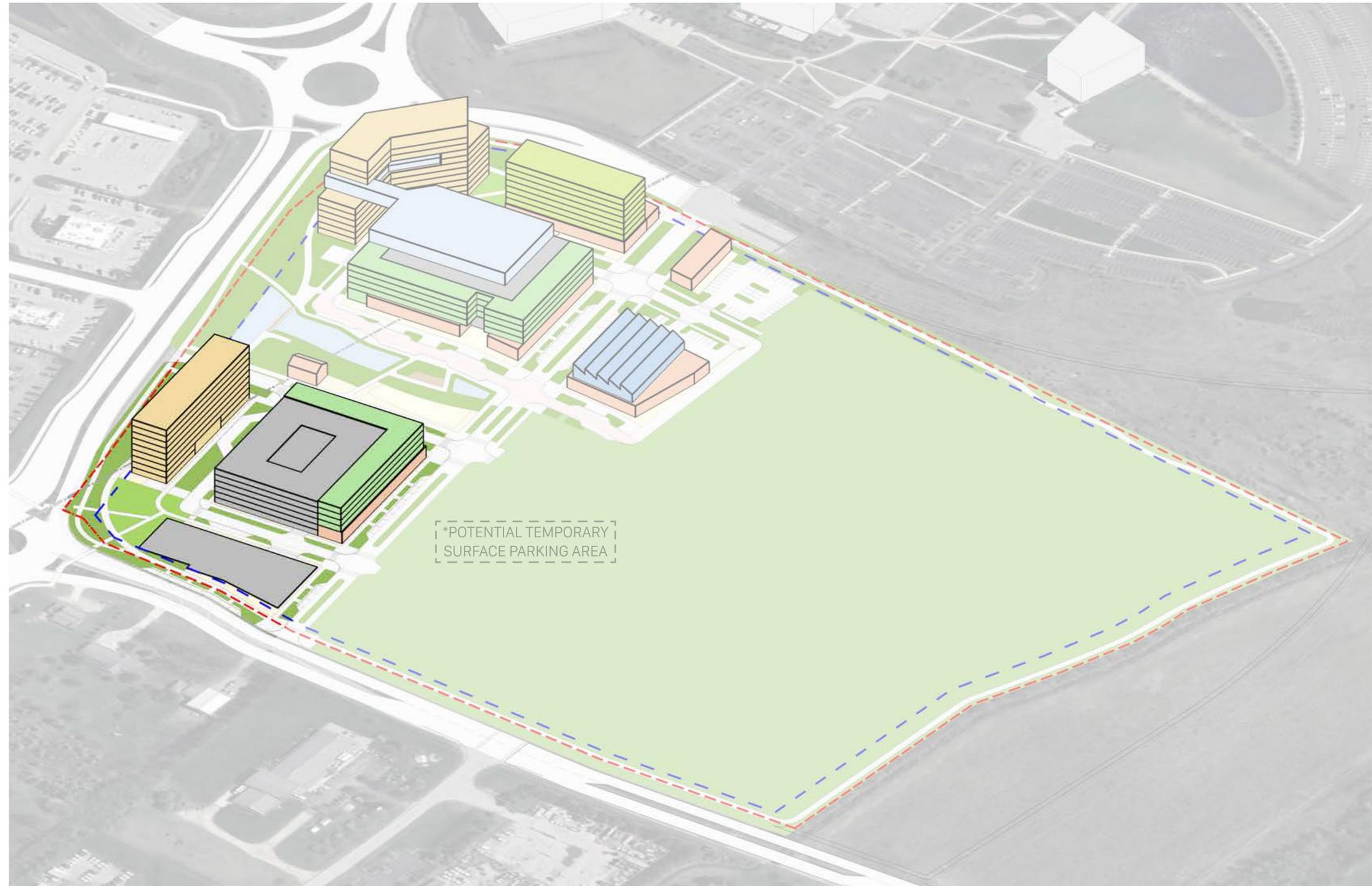
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PHASE 2

**BLOCK AREA (SF)
(ACRES)**

HOTEL	148,800 sf	
OFFICE / RESEARCH	128,500 sf	
CONFERENCE	0 sf	
RETAIL	28,000 sf	
RESIDENTIAL	71,600 sf	
(UNITS) APPROX	84	
STUDIO (25%)	21	
1 BED (50%)	42	
2 BED (25%)	21	
CONDOMINIUM	0 sf	
TOWNHOUSE	-	
PARKING	REQUIRED	855
	Surface (spaces)	27
	Garage (spaces)	672
	TOTAL	699*
TOTAL DEV excluding parking		376,900 sf
TOTAL DEV with parking		610,900 sf

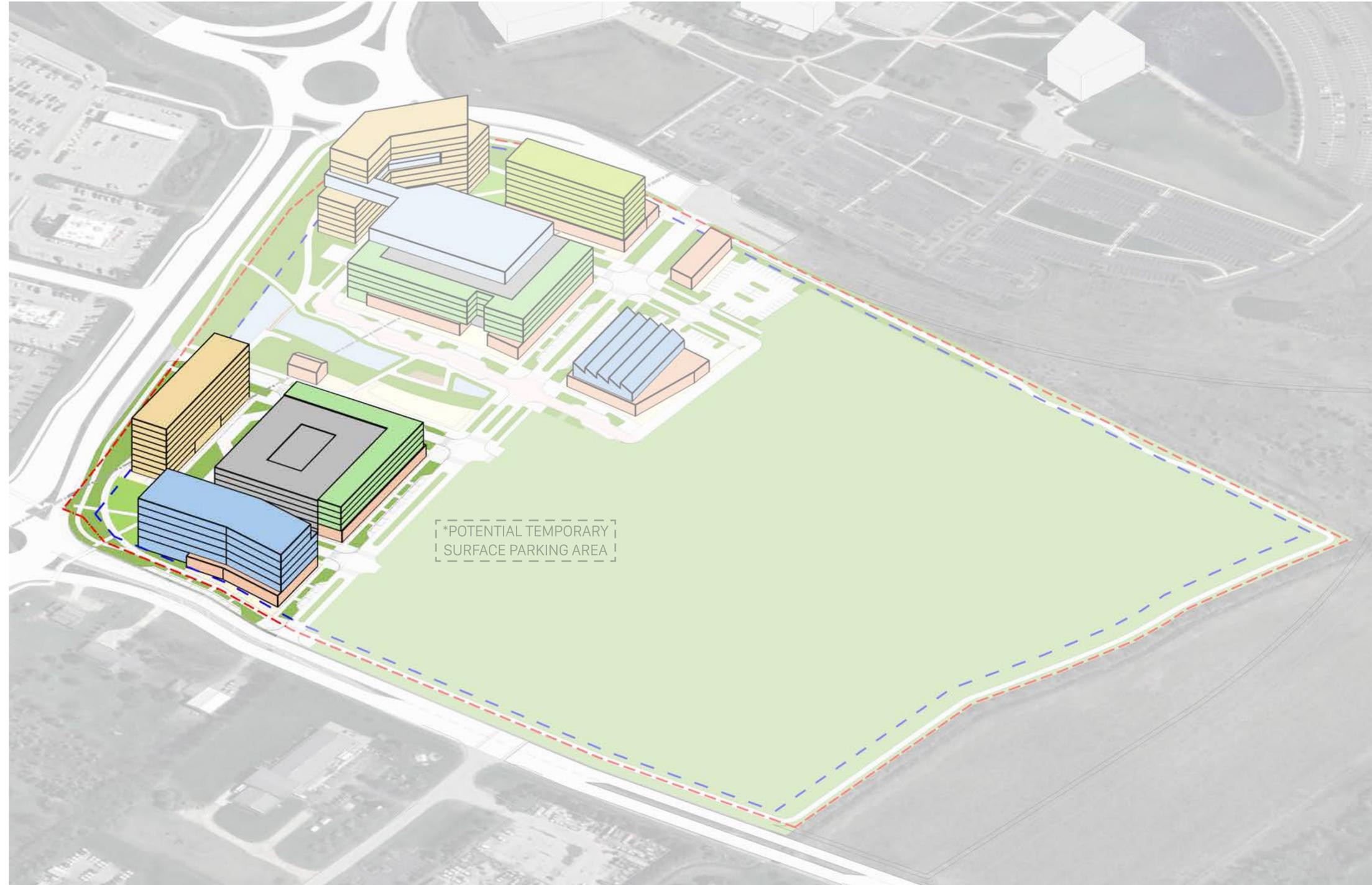


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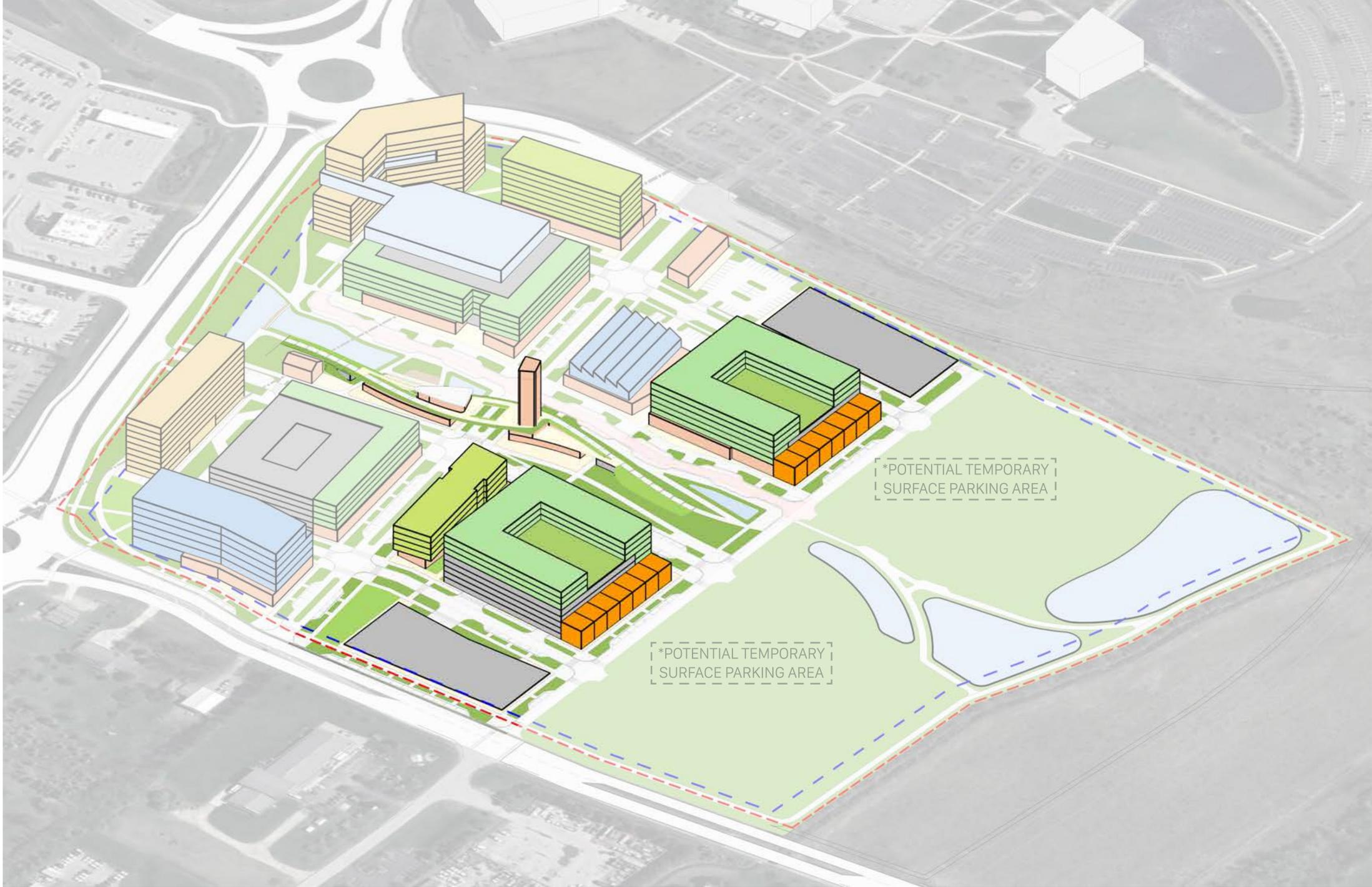
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PHASE 3

**BLOCK AREA (SF)
(ACRES)**

HOTEL	0 sf	
OFFICE / RESEARCH	387,500 sf	
CONFERENCE	0 sf	
RETAIL	116,100 sf	
RESIDENTIAL	240,500 sf	
(UNITS) APPROX	283	
STUDIO (25%)	71	
1 BED (50%)	141	
2 BED (25%)	71	
CONDOMINIUM	60,000 sf	
TOWNHOUSE	14,000 sf	
PARKING	REQUIRED	2,060
	Surface (spaces)	109
	Garage (spaces)	1,611
	TOTAL	1,720*
TOTAL DEV excluding parking		808,100 sf
TOTAL DEV with parking		1,258,100 sf

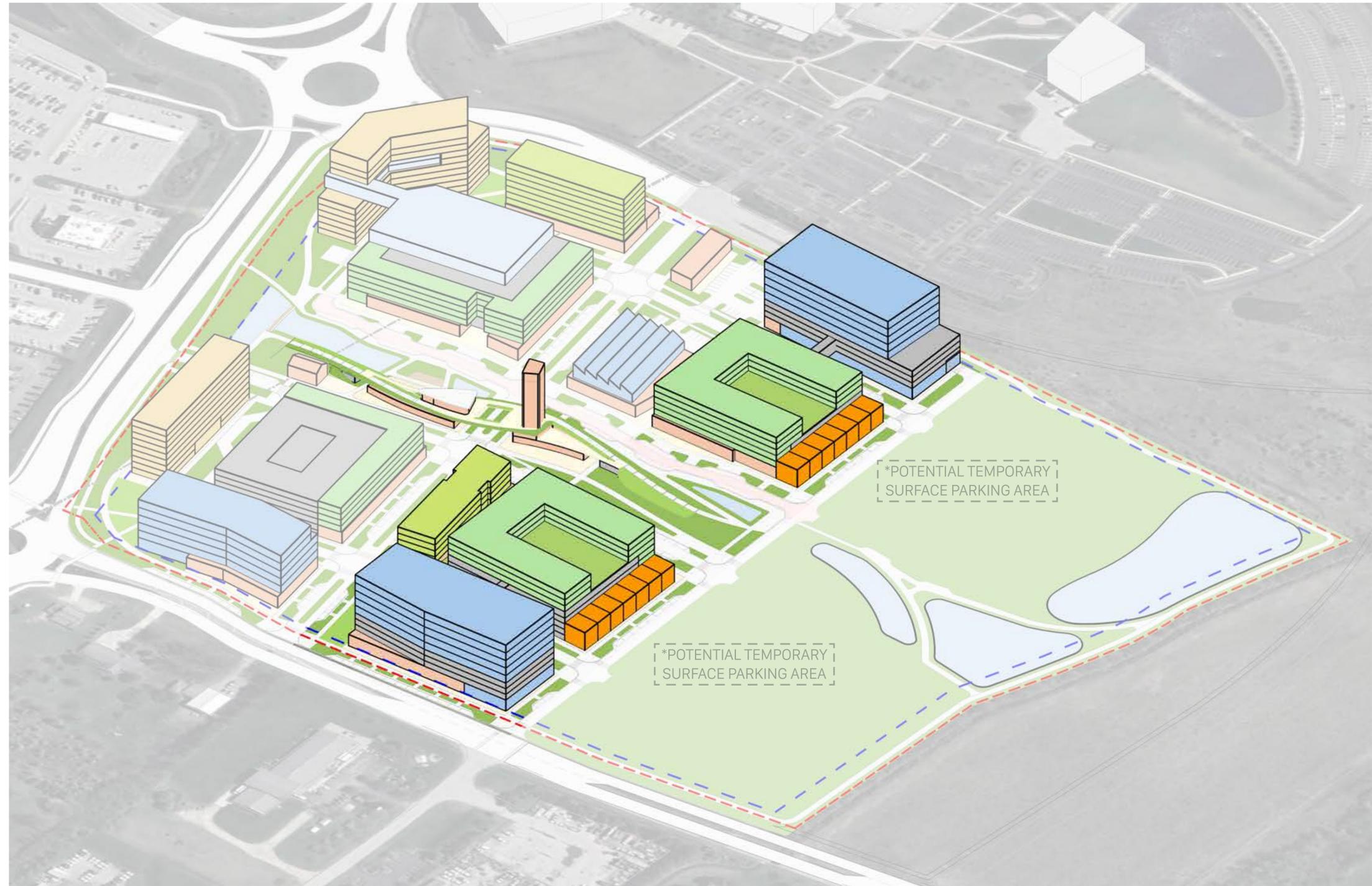


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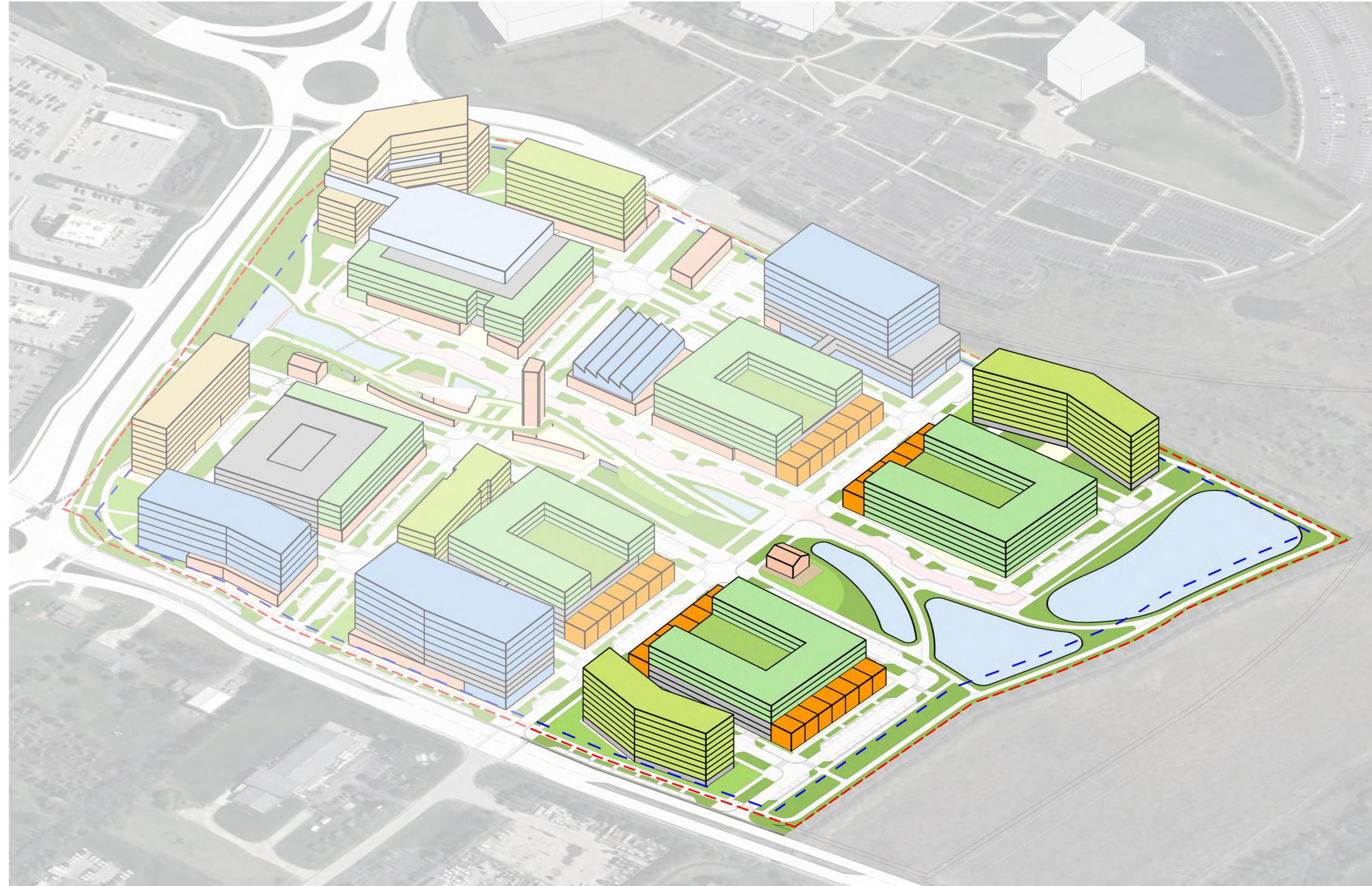


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PHASE 4

BLOCK AREA (SF) (ACRES)		
HOTEL	0 sf	
OFFICE / RESEARCH	0 sf	
CONFERENCE	0 sf	
RETAIL	2,000 sf	
RESIDENTIAL	333,000 sf	
(UNITS) APPROX	392	
STUDIO (25%)	98	
1 BED (50%)	196	
2 BED (25%)	98	
CONDOMINIUM	292,000 sf	
TOWNHOUSE	21,000 sf	
PARKING	REQUIRED	825
	Surface (spaces)	106
	Garage (spaces)	788
	TOTAL	894*
TOTAL DEV excluding parking		648,000 sf
TOTAL DEV with parking		929,000 sf

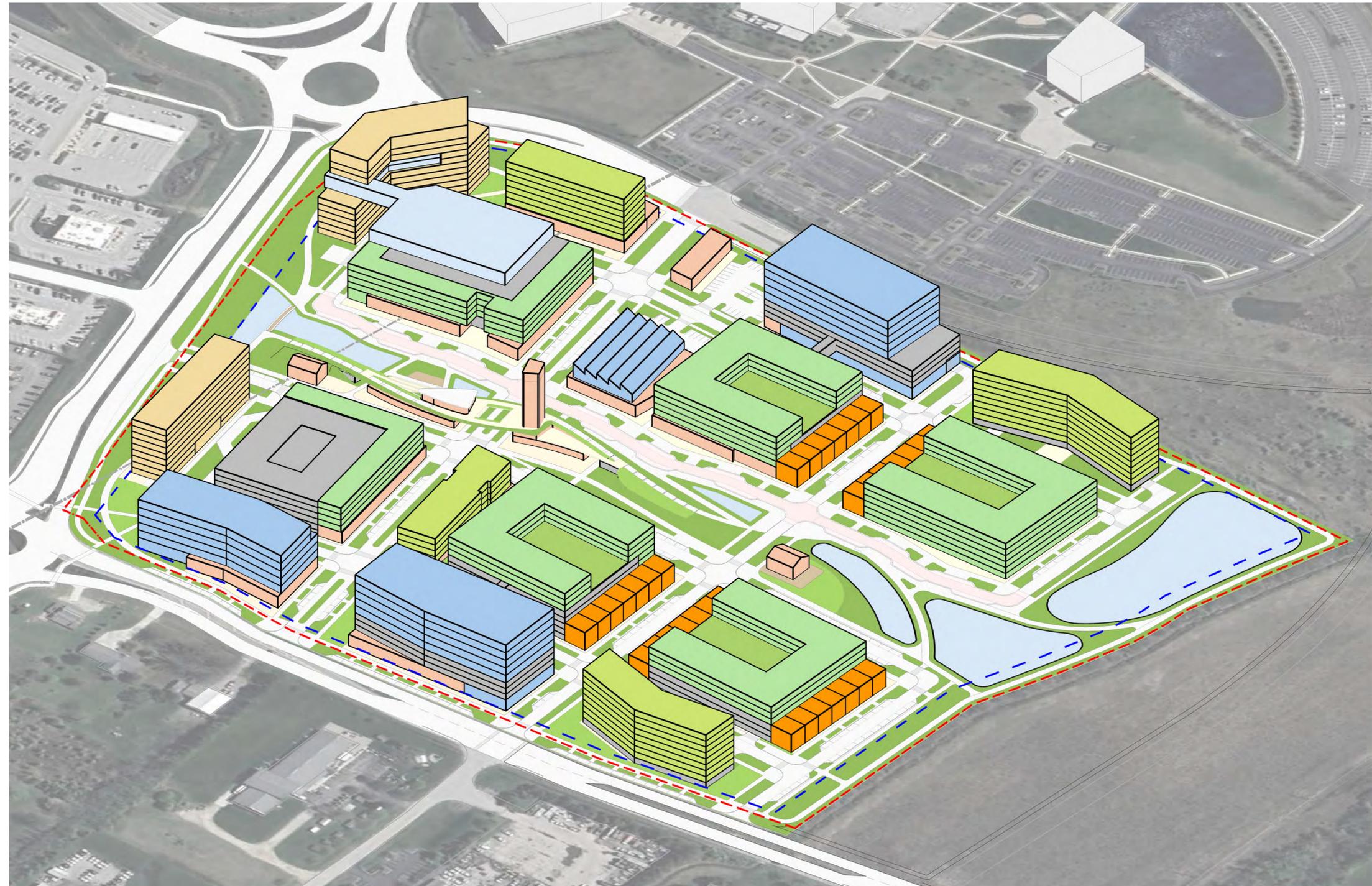


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The plan includes a grid of walkable streets and short blocks with connections to regional recreation corridors.

Street Grid

The street network will achieve the City of Dublin's Community Plan's goals for Mixed Use Center areas, utilizing a grid pattern, small building setbacks, mixed land uses, pedestrian-oriented retail and on-street parking. The street network will balance the need for quick and easy car access with the desire to create a safe and comfortable environment for cyclists and pedestrians.

The blocks are designed from street to street for the purpose of creating a humanscaled walkable environment. In the case where there are longer blocks, a mid-block pedestrian connection will be provided.

Main entrances into the neighborhood have been identified on the map to the right. Urban design and architectural expression in these areas will create a sense of arrival, define boundaries of the neighborhood, and enhance the area's identity.

161 / COSGRAY / UNIVERSITY BLVD
STREETSCAPE TO MATCH THOROUGHFARE PLAN

NORTH STREET
WIDE RETAIL WALKS, STREET PARKING TYPICAL, PLANTED MEDIAN

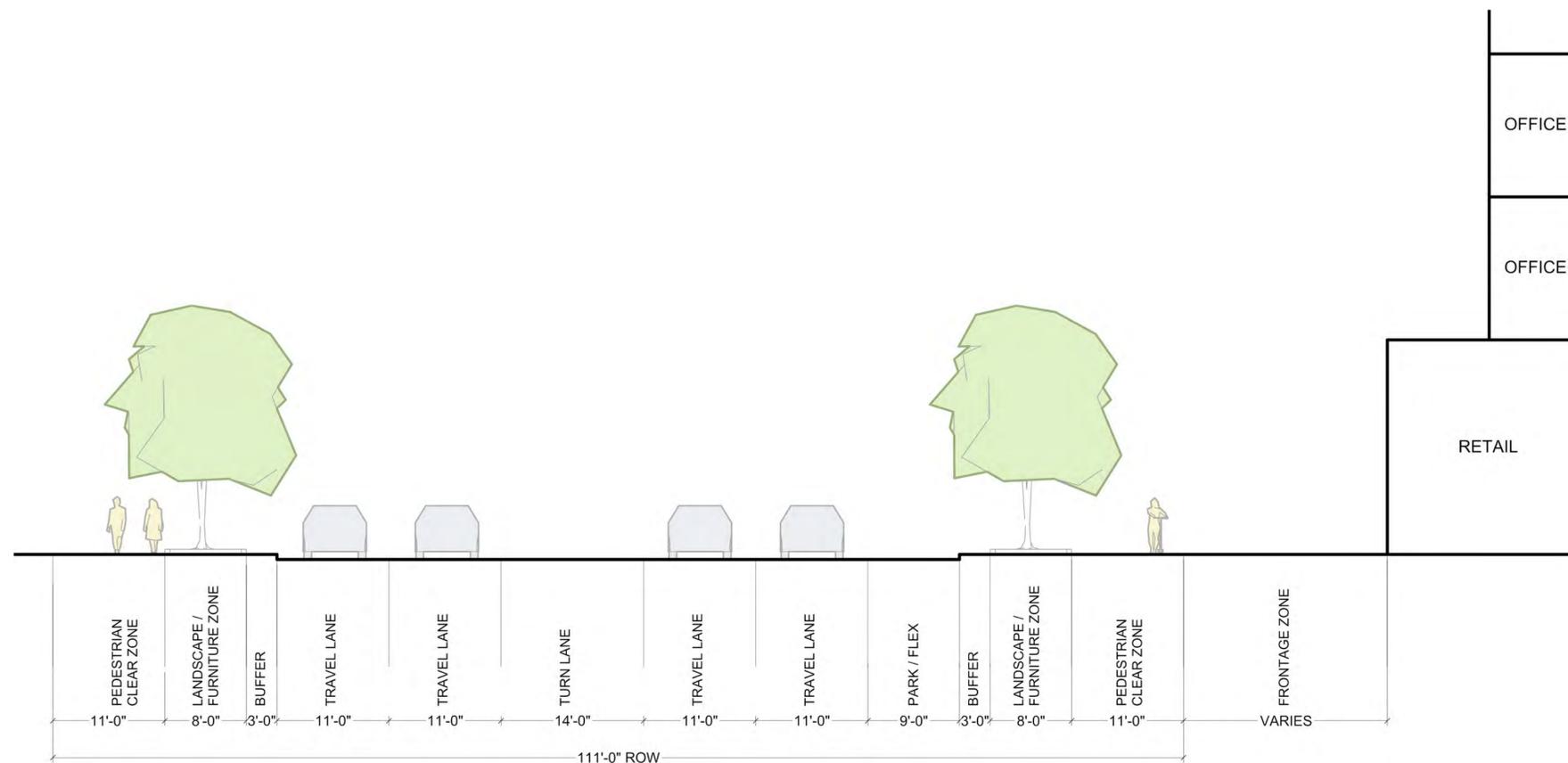
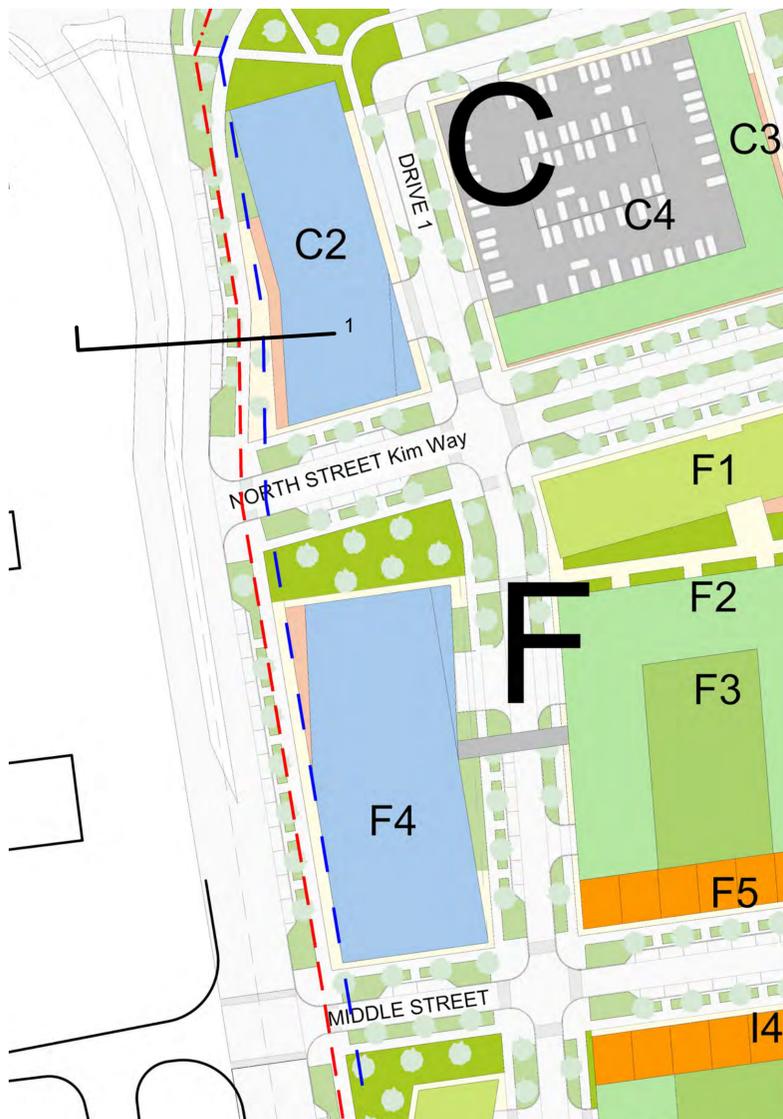
PARK AVE / LIVING STREET
WIDE RETAIL WALKS, STREET PARKING TYPICAL

SERVICE DRIVES
SERVICE AND GARAGE ENTRIES, MINIMAL PLANTING

MIDDLE / SOUTH STREETS
RESIDENTIAL FEEL, STREET PARKING TYPICAL

Note: Presented drawings are for planning purposes only. Preliminary design areas and heights subject to final development plan.



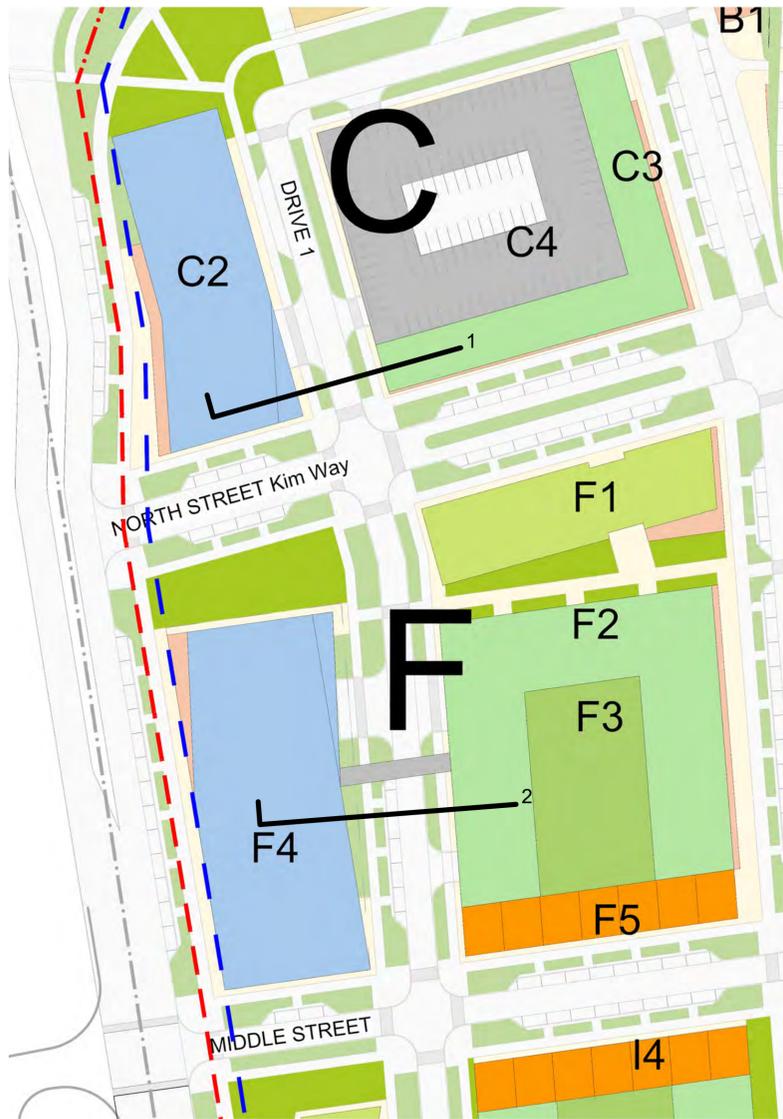


1. COSGRAY TYPICAL STREET SECTION



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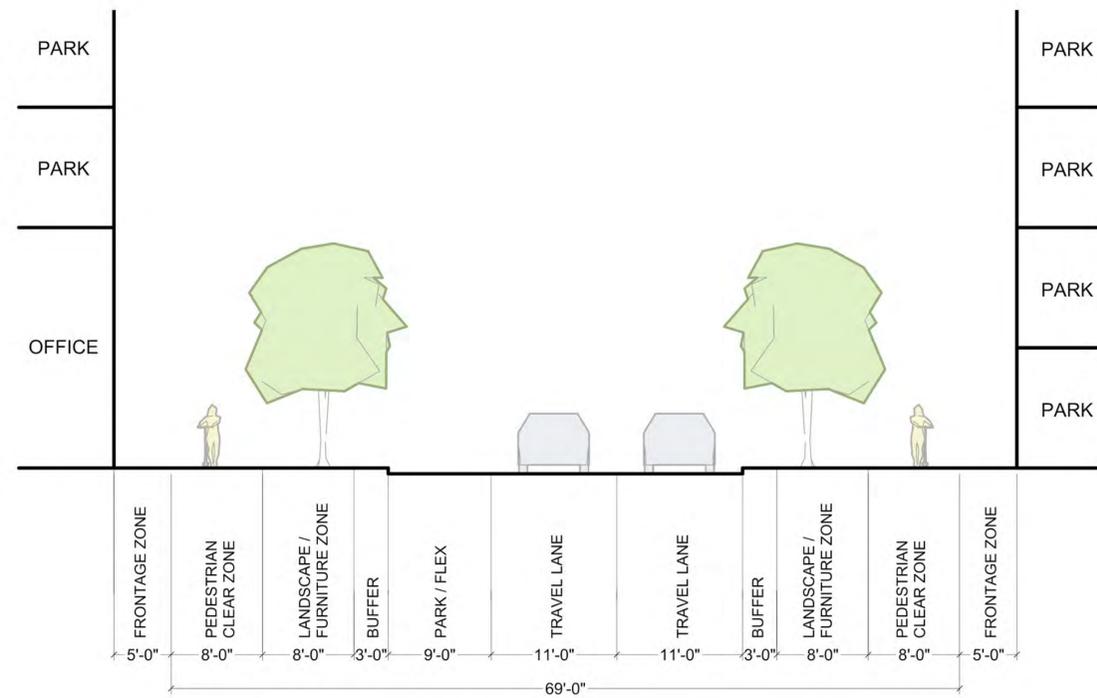
SITE DRAWINGS | DRIVE 1 TYPICAL STREET SECTIONS



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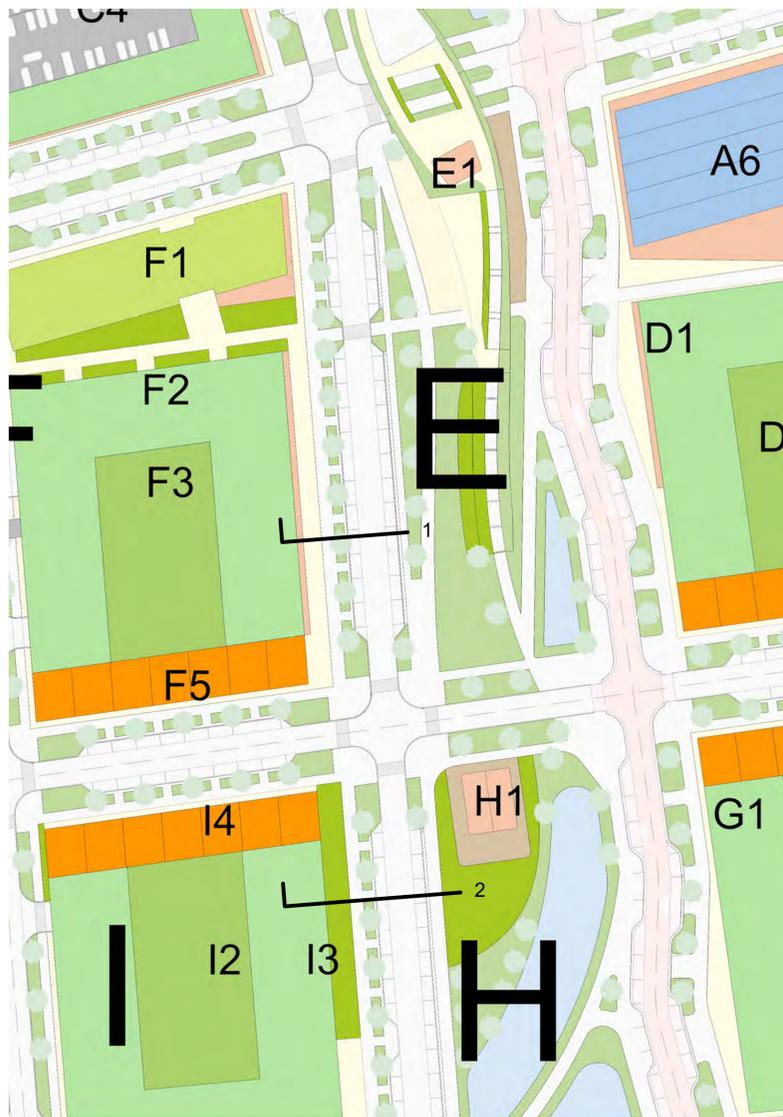


1. DRIVE 1 SECTION

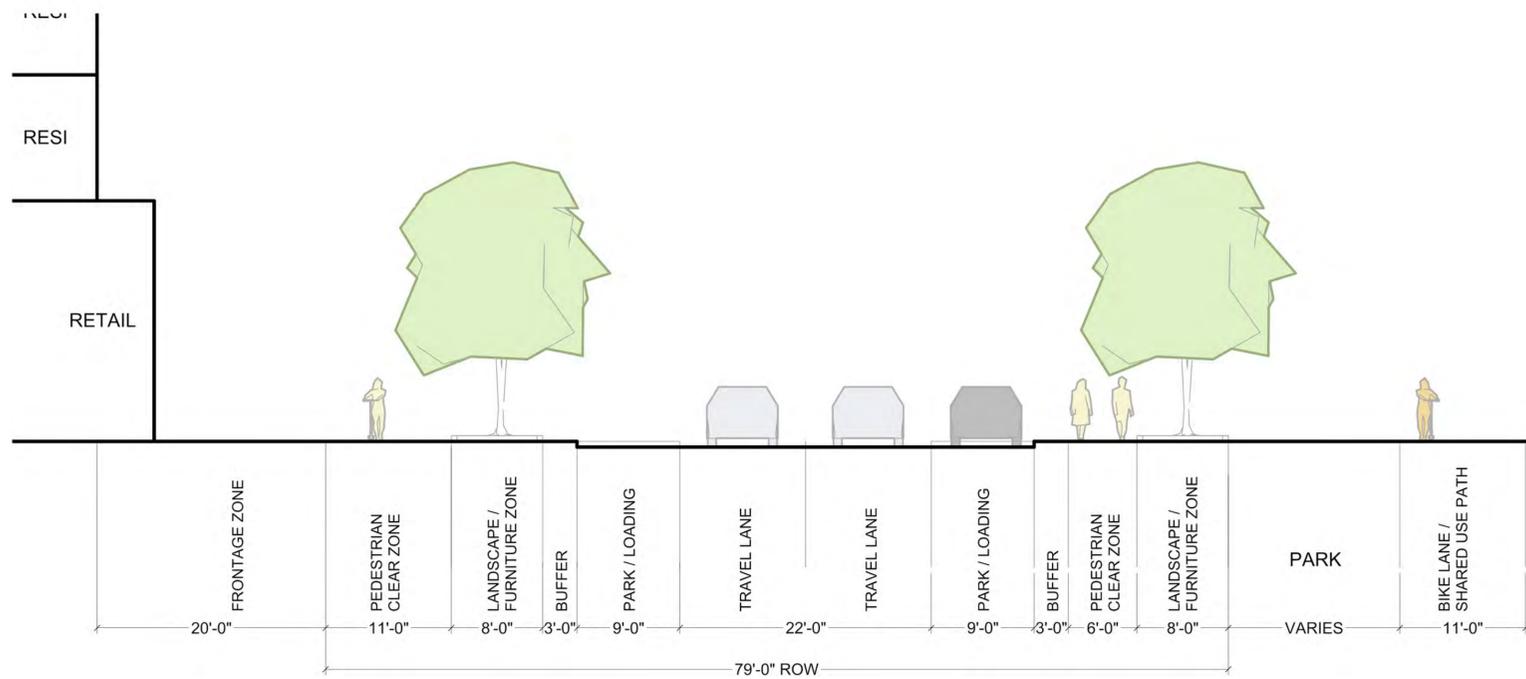


2. DRIVE 1 SECTION

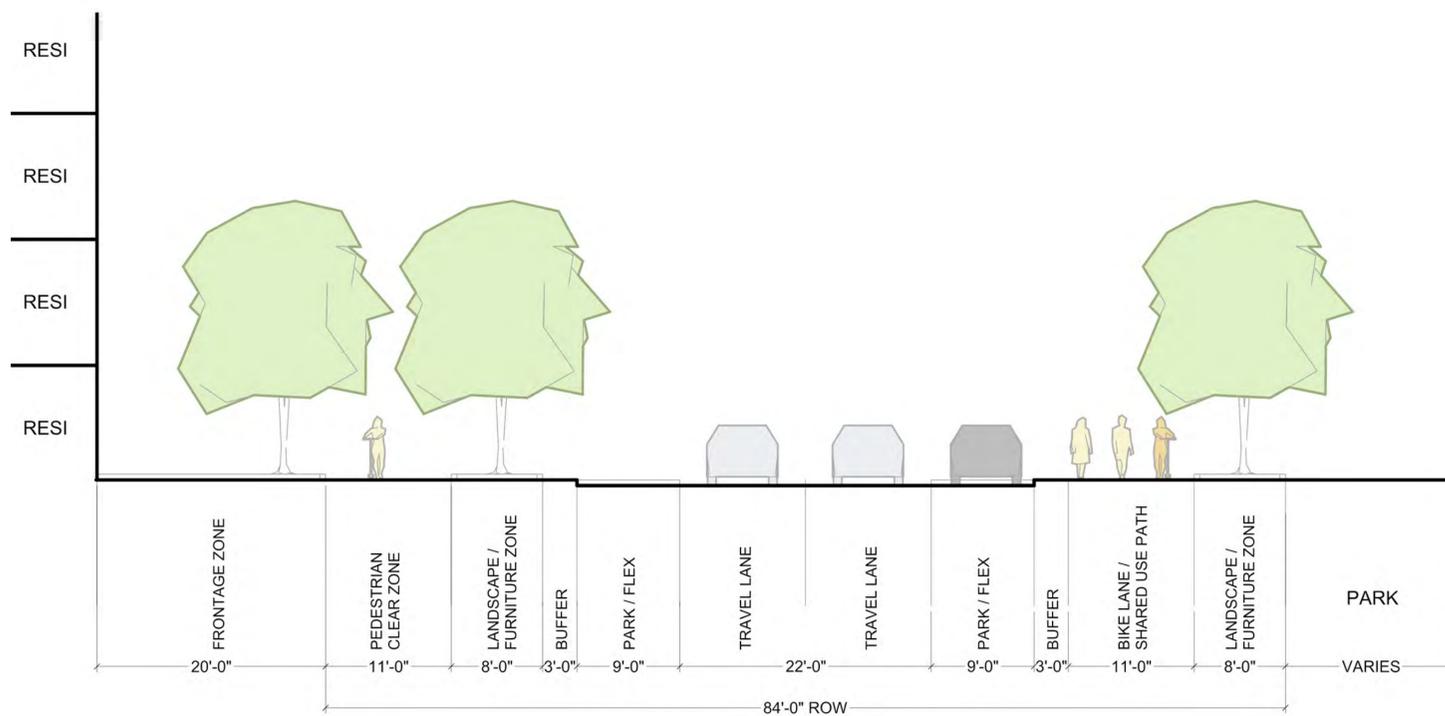
SITE DRAWINGS | PARK AVE TYPICAL STREET SECTIONS



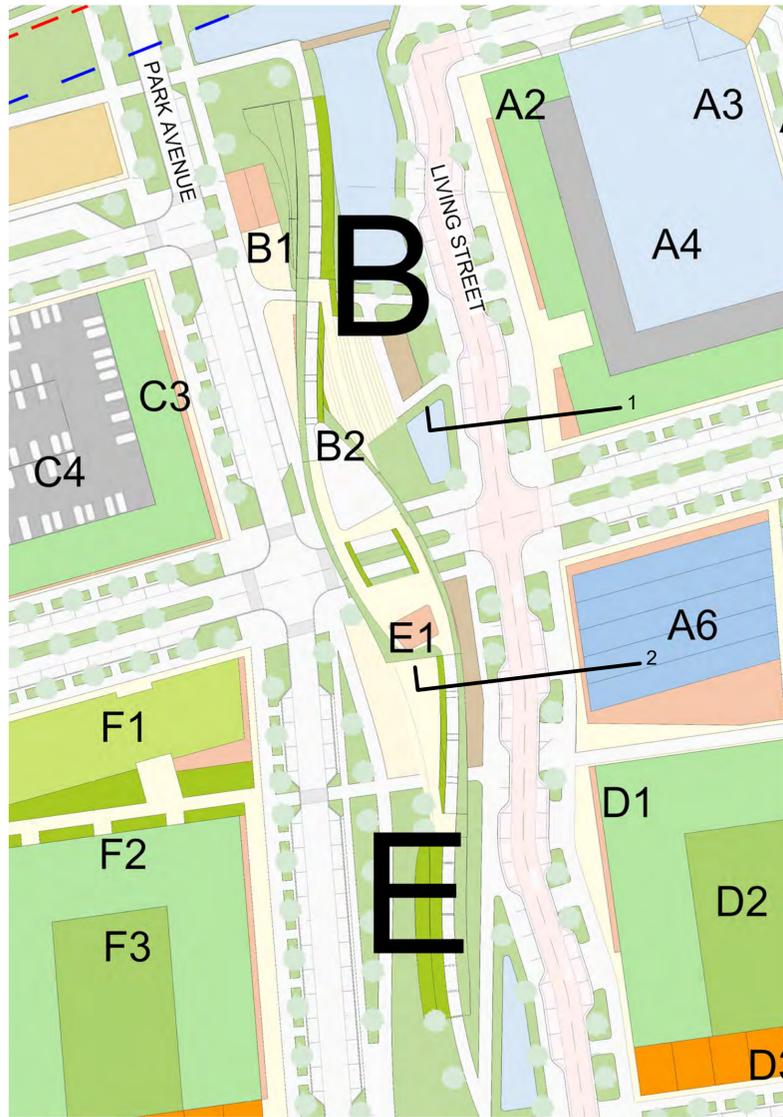
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1. PARK AVE SECTION



2. PARK AVE SECTION



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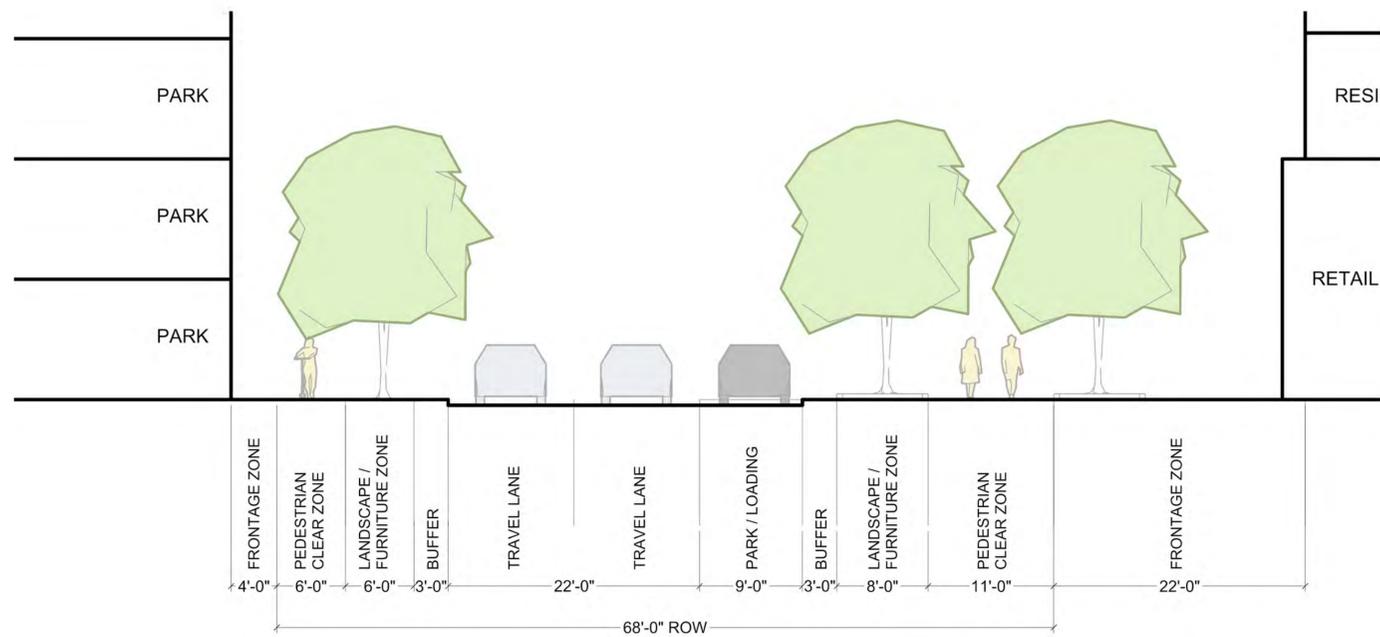
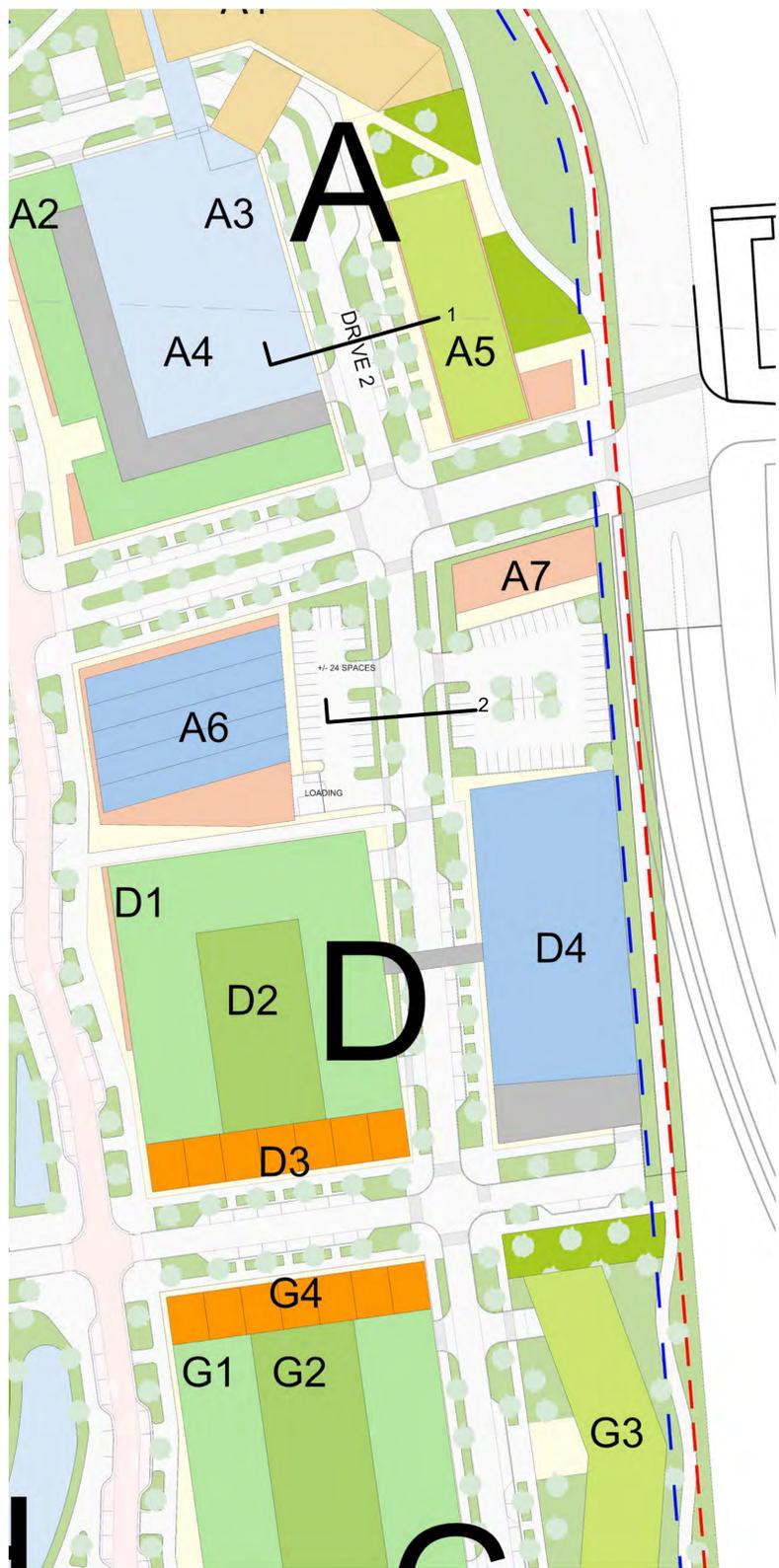


1. LIVING STREET SECTION

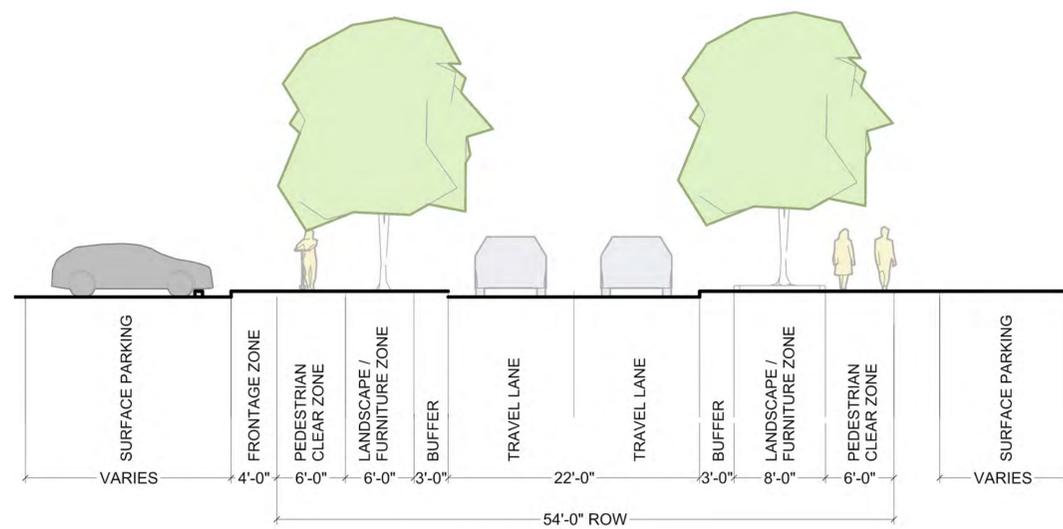


2. LIVING STREET SECTION

SITE DRAWINGS | DRIVE 2 TYPICAL STREET SECTIONS



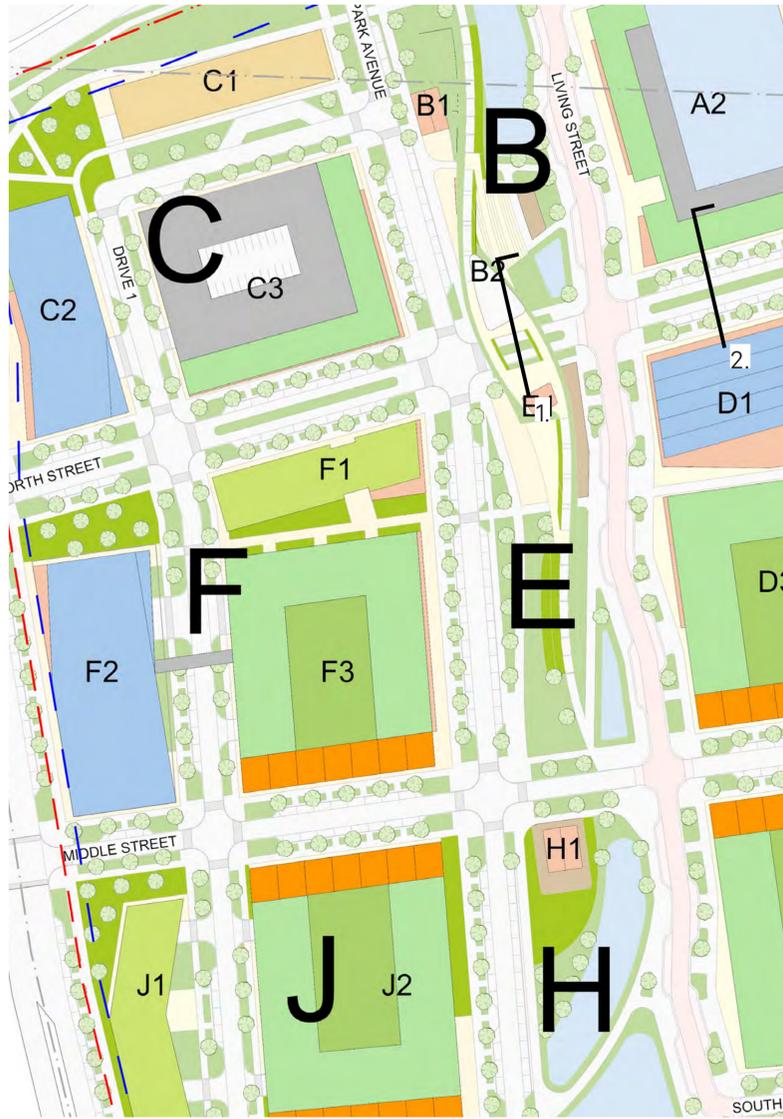
1. DRIVE 2 SECTION



2. DRIVE 2 SECTION

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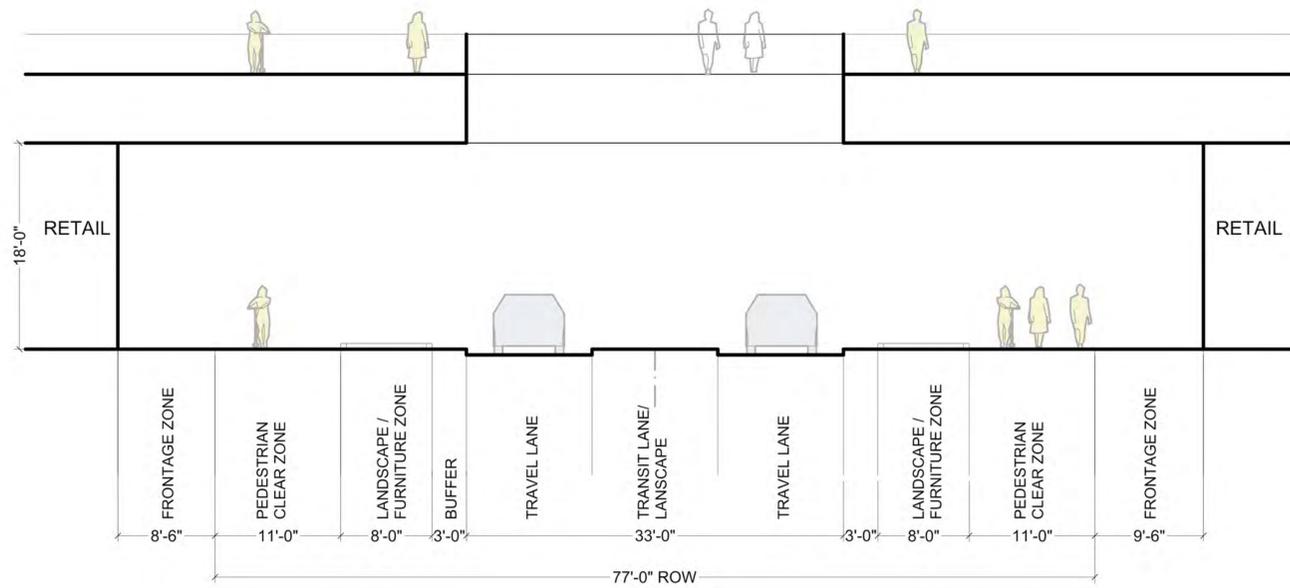
SITE DRAWINGS | NORTH STREET TYPICAL STREET SECTIONS



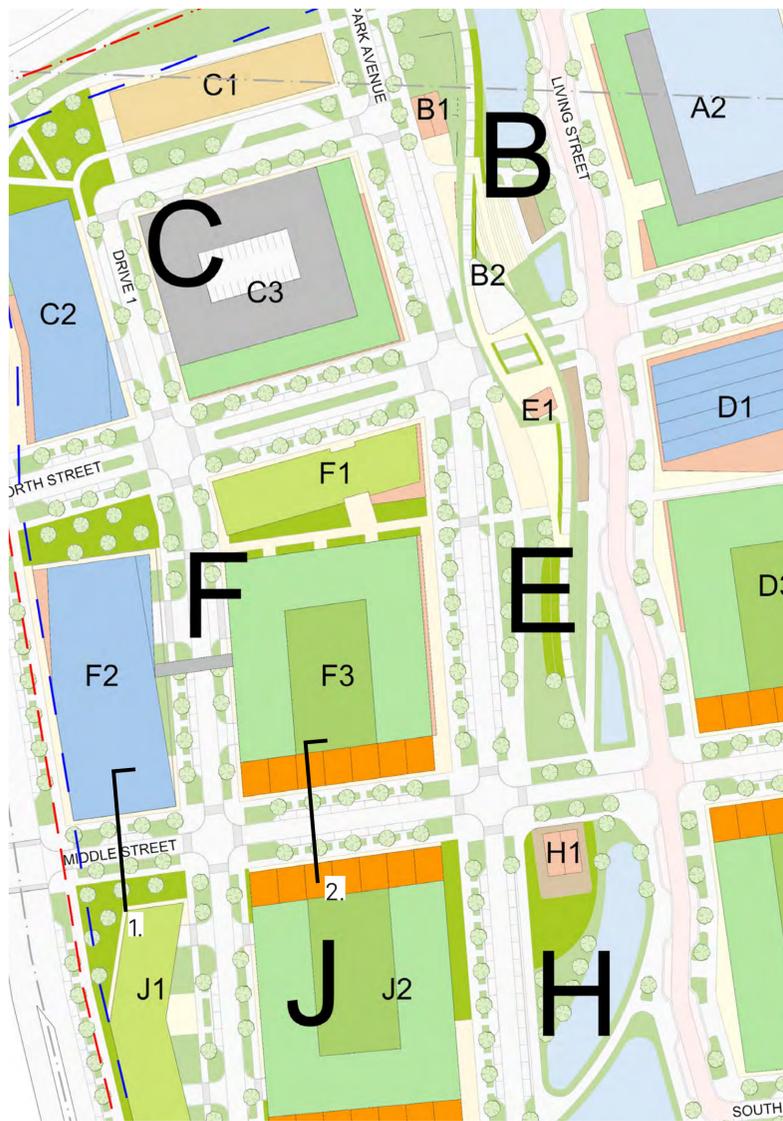
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1. NORTH STREET SECTION



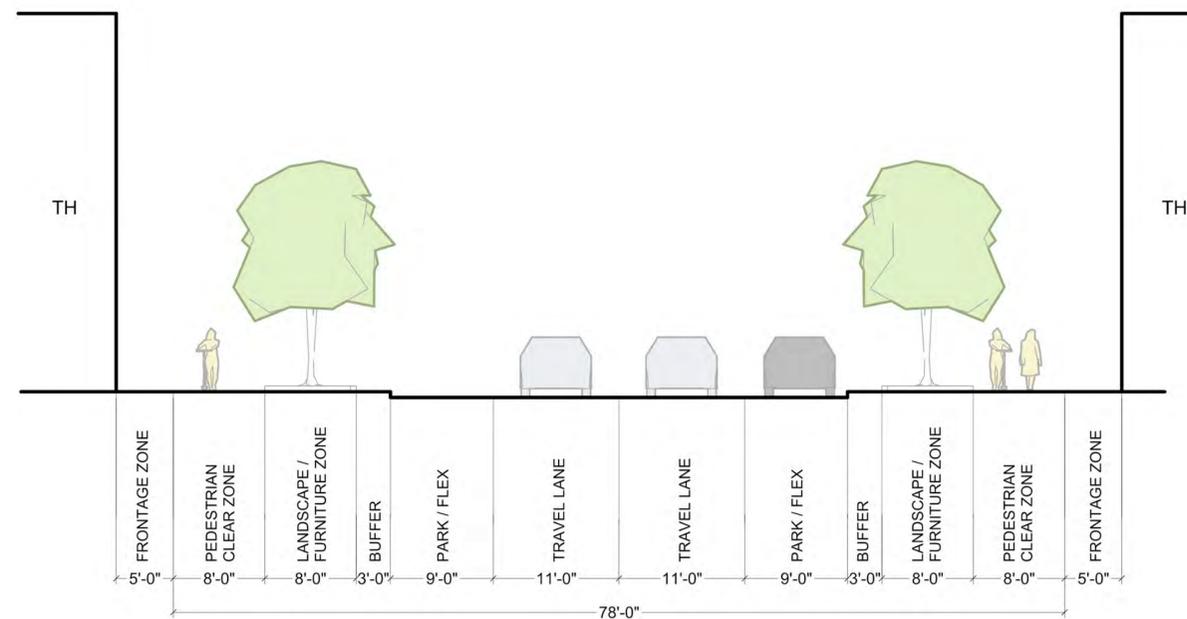
2. NORTH STREET SECTION - PEDESTRIAN BRIDGE



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1. MIDDLE STREET SECTION

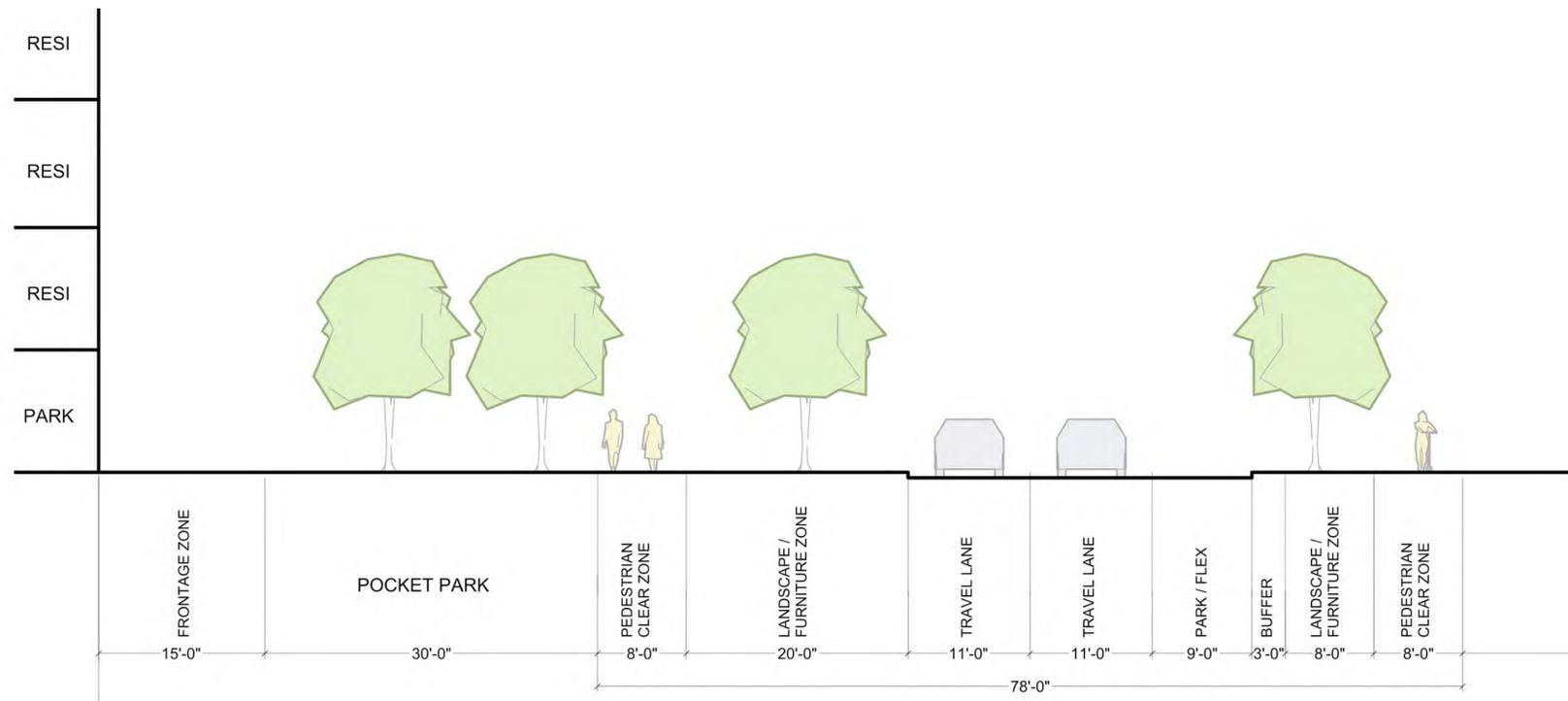


2. MIDDLE STREET SECTION

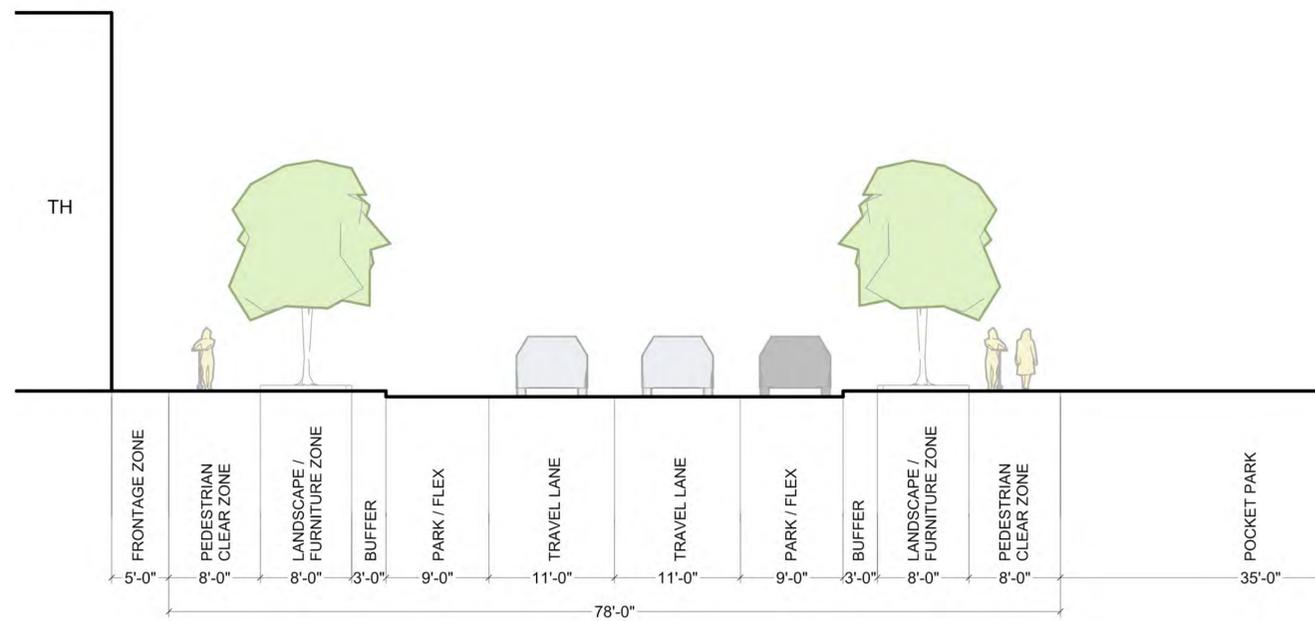
SITE DRAWINGS | SOUTH STREET TYPICAL STREET SECTIONS



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1. SOUTH STREET SECTION

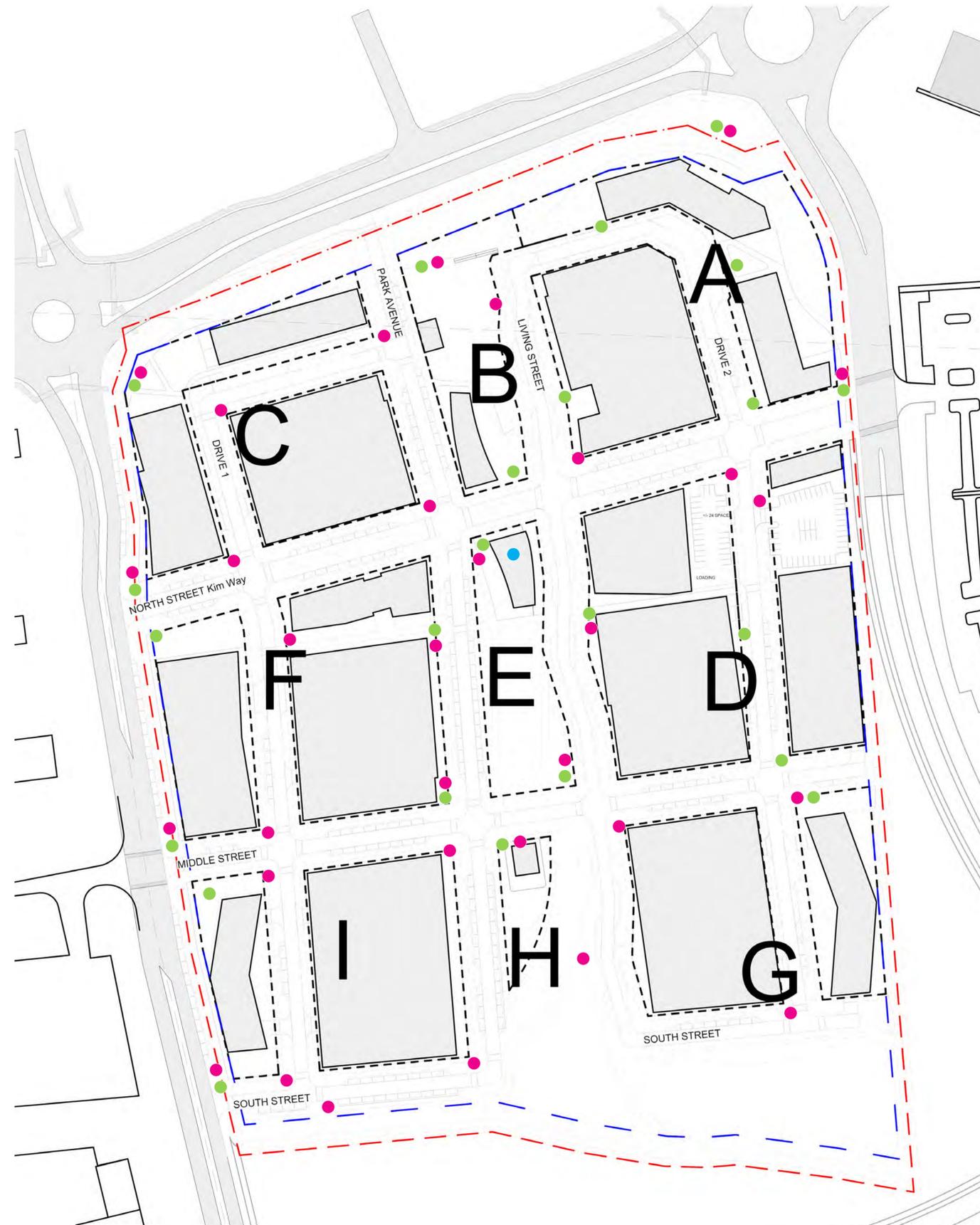


2. SOUTH STREET SECTION

- **A FREESTANDING | GROUND MONUMENT SIGN**
 - MAXIMUM HEIGHT: TEN (10) FEET
 - MAXIMUM SQUARE FEET: ONE HUNDRED (100)

ASSUME UP TO 2 PER INDIVIDUAL LOT AVERAGE
- **B FREESTANDING | DIRECTIONAL ENTRANCE SIGN**
 - ONE (1) FREESTANDING SIGN PER STREET FACE PER ENTRANCE
 - MAXIMUM HEIGHT: FOUR (4) FEET
 - MAXIMUM SQUARE FEET: SIX (6)

ASSUME UP TO 2 PER INDIVIDUAL LOT AVERAGE
- **C *VIDEO SIGN**
 - ONE (1) EXTERIOR VIDEO DISPLAY FOR ENTIRE DEVELOPMENT
 - POTENTIAL HEIGHT EXCEPTION REQUIRED FOR 60'-0" MAX ABOVE GRADE



* ALL SIGNAGE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AND FURTHER DEVELOPMENT

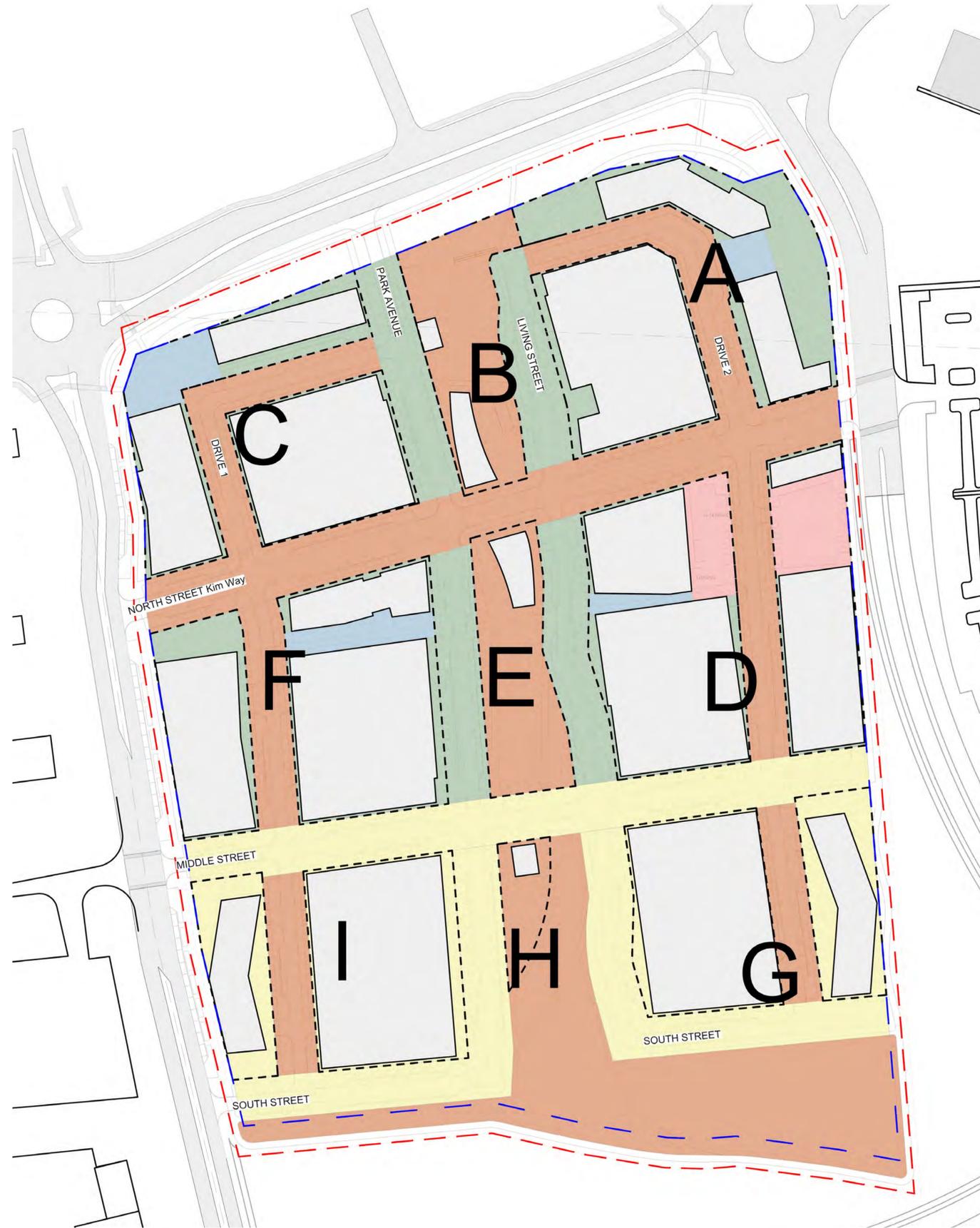
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COLUMN LIGHT



BOLLARD LIGHT



ACTIVITY LIGHT



RESIDENTIAL LIGHT



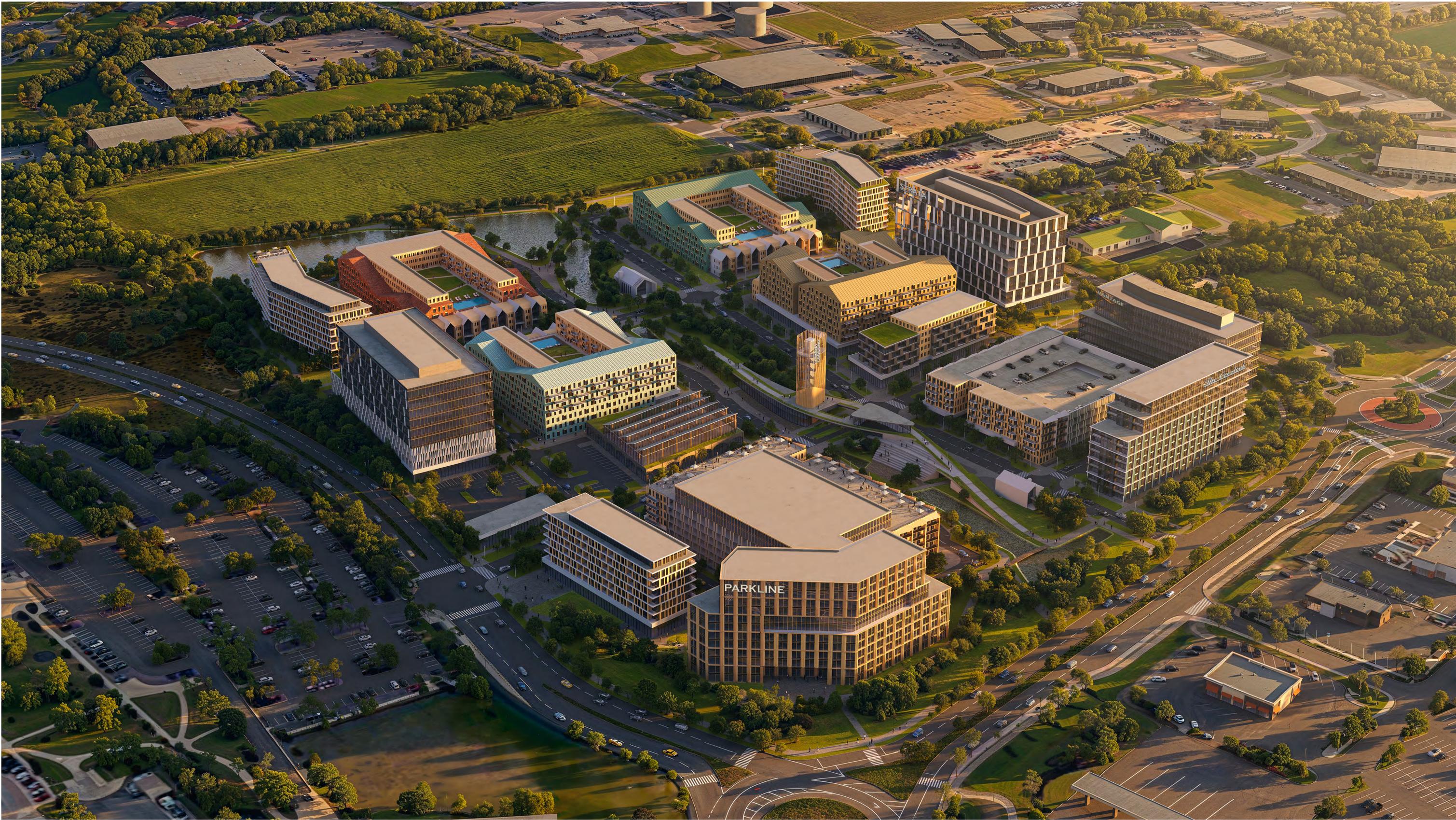
PARKING LIGHT

LIGHTING CHARACTER

**ACTUAL FIXTURE TYPES ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION AND FURTHER DEVELOPMENT.
 **BUILDING LIGHTING NOT SHOWN IN DOCUMENT. WILL BE PROVIDED WITH THE APPROVAL OF EACH INDIVIDUAL BUILDING.

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SITE DRAWINGS | AERIAL VIEW FROM NORTHEAST



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