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Dublin ready to welcome more than 4,000 homes

San Francisco Business Times - by [Blanca Torres](#)

In the midst of a national housing bust, the city of Dublin is preparing for a housing boom, with 4,000 approved units, and hundreds more proposed. Close to 800 of those units will be rental.

Unlike its neighbors Pleasanton, Livermore and San Ramon, where much of the available land has been built out, Dublin still has substantial areas prime for residential development.

“Single family seems to be very hot right now,” said Linda Maurer, Dublin’s economic development director. “The Tri-Valley offers great schools, great parks, great quality of life and very little single family is being built here. Other cities have less housing to offer than Dublin.”

The residential market for single family homes and condos is weak nationwide, but buyers have been snapping up new homes in Dublin.

KB Home has one unit left in its 40-unit Cantara Place at Positano, which offered three to four bedroom homes ranging from 1,757 to 2,336 square feet starting at \$653,000.

“Different submarkets perform differently, but the lack of new homes in the Tri-Valley has helped sales,” said Craig LeMessurier, a KB spokesman.

The thousands of units planned vary from high-density multifamily near BART to expansive luxury homes in pockets throughout Dublin, which spreads out east to west on the northern side of Interstate 580.

In the downtown area, the city projects about 1,300 new housing units. That includes two developments that are already entitled: **Essex Property Trust**’s 308-unit apartment site and **AMB Property Corp.**’s 309-unit plan that is part of a mixed-use redevelopment project.

Palo Alto-based Essex took over the site last year after the property had gone into foreclosure and is in the process of pulling construction permits.

Another developer, D.R. Horton, just entitled two different sites: a 105-unit condo project called Esprit at Dublin Station, near the East Dublin/Pleasanton BART station, and 68 single family detached homes on 158 acres called Cortona in the Positano neighborhood.

Positano, on the far east side of the city, is a master-planned area that has various subdivisions that will total more than 1,000 homes when fully built out.

Some projects are years away from completion, but developers are looking to bring projects online when the market improves, said Jeff White, senior development director with of AvalonBay.

White’s firm is working on entitlements for a 486-unit project near the BART station and adjacent to a 305-unit project AvalonBay completed in 2008.

“(Dublin) has been one of the softer markets over the last couple of the years in the Bay Area,” he said. “But, rents have stabilized and we expect it to be more of an upward tick.”



Blanca Torres covers East Bay Real Estate for the **San Francisco Business Times**.

Contact her at btorres@bizjournals.com or (415) 288-4960.

Read her blog postings at [Bay Area BizTalk](#).



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AvalonBay expects the Dublin market to improve, says Jeff White.

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