

Developer: Stavroff

Project Description: Located at the Northwest corner of Dublin Village, the subject property is bordered by Village Parkway to the West and Tuller Road to the North. The proposed project consists of 284+/- market-rate rental apartment units. The project includes two four-story buildings that may or may not be phased depending on market conditions at the time of development. As part of the apartment project, Stavroff is proposing to demolish 70,000 sf of commercial space located to the North of Dublin Village to construct the apartment building to the East (Phase II). There are multiple proposed public infrastructure items such as the extension of McCune Avenue, and the installation of two public North-South roads (to be later named) running parallel to apartment building to the East.

Both buildings include a podium parking garage, and thus due to the slope of the site, will sit almost entirely below grade and provide residents with security, safety, and ease of access to their apartment unit. In contrast to the previous Concept Plan submitted by Stavroff in December of 2022, the current project meets code to the best of developer's knowledge, regarding the massing and scale of the buildings, block lengths, open space requirements, the public road network as prescribed by the Bridge Street code, and compatibility with adjacent uses.

Unit Count: 284+/-

Parcel Size: +/- 6 AC

Du/Ac: 47.5

Parking Requirement Per Bridge Street Code: 337

Parking Provided: 360