

**COHATCH RIVERVIEW VILLAGE  
CONCEPTUAL REVIEW  
02.14.2024**

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## Welcome to Riverview Village! COhatch's new National Headquarters is a one-of-a-kind coworking and entrepreneurship community.

Visible from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street, Riverview Village will be a new anchor for Historic Dublin.

The Riverview Village project comprises a combination of restored historic homes, a ground-up new build, and several outdoor experiences. The main goal is to revitalize the underused riverfront area by creating a modern-day village where innovative start-ups, growing small businesses, freelancers, non-profits, and hybrid companies meet and engage the community.

Building upon the popularity of the current COhatch Dublin and North High Brewing on North Street, Riverview Village will bring the community and activities even closer to the riverfront. The historic homes of 62, 53, 45 and 37 N Riverview St will be fully restored. The latter three homes will become private office suites with their front porches rebuilt and improved. Facing Riverview, these porches will help enliven the streetscape of North Riverview St. In the public-right-of-way to the north of 53 N Riverview, a new public plaza will become the heart of the Village. This plaza will encourage meaningful community engagement through arts and craft fairs, makers markets, start-up pitch competitions, public entertainment, and more to be hosted in Historic Dublin.

With the best view of the Link Bridge, 62 N Riverview St, commonly called the red house, will become an original cocktail and café concept open to the public. Two new staircases off N Riverview St will be constructed for the community to access the new Riverside Crossing Park designed by MKSK. These large steps, landings, and decks will connect the park, the red house, and the new COhatch building to the south. Outdoor patios and pergolas will be built to allow for the immersive experience of nature throughout the year. An ADA-accessible route will be created through the new COhatch building to the outdoor decks so that all can enjoy such experiences.

The new COhatch building is proposed along the east side of N Riverview St. A total of 14,000 square feet of office and meeting space will be available, with the building designed to acknowledge the intimate scale and style of Historic Dublin. Stone and wood are chosen as primary building materials for their natural beauty. The multiple gable roofs and stone-clad chimneys will help break up the massing and create an undulating roof-line that fits well with the surrounding structures of the historic district. In between this new building and the red house, the current stairs going down east to the river will be widened. This provides access connecting the new COhatch building, the lower deck of the red house, and eventually the public landings to the north of the red house. With the two newly constructed staircases and the expanded old staircase, the community and COhatch members will be able to meander through the woods and the outdoor spaces, which are not accessible to the public currently. These will result in a highly walkable and connected Village.

The Riverview Village will be pedestrian-friendly. Brick-paved sidewalks are proposed not only on N Riverview St, Wing Hill Lane and N Blacksmith Lane, but also between the historic homes so visitors can move through the village easily. Limited parking spaces are proposed along N Blacksmith Lane for convenience and ample bike parking will be provided.

The Riverview Village presents an extraordinary opportunity for Dublin to expand its historic district, restoring and revitalizing the soul of this beloved neighborhood.



LOT 110  
0.112 AC. (SURVEY)  
53 N RIVERVIEW ST  
PID: 273-000098

(B)  
CITY OF DUBLIN  
I.N. 202110220192993  
LOT 114  
0.122 AC. (SURVEY)  
45 N RIVERVIEW ST  
PID: 273-000073

(C)  
CITY OF DUBLIN  
I.N. 202110220192993  
LOT 113  
0.160 AC. (SURVEY)  
37 N RIVERVIEW ST  
PID: 273-000042

CITY OF DUBLIN  
I.N. 201312190207718  
3.506 AC. (TAX)  
PID: 273-012538

L1: N81°36'27"E 18.80'  
L2: N25°10'17"W 21.96'

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62 N RIVERVIEW ST  
PID: 273-005565

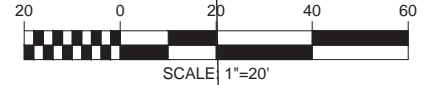
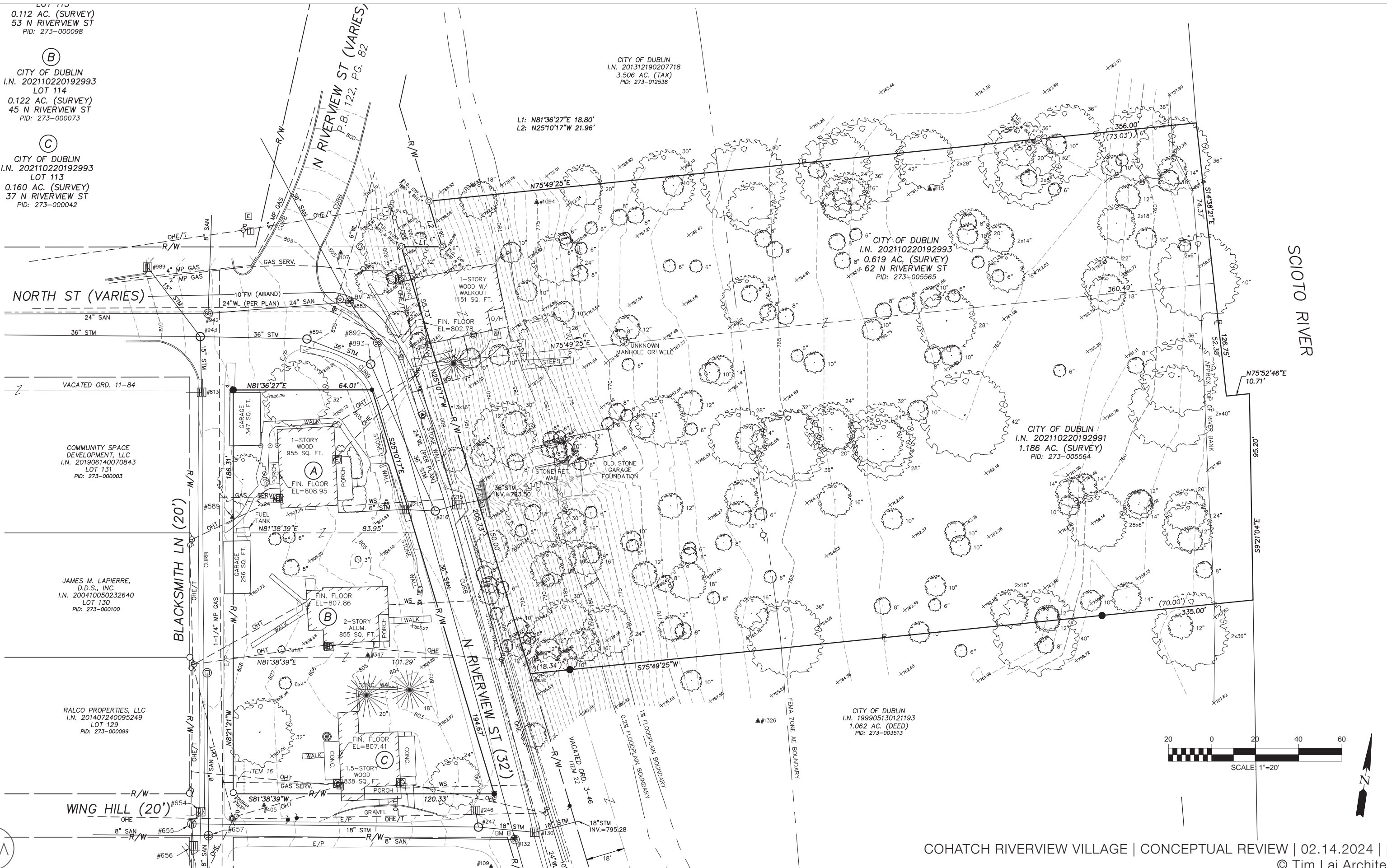
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1.062 AC. (DEED)  
PID: 273-003513

COMMUNITY SPACE  
DEVELOPMENT, LLC  
I.N. 201906140070843  
LOT 131  
PID: 273-000003

JAMES M. LAPIERRE,  
D.D.S., INC.  
I.N. 200410050232640  
LOT 130  
PID: 273-000100

RALCO PROPERTIES, LLC  
I.N. 201407240095249  
LOT 129  
PID: 273-000099



37 N RIVERVIEW ST



37 N RIVERVIEW ST



45 N RIVERVIEW ST



45 N RIVERVIEW ST



53 N RIVERVIEW ST



53 N RIVERVIEW ST

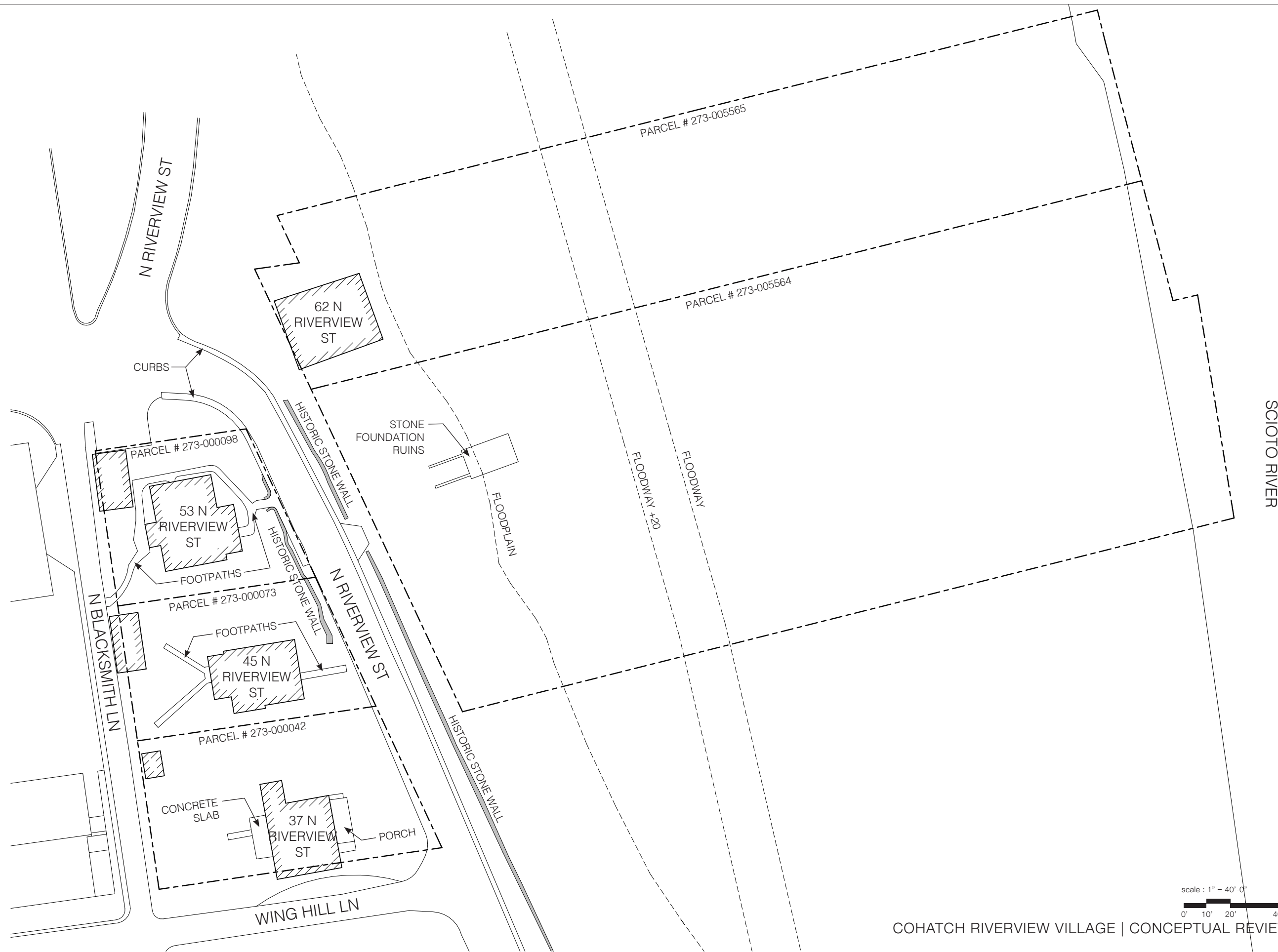


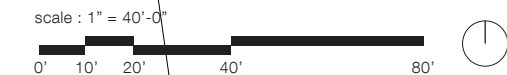
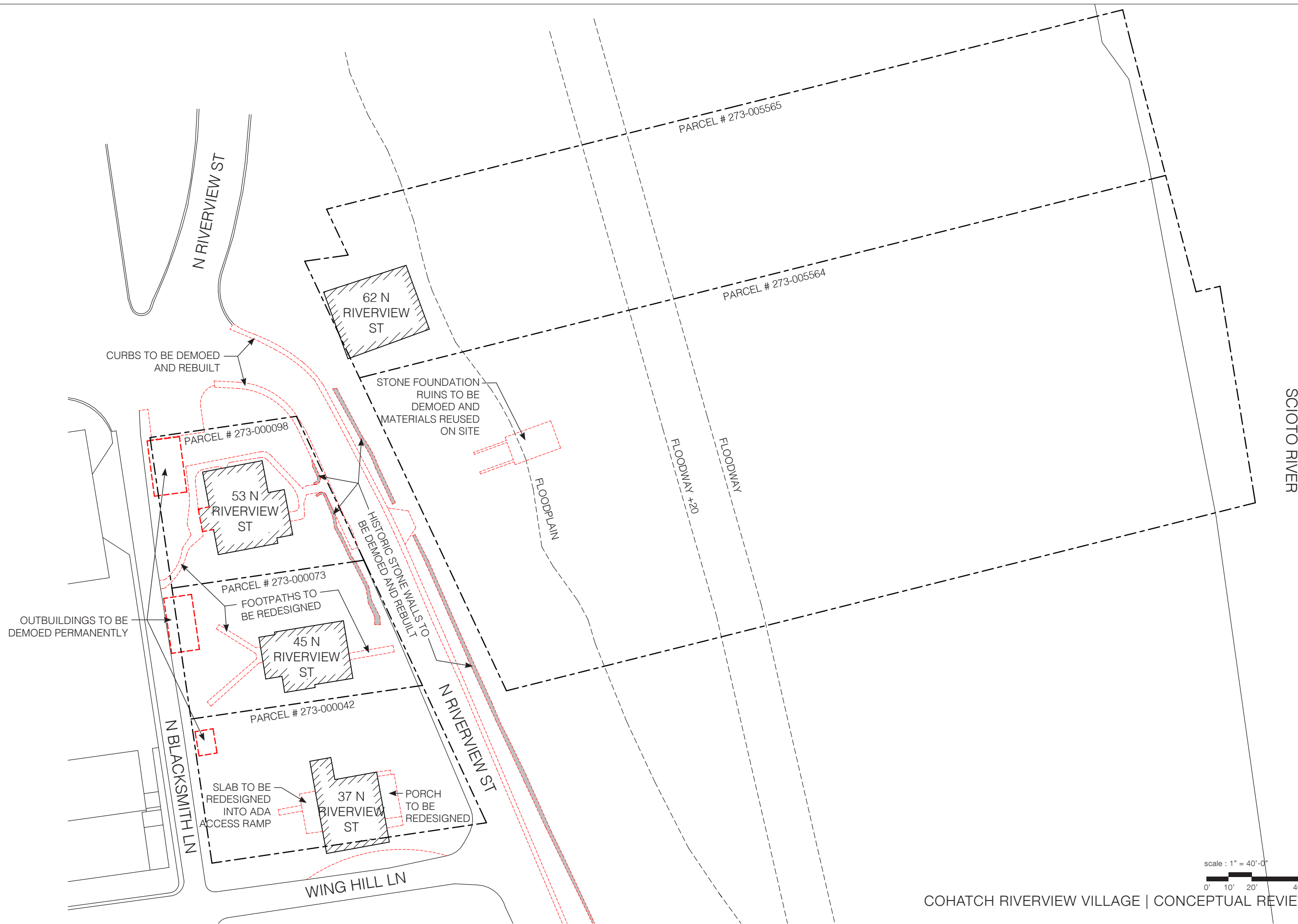
62 N RIVERVIEW ST



62 N RIVERVIEW ST





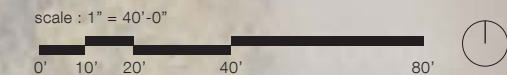


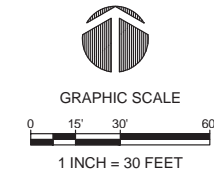




LEGEND

- BAR & RESTAURANT SPACE
- OFFICE & MEETING SPACE
- RESTORED HISTORIC WALL
- PARKING
- BRICK HARDSCAPE
- CEMENT HARDSCAPE
- WOOD DECK





## DUBLIN - RIVERVIEW VILLAGE DEVELOPMENT

## CITY OF DUBLIN OHIO

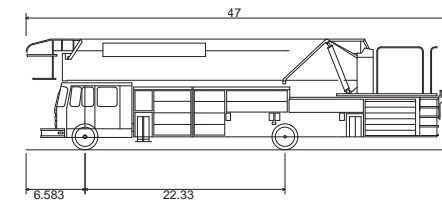
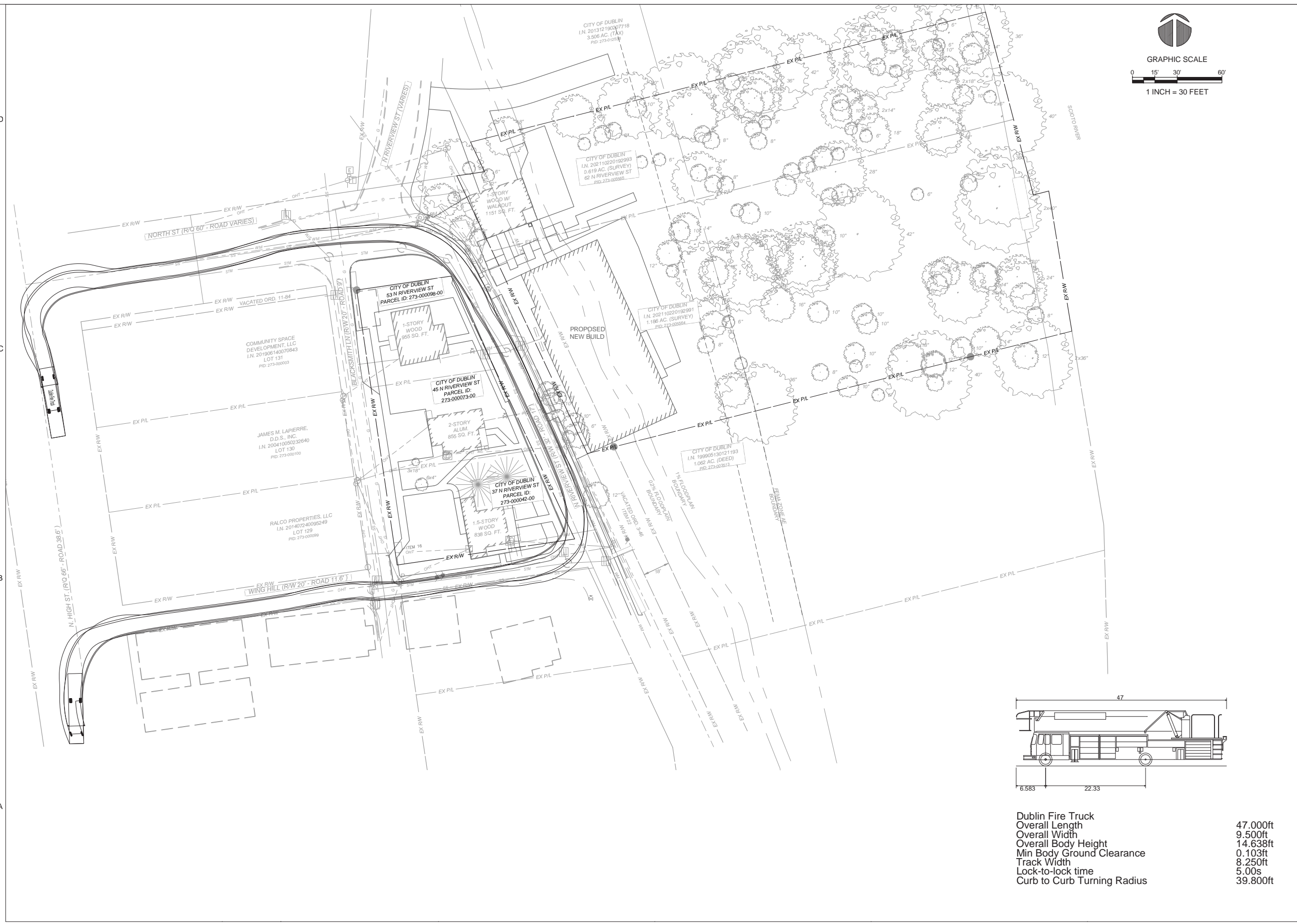
TAG	ISSUED	DATE
A	AUTOTURN EXHIBIT	01/10/24
B	AUTOTURN EXHIBIT	02/13/24

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DRAWN BY ABJ  
 CHECKED BY BL  
 CLIENT PROJ NO.  
 OSBORN PROJ NO. J20220724.000

### AUTOTURN EXHIBIT

DRAWING NO.  
**1**



Dublin Fire Truck  
 Overall Length 47.000ft  
 Overall Width 9.500ft  
 Overall Body Height 14.638ft  
 Min Body Ground Clearance 0.103ft  
 Track Width 8.250ft  
 Lock-to-lock time 5.00s  
 Curb to Curb Turning Radius 39.800ft

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 Concha, Angela



# Zoning Code Analysis & Lot Coverage Calculation

**37 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf) *	7,000
Lot Width (ft) *	63.2
Impervious Area (sf)	2,550
Lot Coverage	36.4%

Front Yard Setback (ft)	28.5
North Side Yard Setback (ft) *	25.3
South Side Yard Setback (ft) *	-2
Rear Yard Setback (ft) *	48.5

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	1,130
Total Parking Required	3

\* Existing Condition

**45 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf) *	5,330
Lot Width (ft) *	57.4
Impervious Area (sf)	2,550
Lot Coverage	47.8%

Front Yard Setback (ft) *	21.2
North Side Yard Setback (ft) *	24.7
South Side Yard Setback (ft) *	5.5
Rear Yard Setback (ft) *	34.6

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf) *	915
Total Parking Required	3

\* Existing Condition

**53 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf) *	4,900
Lot Width (ft) *	66
Impervious Area (sf)	2,850
Lot Coverage	58.2%

Front Yard Setback (ft) *	19.8
North Side Yard Setback (ft) *	17
South Side Yard Setback (ft) *	12
Rear Yard Setback (ft) *	16.5

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf) *	1,130
Total Parking Required	3.0

\* Existing Condition

**62 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf) *	27,000
Lot Width (ft) *	74.5
Impervious Area (sf)	3,800
Lot Coverage	14.1%

Front Yard Setback (ft) *	0
North Side Yard Setback (ft) *	23.3
South Side Yard Setback (ft) *	11.2
Rear Yard Setback (ft) *	327.4

**Parking Requirement**

Parking Location	rear
Restaurant	10 per 1,000 SF
Gross Building Area (sf) *	2,270
Total Parking Required	23.0

\* Existing Condition

**PARCEL # 273-005564**

**Proposed Buildable Area**

Lot Area (sf) *	51,700
Lot Width (ft) *	147.3
Impervious Area (sf)	11,265
Lot Coverage	21.8%

Front Yard Setback (ft)	2.8
North Side Yard Setback (ft)	14.7
South Side Yard Setback (ft)	6.1
Rear Yard Setback (ft)	280.3

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	15,460
Total Parking Required	39.0

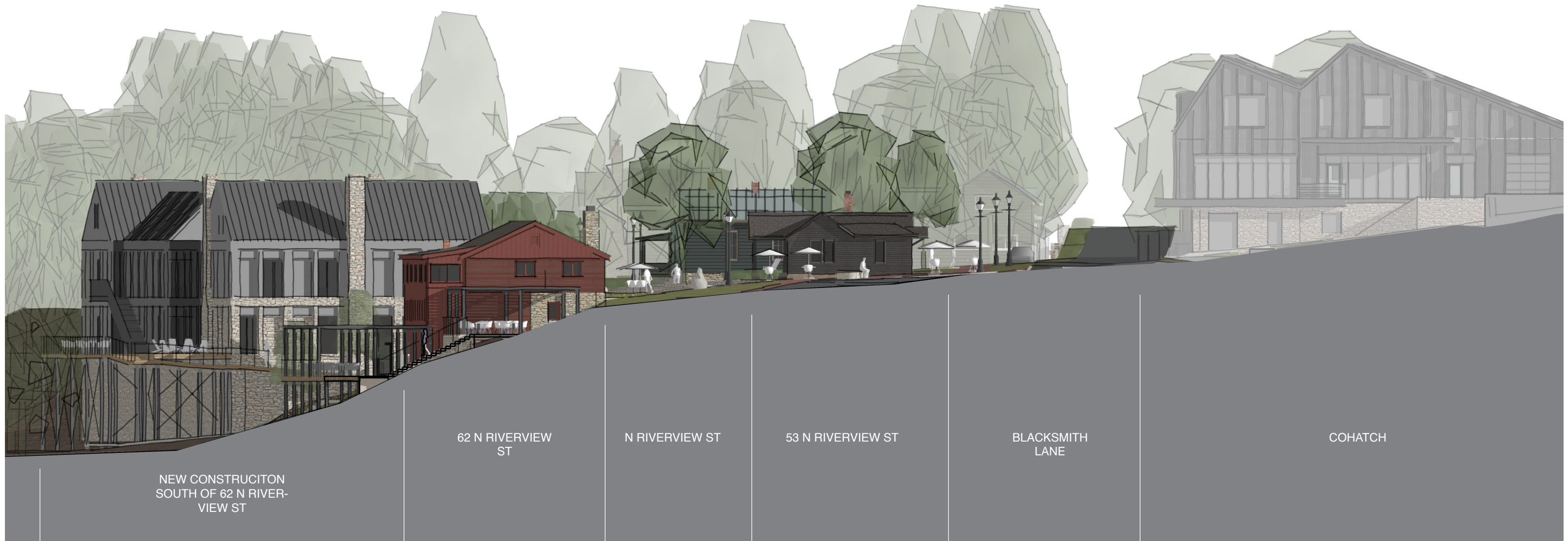
Site Total Parking Required 71.0

\* Existing Condition



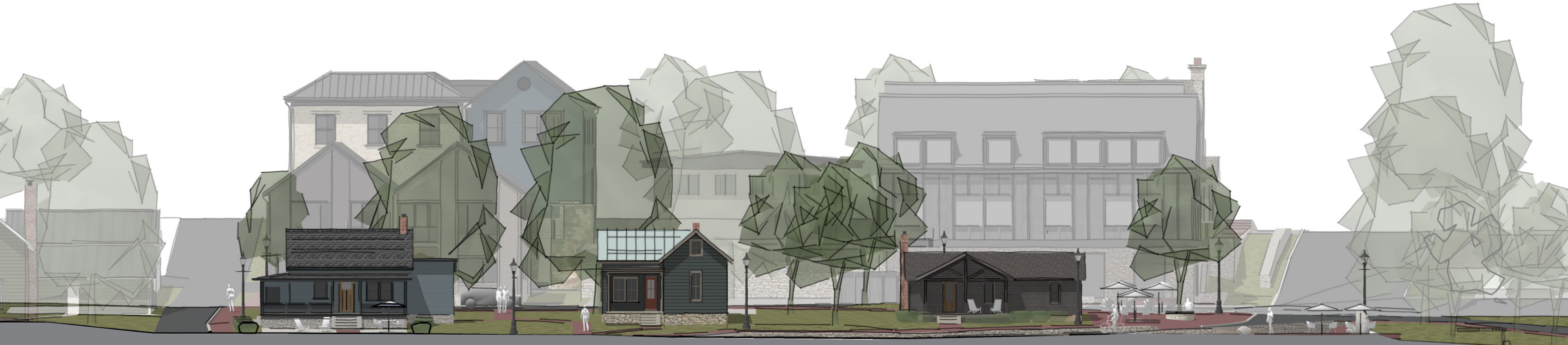






scale : 1" = 20'-0"

0' 5' 10' 20' 40'



WING HILL  
LANE

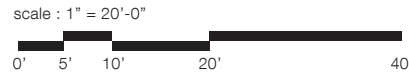
37 N RIVERVIEW  
ST

45 N RIVERVIEW  
ST

53 N RIVERVIEW  
ST

PUBLIC PLAZA

NORTH STREET





62 N RIVERVIEW ST

NEW CONSTRUCTION  
SOUTH OF 62 N RIVER-  
VIEW ST

scale : 1" = 20'-0"







NEW CONSTRUCTION  
SOUTH OF 62 N RIVER-  
VIEW ST

62 N RIVERVIEW ST

scale : 1" = 20'-0"





scale : 1" = 20'-0"  
0' 5' 10' 20' 40'



