

**COHATCH RIVERVIEW VILLAGE  
CONCEPTUAL REVIEW  
12.07.2023**

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

Viewable 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, new additions, a ground-up new build, and lots of 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 Riverview 62, 47 and 35 will be fully restored. Additions are proposed to the latter two homes to become meeting and community event spaces. Riverview 53 is proposed to be demolished because of its unusable footprint, 6"10" ceiling heights, and dilapidated status, making it uneconomical to be adapted for any new uses. Demolishing 53 Riverview will allow a new and welcoming entrance to the development, relieves the existing tight turn into Riverview, creates a temporary staging area for construction. This will help overcome many construction logistics challenges and make the redevelopment safer and faster. Most important, it will make space for a public plaza for meaningful community engagement such as art and craft fairs, makers market, start-up pitch competitions, public entertainment, and more to be hosted in Historic Dublin.

With the best view of the Link Bridge, Riverview 62, commonly called the red house, will become an original cocktail and café concept open to the public. A new staircase right off Riverview will be constructed for the community to access the new Riverside Crossing Park. These stone steps and occasional landings will connect the old red house to the new COhatch building to the south. Outdoor patios and pergolas will be built to allow for immersive experiences of nature throughout the year. An ADA-accessible ramp is designed for all to stroll through and enjoy such experiences.

A new building is proposed along the east side of Riverview. A total of 10,000 square feet of office space will be available and the building is 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 help break up the massing. They create an undulating roof-line that fits well with the surrounding structures in the historic district.

The Riverview Village is pedestrian friendly. Brick-paved sidewalks are proposed not only on Riverview, Wing Hill and Blacksmith but also in between the historic homes where visitors can move through the village easily. Limited parking spaces are proposed along Blacksmith and Riverfront 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.





37 N RIVERVIEW ST



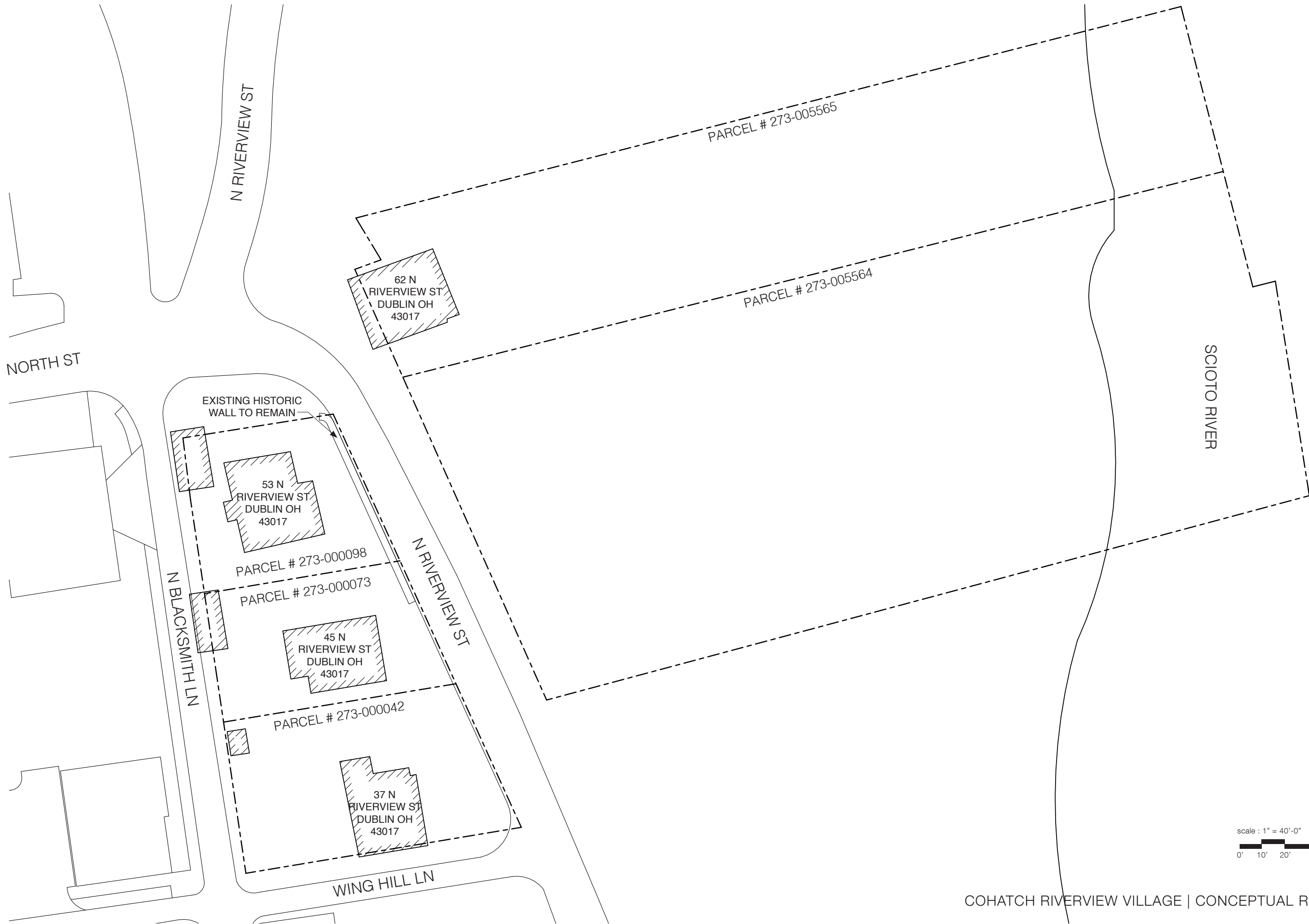
45 N RIVERVIEW ST

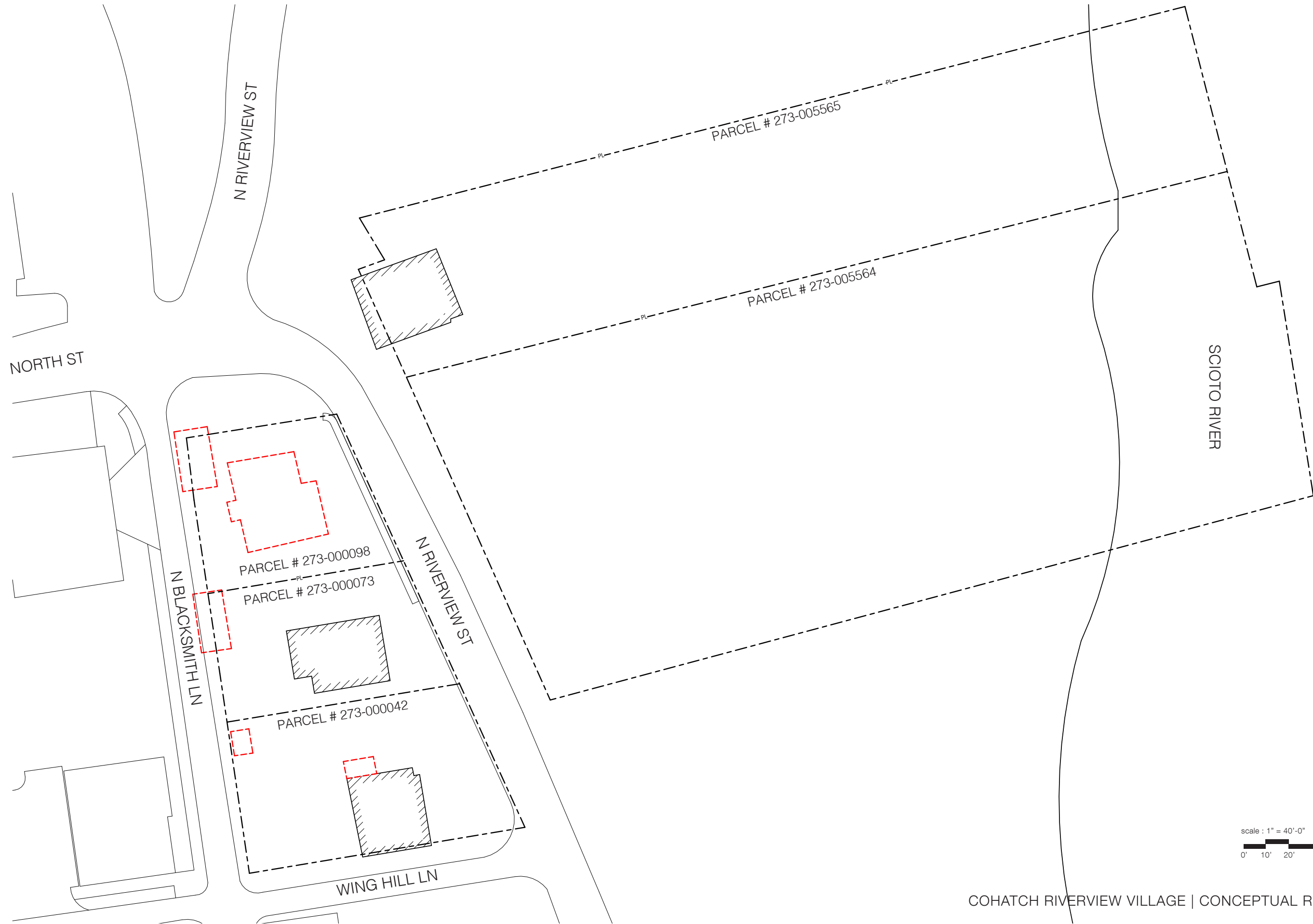


53 N RIVERVIEW ST



62 N RIVERVIEW ST



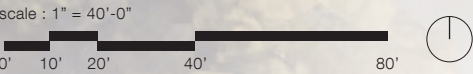






PROGRAM LEGEND

- BAR & RESTAURANT SPACE
- OFFICE & MEETING SPACE



**37 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf)	7,280
Lot Width (ft)	65.9
Impervious Area (ft)	3,867
Lot Coverage	53.1%
Front Yard Setback (ft) *	31.9
Side Yard Setback (ft)	18.5
Rear Yard Setback (ft)	16

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	1,800
Total Parking Required	4.5

\* Existing Condition

**62 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf)	26,562
Lot Width (ft)	72.7
Impervious Area (ft)	2,745
Lot Coverage	10.3%
Front Yard Setback (ft) *	-6.9
Side Yard Setback (ft)	15.5
Rear Yard Setback (ft)	334

**Parking Requirement**

Parking Location	rear
Restaurant	10 per 1,000 SF
Gross Building Area (sf)	2,200
Total Parking Required	22.0

\* Existing Condition

**45 & 53 N RIVERVIEW ST**

**Proposed Buildable Area**

Lot Area (sf)	10,329
Lot Width (ft)	123.7
Impervious Area (ft)	8,722
Lot Coverage	84.4%
Front Yard Setback (ft) *	9.3
Side Yard Setback (ft) *	6.2
Rear Yard Setback (ft)	10.6

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	4,100
Total Parking Required	10.3

\* Existing Condition

**PARCEL # 273-005564**

**Proposed Buildable Area**

Lot Area (sf)	52,280
Lot Width (ft)	152.2
Impervious Area (ft)	8,462
Lot Coverage	16.2%
Front Yard Setback (ft) *	1.9
Side Yard Setback (ft)	4.9
Rear Yard Setback (ft)	297.3

**Parking Requirement**

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	10,800
Total Parking Required	27.0

Site Total Parking Required 63.8

\* Existing Condition

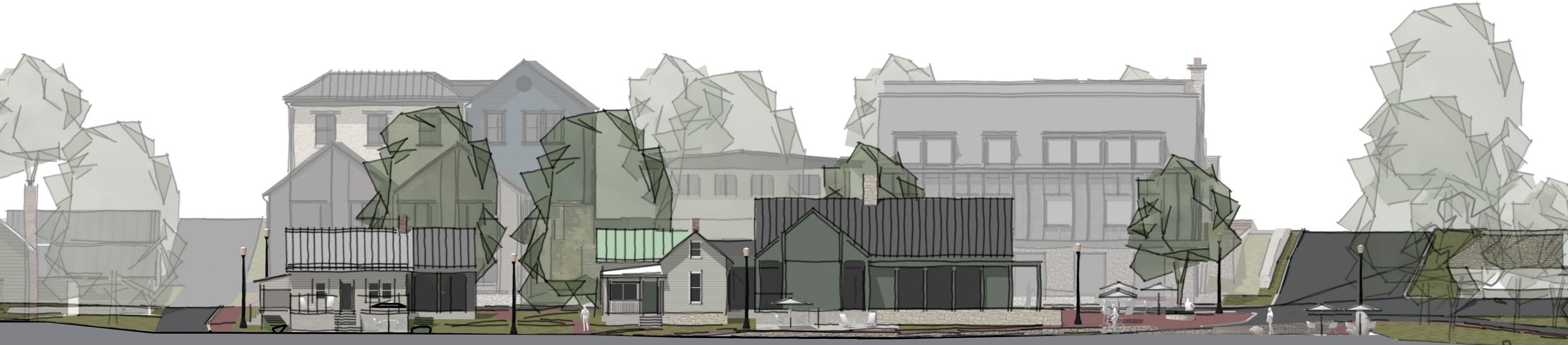








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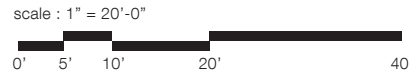
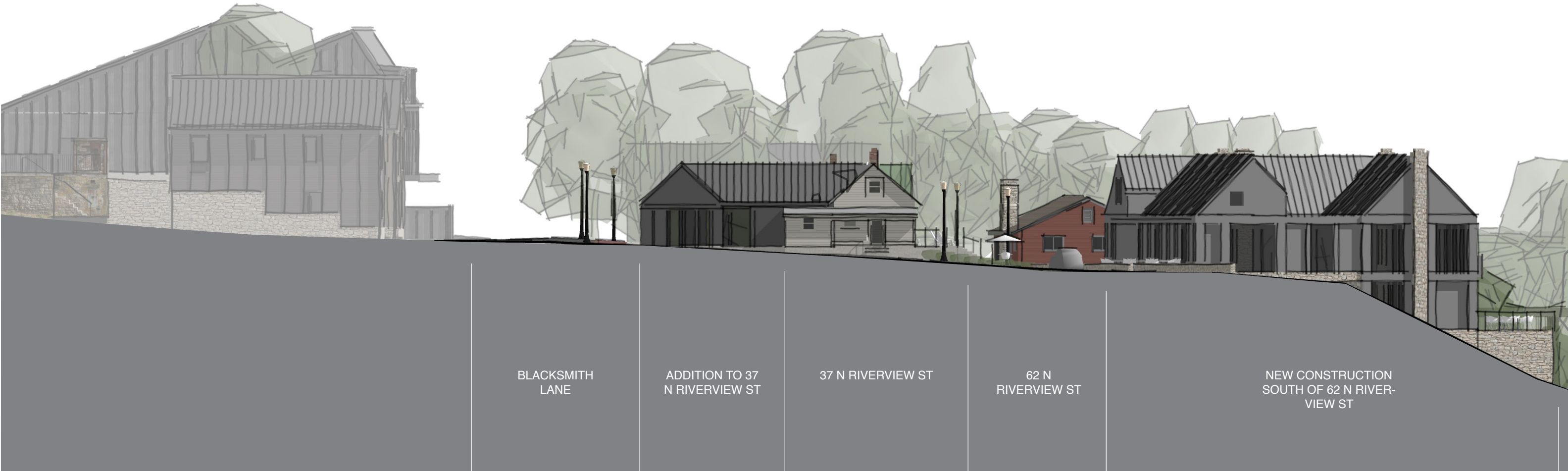


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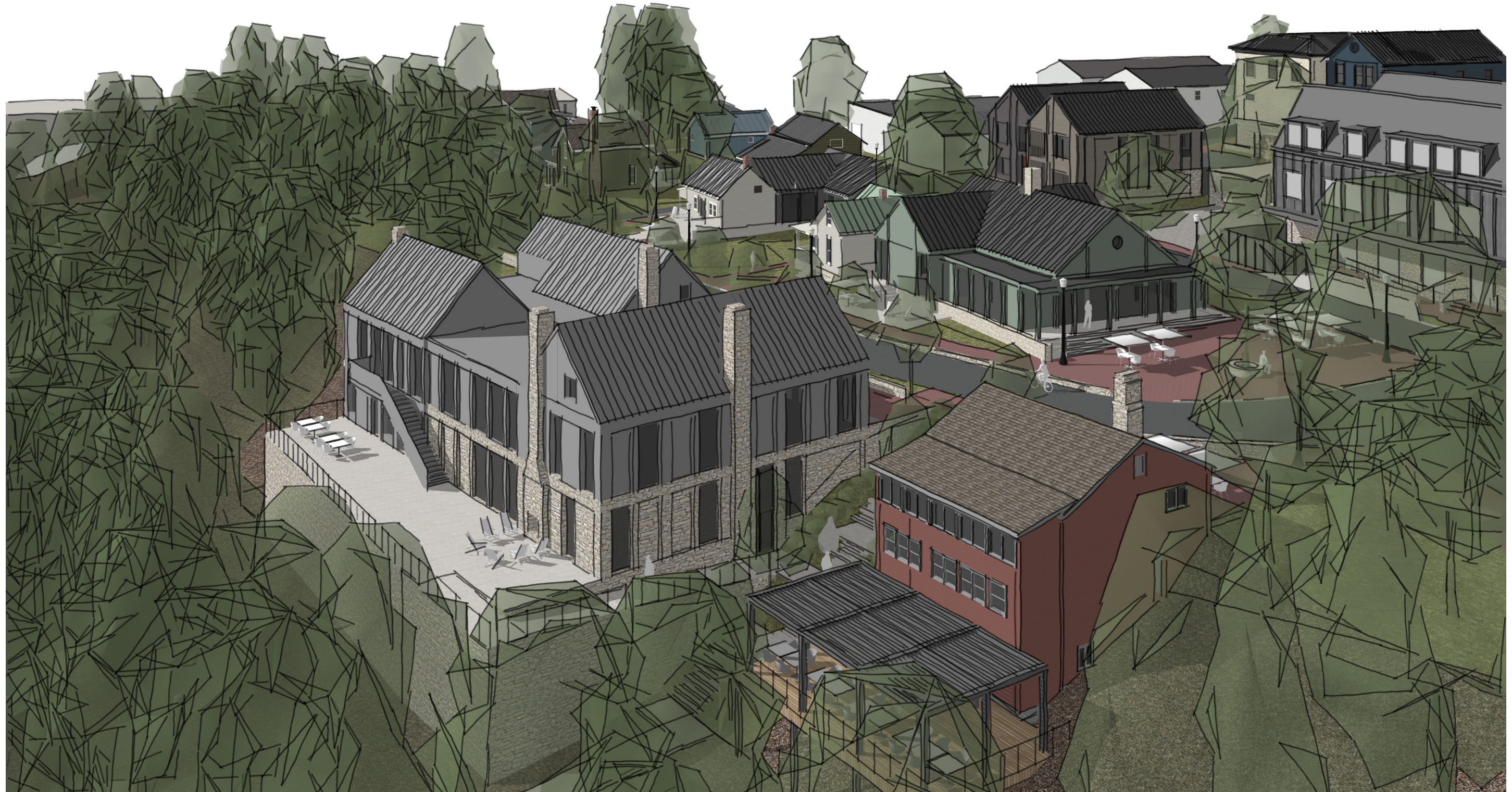


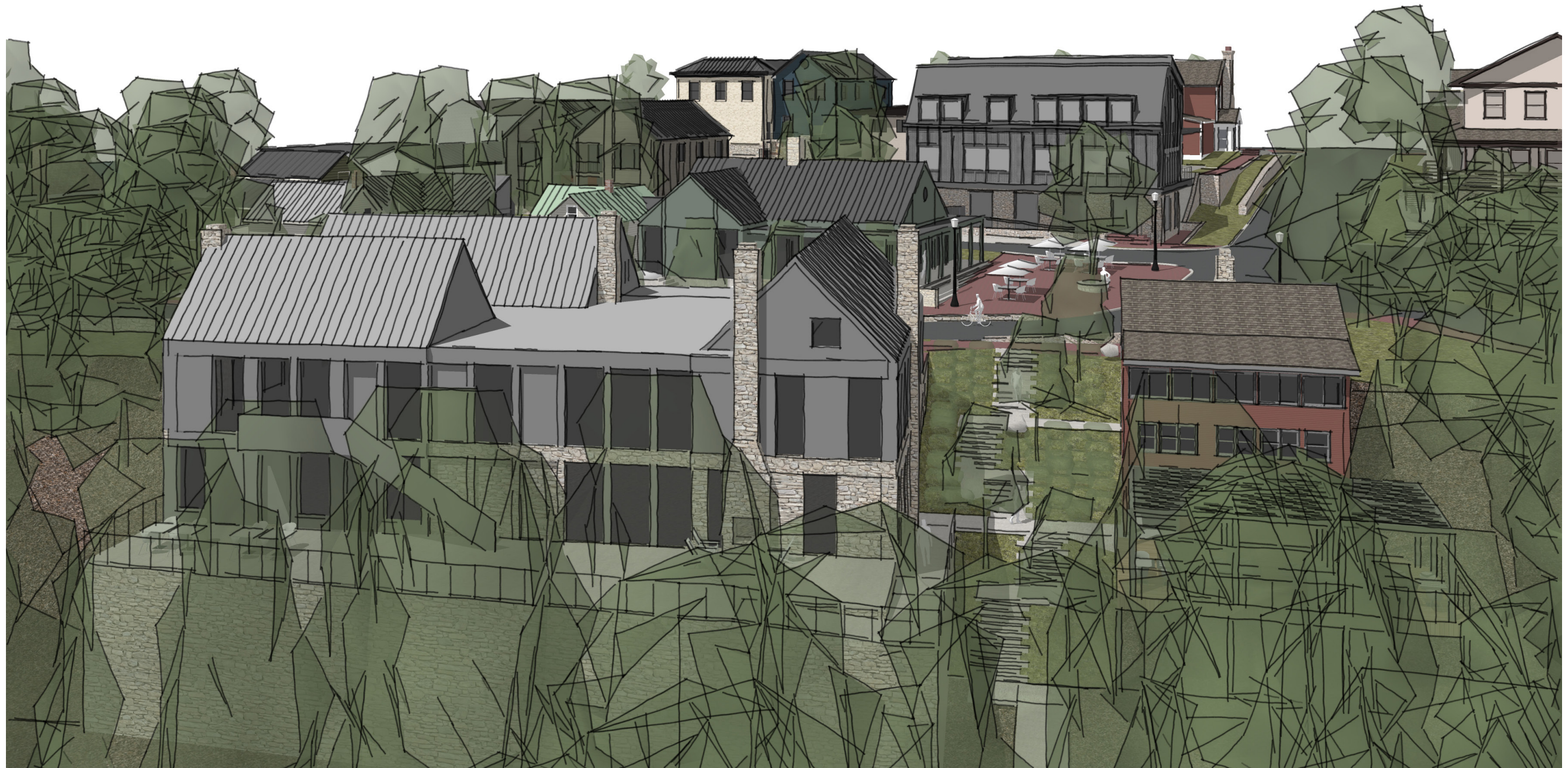


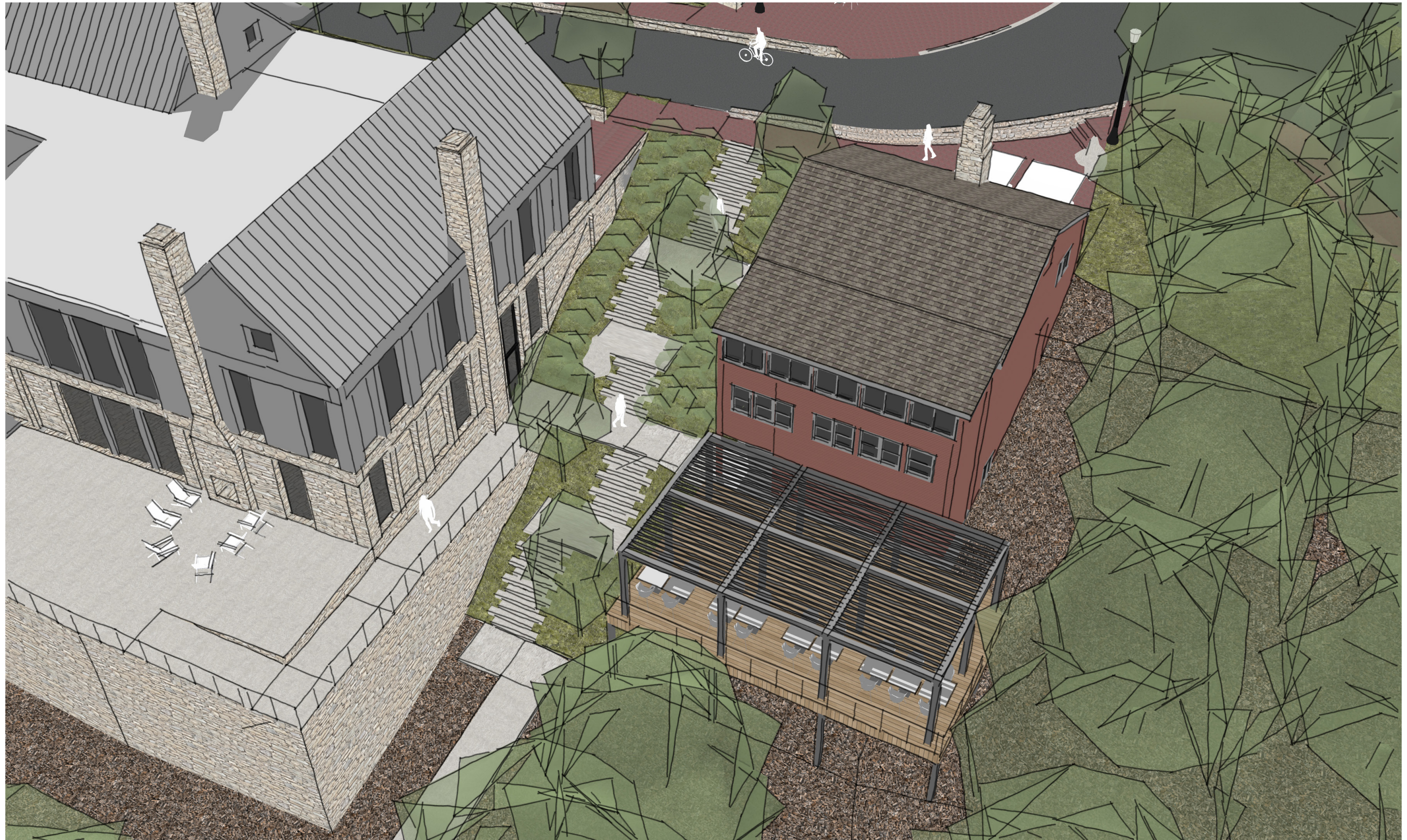
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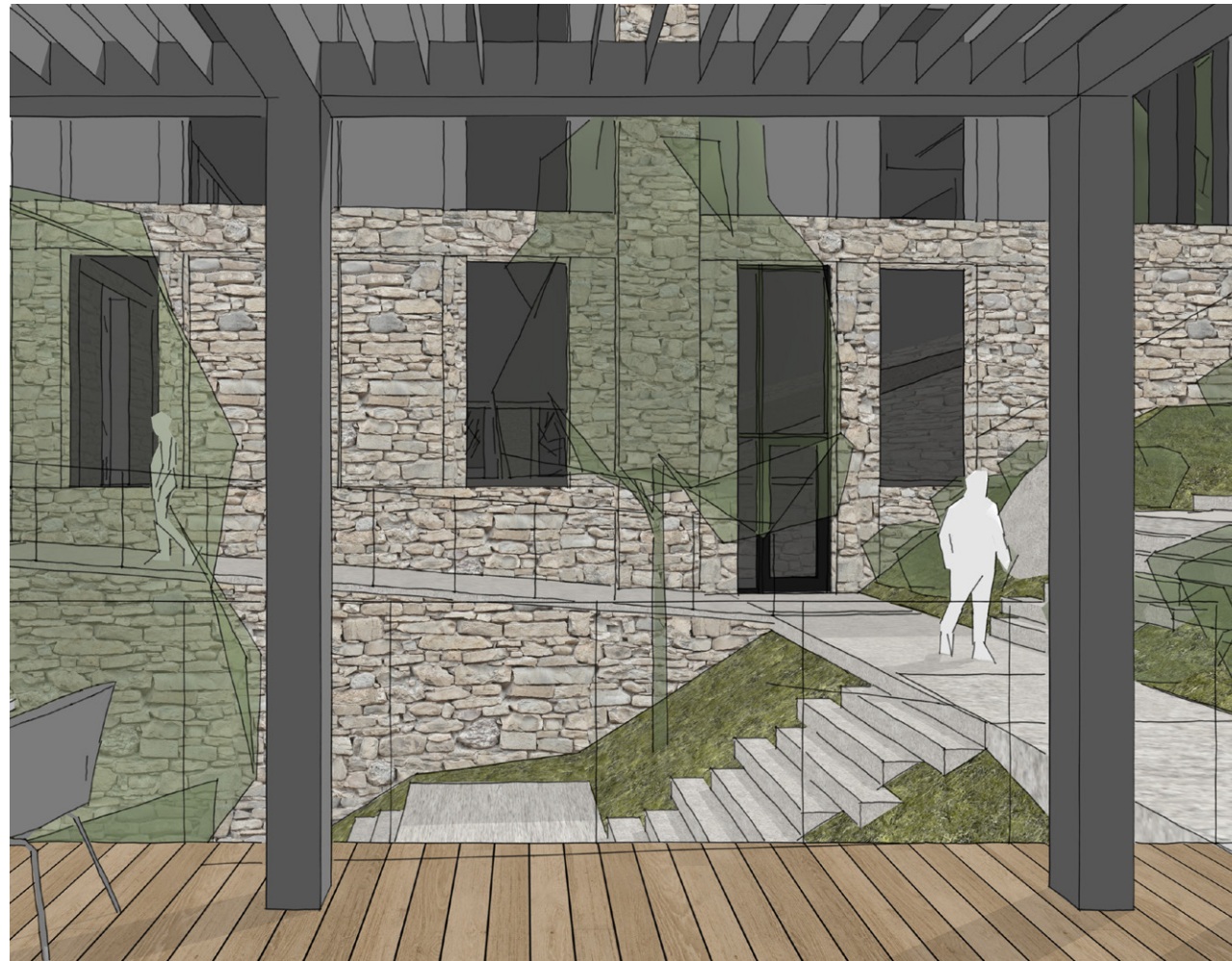


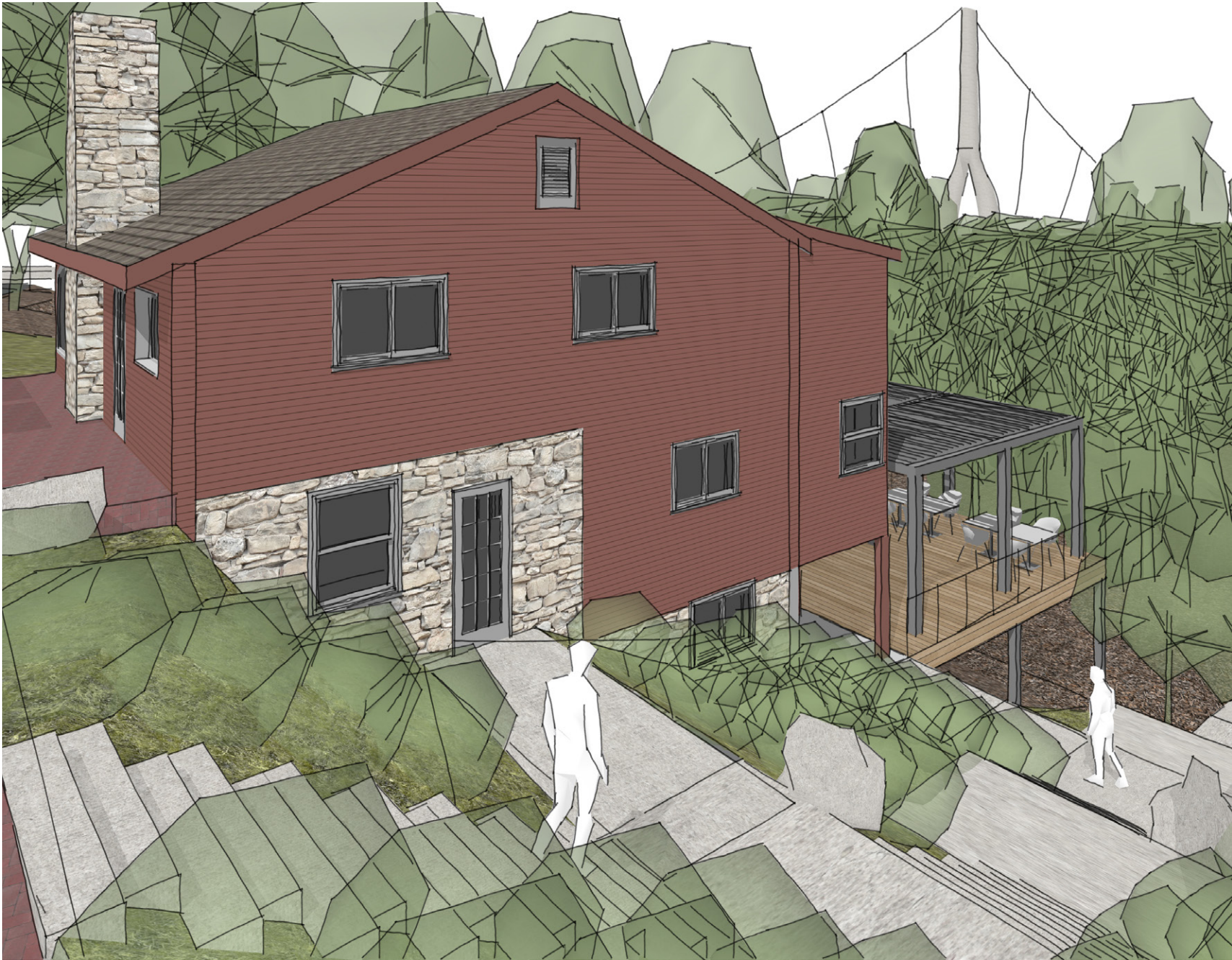


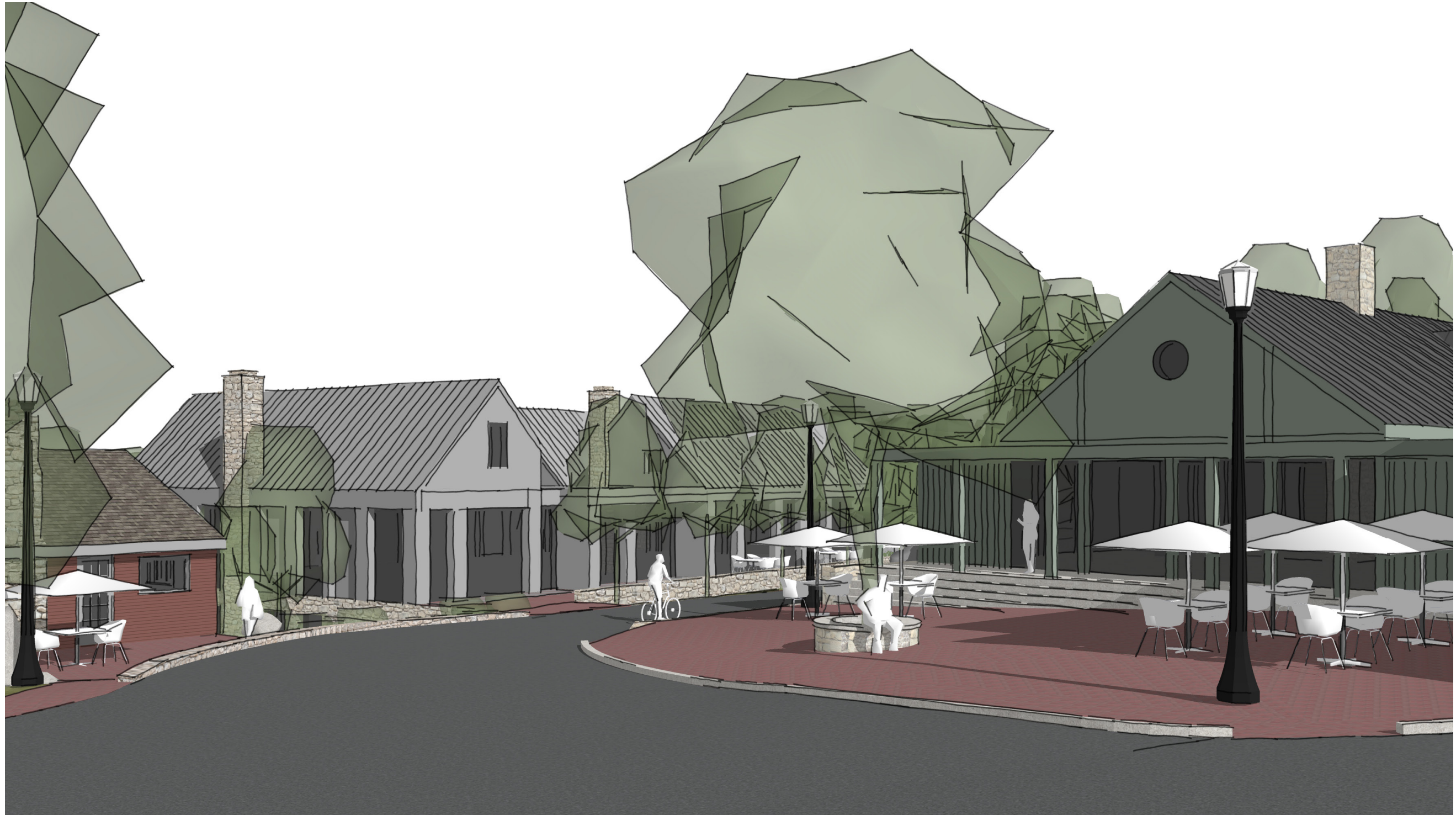


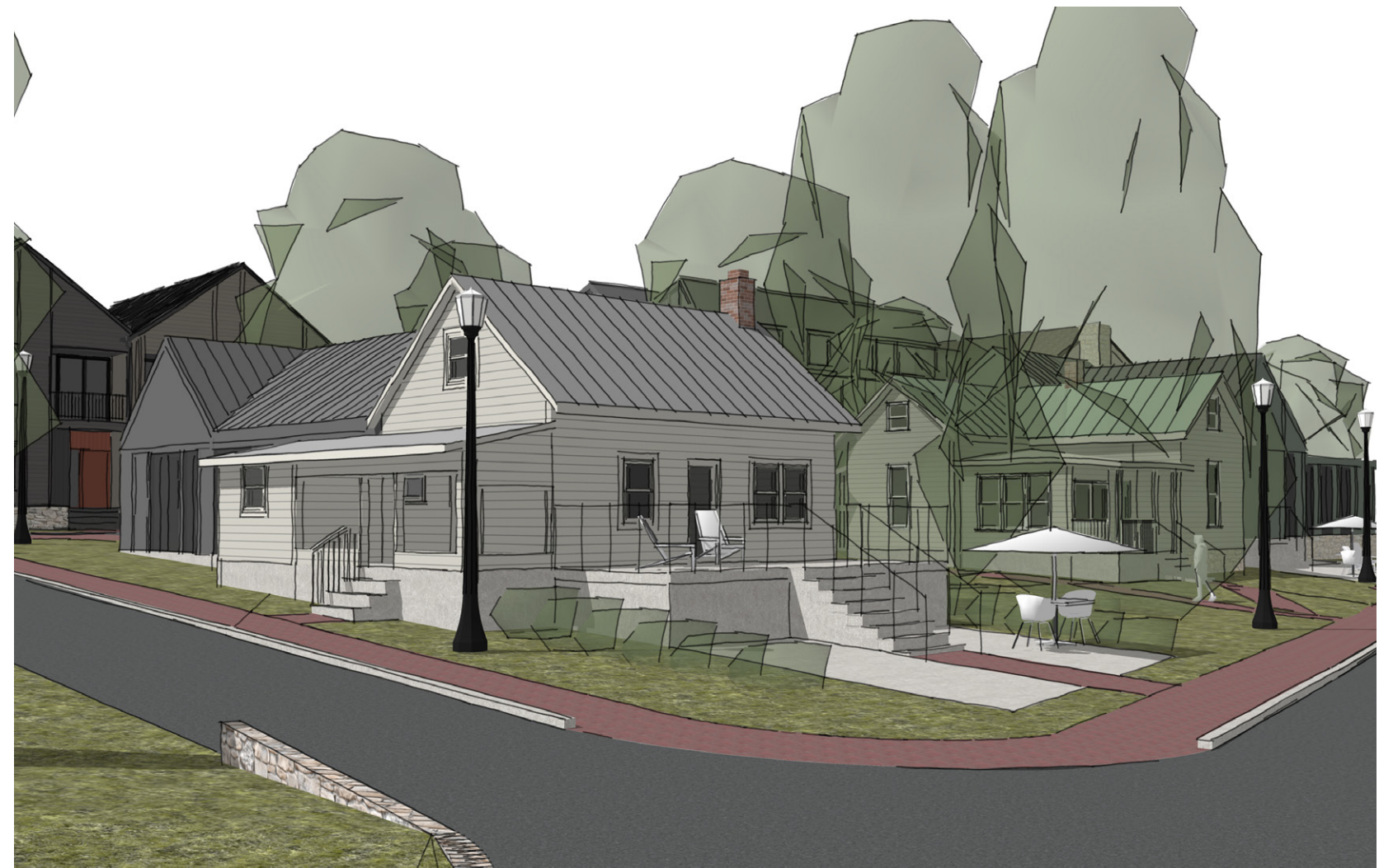
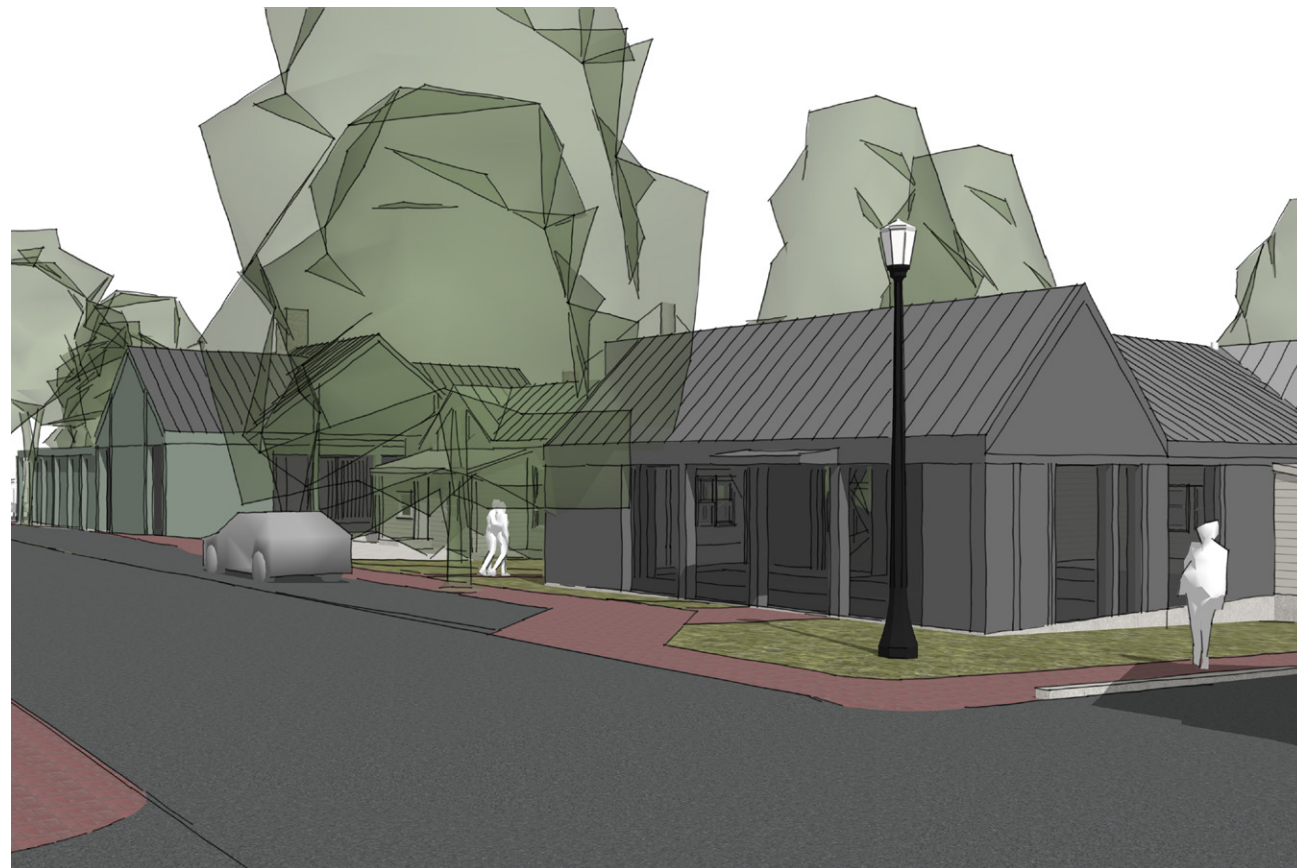










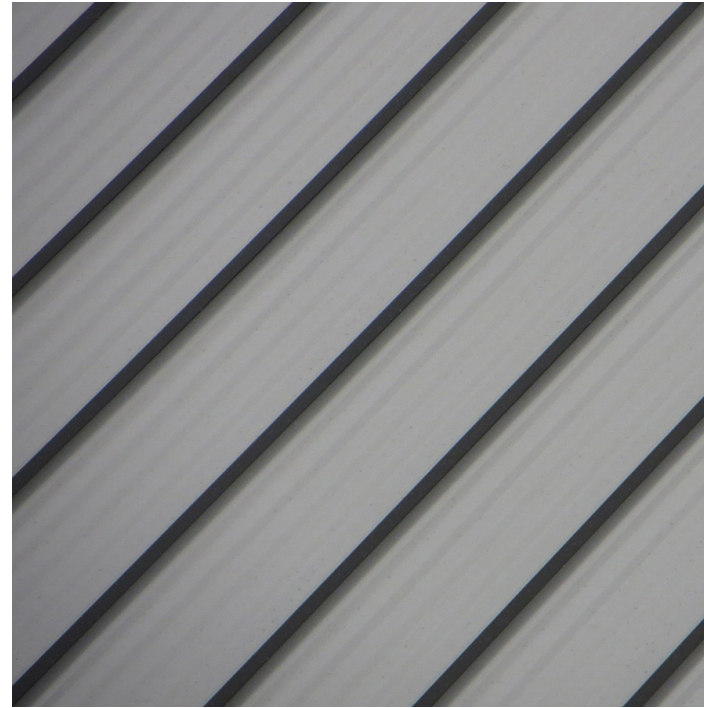




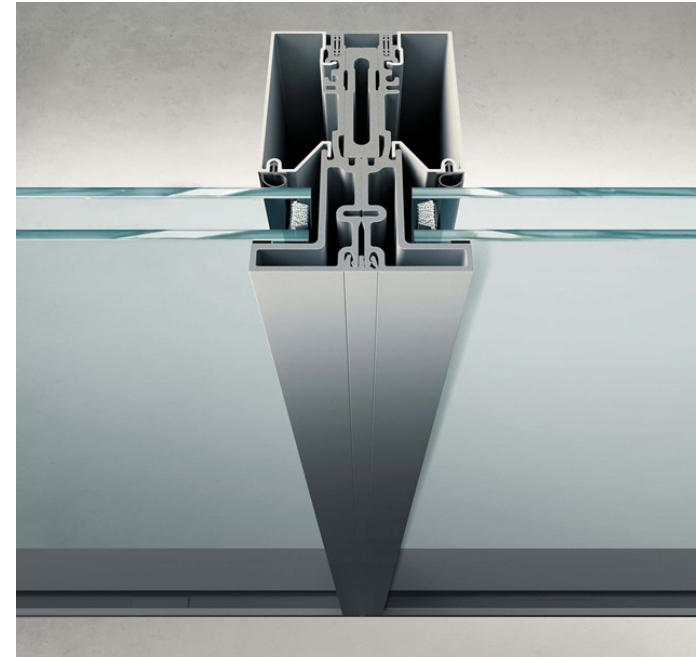




1. VARIOUS STAINED VERTICAL WOOD SIDING



2. STANDINGSEAM METAL ROOF



3. ALUM. WINDOW FRAME



4. ALUM. CLAD WOOD WINDOW



5. LIMESTONE VENEER RUSTICATED



6. NATURAL CEDAR SIDING



7. STAINED CEDAR SLAT SIDING