



**COHATCH RIVERVIEW  
PRELIMINARY DEVELOPMENT PACKAGE  
08.30.2024**

© Tim Lai Architect

## 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 53, 45 and 37 N Riverview St will be fully restored and transformed into coworking and meeting spaces on the weekdays. Facing Riverview, the front porches of these homes will help enliven the street 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. The plaza, completed with a European style kiosk vending ice cream and drinks, will encourage meaningful community engagement, serving as an entrance to the village. On weekends, the village will host arts and craft fairs, makers markets, start-up pitch competitions, public entertainment, and more, which will begin in the plaza and continue through the three historic homes and green spaces in between.

With the best view of the Link Bridge, 62 N Riverview St, commonly called the red cabin, will be restored into 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 cabin, and the new COhatch building to the south. Outdoor patios and pergolas will be built to allow for an 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 14,250 square feet of office and meeting spaces will be available, with the building designed to acknowledge the intimate scale and vernacular 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 cabin, 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 cabin, and eventually the public landings to the north of the red cabin. 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 and riverfront.

The Riverview Village is pedestrian-friendly by design. Envisioned brick-paved roads will demarcate the village premises and new sidewalks on North Street, N. Riverview St, and N. Blacksmith Ln will ensure walkability of the village. Some parking spaces are proposed along N. Riverview St 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.

## **Roof Pitch Measure**

62 N Riverview - The proposed rear addition roof slope is 2:12 to match the slope of the original roof to be replaced. This is less than the required minimum of 3:12 slope of minor roofs.

45 N Riverview - The roofs at the existing East addition as well as the existing West addition are being rebuilt to raise the bearing height from 6'-9" to 8'-0". The elevation at the high-point of each will remain in the existing location below the eave of the main roof. This results in 1:12 +/- flat roofs which is less than the required minimum 3:12 slope of minor roofs.

37 N Riverview - The proposed wrap around porch roof has a slope of 1.75:12. This is to achieve a bearing height of 7'-6" from the finish face of the porch, while the top of the roof remains under the existing main roof. This is less than the required 3:12 slope of minor roofs.

## **Parking Waiver**

To be addressed by EMH&T traffic study and parking plan.

## **Bicycle Parking**

Required bicycle parking will be provided, locations to be incorporated into the FDP submission.

## **Street Trees**

Required street trees in front of the new build are not provided due to lack of space between the building facade and widened N Riverview St.

## **Perimeter Landscape Buffer**

There will not a be perimeter landscape buffer at the South end of 37 N Riverview St. There will be foundation planting, but a perimeter landscape buffer is not appropriate in this high-visibility location.



37 N RIVERVIEW ST



45 N RIVERVIEW ST



PROPOSED PLAZA LOCATION



53 N RIVERVIEW ST



62 N RIVERVIEW ST





- 1 Walker's farm house on Brand Road, 1915
- 2 Cyrus Freshwater's house, circa 1900
- 3 Cook's boarding house, 83 South High St, 1903
- 4 Aerial photo of our site, 1963
- 5 Aerial photo of our site, 1929



**LEGEND** scale : 1" = 40'-0"

0' 10' 20' 40' 80' ⌚

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0392b; margin-right: 5px;"></span> ENVISIONED BRICK PAVING</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; margin-right: 5px;"></span> CONCRETE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #7f7f7f; margin-right: 5px;"></span> PATIO PAVER / GRAVEL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d35400; margin-right: 5px;"></span> RETAINING WALL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e6c4a; margin-right: 5px;"></span> WOOD DECK</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2e7d32; margin-right: 5px;"></span> PLANTING BED</li> </ul>
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**West Elevation**

scale : 1/16" = 1'-0"



- 1 Stained wood siding, medium gray
- 2 Stained wood siding, dark gray
- 3 Cedar, clear coat
- 4 Stained wood louvres, medium gray
- 5 Composite slate roof
- 6 Standing seam metal roof, DMI dark bronze
- 7 Metal cladding, railing, and trim, dark bronze
- 8 Aluminum window w/ insulated glass, dark bronze finish
- 9 Limestone veneer
- 10 Passive flood vent
- 11 Steel structure, charcoal
- 12 Poured concrete piers, charcoal
- 13 Composite decking, BOD Timber Tech color Tigerwood

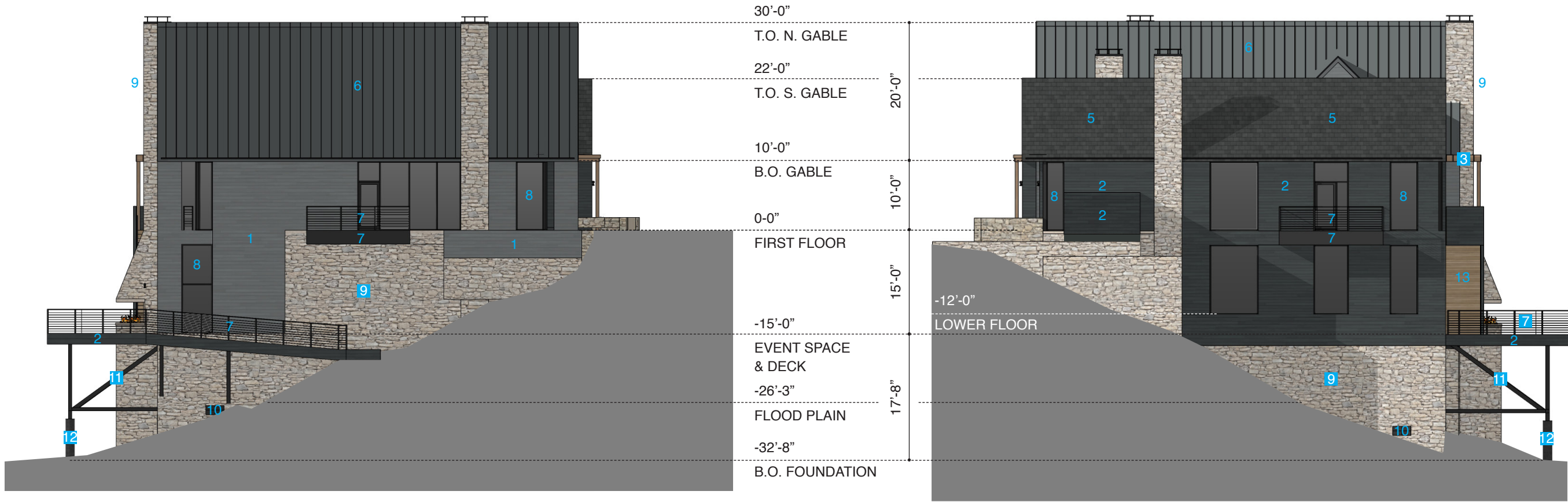


**East Elevation**

scale : 1/16" = 1'-0"

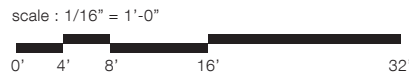




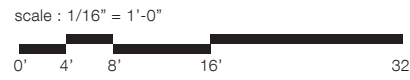


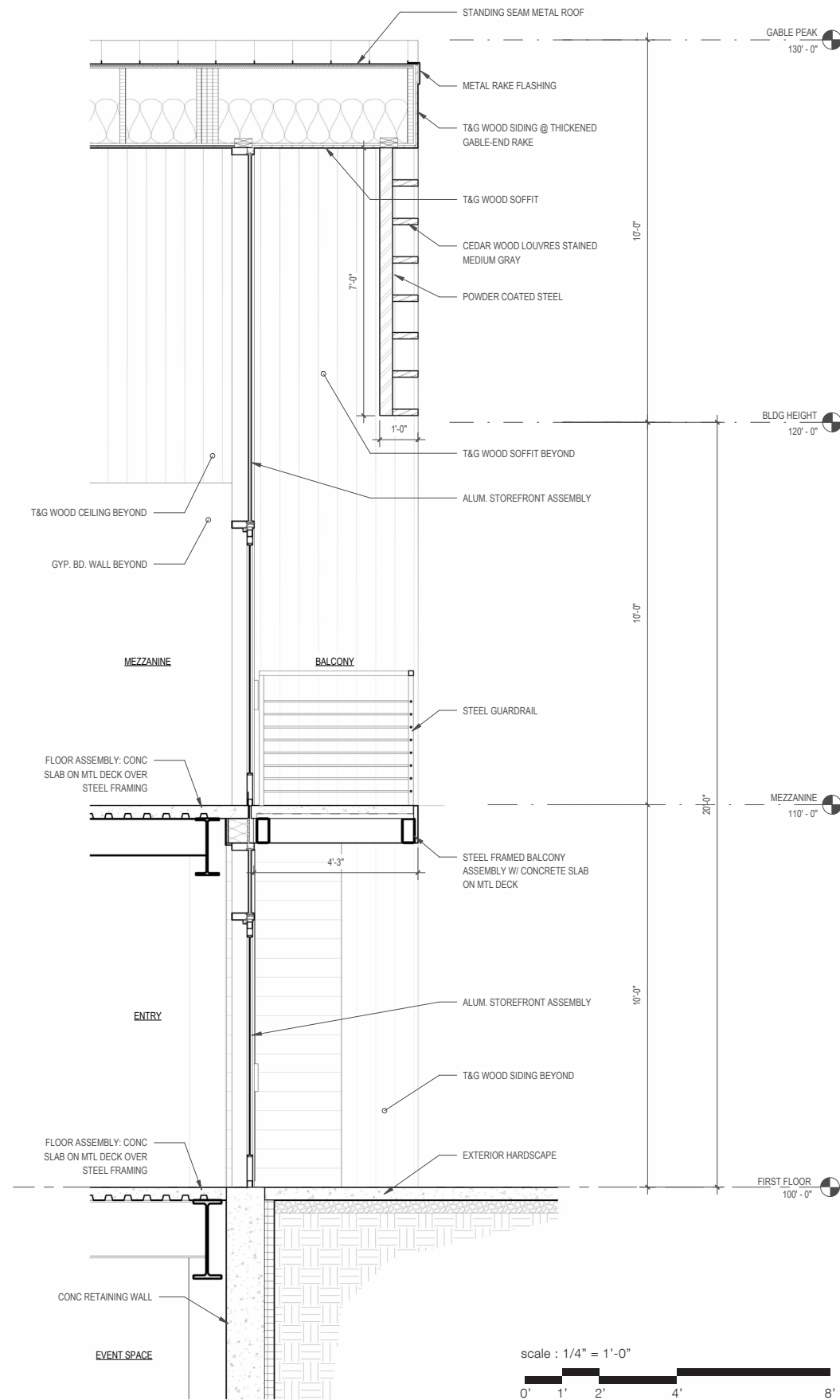
- 1 Stained wood siding, medium gray
- 2 Stained wood siding, dark gray
- 3 Cedar, clear coat
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- 5 Composite slate roof
- 6 Standing seam metal roof, DMI dark bronze
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- 8 Aluminum window w/ insulated glass, dark bronze finish
- 9 Limestone veneer
- 10 Passive flood vent
- 11 Steel structure, charcoal
- 12 Poured concrete piers, charcoal
- 13 Composite decking, BOD Timber Tech color Tigerwood

North Elevation



South Elevation







Stained wood siding, medium gray to match existing COHatch



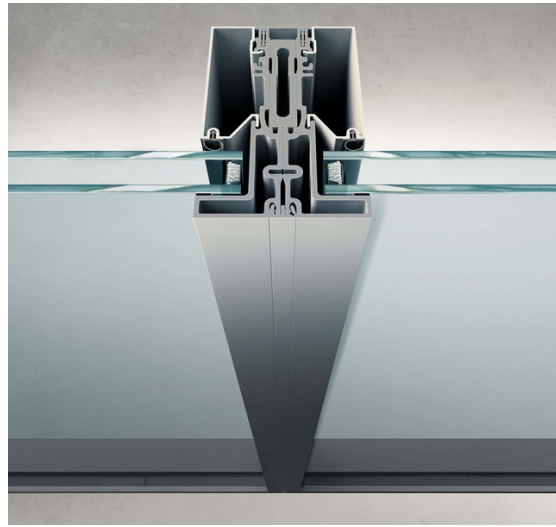
Stained wood siding, dark gray



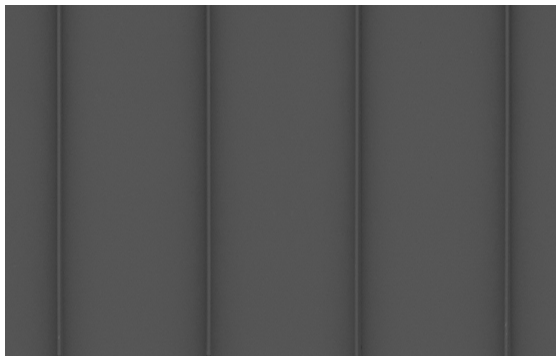
Dark bronze metal cladding, railing, and trim



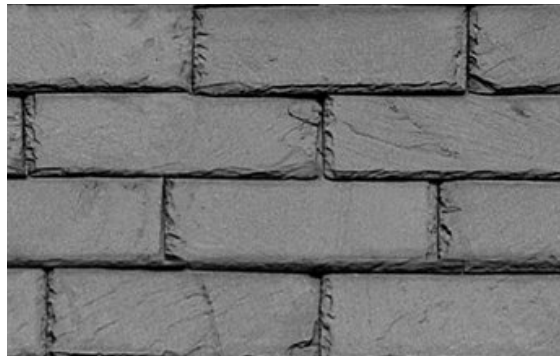
Limestone veneer over foundation and exterior wall



Aluminum window with insulated glass, dark bronze finish



Standing seam metal roof, DMI dark bronze



Composite slate roof



Cedar with clear coat



Composite decking, BOD Timber Tech color Tigerwood



Passive flood vent at the bottom of foundation. If compensatory storage is satisfied through other means, this will be eliminated.

### 62 N. Riverview St

A majority of the historic red cabin at 62 N. Riverview St will be preserved to its entirety. Programatically, it will become an original cocktail and cafe concept open to the public year round.

The main portion of the red house will be restored. The existing horizontal and board & batten siding will be repaired and a new asphalt shingle roof will be installed. On its west elevation, the original entrance will be replaced with a fixed window. The existing arched window is not original to the cabin, and will be replaced with a three-bay door to become the main entrance with ADA access. On the south elevation, a service door and a small landing for temporary trash storage will be added to the first floor. On the north, an additional door is to be added at the B1 level for access to the upper deck.

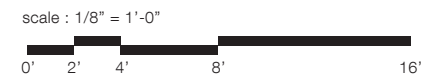
On the east elevation, the rear addition has settled significantly and will be rebuilt on its existing foundation for the future restaurant use. The design of this addition references the open porch through the use of vertical trim boards and large casement windows, bringing in natural light from the east.

Two outdoor decks with seating and pergolas will be added to the north and east of the red cabin. The upper deck will be at the B1 level and have access to the future park and stairs. The lower deck will align with the existing exterior entrance at the rear addition of the house and have a connection to the deck of the new building. On this lowest level of the rear addition, a bi-fold door will be installed which opens up to the lower deck.





West Elevation



- 1 Restored 3" Horizontal Cedar Siding
- 2 Restored Cedar Board and Batten Siding
- 3 Cedar Trim
- 4 Asphalt shingle roof
- 5 Existing Stacked Stone
- 6 Existing Brick
- 7 Casement 6-lite Windows with Wood Casing
- 8 Fixed 15-lite Window with Wood Casing
- 9 Existing Concrete Foundation
- 10 Fiber Cement Board
- 11 Steel Deck Structure



- 1 Restored 3" Horizontal Cedar Siding
- 2 Restored Cedar Board and Batten Siding
- 3 Cedar Trim
- 4 Asphalt shingle roof
- 5 Existing Stacked Stone
- 6 Existing Brick
- 7 Casement 6-lite Windows with Wood Casing
- 8 Fixed 15-lite Window with Wood Casing
- 9 Existing Concrete Foundation
- 10 Fiber Cement Board
- 11 Steel Structure

North Elevation

scale : 1/8" = 1'-0"





- 1 Restored 3" Horizontal Cedar Siding
- 2 Restored Cedar Board and Batten Siding
- 3 Cedar Trim
- 4 Asphalt shingle roof
- 5 Existing Stacked Stone
- 6 Existing Brick
- 7 Casement 6-lite Windows with Wood Casing
- 8 Fixed 15-lite Window with Wood Casing
- 9 Existing Concrete Foundation
- 10 Fiber Cement Board
- 11 Steel Structure

East Elevation

scale : 1/8" = 1'-0"





- 1 Restored 3" Horizontal Cedar Siding
- 2 Restored Cedar Board and Batten Siding
- 3 Cedar Trim
- 4 Asphalt shingle roof
- 5 Existing Stacked Stone
- 6 Existing Brick
- 7 Casement 6-lite Windows with Wood Casing
- 8 Fixed 15-lite Window with Wood Casing
- 9 Existing Concrete Foundation
- 10 Fiber Cement Board
- 11 Steel Structure

South Elevation  
 scale : 1/8" = 1'-0"  
 0' 2' 4' 8' 16'







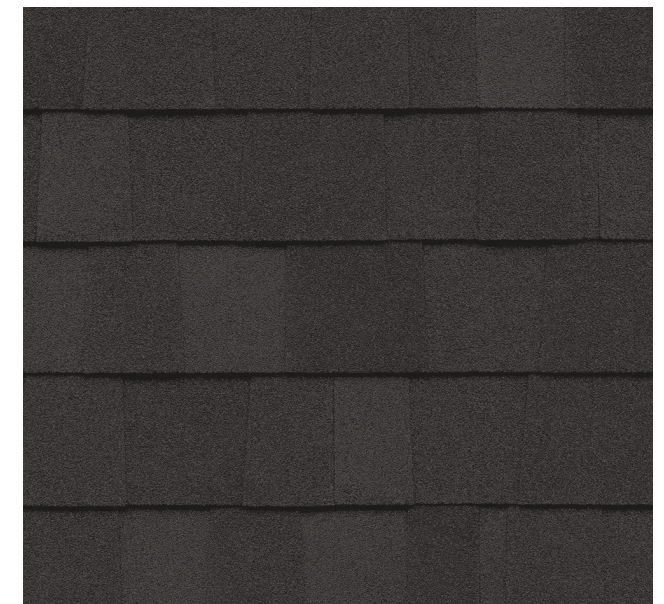
1. SW 6335 Fired Brick



2. SW 6327 Bold Brick



3. SW 6328 Fireweed



4. Dimensional Asphalt Shingles

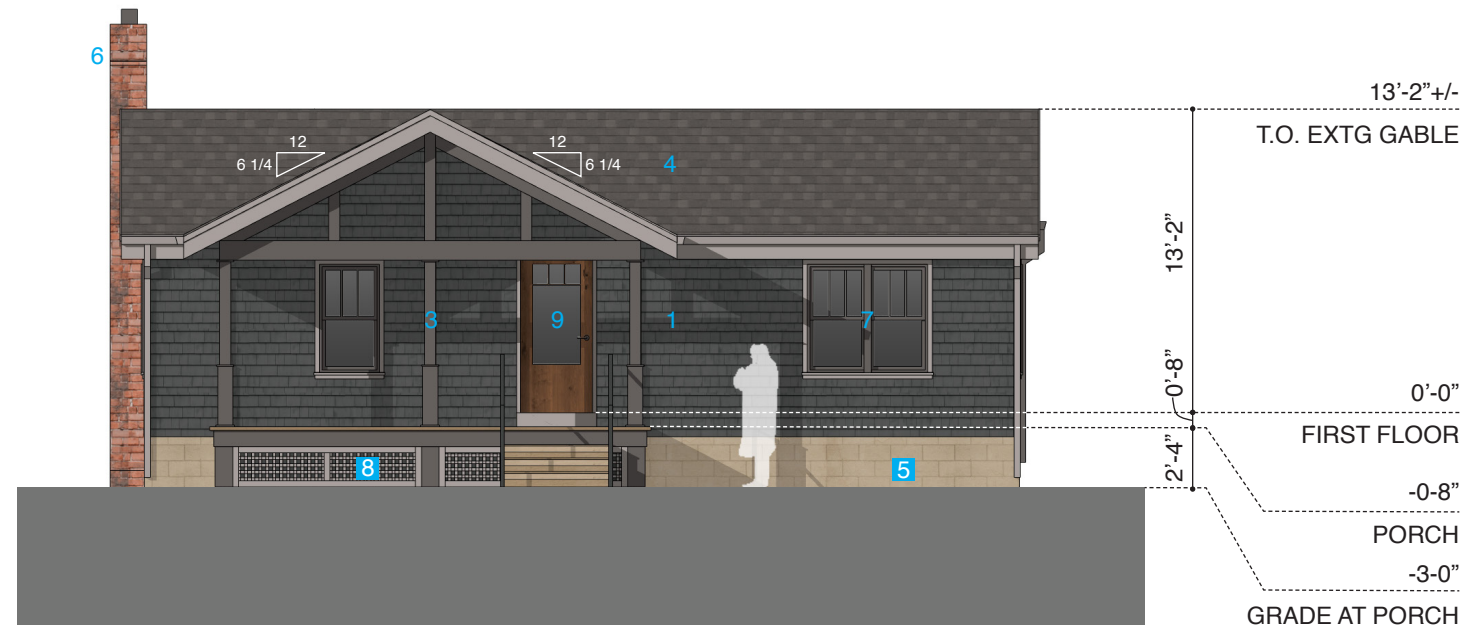


### 53 N. Riverview St

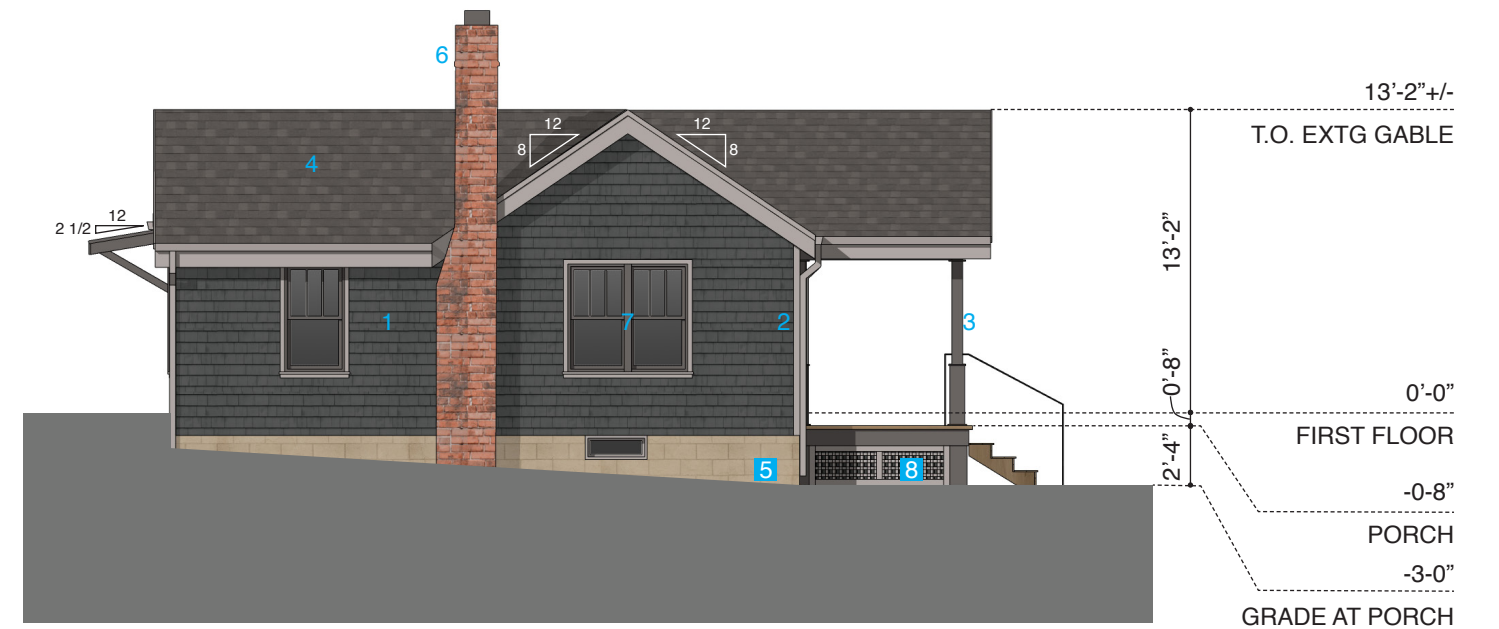
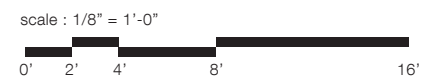
The historic home at 53 N. Riverview Street will be restored and turned into a private coworking and meeting space for COhatch members. On the weekends it will open for events and markets of all sorts.

On its exterior, the house's staggered shake siding has deteriorated beyond repair; it is proposed to be replaced by new, straight cedar shakes. The current gabled roof above the open porch will be rebuilt and opened up to express the 3-part craftsman-style wood frame details. The existing roof of the addition in the west contains hazardous materials and will be demolished. The new roof of this portion will be raised 8" to that of the rest of the home. At the doorway of the ADA entrance in the west, a small awning is proposed to be added.

The ceilings in the original portion of the home will be removed to create a double height space and reveal the historic rafters. The basement stairs will be demolished and replaced with a hatch to provide a service access. A new mantle and fireplace will be installed at the existing chimney.



East Elevation

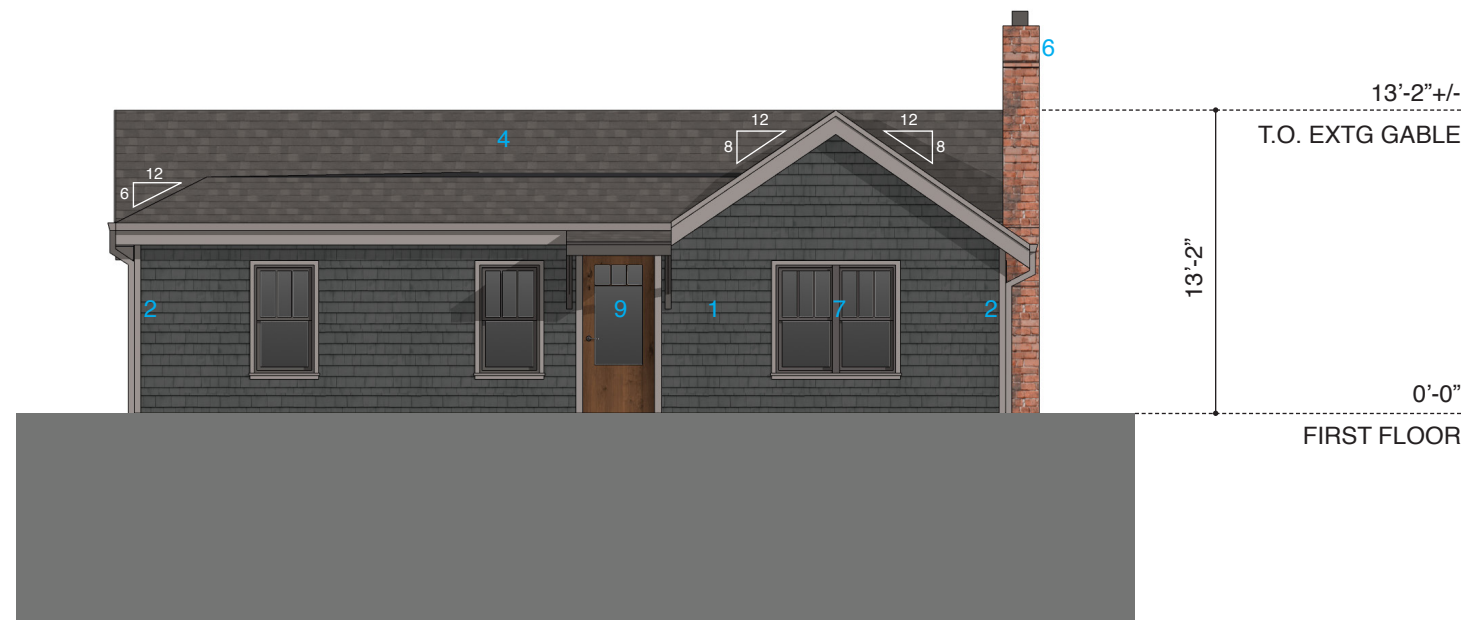


South Elevation

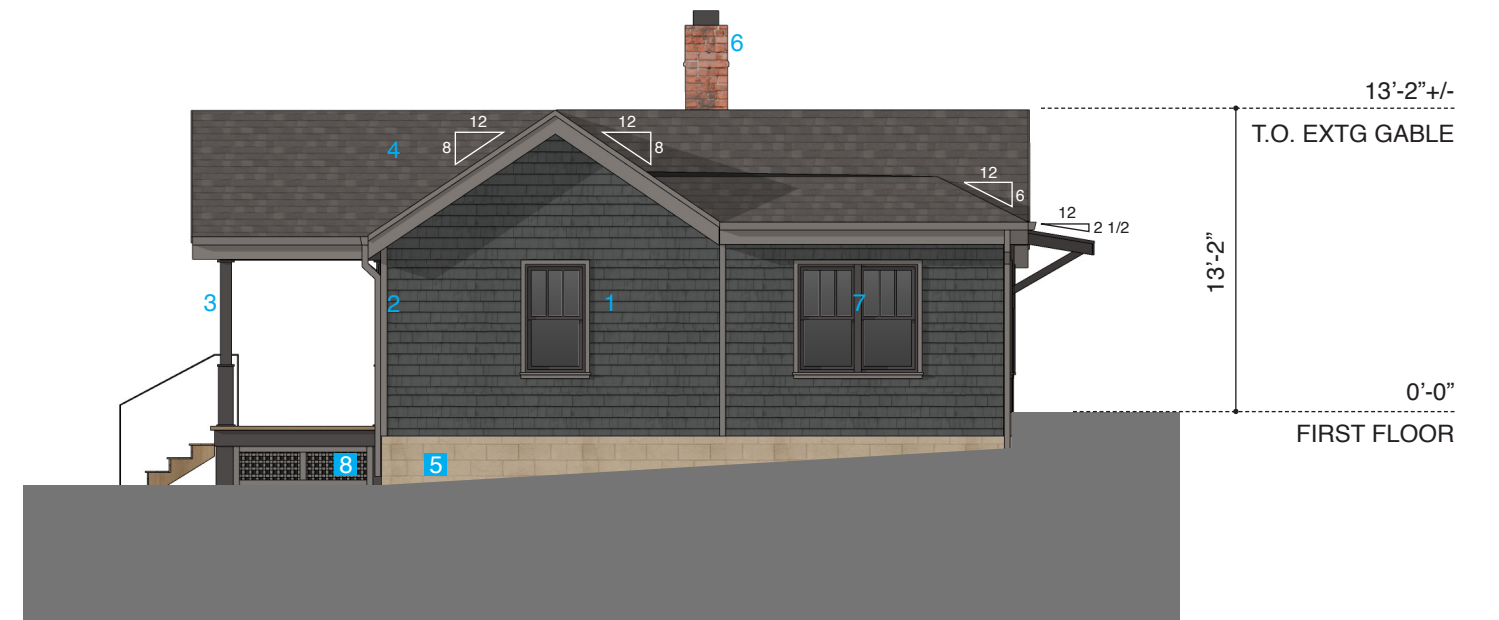


- 1 Straight Cedar Shake SW 2848 Roycroft Pweter
- 2 Cedar Trim SW 9167 Polished Concrete
- 3 Cedar Posts SW 9610 Stony Creek
- 4 Asphalt shingle roof
- 5 Foundation to match existing
- 6 Existing Brick
- 7 Double Hung 3-over-1 Windows with Wood Casing  
SW 9167 Polished Concrete
- 8 Framed Open Orthogonal Lattice SW 9167 Polished  
Concrete
- 9 Pella Flush Glazed 3x1 Top Row Simulated-Divided-  
Light
- 10 Barn Door SW 9167 Polished Concrete





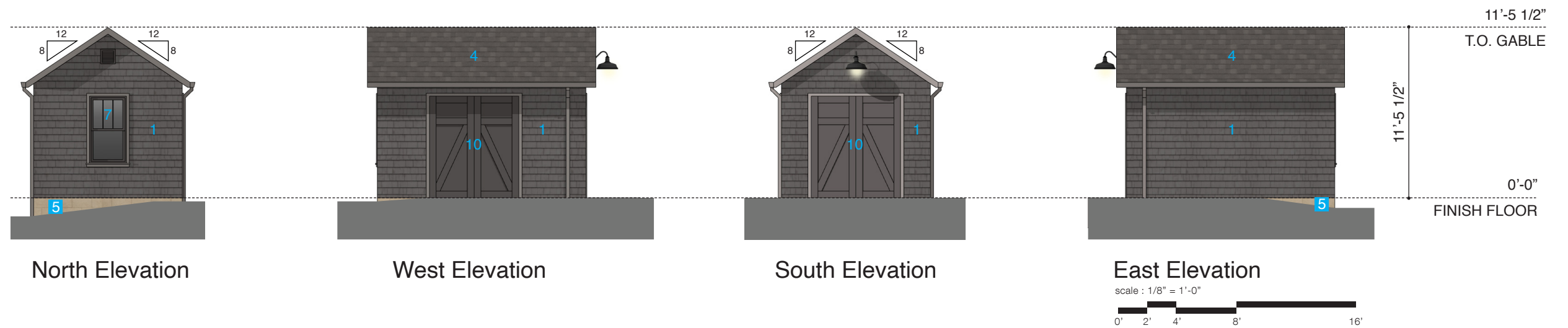
West Elevation



North Elevation



- 1 Straight Cedar Shake SW 2848 Roycroft Pweter
- 2 Cedar Trim SW 9167 Polished Concrete
- 3 Cedar Posts SW 9610 Stony Creek
- 4 Asphalt shingle roof
- 5 Foundation to match existing
- 6 Existing Brick
- 7 Double Hung 3-over-1 Windows with Wood Casing SW 9167 Polished Concrete
- 8 Framed Open Orthogonal Lattice SW 9167 Polished Concrete
- 9 Pella Flush Glazed 3x1 Top Row Simulated-Divided-Light
- 10 Barn Door SW 9167 Polished Concrete



- 1 Straight Cedar Shake SW 2848 Roycroft Pweter
- 2 Cedar Trim SW 9167 Polished Concrete
- 3 Cedar Posts SW 9610 Stony Creek
- 4 Asphalt shingle roof
- 5 Foundation to match existing
- 6 Existing Brick
- 7 Double Hung 3-over-1 Windows with Wood Casing SW 9167 Polished Concrete
- 8 Framed Open Orthogonal Lattice SW 9167 Polished Concrete
- 9 Pella Flush Glazed 3x1 Top Row Simulated-Divided-Light
- 10 Barn Door SW 9167 Polished Concrete





1. SW 2848 Roycroft Pewter



2. SW 9167 Polished Concrete



3. SW 9610 Stony Creek



4. Dimensional Asphalt Shingles

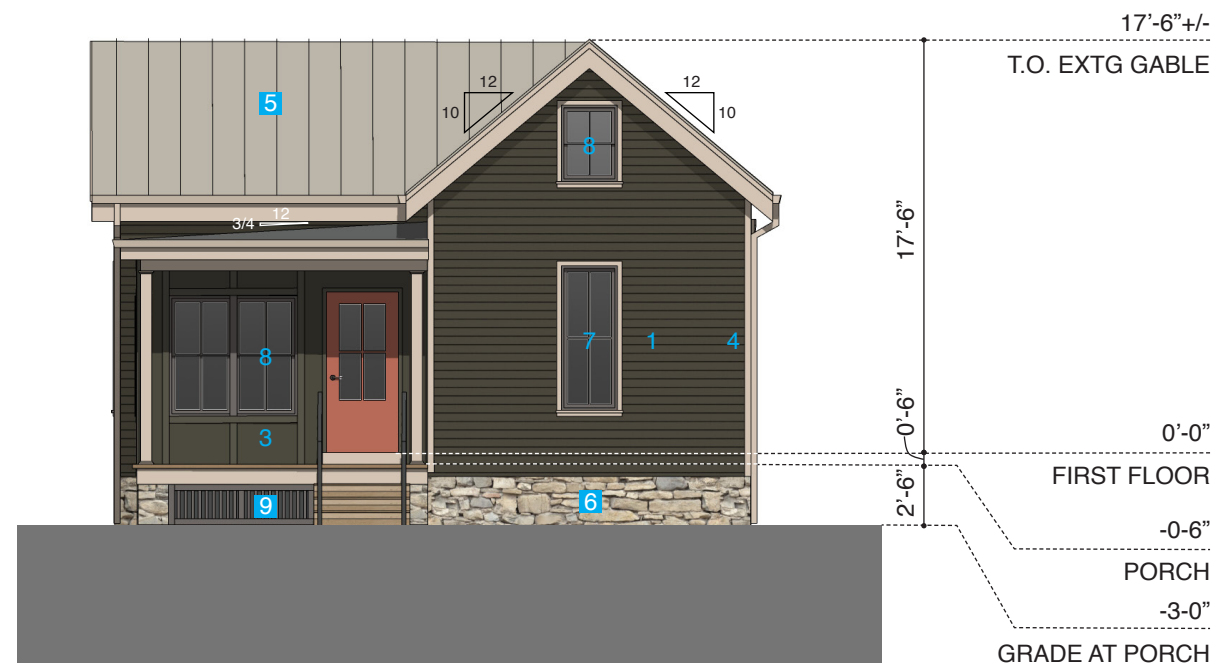


## 45 N. Riverview St

The historic home at 45 N. Riverview Street will be restored and turned into a private coworking and meeting space for COhatch members. On the weekends, it will open for events and markets of all sorts.

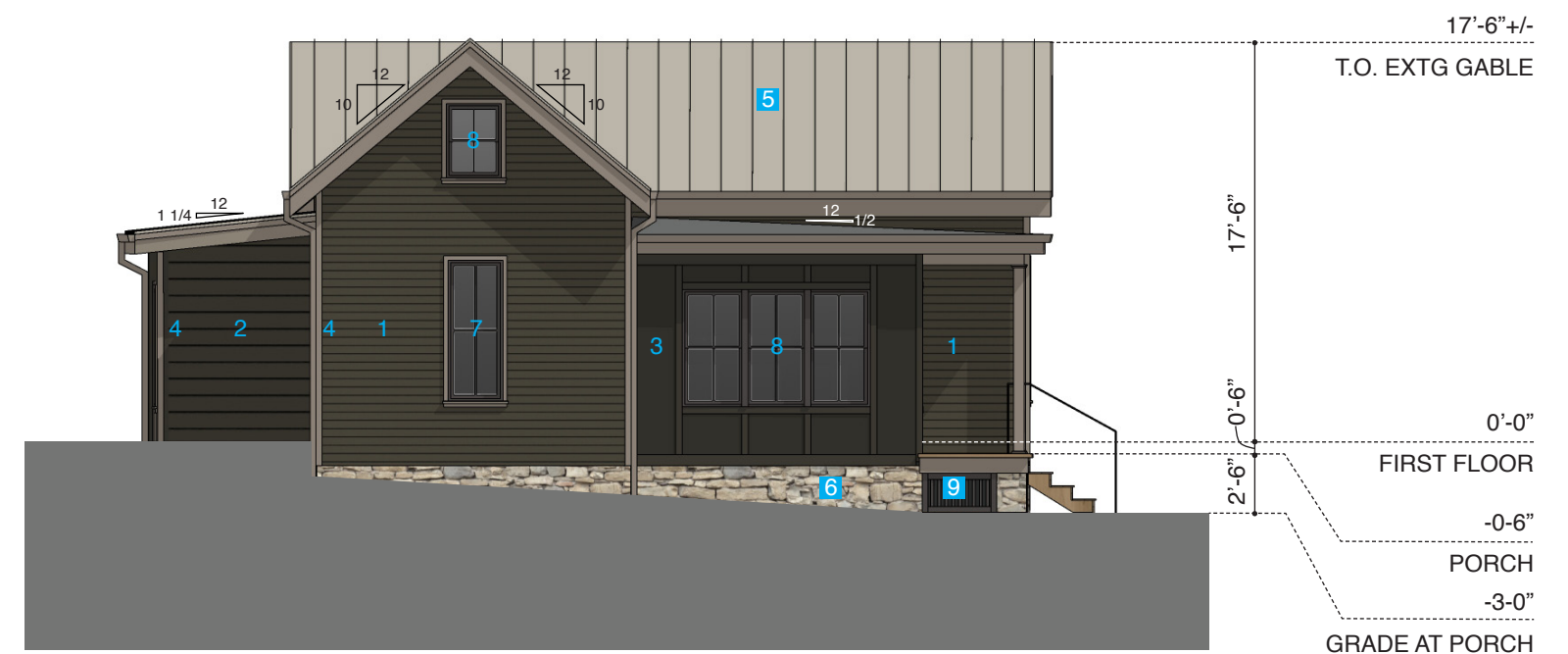
Externally, the house's existing horizontal siding, corner trim, and standing seam metal roof are proposed to be repaired and restored. The roof height of the current addition to the east will be raised by 1'-3" to 8'-0" in order to match that of the main portion of the house. Similarly, the bottom of the addition to the west is to be raised 1'-3", decreasing the slope of the roof to align with the 8'-0" bearing height of the rest of the house. This addition in the west will be distinguished from the original home through a wider horizontal siding, and the addition in the east will receive a fiber cement board siding and trim. A new porch, open at the bottom, is proposed to replace the existing foundation, which has deteriorated over the years.

In the interior space, the second floor attic is to be removed to create a double height space in the original portion of the building, revealing its historic rafters. The existing chimney is not structurally sound and will be demolished and replaced with a new fireplace. The current ladder access to the basement will be removed and a hatch installed to provide a service access. The existing floor of the addition in the east is proposed to increase by 8" to provide ADA accessibility throughout the entire building.



East Elevation

scale : 1/8" = 1'-0"



South Elevation

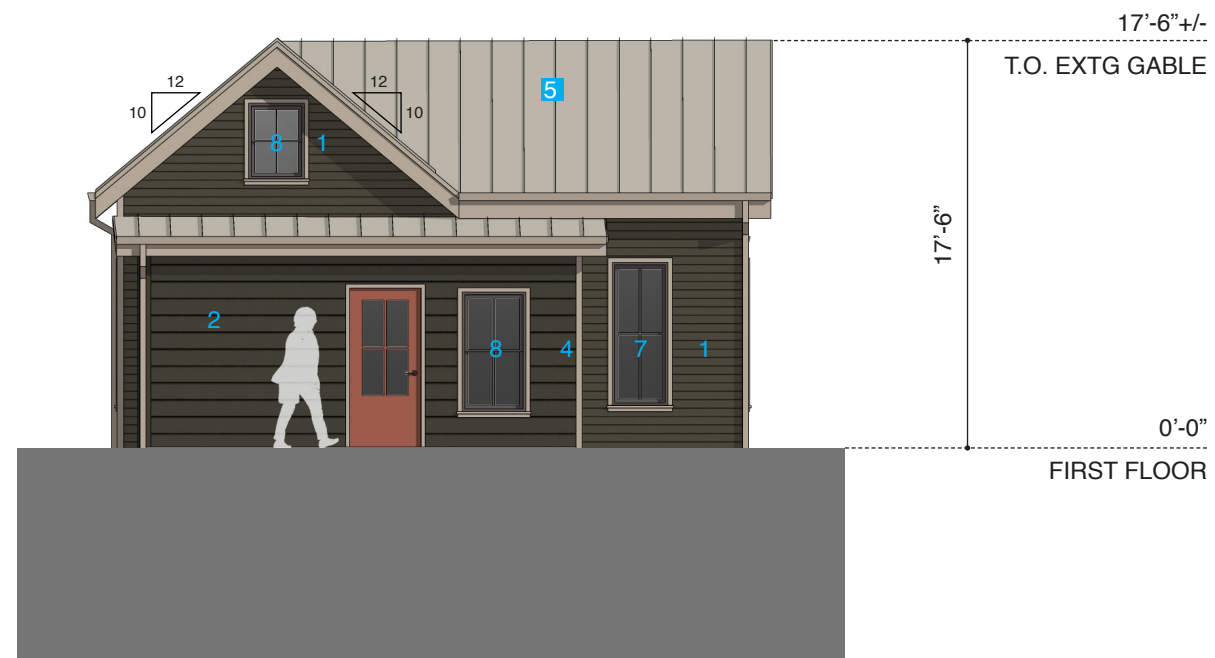
scale : 1/8" = 1'-0"



- 1 Restored 4" Horizontal Cedar Siding SW 2848 Roycroft Bronze Green
- 2 8" Horizontal Cedar Siding SW 2848 Roycroft Bronze Green
- 3 Fiber Cement Board SW 2848 Roycroft Bronze Green
- 4 Cedar Trim SW 7642 Pavestone
- 5 Standing Seam Metal Roof DMI Putty
- 6 Existing Stacked Stone Foundation
- 7 Fixed 4-lite Windows with Wood Casing SW 7642 Pavestone
- 8 Double Hung 4-lite Windows with Wood Casing SW 7642 Pavestone
- 9 Framed Open Vertical Lattice SW 9565 Forged Steel

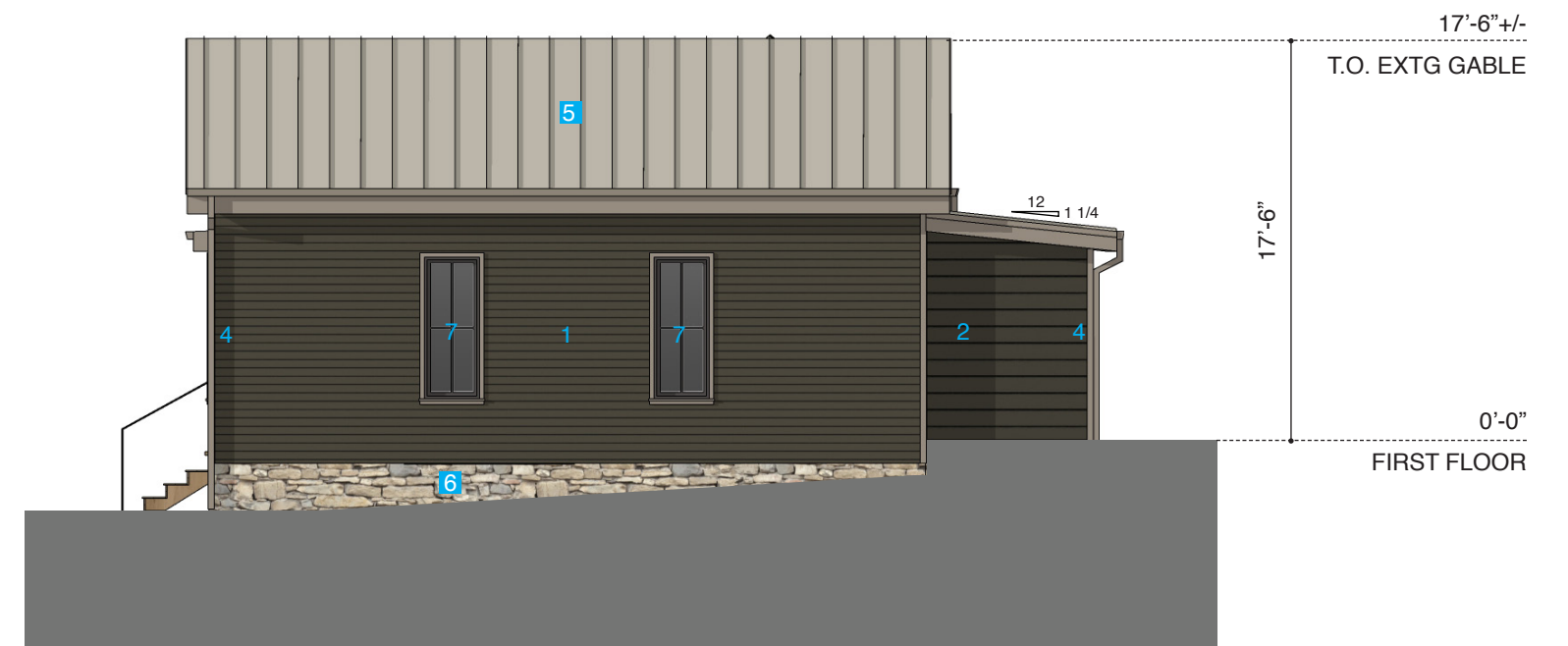






West Elevation

scale : 1/8" = 1'-0"



North Elevation

scale : 1/8" = 1'-0"



- 1 Restored 4" Horizontal Cedar Siding SW 2848 Roycroft Bronze Green
- 2 8" Horizontal Cedar Siding SW 2848 Roycroft Bronze Green
- 3 Fiber Cement Board SW 2848 Roycroft Bronze Green
- 4 Cedar Trim SW 7642 Pavestone
- 5 Standing Seam Metal Roof DMI Putty
- 6 Existing Stacked Stone Foundation
- 7 Fixed 4-lite Windows with Wood Casing SW 7642 Pavestone
- 8 Double Hung 4-lite Windows with Wood Casing SW 7642 Pavestone
- 9 Framed Open Vertical Lattice SW 9565 Forged Steel





1. SW 2848 Roycroft Bronze Green



2. SW 7642 Pavestone



3. SW 9565 Forged Steel



4. Standing Seam Metal Roof DMI Putty

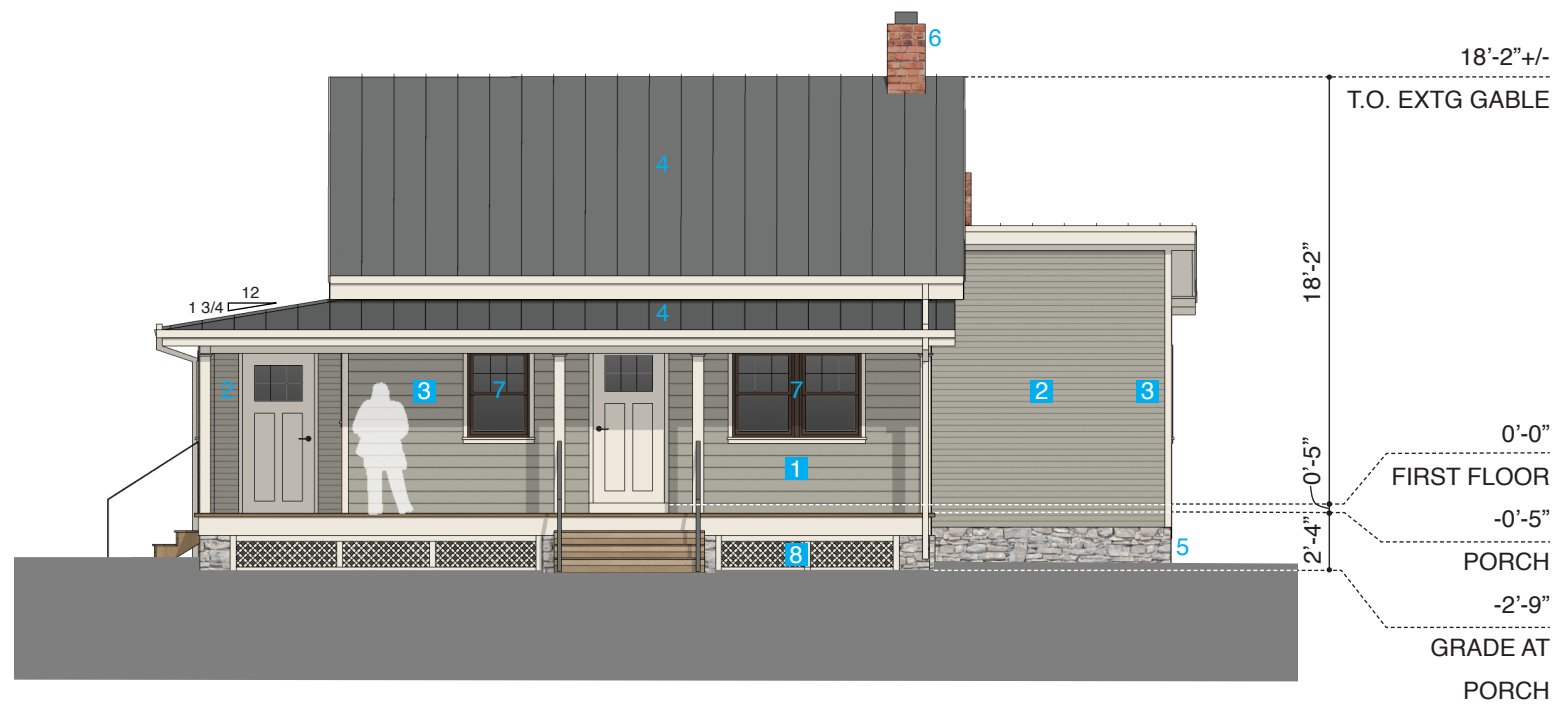


### 37 N. Riverview

Built around the 1870s, this historic home at 37 N. Riverview Street will be carefully renovated and turned into a private coworking and meeting space for COhatch members. On the weekends, it will open for events and markets of all sorts.

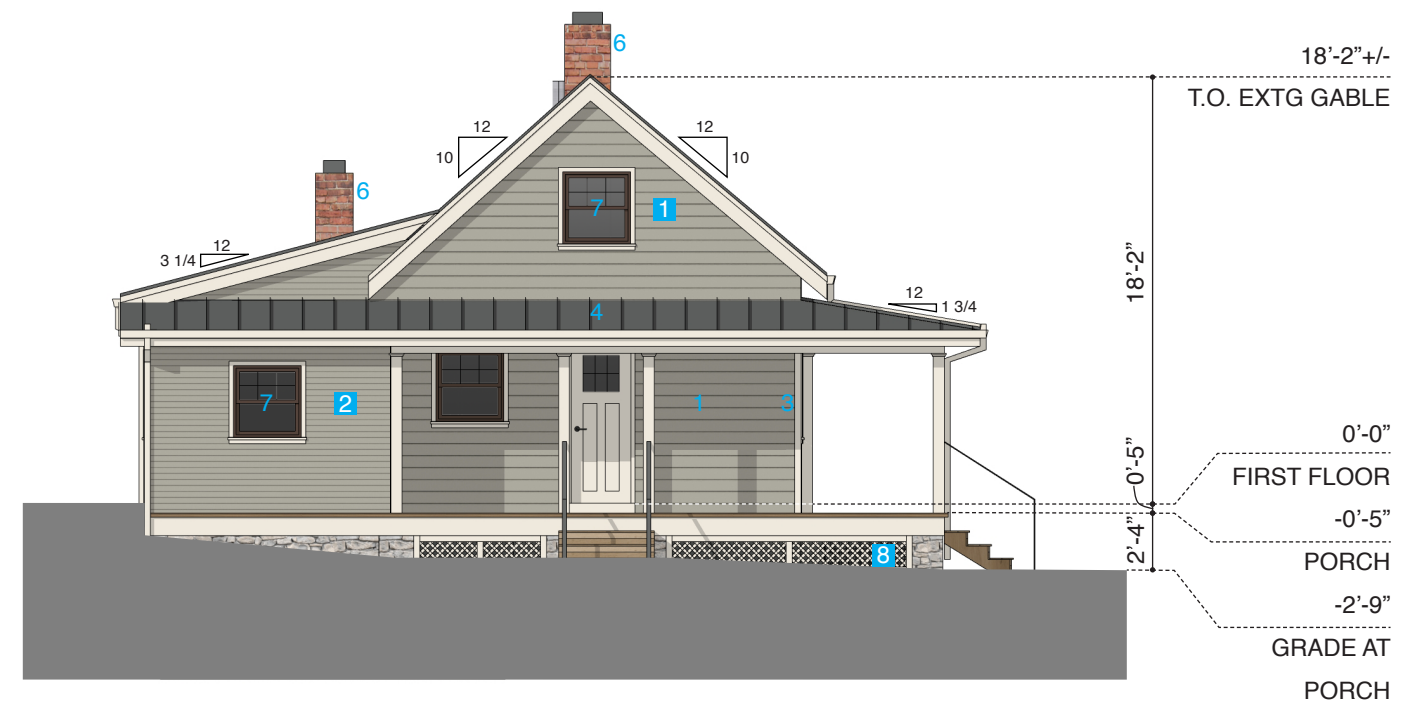
The exterior of the house will be repaired and restored. Different widths of horizontal cedar siding will be utilized to differentiate the original structure from later additions. The existing roof will be removed and replaced with a standing seam metal roof. The current porches are proposed to be demolished and replaced by a wrap-around porch to enhance the house's curb appeal and help activate street life. The roof height of the existing addition to the west is proposed to increase by 1'-8," resulting in a new bearing height of 8'-0" to match the rest of the building.

In the interior space, the current basement stairs will be demolished and replaced with a hatch to provide a service access. The second floor attic will be removed to create a double height space, revealing the historic rafters. The existing mantle and stairs will be kept in place to acknowledge the original program of the building.



East Elevation

scale : 1/8" = 1'-0"

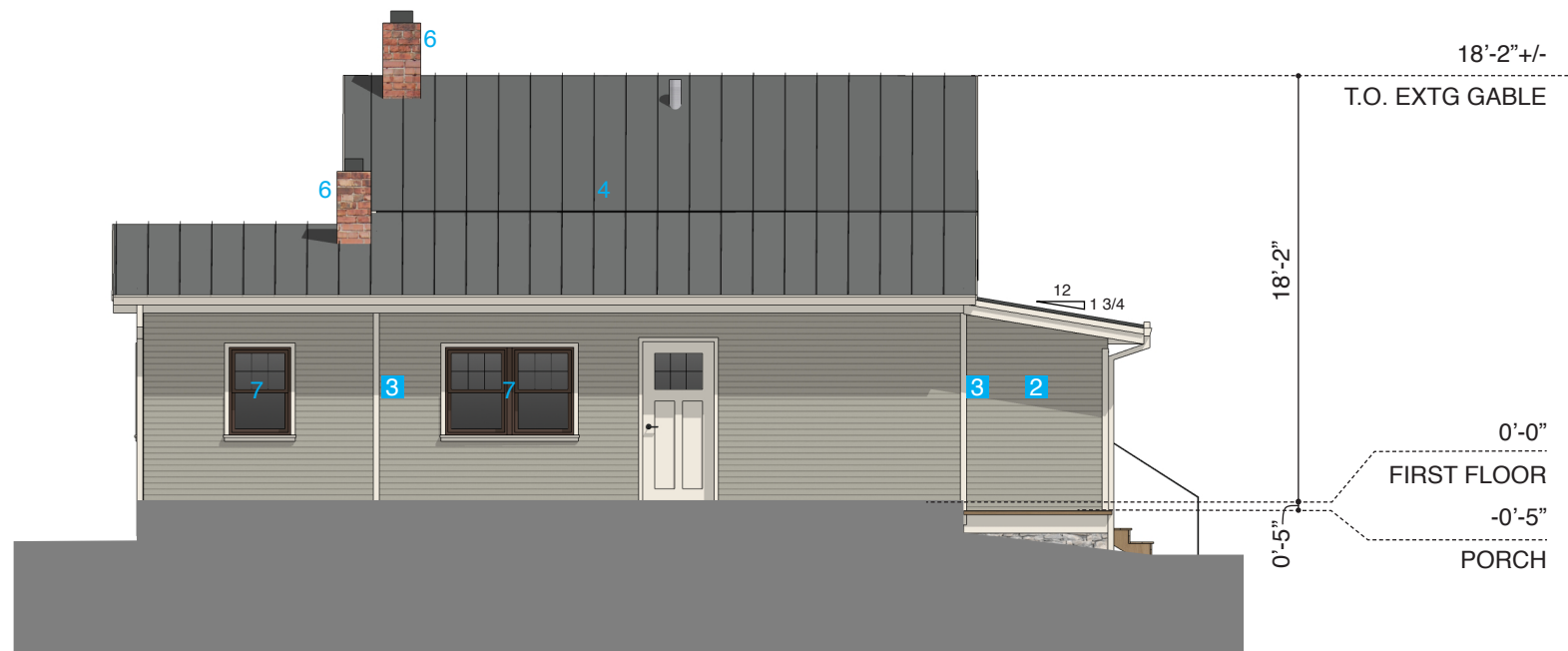


South Elevation

scale : 1/8" = 1'-0"

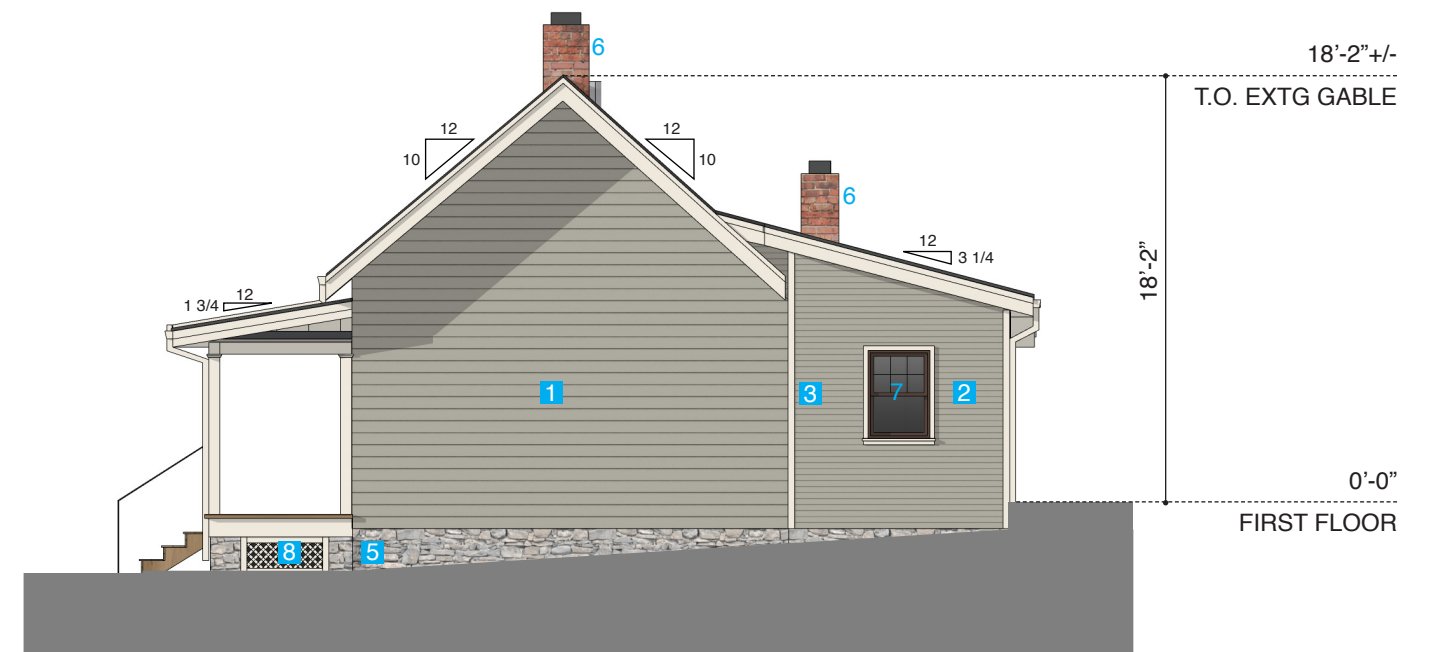


- 1 6" Horizontal Cedar Siding SW 2821 Downing Stone
- 2 3" Horizontal Cedar Siding SW 2821 Downing Stone
- 3 Cedar Trim SW 7002 Downy
- 4 Standing Seam Metal Roof DMI Dark Bronze
- 5 Existing Stacked Stone Foundation
- 6 Existing Brick
- 7 Double Hung 6-over-1 Windows with Wood Casing
- 8 Framed Open Diagonal Lattice SW 7002 Downy



West Elevation

scale : 1/8" = 1'-0"



North Elevation

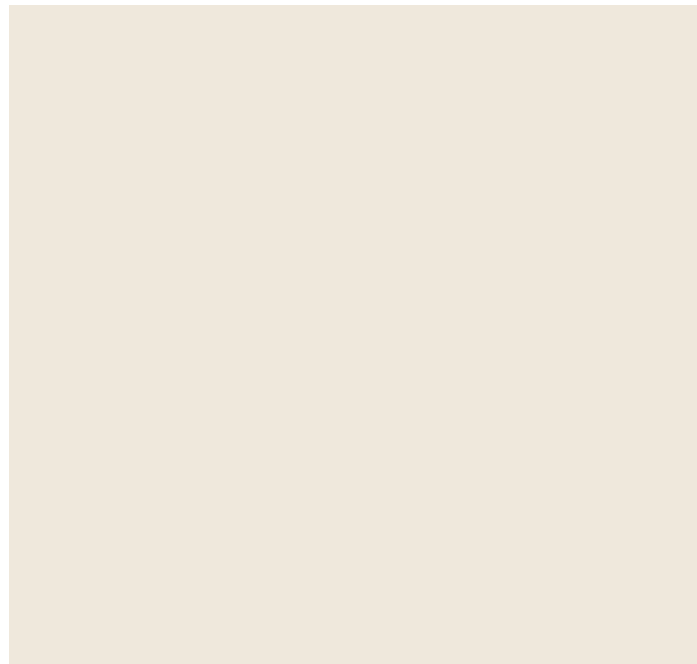
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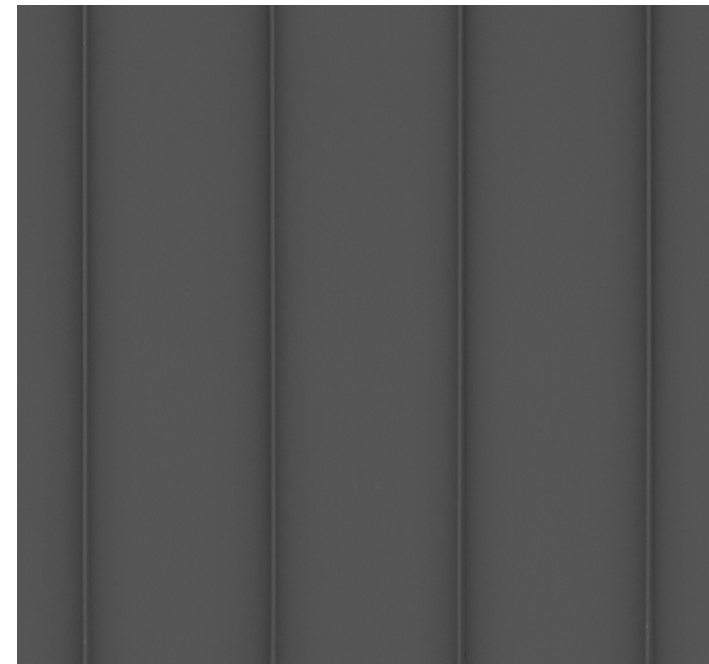
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- 2 3" Horizontal Cedar Siding SW 2821 Downing Stone
- 3 Cedar Trim SW 7002 Downy
- 4 Standing Seam Metal Roof DMI Dark Bronze
- 5 Existing Stacked Stone Foundation
- 6 Existing Brick
- 7 Double Hung 6-over-1 Windows with Wood Casing
- 8 Framed Open Diagonal Lattice SW 7002 Downy



1. SW 2821 Downing Stone



2. SW 7002 Downy



3. Standing Seam Metal Roof DMI Dark Bronze

