



Engineers, Surveyors, Planners, Scientists

MEMO

Date: November 14, 2024
To: City of Dublin – Planning & Zoning Commission
From: Sarah Wilson, PE (EMH&T)
Subject: Block H – Amended Final Development Plan – Project Narrative

The previously approved Block H Final Development Plan from July 2017 proposed 62 single-family attached townhome units across Block H1 (22 units), H2 (20 units) and H3 (22 units). The original design included six buildings arranged in a crescent shape, featuring public-facing façades and a private motor court for garage access via Larimer Street. Blocks H1 and H2 are separated by a private open green space, which provides access to the units fronting this green space. Block H3 fronts the public greenway along John Shields Parkway. Each block included a single entrance, located at the midpoint of the east-west public street.

The original building designs incorporated well-defined changes in building height and rooflines, resulting in varied and unique facades. The primary materials were planned to be two (2) colors of brick veneer, complemented by secondary materials, string/accent coursing, recessed and projections in the building façade, variations in entrances, porches and window placements to enhance architectural variety.

Crawford Hoying is currently proposing an amendment to the approved Block H Final Development Plan to develop a total of 42 townhome buildings for Blocks H2 and H3. The total units for the entirety of Block H site is 64 units with 22 units previously built for Block H1. The Block H2 and H3 sites are located on the north and south side of Larimer Street, bounded by Dale Drive and Mooney Street. Block H2 will include 21 units across four (4) buildings, and Block H3 will include 21 units across five (5) buildings. The buildings are oriented parallel to the right-of-way and property lines, creating public-facing facades along the street frontage, with private motor courts for garage access. Entrances for both Blocks H2 and H3 are located on the east side of Larimer Street for access to the private motor court.

The proposed townhomes for Blocks H2 and H3 will feature primary materials consisting of three (3) colors of brick veneer, breaking down the massing of facades to a pedestrian scale. The transitions between primary materials will comply with the City of Dublin Codes. Architectural diversity will be achieved through:

1. Proportional building recesses and projections
2. Variation in location of entrances, window placements, and porch sizes
3. Differentiation in window types
4. Vertical roofline variation

The proposed project is designed to meet the Bridge Street District Zoning Code requirements, including provisions for street frontage, front property line coverage, occupation of corner, and Required Build Zone (RBZ) treatment with landscape walls and porches located within the RBZ.