



Concept Plan Narrative - All In Dublin

Overview of Proposed Development & Applicable Design Guidelines

All In Dublin is a proposed apartment building located at the northeast corner of West Dublin Granville Road and Dublin Center Drive within the Sawmill Center Neighborhood of the Bridge Street District.

153.062 (O) (3) (a) Building Siting

The proposed development occupies a prominent corner site, with the primary building frontages oriented along West Dublin Granville Road and Dublin Center Drive. The design strategically incorporates building elements and landscaping within the Required Build Zone (RBZ), creating a strong street presence and enhancing the pedestrian experience.

A parking lot and vehicular drop-off area are located at the interior corner of the building, providing convenient access for residents and guests while minimizing disruption to pedestrian flow along the main frontage. Parking is accommodated in a surface lot discreetly placed behind the building and accessed from Banker Drive, a designated "Neighborhood Street", ensuring the frontages remain visually and functionally pedestrian-oriented.

153.062 (O) (3) (b) Height

The proposed development is four (4) stories in height with approximately ten (10) feet story heights.

153.062 (O) (3) (c) Uses & Occupancy Requirements

The proposed development is an apartment building with no parking proposed within or below the building. The ground floor amenity space features an active community space connecting out to the exterior amenities.

153.062 (O) (3) (d) Facade Requirements

A key feature of the building is its use of brick as the primary exterior material, providing a timeless, high-quality appearance that enhances the urban character of the site. The facade incorporates a range of brick colors and tones, providing vertical and horizontal facade divisions and introducing visual interest and variety across the elevations. This strategic use of color variation helps break down the building's mass and creates a dynamic rhythm along the street edges.

At the southwest corner of the site, the building features a ground-floor community space with an entrance that anchors the development and connects directly to a public open space, forming a highly visible and activated corner. This feature not only enhances the arrival experience but also establishes a welcoming, pedestrian-friendly gateway to the neighborhood.

The windows throughout are designed to meet transparency requirements, contributing to an active and engaging street frontage. Generous storefront at the ground floor community space allows for clear views in and out, reinforcing the connection between interior activities and the surrounding public realm.

The roofline is articulated through varying parapet heights, which contribute to a more varied and visually appealing design. These height changes break down the overall mass of the building and add interest, reinforcing the urban character of the district while providing opportunities for architectural expression.

Public and Private Open Space Concepts

The proposed design features the following Open Space Concepts:

- **Pocket Park:** Located on the north side of the site, the pocket park offers a serene, publicly accessible space designed for informal gatherings and a quieter outdoor space. Featuring a thoughtful arrangement of trees, seating areas, and landscaping, this space enhances the livability of the development and provides a valuable green amenity for residents and visitors alike.
- **Greenway:** Along Dublin Center Drive and West Granville Road greenways are intentionally designed to define the streetscape, with a combination of trees, planting beds, and hardscape elements that create a public pedestrian environment. These features enhance walkability and provide a cohesive transition between the building and the sidewalk.
- **Pocket Plaza:** Strategically located at both the prominent gateway outside corner and the recessed inside corner of the building, the pocket plazas serve as key points of arrival. These spaces highlight primary building entrances while offering attractive, activated zones for social interaction. With integrated seating, landscape accents, and enhanced paving, the plazas foster a strong sense of place and contribute to the overall identity of the site.