



ALL IN DUBLIN - 25-115FDP **Final Development Plan Narrative**

Relationship of the Proposed Development to the Surrounding Character

All In Dublin, a proposed four-story, 75-unit residential building, is designed in response to the evolving urban character of the Bridge Street District's Sawmill Center Neighborhood. Located along W. Dublin Granville Road and Dublin Center Drive, the project establishes a strong urban presence while activating street edges and defining public spaces.

The project responds to the surrounding environment through massing that emphasizes the urban gateway condition at the southwest corner, using enhanced architectural elements and a publicly accessible pocket plaza. The northwest pocket plaza provides a landscaped area that can be used for recreation and provides a destination at the end of the greenway to the north.

Responding to W. Dublin Granville Road's destination as a Corridor Connector Street, the ground floor features amenity, business, and fitness spaces that directly support the city's vision for street activation and mixed-use development. This programming decision reflects careful consideration of feedback from the Concept Plan Meeting, prioritizing active streetscape engagement and usable open space. A generous buffer has been integrated between the building and W Dublin Granville Road to accommodate a potential future right-of-way expansion that would provide a multi-use path and a dedicated bus lane.

Along Dublin Center Drive, designated as a District Connector Street, the building transitions to a residential character featuring individual unit patios and entries. This design strategy creates an intimate pedestrian experience while maintaining the appropriate privacy for residents. The residential frontage introduces a walkable component that bridges the gap between existing commercial uses and the neighborhood's transitional mixed-use character.

The overall design balances activation with livability, creating spaces that serve both the immediate residential community and the broader neighborhood context. Through conversations with staff and continuing to develop the design with Planning Commission's feedback in mind, All In Dublin establishes itself as a contextual and responsible addition to the Sawmill Center Neighborhood's future evolution.

Consistency with Applicable Standards

Envision Dublin Community Plan

The project is directly aligned with the Mixed Use Urban Future Land Use designation outlined in the Envision Dublin Community Plan. This land use encourages high-density development with an integrated mix of uses in walkable, transit-supported environments. The building conforms to the targeted 3–6 story height range and contributes to the district's vision of mixed-use forms that prioritize active ground-floor uses and urban open spaces.

Bridge Street District Code Compliance

The site is zoned BSD-SCN (Sawmill Center Neighborhood), which promotes walkability and integration of diverse uses. The building utilizes the Apartment Building Type, which is a permitted form within this district. Specific requirements include:

- **153.062 (O) (3) (a) Building Siting**
 - The building and landscaping are proposed 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. A street wall along Banker Drive is incorporated into the design to shield parking from the road.
- **153.062 (O) (3) (b) Height**
 - The proposed development is four (4) stories in height with approximately ten (10) feet story heights, aligning with requirements.
- **153.062 (O) (3) (c) Uses & Occupancy Requirements**
 - Per Table 153.059-A Permitted and Conditional Uses in BSD Districts:
 - Multi-family dwellings units are a permitted use in BSD-SCN.
 - Surface parking lots are a permitted use in BSD-SCN, both as an accessory and principal use.
- **153.062 (O) (3) (d) Façade Requirements**
 - 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.
 - 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 the building and streetscape.
 - The roofline is articulated through varying parapet heights, which contribute to a more varied and visually appealing design.

BSD Street Network Plan

Consistent with the BSD Street Network Plan, the project aligns with future infrastructure goals by siting the building along two street types: a Corridor Connector (W. Dublin Granville Road) and a District Connector (Dublin Center Drive). The revised parking curb cut anticipates a potential future north-south Neighborhood Street to the east, preserving flexibility for site connectivity and future development coordination.

Incorporation of PDP Feedback & Conditions

The Preliminary Development Plan Staff Report and Planning and Zoning Commission Meeting on September 18, 2025 offered constructive feedback that has been incorporated into the Final Development Plan submission in the following ways:

Condition from 25-069PDP Staff Report	Response
<p>1. <i>The applicant update the Site Plan to reflect the Required Building Zone and side yard setback and confirm compliance with the applicable standards at the Final Development Plan stage (FDP).</i></p>	<p>The Site Plan has been updated to reflect the Required Building Zone and side yard setback.</p>
<p>2. <i>The applicant continue to work with staff on addressing the lot coverage and open space standards at FDP.</i></p>	<p>Northwest Pocket Park:</p> <p>The generator has been relocated from the center of the park and is now incorporated into an enclosure with existing electrical equipment, screened by masonry walls and landscaping. The pocket park has been further developed with a focus on sensory experience and serenity, including:</p> <ul style="list-style-type: none">• A water feature to help mitigate street noise• A pollinator garden to support habitat and sensory engagement• Benches integrated as part of the landscaping to provide passive recreation• An organic layout to create a more park-like character, distinct from other open spaces on the site

	<p>Southwest Pocket Plaza:</p> <p>The plaza has been further developed at the gateway corner with emphasis on activation and alignment with pocket plaza guidelines. Enhancements include:</p> <ul style="list-style-type: none"> • Increased built-in seating to encourage impromptu gathering • Expanded hardscape consistent with pocket plaza standards, resulting in a greater amount of impervious surface <p>Note: Due to potential future right-of-way adjustments along W Dublin Granville Road, only hardscape and landscape are proposed between the existing and anticipated R/W. This avoids the removal of programmatic elements (such as seating or stairs) when future roadway improvements occur.</p>
<p>3. <i>The applicant work with Engineering staff to complete stormwater management calculations that are compliant with the City's stormwater regulations and provide the correct critical storm calculations prior to submittal for FDP.</i></p>	<p>Stormwater management calculations have been revised to comply with the City's stormwater regulations.</p>
<p>4. <i>The applicant continue to work with Engineering staff and the Washington Township Fire Department to confirm the necessary water lines are provided for fire coverage.</i></p>	<p>The design team has reviewed and shared the Fire Department Connection location AND Fire Truck Maneuverability Diagram with the Washington Township Fire Department and Engineering Staff.</p>
<p>5. <i>The applicant continue to work with staff on</i></p>	<p>This application does not include off-site improvements and the incorporation of on-street parking. The off-site</p>

<p><i>incorporating the BSD Streetscape Character Guidelines including incorporation of on-street parking.</i></p>	<p>improvements shown on plan are outside the scope of this project and are shown for context only. These improvements will be subject to a separate review and approval process with City staff. On-street parking spaces are not included in the FDP parking totals (75 spaces), but will be considered in future coordination with City staff.</p>
<p>6. <i>The applicant continue to work with staff on finalizing the on-site parking details.</i></p>	<p>A separate Parking Plan Provision has been submitted as part of the Final Development Plan Submission in response to staff and Commission feedback regarding the number of parking spaces provided.</p> <p>The pedestrian mobility in the parking area has been improved with:</p> <ul style="list-style-type: none"> • A dedicated pathway through the center of the parking area • An additional sidewalk for pedestrians for the parking along the northern edge of the parking area.
<p>7. <i>The applicant continue to work with staff on finalizing the building design details.</i></p>	<p>The building's southwest corner has been further developed to feel open and inviting to the corner. The covered plaza has been developed to be fully open to the public by minimizing the grade change at the entry, developing the extended canopy that invites people in, and incorporating benches and seating for impromptu gathering.</p> <p>The storefront along W Dublin Granville Road now features more glass and less solid panels than the previous design iteration.</p> <p>East Elevation B has been redesigned to reflect four-sided architecture, with the art wall reduced and wrapping across two walls. Transparency has been increased on this elevation through additional windows.</p> <p>The renderings have been updated to more accurately reflect the materials specified in response to a Planning Commission feedback.</p>