

Final Development Plan Narrative

W. Bridge Street and Monterey Drive Mixed-Use Development

Introduction

Monterey Village is a walkable, mixed-use development designed to extend the scale, character, and pedestrian experience of Historic Dublin westward along West Bridge Street. The Final Development Plan advances the framework approved with the Preliminary Development Plan by organizing approximately 104,240 square feet of retail and restaurant space and approximately 34,368 square feet of office/commercial space around Monterey Drive, a central Town Square, and a connected network of sidewalks, plazas, patios, landscaped spaces, and pedestrian passages. The development is composed of multiple one- and two-story buildings with varied roof forms, storefronts, entrances, materials, and architectural expressions so that the project reads as a collection of individual buildings rather than a conventional commercial center. High-quality exterior materials, including brick, stone, wood or wood-appearance siding, glass, and complementary metal detailing, reinforce the scale and material character of Historic Dublin while allowing the project to maintain a durable and contemporary identity.

The FDP further refines the architecture, public realm, circulation system, landscape plan, parking structure, and transitions to adjoining properties. The central park and pedestrian pathways encompass approximately 0.79 acres and includes a flexible-use lawn, clay-paver promenades, dry-stack stone walls, shade trees, seating, outdoor dining, and tenant patios. Parking and service functions are located primarily behind buildings or within the parking structure, while active storefronts, frequent entrances, transparent glazing, and pedestrian-scaled architectural details define the principal streets and public spaces. The revised plan also removes parking from the most sensitive portion of the western residential boundary, redirects vehicle headlights away from the adjoining home, provides a six-foot-high solid privacy fence and supplemental landscaping, and incorporates additional architectural and landscape screening along the parking structure facing the cemetery.

Changes from the Approved Preliminary Development Plan

1. Architectural Development and Refinement

The massing, elevations, roof forms, storefronts, fenestration, entrances, materials, canopies, service areas, utility screening, and architectural details of each building have been substantially developed in coordination with City staff.

Buildings remain generally one to two stories in height. Longer elevations are divided through changes in roof form, material, storefront configuration, and other architectural elements. Although retail and restaurant floor-to-floor heights exceed 12 feet, horizontal elements are maintained at a pedestrian-scale. This provides the proportions and pedestrian experience intended by the Bridge Street District standards while accommodating the functional requirements of contemporary retail, restaurant, and office users.

The FDP also provides a more complete treatment of rear and secondary façades. Building 6 incorporates rear display windows to provide transparency, visual interest, and a stronger relationship to the adjoining pedestrian and parking areas. Behind Buildings 4 and 5 (and garage), trellis systems with climbing ivy soften the rear elevations and create a finished and attractive edge. These improvements ensure that the rear portions of the buildings do not read as utilitarian service façades and that all publicly visible elevations contribute to the architectural quality of the development.

2. Expanded and Refined Town Square

The central Town Square has been enlarged and more fully developed as the principal civic and gathering space for Monterey Village. The current FDP identifies approximately 0.79 acre of park and building cut-through space.

Buildings 4 and 5 have shifted westward, allowing the square to increase in size and creating additional storefronts, entrances, and retail/restaurant activity facing the open space. The revised layout includes:

- A flexible-use central lawn;
- Clay-paver promenades and pedestrian passages;
- Dry-stack stone walls and seating elements;
- Shade trees and ornamental landscaping;
- Fixed and movable seating;
- Retail/Restaurant patios;
- A direct paver crosswalk across Monterey Drive to the plaza and retail spaces adjoining the parking structure.

Building 8 has also been enlarged and refined to accommodate an active use facing Monterey Drive and an additional frontage oriented toward the central lawn. This building provides a stronger eastern edge to the Town Square and increases the amount of customer-facing activity adjoining the open space.

3. Southwest Residential-Edge Modifications

The southwest portion of the site has been substantially revised in response to the PDP condition and discussions with the adjoining homeowner.

Parking has been removed from the area nearest the residence, eliminating parked-vehicle headlights and reducing congregation immediately adjacent to the home. The revised circulation pattern directs vehicular movements away from the residential property while allowing Buildings 4 and 5 and the central Town Square to shift westward.

The western boundary treatment includes:

- A six-foot-high solid privacy fence;
- Preservation of existing trees where practicable;
- Supplemental shrubs and landscaping between the circulation area and fence;
- Removal of parking from the most sensitive portion of the boundary; and
- A landscape allowance offered to the adjoining homeowner for supplemental planting on the residential property.

The southwest corridor continues to preserve the ability to establish a future public street connection toward Corbin's Mill Drive.

4. Parking Structure Access and Screening

A parking-structure entrance ramp has been added on the south side of the project. The ramp is set back from the property boundary and allows vehicles to reach the elevated parking level more efficiently while responding to existing site grades.

Access to the parking structure is internalized to reduce traffic conflicts along West Bridge Street and near the Town Square, adjoining residence, and cemetery. The east and south sides of the structure have been refined to provide a more sensitive backdrop to the cemetery through:

- Architectural screening;
- Trellis systems and climbing vegetation;
- Preservation of existing perimeter trees where practicable;
- Supplemental trees, shrubs, and groundcover; and

The design team evaluated additional applied façade treatments but determined that an integrated architectural and landscape strategy would create a more cohesive and authentic result than decorative elements unrelated to the overall building composition.

5. Pedestrian Circulation and Public-Realm Improvements

The FDP strengthens pedestrian circulation throughout the site. Open-air passages, building cut-throughs, textured paving, and clearly defined crossings connect West Bridge Street, Monterey Drive, the Town Square, parking areas, the parking structure, and the southern portion of the development.

The principal pedestrian improvements include:

- Frequent storefront entrances along West Bridge Street and Monterey Drive;
- Building passages that divide longer blocks and elevations;
- A direct crossing between the Town Square and garage-side plaza;
- Raised or textured pedestrian crossings at key locations;
- Wide sidewalks and landscaped streetscapes;
- Bicycle parking within or adjacent to the parking structure; and
- Continued accommodation of a future public street connection along the southwest portion of the site.

6. Landscape and Tree-Preservation Refinements

The FDP includes a detailed landscape and tree-preservation plan designed to create a mature village setting and integrate the buildings, streets, parking areas, plazas, and open spaces.

The proposed landscape framework includes street trees, foundation planting, shade and ornamental trees, shrubs, ornamental grasses, perennials, groundcovers, and climbing vegetation.

Existing perimeter tree stands will be preserved where reasonably practicable. The site plan reflects a careful balance between tree preservation and the creation of a meaningful Town Square, which is a foundational element of the project's pedestrian environment, community gathering function, and long-term vitality. Preserving all existing trees would materially reduce the size, usability, and quality of this central public space. Where removal is necessary to achieve the approved development framework, the project will provide substantial replacement planting and establish a new, diverse tree canopy designed to mature over time and provide lasting environmental and community benefits.

7. Streetscape and Circulation Coordination

The applicant and design team have continued to coordinate with City staff regarding West Bridge Street, Monterey Drive, the east-west Neighborhood Street, and the West Bridge Street and Monterey Drive intersection.

The West Bridge Street frontage generally follows the applicable City streetscape standards. Alternative treatments for Monterey Drive and the Neighborhood Street have been developed with staff to respond to the village character of the development, site constraints, pedestrian activity, parking, and adjoining uses. The current intersection design provides a single inbound movement and separate left- and right-turn outbound movements, subject to confirmation through final engineering and traffic review.

8. Cemetery Expansion and Civic Transition

The southeast portion of the property remains reserved for future cemetery expansion and will be transferred to the City of Dublin as contemplated by the approved plan.

The FDP provides a transition between the development and cemetery through preserved vegetation, supplemental landscaping, building setbacks, garage screening, and climbing plant material. These elements collectively soften views of the development and establish an appropriate civic backdrop to the cemetery and future expansion area.

9. Public Art Opportunities

The applicant has initiated coordination with the Dublin Arts Council regarding potential public-art opportunities within the development. The Town Square, pedestrian passages, pocket plazas, and other prominent public spaces provide several potential locations for public art.

The final location, scale, and form of the artwork will be selected through continued coordination with City staff and the Dublin Arts Council so that the installation is appropriately integrated with the architecture, landscape, circulation, and programming of the development.

Responses to Conditions of Preliminary Development Plan Approval

Condition 1

The applicant shall continue to coordinate with City staff on finalizing the streetscape details of all streets, including the West Bridge Street/Monterey Drive intersection design and number of left-turn lanes, and the treatment along the south side of the new Neighborhood Street.

Response: The applicant and design team have continued to coordinate with City staff regarding the design of West Bridge Street, Monterey Drive, the east-west Neighborhood Street, and the West Bridge Street/Monterey Drive intersection. The West Bridge Street frontage uses the applicable City streetscape standards. Alternative streetscape treatments for Monterey Drive and the Neighborhood Street have been developed in coordination with staff to respond to the village character, pedestrian environment, site constraints, and adjoining uses. The current intersection design provides a single inbound movement and separate left- and right-turn outbound movements, subject to final engineering and traffic approval.

Condition 2

The applicant shall work with staff to explore reducing the width of the drive aisles.

Response: The internal circulation plan has been revised, including reductions and refinements to circulation areas on the western portion of the site. These changes reduce unnecessary pavement, improve the pedestrian environment, and provide additional space for the Town Square and landscaping while maintaining required emergency, service, and passenger-vehicle access.

Condition 3

The applicant shall work with staff to explore increasing the width of the buffer along the west side to allow screening of the adjacent single-family residential property and preservation of trees on both sides of the property line.

Response: The applicant has coordinated directly with the adjoining property owner and substantially revised the site plan to reduce impacts on the residence. Parking has been removed from the southwest corner, and the circulation pattern has been modified so that parked vehicles and headlights are not directed toward the home. A six-foot-high solid privacy fence, preserved trees, and supplemental shrubs and landscaping are proposed along the boundary. The applicant has also offered the adjoining homeowner a landscape allowance for additional planting on the residential property.

Condition 4

The applicant shall work with staff to explore providing a buffer along the south side of the site east of Monterey Drive to meet the required setback and provide screening for the cemetery expansion.

Response: The site plan establishes a landscaped separation between the development and the future cemetery-expansion area. The FDP incorporates existing vegetation, supplemental perimeter landscaping, garage screening, and climbing plant material to provide an appropriate transition. Final dimensions and plant quantities will continue to be coordinated with staff.

Condition 5

The applicant shall continue to work with City Engineering staff on the design and configuration of the stormwater detention needed for the site for both public and private improvements to properly account for known capacity concerns in the existing storm-sewer system.

Response: The applicant's civil engineer has continued to coordinate with City Engineering regarding the location, sizing, configuration, and discharge characteristics of the proposed stormwater-management system. The final system will accommodate the public and private improvements associated with the development, satisfy applicable water-quality and quantity-control requirements, and account for identified capacity constraints within the receiving public storm-sewer system. Final calculations, routing, outlet controls, easements, and construction details will be provided with the final engineering plans and remain subject to City Engineering approval.

Condition 6

The applicant shall explore all available alternatives to retain as many healthy and desirable trees as possible.

Response: A detailed tree inventory and tree-preservation plan have been prepared. The site plan preserves tree stands along portions of the western, eastern, and southern perimeters and protects retained trees through construction fencing, critical-root-zone controls, and arborist monitoring. The design team has evaluated opportunities to preserve trees within and adjoining the Town Square and other development areas where preservation is compatible with the proposed grading, utilities, buildings, and circulation system. Trees that cannot reasonably be retained because of buildings, streets, grading, utilities, or stormwater improvements will be addressed with staff.

Condition 7

The applicant shall consider adding a true upper story above at least some of the buildings around the Town Square.

Response: The applicant and design team evaluated upper-story construction around the Town Square. Additional occupied floor area would generate significant code-required parking demand and require an additional structured-parking level of free parking at a significant construction cost. Based on that analysis, a true second story around the square is not financially feasible. The architecture nevertheless incorporates taller roof forms, two-story elements, varied massing, vertically proportioned façades, and architectural features that provide enclosure and visual presence around the square without introducing unsupported floor area or parking demand.

Future tenants will have the ability to install mezzanines within their spaces where applicable.

Condition 8

The buildings' massing, roof forms, façades, and design details shall be refined to further complement the interior layout and reflect traditional design patterns.

Response: The applicant, architect, and City staff have undertaken an extensive building-by-building design review. The FDP architecture incorporates refined roof forms, materials, storefront proportions, entrances, windows, and tenant layouts. The architectural refinement extends to the rear and secondary elevations.

Condition 9

Fenestration or further articulation shall be added to all blank walls.

Response: Previously identified blank and minimally articulated walls have been comprehensively revised. Building 6 now includes rear display windows that provide transparency, visual interest, and a more active appearance when viewed from the adjoining parking and pedestrian areas. The rear elevations of Buildings 4 and 5 (and garage) are enhanced with coordinated landscaping and trellis systems supporting climbing ivy, which soften the façades, screen service-related elements, and establish a more attractive and finished edge.

Additional windows, display windows, material transitions, architectural recesses and projections, trellis elements, climbing vegetation, and landscape treatments have been incorporated throughout the project so that all publicly visible elevations contribute to the architectural quality of Monterey Village.

Condition 10

Additional design elements that provide a sensitive backdrop to the cemetery shall be added to the east and south façades of the parking structure.

Response: The parking-structure façades facing the cemetery have been refined through architectural screening, trellis systems, climbing vegetation, preserved trees, and supplemental landscaping. The design team evaluated additional applied façade treatments but determined that an integrated architectural and landscape solution would provide a more cohesive and authentic result than decorative elements unrelated to the overall building composition.

Condition 11

The applicant shall work with staff and the Dublin Arts Council, as applicable, to identify a location or locations for public art for inclusion in the Final Development Plan.

Response: The applicant has initiated coordination with the Dublin Arts Council. The Town Square, pedestrian passages, pocket plazas, and other prominent public spaces provide potential locations for public art. The final location, scale, and form of the artwork will be selected in continued consultation with City staff and the Dublin Arts Council so that the installation is appropriately integrated with the architecture, landscape, circulation, and programming of the development.