

Cohatch Dublin
Final Development Plan Narrative
1/6/2020

The 10,000 SF co-work and event space draw influence from context, history, and the COhatch identity to create a design that looks forward while retaining a sensitivity to its historic setting. This area of the city is a dynamic blend of old and new, which fits perfectly with the character of COhatch. The organization embodies a sense of community and vitality, often celebrating historic structures by giving them new life. The juxtaposition of history and energy we see in both the City of Dublin and COhatch inspires the proposed design.

The overall massing is divided into three volumes to visually bring down the scale. This helps celebrate rather than overpower the adjacent historic building on the same lot. The extended slope of the roofline over the brewhouse helps the transition between the two buildings. The gable roofline pays homage to the vernacular character of the historic district, while the asymmetry and extended saltbox roof also give it a more contemporary feel.

In response to the Architectural Review Board's comment, the east facade facing Blacksmith Lane is further refined specifically regarding the window placement. The windows are regularized as a whole within the 3' module where the groupings are aligned at both ends as well as other locations as shown on the elevation comparison diagram.

The blending of historic and new is also explored in the materiality and detailing. The walk-out basement level will be clad with cast stone to create a base for the building. The basement entry is raised to accommodate the elevation difference in the existing topography while maintaining the maximum floor to floor height of 12'. An ADA ramp and steps are added to the entry.

The upper levels are clad in stained vertical 1x6 cedar planks with 4x4 cedar to increase the batten depth. Clean lines and contemporary detailing combined with the traditional materials and roofline allow the project to both belong in its historic context and respectfully capture the energy of the present.

The columns on Blacksmith are revised to be 8x8 wide flange steel columns with a more vertical definition. It is painted charcoal to match the finishes of the railings and awnings.

In response to staff comments, fire pit details, dumpster enclosure and other architectural details are added.

The landscape design aims to create a casual courtyard connecting the old and new structures. The amount of gravel is reduced with a hard edge of stone paving. Along the north slope, the vinca and daffodils would bloom in the spring, with the vinca being evergreen through the winter. The upright maples would have bright fall color, and not block too much of the view to the bridge. In the area just to the north of the patio are grasses and summer-blooming perennials (coneflower, Liatris and butterfly weed) with interesting seed heads that would contrast the grasses in the fall and winter and attract birds. To the west of the patio, the hornbeams screen the utilities, and create a green edge to the space and separate it from Brazenhead. The perennials below are a mixture of textures and colors, with the brunnera blooming light blue in the spring, the liriopie blooming in the summer and the geranium blooming from summer to late fall. The liriopie and autumn fern are evergreen and have fine textures that contrast the geranium and brunnera.

The site lighting design is as minimal as it is practical. the walkway around the building will be lit by recessed light in the canopy. The courtyard will have string-light overhead.