



72/84 n high street

conceptual design review // dublin, ohio
october 27, 2020

project brief

The proposed concept for 72/84 N High Street is a contextual solution designed to be an architectural and programmatic bridge, connection historic Old Dublin with the contemporary developments to the immediate north and across the Scioto River to Bridge Park. Taking on an under-utilized site and unfit series of buildings, the project aims to create a transformative, dynamic mixed-use development that will help anchor the west bank of the Scioto River, meeting the city's expectations and inspirations, which have already been put forth in the investments and developments adjacent to this property.

The scheme calls for a total redevelopment of the current site, demolishing the existing series of non-historic contributing structures that front the northeast corner of the intersection of North High Street and North Street, along with the expansive surface parking lot behind. Utilizing the site's topography, which falls off dramatically as you move from west to east, the proposed structure is a five-and-a-half level building that reads only as a two-and-a-half story building from the it's main vantage point, the North High and North Street intersection. This optimization of the site topography allows the project to meet the density requirements of the project scope, while most importantly, doing so in a respective, contextual scale and proportion found in the historic district. The project scope calls for a range of program / uses including: retail, restaurant, event space, multi-family residential, 'embedded' parking garage, and a multitude of public courtyard spaces and vistas.

Architecturally, the massing is designed to reduce the scale of the project to align with its neighbors while maximizing the sight lines and vistas, both from public and private spaces. The overall design intent is contextual: scale, proportion, detailing, colors, material palette, etc. - all of these attributes have been carefully designed and studied to contribute to the historic urban fabric that Old Dublin is recognized for.

table of contents

- 01** // existing conditions (01-04)
- 05** // proposed site plan
- 06** // programming + section diagrams
- 07** // massing diagrams
- 08** // views | renders (08-21)

archall



existing conditions

NOT TO SCALE

72/84 n high street
CONCEPTUAL DESIGN REVIEW | OCTOBER 27, 2020

© 2020 ARCHITECTURAL ALLIANCE

01



existing conditions // southeast aerial

NOT TO SCALE

72/84 n high street
CONCEPTUAL DESIGN REVIEW | OCTOBER 27, 2020

© 2020 ARCHITECTURAL ALLIANCE

03



existing conditions // southwest aerial

NOT TO SCALE

72/84 n high street
CONCEPTUAL DESIGN REVIEW | OCTOBER 27, 2020

© 2020 ARCHITECTURAL ALLIANCE

02



mixed-use building
2.5 level building w/ lower level use / access

commercial building
2.0 level building

site boundaries

site boundaries



n high street frontage

EXISTING CONDITIONS



n high street elevation

north street elevation



north street frontage

EXISTING CONDITIONS



program key

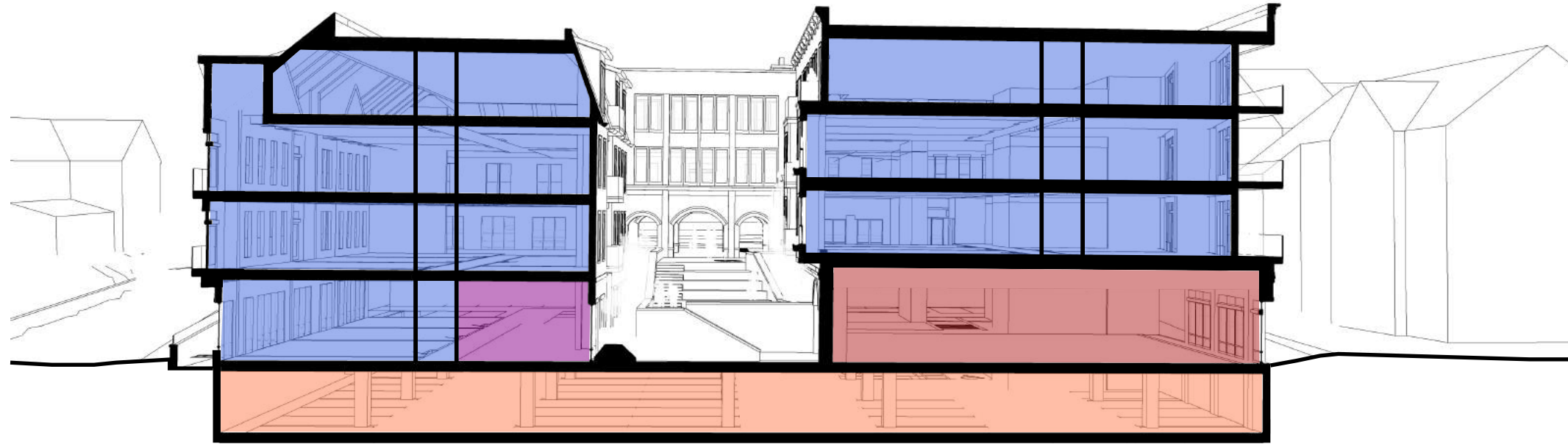
6,000 SF	event
2,400 SF	restaurant
1,800 SF	retail
68	multi-family residential units
80	parking spaces (garage)

attributes	public plaza
	public courtyard / river vista
	outdoor seating areas
	covered outdoor event space
	rooftop terrace



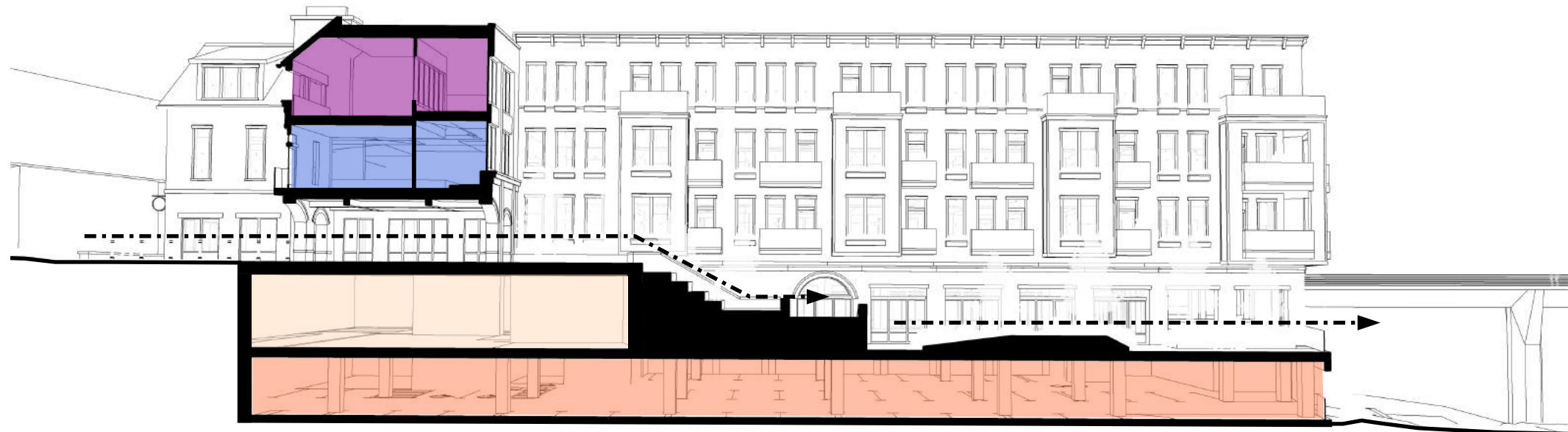
proposed site plan

SCALE: 1" = 50'-0"



building section // 01

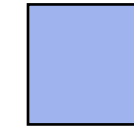
NOT TO SCALE



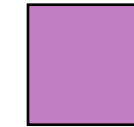
building section // 02

NOT TO SCALE

program key



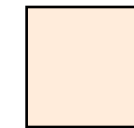
multi-family residential units
studio, 1 BD, 2 BD, and 2+ BD



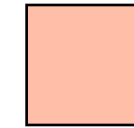
residential amenity
rooftop terrace // fitness // lounge // etc.



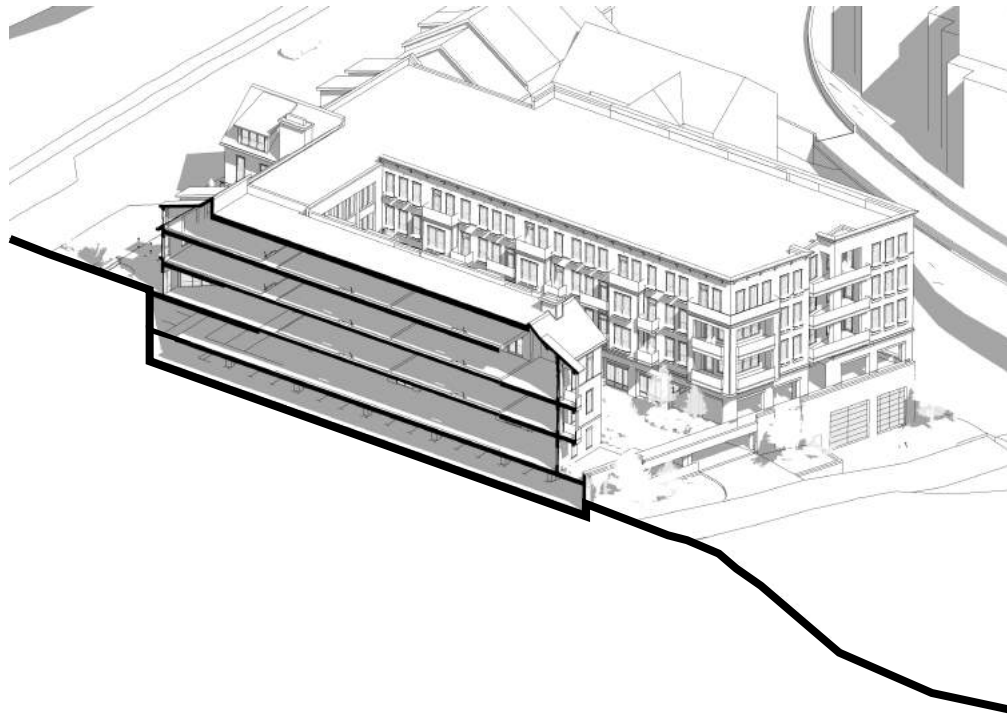
event space
indoor | outdoor programmable space



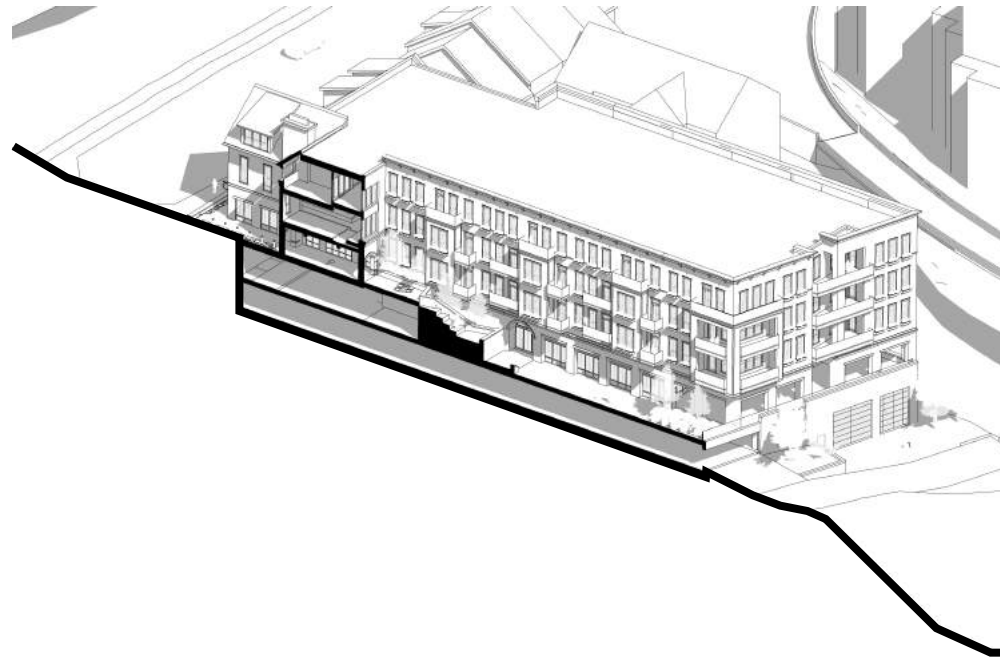
service core
kitchen // storage units // utilities



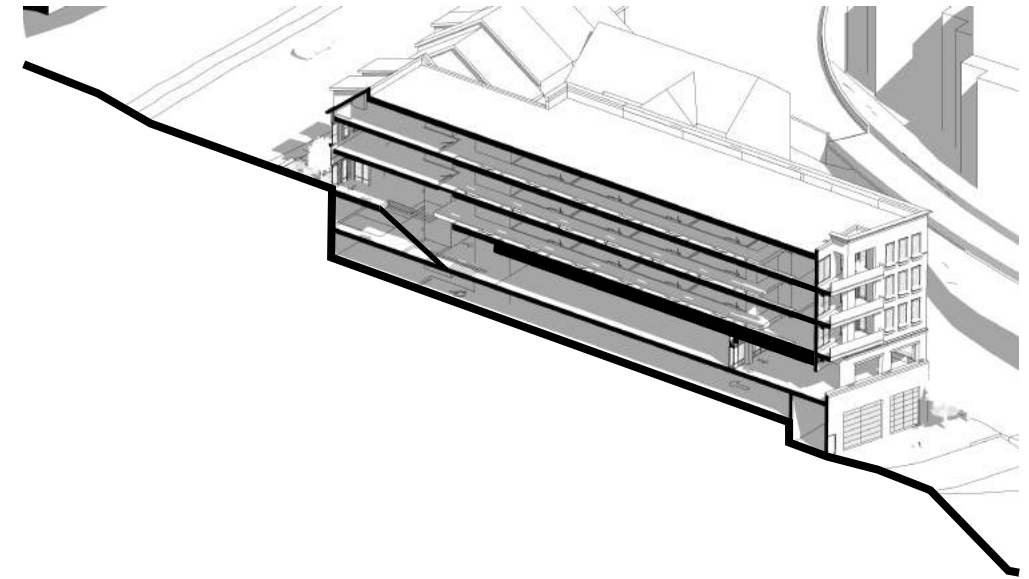
parking garage
'embedded' parking spaces (residential)



section perspective // south massing



section perspective // courtyard massing



section perspective // north massing



























