

Mr. Dan Phillabaum AICP,RLA  
Senior Planner  
City of Dublin  
5800 Shier Rings Road  
Dublin, Ohio 43016

Re: North Riverview Mixed-Use Redevelopment

October 16, 2013

Dear Mr. Phillabaum,

At the October 23<sup>rd</sup> Architectural Review Board meeting, I request an extension for Demolition of the six homes approved last November 15, 2012, Case Number 12-063ARB-BSC.

The reasons for the extension are as follow:

- 1) I submitted the Application for Demolition September 10, 2012 with an application for Basic Plan Review. On September 24, 2012, the ART recommended that the Basic Plan be separated from the Demolition request due to changes in Right-of-Way, roadway widths etc. We agreed to this recommendation.
- 2) In December 2012, I met with Dan Phillabaum, Steve Langworthy and Rachel Ray to discuss the Basic Plan criteria, and the September 24<sup>th</sup> ART review comments. At that time, they stated that this proposal and development sites at 94 and 100 North High, and other sites in this vicinity of the Bridge Street Corridor were being evaluated by MKSK and Brian Kent Jones, Architect, for their input regarding the District. I was asked to allow this process to occur before I made a Basic Plan submission. This process took through March, 2013, with several meetings with the ART, MKSK, Brian Jones etc. On April 3<sup>rd</sup>, 2013, I submitted a revised concept, and received comments from the ART April 19<sup>th</sup>.
- 3) On May 8<sup>th</sup>, I met with the ART to review these comments and notes from a March 12 meeting to determine roadway widths, sidewalks and parallel parking criteria. At this time, Aaron Stanford from engineering stated that we need to verify our survey completed by Advanced Civil Design of October 5, 2009. Aaron's concern was that the roadways were outside of the Rights-of-Way substantially and the Engineering Department had not seen such discrepancies in other roadways throughout the Historic District. Discrepancies were common, but not to this extent. A new survey was requested to verify and confirm the original 2009 survey.

- 4) I briefed the Owner and requested approval for committing funds for a new survey. I obtained three quotes and Bird and Bull was authorized to perform the new survey on June 5<sup>th</sup>, 2013. The new survey was obtained July 23<sup>rd</sup>.
- 5) The new survey was provided to ART at a July 31<sup>st</sup> meeting, and requested approval from ART to proceed with my Basic Plan application using the results of the Bird and Bull survey. The Advanced Civil Design and Bird and Bull surveys were almost identical. At this time, ART informed me that they wanted EMHT to review the two surveys and perform some field work of their own to reconcile differences they had encountered specifically along North Street. I met with two EMHT surveyors, and some of the ART staff on September 30<sup>th</sup> to review the results of their findings. They basically agreed with the Bird and Bull survey, and I could proceed with the Basic Plan submission.

As described, we have encountered numerous delays, not of our making, including third party planning reviews, determination of Rights-of-Way, roadway and sidewalk/parallel parking criteria, and survey verification which has had significant impact to our progress in making the Basic Plan submission, and therefore future submissions.

A condition of the Approval for Demolition was that the houses would not be demolished until approvals had been received and a Building Permit granted, so the project was ready to go. The city did not want vacant sites sitting for a period of time before construction started.

We are finalizing our Basic Plan submission, and obviously will not have all approvals in place prior to November 15, 2013, and therefore request an extension.

Thank you for your consideration,

Gerry N. Bird AIA MBA

OHM Advisors

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