

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: September 20, 2022
Initiated By: Sarah Holt, Senior Planner
Kendel Blake, Management Analyst
Re: North Riverview Street Properties – Advisory Committee Recommendation

Background

Ordinance 54-20 was approved by City Council on January 4, 2021, which authorized the acquisition of seven residential lots and two parcels ("Properties") on N. Riverview Street, totaling approximately 2.78 acres for a purchase price of \$1.95 million. Shortly thereafter, at the March 1, 2021 City Council Work Session, staff provided an overview of the zoning, historical significance, and overall condition of each property. City Council discussed historic preservation, financial, and land use considerations. Staff presented next steps and proposed the formation of an Advisory Committee to help guide the process moving forward, and City Council was supportive of such a process. The Advisory Committee would provide input into the development of a Request for Proposals (RFP) and recommend the RFP to Council for approval to advertise. The Advisory Committee would also review and evaluate proposals received and recommend a selection, or multiple selections, to Council for approval.

During the April 26, 2021 City Council meeting, staff provided an update on the acquisition of the Properties and the formation of the Advisory Committee.

The City took possession of the Properties on October 21, 2021 and City Council had the opportunity to tour the properties in late November through early December. Staff provided an update at the January 10, 2022 City Council Meeting and Council reaffirmed the proposed process and the role of the Advisory Committee.

The following individuals serve on the Advisory Committee:

- Mayor Jane Fox
- Council Member Andy Keeler
- Council Member Amy Kramb
- Gary Alexander, Architectural Review Board Chairman
- Tom Holton, Dublin Historical Society Representative
- Frank Leary, Bridge Park West Homeowners Association Representative
- Megan O'Callaghan, Deputy City Manager/Chief Finance and Development Officer
- Brad Fagrell, Director of Building Standards
- Jennifer Rauch, Director of Planning

Advisory Committee Work

The North Riverview Street Advisory Committee held its first meeting on February 10, 2022, which consisted of a tour through the properties to review their current condition and historical character. The second meeting was held on February 17, 2022, and focused on a review of the project background, including Council's vision; 2017 Historical and Cultural Assessment; property condition assessments; zoning requirements; Riverside Crossing Park Master Plan; and the Architectural

Review Board process. Staff introduced the RFP process and suggested a number of goals for the project, which the Committee refined through their discussions.

Among the Advisory Committee Goals listed below, there was also a general desire to describe the opportunity and structure the RFP to encourage innovative and creative proposals. Further, the Committee desired to encourage respondents to address single-lot, multiple-lots, or all-lot proposals. Finally, the Advisory Committee specifically discussed the City's right to accept one or multiple responses, or recommend rejection of any/all responses. The Committee's recommended goals are:

- Preserve the historic nature, mass and scale of the existing Properties;
- Rehabilitate (preferred) or alternatively renovate the Properties, which have fallen into disrepair, so that they can contribute to the beauty of Historic Dublin;
- Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
- Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement, even as residential is the current use;
- Potentially permit selective demolition pending Architectural Review Board approval;
- Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
- Preserve Dublin's signature historic stone walls on each applicable property; and
- Document historic details and cultural resources prior to demolition or removal.

The Committee's third meeting occurred on March 9, 2022, and included high-level context around the project site relative to projects and insight from other City divisions including Parks and Recreation, Transportation and Mobility, Engineering and Economic Development. Following this background, on April 18, 2022, the Advisory Committee reviewed and recommended the RFP to City Council for approval to publicly advertise. City Council approved the attached RFP to be advertised.

The RFP was publicly advertised on our website on April 28, 2022. Staff also used social media, including Facebook, Twitter, LinkedIn, to notify the public about the RFP and generate interest. The RFP was also emailed directly to individuals and companies who had previously expressed an interest in the opportunity. Two pre-proposal and site tours were held on May 9 and June 13, 2022, with 20 and zero respondents in attendance, respectively. Four addenda were issued during the response period (see attached). The deadline for responses was June 29, 2022.

Sixty-four downloads were recorded on the RFP webpage, including 23 individuals. Two responses were received and they were from Corinthian Fine Homes and Community Space Development, LLC dba COhatch ("CSD"), proposals attached. In summary, the Corinthian Fine Homes concept proposed to demolish and replace six of the seven homes with nine new single-family residential structures, while renovating 62 N. Riverview, at a fixed dollar amount, to be donated to the City as a park facility or museum. Access for the homes would be off of N. Blacksmith Lane. Corinthian Fine Homes determined that the existing historic structures on the west side of N. Riverview Street were not economically feasible to restore, thus leading them to a "boutique single-family development complementary to Historic Dublin".

The CSD concept proposed to create "Riverview Village" as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. Parking is shown along N. Blacksmith Lane. This proposal included a number of City improvements

and a TIF to help support the concept; the homes on the south end of N. Riverview Street are shown as options for others to renovate and own.

On August 1, 2022, the Advisory Committee met to discuss and evaluate the proposals. The Committee determined that the CSD proposal aligns more closely with the goals outlined in the RFP, specifically building preservation, pedestrian activity, historic character and public experience. The Advisory Committee reviewed both proposals in light of the stated list of criteria and noted the following with regard to CSD's concept proposal:

1. Firm and Individual Qualifications – CSD has experience with restoring properties.
2. Project Understanding – CSD's "Riverview Village" proposal focuses on pedestrian connectivity with a walkable district, historic restoration to represent the original design of the homes, and community engagement through partnerships with makers, artists, educators, small business owners, and restaurants.
3. Time of Completion – CSD's proposed project schedule is to complete the work in two years and three months. This schedule will need to be discussed through the development process considering City review and approval timelines.
4. References – CSD provided references from other Central Ohio local government staff where they have performed work. They also have experience developing in Dublin and going through the Architectural Review Board process with their current building on 25 North Street.
5. Capacity to Perform Work – The CSD team is qualified to make their vision come to life and has a vested interest in the neighborhood.
6. Geographic Considerations – CSD has eight Columbus locations with one currently under construction in Westerville. CSD has the ease of proximity with their Dublin location within walking distance of the properties.
7. Financial Plan – CSD's financial plan, including potential revenues from a TIF and additional jobs, needs additional clarification and negotiation through the development process.

The Committee also noted that the southernmost properties in the CSD proposal were potentially identified for renovation by others and thus available as residences, potentially restoring these uses to the area. The Committee discussed the need for additional conversation with the CSD group to understand the proposal more fully, and highlighted a number of topics to discuss, which included site details and challenges, proposed uses, and cost details.

On September 14, 2022, the Advisory Committee interviewed CSD to understand their proposal more and clarify the following:

- Financial plan and the City's role and return on investment;
- Understanding the desired density of the project and if there are opportunities for reduced density;
- Information on the proposed maker spaces within the proposal;
- Proposed traffic, parking, deliveries and trash service impacts and challenges, as currently depicted; and
- Insight on what additional anticipated infrastructure may be required for the proposal.

After discussion and analysis of the proposals, the Committee determined that, of the two proposals, the CSD concept proposal best addressed the preservation, pedestrian activity, historic character, and public experience goals, although further evaluation is needed including the use of designated riverfront parkland, density, and the uncertainty of the use for the southernmost homes.

Discussion Topics

- 1) With regard to the CSD concept:
 - a. Zoning - Including the potential use of a portion of currently designated parkland for office and commercial uses.
 - b. The potential subsidy of maker spaces for financial viability.
 - c. Vision for the three southernmost properties.
- 2) The proposed concept in comparison to selling each parcel individually for residential or residential/work use.

Recommendation

The Advisory Committee recommends City Council's approval to select Community Space Development, LLC's proposal for further consideration and direct staff to further evaluate and negotiate the proposal through the development process. Staff will brief Council as a whole in the appropriate forum on the progress of any negotiations in furtherance of a potential Economic Development Agreement, as needed.