

An architectural rendering of a village square, overlaid with a semi-transparent green filter. The scene depicts a paved plaza with several silhouettes of people in various poses, suggesting a lively community space. In the background, there are buildings with large windows and a porch area with potted plants. The overall atmosphere is one of a vibrant, historic neighborhood.

RIVERVIEW VILLAGE

HISTORIC COMMUNITY CELEBRATING SMALL BUSINESSES, MAKERS AND THE ARTS

A submission for the Rehabilitation / Renovation / Redevelopment of the North Riverview Street Properties in the City of Dublin, Ohio

RFP GOALS

We tried to hit and optimize these criteria in our proposal.

We do have flexibility in our proposal and would like to better understand your goals.

There are trade-offs that can be made.

- Preserve the historic nature and mass of North Riverview Street
- Rehabilitate/renovate/redevelop 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
- Demolition would require Architectural Review Board approval
- Provide the vision, experience, and financial commitment to renovate the Properties in a 4 North Riverview Street Properties
- Preserve Dublin's signature historic stone walls on each applicable property
- Document historic details and cultural resources prior to any demolition or removal.

Matt Davis
COHATCH & COMMUNITY SPACE DEVELOPMENT, LLC



Matt is the Managing Member of CSD, LLC and the CEO and Founder of COhatch. He specializes in renovating and repurposing historic or landmark properties, turning them into new uses that improve the fabric of towns.

Tim Lai & Eliza Ho
TLA ARCHITECTS



A dynamic duo, Tim and his wife Eliza lead an architecture team that specializes in commercial and residential design. Most recently, they are working with Historic Dublin on a multi-family building for Wing Hill Lane.

RIVERVIEW VILLAGE DEVELOPMENT TEAM

CSD and its partners are uniquely qualified to make this vision come to life. Our team has a proven track record of high-quality restoration projects, and has a vested interest in the Dublin community.

Leslie Bumgarner, CEO
TELHIO CREDIT UNION



With more than 35 years of executive-level experience in the financial industry, Leslie Bumgarner is the President and CEO of Telhio Credit Union, a \$1.3 billion financial cooperative.

Elisabeth & Joel Limes
BRAND STAMP



Elisabeth and Joel Limes are the co-owners of Brand Stamp. Their company specializes in branding and design from inception through construction. They have designed 16 projects for COhatch including the Dublin COhatch, the North High Brewing in historic Dublin, and Mesh Fitness in Bridge Park.

Mary Lynn Waite & Paul Teeples
BRIGHTSTONE CREATIVE



A small design firm specializing in branded commercial environments. From retail to restaurants to corporate spaces, this team of six—led by Mary Lynn and Paul—specializes in both environmental and graphic design for clients large and small.

Chris Mundell, VP for Institutional Engagement
COLUMBUS COLLEGE OF ART & DESIGN



Chris joined CCAD in 2007. Since that time, he has held a variety of positions focusing on student success and learner support services. In his current role, he is responsible for key programs and helping CCAD to become a nationally recognized leader in art and design education.

Terry Hegenderfer
TITAN CONSTRUCTION



Terry is the Managing Member of Titan Construction. Titan specializes in historic restoration and renovation. Titan has completed all the COhatch Columbus projects as well as key projects for local municipalities.

Bryan Lundgren
OSBORN ENGINEERING



Bryan Lundgren has over 20 years of experience in civil engineering and has been with Osborn Engineering for the last 11 years. Osborn is a consulting company dedicated to value-added innovation, sustainability, and outstanding client service.

DEVELOPMENT TEAM EXPERIENCE

1 36-38 NORTH HIGH DEVELOPMENT TLA ARCHITECTS

The proposed design, which is still under the Dublin Architectural Review Board's review, pays tribute to the history of the site by preserving and integrating the historic stone wall, steps, and privy in their entirety as part of the new mixed-use development. The design is informed by the height, scale, and material selections that are not only fitting for the historic neighborhood but also uplifting to the otherwise dilapidated alleyways toward the riverfront.

36-38 N High Street **Dublin, OH**

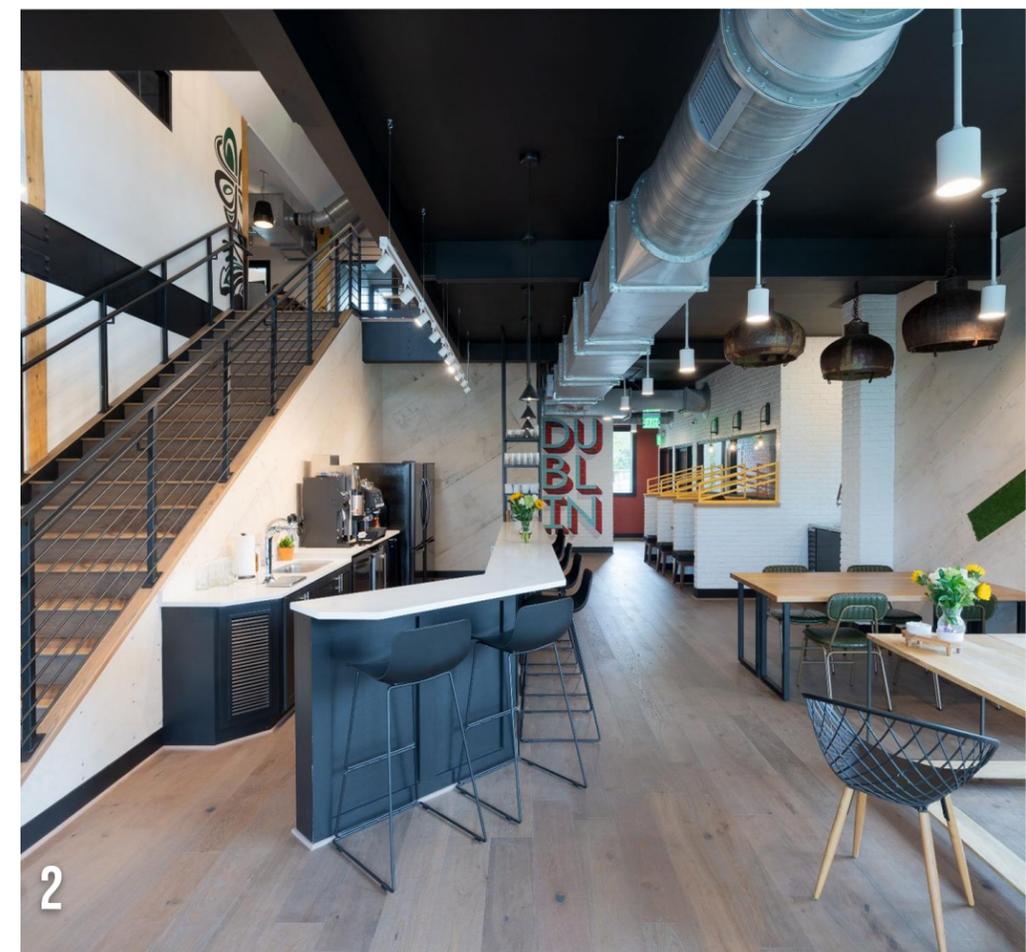


2 COHATCH DUBLIN

MATT DAVIS, TLA ARCHITECTS, BRAND STAMP,
BRIGHTSTONE CREATIVE, TITAN CONSTRUCTION

The new COhatch building was designed to fit seamlessly within the historic Dublin neighborhood. Its subtly modern design provides a backdrop for the newly added courtyard, which activates the underutilized spaces on North Street and improves connectivity between High Street and the riverfront. The building is a welcoming gateway to future green spaces and parks along the Scioto River.

25 North Street **Dublin, OH**



DEVELOPMENT TEAM EXPERIENCE

3 NORTH HIGH BREWING

MATT DAVIS, BRAND STAMP,
TLA ARCHITECTS, TITAN CONSTRUCTION

A prominent fixture on North High St., North High Brewing is where the old Brazenhead Pub once stood. Though the food and beverage hot spot is infused with the new brand, much of the building character remains the same, true to its historic roots.

56 N High Street **Dublin, OH**

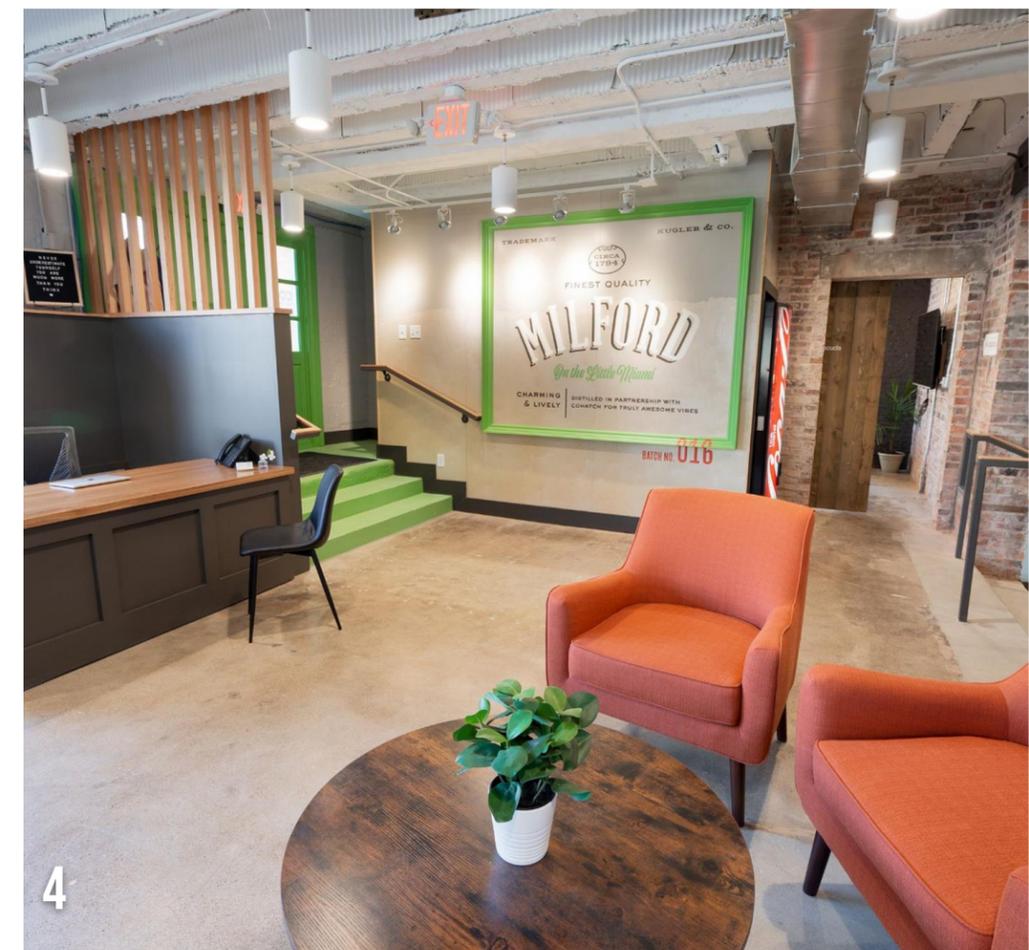


4 COHATCH MILFORD

MATT DAVIS, BRIGHTSTONE CREATIVE,
BRAND STAMP

This 100+ year old building has a storied history, from grain mill to liquor distillery to car dealership. In 2021, its new life began as a COhatch, where the design team maintained much of the original character while converting it to a multi-tenant coworking facility.

220 Mill Street **Milford, OH**



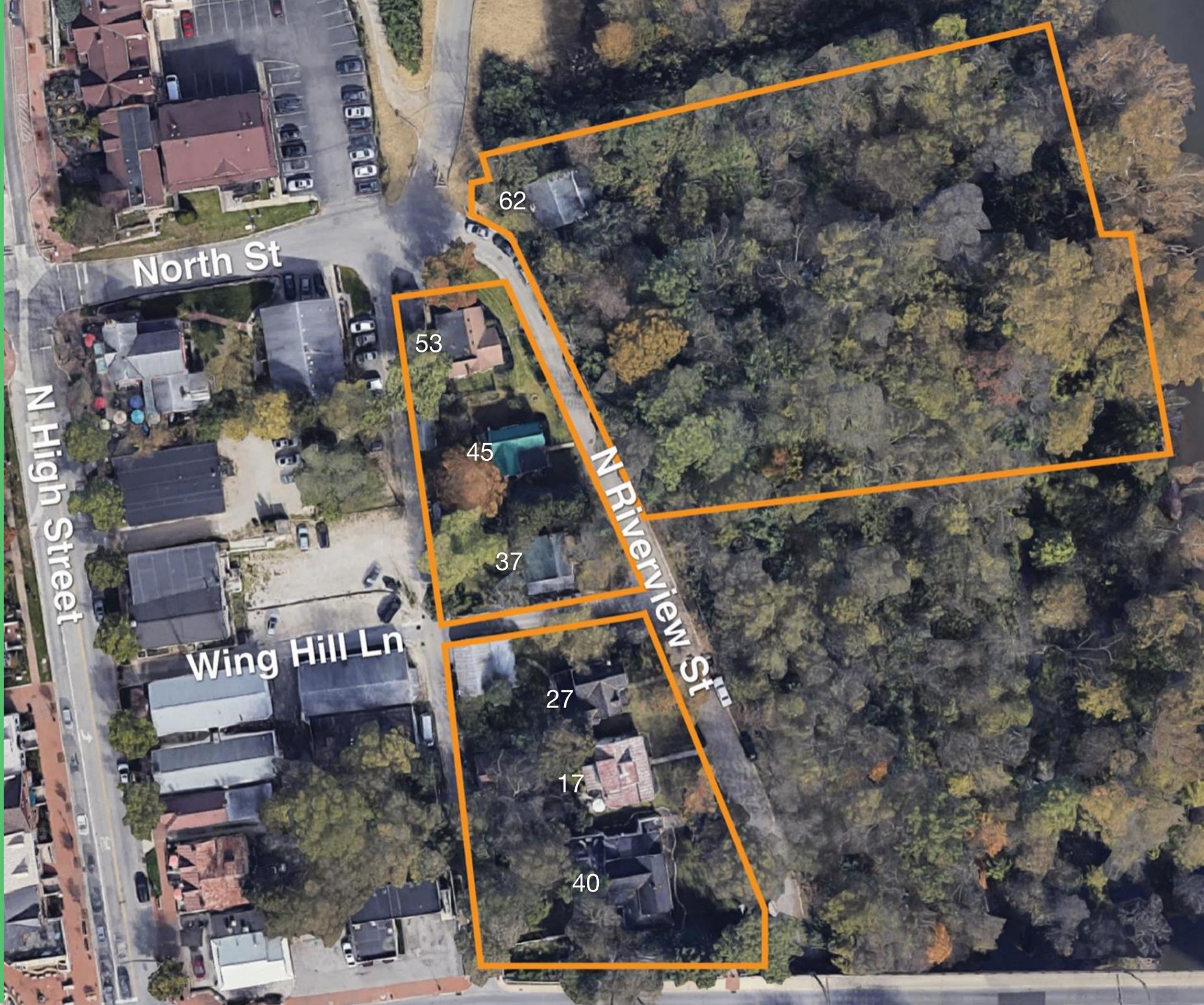
5 ADDITIONAL COHATCH LOCATIONS

Seventeen COhatch locations have been opened across the country with 14 others under construction.

See more images at cohatch.com

THE PROJECT

The city of Dublin is requesting creative solutions to reinvigorate the properties along North Riverview Street in its historic district.



OUR VISION

Welcome to Riverview Village, a **vibrant ecosystem** of local makers and artists, talented chefs, world-class educators, innovative start-ups, and growing small businesses.

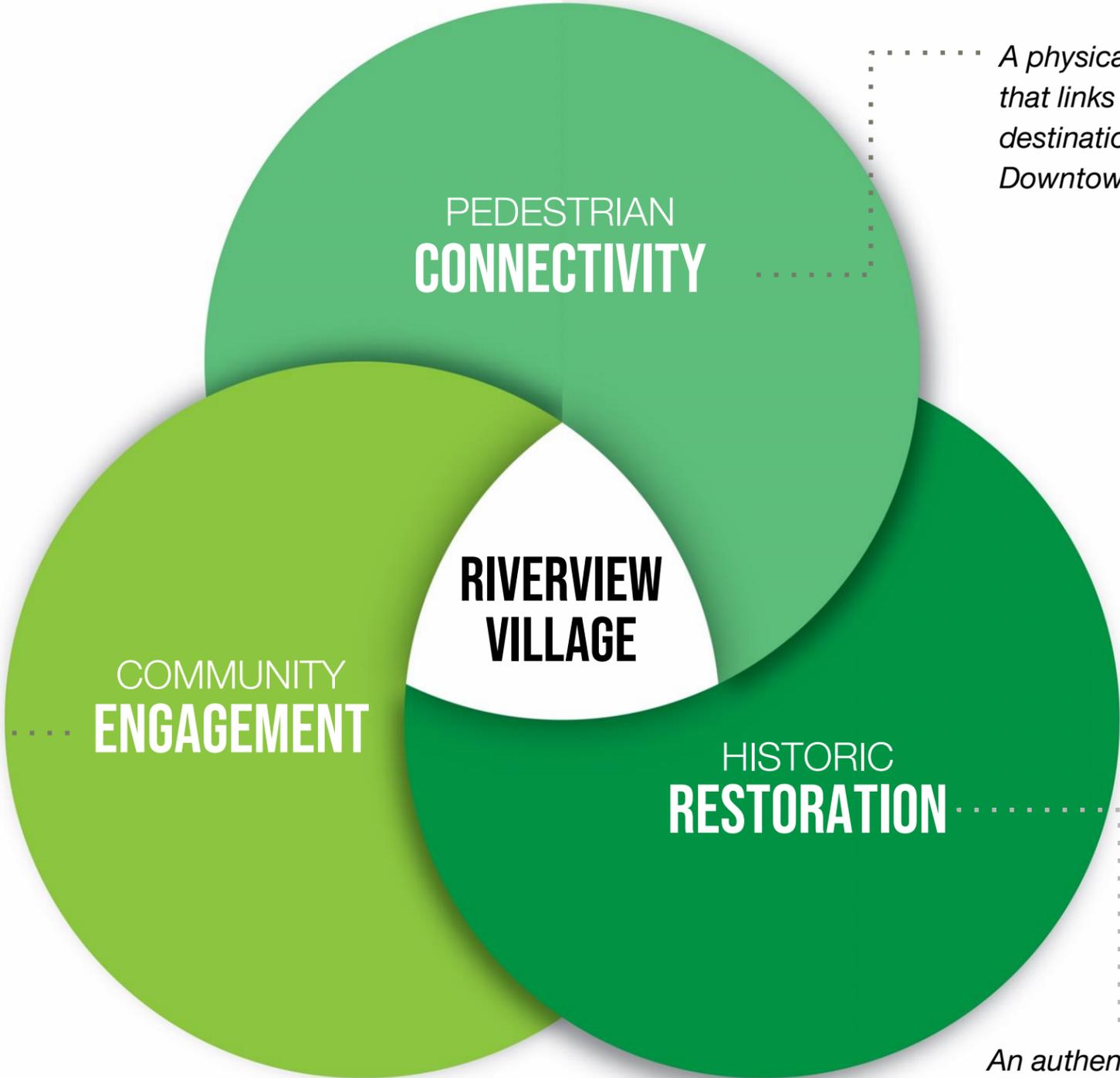
In the heart of Historic Dublin, Riverview Village is a **one-of-a-kind destination** that is viewable from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street.

This **walkable district** attracts people with its history and architecture, beautiful views, unique culinary options, handmade goods, local art, and interactive educational experiences.

The Village provides a truly unique opportunity for Dublin to expand its historic district, **restoring and revitalizing** the soul of this beloved neighborhood.

OUR STRATEGY

Riverview Village will come to life through our guiding principles: **Connectivity, Restoration, and Engagement.** By defining our goals through these principles, we ensure this development meets the needs and exceeds expectations for the growth of Dublin.



A physical connection that links the key destinations of Downtown Dublin

A sustainable buzz of activity that ensures consistent interest and patronage in the neighborhood

An authentic representation of Historic Dublin's past that meets current day building standards



MAKERS



EDUCATORS



SMALL BUSINESS



FOOD & BEVERAGE

COMMUNITY

ENGAGEMENT

Through a unique partnership of makers, artists, educators, small business owners, and restaurateurs, Riverview Village will become a vibrant destination for the community to explore and thrive, and for entrepreneurs to flourish. The neighborhood will fuse art and commerce, business and leisure, new and old, in a way that only Historic Dublin can.

A THRIVING ECOSYSTEM SUPPORTING EACH OTHER AND THE COMMUNITY THROUGH...

- Curated local artisan retail
- Showrooms and studios
- Expanding COhatch: coworking, office, collaboration, and event spaces
- Classes and workshops for all ages, from children to seniors
- Food and beverage experiences
- Community garden
- Public art and murals
- Seasonal vendors and events

RIVERVIEW VILLAGE PARTNERS
COLUMBUS COLLEGE OF ART & DESIGN



“Becoming a part of the Dublin community will help us further our vision to amplify the necessity and importance of creative practices from our collective sense of cultural vibrancy and connectedness, to our economies and communities, and to social justice causes and civic engagement.”

CHRIS MUNDELL
VICE PRESIDENT FOR INSTITUTIONAL ENGAGEMENT

CCAD Will Offer:

- Classroom education
- Workshops (child & adult)
- Local artist space
- Artist in residence
- Art shows / markets
- Tours provided (or become a stop on the Historic Dublin tour!)

RIVERVIEW VILLAGE PARTNERS

MAKERS FOCUS GROUP

We interviewed over 15 world-class makers to learn about their current and future needs, and to identify how we could support a thriving makers' ecosystem.

Key takeaways:

- Less about workspace, more about product & brand visibility
- Symbiotic relationship between makers helping each other thrive
- Entertainment and day-to-day experiences to drive exposure
- Technology and business integration for ongoing learning
- Curated sales locations with multiple vendors
- Giving back by supporting the next generation of artists / makers
- Making it a premier destination will ensure future success

“What I like most about this is the makers’ community element. Not only will we, as small business owners, benefit from the sense of community, but we can also add value to our customers by having textiles, woodworking, and metal all work together in one location.”

JEFF RUETTY FABRIC FARM INTERIORS



JOSH SCHEUTZOW A Carpenter's Son

“We build pieces of furniture for families and businesses that bring people together. Our hope is that more families connect in real ways, and that we would continue to see a rise of our community supporting small businesses like ours. We see the potential for Riverview Village to provide a platform for folks in Dublin to see and interact with small businesses in a real and authentic way.”



JEFF RUETTY Fabric Farm Interiors

Jeff sees this as an opportunity to elevate the Fabric Farm Interiors brand. The fabric and upholstery business is predicated on touch and feel. This space will allow them to curate the best and most popular fabrics and showcase reupholstery projects for customers to purchase. In addition to other makers, having a connection to CCAD will allow FFI to tap into a creative talent pipeline for interns and apprentice opportunities. FFI would be interested in a shared workshop space to hold classes.



JACOB STOUT Dublin Iron and Glass

Jacob, a current Dublin artist and gallery owner, runs his business out of 25 North Blacksmith Ln. and is an advocate for the project. He is also an experienced community builder, and we look forward to learning from his expertise in making connections. As a neighbor, the Riverview Village project would directly benefit his iron and glass works, and Jacob is excited for the opportunity to be a part of a vibrant maker community.



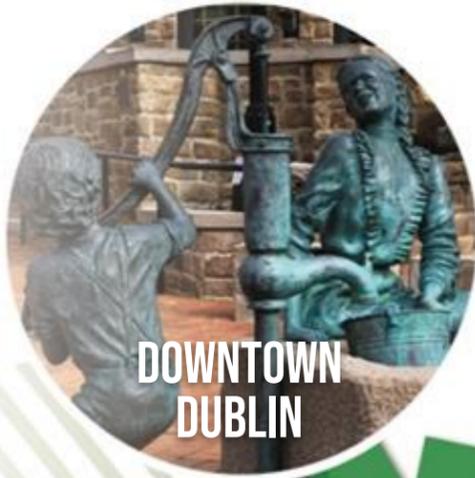
PATRICK THOMPSON P Thompson Ceramics

“I am super excited about this opportunity for my business. This is the perfect fit for my brand. The demographics, the sustainability and revitalization of the neighborhood, this is where I need to be. I love the community of makers and artists. It'll be great to learn from each other. We're all in the same industry. It just makes sense to work together.”

+ MANY MORE!

Florin Coffee, Flat Black, MWC Made It, Euro Classics Antiques, and more...

PEDESTRIAN CONNECTIVITY



DOWNTOWN DUBLIN



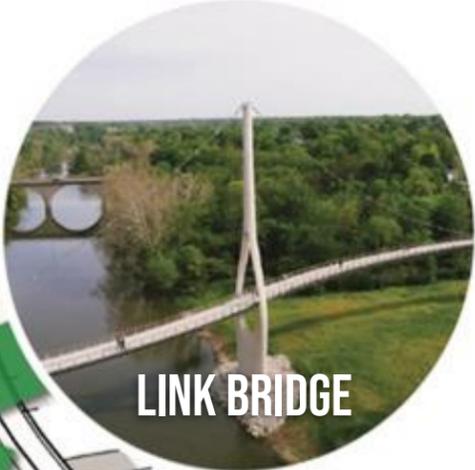
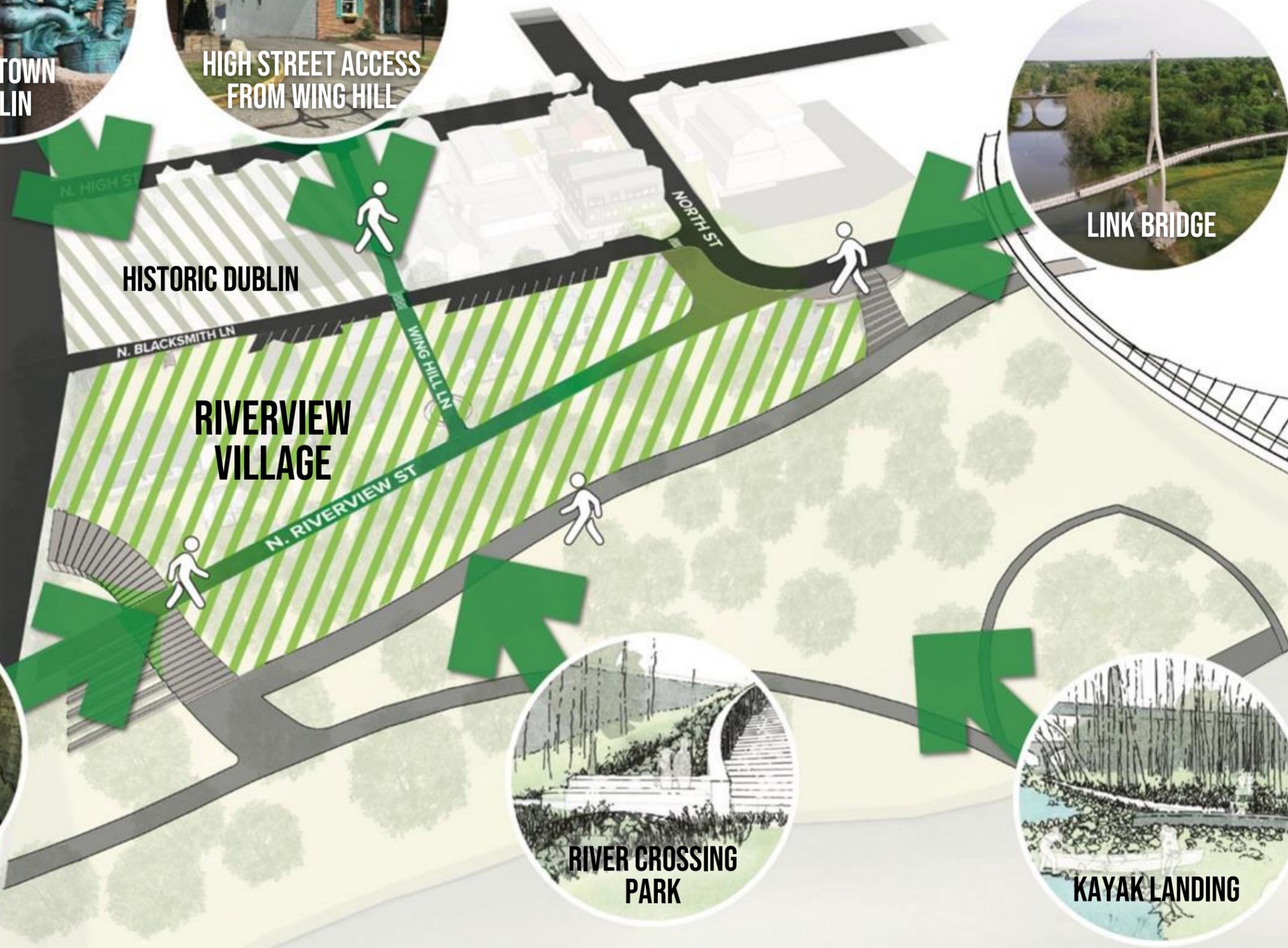
HIGH STREET ACCESS FROM WING HILL

Riverview Village will physically connect Dublin's key focal points through our walkable district. This area is designed with pedestrians in mind, capitalizing on the adjacent access points already in place in order to maximize walkability.

- The Village will be accessible from Historic Dublin, the Link Bridge, and the future River Crossing Park and Kayak Landing
- A pedestrian pathway will connect foot traffic from High Street down Wing Hill Ln.
- It expands overall walkability of the neighborhood and increases content available for Walking Tour of Historic Dublin



BRIDGE STREET



LINK BRIDGE



RIVER CROSSING PARK



KAYAK LANDING

STAIRS ADDED SOUTH OF DUBLIN LINK BRIDGE

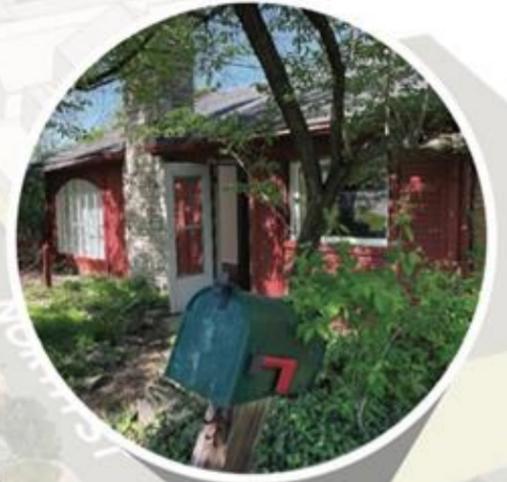
- Stairs added connecting landing at No Soliciting Bar down to N. Riverview St.
- N. Riverview St. extended towards river
- Parking and pedestrian sidewalk added to east side of N. Riverview St.



HISTORIC RESTORATION

Riverview Village will enhance Historic Dublin, allowing the district to authentically expand its footprint. This will be accomplished by...

- Working closely with the Dublin Architectural Review Board
- Restoring the homes to represent the original design while ensuring functionality
- Preserving Dublin's historic stone walls and tree line
- Incorporating additional landscaping to enhance street presence
- Uses S Riverview St. renovations as benchmark for restoration



S RIVERVIEW ST

MATERIALS

COLORS & STYLE

Working closely with the Dublin Architectural Review Board and following criteria listed in the Historic Design Guidelines, Riverview Village aims to restore the homes to represent the original design and materiality while ensuring functionality and durability.

Using the residential restorations on S Riverview St. as reference, new extensions and additional buildings will be designed with the historic quality of the neighborhood at top of mind.

WOOD SIDING



ROOFING



BRICK & STONE

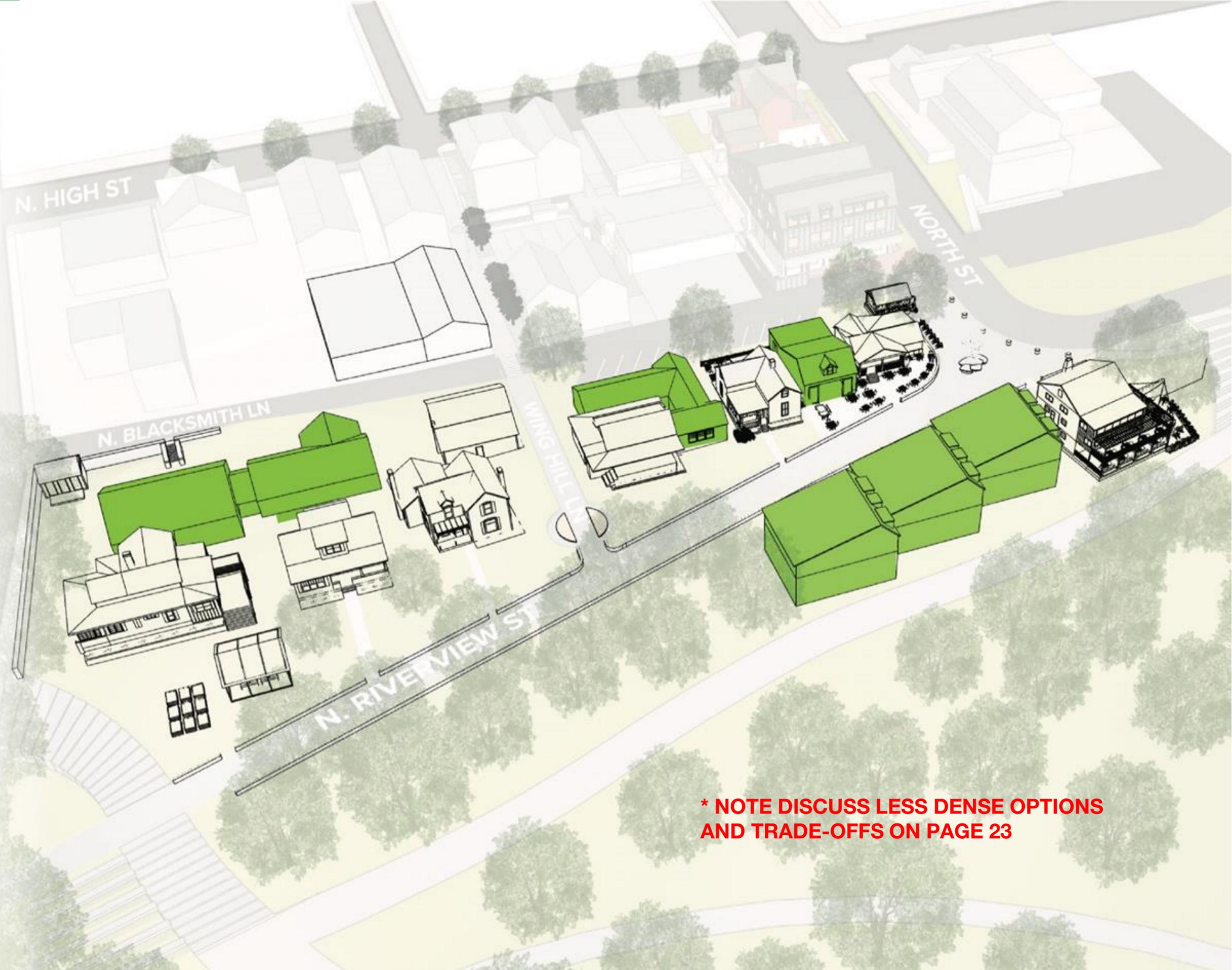


COMMUNITY ENGAGEMENT

Adding new establishments will enliven the businesses and help establish **critical mass to ensure thriving commerce** in the area. Allowing for events and seasonal opportunities will ensure consistent interest.

Riverview Village will combine permanent and flexible opportunities. Tenants will represent a broad range: educators, entrepreneurs, craftsmen, makers, and food and beverage purveyors. This blend will ensure a vibrant experience, sustainable interest in the area, and a broad target market.

COhatch is also committed to expanding its footprint to bring hundreds of additional small businesses, start-ups, freelancers, and hybrid workers into Dublin's historic core.



*** NOTE DISCUSS LESS DENSE OPTIONS
AND TRADE-OFFS ON PAGE 23**

PROPOSED SITE PLAN
**RIVERVIEW
VILLAGE**

* NOTE DISCUSS LESS
DENSE OPTION, TRAFFIC
OPTIONS, PARKING
OPTIONS, ETC.

P 22 Parking Spaces

Additional parking study:
Up to 40 additional spots
if N Riverview St. remains
open to traffic & utilize behind
Oscars.



ADDITIONAL PARKING STUDY



RIVERVIEW VILLAGE ENTRY AT NORTH ST.

Built within the existing landscape of historic N Riverview St., this welcoming pedestrian entry is an ideal meeting point for local businesses and visitors alike. Acting as the introduction to the experience, this entry gathers seasonal vendors, food and beverage, and commerce together to foster a lively atmosphere.

N RIVERVIEW ST.

The revitalized street becomes a walkable destination that connects the most exciting and expert makers, craftsmen, and small businesses. Co-mingled with food and beverage experiences, educational opportunities, and community gathering spots, this ever-changing landscape provides flexibility for a variety of events and experiences.



MAKER SHOWROOMS ON N RIVERVIEW ST.

The buildings along N Riverview St. are restored to meet historical guidelines, connecting visitors to the past. While the tenants are a variety of small businesses, the street appears residential in nature.

The confluence of education, entertainment, and commerce becomes the key theme and promotes community engagement. Demonstrations, workshops, and showrooms draw patrons in as they explore new skills and discover new talents.



WING HILL LN.

A pedestrian path through the center of Riverview Village drives foot traffic from N High St. down Wing Hill Ln.

N Blacksmith Ln. offers parking as well as visibility into the adjacent commercial spaces, allowing for higher brand exposure. The close proximity of makers and entrepreneurs creates a natural environment to share ideas and work together to grow their businesses.





VIEW FROM THE DUBLIN LINK

The bustling activity of Riverview Village draws visitors across the Link Bridge, further strengthening the connection between Historic Dublin, Bridge Park, and Riverside Crossing Park.

The renovation of these historic homes becomes the cornerstone of the neighborhood, maintaining the soul of Historic Dublin while complementing the energy of Bridge Park.

The expansion of COhatch will allow for hundreds of new startups and small businesses to thrive.

REDUCING DENSITY



PHASES

SUBJECT TO CHANGE

Phase 1:

- Urgently restore existing properties
- Build new / restored “out-buildings”
- City road and infrastructure
- City Park

Phase 2:

- New COhatch building design and ARB process

Phase 3:

- New construction

ADDITIONAL DETAILS & INFORMATION

PUBLIC IMPROVEMENTS BY DUBLIN

We are requesting that:

- Riverview St. and Wing Hill Ln. (East of N Blacksmith Ln.) to be vacated and turned into pedestrian only ways that match the current Dublin standards. Materials of brick and granite curbs where possible, but not disturbing any historic walls. Alternative: Riverview St. is also being explored to maintain street parking and create new pedestrian walkways in front of and between the properties, as well as in the future park.
- North Blacksmith Ln. to become a one-way street with flow of North to South, exiting on E. Bridge St.
- Public walkways to have city street lighting that is cohesive with the rest of the district.
- The RFP assumes the use of local TIF funds (or other City Funds) to fund the public improvements.
- Integrating with Historic Dublin - One of the main advantages of our Riverview Village proposal is that it can integrate directly with Historic Dublin in a seamless way that will add tremendous value to the existing merchants. We recommend that Wing Hill Ln. become a key entry point to Riverview Village that clearly connects North High St. to Riverview Village. The combination of signage and brick roads can provide a welcoming experience for pedestrians.

COHATCH DEVELOPMENT, OPERATIONS, & EXPANSION

COhatch and our partners will not only develop Riverview Village, but COhatch will also curate the ecosystem and run the operations. COhatch is already established in Dublin and has the operational know-how, technology, and capability to ensure success.

COhatch is committed to expanding inside of Riverview Village with the goal of adding even more start-ups, small businesses, freelancers, and hybrid workers.

RIVERSIDE CROSSING PARK

The construction of Riverside Crossing Park is vital to the project's success and will add much needed public access and visibility to Riverview Village.

We are open to providing easements for the park, working with Dublin on subdividing the parcels, or entertaining other solutions.

The currently designed public staircases would need to be relocated so that 62 North Riverview St. could remain.

REENERGIZING HISTORIC DUBLIN

With the creation of Riverview Village, we expect a significant ripple effect for Historic Dublin. The adjacent properties (Block D, see page 23) on Blacksmith Ln. will integrate with the new district. Current vacancies will be filled with new makers capitalizing on the increased public awareness of the Riverview Village. We also expect that this project will help stimulate the rejuvenation and restoration of historic properties (Block E, see page 23) south of E Bridge Street, also making them more desirable for additional artisans to come to Historic Dublin.

ZONING

The properties on the west side of North Riverview St. are zoned Historic District - Historic Residential. This proposal would require rezoning these parcels to Historic District - Historic Core.

62 N Riverview St. and the adjacent parcel to the south are currently zoned Historic District - Historic Public and would need to be rezoned to Historic District - Historic Core.

There are options to keep 17 and 19 North Riverview St. and 40 E Bridge St. Residential. These options are not included in this proposal but can be discussed and considered.

CONSTRUCTION & PEDESTRIAN SAFETY

Safety is always our top priority. Our team will ensure pedestrian and worker safety throughout the project. A combination of fencing, barricades, and visitor safety protocols will be put in place for each property.

TARGET AUDIENCE & MARKETING

Our target consumers are Dublin residents, Columbus residents, out of state visitors, and online shoppers.

Our target makers, chefs, artists, start-ups, educators, and small businesses will be made up of world-class local talent, many of which already reside in the COhatch ecosystem and are already on board.

COhatch's internal marketing/branding team will lead the marketing efforts of Riverview Village. A clear priority is to work with Dublin and all of the individual tenants to optimize marketing and awareness.

FINAL THOUGHTS

- We are committed to working together to align and accomplish our goals. We truly need your input and engagement to make this come to life.
- We are uniquely qualified and have the creative vision and resources to make this a one-of-a-kind destination with a long-term legacy.
- There are a million details to figure out in the Development Agreement phase.
- We are interested in placing our National HQ in this location and being here for the long-term.

An architectural rendering of a village courtyard. The scene is overlaid with a semi-transparent green filter. In the center, the letters 'Q & A' are written in a large, white, sans-serif font. Below this, the words 'RIVERVIEW VILLAGE' are written in a very large, bold, white, sans-serif font. At the bottom, there is a white rectangular box containing the text 'A submission for the Rehabilitation / Renovation / Redevelopment of the North Riverview Street Properties in the City of Dublin, Ohio'. The background shows a courtyard with a brick-paved walkway, several people in silhouette, and buildings with large windows and doors. There are also some plants and a small table with chairs in the foreground.

Q & A

RIVERVIEW VILLAGE

HISTORIC COMMUNITY CELEBRATING SMALL BUSINESSES, MAKERS AND THE ARTS

A submission for the Rehabilitation / Renovation / Redevelopment of the North Riverview Street Properties in the City of Dublin, Ohio