



PLANNING REPORT

Architectural Review Board

Wednesday, February 22, 2023

RIVERVIEW VILLAGE INFORMAL 23-014ARB-INF

www.dublinohiousa.gov/arb/23-014

Case Summary

Address	40 E. Bridge Street; 17, 27, 37, 45, 53, 62 N. Riverview Street; and PID 273-005564
Proposal	An Informal Request for a walkable commercial village in the north section of the Historic District. The 2-acre site is zoned HD-HR, Historic District - Historic Residential and HD-HP, Historic District – Historic Public and is located northeast of the intersection of N. Blacksmith Lane and E. Bridge Street.
Request	Non-binding feedback
Zoning	HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public
Planning Recommendation	<u>Discussion Questions</u>
Next Steps	After discussion at Informal, the applicant may apply for a Concept Plan.
Applicant	City of Dublin and Matt Davis, COhatch
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

23-014ARB-INF | 40 E. Bridge St. & 17, 27, 37, 45, 53, 62 N. Riverview Street; and PID 273-005564



- Site Features**
- 1 Carport approved for demolition
 - 2 Proposed Office Site



1. Background

Site Summary

The 2.85-acre, multi-parcel site has ±648 feet of total frontage along N. Riverview Street; ±408 feet along and N. Blacksmith Lane, ±61 feet on North Street, and ±163 feet of frontage on E. Bridge Street. The Bridge Street frontage sits below the street, without physical access, due to the bridge elevation.

Currently, the site contains seven contributing single-family residences on eight individual lots. The City purchased these properties in early 2021 with the goal of redevelopment. Council appointed an Advisory Committee to help determine what the specific project goals should be and to issue a Request for Proposal (RFP) for the redevelopment. The City issued the RFP in June of 2022 and received responses, one of which was recommended by the Advisory Committee to City Council. Council heard a presentation on that response from Community Space Development, LLC (dba COhatch) in September of 2022 (memo and minutes attached). The project was generally supported by City Council for further consideration and development and is the subject of this Informal Review.

2. Overview

Site Characteristics

Natural Features

The lots on the west side of N. Riverview Street are fully developed, and there are some significant trees. The east side of N. Riverview Street is heavily wooded and has very steep slopes toward the Scioto River and its floodplain. At Preliminary Development Plan (PDP), a Tree Survey should be completed to discern tree condition, species, and preservation opportunities.

Historic and Cultural Facilities

In 2017, the City of Dublin adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, stone walls, cemeteries and commercial buildings. As part of the assessment, the existing buildings were recommended as contributing. Additionally, there are a significant number of historic outbuildings, privies, and sheds, as well as historic walls which are noted in the attached wall inventory. When the HCA was completed, all properties were noted in good condition and contributing.

The City hired CTL to do a structural assessment of the properties as part of the pre-purchase due diligence, and most were rated as poor, with the exception of one in fair condition. The ARB recently approved (January 2023) mothballing activities to secure all roofs from rain and weather infiltration and permitted demolition of a non-contributing carport at 40 E. Bridge Street.

Road, Pedestrian and Bike Network

The site has frontages along N. Riverview Street on the east and N. Blacksmith Lane on the west. E. Bridge Street is adjacent to the south side of the project site yet sits well above the site. A pedestrian stair leads under Bridge Street and connects to Dublin Springs Park and S. Riverview Street. No sidewalks or bike facilities exist within the project area.

Review Process

After an Informal Request, a Concept Plan (CP) is required where projects exceed the criteria for Minor Projects, meaning commercial building additions expanding the gross floor area by more than 25% or more than 1,500 square feet, whichever is less. This request falls into this category. CP is the first, binding, formal step before PDP and Final Development Plan (FDP). The purpose of the CP is *"to provide a general outline of the scope, character, and nature of the proposed development..."* consistent with all related documents, as described herein.

There are individual properties within the project site, however, that may qualify for a Minor Development Request (MPR): single-family detached structures, mixed-use or nonresidential structures of less than 3,000 square feet, or additions to principal structures of the lesser of than 25% gross square footage or 1,500 square feet. Once a future CP is approved, the applicant may elect to use this process for the smaller properties; staff supports this approach when the MPR can be shown to fit within the zoning, CP, and a required Development Agreement.

The uses envisioned for this project all fit within the Historic District – Historic Core zone, rather than the existing Historic Residential and Historic Public zones. A rezoning would be required to allow the project to move forward. This would occur simultaneously with a PDP or prior to any MPRs, and will require the recommendation of both the Board and Planning and Zoning Commission, and approval by City Council.

As part of the RFP response to the City, a Development Agreement is under consideration by City Administration and City Council. When a Development Agreement is considered, City Council is the required reviewing body for Concept Plans in the Historic District, following a recommendation by the Board.

2. Zoning Code Code and Guidelines

Historic District – Historic Residential

On February 22, 2021, City Council approved amendments to the ARB section of the Zoning Code, which established new zoning requirements for the district. March 23, 2021 was the effective date of this Ordinance, and all applications are subject to these requirements.

The intent of the Historic Residential district is to encourage preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of Historic Dublin. The Historic Public district applies to a variety of public spaces and facilities, such as parks, open spaces, and recreation. The Historic Core, which is envisioned as the future district for the area, shall ensure sensitive infill development while providing an improved pedestrian environment which also accommodates vehicles.

Historic Design Guidelines

The Guidelines provide direction on best practices for rehabilitation and new construction. Chapter 4 applies to rehabilitation, Chapter 5 for new construction, and Chapter 6 for site design. At later project stages, the applicant will need to demonstrate how this guidance has been included within all designs.

3. Project

Site Layout

Proposal

The proposal is for the creation of Riverview Village, a mixed-use development put forth by the COhatch Team for all properties within the project area. Envisioned is a walkable district that has a mix of makers and artists, chefs and restaurants, educators, start-up businesses, and growing small businesses.

Uses

The applicant proposes the properties on the west side of N. Riverview Street be rezoned from Historic Residential to Historic Core. Similarly, the applicant requests the properties east of N. Riverview be rezoned from Historic Public to Historic Core. This rezoning would permit the various envisioned uses: office, live-work residential, 2-family residential, galleries, artisan production, conference center (size limited to 3,000 SF on .5 ac lot minimum), eating and drinking establishments (size limited to 3,500 SF), and retail (5,000 SF maximum).

The applicant states that keeping 17 and 27 N. Riverview Street and 40 E. Bridge Street as Historic Residential is a possibility. All properties within the project site are shown as Mixed-Use Village Center on the Community Plan Future Land Use Map. At the time of the current Historic District Code's adoption, this location was originally intended to be part of the Historic Core but was changed to Historic Residential based on Board desire to provide protection for the existing residential properties, noting that this neighborhood fabric is the same as on S. Riverview Street (See attached minutes from 2020). Feedback on the proposed zoning change is requested.

Site Layout

The site layout is largely proposed to remain with infill development within the existing building fabric. A new office building, of approximately 10,400 SF, is proposed on the front portion of the property south of 62 N. Riverview (PID 273-00564). The applicant shows new outbuildings behind both 17 and 27 N. Riverview and an option to insert a building between 45 and 53 N. Riverview. The existing homes and new outbuildings would be used for various activities as described above. Most buildings would be restored.

The proposed office building is located to the front of the existing property given the steep slopes at the rear of the property. The applicant has indicated the proposed building is critical for the success of the overall project. At CP, the floodplain and edges of steep slopes will need to be shown on the submittal materials. There is a storm sewer that runs between 62 and this proposed office building; adequate space needs to be reserved for maintenance, and easements will be needed.

Many of the historic outbuildings are currently within the N. Blacksmith Lane right-of-way or do not meet current setbacks. The Board will likely be asked to consider demolition of these buildings, some of which have been moved to the site from other locations, some of which are in poor condition, and others, such as the duplex privy and associated wall, are of great and unique value. Feedback on this issue is requested.

The applicant shows new outbuildings behind both 17 and 27 N. Riverview and these would have to either meet Accessory Structure requirements (no greater than 25% of gross square footage of the primary structure) or be attached to the original structures. The proposal includes an option to insert a building between 45 and 53 N. Riverview; however, minimum lot sizes (21,000SF) for the Historic Core cannot be met. An alternative would be to create a sympathetic addition to 53 or possibly adjust the lot line between 45 and 53 to allow for a larger building.

The applicant notes that 53 N. Riverview is least likely to be useful as a renovation project and may request demolition of the building. The more detailed review of 53 N. Riverview Street is included in the packet; feedback on this idea is requested from the Board.

The applicant proposes to preserve the area's historic stone walls, and large trees. At CP all these features shall be shown on the submittal materials. It appears that the duplex privy and tall historic wall behind 40 E. Bridge will be preserved; how these accommodate new right-of-way requirements will need to be identified at CP. An entry feature is proposed at the North Street/N. Riverview Street intersection and will need to be carefully designed to accommodate street, emergency, and utilities criteria.

Access and Utilities

N. Riverview Street and Wing Hill Lane were initially proposed to be closed to vehicular traffic; however, this does not meet with access and safety concerns from Washington Township Fire Department (WTFD). With the increased use in the area, they will need vehicular access to be maintained, ideally with a turnaround available. Hydrants are located along N. Riverview Street, further supporting the concept for vehicular access.

At the next project stages, WTFD will need to understand uses and occupancies for all buildings along N. Riverview Street. Additionally, they will need to see auto-turn calculations to ensure that fire apparatus can negotiate the streets; auto-turn specifications have been provided to the applicant. It may be necessary to widen turning radii at various locations; how this would affect historic stone walls and/or structures will need to be studied. Finally, the applicant will need to note the length of the dead end portion of N. Riverview Street, from Wing Hill Lane south.

Staff has also expressed concerns with closing N. Riverview Street to vehicular access, noting that snow removal, deliveries, trash pick-up, and day-to-day access are all needed. Staff also notes that most utilities for the area are located within N. Riverview Street and Wing Hill Lane, so access for maintenance and improvements is needed. At subsequent reviews, a plan for how the street could be designed to emphasize pedestrian character, perhaps through paving types, while maintaining vehicular access, needs to be carefully vetted.

The idea that N. Blacksmith Lane become one-way heading south has been preliminarily discussed with staff. This will need further study to determine if this is feasible and/or the correct one way direction.

Regarding pedestrian access, staff notes that accessible paths to the project will be a challenge. The applicant will need to examine how ADA compliance to all buildings and locations can be

met at subsequent submittals, especially concerning the stairways from the Link Bridge West Plaza to N. Riverview and into the surrounding park. Access to individual buildings will also be a challenge, given the existing topography and historic wall systems.

Parking

Currently, the site does not contain any formal public parking spaces. Parallel parking is permitted along N. Riverview Street and is often currently used for COhatch patrons. Neither Wing Hill nor N. Blacksmith Lanes are wide enough to accommodate on-street parking in their current configuration.

Some parking for the project is proposed along N. Blacksmith Lane using parallel parking on the west side of the project site. The potential to gain additional right-of-way for N. Blacksmith will be examined during the Development Agreement phase of the project and will need to consider the potential impacts on historic outbuildings and walls. A Parking Plan will be required at PDP.

Setbacks, Lot Coverage

At this point, all existing buildings are legal with their setbacks and lot coverage, based on their pre-existing conditions prior to adoption of the current Code. New buildings and additions will have to conform to Code requirements. At PDP or MPR, each lot and improvements will need to be surveyed to determine exact locations, setbacks, and lot coverages. The existing lots range in size; potential lot coverage with successful rezoning to Historic Core at 85 percent, is presented below. The existing Historic Residential zone allows 45 percent lot coverage; Historic Public allows 85 percent.

Address	Lot Size	Historic Core Permitted Lot Coverage
40 E. Bridge St	.32 ac	11,848 SF
17 N. Riverview St	.18 ac	6,665 SF
27 N. Riverview St	.20 ac	7,405 SF
37 N. Riverview St	.16 ac	5,924 SF
45 N. Riverview St	.12 ac	4,443 SF
53 N. Riverview St	.11 ac	4,073 SF
62 N. Riverview St	.59 ac	21,845 SF*
Vacant south of 62	1.17 ac	43,320 SF*

**Much of this lot SF is in floodplain or steep slopes*

Front setback for the new office building could be 0 feet along N. Riverview Street, with the approval of Historic Core zoning. This would address the steepness of the lot, allowing the building to be as close to the street as possible.

Building Height, Massing, Scale and Architecture

The proposed COhatch office building located south of 62 N. Riverview is conceptually shown as a series of three interlocking boxes with off-set gables, located along the uppermost lot edge adjacent to N. Riverview Street (page 19). Conceptual materials include vertical board and batten siding and possibly a standing seam metal roof (page 16). It is anticipated that the architecture would be similar to the existing COhatch building on N. Street, which could be appropriate given the campus-like nature of the project, proximity to the river and Link Bridge,

and screening with natural vegetation. The treatment of the foundation, as it steps down the slope, will be important and should replicate traditional foundations in materials and form. A more detailed review shall be made at a later process; initial feedback is requested.

The existing residences along N. Riverview Street are proposed to be renovated and will remain in essentially their current form. 62 N. Riverview Street would have a series of decks added on to the east side, overlooking the Scioto River, to accommodate a restaurant or other gathering space. No other details are known at this point.

4. Discussion Topics

Planning Staff requests discussion on the following items:

- 1) Does the Board support the proposed design concept for the N. Riverview Street area?
- 2) Does the Board support the rezoning from Historic Residential and Public to Historic Core? Would the Board support 17 and 19 N. Riverview Street and 40 E. Bridge Street being kept as Historic Residential as an option?
- 3) Does the Board support the addition of a 10,400 SF office building south of 62 N. Riverview, and what is the Board's reaction to potential scale and massing?
- 4) Does the Board support the proposed inspiration material palette? Would the Board support the new office building to appear similar to the existing COhatch building?
- 5) Does the Board support the proposed infill building options for location, scale, massing, and number?
- 6) Does the Board support the potential demolition of the historic outbuildings along N. Blacksmith Lane to allow for vehicular traffic and parking?
- 7) Would the Board support the potential demolition of the house at 53 N. Riverview?
- 8) Any other considerations by the Board.