



PLANNING REPORT

Architectural Review Board

Wednesday, March 27, 2024

RIVERVIEW VILLAGE CONCEPT PLAN and DEMOLITION, 23-131CP and 23-132DEMO

www.dublinohiousa.gov/arb/23-131

<https://dublinohiousa.gov/arb/23-132>

Case Summary

Address	37, 45, 53, & 62 N. Riverview St, & PID: 273-005564
Proposal	A Concept Plan for a mixed-use development and Demolition of three Background structures. The combined 2.162-acre site is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.
Request	Request for review and recommendation of approval of a Concept Plan, and for approval of Demolition requests, under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic District - Historic Residential and HD-P, Historic District - Public
Planning Recommendation	<u>Recommendation of approval of Concept Plan with conditions</u> <u>Approval of Demolition requests with condition</u>
Next Steps	Upon review and recommendation by the Architectural Review Board (ARB), the Concept Plan may proceed to City Council for review and approval as it is associated with a development agreement; upon review and approval of the Demolition request by ARB, the applicant may apply for a demolition permit through Building Standards.
Applicant	Matt Davis, COhatch and Megan O'Callaghan, Dublin City Manager
Case Manager	Bassem Bitar, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us

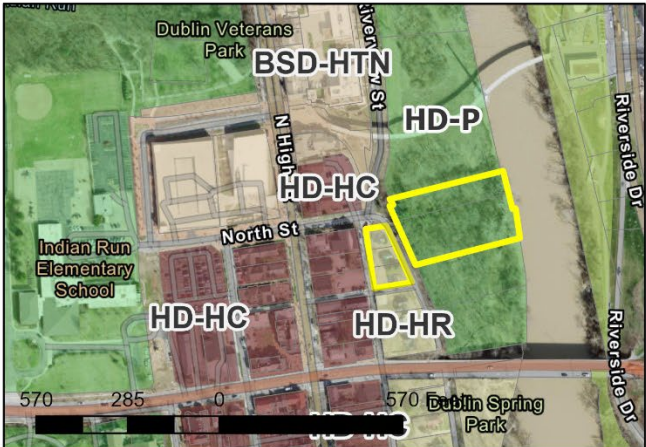
Site Location Map

23-131 CP/23-132 DEMO | RIVERVIEW VILLAGE
CONCEPT PLAN AND DEMOLITION REQUESTS



Site Features

- 1 Proposed renovation/conversion
- 2 Proposed new COhatch building



1. Background

Site Summary

The 2.16-acre, multi-parcel site has approximately 195 feet of frontage along the west side of N. Riverview Street and 228 feet along its east side. It also has frontage of approximately 64 feet along North Street, 186 feet along N. Blacksmith Lane, and 120 feet along Wing Hill Lane.

The site consists of five parcels, three of which are located on the west side of N. Riverview Street, with each containing a Landmark single-family residence and a Background outbuilding. The other two parcels are on the east side of N. Riverview Street and extend to the Scioto River. A Landmark single-family residence exists on the northern parcel, while the larger southern parcel is largely undeveloped. However, the stone foundation walls of a small structure that once existed on that parcel still remain. There are also several other stone walls on the east parcels. In addition, historic stone walls are located on the east side of N. Riverview Street, and on the west side in front of 53 N. Riverview Street. All structures are currently vacant.

Case History

2021

On January 4, 2021, City Council authorized the acquisition of the subject parcels as well as three other ones to the south with the goal of facilitating improvements to/development of the site (Ordinance 54-20). An Advisory Committee was subsequently appointed by Council in order to refine the project goals, draft a Request for Proposals (RFP), and provide recommendations to Council. The City took possession of the parcels on October 21, 2021.

2022

After several meetings of the Advisory Committee and updates to City Council, the latter authorized the issuance of the RFP, which was released on April 28, 2022. After the nine-week advertising period, two proposals were received, one of which was submitted by Community Space Development LLC (dba COhatch) and recommended by the Advisory Committee to City Council after consideration of both proposals. City Council heard a presentation from COhatch in September of 2022, and expressed general support for the project.

January 2023 – Minor Project Review

On January 25, 2023, the ARB approved a Minor Project Review application by the City of Dublin to mothball the roofs of most structures within the project area due to severe susceptibility to weather conditions (Case # 23-003).

February 2023 – Informal Review

On February 22, 2023, COhatch presented an informal request to the ARB based on the accepted response to the RFP (Case #23-014). The proposal included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' space, office buildings, and eating/drinking establishments. The project included the renovation of all Landmark structures, except for the one at 53 N. Riverview Street, and the construction of a new 10,400 square-foot office building on the east side of N. Riverview Street. The Board was generally supportive of rezoning the project area to Historic Core, and of the proposed new building (depending on final design). The Board offered greater support for the "minimum density" option relative to the number and size of buildings. There was also general support for the demolition of some of the outbuildings along N. Blacksmith Lane in order to accommodate

greater use of that street (depending on recommendations of Engineering). The Board noted that the demolition of 53 N. Riverview Street would need to be justified per the applicable Code standards for Landmark structures.

July 2023

Through further discussion with COhatch, and consistent with their proposal which indicated an option for others to own the three parcels south of Wing Hill Lane, City Council authorized the City Manager to dispose of those three properties on July 31, 2023 (Ordinance 24-23). All three have since been sold through an auction.

September 2023

On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch for the development of the Riverview Village concept (Ordinance 33-23). Per this agreement, public improvements associated with the project (including street and utility improvements, traffic impact and parking studies, and coordination with the adjacent Riverside Crossing Park improvements) will be undertaken by the City.

December 2023

On December 11, 2023, City Council approved amendments to the Historic District Code (Ordinance 65-23) and the *Historic Design Guidelines* (Resolution 90-23). The amendments included changes to the structure classification nomenclature, replacing "Contributing/Non-contributing" (which were used in previous references to this project and in some of the current application materials) with "Landmark/Background", respectively. The Code amendments took effect on January 11, 2024, so this report uses the "Landmark/Background" terminology.

Riverview Area Public Improvements and Coordination

The project is part of a comprehensive effort to enhance this important part of Historic Dublin, including various infrastructure improvements, improved connectivity to the Dublin Link Bridge, and the development of Riverside Crossing Park West. The development agreement between COhatch and the City of Dublin is intended to ensure coordination of efforts and project schedules.

Site Characteristics

Natural Features

The lots on the west side of N. Riverview Street are developed as single-family residential properties, and include 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.

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 single-family structures were recommended as Contributing (Landmark). The HCA did not address the three outbuildings in its analysis, so they have been classified as Background structures as reflected in the 2023 Historic District Map. When the HCA was completed, all properties were noted in good condition.

In 2020, the City hired CTL Engineering, Inc. to conduct a condition assessment of the properties as part of the pre-purchase due diligence. All structures within the current project area were rated as poor, which led to the aforementioned ARB approval for the mothballing of the structures and securing the roofs from rain and weather.

Road, Pedestrian and Bike Network

The site has frontages along N. Riverview Street on the east, N. Blacksmith Lane on the west, North Street on the north and Wing Hill Lane on the south. No sidewalks or bike facilities exist within the project area at this time.

2. Zoning Code and Historic Design Guidelines

Zoning Code - Historic Districts

The zoning code includes several historic districts within Historic Dublin, each with its distinct intent, uses, and development standards. The three project parcels on the west side of N. Riverview Street are currently zoned Historic Residential, while the two parcels on the east side are zoned Historic Public. 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.

In order to permit the intended uses, the applicant is proposing that all five properties be rezoned to Historic Core. This district applies to the historic center of Dublin and focuses on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles. It should be noted that, per the Development Agreement, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The remainder would be retained by the City, maintain the Historic Public zoning, and get integrated into the Riverside Crossing Park project.

Approval by the ARB is required for all requests for building modification, new construction and demolition within the historic districts.

Future Land Use

The Future Land Use recommendation for this site (based on the Dublin Community Plan) is Mixed Use Village Center, which is consistent with the Historic Core district.

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.

Review Process

A Concept Plan (CP) is required in the historic district in cases where the project exceeds the criteria for Minor Projects. In this case, the project involves new construction that exceeds the 3,000 square-foot Minor Project limit. CP is the first, binding, formal step before Preliminary Development Plan (PDP) and Final Development Plan (FDP) reviews. The purpose of the CP is to provide a general outline of the scope, character, and nature of the proposed development to determine the proposal's consistency with the applicable plans, Code requirements and Guidelines.

The proposed project involves a development agreement with the City of Dublin. Therefore, per §153.176(F)(f) and Table 153.176A of the Historic District Code, City Council will serve as the required reviewing body for the CP and will make the final determination after a recommendation from the ARB.

There are individual properties within the project site that may qualify for a Minor Project Review (MPR) once the CP is approved, although some of the traffic, parking and general site requirements are intertwined.

As noted above, a rezoning to Historic Core is required to allow the project to move forward. This would occur simultaneously with a PDP and require the recommendation of both the ARB and Planning and Zoning Commission, with final approval by City Council.

Demolition of three Background outbuildings is requested at this time by the applicant. This request simply requires approval by the ARB. Unless contrary to any conditions of approval, the applicant may then apply for a demolition permit and, once approved, proceed with removing the structures.

3. Project – Concept Plan

Project Summary

The Riverview Village project is a mixed-use development proposed by the COhatch team for all properties within the project area. It is intended to create a walkable district with a mix of start-ups and growing businesses, non-profits, hybrid companies, restaurant and event spaces, and active outdoor plazas. The existing COhatch building and North High Brewing would be integrated into the village,



Southwesterly Bird's Eye View

and the site would become COhatch's national headquarters. The proposal is largely consistent with the concepts presented during the Informal Review, except for the exclusion of the three parcels south of Wing Hill Lane.

Uses

The three Landmark residential structures at 37, 45 and 53 N. Riverview Street would be renovated and converted to private office suites, while the one at 62 N. Riverview Street would be retrofitted for restaurant use. A new public plaza is proposed north of 53 N. Riverview Street and is intended to accommodate arts and craft fairs, makers markets, start-up pitch competitions, public entertainment and others. A new COhatch building, proposed on the east side of N. Riverview Street, would house additional office and meeting space.

Site Layout

The existing buildings on the west side of N. Riverview Street are intended to be renovated mostly within their existing footprints, thus maintaining the village atmosphere and the City's main goal of preserving the character of N. Riverview Street. As further discussed below, the outbuildings along N. Blacksmith Lane, behind these houses, are proposed to be removed, facilitating the possible addition of a small number of on-street parking spaces.



Proposed Site Layout

The structure at 62 N. Riverview Street would also maintain its current form, but outdoor patios with pergolas would be added to the east and north sides. The proposed new 15,460-square-foot building would be located on the parcel south of 62 N. Riverview Street (PID 273-005564) and would include a large deck facing the Scioto River. It would be placed in close proximity to the street given the steep drop in grade towards the river and the large flood plain in that area. As can be seen in the application materials, the building would encroach into the floodplain, requiring mitigation measures that will need to be addressed at the PDP stage. A tree survey will also need to be completed at that stage to discern tree condition, species, and preservation opportunities.

The historic stone walls on both sides of the street are proposed to be removed and rebuilt in their existing locations (although breaks might be needed to allow access to the new building and other amenities). New stairs are proposed between the buildings on the east side, with elevator access through the new building providing an ADA path to the restaurant's eastern patio.

Utilities, Access and Parking

The City's design and engineering consultants are in the process of studying the infrastructure, traffic, and parking needs/impacts within and around the project area. This will include a plan for vehicular, pedestrian, bicycle, and emergency vehicle access and circulation, and the possible addition of on-street parking in the area. Sanitary sewer improvements, the relocation of a storm sewer, and the burial of electric and other overhead utilities will also be investigated.

Per §153.173(F), required parking shall be provided either on-site, on-street, off-site, or in a parking structure or surface parking lot located within 600 feet. A Parking Plan is required if off-site parking is utilized. At this time, there is no formal on-site parking within the project area, although some on-street parking exists along N. Riverview Street. Based on the proposed building usage provided by the applicant, 71 parking spaces would be required for this project. This assumes the use of the new building as office space. If event space is anticipated, the parking requirements will increase. Bike parking is also required at the rate of one space per every 10 required vehicle parking spaces. The applicant has indicated that ample bike parking would be provided, but the number and location(s) have not been finalized yet. The infrastructure and access details, as well as a Parking Plan will be required at the PDP stage. The trash collection method, location(s), and design will also be required at that time, as will the delivery of goods and snow removal/storage details.

Setbacks, Lot Coverage

Per Table 153.173A, the minimum setback for each of the front and side yards in the Historic Core district is 0 feet, while the minimum rear yard setback is 5 feet. The maximum lot coverage is 85%. If the rezoning to Historic Core is approved, these requirements would be met for all parcels, except for 37 N. Riverview Street, where the existing structure currently encroaches into the Wing Hill Lane right-of-way by ± 2 feet. This is an existing legal, non-conforming condition, although it might impact a proposed front porch addition to that structure. All new construction shall meet setback requirements, per Code.

In addition, the final lot coverage and setback figures for the structures on the east side of N. Riverview Street will need to be determined when the east property line is established between the park and Riverview Village. Both of these issues will need to be addressed at the PDP stage.

Building Height, Massing, Scale and Architecture

New Building

At approximately 125 feet in frontage and 60 feet in depth, the proposed new office building is much larger than the surrounding structures. However, its massing is divided into subordinate sizes that are similar to the width and scale of adjacent structures. This is accomplished through the use of multiple gable roofs, stone-clad chimneys, and a stepped front façade. The roof pitches are generally consistent with those of the existing structures, and while the $\pm 20'$ front façade height (at mid-gable) exceeds that of the nearby buildings, this is mitigated by the

building's siting at a lower grade than those structures. It is also below the 30 foot height limit in the Historic Core district.



N. Riverview Street Elevation

Given the steep drop in grade towards the Scioto River, the office building height and mass increase at the rear in a similar fashion to the existing structure at 62 N. Riverview Street. A large deck is proposed on the east side of the building to take advantage of the scenic views of Riverside Crossing Park, the Scioto River, the Dublin Link Bridge, and Bridge Park.



Wing Hill Lane Elevation

The building is modern in design, yet is compatible with its surroundings, including the use of traditional materials such as wood, stone, standing seam metal roof, and aluminum-clad wood windows. The overall design approach is consistent with the provisions of Chapter 5 of the *Historic District Guidelines*, although the details will need to be



Southeasterly View from North Street

further evaluated at the PDP and FDP stages. At this time, the applicant has provided some character images, but the specific way the materials will be applied, along with their textures, colors and characteristics are yet to be determined. The foundation details, along with the deck support system and railings will also need to be reviewed at the PDP stage.

The proposed building is mostly consistent with the design standards in §153.174 of the Historic District Code. It should be noted, however, that those standards state that flat roofs are not permitted in the Historic Core district, unless otherwise determined by the ARB to be architecturally appropriate. Parapets are required on flat roofs that are high enough to screen any roof appurtenances from view from the street(s) or any adjacent building of similar height or lower. The incorporation of flat roof elements in this case appears to be appropriate as they contribute to the reduction in building mass. The details, including the location of any roof-mounted equipment, will be part of the PDP review.

37 N. Riverview Street

This one-and-a-half story, Hall and Parlor style structure is located at the northwest corner of N. Riverview Street and Wing Hill Lane. The Franklin County Auditor's website lists 1890 as the date of construction, although the HCA indicates a c. 1850 construction date. As noted in a report by the City's historic preservation consultant Karen Bokor (attached), it might have originally been constructed as a log cabin. It currently includes a masonry deck along the N. Riverview Street frontage and a porch along Wing Hill Lane. Both appear to have replaced earlier construction. Additions are located at the rear of the structure, some of which are clad with board-and-batten siding.



37 N. Riverview Street - Existing



37 N. Riverview Street - Proposed

The applicant is proposing to repair and retain the structure mostly in its current form, except for the replacement of the masonry deck with a new porch, resulting in a wrap-around porch configuration. The rear additions are proposed to remain, although their roof height might be increased to allow for more useable interior spaces. The exterior color would change from white to a blue-gray color scheme.

The overall approach appears to be consistent with the recommendations of Chapter 4 of the *Historic Design Guidelines*, although some of the details will need to be further studied at the PDP stage, especially if further evidence of the structure's original details is discovered.

45 N. Riverview Street

This Gabled-ell structure was built c. 1880-1900, with some later additions. Based on older aerial photos as well as physical evidence on the interior, the house originally had a small open porch extending from the front to the cross gable. The porch was later replaced with a larger enclosed space. A deep overhang in front of this enclosure is supported by metal posts. The structure is clad with wide aluminum siding, although the original narrower clapboard siding and corner trim can be seen by peeling off the aluminum. The green standing seam roof is distinctive and might be original.



45 N. Riverview Street - Existing

The applicant is proposing to renovate the house and keep its footprint intact. The front enclosure would be replaced with a new one, including more appropriate windows and wood posts. The roof is proposed to be replaced with a new one of a similar character, and the house is proposed to be painted a dark green color.



45 N. Riverview Street - Proposed

Staff recommends the removal of the aluminum siding and the restoration of the original siding. If space needs can be met, Staff also recommends the complete removal of the enclosed porch and its replacement with an open one consistent with the original. The applicant has expressed willingness to consider these recommendations. Final details will be addressed at the PDP stage.

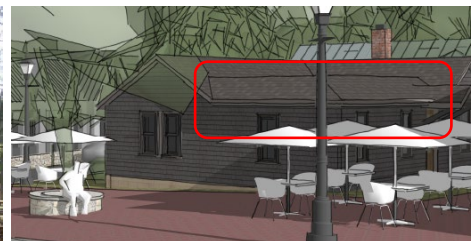
53 N. Riverview Street

This vernacular house was built c. 1920 and is clad with wood shingles. Based on physical evidence on both the interior and exterior, it appears that the northern part of the house was added at a later date, resulting in a shallow roof pitch at the northwest corner, with low ceilings below.

The applicant is proposing to add a mansard roof element in that area to help



53 N. Riverview St – Existing North Elev.



53 N. Riverview St – Proposed North Elev.

balance the appearance of the north elevation and allow for a taller ceiling. Also proposed is

the addition of a second window underneath the north-facing gable to create better symmetry.

In addition, the applicant is proposing to remove the low porch ceiling and to open the porch gable while introducing Craftsman-style details. The house would be painted a warmer color.



53 N. Riverview St – Existing Porch

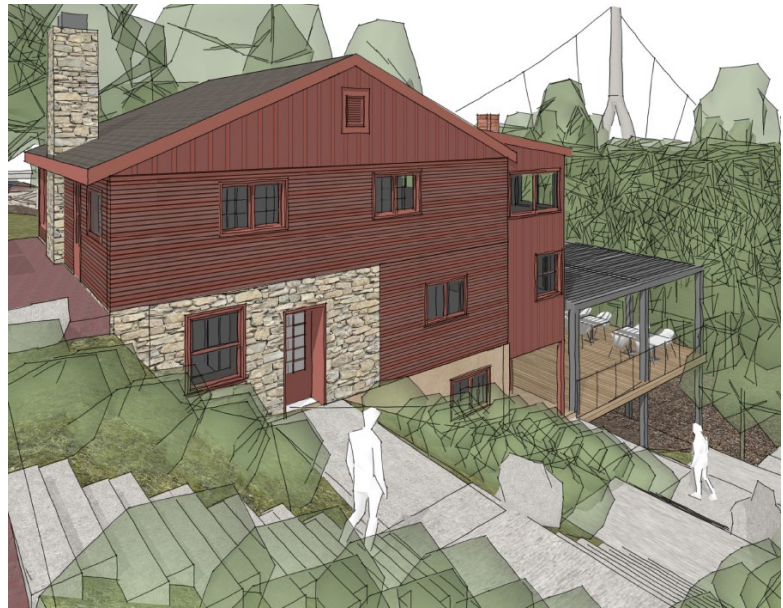


53 N. Riverview St – Proposed Porch

This house was proposed to be demolished during the Informal Review process due to its poor condition and low ceilings. The alterations now proposed by the applicant would enable its preservation as part of the village. Staff is supportive of the changes, and will continue to work with the applicant on the details with the goal of refining them by the PDP stage.

62 N. Riverview Street

The original construction date for this structure is listed as 1900 on the HCA sheet; however, parts of it, especially the stone foundation might be much older. An 1856 Franklin County map indicates that the site was used as a tanning yard at that time. The stone foundation might well have been part of that use. The building appears as a one-story structure from the street, but it actually incorporates three levels (including a walkout basement) due to the steep slopes towards the river. It is clad with narrow, beveled clapboard siding, which is painted a distinctive red color.



62 N. Riverview Street – Northeasterly View

Existing enclosed porches at two levels in the rear offer compelling views of the river and surroundings. There are several types of windows, although the predominant style is a gridded casement. The large arched window at the front façade does not appear original. Older aerial photos imply that an entrance with an overhang (and perhaps a garage) once occupied that space.

While the use is proposed to be converted into a restaurant, the applicant is proposing to renovate and preserve the exterior, including the color scheme. As noted earlier, patios with pergolas would be added to the east and north sides of the structure. The details, including the design and location of any mechanical and venting equipment will be finalized at the PDP stage.

Stone Foundation Remains

Stone walls that once supported a small structure are located approximately 50-60 feet south of 62 N. Riverview Street. They are embedded into the hill with floors at two levels, and include old door and window openings. A low stone wall extends east from that structure then turns north behind the red house. An opening within that low wall implies that a path once existed and led to other operations behind the house. The structure might have been used as part of the tanning yard or subsequent agricultural operations. Its missing upper part is visible in ODOT aerial photos from the 1960s.



Foundation Remains (South Wall)

These walls are located within the footprint of the new COhatch building, so the applicant is proposing to salvage the stones and use them elsewhere on site. Given the steep slopes in this area, they might be located below the lower level of the new building. Therefore, there could be an opportunity to creatively incorporate them into the structure (or below it with separate access through the park) to help preserve the cultural history of old Dublin. The applicant has expressed willingness to consider this suggestion prior to the PDP stage. Staff supports this approach as an opportunity to provide some historic interpretation along the future public paths.



Structure Photo (1963 ODOT Aerial)

Historic Stone Walls

As noted above, the application materials indicate that the historic stone walls along both sides of N. Riverview Street would be demolished and rebuilt. Portions of these walls are in a state of great disrepair, so rebuilding them is appropriate. Staff agrees with the statement in the Bokor report that it is important that the original stone be used without alteration or cleaning to maintain the natural weathering and patina, and that the rebuilding of the walls should mimic the original construction technique as closely as possible.

General Notes

Staff recommends that the ARB authorize the applicant (in coordination with staff) to undertake selective, careful removal/uncovering of modern building materials at each structure in order to investigate the original materials or conditions. This would help inform the final design details for the renovation of these structures. A condition of approval addresses this request.

Staff also echoes the comments in the Bokor report that the goal should be the repair and restoration of the historic building materials, such as windows, doors, roof, unique features and

others. If repair is not possible, then replacements should replicate the originals to the greatest extent possible.

In addition, staff agrees with the Bokor recommendation that the paint colors should be chosen from the ARB-approved Historic Paint Color palette, and vary from one structure to the other to maintain a village character. Research has shown that color draws people in, so Staff recommends that livelier colors from that palette be used.

4. Demolition Request

The applicant is requesting approval of the immediate demolition of three Background outbuildings at 37, 45 and 53 N. Riverview Street. All structures are located along N. Blacksmith Lane, and two of them encroach into its right-of-way. It is likely that some of these outbuildings were constructed at the same time as the principal structures, but all are dilapidated, especially the one behind 45 N. Riverview Street. Unfortunately, after the application was initially filed, the applicant discovered the small 3'x3' shed at 37 N. Riverview Street tipped on its side and broke. It was removed for safety reasons.

Demolition requests for Background structures must meet one of the three review criteria in §153.176(J)(5)(b) as further outlined in the Plan Review section below. Staff believes that the request meets the criterion in §153.176(J)(5)(b)(3) in that the structures impede the orderly development of the District. The proposed new construction associated with Riverview Village (including improvements to N. Blacksmith Lane) will significantly improve the quality of the District without diminishing the overall historic value of the area. For that reason, Staff recommends approval of the request with the condition that a site restoration plan be provided at the demolition permit stage to the satisfaction of staff per Code §153.176(J)(3)(g).

5. Plan Review

Concept Plan Review Criteria	
Criteria	Review
1. The CP is consistent with the applicable policy guidance of the Community Plan, applicable Zoning Code requirements, and other applicable City plans, and citywide administrative and financial policies;	Criterion Met with Conditions: The CP is largely consistent with all plans, zoning requirements and policies. The site will need to be rezoned to Historic Core, and the applicant will be required to submit a tree survey, floodplain impacts, and Parking Plan along with bike parking at the PDP stage. The applicant will also need to address the flat roof design details and work with Staff to address the encroachment of 37 S. Riverview Street into the Wing Hill Lane right-of-way.
2. The CP is consistent with the <i>Historic Design Guidelines</i> ;	Criterion Met with Conditions: The CP is consistent with the <i>Historic Design Guidelines</i> , although several design details will need to be further developed at PDP.

3. The CP conforms to the applicable requirements of the Code;

Criterion Met with Conditions: The CP is largely consistent with Code requirements, but some details will need to be addressed at PDP as noted under Criterion 1 above.

4. The CP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;

Criterion Met: The CP would result in the creation of a pedestrian-friendly village that is integrated into the surrounding area, including the Riverside Crossing Park improvements. It would maintain the historic context by including the preservation and renovation of four Landmark buildings with little changes to their footprints. While the proposed new structure is significantly larger than its surroundings, its massing, siting and overall articulation are sensitive to the character and scale of the district.

5. The applicant, or applicant's representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices;

Criterion Met: Both the applicant and the applicant's representative have successful experience with similar projects, including ones within Dublin's Historic District.

6. The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;

Criterion Met: As outlined in the Development Agreement, the proposed project is to be coordinated with City improvements to the surrounding infrastructure and streets to facilitate better access and circulation for all traffic modes, plus connectivity to the Scioto River and the Dublin Link Bridge.

7. The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of 153.172 Uses;

Criterion Met: The proposed land uses include office and meeting space, along with eating and drinking establishments, markets, and outdoor dining and seating. All are permitted in the Historic Core district and appropriate for the site.

8. The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of 153.174 Design Standards and the *Historic Design Guidelines*;

Criterion Met with Conditions: The overall design, massing and articulation of the proposed new building are complementary to its surroundings and would allow for the development of a cohesive village. The design details will be further developed at the PDP stage.

9. The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside of the proposed development, and;

Criterion Met: The project would preserve the open spaces surrounding the existing structures, while creating a new plaza at the North Street frontage. Outdoor patios, steps, decks and other open spaces are also integrated into the design and would allow for private and public gatherings and community activities.

10. The CP allows for the connection and/or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency.

Criterion Met: The project is being coordinated with public infrastructure improvements through the Development Agreement.

Demolition/Background Review Criteria

Criteria

Review

1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the factors established in Section 153.176(J)(5)(a).

Criterion Not Met: The applicant has not claimed economic hardship. Only one criterion is required to be satisfied for Background Demolition.

2. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.

Criterion Not Met: Some of the outbuildings were likely constructed at the same time as the principal structures. Despite their Background designation, they contribute to the character of the area, although they are dilapidated.

3. The location of the structure impedes the orderly development of the District, substantially interferes with the purpose of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

Criterion Met: The outbuildings encroach into the Blacksmith Lane right-of-way, which is slated for improvements, including the accommodation of various modes of transportation and, possibly, on-street parking. The new construction and renovations within the proposed Riverview Village would greatly improve the overall quality of the district without diminishing its historic character.

Recommendation

Planning Recommendation – Concept Plan: Recommendation of **approval** to City Council with the following conditions:

- 1) That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.
- 2) That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
- 3) That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
- 4) That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
- 5) That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.

Planning Recommendation – Demolition/Background: Recommendation of **approval** of the demolition of the three Background outbuildings at 37, 45 and 53 N. Riverview Street with the following condition:

- 1) That a site restoration plan be provided at the demolition permit stage to the satisfaction of staff.