

Project Name:

Mixed-Use, Urban Infill

Project Address:

16-22 N. High Street
Dublin, OH 43017
Dublin Historic District

Owner:

Jorge Luis Briones Mejia
Papi Briones, LLC.
3250 Henderson Rd.
Columbus, OH 43220
jorgeluis9873@gmail.com

Jorge Briones has several years working as an actuary, which he served as a liaison between organizations and their investors. He analyzed the financial costs and risks of uncertainty and presented his clients with financial reports. He has utilized his experience to expand his knowledge into commercial real estate. With businesses such as Intel, Facebook, Google coming to Columbus Ohio there is ample opportunity for this. With Dublin, Ohio being known locally and internationally as the number one ranked small city in Ohio as well as being home to 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses Jorge decided to purchase the most scared property in all of Dublin to start his local commercial investment. While Jorge may not have the technical expertise with similar projects, he did hire the professionals needed to assist him with the items that are outside of his expertise.

Project Phase:

Concept Review

Project Representative:

Ann Adams,
GRI, PSA, AHWD®, SFR, C2EX, REALTOR®
Coldwell Banker Realty
Lic#: SAL.2014003309
960 N. Hamilton Rd.
Columbus, OH 43230
614.483.2315
Ann.Adams@cbrealty.com

Architect:

Joseph A. Trepicone, AIA
Trepicone + Associates Architects
600 Stonehenge Parkway; Flr. 2
Dublin, OH 43017
614.358.4500
jtrepicone@trepicone.com

PROJECT GOALS:

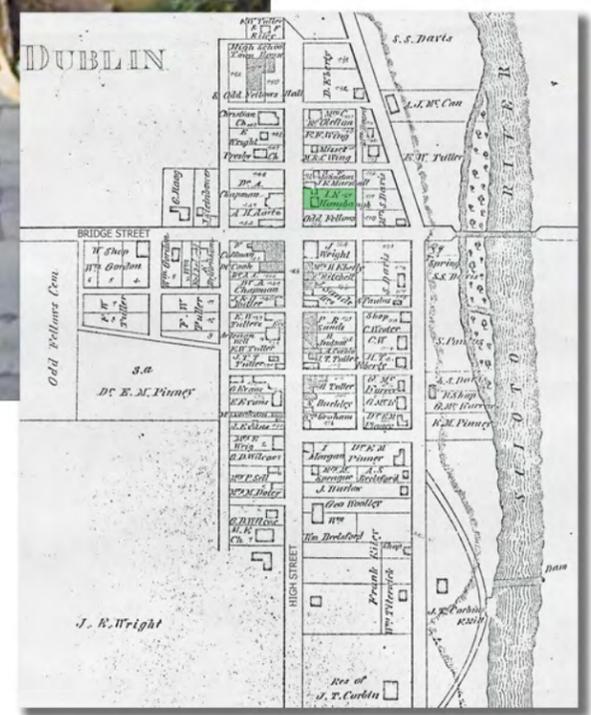
Revitalize the unimproved portion of a significant, historic property that has laid dormant for many years, as well as, improve the frontage along N. Blacksmith Lane. This will be done by:

- Creating a property use consistent with the historic district: mixed-use, office/residential/restaurant.
- Removing an existing dirt floor shed.
- Removing a dilapidated and unusable 4-car garage.
- Removing an unused, unsightly gravel lot.
- Removing an existing asphalt paved driveway, accessible from N. High Street, that detracts from the pedestrian experience of the historic district.
- Promote pedestrian engagement through a new community, pocket park that is accessible from N. High Street.
- Constructing a new mixed-use, office/residential/restaurant building that will provide a town home, as well as, promote small business within the district.
- Respecting the context of the current and future fabric of Dublin by connecting the existing N. High Street pedestrian corridor with N. Blacksmith Lane and the proposed Riverview Village redevelopment, as well as, future pedestrian corridors to the east and north.
- Promoting the pedestrian utilization of N. Blacksmith Lane with the addition of a main residential entry point.



Vision for the Site:

An important site, in the heart of the Dublin Historic District. Originally constructed as a residential/office mixed-use site that was later adapted into office use entirely. We view this design as an opportunity to return to the original, historic intent for the site, as well as create, a bridge connecting the existing urban, pedestrian High St. corridor with the proposed Riverview Village redevelopment.



Historical Map of Dublin (showing site)



Dublin Historic District



Views to the East





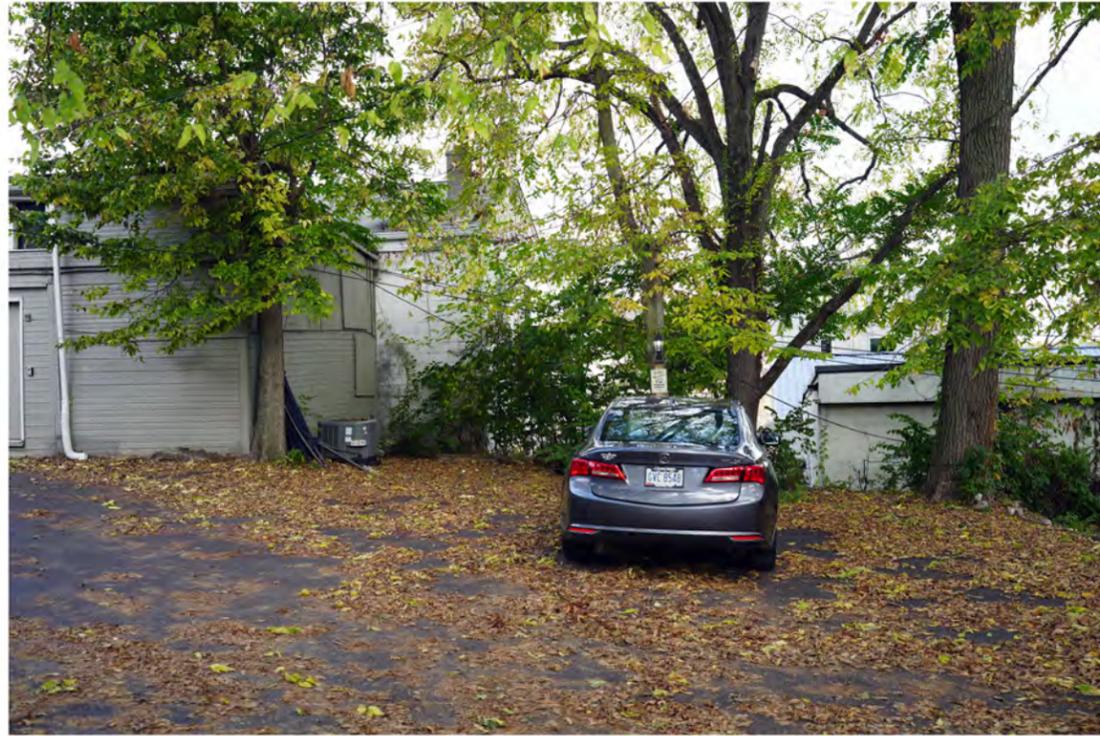
Views to the South





Views to the West





View to the North



Surrounding Property

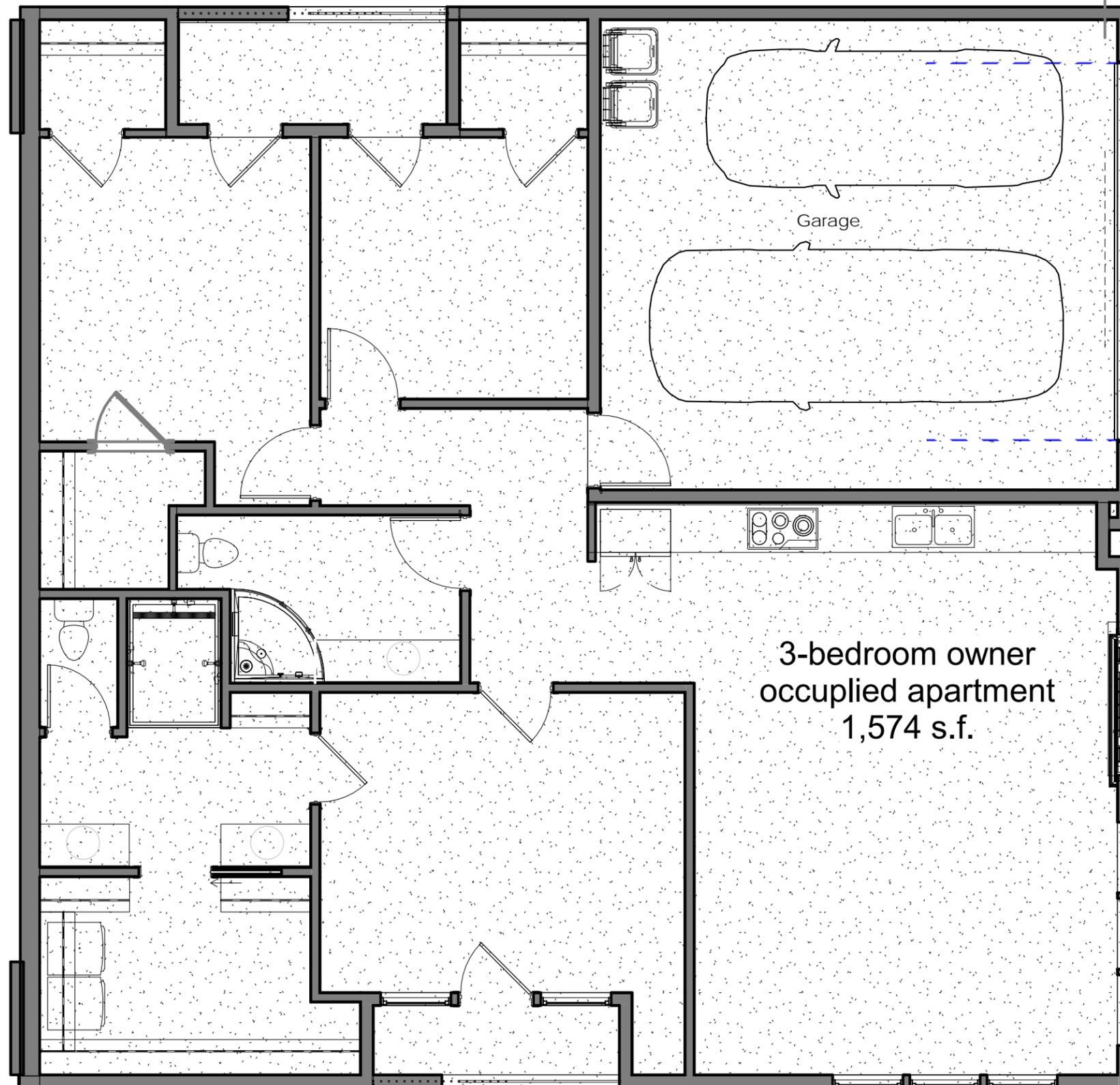




Site area: 11,592 s.f. (0.27 acres)
 Lot Coverage Buildings: 2,084sf (new building)
 1,614sf (16 N. High)
 934sf (22 N. High)
 Lot Coverage Pavement: 4,613sf
 Total Lot Coverage: 9,245sf
 9,853.2 allowable coverage = 85% area of new and
 existing construction: 9,347 +/- = 79.8%

Parking Requirements (153.212):
 Residential: 2 spaces
 Restaruant: 15+5= 20 spaces
 Office: 10 spaces
 Total parking required: 32 spaces
 Accessible: 2 (provided)
 Parking provided on site: 5 spaces
 Off-site parking required: 27 spaces

E. Bridge St.



3-bedroom owner
occupied apartment
1,574 s.f.

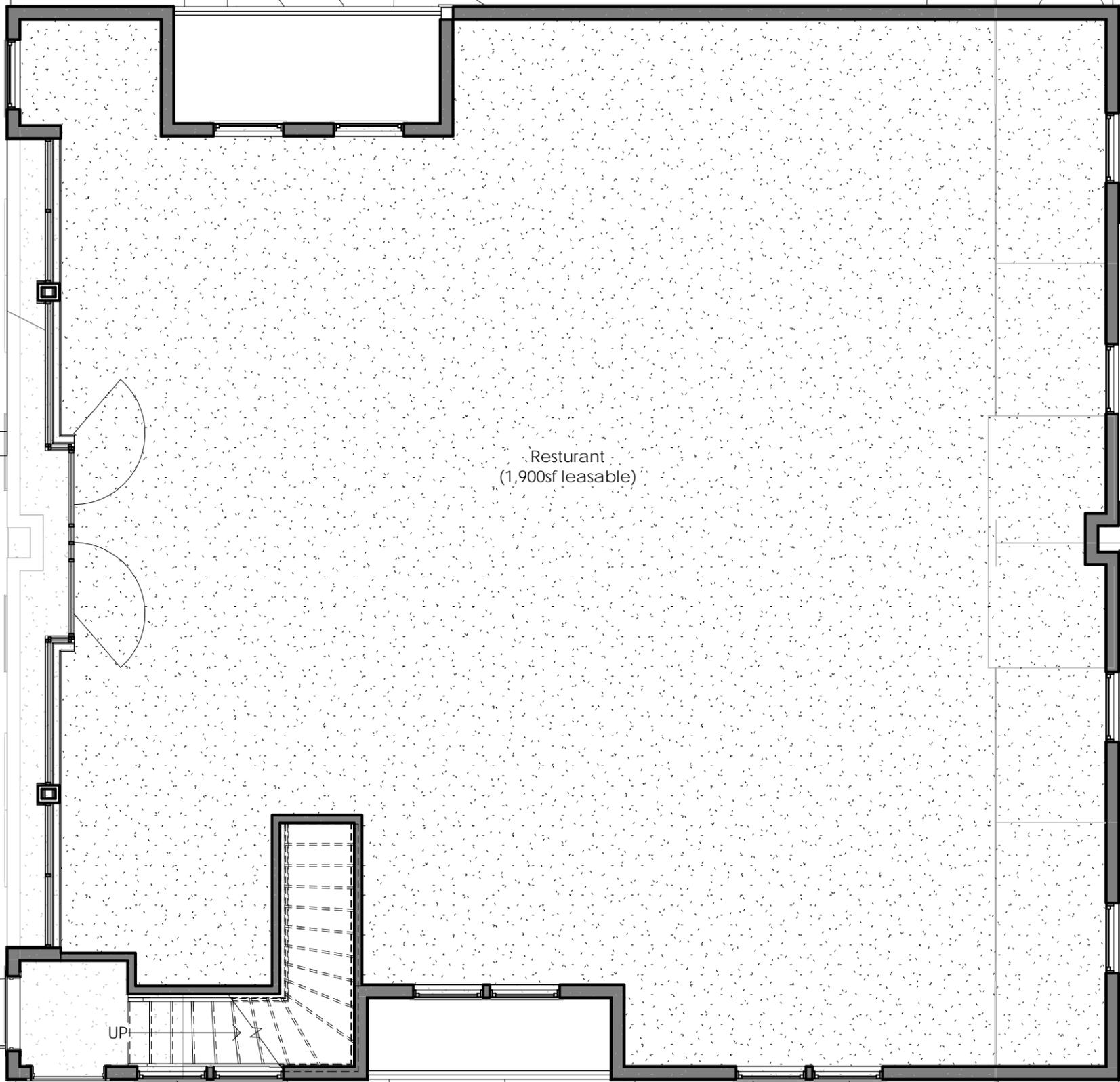
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Trepicone
Associates
Architects

1 One Bedroom / Garage Level
3/16" = 1'-0"



11



Resturant
(1,900sf leasable)

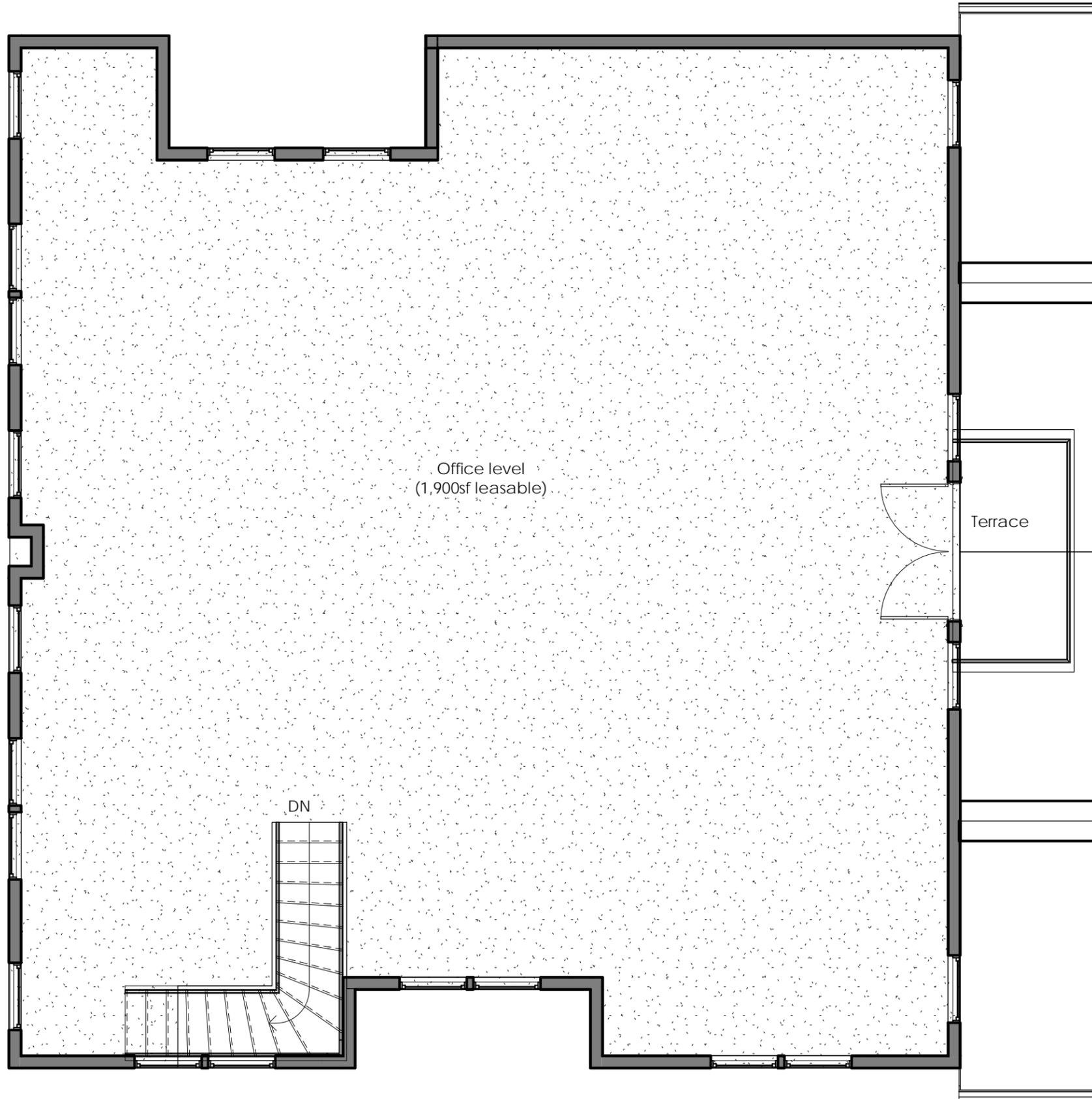
UP

11

Trepicone
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Architects

1 Resturant Level
3/16" = 1'-0"







13

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Associates
Architects

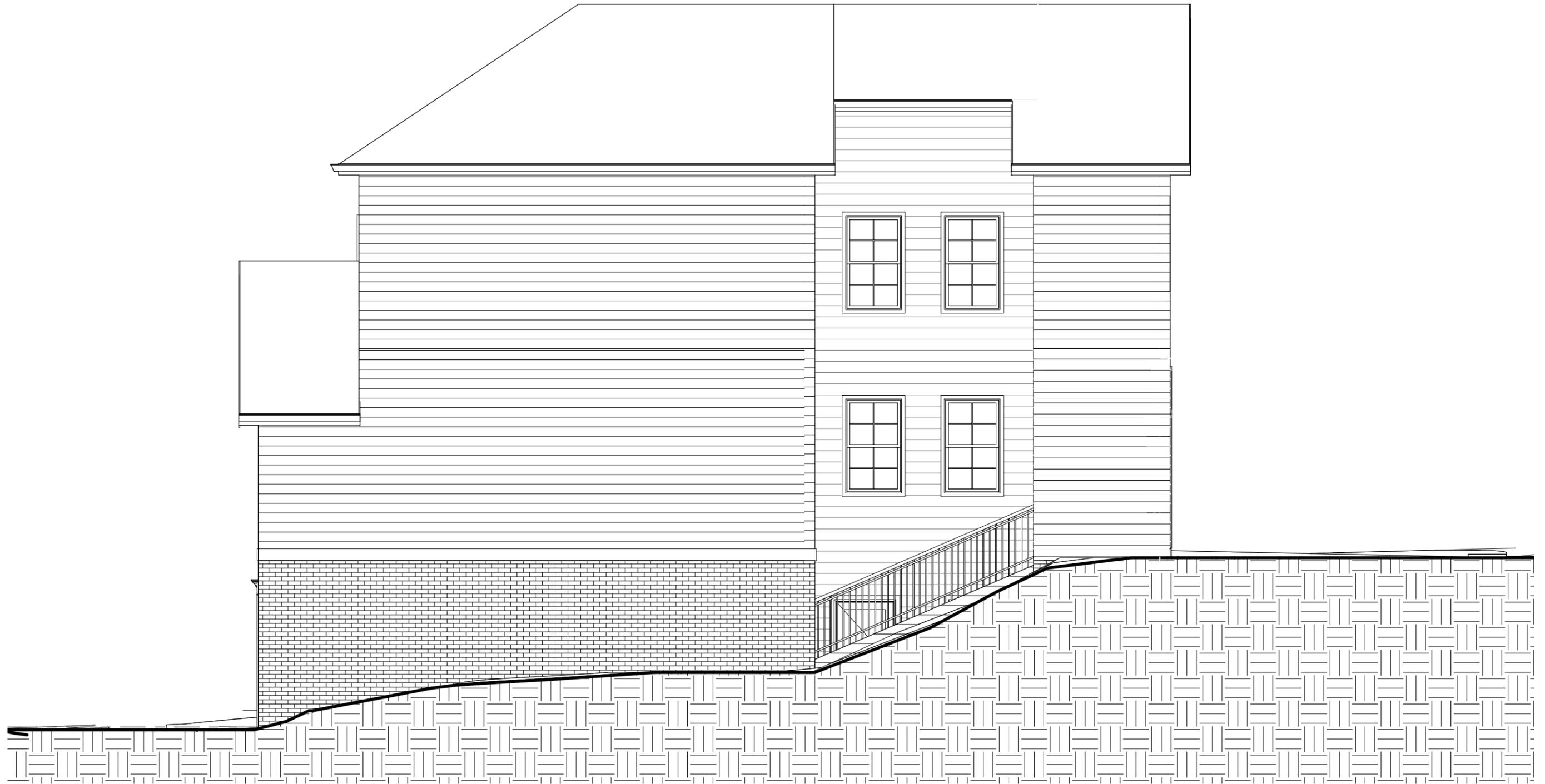
①

West Elevation
3/16" = 1'-0"



14

① East Elevation
3/16" = 1'-0"



15

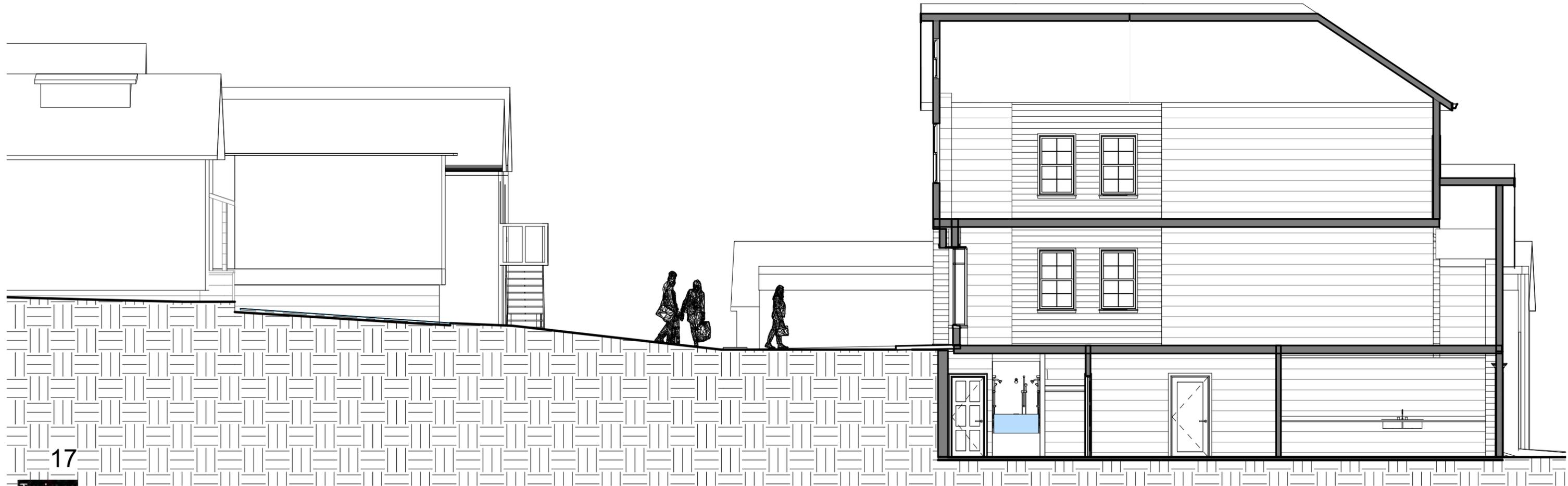
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① North Elevation
3/16" = 1'-0"



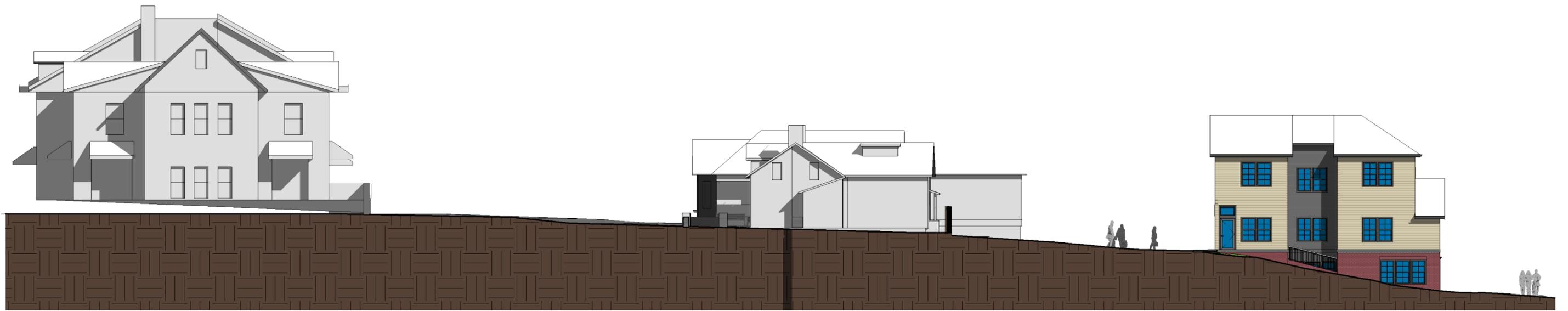


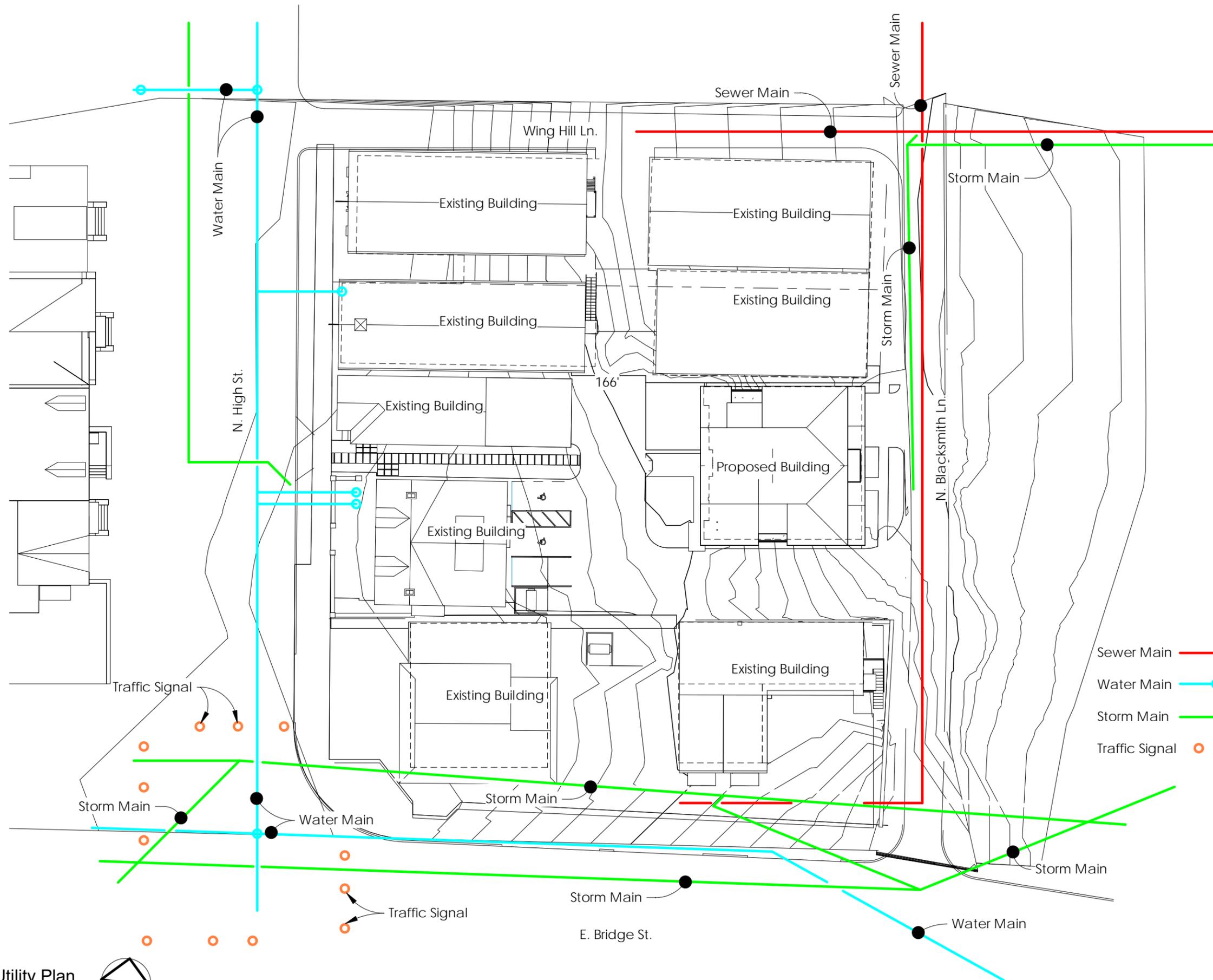
① Site Section
1" = 20'-0"



17

② Building Section
1/8" = 1'-0"





- Sewer Main —
- Water Main —
- Storm Main —
- Traffic Signal ○















Materials and Colors:

Shown here are suggested paint colors and materials we believe would be appropriate to the architectural character.



PPG1085-7 *Fig Branches*



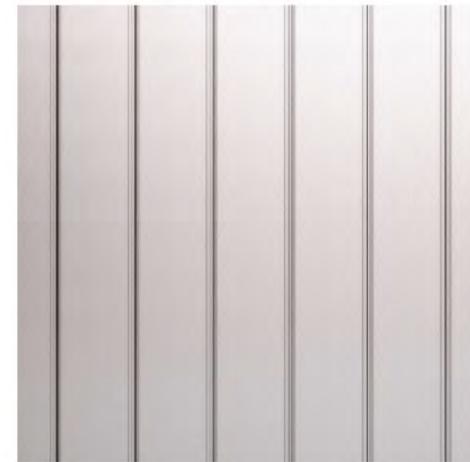
PPG1086-5 *Earthy Ocher*



Limestone Walls



Wood Clapboard Siding
(shown unprimed)



Standing Seam Metal Roof

Notification of a new major construction by your CoHatch project in Dublin

Adams, Ann <ann.adams@cbrealty.com>

Mon 10/9/2023 12:34 PM

To: matt@cohatch.com <matt@cohatch.com>

Matt,

Good afternoon. I wanted to reach out once more to see if you saw my last email below from October 3rd? We are ready to start an application with the city of Dublin for an upcoming project, and it was requested to notify any residential parcels near the property of the project. Please let me know if you have seen my email and have any concerns?

All the best,



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From: Adams, Ann <ann.adams@cbrealty.com>

Sent: Tuesday, October 3, 2023 2:26 PM

To: matt@cohatch.com <matt@cohatch.com>

Subject: Notification of a new major construction by your CoHatch project in Dublin

Matt,

Hello. Good afternoon. I spoke with Rati Singh the planner for the city of Dublin. My client has a property at 16/22 N High St that he is looking to construct two family dwellings over an office space. We are planning to be meeting in November and are preparing for that informal meeting now. One of the items was to notify the residential neighbors about our plans. I saw Sarah Holt is working with you on your amazing project coming to the area, and that you are renovating the residential houses that are right behind my client's parcel. We did an informal architectural meeting with Sarah along with a couple other board members last month to prepare us for the actual informal meeting with the board. Rati mentioned I could email you to notify you of my clients plans. I am helping with the project as well, so if you have any questions, please let me know. Right now, we are trying to compliment your exterior options with our project. This is going to be great to be working together in almost the same timeline to beautify the area and keep with the same historical charm. If you want to know more please let me know.

All the best,



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