

## **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:**

The current application is a request for an Informal Review prior to the Preliminary Development Plan application to address the conditions of the approval and get feedback.

## **Project Representative:**

Ann Adams,  
GRI, PSA, AHWD®, SFR, C2EX, REALTOR®  
Coldwell Banker Realty  
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## **Architect:**

Joseph A. Trepicone, AIA  
Trepicone + Associates Architects  
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## 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:

- Promote pedestrian engagement through a new community, pocket park that is accessible from N. High Street.
- Constructing a new mixed-use, office/residential building that will provide a town home and 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 Reverview 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.

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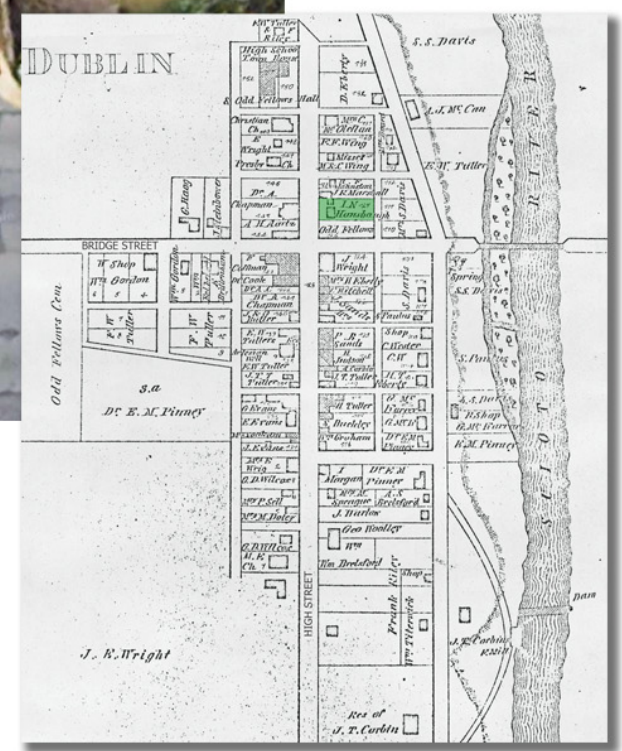
Revitalize the unimproved portion of a significant, historic property that has laid dormant for many years, as well as, improve the frontage along N. Blacksmith Lane. This will be done by:

- Returning the property to it's original intended use of mixed-use, office/residential.
- 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 building that will provide 2 town homes and 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 Reverview 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.

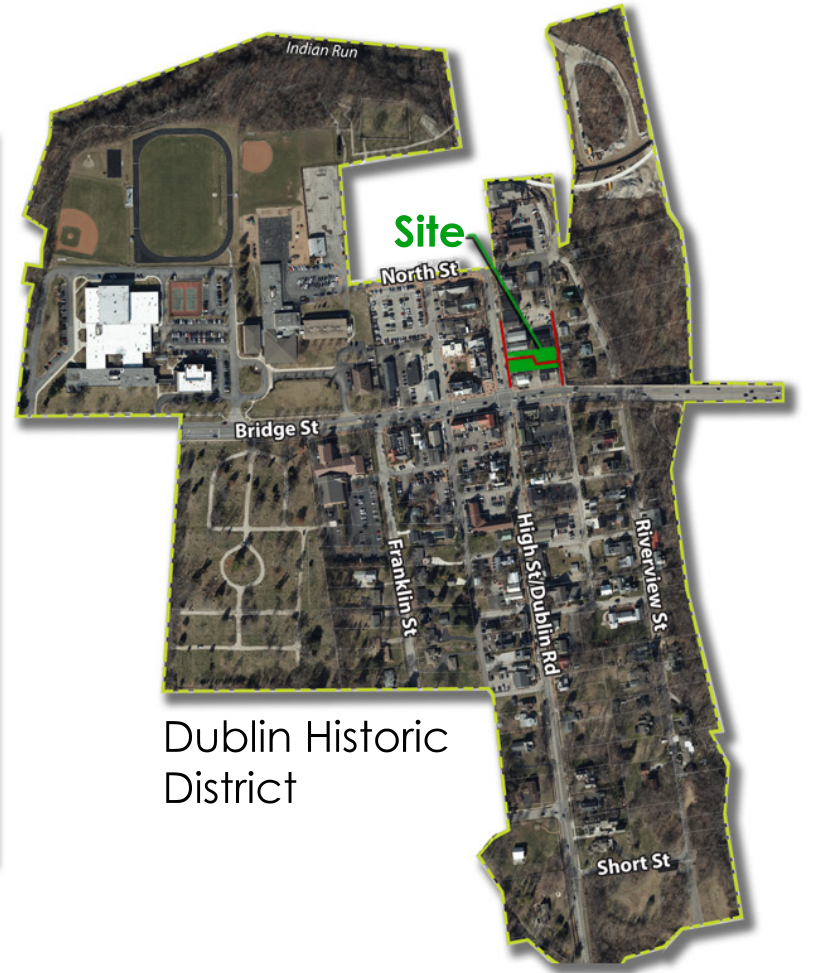


## Vision for the Site:

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

