

PLANNING REPORT

Architectural Review Board

Wednesday, September 25, 2024

COhatch - Riverview Village 24-109ARB-PDP

<https://dublinohiousa.gov/arb/24-109/>

Case Summary

Address	37, 45, 53 N Riverview St, & parts of 62 N. Riverview St, PID: 273-005564, & PID: 273-003513
Proposal	A Preliminary Development Plan for a mixed-use development. The combined 0.86-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 approval of a Preliminary Development Plan the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic District - Historic Residential and HD-HP, Historic District – Historic Public
Planning Recommendation	<u>Approval of Preliminary Development Plan with Conditions</u>
Next Steps	Upon review and approval of the Preliminary Development Plan by the Architectural Review Board (ARB), the applicant is eligible to file a Final Development Plan application.
Applicant	Matt Davis, COhatch Megan O'Callaghan, Dublin City Manager
Case Manager	Bassem Bitar, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us



Community Planning and Development



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Site Location Map

24-109ARB-PDP - COhatch Riverview Village



Site Features

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



1. Background

Site Summary

The ±0.86-acre, multi-parcel site has approximately 195 feet of frontage along the west side of N. Riverview Street and 263 feet along its east side. It also has a 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 three parcels on the west side of N. Riverview Street, each containing a Landmark single-family residential structure. It also includes portions of three parcels on the east side. A Landmark single-family residential structure exists on the northern parcel, while the southern parcels are largely undeveloped. However, the stone foundation walls of a small former structure on the middle parcel remain. In addition, historic stone walls are located on the east side of N. Riverview Street and 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. The terms of the agreement also acknowledge the intent of both the City and the Developer to pursue rezoning of the project site to Historic Core, subject to Planning and Zoning Commission and City Council approval in the respective sole discretion of those bodies.

March 2024

On March 27, 2024, ARB reviewed and recommended to City Council approval of a Concept Plan for Riverview Village (Case #23-131) with five 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.

ARB members expressed support for the plan, including the design approach for the new building and the renovation of the existing structures.

ARB also approved a companion application for the demolition of three Background accessory structures at 37, 45, and 53 N. Riverview Street (Case #23-132) with one condition.

April 2024

On April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB.

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). When the HCA was completed, all properties were noted to be 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 mothballing 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 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 parcels on the east side are zoned Historic Public. The Historic Residential District intends to encourage the 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 various public spaces and facilities, such as parks, open spaces, and recreation.

To permit the intended uses, the applicant proposes that all properties be rezoned to Historic Core (the subject of Case# 24-110Z). 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 city would retain the remainder, maintain the Historic Public zoning, and be integrated into the Riverside Crossing Park project.

All requests for building modification, new construction and demolition within the historic districts must be approved by the ARB.

Community Plan/Land Use

The land use for this site (based on the Envision Dublin Community Plan) is MXV, Mixed Use Village. The site is also located within the Historic District Special Area Plan. The MXV intent and characteristics are consistent with those of the Historic Core district, as are the recommendations of the Special Area Plan.

Historic Design Guidelines

The Guidelines provide directions on best practices for rehabilitation and new construction. Chapter 4 applies to rehabilitation, Chapter 5 for new construction, and Chapter 6 for site design.

Review Process

A Preliminary Development Plan (PDP) is the second step in a three-step process for projects exceeding 3,000 square feet. It requires formal action by the ARB before proceeding to the Final Development Plan (FDP). The purpose of the PDP is to establish a framework for the proposed development consistent with the Community Plan requirements, applicable Zoning Code requirements, *Historic Design Guidelines*, and other adopted plans, policies, and regulations.

3. Project

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, markets, and active outdoor plazas. The existing COhatch building and North High Brewing would be integrated into the village, and the site would become COhatch's national headquarters. The proposal is consistent with the plans presented during Concept Plan (CP) review with the following refinements (which are further detailed below):

- The location of the proposed new building has shifted south by ±14 feet, thus extending into an additional City-owned parcel (PID 273-003513).
- New lot lines have been proposed for the parcels on the east side of N. Riverview Street to delineate the land that the City will convey to the applicant.
- Built-in seating areas and a kiosk are now proposed in the plaza north of 53 N. Riverview Street.
- A small new shed is now proposed on the west side of the parcel at 53 N. Riverview Street.
- One of the outdoor patios proposed at 62 N. Riverview Street is now envisioned as an enclosed space.

Uses

The three Landmark structures at 37, 45 and 53 N. Riverview Street will be renovated and converted into private co-working and meeting space for COhatch members during the week. They would be open on the weekends for events, markets and similar activities. The structure at 62 N. Riverview Street would be retrofitted as a cocktail bar and restaurant, open to the public year-round. It should be noted that §153.172(C)(3)(d) limits the size of eating and drinking facilities in the Historic Core District to no more than 3,500 square feet unless otherwise approved by ARB. The proposed restaurant would be 2,855 square feet in area

(including a proposed addition). However, an additional 1,727 square feet of outdoor patio space is also proposed. Staff is supportive of the added exterior square footage at this location, especially since the provision of patios and outdoor spaces on the east side of the development is consistent with the terms of the Development Agreement.

A new public plaza is proposed north of 53 N. Riverview Street, which would include a new kiosk offering cocktails, ice cream and/or similar products to the public. There is also a possibility that a portion or all of 53 N. Riverview Street might be used as a bakery to supplement the restaurant across the street. A new COhatch building, proposed on the east side of N. Riverview Street, would house additional office and event space. The project site is intended to accommodate arts and craft fairs, maker markets, start-up pitch competitions, public entertainment, and other related uses.

Site Layout

The buildings on the west side of N. Riverview Street will be renovated mostly within their existing footprints, with patios and amenities added behind each. This is consistent with the City's main goal of preserving the character of N. Riverview Street. It would also further the vision of maintaining a village atmosphere, complementing the proposed plaza/kiosk. The proposed new shed will be located near the garage that was removed after ARB approved a demolition request in March.

The structure at 62 N. Riverview Street would also maintain its current form, but an addition and covered patio are proposed on the north and east sides, respectively.

The proposed 14,250-square-foot building would be located on portions of the parcels south of 62 N. Riverview Street (PID 273-005564 and PID 273-003513) and include a large deck facing the Scioto River. The proposed new lot east lot line is approximately 10 feet east of this deck, allowing for a total lot depth of approximately 90 feet. The same lot line alignment would be extended to the north property line of the parcel at 62 N. Riverview, delineating the proposed eastern boundary of that property.



Given the steep grade drop towards the river and the large flood plain in that area, the new building would be placed close to the street. The building would encroach into the floodplain, requiring possible mitigation measures to be studied in coordination with the City's Engineering staff.

As further discussed below, the historic stone walls on both sides of the street are proposed to be removed and partially rebuilt. New stairs are proposed between the buildings on the east side to provide access to the park and the buildings' lower levels. Walkways would extend between the buildings at various grades, providing an ADA path to the restaurant's eastern patio via an elevator within the new building.

Public Streets and Utilities

In accordance with the Development Agreement, the City is responsible for improvements to the public streets and infrastructure in the project vicinity. City staff, along with design and engineering consultants (MKSK and EMH&T), are coordinating with the applicant team to finalize design detail scenarios, including street profiles and pavement materials, which will be presented to the City Council for input at an upcoming Council meeting. In general, it is expected that portions of N. Riverview Street, N. Blacksmith Lane, Wing Hill Lane and North Street will be improved, including a realignment of the N. Riverview Street/North Street intersection. Utilities are available on the site, although some will be upgraded or relocated. The burial of electric and other overhead utilities is also being investigated.

Parking Plan and ADA Access

Per Code §153.173(F), required parking shall be provided on-site, on-street, off-site, or in a parking structure or surface parking lot located within 600 feet. There are specific provisions for how that distance is measured and requirements for using on-street parking relative to the building location. A Parking Plan is required if off-site parking is utilized, and ARB is authorized to approve a plan that is not fully compliant with the noted provisions. Based on the proposed building usage provided by the applicant, up to 119 parking spaces would be required for this project, as noted in the table below.

Location	Square Footage	Use	Required Parking
37 N. Riverview Street	1,130	Office (weekdays)	2.5/1,000sf = 3
		Retail (weekends)	3/1,000sf = 4
45 N. Riverview Street	915	Office (weekdays)	2.5/1,000sf = 3
		Retail (weekends)	3/1,000sf = 3
53 N. Riverview Street	1,130	Office (weekdays)	2.5/1,000sf = 3
		Retail (weekends)	3/1,000sf = 4
		Eating & Drinking*	10/1,000sf = 12
62 N. Riverview Street	4,643 (with patio)	Eating and Drinking	10/1,000sf = 47
New Building	12,050	Office	2.5/1,000sf = 31
	2,200	Event/Eating/Drinking**	10/1,000sf = 22
			119
Bike Parking			1/10 of 119 = 12

* A bakery or similar use could potentially partially or fully occupy 53 N. Riverview Street

**Eating/Drinking standards are used for the event space as they have the highest parking requirement based on square footage

There is no formal on-site parking within the project area, although some on-street parking exists along N. Riverview Street. Given the small lots within the project area and the steep slopes to the east, adding on-site parking is not feasible or desirable. Instead, the Parking Plan proposes that the required parking be provided through additional on-street parking and utilization of nearby parking structures.

On-street Parking

The draft street improvement plan accommodates 5 on-street parking spaces on the east side of N. Riverview Street, adjacent to the proposed new building, including ADA spaces. Loading space is also proposed in that area. The street improvements include new on-street parking spaces along N. Riverview Street, mostly north of North Street (for a net increase of 15 spaces). While these would not be directly in front of the project area, they are within a short walking distance of the subject buildings.

Off-site Parking

There are several parking garages and surface lots on both the east and west sides of the river within a quarter to half mile walking distance of the site. In evaluating the area's parking capacity, the City's consultant (EMH&T) focused on the two parking garages closest to the project site, including the Library Garage (public) and the High Street Garage (private, but with 204 spaces open to the public at a fee). They studied an existing parking survey of the former and conducted a new survey of the latter to gauge the occupancy rates on weekday mornings, afternoons and evenings. The findings showed that evenings were the busiest, with the Library Garage at 61% occupancy and the High Street Garage at 68%. The conclusion was that the two garages can accommodate the proposed distribution of Riverview Village off-site parking at all times of day that were studied (10am, 1pm, and 7pm on weekdays) with additional available parking spaces remaining for other users. The findings and Parking Plan details are summarized in a memo included with the application materials.

It should be noted that, in four cases, the walking distances from the suggested parking location to a given building's entrance exceeded the Code maximum of 600 feet but by only 15% or less. In all cases, the walking time is less than 4 minutes. Additional sidewalks are expected to be constructed as part of the City's street improvements to facilitate walking between Riverview Village and the two garages. ADA access to the structures on the west side of N. Riverview Street is proposed to be provided through N. Blacksmith Lane and incorporated into the proposed patios.

Staff supports the Parking Plan as it is consistent with the characteristics of the Mixed Use Village land use, which calls for shared public parking lots, parking garages and on-street parking.

Per §153.173(F)(15)(1)(c), bicycle parking is also required at the rate of one space per every 10 required vehicle parking spaces. A total of 12 bike parking spaces are required. The applicant has indicated that this requirement will be met with details provided at FDP.

Traffic

The City's consultant (EMH&T) conducted a Traffic Impact Study for the project area, which considered impacts on various intersections in the vicinity extending from E. Bridge Street to Indian Run Road. The aforementioned parking study/plan was used to inform the traffic report as the trip source and destination are important factors in evaluating the traffic patterns. The study concluded that the existing street network in the area supports existing and proposed land uses in a manner consistent with a traditional urban street grid in a pedestrian-oriented, multi-modal environment. The improvements planned for N. Blacksmith Lane, N. Riverview Street, and North Street, including additional on-street parking, pedestrian connections, and

limited widening will modernize those facilities while maintaining the character of the area and supporting the proposed land uses.

Setbacks, Lot Coverage, Lot Sizes, Right-of-Way Encroachments

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 53 N. Riverview Street where the proposed new shed would be within one foot of the rear property line. In general, Staff has no concerns with this location as the shed would replace a larger garage that previously encroached into the public right-of-way. However, the proposed setback reduction would exceed the 20% Waiver limit that ARB could approve. Pending code amendments that were recommended for approval by ARB last month include a provision that would eliminate the maximum Waiver limit, but they still require review and recommendation by the Planning and Zoning Commission and final approval by City Council. Accordingly, a setback Waiver cannot be approved by ARB at this time.

Table 153.173A also requires a minimum lot size of 21,000 square feet. None of the lots on the west side of N. Riverview Street meet this requirement, but they are existing and nonconforming. The land proposed to be carved out to accommodate the development on the east side of the street would include parts of three different parcels, with a total area of 22,808 square feet. To meet the minimum lot size requirement, all parts would have to be combined into one parcel, including the existing structure at 62 N. Riverview Street and the proposed new building. Creating smaller parcels would require review and approval of variances by the Board of Zoning Appeals since any split would exceed 20% of the minimum lot size requirement. A condition of approval addresses this. It should be noted that the proposed minimal lot depth intentionally preserves as much public land as possible for incorporation into Riverside Crossing Park West.

The proposal includes three encroachments into the public right-of-way as follows:

- The existing porch and small addition on the south side of 37 N. Riverview Street already encroach into Wing Hill Lane right-of-way by approximately 3 feet. These elements are proposed to be removed and reconstructed at the same location, along with a small expansion to create a wrap-around porch.
- A portion of the 62 N. Riverview Street building currently encroaches slightly (approximately 1 foot) into the adjacent right-of-way. The proposed addition and deck to the north would also encroach into an irregular right-of-way line.
- The proposed plaza and kiosk north of 53 N. Riverview Street is almost entirely within the public right-of-way as much of the space is being created by the realignment of the intersection of N. Riverview and North Streets.

These encroachments will be addressed through Encroachment Agreements between the City and the applicant.

Tree Preservation and Landscaping

A preliminary tree survey and landscape plan have been prepared, including notations of trees to be removed and others to be preserved. However, more details must be completed at FDP to discern tree conditions, species, and preservation opportunities. Per the Development Agreement, tree replacement is the City's responsibility.

The landscape plan shows proposed plantings around the structures on the west side of N. Riverview Street and others along the frontage of the new building. Specific plant sizes and species are not provided but will be required at FDP. Foundation plantings are required around the other sides of the new building and the south, north and east sides at 62 N. Riverview Street per §153.173(H)(6). Also, street trees are required at one per 40 feet of frontage per §153.173(H)(3)(a). Given the street width limitations and the steep slopes on the east side, some of these requirements might be difficult to meet. §153.173(H)(8)(c) allows the applicant the opportunity to propose an alternative plan for ARB's consideration at FDP. A recommended condition of approval addresses the tree preservation and landscaping requirements.

Building Height, Massing, Scale and Architecture

New Building

The overall design of the new building is consistent with the version presented during the CP review. At approximately 128 feet in frontage and 59 feet in depth, it is much larger than the surrounding structures, but its massing is divided into subordinate components that complement the width and scale of adjacent buildings.

The most significant change from the earlier version is the increase in the gable width at the north end to correspond to the interior layout (this part of the building includes an event space on the first floor with a 750 square-foot mezzanine above. The increase in width and corresponding height is mitigated by the use of a recessed entry with a small balcony above, decorative stained wood louvers at the peak, and transparent storefront glass. These elements help emphasize the lower part of the gable and allow it to maintain a pedestrian scale. The height at mid-gable is 20 feet, which is below the height limit of 30 feet in the Historic Core district. The building's other gables are at lower heights ranging from 15 feet to 17½ feet to mid-gable. The height is further mitigated by fact that the building would be at a lower grade (±5 feet) than the structures across the street. The massing is further broken up by the use of stone-clad chimneys, varying façade treatments, and wood pergolas.



In order to accommodate the multiple gables, some sections of the roof would be flat. §153.174(B) states that flat roof are not permitted in the Historic Core district unless determined by ARB to be architecturally appropriate. In those cases, parapets shall be provided that are no less than 2 feet and no more than 6 feet in height. They must be sufficient to

screen any rooftop mechanical equipment. The proposed design incorporates metal clad parapets at the edges of the flat roof sections which appear to meet the height requirements.

The primary material is stained wood siding in two colors: medium gray and dark gray. While stained wood is not common in the historic district, it was previously approved for the existing COhatch building (same medium gray as proposed here). It is also a mostly opaque stain. During the previous Informal Review and Concept Plan stages, ARB members expressed support for modern treatments at this building given its location at the edge of the district and complementary nature to its surroundings.

Other proposed materials include railings and trim in a dark bronze color; clear-coated cedar for the pergolas and the soffits within the large gable element; limestone veneer or stone-look concrete filler for the foundation walls and piers; composite decking (BOD TimberTech, Tigerwood color) for the rear deck; standing seam metal roof (DMI dark bronze); composite slate roof at the lower gables; and aluminum windows with insulated glass in a dark bronze finish.

§153.174(D) states that windows shall be wood, metal-clad wood, or vinyl-clad wood (although ARB is authorized to approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates). That section also states that windows shall have architecturally appropriate lintels and projecting sills and that windows shall have vertical proportions with architecturally or historically appropriate window divisions. Staff is supportive of a Waiver to allow the proposed window material and design in this case given the modern character of the structure and the large amounts of glass which help mitigate the building's scale. The windows are also similar to the existing COhatch building. Most of the proportions are vertical with divisions that are architecturally appropriate to the design. While sills and lintels are not provided, their function is implied in the design.

The TimberTech material proposed for the stairs and deck floor are also requires a Waiver from the exterior building material standards in §153.174(J)(1). Waivers to allow this material have been previously approved by ARB on multiple occasions, and staff is supportive of its use.

§153.174(J)(2)(a) states that permitted roof materials include dimensional asphalt composite shingles with a 25-year or greater warranty, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. The proposed composite slate requires a Waiver. Additional information is need about this product at FDP (including examples of where it has been used in the past) especially since no roof material Waivers have been approved to date.

Given the steep drop in grade towards the Scioto River, the building height increases at the rear in a similar fashion to the existing structure at 62 N. Riverview Street. Similar to the front, this is mitigated by the multi gable massing and façade articulation. The large deck on the east side of the building is proposed to be supported by masonry piers, which further reduce the mass when observed from the future park below.

Additional balconies are proposed on the north and south elevations to further convey a human scale. The railings around these balconies as well as the rear deck would be similar in style to the ones at the existing COhatch building. Mechanical equipment enclosures are proposed on the north and south sides of the building and would be clad in materials similar to the

respective buildings elements they are adjacent to. The southern enclosure would also contain the trash receptacles. Passive flood vents at the bottom of the foundation are proposed to help mitigate floodplain impacts. If those impacts can be satisfied in another manner, the louvers would be eliminated.

There are two reasons for shifting the building location further south than was shown at the CP stage. One is to try to preserve the existing old stone foundation remains underneath the building if feasible (see below). The other is to allow for more space between the building and the existing structure at 62 N. Riverview Street. The increased distance allows this space to be more meaningful while further mitigating the scale of the north gable.

Staff is supportive of the overall building design and believes that the design approach is consistent with the provisions of Chapter 5 of the *Historic District Guidelines* and most of the design standards in §153.174 of the Historic District Code. Staff, however, recommends that the surface within the west elevation's southern gable be further articulated to better correspond to its surroundings (consistent with §153.174(B)(7)(c)(1)).

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 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 at that location and led to other operations behind the house. The structure's missing upper part is visible in ODOT aerial photos from the 1960s. An 1856 Franklin County map indicates that the property was owned at that time by Holcomb Tuller, who operated an ashery at this location. Later plats (1872 and 1881) indicate that his son E.W. Tuller subsequently owned the property. Both Tullers were prominent in Dublin's early history and owned several businesses in the community. The construction date of the structure is unclear, but it is certainly part of the history of the site.



Foundation Remains (South Wall)



Structure Photo (1963 ODOT Aerial)

While the walls are within the footprint of the proposed new COhatch building, they would actually be located beneath it due to the steep slopes in the area. As noted above, the applicant continues to explore the feasibility of preserving them, and their plans show them between the deck support piers. This would offer a unique opportunity to further

celebrate Dublin's past while accommodating a new building. Further information is expected at FDP.

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. 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 (a 1950s aerial photograph appears to show a porch on the east side, possibly above the stone deck). The house is clad in wood siding of various widths, including wide (6") siding on the east and south elevations, and narrow lap siding on the north elevation. This might be intentional to differentiate the street-facing elevations, or a result of the structure's evolution over the years. Nevertheless, it lends a unique character to the structure that should be preserved unless evidence of other original details is discovered. Additions are located at the rear of the structure, some of which are clad in board-and-batten siding.

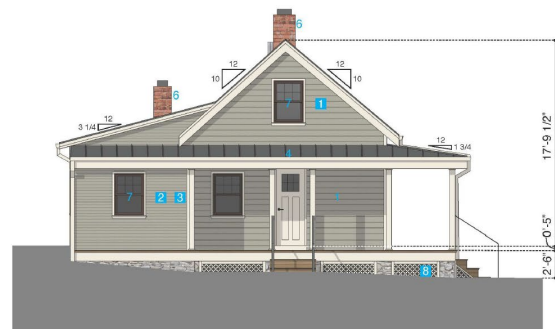
The applicant is proposing to repair and retain the structure mostly in its current form, except for the following modifications:

- Removal and replacement of the masonry deck and south porch with a new wrap-around porch. The new porch columns would be supported by masonry piers with lattice in between. The proposed roof pitch is $1\frac{3}{4}:12$, which is shallower than the minimum 3:12 required for porch roofs in §153.174(B)(4)(c)(3). Accordingly, a Waiver is required and is supported by staff.



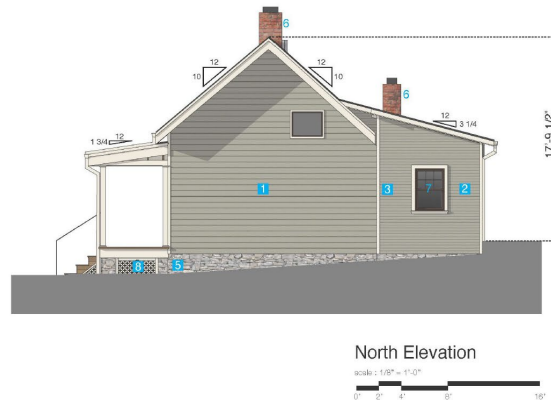
East Elevation

scale: 1/8" = 1'-0"



South Elevation

scale: 1/8" = 1'-0"



- Replacement of a small addition on the west side of the existing porch (under the same roof) within the existing footprint. The addition would house mechanical equipment.
- Increase in the eave height at the rear additions to allow for better interior headroom. This would result in a shallower roof pitch of 3¼:12 requiring a Waiver from the 6:12 minimum pitch for principal roofs; also supported by staff.
- Installation of 3" horizontal cedar siding on the rear additions to provide a distinction from the wider siding on the original house.
- Extension of the eaves on the north and south sides of the original structure to fully define the gables at each end (the existing eaves currently merge with those of the rear additions).
- Some modifications to the window sizes and locations on the rear additions.
- Installation of a standing seam metal roof (DMI Dark Bronze). Even though the house most recently had asphalt shingles, older aerial photos show a standing seam roof.
- Installation of simple handrails at the porch steps.
- Repainting with SW 2821 Downing Stone (light gray) for the body and SW 7002 Downy (off-white) for the trim. It is not clear what the door and window colors would be.

Staff supports the proposed improvements, but would point out the following items for further refinements at FDP:

- Per Chapter 4 of the *Historic Design Guidelines*, the existing doors and windows should be retained, repaired and reused if feasible. If replacement is necessary due to deterioration or ADA access requirements, then the replacements should match the existing ones as closely as possible. Specifications and details will need to be provided.
- The plans indicate that the lap siding on the north elevation would be replaced with 6" horizontal cedar siding to match the east and west sides. As noted above, Staff believes that the existing siding at that location adds character and should be retained/restored.

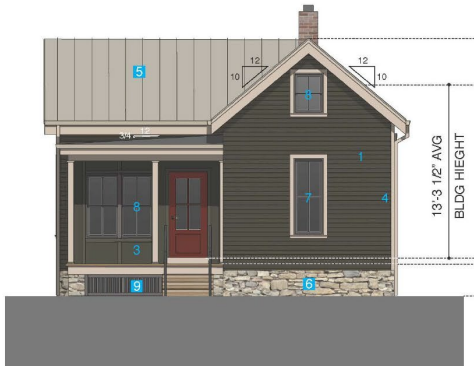
- The applicant intends to add roof insulation from the exterior (in order to expose the rafters on the interior). This would result in wider fascia boards at the eaves. The increase should be minimized to the extent possible as it could alter the building's appearance.
- The door to the mechanical room addition (off of the south porch) should be simplified.
- The muntins should be restored/replicated at the small window in the north elevation.
- If evidence of earlier details is found during construction (ex. siding width, window proportions, etc.), staff requests ARB's authorization to make field adjustments as necessary.

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. A small addition with wide aluminum siding is located at the rear of the structure. The green standing seam metal roof is distinctive and might be original.

The applicant is proposing to renovate the house and keep its footprint intact. The following modifications are proposed:

- Removal of the aluminum siding and restoration of the original wood siding and trim.



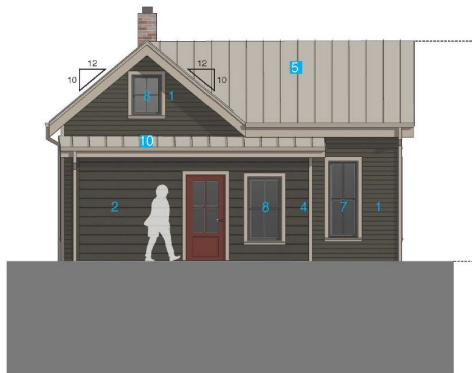
East Elevation

Scale: 1/8" = 1'-0"
 0' 2' 4' 6' 8' 10'



South Elevation

Scale: 1/8" = 1'-0"
 0' 2' 4' 6' 8' 10'



West Elevation

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 16'



North Elevation

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 16'

- Removal of the front addition/porch and replacement with a more architecturally sensitive one. The front portion would continue to be an open porch, but with wood columns. The rest would take on the appearance of an enclosed porch, utilizing additional columns, taller windows and fiber cement trim boards. Stacked stone would be used for the foundation, with lattice under the open portion. Due to the needed headroom, a 1/2:12 roof pitch is proposed, requiring a Waiver.
- Increase in the eave height at the rear additions to allow for better interior headroom, resulting in a shallower roof pitch of 1 1/4:12 and requiring a Waiver.
- Replacement of the rear addition siding with 8" horizontal cedar siding.
- Elimination of one window at the rear addition and replacement of another window and a door with more architecturally appropriate ones.
- Restoration of the existing roof which would be painted DMI Putty.
- Reconstruction of the brick chimney.
- Installation of simple handrails at the porch steps.
- Repainting with SW 2848 Roycroft Bronze Green for the body, SW 7642 Pavestone for the trim and windows, and SW 9565 Forged Steel for the lattice. The front and rear doors would be painted SW 2839 Roycroft Copper Red.

Staff supports the proposed improvements including the Waivers, but would point out the following items for further refinements at FDP:

- The application materials indicate that several tall 2-over-two double-hung windows would be replaced with 4-lite fixed windows. As noted above, the original windows should be retained, repaired and reused if feasible. If replacement is necessary due to

deterioration, then the replacements should match the existing ones as closely as possible.

- The proposed 8" cedar siding on the north elevation is intended to help distinguish it from the principal structure. However, given the small size of this addition, the wide siding seems out of scale. Staff recommends that narrower siding matching the rest of the building be used at the addition, especially since its mass and location are subordinate and already distinguishable.
- Similar to 37 N. Riverview Street, the applicant intends to add roof insulation from the exterior (in order to expose the rafters on the interior). It is not clear how this would be accomplished while the existing roof is retained, but if implemented, it would result in wider fascia boards at the eaves. This increase should be minimized to the extent possible as it would alter the building's appearance.
- Staff would like to continue to work with the applicant on some refinements to the open/enclosed porch details.
- There is an opportunity to differentiate the window sash color from the trim as historically common. Matching the color of the door or lattice should be considered.
- If evidence of earlier details is found during construction (ex. upper window proportions), staff requests ARB's authorization to make field adjustments as necessary.

53 N. Riverview Street

This vernacular house was built c. 1920 and is clad with staggered wood shake 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 original foundation walls consist of rock face concrete blocks, while the later addition rests on a plain concrete block foundation. A small canopy with a shallow gable roof and thin columns is located at the rear entrance.

The applicant is proposing to make various modifications to this structure as follows:

- Removal of the shallow roof element at the northwest corner (which contains hazardous materials) and its replacement with a mansard roof to help balance the appearance of the north elevation and allow for a taller ceiling inside. The roof pitch would be at 6:12, which is consistent with Code.





North Elevation



- Replacement of the front porch with a new one at the same location and with a similar overall design, except that the ceiling would be omitted and the gable would remain open, exposing the structural elements. This would help provide additional headroom. The porch posts would be tapered, consistent with some of the structure's Craftsman style elements. Pictures from the 1990s show slightly tapered posts (but to a lesser degree). Similar to the existing condition, the porch would rest on masonry piers with lattice in between.
- Switching the locations of the front door and the front façade's south window so that the door is centered on that elevation. The north window on that façade would be replaced with a double window.
- Relocation of a single window on the north façade so that it is centered under the gable, and replacement of a second single window with a double window.
- Expansion of a single window under the rear elevation's gable with a double window.
- Replacement of all windows (currently 1-over-1, double-hung) with new Craftsman style 3-over-1 double-hung windows.
- Replacement of the front and rear doors with new stained doors.
- Replacement of the rear canopy with a smaller one supported by brackets.
- Replacement of the staggered wood shake siding with new cedar or fiber cement shake siding with a straight edge and corner trim boards.
- Replacement (or cladding) of the plain concrete blocks with rough concrete rockface to match the original foundation.
- Installation of dimensional asphalt shingles.
- Addition of simple metal handrails at the porch steps.
- Repainting with SW 2826 Colonial Revival Green Stone for the body and lattice, SW 2846 Roycroft Bronze Green for the trim. The windows would be Pella in Red Brick color.

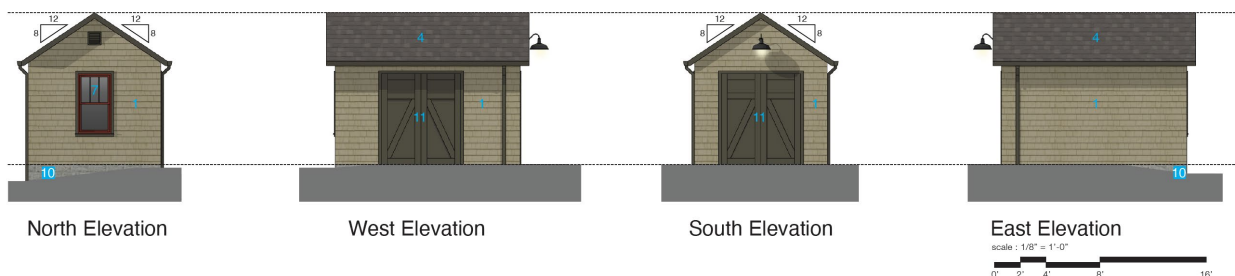
Staff is supportive of the proposed modifications, especially since they are generally consistent with the early design supported by ARB at CP. This house was proposed to be demolished during the Informal Review process due to its poor condition and low ceilings. The alterations

proposed by the applicant (especially increasing the interior ceiling height) would enable its preservation as part of the village. While several window and door locations/openings would be adjusted, the character and spirit of the original structure would be maintained. There are currently two similar but not identical varieties of wood shake siding on the building. The original variety is located on the southern portion of the structure and is in a severe state of deterioration, requiring replacement. While a similar pattern would normally be recommended, the staff is supportive of the proposed straight edge shake siding on the entire structure for a couple of reasons: 1) the staggered pattern appears very busy on such a small structure (this pattern is more often used as an accent material rather than a primary one), and 2) the use of straight edge wood shake is common on Craftsman style houses. Similarly, the staff is supportive of the proposed 3-over-1 windows (despite the lack of evidence of this pattern being previously used in this particular structure). This window pattern and the color scheme would help unify the structure's architectural elements. Staff would point out the following items for further refinements at FDP:

- The current porch roof includes exposed rafters that extend to the eaves, along with some trim elements. Staff recommends similar treatment at the new porch.
- The existing window trim is simple but with a unique crown profile at the top. Staff recommends that this treatment be preserved where possible and replicated where needed.
- There are vents within some of the gables that should be maintained (consistent with §153.174(B)(7)(c)(1)).
- More detail is needed about the proposed rough concrete rockface proposed for the foundation. There might be an opportunity to obtain and install salvaged historic rock face concrete blocks instead.
- Ideally, the existing doors would be reused. If replacement is needed due to condition or ADA requirements, Staff would like to continue to work with the applicant on the door style. The front door at 17 N. Riverview Street is a good example of a simple door appropriate to the Craftsman style.
- More details about the windows will be needed.
- Staff recommends that corner trim not be used with the shake siding, especially since none currently exists.
- Staff also does not believe that engaged posts (half posts) are needed where the porch meets the front façade.
- Any increase in the roof fascia height should be minimized/mitigated.

Shed

As noted above, a 150-square-foot shed is proposed to the rear of the structure at 53 N. Riverview Street. It is intended to house carts and equipment associated with the plaza. Since ARB cannot approve it at this time due to the setback encroachment, ARB members are asked to provide preliminary feedback on its design and general location ahead of possible future consideration or location adjustment at FDP. The shed is designed to complement the



architecture of the principal structure with matching siding, roof shingles, foundation materials and color scheme. Barn doors are proposed on the west and south elevations and would be painted the same color as the trim. A single 3-over-1 double-hung window is proposed on the north elevation facing the plaza. Staff suggests that the rafters be exposed to complement the principal structure and the character of the garage that previously existed at this location. §153.074(D) limits the size of an accessory structure in a non-residential district to no more than 25% of the gross floor area of the principal structure. The shed, as proposed, would meet that requirement.

Kiosk

The kiosk design is currently at a preliminary stage and will be finalized at FDP. Staff is supportive of the design direction, which would help anchor the “village” and provide a focal element visible from various vantage points.



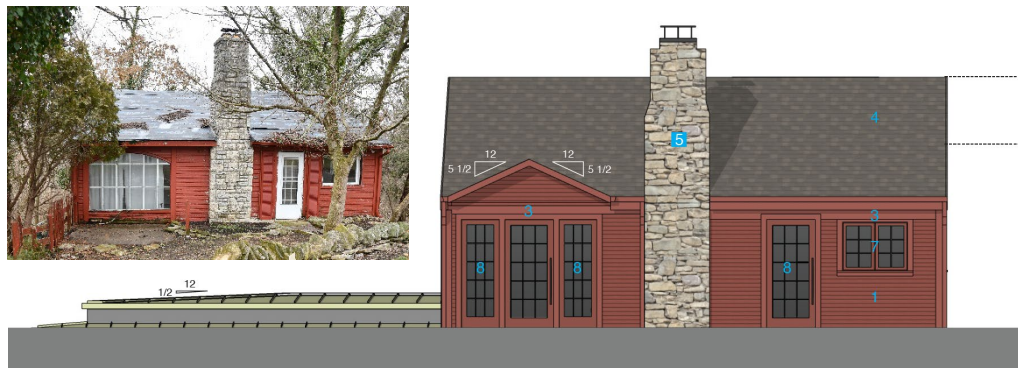
62 N. Riverview Street

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. The 1856 Franklin County map indicates that the site was used as a tanning yard at that time, and the stone foundation might have been associated with that use. The building appears as a one-story structure from the street, but it actually consists of three levels (including a walkout basement) due to the steep slopes towards the river. It is clad with narrow, beveled clapboard (lap) siding, which is painted a distinctive red color. The gables on the north and south sides are covered with board and batten siding and incorporate vents near their peaks. A multi-level enclosed porch at the rear offers compelling views of the river and surroundings. There are several types of windows, although the predominant style is a 6-lite casement. The large arched window at the front façade does not appear original. Older aerial photos imply that an entrance with a roof 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 most of the exterior, including the retention and repair of the existing siding and the red color scheme. Proposed modifications include the following:

1. West (Front) Elevation:

- Replacement of the arched window with a three-bay door, that may become the main entrance with ADA access (depending on the final programming of the interior).
- Addition of a gable roof element above this entrance to add prominence, consistent with the provisions of §153.174(C)(1). The roof pitch is proposed at 5½:12, which is



the same as that of the building's existing gables on the north and south sides.

- Replacement of the existing 15-lite entry door with a new one of a similar style. If the main entrance remains at this location once the interior layout is determined, the applicant has indicated that the gable element would be shifted to this location.
- Replacement of the existing rectangular unoriginal picture window with a set of two 6-lite casement windows, matching the rest of the building's windows. This would restore the window opening's original appearance.

2. North Elevation:

- Replacement of two upper-level and one lower-level 6-lite casement windows with new ones of a similar style.
- Construction of a new addition at the middle level consisting of a metal structure with insulated aluminum windows (which require window material Waivers). Bifold windows would be used on the east of the addition to maximize the view towards the river. The addition would include a two-tier standing seam metal roof supported by curved metal brackets. The roof pitches vary from 1/2:12 to 1:12, requiring pitch Waivers. A fireplace with limestone veneer or stone-look concrete filler is proposed on the east side of the addition. A deck would extend beyond the addition towards the north to allow for a future connection to the entrance to Riverside Crossing Park West and to accommodate access to a set of new stairs leading to a lower-level deck. Metal railings matching those of the new building would be used along the deck's perimeter and stairs.



3. East (Rear) Elevation:

- Replacement of the existing multi-level enclosed porch (which has settled significantly) with a new one at the same location. The new construction would consist of cedar wood panels and sets of 6-lite casement windows. In order to accommodate the needed headroom at the upper level, the roof



pitch, at 2:12, would be shallower than the existing and require a Waiver. The lowest level of the new addition would include a bar and bifold windows.

- Addition of a metal deck to the east of the new enclosed porch, part of which would be covered by a standing seam metal roof with a shallow (1/4:12) pitch. The roof would be supported by metal posts and curved brackets. While the area under the roof would remain open, tracks would be incorporated to accept bug screens. A fireplace with limestone veneer or stone-look concrete filler would be located at the north end of the covered portion of the deck.

4. South Elevation:

- Replacement of the existing windows with new ones of a similar style.

5. General:

- Installation of dimensional asphalt shingles on the roof of the principal structure and enclosed porch addition. The standing seam metal roofs at the north addition and east patio would be DMI, Aged Copper in color.
- Repainting the principal structure with SW 6335 Fired Brick (red) and the new multi-level enclosed porch SW 6327 Bold Brick (lighter red).
- Use of Pella casement windows with a red brick color (darker red).

Staff is supportive of the overall approach but would note the following for further consideration at FDP:

- The existing doors and windows should be retained, repaired and reused if feasible. If replacement is necessary due to deterioration or ADA access requirements, then the replacements should match the existing ones as closely as possible. Additional specifications and details will need to be provided.
- Staff would prefer a simpler, "lighter" and more transparent addition on the north side (more in line with the previous pergola design approach) but believes that the proposed design is attractive and mostly subordinate to the principal building given its low profile and location at a lower level. The stone fireplace also appears to integrate well with the stone foundation of the existing building. However, the addition's footprint is large, and the direct attachment to the principal structure with no hyphen seems somewhat awkward. A possible mitigation might be to allow the lower tier of the roof to wrap around all four sides, with the upper tier set back from the existing building wall.
- The scale of the roof at the eastern patio seems to overwhelm the rest of the building, especially given its thick profile and the fact that it would be wider than the principal structure. The use of stone for the fireplace at this location also seems heavy, given the fact that it is on top of a deck with no support below to help visually integrate it. Staff recommends that the design of the patio roof be reconsidered. Ideally, it would be as open as possible, but at a minimum, it should incorporate elements to help break up its mass, especially where it extends beyond the north wall of the building. Staff would also recommend an alternative fireplace material.
- Staff would like to continue working with the applicant on refining the enclosed porch details.

Historic Stone Walls

As noted above, historic stone walls are currently located on the east side of N. Riverview Street and on the west side in front of 53 N. Riverview Street. In order to accommodate the proposed

development, general public improvements, and emergency vehicle access, the street will be upgraded and slightly widened, which will necessitate removal of some of the wall segments. The wall on the west side would be removed but reassembled at its current location without alteration or cleaning to maintain the natural weathering and patina. The original construction techniques will be followed to the extent possible, consistent with §153.174(I)(4)(b).

The walls on the east side will have to be shifted further to the east. In order to accommodate building entrances, ADA access, and landscaping, the applicant is proposing that only small sections of the wall be reconstructed at the property frontage. Staff recommends that further exploration of ways to reconstruct as much of the walls as possible take place at FDP, especially as the street grades are finalized. It should be noted that §153.174(I)(4)(b) requires the walls to be between 22 and 36 inches in height.

4. Plan Review

Waiver Review	
Code Section: 153.174(J)(1): Permitted materials are stone, manufactured stone, full depth brick, brick veneer.... Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.	
Request : TimberTech decks and staircases (62 N. Riverview Street and New Building)	
Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Not Met: This is a design choice/material selection by the applicant.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: TimberTech is a composite material that looks and feels like real wood. It would not impact the historic context, especially given the riverfront location.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criterion Met: The Waiver meets the spirit and intent of the Community Plan and <i>Historic Design Guidelines</i> and has been previously approved in the District.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criterion Not Met: The request is being made for convenience, but staff supports materials that maintain a high-quality appearance, especially given the exposure to the elements at this location.

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| <p>5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.</p> | <p>Criterion Met: TimberTech has proven to be a high-quality material that can better endure the elements at this location than wood.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p> | <p>Criterion Met: The Code is appropriate and provides the opportunity to seek such Waivers.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Not Applicable: The use will not change with this Waiver request.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Not Applicable: The Waiver is neither a numeric nor a dimensional request.</p> |
| <p>9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply.</p> | <p>Not Applicable: The request does not affect the building status.</p> |

Waiver Review

Code Section: 153.174(D) Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve high quality synthetic materials with examples of successful, high quality installations in comparable climates; windows shall have architecturally appropriate lintels and projecting window sills.

Request: Aluminum Windows/no lintels and project sills (62 N. Riverview Street – North Addition and New Building).

Criteria

Review

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| <p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p> | <p>Criterion Not Met: This is a design choice/material selection by the applicant.</p> |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p> | <p>Criterion Met: The proposed new building is designed in a modern style that is still complementary to its context. The window design and materials are appropriate to the design and complementary to the existing</p> |

COhatch building. They also appropriately help maximize transparency at the north addition to 62 N. Riverview Street.

3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.

Criterion Met: The Waiver meets the spirit and intent of the Community Plan and *Historic Design Guidelines*. Aluminum windows have previously been approved at Fox in the Snow (38 W. Bridge Street) due to compatibility with the building's architecture (International Style). Their use in this instance is appropriate to the architecture, which also expresses the concepts of lintels and sills in a different manner.

4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criterion Met: The Waiver is requested due to design considerations and not cost.

5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Criterion Met: The design maximizes transparency, which helps break down the building mass.

6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criterion Met: The Code is appropriate and provides the opportunity to seek such Waivers.

7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.

Not Applicable: The use will not change with this Waiver request.

8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: The Waiver is neither a numeric nor a dimensional request.

9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply.

Not Applicable: The request does not affect the building status.

Waiver Review

Code Section: 153.174(B)(4)(c): Principal roofs shall not be sloped less than 6:12; minor roofs shall have a pitch greater than 3:12... unless determined to be architecturally appropriate by ARB

Request : Shallower roof pitches at porches, canopy, and altered/rebuilt additions at 37, 45, 53, and 62 N. Riverview Street.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: The need for the Waiver is caused by existing conditions and the need to provide adequate interior headroom.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: If approved, the Waiver would be consistent with the historic context.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criterion Met: The Waivers would be consistent with the spirit of the <i>Historic Design Guidelines</i> .
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criterion Met: The request is not based on cost or convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criterion Met: The waiver would allow for the renovation and reuse of the historic structures.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criterion Met: The Waiver request is more appropriate than a Code change.

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| 7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district. | Not Applicable: The use will not change with this Waiver |
| 8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%. | Not Applicable: This request has been customarily applied as design-related. |
| 9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply. | Not Applicable: The request does not affect the building status. |

Preliminary Development Plan

Criteria	Review
1. Consistent with the approved Concept Plan.	Criterion Met: The proposal is consistent with the approved Concept Plan.
2. Consistent with adopted plans and policies.	Criterion Met: The proposal is consistent with the Community Plan, Historic District Special Area Plan and the applicable Development Agreement.
3. Consistent with the <i>Historic Design Guidelines</i> .	Criterion Met with Conditions: The Guidelines are met with the recommended conditions of approval.
4. The proposed land uses align with all applicable requirements and use specific standards.	Criterion Met with Rezoning: The uses are consistent with those of the Historic Core District. An application for rezoning the project site to Historic Core is being considered concurrently with this PDP application with final determination expected prior to FDP. The outdoor patio square footage at 62 N. Riverview Street results in the eating and drinking use exceeding the 3,500 square foot limit but is consistent with the terms of the Development Agreement.
5. Consistent with surrounding historic context, character, and scale of the immediate area and district as a whole.	Criterion Met: The proposal is consistent with the surrounding context. While the proposed new building is modern in design and significantly larger than surrounding buildings, its mass is divided into subordinate components that are complementary to the width and scale of adjacent structures. The rest of the buildings within the project site would be renovated and continue to contribute to the neighborhood.

6. The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment and conforms to all code requirements.
Criterion Met with Parking Plan, Waivers, and Conditions: The proposed buildings and outdoor spaces are appropriately sited and scaled to create a lively streetscape and complement the future improvements to Riverside Crossing Park West. All Code requirements are met with the Parking Plan, Waivers, and proposed conditions of approval.
7. The proposed lot conforms to the requirements of §153.173.
Criterion Met with Parking Plan, Waivers, and Conditions: The proposal conforms to the requirements with the Parking Plan, Waivers, and recommended conditions of approval.
8. The proposed street types conform to all requirements and standards.
Not Applicable: No new streets are proposed. Existing streets and pedestrian facilities will be improved by the City to accommodate the proposed development, address infrastructure needs, and enhance access to Riverside Crossing Park West.
9. The proposed design of the internal circulation system and driveways provide safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.
Criterion Met with Conditions: The City's street improvements will enhance pedestrian and bicycle access to the site. The applicant is proposing an internal pedestrian circulation system that includes ADA access as well as connectivity to Riverside Crossing Park West. The applicant will provide bicycle parking information at FDP as noted in the recommended conditions of approval.
10. The proposed design of buildings conforms to Code and the *Historic Design Guidelines*.
Criterion Met with Conditions and Waivers: The building design is consistent with the Code and Guidelines with the Waivers and recommended conditions of approval.
11. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development.
Criterion Met with Conditions: The project is designed to integrate with the natural environment to the east and complement the development of Riverside Crossing Park West. Final tree preservation/replacement and landscape details will be provided at FDP.
12. The scale and design of the proposed development allows for
Criterion Met: Services are available to the site, and the public street improvements will include accommodation for emergency vehicle access.

the adequate provision of services.

13. The proposed development provides adequate stormwater management systems and facilities that comply with all applicable regulations.

Criterion Met: Stormwater facilities will need to be relocated as part of the project, which will be completed by the City per the Development Agreement.

14. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure.

Criterion Met: The development will be adequately serviced by the existing and planned public infrastructure.

15. If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements.

Criterion Met: No phasing has been proposed, but adequate infrastructure will be available on both sides of N. Riverview Street.

16. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines.

Criterion Met with Waivers and Conditions: With the Waivers and recommended conditions of approval, the project is consistent with the applicable standards and guidelines.

17. 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: The applicant team has demonstrated experience in similar projects, including ones in Historic Dublin.

Recommendation

Planning Recommendation: Approval of Parking Plan.

Planning Recommendation: Approval of Waivers for use of TimberTech at decks and staircases at 62 N. Riverview Street and the new building.

Planning Recommendation: Approval of Waivers for the use of aluminum windows with no lintels or projecting trim at the new building and the north addition to 62 N. Riverview Street.

Planning Recommendation: Approval of principal and minor roof pitch Waivers at porches, canopy, and altered/rebuilt additions at 37, 45, 53, and 62 N. Riverview Street.

Planning Recommendation: Approval of Preliminary Development Plan with conditions:

- 1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements.
- 2) That bicycle parking requirements be met with details to be provided at FDP
- 3) That tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements.
- 4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details presented at FDP.
- 5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards.
- 6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to the existing structure and that the mass of the patio roof on the east side be reduced at FDP.
- 7) That, at FDP, the applicant continues to work with staff on refining the design and material details as noted in the Planning Report for the structures at 37, 45, 53, and 62 N. Riverview Street.
- 8) Further information about the proposed composite slate roof at the new building should be provided at FDP to help determine whether a Waiver allowing its use is warranted.
- 9) That the design details of the proposed plaza and kiosk be presented at FDP.
- 10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas, or other features.
- 11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from the FDP approval.