

PLANNING REPORT

Architectural Review Board

Wednesday, September 25, 2024

COhatch - Riverview Village 24-110Z

<https://dublinohiousa.gov/arb/24-110/>

Case Summary

Address	37, 45, 53 N Riverview St, & parts of 62 N. Riverview St, PID: 273-005564, & PID: 273-003513
Proposal	Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core.
Request	Review and recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.
Zoning	HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public
Planning Recommendation	<u>Recommendation of Approval to the Planning and Zoning Commission and City Council</u> with no conditions.
Next Steps	Upon a recommendation from the Architectural Review Board, the request will be forwarded to the Planning and Zoning Commission for a recommendation and then to City Council for consideration as an Ordinance.
Applicant	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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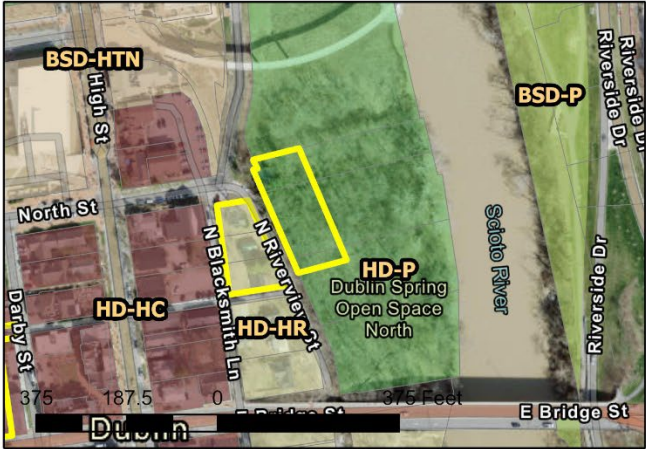
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Site Location Map

24-110Z - COhatch Riverview Village



- Site Features**
- 1 Location of Parcels zoned as HD-HR
 - 2 Location of Parcels zoned as HD-HP



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 265 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 three parcels on the west side of N. Riverview Street, each containing a Landmark single-family residential structure. The site also includes portions of three parcels on the east side. A Landmark single-family residential structure exists on the northern parcel, with the southern parcels largely undeveloped.

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.

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 most structures, 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).

July 2023

Through further discussion with COhatch, and remaining 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 properties 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.

March 2024

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

2. Request

The request is to rezone the ±0.86-acre site to accommodate the proposed COhatch – Riverview Village mixed-use development, which 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 project details are more fully described in the Planning Report for Case #24-109ARB-PDP.



3. Zoning Code and Community Plan

Zoning Code - Historic Districts

The zoning code includes several districts within Historic Dublin, each with its distinct intent, land 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 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, all properties within the project site would have to 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 between the City and COhatch, 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 West project.

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 the Historic Core district, as are the recommendations of the Special Area Plan.

Review Process

The proposed rezoning to Historic Core requires recommendations from both the ARB and the Planning and Zoning Commission, with final approval by City Council.

4. Plan Review

The proposed rezoning is consistent with the City's intent when assembling these parcels to facilitate the revitalization of this part of the Historic District in coordination with public infrastructure improvements and the development of Riverside Crossing Park West. The land uses and development standards in the Historic Core district are consistent with the recommendations of the Community Plan, and the intent to rezone the properties was acknowledged in the Development Agreement between the City and COhatch (subject to all zoning approvals).

Recommendation

Planning Recommendation: Recommendation of Approval to the Planning and Zoning Commission and City Council with no conditions.