



16 N HIGH ST
Informal Review 03/12/2025
© Tim Lai ArchitecT

Project Narrative

16 N. High Street - Re-use for a new, fast-casual dining place

Previous Proposal:

Located at the heart of Dublin historic downtown on N. High Street, the property at 16 N. High Street and its parking lot have been underutilized in the last couple of years. With the River-view Village development progressing steadily, Jorge Broines, current owner of the property, scaled back his previous vision submitted to the Architectural Review Board in late 2023 by reducing the original scope to focus solely on reusing the building (16 N. High) for a fast casual dining concept, Teriyaki Madness.

Current Vision:

This revision gleans from ARB’s favorite elements from the last submission; they include turning the narrow driveway between buildings into a pedestrian walk, improving the conditions of the existing parking lot, and providing green spaces in the walkable neighborhood. Additionally, Jorge is committed to ratifying some current inappropriate architectural elements such as the HVAC unit and piping hung from the north facade of the building, restoring it to the original state. Additional site improvements include:

- Adding a dumpster enclosure behind the building, 6’ tall, 10’ by 10’.
- Removing the gravels currently on the driveway from Blacksmith alley;
- Repaving that back driveway with asphalt;
- Restriping the parking lot and providing one ADA parking spot;
- Cleaning up the existing garage fronting Blacksmith and enclosing the opening with painted Hardie panels,
- Preserving existing trees on the property, minimizing site impact in this current phase;
- Beautifying the current patio space fronting 16 N. High by adding outdoor dining seating with umbrellas & planters;
- Enriching the proposed pedestrian walkway, flanking it with foundation plantings to the north side of 16 N. High and south side of 22 N. High;

Teriyaki Madness

A fast casual concept featuring Asian-styled food such as rice and noodles topped with grilled meat and glazed with soy sauce and stir-fried or steamed vegetables. The brand began 14 years ago and now has grown to more than 165 stores throughout the country. Popular in California and Texas, Teriyaki Madness has recently expanded to Central Ohio. In 2024, its first store was opened in Westerville, followed by another in Worthington. Currently, there are two additional franchisee locations in New Albany and Fairfield under construction. Jorge became a franchisee last year and has gone through training at the franchise headquarters in Denver, Colorado. As owner of the building, he also plans to operate the business, acting as the store manager and training staff according to the franchise’s standards. He is enthusiastic about bringing a new option to broaden the cuisine offerings to serve the Dublin community.

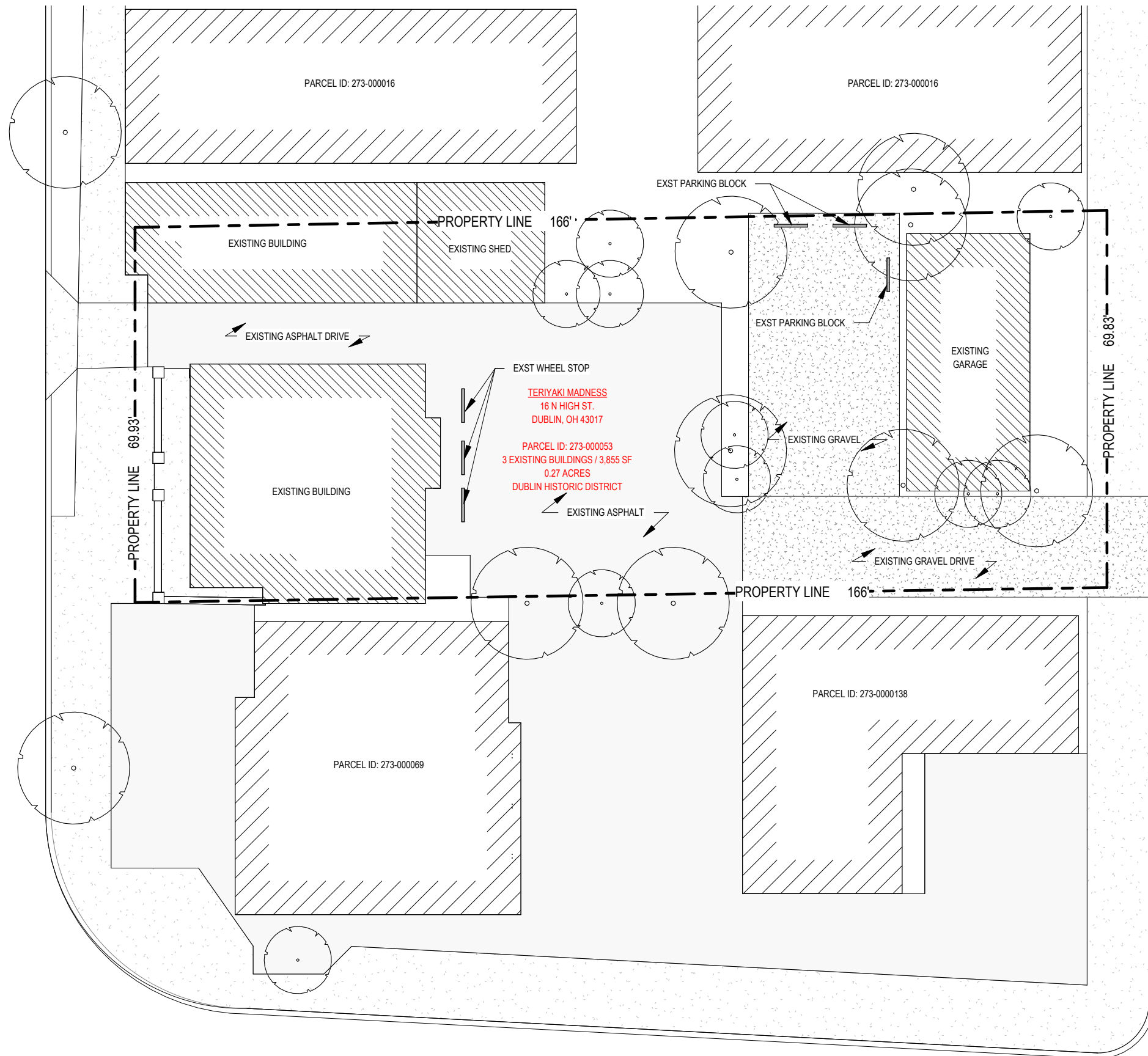
Limited to only 24 indoor seating, this Teriyaki Madness anticipates a steady stream of businesses throughout the day between walk-up customers and take-out orders. Its kitchen area will be located at the rear part of the building and its exhaust hood fan will be screened effectively by a 9’x9’ enclosure, top at 2’-6” above the ridge, on the top of the gabled roof, clad by 6” fiber cement lap siding. This volume will be painted to match the gray color of the existing standing-seam roof. Because it is located behind the main roof facing the street, this screened volume will not be visible from a straight-on view across N. High street.




Vicinity Plan

N HIGH STREET

N BLACKSMITH LANE



Existing Conditon Plan 

scale : 1" = 20'-0"

0' 5' 10' 20' 40'



EXISTING STREET FRONT



EXISTING REAR LOT



EXISTING SHED



EXISTING GARAGE



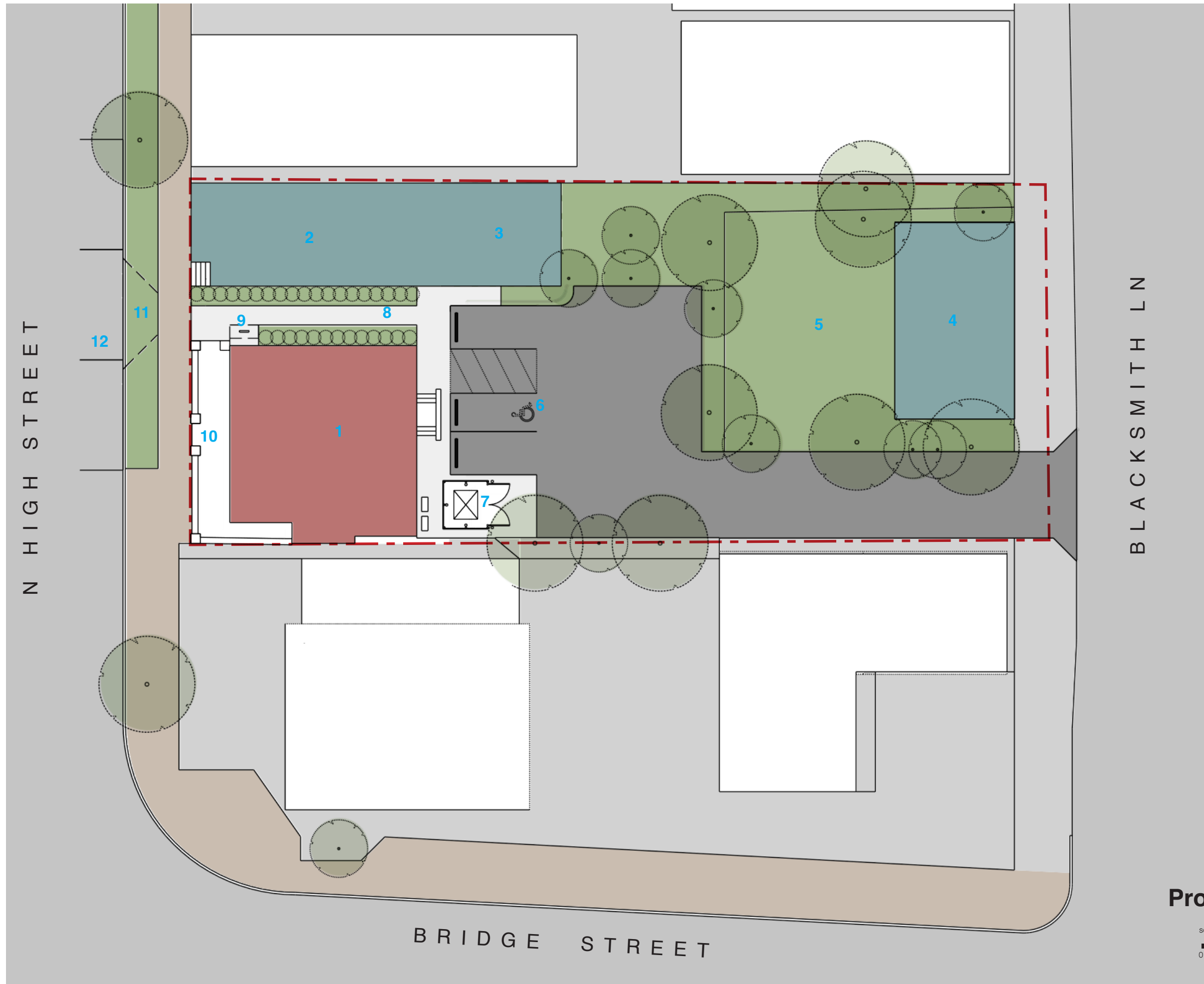
EXISTING ASPHALT DRIVE N HIGH TO REAR LOT ACCESS



EXISTING ASPHALT DRIVE N HIGH TO REAR LOT ACCESS



EXISTING ASPHALT DRIVE REAR LOT TO N BLACKSMITH ACCESS



- KEY
- 1 Proposed Restaurant
 - 2 Existing Office
 - 3 Existing Shed
 - 4 Existing Garage
 - 5 Lawn
 - 6 Re-surfaced Parking
 - 7 Dumpster Enclosure
 - 8 Conc Pedestrian Walkway
 - 9 Bike Rack
 - 10 Existing Conc Patio
 - 11 Tree Lawn
 - 12 Street Parking

Proposed Site Plan

scale 1" = 20'-0"

0' 5' 10' 20' 40'



Parking Requirements

Restaurant	
1,614 sf @ 10:1,000 sf	16.1 spaces
Office	
1,008 sf @ 2.5:1,000 sf	2.5 spaces
Total:	19 spaces
ADA Parking Spaces	1 space
Total Required 1:25 spaces	
Bicycle Parking Required:	
Total Required 1:10 vehicular spaces	2 spaces

Provided Parking

On site Parking	3 spaces including 1 ADA
Bicycle Parking	2 spaces

Lot Coverage

Site area	11,592 SF (0.27 acres)
16 N. High Existing Building	1,639 SF
22 N. High Existing Building	1,365 SF
Existing Garage	851 SF
Pavement coverage	3,378 SF
Total lot coverage	7,594 SF
Allowable Coverage	9,853 SF (85%)
Area of proposed & existing	7,594 SF (65%)

Adjacent Parcel Identification Numbers

- 273-000016-00
- 273-000069-00
- 273-000177-00
- 273-000138-00
- 273-000068-00
- 273-000107-00
- 273-000032-00

Vicinity Parking Plan





Birdseye View from the East



Birdseye View from the Northwest



East Facade



North Facade



West Facade