

PLANNING REPORT

Architectural Review Board

Wednesday, September 24, 2025

COhatch - Riverview Village 25-045AFDP

<https://dublinohiousa.gov/arb/25-045/>

Case Summary

Address	37, 45, 53 N Riverview St, & parts of 62 N. Riverview St, PID: 273-005564, & PID: 273-003513
Proposal	Amended Final 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 an Amended Final Development Plan under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic District – Historic Core
Planning Recommendation	<u>Approval of Waivers and Amended Final Development Plan with conditions.</u>
Next Steps	Upon approval of the Amended Final Development Plan, the applicant is eligible to apply for permits through Building Standards.
Applicant	Matt Davis, COhatch Megan O'Callaghan, Dublin City Manager
Case Manager	Bassem Bitar, AICP, Deputy Director of Planning (614) 410-4635 bbitar@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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Site Location Map

25-045AFDP - 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 remain on the middle parcel. In addition, historic stone walls are located on the east side of N. Riverview Street and on 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 and renovations are currently in progress.

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.

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.

September 2024

On September 25, 2024, ARB reviewed and approved a Parking Plan, three Waivers, and a Preliminary Development Plan (PDP) with 11 conditions for Riverview Village (Case #24-109).

During the same meeting, ARB also recommended to the Planning and Zoning Commission (PZC) and City Council that the site be rezoned to Historic Core with no conditions (Case #24-110).

October 2024

On October 10, 2024 PZC reviewed and recommended to City Council Approval of the Rezoning with no conditions (Case #24-110).

November 2024

On November 20, 2024, ARB reviewed and approved a Final Development Plan (FDP) for Riverview Village (Case #24-133) with two Waivers and the following 14 conditions (with updates in *italics*):

- 1) The approval is subject to City Council's adoptions of an ordinance to rezone the project site to Historic Core. *Ordinance 46-24 was approved in December 2024.*

- 2) Design details for the area in front of 62 N. Riverview Street and the space between that structure and the new building are to be finalized and presented to ARB as an Amended Final Development Plan (AFDP). *Design details have been finalized as noted below.*
- 3) Site lighting within or adjacent to the public right-of-way is to be coordinated with the City's improvements with final details presented at AFDP. *Site lighting details have been updated as noted below.*
- 4) Final design details for the structure and additions at 62 N. Riverview Street are to be presented at AFDP. *Design details have been finalized as noted below.*
- 5) The extent of reconstruction of the historic stone wall on the east side of N. Riverview Street is to be increased. *Reconstruction/replication of the historic stone wall has been extended to include the frontage of 62 N. Riverview as further discussed below.*
- 6) Additional trees are to be added along the street frontage of the parcels on the west side of N. Riverview Street to make up for the lack of space for street trees. *Three trees have been added.*
- 7) An alternative door product is to be presented to the satisfaction of City staff prior to building permits if the proposed fiberglass doors do not have a simulated divided light (SDL) option with spacers between the glass. *Determination still pending.*
- 8) Evidence of deterioration beyond repair is to be provided to City staff prior to building permit if the wood siding on the original parts of the structures at 37, 45 or 62 N. Riverview Street needs to be replaced. *Final determination/independent confirmation pending.*
- 9) Examples of successful/durable installations in comparable climates of the metal shingle proposed for the new building are to be provided to City staff prior to building permits to ascertain its longevity and appropriateness of its appearance. Otherwise, staff may allow a previously-approved roof material substitution. *Alternative metal shingle product with a record of use in Ohio is now proposed as noted below.*
- 10) Access to a mock-up of the proposed Concrete Formliner at a sufficient scale is to be provided to staff prior to building permits to determine whether additional landscaping/screening will be needed in the areas surrounding it. *An alternative Formliner pattern (with an example image) is now proposed as discussed below.*
- 11) The door color at 37 N. Riverview Street is to match that of the windows, prior to building permit. *The door color has been changed to match the windows.*
- 12) Alternative colors for the pergola at 37 N. Riverview Street and the roofs at 45 and 53 N. Riverview Street are to be considered prior to building permit, with staff authorized to approve the same. *Updated colors are proposed as noted below.*
- 13) All umbrellas are to have fade-resistant fabric.
- 14) If evidence of earlier details (taller windows, upper floor windows, siding type, etc.) is found during construction, staff is authorized to approve field adjustments as necessary.

December 2024

The Rezoning Ordinance (Ordinance 46-24) was approved by City Council on December 9, 2024 and became effective on January 9, 2025.

January 2025

On January 27, 2025, City Council reviewed and endorsed streetscape improvement plans for the area surrounding Riverview Village (Historic Dublin NE Quad Street Network). The improvements are part of a comprehensive effort to enhance this important part of Historic Dublin, including various infrastructure upgrades, improved connectivity to the Dublin Link

Bridge, and the development of Riverside Crossing Park West per the development agreement between COhatch and the City of Dublin. The streetscape improvements include asphalt streets, brick sidewalks and crosswalks, mountable granite curbs with a cobblestone accent band, landscaping, and some on-street and ADA parking.

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. All project parcels are now zoned 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. 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

An Amended Final Development Plan (AFDP) is intended to allow review of updates or modifications to an approved FDP. It is reviewed based on the same criteria with the intent to confirm compliance with the PDP, Code, Community Plan, *Historic Design Guidelines*, and other adopted plans, policies, and regulations. After approval of the AFDP the applicant could file applications for building permits.

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 FDP review with the refinements noted in the update to the conditions of approval and further detailed below.

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 will be open on weekends for events, markets and similar activities. The structure at 62 N.

Riverview Street will be retrofitted as a cocktail bar and restaurant, open to the public year-round.

A new public plaza is proposed north of 53 N. Riverview Street, which will include a new kiosk offering cocktails, ice cream and/or similar products to the public. A new COhatch building, proposed on the east side of N. Riverview Street, will 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

Consistent with the approved FDP, 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 and a new shed constructed to the rear of 53 N. Riverview Street.

The structure at 62 N. Riverview Street (the “red cabin”) will also maintain its current form, but an addition and covered patio are proposed on the north and east sides, respectively. A brick patio will also be incorporated along the street frontage, adjoining a plaza that will be built as part of the public improvements to provide future access to Riverside Crossing Park west.

The proposed 14,250-square-foot new building will be located south of the red cabin and include a large deck facing the Scioto River. The area between the two buildings will include a series of steps that will provide access to the buildings’ lower levels and future paths in the park (“Riverbank Decent”). This space will also incorporate a public patio as well as connectivity between the two buildings, providing an ADA path to the restaurant’s eastern patio via an elevator within the new building.



Other Site and Building Details

Detailed information about each building’s architecture, landscaping and lighting was provided at the FDP stage. A copy of the Planning Report associated with that application is provided for reference. The FDP report also included details regarding public streets and utilities, parking and traffic, and tree preservation/replacement. **The discussion below will simply focus on the changes/updates that have taken place since the FDP approval.**

4. Project Updates

Riverbank Decent

A preliminary design was presented during the FDP review for the area between the red cabin and the new building. The details have since evolved into a multifunctional design that accommodates service access to the middle level of the red cabin, ADA-compliant access

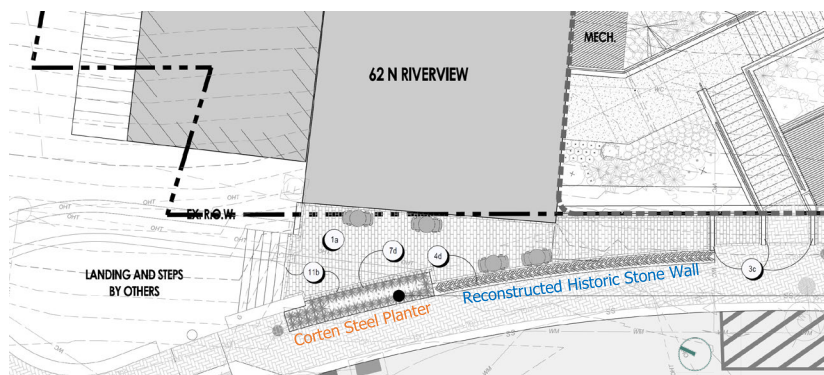
between the two buildings, a publicly-accessible patio, and connectivity to the future Riverside Crossing Park West paths and the historic ruins that will be maintained under the new building. The design includes a series of retaining walls and terraces, clad with a stone veneer. Two sets of stairs, placed at angles that maximize views of the Dublin Link bridge and the future park, are incorporated into the design. The set at the higher grade would consist of concrete steps with a stone-clad wall on each side. The bottom set would be closer to grade and consist of limestone steps and a stabilized crushed stone landing. All handrails and guardrails would be galvanized steel painted black with a design similar to that at the existing COhatch building. The flat surfaces forming the patio and service access would be paved with concrete.

A variety of landscape materials are proposed throughout the space and would also help screen mechanical equipment enclosures associated with the two buildings. They include deciduous and evergreen trees, flowering/deciduous shrubs, grasses, perennials, groundcovers, and vines. Stumps from some of the trees that were previously removed are also proposed to be incorporated into the space. LED tape lights are proposed to be incorporated into the stone caps along the stairs and patio, while LED uplights would highlight some of the stone walls and trees.

The overall design complements the setting and reinterprets in a creative way the historic terraces, steps and paths that historically extended between the red cabin and historic ruins.

Red Cabin Patio

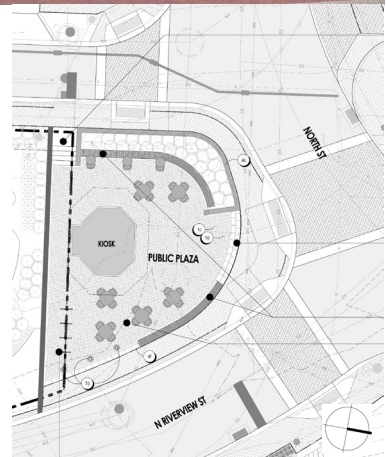
Due to street grading, the front door to 62 N. Riverview Street ("red cabin") will be at a lower grade than the public sidewalk along N. Riverview Street. To accommodate access, the plan includes a brick patio in front of the building that is reachable from the south by an accessible brick ramp and from the north by steps leading to the landing for the future park entrance. The patio is proposed to be separated from the sidewalk by a reconstructed (or replicated) historic stone wall. A Corten planter would provide a transition



from this wall to a simpler new stone wall at the edge of the landing. The patio and ramp brick color would be the same color as the sidewalk brick, but the pattern would be different. Portions of the historic stone wall would also be reconstructed in front of the new building. If not enough stone could be salvaged, the wall would be replicated.

Plaza

The overall design of the plaza at the north end of the site has remained the same, but some of the details have been enhanced. Refinements to the design of the surrounding streets have allowed the plaza to expand slightly to the west, creating a larger planting bed and more seating capacity. The stone walls on the north and south sides of the plaza now stairstep to provide more openness, while simultaneously offering protection/enclosure. Wood caps are proposed on several sections of the stone walls to accommodate additional seating. The steps leading into the plaza from the north have been widened to correspond to the width of a crosswalk that will link this space to the Dublin Link Bridge's West Plaza through a new path. A tree that was shown within the plaza at FDP has been removed due to conflicts with underground utilities, but an ornamental tree has been added to the widened planting bed.



There was uncertainty at the time of FDP approval as to whether the public streets were going to be paved with asphalt or brick pavers. For that reason, the applicant provided two paver color options for the plaza at that time. Given City Council's direction to use asphalt, the applicant is proposing dark red pavers consisting of an Endicott "Dark Ironspot" and "Medium Ironspot" blend.

New Building

The design of the new building is consistent with the version presented at FDP with a few exceptions as noted below:

- Change in the metal shingle roofing proposed for the taller gable elements to a steel shingle product (Centura Steel Shingle) in a Gunmetal color. The change was in response to concerns expressed at FDP about the lack of examples of high-quality installations in comparable climates. The currently proposed steel shingles have been used successfully in Ohio, including a large installation at the Green Street United Methodist Church in Piqua. Staff is supportive of this change.
- Change in the texture pattern of the concrete Formliner proposed for the south and east elevations of the building from Tarn to Yukon. The



previous pattern mimicked that of a stone wall but might have clashed with the actual stone veneer on the rest of the building. The currently proposed pattern has a much simpler texture that allows for contrast with the stone. A picture of a wall covered with this pattern is included in the application materials. Staff is supportive of this change. It should be noted that the Concrete Formliner will only be used at the lowest (foundation level) of those two elevations and that the stone veneer will wrap around the north end of the east elevation.

- Addition of a 12"-on-center wood trellis to add screening on top of the mechanical equipment enclosure to the north of the building. It will be painted gray to match the building.
- Elimination of a chimney that was previously shown behind the building's main entrance. The applicant has also indicated that another chimney on the south elevation might be removed due to interior design changes that have eliminated a fireplace in that location. The previously approved plan included 4 stone chimneys (generally one on each side) that, together with the various roof forms, helped break down the mass of the building. The loss of chimneys would compromise that integrity, although staff recognizes the continuing evolution of the interior layout. Staff recommends that approval of the AFDP be contingent on the applicant continuing to work with staff on the final details which are to include a minimum of three chimneys.
- Addition of a second ornamental tree in the small planting bed in front of the building to make up for the lack of space for street trees along N. Riverview Street. Vines or other plant materials might also be added on the south side of the building.

37 N. Riverview Street

This is a one-and-a-half story, c. 1850 Hall and Parlor style structure located at the northwest corner of N. Riverview Street and Wing Hill Lane. Improvements approved at FDP primarily included the addition of a wraparound porch, modifications to the rear additions, a new color scheme, installation of patio space with a pergola to the rear, and new landscaping and lighting. Changes since then include the following:



- Reduction in the porch roof pitch from 1¾:12 to 1:12 and the rear addition roof pitch from 3¾:12 to 2¼:12 for constructability purposes. All are shallower than the minimum 3:12 required for porch roofs in §153.174(B)(4)(c)(3) but a Waiver was granted at PDP and still applies (as it did not include specific numbers).
- Addition of trim details to the roof fascia to minimize its perceived width (the proposed fascia is wider than the existing due to the addition of insulation).
- Change from K-style gutters to half-round gutters to match the existing per staff's recommendation at FDP.
- Slight refinements to the column spacing per staff's recommendation.
- Change in the pergola stain color from clear (natural) to "charcoal" from Weatherwood Stain to complement the building colors per an FDP condition. The pergola's floor is now proposed to consist of TimberTech composite decking in a "stone ash" color. A Waiver is required for this material.

- Change in the porch floor and steps material from Cumaru Wood to TimberTech composite boards in a “natural wood” color. It should be noted that Waivers were granted at FDP to allow the use of TimberTech on the rear decks and steps at the new building and the red cabin. However, no such Waivers have been approved in the past for front porches on Landmark buildings. In addition, the TimberTech boards do not come in widths large enough to form a traditional single stair tread. Instead, two boards are needed for each step. For those reasons, staff would not normally support the use of composite materials on front porches. In this instance, staff is recommending approval of a Waiver due to the change in the building’s use to a more intense one necessitating a durable solution. Staff recommends that a gray color (possibly matching the pergola decking) instead of natural wood as historic porches were often painted.
- Use of PVC for the staircase frames and the building’s skirt boards where siding touches the ground. This material also requires a Waiver, which has only been approved for Background buildings in the past (although Boral has been approved for Landmark structures). Given the need to avoid moisture damage, staff is supportive of a Waiver if the texture is similar to the siding and the material is painted the same color as the rest of the trim.
- Front door color change from white to iron ore to match the windows per an FDP condition.
- Elimination of lighted bollards that were previously proposed in the rear yard. It was determined that the street lighting that will be installed as part of the public improvements will be sufficient.

45 N. Riverview Street

This Gabled-ell structure was built c. 1880-1900, with some later additions. Primary improvements approved at FDP include removal of the aluminum siding, a new color scheme, replacement of the front addition/porch with new more architecturally sensitive ones, restoration of the standing seam roof, addition of a patio with amenities to the rear, new landscaping, and lighting. Modifications since that approval include the following:



- Removal of the chimney due to interior space needs. The portion above the roofline is then proposed to be reconstructed with wood framing and clad with thin bricks salvaged from the existing chimney (the bricks would be cut thin to create the veneer). Although thin brick requires a Waiver, staff is supportive of this approach if the corner bricks can be cut into an L-shape. This would maintain the character and appearance of the original chimney while accommodating the building’s new function. The new chimney will be topped with a grey metal cap.
- Change in the porch floor and steps material from Cumaru Wood to TimberTech composite boards in a “gray ash” color. Staff is supportive of a Waiver for the same reasons noted above for 37 N. Riverview Street.
- Use of PVC for the staircase frames and the building’s skirt boards where siding touches the ground. Staff supports a Waiver with the same stipulations as noted for 37 N. Riverview Street.

- Change in the roof paint color from DMI Putty to Sherwin Williams Homestead Brown (SW 7515) based on an FDP condition.
- Elimination of a lighted bollard at the rear of the site.

53 N. Riverview Street

This vernacular house was built c. 1920 and is clad with staggered wood shake shingles. The primary changes approved at FDP included a new color scheme, replacement of the shallow roof at the northwest corner with a mansard roof, replacement of the front porch with a new one featuring exposed structural elements, replacement of the staggered shakes with Hardie Shingle Straight Edge Panel Siding, modifications to door and window locations, replacement of the canopy at the rear entrance, construction of a new shed, addition of a patio, and lighting and landscaping improvements. Proposed changes at this time include the following:



- Change in the porch floor and steps material from Cumaru Wood to TimberTech composite boards in a teak color. Staff is supportive of a Waiver for the same reasons noted above for 37 and 45 N. Riverview Street.
- Use of PVC for the staircase frames and the building's skirt boards where siding touches the ground. Staff supports a Waiver with the same stipulations as noted for 37 and 45 N. Riverview Street.
- Change in the tapered column wraps from fiber cement boards to PVC columns (Endura Craft - Craftsman Unfluted Tapered Square from Pacific Columns). These columns are designed with precision miter joints that maintain clean straight edges. This is harder to achieve with fiber cement, so Staff is supportive of a waiver to allow the use of PVC.
- Change in the color of asphalt roof shingles from Pewter Gray to Mission Brown (GAF Timberline UHDZ Dimensional Asphalt Shingles) consistent with an FDP condition of approval.
- Change in the fence style and materials around the rear patio from wood pickets to 3'-6" tall black aluminum loop top fence. The design is consistent with the *Historic Design Guidelines*.
- Elimination of lighted bollards.

62 N. Riverview Street (Red Cabin)

The construction date for this structure is listed as 1900 on the HCA sheet, although parts of it might have been built and/or modified at different times. To learn more about the history of this parcel and the one to the south where the new building will be constructed, the City commission EMH&T to conduct historic and archaeological research. A final report was submitted to the City on September 10, 2025 and is included with the application materials for reference. The earliest identified owner of the properties is town founder John Sells. Other owners over the years included prominent figures in Dublin's history. Historic maps indicate that a tannery was located on the parcel where the red cabin is currently located, while an ashery existed on the parcels to the south. The current structures on the site (red cabin and nearby stone foundation) appear to have been built at a later date, which could not be confirmed but evidence suggests the late 1800s to early 1900s. The report notes that a prominent Central Ohio couple owned and modernized the house in the 1940s.

The main alterations approved at FDP include a new addition and deck on the north side ("pavilion"), replacement of the three-story enclosed porch addition at the rear, construction of a new deck with a canopy on the east side, installation of a gable roof element above the front door, replacement of doors and windows as needed, addition of wall light fixtures, installation of a new roof, and repainting of the structure in two shades of red. Updates for consideration at this time include the following:

- Updated details for the existing structure including the addition of brackets to support the gable entry canopy and exposed rafters to reflect the original building design.
- Refined design of the new rear addition to further reflect the character of an enclosed porch, specifically through the addition of horizontal breaks between the vertical elements.
- Increase in the size of the pavilion through a 4-foot expansion to the north (shrinking the width of the deck by an equivalent amount).
- Updated pavilion window details to make them generally consistent on both the east and west sides (the previous version included bi-fold windows on the east side that are now proposed to be standard windows).
- Addition of permanent screens around the perimeter of the canopy on the east deck (the FDP version included framing for seasonal screens). The applicant is proposing to use a product with a high degree of transparency (UltraVue 2 by Phifer). A sample will be available during the meeting. Given the location along the river and the surrounding natural vegetation, staff is supportive of the use of the insect screen in this case, especially given the level of transparency that the proposed product offers.
- Elimination of a vertical stone fireplace from the east deck and replacement with two stone firepits. Staff is supportive of this change as the previous version seemed too "heavy" on an elevated deck.
- Addition of a mechanical enclosure on the south side of the building (within the Riverbank Descent). The enclosure would be clad with wood siding matching the profile and color of the main structure. It would be capped with a wood trellis matching the design of the new building's mechanical enclosure. Staff is supportive of this design solution, which is complemented by the landscape and hardscape features of the Riverbank Descent.
- Replacement of the existing wood drop siding with new wood siding matching the original profile. The plans presented at FDP included restoration of the existing siding with replacement only as necessary. A condition of the FDP approval states that evidence of deterioration beyond repair is to be provided to City staff prior to building permit if the wood siding on the original parts of the structures at 37, 45 or 62 N.



Riverview Street needs to be replaced. Staff recommends that this condition be carried over to the AFDP approval with the evidence being based on an evaluation by an independent expert (this also applies to windows and doors).

5. Plan Review

Waiver Review	
Code Section: 153.174(J)(1) requires wood or fiber cement materials. Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.	
Request: to allow TimberTech/composite material for the pergola deck at 37 N. Riverview Street and the porch floors and stair treads at 37, 45, and 53 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 Not Met: This is a personal selection of the applicant to reduce maintenance and increase longevity.
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: The Board has previously approved TimberTech on rear decks of Landmark buildings to avoid deferred maintenance and increase longevity. While these are street-facing porches, the buildings' use is changing, increasing the utilization frequency. TimberTech looks and feels like real wood.
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, Historic District Special Area Plan, and <i>Historic Design Guidelines</i> . The applicable plans envision the Riverview Village area to be transformed in the way proposed by the applicant.
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; however, staff supports materials that maintain a high-quality appearance in heavy-use areas.
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 product is high-quality, will avoid deferred maintenance, and increase longevity.

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| 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. The request is the minimum relief necessary to resolve a practical difficulty. | Not Applicable: This criterion generally applies to Waivers from numeric or dimensional standards. |
| 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 involve a determination of the buildings' status. |

Waiver Review

Code Section: 153.174(J)(1) requires wood or fiber cement materials. Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.

Request: to allow PVC skirt boards and porch staircase frames at 37, 45, and 53 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 Not Met: This is a personal selection of the applicant to reduce maintenance and increase longevity where elements are in contact with the ground.
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 painted to match the buildings' trim color, the proposed material would blend in and not impact the context or appearance of the area.
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 is consistent with the Community Plan, Historic District Special Area Plan, and the applicable codes and guidelines. This material is much more durable in locations adjacent to the ground, although it has only been approved for Background buildings in the past.

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| 4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience. | Criterion Not Met: This request is intended to minimize maintenance and increase durability, so the strict interpretation of the criterion is not met. However, the City supports buildings that are well-maintained. |
| 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 proposed product will help avoid deferred maintenance and increase longevity. |
| 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 request. |
| 8. The request is the minimum relief necessary to resolve a practical difficulty. | Not Applicable: This criterion generally applies to Waivers from numeric or dimensional standards. |
| 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 Waiver does not affect the building status. |

Waiver Review

Code Section: 153.174(J)(1) requires wood or fiber cement materials. Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.

Request: to allow PVC columns at 53 N. Riverview Street.

Criteria

Review

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| 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 personal selection of the applicant to simplify the construction of the tapered columns and ensure clean lines. |
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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: Once painted, the proposed material would blend in and not impact the context or appearance of the area

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 is consistent with the Community Plan, Historic District Special Area Plan, and the applicable codes and guidelines. This material, once painted, would blend in and complement the Craftsman style of the building.

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

Criterion Not Met: This request is intended to simplify the construction of and ensure clean lines.

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 proposed product will help avoid deferred maintenance, maintain clean lines, and increase longevity.

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 request.

8. The request is the minimum relief necessary to resolve a practical difficulty.

Not Applicable: This criterion generally applies to Waivers from numeric or dimensional standards.

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 Waiver does not affect the building status.

Waiver Review

Code Section: 153.174(J)(1) requires full depth brick or brick veneer (full depth applied to an underlying surface).

Request: to allow thin brick for the chimney at 45 N. Riverview Street.

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: The need for the Waiver is caused by the applicant's floor plan design that eliminates the interior support for the chimney, resulting in the need to construct a replica above the roof line. The weight of full depth brick cannot be supported with this construction method.</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: If the corner bricks could be cut to form L-shaped thin bricks, there would be no impact on the historic context of the surrounding area as the original appearance would be maintained.</p> |
| <p>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.</p> | <p>Criterion Met: The Waiver is consistent with the Community Plan, Historic District Special Area Plan, and the applicable codes and guidelines. The proposed uses within the building are reflective of the vision for the area, and the removal of the interior portion of the chimney provides space to accommodate those uses.</p> |
| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criterion Not Met: This request is intended to accommodate the updated floor plan.</p> |
| <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: The proposed approach would reutilize the original bricks and maintain the quality of the development.</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> |

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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 request. |
| 8. The request is the minimum relief necessary to resolve a practical difficulty. | Not Applicable: This criterion generally applies to Waivers from numeric or dimensional standards. |
| 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 Waiver does not affect the building status. |

(Amended) Final Development Plan Review

Criteria	Review
1. The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;	Criterion Met: The proposal is consistent with the approved FDP and PDP, including the Waivers and conditions of approval.
2. The proposed development is consistent with the Community Plan, other adopted City plans, and citywide administrative and financial policies;	Criterion Met: The proposal is consistent with the Community Plan, Historic District Special Area Plan, and the applicable Development Agreement.
3. The proposed development is consistent with the <i>Historic Design Guidelines</i> ;	Criterion Met: The Guidelines are met with the recommended conditions of approval.
4. The proposed FDP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the 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.
5. The proposed land uses conform to all applicable	Criterion Met: The uses are consistent with those of the Historic Core District. The outdoor patio square footage at 62 N. Riverview Street results in the eating

requirements and use specific standards of 153.172 Uses;

and drinking use exceeding the 3,500 square-foot limit but is consistent with the terms of the Development Agreement.

6. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*;

Criterion Met with 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 Waivers and proposed conditions of approval.

7. The proposed street layout and lots conform to the requirements;

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.

8. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;

Criterion Met: 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 plan also includes the required bicycle parking.

9. The proposed design, architecture, and materials of buildings is consistent with the *Historic Design Guidelines*, while integrating with nearby development, and avoids overshadowing of existing historic structures and landmarks;

Criterion Met with Waivers: 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.

10. The proposed site design, landscaping, screening, and buffering is consistent with the 153.173 and 153.174, and the *Historic Design Guidelines*;

Criterion Met: The design is consistent with the applicable code sections and the *Historic Design Guidelines*.

11. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the

Criterion Met: The project is designed to integrate with the natural environment to the east and complement the development of Riverside Crossing Park West. The Riverbank Descent provides connectivity between the park and the Historic District.

community both within and outside the proposed development;

12. The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;

Criterion Met: Services are available to the site, and the public street improvements will include accommodation for emergency vehicle access.

13. The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;

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 consistent with the City's most recently adopted capital improvements program;

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

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

applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes; and

17. The applicant or applicants' 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 Waivers for the use of TimberTech/composite material for the pergola deck at 37 N. Riverview Street and the porch floors and stair treads at 37, 45, and 53 N. Riverview Street.

Planning Recommendation: Approval of Waivers to allow PVC skirt boards and porch staircase frames at 37, 45, and 53 N. Riverview Street.

Planning Recommendation: Approval of a Waiver to allow PVC porch columns at 53 N. Riverview Street.

Planning Recommendation: Approval of a Waiver to allow thin brick for the chimney at 45 N. Riverview Street.

Planning Recommendation: Approval of the Final Development Plan with Conditions:

- 1) An alternative door product is to be presented to the satisfaction of City staff prior to building permits if the proposed fiberglass doors do not have a simulated divided light (SDL) option with spacers between the glass.
- 2) Evidence of deterioration beyond repair, verified by an independent expert, is to be provided to City staff prior to building permit if the wood siding or wood windows or doors on the original parts of the structures at 37, 45 or 62 N. Riverview Street need to be replaced.
- 3) The chimney design and locations at the new building are to be finalized in coordination with City staff prior to building permit with the provision of a minimum of three chimneys.
- 4) The corner thin bricks at the chimney at 45 N. Riverview Street are to be L-shaped.