

PLANNING REPORT

Architectural Review Board

Wednesday, September 23, 2026

Riverview Village - 62 N. Riverview Street Demolition-Landmark and AFDP 26-057ARB-DEMO and 26-058ARB-AFDP

<https://dublinohiousa.gov/arb/26-057/>

<https://dublinohiousa.gov/arb/26-058/>

Case Summary

Address	62 N. Riverview Street, Dublin, Ohio, 43017
Proposal	Amended Final Development Plan to allow the demolition and reconstruction of a Landmark structure as part of a previously approved 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	Review and approval of the demolition of a Landmark structure and 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 District
Planning Recommendation	<u>Approval of the Demolition-Landmark with conditions</u> <u>Postponement of Action on the Amended Final Development Plan (reconstruction)</u>
Next Steps	Upon approval of the demolition, the applicant is eligible to seek a demolition permit through Building Standards. Final reconstruction details require approval by the Architectural Review Board.
Applicant	Matt Davis, COhatch
Case Manager	Bassem Bitar, AICP, Deputy Director of planning (614) 410-4635 bbitar@dublin.oh.us



Community Planning and Development



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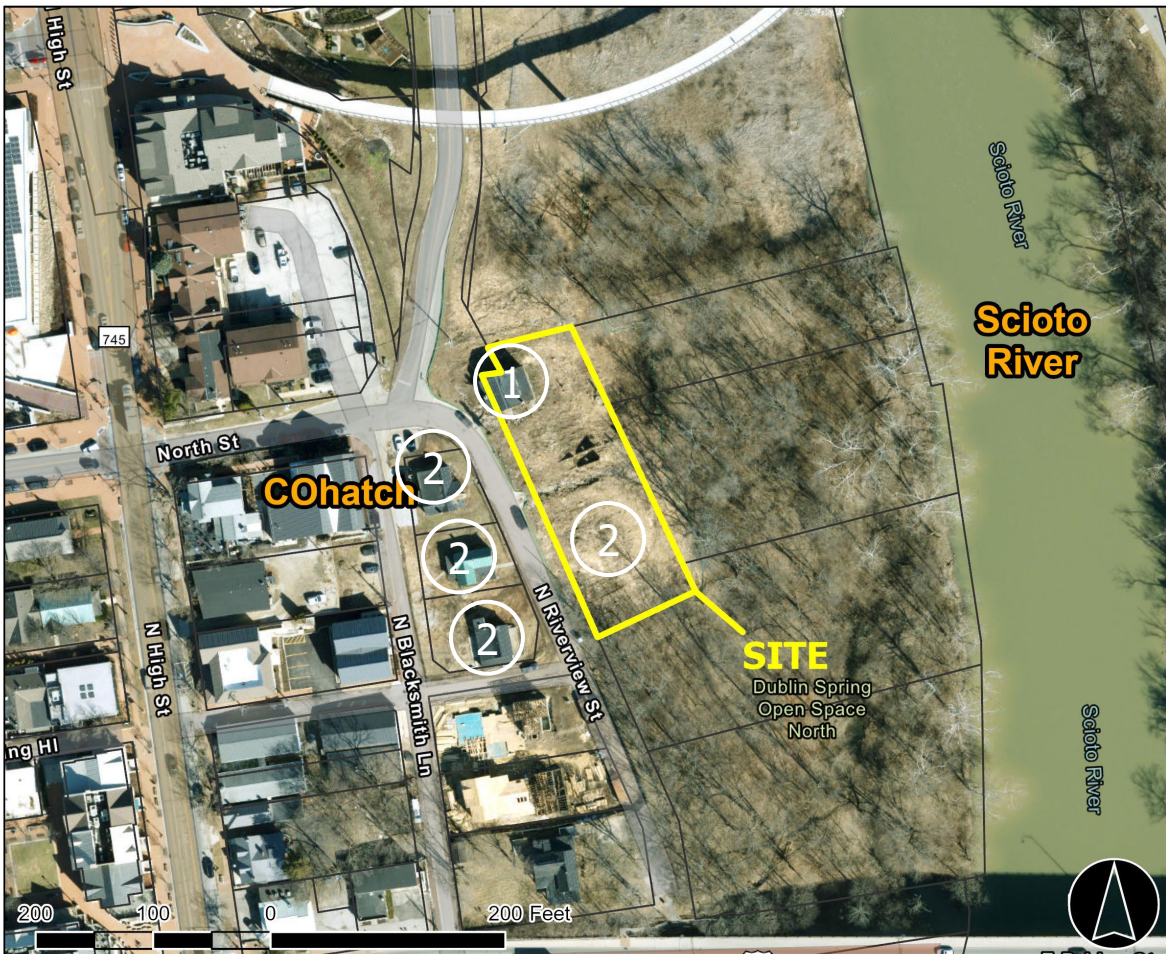
Site Location Map

26-057ARB-DEMO & 26-058ARB-AFDP Riverview Village - 62 N Riverview St



Site Features

- 1 62 N Riverview
- 2 Other Riverview Village Structures



1. Background

Site Summary

The overall Riverview Village development site consists of three parcels on the west side of N. Riverview Street and one parcel on the east side of the road for a total of approximately 0.86 acres. Each of the west parcels includes a Landmark structure originally built as a single-family house. The 0.523-acre east parcel includes another Landmark structure, which is the subject of this application. The parcel was created as part of the Riverview Village project and includes parts of three former larger parcels. It includes steep slopes near the Scioto River frontage and contains the remains of historic stone foundation walls south of the Landmark structure. The southern portion of this new parcel is currently being developed with a new headquarters building for COhatch, per the approved Riverview Village project.

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 included 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) would 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) for Riverview Village with 11 conditions (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 14 conditions. Approval of some of the project details was deferred until a subsequent review of an Amended Final Development Plan.

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.

September 2025

On September 24, 2025, ARB reviewed and approved an Amended Final Development Plan (AFDP) which addressed the outstanding items from the previous FDP approval (Case #25-045AFDP). The approval included 4 Waivers and 4 conditions.

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 designation 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. In this case, the proposed modification includes the demolition and reconstruction of one of the Landmark structures located at 62 N. Riverview Street. Requests for demolition are subject to the provisions of Code §153.176(J) including the review criteria in §153.176(J)(5)(a). The review procedures in §153.176(J)(3)(f) state that a Landmark resource shall not be demolished until a replacement structure has been approved by the ARB, and until all necessary building permits for the replacement structure are granted.

3. Project

Riverview Village 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 will be integrated into the village, and the site will become COhatch's national headquarters.

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. A new public plaza will be added north of 53 N. Riverview Street and include a new kiosk offering cocktails, ice cream and/or similar products to the public. A new COhatch building, currently under construction on the east side of N. Riverview Street, will house additional office and event space and will include a large deck on the east side facing the Scioto River. The existing historic foundation walls will be preserved beneath the building/deck.

Per the approved plan, the "red cabin" at 62 N. Riverview Street was to be renovated and retrofitted as a cocktail bar and restaurant, open to the public year-round. A "pavilion" and covered patio space were to be added on the north and east sides, respectively. A brick patio was also to 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 area between the red cabin and the new building ("Riverbank Decent") will include a series of steps that will provide access to the buildings' lower levels and future paths in the park. 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.

Current Proposal

After receiving Building Permit approval for the renovation of the red cabin and proceeding with the removal of interior finishes, the applicant discovered severe water infiltration and significant structural issues. This was especially evident during a heavy wind/rain storm in mid-August when a substantial amount of water was witnessed streaming through the stone foundation walls and along the bedrock beneath the floor. Various load-bearing structural elements



throughout the building are deteriorated and sagging, and other parts of the wall and floor structure are wet and rotted, allowing for plant growth inside the building. In addition, the deteriorated exterior siding is nailed directly to the studs with no sheathing, resulting in further exposure to the elements. As noted in the application materials, the applicant's structural engineer has expressed concerns about the stability of the foundation walls and their ability to support the proposed restaurant use given the water infiltration and missing mortar. This concern was echoed by the City's Chief Building Official as noted in his statement below.



Rotted and sagging beam



Water infiltration/improvised floor support

For these reasons, the applicant is now seeking approval to demolish the existing structure and replace it with a new one largely replicating its current character. All uses and other elements of the overall Riverview Village project will remain the same.

4. Project Details

62 N. Riverview Street (Red Cabin) History

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 property and the land to its east and south, the City engaged EMH&T in 2025 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



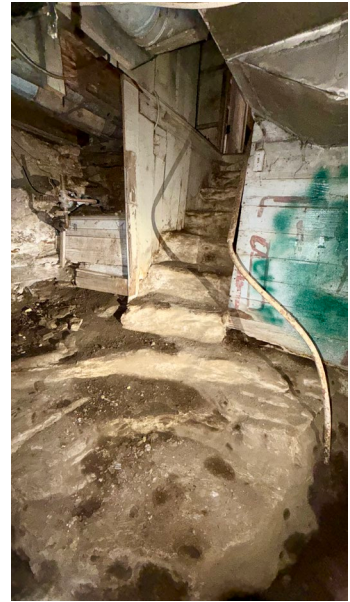
December 2023

Dublin's history. Historic maps indicate that a tannery existed east of the current red cabin location, while an ashery existed 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.

Staff will re-engage EMH&T to update the report after recently speaking with Tom Bassett who owned the property from 1975 to 1998. Among other insights, Mr. Bassett stated that the large arched window on the front façade was salvaged from the structure that previously sat on top of the adjacent stone foundation walls. It was installed in its current location after an attached garage was removed. Other previous owners, occupants or individuals with knowledge of this property might also be interviewed for the update.

62 N. Riverview Street (Red Cabin) Demolition

The existing structure is representative of the evolution of Dublin's early years when the riverfront was populated by industrial uses that supported the surrounding small village. While the structure itself was most recently used as a single-family house, its stone foundation might have supported other uses in the past, especially since it does not extend to the full depth of the existing structure. This foundation is built into and rests on the bedrock, which creates an interesting juxtaposition of the natural and built environments. In fact, an interior set of steps leading to the lowest level is carved into that bedrock. The wood structure above has also evolved over time, but the essential mass and character have remained the same since at least 1929 as evident in historic photographs. The applicant's plan has always been to restore it and adapt it to a new use that would rejuvenate the historic riverfront. For those reasons, the recent discovery of the severe deterioration of its structural integrity is quite unfortunate. While parts of the building could conceivably be renovated, this would virtually involve reconstruction of much of the structure regardless. Removal of the water infiltration source and restoring/tuckpointing the foundation walls might also be possible, but both the structural engineer and the Chief Building Official are concerned about their stability once the use changes from single-family residential to a more intense use.



Steps Carved into Bedrock

It should be noted that the criteria for considering the demolition of a Landmark structure (as further outlined below) are based on economic hardship as the primary factor to earn approval, including loss of economically viable use of the property, loss of reasonable investment-backed expectations, and whether or not the economic hardship was created by the owner. In this case, the maintenance provisions in §153.178 are also relevant, especially §153.178(C) which partially states that "...nor shall anything in this chapter be construed to prevent the construction, reconstruction, alteration, modification, or demolition of any feature which the Chief Building Official shall certify, pursuant to appropriate provisions of the Codified Ordinances or state law regarding public safety, as being an unsafe or dangerous condition."

Statement of the City's Director of Building Standards (Chief Building Official):

*"The proposed change to the property located at 62 N. Riverview Street converts the current Residential Occupancy to a much Higher Intensity Restaurant/Assembly use. Based on the level of deterioration of the existing house, every structural member/element will need to be either strengthened or replaced to be able to carry the much heavier Ohio Building Code load requirements of an assembly occupancy. My last site visit was On August 11th. Schaefer provided a structural opinion based on an August 7, 2026 site visit/inspection. One key takeaway from their letter is, "A **positive load path** for the transfer of both vertical and horizontal loading from the wood framing above to the bedrock below **was not observed**". A "positive load path" is basically the connection of the entire structure to a solid foundation for support and stability on the side of the slope that it is located on. Based on all of the information gathered regarding the condition of the existing structure, I would consider it being in a dangerous condition."*

In addition to requiring adequate information to justify a request to remove a structure, §153.176(J)(4) also states that an assessment of cultural resources is required to be submitted with the application and supplemental materials. The aforementioned Historic and Archeological Research document completed by EMH&T partially fulfills this requirement. In addition, a photographic inventory of the structure (interior and exterior) is being prepared, and floor plans depicting the structure as it existed prior to the applicant's acquisition of the property will be provided. The applicant has provided some pictures in the application materials, along with measurements of several of the building's features.

Based on the structural analysis and the Chief Building Official's conclusion, staff recommends approval of the demolition request. However, in order to preserve some of the historic fabric and help achieve the intent of §153.176(J)(4), staff recommends that the following items be salvaged and reused to the extent feasible.

- The stone foundation walls to be used as a veneer on the exterior of the new foundation walls.
- The stone on the front chimney to be reused on the new replica.
- The arched window on the front façade (given its association with the adjacent historic foundation walls). It could conceivably be used as part of the interior decor or elsewhere within the overall development site.
- Any windows, doors or interior wood siding that are in reasonably good shape, which could be used within the structure or otherwise offered to organizations such as Habitat for Humanity or architectural salvage companies.

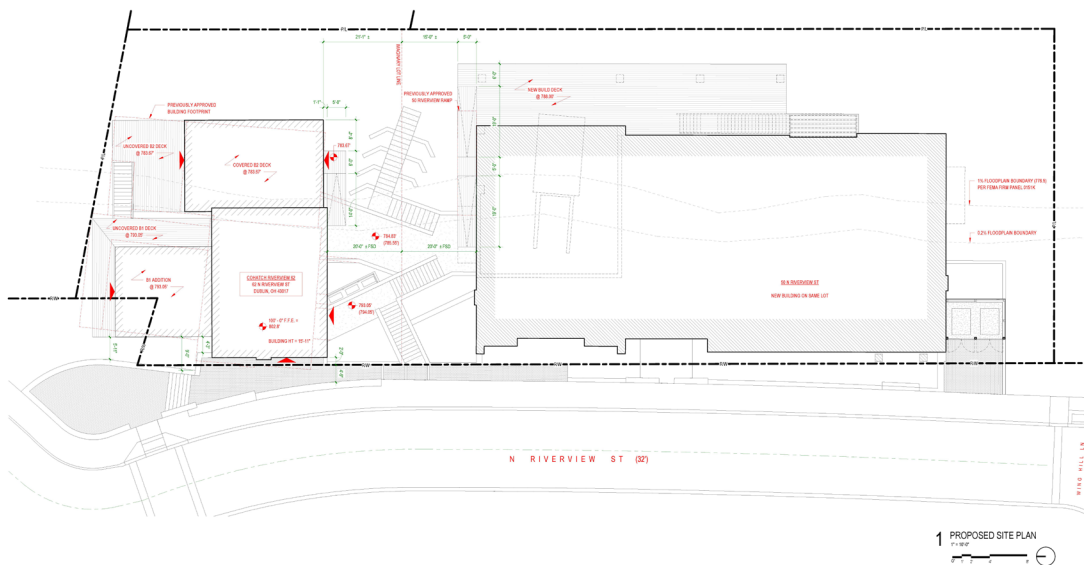


Stone Foundation Wall

While interior features are outside of ARB's purview, staff also recommends that the applicant make a good faith effort to work around/retain the carved stone steps at the lowest level.

62 N. Riverview Street (Red Cabin) Reconstruction

The applicant is proposing to reconstruct the building with the same overall design, materials and colors as the existing but with a few minor modifications as outlined below.



- The existing structure/approved additions (shown in the red outline on the site plan above) are currently not parallel to the right-of-way (ROW) line, and the southwest corner of the red cabin encroaches into the N. Riverview Street ROW. The proposed new footprint would be rotated to be parallel to the ROW and shifted slightly to the east to allow for a more efficient space in front of the building's entrance.
- The current footprint is not a perfect rectangle with the rear façade being narrower than the front one. The proposed new footprint would change the geometry into a regular rectangle for a more practical use of space. There would also be a marginal increase in the building's east-west depth. Both this change and the footprint rotation are unlikely to be perceptible.
- The floor-to-ceiling heights are proposed to be increased by approximately one foot each for better headroom and accommodation of mechanical equipment.
- Additional storage and mechanical space are proposed to be incorporated at the lowest level and under the pavilion addition by excavating the existing bedrock. This would result in a total gross building area of 5,812 square feet (including the pavilion and patios). While this is larger than the 4,672 square feet previously accepted by ARB, the additional square footage would not be occupiable space, thus resulting in no increase in occupancy or parking needs.
- Slight adjustments to window locations. These might allow for an increase in the Pavilion's roof pitch, which previously required a Waiver.
- Potential increase in the grade of the finished floor elevation (coinciding with the floor-to-ceiling height increase). This would actually allow for better alignment with the adjacent street improvements as the structure currently sits below the street grade. Adjustments to the front patio, planter and reconstructed historic wall would be needed.

Other changes that were previously slated for Administrative Approvals but can now be incorporated into the reconstruction proposal include the following:

- Change in the manufacturer of the proposed windows from Pella to Marvin Ultimate Series, aluminum-clad windows with a simulated divided (SDL) lite grille pattern and spacers between the glass panes.
- Specification of Marvin fiberglass entry doors with a traditional SDL grill pattern and spacers between the glass panes (pending verification of the availability of the latter).
- Minor changes in the design of the Pavilion, including the use of fiber cement instead of metal in the hyphen.
- Change in the design and materials of the exterior mechanical equipment enclosure.
- Removal of the deteriorated brick chimney at the rear of the building.

There are still various details to be finalized before staff can recommend approval of the reconstruction, but as noted above, the applicant has been taking precise measurements and photographs of the existing elements with the intent to replicate them as closely as possible. The applicant is also working with a mechanical engineer to finalize details related to kitchen exhaust equipment that will need to be added to the south elevation and roof. Accordingly, staff



recommends that action on the reconstruction be postponed until all details are available. While approval of the demolition is typically contingent on prior approval of the replacement structure, the design details submitted so far provide reasonable confidence in this case in the intent to replicate the existing structure as closely as possible.

5. Plan Review

Demolition – Landmark (§153.176(J)(5))	
Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted.	Criterion Met: Based on the structural assessment and the Chief Building Official's determination, the existing structure could not be converted to an assembly use. Uses that allow for public access to the buildings, sites, and the riverfront were an important part of the Riverview Village plan and development agreement.
2. All economically viable use of the property will be deprived without approval of the demolition.	Criterion Met: The structure could potentially undergo significant renovations and remain as a single-family home. However, that would not be an economically viable option given the amount of investment, the site's location, and surrounding development.
3. The reasonable investment-backed expectations of the property owner will not be maintained without approval of the demolition.	Criterion Met: Since the applicant's initial response to the City's request for proposals in 2022, the investment expectation was that this structure would be renovated to accommodate an assembly use. Given the structural conditions, this expectation could not be realized without demolition and reconstruction of the structure.
4. The economic hardship was not created or exacerbated by the property owner.	Criterion Met: While not fully evident until recently, the structural conditions have existed since well before the applicant acquired the property.
6. In evaluating the factors established in criteria 2., 3. And 4. Above, the ARB may consider any or all the following in assessing evidence of economic hardship:	
a) A property's current level of economic return.	Not Applicable: The structure is currently vacant, and the applicant is awaiting approvals to generate economic return.
b) Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the	Not Applicable: The applicant acquired this property from the City in accordance with the Riverview Village development agreement.

previous two years,
including testimony and
relevant documents.

- c) Feasibility of alternative uses for the property that could earn a reasonable economic return.

Criterion Met: The only alternative use would be single-family residential. In addition to the substantial cost of renovation, such use would not yield a reasonable economic return at this location.

- d) Evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.

Criterion Met: The condition of the structure is not a result of the applicant's actions or neglect.

- e) Evidence of knowledge of landmark designation or potential designation at time of acquisition.

Criterion Met: The property conveyance documents clearly noted the Landmark designation.

- f) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Criterion Met: While renovation of the structure would have likely been eligible for funding through the City's Façade Improvement Program, the structural conditions/safety concerns could not be overcome.

(Amended) Final Development Plan Review (§153.176(H))

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 PDP, FDP and previous AFDP. The proposed replacement of the structure at 62 N. Riverview Street would maintain the previously approved character.
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 proposed new construction is consistent with the <i>Historic Design Guidelines</i> , although various details are yet to be finalized.

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. The new building is intended to replicate the character and general scale of the existing one.
5. The proposed land uses conform to all applicable requirements and use specific standards of 153.172 Uses;

Criterion Met: The uses are consistent with those of the Historic Core District. The square footage of the outdoor patio and lower-level storage at 62 N. Riverview Street result in the eating and drinking use exceeding the 3,500 square-foot limit, but it 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: The Riverview Village buildings and outdoor spaces are appropriately sited and scaled to create a lively streetscape and complement the future improvements to Riverside Crossing Park West. Some of the Red Cabin reconstruction details will need to be refined/finalized prior to approval.
7. The proposed street layout and lots conform to the requirements;

Not Applicable: No new streets are proposed. Existing streets and pedestrian facilities are being 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 site plan includes an internal pedestrian circulation system that accommodates 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: The proposed reconstruction of the Red Cabin would replicate the character of the existing structure. Details are yet to be finalized.

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 community both within and outside the proposed development;

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.

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 were recently relocated by the City to facilitate the project in accordance with 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 is 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, including but not limited to buildings, open spaces, and streetscapes; and

Criterion Met: The project is consistent with the applicable standards, guidelines and previous approvals. The Red Cabin reconstruction details will need to be finalized prior to approval.

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 the Demolition-Landmark with the following conditions:

- 1) That the foundation wall stones be salvaged and reused as a veneer on the exterior of the new foundation walls.
- 2) That the stone on the front chimney be salvaged and reused in the new replica chimney.
- 3) That the arched window on the front façade be salvaged and reused as part of the interior décor or elsewhere within the overall development site.
- 4) That any windows, doors, or interior wood siding that are in reasonably good condition be salvaged and reused as part of the interior décor or offered to charitable organizations or architectural salvage companies.
- 5) That the applicant make a good faith effort to retain and work around the existing carved stone steps at the lowest level of the structure.

Planning Recommendation: Postponement of Action on the Amended Final Development Plan (Reconstruction)