PLANNING REPORT

Architectural Review Board

Wednesday, November 18, 2026

Riverview Village - 62 N. Riverview Street 26-058ARB-AFDP

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

Case Summary

Address	62 N. Riverview Street, Dublin, Ohio, 43017
Proposal	Amended Final Development Plan to allow the 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 Amended Final Development Plan under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Zoning	HD-HC, Historic District - Historic Core District
Planning Recommendation	Approval of the Amended Final Development Plan with conditions
Next Steps	Upon approval of the Amended Final Development Plan the applicant may pursue a building permit.
Applicant	Matt Davis, COhatch
Case Manager	Bassem Bitar, AICP, Deputy Director of planning (614) 410-4635 bbitar@dublin.oh.us

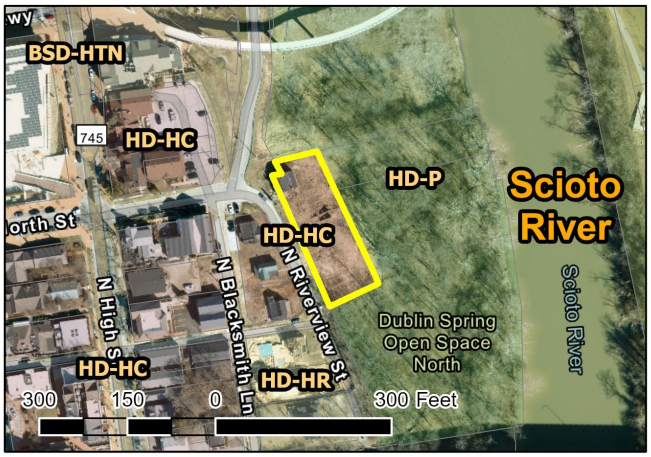
Site Location Map

26-058ARB-AFDP - COhatch 62 N Riverview St

City of Dublin
OHIO, USA

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 included another Landmark structure, which was recently demolished, and its reconstruction 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 along the Scioto River frontage and contains the remains of historic stone foundation walls south of the former 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 parcels 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 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 in the project area due to severe weather susceptibility (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 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 to accommodate greater use of that street (dependent on Engineering's recommendations). The Board noted that the demolition of 53 N. Riverview Street would need to be justified in accordance with 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 at 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 certain 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.

September 2026
On September 23, 2026, ARB considered a request to demolish and reconstruct the Landmark structure at 62 N. Riverview Street after the applicant presented evidence of severe structural deficiencies (Case #26-057ARB-DEMO and #26-058ARB-AFDP). The demolition request was approved with the following conditions:

1) That foundation wall stones that could be salvaged be reused as a veneer on the exterior of the new foundation walls.
2) That the stone on the front chimney, if it could be salvaged, be 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.

ARB reviewed preliminary reconstruction plans but postponed action on the reconstruction request until the details were further developed.

October 2026
On October 16, 2026, the Landmark structure was demolished. The foundation and chimney stones, along with windows, doors and interior siding were saved and stored on site for potential reuse. The carved stone steps could not be retained due to conflicts with the proposed mechanical room grading.

2. Zoning Code and *Historic Design Guidelines*

Zoning Code - Historic Districts

The Zoning Code includes several 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 and the Historic District Special Area Plan recommendations.

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 using the same criteria 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 reconstruction of one of the Landmark structures located at 62 N. Riverview Street, which is subject to the provisions of Code §153.176.

3. Project

Project Summary

Details about the overall Riverview Village project, the history of the Landmark structure at 62 N. Riverview Street, and the factors that led to the request for its demolition and reconstruction were provided in the Planning Report for the September 23, 2026 meeting, which is included with the application materials for reference. The report below will focus on the request for approval of the updated reconstruction plans.

4. Project Details

As noted during the September 23rd meeting, the applicant is proposing to largely replicate the appearance of the original structure and the previously approved additions. However, several modifications are proposed as outlined in the application materials and detailed below.

Footprint Orientation/Alignment

Consistent with the September plans, the applicant proposes slightly rotating the building footprint to align it parallel to the Riverview Street right-of-way. The new footprint geometry would also be adjusted to form a regular rectangle, with a marginal increase in east-west depth for more practical use of space. Staff is supportive of these adjustments as it is unlikely that either would be perceptible.

Additional Storage and Patio Space

Additional storage and mechanical space are proposed to be incorporated at the lowest (B2) level and under the pavilion addition by excavating the existing bedrock. The storage under the pavilion would be constructed of concrete block and clad with fiber cement boards painted Iron Ore (dark gray/muted black). A fiber-cement trim pattern similar to that of the pavilion would

be incorporated to ensure visual continuity. Staff is supportive of this design approach, as the location and dark color would minimize the visibility of this added space.

The landing area on the south side of the structure's middle (B1) level is proposed to be slightly expanded to accommodate an exterior smoker, which would be protected by a free-standing canopy. The canopy is proposed to be 6 feet wide, 10 feet long and 9 feet high. It would be constructed of wood painted Iron Ore with a dark bronze standing-seam metal roof. Staff is supportive of the materials, colors and overall design as shown in the illustrative renderings. However, building elevations and specific details have not been provided. These will need to be finalized and presented for staff review prior to the issuance of the Building Permit.

The addition of the proposed storage and expanded patio space would result in a total gross building area of 5,870 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. For those reasons, staff has no objections to the increased square footage.

Building Height/Grade Change

The floor-to-floor heights are proposed to be increased by approximately one foot each to provide better headroom and accommodate mechanical equipment. In addition, the roof pitch is proposed to be increased as noted below, thus increasing the ridge height. Per code, the building height is measured to the mean level between the eaves and ridge of a gable roof. Based on this measurement method, the overall building height from grade would increase from 11'-4" to 13'-5⅝", still well under the 30' height limit in the Historic Core District. It should be noted that the first-floor grade at the street frontage will also increase by 2 feet, resulting in the roof ridge being approximately 4 feet higher than the original. Staff is supportive of the grade and height increases as they would allow for better alignment with the adjacent street improvements since the original structure sat below the street grade.

Front Patio/Planter/Streetscape Treatment

The increase in the finished floor elevation significantly improves direct accessibility to the front door from the public sidewalk. The previous plan included a Corten steel planter and a reconstructed stone wall to make up the grade difference, thereby requiring all visitors to walk around these elements to reach the building. A total of five steps were also required between the patio at the building's frontage and the future park entrance landing immediately to the north. The current plan reduces the number of steps to two and sets the planter height to a few inches above the sidewalk grade. The planter would consist of sailor course brick instead of Corten. Staff is supportive of this approach as it would also help with stormwater flow/drainage.



COR-TEN Planter + Wall
(old)



Brick Edging / At-grade Planter /
Direct Entry (new)

Based on historical photos, the stacked stone wall in front of the house was not original to that location, so staff has no concerns about its removal. Final landscape details are to be coordinated with staff.

Window and Door Modifications

The applicant is proposing a few modifications to the window specifications and locations. These include a change in the window manufacturer from Pella to Marvin Ultimate Series, aluminum-clad windows with a simulated divided lite (SDL) grille pattern and spacers between the glass panes. Staff is supportive of this change as the Marvin product has been used successfully in the Historic District.





The first floor window locations on the south elevation are proposed to be shifted slightly east to avoid an interior restroom. A window at the B1 level on the same elevation is proposed to be eliminated to accommodate the kitchen hood inside the building. On the north elevation, the eastern first floor window is also proposed to be shifted further east to better accommodate the attached pavilion roof. While the loss of one window is unfortunate, staff is supportive of the proposed changes as they relate to the building's functionality.

A Waiver was previously granted to allow the use of fiberglass exterior doors, provided that an SDL grill pattern with spacers between the glass was available. The applicant has now specified a Marvin fiberglass door and provided verification from the sales representative that the condition could be met. The applicant is also proposing the use of fold-out hydraulic wood windows on the east elevation at the B2 level to accommodate bar seating at the screened-in patio. These would also include an SDL pattern with spacers and would be painted to match the rest of the windows. Staff is supportive of both the proposed doors and hydraulic windows as described.

Exterior Siding and Foundation Materials

The original house was clad with wood double ogee drop siding with a 2½" exposure. The applicant proposes using thermally modified wood to replicate the original size and profile. The same material is also proposed for the trim boards throughout the main part of the structure. Thermally modified wood has been used successfully in the Historic District, including on the nearby house at 27 S. Riverview Street, and staff is supportive of its use in this instance. The application materials list the siding exposure at 3" and show varying trim board widths. Final details that rely on a combination of pre-demolition measurements and earlier patterns visible in historic photos of the house will need to be finalized to the satisfaction of staff prior to the issuance of a Building Permit. These should include a slight recess at the trim separating the main building from the enclosed "addition". The applicant is also proposing to add a skirt board

detail to define the bottom edge of the siding just above and next to the stone foundation walls. It should be noted that the original structure did not include this detail, but its addition makes sense as it would help define/protect those edges.

Fiber cement is proposed to be used for the board and batten siding within the north and south gables, with sizes and patterns replicating the pre-demolition conditions. Staff is supportive of this material with the understanding that the original gable vent details and proportions will be replicated.

The original structure was supported by a stacked stone foundation, which was present only on parts of the B1 level (both north and south elevations). The foundation walls at the B2 level were concrete. The applicant proposes using stacked stone veneer at both the B1 and B2 levels, and this is supported by staff. However, salvaged foundation stones should be used if feasible, and any new stone should replicate the original pattern. It is also important that the veneer be installed in such a way as to convey the same wall width as the original. This is especially important where window/door openings are located. In those cases, the stone veneer should wrap around the corners, and the outer edge of the windows and door should be recessed approximately 2 feet from the outer edge of the veneer.



Original Stone Foundation Wall

Similarly, as much of the salvaged chimney stone as feasible should be used on the new chimney. Any new stone should replicate the unique sizes and pattern of the original as acknowledged in the application materials. Two round clay flues are proposed at the top of the chimney. Staff recommends using square ones instead to replicate the pre-demolition ones. Those were also salvaged and might be reusable. They also incorporated square metal caps that would be worth replicating.

Pavilion Design Modifications

The applicant is proposing a few changes to the pavilion's design on the north side of the building, the most significant of which are an increase in the roof pitch and the elimination of



Previously approved



Proposed change

the small hyphen between the pavilion and the main part of the structure. The previous design included a double-layered roof with a 1½:12 pitch. The previously mentioned window relocation on the north side of the main structure allows for an increase in the roof pitch to 3:12, which is the minimum permitted by code (a Waiver was previously granted). The new roof design still consists of two layers, but the space between them has been eliminated, which improves the design given its limited width. Since the entire structure will be new, it is no longer necessary to provide a transition between the original structure and a later addition. The pavilion's lower grade and distinct design and color scheme allow it to be subordinate to and distinguishable from the main part of the building. The storefront window spacing has been adjusted to accommodate the removal of hyphen. The colors and materials remain the same, including fiber cement boards and trim details painted gray. The panels below the windows on the east and west sides are proposed to be painted Iron Ore. Staff recommends considering increasing the height of the windows to reduce the space between the tops of the windows and the bottom of the roof soffit. Staff is otherwise supportive of the updated design.

Covered Patio Modifications

Given the increase in floor-to-floor height, the screened-in patio's roof pitch is proposed to be increased from ¼:12 to 1:12. The trim details below the roof on the south and north ends have been modified to resemble a horizontal beam instead of the sloped profile previously approved. Staff is supportive of this approach but recommends simplifying the "beam" profile and adding a post on the west end of the south elevation.

The height of the stone around the support columns is also proposed to be increased to protect the metal columns from flood water.

Mechanical Equipment Screening

There are three areas where mechanical equipment is proposed as follows:

Ground Level Equipment: This is proposed immediately south of the building's B2 level. The previous approval included equipment in the same general location, but it was oriented east-to-west against the building's wall and screened with matching building siding. The current version instead places the equipment against a retaining wall, moving it away from the window and increasing the visibility of the foundation wall. The equipment is proposed to be screened with aluminum louvers in a dark bronze color with landscaping around them. Staff supports this change.



Side Exhaust Unit: A 37"-diameter unit with a galvanized finish is proposed on the south façade's B1 level. Section 6.8.A of the Historic Design Guidelines states that mechanical equipment should be screened from view from any public right-of-way or adjacent property and located to the rear of the building. The proposed unit would be highly visible from various vantage points, including the sidewalk along N. Riverview Street. The color also contrasts sharply with its surroundings, further increasing its conspicuousness. At this time, no information has been

provided on noise levels or the risk of grease leaking from the system. Given its location above a public patio, such details are critical. Staff recommends that the applicant further explore the possibility of directing the exhaust through the roof. If that is not feasible, and provided that satisfactory information is provided regarding nuisance mitigation, staff recommends that a more compatible color finish be used at the proposed location.

Roof-Mounted Equipment: The applicant proposes installing a dedicated outdoor air system (DOAS) on the southeast side of the main building's roof. The equipment would provide fresh air return for the kitchen hood's exhaust. To fully screen the equipment, the applicant proposes increasing the pitch of the building's roof from the original 5½:12 to 6¼:12. This would raise the ridge height, allowing the addition of the equipment screen without extending above the roofline. Roof overhangs are also proposed at the gable ends on the north and south sides of the building. While such overhangs did not exist prior to demolition of the original structure, a c.1930s historic photo indicates that they previously did. It should also be noted that a minimum of 6:12 pitch for new construction is permitted by code unless a shallower pitch is deemed appropriate by ARB. For those reasons, staff has no objection to the increase in roof pitch or the incorporation of gable overhangs.



The proposed equipment screen would consist of 4" blade louvers at the east end in Slate Gray, and fiber cement lap siding with a 4" reveal in Iron Ore on the north and south sides. The louvered side would be tapered and overlap the transition between the roofs on the main part of the structure and the rear "addition".

Section 6.8.B of the Guidelines states that rooftop equipment or ventilation should be centrally located and fully screened from view using a primary building material. It also states that roof penetrations should be painted to match the roof. Staff is concerned that the design, location, and details of the proposed enclosure would overwhelm the structure. Therefore, staff recommends exploring ways to minimize those impacts such as incorporating solid panels to reduce the scale of the louvered openings, moving the enclosure further from the edge (preferably to the center), using a color that is more consistent with the roof or building, and incorporating design elements complementary to the building (potentially similar to a dormer). It should be noted that a chimney was located on the original structure in the area where the equipment is now proposed. Staff has no concerns with the elimination of that chimney.

Front Entry Canopy and Exposed Rafter Tails



The previous design included a continuous board across the top of the front elevation, including where the entry canopy is being added. Staff recommends incorporating that detail into the current design. In addition, staff recommends increasing the top (horizontal) portion of the supporting brackets for a more traditional appearance. During demolition, it was revealed that the original rafter tails were notched. Staff recommends utilizing that detail, at least on the front elevation. It should be noted that K-style gutters are proposed as originally approved. Staff suggests that half-round gutters be considered instead as they would allow for better visibility of the rafter tails.

5. Plan Review

(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 *Historic Design Guidelines*;	**Criterion Met with Conditions:** Most of the proposed new construction is consistent with the *Historic Design Guidelines*, although various details need to be finalized in coordination with staff. Refinements to the building-mounted mechanical equipment are needed to meet the guidelines.
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 results in the eating and drinking use exceeding the 3,500-square-foot limit, but this 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.
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 provides ADA access and connects 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 Conditions:** The proposed reconstruction of the Red Cabin would replicate the character of the existing structure. Some of the details need to be finalized in coordination with staff. Refinements to the building-mounted mechanical equipment need to be made to meet the guidelines.
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	**Criterion Met:** The project is designed to integrate with the natural environment to the east and complement the development of Riverside Crossing

enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development;	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 with Conditions:** The project is consistent with the applicable standards, guidelines and previous approvals. Several details will need to be finalized in coordination with staff. Refinements to the building-mounted mechanical equipment are needed to meet the guidelines.
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 Amended Final Development Plan with the following conditions:

1) That construction details for the canopy above the smoker be finalized to the satisfaction of staff prior to Building Permit issuance.
2) That verification of the availability of simulated divided lights with spacers for the exterior doors and hydraulic windows be provided to staff prior to Building Permit issuance.
3) That design details be finalized in coordination with staff prior to Building Permit issuance, including, but not limited to siding and trim widths, details, and profiles; gable vent proportions and details; gutter profiles; front canopy details, including the brackets and frieze board; rafter tail profile; covered patio end details; and pavilion frieze board details.
4) That the foundation stone veneer be used on both the north and south sides of the building and detailed so as to convey the same wall width as the original, especially around the window and door openings, and that salvaged stones be used if feasible, with details to be finalized in coordination with staff prior to Building Permit issuance.
5) That as much of the salvaged chimney stone as feasible be used on the new chimney, and that the stacking pattern and flue design match that of the original with details to be finalized in coordination with staff prior to Building Permit issuance.
6) That the landscape details be finalized in coordination with staff.
7) That relocation of the exhaust vent to the roof be explored and, if not feasible, that nuisance mitigation measures be provided and a more compatible color finish be utilized to the satisfaction of staff prior to Building Permit issuance.
8) That the rooftop equipment enclosure be moved further away from the edge if feasible and that its design be modified to better complement the rhythm, scale and colors of the building to the satisfaction of staff prior to Building Permit issuance.