Parcel 273-005565 **Address** 62 N Riverview St **OHI** FRA-8839-1

Year Built:	1900	**Map No:**	116	**Photo No:**	1696-1700 (7/9/16)
Theme:	Domestic	**Historic Use:**	Single family house	**Present Use:**	Single family house
Style:	Vernacular	**Foundation:**	Stone	**Wall Type:**	Frame
Roof Type:	Side gable/asphalt shingle	**Exterior Wall:**	Clapboard	**Symmetry:**	No
Stories:	1	**Front Bays:**	3	**Side Bays:**	1
Porch:	Concrete stoop	**Chimney:**	1, Exterior, near center of west elevation	**Windows:**	Multi-light casements/fixed

Description: The one-story house has a rectilinear footprint, resting on a stone foundation. The side-gable roof is sheathed in asphalt shingles and pierced by a broad stone chimney stack on the facade. South of the chimney is the front door, and north is a large arched multi-light fixed window. Remaining windows are casements. The exterior is clad in clapboard.

Setting: The building is located on the east side of Riverview Street, on a tall ridge overlooking the Scioto River. The house is in one of the old residential core neighborhoods of Dublin.

Condition: Good

Integrity:	Location:	Y	Design:	Y	Setting:	Y	Materials:	N
	Workmanship:	N	Feeling:	Y	Association:	Y		

Integrity Notes: The building has good integrity, diminished some by replacement fenestration.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district and is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District:	Yes – Local Historic Dublin district	**Contributing Status:**	Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	**Property Name:**	N/A



62 N Riverview St, looking southeast



62 N Riverview St, looking northeast

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496

OHIO HISTORICAL SOCIETY
SINCE 1885

FRA-8839-1 / FRANKLIN / 62 N. RIVERVIEW

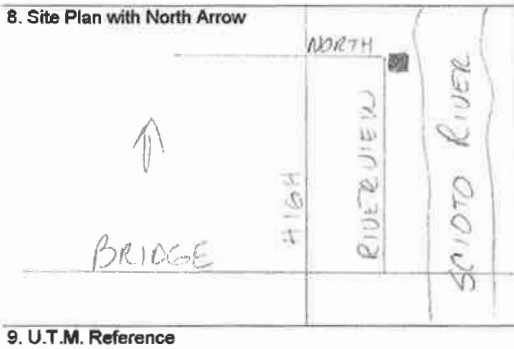
1.No.	2.County	4.Present Name(s)
FRA-8839-1	FRANKLIN	☐ CODED ☐ CODED
3.Location of Negatives: CITY OF DUBLIN		5.Historic or Other Name(s)
Roll No. 2	Picture No.(s) 26	

6.Specific Address or Location: 62 N RIVERVIEW

6a. Lot, Section or VMD Number:

7.City or Village: DUBLIN — If Rural, Township & Vicinity:

8. Site Plan with North Arrow



9. U.T.M. Reference

Quadrangle Name: NW Columbus

17 (Zone) 319950 (Easting) 4440990 (Northing)

10. ☐ Site ☒ Building ☐ Structure ☐ Object

11. On National Register? No

12. N.R. Potential?

13. Part of Estab. Hist. Dist? Yes

14. District Potential?

15. Name of Established District (N.R. or Local): DUBLIN H.D. (local)

16. Thematic Association(s):

17. Date(s) or Period: C. 1910

17b. Alteration Date(s):

18. Style or Design: vernacular ☐ High Style ☐ Elements

18a. Style of Addition or Elements(s):

19. Architect or Engineer:

19a. Design Sources:

20. Contractor or Builder:

21. Building Type or Plan:

22. Original Use, if apparent: RESIDENCE

23. Present Use: RESIDENCE

24. Ownership: ☐ Public ☒ Private

25. Owner's Name & Address, if known:

26. Property Acreage:

27. Other Surveys in Which Included:

28. No. of Stories: 2

29. Basement? ☒ Yes ☐ No

30. Foundation Material: COURSED RUBBLE

31. Wall Construction: FRAME

32. Roof Type & Material: GABLE/ASPH. SHINGLE

33. No. of Bays: Front 2 Side 2

34. Exterior Wall Material(s): NARROW BEVLD SIDING

35. Plan Shape: RECT.

36. Changes: ☐ Addition ☒ Altered ☐ Moved (Explain In #42)

37. Window Types: ☐ 6 over 6 ☐ 4 over 4 ☐ 2 over 2 ☒ Other

38. Building Dimensions: 30 X 40

39. Endangered? No — By What?

40. Chimney Placement: EXTERIOR/FRONT WALL

41. Distance from and Frontage on Road: 20/40

42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary)

This building is construced on the hillside so that it appears to be a single story from the street but actually has several levels. It features a rubble stone foundation, multiple window shapes and sizes, and a two-story enclosed porch that is supported on posts at the rear.



PHOTO

43. History and Significance (Continue on reverse if necessary)

This house may date from the late 19th century with an expansion and modification in the early 20th century. It forms the end of N. Riverview.

44. Description of Environment and Outbuildings (See #52)

Located very close to the road with a backyard that slopes steeply to the bank of the Scioto River.

45. Sources of Information: observation

46. Prepared by: NANCY RECCHIE

47. Organization: BDR&C

48. Date Recorded in Field: 3/03

49. Revised by

50. Date Revised

50b. Reviewed by

Docusign Envelope ID: DDC5FA84-1542-82B7-8257-9505CBEE338F

RECORD OF ACTION

Architectural Review Board

Wednesday, September 23, 2026 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

1. **Riverview Village – 62 N. Riverview Street**
   26-057ARB-DEMO **Demolition**

Proposal:	Request for review and approval of the demolition of a Landmark structure. The .523-acre site is zoned HD-C, Historic District - Historic Core and is located on the east side of N. Riverview Street, south of North Street.
Location:	62 N. Riverview Street
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/26-057

MOTION: Dr. Stechschulte moved, Ms. Suleiman seconded approval of the Demolition-Landmark with the following 5 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.

VOTE: 4-0

RESULT: The Demolition-Landmark was approved.

Docusign Envelope ID: DDC5FA84-1542-82B7-8257-9505CBEE338F

RECORDED VOTES:

Lisa Patt-McDaniel	Absent
Sean Cotter	Yes
Stasia Suleiman	Yes
Mark. Stechschulte	Yes
Terry Seidel	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

Docusign Envelope ID: DDC5FA84-1542-82B7-8257-9505CBEE338F

RECORD OF ACTION

Architectural Review Board

Wednesday, September 23, 2026 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

2. Riverview Village – 62 N. Riverview Street
26-058ARB-AFDP **Amended Final Development Plan**

Proposal:	Request for review and approval of an Amended Final Development Plan for a mixed-use development to allow the reconstruction of one of the structures. The combined +/-0.86-acre overall site is zoned HD-C, Historic District - Historic Core and is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.
Location:	62 N. Riverview Street
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/26-058

MOTION: Ms. Suleiman moved, Mr. Cotter seconded to postpone Case #26-058ARB-AFDP to the October 21 ARB meeting.

VOTE: 4-0

RESULT: Action on the case was postponed.

RECORDED VOTES:

Lisa Patt-McDaniel	Absent
Sean Cotter	Yes
Stasia Suleiman	Yes
Mark. Stechschulte	Yes
Terry Seidel	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

Case #26-057ARB-DEMO
Riverview Village - 62 N. Riverview Street
Demolition - Landmark
Request for review and approval of the demolition of a Landmark structure. The .523-acre site is zoned HD-HC, Historic District - Historic Core and is located on the east side of N. Riverview Street, south of North Street.

Case #26-058ARB-AFDP
Riverview Village - 62 N. Riverview Street
Amended Final Development Plan
Request for review and approval of an Amended Final Development Plan for a previously-approved mixed-use development to allow the reconstruction of one of the structures. The combined +/- 0.86-acre overall site is zoned HD-HC, Historic District - Historic Core and is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Staff Presentation

Mr. Bitar delivered a comprehensive staff presentation covering the project history, existing conditions, proposed demolition, and the anticipated reconstruction approach. He provided background on the Riverview Village project, noting that the City of Dublin had acquired parcels on the west side of North Riverview Street beginning in 2021 with the intent of protecting the character and scale of the Historic District, preventing larger-scale developments such as hotels, and ultimately developing a riverfront park. The subject property, 62 North Riverview Street, commonly referred to as the Red House or Red Cabin, is located on the east side of North Riverview Street. From the outset of the project, the intent for this structure was to serve as a restaurant, bakery, or similar assembly use open to the public, rather than to remain a single-family residence. Mr. Bitar summarized the multi-year approval history, which included informal ARB review in 2023, Concept Plan approval, demolition of accessory structures, a Final Development Plan approved in late 2024, and subsequent approvals of public improvements by City Council in early 2025. Those public improvements, which are currently under construction include the realignment and repaving of North Riverview Street and Blacksmith Lane, brick sidewalks and crosswalks, connectivity to the West Plaza and Dublin Link Bridge, catenary and historic street lighting, street trees, landscaping, and additional on-street parking.
Mr. Bitar explained the circumstances that gave rise to the current application. During interior demolition in preparation for renovation, the applicant discovered that the structural condition of the building was significantly worse than previously understood. The stone walls of the structure, while appearing sound from the exterior, are integrated directly into the bedrock and show no evidence of being anchored to the ground. The structural engineer and the Chief Building Official both concluded that while the building might potentially be preserved at great cost as a single-family residence, the anticipated change of use to an assembly occupancy would create an unacceptable risk of the structure sliding off the bedrock. Upper-floor framing was also found to be heavily deteriorated, with rotted and sagging structural beams, and vegetation growing through the interior. Mr. Bitar showed a video taken during a storm event in August to illustrate the severity of the water infiltration.
Mr. Bitar confirmed that the applicant has been documenting the existing structure through detailed measurements and photographs, which is standard practice when demolishing a historic structure. A historic study of the building completed the prior year was included in the Board's packet and provided useful historic context, including an aerial photograph from 1929 showing the

building's general massing, photographs from what is believed to be the 1930s showing an original full front porch, and documentation of various alterations over the decades including the addition of stone cladding over original brick, the removal of a garage, and the installation of an arched window salvaged from a structure atop the historic ruins on the adjacent parcel.
With respect to the reconstruction, Mr. Bitar outlined several proposed modifications to the new structure compared to what was previously approved. The new building would be oriented parallel to the sidewalk and positioned entirely within the property, eliminating an existing encroachment into the public right-of-way. The footprint would be made rectangular rather than the irregular shape of the existing building. The excavation would be deepened to accommodate mechanical equipment and storage appropriate for a restaurant, and ceiling heights would be increased accordingly. The total gross square footage would increase from the previously approved 4,600 square feet to approximately 5,800 square feet, with all of the added area occurring within the expanded basement level rather than in the above-grade footprint. Mr. Bitar noted that the zoning code sets a 3,500 square-foot limit on restaurants in the Historic Core District unless the Board accepts a larger size, as it had done when approving 4,600 square feet the prior year.
Mr. Bitar stated that staff is recommending approval of the demolition, finding that the applicable criteria, primarily those related to structural maintenance, dangerous conditions, and the certification by the Chief Building Official, are met. Staff further recommend that action on the Amended Final Development Plan be postponed to the October meeting to allow additional time to finalize reconstruction details, including modifications to the mechanical equipment, pavilion addition, roof pitch, and window placement.
Staff recommended five conditions of approval for the demolition:

- That foundation wall stones that can be salvaged be reused as veneer on the exterior of the new foundation walls.
- That stone on the front chimney, if salvageable, be reused in the new replica chimney.
- That the arched window on the front facade be salvaged and reused as part of the interior decor or elsewhere within the overall development site.
- That any windows, doors, or interior wood siding in reasonably good condition be salvaged and reused as interior decor or offered to charitable organizations or architectural salvage companies.
- 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.

Board Questions
Dr. Stechschulte asked whether the proposed increase in building height would have a perceptible effect on the massing of the building as viewed from the street. Mr. Bitar responded that because the existing structure sits below street grade, the height increase would largely compensate for that grade differential and would not be perceptible from the public right-of-way.

Mr. Cotter raised a question regarding whether the rear elevation would exceed the maximum allowable height given the slope of the site, and whether a formal waiver would be required. Mr. Bitar noted that this issue had been addressed in the prior approval without designating it as a waiver, on the basis that the rear elevation height is a direct function of the grade change, and he did not anticipate that approach would change with the reconstruction.

Mr. Seidel asked whether there was a specific reason staff had not required the arched window to be reinstalled in its current location on the front facade, rather than simply recommending it be reused elsewhere on site. Mr. Bitar explained that from an architectural standpoint, the window

had always seemed incongruous with the character of the house, and that the prior approval had contemplated replacing it with a more traditional window. He added that reinstalling it as a functional exterior window would likely trigger requirements for a second pane and weather resistance, and that the process of removing and reglazing the window could activate environmental concerns related to lead content. Mr. Bitar indicated that staff would not necessarily oppose reinstallation given what had been learned about the window's historic provenance on the site, but deferred to the applicant on the matter.
Mr. Seidel also asked whether it would be practical to reset the chimney stones in place rather than simply salvaging them for reuse. Mr. Bitar acknowledged that the feasibility of salvage would not be fully known until demolition commenced, as the stone appears to have been applied over brick and it is unclear how thick the individual pieces are. He emphasized that while staff regarded the salvage conditions seriously, they were realistic that some materials might prove unsalvageable during the demolition process, and that the Board would be informed of any such findings when the applicant returned the following month.

Mr. Cotter asked for clarification on the relationship between the demolition criteria in the zoning code and the Chief Building Official's certification of unsafe conditions, noting that the code provides that nothing in Chapter 153 shall be construed to prevent demolition of a dangerous structure. Mr. Bitar affirmed that the dangerous condition certification was the most critical basis for the demolition recommendation, while noting that the economic hardship criteria were also applicable and interrelated, as the cost of making the structure safe for assembly use would be extraordinary.
Mr. Cotter also raised the code provision stating that demolitions should generally not be approved until a reconstruction plan is in place. Mr. Bitar responded that while the pending Amended Final Development Plan had not yet been finalized, the Board had previously approved a plan that showed the building remaining in place and being renovated. The intent to reconstruct the building in a manner substantially replicating the existing structure was clear, and the postponement of action on the AFDP to October would provide the Board an opportunity to verify those details before final approval. The Board members indicated general agreement with this approach.

Ms. Suleiman raised the issue of parking and site access, noting the unusual constraints of the site given its proximity to a steep slope. Mr. Bitar confirmed that a comprehensive parking plan meeting all applicable code requirements had been presented and reviewed at the Preliminary Development Plan stage, including ADA accessibility, loading, and on-street parking considerations.

Applicant Presentation
Matt Davis, COhatch, 25 North Street, Dublin, addressed the Board. He expressed regret that the historic restoration of 62 North Riverview Street could not proceed as originally planned and emphasized that the firm had undertaken extensive efforts spanning multiple years, permitting costs, and significant preparation work before discovering the structural issues. He noted that COhatch had completed 35 buildings, 33 of which were historic restorations, and that the firm viewed preservation as central to its mission.
Mr. Davis stated that the proposed reconstruction would actually yield some improvements over the previously approved plan, including a more efficient rectangular floor plan, greater ceiling height, a fully functional kitchen, and better management of stormwater. He described the intended restaurant concept — working under the name of a campfire restaurant — as one that is intended to look as old and authentic as possible, and affirmed that the firm's interest in reusing original materials was genuine and aligned with its design aesthetic.

With respect to the salvage conditions, Mr. Davis expressed broad agreement with the intent but requested that the language be modified to reflect a best-effort standard rather than an absolute obligation, noting that it would not be known whether the stones were salvageable until demolition was underway, and that the cost and complexity of the process were significant. He indicated a preference for language such as best effort rather than language that reads as a finite commitment. He also requested flexibility regarding the arched window, noting that incorporating a single-pane leaded glass window into the design of a high-end restaurant interior presented practical and aesthetic challenges, though he acknowledged it could potentially be used in the ruins or in one of the other buildings on the development site.
Mr. Davis noted that if demolition were approved, crews would be on site the following day to begin carefully removing stones so that the salvageability of the materials could be assessed.

Board Questions/Discussion

The Board discussed the wording of each proposed condition.

With respect to the foundation wall stones and chimney stones, members agreed that the conditions should reflect a good-faith or best-effort standard, recognizing that the condition of the materials would only become known during demolition. Ms. Suleiman suggested that language referencing stones in good condition or usable condition would provide helpful clarity and reduce ambiguity. Mr. Cotter suggested phrasing along the lines of salvaged and reused where possible, and members indicated general agreement.

Regarding the arched window, Dr. Stechschulte observed that the window was not original to the structure but had been salvaged and installed by a former owner, and that it had always appeared architecturally incongruous with the character of the house. He expressed a preference for seeing it incorporated somewhere within the development site, whether in the interior of the new building or elsewhere, as a nod to the history of the site. Mr. Seidel noted that the window was part of the previously approved renovation scheme and asked whether it had been included in the original approval design; Mr. Davis confirmed that it had not been. Members were generally comfortable with the condition as written, which allows for reuse as interior decor or elsewhere on the development site. Mr. Davis expressed comfort with that flexibility as well.

With respect to the windows, doors, and interior wood siding, members expressed support for the condition as drafted, noting that offering salvageable materials to charitable organizations or architectural salvage companies was a reasonable and constructive approach.

Regarding the carved stone steps at the lowest level of the structure, Mr. Cotter acknowledged that preserving them in place might prove impractical given the planned excavation, and suggested that a good-faith effort standard was appropriate. Mr. Bitar noted that the proposed rotation and repositioning of the building footprint would push those steps into what would become the mechanical room area, making in-situ preservation unlikely but potentially worth exploring.

Members also discussed and expressed no significant concern regarding the proposed increase in gross square footage from 4,600 to 5,800 square feet, given that all of the additional area is contained within the expanded basement level and would have no impact on above-grade massing, occupancy calculations, or parking requirements.

Tim Lai, Tim Lai ArchitecT, 400 W Rich St #233, Columbus, briefly addressed the Board. He confirmed that the new foundation would be constructed of poured concrete for structural soundness, with the salvaged or replacement stone applied as a veneer on the exterior. He noted that while the original stone was likely quarried locally, sourcing material of comparable color, texture, and character from current suppliers was feasible, and he expressed confidence in achieving a result consistent with the historic appearance.

Public Comment

No public comments were received.

Dr. Stechschulte moved, Ms. Suleiman seconded approval of the the Demolition-Landmark 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.

Vote: Dr. Stechschulte, yes; Ms. Suleiman, yes; Mr. Cotter, yes; Mr. Seidel, yes.
[Motion carried 4-0]

Ms. Suleiman moved, Mr. Cotter seconded to postpone Case #26-058ARB-AFDP to the October 21 Architectural Review Board meeting.

Vote: Dr. Stechschulte, yes; Mr. Seidel, yes; Ms. Suleiman, yes; Mr. Cotter, yes.
[Motion carried 4-0]

COMMUNICATIONS

Ms. Holt invited the Board's feedback regarding the site tour held on September 16th. Members expressed appreciation for the tour, noting that it provided valuable context and diverse perspectives on the progress of the Riverview Village project. Ms. Suleiman remarked that it had been particularly beneficial to conduct the tour immediately prior to the current case. Mr. Cotter agreed that walking the site as a group was a worthwhile use of time.

Dr. Stechschulte congratulated Mr. Bitar on receiving the Strongest Link Award from the City, which is presented to a city employee who demonstrates an above-and-beyond commitment to their work. Ms. Holt confirmed the name of the award and affirmed that Mr. Bitar's dedication to the Riverview Village project was exemplary. Mr. Cotter echoed the congratulations.

Docusign Envelope ID: 6823D5AF-253F-8AD3-828B-FF72F7BCAB7B

RECORD OF ACTION

Architectural Review Board

Wednesday, September 24, 2025 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

4. COhatch – Riverview Village
25-045AFDP **Amended Final Development Plan**

Proposal:	Request for review and approval of an Amended Final Development Plan for a mixed-use development. The combined 0.85-acre site is zoned HD-C, Historic District – Historic Core.
Location:	Both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/25-045

MOTION 1: Ms. Cooper moved, Dr. Stechschulte seconded approval of a Waiver from Section 153.174 (J)(1) to allow 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 where wood or fiber cement materials are required.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

Docusign Envelope ID: 6823D5AF-253F-8AD3-828B-FF72F7BCAB7B

MOTION 2: Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of a Waiver from Section 153.174 (J)(1) to allow PVC skirt boards and porch staircase frames at 37, 45, and 53 N. Riverview Street where wood or fiber cement materials are required.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

MOTION 3: Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a Waiver from Section 153.174 (J)(1) to allow PVC porch columns at 53 N. Riverview Street where wood or fiber cement materials are required.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

MOTION 4: Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver from Section 153.174 (J)(1) to allow thin brick for the chimney at 45 N. Riverview Street where full depth brick or brick veneer is required.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

Docusign Envelope ID: 6823D5AF-253F-8AD3-828B-FF72F7BCAB7B

MOTION 5: Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Amended Final Development Plan with the following conditions:

1. An alternate door product is to be presented to the satisfaction of City staff prior to building permits if the proposed fiberglass doors do not have 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.

VOTE: 5-0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

Dr. Stechschulte asked what typically trips up applicants in the reconstruction process. Mr. Bitar responded that while there are unique circumstances in each application, staff works closely with applicants to avoid any "tripping hazards."

There were no public comments.

> Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Demolition – Background.
>
> Vote: Mr. Cotter, yes; Ms. Damaser, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes.
> [Motion carried 5-0]

Case #25-045AFDP COhatch - Riverview Village, Amended Final Development Plan
Request for review and approval of an Amended Final Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-C, Historic District - Historic Core and is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Staff Presentation
Mr. Bitar presented this extensive Amended Final Development Plan for the COhatch Riverview Village mixed-use development. The combined 0.86-acre site is zoned Historic District Historic Core and is located on both sides of North Riverview Street, south of North Street and north of Wing Hill Lane.

Mr. Bitar provided comprehensive background on this public-private cooperative development, explaining that the City initiated the project to ensure this neglected area of Historic Dublin would be revitalized in a manner compatible with the District's character. The City had acquired 8 parcels on the south side of South River Street after receiving inquiries about large-scale developments that would have been out of scale and included demolition of historic structures.
The development history included:

- Two responses to the City's RFP, with COhatch being selected by City Council
- An informal application to ARB that was viewed favorably
- Three southern parcels being sold through auction and now in various stages of renovation
- A development agreement approved by City Council in September 2023
- Concept Plan approval in early 2024
- Final Development Plan approval in November 2024

The project includes:

- Renovating three existing buildings on the west side of North Riverview Street
- Restoring the red house on the east side and converting it to a restaurant
- Building a new structure on the east side of the street atop the slope
- Historic ruins to be preserved underneath the new building

Three areas were deferred at the Final Development Plan stage:

- The area between the two buildings (riverbank descent)
- The space in front of the red house
- Lighting details

Public Improvements

City Council selected a concept with asphalt streets and brick crosswalks after concerns about brick streets' maintenance and pedestrian/bike friendliness. The narrow streets will feature granite curbs with brick sidewalks designed to allow vehicles to pull aside when meeting oncoming traffic. Granite cobbles will be placed between the curb and brick sidewalk for durability.
Additional public improvements include:

- A path connecting to the West Plaza at the Dublin Link Bridge
- An entrance to the future park
- Sidewalks on North Street up to High Street
- Street trees, landscaping, and lighting
- Catenary lights on narrow Blacksmith Lane
- Additional ADA parking further down the hill
- Burial of overhead utility lines

Riverbank Descent Design
The applicant presented a design drawing inspiration from historic site features. Mr. Bitar described the terraced design with stone walls, concrete steps transitioning to limestone steps, and LED tape lighting under stone caps. The design incorporates reuse of existing stone walls and materials excavated during construction.

Building Modifications
37 North Riverview Street:

- Roof pitch change (shallower than previously shown)
- Case style gutters changed to half-round historic gutters
- Porch floors changed from wood to TimberTech
- Steps and skirt boards to use PVC for moisture resistance
- Pergola to be stained to complement building colors

45 North Riverview Street:

- Chimney reconstruction using thin brick veneer due to interior space constraints
- Roof color changed to homestead brown
- PVC skirt boards and staircase frames

53 North Riverview Street:

- PVC tapered columns for the craftsman-style porch
- Roof color changed to brown to complement the color scheme
- Metal fence replacing previously shown picket fence
- New shed matching the style and color scheme

Red House:

- New canopy above front door with rounded wood brackets
- Exposed rafters in front (based on historic photos)
- Pavilion addition expanded slightly north
- Permanent screens with high transparency for the porch
- Corner windows at restroom location to include window treatments

New Building:

- Steel shingle roof replacing aluminum shingle
- Concrete form liner for foundation areas instead of mimicking stone
- Reduction in chimneys from 4 to potentially 3

Public Comments

There were no public comments.

Board Discussion

The Board engaged in extensive discussion about:

- Material Waivers: Staff supported waivers for TimberTech decking, PVC materials, and thin brick based on the commercial use and moisture concerns. Chair Cotter clarified these were circumstantial approvals serving as test cases.
- Limestone Preservation: Dr. Stechschulte emphasized preserving limestone excavated during construction, given Dublin's quarry town history. Both staff and applicants confirmed plans to retain and reuse stone materials.
- Construction Disruption: Dr. Stechschulte raised concerns about business disruptions, particularly for Paris 75. Mr. Bitar acknowledged the complexity and assured extensive coordination efforts, with Mr. Ament from the City Manager's office coordinating meetings and communications.
- Timeline: Construction is expected to begin with the three smaller houses, followed by the red house and new building in spring 2026, with completion targeted for end of 2027.
- Chimneys: The Board expressed concern about reducing chimneys on the new building, as they help break up the massing. Staff recommended maintaining at least three chimneys.

Ms. Cooper moved, Dr. Stechschulte seconded approval of a waiver of Section 153.174 (J)(1) to allow 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 where wood or fiver cement materials are required.

Vote: Ms. Patt-McDaniel, yes; Mr. Cotter, yes; Ms. Damaser, yes; Ms. Cooper, yes; Dr. Stechschulte, yes.
[Motion carried 5-0]

Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of a waiver of Section 153.174 (J)(1) to allow PVC skirt boards and porch staircase frames at 37, 45, and 53 N. Riverview Street where wood or fiber cement materials are required.

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes.
[Motion carried 5-0]

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a waiver of Section 153.174 (J)(1) to allow PVC porch columns at 53 N. Riverview Street where wood or fiber cement materials are required.

Vote: Dr. Stechschulte, yes; Ms. Cooper, yes; Ms. Patt-McDaniel, yes;; Mr. Cotter, yes; Ms. Damaser, yes.

[Motion carried 5-0]

Ms. Cooper moved, Ms. Damaser seconded approval of a waiver of Section 153.174(J)(1) to allow thin brick for the chimney at 45 N. Riverview Street where full depth brick or brick veneer is required.

Vote: Ms. Damaser, yes; Mr. Cotter, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Dr. Stechschulte, yes.
[Motion carried 5-0]

Mr. Lai stated that he understands the conditions of approval and has no problem with them.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Amended Final Development Plan with the following 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.

Vote: Ms. Cooper, yes; Mr. Cotter, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Dr. Stechschulte, yes.
[Motion carried 5-0]

~~COMMUNICATIONS~~

~~Mr. Bitar announced that the October meeting would likely be canceled as no applications had been received by the deadline. The next meeting would be November 19th if no late applications arrived.~~

~~Mr. Bitar also mentioned the Heritage Ohio conference in Canton, October 14-16, encouraging board member attendance. Ms. Patt-McDaniel, who recently stepped off the Heritage Ohio Board, endorsed the conference, highlighting developer Steve Kuhn's contributions and the Legacy Reception at the renovated Onesto Hotel. Dr. Stechschulte expressed interest in attending the first two days.~~

~~Board members shared observations about recent improvements in the historic district, including the removal of a shed at the future Teriyaki Madness location and positive experiences at the new Apothecary Bourbon and Wine Bar.~~

~~ADJOURNMENT~~

below the project cost estimate. Robertson Construction's bid was actually $20,292 less than Ruscilli Construction's bid. After the evaluation of both bids, staff determined Ruscilli's bid to be the lowest and best. Mr. Earman explained that a critical factor in the evaluation of the bids was the proposed project schedule. Each bidder provided a schedule, which is key to the project to limit disruption of services. Ruscilli's schedule showed a timeline that was about six weeks shorter than the proposed schedule from Robertson Construction. Ruscilli has successfully completed previous projects for the City and demonstrated the necessary experience and capabilities to complete this project to a high standard. Therefore, despite the higher bid price, Ruscilli's proposal is deemed the lowest and best for the overall project requirements and priorities. Staff recommended approval.

There were no public comments.

Ms. De Rosa asked about the timeline of phase one and then subsequent phases. Mr. Earman stated that this phase uses funds that were available from the ARPA funding. There is also $6.5 million in the CIP for this project this year. Once this project starts and moves forward, staff will bring future phases before Council this year. The goal is to get those funds encumbered this year. Ms. De Rosa asked that staff communicate the details of these phases to the users of the Dublin Community Recreation Center, so they know what to expect. Mr. Earman responded affirmatively. Ms. De Rosa thanked everyone for the work bringing this forward.

Ms. Fox suggested sharing pictures with the public so they can see the work that will be done. She asked about the kitchen renovation. Mr. Earman stated that the kitchen renovation is not part of this phase, but staff will ensure that the renovation will match the needs of the community. He added that staff is also looking into potential sponsorships that could help move the projects along faster.

Vote on the Resolution: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

OTHER BUSINESS

- Historic Dublin NE Quad Street Network Update

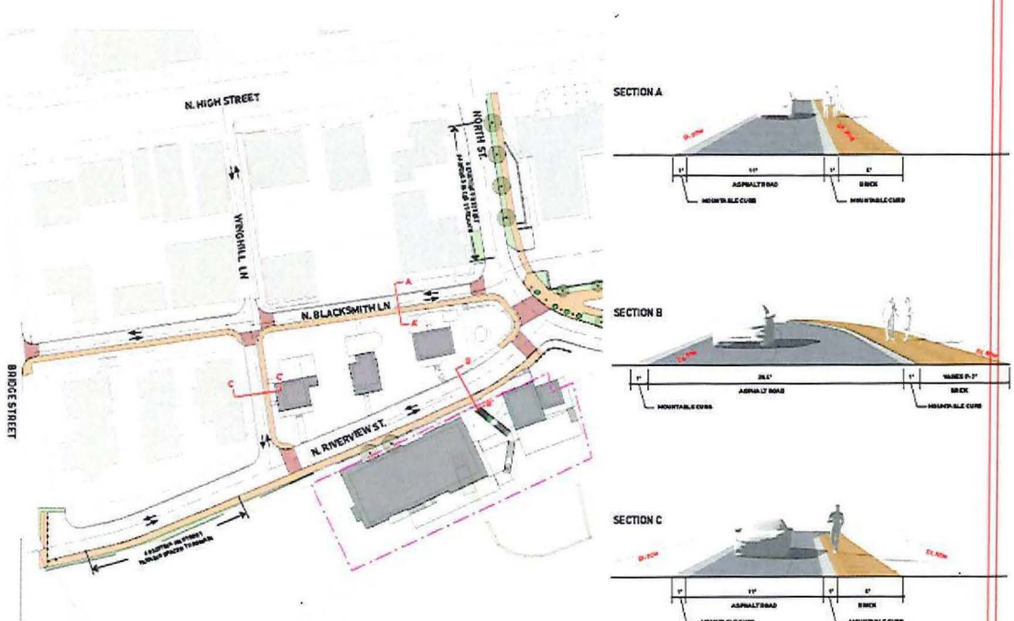
  Mr. Bitar provided a brief background of the Riverview Village project and the previous discussion regarding the streetscape and potential for on-street parking. It was intended to integrate some of the infrastructure needs that the City has in the surrounding development as well as the park improvement plan. The concept plan focused on the private component of the development. The concept plan was trying to accommodate some on-street parking on North Blacksmith Lane. As the study of the area continued to evolve, some of the parking proved to not be feasible due to the widths of the streets and the need to accommodate emergency vehicles. The focus shifted back to providing some on-street parking for ADA access, delivery and emergency vehicles on North Riverview Street, while maintaining some of the existing parking on surrounding streets. The presentation provided to the Architectural Review Board (ARB) highlighted occasional art shows, markets and other focused pedestrian activities. The final development plan was approved by the ARB in November. The streetscape shown was conceptual in nature. The streetscape came before City Council in November and included quite a bit of brick in the streets. The feedback from Council was the need to be more consistent with the standards that have been used in the Historic District and focus on integrating the elements similar to the Franklin Street Extension. Mr. Bitar introduced Mike Brehm, EMH&T and John Woods, MKSK who were present to provide an update on the streets and sidewalks.

  Mr. Brehm stated that when the options were presented in November, a baseline option that had asphalt streets and brick sidewalks and crosswalks was presented. He stated that he would be presenting an updated version of that baseline. He recapped the various improvements that were part of this project. He stated that

the plan is to manage vehicular traffic that must circulate in this area. North Street and lower North Riverview Street will both have asphalt pavement, brick sidewalk, brick crosswalk and the curbs will be straight granite consistent with what is in front of Building Z. Street parking today is allowed on the south side of North Street between High Street and Blacksmith Lane. This proposal preserves the ability to park there. Upper North Riverview Street is very similar to the baseline that was presented in November. It will also be 20 to 21 feet wide. The curbs are proposed to be mountable granite curbs consistent with the baseline option that was shown in November. The sidewalk is proposed to be brick. As part of this proposal, the ability to park on the east side of North Riverview Street, south of Wing Hill, would remain permitted. Between Wing Hill and North Street, there is a need to restrict parking to allow emergency medical services and fire trucks to circulate the block. This effort was coordinated with Washington Township Fire Department.

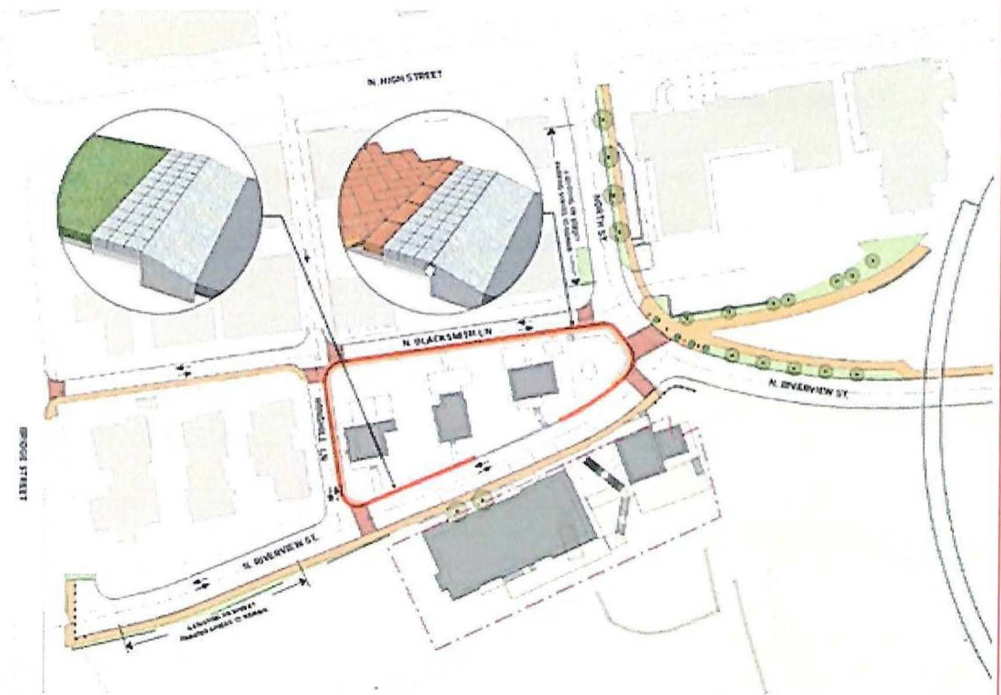
Mr. Brehm stated that in the 100 feet in front of the new build, two parking spaces could be added for the purposes of ADA parking. The remaining 100 feet could be designated as an active loading zone. Mr. Brehm stated that in November, a discussion was held regarding the challenge with the grades in this area and the desire to provide ADA accessible spaces. He explained that the two in front of the new building is really the best location for these spaces.

Mr. Brehm stated that the biggest change to the baseline is to the sections that are proposed for North Blacksmith Lane and Wing Hill Lane. Both streets currently have a width of about nine feet of asphalt. Blacksmith Lane has a mountable curb on the west side and an uncurbed condition on the east side. Wing Hill is uncurbed on both sides with grass. Two cars approaching each other would need to creep into the grass in order to pass. The same would apply to a pedestrian who is trying to use the roadway. Mr. Brehm stated that at the November presentation before Council, an option was presented that would create an 18-foot-wide shared street type on Blacksmith Lane and Wing Hill Lane. The 18 feet would be available for vehicular use, but ideas were presented regarding how to carve that space out for pedestrian use as well. Mr. Brehm stated that this proposal provides a little more room but will keep those pavers reserved for a predominantly sidewalk condition.



Mr. Brehm referred to Section C as noted in the above image. He stated that Section C would be the west side of Blacksmith Lane, and the south side of Wing Hill Lane would be mountable curb with turf behind it. The east side of Blacksmith Lane and north side of Wing Hill Lane would have mountable granite curb and a five foot brick walk.

Mr. Woods stated that this proposal differs from the November proposal as it takes a little more of an urban approach with less reliance on brick. More visual cues have been added to alert those coming into the area that it is a pedestrian area. Mr. Woods stated that an addition to this proposal is the use of a cobblestone band into the center block area around the three COhatch properties. The cobblestone band would encircle that block within the lawn on the backside of the mountable curb.



Mr. Woods stated that the cobblestone would stop at the historic stone wall. Incorporating the cobblestone adds a subtle, unique detail to this area of the village and adds a visual texture that you can feel in a car. It also gives a little more durability to that sidewalk cross section for emergency vehicles making turns around that block. He added that this is not an expansion of the sidewalk and does not add much to the cost. Mr. Woods reviewed the materials that are utilized in this proposal.

Lighting and furnishings have not been changed since the November presentation. The streets would have the standard historic district light poles (except for the catenary lighting that was proposed for Blacksmith Lane). Bollards will be added as proposed previously. Planting has gone unchanged from the previous presentation. Smaller ornamental trees are proposed to preserve views and provide pedestrian scale and then medium-sized shade trees are proposed at the intersection.

Mr. Brehm stated that the other update to the baseline proposal is the parking on the lower North Riverview Street. In November, two options were shown: one added as much parking as feasible to lower North Riverview Street which resulted in about 21 additional spaces and an option that was more scaled back and created only 12 additional spaces. The proposal with 12 spaces would leave the west side in front of Building Z alone and add the 12 spaces on the east side. In terms of ADA spaces, only one of these spaces by Code would need to be ADA accessible and would be a challenge for wheelchair users. Mr. Brehm added that if the desire was to add ADA parking, down the hill in front of Building Z is not the best place to do that. He recommended looking at upper North Riverview Street to potentially add additional handicap spaces. He stated that the presentation shows an option where there is no additional parking on lower North Riverview. That option would eliminate the sidewalk for now on the east side of the road. He added that if this were to be eliminated from the baseline, it could certainly be revisited as part of

the park master plan. He stated the cost to add the sidewalk and parking is about $570.000.
Mr. Bitar stated that staff is requesting acceptance of the streetscape improvements. Staff recommended the cobblestone strip to help with tactile texture and provide a unique element. He also requested Council feedback on the parking options.
Louis Slangen, 105 N. Riverview Street, 117, Dublin came forward to provide comments related to the on-street parking that is proposed. He stated that his concerns are that the spaces will essentially be a parking lot. People park as close as possible for free and will not go to the library garage. He stated it will be cluttered and jammed with cars constantly from the people who work for the businesses. He stated that today's conditions are already a problem with service vehicles double parking because there are no available spots. He doesn't feel it is realistic to believe that the additional places will help anything.

Matt Davis, 4620 Hickory Rock Drive, Powell came forward and stated that in September 2022 he submitted for the request for proposals (RFP) for this project. During that time, the proposal showed brick streets and an option to have parking on North Riverview Street. The proposal also showed the importance of connecting the Dublin Link bridge to the project. This proposal was in the public realm. He stated in August of 2023, they committed to moving their national headquarters to Riverview Village. At that time, the proposal still showed parking on North Riverview. He shared the experience of going through the development process with a preliminary development plan, a final development plan, etc. He stated that this project has been talked about in the public realm over and over. He complimented the staff on the detailed studies, reviews and flexibility that was exhibited. He stated that he offered to pay for the public use plaza out of his own funds. He agrees that people will park as close as possible for cheap. He discussed the convenience of people getting to the restaurant on the river even in bad weather. Between 12 and 48 people rotating in and out every two hours will make or break a restaurant. This is why parking is so important. He stated that going with 12 parking places rather than 21 is a good compromise. He asked that Council move forward with what has been discussed.

Ms. Weisenauer stated that five comments were received via the website for this topic. The comments were provided to Council in their entirety prior to the meeting. She stated that the comments expressed were all from North Riverview Street residents expressing their concerns about the 12 parking places along the east side of North Riverview Street.

Vice Mayor Alutto asked if, without including parking on upper North Riverview, there are only two ADA spaces proposed at this time. Mr. Bitar responded affirmatively. Mr. Brehm added that there is a parking plan that has been put together that utilizes a lot of the parking that is already in the Historic District. The parking plan calls for about 50% of the calculated parking to occur in the library garage. The other 50% would occur in the High Street garage, which has ADA accessible spots. In terms of new parking spaces being added, only two of them are ADA accessible.

Vice Mayor Alutto stated that, from an ADA perspective, it is not just wheelchair users, but people who have other mobility issues traversing from High Street down to Riverview Street because it is such a significant grade change. She expressed concern regarding the lack of ADA spaces in the lower area. She stated that there really is no way for people with mobility issues to get to the park area.
In response to her question regarding the parking spots that exist in front of 105 N. Riverview, Mr. Brehm stated that those are all publicly owned spaces.
Vice Mayor Alutto stated that she is in favor of timed parking, but she is not in favor of making residential-only parking in publicly owned spots.

Ms. Kramb stated that regarding everything except parking, she likes the street improvements that are proposed. She is supportive of using cobblestone as proposed as a durability measure. She is supportive of using materials that will hold up and be durable. She is supportive of the asphalt roadways and the brick sidewalks. She stated that she likes the loading area and the two ADA spots. She asked about the south side of North Street between High Street and Blacksmith Lane and the space available there to park about six cars. She added that she would like to make that more official and actually stripe in parking spots rather than it being a "free-for-all." If parking there is allowed, then it should be made official and the spaces marked. She suggested that a couple of the spots on the east side of North Riverview Street, south of Wing Hill Lane could be ADA spaces as well. She expressed that she does not feel two ADA spaces are enough. Parking on the north end of North Riverview Street on the east side seems to be more related to the park itself. She stated her concern that the City is spending so much money developing the park, but that there is no place for people to park to visit the park. She would be supportive of those spaces being used more in support of the park and not associated with Riverview Village. She stated that these spaces are not necessarily closer to the restaurant than the library garage. She shared that she measured that it was 350 feet from the closest parking spot (the southernmost spot) to the restaurant. It was 450 feet to the closest spot in the library garage. She stated that if the parking spaces and sidewalk are not built now, then it will be harder to develop the park that the City is looking forward to activating. She is supportive of a time limit and suggested a two-hour time limit. She added that there is no sign right now that says people cannot park on the east side of North Riverview Street. She summarized by stating that she is supportive of formal spaces, striping them and making it time restrictive. She is also in favor of more ADA spaces.

Ms. Fox offered compliments on creating interest and opening up the plaza. She stated her concern is that if we really want this area to be pedestrian friendly, you have to see that there is something to come down here for. She likes the aesthetics of the brick. She likes the granite and the cobblestone additions. She stated that regarding the parking issue, she agrees that we do not want a parking lot effect. She asked if the business (COhatch) had vouchers that are offered to employees to park in the garages. Mr. Davis stated that people are going to use free parking and that they are creatures of habit. He stated vouchers are certainly something that could be investigated. He agreed with hearing the two-hour time limits suggested. Mr. Davis stated that it is not in his pro-forma to offer vouchers at this time. Ms. Fox stated that it is about balancing the ability to get to the park without becoming a burden. It needs to be practical for the community at large without becoming a burden to the people who live in the area. She agrees with restricting the parking to two hours. She appreciated the ADA parking spaces being in front of the headquarters. The six parking spaces in front of the residences need to be two hours as well. She was not in favor of the unlimited parking on North Street when it is the only pedestrian path down and the view shed. She added that she realizes at this point it would not be wise to remove parking spaces. If more parking is developed with the park, then the spaces on North Street could be removed.

Mr. Reiner expressed appreciation for the revisions to the designs that were responsive to Council's feedback. Mr. Reiner asked about the ornamental trees versus shade trees. Mr. Woods stated that the ornamental trees were there to help preserve views of the Dublin Link Bridge and not compete with that. Mr. Reiner asked where people working in the area would park. He added that it is fair to take the parking spaces from 21 to 12 for everyone. He stated that this will become an important park. He agreed that all the spaces should be limited to three hours. To answer Mr. Reiner's question regarding where the workforce in the area would

park, Mr. Bitar stated that the parking plan that was completed as part of the ARB approvals process included a study of the two garages in the vicinity and the need for ADA and drop-offs in the area. The intent is for the parking to be dispersed throughout the existing spaces except for the ADA spaces. The intent is also to limit vehicular traffic within the area and focus on pedestrian traffic.

Mr. Keeler stated that it sounds like Council is in agreement that the spaces should be timed. He also agreed that compromises have been made and the 12 spaces are needed. Regarding ADA parking, it seems like the grade or the slope of this area is not conducive to ADA parking, but the area right in front of the headquarters seems like the logical place. He suggested adding one or two more to the south at the dead end. He suggested making a spot or two a delivery zone with a 15-minute time limit. Mr. Keeler asked if one-way streets are used in Dublin. He suggested that the Wing Hill and Blacksmith lanes be considered to be one-way to limit traffic. Mr. Brehm stated that they did explore one-way streets. He stated that the one-way streets south of Bridge Street are not one-way because they are narrow but rather due to their proximity to the Bridge Street/High Street intersection. He added that the approach with these roadways was to try to elevate what is there more so than changing. He stated that the narrowness and the two-way for garages and driveways maintain circulation. It is not perfect, but is not a bad thing in terms of slowing people down. Mr. Keeler stated that he believes the cobblestone is a nice touch.

In response to Ms. De Rosa's question about Wing Hill Lane and making that one-way, Mr. Brehm stated that Wing Hill Lane is a one-way street. She agrees with that staying one-way. She agreed that parking is needed. She agreed with Ms. Kramb that people are going to park there for the park, but timing restrictions should help. She is supportive of the sidewalks because she agrees that sidewalks lead you places. She is supportive of the extra parking and the sidewalk at this park that the City has spent years building and funding. She was also supportive of the timing restrictions on parking spaces. She advocated for being consistent with elsewhere in the district as to whether it should be two or three-hour parking. She noted the challenge with ADA parking and is supportive of increasing ADA accessible parking spaces. Ms. De Rosa is supportive of the intersections and crosswalks. She expressed appreciation for the work on this proposal.

Vice Mayor Alutto stated her appreciation for the residents who came to speak to Council. She stated that it is important that residents feel they have a voice. She was appreciative that Mr. Davis was present as well. She stated that she likes the proposal and the streetscape improvements. She reiterated that two ADA spaces is low and she would like to see more added. She is supportive of the 12 spaces. She agrees that the sidewalk toward the park should be developed as part of this plan. She would like to make sure that it is accessible to all the public. She stated that she agrees with the timing restrictions on the parking. She agrees with Ms. Kramb that all parking should be marked and striped. She is not in favor of making any spaces for residents only.

Mayor Amorose Groomes thanked the consultants and staff for the presentation and hard work on this proposal. She agreed with Mr. Keeler that North Blacksmith Lane should be one-way to the north. It is an unsafe condition to try to exit Blacksmith Lane onto Bridge Street. She stated that it is important to ensure that the individuals can get to their homes from Riverview Street. There may be times when there is an event happening and North Riverview Street (between Wing Hill Lane and North Street) is closed and it is a pedestrian-only experience. She agreed that the 12 parking spaces are important. She shared her experience using an app in downtown Columbus for parking. She suggested that it might be time to implement something like that for the entirety of the Bridge Street District. She stated almost all of Bridge Park is loading zones. She added that it is time that on-

street parking in commercial districts is monitored for time limits. She suggested having a mechanism in place to make enforcement easy. She would be interested in seeing the trees that will be planted. She suggested having shade trees and not ornamental trees in pedestrian areas so it does not become an issue for pedestrians walking on the sidewalk. She suggested that the specifications should include a seven-foot clear trunk height at the time of installation.

Mayor Amorose Groomes summarized Council's consensus as follows:

- Support for the 12 parking spaces on the east side of North Riverview Street;
- Desire to see more ADA parking;
- All spaces on the east side and the west side of North Riverview Street are timed spaces;
- Support for the use of the cobblestone band;
- Support for the brick sidewalks and crosswalks; and
- Support for parking spaces on North Riverview Street in front of the new building.

Discussion was held regarding whether one-way streets would be entertained at this point. Mr. Bitar will follow-up on the possibility of one-way streets. Mr. Brehm shared one consideration regarding the one-way street northbound; there could be access complications for two of the homeowners who have garages that front Blacksmith Lane. The only access they would have to their home would be northbound from Bridge Street, which could be tricky at times. Mayor Amorose Groomes agreed it needs to be thought through, but it would be nice to know what options exist. Mr. Bitar stated that they will come back with one-way possibilities. Mayor Amorose Groomes asked for follow-up regarding the trees that will be planted as well. Council members were supportive of those follow-ups.

Ms. Kramb stated that the intersection at Blacksmith Lane and Bridge Street should be right-in and right-out only. Staff will consider that as a solution to the intersection concerns.

STAFF COMMENTS

Ms. O'Callaghan had no comments.

COUNCIL LIAISON REPORTS

- Ms. De Rosa reported that the Planning and Zoning Commission has several very big projects making their way to their meetings. She added that the vision of the Envision Dublin plan has been positively received. The projects out in the West Innovation District will be coming forward soon. In the Envision Dublin process, Council collectively spoke about the need and desire to have clarity on what mixes of use should look like. These projects coming forward will be the first examples of those concepts. As they move forward, it is important for Council to provide clarity and vision around what is meant by mixed use. She thanked the Planning and Zoning Commission for their continued work.
- Mr. Keeler reported that the SportsOhio Steering Committee will be meeting tomorrow (1/28) to interview the RFP respondents.
- Ms. Kramb stated that she asked ARB members what they think of the OnBoard software they are using now and it seems to be going well. She thought it was very helpful to view the ARB packet using OnBoard. There are some Code changes as a result of the Development Review Process that was conducted that will come before them. Council will review them as well. Regarding Washington Township, she announced that Chief O'Connell is retiring at the end of February. He has been the Fire Chief since 2014. He has worked for the Township for 36 years. Deputy Chief John Donahue will be stepping into the Chief role upon Chief O'Connell's departure. Chief O'Connell will be coming to Council in February to reintroduce Deputy Chief Donahue.

Ordinance No. 46-24 Passed _____, _____

REZONING APPROXIMATELY 0.913 ACRES ON BOTH SIDES OF N. RIVERVIEW STREET, SOUTH OF NORTH STREET AND NORTH OF WING HILL LANE FROM HD-HR, HISTORIC DISTRICT – HISTORIC RESIDENTIAL AND HD-HP, HISTORIC DISTRICT – HISTORIC PUBLIC TO HD-HC, HISTORIC DISTRICT – HISTORIC CORE (CASE 24-110Z)

WHEREAS, the City acquired several properties on N. Riverview Street in 2021 with the intent to facilitate improvements to and development of the site in a manner compatible with the scale and character of the Historic District, and

WHEREAS, City Council appointed an Advisory Committee to develop a Request for Proposals in 2022, and two proposals were received, and

WHEREAS, both the Advisory Committee and City Council agreed that the proposal from Community Space Development, LLC dba COhatch was the preferred approach, and

WHEREAS, the COhatch response anticipated rezoning the subject properties to Historic District – Historic Core, and the Advisory Committee and City Council supported this rezoning, and

WHEREAS, the City and COhatch entered into a Real Estate Transfer and Development Agreement in 2023 to facilitate the creation of Riverview Village, a walkable, one-of-a-kind coworking and entrepreneurship community where rezoning is critical to achieve the overall vision for the area, and

WHEREAS, the related Concept Plan has been approved by City Council and the Preliminary Development Plan has been approved by the Architectural Review Board, and each was predicated on the rezoning to Historic District – Historic Core, and

WHEREAS, the Architectural Review Board and Planning and Zoning Commission have recommended approval of the rezoning from Historic District – Historic Residential and Historic District – Historic Public to Historic District – Historic Core,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of its elected members concurring, that:

Section 1. The following described real estate, (see attached map, legal description and survey), situated in the City of Dublin, State of Ohio, is hereby rezoned HD-HC, Historic District – Historic Core and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Architectural Review Board and the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

Section 3. This Ordinance shall take effect upon the earliest date permitted by Law.

Passed this 9th day of December, 2024.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

~~CALL TO ORDER~~

~~Mayor Amorose Groomes called the Monday, December 9, 2024 Regular Council Meeting of Dublin City Council to order at 5:30 p.m.~~

~~ROLL CALL~~

~~Present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.~~

~~Staff members present were Ms. O'Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Mr. Stiffler, Mr. Earman, Ms. Willis, Ms. Rauch, Ms. Wawszkiewicz, Ms. Hoffman, Mr. Gable, Mr. Fleming, Mr. Gracia, Ms. Blake, Ms. Goliver and Mr. Ament.~~

~~Others present were Steven Reinsel, Everhart Financial Group; and Dr. Cherie Smith, Jeff Kasler, and Roland Tokarski, OhioHealth.~~

~~ADJOURNMENT TO EXECUTIVE SESSION~~

~~Mayor Amorose Groomes moved to adjourn to executive session for the following purposes:~~

- ~~Personnel Matters: Considering the Employment of a Public Employee.~~

~~Vice Mayor Alutto seconded.~~

~~Vote on the motion: Ms. De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes.~~

~~PLEDGE OF ALLEGIANCE~~

~~Mayor Amorose Groomes invited Ms. De Rosa to lead the Pledge of Allegiance.~~

~~CITIZEN COMMENTS~~

~~There were no comments.~~

~~CONSENT AGENDA~~

- ~~Minutes of the November 8, 2024 Council Fall Retreat~~
- ~~Minutes of the November 12, 2024 Council Work Session~~
- ~~Minutes of the November 18, 2024 Regular Council Meeting~~

~~There was no request to remove an item from the Consent Agenda.~~

~~Mayor Amorose Groomes moved to approve the Consent Agenda.~~
~~Vice Mayor Alutto seconded the motion.~~

~~Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes.~~

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 46-24
Rezoning of Approximately 0.913 acres on Both Sides of N. Riverview Street, South of North Street and North of Wing Hill Lane from HD-HR, Historic District - Historic Residential and HD-HP, Historic District - Historic Public to HD-HC, Historic District - Historic Core (Case 24-110Z)

Ms. Rauch stated that there have been no changes to this Ordinance from the first reading on November 4.

There were no public comments.

Vote on the Ordinance: Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Ms. Kramb, yes; Mayor Amorose Groomes, yes; Vice Mayor Alutto, yes.

~~**Ordinance 50-24 (Amended)**~~
~~**Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2024 (Q4)**~~
~~Mr. Stiffler stated that there were modifications made to Ordinance 50-24 as outlined in the memo provided to Council. Additionally, the memo provides information that was requested at the first reading. Staff recommended approval.~~

~~There were no public comments.~~

~~Ms. De Rosa asked about the $270,000 in Section 14 of the Ordinance and wanted to know specifically what activities are in the implementation strategy plan. Ms. Willis stated that the $270,000 is to support the planning initiative of the West Innovation District Strategic Framework Plan. This is the transportation component of that project that needs to be completed as part of the broader planning initiative. In response to Ms. De Rosa's question regarding whether this amount includes construction, Ms. Willis indicated that it did not. Ms. Willis added that this is the plan to create the actual mobility footprint.~~

~~Vote on the Ordinance: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.~~

~~**Ordinance 51-24**~~
~~**Establishing Appropriations Based on the 2025 Annual Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2025**~~
~~Mr. Stiffler stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.~~

~~There were no public comments.~~

~~Vote on the Ordinance: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.~~

~~Mayor Amorose Groomes announced that she would be abstaining from Ordinance 52-24. [Mayor Amorose Groomes departed the Council Chamber.]~~

~~**Ordinance 52-24**~~
~~**Authorizing the Provision of Certain Incentives to Everhart Financial Group, Inc. to Induce it to Purchase an Office Building for the Relocation of the Company's existing office and the expansion of that Office and its Associated Operations and Workforce within the City; and Authorizing the Execution of an Economic Development Agreement**~~
~~Mr. Fleming stated that there are no changes to this Ordinance from the first reading. He introduced Steven Reinsel, Everhart Advisors, who was present at the meeting. Mr. Reinsel thanked Council for the support. He provided a brief summary of Everhart's history in the City of Dublin and expressed excitement over being able to expand in the community. Staff recommended approval.~~

~~There were no public comments.~~

~~Vote on the Ordinance: Ms. Fox, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes; Mr. Keeler, yes.~~

~~[Mayor Amorose Groomes rejoined the meeting].~~

Docusign Envelope ID: 9D94335B-B6D7-4764-B065-63F1751D6F6A

RECORD OF ACTION

Architectural Review Board

Wednesday, November 20, 2024 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

3. COhatch – Riverview Village
24-133FDP **Final Development Plan**

Proposal:	A 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:	Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines.*
Applicants:	Matt Davis, COhatch Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-133

MOTION 1: Ms. Damaser moved, Ms. Cooper seconded approval of the following Waiver:
Waiver to Code Sections 153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.
To Permit: The use of fiberglass doors, if true simulated divided lights are available, at 37, 45, 53, and 62 N. Riverview Street.

VOTE: 5-0

RESULT: The Waiver with approved with condition.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

Docusign Envelope ID: 9D94335B-B6D7-4764-B065-63F1751D6F6A

MOTION 2: Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the following Waiver:
Waiver to Code Table 153.173A: Minimum rear yard setback in the Historic Core District is 5 feet.
To Permit: A 4-foot rear yard setback for the shed at 53 N. Riverview Street.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 3: Ms. Patt-McDaniel moved, Ms. Damaser seconded approval of the Final Development Plan with 14 conditions:

1) The approval is subject to City Council's adoption of an ordinance to rezone the project site to Historic Core.
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).
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.
4) Final design details for the structure and additions at 62 N. Riverview Street are to be presented at AFDP.
5) The extent of reconstruction of the historic stone wall on the east side of N. Riverview Street is to be increased.
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.
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.
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.
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.
10) Access to a mock-up of the proposed concrete Formliner at a sufficient scale be provided to staff prior to building permits to determine whether additional landscaping/screening will be needed in the areas surrounding it.

Docusign Envelope ID: 9D94335B-B6D7-4764-B065-63F1751D6F6A

11) The door color at 37 N. Riverview Street is to match that of the windows prior to building permit.
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.
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.

VOTE: 5-0

RESULT: The Final Development Plan was approved with 14 conditions.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

~~[Motion carried 5-0.]~~

~~Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the demolition of the Background Structures with 3 conditions:~~

1) ~~No demolition shall occur until a building permit for the addition is approved, except for the chimney to address safety concerns;~~
2) ~~Demolition shall be conducted using hand tools to ensure the preservation of the original house fabric; and~~
3) ~~Gutter and roofing repair materials shall either match the original materials or be approved during the MPR process.~~

~~Vote: Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Jewell, yes. [Motion carried 5-0.]~~

- **Case #24-133FDP - COhatch Riverview Village - Final Development Plan**

Request for review and approval of a Final Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public. It is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Applicant Presentation

Matt Davis, CEO COhatch, 4620 Hickory Rock Drive, Powell, and Tim Lai, 2576 Summit Street, Columbus presented the applicant's overview of the request, including an aerial view of the subject site. He noted that the street details are still under consideration based on City Council's review on Monday. They may be comprised of asphalt with some crosswalks. Potentially, red brick could be used rather than gray brick. Mr. Davis and Mr. Lai provided an update on the proposed development of the red house at 62 N. Riverview Street. The park plan will be provided in the future.

Staff Presentation

Mr. Bitar stated that this is the final step of the development review process, except for the caveat that City Council has had the first reading of the rezoning request; the second reading will be on December 9. Therefore, ARB's approval tonight would be contingent on Council's approval of the rezoning. If the Final Development Plan (FDP) is approved, we will begin to see some physical activity on the site, including tree clearing and creation of a construction entrance. That effort will coordinated with the park design, so that the construction entrance will eventually become one of the paths through the park. It is the same construction entrance as the one used earlier for the bridge, disrupting as few trees as possible. He noted that there will be several encroachments into the public right-of-way with the project, some of which already exist at 37 N. Riverview and 62 N. Riverview. An encroachment agreement will be done separately. The Board is asked to approve a setback waiver for a new shed behind 53 N. Riverview Street. The side yard and front yard setback in the Historic Core zoning is 0 feet; the rear yard setback is 5 feet. The shed is within 4 feet of that setback, so is at the 20% threshold for waivers, which the Board can grant. The shed is needed to support other uses on the site. It replaces a much larger garage, which had a greater encroachment. There is a landscape plan and a tree preservation plan. Very few trees within the project site can be preserved, but on the west side of the street, a few trees may be added on private property to make up for the lack of street trees. On the east side, an ornamental tree will

be added in front of the new building. The effort has been made to place the buildings as close as possible to the street to minimize the impact on the trees and preserve as many as possible within the park. Based on the development agreement, the City is responsible for tree replacements, which will occur with the park project.
Mr. Bitar reviewed the proposed development on the east side of the site, including the architecture, lighting and landscaping of 62 N. Riverview, the new building and also the kiosk and plaza. He noted that because of the realignment of some of the streets, the grading is changing significantly. The details concerning the stairs by the red house and the ruins will be addressed when the final City engineering details are known and provided in an Amended Final Development Plan (AFDP) for ARB approval. The drawings in the packet regarding the streets are conceptual. The feedback received from Council at their last meeting was their preference for asphalt streets with brick accents and brick sidewalks. The Code requires preservation of the historic stone walls. On the west side, they will preserved; on the east side, they must be removed and rebuilt because of the street improvements. The attempt will be made to salvage them to the extent possible. 8 of the 12 required bicycle parking spaces will be provided on the east side of the street and in the plaza.

Mr. Bitar stated that the roof material on the new building will be large metal shingles. However, if the applicant cannot provide examples of the product's current use, there are other material options approved for the Historic District that will be used. The applicant is using stone veneer to complement what already exists in the area. Formliner Concrete will be used for the deck piers and some walls that are not located within the pedestrian area. The upper portions of the building will have true stone veneer.
Mr. Cotter inquired if the final decision on the remaining material questions would be handled administratively or if they would return to the Board for review and approval.
Mr. Bitar responded that the review/approval can be handled administratively, or since an AFDP will be brought back to the Board, the final material decisions re. the roof and concrete materials could be determined by the Board.
Mr. Bitar stated that the Dublin Historical Society shared some historic photos of the red house with staff. He reviewed the changes made over time in the red house, including gables, rafter ends and a projecting element over a doorway, later an arched window. They anticipate resolving the trim around the new window before the AFDP. If not salvageable, the windows and doors will be replaced with a Pella product with asimulated divided-light option with a spacer in between. The doors will be fiberglass so will require a waiver; staff is supportive of the waiver.

Mr. Bitar noted the kiosk will be comprised of smooth Hardie panel. There will be some lights under the roof overhang, and some furniture has been proposed for the plaza area, including stools and carts, some of which will be seasonal and stored within the storage shed. The plaza area will incorporate a paver pattern. [Details of the kiosk and plaza area were provided.] The series of ballards that will be located along the N. Riverview Street frontage will be addressed further either administratively or in the AFDP. Staff has reviewed the application against the applicable criteria and recommends approval of the waivers and the FDP with 14 conditions. [He reviewed the proposed conditions.]

Board Questions

The Board questioned and staff provided clarification of several details on the proposed east development of the project site, including preservation of any historic elements found during

construction, trash location/pick-up and evidence of the successful use of the proposed roof shingles.
Mr. Davis indicated that as the business owner, he also wants evidence that the roof material will work.

Mr. Bitar provided images of the proposed west side of the project, comparing the existing building facades and the proposed changes to the façades of 37 N. Riverview Street, 45 N. Riverview Street and 53 N. Riverview Street, retaining the character of the structures.

Board Discussion

The Board discussed the proposed conditions of the proposed development and had no objections.

Mr. Cotter inquired about the size of the proposed restaurant.
Mr. Davis stated that the restaurant is not large. The structure will provide approximately 2,600 SF; there will also be additional dining space on the decks.
Ms. Holt stated that the language refers to 3,500 SF for eating and drinking establishments, unless otherwise approved by the Board.
Mr. Cotter inquired if the trash pickup for the restaurant would be on the east side.
Mr. Davis responded that it would be picked up on the east side or from the now existing COhatch site, behind which there is a trash bin. Both the old and new structures are hidden from public view.

Mr. Cotter inquired if the proposed new materials would be added to the Alternative Materials document.
Ms. Holt responded that the material would be added to that document at the end of this year. The materials will still require a waiver for use. The Board would be able to control the location and uses for it.

Public Comment

There were no public comments on the case.

Ms. Damaser moved, Ms. Cooper seconded approval of a waiver to Code Section: 153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood;
To permit the use of fiberglass doors, if true simulated divided lights are available, at 37, 45, 53, and 62 N. Riverview Street.

Vote: Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of a waiver to Code Section: Table 153.173A: Minimum rear yard setback in the Historic Core District is 5 feet;
To permit a 4-foot rear yard setback for the shed at 53 N. Riverview Street

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Jewell, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Ms. Patt-McDaniel moved, Ms. Damaser seconded approval of the Final Development Plan with 14 conditions:

1) The approval is subject to City Council's adoption of an ordinance to rezone the project site to Historic Core.
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).
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.
4) Final design details for the structure and additions at 62 N. Riverview Street are to be presented at AFDP.
5) The extent of reconstruction of the historic stone wall on the east side of N. Riverview Street is to be increased.
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.
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.
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.
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.
10) Access to a mock-up of the proposed Concrete Formliner at a sufficient scale be provided to staff prior to building permits to determine whether additional landscaping/screening will be needed in the areas surrounding it.
11) Ensure the door color at 37 N. Riverview Street matches that of the windows prior to building permit.
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.
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.

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; Ms. Patt-McDaniel, yes;
[Motion carried 5-0.]

Mr. Davis thanked the Board for their review and approval of the project.

~~DISCUSSION ITEM~~

- **~~2025-2026 ARB Proposed Meeting Dates~~**

Docusign Envelope ID: 74DC08BC-5F6B-4743-9EA1-F0F86CCE003E

RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 10, 2024 | 6:30 p.m.

The Planning & Zoning Commission took the following action at this meeting:

3. COhatch – Riverview Village
24-110Z **Rezoning**

Proposal:	Request for review and recommendation of approval of rezoning of a ±0.86-acre site from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core.
Location:	Both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane
Request:	Review and recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.
Applicant:	Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-110

MOTION: Mr. Way moved, Mr. Garvin seconded a recommendation of approval of the rezoning with no conditions to City Council.

VOTE: 6-0

RESULT: The rezoning was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Dan Garvin	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Absent

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

Ms. Call thanked the applicants for their presentation and discussion with the Commission.

- **24-110Z – COhatch Riverview Village**

A request for review and recommendation of approval of a rezoning from HD-HR, Historic District - Historic Residential and HD-HP, Historic District - Historic Public to HD-HC, Historic District - Historic Core. 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.

Staff Presentation

Mr. Bitar provided background on the project to date. The site, which backs up to the Scioto River, consists of three parcels on the west side of N. Riverview Street, each containing a single-family residential structure. It also includes portions of three parcels on the east side. A single-family residential structure exists on the northern parcel, while the southern parcels are largely undeveloped. On January 4, 2021, City Council authorized the acquisition of the subject parcels as well as three others to the south to facilitate improvements and development of the site. In addition to facilitating development, the intent was to facilitate access to the river and encourage the eventual development of a park on the west side of the river. Subsequently, Council appointed an advisory committee 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 and authorized the issuance of the RFP, which was released on April 28, 2022. Two proposals were received, one of which was submitted by Community Space Development LLC (dba COhatch). City Council heard a presentation from COhatch in September of 2022 and expressed general support for the project. After the City's acceptance of their RFP, COhatch presented an Informal Review application to the Architectural Review Board (ARB) on February 22, 2023. The proposal included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' spaces, office buildings, and eating/drinking establishments. The project included renovating most structures and constructing a new 10,400-square-foot office building on the east side of N. Riverview Street. ARB was generally supportive of rezoning the project area to Historic Core and of the proposed new building. After 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 properties were sold through an auction. On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch to develop the Riverview Village concept (Ordinance 33-23). Per this agreement, the City will undertake 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. On March 27, 2024, ARB reviewed and recommended approval to City Council of a Concept Plan for Riverview Village with several conditions. On April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB. On September 25, 2024, ARB reviewed and approved a Parking Plan and Preliminary Development Plan for Riverview Village with Waivers and Conditions. ARB also recommended that the Commission recommend City Council approval of rezoning the project site to Historic Core with no conditions.

Mr. Bitar stated that the request is to rezone the ±0.86-acre site to accommodate the proposed COhatch Riverview Village mixed-use development. This development 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 Zoning Code includes several districts within Historic Dublin, each with its distinct intent, land uses, and development standards. The three project parcels on the west side of N. Riverview Street are currently zoned Historic District (HD) – Historic Residential, while the parcels on the east side are zoned Historic District (HD) – Historic Public. The HD - Historic Residential District encourages the preservation and development of homes on existing or new lots comparable in size, mass, and scale while maintaining and promoting the traditional residential character of Historic Dublin. On the east side, the HD – Historic Public District applies to a variety of public spaces and facilities, such as parks, open spaces, and recreation. Neither of those districts would allow the proposed mix of uses. All properties within the project site must be rezoned to Historic Core to permit the intended uses. This district applies to the historic center of Dublin and focuses on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles. It should be noted that, per the Development Agreement between the City and COhatch, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The City would retain the remainder of the properties to be integrated into the Riverside Crossing Park West project. This remainder would maintain the Historic Public zoning. The land use designation outlined in the Envision Dublin Community Plan is MXV, Mixed Use Village. The MXV zoning is intended to be a small-scale, pedestrian-oriented district preserved and developed with respect to historic building context and character. Principal uses include office, retail, commercial, civic buildings, and single-family residential. Supporting uses include multifamily residential. Buildings within MXV are 1-3 stories in height, including historic structures and complementary buildings compatible in scale and massing. Entrances and storefronts are along the sidewalk with horizontal and vertical mix of uses. Open spaces include plazas and pocket parks, while sustainable activities include building-mounted solar, green roofs, permeable pavement, and adaptive reuse. The MXV streetscape includes narrow streets, pedestrian activity with smaller blocks and sidewalks, buildings along the sidewalk, patios and seating areas, street trees, and mobility hubs. Parking is provided in shared public parking lots located off service streets, parking garages, and on-street parking.

The site is also located within the Historic District Special Area Plan. The district intent is to ensure the historic character is preserved while ensuring opportunity for investment and redevelopment at the appropriate scale and location. The plan promotes proper scale of development, pedestrian-oriented streetscapes, connectivity within the district and to surrounding areas, micromobility, shared parking and parking plans, gateway features, wayfinding opportunities, and arts and culture. The plan also identifies key sites and opportunities, which include North Riverview Street, where it states: "The area along North Riverview Street provides a unique opportunity for investment and revitalization through preservation and redevelopment. The area has high visibility from the Dublin Link Bridge and is a pivotal location within the District along the Riverside Crossing Park West. Reinvestment for this area should focus on the preservation of neighborhood-scaled development with opportunities for appropriate infill and expansion. Preservation of the existing Landmark structures should be a priority. Roadway and intersection improvements for North Riverview Street, Blacksmith Lane and North Street should complement the pedestrian-friendly nature of the Historic District and incorporate a unique streetscape design to enhance the experience. The opportunity to create pedestrian-only areas should also be explored. Key

connections and interaction points with the Scioto River and Riverside Crossing Park should be coordinated with the City." Staff's conclusion is that the proposed rezoning is consistent with the City's plans; therefore, staff recommends the Commission approve a recommendation of approval to City Council with no conditions.

Commission Questions

Mr. Chinnock stated that ARB approved the Preliminary Development Plan (PDP) with 11 conditions. In general, what issues did the conditions address?
Ms. Call requested that Mr. Bitar also clarify the purview of the Commission.
Mr. Bitar stated that PZC's purview with the project is limited to the recommendation of rezoning. The ARB's review of the Historic District site covered the site plan, architecture, traffic and parking. The PDP conditions were associated with the refinement of those Historic District-related details.

Mr. Garvin inquired if the parcels identified with this project would not be rezoned in their entirety, but just the designated sections of the parcels. Would the remainder of the parcels continue to be zoned Historic District Public.
Mr. Bitar responded that is correct.

Mr. Way requested a zoning typo correction (HCP should be HDHP) in the presentation.
Mr. Bitar indicated the correction would be made in the meeting document.
Ms. Call stated that the project is attractive with a business focus during daytime hours and public art focus during evenings and weekends. The Commission's purview of the project, however, is limited.

Mr. Way moved, Mr. Garvin seconded a recommendation of approval of the rezoning to City Council.
Vote: Ms. Harter, yes; Mr. Chinnock, yes; Mr. Garvin, yes; Mr. Way, yes; Mr. Alexander, yes; Ms. Call, yes.
[Motion carried 6-0]

COMMUNICATIONS

Ms. Rauch reminded members of the Joint Work Session on Wednesday, October 16, 2024; dinner at 5:30 p.m. and the meeting begins at 6:00 p.m.

The Commission's next regular meeting is scheduled for November 7, 2024.

COMMISSION TRAINING TOPIC

Ms. Call stated that Commission members have agreed to provide minor training on different topics, when the agenda permitted. She volunteered to present first. She provided an overview of objective and subjective criteria and how that criteria dictates application reviews. In California, the State has required that if municipalities deny multi-family applications, they must call out the objective and subjective reading of their Codes in making that determination. Most of the Cities subsequently passed legislation similar to that passed by Oakland, CA, which states: "Design standards are objective if they are measurable, verifiable and knowable to all parties prior to project submittal."

Docusign Envelope ID: 29A497C3-593C-4200-B43A-6FD82AC9F19C

RECORD OF ACTION

Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

3. COhatch – Riverview Village
24-109PDP **Preliminary Development Plan**

Proposal:	A Preliminary 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:	Review and approval of a Preliminary Development Plan under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines.*
Applicants:	Matt Davis, COhatch Tim Lai, Tim Lai ArchitecT
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-109

MOTION 1: Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a Parking Plan with no conditions.

VOTE: 5-0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

Docusign Envelope ID: 29A497C3-593C-4200-B43A-6FD82AC9F19C

MOTION 2: Ms. Cooper moved, Ms. Damaser seconded to approve the following Waiver:

Waiver to Code Section 153.174(i)(1): Permitted materials are stone, manufactured stone, full depth brick, brick veneer… Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.
To Permit: The use of TimberTech for decks and staircases (62 N. Riverview Street and the New Building).

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 3: Ms. Cooper moved, Ms. Damaser seconded approval of the following Waiver:

Waiver to Code Section 153.174(D): Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve high quality synthetic materials with examples of successful, high quality installations in comparable climates; windows shall have architecturally appropriate lintels and projecting window sills.
To Permit: To use aluminum windows with no lintels and projecting sills (62 N. Riverview Street – North Addition and New Building).

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

Docusign Envelope ID: 29A497C3-593C-4200-B43A-6FD82AC9F19C

MOTION 4: Mr. Jewell moved, Ms. Damaser seconded approval of the following Waiver:

Waiver to Code Section 153.174(B)(4)(c): Principals roofs shall not be sloped less than 6:12; minor roofs shall have a pitch greater than 3:12… unless determined to be architecturally appropriate by ARB. To Permit: Shallower roof pitches at porches, canopy and altered/rebuilt additions at 37, 45, 53, and 62 N. Riverview Street.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 5: Ms. Damaser moved, Mr. Jewell seconded approval of the Preliminary Development Plan with the following conditions:

1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements.
2) That the bicycle parking requirements be met with details to be provided at Final Development Plan (FDP).
3) That Tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements.
4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details provided at FDP.
5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards.
6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to existing structure and the mass of the patio roof on the east side be reduced at FDP.
7) That the applicant continue to work with staff on reining the design and material details, as noted in the Planning Report, for the structures at 37, 45, 53, and 62 N. Riverview Street to be provided at FDP.

Docusign Envelope ID: 29A497C3-593C-4200-B43A-6FD82AC9F19C

8) That additional information about the proposed composite slate roof for the new building be provided at FDP to help determine whether a Waiver allowing its use is warranted.
9) That the design details of the proposed plaza and kiosk be provided at FDP.
10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas or other features.
11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from FDP approval.

VOTE: 5-0

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

Docusign Envelope ID: 29A497C3-593C-4200-B43A-6FD82AC9F19C

RECORD OF ACTION

Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

4. COhatch – Riverview Village
24-110Z **Rezoning**

Proposal:	Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core. 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 recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.
Applicants:	Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-110

MOTION 1: Ms. Cooper moved, Ms. Damaser seconded to recommend a Planning and Zoning Commission recommendation of approval with no conditions to City Council.

VOTE: 5-0

RESULT: The rezoning was recommended for approval and forwarded to the Planning and Zoning Commission.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

~~Ms. Hospell inquired if the motion to approve the color failed.~~
~~Mr. Cotter responded affirmatively. The homeowner will need to repaint the structure with an approved color.~~
~~Ms. Hospell inquired if she could appeal the decision. The home to the left of theirs is painted white; the home to the right is painted dark green. She is not sure painting their home a light color would enhance the District. She believes a color shouldn't be chosen because it is right for a specific architecture or time period. It also is important to enhance the overall charm of the area. She might select a color that does not look as well next to the existing homes. Is that the intent?~~

~~Ms. Patt-McDaniel responded that Ms. Hospell owns an historic home in the Historic District. The home must be maintained in accordance with the Historic District Approved Colors document. The intent does not involve the aesthetics of blending with the neighboring homes. The intent is to preserve the historic character of the home. For that reason, she is asked to select an approved color appropriate for the historic era of the home.~~
~~Ms. Hospell inquired if she could appeal the decision based on precedent. Her neighbor has used a dark green color, which also does not exist on the list of Approved Colors.~~
~~Mr. Cotter responded that he would surmise that the dark green color was applied before the list of Historic District Approved Colors document was approved. The approved list does contain a range of colors for that time period, some of which are more earth tone. There is no appeal mechanism for this decision.~~
~~Ms. Hospel indicated that she understood.~~

~~Mr. Cotter indicated that the following two cases would be heard together, since they relate to the same site and project.~~

- **Case #24-109PDP, COhatch Riverview Village, Preliminary Development Plan**

A request for review and approval of a Preliminary Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-HR, Historic District – Historic Residential and HD-HP, Historic District, Historic Public. It is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

- **Case #24-110Z, COhatch Riverview Village, Rezoning**

Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core. 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.

Applicant Presentation

Matt Davis, 4620 Hickory Rock Drive, Powell and Tim Lai, 41 West Town Street, Columbus provided the applicant presentation.

Mr. Davis stated that they have been working on this project for 2.5 years. The City owns the land and put out an RFP for development of this site. They submitted a proposal for something very unique that reflects COhatch's efforts in historic restorations. They have 42-43 properties on their historic restoration list. They have been meeting with the staff in various City departments over the

last six months; each person has added value to the project. Tonight, they hope to benefit from the ARB's expertise in finalizing the last touches to this complex project. He presented a 3D flyover of the proposed project, describing each structure's use and purpose.
Mr. Lai, architect, described the proposed architecture of the redeveloped buildings and the one new building, which will be 60 ft. x 120 ft. Most of the design decisions were driven by the programmatic and functional needs for the space. The new building will offer office space and an event space that will hold 80 people. The large space will be broken into smaller masses by utilizing gables facing different directions. He described the different architectural components of the buildings, which also will take advantage of the outdoor space with decks and balconies. There will be connections between the buildings, emphasizing the connectivity of the "village."

Staff Presentation

Mr. Bitar described the area and impetus for the proposed development. This area of Historic Dublin became neglected after the bridge was rebuilt over the Scioto River in the 1930s, severing the connection between South and North Riverview Streets. Over time, those properties on the north side of the bridge became isolated and fell into a state of disrepair. City Council desired to find a way to revitalize these properties. 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). The City took possession of the parcels on October 21, 2021. 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. City Council authorized issuance of the RFP on April 28, 2022. Two proposals were received, one of which was submitted by COhatch. City Council heard a presentation from COhatch in September of 2022, and expressed general support for the project. Following acceptance of their RFP proposal, on February 22, 2023, COhatch presented an Informal Review application to the ARB, which included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' spaces, 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. 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 three properties on July 31, 2023, and subsequently, all three were sold through an auction. On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch for the development of the Riverview Village concept. 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 (PZC) and City Council approval. On March 27, 2024, ARB reviewed and recommended to City Council approval of a Concept Plan for Riverview Village with five conditions, and on April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB.

Mr. Bitar provided an overview of the site and of the proposed project. The three lots on the west side of N. Riverview Street currently are developed as single-family residential properties and include some significant trees. The parcels on the east side of N. Riverview Street are heavily

wooded and have steep slopes toward the Scioto River and its floodplain. The Historic District zoning code includes several historic districts, each with distinct intents, uses and development standards. The three project parcels on the west side of N. Riverview Street currently are zoned Historic Residential, while the parcels on the east side are zoned Historic Public. To permit the intended uses, the applicant proposes that all properties be rezoned to Historic Core. Per the Development Agreement, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The City would retain the remainder, maintain the Historic Public zoning, and integrate them into the Riverside Crossing Park project. The land use for the COhatch site 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. All requests for building modification, new construction and demolition within the historic districts must be approved by the ARB. 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 Concept Plan review with the following refinements:

- The location of the proposed new building has shifted south by ±14 feet, thus extending into an additional City-owned parcel (PID 273-003513).
- New lot lines have been proposed for the parcels on the east side of N. Riverview Street to delineate the land that the City will convey to the applicant.
- Built-in seating areas and a kiosk are now proposed in the plaza north of 53 N. Riverview Street.
- A small new shed is now proposed on the west side of the parcel at 53 N. Riverview Street.
- One of the outdoor patios proposed at 62 N. Riverview Street is now envisioned as an enclosed space.

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 would be open on the weekends for events, markets and similar activities. The structure at 62 N. Riverview Street would be retrofitted as a cocktail bar and restaurant, open to the public year-round. An additional 1,727 square feet of outdoor patio space is also proposed. Staff is supportive of the added exterior square footage at this location, especially since the provision of patios and outdoor spaces on the east side of the development is consistent with the terms of the Development Agreement. A new public plaza is proposed north of 53 N. Riverview Street, which would 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, would 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. 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. The proposed new 14,250-square-foot building would be located on portions of the parcels south of 62 N. Riverview Street and include a large deck facing the Scioto River. Given the steep grade drop towards the river and the large flood plain in that area, the new building would be placed close to the street. The historic stone walls on both sides of the street are proposed to be removed and partially rebuilt. New stairs are proposed between the buildings

on the east side to provide access to the park and the buildings' lower levels. Walkways would extend between the buildings at various grades, providing an ADA path to the restaurant's eastern patio via an elevator within the new building. In accordance with the Development Agreement, the City is responsible for improvements to the public streets and infrastructure in the project vicinity. Per Code §153.173(F), required parking shall be provided on-site, on-street, off-site, or in a parking structure or surface parking lot located within 600 feet. A Parking Plan is required if off-site parking is utilized, and ARB is authorized to approve a plan that is not fully compliant with the noted provisions. Based on the proposed building usage provided by the applicant, up to 119 parking spaces would be required for this project. This is a joint application between the applicant and the City due to the public improvements incorporated into this project. Whether the streets will be brick or not has not yet been determined. The radius of the intersection of North Riverview and North Street will be adjusted to lessen the sharpness of that turn and provide more space in the public right-of-way for the kiosk. Slight widening of Blacksmith Lane and North Riverview will occur along with some grade adjustments. Mr. Bitar described the parking study conducted in morning, afternoon and evening peak hours to determine the available parking in the existing parking garages. The study determined that there is parking capacity at all times of the day, sufficient to meet the anticipated needs of the proposed uses. The maximum walking time from one of the parking garages to Riverview Village would be less than four minutes. There will be ADA spaces along North Riverview Street. A preliminary landscape plan and tree survey for anticipated tree removals were provided. There will be some parking spaces added on North Riverview Street. He also described the waivers that were needed and the reasons/purposes of the Preliminary Development Plan (PDP) 11 conditions of approval.

Public Comments

Elizabeth Jenson, 105 N. Riverview Street, Unit 115, Bridge Park West, Dublin, stated that they are not opposed to the further development of this area, but they are increasingly concerned that over-development is going to turn this quiet neighborhood into a heavy traffic area. It has the potential to overwhelm the charm of Historic Dublin. Currently, traffic is manageable on North Riverview Street in light of the limitations on North Street and North Blacksmith Lane. North High Street is increasingly busier due to the ongoing development of Historic Dublin, which draws increasing numbers of restaurant goers and visitors enjoying Dublin as a destination. The COhatch development and new residential dwellings will bring even more traffic to Historic Dublin. They don't see the street network of this small part of Historic Dublin as a traditional street grid, as was referenced in the City's plan. A traditional street grid has streets running in all directions with numerous optional points of access and egress, usually at right angles. This part of Historic Dublin is a small enclave with limited traffic options. As concerns North Riverview Street, is the slight widening mentioned comprised of the 17 proposed parking spaces across from Bridge Park West, at the 95 and 105 buildings? The parking plan recommends parking on the east side of North Riverview. Is there enough width on the east side of the street to accommodate parking and a sidewalk to match the west side of the street? They do not believe there is. [Additional comments offered regarding the floodplain and pedestrian safety.]

Lou Slangen, 105 N. Riverview Street, Unit 117, Bridge Park West, Dublin, stated that providing parking on the east side of North Riverview Street to copy what exists on the east side would require 16 feet; only 6 level feet is available there. It would likely require State and Federal approval to extend several feet into the floodplain. Additionally, a study was mentioned concerning the paid-for parking in their building. The study was conducted on August 8, a time which he does not

believe would accurately represent the usual availability. The paid-for parking is quite expensive at a daily rate of $25. He noted that often, FedEx, UPS, USPS, and trash/recycle trucks are parked temporarily in the street, blocking garage traffic. Today, North Riverview Street must be driven with caution. The traffic from the proposed development will create a significant accessibility and safety impediment.

Board Questions

Mr. Cotter stated that there are several items on which the Board members might have questions. He requested that the parking issue be addressed first.

Ms. Patt-McDaniel stated that she assumes the City is well aware of any need for State or Federal approvals concerning the floodplain.
Mr. Bitar responded affirmatively. There will be floodplain impacts from the new building. Parking on the east side of the street is not required, but it is being considered as a potential for providing some parking relief. If the additional parking spaces are not possible, they will not be added. However, all indications are that the spaces can be accommodated without impacting the floodplain.
Ms. Patt-McDaniel inquired if the paid public parking in the garage on the east side was anticipated to be used, when the building was originally built.
Mr. Bitar responded affirmatively.

Ms. Damaser stated that the resident who spoke mentioned that the traffic studies were not conducted on a Friday or Saturday night – is that the case?
Mr. Bitar responded that he believes the study was conducted on a Thursday, as that was the day the data was collected for the Library garage; Thursday is the Library's busiest day.

Mr. Jewell inquired about the project impacts related to Blacksmith Lane.
Mr. Bitar responded that adjacent to Blacksmith Lane are the three properties that were auctioned and are being renovated. Other improvements are happening on the other side of Blacksmith Lane. The intent is that the street safely accommodate pedestrian and vehicular traffic. Whether the street extends all the way to Bridge Street or terminates at Wing Hill will be determined by City Council. At this point, the intent is that the street would be widened to 18 feet. There will be some sort of demarcation with a raised curb, so that it feels like a pedestrian-first environment, but not prevent vehicular traffic. Currently, there is no sidewalk on North Street extending from the parking garage to this development. The intent is to improve the pedestrian/bicycle facilities at the West Plaza to encourage that type of traffic in this area.

Mr. Cotter stated that it is currently a challenge to get from one of the parking garages to this area. He inquired about the anticipated ADA accessibility for the new building, which is expected to accommodate 80 people. Will there be a passenger drop-off area? How will the existing parking spaces be used? He requested clarification of the anticipated traffic flow when deliveries or a large conference are occurring while at the same time persons with mobility issues must be accommodated.
Mr. Davis responded that the City will be making the public improvements according to their plans and working with their engineers and consultants to ensure the uses meet all guidelines. The City contracted for a full traffic flow study, and that study indicated that in order to limit traffic, parking on the interior was not wanted. However, he advocated for ADA parking and drop-off areas in front of the building. To answer Mr. Cotter's question, it is important to understand the anticipated use

patterns of Riverview Village. During the week daytime hours, the uses are different than in the evening and on weekends. The intent is to create a connected pedestrian community funnelling the pedestrian traffic safely from different parking areas. For that reason, it was important to minimize vehicular traffic. The best historic districts in the world are designed to be pedestrian-friendly. The parking studies have reassured him that the uses here will be successful.

Mr. Bitar emphasized that it was intentional to minimize the traffic in Riverview Village.
Ms. Cooper inquired how the City views the end of N. Riverview Street past Wing Hill Lane. There is insufficient space there for a vehicle to turn around. How will that impact the traffic and the homes that are being built there?
Mr. Bitar stated that there was consideration of creating a cul-de-sac turnaround, but there is insufficient room. It would have involved encroaching into the steep slopes, which would be quite costly. Instead, the intent is to create a hammerhead turnaround at the southern end of North Riverview Street. Additionally, in the residential area a pavement pattern will be created or other visual cues that indicate vehicular traffic should not be entering that area. In summary, there will be some type of turnaround, although not a full-circle movement.
Mr. Davis stated that the turnaround will be Fire Code compliant and accommodate a fire truck. There will be some traffic, but the traffic study indicated the traffic volume will be very low in this area.
Ms. Cooper stated that with this development and development of the new park, there will be more traffic at all times of the day.
Mr. Bitar responded that is correct. One-way streets were contemplated, but it was determined that the better solution was to find ways to limit the traffic south of Wing Hill Lane.
Mr. Jewell stated that having a Farmers Market on some Saturdays is contemplated. That would involve closing down a street.
Mr. Davis responded affirmatively.
Mr. Bitar stated that in such cases, event permits would be required. Any request to close a street would be vetted by the Streets, Police and Fire Departments.

Ms. Patt-McDaniel inquired if the trash pick-up for the 3 auctioned houses that are being renovated would be from North Blacksmith Lane.
Mr. Bitar responded that two of the houses can be accessed from Blacksmith Lane. At the third house, there is a retaining wall, so trash pickup details would need to be worked out.

Ms. Damaser inquired if the three small buildings within Riverview Village would be required to take their trash to the new building to be picked up.
Mr. Davis responded that approximately 95% of the trash generated will be from the Red Cabin, which will be a restaurant. The other buildings are offices, so will have limited trash. The restaurant trash will go behind the current COhatch on N. High Street. That trash is picked up 3 days/week; it will be increased to 5 days/week. They have added a place for trash at the new build.
Mr. Cotter suggested that a condition be added that greater detail on the ways in which traffic will be limited would be provided with the Final Development Plan (FDP).
Mr. Davis clarified that the City is handling the roads, the infrastructure and traffic study.
Ms. Damaser pointed out that ARB cannot put conditions on the City.

Mr. Bitar clarified the ARB's purview. Traffic studies review the technical issues and the public right-of-way separately, and those details are vetted by the City's Transportation and Mobility staff. Public

services are required, and the City will address those. The Parking Plan is the Board's purview. The Board considers the criteria and determines if the Parking Plan meets Code requirements.
Ms. Patt-McDaniel inquired, for purposes of reviewing the Parking Plan, what the anticipated occupancy is for the new build and the restaurant.
Mr. Lai responded that the required parking spaces are based on square footage, not occupancy. The parking space count was provided in the meeting packet materials; he believes it was not very high.
Ms. Cooper inquired if only one handicapped parking space is required for the new building.
Mr. Bitar responded that there will be two spaces.
Ms. Cooper stated that only two ADA spaces out of 110 parking spaces seems too few.
Mr. Bitar stated that the number of ADA spaces is dictated by the Building Code.
Mr. Davis clarified that the Code requires no parking spaces, but he advocated to have more than Code requires. He assured members that he would exceed the Code on any ADA parking requirements.

Ms. Damaser stated that she likes the parking plan. The number of ADA parking spaces will be determined by the Building Code.
Mr. Jewell noted that they could incorporate a valet parking service, if needed.
Mr. Davis responded that the City and Historic District are working on a Valet Plan for the District.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Parking Plan with no conditions.
Vote: Ms. Cooper, yes; Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

[5-minute break.]

Meeting reconvened.

Board Discussion [resumed]

Mr. Bitar suggested that the Board discuss and vote on the waivers. Then, if Mr. Davis indicates he has no objection to the 11 conditions, they could vote on the Preliminary Development Plan (PDP) and the rezoning.

Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:
From Code Section 153.174(j)(1): Permitted materials are stone, manufactured stone, full depth brick, brick veneer…. Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.
To Permit: The use of TimberTech for decks and staircases (62 N. Riverview Street and the New Building).
Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:
From Code Section 153.174(D): Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve high quality synthetic materials with examples of successful, high quality

installations in comparable climates; windows shall have architecturally appropriate lintels and projecting window sills.
To Permit: The use of Aluminum Windows with no lintels and projecting trim (62 N. Riverview Street – North Addition and New Building).
Vote: Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Mr. Jewell moved, Ms. Damaser seconded approval of a Waiver:
From Code Section 153.174(B)(4)(c): Principal roofs shall not be sloped less than 6:12; minor roofs shall have a pitch greater than 3:12… unless determined to be architecturally appropriate by ARB.
To Permit: Shallower roof pitches at porches, canopy and altered/rebuilt additions at 37, 45, 53 and 62 N. Riverview Street.
Vote: Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes; Mr. Jewell, yes.
[Motion carried 5-0.]

Mr. Cotter inquired if the applicant had any objection to the proposed conditions for approval. Mr. Davis indicated he had no objections.

Ms. Damaser moved, Mr. Jewell seconded approval of the Preliminary Development Plan (PDP) with the following 11 conditions:

1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements.
2) That bicycle parking requirements be met with details to be provided at Final Development Plan (FDP).
3) That tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements.
4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details provided at FDP.
5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards.
6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to the existing structure and that the mass of the patio roof on the east side be reduced at FDP.
7) That the applicant continue to work with staff on refining the design and material details, as noted in the Planning Report, for the structures at 37, 45, 53, and 62 N. Riverview Street to be provided at FDP.
8) That additional information about the proposed composite slate roof for the new building be provided at FDP to help determine whether a Waiver allowing its use is warranted.
9) That the design details of the proposed plaza and kiosk be provided at FDP.
10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas or other features.

11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from the FDP approval.

Vote: Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Jewell, yes; Ms. Cooper, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of a recommendation to the Planning and Zoning Commission (PZC) to recommend City Council approval of the rezoning with no conditions.

Vote: Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

Ms. Patt-McDaniel requested confirmation that the east parking garage was always intended to provide public parking spaces for the area businesses as well as parking for the Bridge Park West unit owners.
Mr. Bitar responded that was his understanding.

DISCUSSION ITEMS

- **Staff Reports and Presentations**

Staff Presentation

Mr. Bitar stated that due to City Council's goals and the City's Economic Development Strategy, Council has requested a review of the City's development review process. There is a public perception that the development process is not efficient. Several work sessions have been held to evaluate the process, some of which included area stakeholders. As part of that review, the question has arisen as to whether the Staff Reports are serving their purpose well. Are they organized in a manner that the Board members, applicant and general public can understand? In addition, are the Presentations providing too much or too little information? Does the Board prefer the applicant or staff present first? A survey of members' opinions was taken, and the results were incorporated into the Staff Reports/Presentations item in this packet.

Board Discussion

Ms. Cooper stated that as she responded in the survey, she likes the format and information provided in the Staff Reports. She likes the ability to request information provided in the Staff Reports be pulled up on a slide during the meeting discussion for reference purposes.
For the COhatch case tonight, she thought it was helpful to have the applicant's presentation first. The 3D flyover video they provided was very helpful. However, in general, she prefers to have staff presentations first.

Ms. Damaser stated that she appreciated having the COhatch presentation first, as the burden of proof is on the applicant. However, she is concerned that many applicants are not able to provide such sophisticated presentations.
Mr. Bitar responded that this past year, the Planning Commission has had the applicant present first. It has worked well, but most of the applicants for PZC cases are developers, attorneys and

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RECORD OF ACTION

Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

4. COhatch – Riverview Village
24-110Z **Rezoning**

Proposal:	Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core. 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 recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.
Applicants:	Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-110

MOTION 1: Ms. Cooper moved, Ms. Damaser seconded to recommend a Planning and Zoning Commission recommendation of approval with no conditions to City Council.

VOTE: 5-0

RESULT: The rezoning was recommended for approval and forwarded to the Planning and Zoning Commission.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

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Bassem Bitar, AICP
Deputy Director of Planning

Mr. Reiner cautioned those doing the pruning work to clean their instruments because disease can spread from previous work they did to a diseased tree.

Vote on the Resolution: Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. Kramb, yes; Ms. De Rosa, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

Resolution 22-24
Acceptance of a Final Plat for the subdivision of 11.37 acres to establish 30 single-family lots, three public rights-of-way, and 2.29 acres of public open space for Ayrshire Farms (Case 21-115FP)
Vice Mayor Alutto introduced the Resolution.
Mr. Hounshell stated that this final plat follows the approval of the final development plan in November 2021. This final plat is to establish property lines, easements, open space, dedication and public rights-of-way. This site is 11.37-acres in size, located at the intersection of Shier Rings and Cosgray Roads and is zoned as a Planned Unit Development District. This final plat will establish 30 single-family lots, three new public streets, and 2.39 acres of open space between three separate reserves. Planning and Zoning Commission did recommend approval with two conditions, which have been satisfied. Staff recommended approval.

Steve Lamphear, 5791 Rothesay Drive, Dublin, came forward and asked if this had been coordinated with the new community plan and setbacks. Mr. Hounshell stated that this plan is consistent with the current Community Plan. He added that the final development plan has been approved and this is just to accept the lots.
Mayor Amorose Groomes explained that the Envision Dublin review and update process is currently underway. Because it has not been adopted yet, the previous Community Plan governs all development in the City until the new plan is adopted. Mr. Lamphear had no other questions.

In response to Mayor Amorose Groomes' question regarding a forced Homeowners Association (HOA), Mr. Hounshell responded affirmatively. She also clarified that the open space reserves will be owned by the City of Dublin but maintained by the HOA. Mr. Hounshell stated that was correct, except for the two stormwater basins which will be maintained by the City. In response to Mayor Amorose Groomes' question regarding whether or not they will have sufficient revenues to cover the maintenance of those areas without an undue burden on the HOA, Mr. Hounshell stated that there was a cost sharing commitment that was included in the development text.

Vote on the Resolution: Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Kramb, yes.

OTHER BUSINESS

- COHatch Headquarters Riverview Village Development - Concept Plan
  Mr. Bitar stated that this Concept Plan is toward the beginning of a multi-step approval process. This comes before City Council because there is a development agreement with the City. If the concept plan is approved, there are additional steps including a rezoning, which will come back before Council. Mr. Bitar reviewed the history of the project from 2021 to present. The project evolved into an informal review by the Architectural Review Board (ARB) and included a concept of a village that would include coworking, maker spaces, art fairs, etc. ARB responded favorably. There were different concepts at the time, in terms of density. The Board (ARB) favored the lower density options and supported rezoning to Historic Core. This project includes five separate parcels, three on the west side of North Riverview that are currently zoned Historic Residential and two on the east side zoned Historic Public. The intent is to rezone all parcels to Historic Core, which would accommodate the mixture of uses that are being proposed. He stated that the intent is for a one-of-a-kind co-working and entrepreneurship community that would include COhatch headquarters at this location.

He noted that on the east side of the site, the only portion that would be rezoned and conveyed to COhatch would be whatever is needed to accommodate the buildings. Some improvements in the area of North Riverview Street, North Blacksmith Lane, North Street and Wing Hill Lane include improving the streetscape, facilitating different modes of transportation (pedestrians and bicyclists), and some sanitary sewer work that may be needed regardless of whether this project moves forward or not. Riverside Crossing Park is located next to this area, so the intent is to coordinate with that project and facilitate public access to the park. The "red house" located at 62 North Riverview would be converted into a restaurant and a new building would be built just to the south of that along the slope towards the Scioto River. The proposed building in the concept plan is about 15,000 square feet and includes co-working and event space as well as some outdoor spaces that would have views of the river. There is a floodplain along the east side of the building so some mitigation measures would be necessary as this goes through the formal stages of review. The building is larger than some of the existing structures but it is designed in such a way that the massing reflects the character of the existing structures with multiple gables. Mr. Bitar noted the public plazas in the concept plan. He also shared the drawings of 62 N. Riverview Street and how it could be renovated into a restaurant. Staff recommended approval of the concept plan with the same five conditions imposed by ARB which are:

1. That access and parking details, including a Parking Plan and bike parking be provided at the PDP (Preliminary Development Plan) stage.
2. That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
3. That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
4. That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
5. That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.

Matt Davis, 4620 Hickory Rock Drive, Powell, came forward as the applicant for this plan. He thanked the City and Mr. Bitar for their work and collaboration. He expressed that he is happy that nothing has to get demolished. He commented that this concept plan does not show the quality of the restoration that is planned for some of these historic structures. He commented that the concept plan shown is the "soul" of the village. The City continues to be innovative and creative. He added that there is likely another five months of work to get through the development agreement and get things finalized, but it is moving forward.

Mr. Keeler asked if the team that brought the RFP plan to Council two years ago has changed. He described some changes from the original proposal to what is shown in the concept plan. He wanted to make sure the components that "sold" the proposal were not cut from the plan. Mr. Bitar stated that the general concept is very similar to what was shown on the original proposal; the difference is the level of detail. Mr. Davis stated the team is the same team. Mr. Keeler stated that he remembered walkability and a gateway into the village. Mr. Davis stated that those concepts were not in the scope. The City is doing some improvements and once the preliminary development plan comes together, the City's improvements and this proposal will merge together.

Mayor Amorose Groomes clarified that the question that Council needs to answer with this Concept Plan is: Is this Plan consistent with the vision that we had?

Ms. Fox thanked everyone for the work and expressed excitement for what this area can become. She asked about the open spaces that were in the previous plan. She stated that if there were more placemaking nodes, it would create more interesting activity and bring pedestrians down there. She stated the importance of

the view from Riverview Street when considering the massing on the COhatch headquarters.

Mr. Davis noted that there are no landscaping plans shown in the concept plan.

Ms. O'Callaghan stated that the focus this evening is on the private development. There is a lot of work going on behind the scenes with consultants and staff trying to coordinate public improvements. There is definitely some interplay between the private and public improvements. Council will be seeing that as the project continues.

Mayor Amorose Groomes further clarified that the consideration before Council with the concept plan is consistency with the development agreement, consistency with applicable City plans, and consistency with the Code and Guidelines.

Ms. Kramb stated that she likes the City projects not being part of the plan for simplicity. She suggested that when the preliminary development plan comes forward, she would like to make sure that the plaza to the north is just the applicant's plaza and does not include what the City may be doing there. She stated it is important to show that his plan can stand alone apart from the City's projects.

Ms. De Rosa asked about parking and whether it is intended that the parking garage by the library will absorb some of the parking needs in this area. Mr. Bitar stated that the consultants are exploring several scenarios relating to parking and where traffic is coming from/going to in order to determine exactly what is needed and whether there will be a potential for on-street parking.

Mayor Amorose Groomes reviewed the five conditions imposed by ARB for approval. The applicant indicated he is in agreement with the five conditions.

Mayor Amorose Groomes moved to approve the concept plan with the following five conditions:

1. That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.
2. That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
3. That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
4. That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
5. That the applicant be authorized to undertake, in coordination with staff, selective removal, uncovering of building materials at the various structures in order to investigate the original materials or conditions.

Vice Mayor Alutto seconded.

Vote on the motion: Ms. De Rosa, yes; Ms. Kramb, yes; Mr. Reiner, yes; Vice Mayor Alutto, yes; Mr. Keeler, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes.

- Memorial Tournament Temporary Signs

Mr. Earman stated that Mr. Sullivan gave a prelude to this request in his presentation earlier. Modifications of City Code requirements are typically permitted for these special events through the Community Event Permitting Process on a temporary basis. The signs would be installed May 1 and will be removed no later than June 14. Staff recommended approval of the temporary signs.

Mayor Amorose Groomes moved to approve the requested temporary signs for the Memorial Tournament.
Vice Mayor Alutto seconded.

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RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

1. Riverview Village at 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564
23-131ARB-CP **Concept Plan**

Proposal:	Mixed-use development on five parcels totaling 2.16 acres. The site is currently zoned HD-HR, Historic District-Historic Residential and HD-P, Historic District-Public.
Location:	Both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.
Request:	Review and recommendation of approval of the Concept Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicants:	Matt Davis, COhatch and Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/23-131

MOTION: Mr. Jewell moved, Ms. Damaser seconded, to recommend to City Council approval of the Concept Plan with five conditions:

1) That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.
2) That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
3) That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
4) That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
5) That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.

VOTE: 4 – 0

RESULT: The Concept Plan was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

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Bassem Bitar, AICP, Deputy Director of Planning

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RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

2. Riverview Village at 37, 45, and 53 N. Riverview Street
23-132-ARB-DEMO **Demolition/Background**

Proposal:	Demolition of three Background structures. The 0.11, 0.12, and 0.16-acre sites are zoned HD-HR, Historic District-Historic Residential.
Location:	Southeast of the intersection of North Street and N. Blacksmith Lane.
Request:	Request for review and approval of the Demolition/Background application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant:	Matt Davis, COhatch and Megan O'Callaghan, Dublin City Manager
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/23-132

MOTION: Mr. Jewell moved, Ms. Damaser seconded, to approve the Demolition/Background with one condition:

1) That a site restoration plan be provided at the demolition permit stage to the satisfaction of staff.

VOTE: 4-0

RESULT: The Demolition/Background was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

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Bassem Bitar, AICP, Deputy Director of Planning

~~Mr. Alexander inquired if the applicant had any objection to the proposed conditions for Minor Project approval.~~
~~Mr. Wright indicated that they had no objections.~~

~~Ms. Cooper moved, Ms. Damaser seconded approval of a waiver to § 153.176(L) (5)(i) Waivers – Review Criteria: "In the event of waivers from determinations of contributing or noncontributing status, the provisions in § 153.175(J)(c) shall also apply," to reclassify the garage from Landmark to Background.~~
~~Vote: Mr. Jewell, yes; Mr. Alexander, yes; Ms. Damaser, yes; Ms. Cooper, yes.~~
~~[Motion carried 4-0.]~~

~~Mr. Jewell moved, Ms. Damaser seconded approval of the request to demolish the Background Building (garage).~~
~~Vote: Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes.~~
~~[Motion carried 4-0.]~~

~~Ms. Cooper moved, Ms. Damaser seconded approval of a waiver to § 153.174(D)(1): "Windows and doors shall be wood, metal-clad wood, or vinyl-clad wood," to permit use of composite garage doors and a steel man door.~~
~~Vote: Mr. Jewell, yes; Mr. Alexander, yes; Ms. Damaser, yes; Ms. Cooper, yes.~~
~~[Motion carried 4-0.]~~

~~Mr. Jewell moved, Ms. Damaser seconded approval of the Minor Project Review with two conditions:~~
1) ~~Applicant to provide utility plans detailing the scope of work at the time of building permit submission.~~
2) ~~Applicant may use either GAF Timberline HDZ in Appalachian Sky or Art-Loc in Charcoal Black for roofing materials.~~

~~Vote: Mr. Alexander, yes; Ms. Cooper, yes; Mr. Jewell, yes; Ms. Damaser, yes.~~
~~[Motion carried 4-0.]~~

~~The next two cases were heard together as they relate to the same properties.~~

- **Case 23-132ARB-DEMO - Riverview Village at 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564, Demolition**

Request for review and approval of the demolition of three Background structures. The 0.11, 0.12, and 0.16-acre sites are zoned HD-HR, Historic District-Historic Residential and are located southeast of the intersection of North Street and N. Blacksmith Lane.

- **Case 23-131ARB-CP - Riverview Village, 37, 45, 53 and 62 N. Riverview Street, and PID 273-005564, Concept Plan**

Request for review and approval of a Concept Plan for a mixed-use development. The combined 2.152-acre sites are zoned HD-HR, Historic District-Historic Residential and HD-P, Historic District-Public. The sites are located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Staff Presentation

Mr. Bitar stated that the 2.16-acre, multi-parcel site has approximately 195 feet of frontage along the west side of N. Riverview Street and 228 feet along its east side. It also has frontage of approximately 64 feet along North Street, 186 feet along N. Blacksmith Lane, and 120 feet along Wing Hill Lane. The site consists of five parcels. Three parcels are located on the west side of N. Riverview Street, zoned Historic Residential, each contain a Landmark single-family residence and a Background outbuilding. The other two parcels located on the east side of N. Riverview Street, are zoned Historic Public and extend to the Scioto River. The proposal is to rezone all the sites to Historic Core, which will match the adjacent zoning to the west.

On February 22, 2023, COhatch presented an Informal Review request to the ARB. 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.

In 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 been sold through an auction. 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. Several economic incentives have been coordinated by the City. Typically, when a proposal is presented to the Commission, the parking, access, traffic and utilities are the responsibility of the applicant. In this case, the development agreement splits the responsibility between the City and the applicant. Certain streets within the area are being examined for anticipated improvements. Concept designs will determine the character of the streets, accommodation of different modes of transportation, emphasis on pedestrian friendliness and outdoor activities, potential utility burials, street lighting and potential on-street parking. The park improvements, as well, are at a conceptual stage at this time, but will be coordinated with the project.

The Riverview Village project mixed-use development is intended to create a walkable district with a mix of start-ups and growing businesses, non-profits, hybrid companies, restaurant and event spaces, and active outdoor plazas. The existing COhatch building and North High Brewing Company would be integrated into the village, and the site would become COhatch's national headquarters. The proposal is largely consistent with the concepts presented during the Informal Review, except for the exclusion of the three parcels south of Wing Hill Lane. The three landmark residential structures at 37, 45 and 53 N. Riverview Street would be renovated and converted to private office

suites, while the one at 62 N. Riverview Street would be retrofitted for restaurant use. A new public plaza is proposed north of 53 N. Riverview Street and is intended to accommodate arts and craft fairs, makers markets, start-up pitch competitions, public entertainment and others. A new COhatch building, proposed on the east side of N. Riverview Street, would house additional office and meeting space. The existing buildings on the west side of N. Riverview Street are intended to be renovated mostly within their existing footprints, thus maintaining the village atmosphere and the City's main goal of preserving the character of N. Riverview Street. The outbuildings behind these houses, along N. Blacksmith Lane, are proposed to be removed, facilitating the possible addition of a small number of on-street parking spaces. The structure at 62 N. Riverview Street, proposed to be converted to a restaurant, would maintain its current form with outdoor patios with pergolas added to the east and north sides. A new 15,460-square-foot building, which will be located on the parcel south of 62 N. Riverview Street, will include a large deck facing the Scioto River. This building would be used for office, co-working and small event space. At this point, the parcels are being considered as they extend all the way to the river, but once the details are finalized, there would be a lot split that would convey to the applicant only the portion that the buildings sit on. The remainder will become part of the park and retain the Historic Public zoning. Because the lot coverage percentage cannot be determined at this time, they will be provided with the Preliminary Development Plan (PDP) and Final Development Plan (FDP) phases. However, in the Historic Core, lot coverage can be up to 85%. Currently, the existing structures meet that requirement. There may be some setback variations, but all are existing, non-conforming. At this time, the house at 37 N. Riverview encroaches slightly into the Wing Hill Lane right-of-way, which is legal, nonconforming at this point. The City is currently studying the traffic and parking component. If needed, a full Traffic Impact Study (TIS) will be provided with the PDP. Based on the proposed uses and square footage, 71 parking spaces would be needed. Parking in the Historic District is permitted on site, on the adjacent street or within public parking lots within 600 feet of the site. That building sits on the floodplain and floodway on the east side of the site, and mitigation measures will be presented with the PDP.

Mr. Bitar reviewed details of the proposed project related to each structure and the site, including possible incorporation of existing stone foundation remains and rebuild of historic stone walls. [details included in the staff report].

Mr. Henderson presented an ArcGIS walkthrough video of the images and topography of the proposed Riverview Village project and the proposed 17 and 27 North Riverview Street project. The Board expressed appreciation for the presentation.

Mr. Bitar reviewed the details of the Demolition request. The applicant is requesting approval of the immediate demolition of three Background outbuildings at 37, 45 and 53 N. Riverview Street. All structures are located along N. Blacksmith Lane, and two of them encroach into its right-of-way. It is likely that some of these outbuildings were constructed at the same time as the principal structures, but all are dilapidated, especially the one behind 45 N. Riverview Street. Unfortunately, after the application was initially filed, the applicant discovered the small 3'x3' shed at 37 N. Riverview Street had tipped on its side and broke; it was removed for safety reasons.

Demolition requests for Background structures must meet one of the three demolition review criteria. Staff believes that the request meets the criterion in Code §153.176(J)(5)(b)(3) that the structures impede the orderly development of the District. The proposed Riverview Village development and improvements to N. Blacksmith Lane will significantly improve the quality of the

District without diminishing the overall historic value of the area. For that reason, staff recommends approval of the Demolition request with a condition that a site restoration plan be provided at the demolition permit stage to the satisfaction of staff per Code §153.176(J)(3)(g). If the demolition is approved, the applicant may proceed at any time.

Additionally, staff has reviewed the proposed Concept Plan against the Concept Plan criteria and found that the proposal either meets the criteria or meets it with conditions. Therefore, staff recommends approval with 5 conditions.

Board Questions for Staff

Mr. Alexander noted that the bridge is not shown in the renderings, and any anticipated changes in that bridge could have a significant impact on the stakeholders in the project. He does not believe that many are aware that, potentially, the bridge will be rebuilt.
Mr. Bitar responded that the City's consulting engineer, who is working with the City on its plans for that area, is taking that possibility into account.
Mr. Alexander stated that it is important for the applicants to be aware of its anticipated appearance and possible connection issues either through the bridge or down from the bridge.

Mr. Alexander inquired if the site restoration plan would be needed only if the applicant wanted to conduct demolition before construction occurs.
Mr. Bitar responded affirmatively. We anticipate that for safety reasons, the applicant will choose to demolish the background buildings immediately.

Applicant Presentation

Tim Lai, architect, 401 W. Town Street, Columbus stated that he is present to answer any questions.

Public Comment

No public comments were received on the project.

Board Discussion regarding Demolition

Mr. Alexander inquired if the board members had any questions or issues with the Demolition request.
Board members indicated that they had no concerns with the Demolition request.

Mr. Jewell moved, Ms. Damaser seconded approval of the Demolition of the 3 Background Buildings at 37, 45 and 53 N. Riverview Street with the following condition:

1) That a site restoration plan be provided at the Demolition permit stage to the satisfaction of staff.

Vote: Ms. Cooper, yes; Mr. Alexander, yes; Mr. Jewell, yes; Ms. Damaser, yes.
[Motion carried 4-0.]

Board Discussion regarding Concept Plan

The Board members discussed the individual proposed changes to each structure and indicated that they had no objections to the proposed changes.

Mr. Alexander inquired if the applicant requested additional clarification from the Board.
Mr. Lai requested the Board's input on the potential cladding of the new building. They have used wood cladding on other projects within the District and could continue it here; however, they have considered the use of brick, which lends detailing opportunities.
Board members indicated that they had no objection to the potential use of other natural materials.

Mr. Alexander inquired if the applicant had any objections to the recommended conditions.
Mr. Lai indicated that they had no objection to the conditions.

Mr. Jewell moved, Ms. Damaser recommended City Council approval of the Concept Plan with the following conditions:

1) That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.
2) That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
3) That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
4) That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
5) That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes.
[Motion carried 4-0.]

- **~~Case 24-029ARB-MPR - 17 N. Riverview Street, Minor Project Review~~**

  ~~Proposal for additions to a residence in the Historic District. The 0.18-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street.~~

~~Staff Presentation~~

~~Ms. Holt stated that this site is located between N. Blacksmith Lane and N. Riverview Street, south of Wing Hill Lane within HD-HR, Historic Residential District and adjacent to the HD-Historic Core District and the HD-Public District. The house is a Craftsman-style Bungalow built in 1927. The 2017 Historic and Cultural Assessment (HCA) classifies it as a Landmark Building. There is a Landmark outbuilding located at the rear of the property with access to N. Blacksmith Lane, which the applicant proposes to demolish.~~

~~The Board provided non-binding, informal comments on this project at their January 24, 2024 meeting. The Board was generally supportive of the demolition but expressed concerns with the proposed amounts of the lot coverage waiver, building footprint variance, and rear-yard setback variance. The Board expressed concern that a canyon effect would be created along N. Blacksmith by the proposed three-car garage, but had no objections to the second story above the garage~~

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 33-23 *Passed* _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A REAL ESTATE TRANSFER AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF RIVERVIEW VILLAGE WITH CSD DUBLIN LLC (COMMUNITY SPACE DEVELOPMENT LLC DBA COHATCH)

WHEREAS, Developer or is affiliate owns and operates a coworking office and meeting space which is located at 25 North Street in Historic Dublin (the "*Existing Office*").; and

WHEREAS, based on the results of COhatch's recent comprehensive examination of workforce needs, and induced by and in reliance on the economic development incentives provided in this Agreement, COhatch desires to establish its national headquarters (the "*Headquarters*") within the City; and

WHEREAS, initially, COhatch will create the Headquarters within its Existing Office, but to accommodate the planned growth of the Headquarters, COhatch will need additional office space in proximity to the Existing Office; and

WHEREAS, the City holds fee simple title to following parcels of real property which are adjacent to the Existing Office:

Parcel ID 273-000042-00, consisting of approximately 0.16 acres and referred to herein as "*West Parcel 1*",

Parcel ID 273-000073-00, consisting of approximately 0.12 acres and referred to herein as "*West Parcel 2*",

Parcel ID 273-000098-00, consisting of approximately 0.11 acres and referred to herein as "*West Parcel 3*", and together with West Parcel 1 and West Parcel 2, the "*West Parcels*",

Parcel ID 273-005565-00, consisting of approximately 0.619 acres and referred to herein as "*East Parcel 1*", and

Parcel ID 273-005564-00, consisting of approximately 1.18 acres and referred to herein as "*East Parcel 2*", and together with East Parcel 1, the "*East Parcels*",

which Parcels are depicted on **Exhibit A**; and

WHEREAS, Developer has determined that the buildings located upon the West Parcels (assuming restoration thereof) plus the building located upon the East Parcel (assuming restoration thereof) and any new building(s) constructed on portions of the East Parcels would accommodate the planned growth of the Headquarters and their member base in the surrounding area; and

WHEREAS, the Parties have determined that the Headquarters will be integrated with other COhatch uses, including but not limited to, coworking space, private flex office space, innovation space, meeting and programmable space, and space for eating and drinking; and

WHEREAS, the development of the West and East Parcels, which shall include the restoration of the buildings located thereupon, and such portions of the East Parcels as are necessary to accommodate a new building(s) constructed thereon, are collectively referred to herein as "*Riverview Village*". A depiction of the current concept for Riverview Village is attached as **Exhibit B**. The plans for Riverview Village are subject to change as a result of the development review process and the agreement of the Parties. The approved Final Development Plan (including Architectural Review Board approval) for Riverview Village is referred to herein as the "*Final Development Plan*", with the privately owned improvements to be constructed

pursuant to the Final Development Plan referred to herein as the "*Private Improvements*"; and

WHEREAS, the Architectural Review Board informally reviewed an initial concept for the creation of Riverview Village in February 2023, and the Board was supportive of the proposal as it ensures preservation and rehabilitation of the existing historic structures, to the extent practicable, and provides for additional development opportunity along North Riverview Street; and

WHEREAS, subject to the satisfactory completion of the zoning and development review and approval process required by the City's Codified Ordinances, the City will thereafter timely convey (i) its interest in the West Parcels and (ii) those portions of its interest in the East Parcels which are required for the development of Riverview Village (as reasonably determined by the City, the "*East Development Property*"), to Developer (the real property ultimately conveyed to Developer being referred to herein as the "*Property*"); and

WHEREAS, Developer will, following conveyance of the Property and at its sole cost (except for the contributions of the City as provided herein), develop Riverview Village and establish its Headquarters at Riverview Village, which improvements are estimated to cost at least $8 Million; and

WHEREAS, the City will, following conveyance of the Property and at its sole cost, design and construct certain public improvements within and proximate to Riverview Village which may include, but are not necessarily limited to, improvements to North Riverview Street, North Street, Blacksmith Lane, and Wing Hill Lane, including lighting, underground utilities and where feasible, additional on street parking (the "*Public Improvements*").

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, 6 of its elected members concurring, that:

Section 1. The City Manager is hereby authorized to execute all necessary documentation, including but not limited to, the Real Estate Transfer and Development Agreement in substantially the same form as the one attached hereto, with changes not inconsistent with this Ordinance, not substantially adverse to the City, and which shall be approved by the City Manager and Director of Law. The approval of changes thereto by those officials, and their character as not being substantially adverse to the City, shall be evidenced conclusively by their execution thereof.

Section 2. Real Estate Transfers. The City Manager is hereby authorized to execute any and all agreements and other instruments necessary to implement the real estate transactions contemplated in the Real Estate Transfer and Development Agreement.

Section 3. Open Meetings. This City Council finds and determines that all formal actions of this City Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Council or any of its committees, and that all deliberations of this City Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

Section 4. Effective Date. The Ordinance shall take effect at the earliest date allowed by law.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 33-23 *Passed* Page 3 of 3, *20*____

Passed this 11th day of September, 2023.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

She also noted that "at grade" was added to the patio definition. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. Amorose Groomes, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Ms. Alutto, yes; Ms. Kramb, yes.

Ordinance 33-23
Authorizing the City Manager to Enter into a Real Estate Transfer and Development Agreement for the Development of Riverview Village with CSD Dublin LLC (Community Space Development LLC dba COhatch)

Mr. Stiffler stated that there are no changes to this Ordinance from the first reading. There were a few questions at the first hearing that have been addressed in the updated memo that was provided to Council.

There were no public comments.

Mayor Fox asked about the east parcel lot split. Mr. Stiffler stated that the final development plan would begin with a Concept Plan that is approved by the Architectural Review Board (ARB). The Concept Plan will then come forward to City Council for approval. At that time, City Council can approve or disapprove of the Concept Plan or add conditions clarifying intentions toward these east properties. The Final Development Plan will ultimately be approved by the ARB, but they will see Council's comments regarding the concept plan.

Vote on the Ordinance: Ms. Alutto, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes.

Ordinance 34-23
Establishing the Bridge Street/Riverside Drive Business District for the Purposes of Creating Safer and More Comfortable Streets

Ms. Willis stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes asked about the north end of the Business District. She asked about the rationale of the boundary of the district ending at I-270 versus Emerald Parkway. She was concerned that the reduced speed will come upon the motorist abruptly with little distance or warning. Ms. Willis stated that the boundaries of the business district match the Bridge Street District zoning boundary. Ms. Amorose Groomes reiterated her concern for the transitional space between 40 mph and 25 mph. She suggested some consideration be given to the signage in that area specifically. Ms. Willis agreed and stated that staff will look at the signing pattern to make sure it is clear to drivers.

Vice Mayor De Rosa stated that in the Capital Improvements Program (CIP), there is funding for driver feedback signs. She stated that this intersection is going to consume some of the signage. She asked that staff add additional signs into the CIP to make sure there are enough to appropriately sign the new business district as well as the other areas in the City identified by the Speed Management Program. Ms. Willis stated that as part of the action plan for educating the public for a reduced speed limit, the police speed trailers will be used for Riverside Drive because they are larger and more appropriate in scale to a larger road. The speed trailers will be used on Riverside Drive and therefore free up the new driver feedback signs to be used in the neighborhoods.

Ordinance No. 24-23 (Amended) Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO DISPOSE OF REAL PROPERTY NO LONGER NEEDED FOR MUNICIPAL PURPOSES VIA AUCTION, AND DECLARING AN EMERGENCY

WHEREAS, Ordinance 54-20 was approved by City Council on January 4, 2021, and authorized the acquisition of seven residential lots and two parcels on North Riverview Street, and further implemented the Bridge Street District Area Plan along the Scioto River Corridor portion of the Bridge Street District which is among the City's highest implementation priorities; and

WHEREAS, after acquiring these parcels, City Council appointed an Advisory Committee and developed a request for proposals ("RFP"); and

WHEREAS, two proposals were received and the advisory committee recommended that the City select the proposal submitted by Community Space Development, LLC dba COhatch ("CSD") for further consideration and negotiation; and

WHEREAS, Council selected CSD's proposal for further consideration and directed Staff to evaluate and negotiate the proposal through the development process; and

WHEREAS, through discussions with CSD and consistent with the proposal indicating an option for others to own the southern block of properties, Staff believes it is in the best interest of the City to separate these properties from the CSD concept and sell them for private ownership at this time; and

WHEREAS, the three southern residential parcels are comprised of parcel nos. 273-000068, 273-000107, 273-000032 in the City of Dublin, County of Franklin and State of Ohio (said real property, together with all improvements constructed thereon, and all rights, appurtenances and hereditaments appertaining thereto, shall hereinafter be referred to as the "Properties"); and

WHEREAS, Section 37.04(J) of the Dublin Codified Ordinances provides that "[t]he Council may, by ordinance, provide for the sale or lease of real property, with or without public bidding, on such terms and for such value as Council, in the exercise if its discretion, may deem reasonable and in the best interest of the city" and Chapter 37 further permits the City to dispose of surplus property, among other methods, by live public auction or internet auction; and

WHEREAS, to provide for the most opportunity for potential buyers to participate in the sale, City Council believes it is in the best interest of the City to use the auction method to dispose of the Properties; and

WHEREAS, the City Manager will contract with a professional auctioneering company to oversee the auction and will ensure that the sale is advertised and marketed for a period of at least thirty days; and

WHEREAS, City Council has determined that it is in the best interest of the City to dispose of the Properties for the reasons listed herein.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring, that:

Section 1. Authorization of Auction. The City Manager is hereby authorized to dispose of the Properties by auction. The auction shall include a reserve price to recoup all costs invested by the City. The reserve price will be comprised of the appraised valuation of the property and all of the City's costs incurred as a result of acquiring and maintaining the Properties. Deed restrictions will be included that prohibit combining any of the three parcels and require right-of-way dedication at no cost to the City for future right-of-way improvements adjacent to the Properties. Any development of the Properties will be subject to the jurisdiction of the Architectural Review Board.

Section 2. Real Estate Transfers. The City Manager is hereby authorized to execute any and all agreements and other instruments necessary to implement the real estate transactions contemplated in this Ordinance.

Section 3. Further Authorizations. This City Council further hereby authorizes and directs the City Manager, the Director of Finance, the Director of Law, the Clerk of Council or other appropriate officers of the City to prepare and sign all documents and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its passage as an emergency measure necessary for the immediate preservation of public peace, health, safety and welfare so as to facilitate the timely disposition of the homes as they are rapidly deteriorating and need to be sold immediately so that rehabilitation/construction can be conducted during the construction season and prior to the commencement of winter weather.

Passed this 31st day of July, 2023

Mayor – Presiding Officer

ATTEST:

Clerk of Council

There were no public comments.

Vote on the Ordinances: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes.

Ordinance 24-23 (Amended)

Authorizing the City Manager to Dispose of Real Property No Longer Needed For Municipal Purposes Via Auction and Declaring an Emergency

Ms. O'Callaghan stated that, consistent with Council's direction at the first reading on June 26, staff amended the Ordinance to be passed as an emergency measure, waiving the 30-day waiting period. Staff has been working with AuctionOhio to determine the process for the auction of these properties leading up to this meeting. She introduced Chris Davis, the owner of AuctionOhio.

Mayor Fox asked how we might ensure that the homes get immediate attention to their deteriorating condition after the auction is over.

Ms. Amorose Groomes agreed and stated that she was hopeful language could be added that would put a timeline on an application submitted to the Architectural Review Board (ARB). She would like them to be brought into compliance with the appearance code and not continue to look as they do now.

Ms. O'Callaghan stated that staff has been discussing including as a term of the purchase, that the properties need to come into compliance with the various regulations and code. Staff is researching timeline restrictions that are currently in the Code to see how we might align those timelines. Other provisions are also being considered such as, requiring the winning bidder to meet with staff and requiring the winning bidder to submit an application to the ARB within a certain timeframe. She stated staff is exploring the restrictions in the Code that will help draft the requirements. The requirement in the Code for Property Maintenance is that the situation be remedied 30 days from the notification of compliance issues. The Residential Appearance Code is not applicable to these properties because they are within the Historic District. The auction closing date would be in mid-September and then closing would be 30-40 days following that. Ms. O'Callaghan shared that staff could specify that the winning bidder be required to meet with staff to discuss work that is needed to be consistent with the Historic Design Guidelines.

Ms. Amorose Groomes stated that it is important to circulate all this information up front so potential buyers are not surprised by that information.

Ms. Kramb stated that we are selling these properties as is, so we should be able to give potential buyers a list of deficiencies that we would expect remedied.

Mr. Reiner suggested, for the sake of transparency, this sale is a public auction. He stated he believes that a public auction is the fairest way to do this.

Scott Haring, 3280 Lilly Mar Court, Dublin, came forward to ask if there was still a plan to set a reserve price on these properties. He stated that if the goal is to dispose and cash out, then you would not want to put any other impediment on the sale.

Ms. O'Callaghan stated that each property will have a reserve price established and staff has been inventorying all costs to date. The reserve price will be communicated as part of the marketing and advertisement of the auction.

Vice Mayor De Rosa asked about the possibility of putting a specific period of time that the buyer would have to meet with staff in the purchase agreement. She reiterated the importance of being clear that there is a sense of a timeline.

Vice Mayor De Rosa asked about a public auction and whether that included both in-person and online. She also asked if the bidders would be required to disclose their identity.

Ms. O'Callaghan stated that staff had been working toward an online auction, but there is the potential to do a hybrid of both. She invited Mr. Davis, from AuctionOhio to come forward to explain the options.

Mr. Davis stated that public means that it is offered to whomever meets the terms of the sale; whether that venue or format is online or live or a combination of those two really is the discussion. The value of an online auction is that it allows us to do some things that live auctions do not. He stated the following about online auctions:

- There is an acknowledgement of terms and conditions that every buyer has to sign before bidding. This acknowledgement can be fairly extensive and state these requirements Council was discussing as well as deadlines and process. It will also spell out in the acknowledgement that these properties are being sold in "as is" condition. It is still a public auction if it is done online.
- Convenience – if buyers are not able to show up in-person or they are out-of-town, they can still bid.
- It benefits the seller anytime an auction is participation-driven without any outside influences. It removes any uncomfortable bidding scenarios such as the conflict of bidding against a friend in-person.
- It benefits the buyer because they do not have to be in the spotlight while bidding.

Mr. Davis stated that he believes that a live auction is not the best thing to do anymore. State Law changed to require foreclosures and sheriff sales to be done online. It is about more participation, which tends to equal more money.

Regarding Vice Mayor De Rosa's question about disclosing identity, Mr. Davis stated that it is disclosed when they sign the acknowledgement of terms and conditions and pay their $10,000 prior to bidding. The $10,000 for each bidder is held by the auction company. If the bidder is successful, the money will go toward completing the purchase. If the bidder is unsuccessful, the money will be returned to them. Having this process ensures that bidders are serious about completing the purchase. Bidders do not see each other's names, so it removes the concern of having a conflict over bidding against a friend.

Discussion was held between Mr. Reiner and Mr. Davis regarding the transparency of the process and being about to respond to bids online. Mr. Davis stated that his experience is that when doing both live and online, people who are live do not bid and all the bidding is done online anyway. Online bidders are driven by the same emotions as in-person bidders.

In response to Mr. Reiner's question regarding last second bids, Mr. Davis stated that if a bid comes in with less than five minutes on the clock, five minutes would automatically be added so the bidding can continue.

Ms. Amorose Groomes stated that, in response to Mr. Haring's comments, this is not an expenditure of City dollars. She is aware of the sensitivity regarding emergency legislation.

Vote on the Ordinance: Vice Mayor De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Fox, yes; Ms. Amorose Groomes, yes.

Ordinance 25-23
Authorizing the City Manager to Enter into an Economic Development Agreement with the City of Columbus, Ohio

Ms. O'Callaghan stated that there are no changes to this Ordinance from the first reading. She noted that Exhibit I to the agreement, the map depicting the revenue sharing area, has been clarified to more clearly show the revenue sharing area.

There were no public comments.

Ms. Amorose Groomes stated that a letter was received representing an individual that has property in the area discussed by this agreement. She wanted to clarify that there is no annexation happening here. There are several properties within the boundaries that would have a choice of who they would like to select for their water and sewer services, but those choices are strictly up to the property owner. The City of Dublin is not forcing anyone's hand in this jurisdiction to do anything.

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BOARD ORDER

Architectural Review Board

Wednesday, February 22, 2023 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

3. Riverview Village at 40 E. Bridge Street, 17, 27, 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564
23-014INF **Informal Review**

Proposal:	A walkable, commercial village of mixed-use development in the north section of the Historic District on a 2.85-acre, multi-parcel site currently zoned Historic District, Historic Residential and Historic District, Historic Public.
Location:	Northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.
Request:	Informal review and non-binding feedback for a possible future Development under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicants:	Matt Davis, COhatch; and Megan O'Callaghan, City Manager, City of Dublin
Planning Contact:	Sarah T. Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/23-014

RESULT: The Board provided informal feedback on an idea for Riverview Village, a walkable community of makers' spaces, office buildings, and eating/drinking establishments. Generally, the Board was supportive of rezoning the entire project area to Historic Core. The Board was supportive of a new 10,400 SF office building, depending on design. Although there was room for some flexibility on design. The Board offered greater support for the "minimum density" option relative to the number and size of buildings. There was general support for the demolition of two outbuildings along N. Blacksmith Lane in order to accommodate greater use of that street, pending recommendation of Engineering. Finally, the Board supported the idea of the branding for Riverside Village to extend up Wind Hill Lane.

MEMBERS PRESENT:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Absent
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:
Sarah T. Holt
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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner

3. Riverview Village, 40 E. Bridge Street, 17, 27, 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564, 23-14INF, Informal Review

Informal review and feedback for a walkable commercial village in the north section of the Historic District. The 2.85-acre site is zoned HD-HR and HP, Historic District - Historic Residential and Historic Public. This site is located northeast of the intersection of N. Blacksmith Lane and E. Bridge Street.

Case Presentation

Ms. Holt stated that the 2.85-acre, multi-parcel site is located on both sides of N. Riverview Street, north of E. Bridge Street. Currently, the site contains seven contributing single-family residences on eight individual lots. The City purchased these properties in early 2021 with the goal of redevelopment. Approval of a future rezoning and Preliminary Development Plan (PDP) would be necessary for the project to proceed. At this point, all existing buildings are legal with their setbacks and lot coverage, based on their pre-existing conditions prior to adoption of the current Code. The uses envisioned for this project would fit within the Historic District – Historic Core zone, rather than the existing Historic Residential and Historic Public zones. New buildings and additions will have to conform to Code requirements. With the PDP, each lot would need to be surveyed to determine exact locations, setbacks, and lot coverages. The existing lots range in size; potential lot coverage if rezoned to Historic Core would be 85 percent. [Description of existing site conditions and structures was given.] The proposal is for the creation of Riverview Village, a mixed-use development for all properties within the project area. Envisioned is a walkable district that has a mix of makers and artists, restaurants, educators, start-up businesses, and growing small businesses.

There are two development options: one is a minimum density and one is a maximum density. The minimum density proposal includes: parking on Blacksmith Lane; pedestrian access on Wing Hill Lane; a new 10,400 SF office building on the currently vacant lot south of 62 N. Riverview; potential removal of the three south properties from the project; addition of decks/eating areas to 62 N. Riverview for a restaurant or outdoor venue; potential to remove 53 N. Riverview Street; addition of new outbuildings. The maximum density proposal includes the same features, plus additions to 40 E. Bridge Street, 17 N. Riverview and 37 N. Riverview Street, and a new structure located between 45 and 53 N. Riverview Street. If the site is rezoned to Historic Core, the minimum lot sizes would be 21,000 SF. The proposed COhatch office building located south of 62 N. Riverview is conceptually shown as a series of three interlocking boxes with off-set gables, located along the uppermost lot edge adjacent to N. Riverview Street. Conceptual materials include vertical board and batten siding and possibly a standing seam metal roof. It is anticipated that the architecture would be similar to the existing COhatch building on North Street, which could be appropriate given the campus-like nature of the project, proximity to the river and the Link Bridge, and screening with natural vegetation.

Staff has provided the following discussion questions:

1) Does the Board support the proposed design concept for the N. Riverview Street area?
2) Does the Board support the rezoning from Historic Residential and Public to Historic Core? Would the Board support 17 and 19 N. Riverview Street and 40 E. Bridge Street being kept as Historic Residential as an option?
3) Does the Board support the addition of a 10,400 SF office building south of 62 N. Riverview, and what is the Board's reaction to potential scale and massing?

4) Does the Board support the proposed inspiration material palette? Would the Board support the new office building to appear similar to the existing COhatch building?
5) Does the Board support the proposed infill building options for location, scale, massing, and number?
6) Does the Board support the potential demolition of the historic outbuildings along N. Blacksmith Lane to allow for vehicular traffic and parking?
7) Would the Board support the potential demolition of the house at 53 N. Riverview?

Applicant Presentation

Matt Davis, 4620 Hickory Rock Drive, Powell, OH and Tim Li, 401 W. Town Street, Columbus, OH were present.
Mr. Davis stated that they submitted this project last July in response to a City RFP for a walkable district, highly community engaging and interfacing with the park. Their project is conceptual only at this point, so they are seeking the Board's input. To date, they have had several meetings with City staff. 70-80% of their proposed plan is very flexible, but some elements are necessary for the plan to move forward. The most important element to make this project work is the view from The Link Bridge. Additionally, the view of the red house at 62 N. Riverview from the bridge would be an attractive entrance into this district. There must be sufficient critical mass and desirability for people to be attracted to this area, as there will be limited parking. The new office building on the cliff overlooking the river would also be essential to make the project feasible. He believes the 53 N. Riverview structure is essentially unusable. Due to its small footprint and low ceiling, it is the least useful building on the site. He is interested on having the Board's feedback on the proposed massing and the options concerning 53 N. Riverview Street.

Board Questions for Applicant

Mr. Cotter requested clarification of the critical pieces of the development to the applicant.
Mr. Davis responded that the critical pieces are the office building, the view from The Link Bridge and the red house at 62. N. Riverview. He suggested possible uses for the other homes within the project area.

Public Comment

Scott Haring, 3280 Lily Mar Ct. Dublin, OH stated that he was unaware that a future rezoning of this area was being considered. He is concerned about the proposed density. A proposed 85% lot coverage would spoil the character of this street, which has contained individual houses for many decades. The potential rezoning is the greater question here.
Mr. Alexander stated that the position the City is in is that there is no market for these structures as single-family homes, so another option for this area must be considered.

Board Discussion

Mr. Alexander directed the Board's comments to the discussion questions.

1) Does the Board support the proposed design concept for the N. Riverview Street area?
The Board indicated support for the proposed design concept.

BOARD ORDER

Architectural Review Board

Wednesday, January 25, 2023 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street
23-003MPR **Minor Project Review**

Proposal:	Mothballing of historic property roofs in association with the North Riverview Street Project in the area zoned Historic District, Historic Residential.
Location:	North of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicants:	Brian Ashford, Director of Facilities and Fleet Management; and Tim Elmer, Operations Administrator, City of Dublin
Planning Contact:	Sarah T. Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/23-003

MOTION: Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with one condition:

1) This temporary solution may be required for longer than six months, the projected lifespan of the proposed materials. At that time, the condition of roof felt shall be examined, and replacement may be necessary based on condition and the timeline of the N. Riverview Properties project.

VOTE: 5 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

_____
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes. [Motion Carried 5 – 0]

The Chair – He affirmed the Minor Project was approved.

The Chair – Cases three and four will be presented together.

3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street, 23-003MPR, Minor Project Review

The Chair stated this application was a request for mothballing of historic property roofs in association with the North Riverview Street Project from the City of Dublin Facilities Division. The sites are zoned Historic District, Historic Residential and located north of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.

4. Carport Demolition at 40 E. Bridge Street, 23-004ARB, Architectural Review

The Chair stated this application was a request for Demolition of a non-contributing structure/carport at an existing home on a 0.319-acre site zoned Historic District, Historic Residential. The site is located northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

Staff Presentation

Ms. Holt stated these two cases are part of the larger, N. Riverview Project and presented the sites involved [aerial view]. West of N. Riverview Street is zoned Historic Residential, east of N. Riverview is zoned Historic Public, and to the west of the project it is zoned Historic Core. The address of 40 E. Bridge Street is part of both applications. The structure's roof will be repaired and carport demolished. Not-included properties involve like-for-like maintenance related to standing-seam, metal roofs.

In January 2021, the City purchased all these properties for redevelopment opportunities. In April 2021, Council appointed an Advisory Committee who indicated support to create a Request for Proposal (RFP) for the project. In June 2022, the RFP was advertised. In September 2022, the Advisory Committee recommended a proposal to City Council, which was accepted. The City is currently working with the chosen developer.

Photographs were shown of the five properties with the deteriorating structures all in fair to poor condition as reported in the _____ (CTL) in 2020. The structure at 40 E. Bridge Street is suffering interior damage due to leaks. The non-compliant and non-contributing carport was shown for the demolition request for 40 E. Bridge Street.

The application was reviewed against the Minor Project Review Criteria. Staff recommended approval with the following condition:

1) This temporary solution may be required for longer than six months, the projected lifespan of the proposed materials. At that time, the condition of roof felt shall be examined, and replacement may be necessary based on condition and the timeline of the N. Riverview Properties project.

The application was reviewed against the Demolition Review Criteria. Due to the age of the structure and the detraction from the historic character, Staff recommended approval.

~~**OTHER BUSINESS**~~

- ~~**Proposed 2023 Council Meeting Schedule**~~
  ~~Vice Mayor De Rosa stated that the retreat for 2023 will be two full days instead of an evening and one full day and the retreat will be held April 13 and 14.~~
  ~~Mayor Fox moved to adopt the 2023 Council meeting schedule.~~
  ~~Ms. Alutto seconded.~~

  ~~Vote on the motion: Mayor Fox, yes; Ms. Kramb, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes.~~

- ~~**Request for DORA Extension – Founder's Day**~~
  ~~Ms. LeRoy stated that this request is asking for an extra hour for the Founder's Day event. This would allow the venue to start selling alcohol at noon instead of 1:00 p.m.~~

  ~~Mayor Fox moved to approve the request for the DORA extension.~~
  ~~Ms. Alutto seconded.~~

  ~~Vote on the motion: Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mayor Fox, yes.~~

- **N. Riverview Advisory Committee Recommendation**
  Ms. Blake provided a brief overview of the properties and the Advisory Committee Members. She stated that the following were goals of the Request for Proposals (RFP):
  - Preserve historic nature and mass of North Riverview Street;
  - Rehabilitate/renovate/redevelop the Properties, which have fallen into disrepair, so they can contribute to the beauty of Historic Dublin;
  - Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
  - Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement;
  - Demolition would require Architectural Review Board (ARB) approval;
  - Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
  - Preserve Dublin's signature historic stone walls on each applicable property; and
  - Document historic details and cultural resources prior to any demolition or removal.

  There were two proposals received. One RFP was received from Corinthian Fine Homes and one from Community Space Development, LLC dba COhatch ("CSD").
  - Corinthian Fine Homes' proposal shows nine new single-family homes. They would also renovate and donate 62 N. Riverview Street property back to the City as a park structure or museum. North Riverview Street would be for pedestrian use only.
  - Community Space Development LLC COhatch proposal creates "Riverview Village" as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. This would be a vibrant, walkable, one-of-a-kind destination that would be pedestrian only.

Ms. Blake provided a rendering depicting three buildings that would be used for office/commercial in CSD's proposal on property designated as parkland in the Parks and Recreation Master Plan.
The Committee met and reviewed the proposals against the selection criteria. The Committee recommended to Council to select Community Space Development, LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process. Staff will update Council on the progress of any negotiations in furtherance of a potential Economic Development Agreement as needed. The Committee sought Council's feedback on the inclusion of a portion of designated parkland for office/commercial uses, potential subsidy of maker spaces for financial viability and the vision for the three southernmost properties.

There were no public comments.

Mr. Reiner asked about the return on investment regarding these proposals. Ms. Blake stated that the public improvements needed are not fully known at this point, so calculating the return on investment would be difficult. Mr. Keeler pointed out that the deal breaker is the office building on the parkland. If that is not allowed, the developer cannot make this proposal work. Mr. Keeler reiterated that this would be a destination for residents and visitors.
Mr. Reiner stated that the RFP goals could be accomplished by private people who buy and restore the homes. He stated this would return some money to the City. He suggested auctioning off the homes and still adhering to the RFP goals.
Vice Mayor De Rosa stated that there was a return on investment in the documents. She asked if someone could speak to that. Mr. Stiffler stated that he was not involved in the calculation.

Matt Davis, COhatch was present to speak about the project proposal. He stated that he was trying very hard to not tear down the historic structures. The office building would be COhatch's building expansion. He stated that he was trying to build a vibrant eco-system that would be walkable. The houses that were left could be restored. He stated the overall return on investment would be income tax not property tax.
Ms. Alutto asked about the revenue from leases. Mr. Davis responded affirmatively and then continued his explanation about how just restoring the homes would not bring vibrancy.
Ms. Alutto was in favor of continuing the discussion and considering the parkland use.
Ms. Amorose Groomes stated that it is important to have the conversation. She stated that steps have been taken to try to spur development, but it has not occurred. Are we going to just keep going with public/private partnerships or will we reach a point where these are self-sustaining?
Vice Mayor De Rosa stated that the village concept is very intriguing. She was asking about density and maintaining the village feel. Ms. Kramb stated that this is too preliminary. It has not even been vetted through ARB with massing and design standards.
Ms. Amorose Groomes stated she would be willing to entertain development on the east side.
Mayor Fox stated that this concept could be a central focus of a historic niche with maker spaces and restaurants. She is okay with continuing the discussion about using the parkland. It must be done thoughtfully.

Mayor Fox moved to approve the recommendations of the Advisory Committee and select Community Space Development LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process.
Ms. Alutto seconded.

Vote on the motion: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.

- **Tucci's Tent Request**

Ms. Rauch stated that this is a request for the re-installation of the temporary tent. She gave an overview of the history of the executive orders during the COVID-19 pandemic. During the timeframe of the three extensions that were granted by Council, property owners were notified that a more permanent structure application would need to be filed to go through the ARB process. The final deadline for temporary structures was June 13, 2022. The owner of Tucci's came before Council to request another extension, but Council did not grant a further extension and the June deadline was upheld. In November 2021, the concept plan was approved through ARB with conditions to modify the temporary structure to make it fit more seamlessly into the historic district. Tucci's then came back to ARB in January 2022 with two options for a permanent structure. In July 2022, a preliminary development plan was approved with additional project scope with the addition of a kitchen and a wine room. The applicant is on track for a final development plan review in November 2022. This request is for the reinstallation of the temporary tent for a wine festival. There is an administrative process to apply for an event tent if the applicant so chooses, but it would be a smaller scale tent. Staff recommended Council not consider the temporary tent.

Michael Lusk, 6170 Riverside Drive, spoke as the architect hired by Tucci's for the permanent structure project. He stated that this is the most challenging approval process that he has ever been through. He was complimentary of staff and their support. He was given the deadline of the Memorial Tournament for 2023 and he does not see that as a possibility because of the long approval process. This temporary structure would help to keep the business going as they continue to work through the process.

Mayor Fox stated that staff's recommendation is to not consider the request as the final development plan is pending before ARB.

Mr. Barnum stated that the last few months have been challenging. He is excited about the finished project, but this process has been frustrating. He is asking to bridge the gap to help with the hardship they are going through.

Mayor Fox stated that Council appreciates his investment in the historic district. She noted that she is appreciative of the planning for the permanent structure. She thanked them for coming to the meeting.

- **Art in Public Places (AiPP) Funding**

Mr. Reiner and Ms. Alutto both abstained from the discussion.

Mr. Ranc stated that on May 31, 2022, the City was notified that the State Capital Budget included $175,000 for a public arts project on Muirfield Drive. The City did not apply for the project funds and was not aware of the request for funds for the Muirfield Drive public arts project. Since May, City staff has worked with the Dublin Arts Council and the Ohio Facilities Construction Commission to understand the scope of the project, the grant requirements, and the best way to approach the project moving forward. Representatives of the Muirfield Association expressed awareness of the grant and interest in it being placed in Muirfield on Muirfield Association land. The grant is administered by the Ohio Facilities Construction Commission (OFCC). Grantee must be a governmental entity or an Ohio non-profit organization with long-term property interest. Fifty percent matching funds are required for the project ($87,500). The deadline for project completion is June 30, 2024. Staff is approaching this as an opportunity to use this funding as the next Art in