

## 19-035INF – N. RIVERVIEW – HAMPTON INN HOTEL

### Site Location

Intersection of North Street and N. Blacksmith Lane. The site is bounded on the east by N. Riverview Street and on the south by Bridge Street.

### Zoning

BSD-HC – Bridge Street District, Historic Core District

### Applicant

B E T Investments I LLC and Coffman Company LTD

### Applicable Land Use Regulations

Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*.

### Request

Informal Review with non-binding feedback regarding the demolition of six existing single-family homes and the construction of a new three-story hotel with associated site improvements.

### Staff Recommendation

ARB provide an Informal Review with non-binding feedback for the proposal.

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### Case Managers

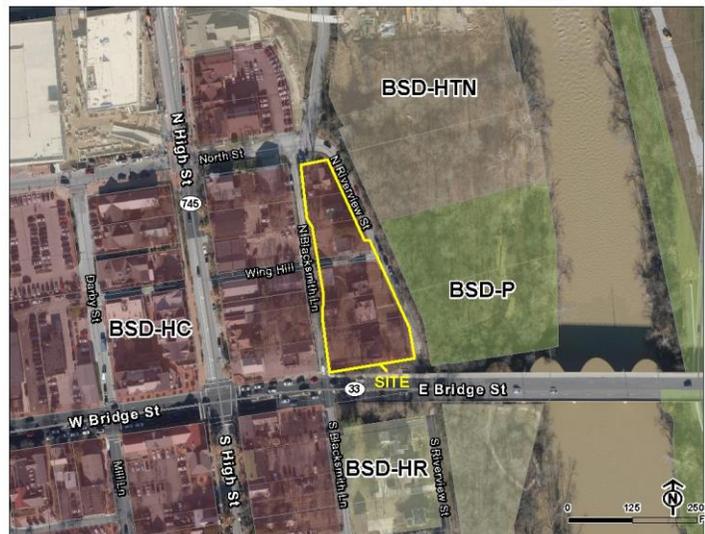
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### Summary

The applicant is requesting non-binding feedback for a proposal to demolish six existing single-family homes and the elimination of Wing Hill (between N. Blacksmith Lane and N. Riverview Street) for the construction of three-story hotel with 125 rooms, 82 parking space, and associated site improvements on a 1.09-acre site zoned BSD-HC, Bridge Street District – Historic Core located within Historic Dublin.

### Zoning Map

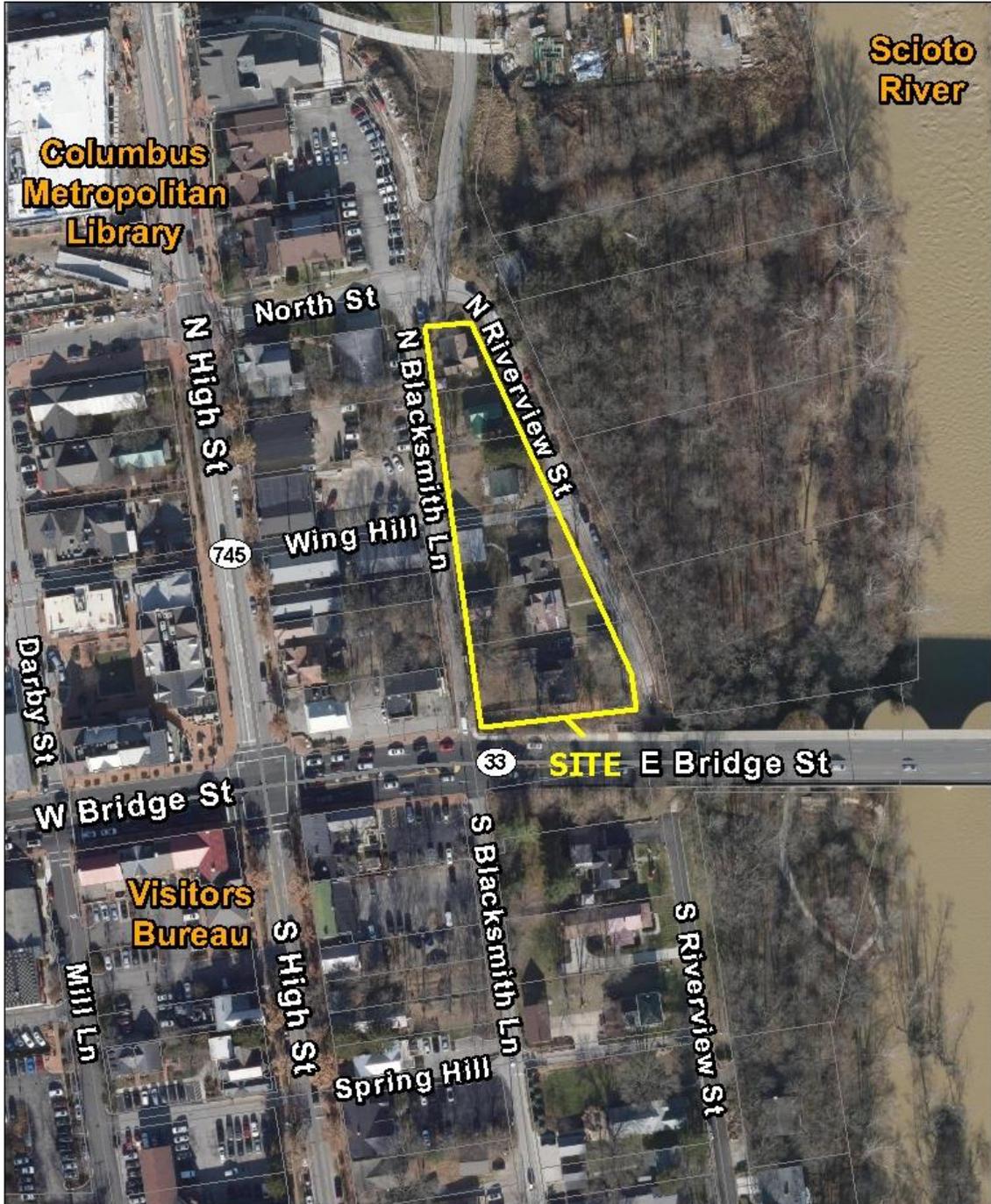


### Discussion Questions

- 1) Does the Board support demolition of the existing single-family homes?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the hotel?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details including parking and open space?
- 4) Other considerations by the Board.

### 1. Context Map

The site is located at the intersection of North Street and N. Blacksmith Lane. The site is bounded on the east by N. Riverview Street and on the south by Bridge Street.



 <p>City of Dublin</p>	<p>19-035INF Informal Review North Riverview Hampton Inn Hotel N. Blacksmith Ln. &amp; N. Riverview St</p>	<p>0 55 110 Feet</p> 
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## 2. Overview

### A. Background

The site is developed with six single-family homes on six separate parcels. Approval of the demolition of all six structures is required to allow for the proposed development of a three-story hotel.

In 2012, the ARB approved (3-2) the demolition for all six single-family homes citing two of the four standards of demolition had been met. The Board Order expired on November 13, 2013. In 2012, a conceptual plan for condominiums was shown.

### B. Site Characteristics

#### 1) Natural Features

The site contains several mature trees located on the single-family parcels. The size and health of the trees will need to be assessed with a future development application. Significant grade change occurs across the site from west to east, from N. Blacksmith Lane to N. Riverview Street.

#### 2) Historic and Cultural Facilities

There are six existing single-family homes, all constructed between 1890 and 1932. The homes are modest wood frame structures in vernacular styles. The homes are noted as contributing to the village scale and character of North Riverview and are typical of the homes found in Dublin and Washington Township from this period.

#### 3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Commercial)
- East: Bridge Street District, Historic Transition and Public (Park)
- South: West Bridge Street and Bridge District, Historic Residential (Residential)
- West: Bridge Street District, Historic Core (Commercial)

#### 4) Road, Pedestrian and Bike Network

The site has frontage on N. Blacksmith Lane, North Street, N. Riverview Street, and Bridge Street. The site is not currently served by a public sidewalk. The proposed pedestrian entrance to the hotel is oriented on N. Blacksmith Lane with the vehicular entrance located to the rear on N. Riverview Street.

#### 5) Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

## C. Proposal

### 1) Summary

The applicant is proposing to demolish the six existing single-family homes and eliminate Wing Hill (between N. Blacksmith Lane and N. Riverview Street) for the construction of a new three-story hotel with 125 rooms, 82 parking space, and a plaza. The development includes the realignment of N. Riverview Street.

### 2) Demolition

The request is for feedback on the appropriateness of demolition of the six single-family homes (17, 27, 37, 45, 53 N. Riverview Street; 40 N. Blacksmith Lane), which were constructed between 1890 and 1932.

Future review and approval of a demolition request will be required should the applicant proceed. Staff has provided the demolition criteria below for the Board's reference. As part of a future demolition request the applicant will be required to demonstrate economic hardship or unusual and compelling circumstance exists, or two of the following criteria are met:

- 1) The structure contains no features of architectural or historical significance to the character of the area in which it is located;
- 2) There is no reasonable economic use for the structure as it exists or as it might be restored, and there is no feasible and prudent alternative to demolition;
- 3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful; and,
- 4) The location of the structure impedes orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of its immediate vicinity; or the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

### 3) Proposal

The proposal includes a request for feedback on a potential future application to construct a three-story hotel between N. Blacksmith Lane and N. Riverview Street. The proposal includes a plaza at the intersection of North Street and N. Riverview Street. The proposal requires elimination of a portion of Wing Hill and realignment of N. Riverview Street.

In considering new construction within a historic district it is prudent to ensure the scale, character and location are in keeping with the district, but do not detract from the historic value of adjacent properties or buildings. A number of sites north of Bridge Street adjacent to N. High Street have been redeveloped over the last several years. The character the new construction is more contemporary with a greater scale/mass as compared to historic properties.

**4) Details**

In detail, the proposed architectural style incorporates a historic character with modern influence through use of a series of gable and flat roofs and a variety of materials including stone, brick, and composite siding to break down the mass of the structure.

The BSD Building Type provisions limit Historic Mixed Use Building to a maximum of 2.5-stories, and the Historic Dublin Design Guidelines recommends no more than 2-stories for new construction. There are a number of new structures north of Bridge Street that are taller than the Code permits.

The parking area is provided in the lower level of the podium-style building. A total of 84 parking spaces are proposed where 111 are required based on the current room count and accessory use square-footage.

The proposal requires elimination of a portion of Wing Hill (between N. Blacksmith Lane and N. Riverview Street), which the BSD Street Network Map designates as a neighborhood street to remain. The development requires continued coordination with the City of Dublin Engineering Division and Parks and Recreation Department to coordinate the redesign of N. Riverview Street.

**3. Concept Plan**

**A. Site Plan**



## B. Elevations



West



East

## 4. Informal Review Considerations

- 1) **Does the Board support the demolition of the six single-family homes?**  
Requests for demolition of structures within the Historic District are not considered lightly. Code requires the applicant to bear the burden of demonstrating an economic hardship or usual and compelling circumstance, or two of the four criteria for demolition are met. Staff encourages the Board to provide initial feedback on a future demolition request, and to identify what information the Board will require to make an informed decision.
- 2) **If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the hotel?**  
The property is located within Historic Dublin and is zoned BSD-HC, Historic Core. The zoning district permits two commercial building types within this district. The Historic Mixed Use Building would be the most applicable building type for the proposed building given its use, layout, and form. The Board should reference this building type and its requirements, along with the Historic District Design Guidelines when considering the appropriateness of the proposed building.
- 3) **If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details including parking and open space?**  
The Bridge Street Code and the Historic Dublin Design Guidelines provide guidance about the architectural character, materials and details for new construction. If the Board is supportive of the demolition, the applicant requests feedback with regard to the general architectural design and the associated site details.

## 5. Discussion Questions

### **Staff Recommendation**

The Informal Review provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Architectural Review Board to provide non-binding feedback to an applicant regarding the intended land use and development pattern.

Planning recommends the Board consider this proposal with respect to the demolition, scale, massing, height, architectural details, and associated site improvements. Listed below are suggested questions to guide the Board's discussion:

- 1) Does the Board support demolition of the existing single-family homes?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the hotel?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details including parking and open space?
- 4) Other considerations by the Board.