

## 19-075ARB-CP – COHATCH DUBLIN

### Summary

Request for feedback on a Concept Plan for a proposal to demolish an existing commercial building (25 North Street) and the construction of a new commercial building with associated site improvements on a 0.27-acre parcel located within Historic Dublin.

### Site Location

Intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street.

### Zoning

BSD-HC: Bridge Street District – Historic Core District

### Property Owner

Jay Eggspuehler, ELP Property Management

### Applicant/Representative

Mark Davis, CoHatch and Tim Lai, Tim Lai Architects

### Applicable Land Use Regulations

Zoning Code Section 153.066, 153.070 and *Historic Dublin Design Guidelines*.

### Case Manager

Nichole M. Martin, AICP, Planner II  
(614) 410-4635  
[nmartin@dublin.oh.us](mailto:nmartin@dublin.oh.us)

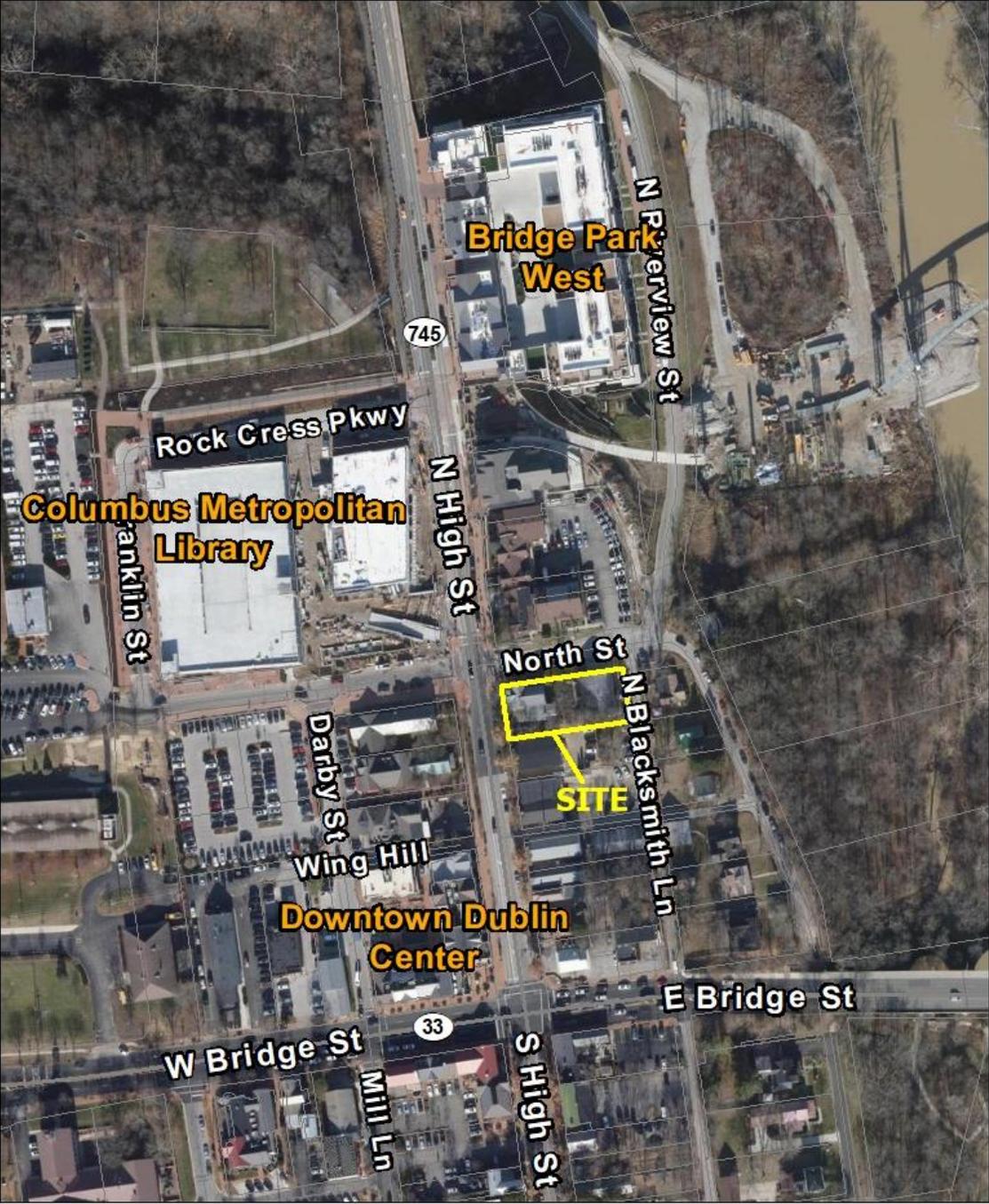
### Next Steps

Upon feedback from the Architectural Review Board (ARB), the applicant will incorporate the comments and file for a Preliminary Development Plan application.

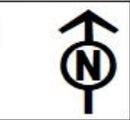
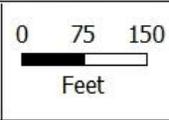
### Zoning Map



1. Context Map



19-075ARB-CP  
Concept Plan  
CoHatch Dublin  
56 N. High St.



## 2. Overview

### Background

The site is developed with two buildings: a 2.5-story commercial building built in the 1890s along North High Street (54 North High Street) and a 2-story commercial building built in the 1960s along North Street (25 North Street). A small parking area is located along the eastern side of the North Street building, which is accessed from North Blacksmith Lane.

### Case History

In March 2019, the ARB heard a proposal for informal review and non-binding feedback for CoHatch. At the time, the applicant was seeking preliminary feedback on demolition of the 1960s building located at 25 North Street and construction of an approximately 10,000-square-foot building for coworking and event space in its place.

In detail, the proposal was for construction of a three-story building along North Street with a one-story connector at the rear of the North High Street building. The proposed architectural character was described as a modern Farmhouse with a series of gable and flat roofs. Several rooftop decks were proposed along the northern, eastern, and southern elevations. The proposal included a new patio and covered courtyard between the existing North High Street building and the proposed North Street building.

At the time, the Board was supportive of demolition of the building located at 25 North Street given that it seemed the applicant could successfully meet two of the four criteria required for approval. The Board was generally supportive of the project although recommended the height and mass of the building be reduced through creative application of materials and increased articulation. Board members emphasized the need for the new construction to be subordinate to the historic structure. Finally, the Board encouraged the applicant to centrally locate the outdoor gathering spaces to mitigate noise impacts to neighbors.

### Site Characteristics

#### *Natural Features*

The site contains mature trees located between the two buildings and along the southern property line. A stone wall runs parallel to North Street within the right-of-way, and along the rear (east) of the North Street building. Significant grade change occurs across the site from west to east, dropping 16 feet from the North High Street to North Blacksmith Lane.

#### *Historic and Cultural Facilities*

The existing structure on North High Street was constructed in the 1890s in on the National Register of Historic Places and is considered contributing, while the North High Street building was constructed in 1960 and is considered non-contributing to the local district.

#### *Surrounding Land Use and Development Character*

North: BSD-HC: Historic Core (Commercial)

East: BSD-HC: Historic Core (Commercial)

South: BSD-HC: Historic Core (Commercial)

West: BSD-HC: Historic Core (Commercial)

### *Road, Pedestrian and Bike Network*

The site has frontage on North High Street, North Street, and North Blacksmith Lane. A public sidewalk is located along the North High Street frontage, but no pedestrian access is provided along North Street or North Blacksmith Lane.

### *Utilities*

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

### **Proposal**

The applicant is proposing to retain the existing building along North High Street, but demolish the eastern building along North Street and Blacksmith Lane. The proposal includes the construction of a new commercial building in the same location as the existing building with an expanded footprint to the west. A formal demolition request will come before the Board at the same time as the Preliminary Development Plan. As part of the future demolition request the applicant will be required to demonstrate economic hardship or unusual and compelling circumstance exists, or two of the four Code criteria are met.

### **New Construction**

Since the Informal Review, the applicant has engaged a new architect. The proposal before the Board incorporates the initial feedback, but provides an opportunity for additional feedback based on the updated architectural design. 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.

### *Site Layout*

The proposal for construction a three-story, 10,000-square-foot commercial building along North Street. The proposal includes a new courtyard between the existing North High Street building and the proposed North Street building. Two on street parking spaces are proposed along Blacksmith Lane. A brick sidewalk and staircase is proposed within the right-of-way, and the historic stonewall is proposed to be preserved. Further study into alternative engineering solutions to provide access from North High Street to Blacksmith Lane will be required. No exterior modifications are indicated for 54 North High Street as part of this application.

### *Architecture*

The applicant has indicated the design intent is to construct a building that is a blend of historic forms with more contemporary aesthetics. The proposed building is an extended Saltbox form with sloped roof. The primary mass of the building is pulled away from 54 North High Street. The 3-story building with a stone clad base sits along Blacksmith Lane. Moving west, the structure decreases to 1-story in height to mimic the addition to the rear of the historic building. The upper stories are intended to be clad in fiber cement with a wood or board and batten character. Asymmetrical window patterns are proposed. Staff recommends a door be added to the north elevation of the ground story along North Street. A number of precedent images have been provided to illuminate the indented character.

### *Development Standards*

The BSD-HC, Historic Core District, permits defined building types for commercial development. The proposal is for a Historic Mixed Use Building. The building type dictates the development standards including buildable area, building height, building materials, lot coverage and façade requirements. The applicant is not required to provide a level of detail with a Concept Plan that will confirm compliance with Code requirements; however, based on the conceptual proposal Waivers for the building height and lot coverage may be required. The maximum permitted building height is 2.5-stories, and the maximum permitted lot coverage is 90 percent (impervious and semi-pervious combined).

Based on the site layout, future review and approval of a Parking Plan will be required to permit parking to occur off-site. The site requires approximately 71 parking spaces based on the combination of Eating and Drinking and Office-General uses. The plan depicts an on-site loading zone, but no on-site parking. The proposal is to utilize the public parking garage for parking. The garage is located approximately 280 feet from the site. The 4-story garage contains 549 spaces of which 200 are reserved for the library.

With the Preliminary Development Plan submittal, additional consideration for where the trash is located and picked-up will be required. On-site storm water management will also be required to be studied with future applications.

## **3. Discussion Questions**

1) *Is the Board supportive of the proposed scale, massing, height, and location of the building?*

The property is located within Historic Dublin and is zoned BSD-HC, Historic Core District. The Historic Mixed Use Building is the proposed building type 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.

2) *Is the proposed architectural character compatible with surrounding development?*

The Bridge Street District Code and the *Historic Dublin Design Guidelines* provide guidance about the architectural character, materials and details for new construction. The applicant requests feedback with regard to the general architectural design and the associated site details.

3) *Does the Board support approval of a future Parking Plan?*

The Bridge Street District Code allows for approval of Parking Plans in association with a Preliminary or Final Development Plan for cases that include a request for off-site parking. Off-site structured parking must be within 600 feet of the subject parcel.

4) *Other considerations by the Board.*

## 4. Recommendation

The Concept Plan provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Architectural Review Board to provide 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) Is the Board supportive of the proposed scale, massing, height, and location of the building?
- 2) Is the proposed architectural character compatible with surrounding development?
- 3) Does the Board support approval of a future Parking Plan?
- 4) Other considerations by the Board.