

# 19-099ARB-PDP/WR/PARKING PLAN – COHATCH DUBLIN

## Summary

Request for review and approval of a Preliminary Development Plan (PDP) for a proposal to construct a new commercial building at 25 North Street with associated site improvements on a 0.27-acre parcel, containing a historic structure at 56 N. High Street, 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

Community Space Development LLC

## Applicant/Representative

Matt 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

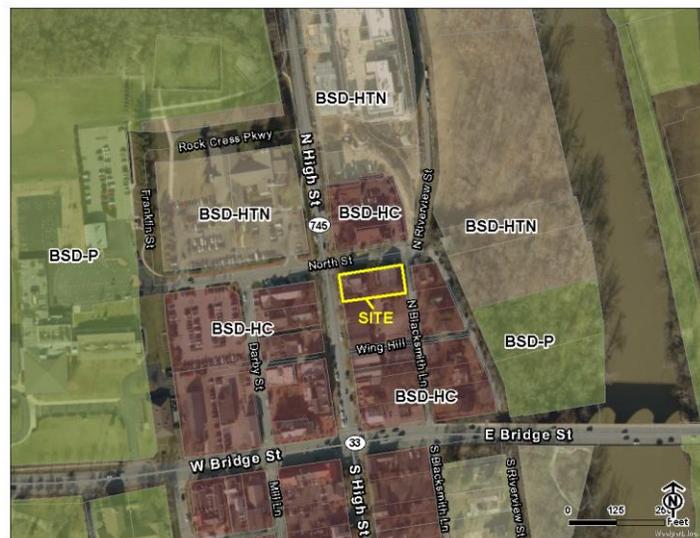
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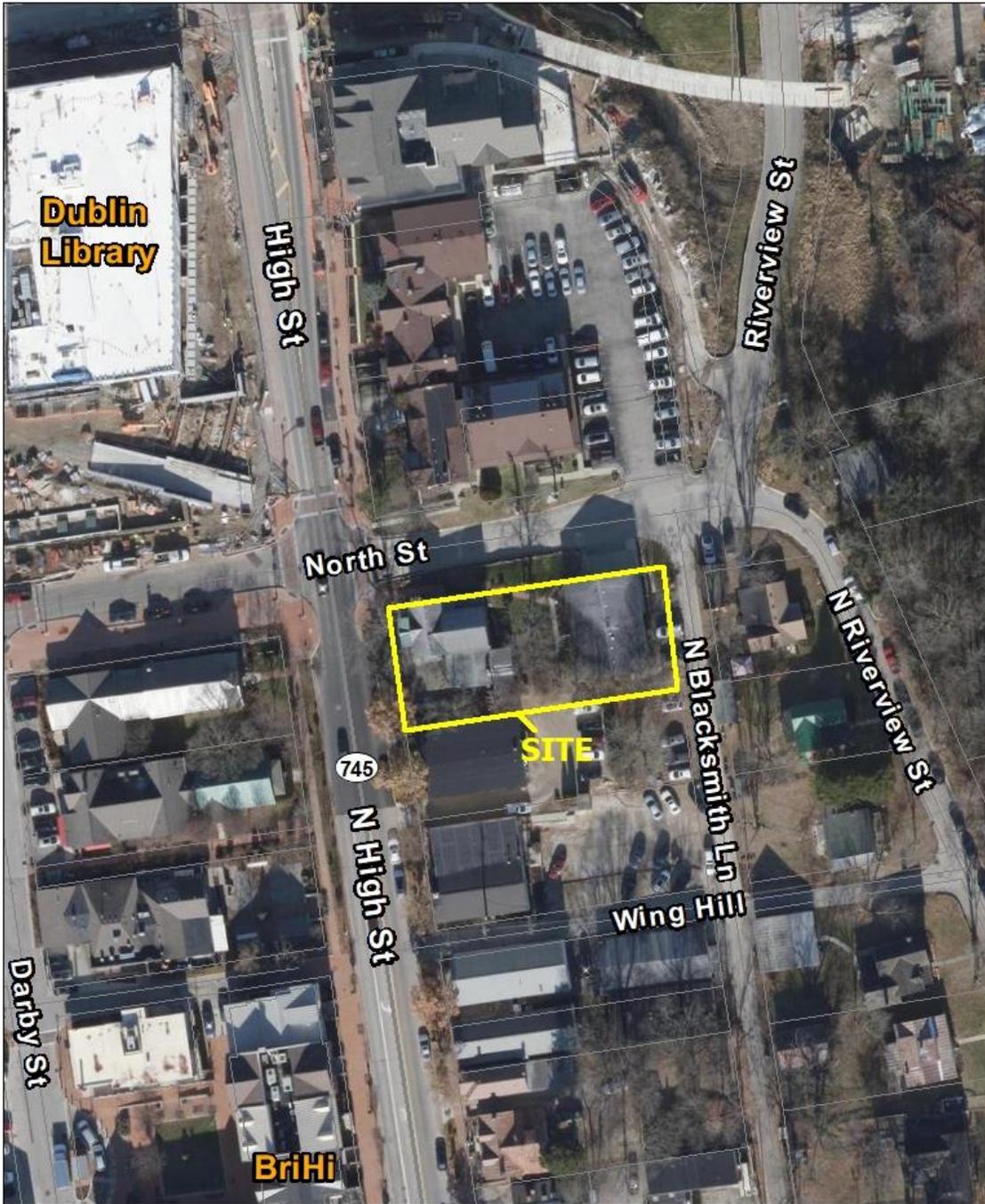
## Next Steps

Upon review and approval of a Preliminary Development Plan by the Architectural Review Board (ARB), the applicant will incorporate the comments and conditions into an application for a Final Development Plan application.

## Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>19-099PDP Preliminary Development Plan CoHatch 56 N. High Street &amp; 25 North Street</p>	<p>0 35 70 Feet</p> 
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## 2. Overview

### Background

The .27-acre parcel has approximately 70 feet of frontage along N. High Street and N. Blacksmith Lane, and 170 feet of frontage on North Street. There is a significant amount of grade change across the site from west to east. The site is accessed via a pedestrian path along N. High Street, and two asphalt parking areas, north and east, of the building located at 25 North Street.

Today, the site contains two structures: a 2.5-story commercial building built in the 1890s along N. High Street (56 North High Street) and a 2-story commercial building built in the 1980s along North Street (25 North Street). The building at 56 N. High Street is proposed to be preserved, and the building at 25 North Street is requested to be demolished.

### Case History

#### *September 2019 – Concept Plan*

In September, the ARB reviewed and provided feedback on a refined Concept Plan for CoHatch. The proposal included a refined site layout and alternate architectural character. In detail, the proposed building was an extended saltbox form with sloped roof. The primary mass of the building was pulled away from 56 North High Street. A 3-story form with a stone clad base was shown along Blacksmith Lane. At the west, the structure decreased to 1-story in height to mimic the addition to the rear of the historic building. The upper stories were proposed to be clad in fiber cement with a wood or board and batten character. Asymmetrical window patterns were shown.

At the time, the Board requested the overall height along Blacksmith Lane be reduced to 2.5-stories. The Board expressed concern over the disparity in height between the proposed building and existing single-family homes, and questioned if there was a way to reduce the mass. The Board appreciated the use of traditional materials on a historically inspired, modern commercial building, but requested additional symmetry be provided to emphasized the traditional character. The Board expressed concern over lot coverage and suggested additional landscape treatments to soften the site.

#### *March 2019 – Informal Review*

In March, 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 co-working and event space in its place.

At the time, 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.

### Review Process

#### *Preliminary Development Plan*

A Preliminary Development Plan (PDP) is the intermediate step in the Historic Dublin review process for a new commercial structure over 7,500 square feet. After a Concept Plan, but

before the Final Development Plan (FDP). A PDP is intended to provide a binding framework for development and allow for further design refinement with the FDP. The PDP will approve:

- Site Layout and Circulation;
- General Architectural Character (Mass, Form, Height);
- Open Space area; and,
- Parking

The FDP will approve all final details including:

- Zoning Requirements with all Waivers
- Architectural Details and Finishes; and,
  - Doors, dormers, windows, columns, and canopies
  - Exterior materials and colors
- Landscaping and Lighting

#### *Waiver Review*

Waiver Review of items related to the PDP approval may be considered at this time. Approval of a Waiver grants a deviation from Code provided that the Code criteria listed in 153.066(J)(5) are met.

#### *Parking Plan*

Parking Plans are required for applications that request off-site parking. Off-site parking must be located within 600 feet of the site. Approval of a Parking Plan is required with this application.

### **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 is 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 proposal is for the construction of a new 10,000-square-foot commercial building at 25 North Street and associated site improvements. The applicant is proposing to retain the existing building at 56 N. High Street, and demolish the building at 25 North Street to accommodate the new construction. A formal demolition request is included as part of a separate application (Case 19-103ARB-Demo). No exterior modifications are proposed for 56 N. High Street as part of this application.

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 2.5-story, 10,000-square-foot commercial building located along North Street. A new courtyard is located between the existing N. High Street building and the proposed North Street building. Landscape areas are proposed along North Street and east of 56 N. High Street adjacent to the proposed courtyard. A vehicular loading zone is proposed along Blacksmith Lane. A brick sidewalk is proposed within the right-of-way, and the historic stonewall is proposed to be preserved. A staircase with a public access easement is located on private property to facilitate site circulation.

### *Lot Coverage and Required Build Zone*

Lot coverage is regulated the Building Type selected. The selected Building Type is Historic Mixed Use. The maximum impervious lot coverage, including buildings, hardscape, and pavement, is 85 percent. An addition 5 percent pervious lot coverage is permitted for a total lot coverage of 90 percent. The applicant is proposing a total lot coverage of 85.2 percent, which is compliant with the Code requirement.

In lieu of setbacks, the Code defines a Required Build Zone (RBZ) where the building or streetscape elements are required to be sited within. The RBZ for the Historic Mixed Use Building Type is 0-20 feet along property lines and 0-10 feet at corners. The building and required streetscape elements meet the Code requirements.

### *Open Space and Landscaping*

For all new structures and sites that comply with the BSD Code, Open Space is required. The Code requires one-square-foot per every 50 square feet of commercial space. This site contains two buildings with a total square footage of 14,734 square feet. The require dedication of privately owned publicly accessible open space is 295 square feet, which the applicant is exceeding by 576 square feet. Based on the size of the Open Space it is considered a Pocket

Park and will conform with the Open Space Type requirements. Confirmation of compliance will occur with the Final Development Plan.

The conceptual landscape plan depicts three new street trees along North Street surrounded by Vinca Minor groundcover with the public brick sidewalk just to the south. On the site, south of the sidewalk, 45 switchgrass plants (*panicum vergatum*) are proposed. A .02 acre (871-square-foot) gravel limestone patio is proposed. To the east, there will be a concrete walk adjacent to the proposed building and to the west, there will be 10, 1.5-inch caliper, European Hornbeam trees to screen existing utilities. The applicant is proposing 250 square-feet of *Liriope Muscare* 'Big Blue' beneath the trees. *Sedum/Vinca Minor* are proposed to climb the canopy to the side and rear of the structure.

Staff recommends the landscape plan be refined prior to the Final Development Plan. The plan should incorporate additional plant diversity to provide four seasons of color and foliage. The applicant should consider diversifying the planting bed with switchgrass as they will be dormant in the spring. The applicant could consider incorporating hops or geranium to complement the brewery. The applicant should consider providing a decorative hard edge to the gravel limestone patio to ensure a finished appearance. A detail of the firepit will be required with the Final Development Plan submittal.

The site contains 17 caliper inches of protected trees proposed to be removed. Tree replacements are required to be provided a minimum of 2.5 caliper inches per tree. Any trees that cannot reasonably be accommodated on site may be accounted for by payment of a fee-in-lieu of replacement at a cost of \$150 per caliper inch.

The applicant has conceptually sited the dumpster at the rear of the building with a board on board enclosure is indicated. The applicant will need to provide a detail of the dumpster with FDP. Based on location along Blacksmith Lane, Staff expects a higher quality finish that architecturally integrated.

### *Parking*

Today, the site contains approximately seven parking spaces, which are partially located within the right-of-way. The proposed plan depicts an on-site loading zone, but no on-site parking. Based on the combination of Eating and Drinking and Office-General uses, 71 parking spaces are required. Accommodating the required parking on-site is impractical. The existing restaurant functions with parking that is far below what Code requires. The office and brewery uses will have alternate peak times reducing the need for parking.

The applicant is requesting to use the public parking garage to meet the parking requirement. To be eligible to use off-site parking, the ARB must approve a Parking Plan. The Code requires off-site parking be within 600 feet of the site. 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. Based on the site layout, future review and approval of a Parking Plan will be required to permit parking to occur off-site. Within 600 feet of the Dublin Parking Garage, there are an additional 188 public surface lot parking spaces, and 283 public structured parking spaces in Building Z1. In total, there are 820 public parking spaces located north of W. Bridge Street (not including the 200 dedicated to the library).

### *Engineering*

The applicant has provided adequate stormwater management analysis. The plan also shows a public access easement over the private staircase. The applicant will need to work with Engineer prior to the FDP submittal to define the loading zone operations.

### **Architecture**

The applicant has indicated the design intent is to construct a building that is a blend of historic forms with a contemporary aesthetics. The proposed building is an extended saltbox form with modified saw-tooth roof. The primary mass of the building is pulled away from 54 North High Street. The 2.5-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 board and batten character. An asymmetrical window patterns is proposed. Staff recommends the design be modified to incorporate a more symmetrical and traditional window pattern. Additionally, Staff has previously raised concerns with the use of board and batten siding on large structures. Staff recommends the design be modified to use vertical board wood-style siding is a gray wash or natural finish similar to the original inspirational images.

### *Building Height, Façade and Roof Requirements, and Building Materials*

The Historic Mixed Use Building Type dictates the development standards including building height, façade and roof requirements, and building materials. The maximum permitted building height is 2.5-stories, which aligns with the proposed building.

The Code requires vertical façade divisions every 30 feet to ensure visual interest along each façade. The challenge with this requirement is that it promotes structures with similar character. The Board has the opportunity to approve a Waiver to this requirement on a case by case basis when unique architectural character warrants relief. The applicant is requesting a Waiver to this Code requirement.

A pitched roof is required for selected building type. The Code requires pitched roofs not be less than 6:12 or more than 12:12 unless otherwise determined to be architecturally appropriate. The applicant is proposing a variety of roof pitches due to the unique architectural saw-tooth roof character that do not meet the requirements. The applicant is requesting a Waiver to permit roof pitches that vary from 1.1:12 to 3.2:12.

Stone, brick, and wood are permitted primary building materials. Primary materials must account for 80 percent of the structure. Stone is the only primary building materials proposed and makes up 19, 18, 37, and 5 percent of the north, south, east, and west elevations, respectively. The applicant is proposing fiber cement in an oversized board and batten with three-foot spacing between battens. A metal standing seam roof with 18 inch spacing between the seams is proposed.

### *Elevations*

#### *North*

The north elevation is oriented toward North Street. The primary mass sits at the corner of the North Street and Blacksmith Lane and is characterized by the modified saw-tooth roofline. A saltbox style form sits approximately 30 feet behind the main façade. The

structure is primarily clad in fiber cement board. Two storefront window systems are proposed along the north elevation, which contributes to permeability of the façade. On the façade a storefront entry is proposed and a glass overhead door. On the upper level windows are placed in an asymmetrical design in three different sizes. On all elevations, staff recommends the number of window sizes on the building reduced and placement be more consistent from story to story. The lower level includes two storefront systems and one window within a masonry façade.

#### *East*

The east elevation sits along Blacksmith Lane. The building has been reduced to 2.5 stories in height. The total height the structure along Blacksmith Lane is approximately 40 feet in height. There is a stone clad base with canopy and columns. Staff recommends the column design be refined to appear more substantial and give the appearance of supporting the structure. The main level includes six windows. Staff recommends the window pattern mimic the window pattern of the shed dormers on the upper level. The upper story contains three shed dormers in a contemporary rhythm.

#### *South*

The south elevation is oriented toward the interior property line. The façade is located approximately 9 feet from the property line. The façade is typified by the saltbox expression. The lower level is masonry with fiber cement on the main level and upper level. There are a variety of window sizes and locations. The window placement should be consistent level to level. Given the grade change, the total height of the structure from the lower level to the peak of the roofline is approximately 48 feet in height.

#### *West*

The south elevation is oriented toward the proposed plaza and the rear façade of the 56 N. High Street building. The façade will be visible from N. High Street at an angle. The façade is a 2-story expression with a canopy to define the main level and upper level. There is a storefront system on the lower level with integrated entry. The upper level has three windows. The façade is finished in fiber cement board.

### 3. Criteria

#### *Waivers*

- 1) 153.062 — Building Type Requirements (E)(1)(h). Materials.  
Requirement: Permitted primary materials are stone, brick, and glass  
Request: Alternative primary material – fiber cement  
Criteria met. The proposed material is high quality and has been demonstrated to be successful in the Ohio climate. The use of fiber cement will result in a design of equal or higher quality despite the requirement to get a waiver for a percentage of primary material and a materials type. The material is not being requested based on a lower cost, but rather the character it provides.
- 2) 153.062 — Building Type Requirements (D)(2)(B). Roof Type – Pitch Measure.  
Requirement: Roofs shall not be sloped less than 6:12 or more than 12:12  
Request: Alternative roof pitches – principal roof and dormers

Criteria met. The use of roof pitches over and under the requirement will contribute the architectural diversity of the district. The rooflines while not compliant with Code are a historically inspired form.

- 3) 153.062 — Building Type Requirements (O)(9)(d)4. Façade Divisions.  
Requirement: Vertical façade divisions are required every 30 feet with a change in plane

Request: Vertical façade divisions not be required

Criteria met. The applicant is requesting to not be required to provide vertical façade divisions and changes in plane per Code. Following the Code will result in a form that is inconsistent with the architectural style. Meeting the Code would result in significant redesign of the building. The request is not simply to avoid a Code requirement, but is to ensure the unique form of the structure remains intact.

#### *Parking Plan*

- 1) 153.065 — Parking and Loading (B)(3)(f)B. Parking Plan Required.  
Requirement: 71 parking spaces are required on-site per Table 153.065-A  
Request: To utilize a public parking garage for off-site parking per 153.065(B)2

Criteria met. The site is constrained given the grade change and development character. 71 spaces is an impractical number of spaces to provide on-site. There are 820 public parking spaces located north of W. Bridge Street. The applicant should be granted a Parking Plan to permit off-site parking.

#### *Preliminary Development Plan*

- 1) *The PDP shall be consistent with the CP, the record established by the ARB, the Staff Report and Directors recommendation.*

Criteria Met. The PDP is consistent with the CP submittal to the ARB. The applicant has revised the design to incorporate the Board's recommendations. The design will need to be further refined prior to submittal of a FDP.

- 2) *The development is consistent with the Community Plan, BSD Special Area Plan, Historic Dublin Design Guidelines, and other adopted City plans and policies.*

Criteria Met. The development proposal is consistent with Community Plan object of ensuring preservation of contributing structures. The development promotes investment within the Historic District to ensure continued vitality. The structure is subordinate to the historic structure located at 56 N. High Street.

- 3) *The proposed land uses align with all applicable requirements and use specific standards.*

Criteria Met. The proposed uses are consistent with uses permitted in the Code. The applicant will need to comply with the operational use specific standards associated with Eating and Drinking facilities.

- 4) *The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms with the Building Type and Site Development Standards.*  
Criteria Met. The proposed building is appropriately sited. The modifications to the roofline create a more sensitive presentation to surrounding residential and commercial development. Full compliance with the Building Type standards will be confirmed with the Final Development Plan.
- 5) *The proposed Lots and Blocks are consistent with Lots and Blocks.*  
Not Applicable. The proposed lots and blocks are existing.
- 6) *The proposed street types conform with the requirements of Street Types including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map.*  
Not Applicable. The street network is existing.
- 7) *The proposed design of internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.*  
Criteria Met with Condition. The internal pedestrian circulation is adequate and safe for pedestrians. There is a vehicular loading zone located to the rear of the property. The operational details associated with the loading zone will need to be provided with the FDP.
- 8) *The proposed design of buildings conforms to the BSD Code and is consistent with the Historic Dublin Design Guidelines while integrating with nearby development.*  
Criteria Met. The proposal is consistent with the requirements of the BSD Code and recommendation of the Historic Dublin Design Guidelines. The applicant has worked to integrate the structure with surrounding development of various scales.
- 9) *The proposed open spaces are appropriately sited and designed to conserve or enhance natural features both within and outside the proposed development; and conform with the requirements of Open Spaces.*  
Criteria Met with Condition. The proposal provided the required amount of Open Space. The open space design will need to be further refined with the FDP. The use of gravel limestone should be decreased.
- 10) *The scale and design of the proposed development allows for the adequate provision of services including water, sanitary, fire, and waste management.*  
Criteria Met. The development will allow for adequate provision of public services.
- 11) *The proposed development conforms with the applicable Neighborhood Standards.*  
Criteria Met. The property is zoned BSD-Historic Core. The Historic Core is not defined as a 'neighborhood district' within the Code.
- 12) *The proposed development provides adequate stormwater management facilities that comply with all local, State, and Federal regulations.*

Criteria Met. The proposed development will provide adequate stormwater management facilities to comply with all applicable regulations.

13) *The proposed development can be adequately served by existing for planned public or private infrastructure consistent with the City's most recent CIP.*

Not Applicable. Additional public or private infrastructure is not required to support this development.

14) *If the development is to implemented in phases, each phase has adequate infrastructure to serve the development adequately without need for future phases of development.*

Not Applicable. The development is not proposed to be implemented in phases.

15) *The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines including, but not limited to buildings, open spaces, and streetscapes.*

Criteria Met. The proposed development demonstrated preliminary consistency with the required standards and applicable guidelines.

#### *Board Order Standards of Review*

1) The character and materials are compatible with the context.

Criteria Met. The applicant is proposing a variety of appropriate materials and architectural design that is compatible with existing properties in Historic Dublin.

2) Recognition and respect of historical or acquired significance.

Criteria Met. The proposal is for the construction of a new, commercial that adequately recognizes and respects the historical significance of the District.

3) Compatible with relevant design characteristics.

Criteria Met with Condition. The applicant has worked to scale down the size and mass of the proposed structure. More needs to be done to keep window styles consistent on the elevations.

4) Appropriate massing and building form.

Criteria Met. The applicant has worked to improve the proposed structure with a revised design that is more appropriate in form and mass.

5) Appropriate color scheme.

Criteria Met. The color scheme, while containing modern touches, is appropriate.

6) Complementary sign design.

Not Applicable. No signs are proposed as part of this application.

7) Appropriate landscape design.

Criteria Met with Condition. Final landscape design will be reviewed and approved with the Final Development Plan. The applicant should revise the design based on Staff's comments.

- 8) Preservation of archaeological resources.  
Not Applicable. No archaeological resources have been identified with this site.

## 4. Recommendations

Planning recommends **approval** of three **Waivers**:

- 1) Approval of a Waiver to permit fiber cement as an alternate primary building material.
- 2) Approval of a Waiver to permit alternate roof pitches as depicted in the Preliminary Development Plan.
- 3) Approval to of a Waiver eliminate the requirement of vertical façade division.

Planning recommends **approval** of a **Parking Plan** to permit off-site parking:

- 1) Approval of a Parking Plan to utilize a public parking garage for off-site parking in lieu of the requirement to provide 71 parking spaces on-site.

Planning recommends **approval** of a **Preliminary Development Plan** to proceed with a Final Development Plan with conditions:

- 1) The applicant work with Engineering to define the loading zone operation prior to submittal of the Final Development Plan;
- 2) The applicant revise the landscape design to reflect Staff's suggestions, and to decrease the square feet of gravel limestone used;
- 3) The applicant work to refine and revise the window layout prior to the Final Development Plan submittal.