

## 20-002ARB-FDP – COHATCH DUBLIN

### Summary

Request for review and approval of a Final Development Plan (FDP) 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, 153.170 and *Historic Dublin Design Guidelines*.

### Case Manager

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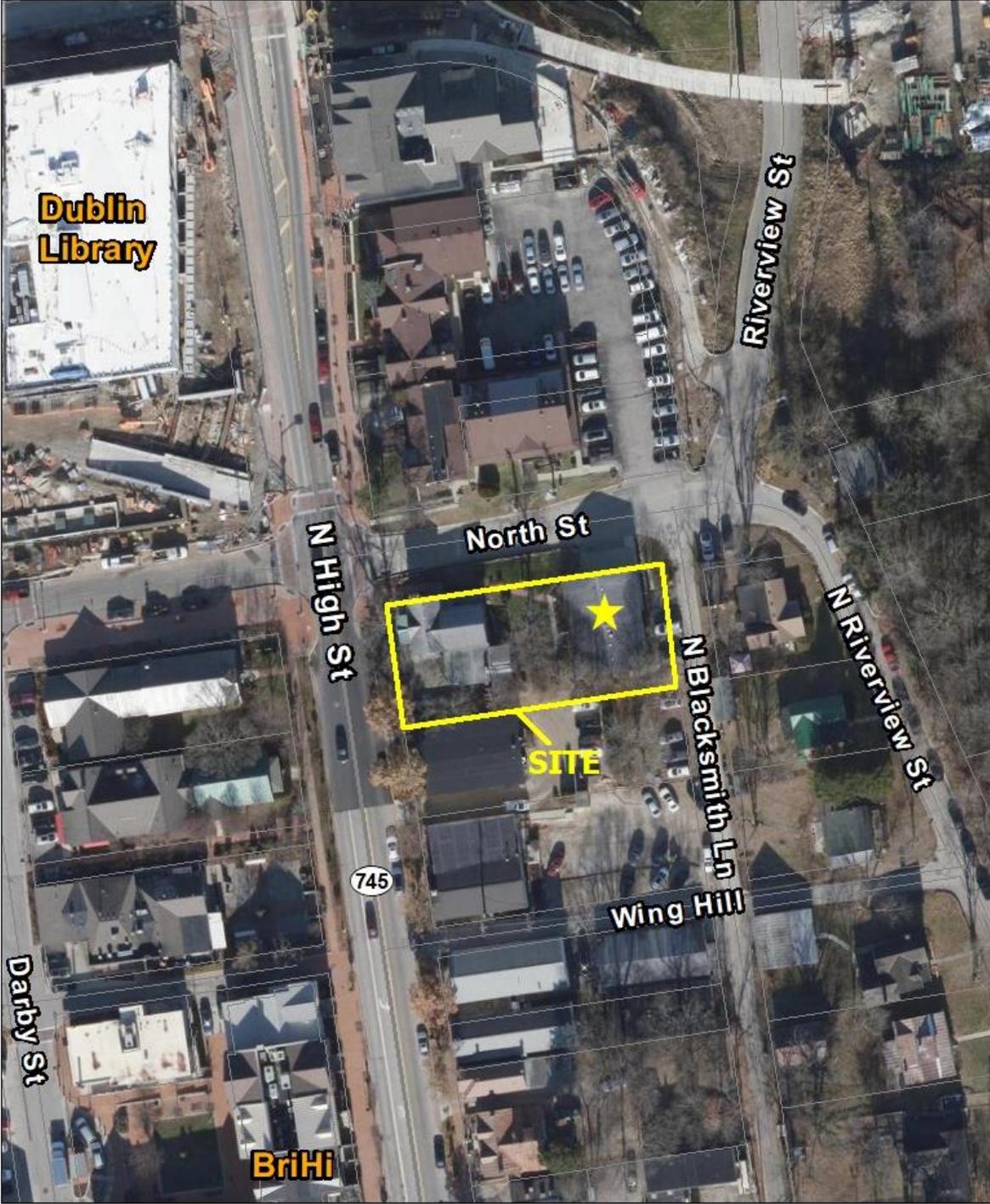
### Next Steps

Upon review and approval of a Final Development Plan by the Architectural Review Board (ARB), the applicant will be able to file for Building Permits.

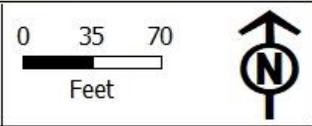
### Zoning Map



# 1. Context Map



20-002FDP  
Final Development Plan  
CoHatch  
25 North Street



## 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 was approved for demolition by the Board at the November 20, 2019 meeting.

### Review Process

#### *Final Development Plan*

A Final Development Plan (FDP) is the final step in the Historic Dublin review process for a new commercial structure over 7,500 square feet. After completion of a Concept Plan and Preliminary Development Plan (PDP), the FDP is intended to finalize all the projects details within the previously approved PDP. The FDP approves:

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

### Case History

#### *November 2019 – Preliminary Development Plan with Waiver Reviews and Parking Plan*

In November 2019, the ARB reviewed and approved a PDP with Waivers and a Parking Plan for CoHatch. The approval included a refined site layout and architectural character. The items previously approved include:

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

The Board approved a Parking Plan to permit off-site parking in a public parking garage within 600 feet of the site. Additionally, the Board approved three Waivers to development standards: one to permit an alternative primary material, one to permit alternative roof pitches, and one eliminating the requirement for vertical façade divisions.

### *September 2019 – Concept Plan*

In September 2019, 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 emphasize 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 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 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.

## **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 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 was previously approved by the Board (Case 19-103ARB-Demo). No exterior modifications are proposed for 56 N. High Street as part of this application.

In considering a FDP for new construction within a historic district it is prudent to ensure the architectural details, material finishes, lighting, and landscape design are in keeping with the District, and do not detract from the historic value of adjacent properties or buildings.

## **Site Layout**

The proposal is 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. A vehicular loading zone is proposed along Blacksmith Lane. A brick sidewalk is proposed within the right-of-way, and the historic stone wall is proposed to be preserved. A staircase with a public access easement is located on private property to facilitate site circulation. The applicant is exceeding the required amount of publicly accessible open space, which along with the site layout was approved with the PDP. The proposed site layout is compliant with setbacks and lot coverage as confirmed with the PDP.

## **Architectural Details**

This FDP is for the construction of a building that is a blend of historic forms with a contemporary aesthetics at 2.5 stories in height. The mass, scale, and height of the building were approved with the PDP. The FDP is intended to finalized the architectural details including building materials, windows, dormers, columns, and canopies.

Since the PDP, the applicant has refined the proposed building materials and window pattern to be responsive to the Board's comments. Specifically, the oversized board and batten fiber cement siding has been revised to vertical cedar wood siding. Additionally, the applicant has refined the proposed window design to a simpler layout.

### *Building Materials*

The applicant is proposing to clad the structure in a vertical 6-inch cedar wood siding with vertical cedar posts on a majority of the exterior. The cedar is proposed to be finished in silver gray stain (Benjamin Moore, Arborcoat). The base of the building is proposed to be grounded with a stone veneer (Creative Mines Farmhouse Ledge, Coyote) cladding. Wood and stone are

permitted primary building materials. A waiver was previously approved to permit fiber cement as a primary building material. With the proposed exterior cladding, the proposal no longer requires the waiver. Natural materials are traditional to the District and are consistent with 19<sup>th</sup> and 20<sup>th</sup> Century architectural character. The applicant is proposing a modern application of materials to ensure the building is representative of the present era and does not recreate a false sense of history.

#### *Roof and Dormers*

The proposed roof is finished with a standing seam metal in a charcoal color. The applicant has indicated the selection is intended to complement the established character of Historic Dublin.

The building has three shed dormers, which are integrated into the roof to provide a 2.5 story appearance.

#### *Windows*

The proposed windows are Marvin Modern Direct Glaze in a gunmetal finish. The majority of the upper story windows do not have mullions to create picture views of the pedestrian bridge and (future) Riverside Crossing Park. The first story and lower level are proposed to be storefront systems. The storefronts are proposed to be a Tubelite aluminum system in charcoal finish.

#### *Columns and Canopies*

Six flange steel columns, painted black, are proposed for the lower level along Blacksmith Lane. The columns support a horizontal wood beam sheathed with an aluminum soffit. The applicant has provided the Board with an architectural detail of the proposed columns.

Two canopies are proposed for the building. One on the lower level along east and north façades, and one on the first floor along the north and west façades. The canopy is proposed to be a steel 'C'-channel, painted charcoal, to match the roof. The canopy will be affixed to the building with metal tie rods finished to match the canopy. The canopy will have a waterproof membrane and integrate drains.

#### *Lighting*

The applicant is proposing goose-neck wall sconces (Restoration Hardware Vintage Barn, Weathered Zinc) for the decorative building lighting. Additional LED lights are proposed to be integrated in the canopy to provide functional lighting for entrances. The photometric plan demonstrates that light levels will be 0.0 at 10 feet past the property line. The open space plaza is proposed to have string lighting for ambiance.

### **Landscape Details**

The landscape plan depicts the existing historic stone wall along North Street as preserved with three new street trees along North Street surrounded by various perennials and ornamental grasses including switch grass, purple coneflower, grassland sedge, autumn fern, Siberian bugloss, and cranesbill. The City Forester will determine final street tree selections and siting. A public brick sidewalk is located to the south, which provides access to Blacksmith Lane via a private stair, and to the pocket plaza, office, and brewery. On the site, south of the sidewalk, similar ground cover, grasses, and flowers are proposed. A .02 acre (871-square-foot) decomposed granite plaza over a compacted base is proposed. The plaza is proposed to be edge with Dublin field stone adjacent to a concrete walk along the building. To the west of the

plaza, there will be 10, 1.5-inch caliper, European hornbeam trees to screen existing utilities. Additionally, the applicant is proposing a hedge of yew shrubs to screen the existing AC units from the patio and provide screening from the public right-of-way. Four additional hornbeams are proposed along North Street adjacent to the stairs. Sedum/vinca minor is proposed to climb the canopy to the side and rear of the structure creating the appearance of a green roof.

Only trees that are not located within the building footprint are required to be replaced, even if the trees are considered protected. The site contains 100 caliper inches of protected trees (greater than 6 inches DBH) that are proposed to be removed. The majority of these trees are not required to be replaced based on their location within the new building footprint or based on the tree species and health. Tree replacements are required to be 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.

Custom patio furniture and a fire pit are proposed to enhance the outdoor area. The applicant is proposing beer garden style furniture at table, counter, and bar heights. A bar is proposed along the northern edge of the plaza with six mesh stools in a green finish. Three tables with bench seating are proposed on the eastern side of the plaza, and five standing counters are proposed on the western side of the plaza. The fire pit is proposed to be a stacked field stone with complementary curved bench seating to match. Moveable walnut stools, reclaimed from a tree on site, will accent the area.

The applicant has sited the dumpster and transformer at the rear of the building a 7-foot tall board-on-board enclosure to match the building is proposed. The existing retaining wall along the south property line will be reconstructed, which is necessary due to site grading required for the project, and a new screen fence is proposed to extend from the wall to the east and around to the north to screen a new transformer and dumpster. The applicant should work with the adjacent property owner at 40 N. High Street to ensure no portion of a historic stone wall is structurally compromised.

Guard rails, where required, are proposed to be a modern steel flat bar with integrated cable system.

### *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 Engineering to provide easement exhibits for the stairs and loading zone prior to issuance of a building permit.

## **3. Criteria**

### *Final Development Plan*

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

Criteria Met. The FDP is consistent with the PDP submittal to the ARB. The applicant has revised the design to incorporate the Board's recommendations that the window layout be refined and the exterior cladding be reconsidered.

- 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 objective of ensuring preservation of contributing structures. The plan preserves the existing historic structure. The development promotes investment within the Historic District to ensure continued vitality. The proposed 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 mass and scale were previously approved with the PDP. The site and building are compliant with required development standards.
- 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 limits and operational details associated with the stair and loading zone easements shall be established in coordination with the City Engineer prior to issuance of building permit.
- 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 recommendations of the Historic Dublin Design Guidelines. The applicant has worked to integrate the structure with surrounding development of various scales. Due to the slope of the property, the proposed structure is subordinate to the existing historic structure, which is a primary recommendation of the Historic Dublin Design Guidelines. Additionally, the applicant has selected natural exterior finishes in lieu of modern alternatives, which is required by the BSD Code and recommended by the Historic Dublin Design Guidelines.

- 9) *The proposed site design, landscaping, screening, and buffering is consistent with the intent of the Historic Dublin Design Guidelines.*  
Criteria Met. As confirmed with the PDP, the proposal provides the required amount of Open Space area. The open space design has been refined since the PDP to provide the required level of detail and recommended plant diversity.
- 10) *The proposed open spaces and conservation of natural features both within and outside the proposed development are appropriate; and conform with the requirements of Open Spaces.*  
Criteria Met with Condition. The proposed Open Space complies with the requirements identified for a pocket plaza. The applicant is preserving the existing historic stone wall along North Street as it is a cultural resource indicative to the character of Historic Dublin. The applicant should work with the adjacent property owner, at 40 N. High Street, to ensure no portion of the historic stone wall along the south property line is structurally compromised during construction.
- 11) *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.
- 12) *The proposed development conforms with the applicable Neighborhood Standards.*  
Not Applicable. The property is zoned BSD-Historic Core. The Historic Core is not defined as a 'neighborhood district' within the Code.
- 13) *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.
- 14) *The proposed development can be adequately served by existing or 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.
- 15) *If the development is to be 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.
- 16) *The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines including, but not limited to buildings, open spaces, and streetscapes.*  
Criteria Met. The proposed development demonstrated consistency with the required standards and applicable guidelines as identified with the analysis of previous review criteria. The combination of the overall design and final architectural details demonstrates a thoughtful integration of the proposed building into the existing fabric of Historic Dublin.

*Board Order Standards of Review*

- 1) *The character and materials are compatible with the context.*  
Criteria Met. The applicant is proposing a variety of natural materials that are compatible with existing properties in Historic Dublin. The application of natural wood siding and standing seam metal roof is traditional to 19<sup>th</sup> and 20<sup>th</sup> century architecture.
- 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. While the building is a modern execution of a historic form the final architectural details are cognizant of the context.
- 3) *Compatible with relevant design characteristics.*  
Criteria Met. At the PDP, the applicant scaled down the size and mass of the proposed structure. The applicant has further revised the window layout and refined the architectural details to ensure the project is integrated with the surroundings.
- 4) *Appropriate massing and building form.*  
Criteria Met. The mass and form of the building remain unchanged from the PDP. At the PDP, the applicant worked to revise the design to a more appropriate mass and form.
- 5) *Appropriate color scheme.*  
Criteria Met. The design, while containing modern touches, is appropriate. Color scheme is a neutral palette of grays and charcoals, which complements the District.
- 6) *Complementary sign design.*  
Not Applicable. No signs are proposed as part of this application. The applicant is required to come before the ARB for review and approval of a future sign.
- 7) *Appropriate landscape design.*  
Criteria Met. The final landscape design integrates a variety of plant materials and hardscapes that will activate the space and complement the public realm.
- 8) *Preservation of archaeological resources.*  
Criteria Met. The applicant is preserving the historic stone wall along North Street with this project.

*Alterations to Buildings, Structure, and Site*

- 1) *Reasonable effort to minimize alteration of buildings and site.*  
Criteria Met. The site modifications are significant; however, the historic structure at 56 N. High Street remains preserved and the site around the historic building remains unchanged. The site modifications address the grade of the site in an appropriate manner.

- 2) Conformance to original distinguishing character.  
Criteria Met. The new structure will complement the existing historic structure while still being a discerning different design aesthetic.
- 3) *Retention of historic building features and materials.*  
Criteria Met. The proposal maintains the character of the historic structure on the site.
- 4) *Alteration recognizes historic integrity and appropriateness.*  
Criteria Met. The proposed modifications do not impact the historic building on the site.
- 5) *Recognition and respect of historical or acquired significance.*  
Criteria Met. The project is respectful of the site context within Historic Dublin. The proposed structure is subordinate to the existing historic structure. The material selections are mindful of the site location within Historic Dublin.
- 6) *Sensitive treatment of distinctive features.*  
Criteria Met. The exterior of the proposed structure respects the character and style of the existing historic structure while providing a transition to more modern elements within the District including the Pedestrian Bridge and Dublin Library.
- 7) *Appropriate repair or replacement of significant architectural features.*  
Not Applicable. The proposal does not include exterior renovations to the existing historic structure.
- 8) *Sensitively maintained historic building materials.*  
Criteria Met. The proposal is sensitive to the historic building at 56 N. High Street. The proposed exterior materials for the new construction at 25 North Street are all natural, historically available products.

## 4. Recommendations

Planning recommends **approval** of a **Final Development Plan** with two conditions:

- 1) The applicant work with the City Engineer to provide easement exhibits for the stairs and loading zone prior to issuance of a building permit.
- 2) The applicant work with the adjacent property owner, at 40 N. High Street, to ensure no portion of the historic stone wall, along the shared property line, is structurally compromised during construction.