



PLANNING REPORT

Architectural Review Board

Wednesday, June 22, 2022

72-84 N. HIGH STREET – BOUTIQUE HOTEL 22-063ARB-INF

www.dublinohiousa.gov/arb/22-063

Case Summary

Location	Current Oscar's Restaurant site; PID #'s 273000027, 273000028, 273004081, 273004080, portion of 273012984, and a portion of 273012983.
Proposal	Request for non-binding feedback on boutique hotel concept on a series of parcels located in Historic Dublin.
Request	Review under the provisions of Zoning Code §153.066, §153.070, and <i>Historic Design Guidelines</i> .
Zoning	Historic District, Historic Core and Bridge Street District-Historic Transition Neighborhood
Planning Recommendation	<u>Non-binding feedback</u> on discussion questions.
Next Steps	Upon feedback from the Architectural Review Board (ARB), the applicant may apply for a Concept Plan. Rezoning would be required at Preliminary Development Plan, as would a Demolition Request and Parking Plan.
Applicant	Dwight McCabe, The McCabe Companies Jonathan Grubb, archall
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map



 City of Dublin	22-063ARB-INF Informal Review Oscar's of Dublin 72-84 North High Street	0 105 210 Feet	
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1. Overview

Background

This proposal includes two different ownerships of land totaling .90 acres: the applicant's ownership is within the Historic District – Historic Core District. Other ownership includes a portion of Dublin West D, LLC and a portion of Dublin West A, LLC along N. Riverside, zoned Bridge Street District – Historic Transition Neighborhood. In order to realize the presented 127-room boutique hotel vision for the site, the Historic District - Historic Core would have to be rezoned to allow the use, and the land zoned BSD would have to be purchased. At following steps and applications, the additional ownership will need to be a co-applicant to ensure their awareness of the request.

Hotel/motel uses are not currently permitted in the Historic District. When the Code was adopted in 2021, they were purposefully not included as permitted uses based on concerns for building size, impacts of parking and traffic, and compatibility issues. On May 22, 2019, an Informal Request was heard by the Architectural Review Board (ARB) for a Hampton Inn on the N. Riverview Street Properties site which is south of this project. That request was for a 3-story, 125-room hotel, which would have replaced the existing, historic single-family homes on that street. Public comment included concerns about overall development and traffic impacting district character, the loss of residential character in the district, and the need for another hotel in Dublin. The applicant did not pursue additional applications. Based on the public concern at that time, and the resulting exclusion of hotels from the current Code, staff strongly suggests that the applicant hold public meetings to help gauge the local level of support, should this proposal move forward.

For project context, the AC Hotel Dublin has 150 rooms and is advertised as a boutique hotel; Spring Hill Suites has 145 rooms; both are in Bridge Street District. The City's Economic Development Division considers a "boutique hotel" to have approximately 50 rooms. While there does not seem to be industry agreement on a definition for a "boutique hotel", Wikipedia states that it is "a small hotel which typically has between 10 and 100 rooms in settings with upscale accommodations and individualized unique selling points".

Development History

An Informal Review was conducted by the ARB on June 23, 2021 for massing studies for a generalized development, where the goal was to obtain guidance on size and form compatibility with the street and surrounding buildings. Specific uses were purposefully not discussed.

Regarding the presented material, the Board stated:

- inclination to support demolition of the buildings, with supporting Code-required information;
- the N. High Street frontage should be set back to blend with surroundings;
- adjacent buildings should establish the maximum height of this project, perhaps with a height waiver if needed;
- the east elevation could have greater height with podium parking, but not as tall as the rest of the building/s, and the maximum height along N. Riverview Street should generally not be taller than the uses along N. High Street including CoHatch, and should be stepped down toward the street and river;
- façades should be broken up by their uses to stay honest in their form and function; and

- an open, public corner at North and N. High Streets was encouraged; include usable public open space on the back side; incorporate Riverside Crossing Park materials/features.

At a special public meeting of the ARB on May 19, 2021, Board Members had an opportunity to tour the buildings, including the interiors. The applicant spoke to the condition, construction, and design of the buildings, and Board Members inquired about the age of the buildings and the history of modifications. The applicant expressed an interest in continuing further collaboration and dialogue with the Board and the public to help define an acceptable approach to future redevelopment.

On February 24, 2021 the ARB provided non-binding feedback for a proposal to construct a new two-and-a-half to five-and-a-half story, mixed-use building including 68 residential units, a 6,000-square-foot event center, a 2,400-square-foot restaurant space, an 1,800-square-foot retail space, and 80 parking spaces on the site. The Board discussed the potential retention of the 1930s section of the building due to its unique character and contribution to the diversity of architecture in the Historic District and expressed support for demolition of the remainder of the buildings, pending compliance with the Code's demolition criteria.

At that time, the Board expressed concerns with the mix and density of the proposed uses. Additionally, members generally agreed:

- they would not be supportive of an event center larger than 3,000 square feet;
- they were supportive of the residential component, but expressed concern with the proposed density and intensity;
- they were positive toward restaurant and retail uses;
- they supported the site layout, although a desire for more publically-accessible open space was expressed; and
- they thought the proposed massing, scale, height and number of stories should be reduced to be more in line with surrounding properties, to better serve as a transition between the buildings to the north and the south of the site.

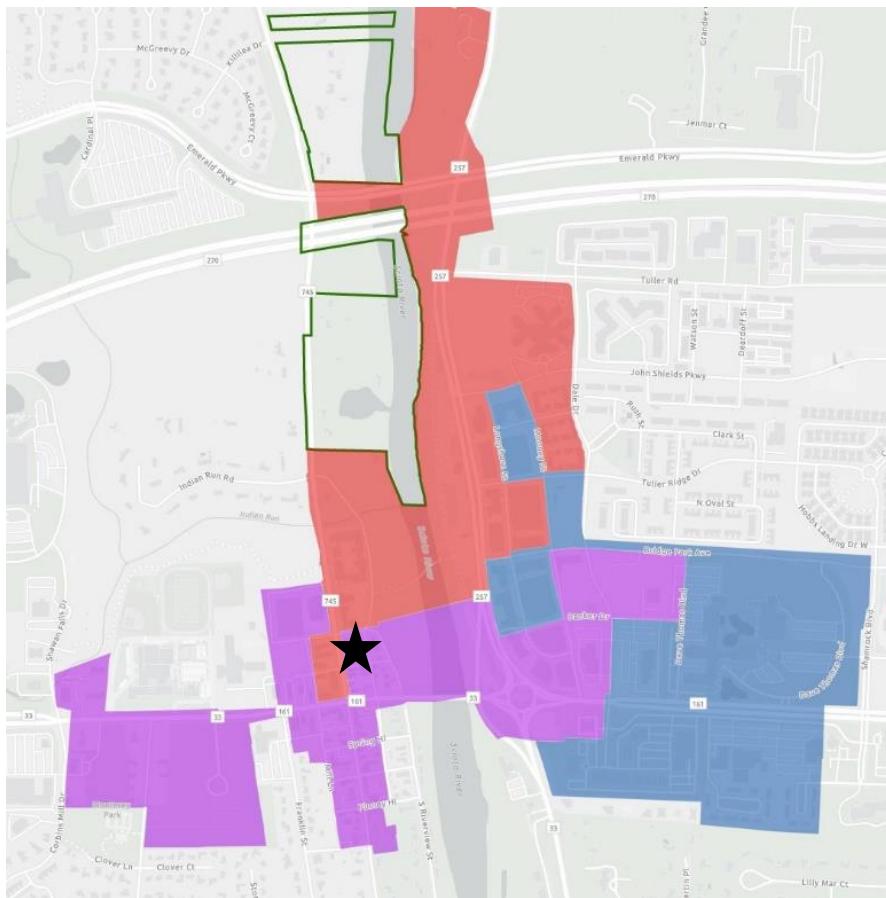
Future Land Use

Community Plan

The Dublin Community Plan provides future land use recommendations for the City of Dublin. The Plan identifies this site as a Mixed Use Village Center, which suggests retail to accommodate residents within a 3- to 5-mile radius. Commercial activities of approximately 125,000 square feet are anticipated. This is in obvious conflict with the Historic Code and *Historic Design Guidelines* where surrounding context is vital to maintain; the Code and Guidelines are much newer than the Community Plan.

Area Plan Future Land Use and Community Entertainment Districts

The Bridge Street District Area Plan, which incorporated Historic Dublin, does not show uses and is due to be updated for the Historic District this calendar year. In January of 2020, City Council adopted three Community Entertainment Districts within the City, including one that encompasses this site, shown below. This is not a zoning district, but a resource that can help facilitate the establishment of restaurants and other venues for larger scale development and redevelopment. Bridge Street District, Riverside Drive, and the 161 Corridor form the main portions of the districts. The Historic Code provides specifics on allowed uses.



3 Community Entertainment Districts per City Council action. Site starred.

Site Characteristics

Natural Features

The site contains a steep grade change from west to east as it drops toward the Scioto River just on the other side of N. Riverview Street. The site is developed and contains no significant natural features.

Historic and Cultural Facilities

This site contains three buildings built at varying points in the 20th century. The buildings are sited along N. High Street and North Street with a surface parking lot to the rear and access via North Street. The buildings are currently occupied by a variety of uses including retail, restaurant, and office.

The building located at 84 N. High Street was built in 1930 and is the oldest. 72 N. High Street and 20 North Street were constructed in the 1970s. 72-84 N. High Street underwent significant modification in the 1980s which gave the structures the combination of Post Modern and pseudo-Queen Anne architectural style that exists today. According to the City's Historic and Cultural Assessment (HCA) from 2017, 84 N. High Street is not recommended as contributing due to the number of extensive modifications and additions that have occurred over the years.

Surrounding Land Use

North: BSD-HTN: Historic Transition (Commercial)
East: BSD-HTN: Historic Transition (Undeveloped)
South: HD-HC: Historic Core (Commercial)
West: BSD-HTN: Historic Transition (Institutional – CML)

Road, Pedestrian and Bike Network

The site has frontage on N. High Street, North Street, and N. Riverview Street. A public sidewalk is located along the N. High Street frontage, but no pedestrian access is currently provided along North or N. Riverview Streets. The site is highly visible from the Dublin Link Bridge today and should remain a major pedestrian gateway with redevelopment.

Utilities

The site is currently served by public utilities, including sanitary and water. Electric and gas are also provided on site. There is a 36" trunk sanitary sewer easement on the eastern portion of the property, adjacent to N. Riverview Street. The applicant will need to work with the City to study this existing line to either ensure it is not impacted or appropriately relocated.

2. Proposal

Code and Guidelines

Historic District – Historic Core District

The Historic District Zoning Code establishes development regulations for the properties located within Historic Dublin and outlying, Appendix G, properties. The property, and this ownership, is zoned HD-HC, Historic Core District, with the easternmost parcels under a Bridge Street District zone category and other ownership. The intent of the Historic Core District is to *"focus on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles."*

General HD-HC development standards are outlined below. These would apply to the project at next stages, if pursued:

- Maximum lot coverage: 85%
- Maximum building height: 30 feet at mid-point of the eaves
- Front setback: 0 feet
- Side setback: 0 feet
- Rear setback: 5 feet

The Bridge Street District – Historic Transition zone district has its own requirements for design, height, and setback. These will need to be weighed at the next applications, should the project move forward.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and should be considered when construction is proposed in the Historic District. The Guidelines provide recommendations regarding the overall character, building scale and mass, and development pattern. The Guidelines suggest that new buildings should be similar in placement, orientation, and setbacks to adjacent contributing structures. Additionally, form, mass, and lot coverage should be similar to surrounding buildings and should add to the continuity and compatibility of the

neighborhood. While these are expected, the Guidelines recommend avoidance of both replicating historic structures and providing entirely modern architecture.

Informal Review Details

Uses

The applicant is currently proposing a boutique hotel accommodating 127 rooms on this site which includes a private fitness/lounge area, a 2,995-square-foot event center that is open to the public, 3,700 square feet of publically-available eating/drinking, public plaza, public courtyard, and rooftop terrace.

New restaurants are limited to 3,000 gross square feet in the district. The current gross square footage of Oscar's Restaurant is 4,837; per the Code, a restaurant of this size is permitted to continue use at this location as long as they can accommodate parking. The proposed event center is 2,995 square feet, meeting the Board's previous guidance of 3,000 square feet or less.

Massing and Architecture

The massing and height of surround projects are listed below as reference points.

BriHi

- 2.5 stories, 30 feet +/-, from established grade to mid-point of the eaves

Old Dublin Town Center (I and II)

- 2.5 stories, 25 feet +/-, from established grade to mid-point of the eaves

CoHatch

- 2.5 stories, 35 feet +/-, from established grade to mid-point of the eaves

Building Z2 (Bridge Street District – Historic Transition District)

- 2.5 stories, 34 feet +/-, from established grade to mid-point of the eaves

This proposal indicates massing and height of:

- N. High façade: 2.5 stories
- North elevation: 4 stories
- N. Riverview elevation: 4 stories on 2 podium parking stories
- South elevation: 3.5 stories

Generally speaking, the massing along N. High Street, which is the west façade, appears appropriate at this stage. Staff would like to see more detail on the roof, and greater emphasis on the entry could be beneficial. The pattern of doors and windows on all façades need to reflect the patterns of other buildings in the District, especially along North High Street based on Section 5.6A of the Guidelines. The window and wall ratios should be similar to other buildings based on Section 5.6B. This façade shows a majority of windows, which is contrary to surrounding historic buildings. This façade indicates a number of decks at grade level and at the second story, providing activity and attenuating building mass. The requested public plaza is included at the corner of N. High and North Streets.

The south façade of the building along North Street indicates the façade height slightly stepping down the existing slope meeting both Section 5.2A of the Guidelines, as well as the Board's recommendations from the previous meetings. More could be done to meet these goals,

especially in the grey- and white-clad portions of the building. Overall, the southeast corner of the project needs to be particularly mindful of the scale of the N. Riverview Properties, which are single and 1 ½ stories, in order to address Section 5.3A of the Guidelines. Pedestrian details, such as windows, materials, and landscaping appear appropriate for this level of review.

The N. Riverview Street façade has been revised at the request of staff to be more appropriately scaled and detailed as an entry point into the Historic District as viewed from the Dublin Link Bridge. The height on this façade stays below that of the N. High Street façade, and the main mass (brick portion) drops down toward N. Riverview Street, although the mechanical penthouse and overlook do not. The overlook is rather transparent in form and is less concerning than the penthouse, which is necessarily a solid structure. The applicant has also worked with staff to address the pedestrian-scaled details, including window placement and design, pedestrian balconies and walkways, and landscaping. There is a “punch-through” to the centrally-located courtyard which helps indicate that this area is more accessible to the public, although it still could be more open (two stories tall and wider) to further emphasize accessibility and break up building massing. These changes would help address Guideline Sections 5.3C regarding human-scale massing. The applicant has addressed the mechanical and dumpster areas by moving them inside the parking garage, preventing unsightly views from the Dublin Link Bridge and proposed on-site overviews. Building details were added on this façade to address Guideline Section 5.5C, avoiding blank walls and monotony of materials. The Board previously felt that this façade should be 3 stories tall and is shown at 4 stories tall and is located above 2 parking decks. This is a potential conflict with human scale, topographic, and contextual guidance from the Guidelines: Sections 5.3A, C and D. This will have to be weighed against the efficient use of this very steeply sloped site, where podium parking is a sensible design feature with these conditions.

Finally, the north side of the building, facing the Dublin Link Bridge, has also been revised based on staff comments. The applicant is showing a “framed” welcome mural on the northwest corner to address a previously blank area of brick. The overall architecture here responds more to Bridge Street District character, rather than as a gateway into the Historic District. This may be appropriate, given its proximity to the Bridge Street District – Historic Transition Zone. Staff is still concerned with the general lack of detail shown here, especially with the materials and very flat roof forms.

Open Space

Publicly-accessible open space was a prominent topic of discussion at the most-recent ARB meeting for this site. This proposal shows a public plaza on the street level at North and N. High Streets, which balances and repeats the plaza at the library across the street. This main plaza is a positive feature that will clearly be public in nature. The potential for outdoor dining exists adjacent to this plaza, further activating the space.

Additionally, public open space is found in a central courtyard accessible from the main plaza and a staircase and promenade on the east elevation. The applicant has responded to staff comments that the center courtyard be more visually, and therefore physically, accessible from both the front and back of the project. More details are needed to fully evaluate the accessibility of this space from N. High Street. The stair entry and promenade on the east side starts to make that connection; however the opening needs to be larger and grander. The

promenade feature provides a different location from which to view the river and the Link Bridge, which is a very positive element.

Vehicular and Pedestrian Access

The City has a number of intersection improvement options for the North/N. Riverview/Blacksmith intersection, pending the outcome of the N. Riverview Street Properties project and this site. Access into this site will affect, and be affected by, the intersection project, and coordination will be paramount going forward. The applicant is aware of these options and will discuss with staff should the project advance.

Sidewalks will need to be added along both North and N. Riverview Street frontages to complete the public pedestrian network. The north side of North Street is planned for ADA access for the general area; this may be challenging given the topography. This project will need to accommodate these improvements both physically and financially.

Parking

The required parking calculations for the project include a total of:

- | | |
|------------------|--|
| • Hotel/motel | 1 sp/unit +
1 sp/employee (largest shift) |
| • Event Center | 1 sp/3 patrons at maximum capacity |
| • Restaurant | 10 sp/1,000sf (including outdoor dining areas) |
| • Fitness/Lounge | Not for public use, included w/ hotel calculations |

The proposal indicates 128 parking spaces in the garage to serve the 127 hotel rooms, event center, and restaurant. The parking shown does not meet the Zoning Code, and based on calculations, 164 spaces are required for hotel rooms and restaurant use alone. Additional information related to the number of hotel employees and the maximum capacity for the event center are not known yet. At subsequent steps, the applicant shall either provide the necessary parking on-site or apply for a Parking Plan, where some off-site parking could be approved. Staff is concerned that the intensity of the proposed uses warrant on-site parking, both for customer convenience and to minimize impacts on public parking locations.

3. Discussion Questions

1. Does the Board support the concept of a boutique hotel at this location?
2. If so, would the Board be receptive to a Parking Plan where some of the required parking for the hotel, restaurant, and event center would be provided off-site?
3. Does the Board support the height and massing of the elevations?
4. Does the Board support the layout, location, and preliminary design of the proposed open spaces?
5. Any other questions/comments from the Board.