

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** September 20, 2022  
**Initiated By:** Sarah Holt, Senior Planner  
Kendel Blake, Management Analyst  
**Re:** North Riverview Street Properties – Advisory Committee Recommendation

## Background

Ordinance 54-20 was approved by City Council on January 4, 2021, which authorized the acquisition of seven residential lots and two parcels ("Properties") on N. Riverview Street, totaling approximately 2.78 acres for a purchase price of \$1.95 million. Shortly thereafter, at the March 1, 2021 City Council Work Session, staff provided an overview of the zoning, historical significance, and overall condition of each property. City Council discussed historic preservation, financial, and land use considerations. Staff presented next steps and proposed the formation of an Advisory Committee to help guide the process moving forward, and City Council was supportive of such a process. The Advisory Committee would provide input into the development of a Request for Proposals (RFP) and recommend the RFP to Council for approval to advertise. The Advisory Committee would also review and evaluate proposals received and recommend a selection, or multiple selections, to Council for approval.

During the April 26, 2021 City Council meeting, staff provided an update on the acquisition of the Properties and the formation of the Advisory Committee.

The City took possession of the Properties on October 21, 2021 and City Council had the opportunity to tour the properties in late November through early December. Staff provided an update at the January 10, 2022 City Council Meeting and Council reaffirmed the proposed process and the role of the Advisory Committee.

The following individuals serve on the Advisory Committee:

Mayor Jane Fox  
Council Member Andy Keeler  
Council Member Amy Kramb  
Gary Alexander, Architectural Review Board Chairman  
Tom Holton, Dublin Historical Society Representative  
Frank Leary, Bridge Park West Homeowners Association Representative  
Megan O'Callaghan, Deputy City Manager/Chief Finance and Development Officer  
Brad Fagrell, Director of Building Standards  
Jennifer Rauch, Director of Planning

## Advisory Committee Work

The North Riverview Street Advisory Committee held its first meeting on February 10, 2022, which consisted of a tour through the properties to review their current condition and historical character. The second meeting was held on February 17, 2022, and focused on a review of the project background, including Council's vision; 2017 Historical and Cultural Assessment; property condition assessments; zoning requirements; Riverside Crossing Park Master Plan; and the Architectural

Review Board process. Staff introduced the RFP process and suggested a number of goals for the project, which the Committee refined through their discussions.

Among the Advisory Committee Goals listed below, there was also a general desire to describe the opportunity and structure the RFP to encourage innovative and creative proposals. Further, the Committee desired to encourage respondents to address single-lot, multiple-lots, or all-lot proposals. Finally, the Advisory Committee specifically discussed the City's right to accept one or multiple responses, or recommend rejection of any/all responses. The Committee's recommended goals are:

- Preserve the historic nature, mass and scale of the existing Properties;
- Rehabilitate (preferred) or alternatively renovate the Properties, which have fallen into disrepair, so that they can contribute to the beauty of Historic Dublin;
- Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
- Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement, even as residential is the current use;
- Potentially permit selective demolition pending Architectural Review Board approval;
- Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
- Preserve Dublin's signature historic stone walls on each applicable property; and
- Document historic details and cultural resources prior to demolition or removal.

The Committee's third meeting occurred on March 9, 2022, and included high-level context around the project site relative to projects and insight from other City divisions including Parks and Recreation, Transportation and Mobility, Engineering and Economic Development. Following this background, on April 18, 2022, the Advisory Committee reviewed and recommended the RFP to City Council for approval to publicly advertise. City Council approved the attached RFP to be advertised.

The RFP was publicly advertised on our website on April 28, 2022. Staff also used social media, including Facebook, Twitter, LinkedIn, to notify the public about the RFP and generate interest. The RFP was also emailed directly to individuals and companies who had previously expressed an interest in the opportunity. Two pre-proposal and site tours were held on May 9 and June 13, 2022, with 20 and zero respondents in attendance, respectively. Four addenda were issued during the response period (see attached). The deadline for responses was June 29, 2022.

Sixty-four downloads were recorded on the RFP webpage, including 23 individuals. Two responses were received and they were from Corinthian Fine Homes and Community Space Development, LLC dba COhatch ("CSD"), proposals attached. In summary, the Corinthian Fine Homes concept proposed to demolish and replace six of the seven homes with nine new single-family residential structures, while renovating 62 N. Riverview, at a fixed dollar amount, to be donated to the City as a park facility or museum. Access for the homes would be off of N. Blacksmith Lane. Corinthian Fine Homes determined that the existing historic structures on the west side of N. Riverview Street were not economically feasible to restore, thus leading them to a "boutique single-family development complementary to Historic Dublin".

The CSD concept proposed to create "Riverview Village" as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. Parking is shown along N. Blacksmith Lane. This proposal included a number of City improvements

and a TIF to help support the concept; the homes on the south end of N. Riverview Street are shown as options for others to renovate and own.

On August 1, 2022, the Advisory Committee met to discuss and evaluate the proposals. The Committee determined that the CSD proposal aligns more closely with the goals outlined in the RFP, specifically building preservation, pedestrian activity, historic character and public experience. The Advisory Committee reviewed both proposals in light of the stated list of criteria and noted the following with regard to CSD's concept proposal:

1. Firm and Individual Qualifications – CSD has experience with restoring properties.
2. Project Understanding – CSD's "Riverview Village" proposal focuses on pedestrian connectivity with a walkable district, historic restoration to represent the original design of the homes, and community engagement through partnerships with makers, artists, educators, small business owners, and restaurants.
3. Time of Completion – CSD's proposed project schedule is to complete the work in two years and three months. This schedule will need to be discussed through the development process considering City review and approval timelines.
4. References – CSD provided references from other Central Ohio local government staff where they have performed work. They also have experience developing in Dublin and going through the Architectural Review Board process with their current building on 25 North Street.
5. Capacity to Perform Work – The CSD team is qualified to make their vision come to life and has a vested interest in the neighborhood.
6. Geographic Considerations – CSD has eight Columbus locations with one currently under construction in Westerville. CSD has the ease of proximity with their Dublin location within walking distance of the properties.
7. Financial Plan – CSD's financial plan, including potential revenues from a TIF and additional jobs, needs additional clarification and negotiation through the development process.

The Committee also noted that the southernmost properties in the CSD proposal were potentially identified for renovation by others and thus available as residences, potentially restoring these uses to the area. The Committee discussed the need for additional conversation with the CSD group to understand the proposal more fully, and highlighted a number of topics to discuss, which included site details and challenges, proposed uses, and cost details.

On September 14, 2022, the Advisory Committee interviewed CSD to understand their proposal more and clarify the following:

- Financial plan and the City's role and return on investment;
- Understanding the desired density of the project and if there are opportunities for reduced density;
- Information on the proposed maker spaces within the proposal;
- Proposed traffic, parking, deliveries and trash service impacts and challenges, as currently depicted; and
- Insight on what additional anticipated infrastructure may be required for the proposal.

After discussion and analysis of the proposals, the Committee determined that, of the two proposals, the CSD concept proposal best addressed the preservation, pedestrian activity, historic character, and public experience goals, although further evaluation is needed including the use of designated riverfront parkland, density, and the uncertainty of the use for the southernmost homes.

### **Discussion Topics**

- 1) With regard to the CSD concept:
  - a. Zoning - Including the potential use of a portion of currently designated parkland for office and commercial uses.
  - b. The potential subsidy of maker spaces for financial viability.
  - c. Vision for the three southernmost properties.
- 2) The proposed concept in comparison to selling each parcel individually for residential or residential/work use.

### **Recommendation**

The Advisory Committee recommends City Council's approval to select Community Space Development, LLC's proposal for further consideration and direct staff to further evaluate and negotiate the proposal through the development process. Staff will brief Council as a whole in the appropriate forum on the progress of any negotiations in furtherance of a potential Economic Development Agreement, as needed.



An architectural rendering of a courtyard for Riverview Village. The scene is set in a brick-paved courtyard with a wooden pergola on the right. A man in a hat stands near the pergola, which is filled with potted plants. In the center, a woman and a child walk. To the left, two people sit on a bench. In the background, a group of people stands near a building with a stone chimney. The entire image is overlaid with a semi-transparent green filter.

# RIVERVIEW VILLAGE

**HISTORIC COMMUNITY CELEBRATING SMALL BUSINESSES, MAKERS AND THE ARTS**

A submission for the Rehabilitation / Renovation / Redevelopment of the North Riverview Street Properties in the City of Dublin, Ohio



**COMMUNITY SPACE  
DEVELOPMENT, LLC  
(DBA COHATCH)**

25 North Street  
Dublin, OH 43017

**POINT OF CONTACT**

Matt Davis  
[matt@cohatch.com](mailto:matt@cohatch.com)  
614.738.3250

# LETTER OF TRANSMITTAL

## To Whom it May Concern:

Community Space Development LLC (CSD; also DBA COhatch) and its partners are proposing to develop Riverview Village in Historic Dublin. Riverview Village will be a vibrant, community-focused development created by a partnership of world-class makers, educators, developers, and architects. The vision is to create a walkable district that embraces the arts, celebrating craftsmanship and seamlessly juxtaposing creativity with business and commerce. The Village provides the missing link that connects Historic Dublin to Riverside Crossing Park to Bridge Park. It will provide a truly unique opportunity for Dublin to expand its historic district, restoring and revitalizing the soul of this beloved neighborhood.

The Riverview Village development will place restoration and preservation as the top priority while also focusing on connectivity and engagement. In the coming presentation, we will paint the picture of how this development will not only restore this historic neighborhood, but will provide the connectivity to grow the historic footprint and enhance the walkability of historic Dublin. Furthermore, by bringing in world-class makers and educators to this development, Riverview Village will enrich the cultural attractiveness of historic Dublin. Finally, by offering educational workshops, makers markets and commerce, this development will provide opportunities for community engagement throughout the year.

CSD and its partners are uniquely qualified to make this vision come to life. Our team has a proven track record of high-quality restoration projects, and has a vested interest in the Dublin community. As our team toured the properties, we all had the same feeling that Matt Davis expressed, “I just can’t tear these down, it’s not in my DNA.” More than a feeling, this is a once in a lifetime opportunity for our team to be a part of restoring not just a building, but a significant piece of a city that will continue to add value to historic Dublin for decades to come.

**Sincerely,**

Matt Davis, *CEO COhatch LLC & Managing Member Community Space Development, LLC*

Terry Hegenderfer, *Titan Construction*  
Tim Lai & Eliza Ho, *TLA Architects*  
Josh Scheutzow, *A Carpenter’s Son*  
Bryan Lundgren, *Osborn Engineering*

Mary Lynn Waite & Paul Teeples, *Brightstone Creative*  
Elisabeth & Joel Lime, *Brand Stamp*  
Leslie Bumgarner, *Telhio Credit Union*  
Chris Mundell, *Columbus College of Art and Design*

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**Matt Davis**  
COHATCH & COMMUNITY SPACE DEVELOPMENT, LLC



Matt is the Managing Member of CSD, LLC and the CEO and Founder of COhatch. He specializes in renovating and repurposing historic or landmark properties, turning them into new uses that improve the fabric of towns.

**Tim Lai & Eliza Ho**  
TLA ARCHITECTS



A dynamic duo, Tim and his wife Eliza lead an architecture team that specializes in commercial and residential design. Most recently, they are working with Historic Dublin on a multi-family building for Wing Hill Lane.

# RIVERVIEW VILLAGE DEVELOPMENT TEAM

CSD and its partners are uniquely qualified to make this vision come to life. Our team has a proven track record of high-quality restoration projects, and has a vested interest in the Dublin community.

**Leslie Bumgarner, CEO**  
TELHIO CREDIT UNION



With more than 35 years of executive-level experience in the financial industry, Leslie Bumgarner is the President and CEO of Telhio Credit Union, a \$1.3 billion financial cooperative.

**Elisabeth & Joel Limes**  
BRAND STAMP



Elisabeth and Joel Limes are the co-owners of Brand Stamp. Their company specializes in branding and design from inception through construction. They have designed 16 projects for COhatch including the Dublin COhatch, the North High Brewing in historic Dublin, and Mesh Fitness in Bridge Park.

**Mary Lynn Waite & Paul Teeples**  
BRIGHTSTONE CREATIVE



A small design firm specializing in branded commercial environments. From retail to restaurants to corporate spaces, this team of six—led by Mary Lynn and Paul—specializes in both environmental and graphic design for clients large and small.

**Chris Mundell, VP for Institutional Engagement**  
COLUMBUS COLLEGE OF ART & DESIGN



Chris joined CCAD in 2007. Since that time, he has held a variety of positions focusing on student success and learner support services. In his current role, he is responsible for key programs and helping CCAD to become a nationally recognized leader in art and design education.

**Terry Hegenderfer**  
TITAN CONSTRUCTION



Terry is the Managing Member of Titan Construction. Titan specializes in historic restoration and renovation. Titan has completed all the COhatch Columbus projects as well as key projects for local municipalities.

**Bryan Lundgren**  
OSBORN ENGINEERING



Bryan Lundgren has over 20 years of experience in civil engineering and has been with Osborn Engineering for the last 11 years. Osborn is a consulting company dedicated to value-added innovation, sustainability, and outstanding client service.



# DEVELOPMENT TEAM

# EXPERIENCE

## 1 36-38 NORTH HIGH DEVELOPMENT

### TLA ARCHITECTS

The proposed design, which is still under the Dublin Architectural Review Board’s review, pays tribute to the history of the site by preserving and integrating the historic stone wall, steps, and privy in their entirety as part of the new mixed-use development. The design is informed by the height, scale, and material selections that are not only fitting for the historic neighborhood but also uplifting to the otherwise dilapidated alleyways toward the riverfront.

36-38 N High Street **Dublin, OH**



## 2 COHATCH DUBLIN

### MATT DAVIS, TLA ARCHITECTS, BRAND STAMP, BRIGHTSTONE CREATIVE, TITAN CONSTRUCTION

The new COhatch building was designed to fit seamlessly within the historic Dublin neighborhood. Its subtly modern design provides a backdrop for the newly added courtyard, which activates the underutilized spaces on North Street and improves connectivity between High Street and the riverfront. The building is a welcoming gateway to future green spaces and parks along the Scioto River.

25 North Street **Dublin, OH**





# DEVELOPMENT TEAM EXPERIENCE

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## NORTH HIGH BREWING

MATT DAVIS, BRAND STAMP,  
TLA ARCHITECTS, TITAN CONSTRUCTION

A prominent fixture on North High St., North High Brewing is where the old Brazenhead Pub once stood. Though the food and beverage hot spot is infused with the new brand, much of the building character remains the same, true to its historic roots.

56 N High Street **Dublin, OH**



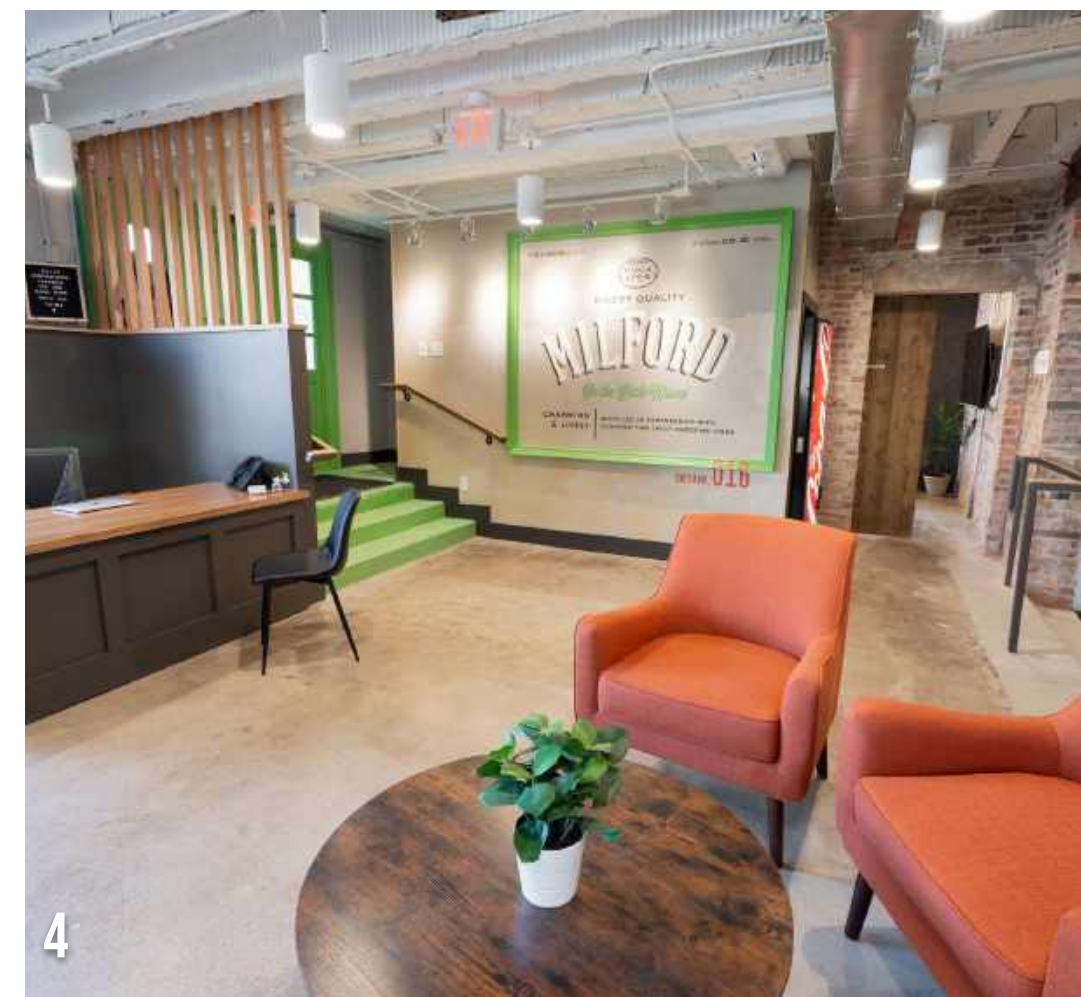
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## COHATCH MILFORD

MATT DAVIS, BRIGHTSTONE CREATIVE,  
BRAND STAMP

This 100+ year old building has a storied history, from grain mill to liquor distillery to car dealership. In 2021, its new life began as a COhatch, where the design team maintained much of the original character while converting it to a multi-tenant coworking facility.

220 Mill Street **Milford, OH**



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## ADDITIONAL COHATCH LOCATIONS

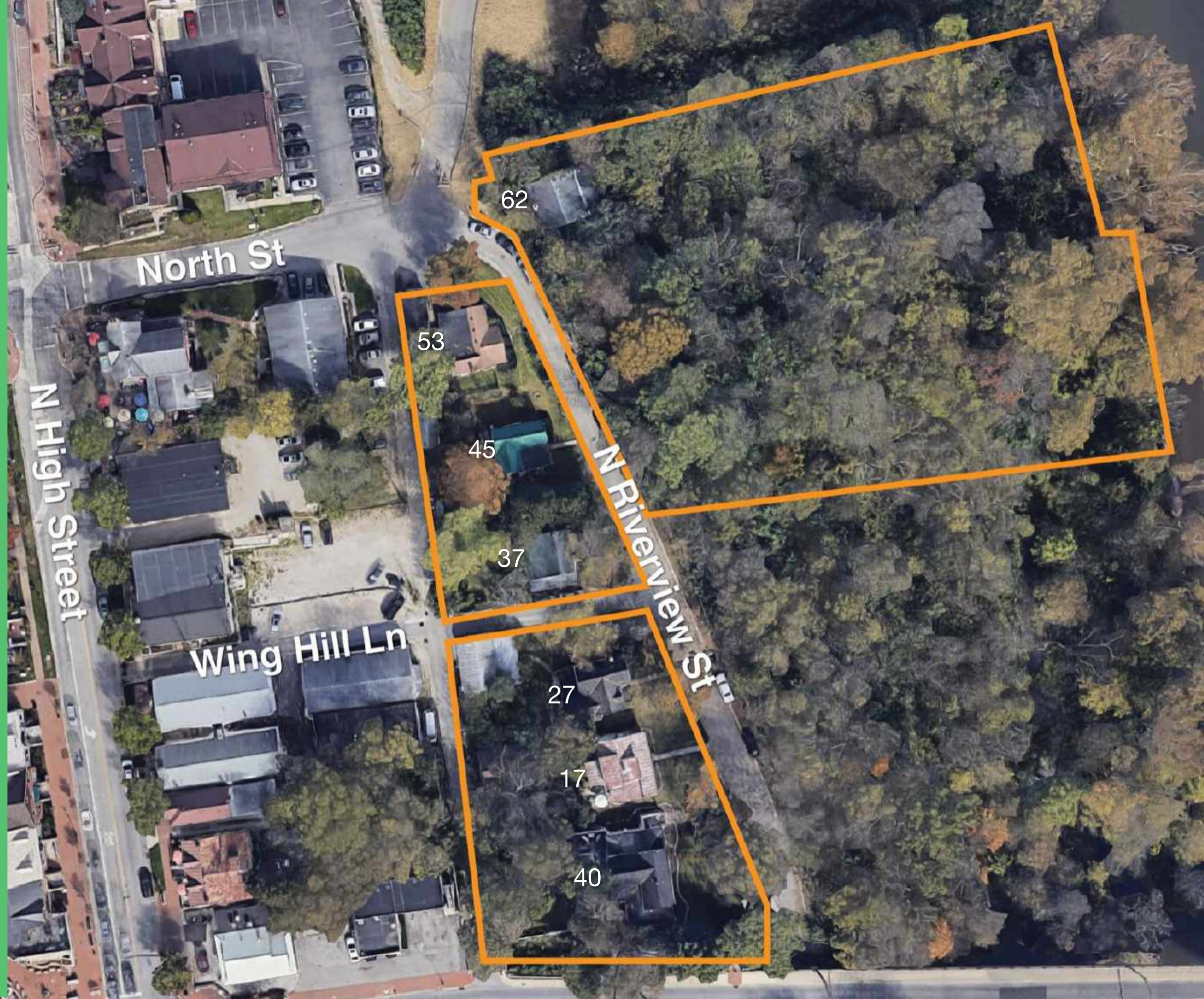
Seventeen COhatch locations have been opened across the country with 14 others under construction.

See more images at [cohatch.com](https://cohatch.com)



# THE PROJECT

The city of Dublin is requesting creative solutions to reinvigorate the properties along North Riverview Street in its historic district.





# OUR VISION

Welcome to Riverview Village, a **vibrant ecosystem** of local makers and artists, talented chefs, world-class educators, innovative start-ups, and growing small businesses.

In the heart of Historic Dublin, Riverview Village is a **one-of-a-kind destination** that is viewable from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street.

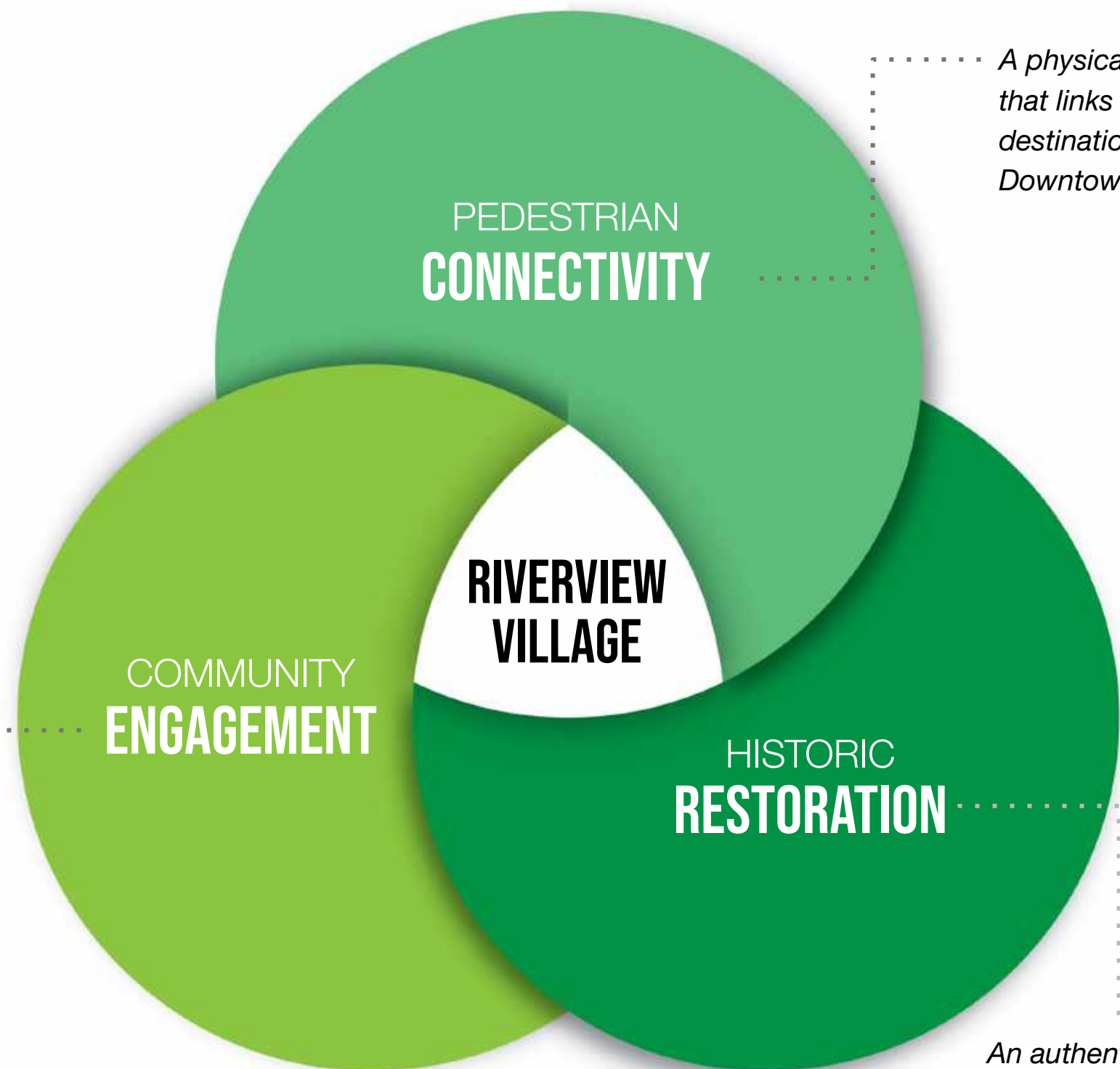
This **walkable district** attracts people with its history and architecture, beautiful views, unique culinary options, handmade goods, local art, and interactive educational experiences.

The Village provides a truly unique opportunity for Dublin to expand its historic district, **restoring and revitalizing** the soul of this beloved neighborhood.

# OUR STRATEGY

Riverview Village will come to life through our guiding principles: **Connectivity**, **Restoration**, and **Engagement**. By defining our goals through these principles, we ensure this development meets the needs and exceeds expectations for the growth of Dublin.

*A sustainable buzz of activity that ensures consistent interest and patronage in the neighborhood*



*A physical connection that links the key destinations of Downtown Dublin*

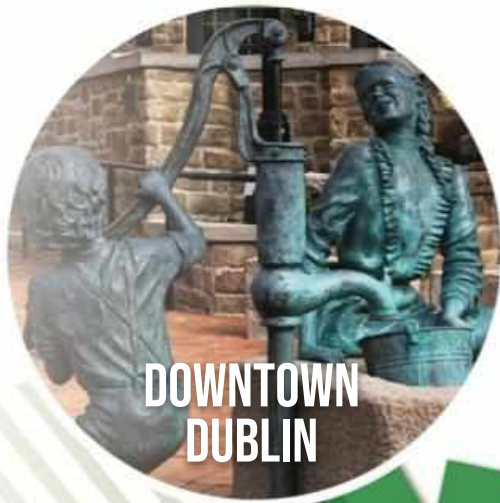
*An authentic representation of Historic Dublin's past that meets current day building standards*



# PEDESTRIAN CONNECTIVITY

Riverview Village will physically connect Dublin's key focal points through our walkable district. This area is designed with pedestrians in mind, capitalizing on the adjacent access points already in place in order to maximize walkability.

- The Village will be accessible from Historic Dublin, the Link Bridge, and the future River Crossing Park and Kayak Landing
- A pedestrian pathway will connect foot traffic from High Street down Wing Hill Ln.
- It expands overall walkability of the neighborhood and increases content available for Walking Tour of Historic Dublin





# HISTORIC RESTORATION

Riverview Village will enhance Historic Dublin, allowing the district to authentically expand its footprint. This will be accomplished by...

- Working closely with the Dublin Architectural Review Board
- Restoring the homes to represent the original design while ensuring functionality
- Preserving Dublin's historic stone walls and tree line
- Incorporating additional landscaping to enhance street presence
- Uses S Riverview St. renovations as benchmark for restoration



S RIVERVIEW ST



# COMMUNITY ENGAGEMENT

Adding new establishments will enliven the businesses and help establish **critical mass to ensure thriving commerce** in the area. Allowing for events and seasonal opportunities will ensure consistent interest.

Riverview Village will combine permanent and flexible opportunities. Tenants will represent a broad range: educators, entrepreneurs, craftsmen, makers, and food and beverage purveyors. This blend will ensure a vibrant experience, sustainable interest in the area, and a broad target market.

COhatch is also committed to expanding its footprint to bring hundreds of additional small businesses, start-ups, freelancers, and hybrid workers into Dublin's historic core.





# MATERIALS

## COLORS & STYLE

Working closely with the Dublin Architectural Review Board and following criteria listed in the Historic Design Guidelines, Riverview Village aims to restore the homes to represent the original design and materiality while ensuring functionality and durability.

Using the residential restorations on S Riverview St. as reference, new extensions and additional buildings will be designed with the historic quality of the neighborhood at top of mind.

### WOOD SIDING



### ROOFING



### BRICK & STONE







**MAKERS**



**EDUCATORS**



**SMALL BUSINESS**



**FOOD & BEVERAGE**

## ECOSYSTEM & **IMPACT**

Through a unique partnership of makers, artists, educators, small business owners, and restaurateurs, Riverview Village will become a vibrant destination for the community to explore and thrive, and for entrepreneurs to flourish. The neighborhood will fuse art and commerce, business and leisure, new and old, in a way that only Historic Dublin can.

### **A THRIVING ECOSYSTEM SUPPORTING EACH OTHER AND THE COMMUNITY THROUGH...**

- Curated local artisan retail
- Showrooms and studios
- Expanding COhatch: coworking, office, collaboration, and event spaces
- Classes and workshops for all ages, from children to seniors
- Multiple food and beverage experiences
- Community garden
- Public art and murals
- Seasonal vendors and events



RIVERVIEW VILLAGE PARTNERS

# COLUMBUS COLLEGE OF ART & DESIGN



*“Becoming a part of the Dublin community will help us further our vision to amplify the necessity and importance of creative practices from our collective sense of cultural vibrancy and connectedness, to our economies and communities, and to social justice causes and civic engagement.”*

**CHRIS MUNDELL**

**VICE PRESIDENT FOR INSTITUTIONAL ENGAGEMENT**

## **CCAD Will Offer:**

- Classroom education
- Workshops (child & adult)
- Local artist space
- Artist in residence
- Art shows / markets
- Tours provided (or become a stop on the Historic Dublin tour!)



# RIVERVIEW VILLAGE PARTNERS

## MAKERS FOCUS GROUP

We interviewed over 15 world-class makers to learn about their current and future needs, and to identify how we could support a thriving makers' ecosystem.

### Key takeaways:

- Less about work space, more about product & brand visibility
- Symbiotic relationship between makers helping each other thrive
- Entertainment and day-to-day experiences to drive exposure
- Technology and business integration for ongoing learning
- Curated sales locations with multiple vendors
- Giving back by supporting the next generation of artists / makers
- Making it a premier destination will ensure future success

*“What I like most about this is the makers’ community element. Not only will we, as small business owners, benefit from the sense of community, but we can also add value to our customers by having textiles, woodworking, and metal all work together in one location.”*

**JEFF RUETTY** **FABRIC FARM INTERIORS**



**JOSH SCHEUTZOW** **A Carpenter's Son**

“We build pieces of furniture for families and businesses that bring people together. Our hope is that more families connect in real ways, and that we would continue to see a rise of our community supporting small businesses like ours. We see the potential for Riverview Village to provide a platform for folks in Dublin to see and interact with small businesses in a real and authentic way.”



**JEFF RUETTY** **Fabric Farm Interiors**

Jeff sees this as an opportunity to elevate the Fabric Farm Interiors brand. The fabric and upholstery business is predicated on touch and feel. This space will allow them to curate the best and most popular fabrics and showcase reupholstery projects for customers to purchase. In addition to other makers, having a connection to CCAD will allow FFI to tap into a creative talent pipeline for interns and apprentice opportunities. FFI would be interested in a shared workshop space to hold classes.



**JACOB STOUT** **Dublin Iron and Glass**

Jacob, a current Dublin artist and gallery owner, runs his business out of 25 North Blacksmith Ln. and is an advocate for the project. He is also an experienced community builder, and we look forward to learning from his expertise in making connections. As a neighbor, the Riverview Village project would directly benefit his iron and glass works, and Jacob is excited for the opportunity to be a part of a vibrant maker community.



**PATRICK THOMPSON** **P Thompson Ceramics**

“I am super excited about this opportunity for my business. This is the perfect fit for my brand. The demographics, the sustainability and revitalization of the neighborhood, this is where I need to be. I love the community of makers and artists. It'll be great to learn from each other. We're all in the same industry. It just makes sense to work together.”


Florin Coffee, Flat Black, MWC Made It, Euro Classics Antiques, and more...

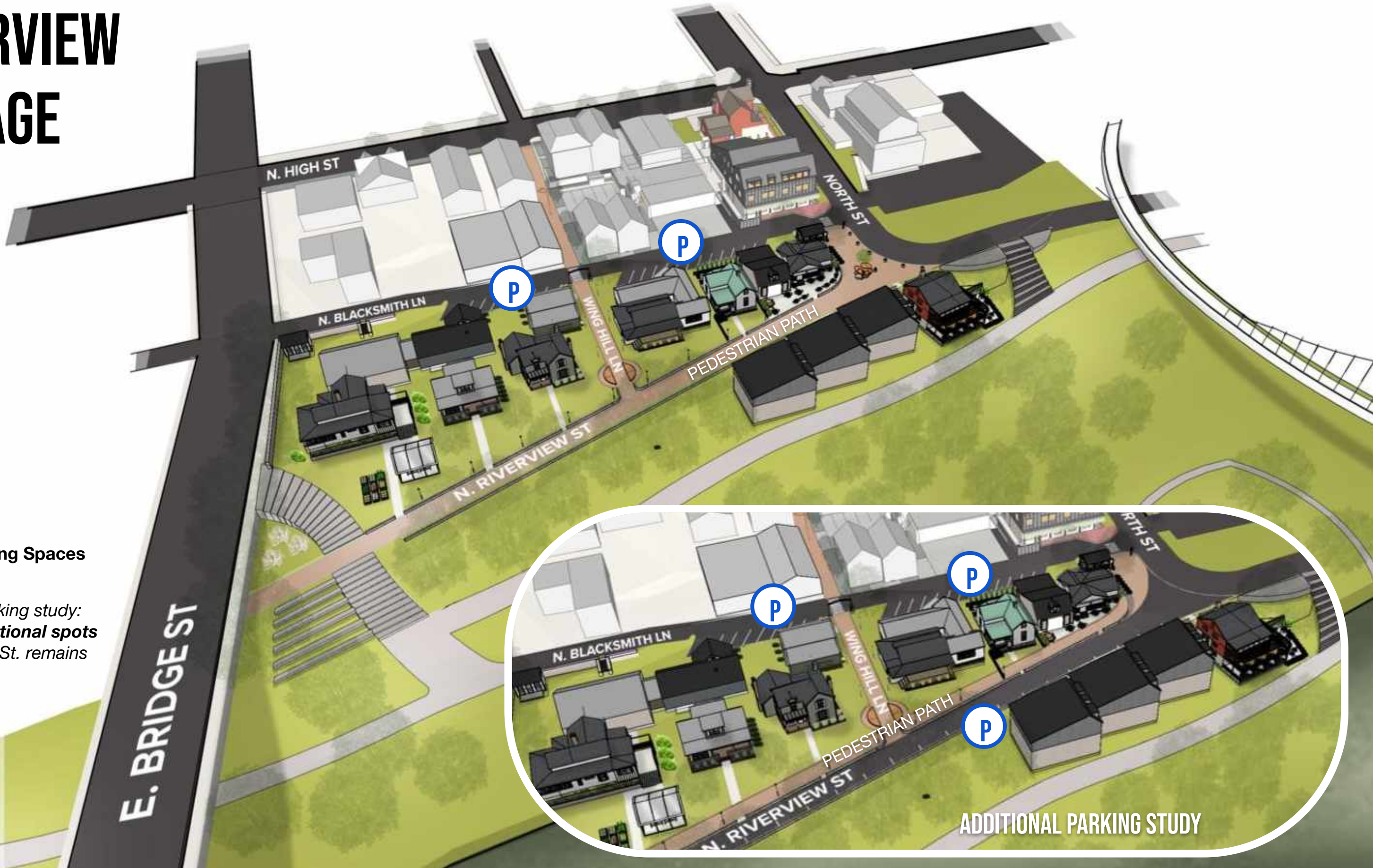
**+ MANY MORE!**



PROPOSED SITE PLAN

# RIVERVIEW VILLAGE

 **22 Parking Spaces**  
*Additional parking study:  
**Up to 20 additional spots**  
if N Riverview St. remains  
open to traffic.*



ADDITIONAL PARKING STUDY





## RIVERVIEW VILLAGE ENTRY AT NORTH ST.

Built within the existing landscape of historic N Riverview St., this welcoming pedestrian entry is an ideal meeting point for local businesses and visitors alike. Acting as the introduction to the experience, this entry gathers seasonal vendors, food and beverage, and commerce together to foster a lively atmosphere.



## N RIVERVIEW ST.

The revitalized street becomes a walkable destination that connects the most exciting and expert makers, craftsmen, and small businesses. Co-mingled with food and beverage experiences, educational opportunities, and community gathering spots, this ever-changing landscape provides flexibility for a variety of events and experiences.





## MAKER SHOWROOMS ON N RIVERVIEW ST.

The buildings along N Riverview St. are restored to meet historical guidelines, connecting visitors to the past. While the tenants are a variety of small businesses, the street appears residential in nature.

The confluence of education, entertainment, and commerce becomes the key theme and promotes community engagement. Demonstrations, workshops, and showrooms draw patrons in as they explore new skills and discover new talents.





## WING HILL LN.

A pedestrian path through the center of Riverview Village drives foot traffic from N High St. down Wing Hill Ln.

N Blacksmith Ln. offers parking as well as visibility into the adjacent commercial spaces, allowing for higher brand exposure. The close proximity of makers and entrepreneurs creates a natural environment to share ideas and work together to grow their businesses.







## VIEW FROM THE DUBLIN LINK

The bustling activity of Riverview Village draws visitors across the Link Bridge, further strengthening the connection between Historic Dublin, Bridge Park, and Riverside Crossing Park.

The renovation of these historic homes becomes the cornerstone of the neighborhood, maintaining the soul of Historic Dublin while complementing the energy of Bridge Park.

The expansion of COhatch will allow for hundreds of new startups and small businesses to thrive.



# ADDITIONAL DETAILS & INFORMATION

## PUBLIC IMPROVEMENTS BY DUBLIN

We are requesting that:

- Riverview St. and Wing Hill Ln. (East of N Blacksmith Ln.) to be vacated and turned into pedestrian only ways that match the current Dublin standards. Materials of brick and granite curbs where possible, but not disturbing any historic walls. Alternative: Riverview St. is also being explored to maintain street parking and create new pedestrian walkways in front of and between the properties, as well as in the future park.
- North Blacksmith Ln. to become a one way street with flow of North to South, exiting on E. Bridge St.
- Public walkways to have city street lighting that is cohesive with the rest of the district.
- The RFP assumes the use of local TIF funds (or other City Funds) to fund the public improvements.
- Integrating with Historic Dublin - One of the main advantages of our Riverview Village proposal is that it can integrate directly with Historic Dublin in a seamless way that will add tremendous value to the existing merchants. We recommend that Wing Hill Ln. become a key entry point to Riverview Village that clearly connects North High St. to Riverview Village. The combination of signage and brick roads can provide a welcoming experience for pedestrians.

## COHATCH DEVELOPMENT, OPERATIONS, & EXPANSION

COhatch and our partners will not only develop Riverview Village, but COhatch will also curate the ecosystem and run the operations. COhatch is already established in Dublin and has the operational know-how, technology, and capability to ensure success.

COhatch is committed to expanding inside of Riverview Village with the goal of adding even more start-ups, small businesses, freelancers, and hybrid workers.

## RIVERSIDE CROSSING PARK

The construction of Riverside Crossing Park is vital to the project's success and will add much needed public access and visibility to Riverview Village.

We are open to providing easements for the park, working with Dublin on subdividing the parcels, or entertaining other solutions.

The currently designed public staircases would need to be relocated so that 62 North Riverview St. could remain.

## REENERGIZING HISTORIC DUBLIN

With the creation of Riverview Village, we expect a significant ripple effect for Historic Dublin. The adjacent properties (Block D, see page 23) on Blacksmith Ln. will integrate with the new district. Current vacancies will be filled with new makers capitalizing on the increased public awareness of the Riverview Village. We also expect that this project will help stimulate the rejuvenation and restoration of historic properties (Block E, see page 23) south of E Bridge Street, also making them more desirable for additional artisans to come to Historic Dublin.

## ZONING

The properties on the west side of North Riverview St. are zoned Historic District - Historic Residential. This proposal would require rezoning these parcels to Historic District - Historic Core.

62 N Riverview St. and the adjacent parcel to the south are currently zoned Historic District - Historic Public and would need to be rezoned to Historic District - Historic Core.

There are options to keep 17 and 19 North Riverview St. and 40 E Bridge St. Residential. These options are not included in this proposal, but can be discussed and considered.

## CONSTRUCTION & PEDESTRIAN SAFETY

Safety is always our top priority. Our team will ensure pedestrian and worker safety throughout the project. A combination of fencing, barricades, and visitor safety protocols will be put in place for each property.

## TARGET AUDIENCE & MARKETING

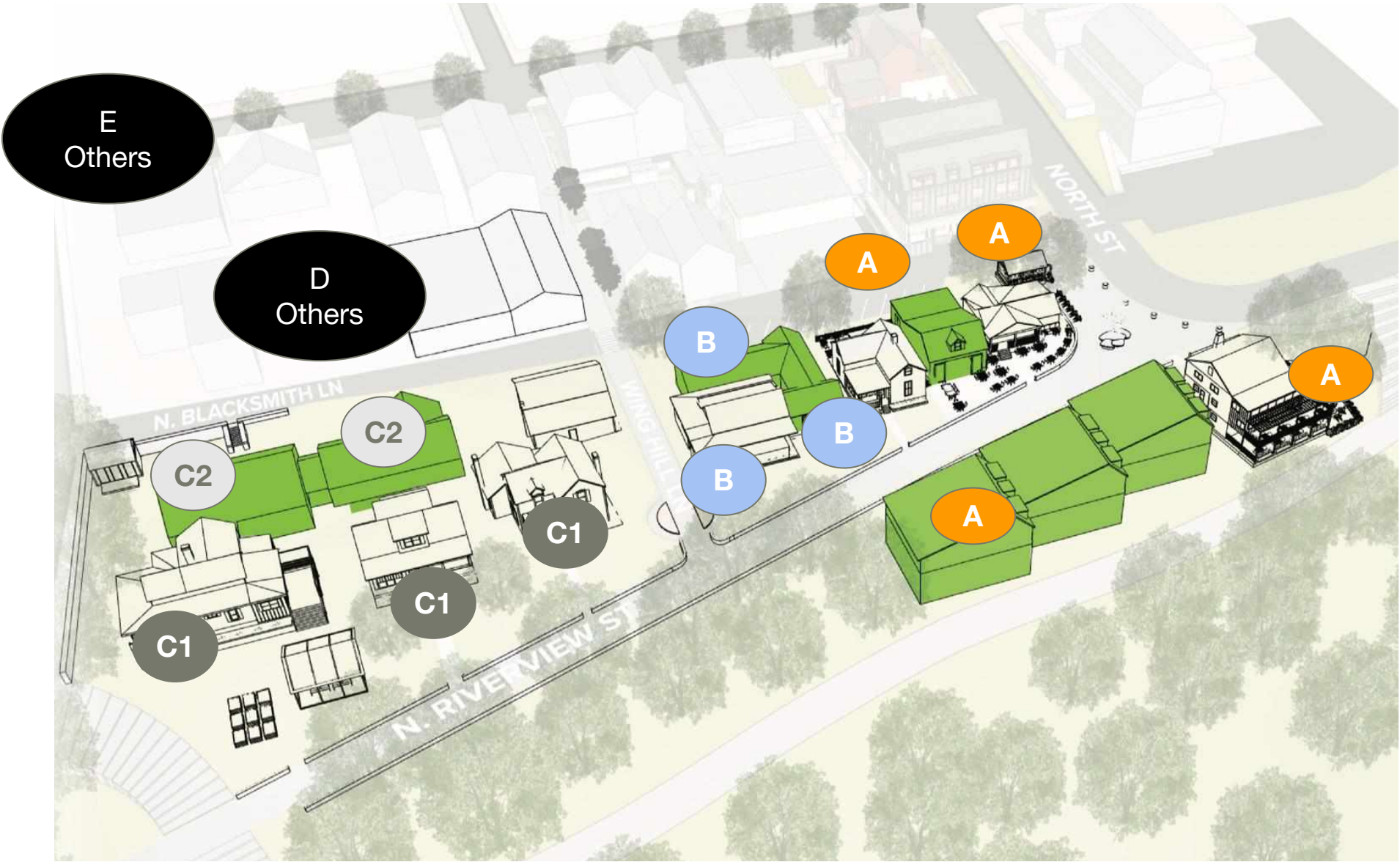
Our target consumers are Dublin residents, Columbus residents, out of state visitors, and online shoppers.

Our target makers, chefs, artists, start-ups, educators, and small businesses will be made up of world-class local talent, many of which already reside in the COhatch ecosystem and are already on board.

COhatch's internal marketing/branding team will lead the marketing efforts of Riverview Village. A clear priority is to work with Dublin and all of the individual tenants to optimize marketing and awareness.



# DEMONSTRATION OF FINANCIAL FEASIBILITY OF PROPOSAL



	Capital (Excluding Land)	Cash Required	Source	Debt Required	Source	Priority	City Impact
A	\$ 7,573,600	\$ 1,893,400	Cash - COhatch LLC	\$ 5,680,200	Telhio Credit Union	1	Critical / Very High
A+B	\$ 9,217,000	\$ 2,304,250	Cash - COhatch LLC	\$ 6,912,750	Telhio Credit Union	2	High
A+B+C1	\$ 11,305,000	\$ 2,826,250	Cash - COhatch LLC	\$ 8,478,750	Telhio Credit Union	3	High
All	\$ 13,280,000	\$ 3,320,000	Cash - COhatch LLC	\$ 9,960,000	Telhio Credit Union		Very High
Infrastructure	City TIF					Must	

### NOTES

- Critical to have one Master Developer for A, B, C1, C2 for cohesiveness and planning (complex historic district)
- Open to allowing others to own and renovate C1 and C2.
- D & E will have a large uplift from Riverview Village

### CAPITAL STACK

- The RFP includes a simple and available capital stack
- 20-25% Cash Injection from COhatch LLC
- 75-80% Debt via Telhio Credit Union
- Telhio is a partner and has verbally committed to the loan (diligence required)

Operating Pro Forma	Year 1	Year 2	Year 3
REVENUE			
REVENUE	\$ 1,145,000	\$ 1,320,000	\$ 1,518,000
Grant (City) - \$300k per year x 10 years	\$ 300,00	\$ 300,000	\$ 300,000
Total Revenue	\$ 1,445,000	\$ 1,620,000	\$ 1,818,000
EXPENSES			
Debt Service & Tax			
Property Tax	\$75,000	\$100,000	\$105,425
Debt Service: Land (from City)	\$0	\$0	\$0
Debt Service: Construction (\$10M)	\$791,603	\$791,603	\$791,603
Debt Service: Civil Infrastructure (TIF Required)	\$0	\$0	\$0
	\$866,603	\$891,603	\$897,028
UTILITIES / Internet / Etc.	\$ 274,800	\$ 274,800	\$ 292,717
SALES AND MARKETING	\$ 36,000	\$ 36,000	\$ 37,170
LABOR	\$ 81,000	\$ 116,000	\$ 125,280
MISCELLANEOUS	\$ 91,200	\$ 91,200	\$ 99,303
Total Costs	\$ 1,349,603	\$ 1,409,603	\$ 1,451,498
NET INCOME (Profit / loss)	\$ 95,397	\$ 210,397	\$ 366,502
CSD / COhatch - Return on Invested Capital (\$3M)	3.2%	7.0%	12.2%

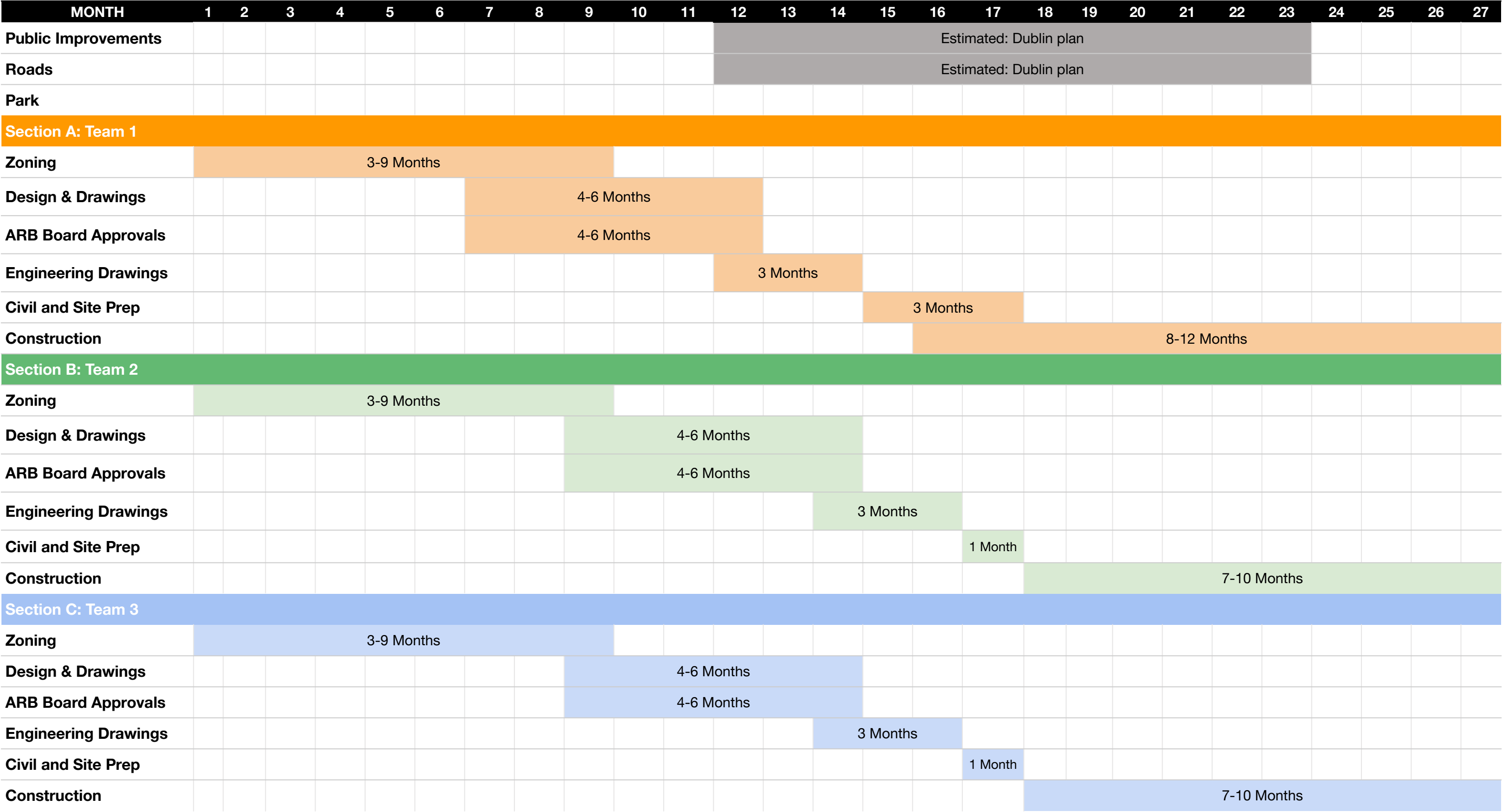
Telhio Credit Union (verbal commitment) \*

Dublin - Return on Invested Capital (LOW)	14.7%	26.0%	35.3%
Dublin - Return on Invested Capital (HIGH)	26.9%	39.2%	51.1%

City returns based on tax revenue vs capital contributed to Riverview Village



# PROPOSED PROJECT SCHEDULE







# RIVERVIEW VILLAGE

## CREATING A THRIVING ECOSYSTEM FOR THE FUTURE

## REFERENCES

### DAVID MCCORKLE

Worthington Assistant City Manager  
614.436.4518  
dmccorkle@ci.worthington.oh.us

### MICHELLE CRANDALL

Hilliard City Manager  
614.334.2344  
mcrandall@hilliardohio.gov

### TAMRA BOWER

GM Polaris Fashion Place  
614.593.9913  
tamra.bower@washingtonprime.com

## APPENDIX

### Respondent Information

- a. Community Space Development dba CSD, LLC was established in 2016 and is registered in Ohio. CSD, LLC is a wholly-owned subsidiary of COhatch LLC which has 74 employees. The website is [www.cohatch.com](http://www.cohatch.com).
- b. The company address is 4620 Hickory Rock Dr., Powell, Ohio 43065. For mailing purposes, please use 25 North Street, Dublin, Ohio 43017
- c. If selected, a new legal entity would be formed (Ohio) that will be wholly owned by COhatch LLC.
- d. The main point of contact is Matt Davis: [matt@cohatch.com](mailto:matt@cohatch.com), 614-738-3250
- e. See Slides 3-5 for the description of the team and reference projects.
- f. Community Space Development LLC and COhatch LLC have no local, state, or federal taxes that are overdue. No legal or outstanding issues would prevent us from completing this project.
- g. This team has the full capability, resources, experience, and passion to complete this project and exceed expectations.

### COMMUNITY SPACE DEVELOPMENT, LLC

25 North Street  
Dublin, OH 43017

### POINT OF CONTACT

Matt Davis  
[matt@cohatch.com](mailto:matt@cohatch.com)  
614.738.3250



# **I. Letter of Transmittal**



**From:**

Scott Shively  
Corinthian Fine Homes  
6045 Memorial Drive,  
Dublin, Ohio 43017

**Attn:**

Megan O'Callaghan  
Deputy City Manager/Chief Finance and Development Officer

**Regarding:**

North Riverview Street Properties

**Proposal Submission:**

Wednesday, June 29th, 2022

Megan,

We are pleased to submit our proposal for the North Riverview Project RFP. In this proposal, you will find respondent information on Corinthian Fine Homes and our concept for development. We appreciate your consideration.



## II. Respondent Information

### A. Personnel

Corinthian Fine Homes prides itself on employing people who are hard-working, knowledgeable, and passionate about what they do. Our firm is structured with checks and balances on every project to ensure that every aspect of the project is carried out at the highest quality. We have selected this project's staff based on their experience on similar projects, and are confident they will complete this project successfully.

#### Responsibility Matrix

<u>Name</u>	<u>Title</u>	<u>Responsibilities</u>
<b>Scott Shively</b>	<i>Project Executive</i>	Oversees entire project success
<b>Joe Aulino</b>	<i>Administrative Principal</i>	Budgeting and Estimating Purchasing Contractual Obligations
<b>Kevin Koch</b>	<i>Construction Principal</i>	Construction Support Owner Field Meetings
<b>Tim Stitt</b>	<i>Construction Manager</i>	Construction Manager Permits, Job Schedule Manage Field Construction
<b>Aaron Webb</b>	<i>Field Superintendent</i>	Trade Management
<b>Drew See</b>	<i>Administrative Support</i>	Zoning/Permitting Field Support Selection Support
<b>Debbie Smith</b>	<i>Controller</i>	Project Management reporting Insurance/Workers Comp. Management



## **B. Company Information**

Corinthian Homes of Ohio Inc. (S-Corporation)

**DBA:** Corinthian Fine Homes

Incorporated January, 2002 in the State of Ohio

Registration #2297415

EIN #30-0024314

Seven Employees (See above)

6045 Memorial Drive,  
Dublin, Ohio 43017

Corinthianfinehomes.com

## **C. Main point of contact**

Scott Shively

[scott@corinthianfinehomes.com](mailto:scott@corinthianfinehomes.com)

(614) -270-5333

## **D. Experience, Past Projects and Developments**

As principals since 1994, Joe Aulino and Kevin Koch have continued to assemble a strategic team of professionals with numerous years of experience in all phases of residential building.

Scott Shively's experience includes managing several development projects with prestigious companies including Truberry Group, Borror Corporation, and Bobb Webb. Scott founded the Truberry Group in the 1990's building a reputation for innovative products and developments. Some of the Truberry Group developments included projects at Highland Lakes Country Club, such as: Oakmont, Greystone Village, and Pine Valley. Additionally, Bonaly Court in Dublin. Scott was also CEO of Bob Webb Homes, restructuring and stabilizing their operations during his employment.

Tim Stitt's experience includes numerous positions in the City of Dublin's Building Department, City of Columbus Building Department, and Delaware County Building Department. Tim brings his vast experience of construction and building codes developed during his leadership positions.



## Project and Development Experience

Please see the below information as well as the attached photos in the appendix for more insight on the following projects.

### 1. Dublin Project Experience

- a. Hamlet on Jerome (Current)
  - i. <https://www.corinthianfinehomes.com/hamlet-on-jerome/>
  - ii. CFH rezoned two parcels of land (8.72 acres total) for a PUD with the City of Dublin on Jerome Road to accommodate 17 parcels.
  - iii. Phases included: rezoning, financing, permitting, and design prior to construction. Additionally, new public roads, sewer/water, and public utilities.
  - iv. CFH has built high-end residential homes in the most exclusive neighborhoods in Dublin for over twenty years. The Hamlet on Jerome concept was developed from our years of experience in addition to market research which enabled us to provide a unique product with luxurious floor plans and finishes. Historical exterior features included: simulated divided light windows, half-round gutters/downspouts, stone and brick detailing, European stucco, flared eaves, and many other features.
- b. Bonaly Court - City of Dublin Development - Truberry Group and C. David Johnson Architect
- c. 143 S. High Street - Historic Dublin (Current)
  - i. Residential home designed by Richard Taylor Architects
- d. 5374 Dublin Road (Current)
  - i. Residential home designed by Richard Taylor Architects
- e. 5386 Dunniker Park - Muirfield Village
  - i. Brian Kent Jones Architect
- f. 5598 Preston Mill - Muirfield Village
  - i. Richard Taylor Architects



2. Highland Lakes - Truberry Group, C. David Johnson Architect
  - a. Oakmont
    - i. Augusta - (Masters Golf Tournament) inspired neighborhood
  - b. Greystone Village
    - i. Ireland Dublin country-inspired villas totaling 17 homes
  - c. Pine Valley

**Professional References:**

1. Richard Taylor Architects: 614-766-7257
  - a. Corinthian Fine Homes has worked with Richard Taylor for over twenty years on numerous projects including most recently a new residence in Historic Dublin at 131 S. High Street and a new residence at 5374 Dublin Road. Please see the appendix for project photos.
2. C. David Johnson Architects: 614-330-5266
  - a. Corinthian Fine Homes has worked with C. David Johnson on numerous projects. Please see the appendix for project photos.
  - b. C. David Johnson has previously been an artist of many of the historical Dublin homes, available for viewing at the public library.
3. Marshall McCormick-Real Estate Attorney: 614-832-3844
  - a. Corinthian Fine Homes has worked with Marshall on numerous projects involving zoning, title work, and legal interpretation.
  - b. Attorney of Counsel for Corinthian Fine Homes

**E. Organizational Structure**

With our team's vast experience in residential development, our experience will enable us to assemble the required professionals to navigate the process. Any construction project involves a considerable level of trust. Trust between the client and the contractor, the contractor and the design team, and the contractor and their subcontractors. This trust, on all levels, is based on mutual respect, and is grounded on thorough and thoughtful communication throughout all phases of the construction process. Corinthian Fine Homes' entire reputation is based on our clients' trust in our expertise in the construction industry and how we apply our years of experience to each project we undertake.

Success on any construction project is achieved by involving a construction team which compliments the design team, as well as the owner, in this case the city of Dublin. Further, it is paramount that the general contractor includes the right team of subcontractors for the project. *Our philosophy is to incorporate the Architect's design with our clients ideas and vision to ultimately exceed everyone's expectations.*



### **III. Rehabilitation/Renovation/Development Concept Plan**

As long-time residents of the Dublin community, our company and its employees would enjoy working on such a unique development opportunity to preserve Historic Dublin. After a thorough review of the RFP with our team, our professional experience leads us to believe the best use of the existing properties to be both feasible and economical would be to preserve and renovate the 62 N. Riverview home (materials from the other properties would be incorporated and used if feasible) which could be repurposed as a park building or museum to be utilized and owned by the City of Dublin. The property east of N. Riverview Street would be donated to the City of Dublin. Regarding the N. Riverview Public Street, our plan would be to repurpose the roadway into a pedestrian walkway. The existing historical stone walls would be utilized and rebuilt into the development.

Regarding the other properties, after reviewing and analyzing the CTL engineering reports, we conclude that the conditions are not feasible to restore economically. Our professional experience leads us to design and develop a boutique single-family development that will complement the Historic District of Dublin.

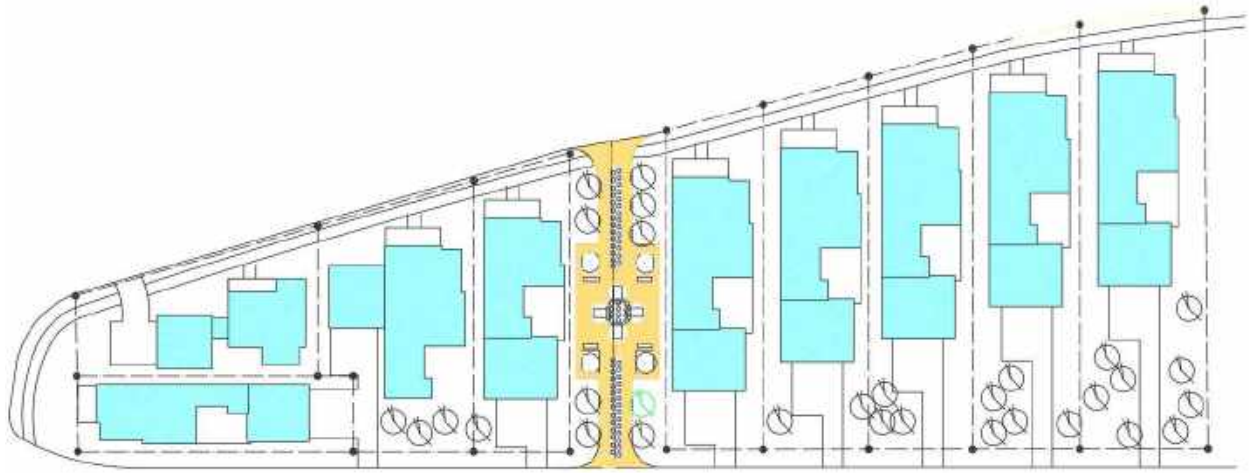
#### Rendering of Conceptual Plan:



This conceptual design depicts the style, materials, and color palette conducive to materials used in Historic Dublin.



### Conceptual Site Plan:



This conceptual site plan would have a center park-like gathering feature for residents and pedestrians.

### Project Schedule and Timetables:

Once awarded, our professional team will navigate through the rezoning/permitting/design phases and develop a plan for pedestrian safety during construction.

1. Zoning/Permitting/Design/Financing: 12-15 months
2. Construction: 24-30 months

### Anticipated project costs:

Design, Zoning, Construction, Marketing, Sales: \$10-14 Million

### Description of Target Market & Marketing Strategy:

1. Target Market: Professionals wanting to live in Historic Dublin in a unique and boutique setting
2. Strategy: Utilize marketing through professional real-estate companies

## **IV. Proposed Return on Investment for Dublin**

Our marketing research has indicated that a boutique development will bring an approximate 20% higher property value and tax income.



## **V. Letter of Intent**

Our intent is to purchase the properties located at 17 N. Riverview St., 27 N. Riverview St., 45 N. Riverview St., 53 N. Riverview St., 62 N. Riverview St., and 40 E Bridge St. for the purchase price of \$1,500,000. This purchase is contingent upon final approval of all required zoning and development approvals. As part of our proposal, Corinthian Fine Homes will restore and renovate the existing vacant property at 62 N. Riverview Street. The renovation budget of \$350,000 not to exceed a 10% variance. Once completed, the property will be donated to the City of Dublin for a park facility or museum.



## VI. Appendix

### 1. Letter from Corinthian Fine Homes' CPA



**Nartker, Grunewald, Eschleman & Cooper, LLC**

Certified Public Accountants

June 29, 2022

To Whom It May Concern:

Corinthian Fine Homes, Inc. ("Corinthian") has been an outstanding client of our firm since their inception.

As "Corinthian's" certified public accountant and tax preparer we can assure you that they have access to sufficient capital and have no outstanding tax liabilities. In addition, they have no outstanding tax audits.

Please call if you have any further questions.

Very Truly Yours,

Stan Nartker, CPA  
Nartker, Grunewald, Eschleman & Cooper, LLC



2. Schneier Residence - 143 S. High Street



3. Aler Residence - 5374 Dublin Road Residence





4. Muirfield Village - 5598 Preston Mills Residence



5. Muirfield Village - Dunniker Park Drive Residence





6. Hamlet on Jerome - Dublin Development





7. Bonaly Court Development - City of Dublin





8. Pine Valley Development - Highland Lakes





9. Greystone Village Development - Highland Lakes





10. Oakmont Development - Highland Lakes











# **Request for Proposal for the Rehabilitation/Renovation/Redevelopment of the North Riverview Street Properties in the City of Dublin, Ohio**



Rehabilitation/Renovation/Redevelopment of City-Owned Properties  
located at  
17 N. Riverview St., 27 N. Riverview St., 37 N. Riverview St., 45 N. Riverview St.,  
53 N. Riverview St., 62 N. Riverview St., and 40 E. Bridge St.

Issued: April 28, 2022  
Submission Deadline: 3:00 PM, June 29, 2022



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# Section 1 | Overview

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## 1-1 Invitation to Submit Proposal

On February 10, 2021, the City of Dublin, Ohio entered into a Real Estate Purchase Agreement for seven residential lots and one vacant parcels ("the Properties"), totaling approximately 2.78 acres. The City took possession of the Properties on October 21, 2021 at a purchase price of \$1.95 million. Pursuant to this purchase, the City of Dublin is seeking proposals for the rehabilitation/renovation/redevelopment of the North Riverview Street Properties. "Respondent(s)" may be individuals, developers, non-profits, etc. The Properties are in close proximity to Dublin Springs Park, along the Scioto River, and Bridge Park, and adjacent to Riverside Crossing Park.

## 1-2 Background

The City of Dublin, Ohio has approximately 50,000 residents located just northwest of Columbus, Ohio. It offers residents and corporate citizens responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology, and dynamic community life. Dublin is consistently ranked one of the safest cities in the nation and in 2015 was named one of America's Top 20 Creative Class Cities.

The vibrant Bridge Street District is comprised of urban, walkable development on the east side of the Scioto River: Bridge Park was named the first of the Top 10 Urban Development Projects, and 4<sup>th</sup> Top Ten Places to Visit, by Columbus Underground in 2021. Historic Dublin is on the west side of the Scioto River, directly opposite Bridge Park, and boasts its own parades, festivals, and quaint historic charm. These two districts are connected by the longest single- tower "S" shaped suspension bridge in the world, the Dublin Link, which is just to the north of the project site. The entire project site is visible from the Dublin Link.

## 1-3 Rehabilitation/Renovation/Redevelopment Goals

This Request for Proposal ("RFP") is intended to solicit proposals that achieve the following goals:

- Preserve the historic nature and mass of North Riverview Street;
- Rehabilitate/renovate/redevelop the Properties, which have fallen into disrepair, so that they can contribute to the beauty of Historic Dublin;
- Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
- Encourage uses that create visitor interest, experiential vibrancy, and pedestrian engagement;
- Demolition would require Architectural Review Board approval;
- Provide the vision, experience, and financial commitment to renovate the Properties in a

- timely manner;
- Preserve Dublin’s signature historic stone walls on each applicable property; and
- Document historic details and cultural resources prior to any demolition or removal.

Please note that it is not necessarily required for a respondent to purchase all properties together. Individual respondents, for individual properties, are encouraged. The City is open to considering proposals for individual properties, combinations of properties, or all properties, as desired by the respondent.

## **1-4 Diversity and Inclusion Goals**

Dublin is a community that values diversity, equity, and inclusion for all. All minority-owned and women-owned businesses are encouraged to respond.

## **1-5 Response Process**

The process involves scheduled site visits for respondents; the submission of proposals responsive to this RFP; review by an Advisory Committee of timely and properly submitted proposals; Advisory Committee recommendation to City Council; approval by City Council; selection of proposal(s) and respondent(s); and execution of Real Estate Transfer Agreement(s) and/or Development Agreement(s) by the City of Dublin and the chosen respondent(s).

# **Section 2 | Property Descriptions**

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## **2-1 Property History**

The project location is on North Riverview Street, just south of North Street and north of West Bridge Street. All Properties face North Riverview Street, and six have access from North Blacksmith Lane, an alley. The seventh property and lot, 62 North Riverview Street, is on the east side of the street, adjacent to the Scioto River and the future Riverside Crossing Park.

The homes were constructed between ca. 1850 and 1927. They each represent a sampling of the different styles of homes constructed during that period. Commonalities of construction utilized for each property are stone basements, wood frame construction, either shingle or metal standing seam roofs, and single-pane windows. The exterior and interior materials are a mix of original and replacement and are in various states of repair. The majority of the original historic interior details no longer exists in several of the homes.

All of the Properties are recommended contributing to the Dublin Historic District by the 2017 Historic and Cultural Assessment. Contributing structures are those that add to the historic integrity or architectural quality of a historic district. As a result, these Properties come under the purview of the Architectural Review Board, which approves all changes in the Historic



District.

As part of the purchase of these Properties, the City of Dublin hired CTL Engineering, Inc. to perform a Property Condition Assessment (PCA) for all properties. These were completed on December 10 and 11, 2020. The Properties were assessed individually to determine the general condition of each: the exterior building envelope (siding, roof, doors, and windows); interior spaces (floors, walls, ceilings, doors, plumbing fixtures, and casework); mechanical/electrical/plumbing (MEP) systems; and an environmental survey checked for the presence of Hazardous Containing Materials (HCM). These assessments were performed on the main residences as well as barns and sheds.

In summary, the overall general condition of the Properties ranged between poor (four properties) and fair (three properties). All of the properties were found to have HCM present in the form of asbestos-containing materials and lead-based paint. All of the properties need electrical, mechanical, and plumbing work to bring them up to code. Most of the roofs are in fair to poor condition and in need of replacement. There are several roofs in need of immediate attention and there are structural issues for the first floor of several homes where the floor joists are damaged due to dry rot and stress over decades of use. Several of the homes also need the siding replaced and masonry tuck pointed.

A summary of the individual conditions of each property is below, while photos of the Properties are in Appendix A. The detailed PCAs from CTL can be found in Appendix B.

## **2-2 Individual Property Condition Assessments**

### **17 North Riverview Street**

This structure is a 1.5-story, Craftsman-style, single-family house resting on a concrete block foundation. West of the house is a detached garage. The interior wood finishes are mostly original and in good condition. Most of the interior doors are original and have been well maintained. The newer finishes and upgrades to the kitchen and bathroom are complementary to the original home.

This property has a barn at the rear that appears to have been moved to the site, as the interior structural columns are not original to the building. The property has a newer standing seam metal roof.

## **27 North Riverview Street**

This structure is a two-story, gabled ell-style, single-family house resting on a stone foundation. There is a large carriage barn west of the house. This home appears to be the most historically accurate, in terms of the original construction. The interior of the home has much of the original wood finishes and details, and these are distinctively higher-style than the other homes. Some modernization has occurred in the kitchen and living room, where the fireplace masonry and hearth are all of a newer style. A fiber-type ceiling, adhered with mastic to what is likely the original ceiling, is in one of the rooms.

The carriage barn is in poor condition and has a sagging roof at the ridge. There are signs of rotted wood clapboard siding next to the foundation.

## **37 North Riverview Street**

This building is a 1.5-story hall-and-parlor-style, single-family house, resting on a fieldstone foundation. The roof needs major repairs and the windows are not original to the home. The interior flooring of the home is a mix of original wood and replacement wood flooring. The kitchen and bathroom have been modernized in the past. Several of the rooms have had a spray texture applied to the ceilings. Other than wood flooring, minimal original interior architectural detailing is recognizable. The attic has the original stair configuration and wood flooring with what appears to be lath and plaster walls and ceiling.

## **45 North Riverview Street**

This structure is a one-story, gabled ell-style, single-family house, resting on a stone foundation. The roof is in poor condition, likely needing to be replaced in the next couple of years. There is also a storage shed and barn. The interior of the home is a mix of original wood flooring that has been painted and replacement vinyl flooring. There are some upgrades with newer style kitchen cabinets and bathroom fixtures. The stairs are likely original and the ceilings throughout have been refinished with textured drywall. There are visible signs of water damage on the ceiling throughout the house. For the most part, the original historic interior details no longer exist. The basement is accessed by an aluminum ladder.

## **53 North Riverview Street**

This address has a one-story, vernacular-style, single-family home, resting on a concrete block foundation and a detached garage. The roof is in fair condition on the house and poor condition on the garage. The house ceiling is lower than an average home, and there are several cracks in the ceilings that are due, most likely, to settling. There are visible signs of water damage in the ceiling. There are several styles of windows that do not appear to be original. The interior of the home is a mix of original wood flooring, glazed tile, and some carpet. There have been some upgrades with newer style kitchen cabinets and bathroom fixtures. For the most part, the original wall base, door, and window trim are still in place and in good condition.



## **62 North Riverview Street**

This structure is a two-story, single-family, house resting on a natural-stone and concrete block foundation. The lowest portion of the back of the home is dug into the hillside, with the access stairs being carved into the natural stone. The roof is in fair condition.

The interior is a mix of original wood flooring, glazed tile, and some carpet, with changes made most-likely in the 1950s. There are signs of some upgrades with newer style kitchen cabinets and bathroom fixtures. Also, there are signs of water damage. Many of the interior trim details and doors are original to the construction of the home and are in fair condition. Some of the windows appear to be original.

This house sits on property affected by floodway, floodplain, and steep topography.

## **40 East Bridge Street (AKA 7 North Riverview Street)**

This property contains a two-story, vernacular-style, single-family house resting on a stone foundation. The roof is in poor condition and needs replaced. The interior is a mix of original wood flooring, replacement vinyl flooring and 12"x12" glazed tile. There is a new kitchen and upgraded bathroom. The stairs have been modernized and the ceilings have been refinished with textured drywall. Water damage is visible in several locations. For the most part, the original historic interior details no longer exist.

## **2-3 Access and Utilities**

Please refer to Appendix B for a detailed PCA of the Properties, completed by CTL Engineering, Inc.

North Riverview Street, in this location, is a vehicular dead end, terminating at the bridge at West Bridge Street. There is a pedestrian underpass connecting to South Riverview Street and Dublin Springs Park. There are several possible scenarios for access to the Properties, which include the retention of North Riverview Street, the vacation and conversion into a pedestrian-only way, allowance for the street to be temporarily closed to vehicles on occasions, or the use of North Blacksmith Lane. The City is interested in considering a variety of ideas.

The intersection of North Street, North Riverview Street, and North Blacksmith Lane located at the northern end of these properties will need to be updated. The City has done preliminary studies for improvements (Appendix C), which are not currently funded in the City's 5-year CIP. The City is looking to understand future development patterns so that the intersection may complement the plans for the benefit of all users.

The utilities (electric, water, sewer, and stormwater) are all in place for residential uses at the existing densities (Appendix D). Any additional units or uses may require additional utilities, especially sanitary sewer. Because of the proximity of the properties to the Scioto River, stormwater quantity requirements are not required by Code. Water quality will be determined

based on the amount of ground disturbed, although retention and detention ponds are not permitted in the Historic District. In all cases, the City is willing and able to assist with needed processing and approvals to ensure the viability of selected proposal/s.

## 2-4 Zoning and Uses

The properties on the west side of North Riverview St. are zoned Historic District – Historic Residential. 62 North Riverview Street and the adjacent parcel to the south are zoned Historic District – Historic Public. For a map identifying the zoning of each property, please refer to Appendix E. Full zoning information is contained within the Historic District Code and can be found at [https://dublinohiousa.gov/dev/dev/wp-content/uploads/2012/05/FINAL\\_Historic-Zoning-Code-Formatting.pdf](https://dublinohiousa.gov/dev/dev/wp-content/uploads/2012/05/FINAL_Historic-Zoning-Code-Formatting.pdf) and should be consulted for all requirements. The Historic District Design Guidelines also apply to these properties, and they can be found at [https://dublinohiousa.gov/dev/dev/wp-content/uploads/2021/11/HDG\\_Version\\_Sept-2021\\_FINAL.pdf](https://dublinohiousa.gov/dev/dev/wp-content/uploads/2021/11/HDG_Version_Sept-2021_FINAL.pdf) and should be consulted for more important information.

While the City recently (February 2021) approved the current zoning categories for these properties, it remains open to the idea of rezoning them, if the goals of City Council can be better achieved. The qualifying proposal may be able to be considered as its own Planned Unit Development. If this is the case, Staff will assist a respondent with applications, should a proposal be selected. Zoning may take up to one year to complete, depending on complexity.

The west side properties (Historic District – Historic Residential) allow single-family residential uses, including home occupations (per Section 153.073 of the Dublin City Code) and accessory dwelling units (per Section 153.172 (C)(4)(d)) with some specific use requirements. Additionally, other accessory and temporary uses are permitted, such as community activities/special events, again with specific requirements and approvals.

The properties on the east side of North Riverview Street are highly impacted by topography, floodway, and floodplain, and each condition has specific limitations and conditions. Zoning here is Historic District – Historic Public, which allows for libraries, museums, galleries, parks, and other similar uses, predicated on the geographical conditions. Chapter 151 of the City Code, Flood Control, will apply, found at [https://codelibrary.amlegal.com/codes/dublin/latest/dublin\\_oh/0-0-0-93839](https://codelibrary.amlegal.com/codes/dublin/latest/dublin_oh/0-0-0-93839).

The east side of the street is also part of the planned Riverside Crossing Park, and these properties are currently shown as passive open space, an overlook, and river access via trails to respond to the flooding and topographic conditions. The 2018 park plan is in Appendix F.



## Section 3 | Submission Requirements

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### 3-1 Proposal Contents

All responses submitted for consideration shall include, but not be limited to, the following components:

- Letter of Transmittal
- Respondent Information
- Rehabilitation/Renovation/Redevelopment Concept Plan
- Proposed Return on Investment to the City

### 3-2 Letter of Transmittal

The proposal must include a one-page letter of transmittal signed by the principal respondent.

### 3-3 Respondent Information

The proposal must include a description of the respondent's experience. This description must include the following information:

- A. The name and legal name of the entity (if doing business under another company name) along with the address of the headquarters, other office locations, and number of employees, as applicable. The number of years in business and web address should also be included, as applicable. Indicate a single point of contact and provide name, email address, and phone number.
- B. If the respondent is not an individual doing business under the respondent's name, the proposal must describe the status of the entity (whether a non-profit or charitable institution; a general-, limited-, or limited-liability partnership; a for-profit corporation; limited liability company; unincorporated association; or joint venture) and indicate the jurisdiction in which it is registered to do business.
- C. The primary responsibilities of each respondent, and a summary of the team's experience, collectively and individually, with similar projects. Demonstrate a proven track record in all phases of project development including permitting, financing, design, and renovation/construction. Provide examples of comparable completed projects with the site address and a brief narrative. Provide three professional references from previous projects.
- D. Description of the organizational structure of the respondent and a plan for maintenance of effective communication with the City of Dublin during all phases of

- the project, as applicable. Provide a statement of ability to successfully navigate the development review/approval process.
- E. Confirmation that no local, state, or federal taxes are due and outstanding for the respondent, the development team, or any constituent thereof.
  - F. Information regarding any legal or administrative actions past, pending, or threatened that could relate to the conduct of the respondent's (or its principal's or its affiliate's) business and/or its compliance with laws and other governmental requirements or its ability to execute the Development Agreement.

### **3-4 Rehabilitation/Renovation/Redevelopment Concept Plan**

The rehabilitation/renovation/redevelopment plan must include:

- A. Detailed narrative description of the proposed rehabilitation/renovation/redevelopment concept and the specific nature of the proposed use(s) on specified lot/s. Acknowledge any need for rezoning or the ability to use the existing zoning. Discuss how the proposal will bring appropriate public activity to the neighborhood. All proposals must include a narrative with details of the design, including the materials, colors and style.
- B. Detailed description of proposed historic preservation of each building on the site/s, including outbuildings and historic stone walls, as applicable.
- C. A conceptual plan for the design of the Property/ies and a site plan. Other drawings or renderings depicting the proposed rehabilitation/renovation are recommended to demonstrate how a proposal meets the goals outlined in this RFP.
- D. A generalized project schedule that includes proposed timetables for rezoning if necessary, permitting, design, financing, and construction.
- E. A generalized timeline for the construction itself, including the projected number of days needed to complete the project. Plan for ensuring the safety of pedestrians walking in the area during construction.
- F. Demonstration of financial feasibility of proposal, including sources and uses of funds and operating pro-forma. Provide a statement of access to sufficient capital. Identify anticipated project costs.
- G. Description of the target tenant market or end-users and the strategy for marketing to these groups, as applicable.



## 3-5 Submission Procedures

Interested parties are invited to respond to this RFP with a proposal. A Pre-Proposal Meeting and Site Inspection Tour will be held on-site with key City staff and others regarding the details of the site, an overview of the RFP, progress of surrounding key construction projects associated with these efforts, and any other subjects helpful to candidates in the preparation of proposals. A portion of the meeting will be allocated to allow interested parties to walk through and view the interior and exterior of all properties.

Attendance at Pre-Proposal Meeting and Site Inspection Tour is encouraged. Respondents are invited to bring their consultants to this meeting. If consultants are unable to meet on this day a second tour opportunity is available in the schedule. The buildings do not have electricity, so interested parties should bring flashlights with which to view the inside of the building/s.

The Pre-Proposal Meeting and Site Inspection Tour will be held on May 9, 2022.

Following the Pre-Proposal Meeting and Site Inspection Tour, respondents will be allowed to submit additional written follow-up questions. Questions must be email by the deadline shown below to Sarah Holt, Senior Planner, [sholt@dublin.oh.us](mailto:sholt@dublin.oh.us) by June 17, 2022. Any other contact with City personnel related to this RFP, prior to the formal selection of the respondent, is expressly prohibited without the consent of the Deputy City Manager.

To assure uniformity of information, answers to all questions received will be posted on the City's website no later than June 22, 2022.

All responses submitted for consideration shall include, but not be limited to, the above components. Please note that in the interest of efficiency and transparency, the City wishes to use a single process to understand each respondent's qualifications, as well as their proposed vision for the Properties.

Proposals shall be limited to 25 pages maximum, and no sheet sizes shall be larger than 11" x 17". Faxed proposals shall not be accepted.

Please return the responses as described in this RFP, properly executed and placed in envelopes clearly marked and delivered or mailed to the below address. Physical submissions shall have "North Riverview Street Properties" on the outside of the envelope. Electronic submissions shall include "North Riverview Street Properties" in the email subject line.

Submit hand-delivered or electronic responses to Megan O'Callaghan, Deputy City Manager/Chief Finance and Development Officer, at [MOCallaghan@dublin.oh.us](mailto:MOCallaghan@dublin.oh.us). Physical copies will be time-stamped as they are received at the Development Building's reception desk at:

City of Dublin – Finance and Development Department  
Attn. Megan O’Callaghan  
5200 Emerald Parkway  
Dublin, Ohio 43017

The City of Dublin will not accept any information or materials submitted after the submission deadline, unless such information or materials are provided in response to a written request for supplemental information or materials. Prior to the submission deadline, respondents may correct, modify or withdraw a proposal by written notice to the City of Dublin labeled: “ATTN: Modification of North Riverview Street Properties”. After the opening of proposals, a respondent may not correct or modify its proposal in any manner unless in response to a written request by the City of Dublin at its sole discretion. These submission procedures will be strictly enforced.

### **3-6 Submission Deadline**

To comply with this RFP, all materials and information required must be received **no later than 3:00 PM on Wednesday, June 29, 2022**. Proposals received after this deadline will NOT be considered.

## **Section 4 | Selection Process**

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### **4-1 Selection Process Overview**

The recommended selection will be completed by the Advisory Committee comprised of three City Council members, a representative from the Architectural Review Board, a Dublin Historical Society representative, a representative of the Bridge Park West HOA, and three city staff members. The selection committee will review all submissions based on the criteria described in this document. The Advisory Committee will review and evaluate proposals received and recommend a selection, or multiple selections, or no selection, to City Council for approval before awarding an opportunity.

### **4-2 Selection Criteria**

Proposals received by the submission deadline will be evaluated in accordance with the RFP by the Advisory Committee based upon the following:

- The extent to which the proposal meets the requirements of the RFP as a whole and is consistent with any other criteria identified in this RFP.
- The extent to which the proposal meets the goals set forth in Section 1-3 of the RFP.
- Respondent expertise, including experience with similar projects; ability to strictly



- adhere to proposed timeline based on past projects.
- The extent to which the proposal demonstrates a creative design solution to one or all of the Properties.

## 4-3 Important Deadlines

RFP Published	April 28, 2022
Pre-Proposal Meeting and Site Inspection Tour	May 9, 2022 from 3-5 pm
Property Tour	June 13, 2022 from 9-11 am
Questions Submitted to City	June 17, 2022
Questions Answered to Responders	June 22, 2022
Proposals Due	June 29, 2022 by 3pm
Anticipated Decision Date	Fall 2022

**Wall Identifier** W068**Map No.** 116**Parcel(s)** 273005565**Address** Along east side of N Riverview  
from bridge to North St**Photo No:** A0355-A0365  
(9/19/16)**Associated Walls:** N/A**Likely period of construction:** Pre-1900 + ca.  
1900 – ca. 1970**Theme:** Agriculture**Historic Use:** Agriculture**Present Use:** Decorative**Orientation:** North-South**Wall Length:** 454.27 ft / 138.5 m**Style:** Traditional Dry-Laid

**Description / Location / Setting:** Wall W068 was documented during the 2016 survey. The southern extent of this wall is located 30 ft north of the Bridge Street bridge. The traditional dry-laid limestone wall runs along the east side and parallel to North Riverview Street. The wall varies in height from 0.5 ft to approximately 2 feet and is broken in several places due to deterioration, slumping, and/or drainage. There is also a break for the entrance to 62 North Riverview. The wall terminates east of the intersection of North and Riverview Streets.

**Condition:** Good, Fair, Deteriorated/Poor, Ruinous

**Integrity Notes:** The wall has fair integrity. The wall appears to retain its original location and design although some materials may be non-original.

**Historical Significance:** This wall most likely dates to the pre-1900 period based on smaller stone size, location, and condition, and, as such, has historical significance as part of Dublin's agricultural past. However, it is possible that it also dates to the early part of the 1900s as a result of its association with homes of varying ages.

**District:** Y Contributing to Dublin High Street Historic District, Boundary Increase

**Distinctive Feature:** Yes**National Register:** N/A**Associated OHI:** FRA-8839-1

Overview of wall, looking north



Locator Map



**Wall Identifier** W069**Map No.** 116**Parcel(s)** 273000098, 273000073**Address** 45-53 N Riverview St**Photo No:** A0367-A0369  
(9/19/16)**Associated Walls:** N/A**Likely period of construction:** Pre-1900 + ca.  
1900 – ca. 1970**Theme:** Agriculture**Historic Use:** Agriculture**Present Use:** Decorative**Orientation:** North-South**Wall Length:** 86.46 ft / 26.36 m**Style:** Traditional Dry-Laid

**Description / Location / Setting:** Wall W069 was documented during the 2016 survey. The northern end of this wall begins on the southwest corner of the intersection of North and North Riverview Streets. The 0.5-ft to 2-ft high, traditional dry-laid limestone style wall has concrete block under some portions. The wall is broken for the steps of 53 North Riverview Street and terminates at 45 North Riverview Street, 117 ft north of the intersection of Wing Hill Lane and N Riverview Street.

**Condition:** Good, Fair, Repaired

**Integrity Notes:** Wall has fair integrity because it appears to retain integrity of location and design, but has been repaired with some non original materials.

**Historical Significance:** This wall most likely dates to the pre-1900 period, but has been repaired during the twentieth century, and, as such, may have historical significance as a reflection of Dublin's original settlement and as part of Dublin's 20<sup>th</sup> century suburban growth.

**District:** Y

Contributing to Dublin High Street Historic District, Boundary Increase

**Distinctive Feature:** Yes**National Register:** N/A**Associated OHI:** FRA-8837-1, FRA-8836-1

Overview of wall, looking south



Locator Map

**ADDENDUM NO. 1  
to the respondents for the  
Rehabilitation/Renovation/Redevelopment  
Of the North Riverview Street Properties  
in the City of Dublin, Ohio  
Request for Proposals  
Due Date: June 29, 2022**

**TO PROSPECTIVE RESPONDENTS:** The following changes shall be made part of the request for proposals for this project:

**ATTENDEES AT MAY 9, 2022 PRE-PROPOSAL MEETING AND SITE INSPECTION TOUR**

Jeff Baer	JBM Development
Scott Campbell	Global Financial Partners
Terry Hegenderfer	Titan Facility Services
Jeff Hersey	Terra Art Gallery
Eliza Ho	Lai Architects
Mark Jordan	MJD Pottery Co
Tim Lai	Lai Architects
Joel Limes	CoHatch
Bryan Lundgron	Osborn Engineering
Jim Neiheiser	Siemens Industry, Inc.
Isaac Nippert	Nippert Custom Cabinetry
Patti Reid	
Kimberly Simcropi	CoHatch
Jacob Stout	Jacob Stout Gallery
Paul Teeple	Brightstone Creative
Mary Lynn Waite	Brightstone Creative

Staff	
Megan O'Callaghan	Deputy City Manager, Chief Finance and Development Officer
Sarah Holt	Senior Planner
Kendel Blake	Management Analyst
Sara O'Malley	Economic Development Administrator
Tim Elmer	Operations Administrator
Maddie Capka	Planning Assistant

**REQUEST FOR INFORMATION**

*1. Which stone walls in the area are historic and/or cannot be removed?*

Ohio Historic Inventory and Historic and Cultural Assessment files detail this information. These reports have been added to the RFP materials on the website.



\* \* \* Beginning of Sheet 2 \* \* \*

2. *Will the City be taking separate bids for kitchen and laundry appliances?*

No, we will not.

**Terminus for Addendum No. 1, May 13, 2022**

\* \* \* End of Sheet 2 \* \* \*

**ADDENDUM NO. 2  
to the respondents for the  
Rehabilitation/Renovation/Redevelopment  
Of the North Riverview Street Properties  
in the City of Dublin, Ohio  
Request for Proposals  
Due Date: June 29, 2022**

**TO PROSPECTIVE RESPONDENTS:** The following changes shall be made part of the request for proposals for this project:

**REQUEST FOR INFORMATION**

1. *Are the RFPs public for anyone to see or are they private and confidential?*  
They will be public record once they are opened by the City.
  
2. *Is it possible to schedule an open Q&A session with anyone interested so there can be some dialog and not just written responses?*  
There is another site visit on June 13, 2022, which will have an opportunity for questions and answers for anyone who attends.

**Terminus for Addendum No. 2, May 18, 2022**



**ADDENDUM NO. 3  
to the respondents for the  
Rehabilitation/Renovation/Redevelopment  
Of the North Riverview Street Properties  
in the City of Dublin, Ohio  
Request for Proposals  
Due Date: June 29, 2022**

**TO PROSPECTIVE RESPONDENTS: The following changes shall be made part of the request for proposals for this project, based on an email request on June 6, 2022:**

**REQUEST FOR EMAIL CONTACT INFORMATION**

1. *Can we publish the contact information from the respondents at the first Property Tour?*  
These are not being published for privacy reasons; however, if there is someone specific that a respondent wishes to communicate with, they may contact Sarah Holt at [sholt@dublin.oh.us](mailto:sholt@dublin.oh.us), and we will reach out to that person to try to connect you. We also encourage inquirers to google websites for contact information.

No one toured the houses on the 13<sup>th</sup> of June, 2022.

**Terminus for Addendum No. 3, June 13, 2022**

**ADDENDUM NO. 4**  
**to the respondents for the**  
**Rehabilitation/Renovation/Redevelopment**  
**Of the North Riverview Street Properties**  
**in the City of Dublin, Ohio**  
**Request for Proposals**  
**Due Date: June 29, 2022**

**TO PROSPECTIVE RESPONDENTS: The following changes shall be made part of the request for proposals for this project, based on an email request on June 21, 2022:**

**QUESTIONS**

1. When referring to the “confirmation of no outstanding taxes,” how should we provide the confirmation information?  
Please provide a signed statement saying that there are no known outstanding taxes.
2. When referring to the “demonstration of financial feasibility,” how do we provide this information?  
Please provide a pro forma for the project, including how the respondent intends to finance their RFP response.

**Terminus for Addendum No. 4, June 22, 2022**