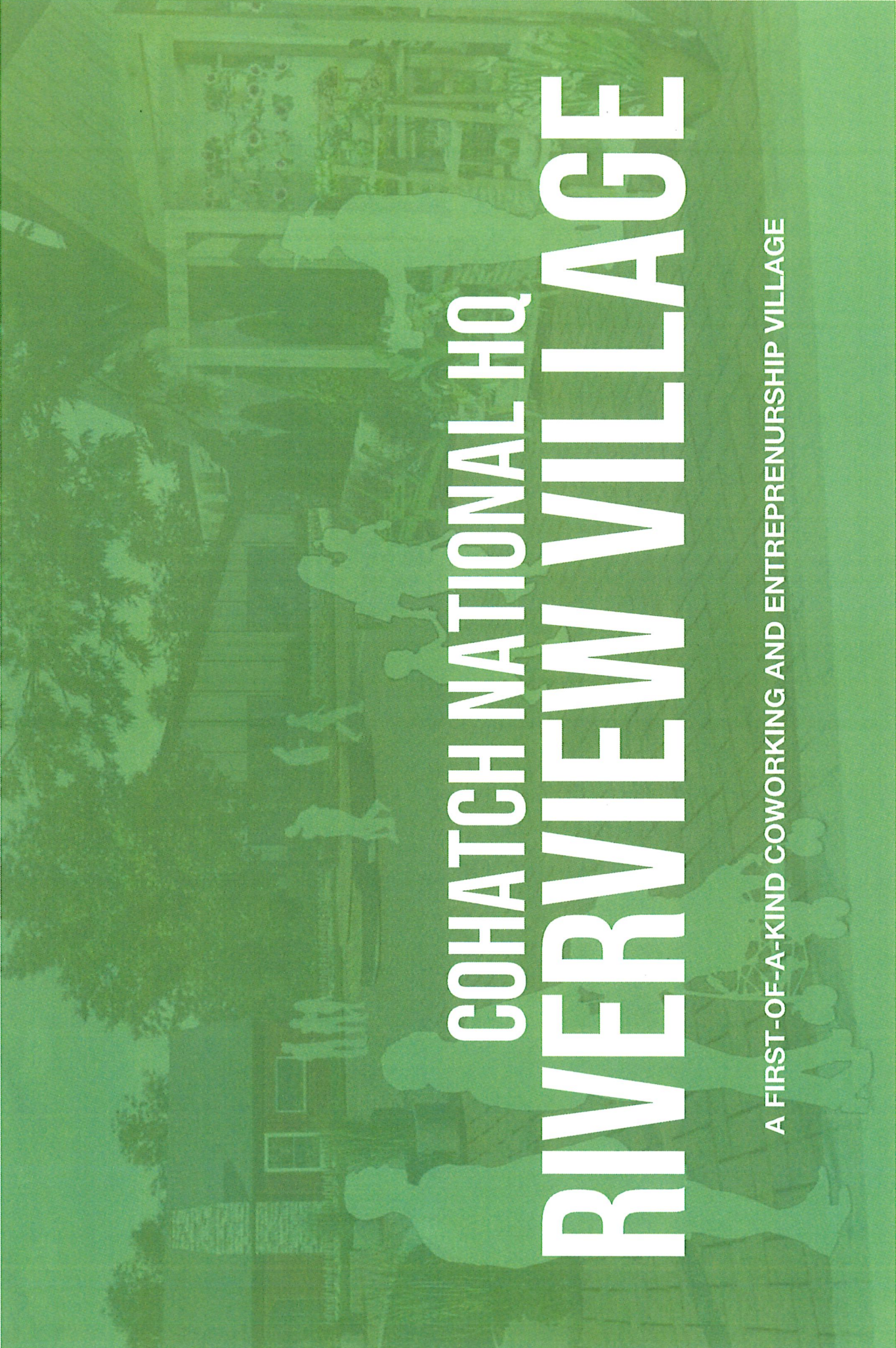


APPENDIX D – Riverview Village Proposal





COHATCH NATIONAL HQ RIVERVIEW VILLAGE

A FIRST-OF-A-KIND COWORKING AND ENTREPRENEURSHIP VILLAGE

OUR VISION 2.0

Welcome to Riverview Village, COhatch's new National Headquarters and a **one-of-a-kind coworking and entrepreneurship community**.

Viewable from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street, Riverview Village will be a new **anchor for Historic Dublin**.

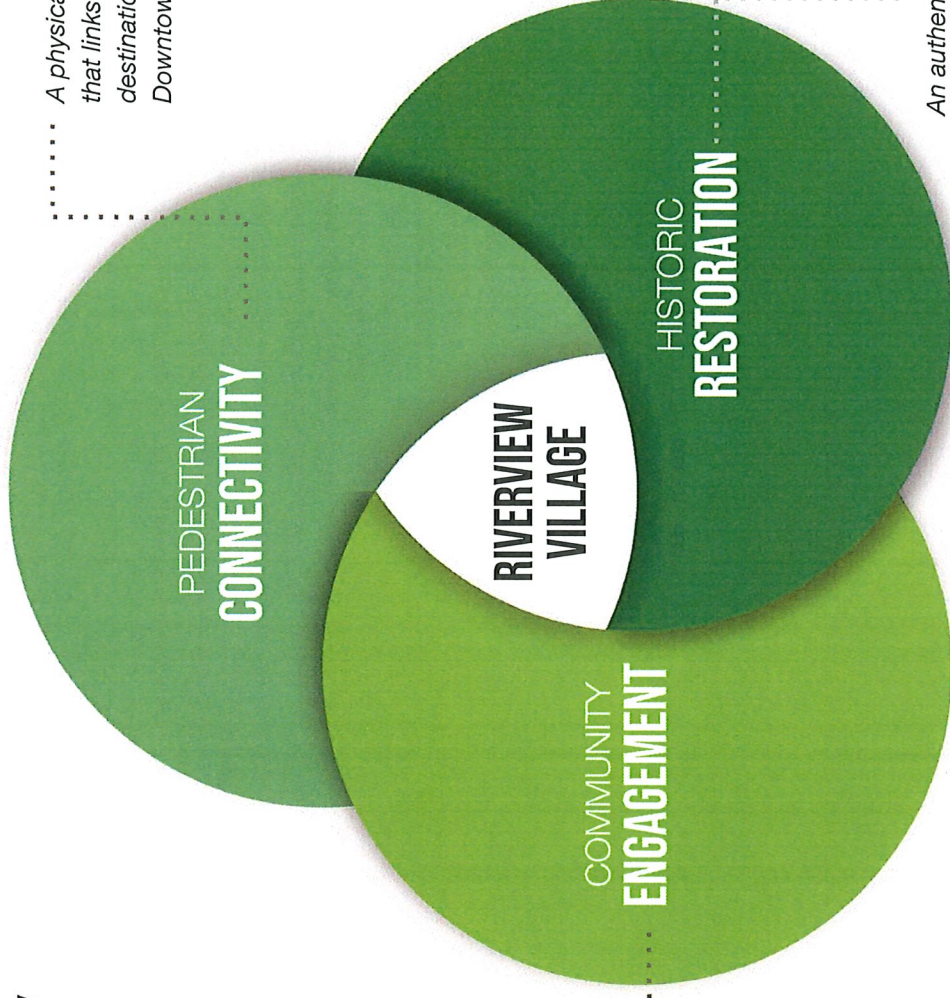
Riverview Village will be full of innovative start-ups, growing small businesses, freelancers, non-profits, and hybrid companies. **It represents all aspects of the future of work.**

This **walkable district** attracts people with its history and architecture, beautiful views, unique food and beverage options, educational business experiences, and innovative community.

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 physical connection
that links the key
destinations of
Downtown Dublin

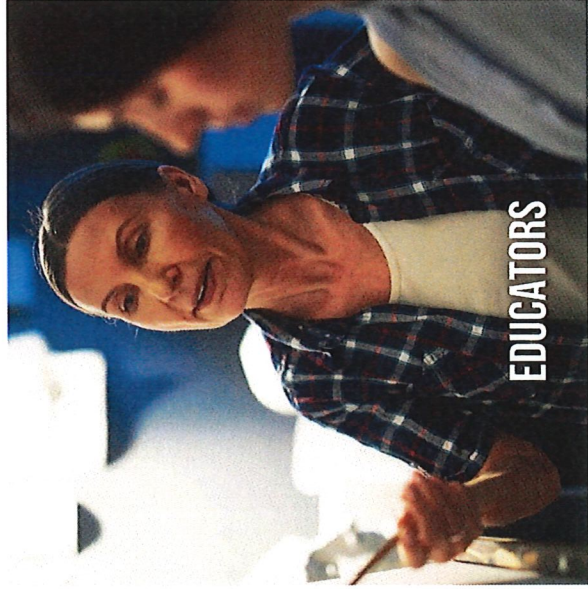
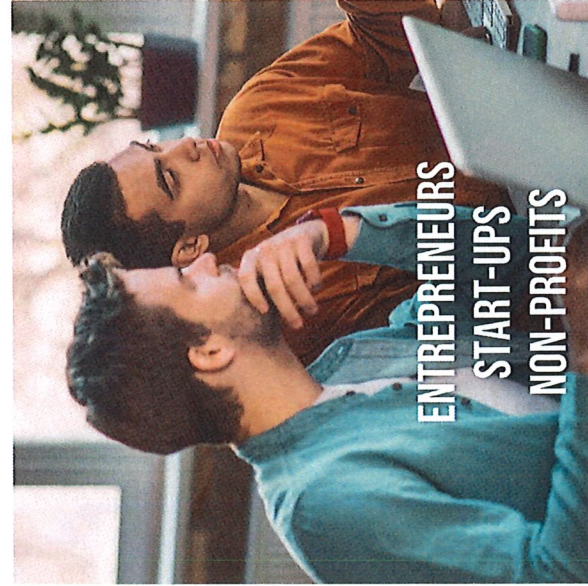
A sustainable buzz
of activity that ensures
consistent interest
and patronage in
the neighborhood

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

THE PROJECT

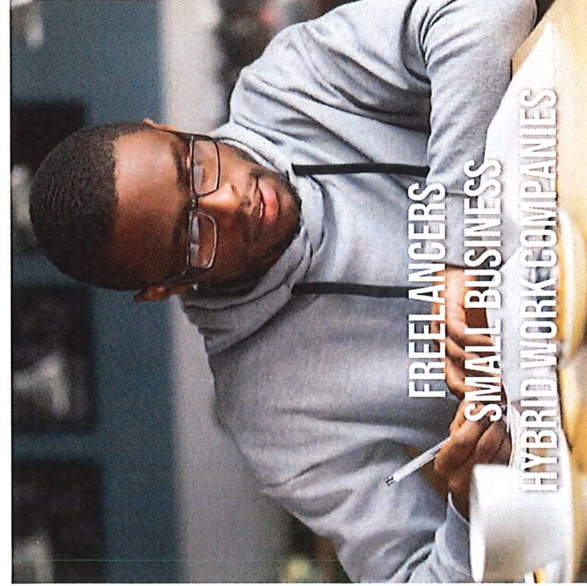
The city of Dublin is requesting creative solutions to reinvigorate the properties along North Riverview Street in its historic district.





COMMUNITY ENGAGEMENT

Through a unique community of entrepreneurs, freelancers, small business owners, hybrid work companies, non-profits, and restaurateurs, Riverview Village will become a vibrant destination for the community to explore and thrive, and for business to flourish for many years to come.



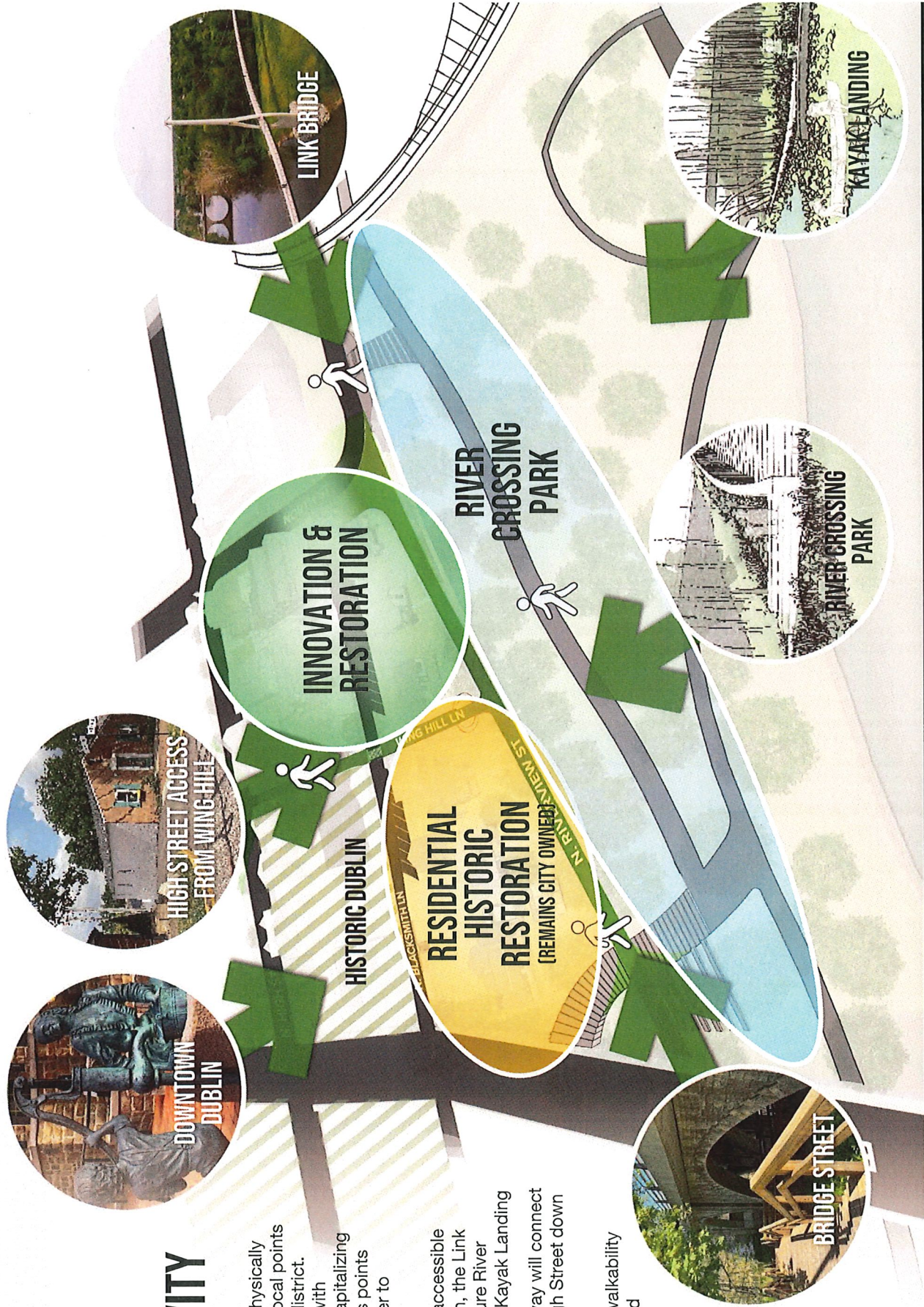
A THRIVING ECOSYSTEM SUPPORTING EACH OTHER AND THE COMMUNITY THROUGH...

- Coworking, office, collaboration, and event spaces
- Food and beverage experiences
- Innovation spaces
- Meeting and personal event spaces
- Start-up programming and pitch competitions
- Seasonal vendors and events

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



STAIRS ADDED SOUTH OF DUBLIN LINK BRIDGE

- Stairs added connecting landing at No Soliciting Bar down to N. Riverview St.
- N. Riverview St. extended towards river
- Parking and pedestrian sidewalk added to east side of N. Riverview St.





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.

HISTORIC RESTORATION

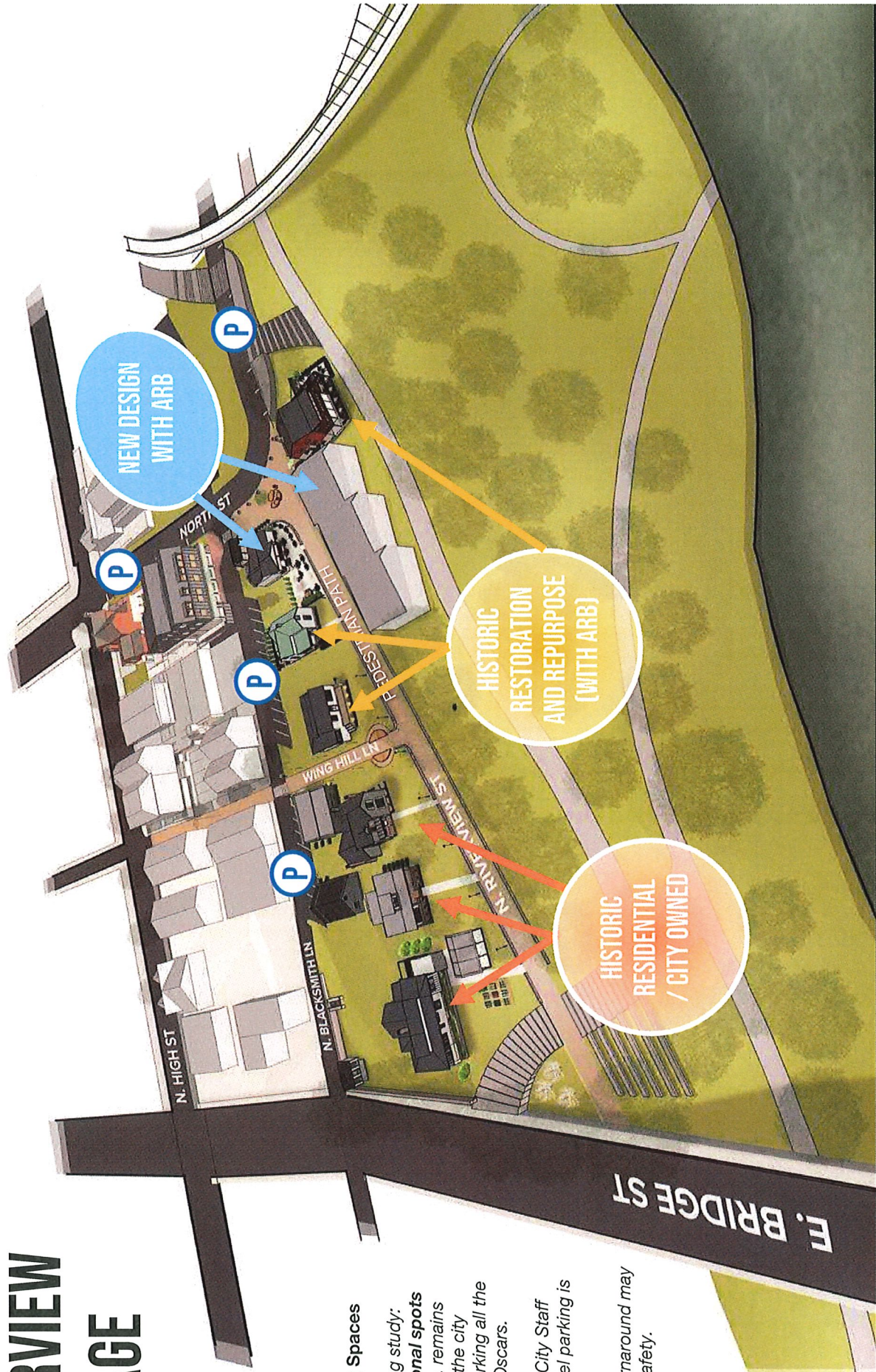
Riverview Village will enhance Historic Dublin, allowing the district to authentically expand its footprint. This will be accomplished by...

- 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

Note: minor changes may be proposed if code requires.



PROPOSED SITE PLAN RIVERVIEW VILLAGE



P 22 Parking Spaces

Additional parking study:
Up to 40 additional spots
if N Riverview St. remains
open to traffic & the city
creates street parking all the
way down past Oscars.

Note: will follow City Staff
direction if parallel parking is
preferred.

Note: 3-point turnaround may
be required for safety.



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.

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 spaces, allowing for higher public engagement.



ADDITIONAL DETAILS & INFORMATION

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 park parcel, or entertaining other solutions.

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

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.

17 and 19 North Riverview St. and 40 E Bridge St. will remain city owned and Historic Residential.

ECONOMIC DEVELOPMENT SUPPORT

PUBLIC IMPROVEMENTS BY DUBLIN

We are requesting that:

- Riverview St., Blacksmith Ln., and Wing Hill Ln. to match the current Dublin street standards. Materials of brick and granite curbs where possible, but not disturbing any historic walls.
- Riverview St. to be explored as pedestrian or street parking and create new pedestrian walkways in front of and between the properties, as well as in the future park.
- 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.
- Tree removal and tap fees waived
- 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.

LAND CONTRIBUTION

City to transfer the parcels of 37, 45, 53, and 62 N. Riverview St.

INCOME TAX REBATE (PARTNERSHIP)

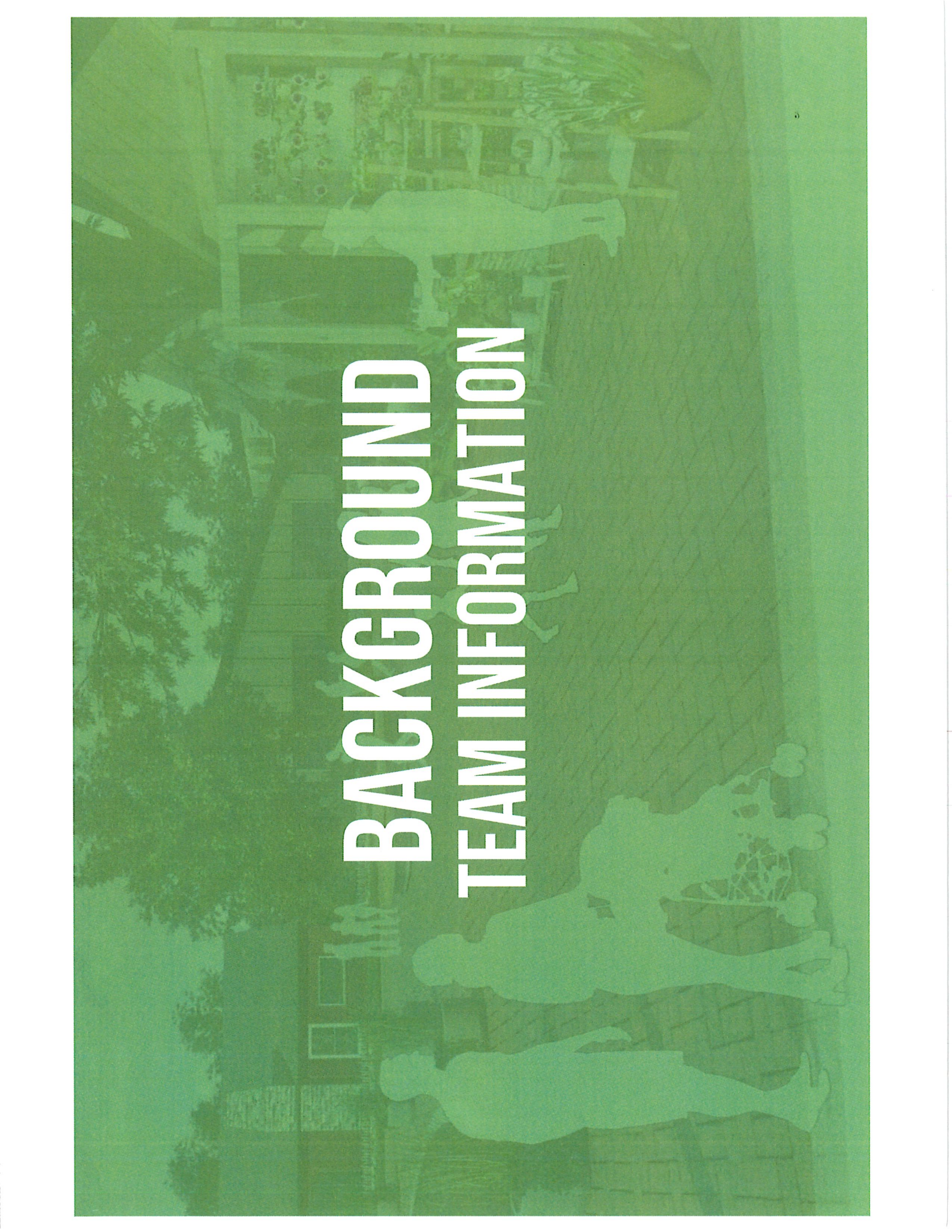
1% annual income tax rebate will be given for all income tax paid for by COhatch or its Member Tenants.

½ of the 1% rebate paid by its Member Tenants will be returned to the Member / Tenant as a reward for self-reporting their income taxes and to incentivize the relocation of additional jobs from companies to Dublin, Ohio.

NOTE: this rebate program with 1/2 going to the businesses that relocate to COhatch Dublin will create a win-win and self-reporting. It is also innovative. We can grow the largest coworking village in the country and attract hundreds of new small businesses.

GRANTS

\$195,000 per year for 10 years. The first grant paid within 30 days of Development plan approval by ARB.



BACKGROUND TEAM INFORMATION

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

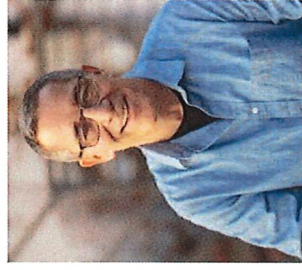
BRIGHTSTONE CREATIVE



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.

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

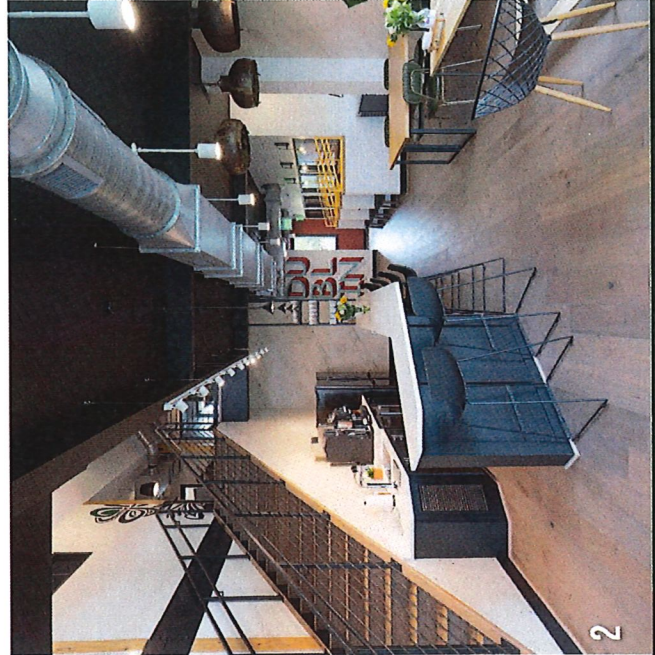


2 COHATCH DUBLIN

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

3

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

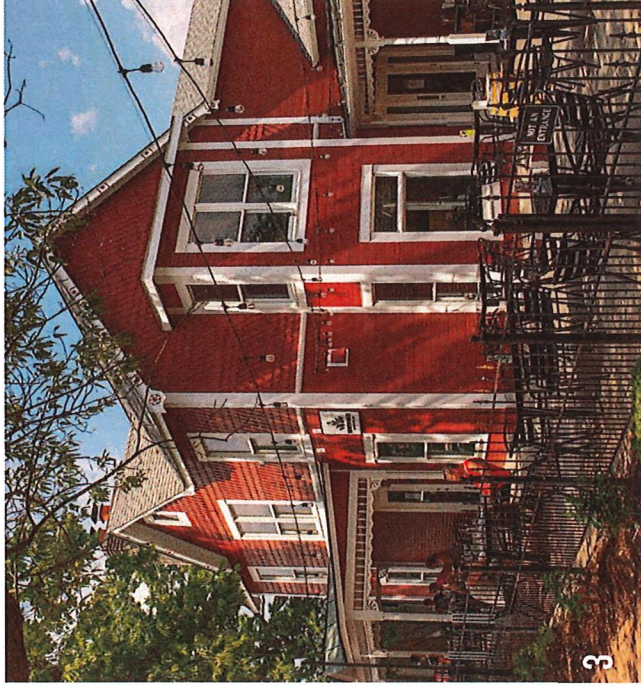
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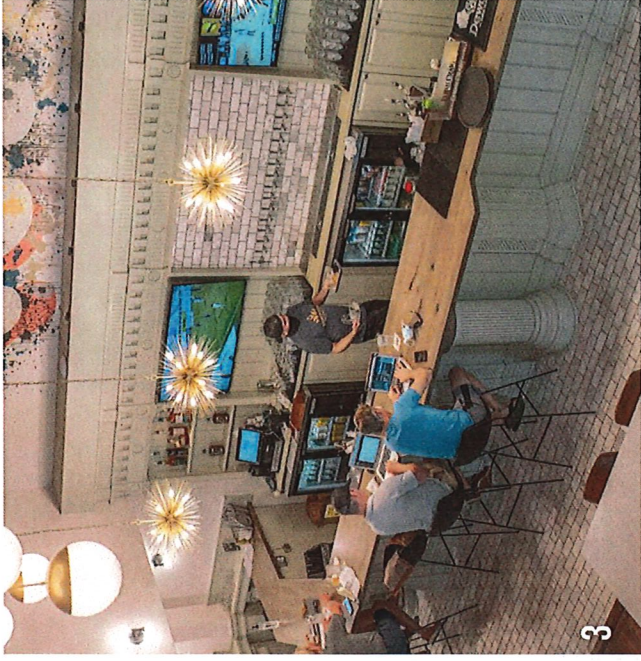
ADDITIONAL COHATCH LOCATIONS

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

See more images at cohatch.com



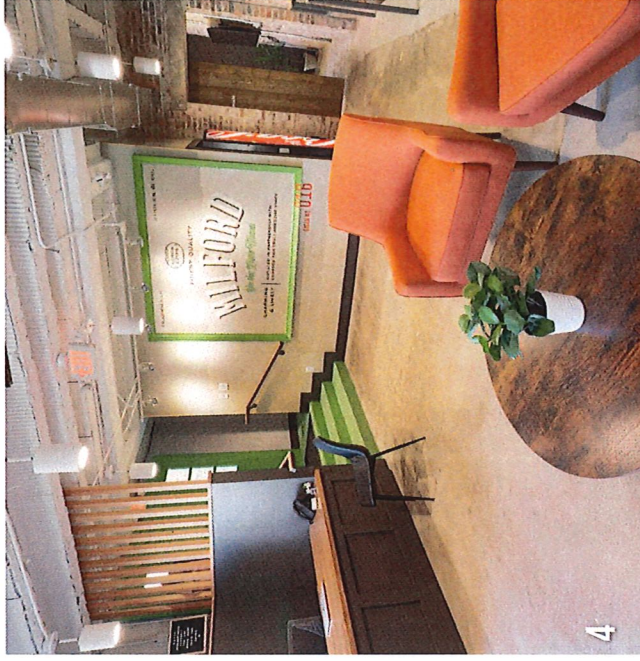
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CONTACT INFO

Name: Mathew Davis
Title: Managing Member
Company: Community Space Development LLC
Phone: 614-738-3250
Email: Matt@COhatch.com