



08.14.24

Rati Singh, Assoc. AIA
Planner
City of Dublin
Community Planning and Development
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Bridge Park H Block Informal Submission – Project Narrative

I am writing to provide further clarity regarding the informal submission for H Block at Bridge Park.

We received full site approval for all three phases of H Block at Bridge Park in November 2016. Construction of Phase One commenced in 2017 and completed in 2019. Changing market conditions over the years forced us to re-evaluate phases two and three prior to construction commencement. We are requesting informal feedback that will ultimately be a part of an amended final development plan that we will be submitting on a later date.

H Block phases two and three are located between Dale Drive and Mooney Street, adjacent to John Shields Parkway. Our proposal includes the construction of 42 townhomes, complemented by various site improvements. The amended site plan is substantially similar to the original approved final development plan. In the new plan we are utilizing different unit styles, and we have modified vehicular access. The new unit style is designed with high-quality materials that will complement the existing structures. The open spaces in size and layout are the same as previously designed. Each townhome will be three stories high and include an interior garage. Additionally, residents will have the option to upgrade to a roof terrace.

We hope this submission demonstrates that our updated design enhances the overall vision for H Block and represents a valuable addition to Bridge Park.

Thank you for your consideration.

Sincerely,

Crawford Hoying
Todd Johnson