

Block Y Mixed Use

Dublin, Ohio

BSD Concept Plan



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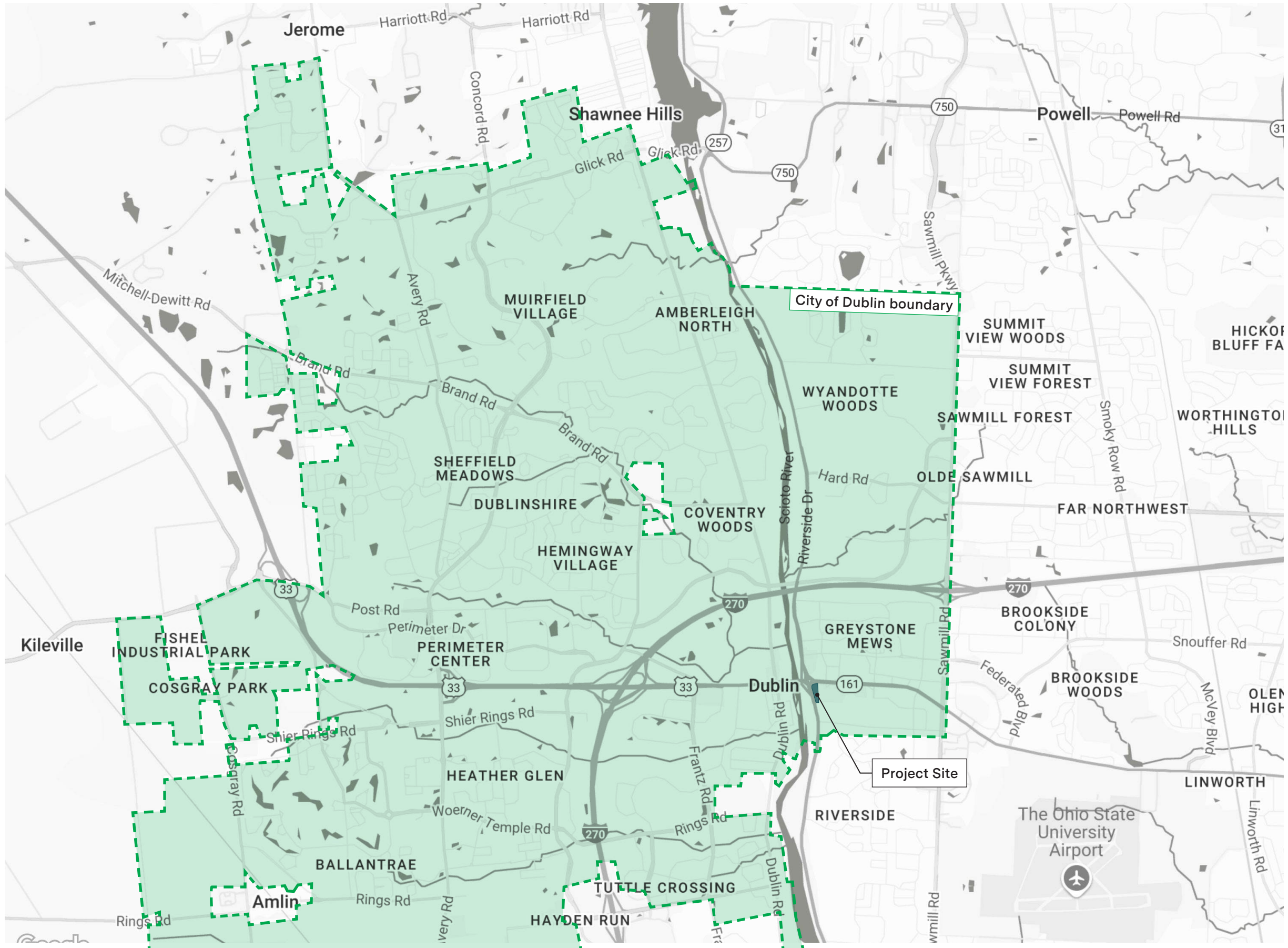
Project Representative

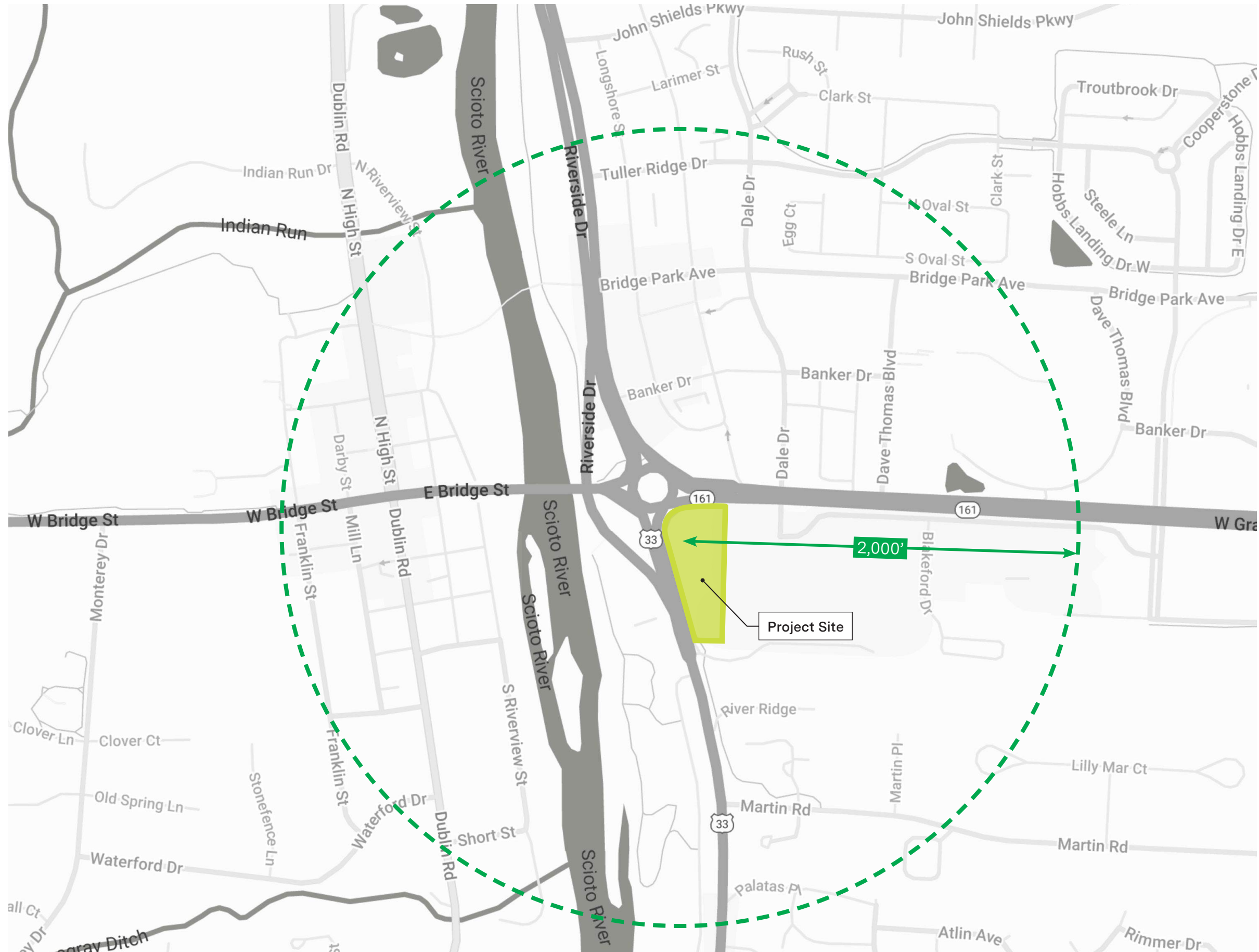
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W Granville Rd (OH-161)

Dale Drive

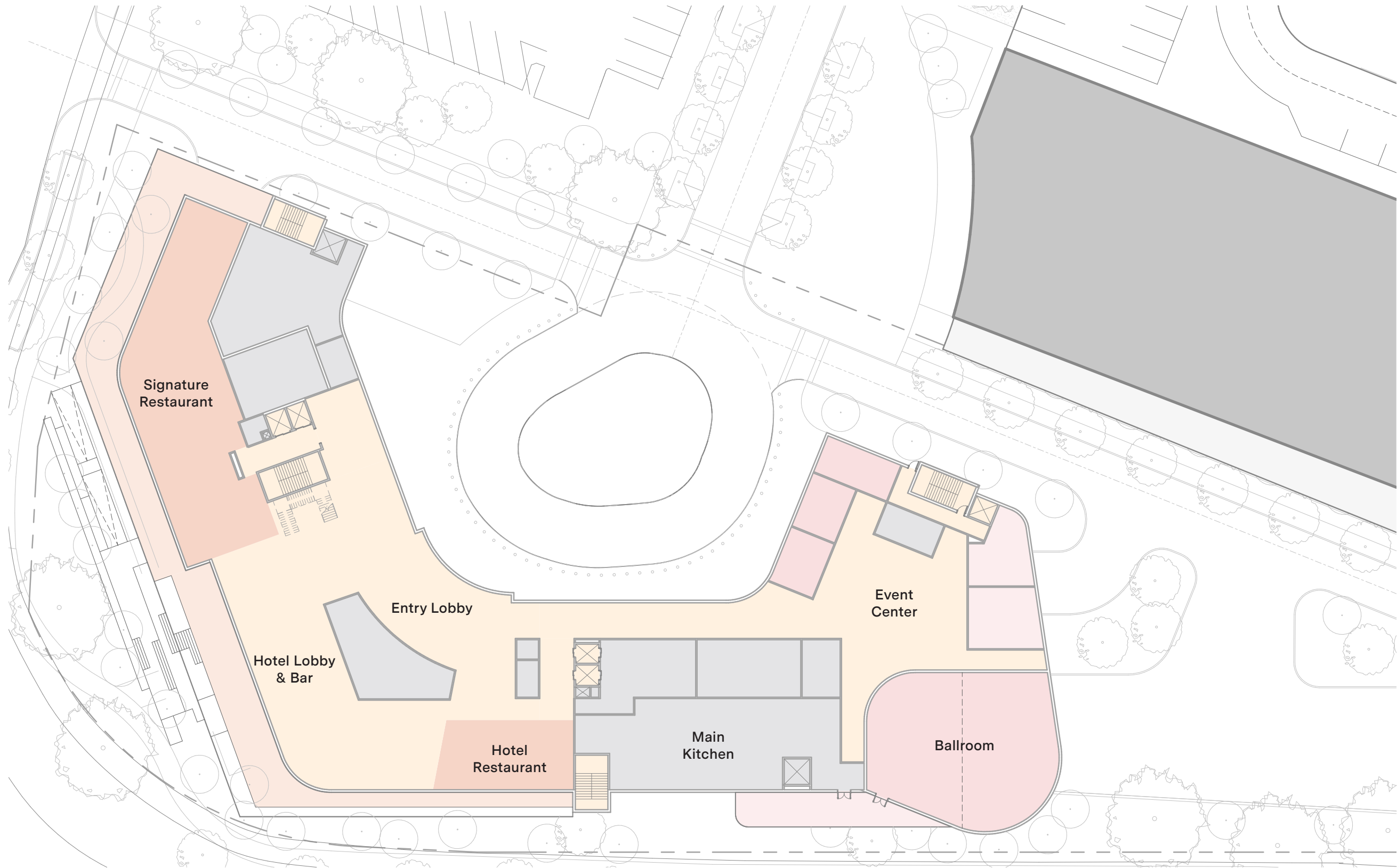
Wendy's
(existing)

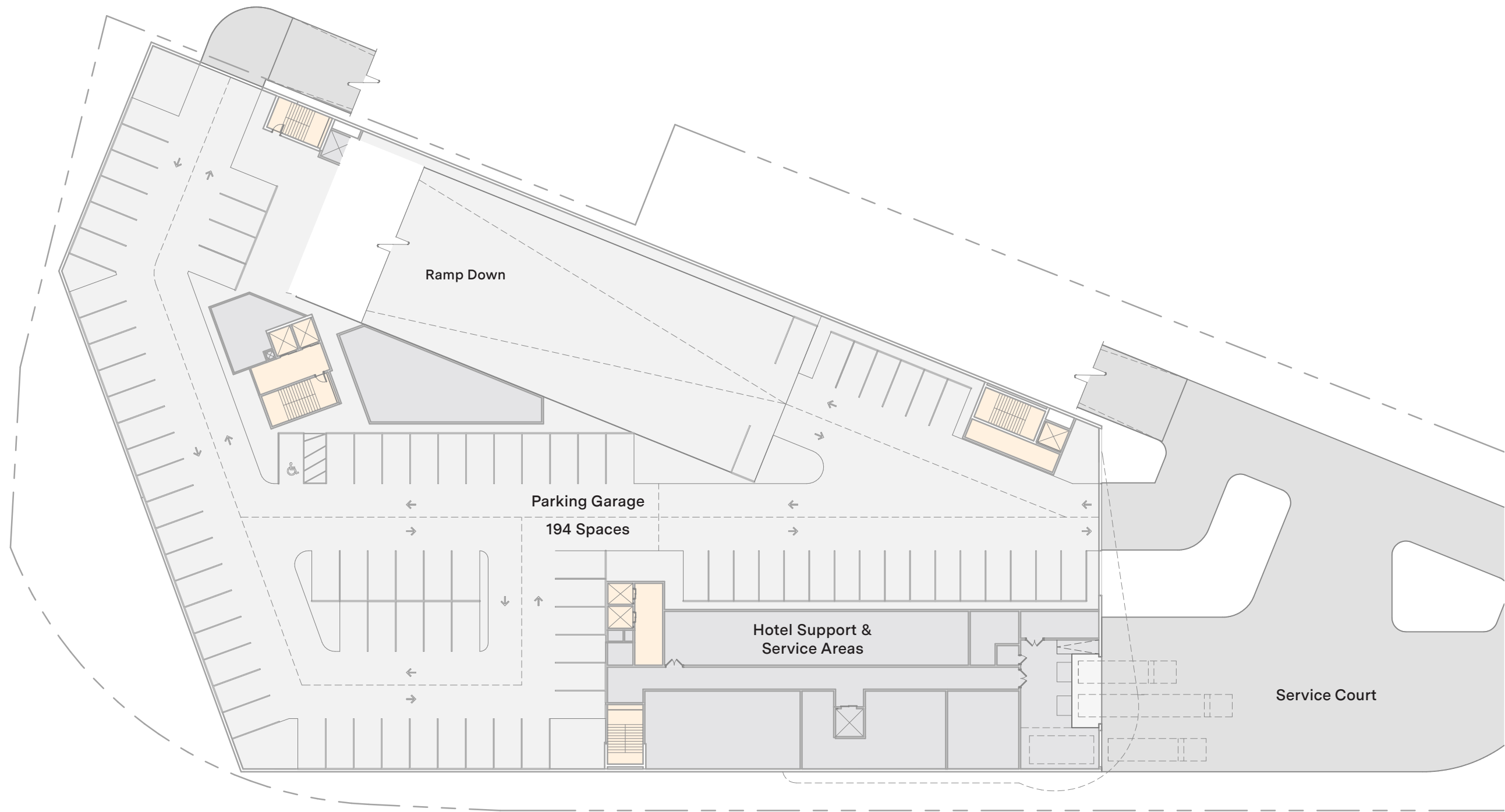
Shoppes at
River Ridge
(existing)

4 story office building
with ground-level retail
(proposed)

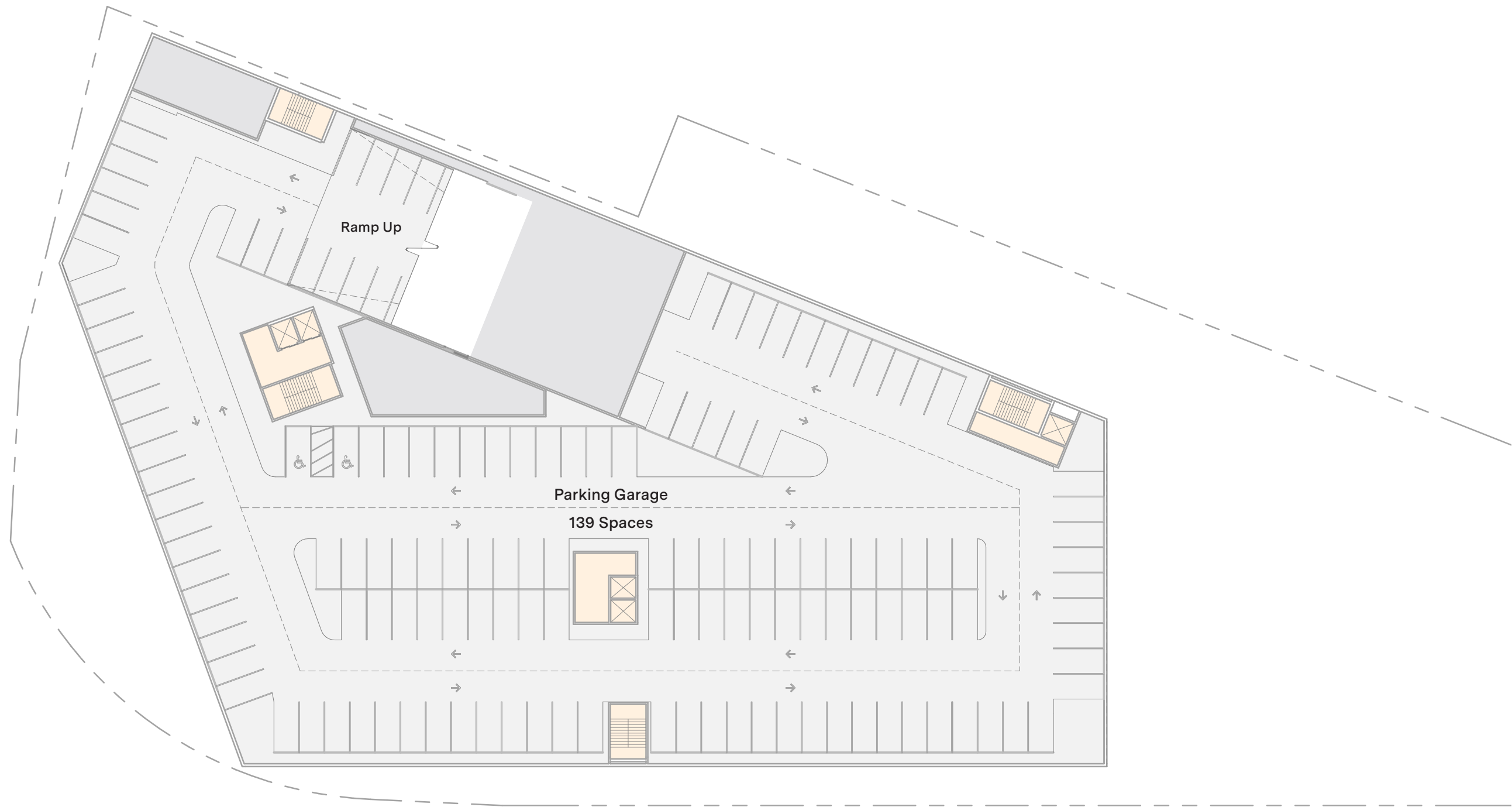
Block Y Mixed Use
(proposed)

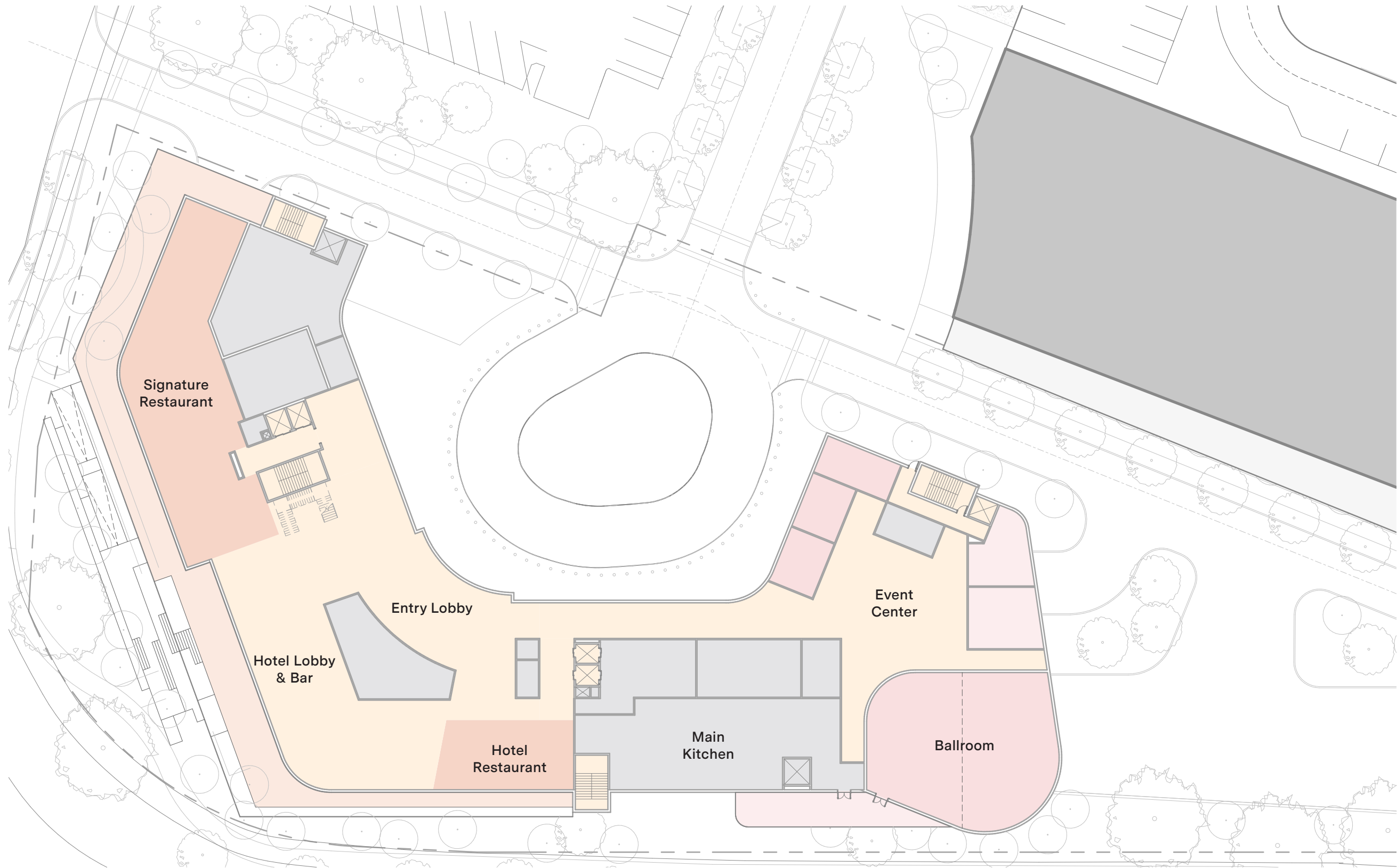
Riverside Drive

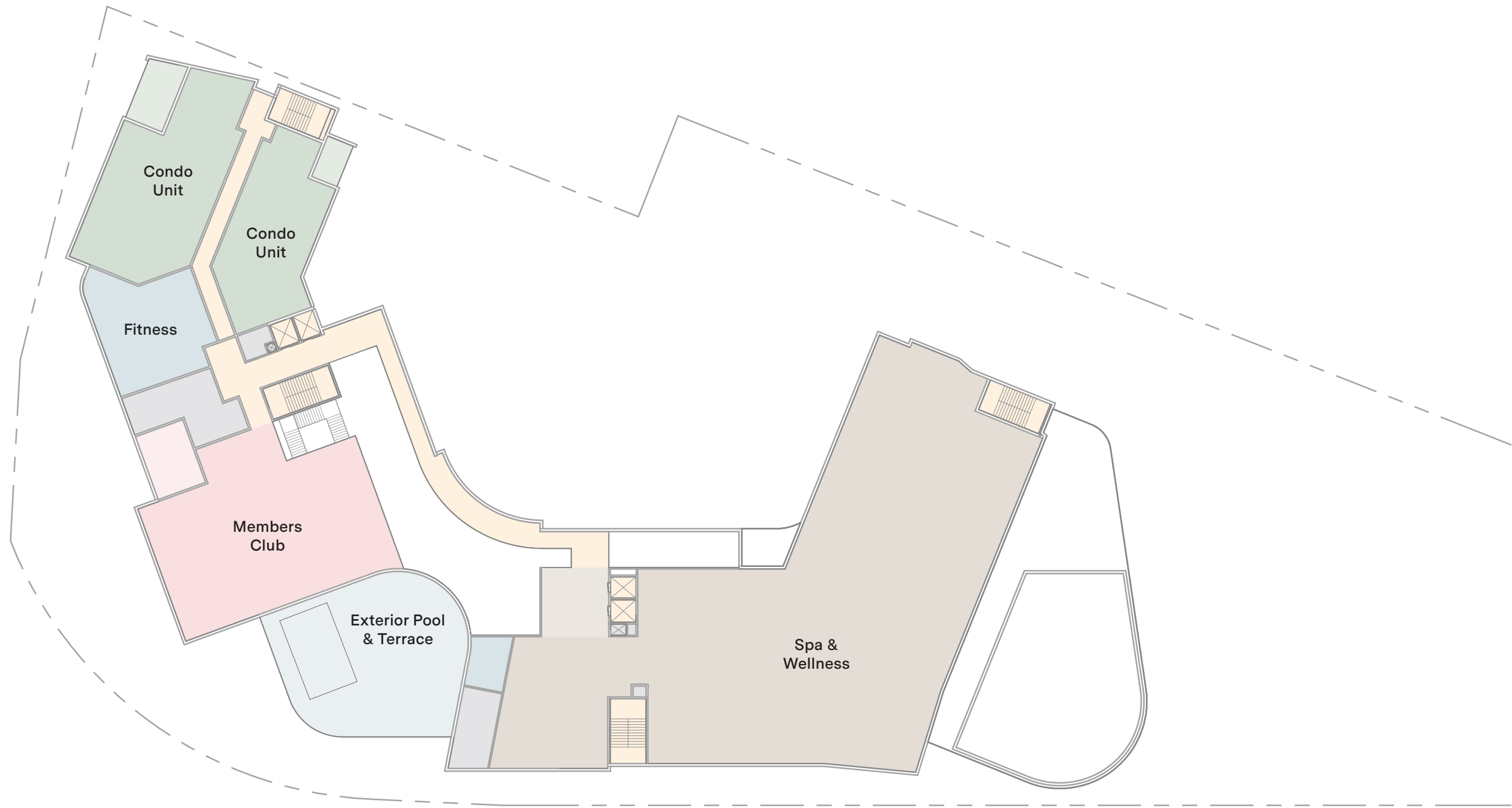






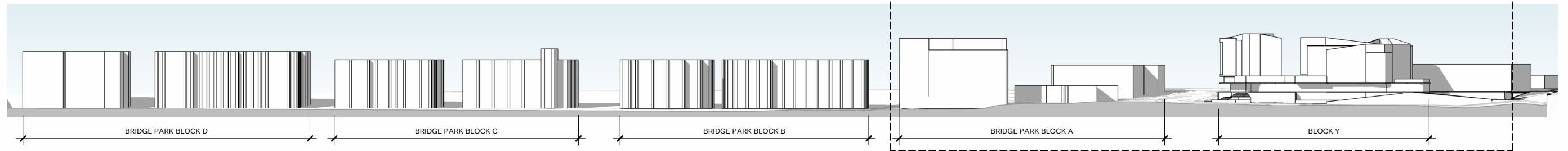
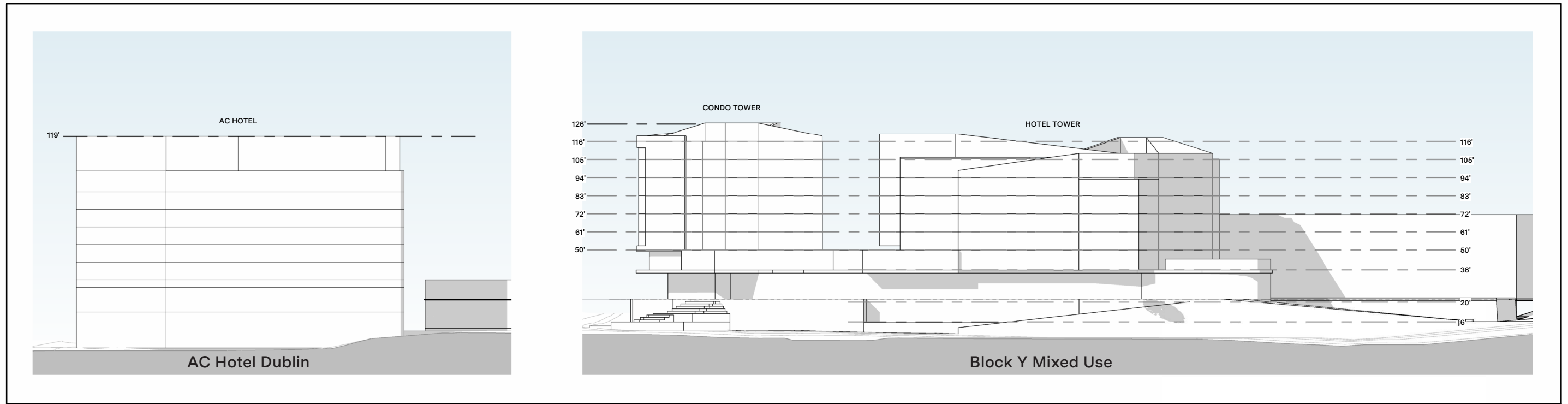


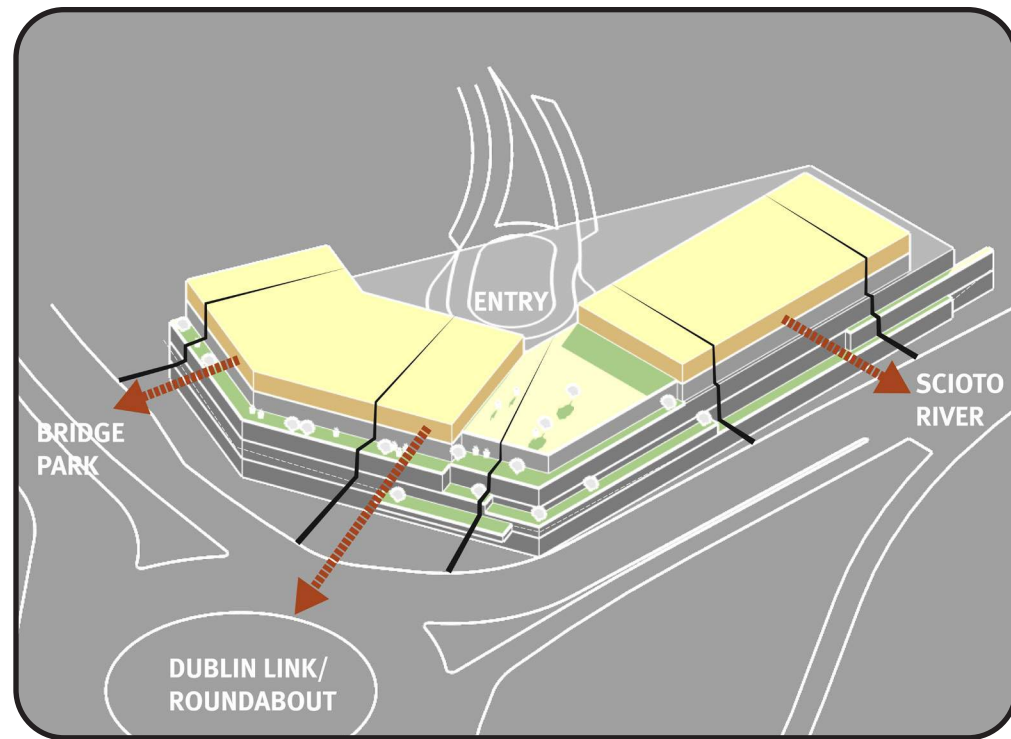






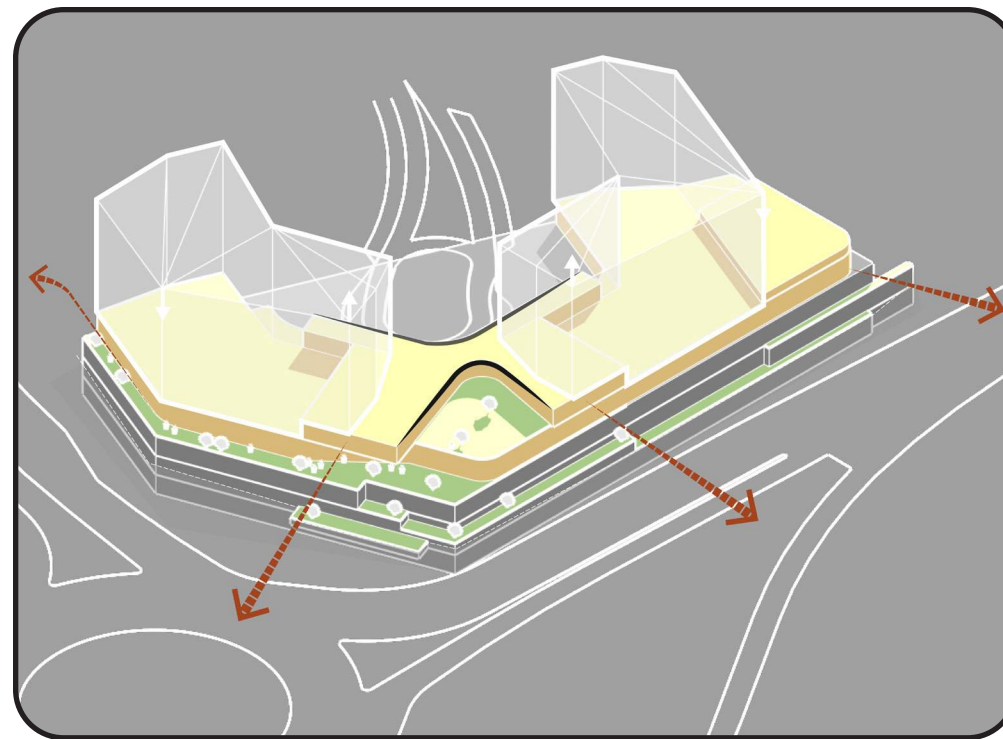






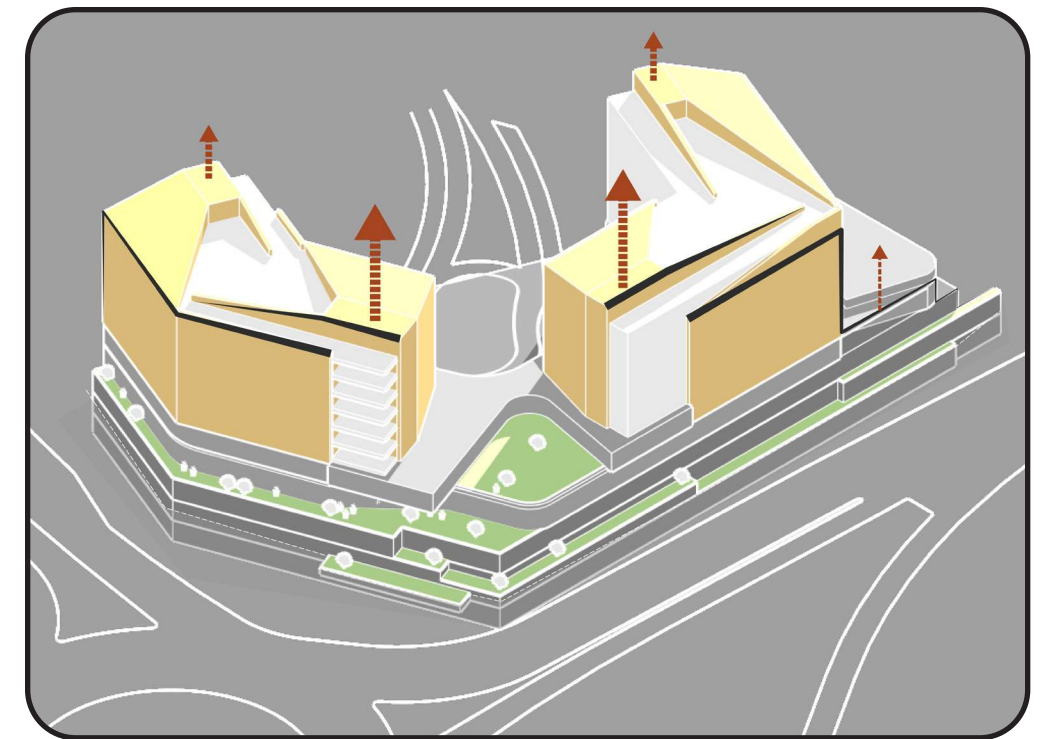
Views & Podium

The site steps up to the parking podium from the roadways and roundabout, maintaining relief at the corner and maximizing the surrounding views.



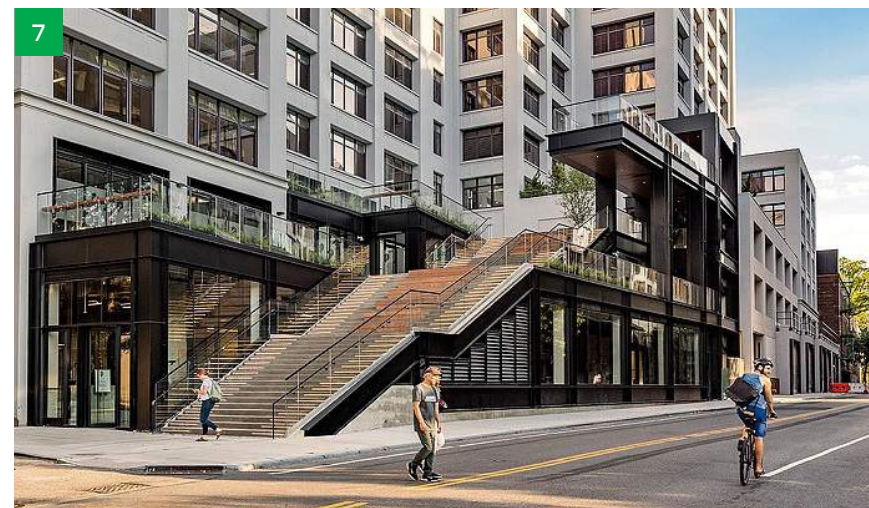
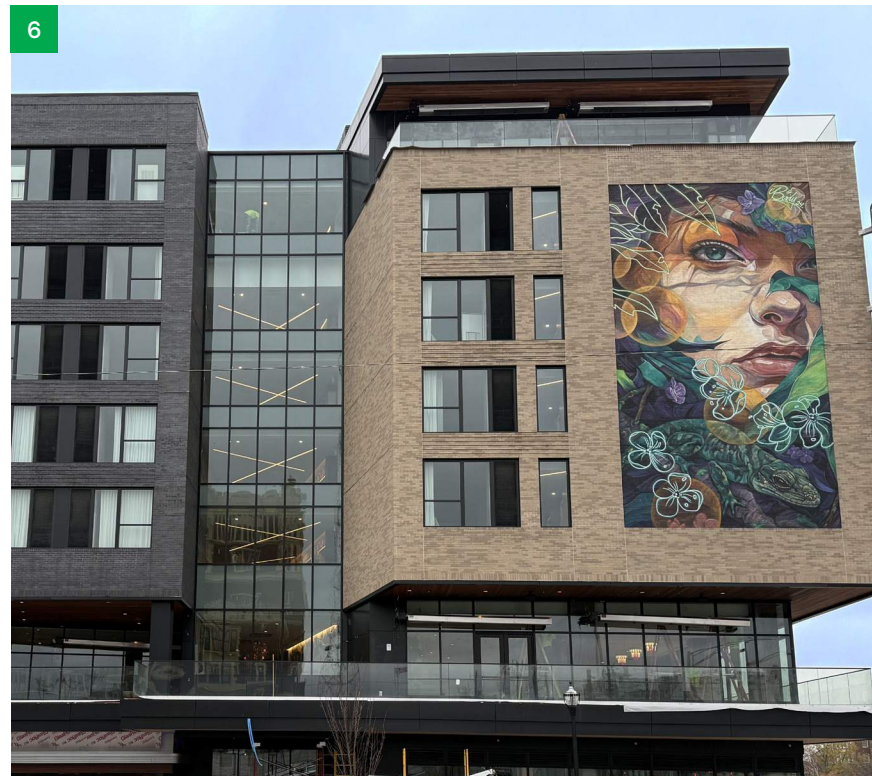
Tower & Connection

A thread of public spaces ties together the hotel and condo towers, maintaining connection through shared amenities and a curated atmosphere to create a unique experience.



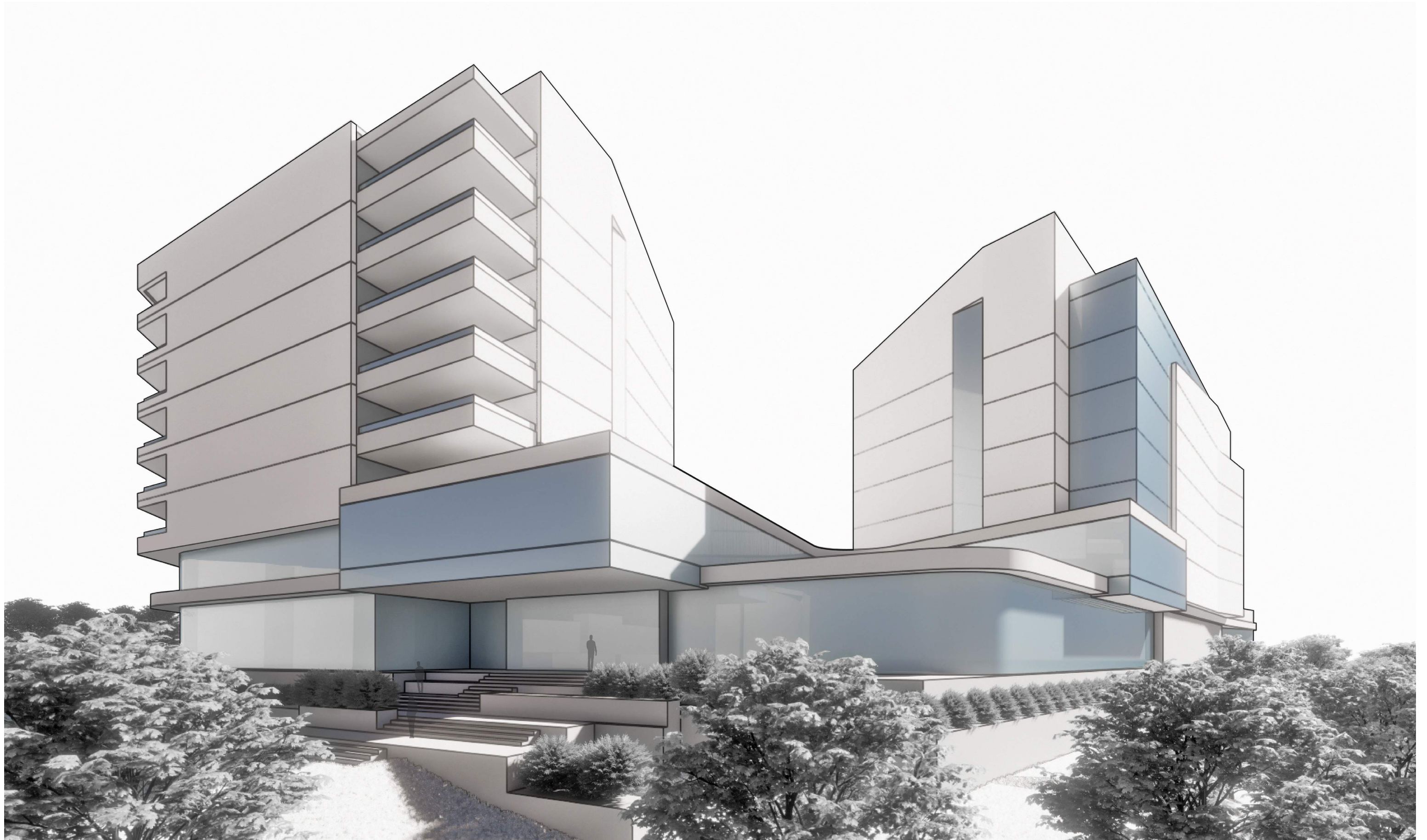
Articulation & Stepping

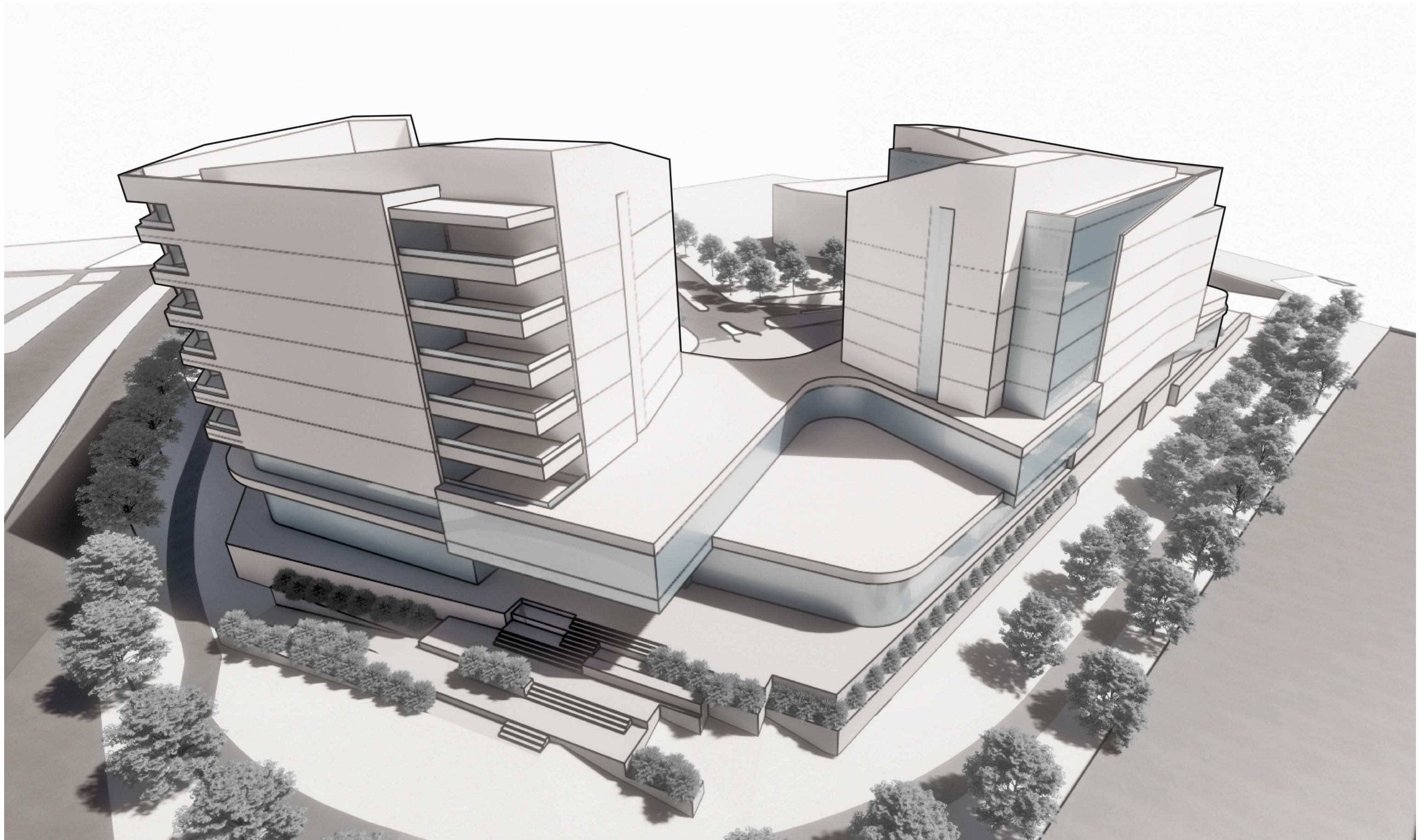
Tower heights are tallest at the corner and step down toward the neighboring sites. The inward focus of the hotel and condos display moments of outward expression.

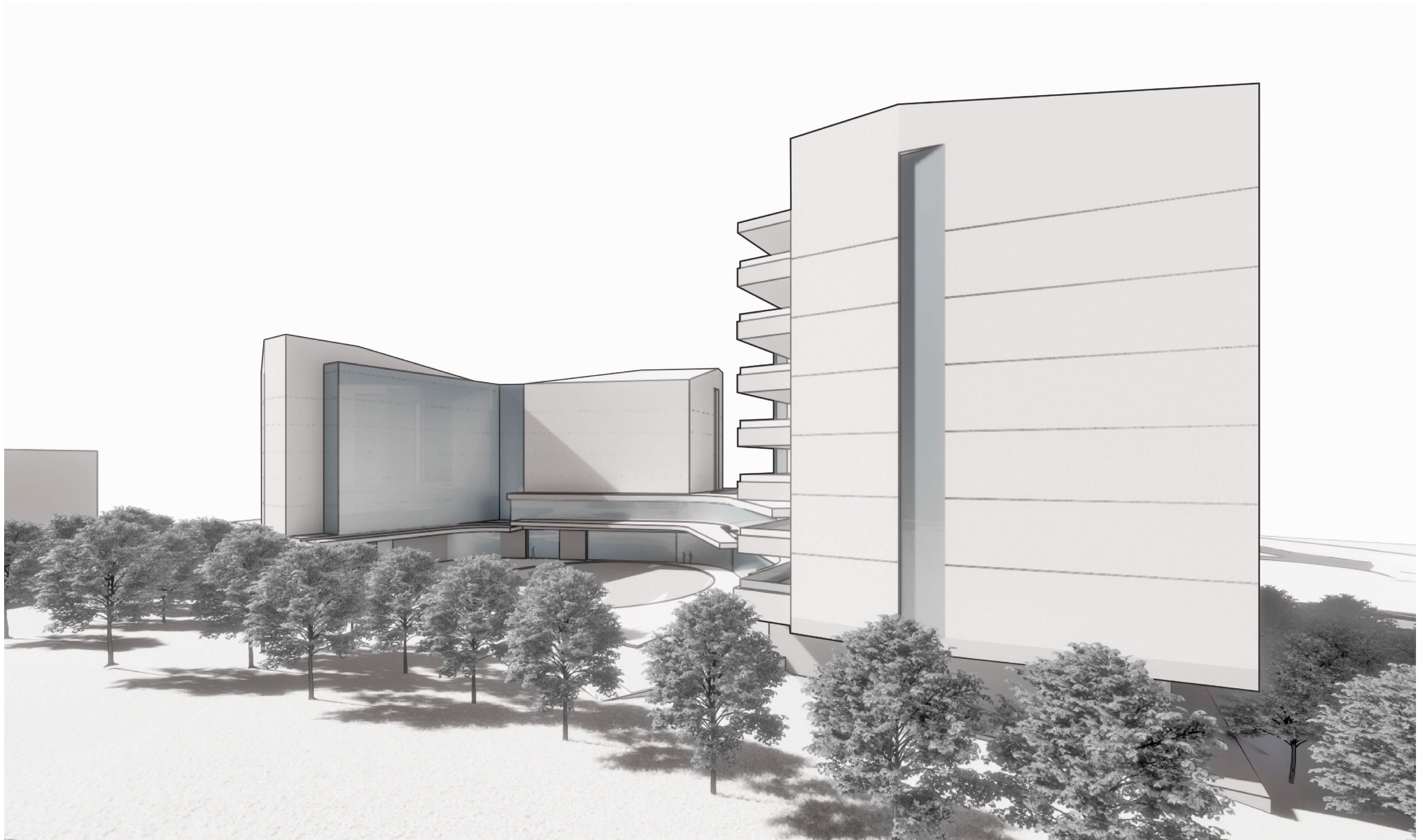


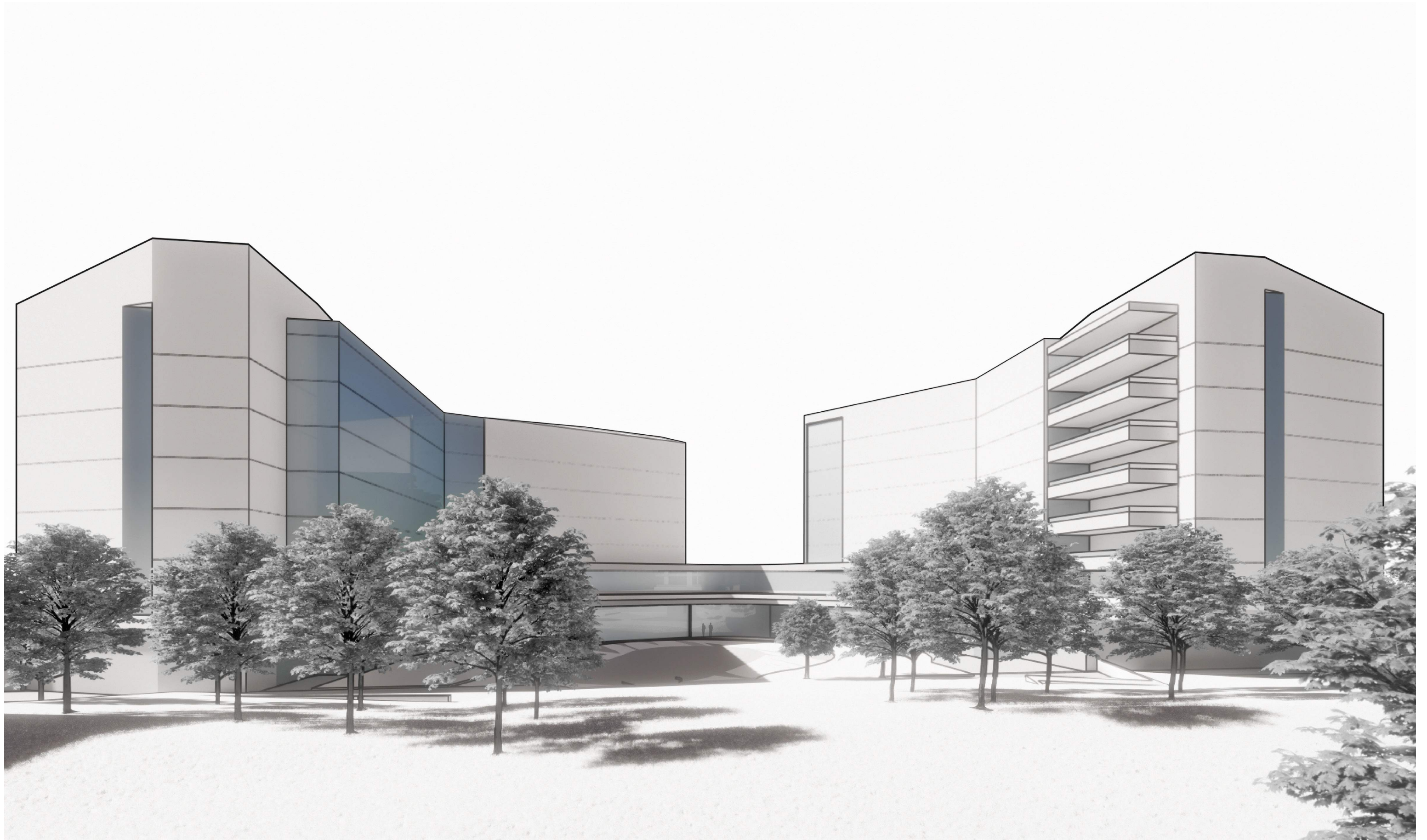
Architectural Inspiration

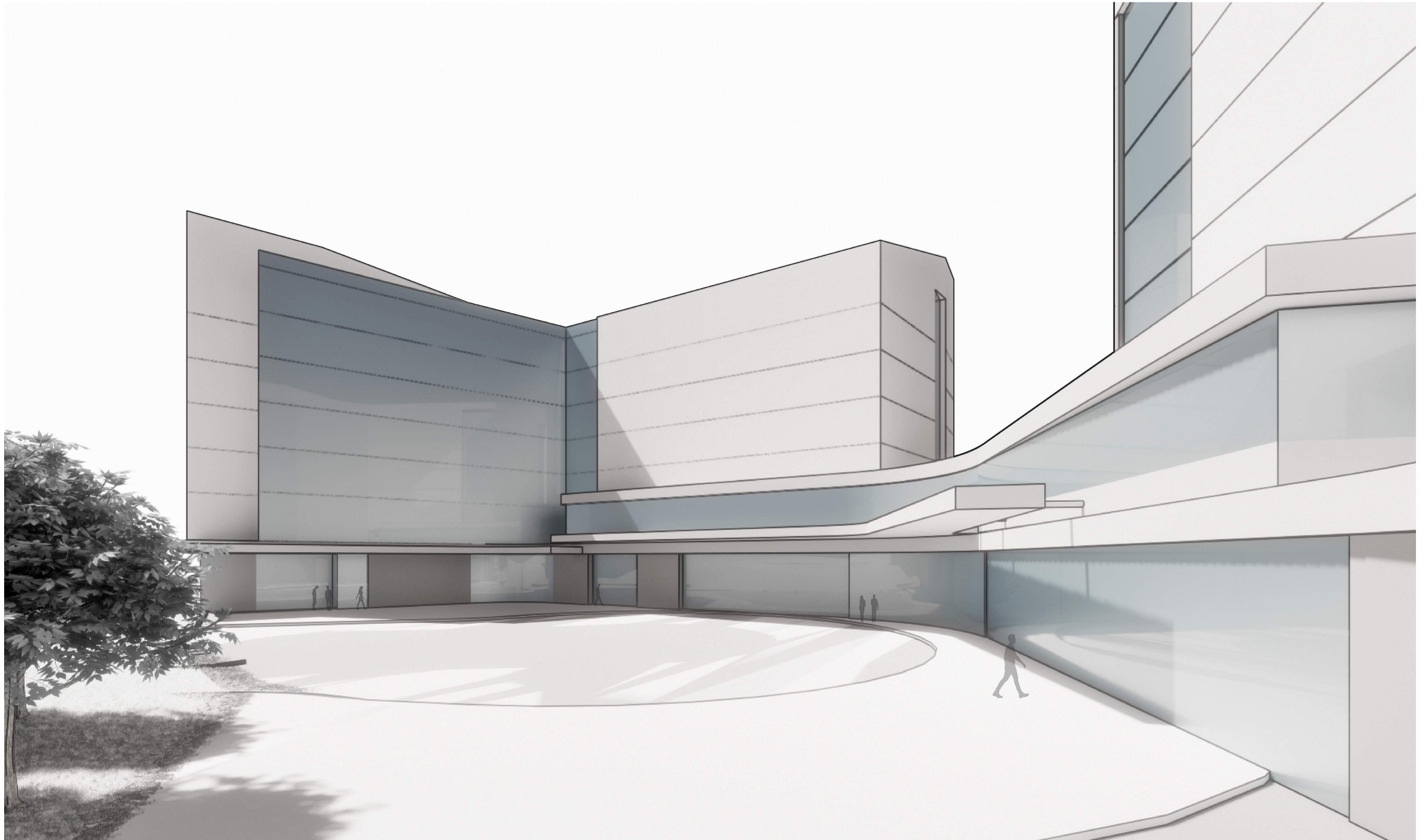
- 1 upscale, welcoming entrance
- 2 varied rooflines
- 3 expressed balconies
- 4 layered massing and reveals
- 5 integrated balconies
- 6 articulation of distinct masses
- 7 terraced pedestrian connection

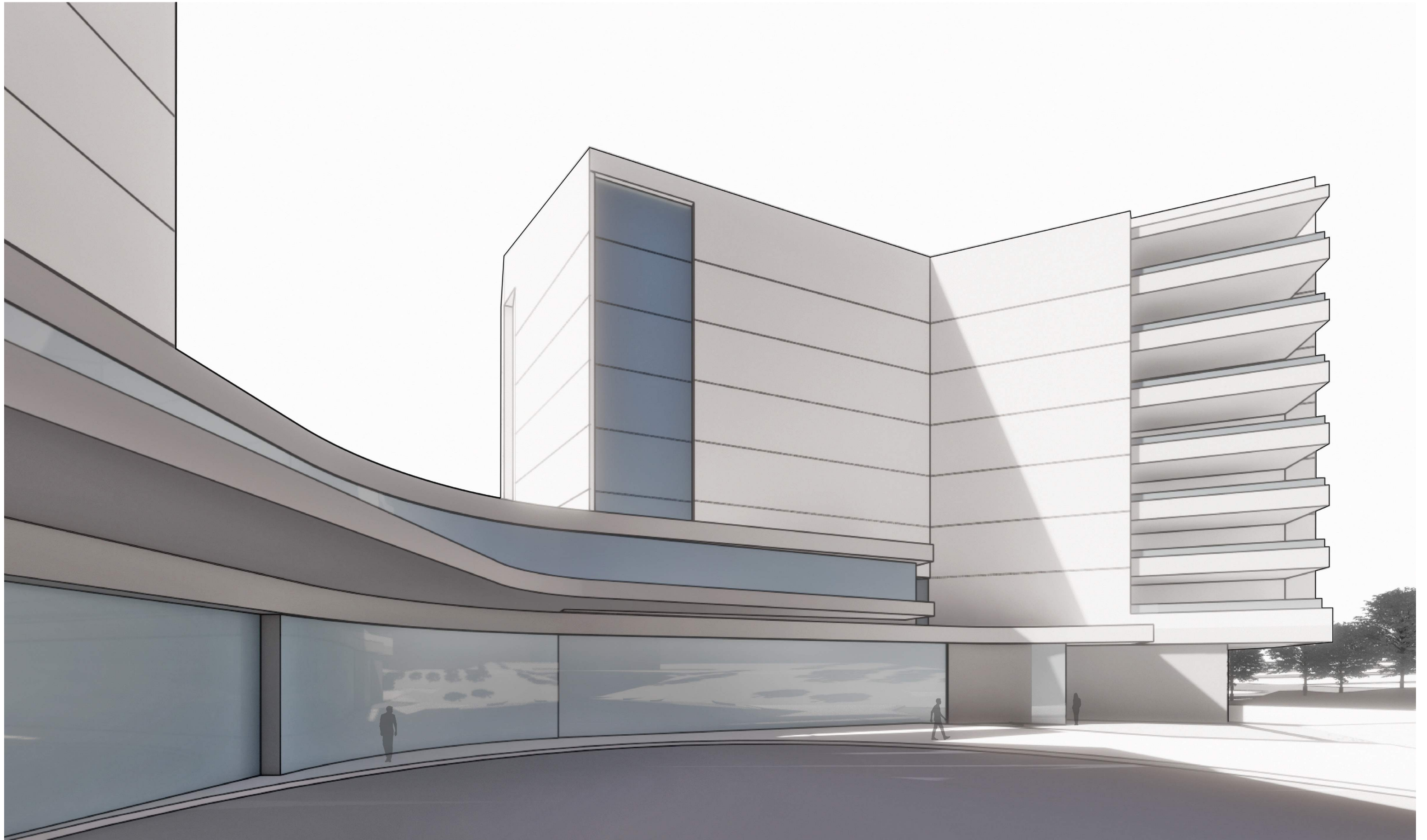


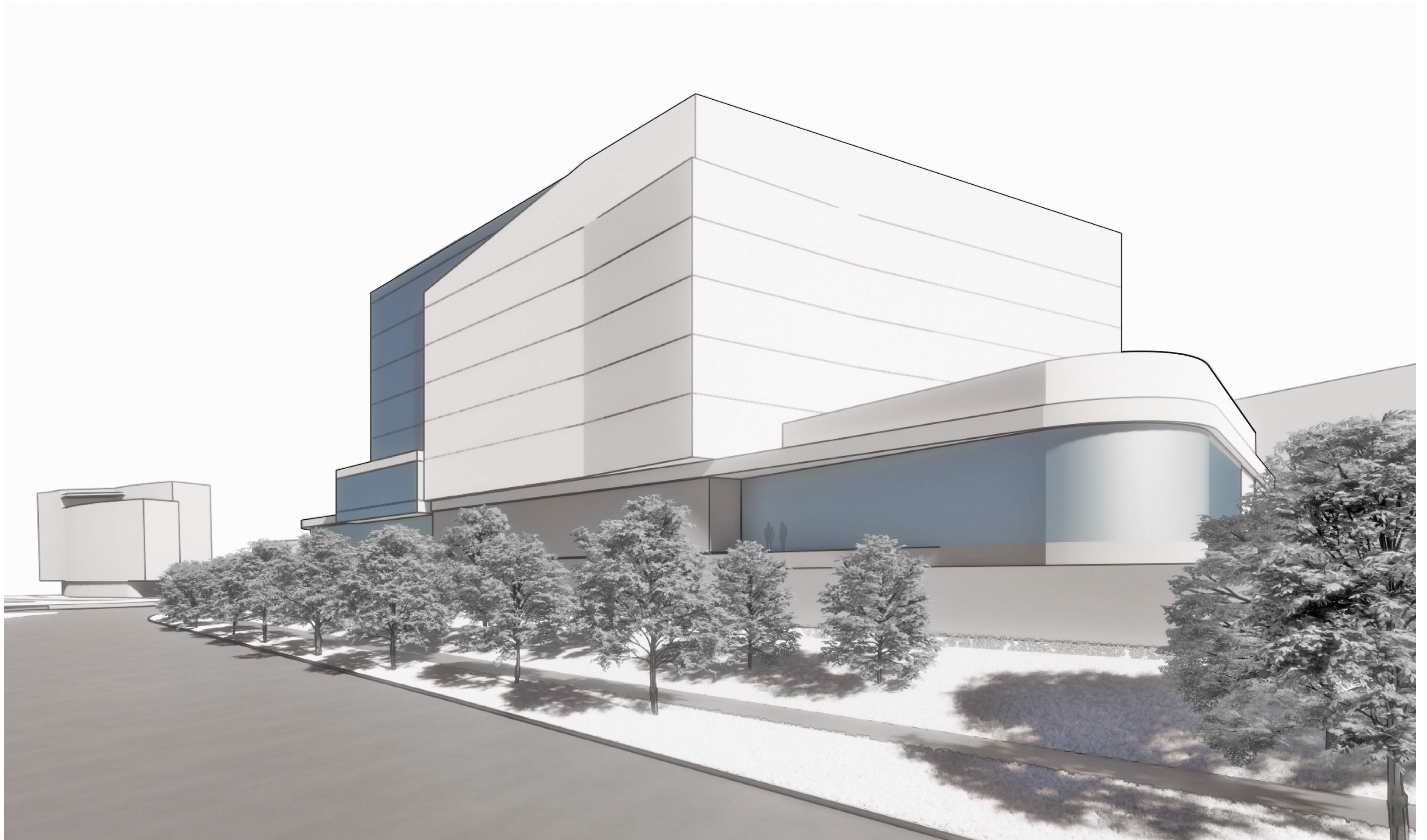


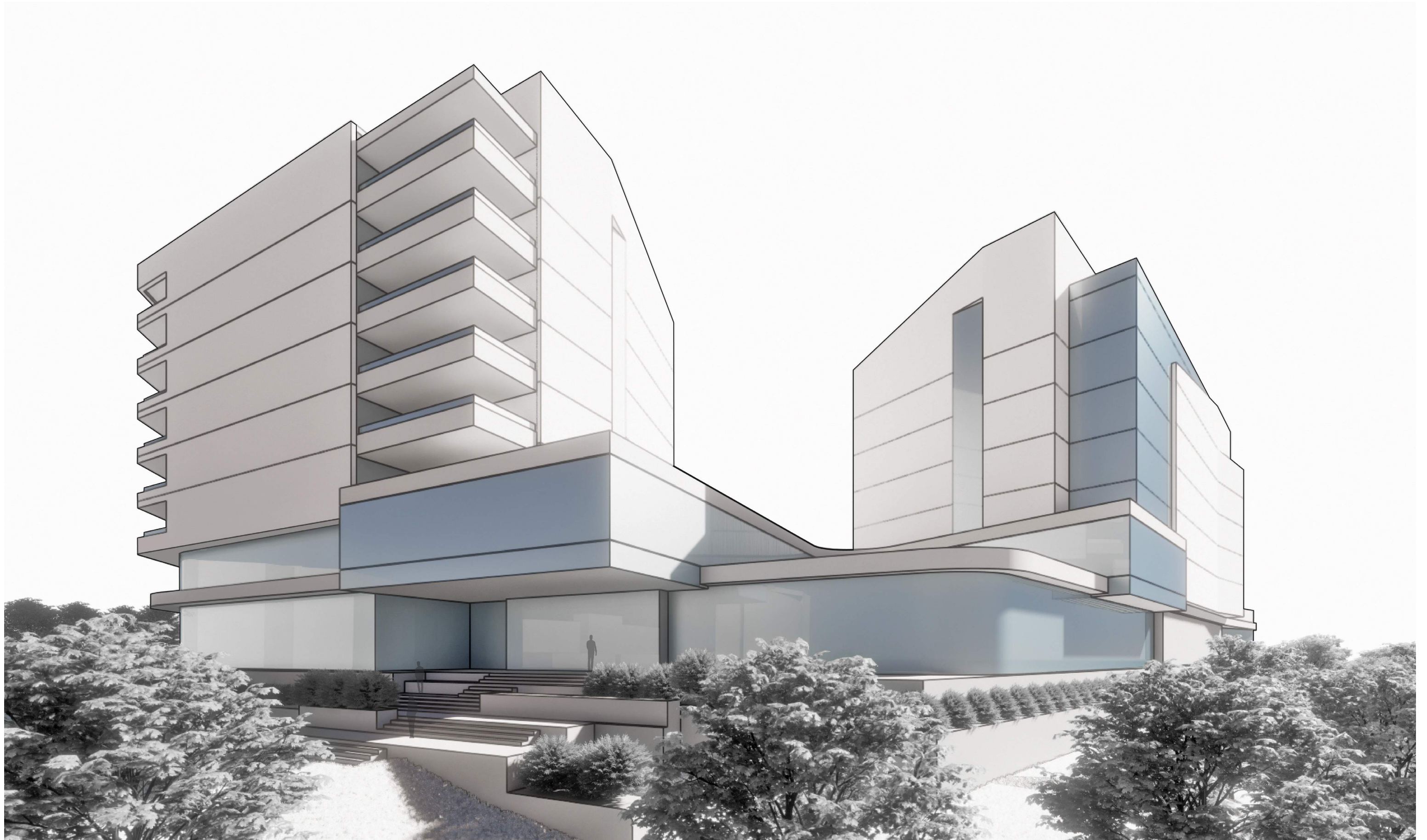


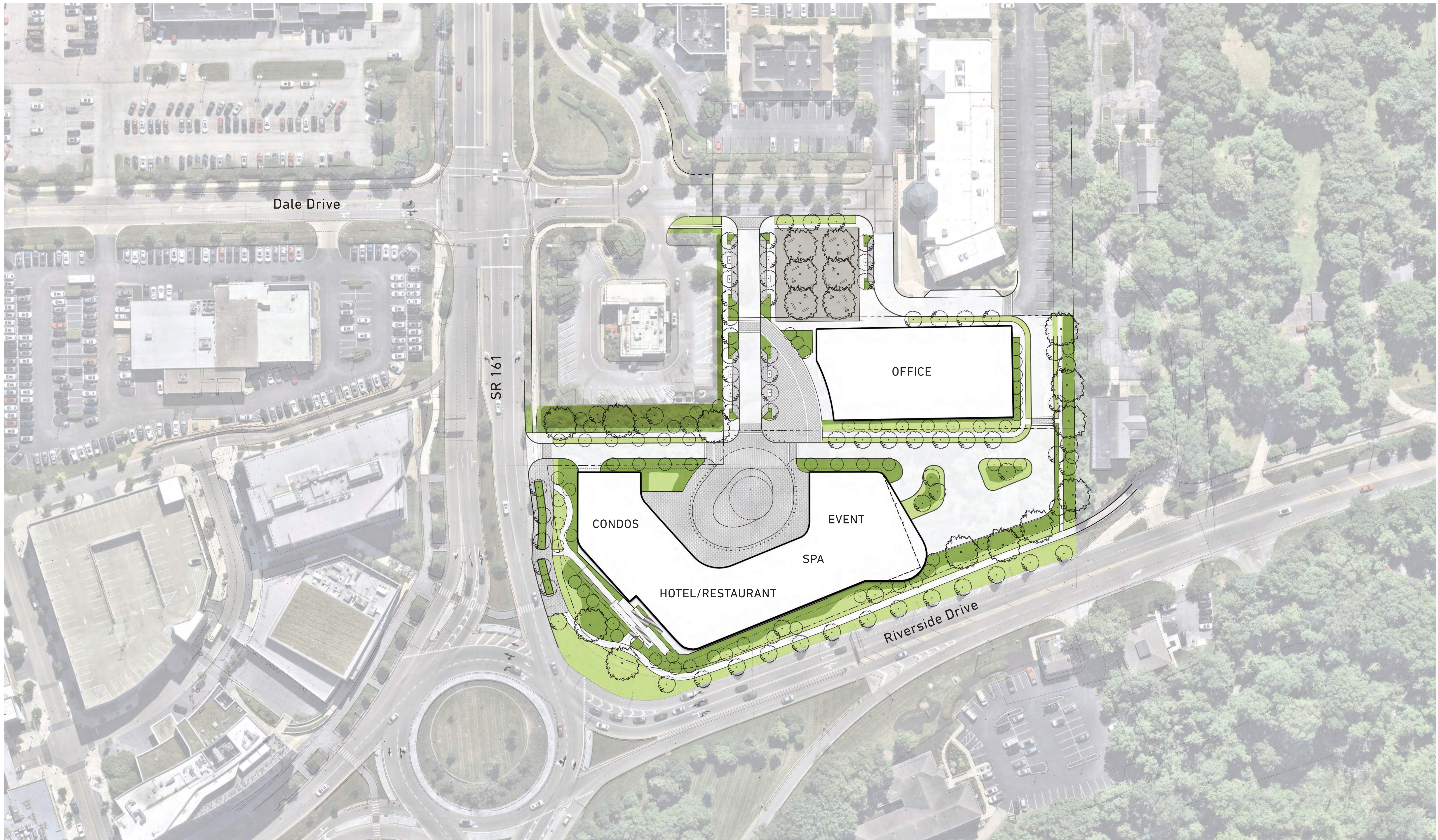




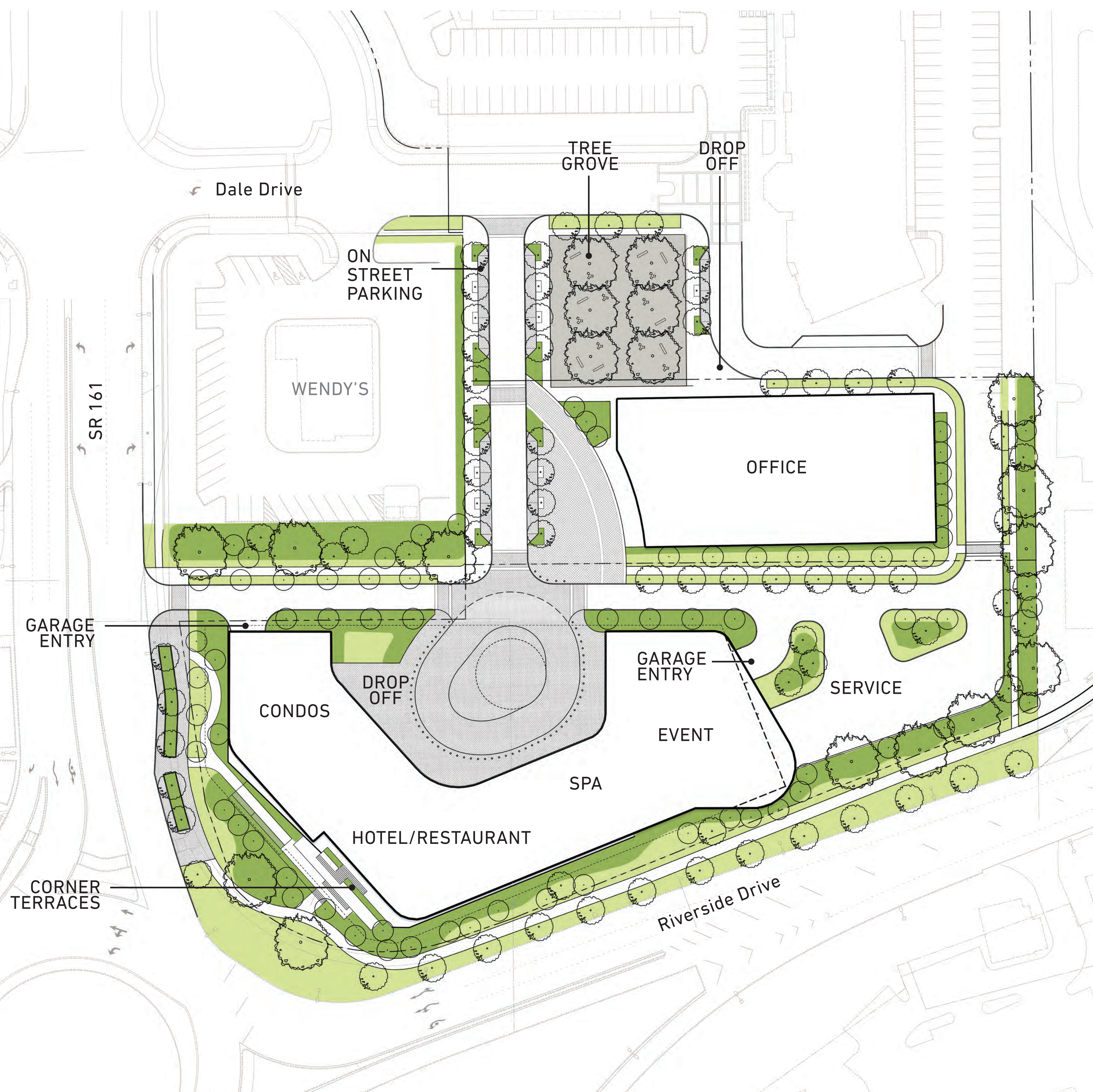
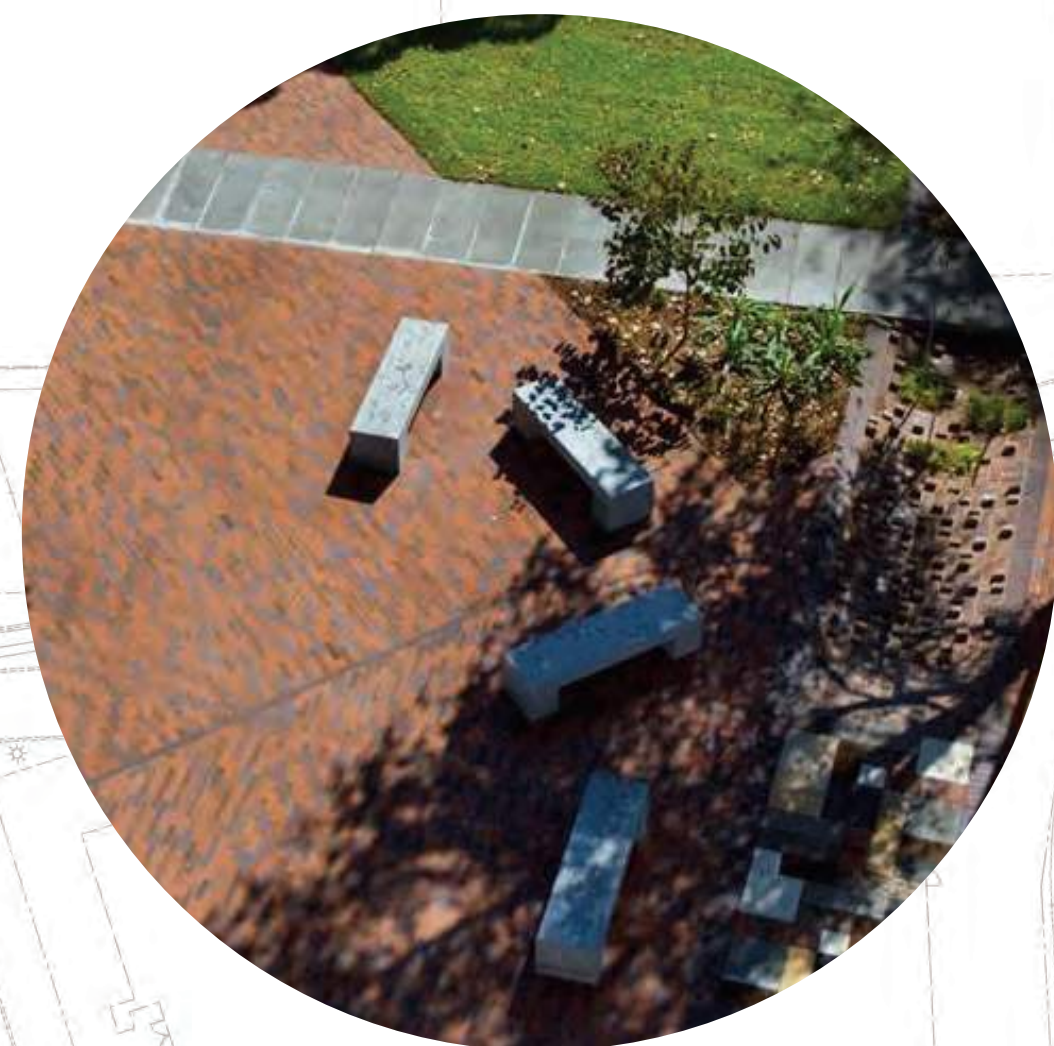








25' 50' 100'





STREETSCAPE TYPOLOGIES

- **161/ Bridge Park Typical Streetscape**
Streetscape to match layout, materials, and planting to north side of 161, opposite of the site
- **Riverside Drive Typical Streetscape**
Reflects tree planting and tree lawn existing on Riverside Drive
- **Private Streetscape**
Concrete walks, service and garage entries
- **Bridge Park Typical Streetscape**
Typical of Bridge Park with parallel parking zones



MATERIALS & PLANTING LEGEND

- A** Brick Paver Parking Zone
Manufacturer: Endicott Clay Products
Size: 4" x 8"
Pattern: Herringbone
Color: 50/50 Blend of Dark Ironspot & Manganese Ironspot
- B** Brick Paver Walk
Manufacturer: Endicott Clay Products
Size: 4" x 8"
Pattern: Herringbone
Color: 50/50 Blend of Dark Ironspot & Manganese Ironspot
- C** Concrete Paving
Light Broom Finish
- D** Granite Curb
Bridge Park standard
- E** Street Trees in Tree Grate
Height: +/- 20'
Structural soil to extend past tree grate extents
- F** Street Trees in Tree Lawn
Height: +/- 20'
- G** Street Trees in Planter
Height: +/- 20'
- H** Pedestrian Asphalt
Shared use path standard

