



Meyers+Associates  
232 N. Third St., Ste. 300  
Columbus, Ohio 43215

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City of Dublin  
Planning Division  
5200 Emerald Parkway  
Dublin, Ohio 43017

Subject: Block Y – Concept Plan – Project Narrative

The Block Y mixed-use development fills the gap at the southeast corner of the Riverside/161 roundabout, serving as a gateway feature at the threshold of Bridge Park and access to Historic Dublin. The development consists of a mixed-use building along Riverside and OH-161 and an office building at the southeast corner of the site. The summary of programmatic elements and uses is below:

- Full-service upscale hotel with approximately 130 guestrooms and amenities including fitness, pool, and wellness center/spa, housed within a 7-story tower along the west side of the site
- Approximately 26 high-end condominium units in an 8-story tower on the north end of the site
- Four food and beverage concepts, including multiple restaurants and a pool bar
- Event venue with 4,000 sf ballroom and minor meeting rooms
- Three-level, partially below-grade parking garage to serve the entire development with approximately 500 parking spaces
- Separate 4-story office building with ground level retail, approximately 90,000 sf total

The anticipated building materials for the project include a mix of stone, masonry, metal, curtainwall glazing and other materials consistent with City of Dublin design standards and complementary to the existing buildings across the roadway at Bridge Park.

The landscape and streetscape design provides continuity of the typical streetscapes along Riverside Drive and 161, introducing a new access roadway approaching the project from Dale Drive in the typical Bridge Park streetscape language. The project's open space will be accessible to the public and negotiates the existing topographical conditions of the site. Landscape and plantings will serve to filter for desirable views and site the project along the bordering roadways. A tree grove and avenue bordered with street trees provide a graceful entry for the new development, which terraces down at the roundabout to provide pedestrian connectivity to the existing shared use path.