

April 10, 2025

Attn: Dublin Planning & Zoning Commission and Staff

Project: The Ellis Garage at Bridge Park

Re: Request for Conditional Use Permit for the Ellis Garage to be a standalone garage



Dear Dublin Planning & Zoning Commissioners and Staff:

The proposed project consists of a 5 story parking garage with an occupied roof level and a public facing art wall along the south (art to be designed in collaboration with the Dublin Art's Council). The parking garage is to serve an adjacent 5 story condominium building to the north, a future condominium building to the west and a 4 story office building with restaurant space to the northwest.

Across the public street (Dave Thomas Blvd.) that runs along the East Elevation of the proposed parking garage lies the private parking lot of the Wendy's headquarters. The private parking lot of the Cadillac dealership lies directly South of the proposed parking garage, across Banker Drive (private). To the West of the of the proposed parking garage, across the proposed private road currently lies the public parking lot serving the Central Ohio Transit Authority "Park & Ride" program (currently owned by C.O.T.A.). The North Elevation of the proposed parking garage is adjacent to a proposed Condominium building with limited exposure. In lieu of providing occupiable street frontage for the proposed garage along Dave Thomas Boulevard, Banker Drive, and the proposed private drive a Conditional Use Permit is being requested to allow for parking to extend for the perimeter of the structure, with the sloped parking ramps screened from the street on the south side. This provides the following benefits.

- Condensing the parking within the proposed garage at the edge of the Bridge Park development will leave additional land available for the creation of a public green space that would add to the walkable streetscape and encourage more engagement in the area.
- Condensing parking for the proposed office and the proposed condominiums into this garage would create a more vibrant pedestrian streetscape throughout the larger Bridge Park area and encourage office workers and residents to integrate with the community and use the nearby amenities.

If you have any questions regarding any of the above statements please don't hesitate to contact me.

Sincerely,

Yevgeniy Nudel,
Project Captain



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