



Engineers, Surveyors, Planners, Scientists

December 20, 2024

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

Subject: Block J – Preliminary Development Plan – Project Narrative

This new block in the development of Bridge Park continues the neighborhood along Bridge Park Avenue towards Sawmill Road. J Block consists of four buildings including an office, two phases of condos, along with a parking garage to serve the overall 5.37-acre development. Below is a summary of each of the four buildings included as part of this development.

- Office Building: This will be a four-story building consisting of just over 100,000 sf and will include roughly 10,000 sf of restaurant space. Office balconies and a generous amount of restaurant patio space will be provided.
- Phase 1 Condos: Will consist of 84+/- units in a five-story building with approximately 145,000 sf.
- Phase 2 Condos: Will consist of approximately 105 +/- units in a five-story building with approximately 122,500 sf. Crawford Hoying is currently in negotiations with COTA on the acquisition of this parcel.
- Garage: The garage will serve the J Block development and will consist of five-stories with a total of 534 parking spaces (including accessible and EV charging stations) in a 200,000 +/- sf building.

Building materials anticipated for this project include a mix of masonry, stone, metal, along with other materials that complement the existing buildings within Bridge Park and will adhere to and be consistent with City of Dublin design standards.

The required open space for the project will be open to the public, while activating and working with the existing topography of the site. The intention for the design of this public open space is a greener and more natural environment, including benches, decking/boardwalk, greenspace, and a proposed revitalization of an existing stream bed to assist in the site's stormwater management strategy.