



Engineers, Surveyors, Planners, Scientists

June 26, 2025

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

Subject: Block Y – Preliminary Development 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. Below is a summary of the programmatic elements of each building included in this development.

**Mixed-Use Building:**

- 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 24 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 subgrade parking garage to serve the entire development with 415 parking spaces, including accessible and EV charging spaces.

**Office Building:**

- This will be a four-story Mixed-Use Building consisting of approximately 96,000 SF.
- Roughly 7,000 – 10,000 SF of retail tenant space located on the ground floor which will include patio space for a possible food and beverage tenant.
- The office space will comprise the remainder of the square footage of the building on the ground floor and floors above.
- A single lower-level room housing the water service for the building being accessed from the exterior only.

The anticipated exterior materials for the building 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 proposed open space for this site will activate the southeast corner of W. Dublin Granville Road and Riverside Drive and provide connectivity to the rest of Bridge Park to the north. The intention of these open spaces is for soft buffers between building facades and streetscape, and to provide passive spaces for pedestrians to engage in.