

August 07, 2025
City of Dublin
Planning Division
5200 Emerald Parkway
Dublin, Ohio 43017

Subject: Bridge North - Preliminary Development Plan – Project Narrative

Vision Statement:

Extending the vibrancy of the Bridge Park District while adding a central park element to continue to diversify experiences of the entirety of the Suburban Urban context.

This proposed project not only will fill the final undeveloped land along Riverside between John Shields and Tuller, but it will endeavor to seamlessly continue the mixed-use building fabric that exists in this district today. 5 structures, oriented around a terraced park, with the intent of consistent programming to act as a northern anchor to the entirety of the district. First floor commercial space with an aim towards soft goods and shopping mixed with destination restaurants. A hotel that will be the first of its kind in Ohio. Vibrant Office environments that overlook the river and down onto Longshore. Housing opportunities for the growing population of the region to be able to call Dublin home. This is what our team will endeavor to accomplish with Bridge North.

Landscape:

The proposed open space for the site is comprised of the central plaza, pocket park north and pocket park south. Central Plaza is situated at the heart of the site and serves as the central hub for connection, activities, and engagement. The main design elements consist of an overlook, terrace seating, flex lawn and water feature, which is intended to support a variety of experiences and celebrates the unique grade transition. A woonerf plaza which prioritizes pedestrians and cyclists, doubles as an extended plaza to the central plaza and creates seamless connections to the street level activities. The pocket parks are programmed to accommodate adjacent building uses and to provide flexible and inviting outdoor spaces.

Hotel:

- Tempo by Hilton, a new hotel at the northwest corner of the development, will bookend the site along Riverside Drive and serve as a destination for visitors and nearby residents. With an inviting lounge intended to be a living room for the community, guests will be invited in from the Longshore Street corridor and have sweeping views of the Scioto River.

Accentuating the community experience, two restaurant spaces flank the lobby space and connect to the adjacent pocket park through ample patio space.

- The exterior materials consist of brick, metal panel and wood accents that create rhythm and play along the façade. Storefront at the ground level and window units at guestroom floors are complimentary to the Dublin Bridge Street District zoning requirements and surrounding contextual buildings.
- The hotel building is 6 floors total (5 over 1) with 150 guestrooms and will encompass a total of 94,235 SF of interior space.
- The first floor is a total of 19,035 sf containing the following spaces:
 - Lobby/Lounge: 8,000 sf
 - BOH/Support: 5,305 sf
 - Fitness: 1,095 sf
 - Restaurant 01: 1,655 sf
 - Restaurant 02: 2,155 sf
 - Shared Kitchen: 825 sf
 - The guestroom floors (2-6) will have 30 keys each with 150 total.

Office Building:

- This will be a five-story Mixed-Use Building consisting of approximately 90,000 SF.
- Roughly 15,000 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 floors above.
- A series of patio and terraces carve a vertical void at the building's southwest corner, in dialogue with the office building across John Shields Parkway, this form frames a welcoming gateway experience from Riverside Drive into the district.

Residential "A":

- This will be a six-story Mixed-Use Building consisting of approximately 170,000 SF.
- Podium level comprises roughly 16,000 SF retail spaces.
- 5 residential levels above the podium provide 131 units in total.
- The massing is configured to create an elevated courtyard above the retail podium, featuring a private pool and resident amenities that enhance the living experience while serving as a visual focal point for surrounding office and residential buildings.
- A landscaped pocket garden at the southeast corner, integrated with project signage, activates the primary entry point of the development at the intersection of Mooney Street and John Shields Parkway.

Residential “B”:

- This will be a six-story Mixed-Use Building consisting of approximately 128,000 SF.
- Podium level comprises roughly 19,000 SF retail spaces.
- 5 residential levels above the podium provide 100 units in total.
- The massing is configured in a U-shape to define and extend the experience of the central plaza to the east, with a symmetrical design that reinforces its relationship to this shared public space.

Residential Liner:

- This will be a six-story Mixed-Use Building consisting of approximately 111,000 SF.
- Podium level comprises roughly 5,000 SF of retail spaces.
- 5 residential levels above the podium provide 63 units in total.
- The residential liner along the Longshore façade is designed to reinforce the central plaza, with its south end echoing the architectural language of Building A to create a cohesive bookend.
- The brick podium steps down in scale—two stories at the center portion and one story at the north end—to respond to the plaza’s proportions and pedestrian scale.
- The northwest corner features a reflective metal panel clad corner that serves as a visual anchor, with north façade, facing I-270, includes an opportunity for large signage to enhance visibility and branding of the whole district.

Garage:

- This will be a five-story Parking Garage consisting of approximately 201,000 SF, 618 parking spaces.
- The garage features a metal and glass stair tower at its northeast corner, serving as a visual cue and terminating element at the end of the overall development.
- The Mooney Street façade employs a gradient of three neutral tones—white, light grey, and dark grey—to create a subtle and refined progression of color along the streetscape.

The anticipated exterior materials for all buildings include a mix of stone, masonry, metal, storefront glazing, fiber cement panels and other materials consistent with City of Dublin design standards and complementary to the existing buildings at Bridge Park.