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

Subject: Block Y – Preliminary Development Plan – Concept Plan Comments & Waivers List

As an addendum to the initial PDP submission materials and the overall project narrative document, please see below for additional information related to the Planning and Zoning Commission's January 2025 Concept Plan commentary as well as a listing of the mixed-use building's requested waivers and associated reasons for each request.

PZC Concept Plan Comments

Please provide in your narrative how you are addressing these concerns with the PDP and what improvements have been made since the CP.

- General support for the project as a whole; scale and size of the buildings was mixed support
 - The team has kept the spirit and general configuration of the project as presented during the Concept Plan review. Further definition and articulation of the site and structures has endeavored to support the same design principles and address the feedback received during discussions with the PZC and Dublin staff to date.
- Concern of the pedestrian connectivity around the site and at the roundabout
 - The building and landscape design have maintained the spirit of the existing stair access to the shopping center at the southwest corner of the site and created a series of public terraces at the northwest corner adjacent to the roundabout. These occupiable terraces engage the shared-use path and provide opportunities for the public to inhabit spaces elevated and slightly removed from the traffic activity at the roundabout, while maintaining visual connections with Bridge Park, the Link bridge, and Historic Dublin.
- Concern with traffic output from the project and whether the street network can handle it
 - The project team continues to advance traffic studies in coordination with City staff to confirm and address any impacts.
- Concern about the additional access point on SR 161
 - Per ongoing coordination with City staff, the revised proposal seeks a right-in-only access point on SR-161.



- Concern with the relation of the buildings to the street; concern with how Riverside Drive streetscape is being activated.
 - Significant design advancement and detail have been provided relative to how the mixed-use building addresses Riverside Drive and SR-161. With modified site topography and intentional plant and tree selections, the garage levels of the west and north elevations will be largely screened from view. The landscape design along Riverside Drive graduates from a continuation of the natural Riverside Drive streetscape at the south into a more curated approach aligned with the balance of Bridge Park to the north. As the site's topography is not conducive to pedestrian interaction or access along much of Riverside, the landscape design leads the public to the terraces at the northwest corner of the site, while maintaining the existing pedestrian path access at the south end of the site.

Waivers List – Mixed-Use Building

Please provide in your narrative why the waivers are being requested and how they meet the criteria for waiver reviews.

Building Type: (5) Corridor Building – split at centerline into “North Building” and “South Building”, each classified as a Corridor Building, see drawings for further clarity.

North Corridor Building

Maximum Height (6 stories maximum)

- North corridor building is 11 total stories, 8 above ground level. Height deviation is due to the significant grade change of the existing site topography and intended to align with the Community Plan vision at the northwest corner of the site, opposite the AC Hotel, stepping down to the south towards the low-rise commercial and residential neighborhoods nearby.

East Elevation:

1. Blank Wall Limitation (No greater than 15'-0" or 30% of façade per story)
 - a. Blank wall limitations met on upper levels 02-08, not provided at Lobby Level and Service Level P1.
2. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

North Elevation:

1. Number of Entrances (0 provided / 2 required)
 - a. Entrances not provided due to interior programming (parking garage) and landscaping/planting screening along façade.
2. Façade Transparency – Ground Level (39.9% provided / 60% min. required)
 - a. Ground level transparency not provided due to interior programming (parking garage) and landscaping/planting screening along façade.
3. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.



Northwest Elevation:

1. Façade Transparency – Ground Level (38.2% provided / 60% min. required)
 - a. Ground level transparency percentage not provided due to architectural features.
2. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

Southeast Elevation:

1. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

South Corridor Building

Maximum Height (6 stories maximum)

- South corridor building is 10 total stories, 7 above ground level. Height deviation is due to the significant grade change of the existing site topography and intended to align with the Community Plan vision at the northwest corner of the site, opposite the AC Hotel, stepping down to the south towards the low-rise commercial and residential neighborhoods nearby.

East Elevation:

1. Blank Wall Limitation – Ground Floor (No greater than 15'-0" or 30% of façade per story)
 - a. Blank wall limitations met on upper levels, not provided along rated egress walkway behind low wall at lobby level.
2. Primary Material Ratio (62.3% provided / 80% required)
 - a. Primary material percentage difference is due to use of metal panel accent band and tower panels above.
3. Vertical Façade Increments – Ground Floor (No greater than 45'-0")
 - a. Vertical façade divisions provided on upper levels, not provided along rated egress walkway behind low wall at lobby level.

Inner North Elevation:

1. Blank Wall Limitation – Ground Floor (No greater than 15'-0" or 30% of façade per story)
 - a. Blank wall limitations met on upper levels, 16'-10" provided in lieu of 15'-0" at exterior wall of rated fire command center on ground floor.
2. Primary Material Ratio (64% provided / 80% required)
 - a. Primary material percentage difference is due to use of metal panel accent band and tower panels above.
3. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

North Elevation:

1. Primary Material Ratio (76% provided / 80% required)
 - a. Slight primary material percentage difference is due to use of metal panel tower panels.
2. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

Northeast Elevation:



1. Blank Wall Limitation – Upper Floors 03-07 (No greater than 15'-0" or 30% of façade per story)
 - a. Blank wall limitations met on first two levels, 21'-5" provided in lieu of 15'-0" at exterior wall of rated elevator shaftway on tower levels 03-07.
2. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

South Elevation:

1. Blank Wall Limitation – Lower Levels (No greater than 15'-0" or 30% of façade per story)
 - a. Blank wall limitations exceed 15'-0" at the service areas and rated exterior egress pathway, screened from street view by site screenwall and landscaping.
2. Non-Street Façade Transparency (4.1% provided / 15% min. required)
 - a. Minimal glazing provided at the service areas and rated exterior egress pathway, screened from street view by site screenwall and landscaping.
3. Primary Material Ratio (78.4% provided / 80% required)
 - a. Slight primary material percentage difference is due to metal panel accent band.
4. Vertical Façade Increments (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to service areas and rated exterior egress pathway, screened from street view by site screenwall and landscaping.

Southwest Elevation:

1. Primary Material Ratio (76.9% provided / 80% required)
 - a. Slight primary material percentage difference is due to use of metal panel tower panels above.
2. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - b. Vertical façade divisions not provided due to modern architectural style of towers.

West Elevation:

1. Number of Entrances (1 provided / 6 required)
 - a. Additional entrances not provided due to interior programming (parking garage) and landscaping/planting screening along façade.
2. Blank Wall Limitation (No greater than 15'-0" or 30% of façade per story)
 - b. Blank wall limitations met on upper levels, not provided at lower levels behind landscape screening.
3. Façade Transparency – Ground Level (9.5% provided / 60% min. required)
 - a. Ground level transparency not provided due to interior programming (parking garage) and landscaping/planting screening along façade.
4. Primary Material Ratio (69.1% provided / 80% required)
 - a. Slight primary material percentage difference is due to use of metal panel accent band and tower panels above.
5. Vertical Façade Increments – Upper Floors (No greater than 45'-0")
 - a. Vertical façade divisions not provided due to modern architectural style of towers.

The project team believes the proposed project to be harmonious with the zoning code, community plan and character of the vicinity. We appreciate your consideration of these requests and ongoing collaboration through the approvals process.