

04.02.26

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

Subject: Block Y Final Development Plan Narrative

Introduction

The proposed Y-Block Final Development Plan is a culmination of concerted efforts by the design team, City staff, and the Planning and Zoning commissioners. The design team has been working diligently to implement the comments and suggestions provided by staff and commission members to create an outstanding and unique project. The following is a summary of the project and design changes based on feedback received during the Preliminary Development Plan.

Overall 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 a 7-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 buildings 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.

Preliminary Development Plan – Staff Comments

Hotel Building (South Corridor Building)

- *Retaining Wall Design – Although details have not been fully provided, Staff has concerns with the design of the retaining wall southwest of the service bay. Renderings have shown a large, solid concrete retaining wall that will be visible from Riverside Drive and alongside the pocket park in the southwest corner of the site. The applicant should continue to work with Staff on the design and treatment of the retaining wall adjacent to the service bay.*
 - Response: The design of this wall has been further refined in concert with the landscaping approach. Refer to submission materials for more information.

Condo Building (North Corridor Building)

- No comments provided within PDP planning report

Office Building

- *Building Design – The applicant has made several revisions to the architecture of the office building during the review process. Staff have shared concerns about the façade massing at the northeast corner of the building, which is most prominent on Dale Drive, and the southwest corner, which will be most prominent from Riverside Drive. The northeast corner of the building is located in a terminal vista point when Stoneridge Lane is extended from the east. Staff would recommend that the corners be softened with a physical break in the façade or a variety in building materials, similar to the northwest corner of the building. The applicant should continue to work with staff on the design of the office building and how the design and materials will complement the hotel/condo building.*
 - Response: In regard to the request for a “softening” of the northeast corner, we hope to balance the monumental symmetry of the east façade / main entry facade / “front door” façade by “wrapping” the (3) story massing around the corner, and stepping down to a (2) story massing creating the roof terrace gesturing towards the Hotel and Bridge beyond. This “wrapping” mirrors the porch wrapping and connecting the buildings (2) entrances. The windows and metal panels are intentionally not interrupted or captured to emphasize the notion of that wrapping notion as a nod to the public and pedestrian circulation around this corner connecting the entry plaza and the Hotel’s drop-off.



Preliminary Development Plan – Conditions of Approval

1. The applicant work with Staff to provide a conceptual master plan that will show how the development fits within the existing character of Shoppes at River Ridge, and any potential redevelopment of the shopping center.
 - **Response: The applicant team has provided a conceptual master plan to Staff for potential future redevelopment of the Shoppes at River Ridge to communicate how the Block Y development would align with any future redevelopment configuration.**
2. The applicant continues to work with Staff to further integrate the development with the surrounding areas and align with the guiding principles of the Bridge Street District.
 - **Response: The applicant team has worked with Staff since the PDP phase and believes the project’s development further integrates it with the surrounding areas and aligns it with the principles of the BSD.**
3. The applicant continues to work with Staff on the design of the access point to ensure a consistent streetscape character along W. Dublin-Granville Road that maintains EMS access while prohibiting private vehicles and trucks.
 - **Response: An emergency-only access point from W Dublin-Granville Road utilizing grass pavers, a mountable curb, and demarcation bollards is proposed and will be further coordinated with Staff and Washington Township Fire Department.**
4. The applicant continues to work with Staff on the design and treatment of the retaining wall adjacent to the service bay.
 - **Response: The applicant team has provided further information and design refinement of this retaining wall leading up to and within this FDP submission package, highlighting materiality, detailing and landscape integration.**
5. The applicant continues to work with Staff on the design of the office building and how the design and materials will complement the hotel/condo building.
 - **Response: The applicant team has continued to refine the office building design and its exterior materials are closely aligned with those of the hotel/condo building.**
6. The applicant works with Engineering to refine the stormwater management controls for the site to include quantity and quality control for areas east of Dale Drive that are tributary to the project and quality control for areas west of Dale Drive.
 - **Response: A stormwater report has been provided to document site stormwater quantity and quality control for areas east of Dale Drive to the project and quality control for areas west of Dale Drive, for both the full build-out and temporary conditions. The proposed concrete underground detention system is intended to serve as a temporary sediment basin and will be further coordinated with Engineering.**
7. The applicant works with Engineering to provide cross access easements and agreements between properties for the long-term maintenance and operation of the stormwater management control features of the site.
 - **Response: Cross-access easements and agreements will be coordinated with Engineering and Staff as the stormwater management design is finalized.**



Waiver 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.

1. Maximum Height (6 stories maximum)
Reason for Deviation: Both buildings are 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.
2. Number of Entrances:
 - a. South Corridor Building – West
Reason for Deviation: Entrances not provided due to interior programming (parking garage) and landscaping/planting screening along façade.
 - b. South Corridor Building – South
Reason for Deviation: Entrances provided are vehicular at garage entry and employee entrances at the loading dock.
3. Primary Material Ratio:
 - a. South Corridor Building – East
 - b. South Corridor Building – West
 - c. South Corridor Building – Southwest
 - d. South Corridor Building – South
 - e. South Corridor Building – Southeast
 - f. South Corridor Building – North
 - g. South Corridor Building – Inner North
 - h. North Corridor Building – West
 - i. North Corridor Building – Northwest
Reason for Deviations: Ratios below 80% primary materials are due to the use of metal panel systems to stitch together and break down mass of overall building/long facades
4. Ground Level Transparency:
 - a. South Corridor Building – West
 - b. North Corridor Building – North
Reason for Deviations: Transparency not provided due to interior programming (parking garage) and landscaping/planting screening along façades.



5. Horizontal Façade Divisions:

- a. South Corridor Building – West
- b. South Corridor Building – Southwest
- c. South Corridor Building – South
- d. South Corridor Building – Northeast
- e. South Corridor Building – Inner North

Reason for Deviations: Divisions not provided due to larger vertical expressions desired at these locations as part of larger architectural massing approach.

6. Non-Street Façade Transparency

- a. South Corridor Building – South

Reason for Deviations: Transparency not provided due to garage vehicular entry and loading dock, as well as interior programming (parking garage) and landscaping planting/screening along façade.

7. Vertical Façade Divisions

- a. South Corridor Building – West
- b. South Corridor Building – Southwest
- c. South Corridor Building – Northeast

Reason for Deviations: Vertical façade divisions not provided at the tower levels of these facades due to the modern architectural style of the hotel tower that emphasizes the vertical divisions of the base and midlevels below.

Conclusion

The design and development team would like to thank Planning and Zoning Commission and Staff for their valuable insight and suggestions for Block Y that are now incorporated into this Final Development Plan Submission. The team is looking forward to the next meeting and a more detailed discussion.