

Conditional Use Permit Narrative – J-Block Garage

To: Dublin Planning & Zoning Commission and Staff
From: Crawford Hoying
RE: COTA Park and Ride - Bridge Park Block J
Date: July 17, 2026

The approved J-Block Final Development Plan includes a 104,000 square foot office building, an 89-unit condominium building, and a 500-space parking garage. The southwest quadrant of the site is currently occupied by an existing COTA Park and Ride facility with 85 parking spaces. The existing bus stop is in the northbound lane on Dale Drive.

As part of the J-Block project, Crawford Hoying, in collaboration with the City of Dublin and the Central Ohio Transit Authority (COTA), is coordinating a phased relocation of the bus stop. Starting with a temporary location and eventually transitioning to a permanent location within the J-Block development.

The temporary bus stop location is proposed at the northwest corner of the Dale Drive and Bridge Park Avenue intersection. Riders will utilize the G-Block Garage, located at 6630 Mooney Street. The stop will be equipped with a sign and bench relocated from the existing location. This temporary location will remain in use until the permanent facility is completed and operational.

The permanent bus stop is proposed along Banker Drive on the south side of the J-block development. COTA riders will use the new J-Block garage, with up to 100 reserved parking spaces. Additionally, a driver-only restroom and a small waiting area within the garage will be constructed. A dedicated COTA bus loading zone will be provided on the north side of Banker Drive, outside the travel lane.