

project summary

To: Dublin Ohio – Planning and Zoning Commission
From: Meyers + Associates Architecture
Project: 4012 W Dublin-Granville Road
Project #: 2020-39
Issue Date: Monday, August 2, 2021

Concept Plan – Project Summary

The proposed project includes construction of a two-story, multi-tenant building along W. Dublin -Granville Road (West of Sawmill Road, adjacent to and East of David Road). The property is located within the Bridge Street District (in the BSD Office overlay) and will follow all applicable guidelines of the Bridge Street District Development code (BSD).

Parking will be provided in the rear of the building with vehicular access from existing Banker Drive on the North East side of the property. Parking calculations have been provided based on anticipated uses of the building and found to comply. The parking lot will be screened along street frontages with the use of landscaping, trees/shrubs, and/or landscape walls, or a combination of such per BSD requirements.

Public Open Space will be provided along David Road in the form of a Pocket Plaza within proximity to W Dublin Granville Road with the potential for additional open space along W Dublin Granville Road.

The building is comprised of an estimated 11,529 s.f., two-story Salon / Medical Spa with outdoor terrace on the ground floor at the rear of the building and roof top terrace along David Road. A separated +/- 3,086 s.f. First Floor leasable space at the East of the building will contain a ground floor terrace along the East side of the property with a roof top terrace above.

The proposed building will follow guidelines as outlined for a **Loft Building Type** and will be positioned within the required building zone near the corners of W Dublin Granville Road and David Road with public sidewalks to building entrances on the front and rear of the building. Building entrances will be located along W Dublin-Granville Road, David Road and at the rear of the building. Consideration has been given to the exterior of the building to ensure a variety in massing via varying roof parapet heights and articulation of the façade while providing pedestrian-scale details and approachability.

