



**DARIN RANKER ARCHITECTS**  
+ INTERIOR DESIGNERS

November 19, 2021

Planning Commission  
The City of Dublin Building Standards  
5200 Emerald Parkway  
Dublin, OH 43017

**RE: Concept Plan Review  
Employers Health  
W Dublin Granville Rd & Shamrock Blvd  
Application #21-184CP  
DRA Project #21-356**

To Whom it May Concern,

We are proposing a new 30,000 square foot office building comprising of 3 stories at the northeast corner of West Dublin Granville Road and Shamrock Boulevard. The primary tenant of the building will be Employers Health, which is looking to expand the size of its office presence in Columbus. The remainder of the building will be constructed as future commercial office tenant space.

The design of the building consists of a three story volume along West Dublin Granville and a two story volume along Shamrock Blvd. This provides the opportunity for a roof terrace on the third floor. The building creates a strong statement at the intersection through the use of three stories of glass wrapping the corner along with a large overhang. The use of brick as a primary material fits in with the aesthetic of Bridge Park and compliments the neighboring State Bank building.

The building is situated as close to West Dublin Granville as possible due to existing easements on the property. These easements place the structure outside of the required build to zone set forth in the Bridge Park zoning. The vehicular parking spaces will be to the north of the building, which will necessitate the removal of the existing stand of trees. To have viable office tenant space, the market requires a 4 space per 1,000 square foot parking ratio. The easements restrict the ability to contain the needed parking spaces on the site, so additional parking is proposed along Shamrock Boulevard.

An outdoor public space is proposed on the east side of the building and would lead to the public space provided by State Bank. The building will have doors at the first floor opening onto this space as an extension of the conference center.

Sincerely,

Darin J. Ranker, AIA NCARB, Architect / Principal  
Darin Ranker Architects + Interior Designers