

12.22.21

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RE: Conditional Use Application – 4455 Winder Drive

## Conditional Use Statement

### Request for Conditional Use approval for 4455 Winder Drive

The proposed building at 4455 Winder Drive is a podium building with parking on the first level and 5 levels of residential above the podium. The residential component will be 87 units dedicated to active senior housing. This is unique to Bridge Park as there no other dedicated housing for seniors. The building will be in use 24/7, 365 days a year. There will be approximately 4 to 6 full time employees. There will be a small office component on the first floor facing Winder Drive. This office space will be dedicated for the at home seniors that partake in the activities and services provided by Friendship Village of Dublin. Friendship Village will be the operator for the entire facility

The majority of the first floor is the garage for the building. It is essential to provide direct access to parking for the seniors living in the building for both convenience and security. The parking garage will provide shorter walking distances and secured space for added comfort to the tenants. There are 87 spaces for use by the tenants. The garage is unlined, similar to the B Block Garage across the street. The garage is unlined to provide the necessary parking and the lot size would not allow for additional meaningful space. We pushed the building back from the ROW to provide landscaping along the garage face. This is to soften the experience as pedestrians walk along Mooney. The design also brings elements and materials from the residential portion to the ground level. Visually, this connects the garage and residential portion and the building reads as one rather than two distinct uses.

The building is similar to other buildings in Bridge Park. It provides high density housing with parking to support the residential component. There is access and egress for the tenants along Mooney that will allow easy access to the core of Bridge Park and all that the activities it offers.

The building's senior demographic adds another layer to Bridge Park that is needed and desired. This will provide options for a wider range of resident wanting to be part of this exciting, vibrant community.



Respectfully,

**Don Brogan**

VP of Development

Crawford Hoying