

Crosby Court, Lot 1 – Proposal Overview

The City of Dublin owns a 9.338-acre parcel of vacant land located on the south side of Post Road/S.R. 161, east of Houchard Road, and accessed from Crosby Court ("Crosby Court site"). The Crosby Court site is located in the West Innovation District, which is over 1,100 acres of mostly undeveloped land intended to provide multiple opportunities for walkable, mixed use, research and innovation development sites.

The Crosby Court site is designated as part of the "Advanced Manufacturing" subdistrict of the West Innovation District Plan, adopted by City Council on December 4, 2017 (Ord. 69-17), which is an area dedicated to the support and production of sustainable technologies for the future. Major employers are expected to locate to this sub-district, including prototype development, light and advanced manufacturing, data centers, mission critical operations and "clean tech" manufacturing. Both large- and small-scale footprint buildings are appropriate in the ID-3 zoning district, in which the property is located.

The City of Dublin and VanTrust Real Estate are exploring a partnership that would result in the development of a speculative flex/industrial building to attract the type of businesses envisioned in this portion of the West Innovation District.

The conceptual single- or multi-tenant building is 140,000 square feet, with 167 parking spaces distributed around the north (SR 161/Post Road frontage), west (Houchard Road), and east (Crosby Court) sides of the building. The south side of the building would be primarily dedicated to service and loading. A building of this size and site arrangement would accommodate up to four tenants, with employee and guest parking on the north, east, and west sides of the building near the tenant entrances, which would be appropriately separated from the service and loading areas to the rear of the building.

To effectively market this project toward the companies envisioned for the ID-3 zoning district and maximize the economic development potential of this City-owned property, the City of Dublin and VanTrust Real Estate desire feedback on the following zoning regulations related to the site arrangement:

- 1) **Parking Location:** Location of employee and visitor parking on the following street frontages: St. Rt. 161 / Houchard Rd. / Crosby Ct. (Zoning Code Section 153.040(F)(2))
- 2) **Parking Totals:** Total amount of parking provided on site to maximize the number of employees able to report to work at this site. (Zoning Code Section 153.040(F)(6))

Dublin Economic Development staff and the developer believe the project as proposed offers the parking flexibility required for today's R&D, advanced manufacturing, and innovation companies, which is consistent with the City's vision for the West Innovation District. If the proposed project is restricted to only providing a limited number of car parking spaces on the south and east sides of the building away from any tenant entrances on the north side, it would severely limit the appeal to these types of companies, which typically have much higher employee headcounts as compared to warehouse and distribution uses.

March 1, 2022

Mr. Zachary Hounshell
Planner I
City of Dublin
Dept. of Planning
5200 Emerald Parkway
Dublin, OH 43017

Re: Crosby Court Flex Industrial Additional Parking Need

Dear Mr. Hounshell:

As you are aware, VanTrust Real Estate is currently working through the ART approval process for a 140,210 SF Flex Industrial building. As part of this process, VanTrust is requesting a parking variance of 171 day one auto parking stalls, which is 108 spaces above the code required minimum amount of 63. VanTrust has proposed just over a 1:1000 parking ratio for this project which is in line with flex industrial buildings of this size both locally and nationally. This parking ratio will allow VanTrust to meet the requirements we are seeing from both local and national tenants with evolving business models, shift schedules, and employee counts. The project is setup for multiple tenants but could certainly support one single user. To maintain market flexibility, the parking has been spread out along the front and sides of the building and will serve both future employees and visitors to the building.

Sincerely,



Brice Harrison
Director, Development
VanTrust Real Estate