

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