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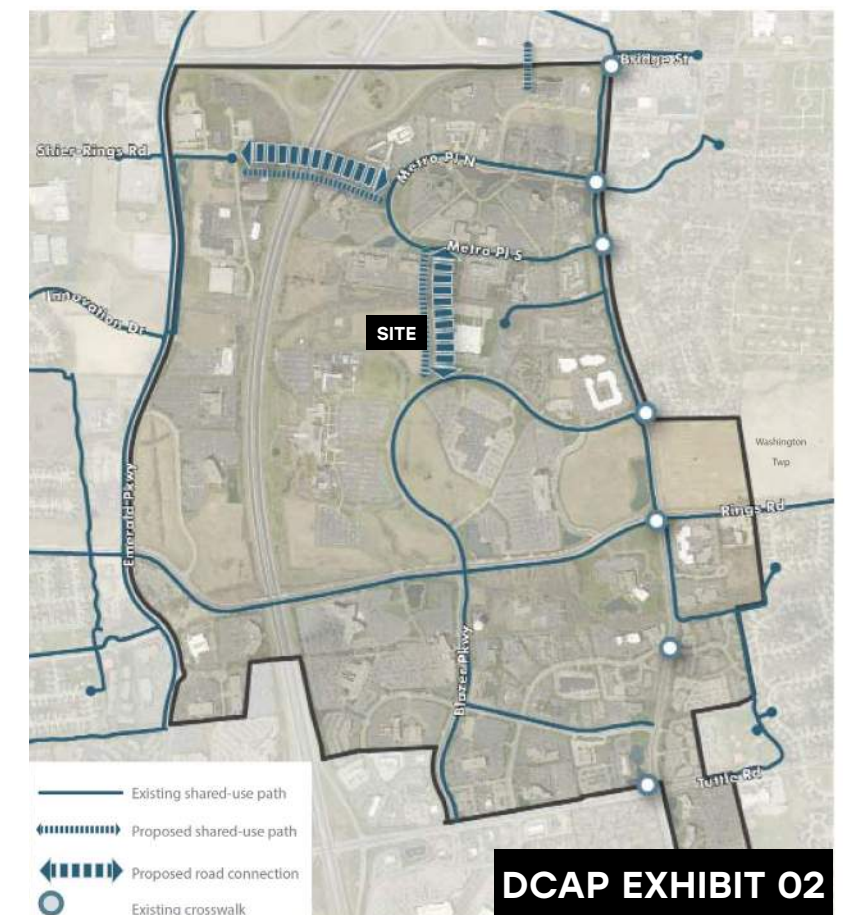
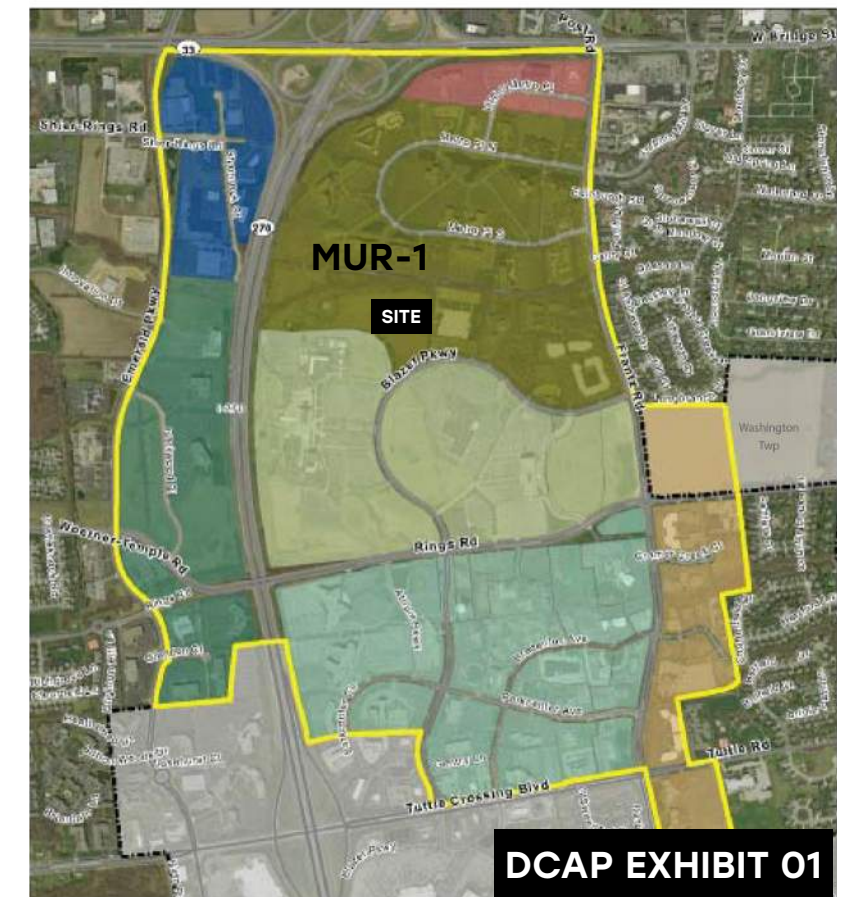
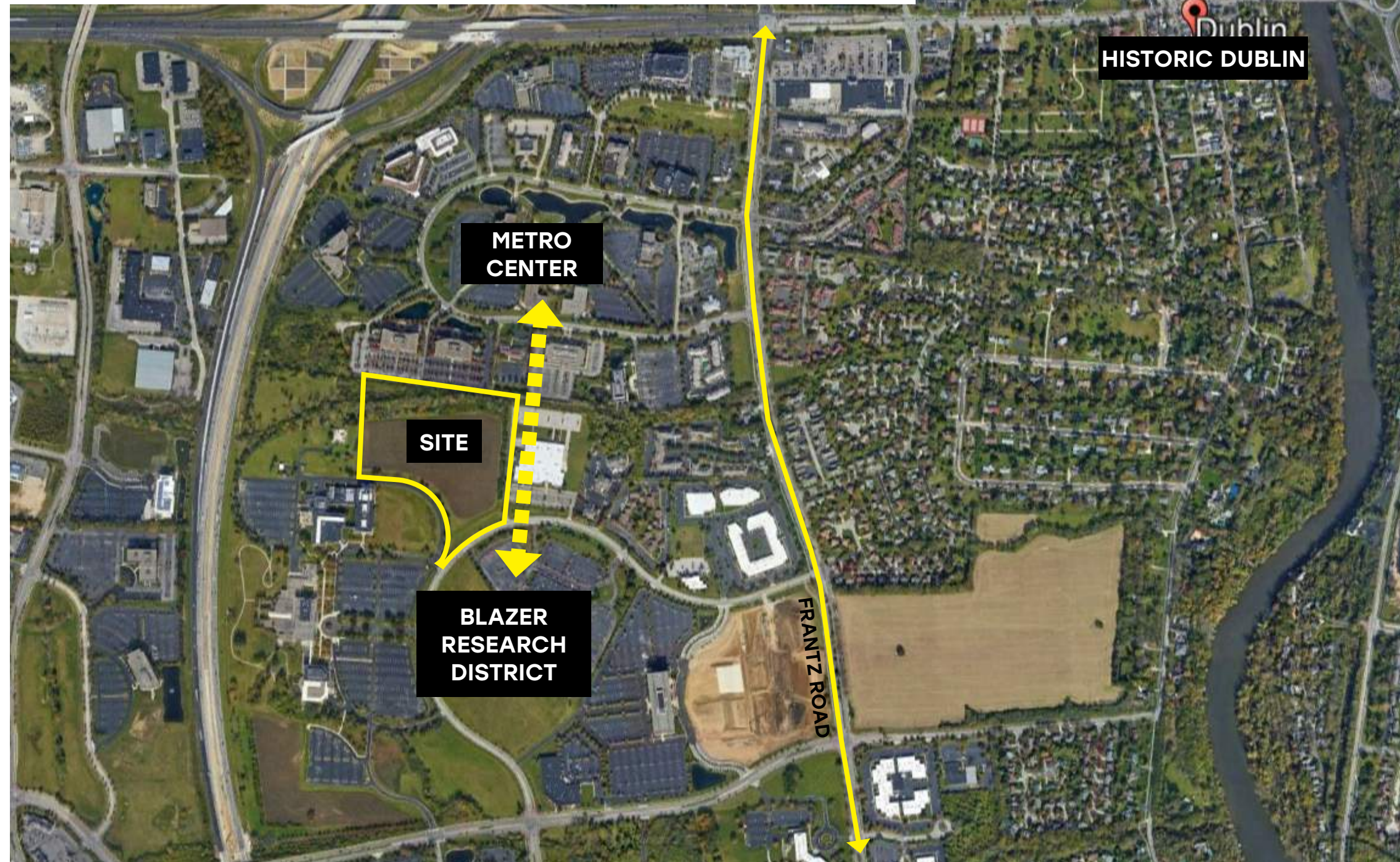
ASHLAND MULTI-FAMILY

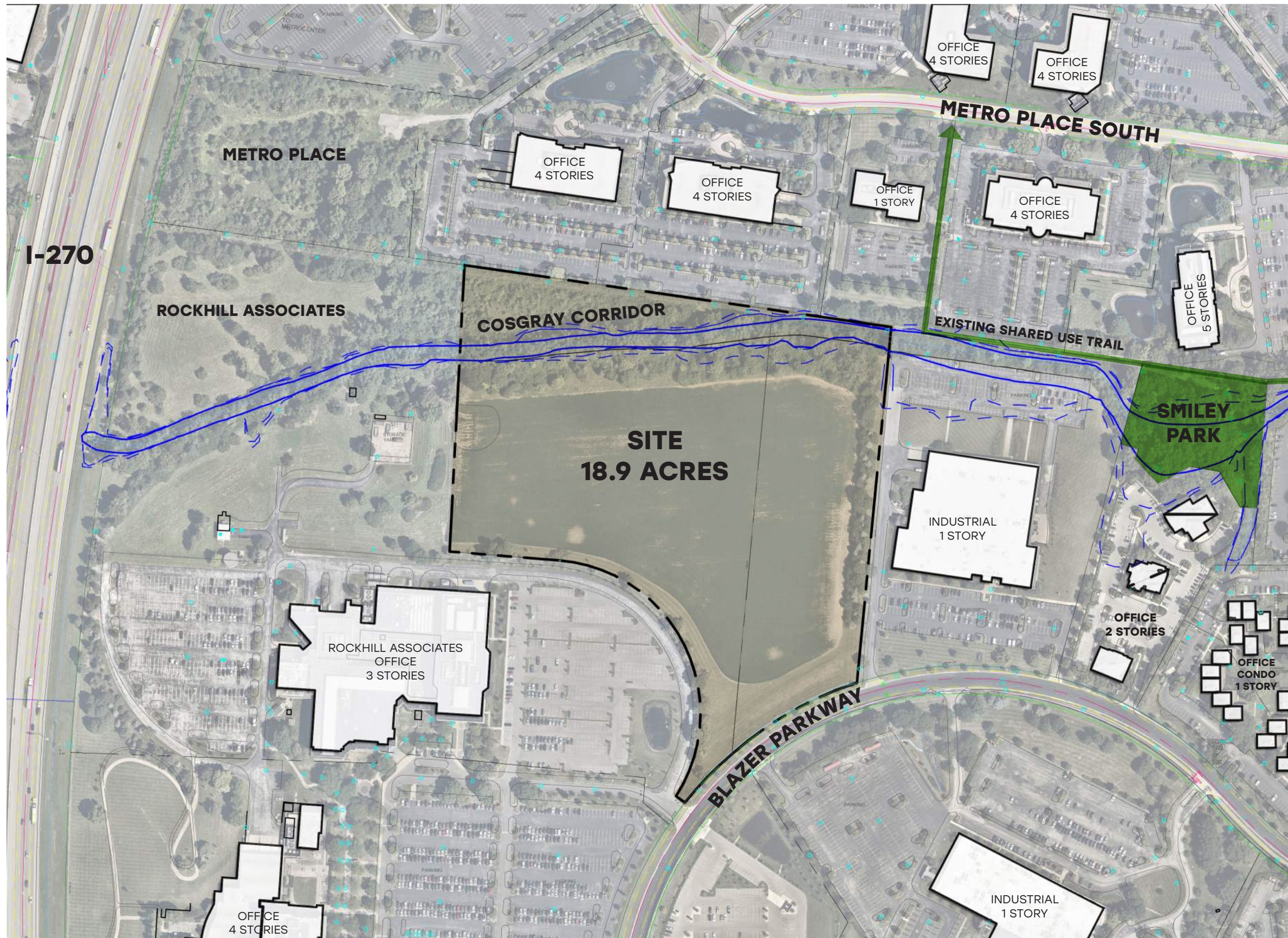
DUBLIN PLANNING & ZONING INFORMAL REVIEW

02.23.2023

VICINITY MAP

The site is currently vacant and located in the Blazer Research District. To the north is the Metro Center Office District. East and West of the site is 1-3 story light industrial and office buildings. The entrance to the site is directly off Blazer Parkway, and in close proximity to Frantz Road. The Dublin Corporate Area Plan strongly recommends a North / South connection on or near our site that connects the Metro Center Office Park with the Blazer Research District - (See exhibit 01 and 02 from the 2018 Dublin Corporate Area Plan)





EXISTING SITE

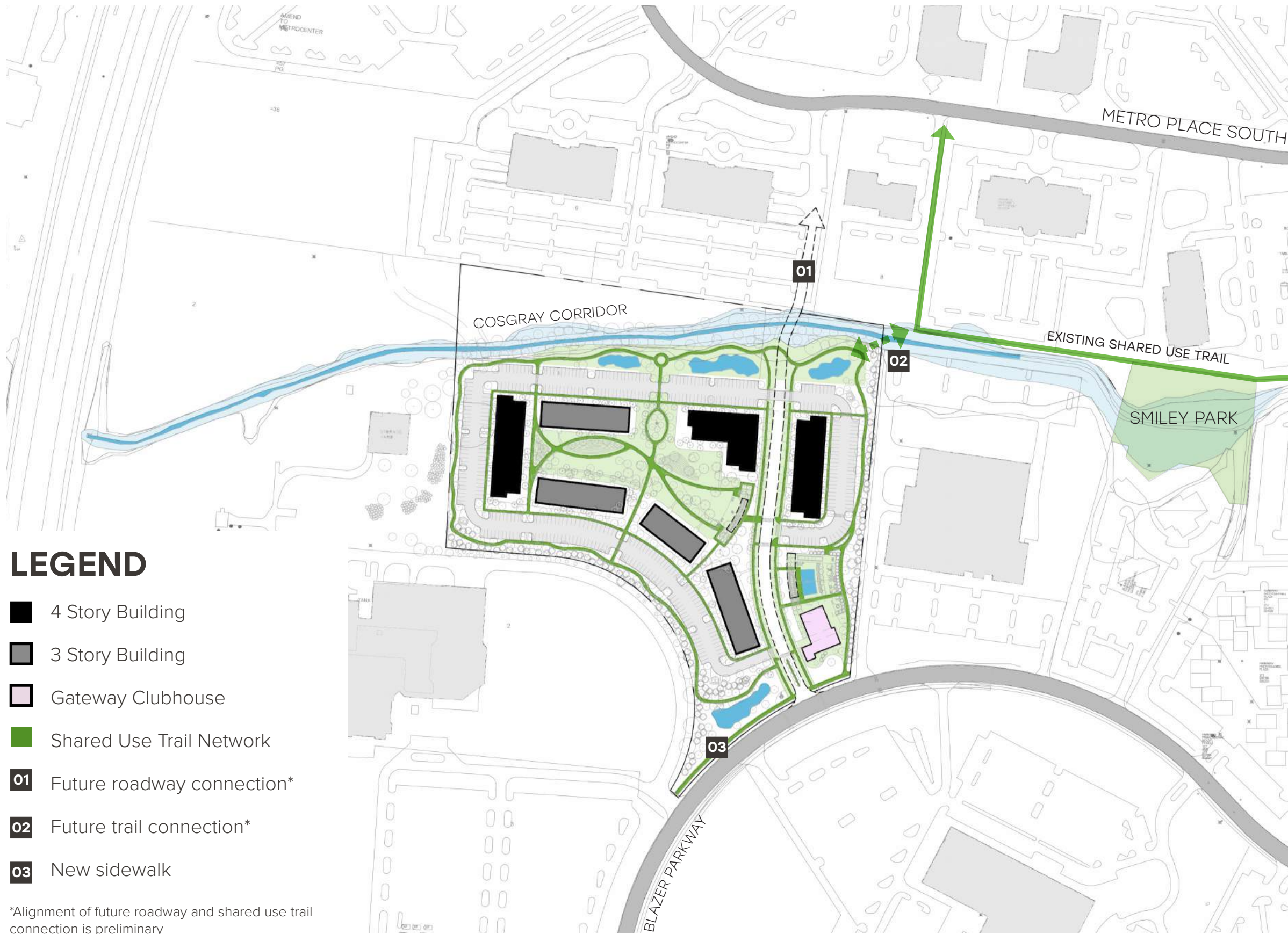
Blazer Parkway is the main public road frontage and main entrance the site.

The site is currently zoned Office Laboratory and Research District. The 2018 Dublin Corporate Area Plan recommends this site be rezoned MUR-1 (Mixed Use Residential).

Natural assets on the site include the Cosgray Corridor, an existing tree line around the perimeter and a shared use trail that connects the Metro Center Office District with Smiley Park and Frantz Road.

The Rockhill parcels to the west directly front I-270 and create a substantial buffer of 330 yards from the highway.





DESIGN CONCEPT

The primary axis through the site is a tree-lined north-south roadway with a potential future connection to the Metro Center Office District.

Buildings and site features define the edges of the primary north-south street.

The shared use trail network, landscape features, and view sheds connect the residential community to the Cosgray Corridor and the existing trail network east of the site.

LEGEND

- 4 Story Building
- 3 Story Building
- Gateway Clubhouse
- Shared Use Trail Network
- 01 Future roadway connection*
- 02 Future trail connection*
- 03 New sidewalk

*Alignment of future roadway and shared use trail connection is preliminary



SITE PLAN

Fronting Blazer Parkway, the residential clubhouse is featured at the main entrance to the site.

The residential development is anchored by a strong north-south roadway that will allow for the potential future connection from Blazer Parkway to Metro Center. This roadway includes parallel parking, sidewalks, and building frontage on each side of the street. This north-south connection is strongly recommended by the Dublin Corporate Area plan and a key organizing element of the development plan.

Directly adjacent to the roadway is a park-like open space with a strong landscape connection to the Cosgray Corridor. View sheds, pathways, trees and plantings connect the primary open space to the streetscape and Cosgray Corridor.

Total Residential Units:	300
Total Parking Spaces:	450
Parking Ratio:	1.5
Units Per Acre:	16

Open Space Required:	60,000 sf
Open Space Provided:	337,700 sf





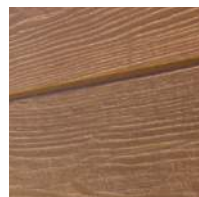
Building #4 - West Elevation

CONCEPT ELEVATION

The architectural massing is characterized by simple modern block forms similar to the adjacent office buildings with a material palette of dark masonry, fiber-cement panel, and warm wood-look accents featured at residential balconies. A combination of four and three-story residential buildings are included in the development plan. The four-story buildings front the primary north-south street and bookend the western edge of the site with three-story buildings facing the primary open space.



Masonry



Wood-Look Material



Fiber Cement Panel



Building #4 - South Elevation