

February 23, 2023

Ashland Multi-Family Development – Applicant Statement

Team:

Developer: Pizzuti

Architect: MA Design

Civil Engineer: EMH&T

Landscape Architect: MKSK



Zoning:

Current Zoning: OLR, Office Laboratory and Research District; PUD, Planned Unit Development District

Desired Zoning: PUD (MUR-1 Metro/Blazer Sub-District per DCAP)

Site: 18.9 Acres, 300 residential units, 16 units per acre.

Building Size:

Building Number	Size (GSF)
01	60,800
02	39,300
03	70,000
04	60,800
05	39,300
06	28,800
07	39,300
TOTAL	338,300 GSF

Design Concept:

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. A shared use trail is also incorporated into the

Cosgray corridor with potential future connection to Smiley Park and Metro Center.

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.



The project includes a mix of one and two bedroom apartments totaling approximately 300 residential units and a standalone residential clubhouse featured at the main entry to the site.

#### General Marketability of the Project:

- Pizzuti believes multi-family is the best and most appropriate program for this site. A commissioned, third party feasibility study from Vogt supports market-rate apartments at this location. The site is on a COTA Bus Route (Route 73) which connects to many desired locations in Dublin for residents.
- Residential development increases the mix of uses within the submarket and achieves an integrated infill. Residential development will be a complimentary use and help activate the adjacent office park.