



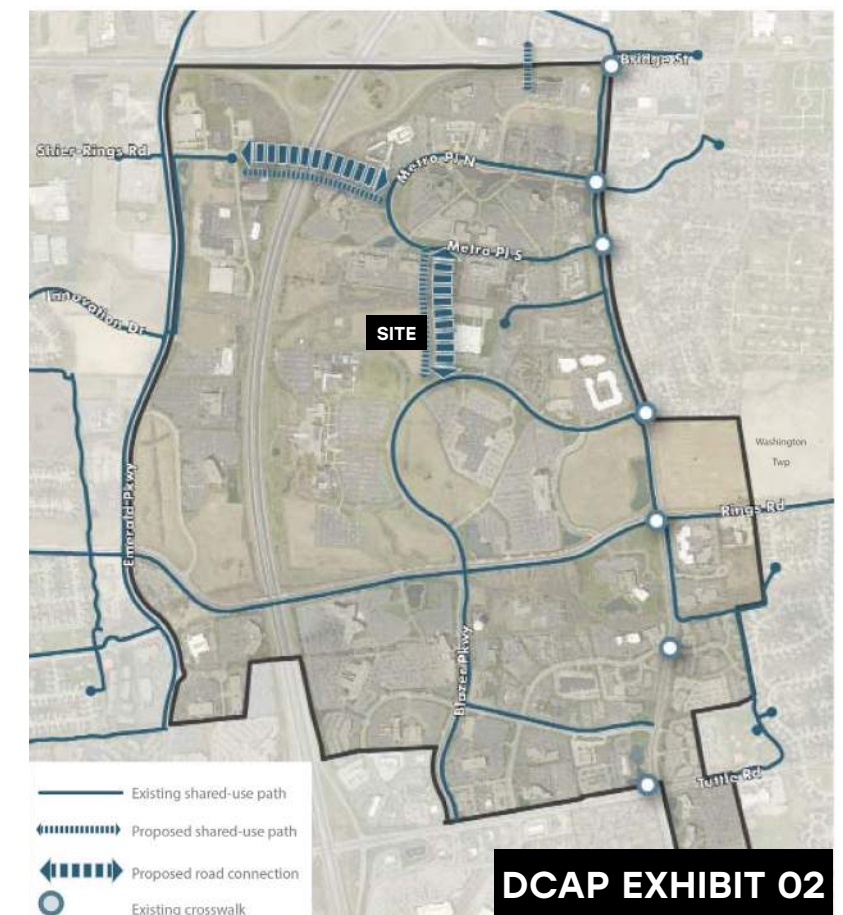
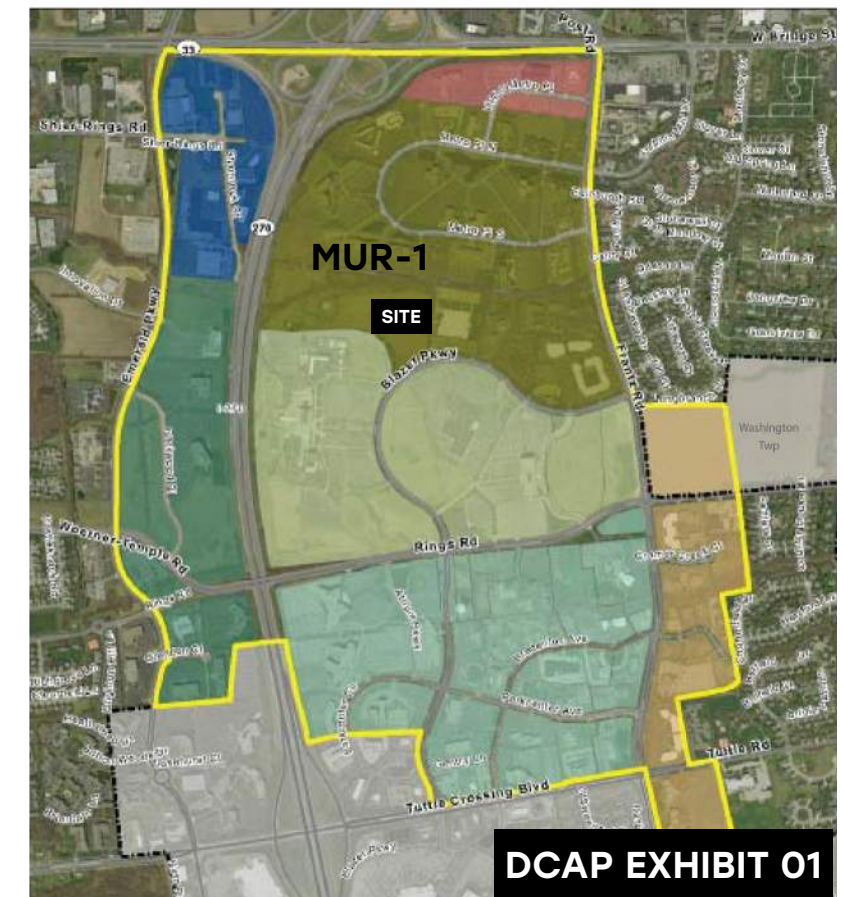
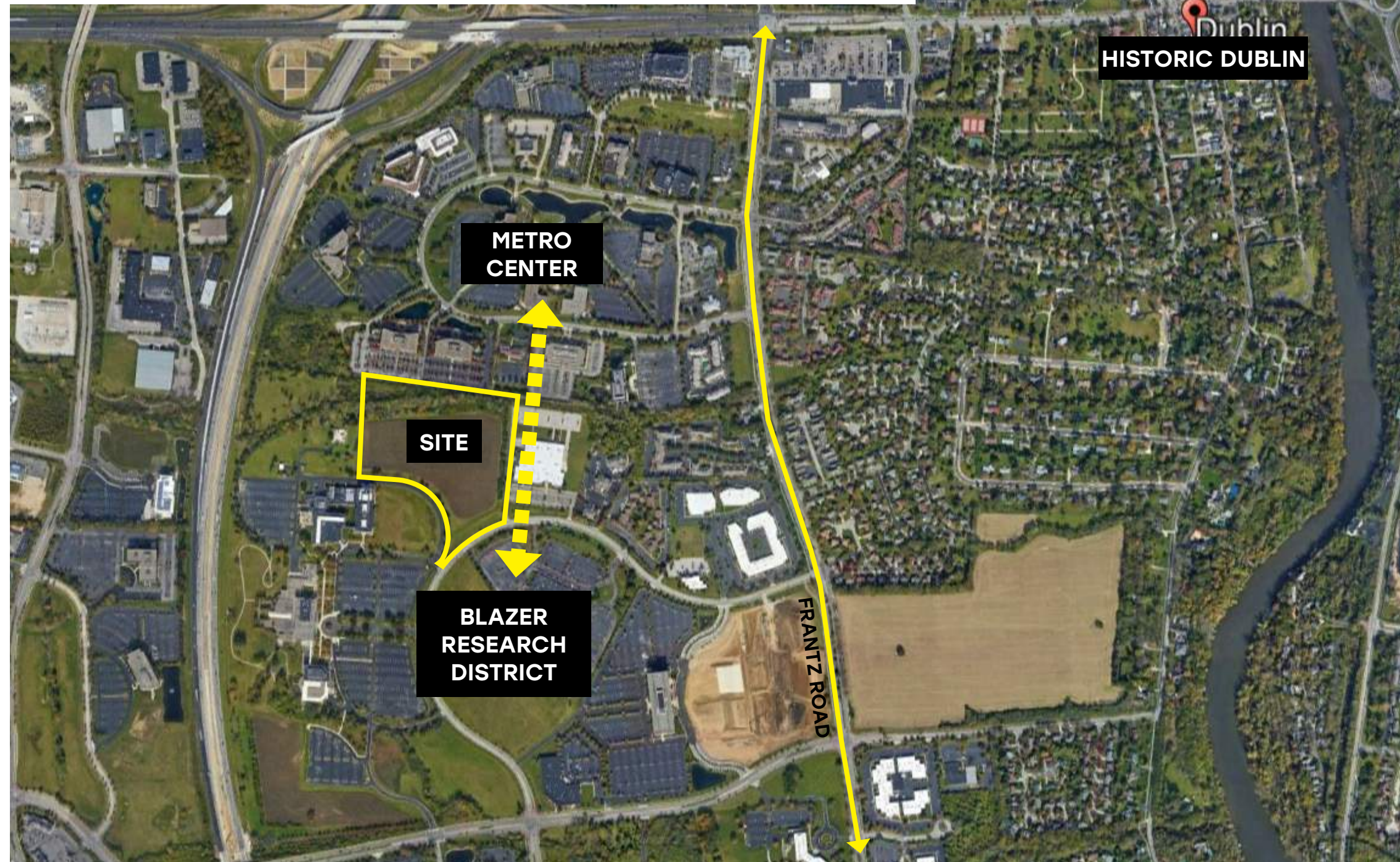
# **5185 BLAZER PARKWAY**

DUBLIN PLANNING & ZONING CONCEPT REVIEW  
06.21.2023



# 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 are one to three 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

The site photos illustrate a dense tree canopy on the northern edge of our site that runs east west along the Cosgray Corridor.

The eastern edge of our site has a line of existing trees that screen the adjacent parking lot from our site.

Site photos 1 and 4 illustrate less dense tree line and there is no visibility of the highway from the western edge of the site as seen in Site Photo 05.









## EXISTING SITE

Blazer Parkway is the primary public road frontage and main entrance to 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.

\*The Parcel Acreage is 18.9 acres. Due to the Cosgray Corridor Flood way the Buildable Acreage is 15.2 acres.





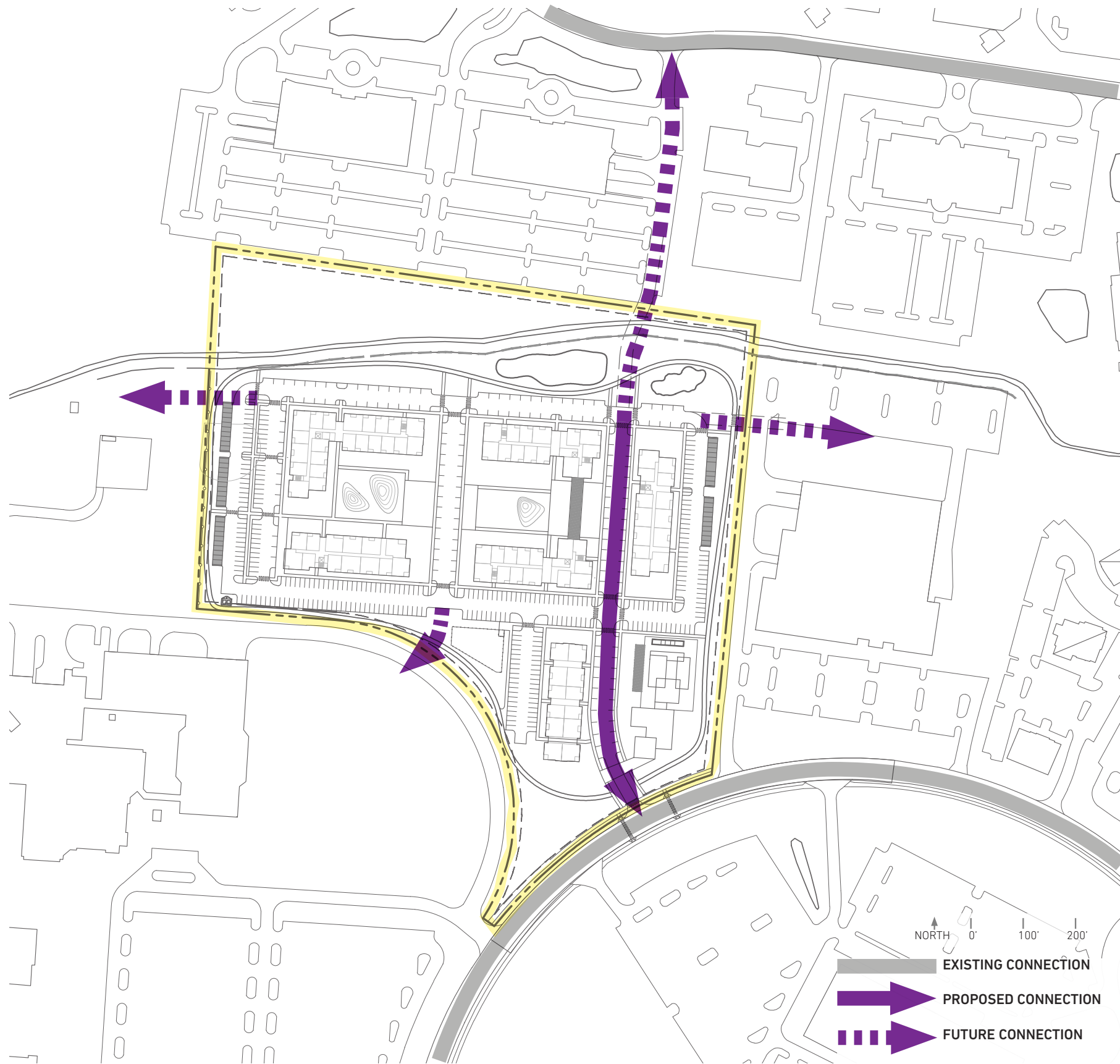
# COMMISSION FEEDBACK

Planning Commission Feedback from 4/6/23 Meeting

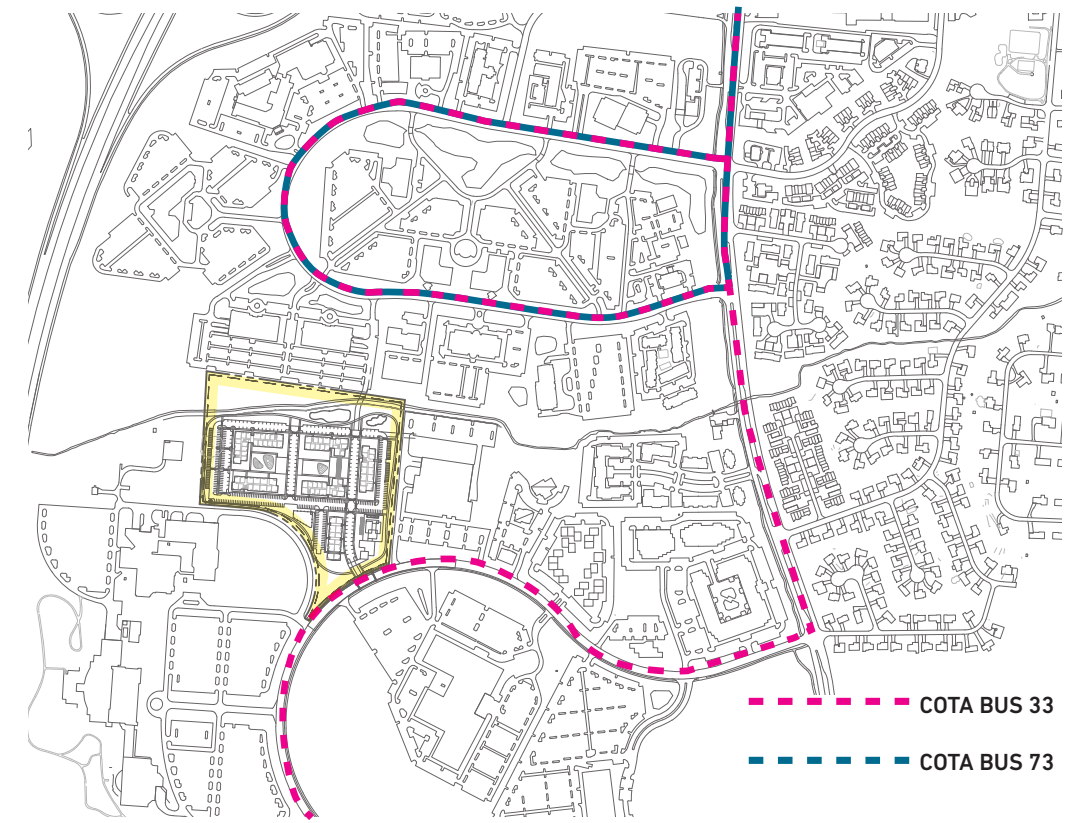


- 1 Green Space between buildings feels too large.
  - Re-organized the buildings to frame a smaller green space, while increasing green space at the perimeter of the site and along Cosgray Corridor.
- 2 Provide more opportunities for connectivity to adjacent sites.
  - Street network is formalized into a grid to allow for more flexibility for future connections
- 3 Create more density.
  - Increased the unit count by 30 units and organized them in a more compact layout. Increasing density from 16 units per buildable acre to 21 units per buildable acre.
- 4 Connect to the Cosgray Corridor & activate the public space.
  - Incorporate a wellness trail and corridor park for passive activity and connectivity
- 5 Confirm parking ratio is per current recommendations, balancing to avoid too much or too little.
  - The parking ratio of 1.45 spaces per unit is in line with the current market standards across the region.
- 6 Provide some covered parking for residents.
  - Covered parking has been added at the east and west perimeter of the site.
  - Bike parking will be covered, inside the buildings.
- 7 Desire for future service retail along the north/south connector, once feasible per the market.
  - Potential flex space for future retail opportunities as market demand allows.
  - Incorporate art gallery in the clubhouse.





VEHICULAR CIRCULATION CONNECTIONS



PUBLIC TRANSPORTATION CONNECTIONS



MULTI- USE TRAIL CONNECTIONS



# 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.

Directly adjacent to the roadway is a park-like open space with a strong landscape connection to the Cosgray Corridor. Along the northern edge of the site the wellness trail The dense existing tree canopy along the Cosgray Corridor

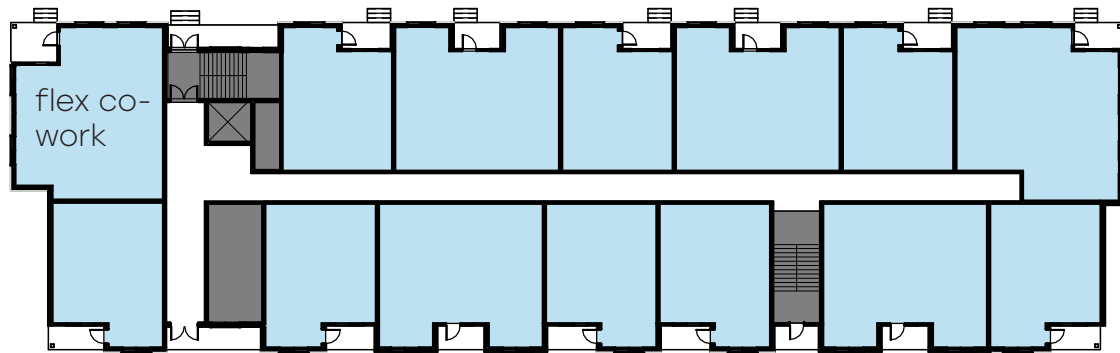
Most of the residential buildings are four stories and building #6 is three stories.

|                          |      |
|--------------------------|------|
| Total Residential Units: | 330  |
| Total Parking Spaces:    | 480  |
| Parking Ratio:           | 1.45 |
| Units Per Buildable Acre | 21*  |

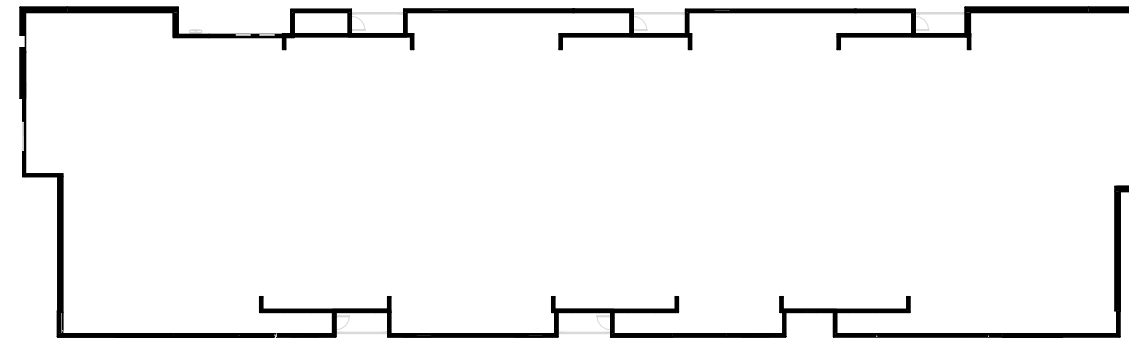
\*(21 Units per Acre excluding the Cosgray Corridor Floodway)







Ground Floor Plan



Roof Plan

## BUILDING 3

Buildings 1, 2, 3, 4, and 5 are all 4-story residential buildings. Street facing facades include ground floor walk-up units to enhance the street scape and offer privacy for residents on the ground floor. Ground floor flexible co-work space for residents is also incorporated in the four story buildings on the site.







West Elevation

## BUILDING 3

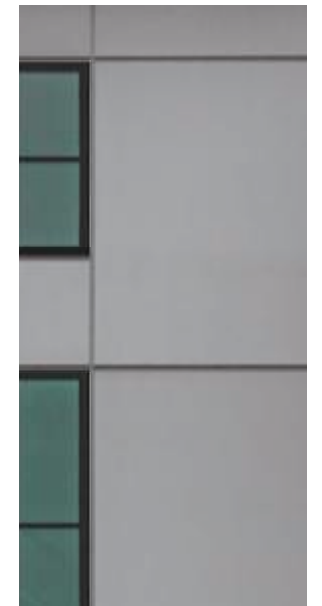
The architectural massing is characterized by simple modern block forms similar to the adjacent office buildings with a material palette of dark masonry, fiber-cement panel, and warm wood-look accents featured at residential balconies. Street facing facades also include ground floor walk-up units to enhance the street scape and offer privacy for residents on the ground floor.



01. Brick



02. Wood-  
Look Accent



03. Fiber Cement





The primary axis through the site is a tree-lined north-south connector with a potential future connection to the Metro Center Office District. Buildings and site features define the edges of the primary north-south connector and feature ground floor walk up units to enhance the street scape and offer privacy for residents on the ground floor.