



The Pizzuti Companies
Established 1976

5185 Blazer Parkway
Dublin Planning & Zoning Concept Review
09.22.2023

PIZZUTI'S HISTORY



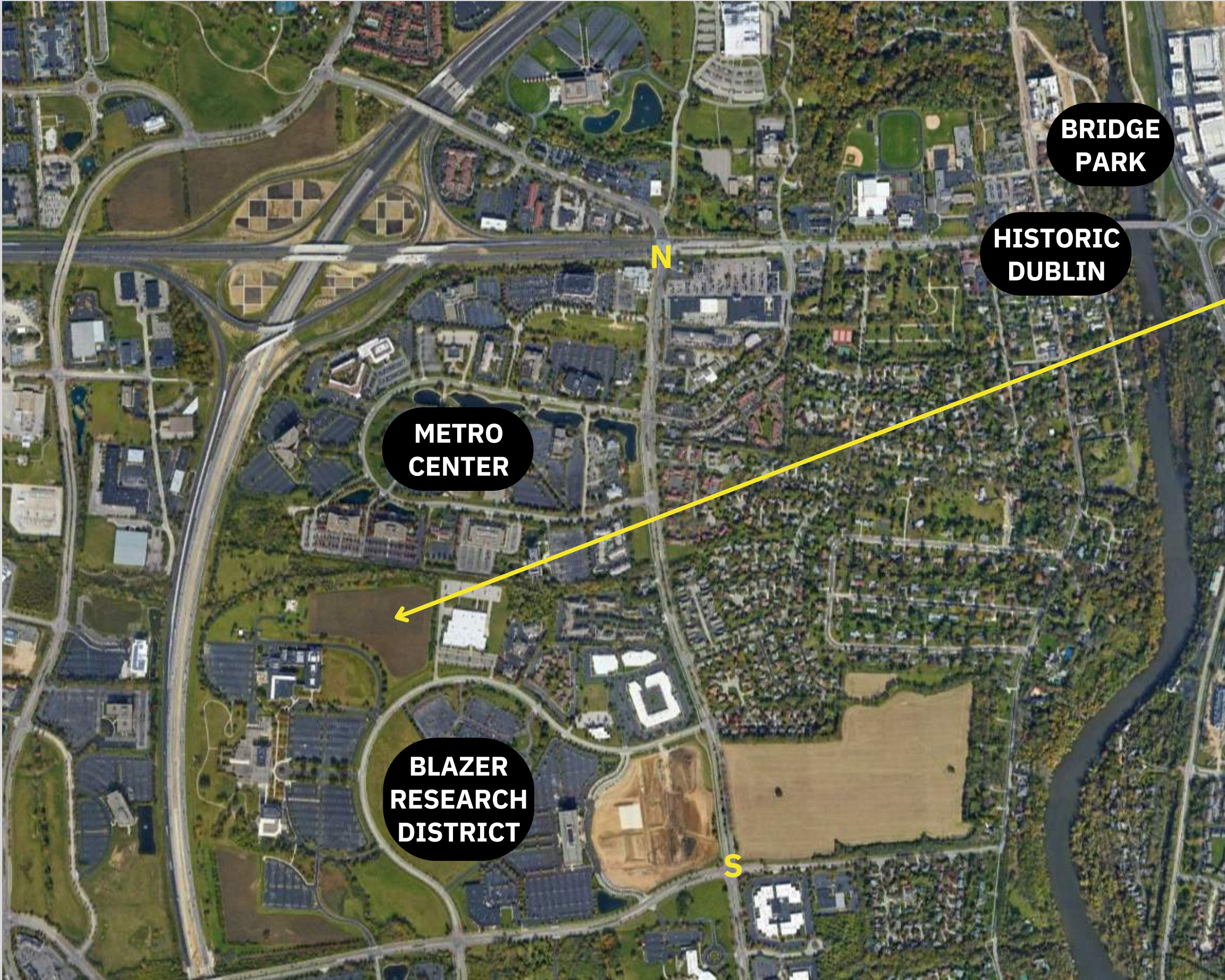
The Pizzuti Companies specializes in real estate development, marketing, and management. Family-owned and operated for nearly five decades, Pizzuti moves companies and neighborhoods forward by creating environments that balance function and form. Our uncompromising commitment to excellence and long-standing values in people, purpose, and design inspire us to think deeply about the many aspects of every project we build. In both the public and private sectors, our work is drawn from that thoughtful approach; it comes to the right answer in ways that are profitable, timely, and enduring. Because of that, we're proud of what we build.

Headquartered in Columbus, Ohio and with offices in Chicago and Nashville, The Pizzuti Companies was founded in 1976. Joel Pizzuti has resided as President and Chief Executive Officer since 2006, guiding development activity for the business across all project types and locations.

Over the course of nearly fifty years, the Pizzuti team has developed more than 100 million square feet in projects poised to thrive long-term.

Pizzuti transforms communities and bolsters businesses by balancing high standards for both function and form. It is by that nuanced approach that Pizzuti continues to build things that matter.

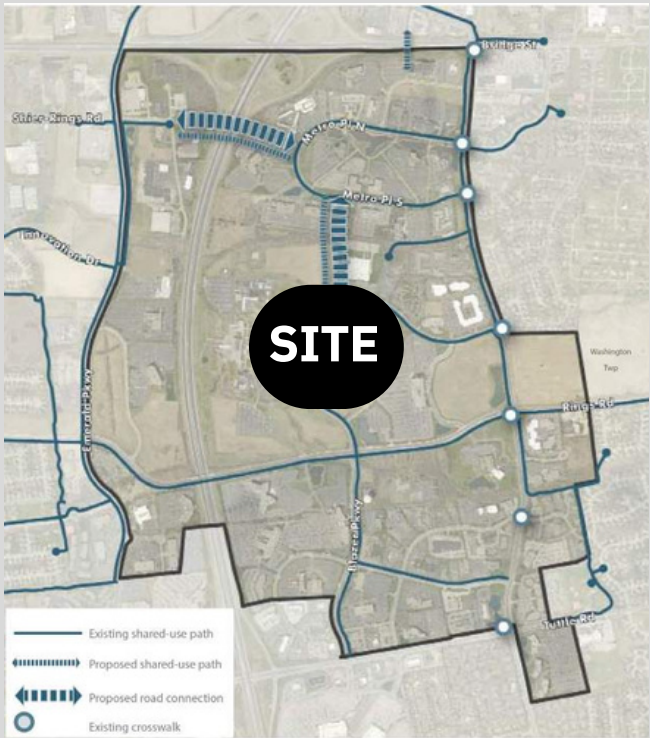
VICINITY MAP



DCAP Exhibit 01



DCAP Exhibit 02



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 01 and 04 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

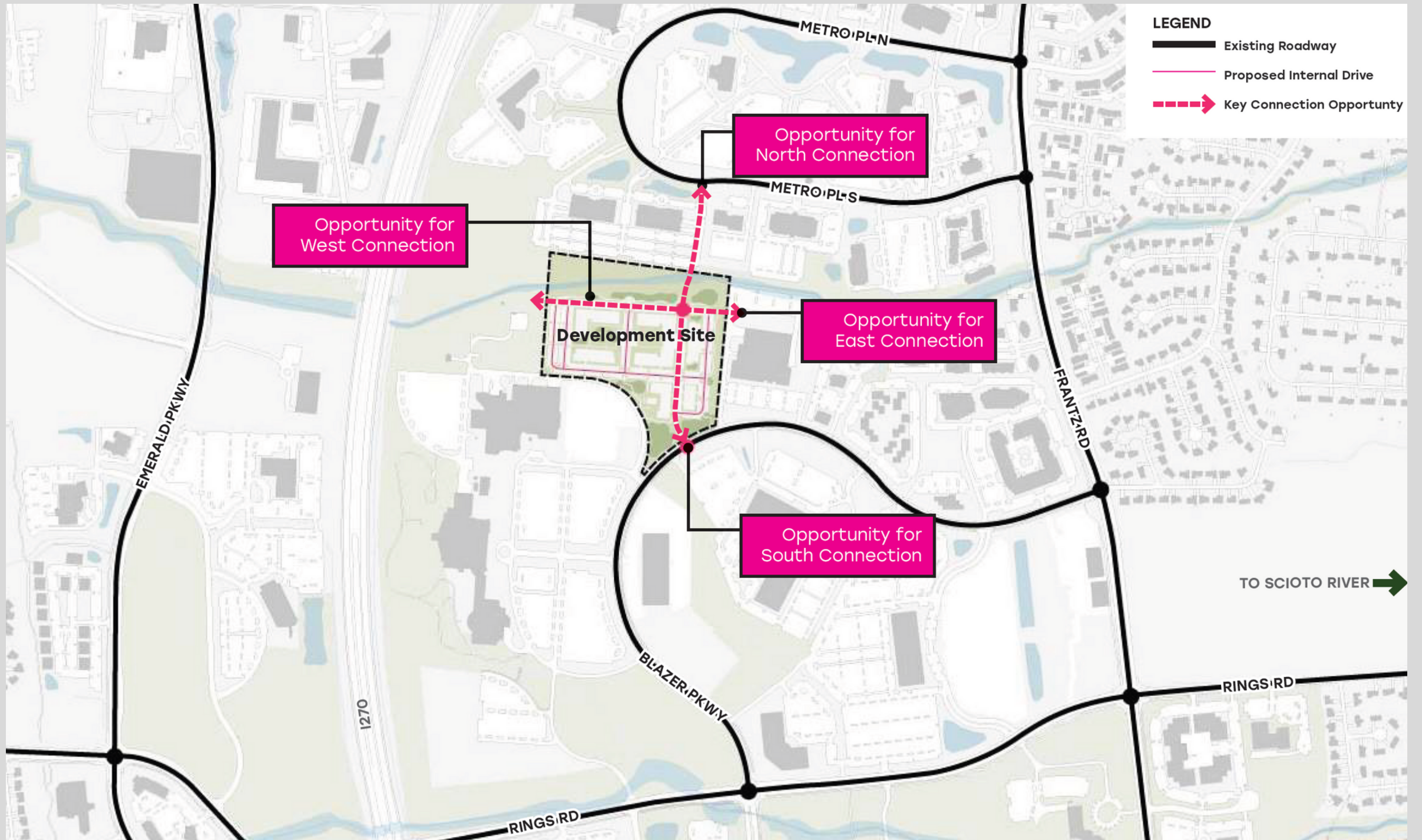
Blazer Parkway is the primary public road frontage and main entrance to the site.

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 Floodway, the Buildable Acreage is 15.2 acres.



LEGEND

- Existing Roadway
- Proposed Internal Drive
- Key Connection Opportunity

Opportunity for West Connection

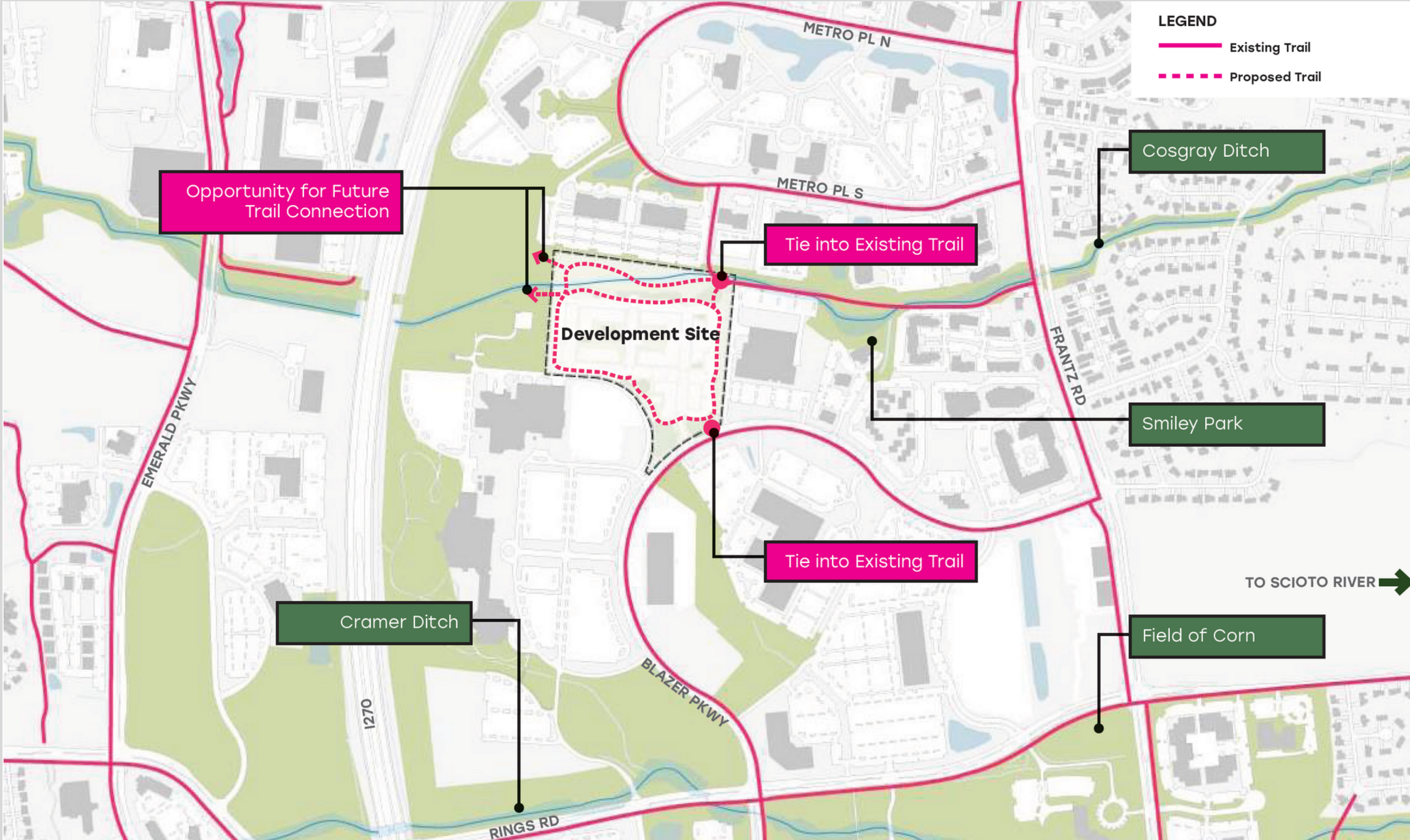
Opportunity for North Connection

Opportunity for East Connection

Opportunity for South Connection

Development Site

TO SCIOTO RIVER →



LEGEND

— Existing Trail

- - - Proposed Trail

Opportunity for Future Trail Connection

Development Site

Tie into Existing Trail

Tie into Existing Trail

Cosgray Ditch

Smiley Park

Cramer Ditch

Field of Corn

TO SCIOTO RIVER →

COMMISSION FEEDBACK

Planning Commission Feedback from
04/06/23 Meeting



1. Green Space between buildings feels too large.
 - a. 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.
 - a. Street network is formalized into a grid to allow for more flexibility for future connections.
3. Create more density.
 - a. 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.
 - a. Incorporated 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.
 - a. 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.
 - a. Covered parking has been added at the east and west perimeter of the site.
 - b. Bike parking will be covered, inside the buildings.
7. Desire for future service retail along the north/south connector, once feasible per the market.
 - a. Potential flex space for future retail opportunities as market demand allows.
 - b. Incorporated art gallery in the clubhouse.

Site Plan from 04/06/23

COMMISSION FEEDBACK

Planning Commission Feedback from
08/10/23 Meeting

1. Covered Parking
 - a. Eliminated covered parking.
2. Cosgray Corridor Amenity Opportunities
 - a. Future greenway trail connections on the north side of the Cosgray Corridor.
 - b. Outdoor recreation such as program amenities, pickleball
3. Retail Opportunities
 - a. Maximized visibility of Retail from Blazer
 - b. Retail as gateway to the development
4. Destination and Public Engagement
 - a. Incorporated gardens along the 1/2-mile arboretum trail.
 - b. Signature outdoor art installation as part of the project's overall art program.



Site Plan from 08/10/23

DEVELOPMENT PLAN

Fronting Blazer Parkway, the entry to the site is flanked by large retention ponds. The tree-lined N/S Connector provides parallel parking and future connections to Metro Place. Streetscape character is defined by specialty paving, providing identifiable pedestrian routes and lush plantings along building facades.

The retail building provides an outdoor cafe seating area with views to the pool, pond and gardens. A 2,000-sf pool with possible amenities such as firepits, a shade structure, bocce court, and other gaming activities is viewed from the clubhouse and fitness rooms.

A central piazza area provides potential outdoor event space, with parking to accommodate food trucks and vendors. Movable seating and vibrant activities create a community-oriented sense of place.

The leisure trail is a 1/2-mile loop that connects to the pool area, through specialty gardens with an educational moment, a signature art installation, and to the north to an overlook at the Cosgray Park; potentially offer an overlook with views through the existing wooded creek edge. Specialty garden opportunities along the trail offer wellness and education to residents and visitors.

The future Cosgray Park extension (by others) could perhaps offer semi-passive activities, such as frisbee golf, bird-watching and more.

- 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)





Leisure Trail Art and Fitness



Central Piazza and Lawn

SITE CHARACTER

The retail building provides an outdoor cafe seating area with views to the pool, pond and gardens. A 2,000-sf pool with possible amenities such as firepits, a shade structure, bocce court, and other gaming activities is viewed from the clubhouse and fitness rooms.

The leisure trail is a 1/2-mile loop that connects to the pool area, through specialty gardens with an educational moment, fitness nodes, and to the north to an overlook at the Cosgray Park. Portions of the trail may include sculpture to offer an Art Walk. Cosgray Park will potentially offer an overlook with views through the existing wooded creek edge. Fitness nodes and specialty garden opportunities along the trail offer wellness and education to residents and visitors.

A central piazza area provides potential outdoor event space, with parking to accommodate food trucks and vendors. Movable seating and vibrant activities create a community-oriented sense of place.



Outdoor Area at the Retail Building



Pool and Clubhouse



Key Plan



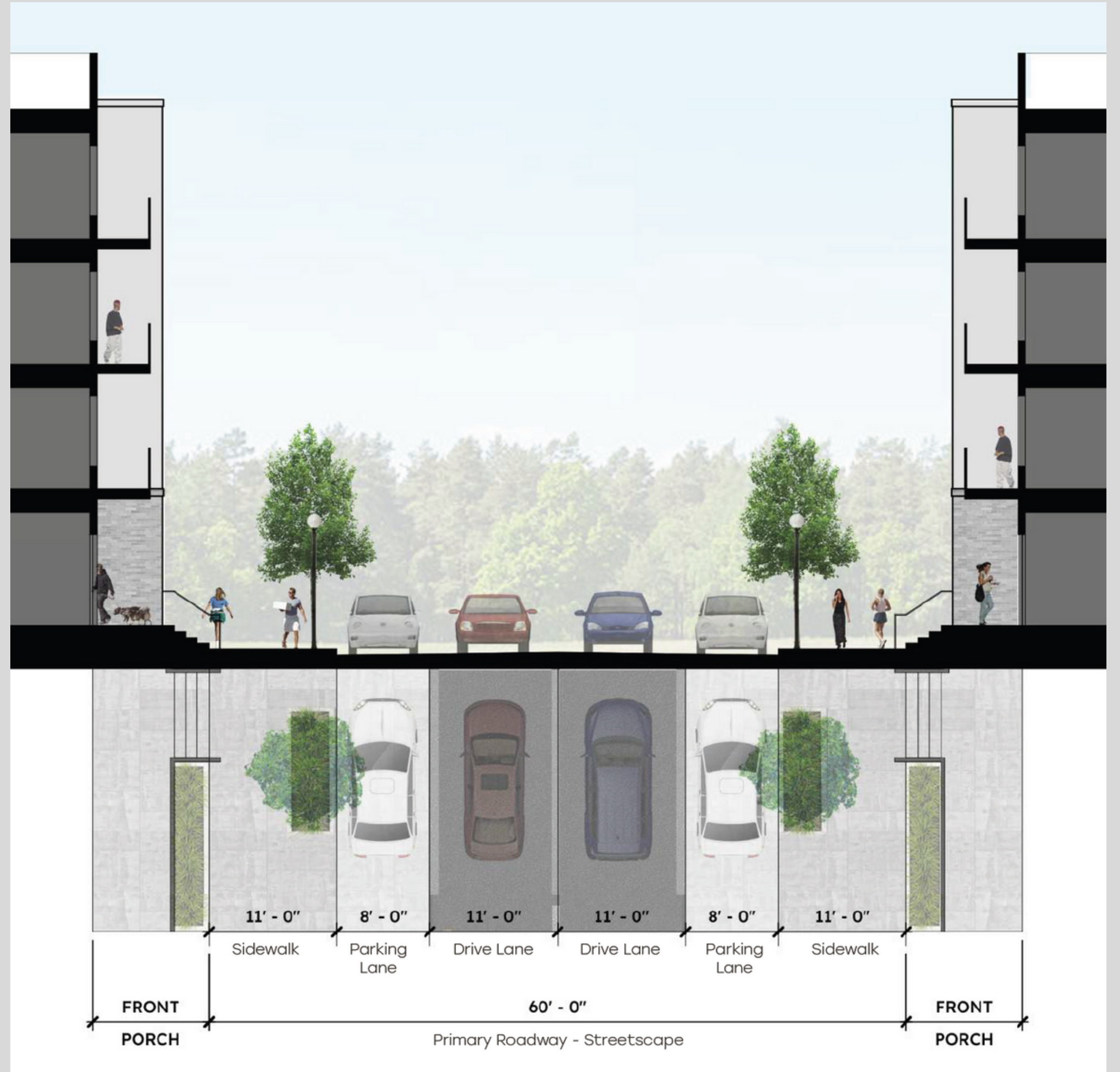
Broadway Station - Grove City, Ohio



Jaeger Square - Columbus, Ohio (Under Construction)

DESIGN ASPIRATION

The four-story residential buildings facing the primary roadway feature ground-floor walkups with planter beds and front stoop entrances. Street trees line the roadway and parallel parking is on each side of the street for convenience of residents, and to calm traffic. The streetscape feels like an urban residential neighborhood with front stoop entrances to the walk-up units, planter beds, street trees, and parallel parking.





DESIGN ASPIRATION

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.



West Elevation

**BUILDING 3
[material palette]**

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



Fitness Center at Library Park

PIZZUTI'S PORTFOLIO

The Pizzuti Companies offers an elevated experience of Columbus. Comfortable, carefully designed city living has never felt so good.



Yoga Studio at Library Park



Locker Room at Library Park



Fitness Center at Library Park





LIVING WITH ART



For our residents, the opportunity for an immersive arts experience begins at home. Each building showcases contemporary art specifically curated or exclusively created for the space. From the laundry room to the exterior, art and design work together to create an environment where residents can find inspiration and re-energize. Highlights include:

- Dozens of artworks by local and international artists
- Selection of newest prints published by Joseph Editions
- Exclusive artist-designed, mural-style interior wallcoverings
- Larger-than-life murals by late Ohio artist, Kirk Mangus

Recognizing the importance of art in daily life, our developments feature an ever-growing selection of artwork displayed in a variety of creative ways. Here, living with art has never been easier.

KIRK MANGUS

1952 - 2013

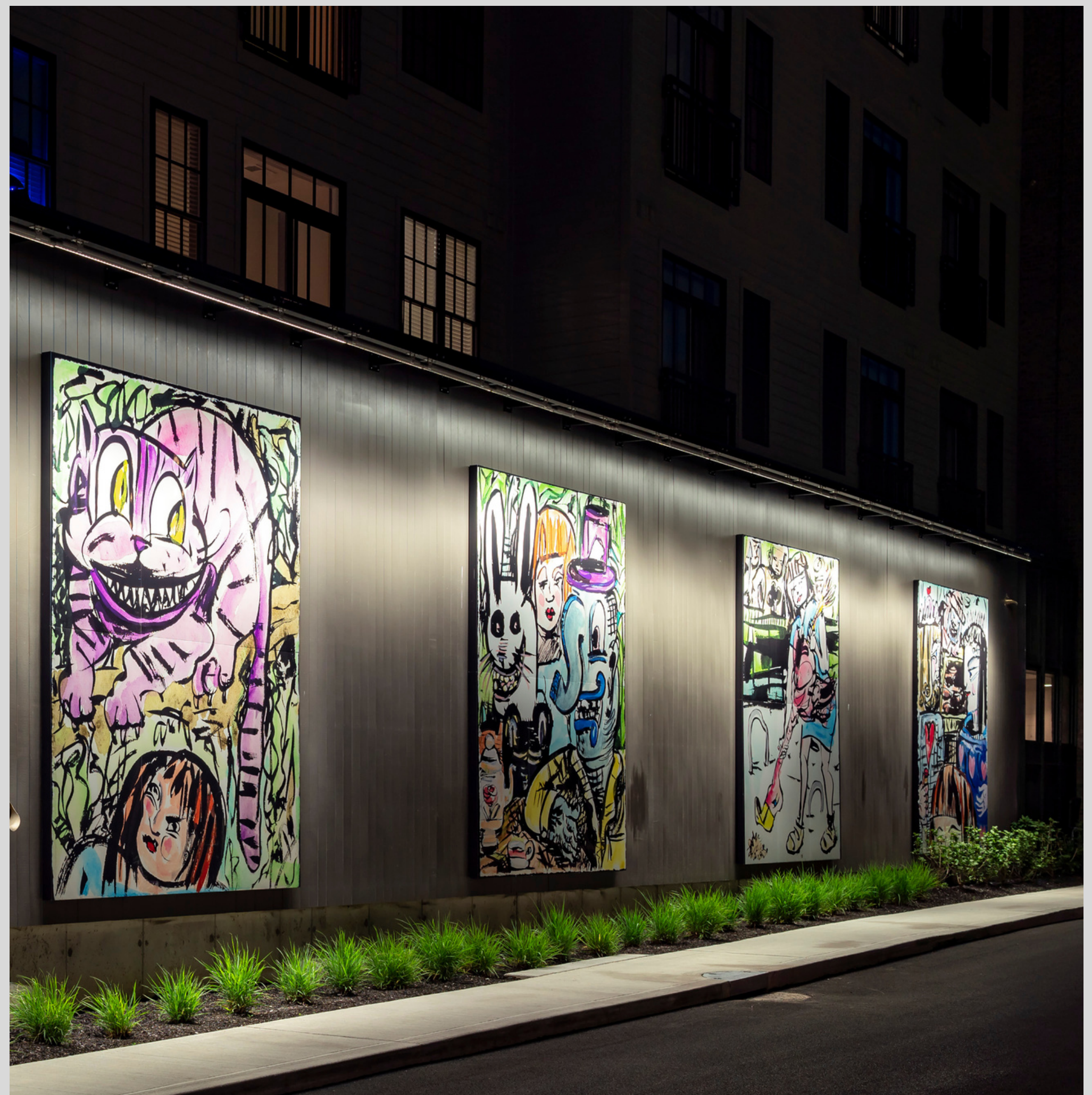
Alice in Wonderland Suite

Kirk Mangus was a vital Ohio artist whose career spanned disciplines of ceramics, drawing, painting, and sculpture. Drawn to traditions of storytelling and art's abilities to connect us all, Mangus's work was simultaneously serious and witty, featuring characters both familiar and new.

This series of murals began as watercolor paintings created by Mangus in 2012 that were subsequently reproduced here at a larger-than-life scale. Each drawing depicts a scene inspired by Lewis Carroll's timeless novel, *Alice's Adventures in Wonderland*. Viewers can experience their favorite moments from the beloved tale including Alice's encounter with the Cheshire Cat, the Mad Hatter's tea party, and the Queen's croquet game. Mangus's daughter Una, who was born in the Chinese zodiac year of the Rat, even appears as "Alice swimming with the Rat." The surreal, chaotic world beyond the rabbit hole is perfectly expressed by Mangus's trademark gestural style and spontaneous mark-making.

Born in Sharon, Pennsylvania, Mangus grew up going to museums with his artist parents and began drawing and sculpting at a young age. He received a BFA from Rhode Island School of Design and an MFA from Washington State University. He was the recipient of many awards, including grants and fellowships from both the National Endowment for the Arts and the Ohio Arts Council. He had an active studio practice, lecturing and exhibiting nationally and internationally. Mangus was appointed Head of Ceramics at Kent State University in 1985. For the next three decades, he fostered an environment of freedom and creative exchange for students that continues to influence new generations of artists today.

Sponsored by The Pizzuti Companies.
Image courtesy of the Estate of Kirk Mangus and Pizzuti Collection.













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