November 16, 2026

Sarah Holt,
Dublin Planning Department
5200 Emerald Parkway
Dublin, Oh 43017

RE: 5055 Upper Metro Place, Mixed Use Development.
Development Statement and Preliminary Plan Submittal

Dear Sarah,

We are pleased to submit for your review and consideration this Development Statement, and Plans and Drawings dated 11-16-2026 for the referenced project.

The project is 2.55 acres located at the southwest corner of Upper Metro Place and Frantz Road. The development consists of a five-story mixed-use building consisting of 159 residential units including both one and two bedrooms, 3,500 square feet for Restaurant and Bar as commercial space, 3,080 square feet of co-working office space, 196 (130 below grade) onsite parking, 14 additional parking at the adjacent street, and robust public outdoor spaces. The project further benefits from a 10% reduction in the parking requirements, as it is located within the required distance to public transportation. Staff has confirmed the project meets that requirement. The expanded dumpster enclosure consolidates trash service with the adjacent hotel owned by the same client.

The program has been developed in cooperation with Dublin staff and administration with the objective to enhance and elevate the legacy Metro Place office park. Providing walkability, activated public spaces, food service, and gathering spaces are key elements included in the development to achieve this objective.

The primary target market for the residential units is move up renters who are at the point in their lifecycle when they are growing in their careers. This is the segment of the workforce that is in greatest demand for companies being attracted to Dublin.

Staff and planning commission has provided beneficial feedback since introduction of this project. Navigating the provisions of the Bridge Street District zoning, the Frantz Road overlay and the Dublin Corporate Area Plan has required substantial interaction to achieve a balance solution. Although the initial plan accomplished all the guidelines of these documents, interaction with planning commission moved the project to include a much more street forward public space component. This change in program has resulted in a much more dynamic, civic forward project.

The proposed plan celebrates a pedestrian focused urban streetscape. An existing utility easement prohibits placement of the building face closer to the right of way, which serendipitously creates the opportunity for a linear park environment along the public walk. This provides a canvas for placement of public art installations. We have been collaborating with the Brenda Kroos Gallery to help establish potential artists.

The substantial public courtyard becomes a gateway element to the Dublin Corporate Area. This space provides a real intersection of project residents, area residents, office workers, hotel patrons and other patrons. The space will be activated by a bar/restaurant with ample indoor/outdoor spaces, opportunity for outdoor musicians, seating areas, and art.

8825 CHAPEL SQUARE DRIVE, SUITE A CINCINNATI, OHIO 45249

PHONE: 513.683.1333 FAX: 513.683.9230
EMAIL: subhas@keystonehotels.com

The resident pool and indoor/outdoor common areas are positioned to share the visual space of the courtyard but are set part both horizontally and vertically. Covered passageways are provided from the courtyard to surface parking and to the adjacent south property. All square footage requirements for public and private outdoor space have been met in ways that are highly activated.

The commercial spaces face Frantz Road as required. The bar/restaurant includes additional outdoor dining facing the street. Co-working office space is also provided and available to the public. The top floor residential units facing Frantz Road are featured as penthouses and stepped back with balconies.

On street parking, desirable for added support of the commercial/retail program, has been added back to the project. The use of the extra lane for parking also creates truck loading opportunities for both residences and the commercial tenant spaces. A traffic report requested by Dublin has been provided to staff, showing that on-street parking along the south edge of Upper Metro is feasible, and can be extended beyond the scope of this project for the entire length of the street to Metro Place. Note that due to the requirements of accessibility, one existing street tree must be removed to allow for the grading parameters associated with ADAAG requirements of the on-street parking due to existing street curb conditions.

Architectural details are currently preliminary and ongoing. Window headers and sills, brick detailing to further express horizontal datum lines, RTU screening, and other important details will develop over the natural course of future documentation with the intent of meeting Dublin Standards. The under-building parking creates an elevated occupied first floor level for the residential portion of the building. This provides additional visual privacy for the unit occupants closest to Upper Metro Place. The commercial portions however take advantage of the existing street grades and drop down to meet the public without the need for steps. The building surrounding the courtyard will have a different exterior character and form to accentuate the perception of two buildings. Traditional glass, masonry and other materials will be used. Some limited accent color elements will be used to enliven the composition. Working with staff we have incorporated their markups on previous elevations. While generally minor in nature, it will require additional waivers to overcome the minimum 80% primary material rule for several of the facades. Note that the 2 dominant facades that face the public streets do not require those waivers, and most of the other facades are still above 70% and as much as 78%.

WAIVER REQUESTS

Technical Waivers		
Request		**Comments**
Stormwater Management		Will continue to work with Dublin Staff to ensure best solution for the site while maintaining the desired artwalk and public amenities
Building Location: RBZ		Pre-existing conditions; due to utility easements. Refer to civil drawings.
Building Location: Corner		Building Location previously approved during concept. Goal is to express the public Open Space outward to both Upper Metro and Franz Road, creating a gateway to the space.
Street Block Length		Pre-existing condition due to street configuration on edge of Bridge Street District

Perimeter Block Length		Pre-existing condition due to street configuration on edge of Bridge Street District
Front Property Line Coverage		Pre-existing conditions; due to utility easements. Refer to civil drawings.
Corner Side Required Building Zone		Pre-existing conditions; due to utility easements. Refer to civil drawings.
Art Wall Height/Design/Location		Refer to additional information provided in drawing set regarding the art letter screening. Providing a unique and interactive solution to surface parking screening is the goal here and hopefully appreciated.
Discretionary Waivers		
Horizontal Expression Lines on Building		Roof lines now express a consistent heavy horizontal expression.
Ground Story Street Transparency		Written and graphic representation to justify is indicated on elevation sheet A6.1.
Street Façades: Number of Entrances		5 required on Upper Metro; 2 primary entrances provided. 7 additional private entrances from individual units are also located within the courtyard facing Upper Metro. Additional garage style entrance from the restaurant is also shown in the elevations and renderings as well as some egress doors, but it does not make sense to provide additional “primary” entries into an apartment building.
Open Space Frontage along Building/ROW		When it comes to “experiential” and emotional responses to spaces, a numbers game can be very limiting. The creativity and quality of an art walk we are providing because of the nature of this narrow section of site that cannot be built on should be well received to earn a waiver. 2 examples that Dubin staff should study that also technically would fail your code of proportions, are the public “Art Climb” at the Art Museum in Cincinnati Ohio, and the “Highline” in New York City. These represent the best in public experiences and are major tourist

		attractions yet are based on "path as part of the experience" with no rules on proportion.

Note: The waivers above are based on a previous provided list by staff. A few items have been removed as we believe we have made changes to the drawings to eliminate the need for those waivers and additional ones regarding Screen Wall Height, Public Space Calculations, Parapet Heights, and Primary Materials have been added.

Discretionary Waivers		
Request		**Comments**
Parapet Heights		Parapet height increase at Franz Road raises parapet maximum to 8'6" above roof line (2'-6" above max allowed)
Primary Material % Minimum		The 2 facades facing the public streets meet the requirement, however the remaining facades are less than 80% (refer to elevation sheets)
Open Space Calculations		With the new site design coordinated with staff, we are unable to meet the required minimum. Refer to Landscape plans for calculations.
Pocket Plaza proportions		Certain designated Pocket Plazas exceed the maximum linear proportions of the code, due to narrow site conditions, but still provide affective use. A waiver is being asked for, or work with landscape designer to better define the limits of each connected pocket plaza.
Screen Wall Height		The use of art letters as part of the Art Walk but also to aid in screening of the surface parking lot, will exceed the allowable height of 30". If this is seen as a "wall", then a waiver is necessary to expand the allowable height to approximately 90".
1st Floor Height PARTIAL WAIVER		While the commercial use spaces meet the required 16' height, the apartment uses on the ground floor within the courtyard and on the east end of the project are elevated above the street grade for privacy and site conditions.

		These particular areas will have an approximate 14’-6” floor to floor height as appropriate for the conditions, but short of the required 16’-0”.

In addition, the following items raised by staff in the previously approved Concept Phase have been addressed:

1. The applicant should continue to work with Staff for proposed on-street parking and other improvements within the public rights-of-way;
    a. **RESPONSE**: EXISTING STREET TREES HAVE BEEN RETURNED AND LEFT IN PLACE. ADDITIONAL REQUESTS IN ADDRESSING HC RAMPS AND PEDESTRIAN APPROACHES TO THE BUILDING HAVE BEEN MODIFIED TO BE MORE CREATIVE.
2. The applicant should continue to work with Staff to ensure site open spaces meet the quantity, accessibility, and type requirements of the Code.
    a. **RESPONSE**: QUANTITIES AND LIMITS HAVE BEEN ADJUSTED TO MEET STAFF CONCERNS. BETTER ACCESS TO OPEN SPACE ALONG FRANZ ROAD HAS BEEN IMPLEMENTED, but additional waivers may be necessary to implement the popular “Art Walk”.

Please let us know if you have any questions or concerns or if we need to meet again with you prior to the commission hearing.

Respectfully,

Subhas Patel
Director

8825 CHAPEL SQUARE DRIVE, SUITE A CINCINNATI, OHIO 45249

PHONE: 513.683.1333 FAX: 513.683.9230
EMAIL: subhas@keystonehotels.com