



March 21, 2024

Christopher Will,  
Dublin Planning Department  
5200 Emerald Parkway  
Dublin, Oh 43017

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

Dear Christopher,

We are pleased to submit for your review and consideration this Development Statement and Plans and Drawings 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, 4,180 square feet of co-working office space, 209 (136 below grade) onsite parking spaces and robust public outdoor spaces. The project further benefits from the daytime shared parking plan with the adjacent TownePlace Suites and is permitted 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 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, recreation and public 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 look forward to collaborating with the Dublin Arts Council.

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 music, sloped ground seating areas, casual seating areas, interactive play features such as bocce and a putting green.

---

8825 CHAPEL SQUARE DRIVE, SUITE A CINCINNATI, OHIO 45249

PHONE: 513.683.1333 FAX: 513.683.9230

EMAIL: [subhas@keystonehotels.com](mailto:subhas@keystonehotels.com)

March 21, 2024

Page 2

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 office building parking. 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 with stepped back with balconies.

On street parking is desirable to support the commercial/retail program and is included in this proposal. Our plan does not require the 18 spaces shown on the street. Given the implications of the right-in right-out condition at Upper Metro and Frantz Road, including on street parking on the north side of Upper Metro Place would be a worthy consideration.

Architectural details are currently conceptual. The under-building secure parking creates an elevated occupied first floor level. This provides additional visual privacy for the unit occupants. The building surrounding the courtyard will have a different exterior character to accentuate the perception of multiple buildings. Traditional glass, masonry and other materials will be used. Some limited accent color elements will be used to enliven the composition.

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:** STREET TREES HAVE BEEN ADDED PER DUBLIN REQUIREMENTS. ADDITIONAL REQUESTS IN ADDRESSING HC RAMPS AND PEDESTRIAN APPROACHES TO THE BUILDING HAVE BEEN MODIFIED TO BE MORE CREATIVE AND EXPERIENTIAL.
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.

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](mailto:subhas@keystonehotels.com)