

October 1, 2021
Revised October 5, 2021

Three Metro Center – Applicant Statement



Team:

Developer: Pizzuti
Architect: M+A Architects, Inc.
Civil Engineer: EMH&T
Landscape Architect: MKSK
General Contractor: Elford, Inc.

Zoning:

Current Zoning: *OLR, Office Laboratory and Research District; PUD, Planned Unit Development District, Waterford Village*
Desired Zoning: *PUD*

Building Size:

Building A: *159,084 SF*
Building B: *98,775 SF*
Total SF: *157,859 SF*

Design Concept:

The Three Metro Center design concept is about establishing a strong sense of place with a large garden courtyard that feels like an oasis, but also connects to the immediate landscape and potentially future development in the district. The project incorporates the natural features of Cosgray Ditch to create recreational space for the development and the community by creating a pedestrian connection to the amenities.

The entry experience begins with a long processional tree-lined drive that terminates at a large garden courtyard. At the main entrance to Three Metro Center, there is an outdoor connection to the garden courtyard and along with direct views to the courtyard through the Lobby. The courtyard includes lots of outdoor amenities including grill stations, fire pits, field games, and a pool.

The architectural massing is simple modern block forms similar to the adjacent office buildings. Three-bedroom loft units at the Northwest and Northeast corners create additional height facing I-270 and the main entrance. The material palette is also simple and modern, including a charcoal fiber cement panel as the primary material with warm wood look accent material and the main entry and balconies.

The project includes 165 market rate apartments including a mix of studio, 1 bedroom, 2 bedroom and 3 bedroom units and exceptional interior and exterior amenities for the residents and community. Pizzuti met with Next Planning to review Dublin's Master Plan for Metro Center and the Frantz Road Revitalization Initiative and confirm our strategies to complement these initiatives.

General Marketability of the Project:



- Pizzuti believes multi-family is the most appropriate program. A commissioned, third party feasibility study from Vogt supports market-rate apartment at Three Metro.
- 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 to the office park.
- Pizzuti and Elford have worked through pricing different schemes to consider alternate heights, massing, and construction types, including buildings of 3 to 12 stories. Considering context, massing and economics, a four-story product seems to be appropriate and feasible.
- Pizzuti has inquired about possible assemblages and parking easements with neighboring properties to best utilize the existing surface parking lots of legacy office buildings, but Pizzuti has been unable to engage the neighbors about possible parking easements/agreements. The Three Metro development will likely need to be a self-sustaining project.