

October 1, 2021
Revised January 13, 2022

Three Metro Place – 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: 152,682 SF
Building B: 96,444 SF
Total SF: 249,126 SF

Phase 01 Design Concept:

The Three Metro Place 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 Place, 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 color masonry 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.

Alignment with the Dublin Corporate Area Plan:

One of the goals of the DCAP study is to reposition and revitalize 'legacy' office sites. The DCAP study recommends high density infill multi-family development as a means to extend the office workers stay and create a more vibrant community. The proposed residential program at Three Metro Place will provide an immediate opportunity to create a "live/work" relationship with the neighboring 'legacy' office buildings and create a more vibrant community. In addition to the residential program, Pizzuti is incorporating additional walking trails and outdoor recreational amenities which will strengthen the sense of place and pedestrian connectivity not just for residents at Three Metro, but also neighboring 'legacy' office sites.

"Office tenants today prefer to be located in amenity-rich, mixed-use, highly-accessible suburban vibrant centers (also known as "live, work, play" locations) rather than single use suburban office locations by a margin of 83 percent to 17 percent.^{1}*

Pizzuti and M+A Architects have included the City of Dublin in a collaborative design process through various meetings with Dublin's Economic and Planning and Zoning staff to incorporate feedback on the site strategy. Pizzuti has also met with Jamie Greene at Planning Next and Jeffrey Pongonis of MKSK to review Dublin's Master Plan for Metro Center and the Frantz Road Revitalization Initiative and confirm Three Metro Place will 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. A separate hotel feasibility/market study was also commissioned by Pizzuti and did not recommend hotel and commercial use for this site.

¹ *Malizia, E. (2014, October). *Preferred Office Locations; Comparing Location Preferences and Performance of Office Space in CBDs, Suburban Vibrant Centers and Suburban Areas* (Rep.). Retrieved <http://www.naiop.org/preferredofficelocations>. (Also highlighted in the Dublin Corporate Area Plan)

- 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.

