

THREE METRO PLACE

PHASE 01 + FUTURE CONCEPTUAL FRAMEWORK

DUBLIN PLANNING AND ZONING INFORMAL REVIEW

PLANNING GOALS FROM THE DUBLIN CORPORATE AREA PLAN

“REPOSITION THE “LEGACY” OFFICE SITES FOR SUCCESS BY ENCOURAGING NEW INVESTMENT, AS WELL AS REINVESTMENT IN EXISTING BUILDINGS.

CREATE A WALKABLE MIXED USE ENVIRONMENT WITH THE COMMENSURATE AMENITIES, WHILE RECOMMENDING PLACES FOR INFILL AND NEW DEVELOPMENT.

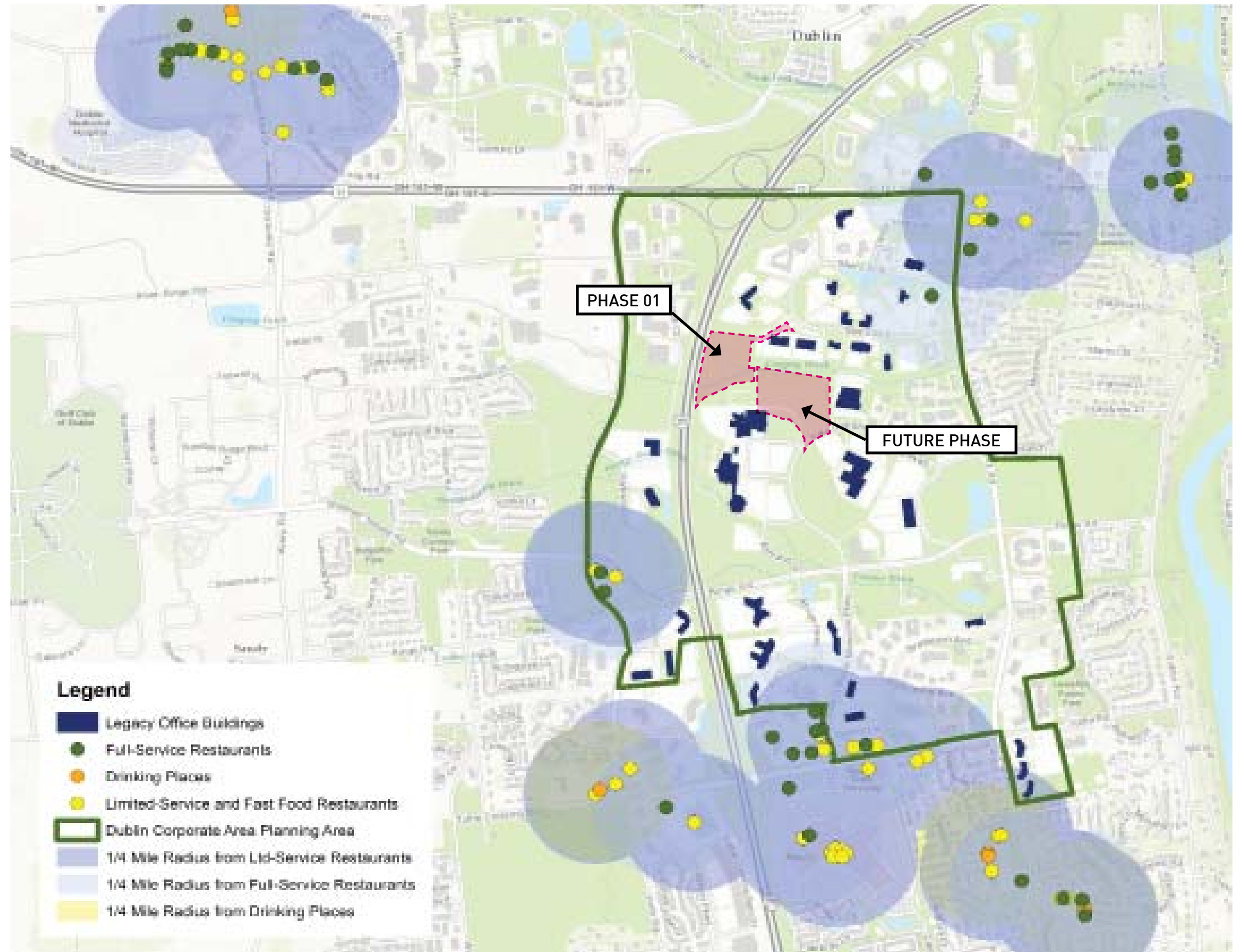
USE FORMAL AND INFORMAL OPEN SPACES AS ORGANIZATIONAL AND FOCAL ELEMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT

APPLY PLACEMAKING PRINCIPLES TO ENCOURAGE VITALITY WITHIN THE DISTRICT.”

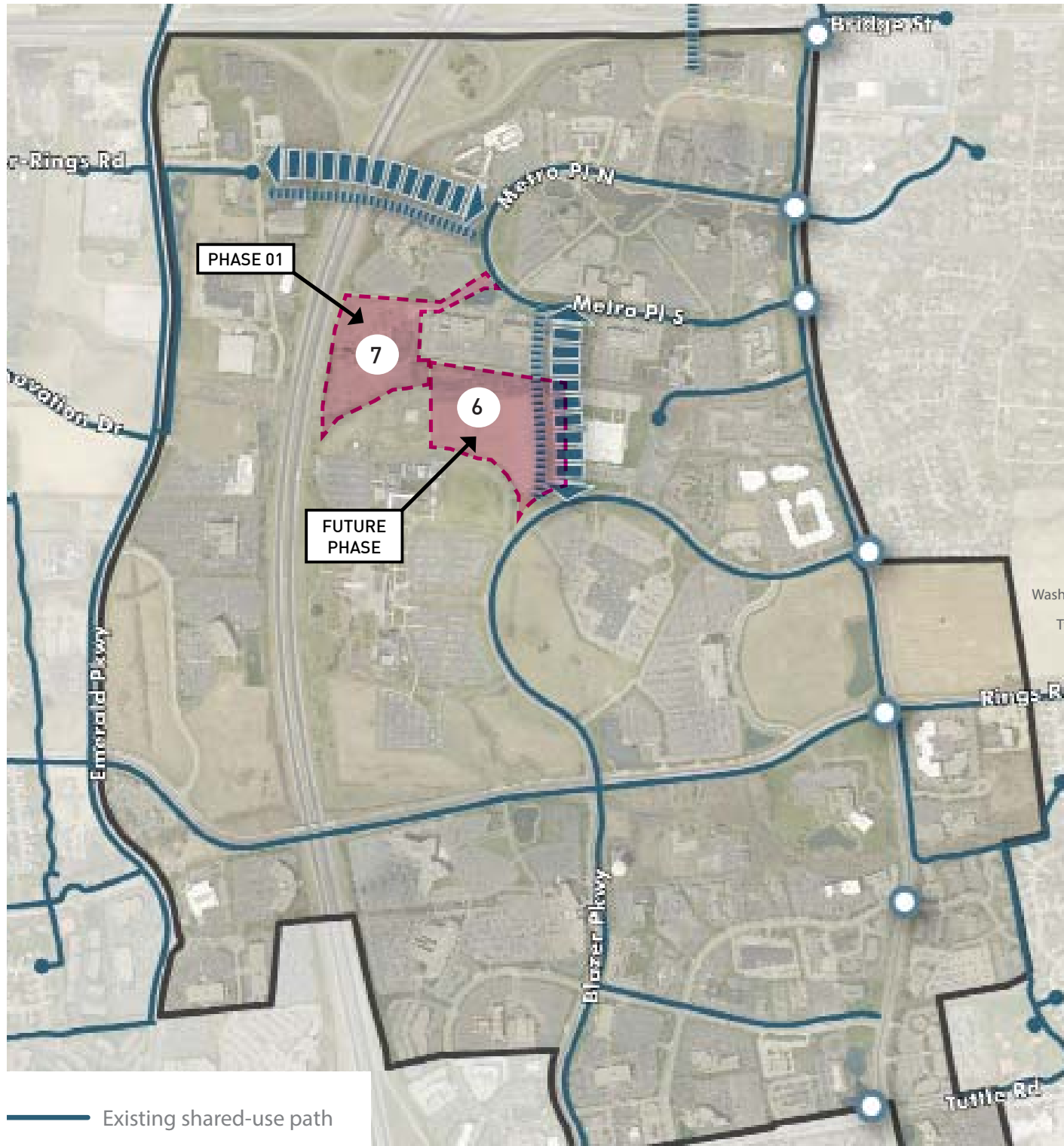
- PAGE 02 OF THE 2018 DUBLIN CORPORATE AREA PLAN

“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% TO 17%”

- PAGE 19 OF THE 2018 DUBLIN CORPORATE AREA PLAN

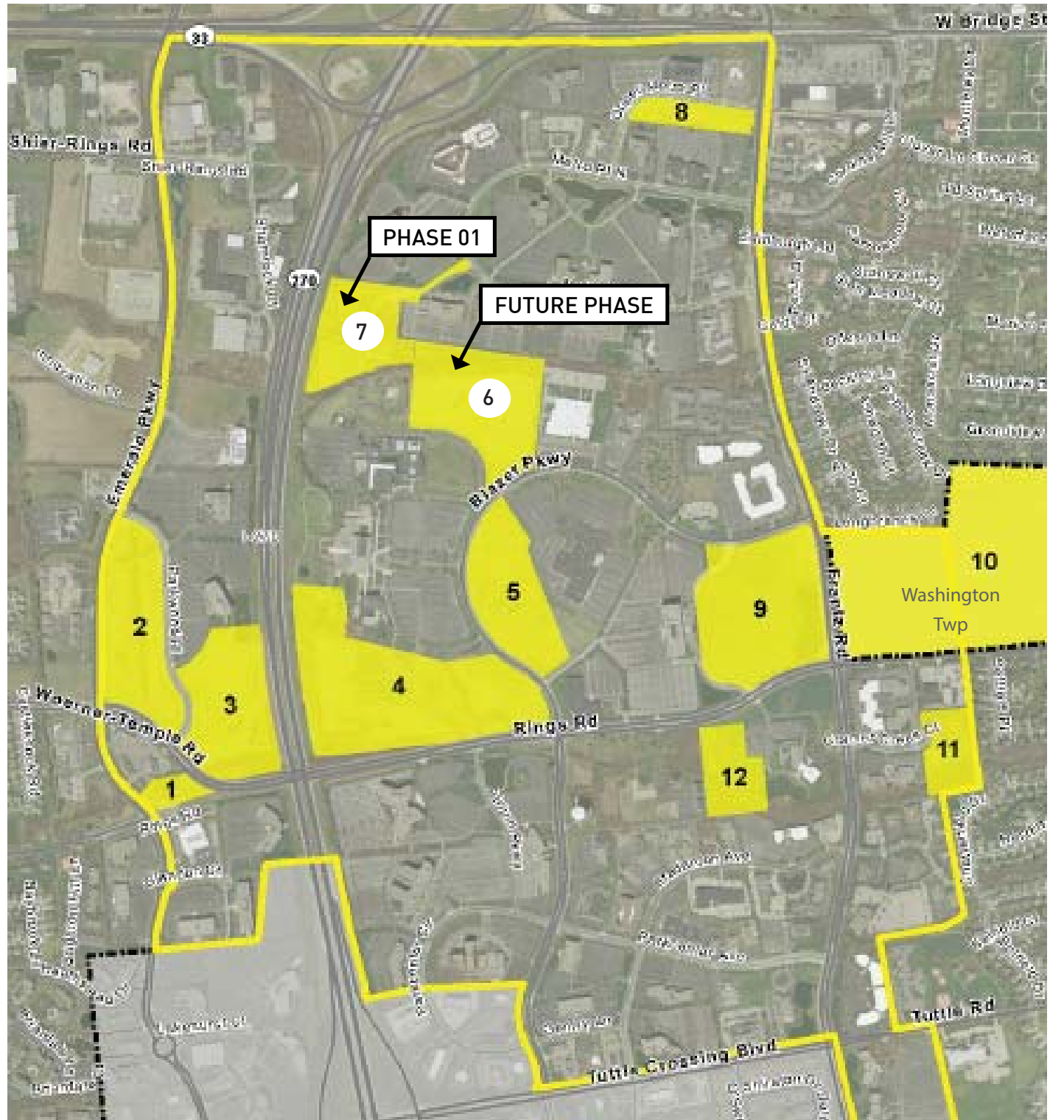


Restaurant Locations Map



"SITE 6 CURRENTLY SUPPORTS OFFICE OR TECH USES AS THE SITE IS WITHIN THE OFFICE USE DISTRICT. RESIDENTIAL USE SUBORDINATE TO OFFICE IS APPROPRIATE TOO. **THIS SITE WILL HAVE ADDITIONAL USE OPPORTUNITIES IF A NORTH/SOUTH CONNECTOR ROAD LINKS METRO CENTER TO BLAZER PARKWAY. THIS WOULD CREATE ADDITIONAL CONNECTIVITY AND PROVIDE SOME RELIEF TO THE TRAFFIC ON FRANZ ROAD.**"

- FROM PAGE 32 OF THE 2018 DUBLIN CORPORATE AREA PLAN



"SITE 7 CONTINUES TO SUPPORT OFFICE DEVELOPMENT. HIGHER DENSITY, INFILL MULTIFAMILY, AND HOSPITALITY USES WITH LIMITED COMMERCIAL SERVICES ARE APPROPRIATE TO SUPPORT ADJACENT OFFICE."

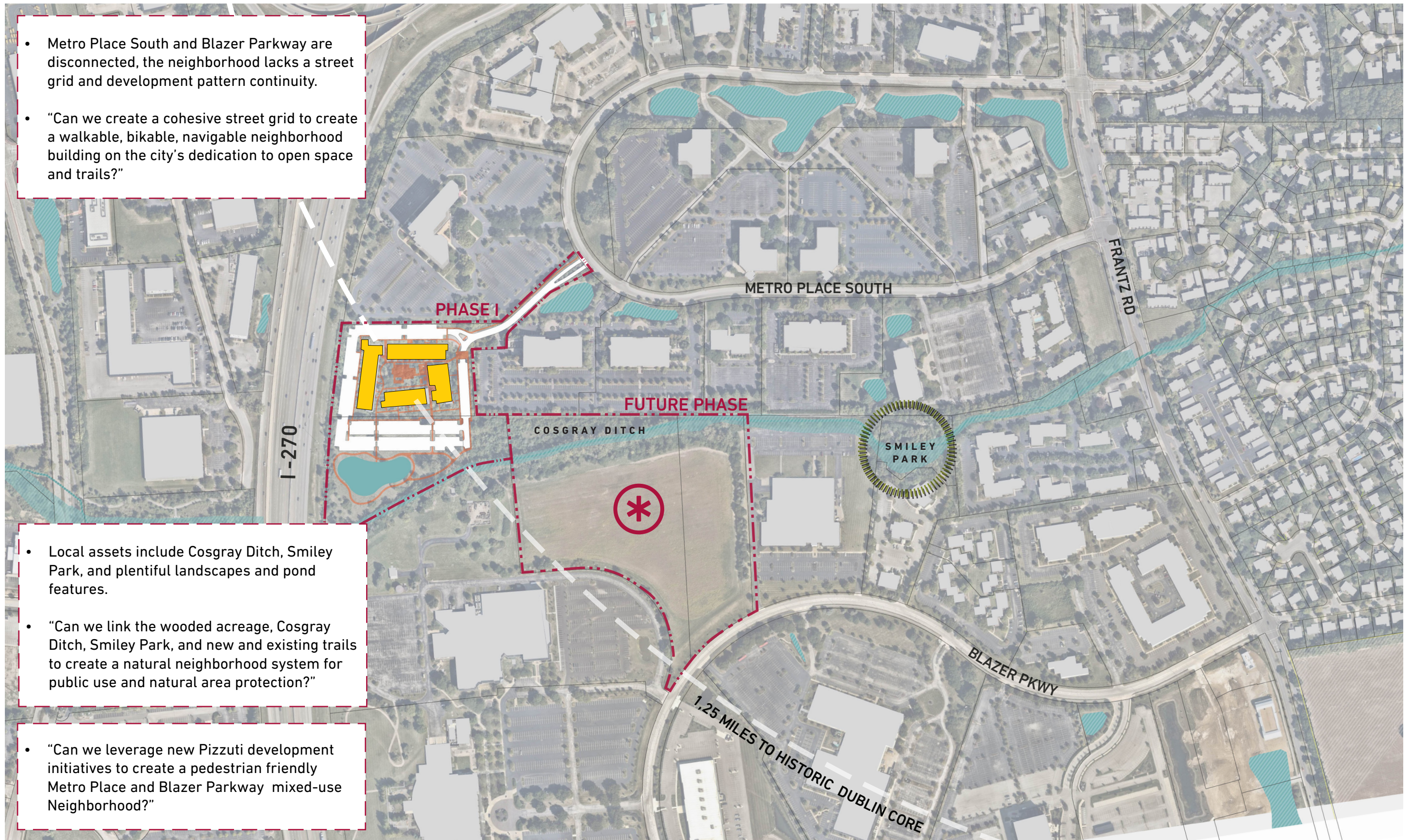
- FROM PAGE 32 OF THE 2018 DUBLIN CORPORATE AREA PLAN

NEIGHBORHOOD CONTEXT

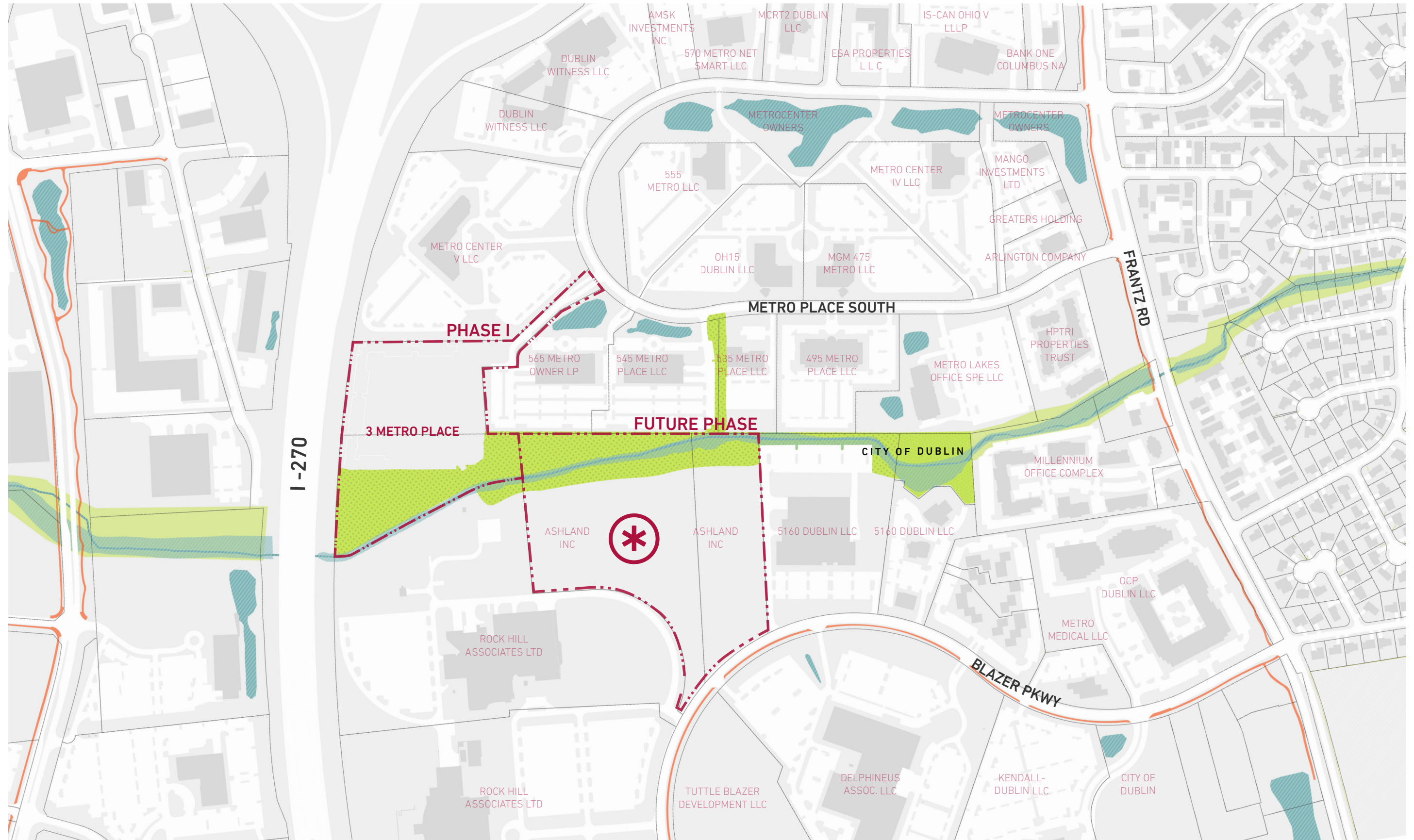
- Metro Place South and Blazer Parkway are disconnected, the neighborhood lacks a street grid and development pattern continuity.
- “Can we create a cohesive street grid to create a walkable, bikable, navigable neighborhood building on the city’s dedication to open space and trails?”

- Local assets include Cosgray Ditch, Smiley Park, and plentiful landscapes and pond features.
- “Can we link the wooded acreage, Cosgray Ditch, Smiley Park, and new and existing trails to create a natural neighborhood system for public use and natural area protection?”

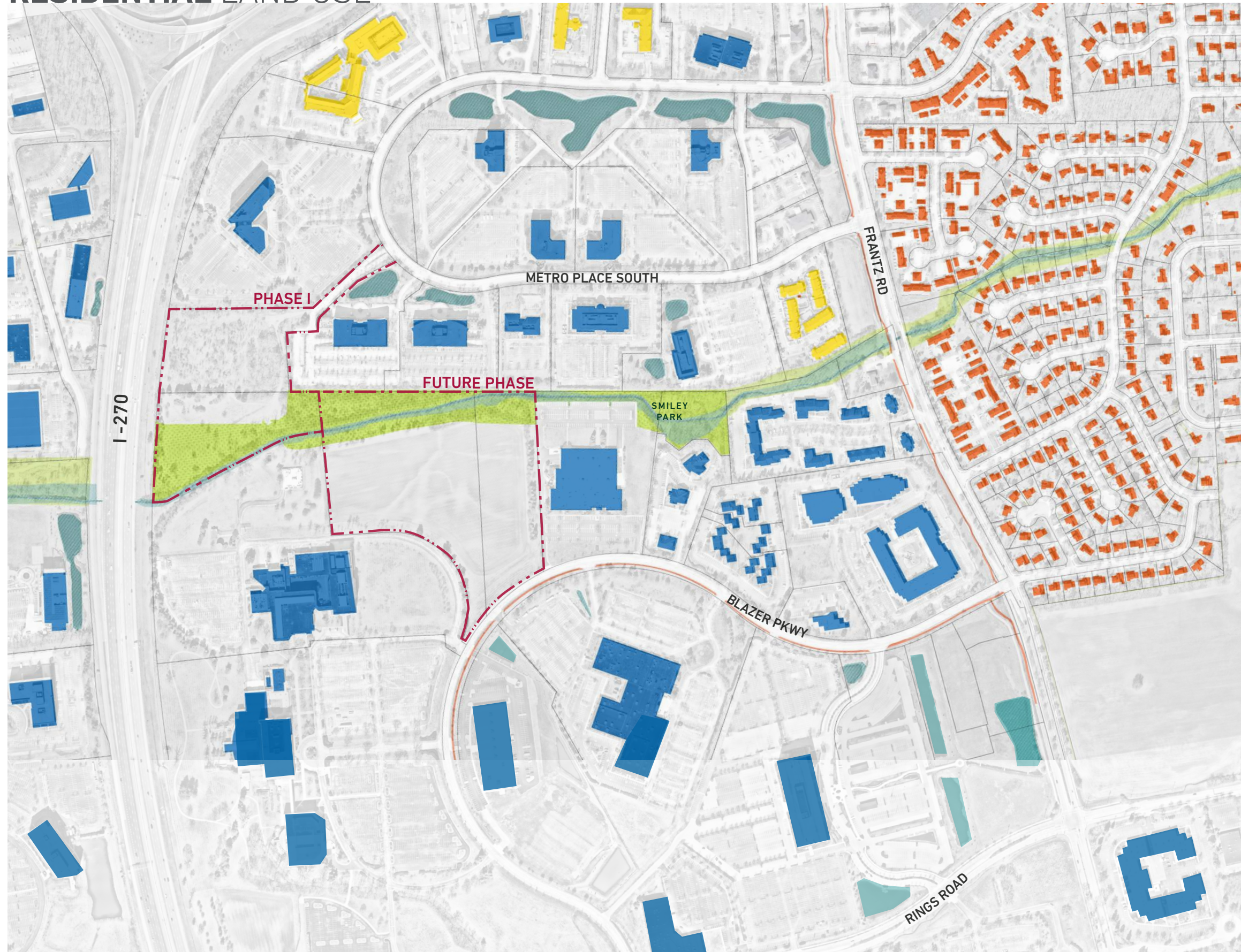
- “Can we leverage new Pizzuti development initiatives to create a pedestrian friendly Metro Place and Blazer Parkway mixed-use Neighborhood?”



PROPERTY OWNERSHIP

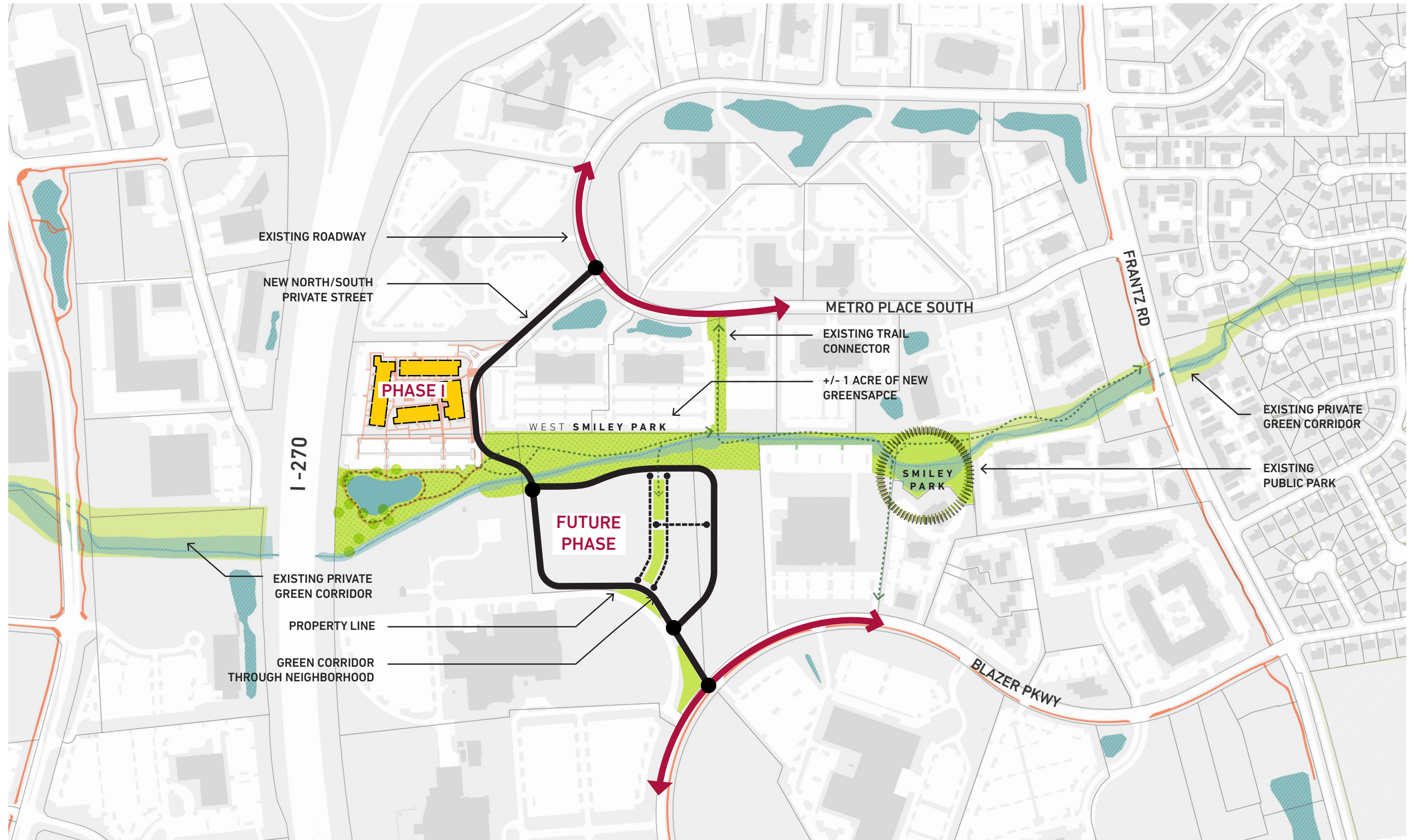


EXISTING RESIDENTIAL LAND USE

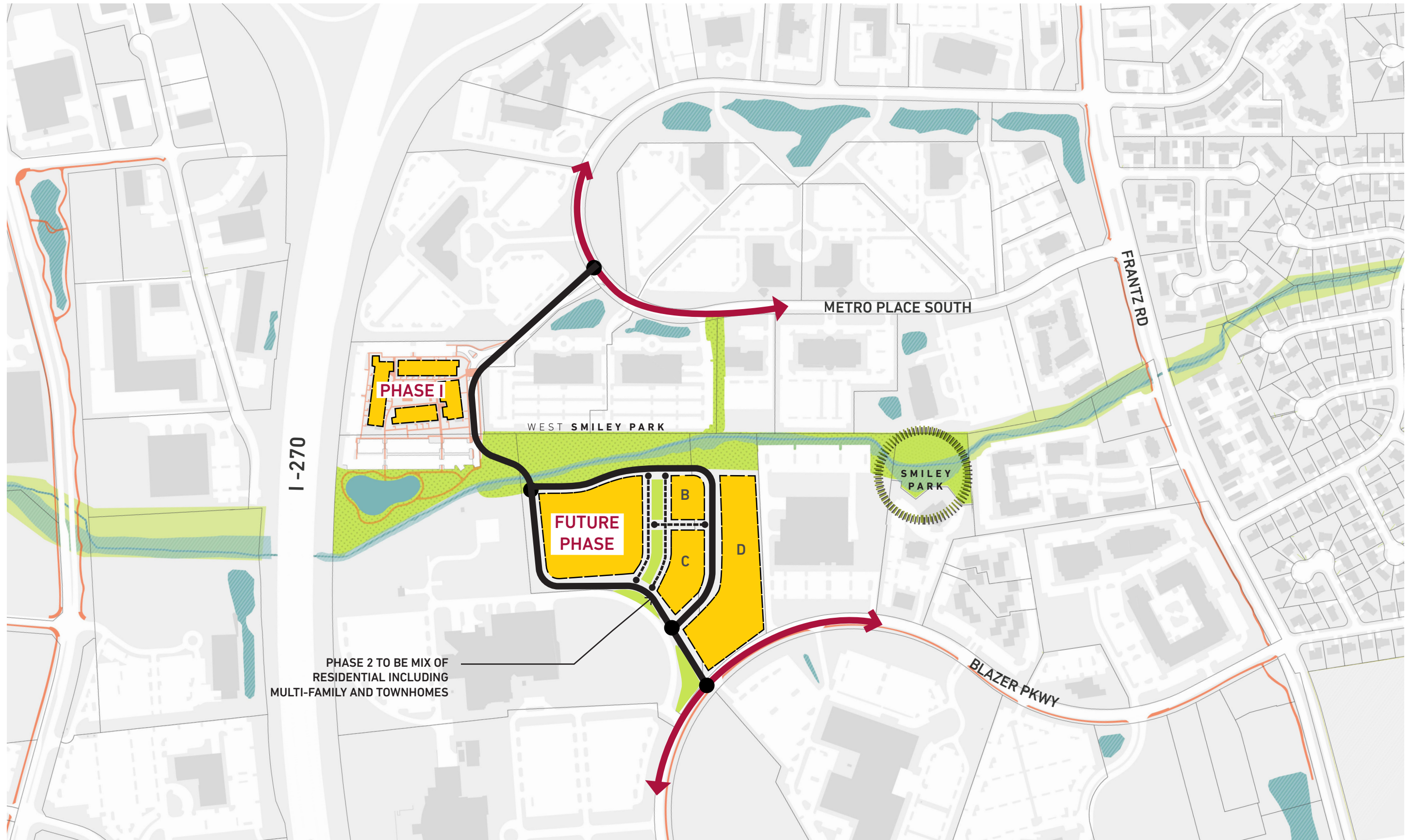


- RESIDENTIAL
- HOTEL & HOSPITALITY
- OFFICE

CONCEPTUAL FRAMEWORK - FUTURE PHASE



CONCEPTUAL FRAMEWORK - FUTURE PHASE



PHASE 1 - SITE PLAN

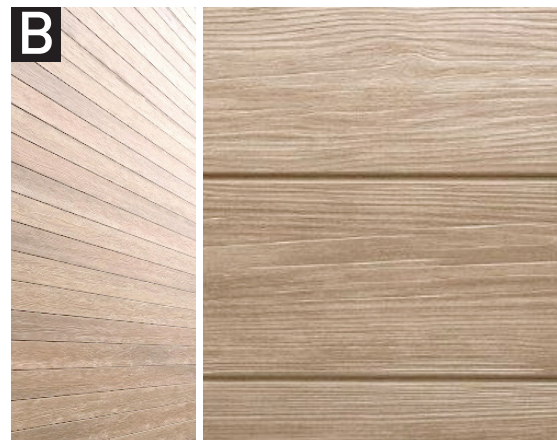


PHASE 01 - OVERALL SITE PLAN





PRIMARY MATERIAL:
BRICK

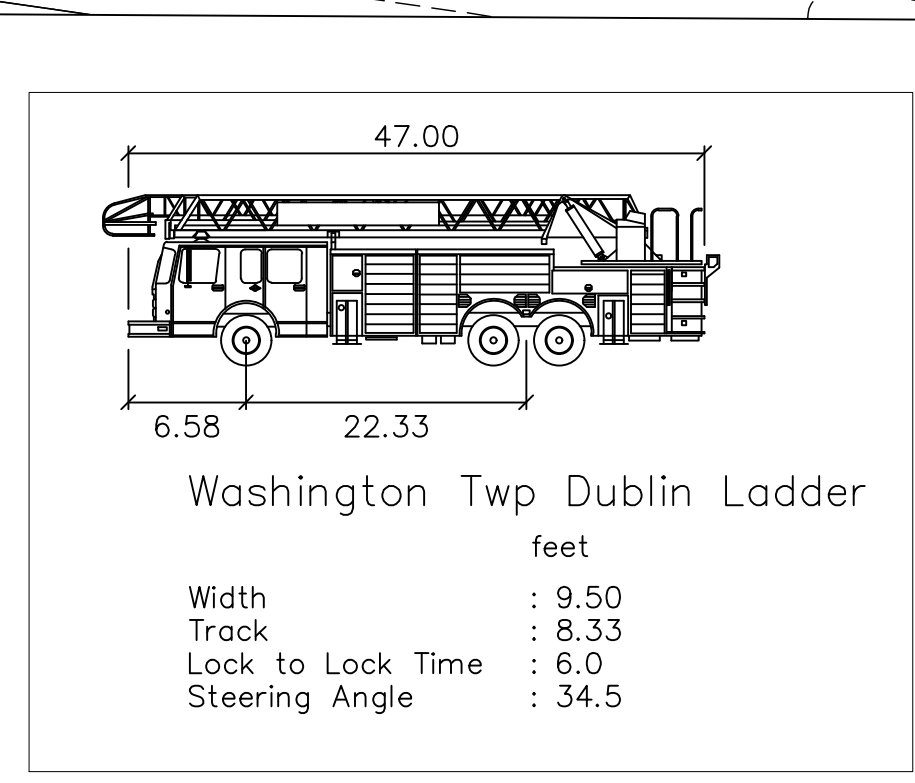
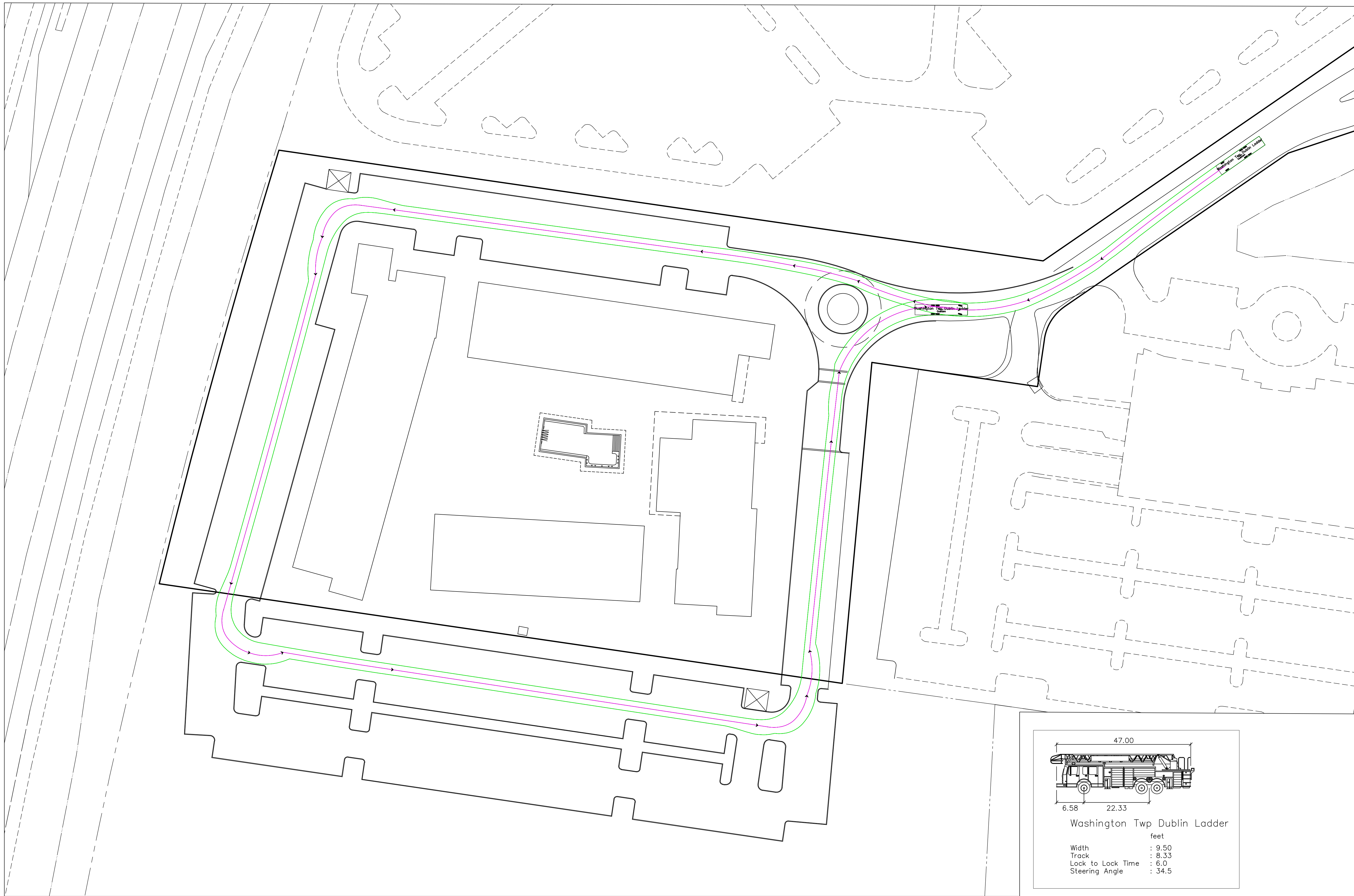


SECONDARY MATERIAL:
NICHIHA SIMULATED WOOD PANEL



COURTYARD GARDEN

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MARK	DATE	DESCRIPTION

Pizzuti Development

DUBLIN, FRANKLIN COUNTY, OHIO
 EXHIBIT
**3 METRO PLACE
 VEHICLE CLEARANCE**

EMHT
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 Engineers • Surveyors • Planners • Scientists
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DATE
 November 12, 2021

SCALE
 1" = 40'

JOB NO.
 20210804

SHEET
 1/1