



April 28, 2022

VIA ELECTRONIC MAIL
[tnoble@dublin.oh.us]

Tammy Noble, Senior Planner
Dublin Planning Department
5200 Emerald Parkway
Dublin, Oh 43017

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

Dear Tammy,

We are please 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 four-story mixed-use building consisting of 175 residential units including both one and two bedrooms, 8,400 square feet of commercial space, 211 parking spaces and robust public outdoor spaces.

The program has been developed in cooperation with Dublin staff and administration with the particular objective to enhance and elevate the legacy Metro Place office park. Providing proximate workforce housing, 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 a year ago. 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. However, it is recognized that this solution will require a variety of waivers to achieve approval.

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, an outdoor bandstand, sloped ground seating areas, casual seating areas, interactive play features such as bocce and a putting green. The resident pool and indoor/outdoor common areas are positioned to share the visual space of the courtyard but are set apart 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. A fitness facility is provided for the project residents and memberships will be available to other area residents of area hotel patrons. Meeting space is also provided for reservation to the public. The top floor residential units facing Frantz Road are featured as penthouses with stepped back with balconies.

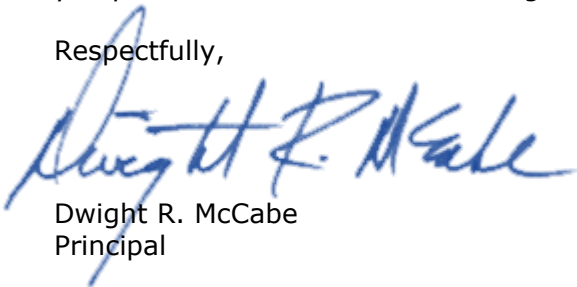
On street parking is desirable to support the commercial/retail program and is included in this proposal. Given the implications of the right-in right-out condition at Upper Metro and Frantz Road, including on street parking on the north side of Upper Metro Place would be a worthy consideration.

Architectural details are currently conceptual only. Contextually, the building closest to Upper Metro Place is intended to evoke the feeling of urban walk-up brownstones. 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.

We ask that this concept submission be included for inclusion in the upcoming planning commission agenda for further consideration.

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,



Dwight R. McCabe
Principal

Cc: Jennifer Rauch
Subhas Patel
Mark Costandi
Steve Roberts
David Poe

Attachments (Submitted via Accela Citizens' Access Portal)