

# Metro Center Rezoning

## MEETING OVERVIEW

The Metro Center Revitalization Plan, adopted in December 2024, established a vision to reimagine Metro Center as a walkable, mixed-use, sustainable district with parks, public spaces, and amenities that respond to the evolving needs of today’s business community and support Dublin’s vision as a 21st-century Global City of Choice. To help guide the implementation of this vision, the City is developing design guidelines and zoning standards for Metro Center and preparing to rezone the approximately 210-acre Metro Center plan area.

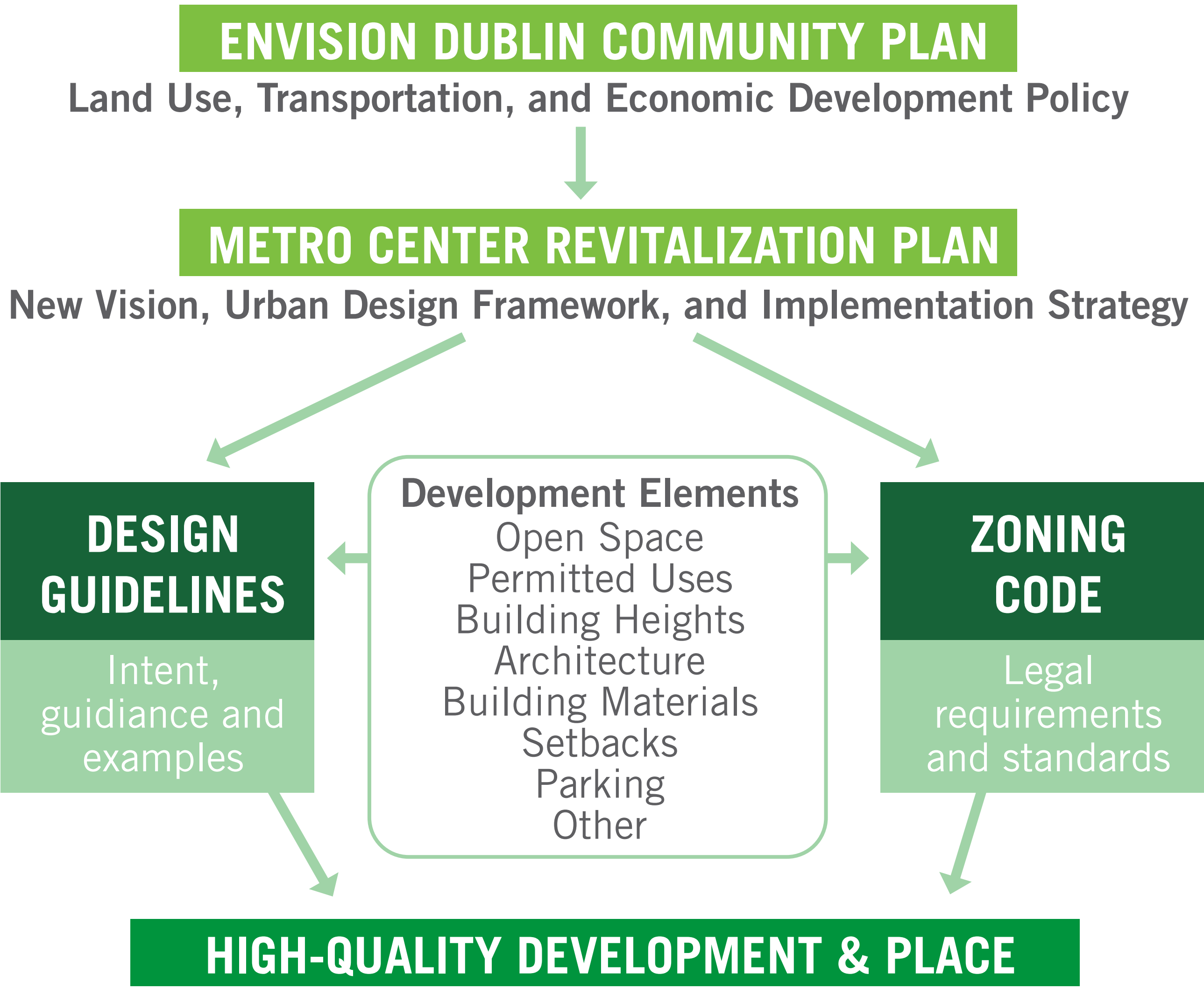
This public open house is an opportunity to learn more about the vision for Metro Center, share your thoughts, and help inform the next steps before the formal public review process begins.

- At the open house, you can:
- Learn more about the Metro Center vision and planning background
  - Explore the 3D model and see how the area could evolve
  - Preview highlights of the draft design guidelines and zoning roadmap
  - Learn about the upcoming public review process and next steps
  - Share your thoughts and feedback with City staff

## Design Guidelines and Zoning Approach

Dublin uses a layered approach of planning tools and regulations to guide and shape development and create high-quality, connected, and distinctive places. The Envision Dublin Community Plan establishes citywide policy direction for Land Use, Transportation, and Economic Development. The Metro Center Revitalization Plan builds on that foundation by establishing a new vision, urban design framework, and implementation strategy tailored to the district.

Together, these plans will be supported by design guidelines and zoning code, which translate the vision and framework into specific expectations for development. These tools work together to shape key development elements including open space, permitted uses, building heights, architecture, building materials, setbacks, parking, and other site and building characteristics to ensure future development reinforces the vision and contributes to high-quality places.



## Next Steps: Rezoning Process

Review by the Planning and Zoning Commission will initiate the public review process and make recommendations to City Council regarding the design guidelines, code amendments, and proposed rezoning. City Council will then review and make the determination on the design guidelines, code amendments and rezoning of Metro Center.

Public review and community input will be sought at each step of the rezoning process and throughout the review of future development applications.

### NEXT STEPS

- Planning and Zoning Commission Work Session (planned for Sept 17th)
- Planning and Zoning Commission review and recommendation (Fall 2026)
- City Council review, determination and rezoning (Winter 2026/27)



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# Design Guidelines

## Design Goals

The design goals translate the vision for Metro Center into clear, actionable principles that guide how the district evolves. They provide the foundation for districtwide design strategies addressing site planning, architecture, landscape, and the public realm to create a cohesive and distinctive character.

- 1. Foster Sense of Place & Identity:**  
Reflect local context to foster a strong sense of place and unique identity.
- 2. Explore Nature-based Solutions:**  
Incorporate natural processes and existing site features such as wooded areas, habitats and waterways into the overall site design.
- 3. Connect with Nature:**  
Integrate natural settings with the built environment to create visual and physical connections with nature.
- 4. Design for People:**  
Prioritize walkability, people-centered environments and human comfort.
- 5. Promote an Inclusive, Sensory-Rich Environment, & Diverse Experiences:**  
Promote an inclusive, vibrant, and multi-sensory urban environment that encourages social interaction and offers a broad spectrum of experiences.
- 6. Create Dynamic Urban Form:**  
Shape a dynamic urban form where architectural diversity enriches the neighborhood fabric and special buildings celebrate the character and identity of the place.
- 7. Actively Plan for Flexibility, Adaptability & Incremental Change:**  
Design buildings, landscapes, and infrastructure to be resilient, adaptable, and capable of accommodating future needs and conditions.
- 8. Promote & Support Metro Center as a Dynamic Employment Center:**  
Retain Metro Center's vital role in the broader Dublin economy by ensuring a broad mix of uses that provide employment opportunities as well as residential and retail uses.

## Districtwide Strategies

The design strategies for site planning, architecture, landscape, and the public realm provide a cohesive framework to guide future development, implement the goals of the plan, and reinforce the vision and character of Metro Center. Each strategy will be supported by detailed recommendations, illustrative images, and diagrams.

### SITE STRATEGIES

Site planning and design strategies will guide how streets, paths, public spaces, and buildings work together to create a connected and welcoming Metro Center. They will support walking and biking, attractive public spaces, sustainable design, and a strong sense of place. Together, these strategies will help the City and developers create a coordinated district that supports economic growth and quality of life for years to come.

- S1** Organize sites to support renewable energy systems/support active and passive sustainability approaches
- S2** Maximize access to natural areas and green spaces through thoughtful site planning, roadway layout, and parcel configuration
- S3** Create green networks, not isolated patches
- S4** Create walkable places
- S5** Minimize the impact of vehicular circulation and parking
- S6** Buildings should define and reinforce the street edge and public spaces
- S7** Create interesting views and vistas / create dynamic urban form
- S8** Integrate signage that is integral to the aesthetic expression of buildings and landscapes at a site wide scale
- S9** Employ lighting that adheres to best practices for safety and function while creating an overall coherency of ambiance and limiting light pollution
- S10** Consider future phases and the (re)development of adjacent properties; anticipate how new development will facilitate future (re)development

### ARCHITECTURE STRATEGIES

Architectural strategies will help create a cohesive and attractive Metro Center while allowing for a variety of building designs. They provide guidance on building height and shape, rooflines, windows, ground-floor design, lighting, and the screening of rooftop equipment and garages. The goal is not to make every building look the same, but to create a consistent overall character while allowing for unique and creative designs, especially at key destinations and gateways.

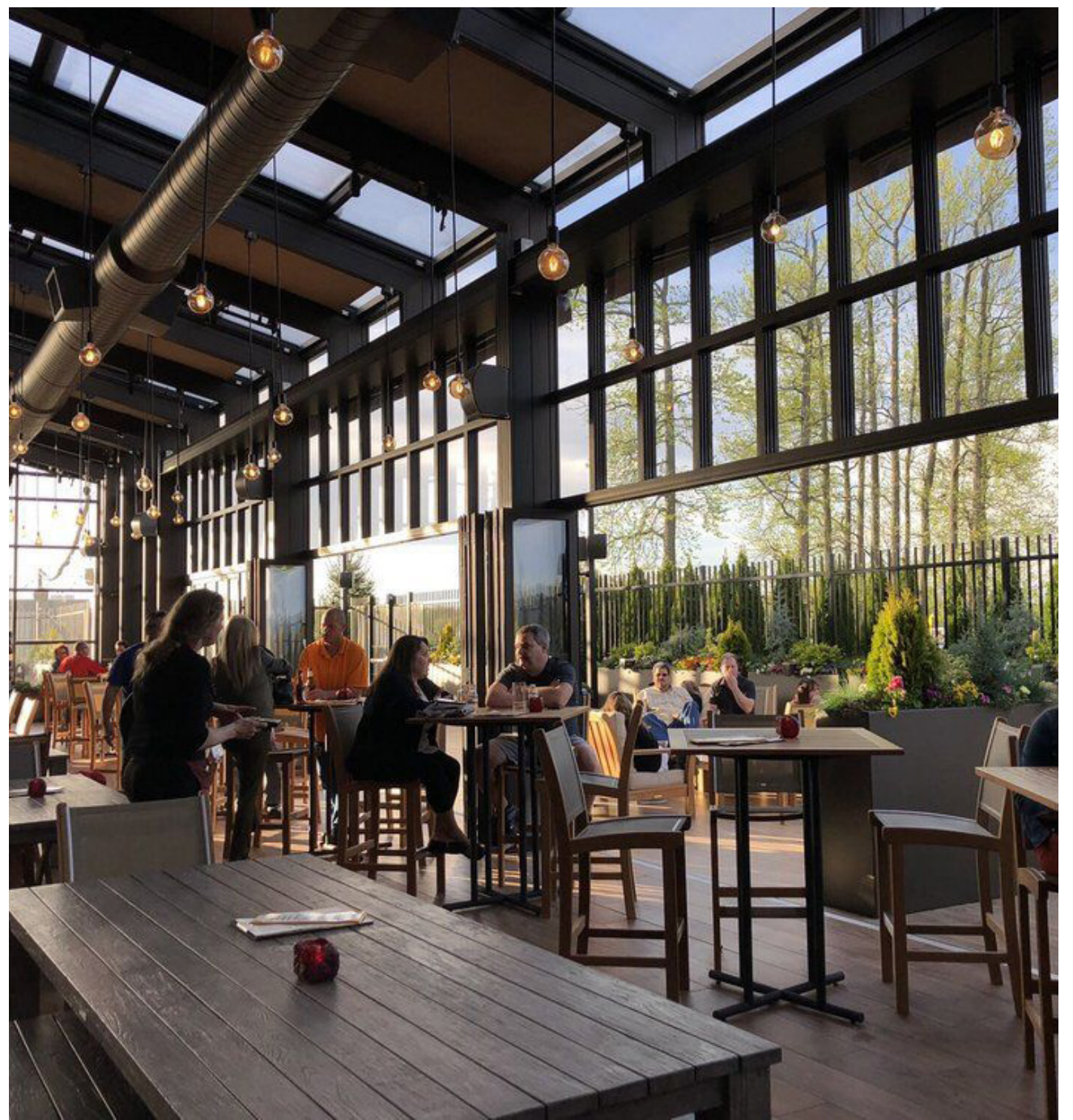
- A1** Invest in high quality architecture with a distinct presence
- A2** Incorporate sustainable practices in building design
- A3** Ensure building typologies vary to reflect specific use, density, and functional requirements across the site
- A4** Enable strong indoor-outdoor connections
- A5** Incorporate curvilinear shapes or biomorphic building principles
- A6** Create engaging ground floors / street frontages
- A7** Break down the scale of large facades with architectural elements
- A8** Adapt buildings to future needs

### LANDSCAPE STRATEGIES

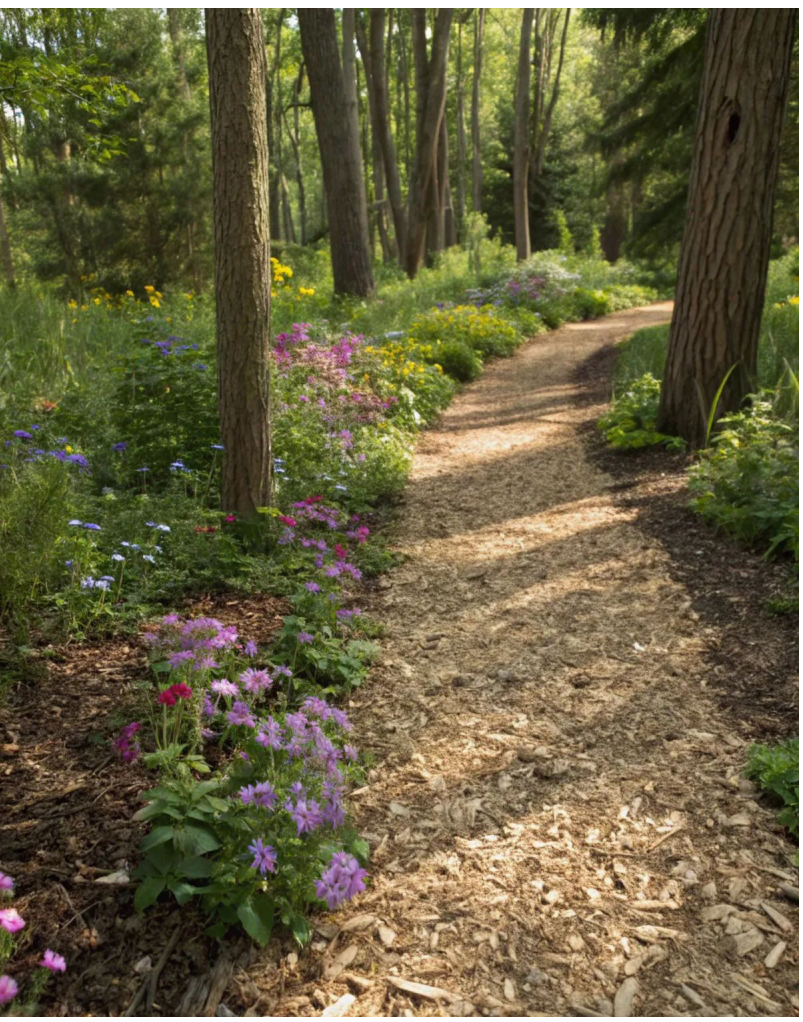
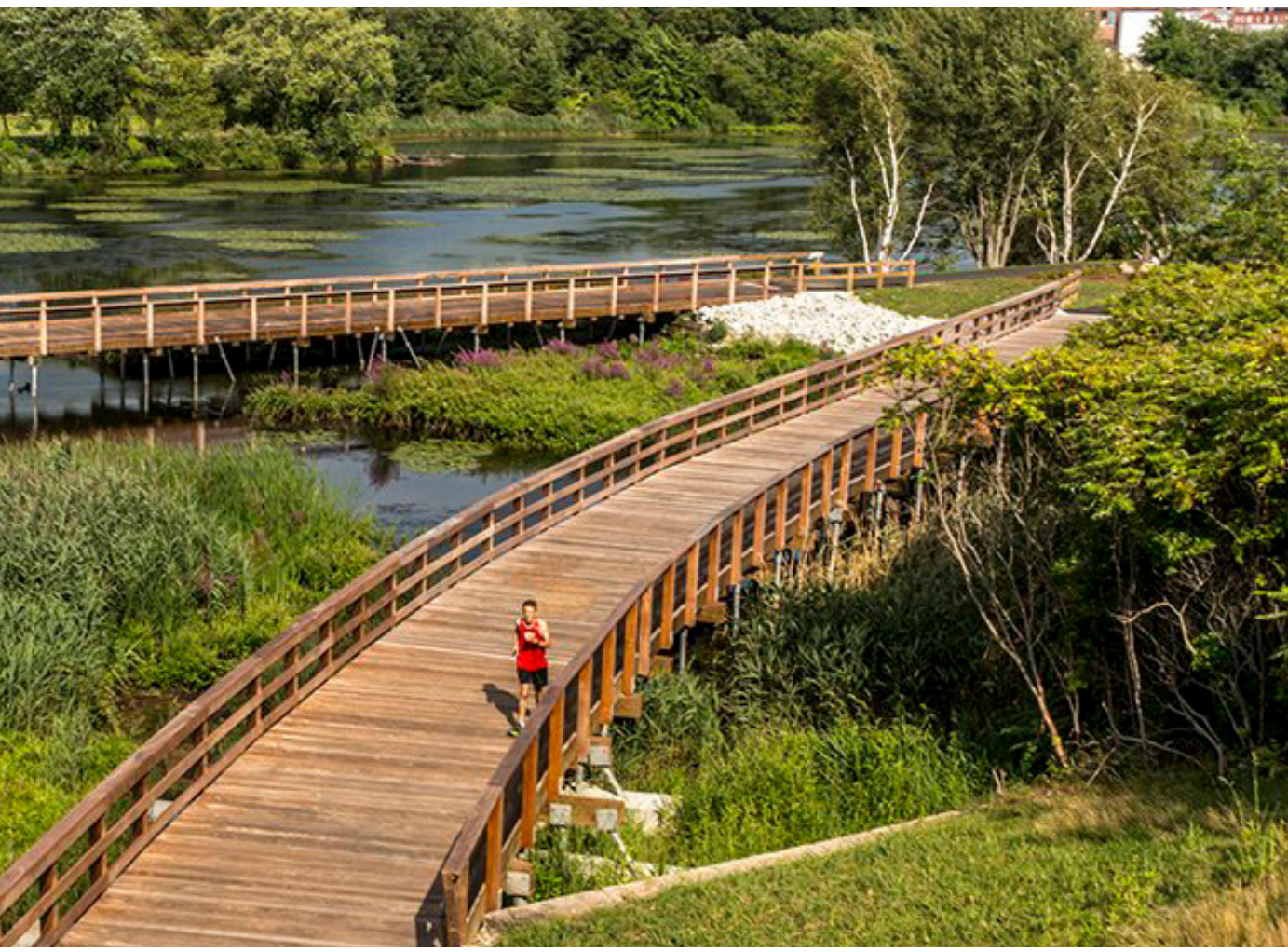
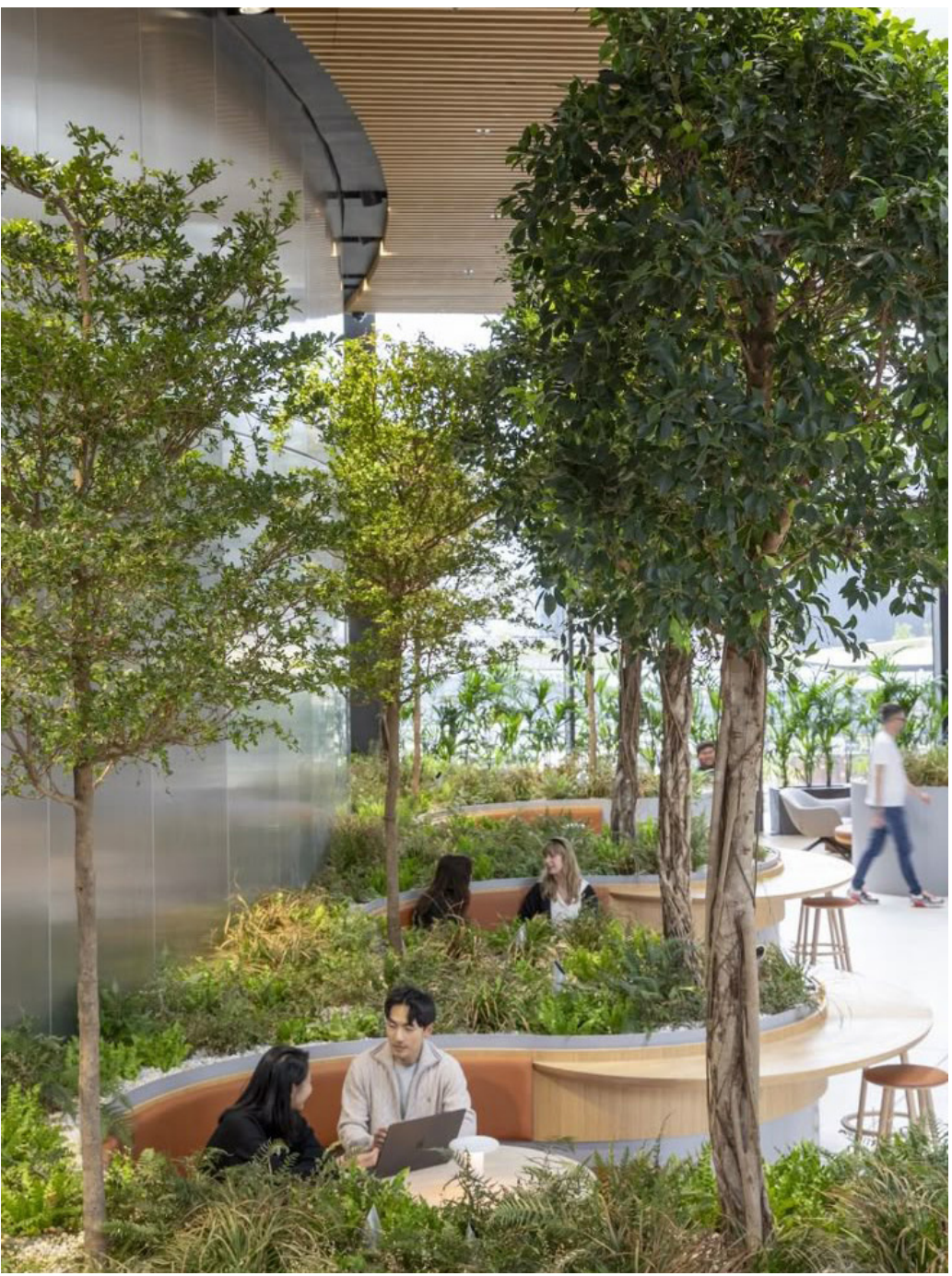
Landscape and public realm strategies will help create a connected and welcoming Metro Center. They will protect the importance of Waterway Park, support a variety of useful and flexible public spaces, and encourage local materials and plants that reflect the region. These strategies provide clear guidance for future development while allowing for creativity and different design approaches, helping ensure that new projects work together to create a strong sense of place, support the environment, and meet the needs of the community over time.

- LPR1** Incorporate woonerf/living streets where appropriate
- LPR2** Design for human scale, comfort, and everyday use
- LPR3** Incorporate soft edges, transitional spaces, and social interaction in the public realm
- LPR4** Provide pocket parks, plazas, and courtyards
- LPR5** Create purposeful open spaces
- LPR6** Provide nature-based solutions in the public realm
- LPR7** Utilize high-quality materials for site furnishings
- LPR8** Design for adaptability and long-term performance in landscape systems
- LPR9** Weave Dublin's signature trail into the district and create connections to the Metro Loop and the Dublin Corporate Area Loop

# Architecture



# Landscape & Public Realm

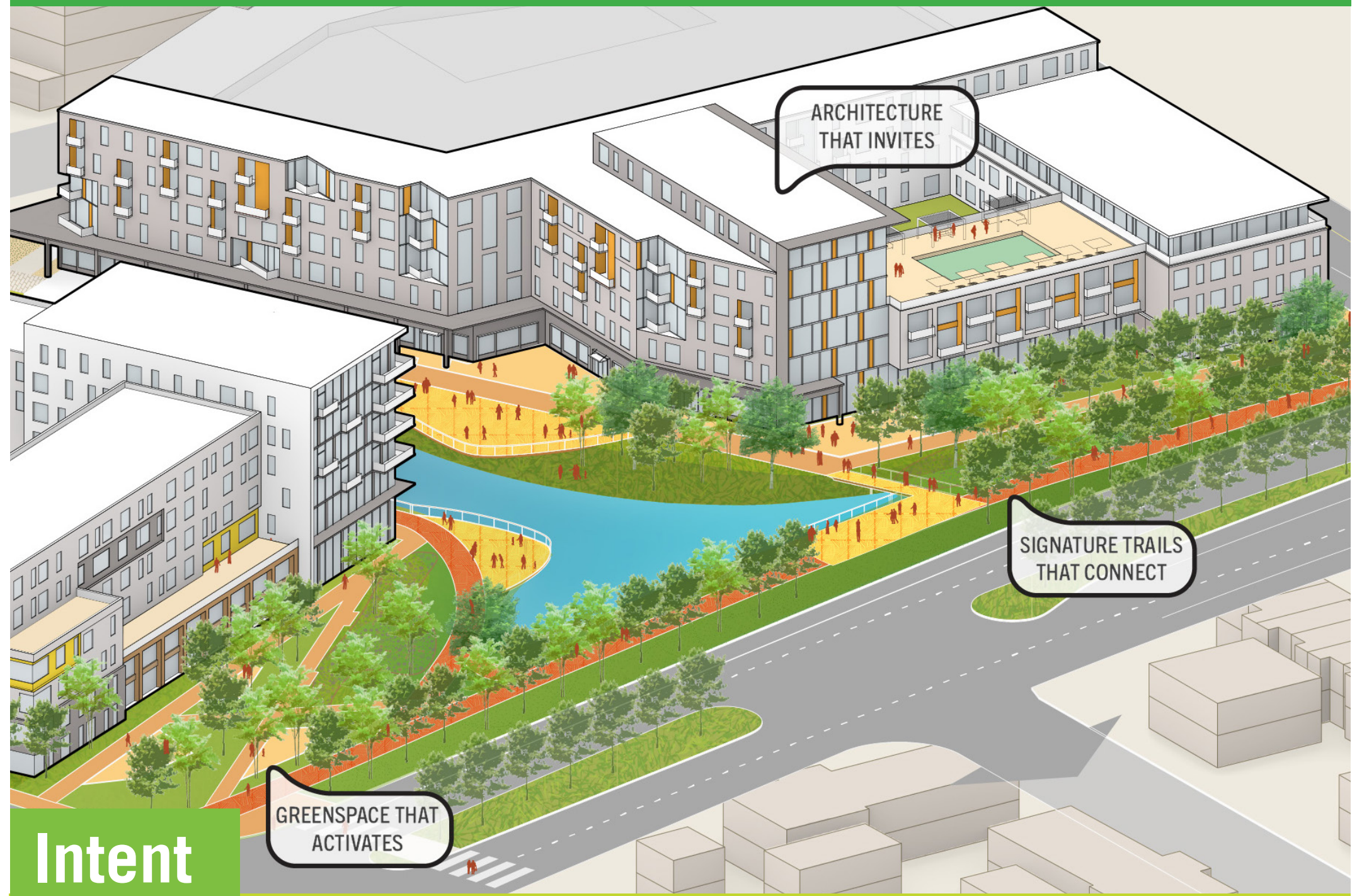


# Character Areas



Recommendations for five character areas supplement the districtwide strategies with area-specific design guidance that helps shape future development and reinforces the unique character and intent of each area.

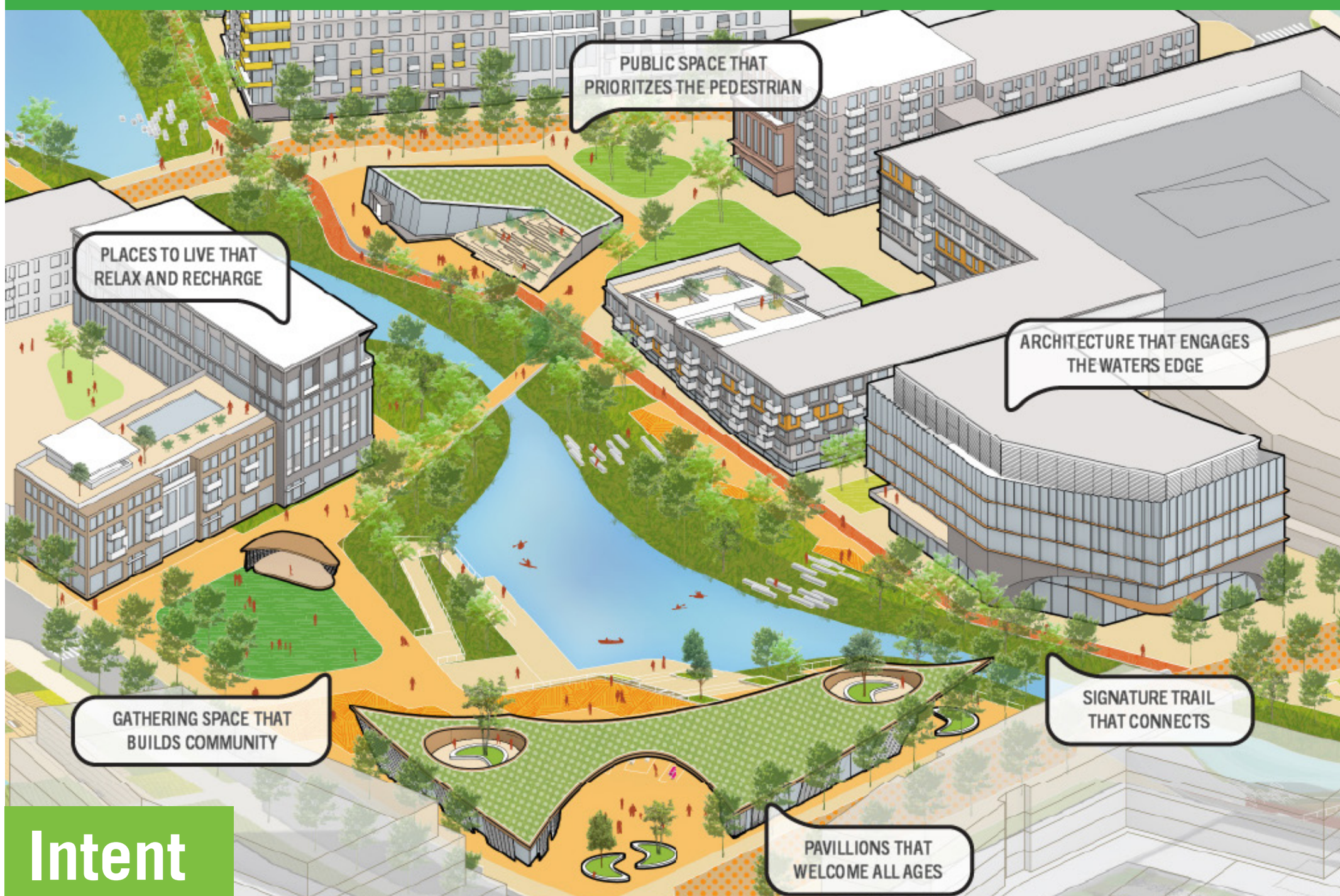
## FRANTZ ROAD GATEWAY



### Intent

- Highlight view corridors and provide visual interest
- Ensure sensitive transitions to existing neighborhoods
- Establish a linear parkspace
- Create a gateway and sense of arrival

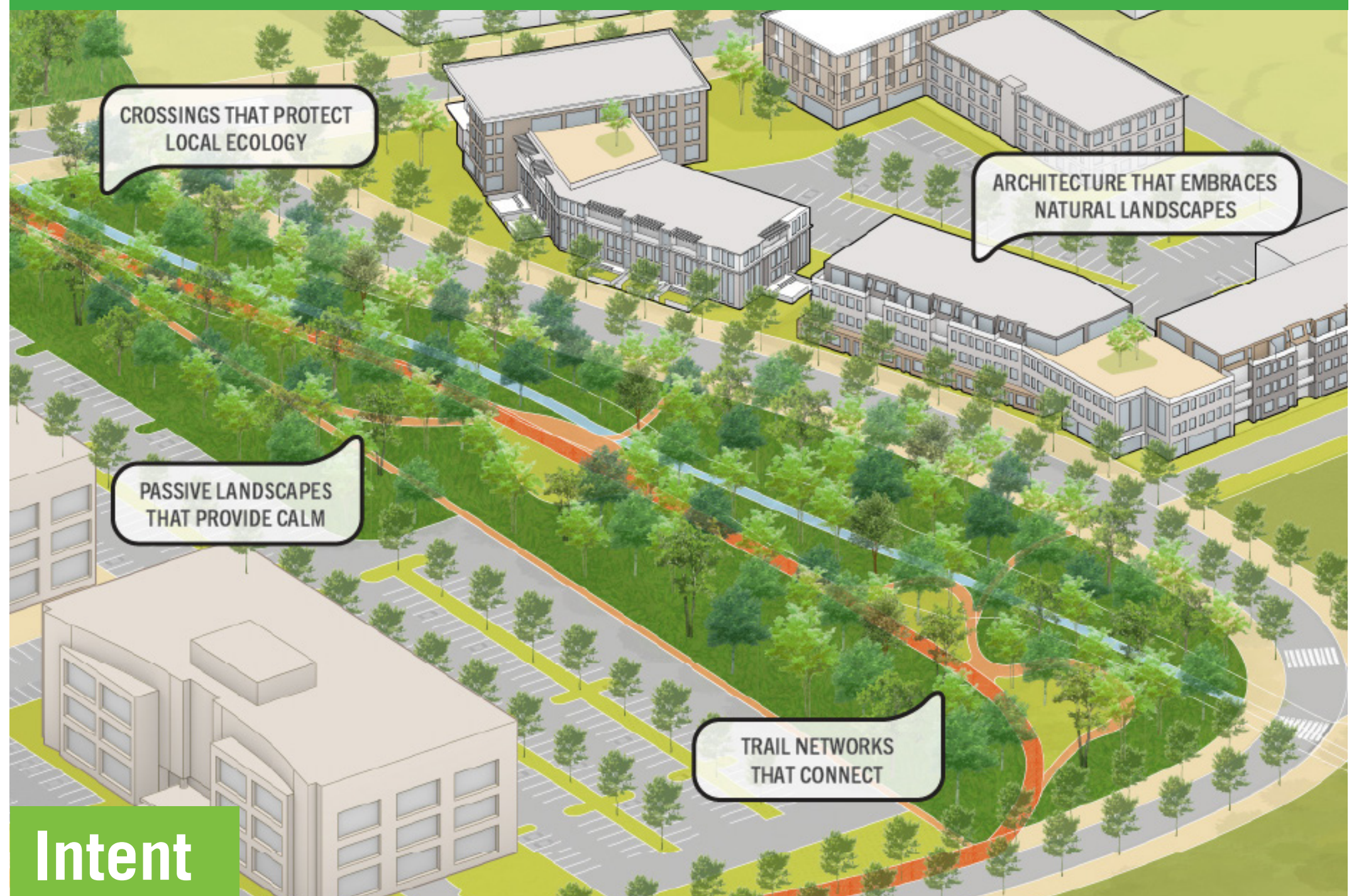
## WATERWAY PARK



### Intent

- Establish a social heart
- Create memorable destinations
- Anticipate interim conditions
- Establish an ecological heart
- Enable connections with water

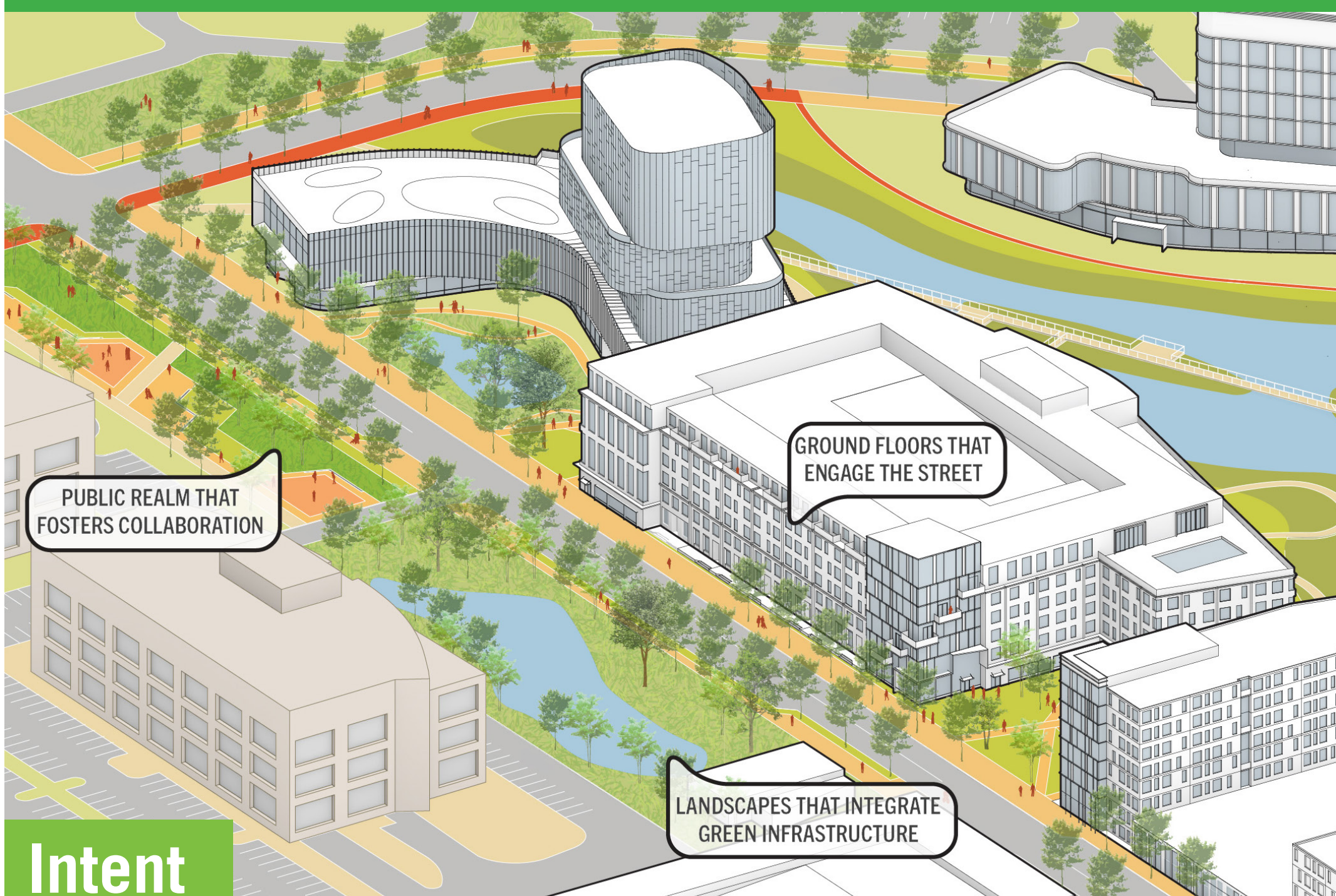
## COSGRAY RUN



### Intent

- Preserve and protect the green corridor
- Enhance the edges with new development
- Create a connected trail corridor

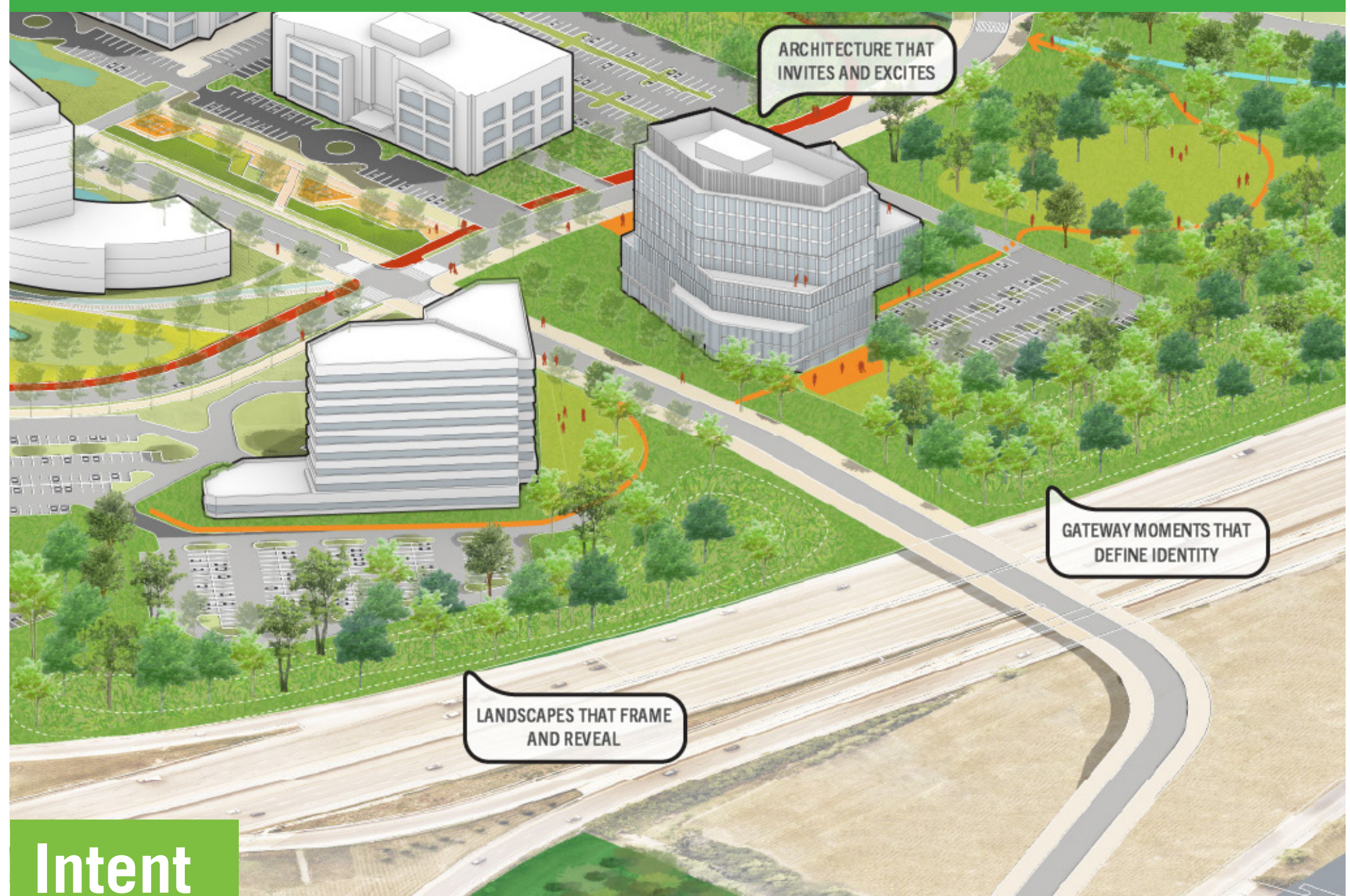
## DISTRICT STREETSCAPES



### Intent

- Establish active corridors
- Create consistent yet varied street edges
- Enhance green corridors

## HIGHWAY CORRIDOR



### Intent

- Preserve and enhance the green highway edge
- Create a memorable western gateway
- Showcase a bold architectural presence

# Zoning Roadmap

## Zoning Overview

This proposed zoning update would create standards for a the Mixed Use Regional (MUR-1) tailored specifically to Metro Center to support the implementation of the vision established in the Revitalization Plan. When used in conjunction with the Metro Center Design Guidelines, the code will provide a clear framework for future redevelopment while preserving Metro Center’s role as a major employment center and evolving it into a more walkable, mixed-use destination.

## Zoning Requirement Types

The intent of the zoning regulations is to shape the redevelopment pattern, use mix, public realm, and overall form of development while relying on the Design Guidelines for many detailed design considerations. The MUR-1 zoning district will regulate:

- **Permitted Uses** (office, retail, restaurants, housing, civic uses, hotels, research and development, etc.).
- **How development is organized** (building placement and orientation, building height, parking locations, etc.).
- **Redevelopment expectations**, particularly for sites with existing office or commercial uses.

## Zoning Sub-districts

The district is proposed to include three sub-districts (different from the character areas) intended to reflect different parts of Metro Center:

- **Mixed-Use District** – The core of the district focused on a broad mix of commercial, residential, civic, and community uses in a walkable environment.
- **Highway Corridor District** – Focused on office and employment-oriented development along I-270 with a strong gateway character.
- **Neighborhood Office District** – Serves as a transition area near existing neighborhoods and emphasizes smaller-scale office and institutional uses.

## FREQUENTLY ASKED QUESTIONS (FAQ)

### Why is the City proposing this change?

Metro Center was originally developed largely as a suburban office park. The proposed district is intended to help guide its long-term evolution into a more vibrant, walkable mixed-use district while preserving its importance as a major employment center. The regulations are designed to support new investment, enhance pedestrian connectivity, improve public spaces, and provide flexibility for redevelopment as market conditions change.

### What if I own an existing building and do not want to redevelop?

Redevelopment is not required. Existing lawful uses and buildings can remain in place and continue operating as they do today, even if they do not fully align with the new district vision. The proposed regulations only apply when a property owner chooses to expand or redevelop the property in the future.

### Can existing buildings be expanded or modernized?

Yes. The code contemplates regulations that would allow existing buildings to be enlarged, remodeled, modernized, or expanded under specific conditions. Certain expansions may require Planning and Zoning Commission approval to ensure compatibility with surrounding properties and future development plans, but the goal is to allow a broad range of improvements for existing buildings that align with the new code and design guidelines.

### How does MUR-1 zoning compare to the Bridge Street District?

The goal of the Metro Center zoning district is to emphasize the use of design guidelines to shape the buildings and sites rather than rigid regulatory code requirements like the Bridge Street District Code. The amount of Code regulations is intended to be minimal and limited to necessary zoning requirements to ensure development is consistent with the vision of Metro Center. The Design Guidelines will be applied in conjunction with the zoning standards to guide the development pattern.

### How would parking be handled?

Instead of relying solely on traditional parking minimums, redevelopment projects will likely be required to include parking plans demonstrating that the amount of parking provided is appropriate for the proposed uses. Shared parking, nearby parking resources, and site-specific operational characteristics may be considered.

### What will the public review process be?

The proposal anticipates using Dublin’s existing review and approval framework, with modifications to ensure projects comply with both the zoning regulations and the Metro Center Design Guidelines. Most redevelopment projects would be reviewed by the Planning and Zoning Commission through a Concept Plan and a Final Development Plan. All applications through the Planning and Zoning Commission would allow for public comment.