



# UNIVERSITY BOULEVARD, LOT 1

Parcel IDs: 273-013192, 274-012325



THRIVE IN DUBLIN, OHIO.

# OVERVIEW

## *The City of Dublin*

The City of Dublin, Ohio is conveniently located just 20 minutes northwest of downtown Columbus, just off the I-270 outer belt – and just 20 minutes from John Glenn International Airport. With an estimated population of 44,375 residents, **Dublin is home to more than 20 corporate headquarters, an entrepreneurial center and 3,000+ businesses.** Dublin is the largest Columbus suburb and comprises 7.2% of the \$111.7 Billion gross metropolitan product of the Columbus MSA.

## *West Innovation District*

Dublin's western edge is an area poised for significant change. With approximately 1,100 acres of land located between Avery Road, Houchard Road, Shier Rings Road and SR161/Post Road, the West Innovation District is a key portion of the city's business corridor targeted for office, research, laboratory and clean manufacturing uses. **With a focus on speed to build, the area is primed for quality projects requiring quick administrative approval.**

## *U.S. 33 Smart Mobility Corridor & The Beta District*

University Boulevard, Lot 1 is located along Ohio's U.S. 33 Smart Mobility Corridor, which is a 35-mile highway corridor that crosses three counties (Franklin, Union, and Logan) and is home to one of the largest concentrations of manufacturers, R&D firms, and logistics companies in Ohio. **This site is just a 25-minute drive from Honda North America and the Transportation Research Center, the largest independent vehicle test facility and proving grounds in the U.S.**

The site is also within The Beta District, an innovation region spanning three local municipalities (Dublin, Marysville, Union County) and led by a collaborative council of governments, where companies work collaboratively with non-profits, academia, and government entities in an open playground to safely launch, test, and evolve new technology in real-world settings.

## *Recent Projects*

In 2019, the City of Dublin approved incentives for the creation of the Ohio State University Wexner Medical Center (OSUWMC) ambulatory care center, including the construction of a new roadway (University Boulevard) and associated infrastructure. Construction on the OSUWMC, located adjacent to this site, began in 2020. Construction is expected to be completed by the spring of 2022.

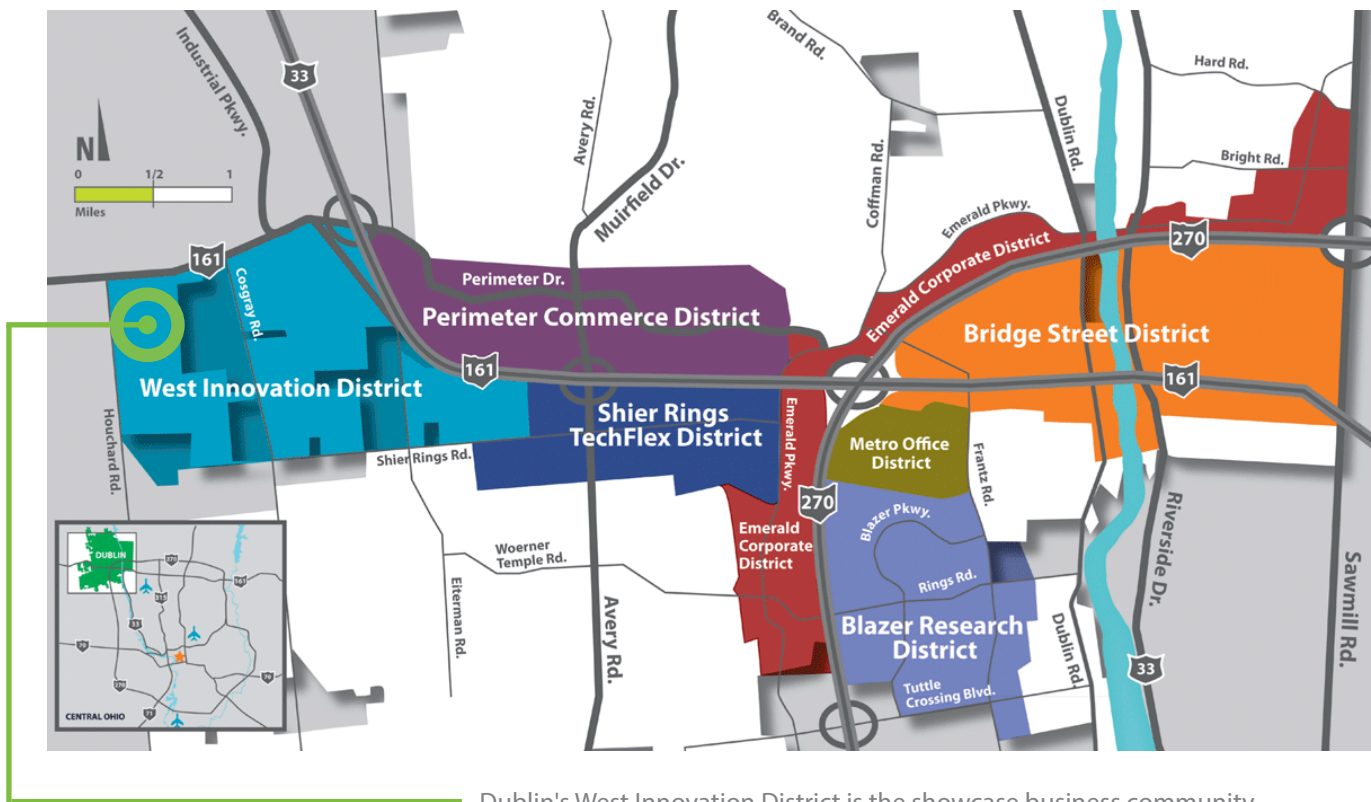
This location is also minutes away from the Ohio University Dublin campus, which opened in 2015 and has plans to expand to almost two million square feet of additional development in the coming years, including housing and supporting commercial development.

## *Nearby Amenities*

Located right across the street from the Dublin Green Shopping Center and just minutes away from the Bridge Street District, this site is surrounded by amenities. The Dublin Green is home to retail, restaurants, grocery stores, and more. The Bridge Street District is a mixed-use development featuring apartments, condominiums, restaurants, retail, coffee shops, and bars overlooking the Scioto River.



# BUSINESS DISTRICTS

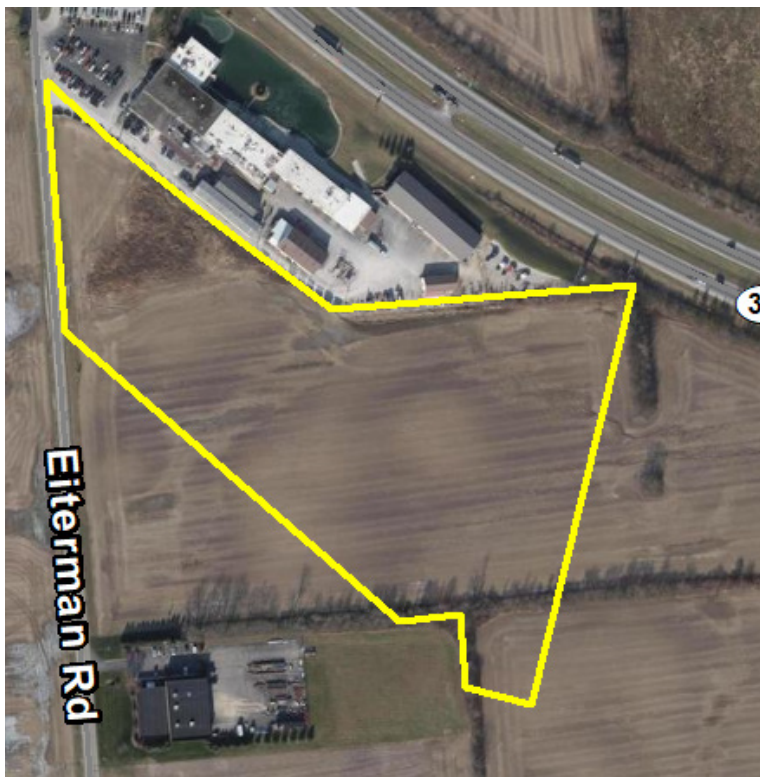


Dublin's West Innovation District is the showcase business community for forward-thinking companies that desire high-tech office space, clean manufacturing facilities and related supporting purposes. Freeway visibility and access, open spaces and a unique mix of contemporary architecture and natural landscapes make this business neighborhood the ideal setting for modern enterprise campuses.

## University Boulevard, Lot 1

14.117 acres

(57,130 square meters / 5.71 hectares)



### Key Site Information

- Land owned by the City of Dublin
- Available as an economic development incentive for applicable projects
- Zoned for R&D & Office
- Can accommodate approx. 86,500 SF of office development with up to 500 parking spaces
- Speed-to-build zoning standards in place
- Utilities will be placed with completion of University Blvd. in spring 2022.

Contact City of Dublin Economic Development at (614) 410-4618 or [business@dublin.oh.us](mailto:business@dublin.oh.us) for more information.

# WHY DUBLIN?



## *Why Dublin?*

The West Innovation District offers a campus-like setting with planned recreation paths, connectivity to an expansive park system, environmentally friendly landscaping, and proximity to great residential neighborhoods – **in other words, an optimal work environment for businesses and an attractive location for a talented workforce.** The entire West Innovation District features easy access to the US 33/SR 161/ Post Road interchange and necessary infrastructure including a robust fiber optic network, dual feed electric and WiFi.

## *Workforce Availability*

Over 46 percent of the nearly 1 million residents within 15 miles of the West Innovation District have a bachelor's and/or master's degree, with over 578,000 in the available labor force. Median annual wages in the IT, engineering, and business operation industries are \$86,689, \$74,037, and \$66,690 respectively. **With over 50 colleges and universities within a 20 mile radius,** the available labor force in Central Ohio is always growing.



80%

Residents have earned  
a bachelor's or graduate  
degree



5 highway  
interchanges





# SITE & INFRASTRUCTURE OVERVIEW

For more information, contact the City of Dublin Economic Development at 614-410-4618

## GENERAL SITE INFORMATION

SITE NAME	University Boulevard, Lot 1 Property Owned by the City of Dublin, Ohio
SITE ADDRESS	Tax Parcel ID: 273-008174
ZONING	ID-1, Research Office District
LATITUDE	40.099166
LONGITUDE	-83.173947
MINIMUM ACREAGE AVAILABLE	
MAXIMUM ACREAGE AVAILABLE	14.117acres
FOR SALE? (Y/N)	Yes
ESTIMATED LAND VALUE	Recent comps and appraisals are approx. \$20,000/acre (\$279,800).  Land is City-owned, so significant land-write downs are possible for applicable economic development projects.
PROPERTY DESCRIPTION	Spanning 600 feet wide and 1,100 feet deep, this 4-acre lot of land is adjacent to the west of the new OSUWMC ambulatory care center. To the south is the Washington Township Fire Department Administration Building and Modern Energy. Directly north is the Sutphen Corporation, who manufacture fire trucks.

## TRANSPORTATION ACCESS

AIRPORT	John Glenn (Port Columbus) International Airport – 22.7miles (25 min.) Ohio State University Airport – 9 miles (15 min.) Rickenbacker International Airport – 29.4 (30 min.)
INTERSTATE	I-270 – 2.5 miles I-70 – 11 miles
HIGHWAY (US & STATE ROUTES)	State Route 161 – 2 miles (frontage on SR 161/Dublin-Plain City Rd.) US 33 – 1.5 miles

## UTILITY INFORMATION

ELECTRIC PROVIDER	American Electric Power (AEP)
ELECTRIC LOCATION	2.3 miles from Dublin Station
ELECTRIC DETAILS	It has a 3 MVA capacity at 12 kV distribution and 3 phase voltage.
RATE PER KWH	Unknown at this time; the City of Dublin will coordinate discussions with AEP upon request to determine.
GAS PROVIDER	Columbia Gas of Ohio
GAS LOCATION	A steel mainline runs along OH-161 and Eiterman Rd.
NATURAL GAS DETAILS	4" high pressure steel mainline runs along OH-161 and a 16" high pressure steel mainline runs along Eiterman Rd.
GAS RATE	Unknown at this time; the City of Dublin will coordinate discussions with Columbia Gas upon request to determine.
WATER PROVIDER	City of Dublin, Ohio
WATER LOCATION	Public water access along the east side of Eiterman Rd.
WATER DETAILS	16" water main
WATER RATE	Water capacity charges are based on tap size – ranging from \$1,890+ for a 0.75-inch tap, to \$428,720+ for 16-inch tap (plus additional water capacity charges by the City of Columbus Division of Water).
SEWER PROVIDER	City of Dublin, Ohio
SEWER DETAILS	10" sanitary sewer just southwest, running along the west side of Eiterman Rd.
TELECOM PROVIDER	Fiber Optics: City of Dublin, Ohio.
	The City of Dublin possesses over 125 miles of 96 single-mode optical fibers throughout Central Ohio, known as "Dublink." These optical fibers are placed within an underground conduit throughout the entire system. The Dublink network makes Dublin the best-connected community in Central Ohio and is globally recognized as a broadband rich environment with connectivity to OARNet and the Ohio SuperComputer.
	In addition to the City of Dublin's Dublink fiber optic system, AT&T, XO, Level III, Verizon, CenturyLink and many other local and long haul network providers such as Spectrum Cable, Spectrum Telecom, and US Signal are available.



# MAPS & GRAPHICS

## University Blvd Site



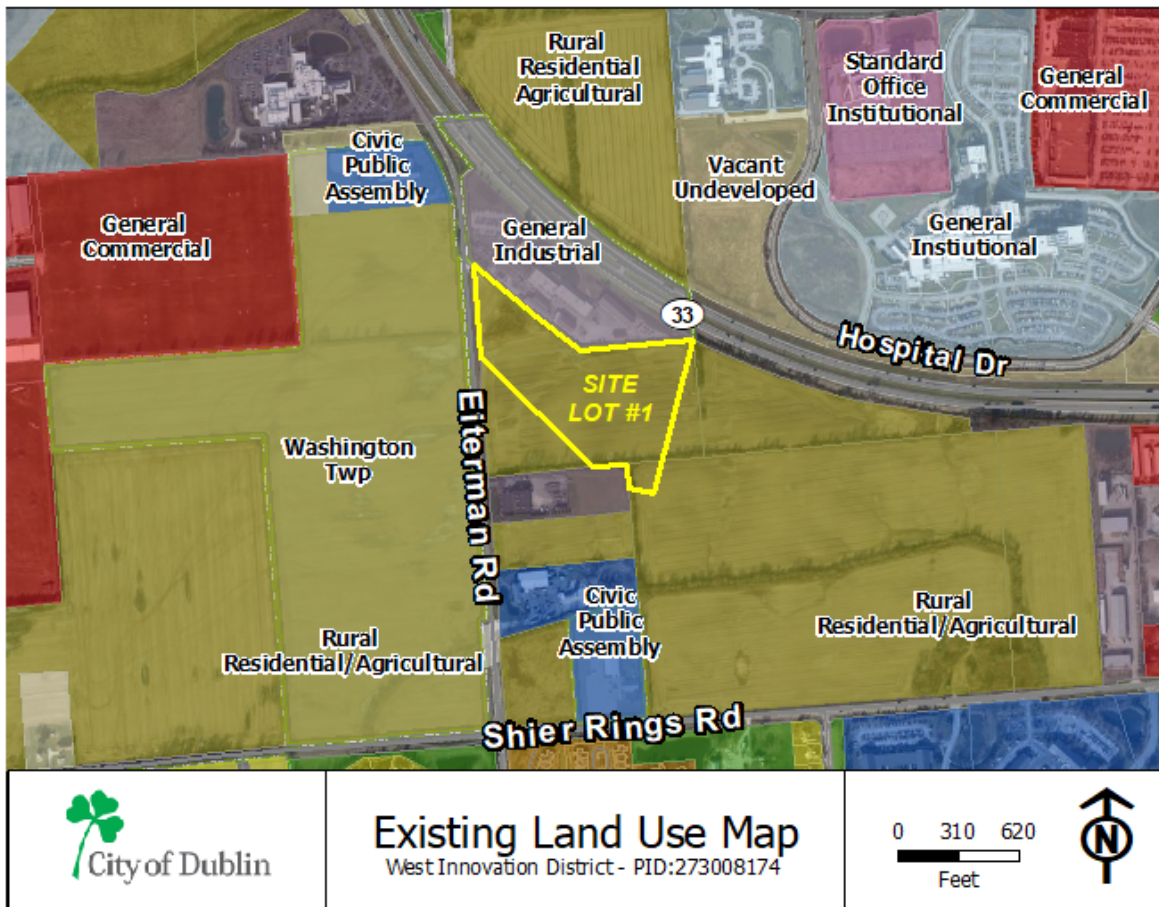
US 33 West  
(14 miles to Marysville, OH)



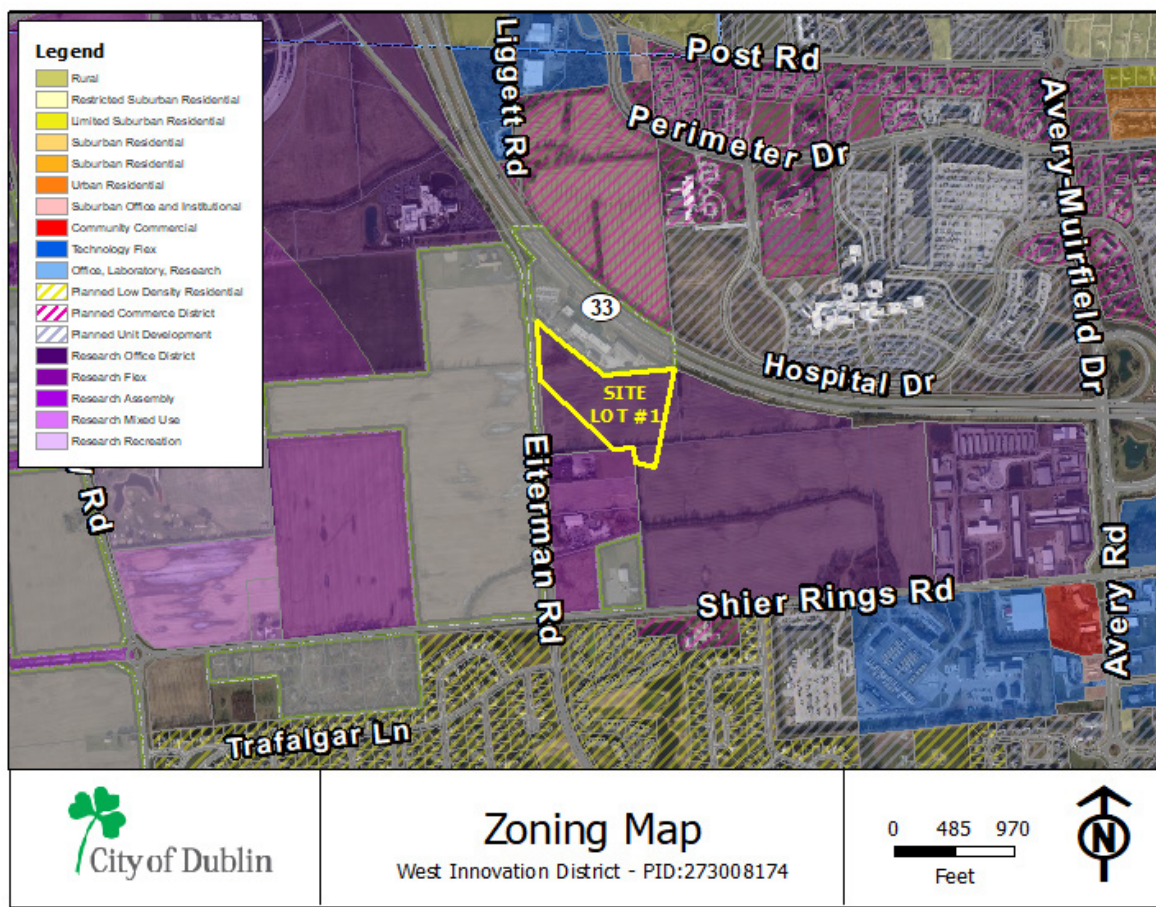
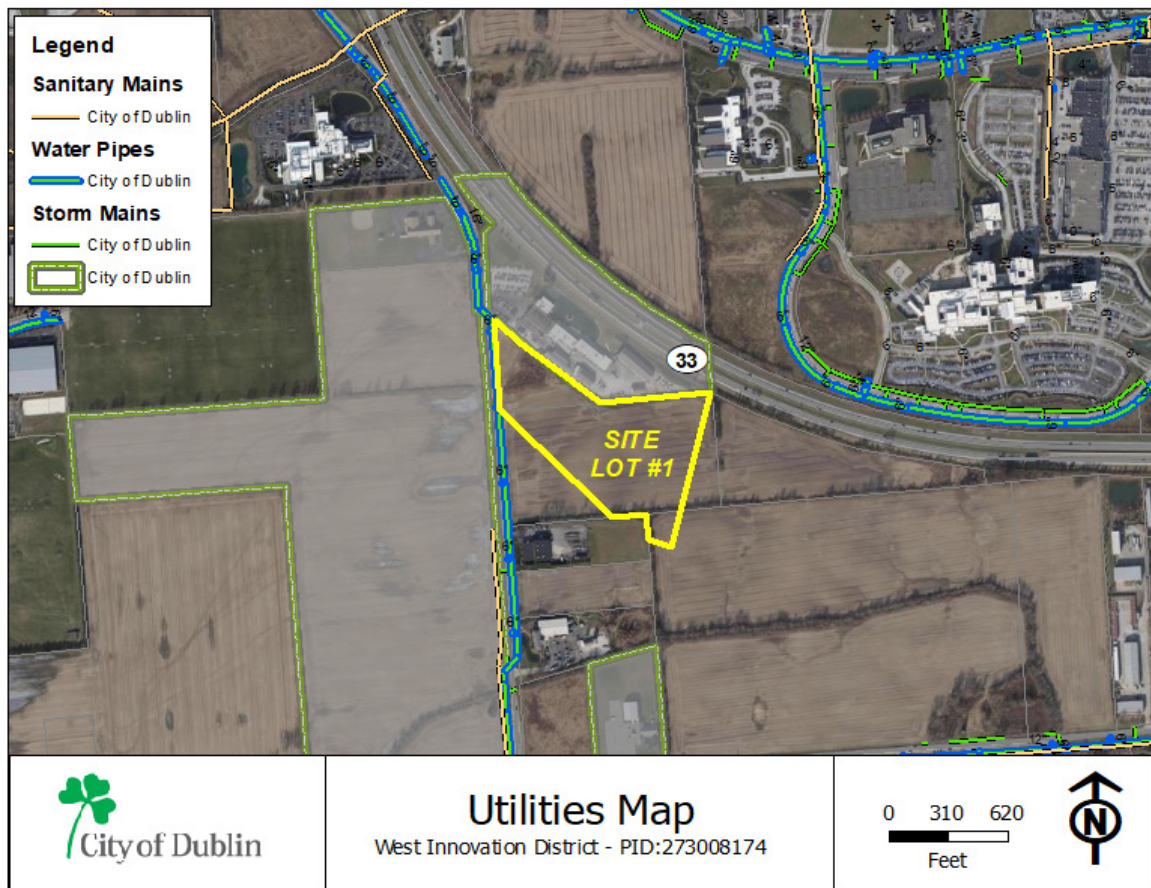
I-270  
East to  
I-71



I-270 South  
to I-70







Parcels shown without a designated zoning district are unincorporated township properties. Parcels south of SR 161 and east of Houchard Road will receive West Innovation District zoning upon annexation and development in the City of Dublin.



LOT #1  
Existing Conditions:

Easements:

- A 10' Gas Easement along US-33
- B 15' Utility Easement along University Blvd.
- C 20' General Utility Easement along perimeter of parcel
- D 55' Pedestrian Access Easement/Off-Site Improvement Area
- E Vehicular Access Easement (Perpetual Non-Exclusive)

Natural Features/  
Built Conditions:

- F Wetland (Unstudied)
- G Service and Storage Areas of Adjacent Extg. Development
- H Approved OSU-WMC Development (Lot 2)

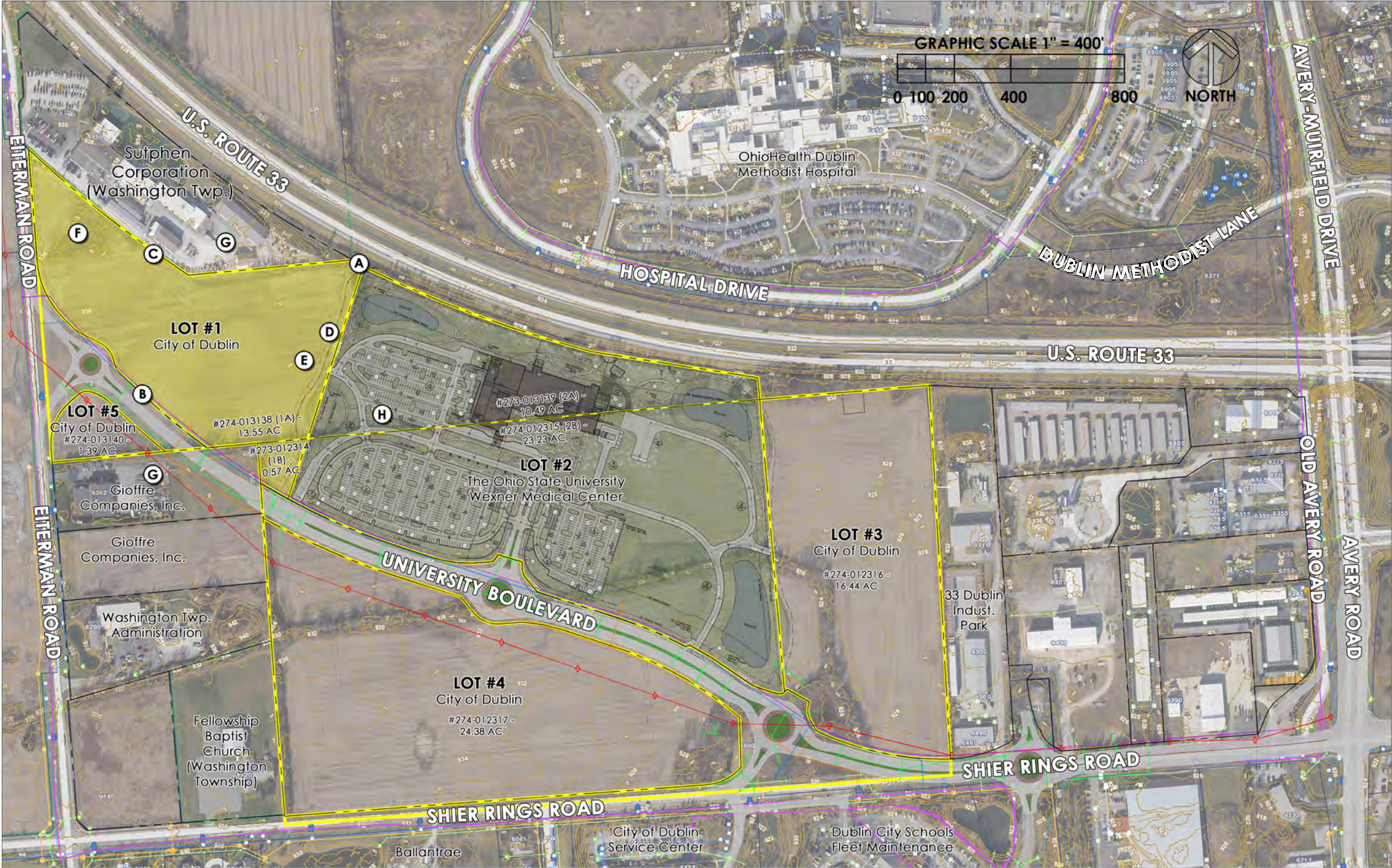
LOT #1 Zoning/  
Future Land Use Data:

Existing Zoning:  
Eaz Innovation District  
ID-1 Research Office District

Future Land Use:  
MUR - Research and Development

Business Neighborhood:  
West Innovation District

Proposed Zoning:  
No Zoning Change  
Proposed



LOT #1 Development Standards:

Minimum Lot Size:	3 Acres	Pavement Setbacks:
		Front: 20 Feet
Minimum Lot Width:	60 Feet	Side: 15 Feet
		Rear: 25 Feet
Maximum Lot Coverage:	70%	
Building Setbacks:		Highway Setback:
Front:	50' Based on Arterial Frontage	50 Feet for Buildings & Pavement from U.S. 33
Side/Rear:	30' Based on Height of Proposed Principal Structures	

Utilities Legend:

- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Dublink
- AEP Overhead Transmission Line and Structures  
(Alignment Based on May 26, 2020 AEP Letter of Notification to Ohio Power Siting Board)

University Blvd. Phase 2 Plat (Yellow) Notes:

Lots 1A and 1B may only be conveyed as a unified title and are maintained as individual parcels within Lot 1 to delineate Dublin City and Hilliard City School District boundaries

A portion of Lot 1 and the uncurbed single lane segment of University Blvd. within the Gioffre parcel are not included with Phase 2 Plat and will be part of a future land acquisition.

The future westerly alignment of University Blvd. is planned to meet existing University Blvd. to the north-west with future development west of Eiterman Rd.



University Boulevard Lot #1  
-- Conceptual Site Capacity Study

Existing Conditions Plan  
Parcels: 273-013138, 274-012314, 274-001113\*, 274-001112\*  
(\*Future land acquisitions necessary for construction of University Boulevard)



Date: 7.28.20

Sheet: 1






Site Data:	Site A*	Site B	Site C
Total Acreage:	±6.54 Acres*	±3.91 Acres	±3.96 Acres
Proposed use:	General Office	Medical Office	Medical Office
Square Footage:	50,000 SF	24,000 SF	12,500 SF
Parking Required:	143 Spaces	69 Spaces	36 Spaces
Parking Provided:	302 Spaces	133 Spaces	70 Spaces
Parking Ratio:	6.04 Sp:1,000 SF	5.54 Sp:1,000 SF	5.60 Sp:1,000 SF
Lot Coverage:	59%	54%	20%

\*Site A includes acreage not yet acquired for construction of University Boulevard highlighted in yellow.

Coded Annotations:

<b>Access &amp; Circulation</b>	<b>Landscaping/Open Space</b>
 Vehicular/Pedestrian Cross Access Easement (Internal to Plat Lot #1 & Reciprocal to Plat Lots #2 and #3)	(H) Screen Adjacent Service/ Outdoor Storage Area
(A) Full Access Intersection Available via Cross Access Easement on Plat Lot #2	(I) Outdoor Seating/ Gathering Space
(B) Public Sidewalk	(J) 70' Wetland Buffer for Buildings and Pavement (Wetland Unstudied)
(C) Public Shared Use Path	<b>Stormwater Management</b>
(D) Private Sidewalk Connection to University Boulevard	(K) Traditional Retention Basin
(E) Pedestrian Connections to Plat Lot #2 Path System	(L) Permeable Pavers
<b>Architecture</b>	(M) Green Roof
(F) Primary Building Entrances	The Conceptual Site Capacity Study depicts stormwater management facilities that may be used to meet City of Dublin Stormwater Management quantity and quality requirements. The size and location of the facilities is conceptual and further analysis is required to determine the appropriate facility sizes and locations.
(G) Dumpster Enclosure	

**FOR CONCEPTUAL PLANNING PURPOSES ONLY**  
Additional detailed analysis and coordination with City of Dublin Economic Development, Planning, and Engineering is needed to advance this Conceptual Site Capacity Study. The Study reflects one potential scenario for development, with the objective to maximize the development potential given existing site conditions and the objectives and requirements of the City of Dublin Codified Ordinances.



University Boulevard Lot #1  
-- Conceptual Site Capacity Study  
Illustrative Plan  
Parcels: 273-013138, 274-012314, 274-001113\*, 274-001112\*  
(\*Future land acquisitions necessary for construction of University Boulevard)



Date: 7.28.20  
Sheet: 2



# RESUBDIVSION OF PART OF UNIVERSITY BOULEVARD PHASE 2

1  
4

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey Number 3452, containing 64.276 acres of land, more or less, said 64.276 acres being a resubdivision of all of Lots 1A, 1B, 2A, 2B and 3 of the subdivision entitled "University Boulevard Phase 2", of record in Plat Book 128, Page 69, said Lots 1A, 1B and 3 being conveyed to the **CITY OF DUBLIN, OHIO** by deeds of record in Instrument Numbers 201607070086744, 201607070086746 and 201812180170863 and said Lots 2C and 2D being conveyed to the **THE STATE OF OHIO FBO THE OHIO STATE UNIVERSITY** by deed of record in Instrument Number 202007010095092, Recorder's Office, Franklin County, Ohio.

The undersigned, **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, and **THE STATE OF OHIO FBO THE OHIO STATE UNIVERSITY** by **MICHAEL PAPADAKIS**, Senior Vice President for Business and Finance & Chief Financial Officer, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2"**, a subdivision containing Lots numbered 1C, 1D, 2C, 2D, 3A and 6, does hereby accept this plat of same.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

**Signed and Acknowledged**  
**In the presence of:**

**CITY OF DUBLIN, OHIO**

By

**DANA McDANIEL,**  
City Manager

**STATE OF OHIO**  
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

In Witness Whereof, **MICHAEL PAPADAKIS**, Senior Vice President for Business and Finance & Chief Financial Officer of **THE OHIO STATE UNIVERSITY** on behalf of **THE STATE OF OHIO FBO THE OHIO STATE UNIVERSITY**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

**Signed and Acknowledged**  
**In the presence of:**

**By: THE OHIO STATE UNIVERSITY**

By

**MICHAEL PAPADAKIS,**  
Senior Vice President for Business and  
Finance & Chief Financial Officer

**STATE OF OHIO**  
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **MICHAEL PAPDAKIS**, Senior Vice President for Business and Finance & Chief Financial Officer of **THE OHIO STATE UNIVERSITY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **THE STATE OF OHIO FBO THE OHIO STATE UNIVERSITY** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_

\_\_\_\_\_  
Director of Land Use and Long  
Range Planning,  
Dublin, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_

\_\_\_\_\_  
City Engineer, Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_, 20\_\_, by resolution \_\_\_\_, by vote  
of Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto  
set my hand this  
\_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_,  
20\_\_.

\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_,  
20\_\_ at \_\_\_\_ M. Fee \$ \_\_\_\_

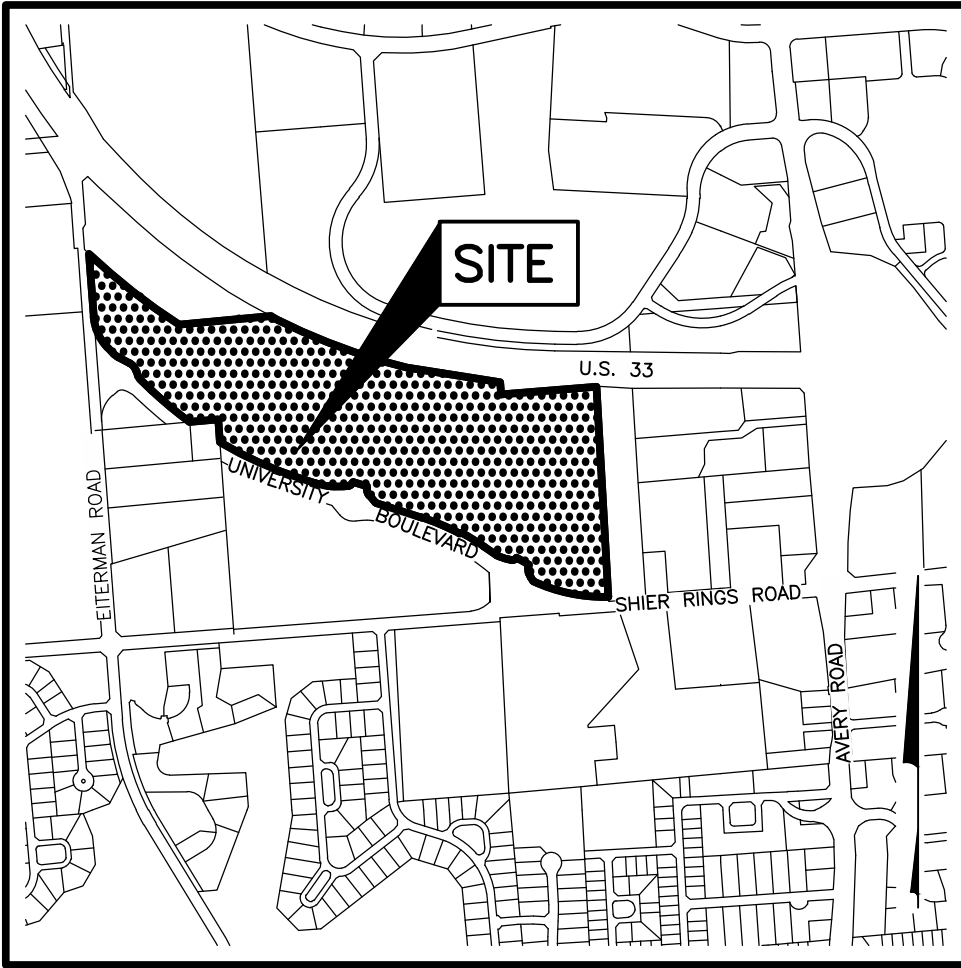
\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_,  
20\_\_.

\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_, Pages \_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

#### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5420 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 41' 49" East for a portion of the centerline of Shier Rings Road.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



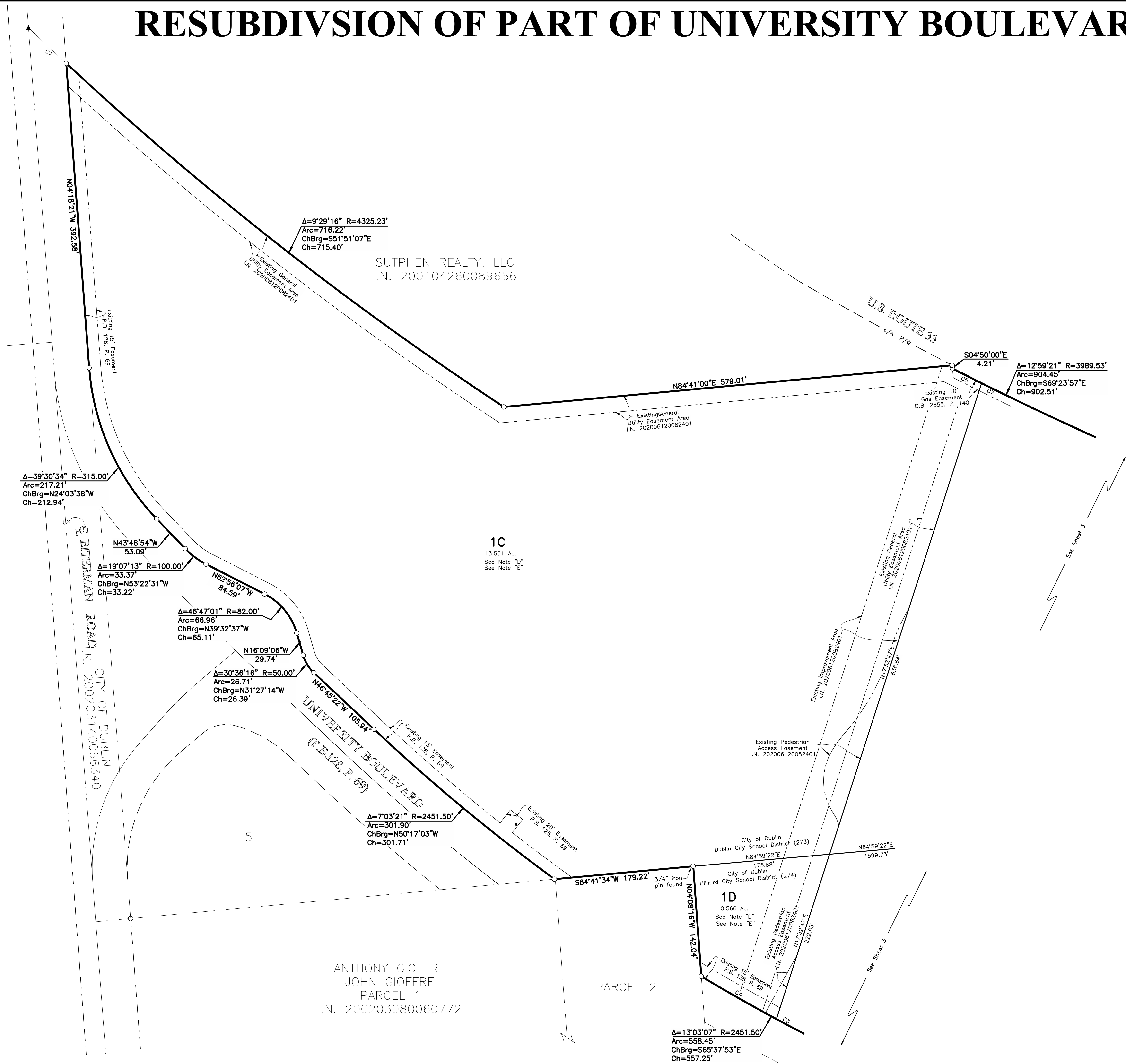
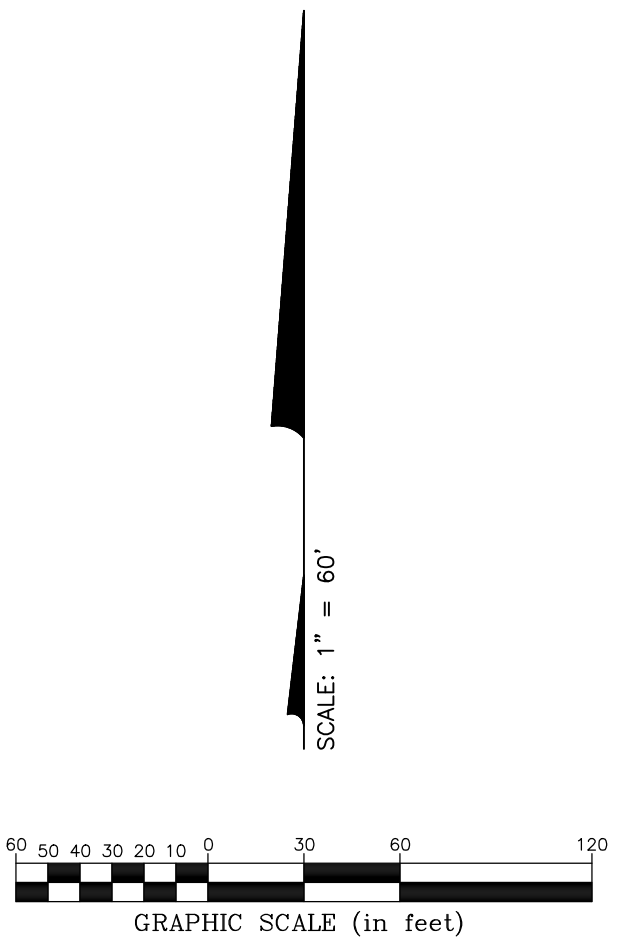
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

# RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2

2  
4



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°52'35"	23.00'	1.96'	N 44°21'20" E	1.96'
C2	57°29'05"	23.00'	23.08'	S 75°32'10" W	22.12'
C3	10°27'20"	2451.50'	447.36'	S 66°55'46" E	446.74'
C4	2°35'48"	2451.50'	111.10'	S 60°24'13" E	111.09'
C5	0°36'07"	3989.53'	41.91'	S 63°12'20" E	41.91'
C6	12°23'15"	3989.53'	862.54'	S 69°42'00" E	860.86'
C7	0°53'05"	4325.23'	66.79'	S 46°39'56" E	66.79'

Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Proposed Subdivision Boundary Line
	Proposed Lot Line
	Proposed R/W Line
	Proposed R/W Centerline
	Proposed Easement Line

U:\2018\1446\DWG\CASHSHEETS\PLAT\20181446-VS-PLAT-01-LOTS-HRPLDNG plotted by WASTON, JOHN on 7/16/2020 11:35:34 AM last saved by WASTON, JOHN on 7/16/2020 10:12:47 AM  
Xrefs: 20181446.DWG



THRIVE IN DUBLIN, OHIO.