

# Economic Development Strategy Implementation Update October 14, 2025





**Megan O'Callaghan**  
City Manager

Sustainable | Connected | Resilient



# Strategic Framework

Dublin, Ohio is the Most **Sustainable**, **Connected** and **Resilient** Global City of Choice



## Sustainable

- Economic
- Fiscal
- Environmental
- Services



## Connected

- Democracy
- Mobility
- Infrastructure
- Land Use



## Resilient

- Physical
- Mental
- Safety
- Social

# City Council 2025 Goals



**Become  
the Most  
Connected  
Community  
in the U.S.**



**Revitalize  
Metro Center**



**Create a  
Premier  
Athletic  
Complex**



**Reimagine  
and Launch  
Dublin's  
Community  
Events  
Program**

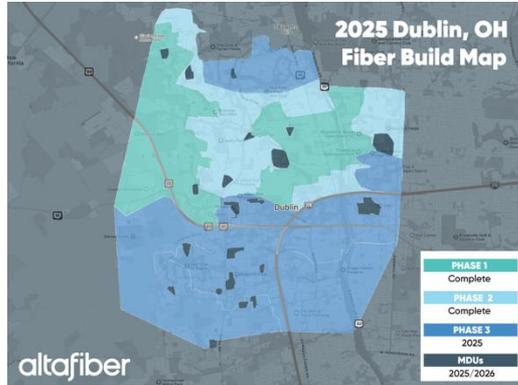


**Accelerate  
Economic  
Development  
in the West  
Innovation  
District**



# Fiber to Every Home

## Most Connected Community



**250+**  
**MILES OF**  
**FIBER INSTALLED**

# 210 Acres of Opportunity

OCLC

Historic Dublin

Metro Center

Frantz Rd.

Blazer Pkwy

The Corners

270

33





Engaging and Sustainable Architecture

Visibility from Frantz Road

Views to Waterway Park

Green Roof for Habitat and Reduced Stormwater Impacts

Cultural and Retail Destination

Multi-Modal Mobility Hub

Access to Water

Ecological Stormwater Management System

Splash Pad Gathering Plaza

Terraced Stormwater Habitat Edges

Multi Purpose Performance Lawn

A Vibrant Destination

# THE SPORTS FACILITIES COMPANIES



- Established: 2003
- Guided projects in over 3,000 communities nationwide and advised on more than \$15 billion in planned projects
- 65+ venues under management, over half were pre-existing

## SportsOhio Operations



# WID Integrated Implementation Plan



- **Realize the Vision:** Advance the principles and recommendations in Envision Dublin.
- **Refine Infrastructure Needs:** Align ongoing transportation, water, and sewer planning efforts to ensure infrastructure supports future development.
- **Coordinate Projects in the WID:** Analyze planning and development activity within the WID Plan Area Boundary, including how growth in neighboring jurisdictions impacts the district's future.



## **Jenny Rauch**

Director of Community  
Planning & Development

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# Development Review Process Successes

- ✓ Implementation of development office hours
- ✓ Conducted internal development review process mapping exercise
- ✓ Assessed concept plan, preliminary development plan and final development plan requirements to streamline internal review
- ✓ Gathered feedback from Council, Boards and Commissions on staff reports and recommendations
- ✓ Engaged consultants and stakeholders in ongoing code audit

# Streamline Development Processes

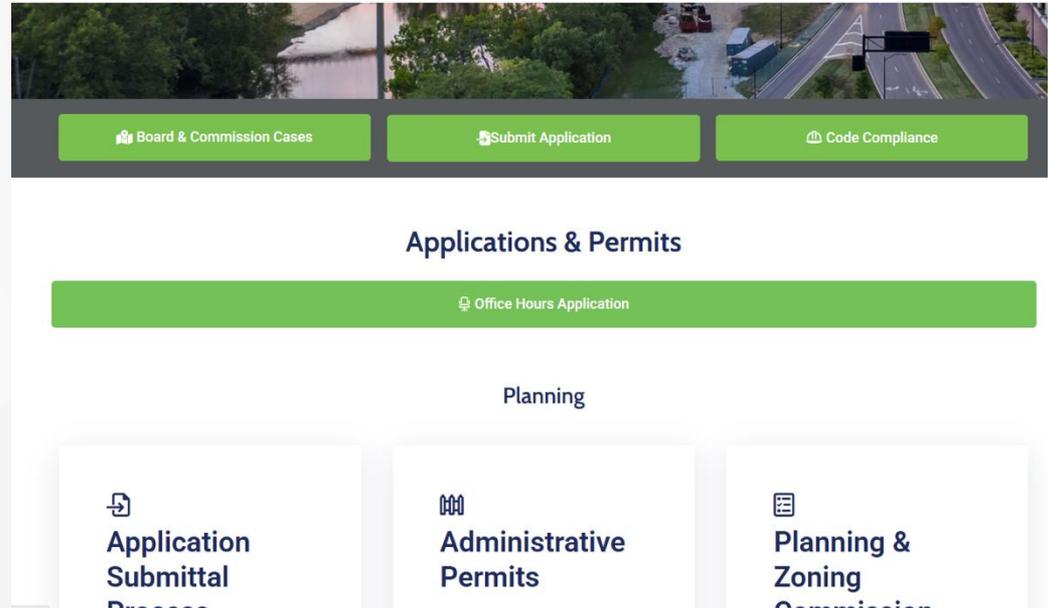
## Office Hours

Total Applications Submitted: 48

### Common Project Types

Each project has a unique scope, but generally falls into these categories:

- Mixed-use developments
- Retail and commercial buildings
- Industrial and tech-flex uses
- Institutional uses



# Maintain High Quality Infrastructure & Quality of Place

**Create Vibrant**  
Environment and Diverse  
Housing Stock to Attract  
and Retain Talent Base



**Create Modern**  
Flexible Live/Work/Plan  
Spaces to Attract and Retain  
Industry Base

**Create Business-Friendly**  
Environment that is Highly  
Responsive to Changing  
Industry Needs



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# Bridge Park, Block J



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# COhatch Riverview Village



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## **Jeremiah Gracia**

Director of Economic Development

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# Strategic Plan – Adopted October 2023

A Strategic Plan to Ensure Long-Term  
Economic Prosperity in Dublin:  
*Navigating in Today's Constantly Evolving Headwinds*



Performed for:  
City of Dublin  
Economic Development Division

Performed by:  
TEconomy Partners, LLC

May 2023



NEWMARK GLOBAL STRATEGY & CONSULTING

## Dublin Semiconductor Supply Chain Positioning Study

Prepared for:  City of Dublin | ECONOMIC  
DEVELOPMENT

May 30, 2023



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# Ongoing Strategic Plan Implementation



Envision Dublin  
Implementation



Accelerate  
Economic  
Development in  
the West  
Innovation District



Block J  
Development;  
Indus/Daimler  
Mixed-Use  
Project; COhatch  
Riverview Village



Metro Center  
Revitalization Plan  
Implementation



Business  
Retention  
Visits

An aerial photograph of a city, likely Austin, Texas, featuring a river (the Barton Creek) and a bridge with three arches. The city buildings and roads are visible on the right side, while the left side is dominated by dense green trees. The entire image has a green color overlay.

# STRATEGY RESULTS

# Hexion R&D Innovation Center



## 5200 Blazer Parkway

- 80,000 square feet
- 100 new jobs
- Target move-in 2026



**“The launch of our new R&D center in Dublin marks a bold leap forward, allowing us to continue to pioneer next-generation solutions that redefine what’s possible for customers across the globe.”**

*Michael Lefenfeld, President & CEO*

# Whalen CPAs



## 655 Metro Place South, #450

- Relocation of HQ to Dublin
- 39 employees relocated, 47 projected by end of 2031



**“Our move to Dublin is a key step in our strategic plan. It was time for a refresh that reflects who we’ve become and where we’re headed. Dublin offered the perfect fit—a modern, welcoming space that supports our close-knit, service-driven culture and gives our clients and team an environment that inspires connection and collaboration. We’re excited to be part of this thriving community and look forward to growing here for years to come.”**

*Lisa Shuneson, CPA, PFS, CEO & President*

# Pathways Credit Union HQ



## 5000 Tuttle Crossing Blvd.

- Consolidation & relocation of HQ
- 35,000 square feet
- 46 jobs relocated, 67 jobs planned by end of 2029
- Target completion 2026

**Pathways**  
Financial Credit Union

**“We are very excited about the upcoming relocation of our main office facility to Dublin. Given our branch footprint throughout Ohio, our Dublin location will be a centralized point of operations to serve branches and members in the most efficient manner possible, while providing team members with a variety of shopping and dining options literally at our doorstep.”**

*Curtis Onofri, Chief Lending Officer*

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# Benefit Bank Distributors



## 5080 Tuttle Crossing Blvd.

- 11,000 square feet
- 56 jobs created
- Target completion 2026

**BENEFIT**  
BANK DISTRIBUTORS

**"We selected Dublin for our business expansion because of the pro-business environment of Ohio and Dublin. This includes the large talent pool of experienced insurance and securities-licensed professionals, nearby universities for recruiting college graduates interested in careers in financial services and AI and the great Dublin community.**

*Richard Chiu, senior vice president and chief compliance officer*

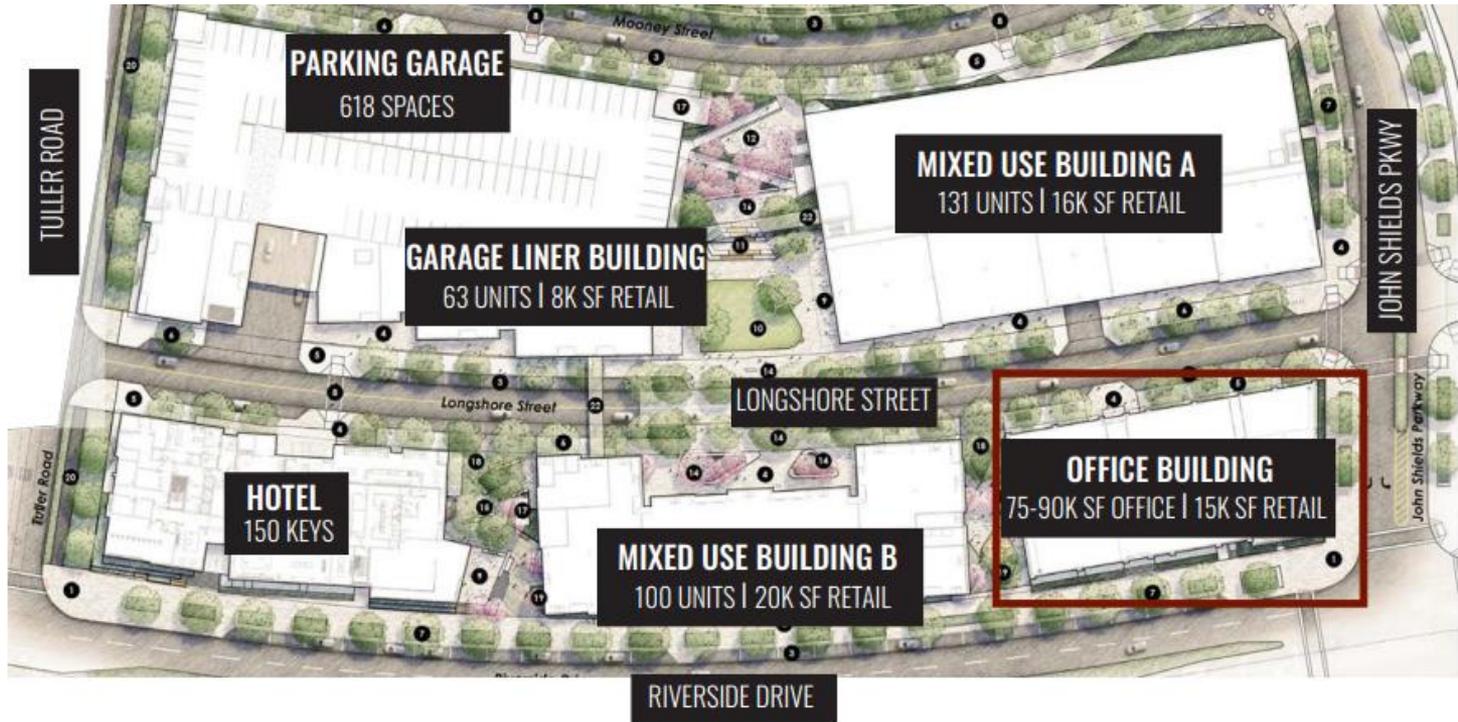
# OhioHealth - Dublin Methodist Hospital Expansion



The new addition includes:

- 206,858 SF, six-story tower
- 96 new inpatient beds
- 58,500 SF renovations to existing hospital
- Laboratory services
- Pharmacy
- Emergency department
- Surgical and nutritional services

# Bridge North Development



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# Gratitude on the Go



Dublin Says Thanks!

Employees in the Emerald Corporate and Shier Rings Tech Flex districts are invited to our first *Gratitude on the Go* event!

Enjoy ice cream & engage with Team Dublin

- Oct. 22, 1:30-3:30 p.m.
- Univar, 6000 Parkwood Place
- Watch for our next stop!

# What's Next



Sustainable  
& Effective  
Public-Private  
Partnerships



Transparent &  
Predictable  
Development  
Review Process



Metro Center  
Revitalization  
Plan



Accelerate  
Economic  
Development in the  
West Innovation  
District



Execute  
The Plan  
With You  
(24/7/365)