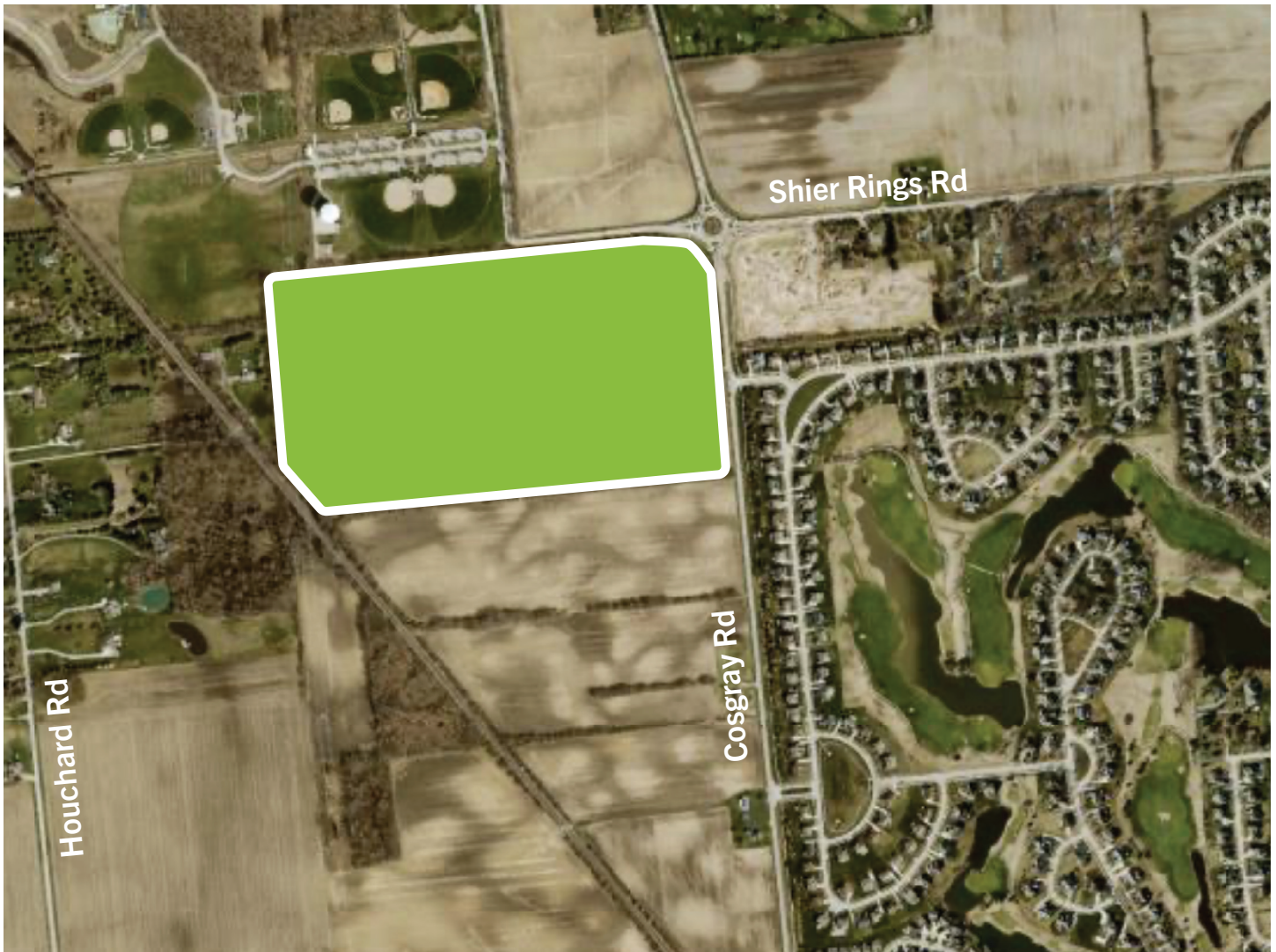




Jewett Property South

Parcel IDs: 272-000195, 272-000086

Contact City of Dublin Economic Development
614.410.4600 or business@dublin.oh.us for more information.



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 7.4% of the \$108 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

The Jewett Property 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

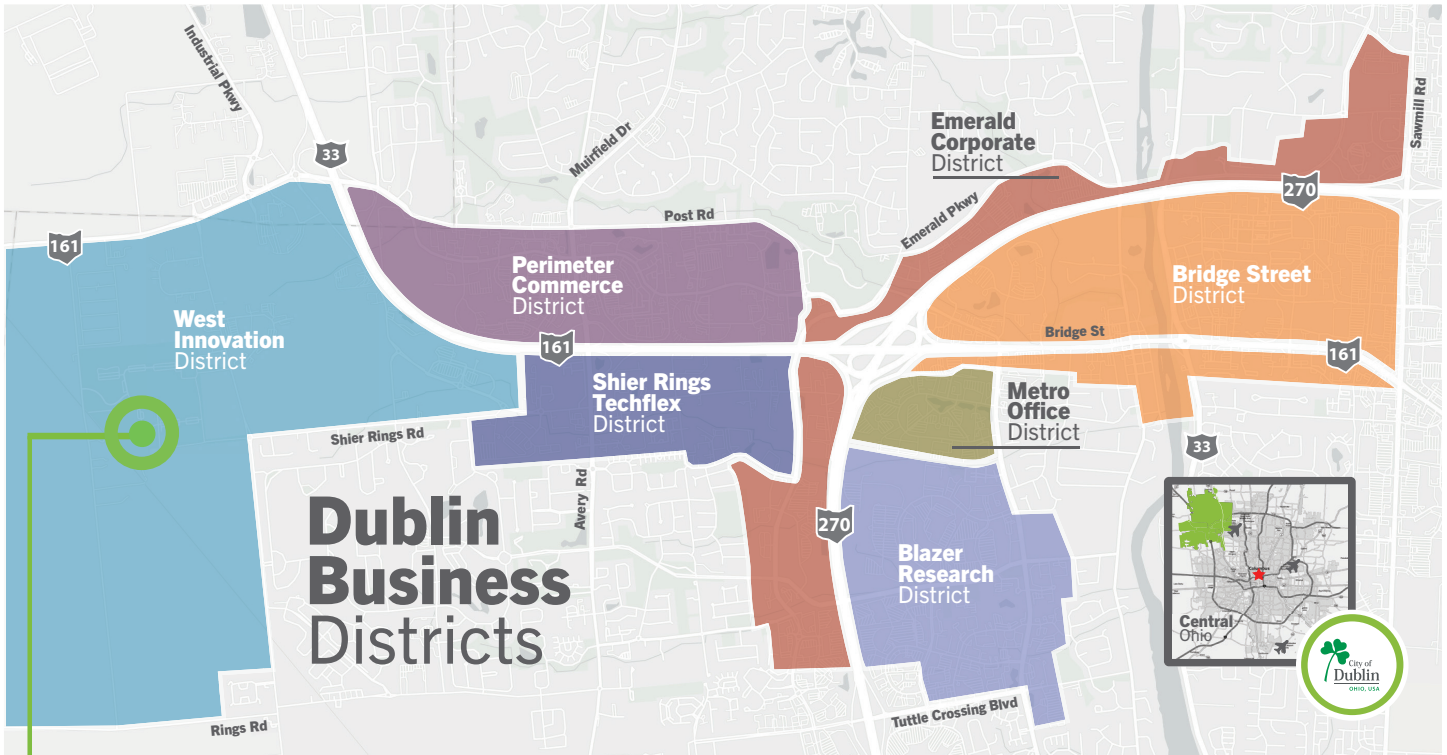
In 2019, the City of Dublin approved incentives for the creation of the **Ohio State University Wexner Medical Center** (OSUWMC) ambulatory care center, including the construction of a new roadway (University Boulevard) and associated infrastructure. Construction on the OSUWMC, located adjacent to this site, began in 2020. The 272,000 square foot building opened in September 2022.

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

Nearby Amenities

Located just south of the Dublin Green Shopping Center and around 10 minutes from the Bridge Street District, this site is surrounded by amenities. The Dublin Green is home to retail, restaurants, and grocery stores, and the Bridge Street District is a mixed-use development featuring apartments, condominiums, restaurants, retail, coffee shops, and bars overlooking the Scioto River.

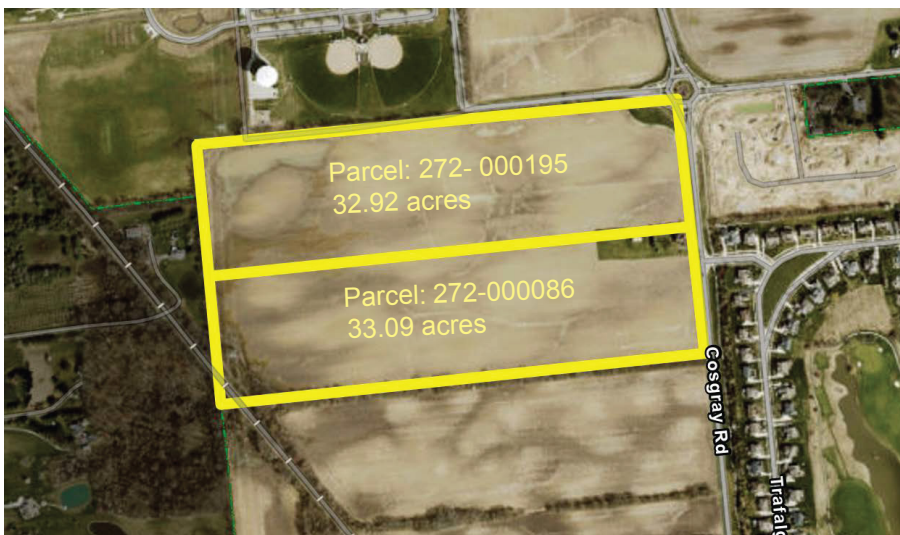
BUSINESS DISTRICTS



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.

Jewett Property

66.01 acres
(267,093 square meters / 26.71 hectares)



Key Site Information

- Land owned by the City of Dublin
- Available as an economic development incentive for applicable projects
- Planned ID-2 Zoning (Tech Flex)
- Can accommodate a large single user or an industrial park
- Speed-to-build zoning standards in place
- Utilities have been placed to the property and it is undergoing due diligence

Contact City of Dublin Economic Development at 614.410-4600 or business@dublin.oh.us.



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

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 2023 in the United States in the IT, engineering, and business operation industries are \$104,420, \$91,420, and \$74,680 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 614.410.4600

GENERAL SITE INFORMATION

SITE NAME	Jewett Property Property Owned by the City of Dublin, Ohio
SITE ADDRESS	Tax Parcel IDs: 272-000195, 272-000086
ZONING	Not zoned, planned Tech Flex (ID-2)
LATITUDE	40.095802
LONGITUDE	-83.189242
MINIMUM ACREAGE AVAILABLE	No Minimum Acreage
MAXIMUM ACREAGE AVAILABLE	66.01 Acres
FOR SALE? (Y/N)	Yes
ESTIMATED LAND VALUE	\$100,000/acre Land is City-owned, so significant land-write downs are possible for applicable economic development projects.
PROPERTY DESCRIPTION	Spanning 1,230 feet wide and 2,300 feet deep, this 66 acre lot of land is located at the corner of Shier Rings and Cosgray Roads. The property is flat and has no flood risk, and it is currently farmland. There is also 260 feet of rail line frontage, and the property is undergoing due diligence.

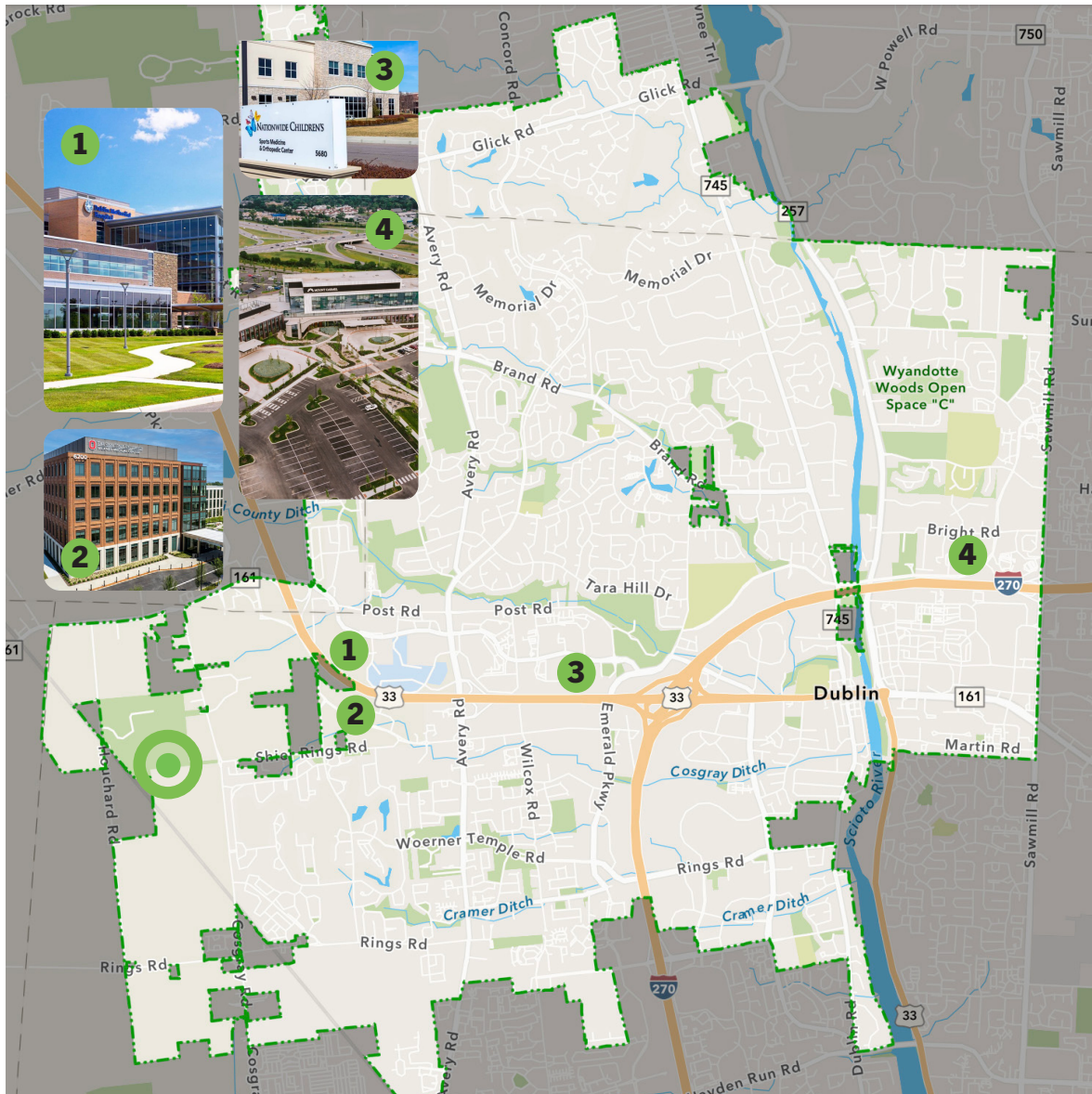
TRANSPORTATION ACCESS

AIRPORT	John Glenn (Port Columbus) International Airport – 22.7miles (25 min.) The Ohio State University Airport – 9 miles (15 min.) Rickenbacker International Airport – 29.4 (30 min.)
INTERSTATE	I-270 – 2.6 miles I-70 – 10.3 miles
HIGHWAY (US & STATE ROUTES)	State Route 161 – 1.6 miles (at intersection with Cosgray Rd) US 33 – 1.7 miles

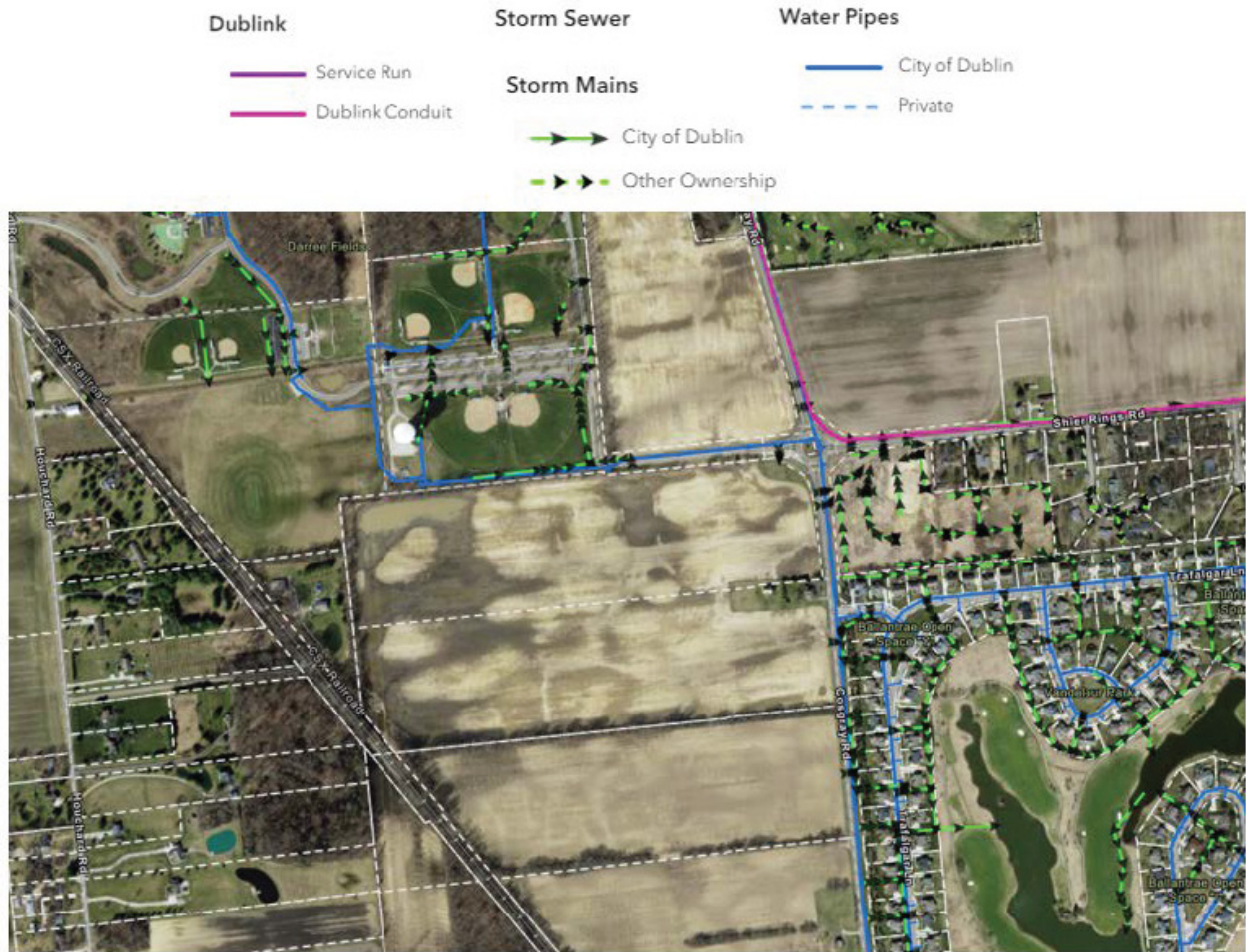
UTILITY INFORMATION

ELECTRIC PROVIDER	American Electric Power (AEP)
ELECTRIC LOCATION	0.75 miles from nearest substation
ELECTRIC DETAILS	Distribution: 13.2kV 3-phase overhead, Transmission: 138kV & 345kV overhead
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 line runs from Trafalgar Ln across Cosgray Rd.
NATURAL GAS DETAILS	4" medium pressure line with 2 psi and 6,667 MCF/month capacity available.
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 & City of Columbus
WATER LOCATION	Public water access along Cosgray and Shier Rings Roads.
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 & City of Columbus
SEWER DETAILS	18" sanitary sewer just east, running along Trafalgar Ln, and a 12" sanitary sewer running along Barronsmore Way, both out of the Ballantrae neighborhood.
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. 144 count fiber almost to site with speeds up to 100 gb/sec

MAPS & GRAPHICS



UTILITIES INFORMATION



PREFERRED FUTURE LAND USE PLAN





CONCEPTUAL SITE PLAN ANNOTATIONS

- Vehicle Access & Circulation**
- A** Full Access Intersection
 - B** Right-In/Right-Out Intersection
 - C** Cross Access Easement (Hatched)
 - D** Employee & Visitor Parking
 - E** Delivery Parking & Loading Dock Circulation
 - F** Eliminate Existing Curb Cut to Farmstead
 - G** New Curb Cut to Farmstead Aligned w/ Larne Drive
 - H** Potential Intersection Based on Future Thoroughfare Network
- Architecture**
- I** Primary Building Facade—Enhanced Articulation Required
 - J** Loading Docks and Service Facade
 - K** Building Scale Reduction Toward Cosgray Road
- Open Space & Landscaping**
- L** 200' Scenic Setback/Buffer w/ 14'-16' Hgt. Mounding and Landscaping
 - M** 75' Wide Buffer with 6'-8' Hgt. Mounding and Landscaping

Stormwater Management

This Conceptual Site Plan depicts stormwater management facilities at full build-out of the site that may be used to meet the City of Dublin Stormwater Management water quality and quantity requirements. The type, size and location of these facilities is conceptual and further analysis is required to determine the appropriate facility sizes and locations.

- N** Shared Traditional Stormwater Retention Basin
- O** Underground Stormwater Storage Chambers
- P** Extensive Green Roofs

CONCEPTUAL SITE CAPACITY DATA:

- Site 'A' Light Industrial (8.11 Ac.)**
Lt. Industrial/Manufacturing/
Warehousing: 86,000 SF
Office: 8,600 SF
Lot Coverage: 65%
- Site 'B' Light Industrial (8.30 Ac.)**
Lt. Industrial/Manufacturing/
Warehousing: 125,000 SF
Office: 12,500 SF
Lot Coverage: 70%
- Site 'C' Light Industrial (8.60 Ac.)**
Lt. Industrial/Manufacturing/
Warehousing: 86,000 SF
Office: 8,600 SF
Lot Coverage: 51%
- Site 'D' Light Industrial (7.45 Ac.)**
Lt. Industrial/Manufacturing/
Warehousing: 125,000 SF
Office: 12,500 SF
Lot Coverage: 69%
- Site 'E' Tech Flex (13.02 Ac.)**
Total Area of Combined Building
Footprints: 112,750 SF
(36' x 36' Modules w/in Bldgs.)
(Permitted Uses & Associated
Parking Standards Varies)
Lot Coverage: 54%
- Site 'F' Tech Flex (11.87 Ac.)**
Total Area of Combined Building
Footprints: 113,500 SF
(36' x 36' Modules w/in Bldgs.)
(Permitted Uses & Associated
Parking Standards Varies)
Lot Coverage: 57%

FOR CONCEPTUAL PLANNING PURPOSES ONLY

Additional detailed analysis and coordination with City of Dublin Economic Development, Planning, Engineering and Parks & Recreation is needed to advance this Conceptual Site Capacity Analysis. The Analysis reflects one potential rezoning and development scenario with the objective to analyze the maximum development potential of the site given the existing site conditions and potential development standards under the City of Dublin Codified Ordinances, to achieve a range of economic development, planning, engineering and parks & recreation objectives.



Jewett Properties (City of Dublin Owned)
--6047, 5987 Cosgray Road
Conceptual Site Capacity Analysis
Parcels: 273-004511



Prepared for:
Date: 12.04.23
Sheet: 2

TRANSPORTATION & MOBILITY



LEGEND

- Neighborhood Commercial & Services
- Neighborhood Office
- Suburban Office
- Flex Innovation
- Industrial
- Mixed Use Center
- Neighborhood Mixed Use
- Mixed Residential

MULTIMODAL THOROUGHFARE PLAN

Planned Signature Trail

Multimodal Street Classification

- Arterial
 - Commuter Boulevard
 - Planned Commuter Boulevard
 - Connector Boulevard
 - Planned Connector Boulevard
 - Neighborhood Boulevard
 - Planned Neighborhood Boulevard
 - Corridor Connector
 - Planned Corridor Connector
 - District Connector
 - Planned District Connector
 - Shared Use Path (Wider)
- 100 = Planned Right-of-Way Width (feet)



With the City's **Invision Dublin Community Plan**, there will be extensions of Shier Rings Rd to the east and west. This Planned Commuter Boulevard strengthens the Jewett Property's connection to nearby amenities and promotes efficient transportation throughout the West Innovation District.

