



OSU Site D

Parcel IDs: 274-012317

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

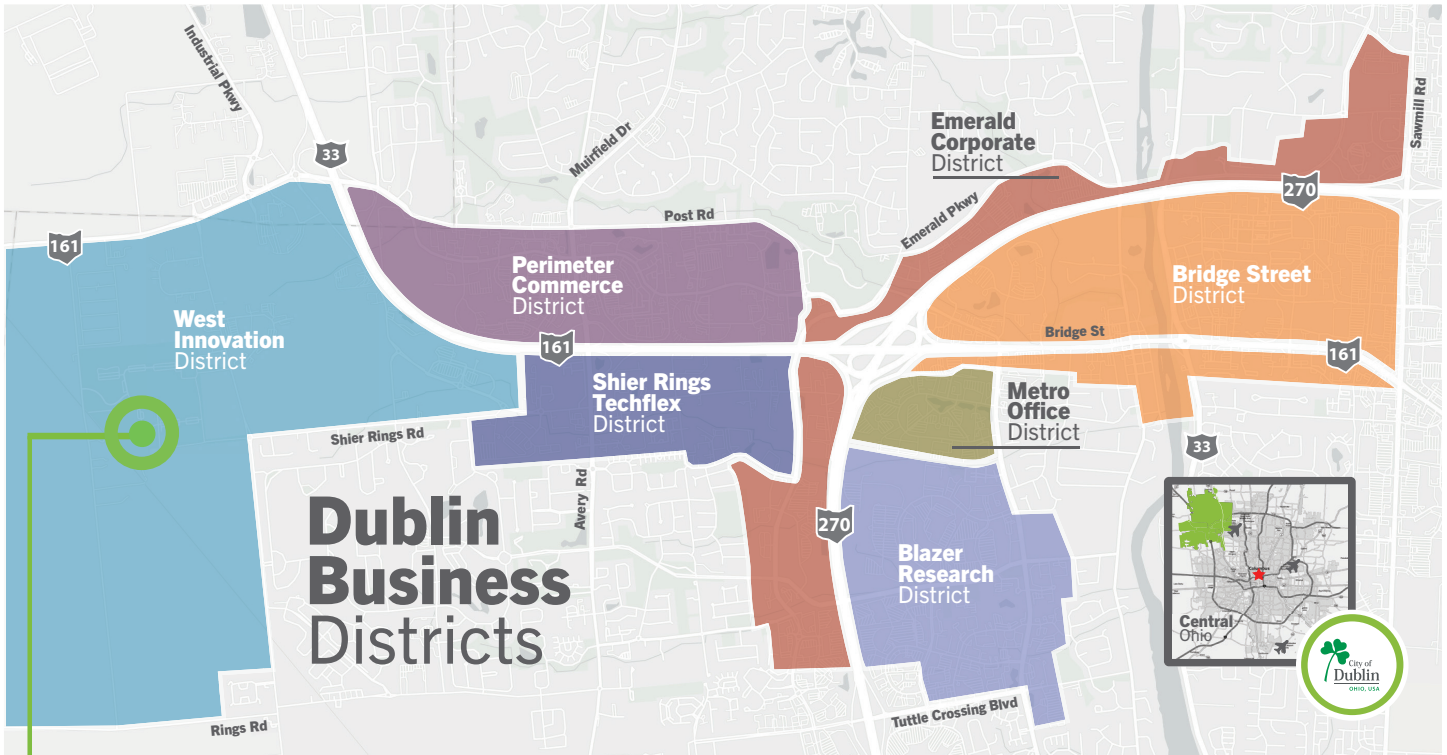
In 2019, the City of Dublin approved incentives for the creation of the **Ohio State University Wexner Medical Center** (OSUWMC) ambulatory care center, including the construction of a new roadway (University Boulevard) and associated infrastructure. Construction on the OSUWMC, located adjacent to this 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.

OSU Site D

24.47 acres

(99,027 square meters / 9.90 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	OSU Site D Property Owned by the City of Dublin, Ohio
SITE ADDRESS	Tax Parcel ID: 274-012317
ZONING	Planned Neighborhood Office
LATITUDE	40.0544
LONGITUDE	-83.1005
MINIMUM ACREAGE AVAILABLE	No Minimum Acreage
MAXIMUM ACREAGE AVAILABLE	24.47 Acres
FOR SALE? (Y/N)	Yes
ESTIMATED LAND VALUE	\$350,000/acre Land is City-owned, so significant land-write downs are possible for applicable economic development projects.
PROPERTY DESCRIPTION	This 24.5 acre lot of land is located at the intersection of Eiterman Rd and University Blvd near US 33. The property is flat and has no flood risk, and it is currently farmland.

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	Distribution infrastructure adjacent to north site boundary. Transmission infrastructure adjacent to west site boundary. Site is approximately 0.75 miles from nearest substation
ELECTRIC DETAILS	Distribution infrastructure: 13.2kV 3-phase overhead; Transmission infrastructure: 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	Line runs along Shier Rings Rd
NATURAL GAS DETAILS	6" high pressure line
GAS RATE	Rates are volumetric and based upon customer's usage; rates can be found on the Public Utility Commission of Ohio's (PUCO) website.
WATER PROVIDER	City of Dublin & City of Columbus
WATER LOCATION	Public water access across University Blvd and also across Shier Rings Rd.
WATER DETAILS	12" 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	12" sanitary sewer runs along the property on University Blvd.
SEWER 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

ZONING MAP



UTILITIES MAP



Site Data	Development #16 #1	Development #16 #2
Total Acreage:	5.12/37 Acres	210.81 Acres
Proposed Use(s):	Tech Park (R&D/Office Office)	Medical Office
	Building 1 - 8 Rows = 4,480 sq.ft. 480 SF Total	27,000 SF (2.5 story)
	Building 2 - 2 Rows = 1,080 sq.ft. 850 SF Total	
	Building 3 - 5 Rows = 4,480 sq.ft. 480 SF Total	
	Building 4 - 4 Rows = 30,812 SF/10,144 SF Total	
Parking Requirements:	Building 1: 7 Spaces/16 Spaces (26 Spaces) Building 2: 4 Spaces/12 Spaces (16 Spaces) Building 3: 7 Spaces/19 Spaces (26 Spaces) Building 4: 21 Spaces/112 Spaces (133 Spaces) 1-41 Spaces	106 Spaces 136 Spaces 1,100 Spaces : 1,000 SF
Total Parking Required:	177 Spaces	
Total Parking Provided:	3,144 Spaces : 1,000 SF	
On-site Parking Ratio:		14%
Overall Lot Coverage:	430%	

Sheet: 2



Site Data	
Total Acreage:	24.37 Acres
Proposed Use:	Tech Flex
Square Footage:	
Building 1-3 Bays =	3,888 SF / 3,888 SF Total
Building 2-6 Bays =	7,776 SF / 7,776 SF Total
Building 3-3 Bays =	3,888 SF / 3,888 SF Total
Building 4-6 Bays =	7,776 SF / 7,776 SF Total
Building 5-4 Bays =	5,184 SF / 5,184 SF Total
Building 6-3 Bays =	3,888 SF / 3,888 SF Total
Building 7-3 Bays =	3,888 SF / 3,888 SF Total
Building 8-6 Bays =	7,776 SF / 7,776 SF Total
Total SF:	44,064 SF R&D, 44,064 Flex Office
Parking Required:	
Building 1-4 Spaces / 12 Spaces =	16 Total Spaces
Building 2-8 Spaces / 23 Spaces =	31 Total Spaces
Building 3-4 Spaces / 12 Spaces =	16 Total Spaces
Building 4-8 Spaces / 23 Spaces =	31 Total Spaces
Building 5-4 Spaces / 15 Spaces =	21 Total Spaces
Building 6-4 Spaces / 12 Spaces =	16 Total Spaces
Building 7-4 Spaces / 12 Spaces =	16 Total Spaces
Building 8-8 Spaces / 23 Spaces =	31 Total Spaces
Total Parking Required:	178 Spaces
Total Parking Provided:	272 Spaces
Office Parking Ratio:	5.13 Spaces : 1,000 GSF Office
Lot Coverage:	24%

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 development scenario for the site, with the objective to maximise the development potential given existing site conditions, land use and economic development objectives, and the City of Dublin Codified Ordinances.

- Coded Annotations Access and Circulation**
- ① Primary Site Access
 - ② Right-of-Way Access
 - ③ Sidewalk Connection to R.O.W.
 - ④ Existing Shared-Use Path
 - ⑤ Shared-Use Path Connection to Existing
 - ⑥ Surplus Parking

- Architecture**
- ⑦ High Bay Space (20' Min. Clear Height)
 - ⑧ Shed Roof/Parapet Roof w/ Vertical Uglths
- Landscaping**
- ① Tree Heights Limited w/in Electric Easement
 - ② Mounding and Landscaping
 - ③ Relocated Gasway Ditch and Buffer

- UTILITIES**
- Overhead Electric Transmission Line/Poles
 - Sanitary Sewer
 - Storm Sewer
 - Water
 - Dublin

Stormwater Management

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.

- ① Existing Retention Basins (University Blvd.)
- ② Traditional Retention Basin (Shared)
- ③ Underground Stormwater Retention

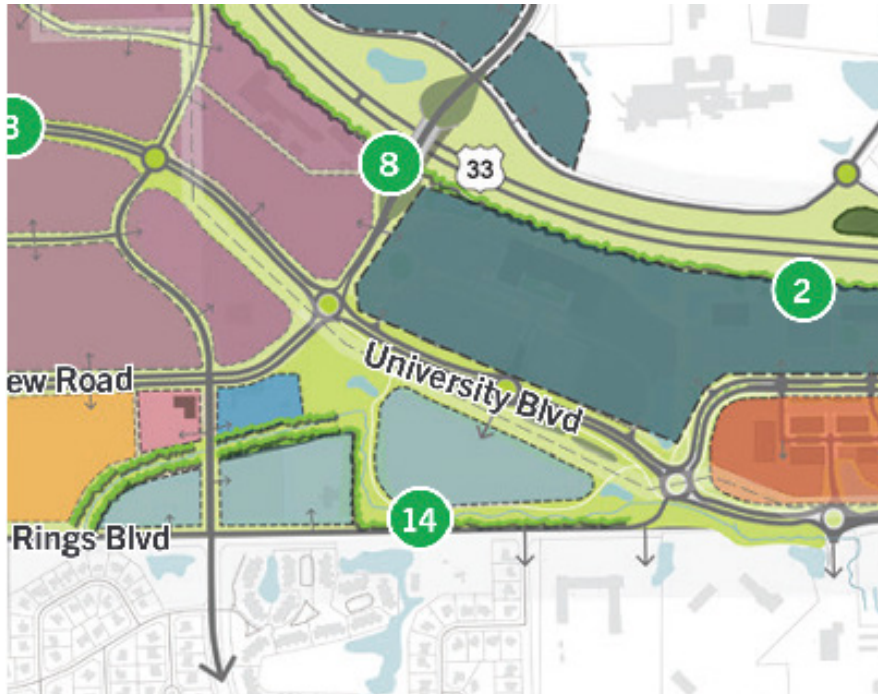


University Blvd Parcel 4--Site Capacity Study
(City of Dublin Owned)
Concept #2
Tech Flex
Parcel#: 273-012317

Prepared for:
City of Dublin
OHIO, USA

Date: 3.24.24
Sheet: 3

TRANSPORTATION & MOBILITY



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

