

Envision Dublin & Economic Development Updates

October 20, 2026



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

2026 City Council Goals



Foster Community Connection and Well-Being

Advance wellness programs, innovative partnerships and expanded access to social, digital and mobility networks, foster a community where all residents can thrive physically, mentally and socially, through the Dublin Wellness Alliance.



Advance Metro Center Revitalization

Execute redevelopment strategies outlined in the Metro Center Revitalization Plan and Design Framework. Secure critical land and complete zoning code and design guidelines to promote catalytic redevelopment within Metro Center.



Catalyze Economic Development in the West Innovation District

Adopt the West Innovation District Integrated Implementation Study and advance the strategic infrastructure and development initiatives it outlines to unlock the District's full economic and innovation potential.



Create a Premier Athletic and Recreation Campus

Advance the vision of a premier destination that connects community, drives economic development and delivers a uniquely Dublin experience. Develop a preferred concept and translate it into an implementable plan that positions the facility as a national leader in sports and recreation and a source of local pride.

Economic Development Team



Jeremiah Gracia – Director

Jenna Goehring – Economic
Development Administrator

Abby Falcone – Economic
Development Administrator

Luke Fleming – Economic
Development Administrator

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Maintain High Quality Infrastructure & Quality of Place

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



Sustainable | Connected | Resilient



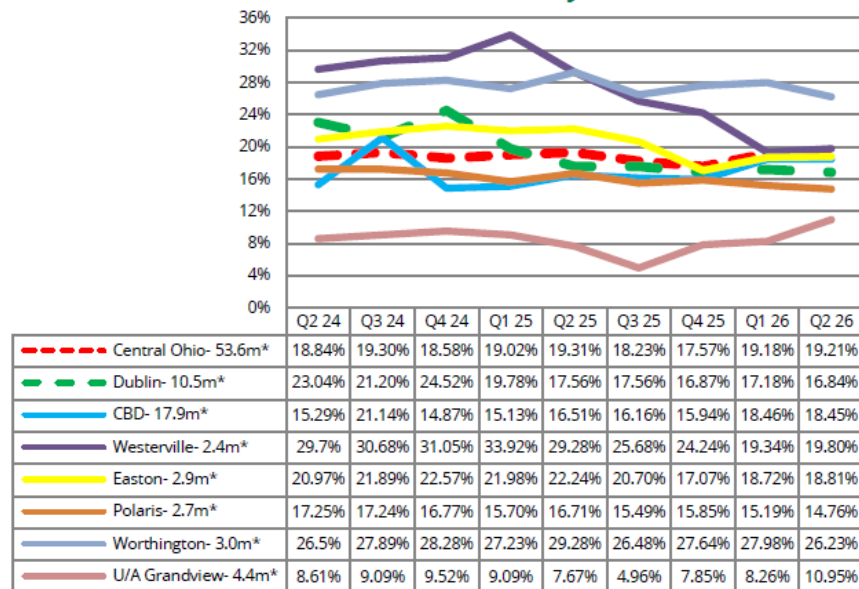
A Top Central Ohio office market

20% of Q2 Central Ohio
leasing volume in Dublin

16.8% current office vacancy

- **Market strength:** Dublin remains among Central Ohio's most active office submarkets.
- **Tenant migration:** Tenants consistently place Dublin among their preferred leasing markets.

Office Vacancy Rates



*million square feet

Visioning & Planning



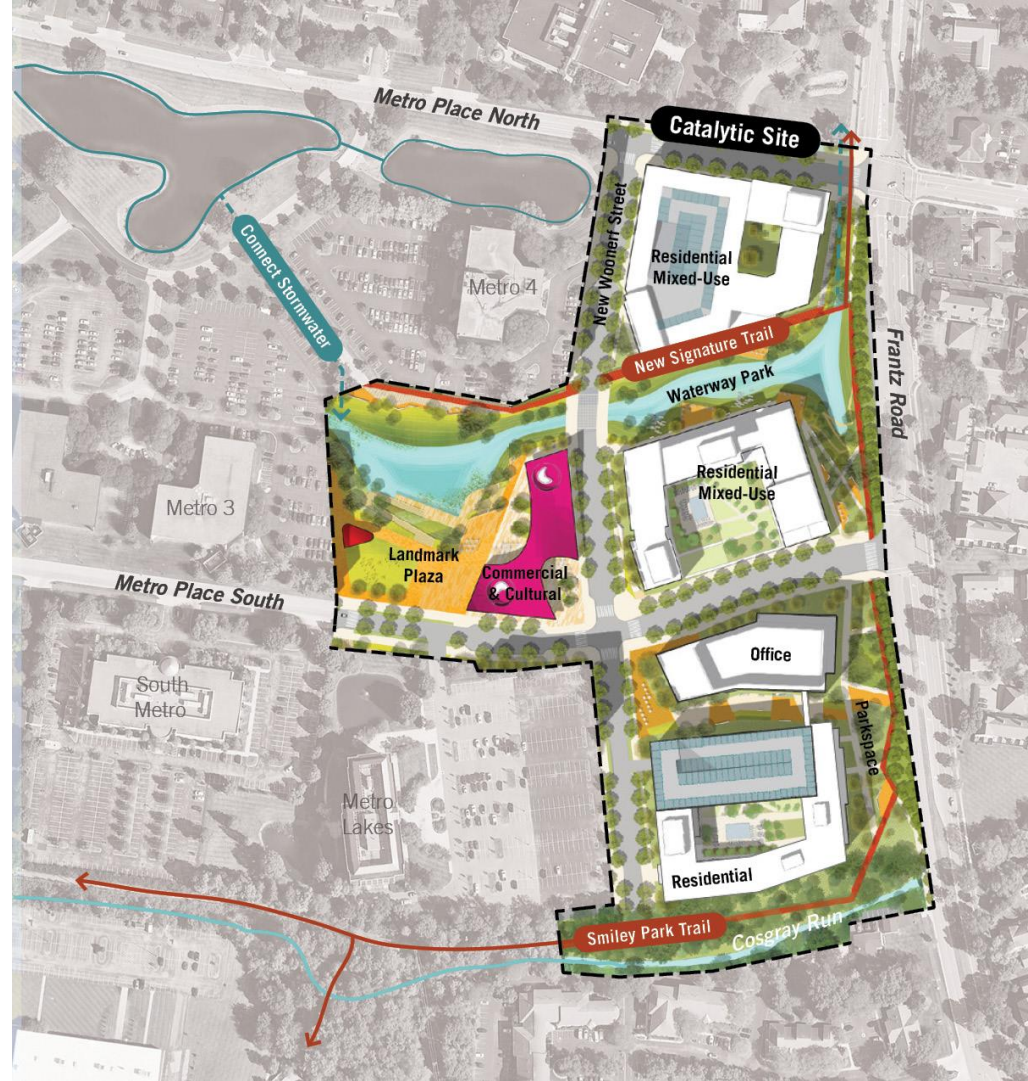
New Identity, Concept Visuals



Catalyzing Development



-  Existing MOA Parcels
-  Existing Private Parcels
-  Catalytic Site Boundary



Catalyzing Development

Signature parkspace along water, new mobility hub and art and cultural space

A variety of new housing and lifestyle choices

Sustainability and green building design

Contemporary office environments to support the future of work

New places to eat, drink and play

Metro Place North

Frantz Road

Metro Place South



Design Guidelines and Areawide Rezoning



Approximately 210 acres

Boundaries

- South of the Bridge Street District,
- West of Frantz Road,
- East of I-270, and
- North of Blazer Parkway

Character Areas

Frantz Road Gateway:

The Frantz Road Gateway is envisioned as the eastern threshold into the revitalized Metro Center, offering visibility and porosity into the site while creating a sensitive transition to existing neighborhoods.

Waterway Park:

The character area encompasses the envisioned reconfigured stormwater ponds and adjacent development between Metro Place North and Metro Place South.

Cosgray Run:

Centered around the Cosgray Ditch, Smiley Park, and the Smiley Park Trail, this character area offers an opportunity to weave nature into the daily experience of residents, employees, and visitors.

Highway Corridor:

Extending along the western boundary of the district, this character area serves as a window into Metro Center where strategic view corridors at key points along the highway should offer visual connections into the district, inviting interest and reinforcing its identity.

District Streetscapes:

The character area encompasses all Multimodal Thoroughfare Plan streets within Metro Center, including Metro Place North, Metro Place South, Blazer Parkway, Upper Metro Place, and the planned Metro-Blazer Connector.

Southeast:

The edges of this character area should respond to and comply with the guidelines of the District Streetscapes Character Area along its southern edge, the Cosgray Run Character Area to the north and northwest, and the adjacent residential neighborhoods to the east through context-sensitive building massing, landscape treatment, and streetscape design.



Design Guidelines and Zoning Next Steps

ONGOING



Stakeholder engagement

Continue to engage property owners, neighbors and other stakeholders

**NOVEMBER/DECEMBER
2026**



Planning & Zoning Commission

Review and make recommendation to City Council

EARLY 2027



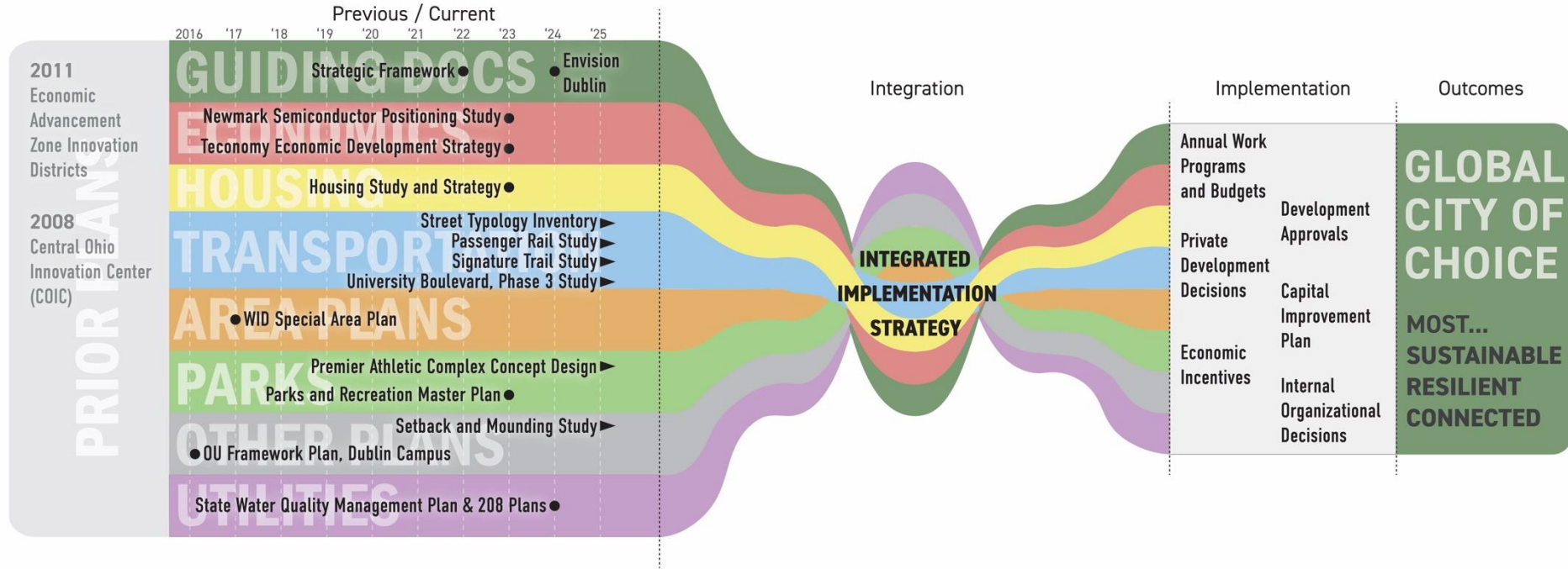
City Council

Review & adopt design guidelines and area-wide rezone

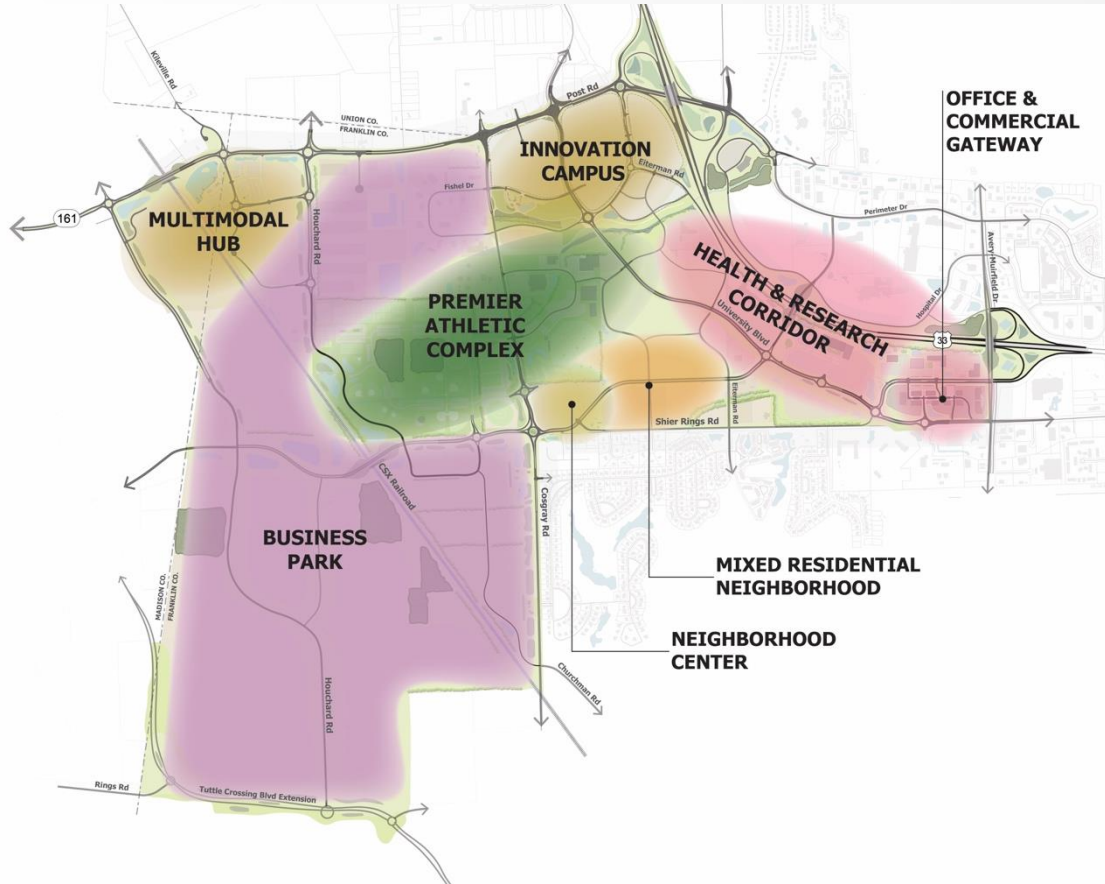
An aerial photograph of a city, likely Atlanta, with a semi-transparent green overlay. The image shows a dense urban landscape with various building footprints, roads, and green spaces. Several districts are labeled with white text and thin white lines pointing to specific areas: 'Perimeter Commerce District' in the upper left, 'Shier Rings TechFlex District' in the middle left, 'Metro Office District' in the center, 'Disney Research District' in the lower right, 'Emerald Corporate District' in the upper right, and 'Bridge Street District' on the far right edge. The main title is centered in large, bold, white font.

West Innovation District Integrated Implementation Strategy (WIDIIS)

WIDIIS Approach



WID Character Areas

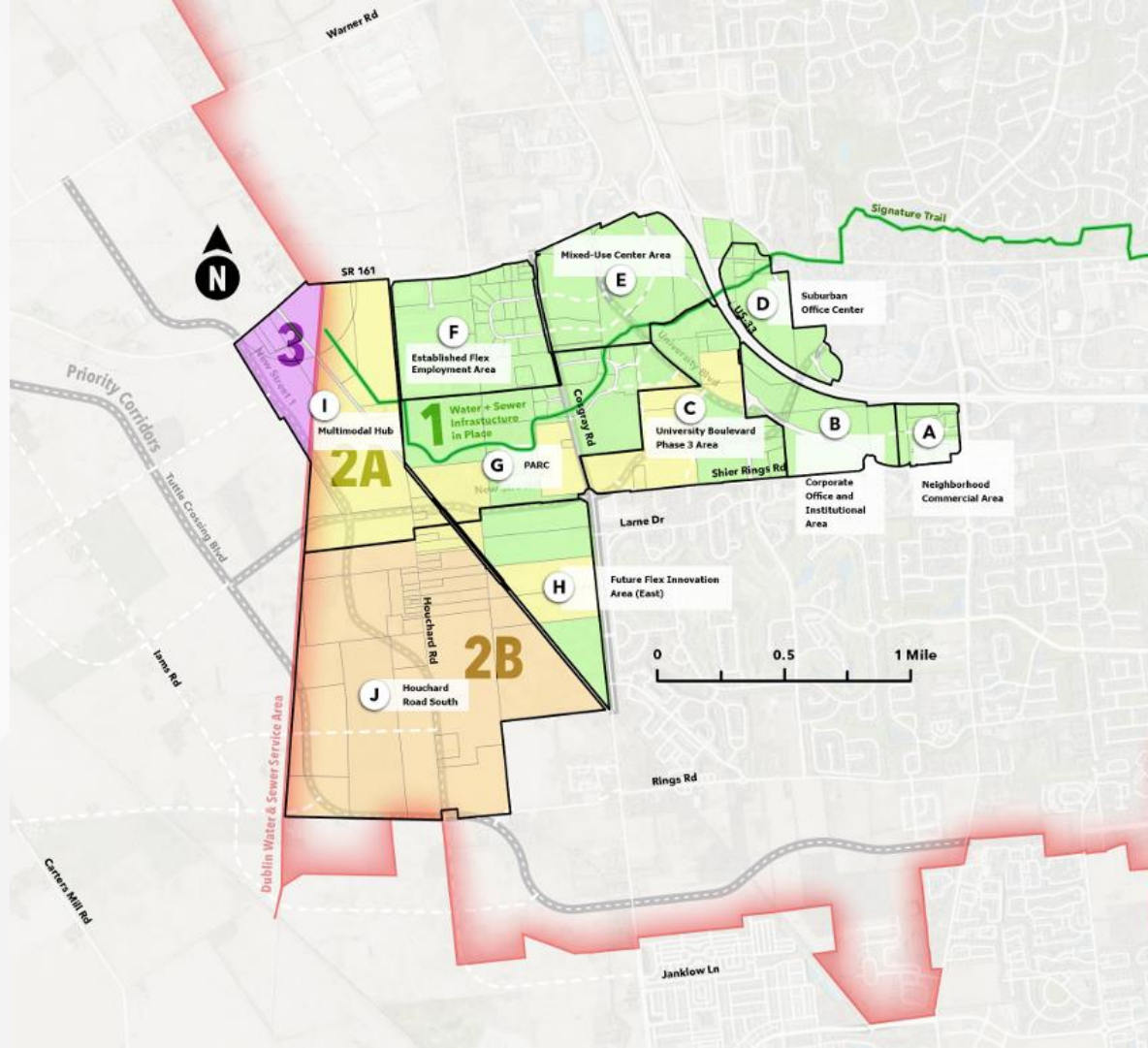


1. Cluster Innovation in Strategic Nodes
2. Enable High-Quality Growth
3. Monitor and Align Regional Growth (WID+)

Development Areas

Each Development Area includes:

1. Summary of infrastructure needs and considerations
2. Estimated costs for water, sanitary sewer, and transportation investments
3. Identification of which parcels are "activated" by each phase of investment



Development Area E: Mixed Use Center Area

INFRASTRUCTURE NEEDS

Investment	Segment	Quantity	Construction Cost	Notes
University Blvd	Current southern terminus of UB1 to Indian Run	2,000 LF	\$ 6,300,000	4-lane Blvd. Includes a new arch culvert at Indian Run. Includes a roundabout at future intersection with Heritage Blvd
Heritage Blvd	Cosgray Road to Eiterman Road	2,800 LF	\$7,300,000	2-lane Blvd. Includes new arch culvert at Indian Run. Includes a water main extension (F desired).

Existing Conditions
Developed Area: 58 acres (25%)
Undeveloped Area: 112 acres (75%)
Annexation Required: 2 acres
Envision Dublin Land Use
Mixed Use Center (MU-C): 170 acres
Infrastructure Planning Values
Planned Population Equivalent: 11,084
Planned Water Average Day Demand: 1,108,400 gpd
Planned Water Max. Day Demand: 1,618,264 gpd
Planned Sewer Average Day Flow: 1,440,920 gpd
Planned Sewer Design Peak Flow: 3,731 gpm

***Note:** Construction costs should be considered planning-level in 2026 dollars and are based on historical cost information related to similar projects. See report text regarding potential offsite utility improvements outside of WID. Gross acreage shown is approximate and does not account for ROW to be dedicated. "Annexation Required" reflects the need for properties to be annexed into the City in order to receive water and sewer service under existing service agreements with Columbus.

0 500 1,000 FT

LEGEND

- S-S Existing Dublin Sewer
- W-W Existing Dublin Water
- Proposed Sewer
- Proposed Water
- Sewer Connection Point
- Water Connection Point
- Sewer Connection to Existing System
- Water Connection to Existing System
- Electric Transmission Lines
- Fiber
- Petroleum
- Storm Sewer
- Stream
- Stream Protection Zones
- Regulatory Floodplain
- 100 Year Floodplain
- Annexation Required
- Future Street ROW
- Rail
- Existing Sewer Potential Tie-In
- Potential Drainage Outlet Location

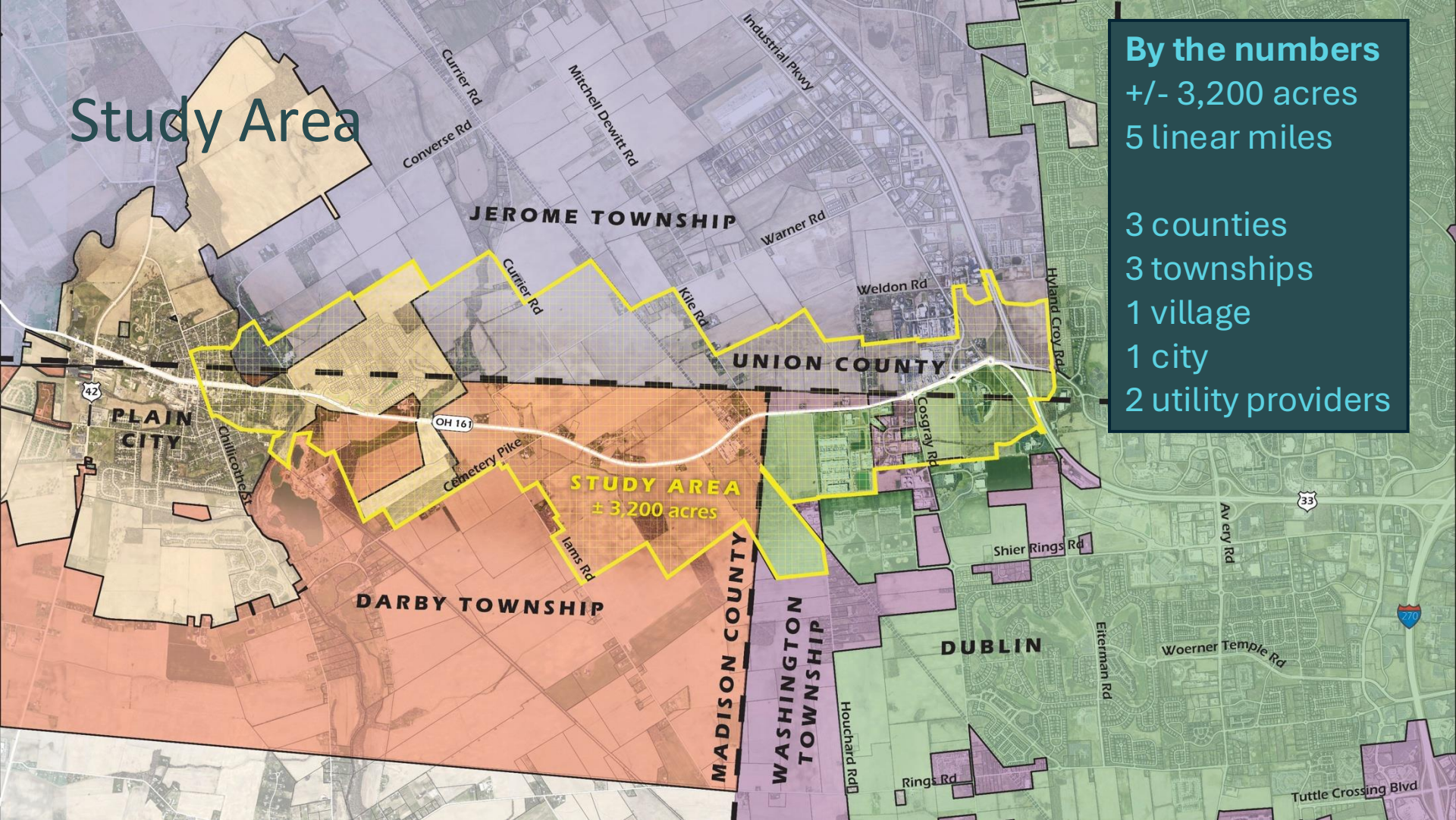
Future utility alignments shown include utility mains providing future off site access to development parcels and are conceptual in nature. Additional utility extensions into development parcels are expected to be necessary where applicable and configured based on on-site improvements and detailed site design. Actual alignments and quantities are subject to change based on configuration of actual development and detailed roadway and utility design.

Future Land Use



S.R. 161 Corridor Collaborative Planning

Study Area



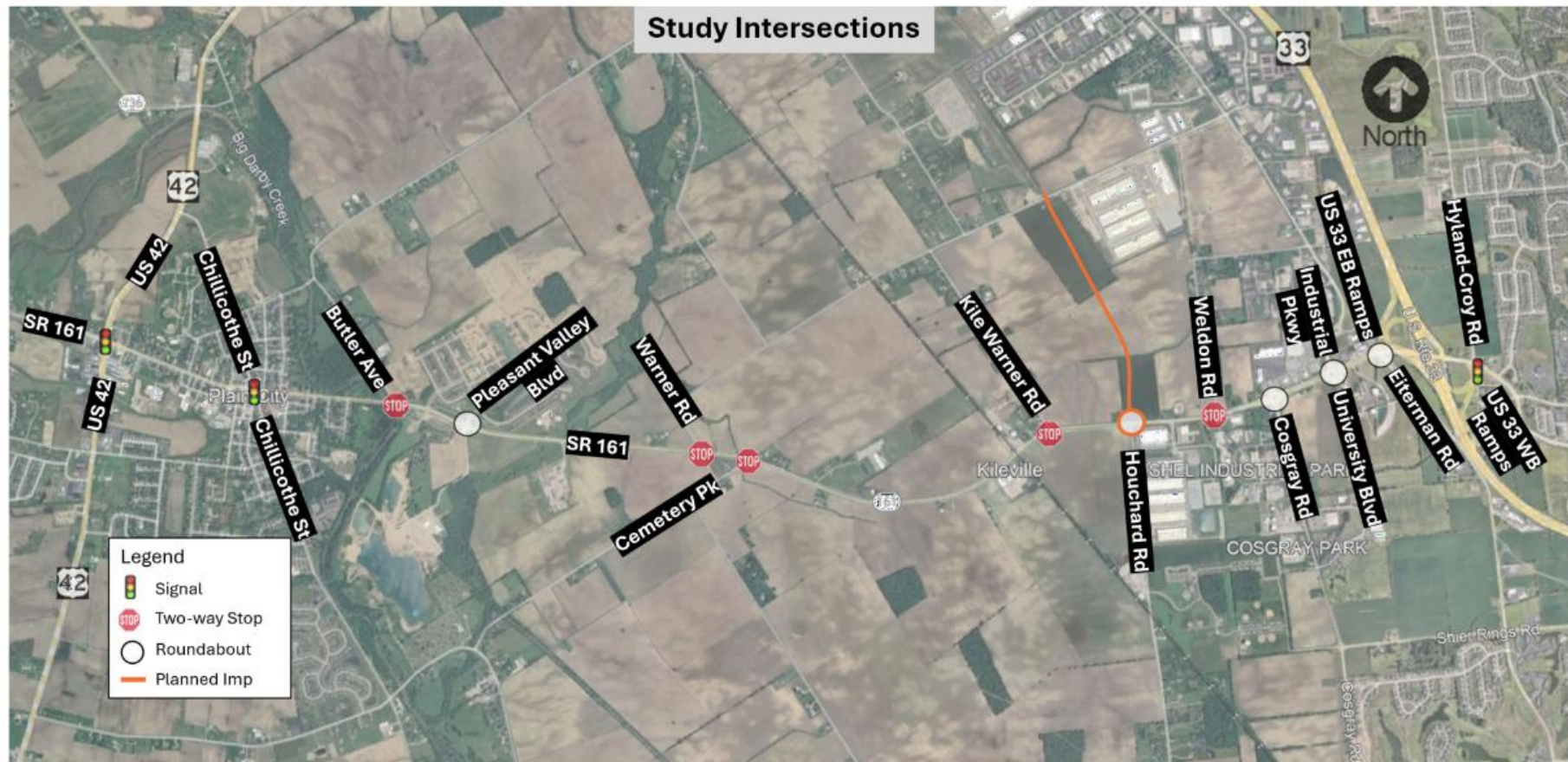
By the numbers
+/- 3,200 acres
5 linear miles

3 counties
3 townships
1 village
1 city
2 utility providers

Key Outcomes

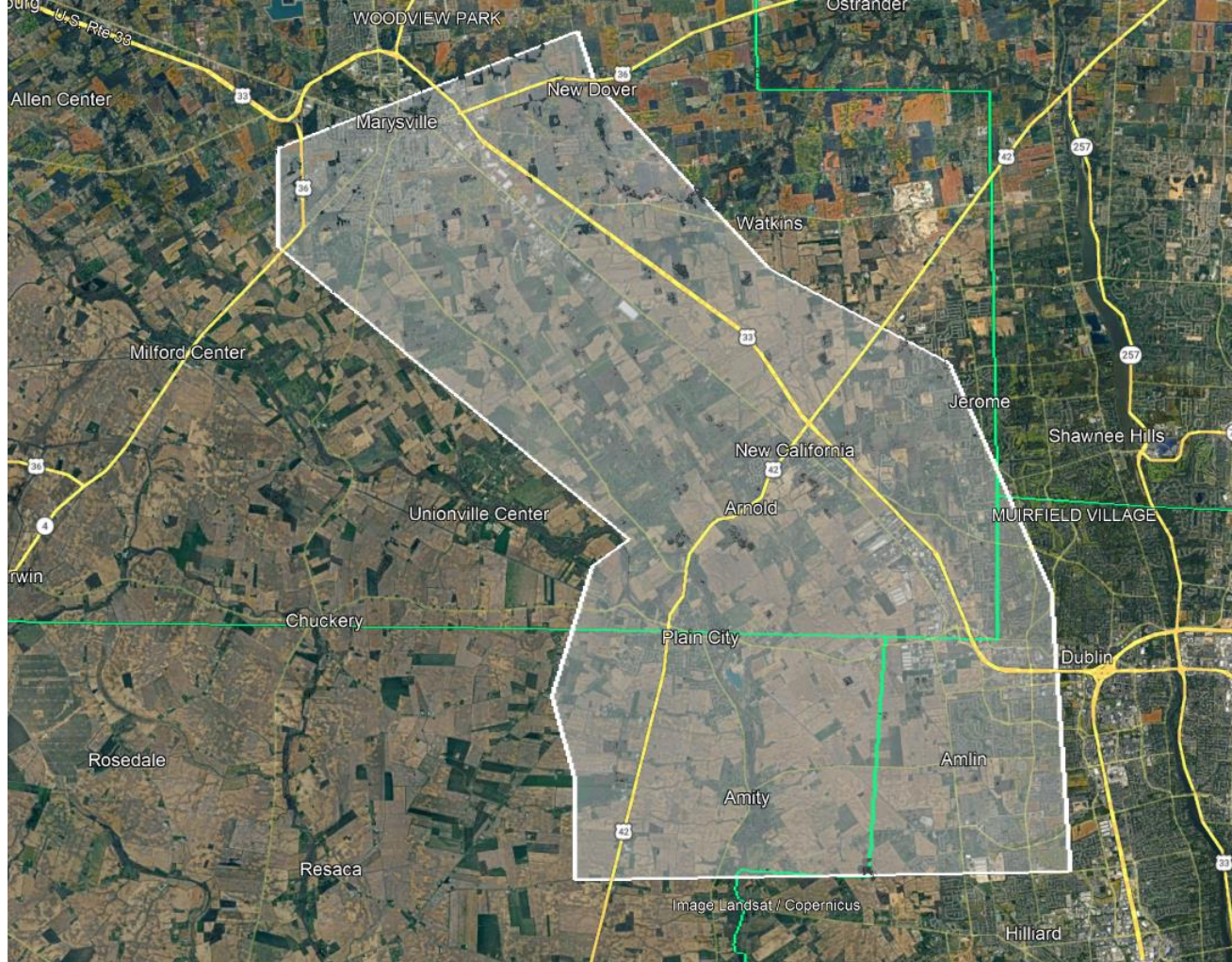
- 1. A shared understanding** of individual community needs and interests.
- 2. Alignment on future land uses** for the study area
- 3. Definition of the desired future character** for the S.R. 161 corridor.
- 4. Clear inputs for transportation planning** along the corridor and connectivity to the broader region. **Clarity for infrastructure and utility needs.**
5. Understanding of the broader **economic development implication of policy choices.**
- 6. Enhanced collaborative relationships,** if not formalize relationships.

ODOT S.R. 161 Study (January 26)



Greater Collaboration Needed

Thoroughfare Plan
(initial boundaries)





What Is The Beta District?

Central Ohio's connected mobility and innovation ecosystem centered around the U.S. 33 Smart Mobility Corridor.



Built on collaboration. Focused on innovation.

Our Mission

Established through the COG in 2016 to:

- Support economic growth
- Position Central Ohio as a proving ground for advanced mobility
- Attract innovators and investment
- Leverage infrastructure and fiber assets



The goal was never just infrastructure; it was creating opportunity.



Jonas Peterson
Chief Economic Development Officer
One Columbus



Jennifer Hankins
President & CEO
Rev1 Ventures

Economic Development Agreement



- Full-service financial institution
- Establishing new 75,000 SF corporate headquarters in Bridge North Development
- Planned 300+ employees by EOY 2034

Win without incentives



- Healthcare robotics company focused on sonography
- Previous COhatch tenant
 - Winner of 2024 COhatch/City of Dublin pitch event
 - Currently sub-leasing in Metro Center
- Leasing 6,000 SF at Cramer Creek Ct.
- Retention of 26 total FTE (EOY 2026)
 - Estimated growth of 12 employees

Economic Development Agreement



- Mechanical services provider specializing in mechanical contracting, engineered building systems and energy solutions
- Expanding operations into new Dublin facility
- Planned growth of 100 positions in next 7 years

Economic Development Agreement



- Workforce solutions, human resources and outsourcing company
- Headquarter expansion
- Planned growth of 30% in next 5 years

Economic Development Agreement



- Total building resource company
- Headquartered in Dublin
- Planned growth of 26 additional positions in next 7 years

Win without incentives



- Develops automotive navigation systems and connected mobility infrastructure
- Currently located at 6543 Commerce Parkway
- Needed additional space, signed lease at 5525 Parkcenter Circle

Win without incentives



- Global technology company specializing in the oil, gas, energy, and mining sectors
- Located Data Analysis department to Dublin from Gahanna
- 27 FTEs with plans to grow to 100 in the next 3 years
- 16,500 SF at 5900 Parkwood Place

Economic Development Agreement



**THE OHIO STATE
UNIVERSITY**

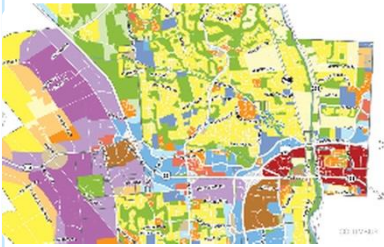
WEXNER MEDICAL CENTER

- Amended Economic Development Agreement from 2019
- Purchasing ~16.3 acres of City-owned land adjacent to existing outpatient facility
- Constructing a new specialized medical building of at least 150,000 SF



Dublin – A Project Ready Community

A project-ready community and economic development team, focused on infrastructure investment for project readiness



Plan



Invest



Site Readiness



Transformational
Projects