1. Transforming OHIO

2. Dublin-Long-Term Vision and Framework

3. Future Opportunities & Next Steps
Within the Athens Campus setting resides a vibrant community of academic excellence, creative activity, and research innovation. As a destination, the Athens campus is more than an institution of higher learning or a transitory waypoint; it is the keystone to a network of academic communities each contribute to Ohio’s intellectual and economic vitality.

Transforming OHIO

- Athens Campus is a transformative community where individuals cultivate their skills and knowledge through interaction and discourse within an inspirational campus setting.
- Effective and well-maintained physical infrastructure allows us to continue broader mission of OHIO for Ohio.
- Leaders working on positioning University to meet challenges related to changing demographics and critical budgetary, operational, and regulatory issues
  - Leverage strengths of planning processes
  - New programs and initiatives
  - Diversification of revenue streams
  - Promotion of greater institutional economic stability
- Position University as an educational partner within the State and across the globe.
Planning Efforts

FY15 and FY16 has been a biennium of planning for our campus. The University has integrated several planning processes to provide visioning, data driven decision making, and resource planning to support project prioritization.
OHIO for OHIO
Comprehensive Planning

OHIO is a major engine of innovation in its community, the region and the state.

- Athens is important as a keystone to a statewide presence,
- Continuing to strengthen it is important in 21st century
- University has been proactively planning to be sustainable facing multiple issues that test our future from growing competition of market share resulting in decline in funding to the shrinking of national borders that is increasing international competition and promoting broader access...
- To remain true to its historical role and mission in the services of the citizens of the state, it is essential that OHIO design a business model that will allow it to compete successfully in the 21st century. This reality significantly influenced University leadership’s efforts in crafting OHIO’s Innovation Strategy.
- To successfully implement the Innovation Strategy and insure OHIO’s competitive advantage, the University seeks to leverage its statewide presence to build bridges between industry, government and academia
"The Dublin campus will be central to Ohio University’s future, extending access and expanding opportunities for countless Ohio University students, as well as many educators and professionals in Central Ohio. We are very excited about this initiative and look forward with much anticipation to the collaborative learning and professional excellence that it will foster!"

-President McDavis
Dublin Campus Framework Plan

• 2012, acquired property in City of Dublin to establish a new location for HCOM

• Entered economic development agreement with City of Dublin to acquire land around the site

• Have acquired Subarea 1: 15 acres purchased by HCOM and balance given to us by the City of Dublin

• Will acquire Subarea 2 when the Master Plan is complete.

• Subarea 3 will be jointly developed with the City of Dublin.

• Framework Plan will guide phased transformation of the Dublin campus into a vibrant, sustainable and integrated campus community, both future development and near term projects.
Dublin Guiding Principles

1. High impact initiatives and programs that are complementary to the central Ohio community, advance Ohio University interests, and cannot be accomplished in Athens.

2. Advance “OHIO for Ohio” opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation;

3. Innovative initiatives and programs that are uniquely situated for central Ohio;

4. Selective investments must establish financial feasibility and be sustainable.

5. Initiatives and programs must align with the University and College’s strategic plan and enhance smart growth.
Advisory Committee
• Bill Burke, Heritage College of Osteopathic Medicine
• Brian Thompson, Heritage College of Osteopathic Medicine
• Ginny Valentin, College of Health Sciences and Professions
• Tia Barrett, College of Health Sciences and Professions
• Michelle Ferrier, Scripps College of Communication
• Rachel Cornish, College of Fine Arts
• Phil Taylor, College of Business
• Dennis Irwin, Russ College of Engineering
• Mike Finney, Voinovich College
• Pete Mather, University College
• John Gilliom, College of Arts and Sciences
• Connie Patterson, Patton College of Education
• Jim Smith, Regional Higher Education
• Thomas Raabe, Project Manager, Dublin Campus

Committees and Stakeholders

Steering Committee
• Pamela J. Benoit, Executive Vice President & Provost
• Stephen Golding, Senior VP of Strategic Initiatives, COO of OU Dublin
• Ken Johnson, Exec Dean Heritage College of Osteopathic Medicine
• Randy Leite, Dean, College of Health Sciences and Professions
• Joe Shields, Vice President of Research & Creative Activity and Dean of the Graduate College

Planning Team
• Ayers Saint Gross, Consultant
• Shawna Bolin, Director of University Planning & Space Management

Stakeholders
• City of Dublin
• Partnership Opportunities
...a campus within the EAZ
District Vision:

Economic Advancement Zone

- Focus on quick-to-build research with unique development character
- Range of tech related businesses from R&D startups to clean manufacturing
- Emphasis on sustainable building and design methods
- Maximize visibility from U.S. 33

West Innovation District

“Encourages development of technology-based companies. The nearby Town Center offers additional cultural, recreational and retail opportunities”
1. Sense of Place

University + Commercial = Knowledge Community

Ideas  Practice  Integration
New Paradigm: Innovation District

1. Sense of Place
Create a Live/Work/Learn/Play Environment

1. Sense of Place

Eddy Street, South Bend, IN

Rockville Town Square, Rockville, MD
Create a Live/Work/Learn/Play Environment

University Park, Cambridge, MA
1. A community: identity, sharing of resources, a central place

2. Walkable: compact, pedestrian oriented, smart growth

3. A mix of uses: retail, hospitality, housing, community service, arts

4. Foster innovation: inter-disciplinary, partnerships and economic development

5. Connections: integrate with surrounding resources, future opportunities, regional connections

6. Accommodate varying initiatives: support the University’s Strategic Plan, flexible spaces
## 2. Understand Physical Capacity

<table>
<thead>
<tr>
<th>Buildout Factor</th>
<th>How it Drives Development</th>
<th>Zoning Requirement</th>
<th>Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>Limits density and surface parking.</td>
<td>Maximum Lot Coverage: 70%, up to 75% with development incentives. Lot coverage: The part or percentage of the lot occupied by impervious surfaces and semi-pervious surfaces.</td>
<td>Achieve a lot coverage of <strong>50</strong> or <strong>70%</strong></td>
</tr>
<tr>
<td>Building Height</td>
<td>Limits density and incentivizes building out instead of up.</td>
<td>structures greater than <strong>68′</strong> (approx. 4 stories) shall require conditional use approval</td>
<td>3 or <strong>3.5</strong> floor average</td>
</tr>
<tr>
<td>Parking</td>
<td>Space occupied by parking limits building sites and increases lot coverage.</td>
<td>Office: 1 space per 350GSF Education: 1 space per classroom and 1 space per 300GSF office area; 1 space per 3 persons by seating capacity in assembly areas</td>
<td><strong>4.5</strong> spaces per thousand GSF average – varies depending on land use</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>Determines total buildable area and lot coverage.</td>
<td></td>
<td>The entire site minus road right of ways (<strong>16%</strong> of total area) is utilized</td>
</tr>
</tbody>
</table>
2. Understand Physical Capacity

Existing Condition
2. Understand Physical Capacity

Campus Capacity - Density Precedents

<table>
<thead>
<tr>
<th>Campus Name</th>
<th>Location</th>
<th>Size (GF)</th>
<th>Stories</th>
<th>Parking Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dublin Campus</td>
<td>Ohio University</td>
<td>195.5k GSF</td>
<td>1-4</td>
<td>Surface lots</td>
</tr>
<tr>
<td>Fontaine Park</td>
<td>University of Virginia</td>
<td>565k GSF</td>
<td>3</td>
<td>Surface lots</td>
</tr>
<tr>
<td>Centennial Campus</td>
<td>North Carolina State University</td>
<td>2.7m GSF</td>
<td>2-5</td>
<td>Mix of surface + Structured parking</td>
</tr>
<tr>
<td>Innovation District</td>
<td>University of Maryland</td>
<td>2.8m GSF</td>
<td>4-10</td>
<td>Structured + on-street parking</td>
</tr>
<tr>
<td>University Park</td>
<td>MIT</td>
<td>2.3m GSF</td>
<td>4-8</td>
<td>Structured + on-street parking</td>
</tr>
</tbody>
</table>
Dublin Campus  
Ohio University  
Dublin, OH  
195.5k GSF  
1-4 stories  
Surface lots

Fontaine Research Park  
University of Virginia  
Charlottesville, VA  
565k GSF  
3 stories  
Surface lots

Centennial Campus  
North Carolina State University  
Raleigh, NC  
2.7m GSF  
2-5 stories  
Mix of surface + Structured parking

Innovation District  
University of Maryland  
College Park, MD  
2.8m GSF  
4-10 stories  
Structured + on-street parking

University Park  
MIT  
Cambridge, MA  
2.3m GSF  
4-8 stories  
Structured + on-street parking

Precedent
Development Scenarios

Dublin Campus
Fontaine Research Park 365k GSF
Centennial Campus 2.7m GSF
Innovation District 2.8m GSF
University Park 2.3m GSF

Full Buildout 742k

Scenario 1
Lot Coverage 50%
Average height 3
Structured Parking 0%
Total Site Area (ac) 112
Development Scenarios

Dublin Campus
Fontaine Research Park 365k GSF
Centennial Campus 2.7m GSF
Innovation District 2.8m GSF
University Park 2.3m GSF

<table>
<thead>
<tr>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
<th>Scenario 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>50%</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>Average height</td>
<td>3</td>
<td>3.5</td>
<td>3.5</td>
</tr>
<tr>
<td>Structured Parking</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
</tr>
<tr>
<td>Total Site Area (ac)</td>
<td>112</td>
<td>112</td>
<td>112</td>
</tr>
<tr>
<td>Scenario</td>
<td>Full Buildout</td>
<td>Lot Coverage</td>
<td>Average Height</td>
</tr>
<tr>
<td>--------------</td>
<td>---------------</td>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Scenario 1</td>
<td>742k</td>
<td>50%</td>
<td>3</td>
</tr>
<tr>
<td>Scenario 2</td>
<td>1.16m</td>
<td>70%</td>
<td>3.5</td>
</tr>
<tr>
<td>Scenario 3</td>
<td>1.34m</td>
<td>70%</td>
<td>3.5</td>
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<tr>
<td>Scenario 4</td>
<td>1.58m</td>
<td>70%</td>
<td>3.5</td>
</tr>
<tr>
<td>Scenario 5</td>
<td>1.89m</td>
<td>70%</td>
<td>3.5</td>
</tr>
<tr>
<td>Scenario 6</td>
<td>2.18m</td>
<td>70%</td>
<td>3.5</td>
</tr>
<tr>
<td>Scenario 7</td>
<td>2.57m</td>
<td>70%</td>
<td>3.5</td>
</tr>
</tbody>
</table>
3. Framework Plan Development

Columbus Region
City of Dublin

West Innovation District

Bridge Park District
3. Framework Plan Development

Initial Planning Concepts

Main Street Concept

Ring Road Concept
Open Space Network:
Create a community with a strong identity
Key Visibility
Building Frontage and Parking Location
Street Network:
*Develop a walkable district*
Framework Plan Development
Statewide Presence

Future Opportunities

- Four Fundamentals
- OHIO for Ohio
- College Academic Plans
- Capital Plan Strategy
- Innovation Strategy

Master Plan
- Integrated Planning
- Transformational Projects
- Framework for Decisions
- Balance vision with what can be implemented

Strategic Planning

- Financial Analysis
- Development & Funding Strategies
- Six Year Outlook
- Annual Snapshot

Implementation
1. Dublin Visioning Group: Met over the past couple of years, overall academic strategy development and visioning

2. Each college has representation on the Dublin Planning Committee

3. Begun College Forums to engage with faculty and hear ideas

4. Colleges engaging on opportunities with various partners and will continue to do so, even after Framework complete

College Engagement
1. Health and Wellness campus
2. Partnership with City of Dublin and Ohio Health
3. Academic Partners such as Columbus State
4. University programs that may be offered at Dublin to expand outreach
5. Emerging or new Ohio academic programs
6. Partnership opportunities in Central Ohio
7. Uses that support the above to provide for a vibrant campus

Programmatic Themes
Next Steps:

1. Understand Near-Term Project Needs and Impact
2. Refine the Preferred Approach
3. Urban guidelines and zoning
4. Engagement:
   - Other stakeholders
   - Open House
   - June Board