



OHIO
UNIVERSITY

Interoffice Communication

Date: August 8, 2016

To: The President and Board of Trustees

From: Pamela J. Benoit, Executive Vice President and Provost
Stephen T. Golding, Senior Vice President for Strategic Initiatives, COO of Dublin Campus

Re: Dublin Framework Plan

At both the March and June meetings, we presented updates of the development of the Dublin Framework Plan sharing the planning process, the principles that guide programmatic decisions for the campus, and an understanding about how the campus works within our statewide presence. At the August meeting, Shawna Bolin, University Planner, will share with you the draft Dublin Framework Plan and request approval to go through the City of Dublin's approval process. The document is the culmination of a collaborative effort to develop a framework to support future initiatives and required by the City of Dublin as part of the Economic Development Agreement.

The draft Framework Plan book includes the following Forward from President McDavis sharing project background and intention. As highlighted by President McDavis, "*...the Dublin Framework Plan is a vision plan intended to offer a comprehensive view for how the campus may evolve over time and is intended to guide future development.*" As such, the plan is not a rigid and immutable document, but rather a set of guiding principles and high-level objectives that will change as the University continuously evaluates how to use Dublin to its best purpose. To further quote President McDavis, "*...there will be many opportunities for collaboration and contribution on future opportunities as plans evolve....*"

The draft Framework Plan book provides a comprehensive view of the following:

- Purpose of the Plan
 - How to Use the Plan
 - Process to Develop
 - History of the Campus
 - Existing Campus
 - OHIO for Ohio and Dublin Vision Plan
- Innovation District and Dublin Campus
 - West Innovation District
 - Keys to Successful Innovation Campus/Case Study
 - Guiding Principles and Sense of Place
 - Example Program Elements
 - Planning Principles
- Framework Plan: major streets, open spaces, site typologies, phasing, and capacity
- Regulating Plan: frontages, service areas, parking, pedestrian connections, and key visibility
- Landscape Guidelines
- Building Guidelines

We are respectfully requesting your approval of the draft Framework Plan concept which will enable us to begin a multi-step process in review by the City of Dublin. During this review period there will be opportunities for final refinements. With your approval and subsequently the City's, we then plan to bring the final Framework Plan to you for your approval in early 2017. The attached presentation and draft Dublin Framework Plan book is intended to help guide the Board's conversation, and if we can be of further assistance or provide additional information regarding these matters, please contact us directly at your convenience.

APPROVAL OF DRAFT DUBLIN FRAMEWORK PLAN FOR SUBMISSION TO CITY OF DUBLIN

RESOLUTION 2016 -

WHEREAS, in 2012 the University acquired approximately 15 acres for the development of the Ohio University Heritage College of Osteopathic Medicine (OU-HCOM) Dublin Extension campus; and

WHEREAS, upon this acquisition, a gift of approximately 97 additional acres was made available to the University by the City of Dublin through an economic development agreement signed by the parties in 2012; and

WHEREAS, under that agreement, the University will acquire an additional 25.9 acres from the City of Dublin (Subarea 2) upon the University's completion and City's approval of a Framework Plan for the Dublin campus; and

WHEREAS, completion and approval of the Framework Plan also will allow the University and City jointly to develop an additional 25.2-acre parcel adjacent to the campus (Subarea 3); and

WHEREAS, the Board of Trustees authorized the development of a master plan for the Dublin campus by Resolution 2014-3407; and

WHEREAS, both steering and advisory committees, which included representation from each academic unit of the campus, participated in the development of the plan as well as reviewed and approved the draft Framework Plan; and

WHEREAS, the planning team engaged with faculty, staff, and stakeholders throughout the process; and

WHEREAS, the planning team engaged with the Board of Trustees throughout the process to gather feedback and input, generating consensus on the direction of the plan; and

WHEREAS, the planning team presented the draft Framework Plan at the June 2016 Board Meeting and now has submitted it for the Board's formal review; and

WHEREAS, the Capital Funding and Priorities Committee approved the draft Framework Plan and recommended its adoption to the President, and

WHEREAS, the draft Dublin Framework Plan has been approved by the President.

NOW THEREFORE, BE IT RESOLVED that the Ohio University Board of Trustees does hereby approve the draft Dublin Framework Plan and approves its submission to the City of Dublin.

DRAFT

DRAFT



August 2016



OHIO
UNIVERSITY

Athens, OH 45701
ohio.edu

2016

Ohio University

Framework Plan
Dublin Campus



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FORWARD

The historic vote by the Ohio University Board of Trustees in 2011 to acquire 15 acres for the development of the Ohio University Heritage College of Osteopathic Medicine (OU-HCOM) Dublin extension campus continued a long history of OHIO’s outreach mission to serve the citizens of the state of Ohio dating back to 1909. The acquisition of that 15 acres brought with it a gift of 96.5 additional acres in the heart of the City of Dublin’s West Innovation District where they hope to create a vibrant new community of corporate offices, research, laboratories and clean manufacturing, and institutions of higher education. The West Innovation District is unlike any other location of an OHIO campus and offers an opportunity for the University to create new teaching and research opportunities for its faculty and students.

As a condition of receiving the first 45 acres (Sub-Area one) in 2012, the University entered into an economic development agreement with the City of Dublin which required us to develop a Framework Plan for the campus and submit it to the Dublin City Council for approval. Once this step is completed we will receive an additional 25 acres (Sub-Area Two) and be allowed to move forward with the development of Sub-Area Three which is the 25 acres of commercial properties to be jointly developed with the City.

The Dublin Framework plan is a “vision” plan intended to offer a comprehensive view for how the campus may evolve over time and is intended to guide future development. This plan will allow the City to review the campus in context of the West Innovation District, making approvals of future projects easier. The plan will also be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture.

Several principles for the development of the Dublin campus guide the product of the Framework Plan. Three of these principles are below:

- Establish a vibrant community that provides opportunities for high-impact initiatives and programs that are complementary to the central Ohio community, advance Ohio University interests, and cannot be accomplished in Athens
- Develop a mixed-use environment that supports a vibrant knowledge community
- Advance “OHIO for Ohio” opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation

The Dublin Framework plan is not a “locked-in-stone” blueprint, but a framework that will evolve over time as the University understands how to best use this resource. The framework plan is not built with a prescribed set of projects in mind, but to guide decisions by future university administrations and boards as to how to best utilize this new and valuable asset in support of the University’s teaching, research and service mission. By design, it is a conceptual long-range view for our future and intended to protect the principles set forth by the Board when acquiring the property four years ago.

There will be many opportunities for collaboration and contribution on future opportunities as plans evolve. I look forward to your comments and thoughts on the plan going forward.

Cordially,

Roderick J. McDavis

President

An aerial photograph of a campus, likely Ohio University's Dublin Campus, is shown with a semi-transparent green overlay. A large white number '1' is positioned in the upper left quadrant of the image. A white rectangular box is drawn around the text 'Purpose of the Plan' and the number '1'.

1

Purpose of the Plan

The Dublin Framework Plan is a planning tool that guides the future development of Ohio University's Dublin Campus. It illustrates the campus district vision and creates a comprehensive approach to guide future development. The Plan is guided by the University's strategic vision plans including the Innovation Strategy and OHIO for Ohio. The Framework Plan establishes the sense of place sharing attributes that are necessary to provide a vibrant campus district environment within the City of Dublin's West Innovation District. It is also a requirement of the Economic Development Agreement that Ohio University entered into with the City of Dublin which establishes the gift of additional acreage to Ohio University upon the approval of the Framework Plan.

The Framework Plan establishes campus planning principles and key design elements for the campus, such as streets, open spaces, site typologies and a flexible phasing strategy. The Plan regulates building frontages, service areas, parking, pedestrian connections and important views to create a unified campus environment. Overarching landscape and building guidelines envision a high quality and pedestrian oriented environment. The plan provides a basis for decisions to be evaluated in a broad context so that future projects are reviewed as part of an integrated whole.

The plan will guide and shape growth for years to come. While the framework provides clear guidance, it allows for flexibility as University goals and opportunities evolve.

Dublin Framework Plan Development Process

The planning process was organized into five phases and involved intensive work sessions to communicate, reach consensus, and synthesize many variables into a succinct plan. Each Workshop the planning team engaged the Dublin Steering and Advisory Groups as well as other key stakeholders such as City of Dublin.



Conceptual Option: Ring Road



Conceptual Option: Main Street

Steering Committee

- Pamela J. Benoit, Executive Vice President & Provost
- Stephen Golding, Senior Vice President for Strategic Initiatives and Chief Operating Officer of Dublin Campus
- Ken Johnson, Executive 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

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

Planning Team

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

Partners and Engagement

- City of Dublin
- OhioHealth
- Columbus State Community College
- Facilities Planning Advisory Committee
- College Forums



Framework Plan Process Photos



Dublin Framework Plan Goals

Ohio University and the City of Dublin planning committees established the following goals for the Framework Plan:

Ohio University:

- Elucidate high level planning considerations and a framework for future campus development
- Complete the planning requirement specified by the economic development agreement
- Include flexibility and various opportunity sets
- Enable near term projects within the context of the broader plan
- Provide a resource to help make choices so that individual projects are considered as part of the whole
- Use the location as an opportunity to reach students we have not been able to reach in the past
- Expand educational opportunities to new categories of learners, such as working professionals and alumni
- Foster and support robust partnerships that are not currently available to us
- Enable progress on University initiatives
- Establish the OHIO feel at this new location
- Position this campus as an asset
- Enable diverse opportunities to benefit our students and the institution
- Provide Dublin residents with a sense that they are better off because OHIO came to the community
- Provide opportunities for OHIO to be a stronger and more competitive 21st century institution



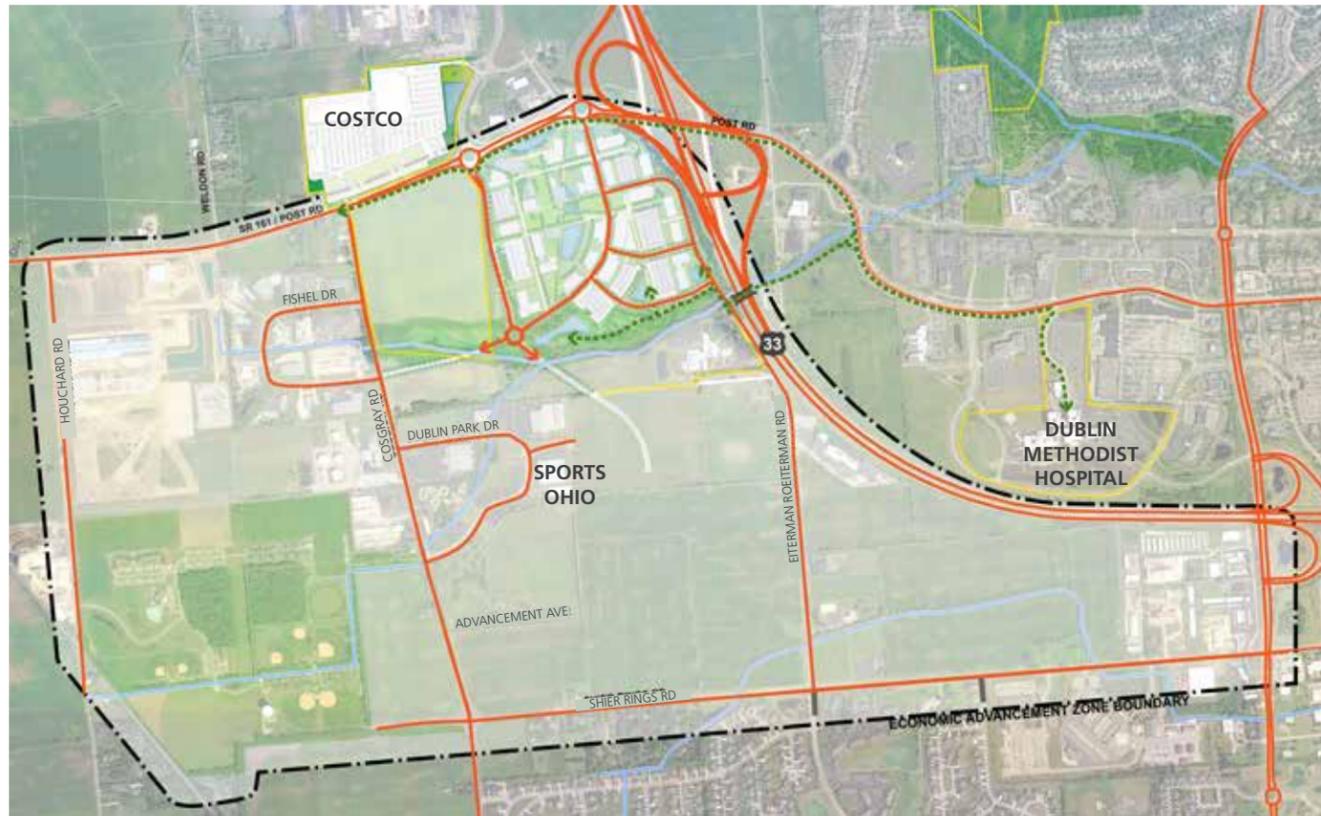
City of Dublin:

- Have a plan in place so that future projects can more easily go through the City approval process
- Understand where different programmatic elements would go within their district plan
- Maintain flexibility as part of the plan
- Provide opportunities for Ohio University to be well integrated into their community
- Be a catalyst for long term positive impact on the City
- Build partnerships and enable additional economic development opportunities
- Understand the infrastructure needs that the City provides to forecast and plan their future projects
- Enable a comfortable environment for biking/ pedestrians and transit
- Understand existing regulations that may need to be modified for a University setting within the district

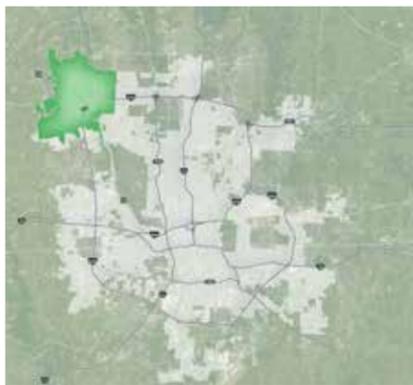


History of the Dublin Campus and Current Condition

In 2012, the University acquired property in the City of Dublin to establish a new location with the Heritage College of Medicine (HCOM) as the primary academic unit. Shortly thereafter, OHIO entered into an economic development agreement with the City of Dublin to acquire the their publically owned property surrounding the site. The agreement divided approximately 96.5 acres of land into three subareas. The University acquired Subarea 1 (45 acres) with the original purchase. The University will acquire Subarea 2 (25 acres) when this Framework Plan is complete and it is intended for Subarea 3 (25 acres) to be jointly developed with the City.



West Innovation District Context



City of Dublin



West Innovation District



Existing Subareas

Campus Timeline:

- **April, 2011**
 - The Heritage College of Osteopathic Medicine (HCOM) was gifted \$105 million from the Osteopathic Heritage Foundation.
- **November, 2011**
 - After several sites were considered, HCOM chose Dublin as their central Ohio extension campus location. The parcel of land purchased consists of approximately 14.8 acres and has three existing building structures, presently addressed 6775,6785 & 6795 Bobcat Way.
- **June, 2012**
 - OU and the City of Dublin entered into an Economic Development Agreement (EDA) whereby the University can acquire approximately 97 additional acres of land owned by City of Dublin surrounding the site.
- **July, 2012**
 - OU was conveyed Subarea 1 (45.4 acres) of the EDA.
- **May 2013**
 - The Robert Weiler Company completed a market feasibility study for a potential hotel/conference center that concluded with favorable conditions.
- **June, 2013**
 - HCOM began renovations on the three existing buildings.
- **October, 2013**
 - OU selected Daimler as the project developer for the construction of the Dublin Integrated Education Center (DIEC).
- **July, 2014**
 - HCOM opened.
- **April, 2015**
 - Completion of DIEC. The buildings anchor tenant is the College of Health Sciences and Professions (CHSP) which includes the Physician Assistant (PA) program as well as Columbus State Community College.
- **October, 2015**
 - Temporary signage installed on campus.
 - Completion of a 230 space parking lot addition
- **January, 2016**
 - Master Plan Initiated
- **Summer 2016**
 - College of Fine Arts and Design (CFAD) theater program partners with City opens Tantrum Theater.

Existing Campus Today:

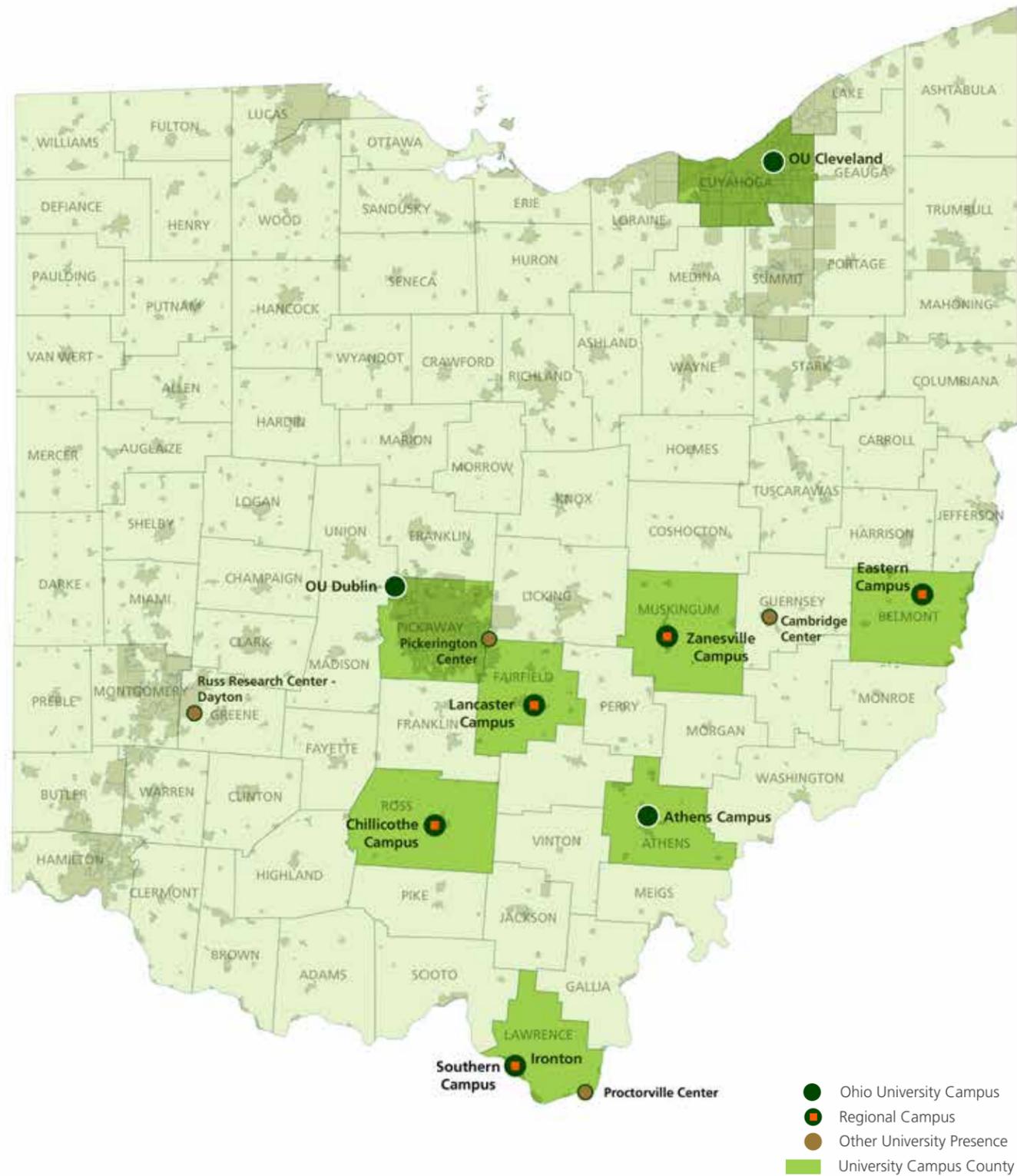
Ohio University's Dublin Campus is within the West Innovation District of the City of Dublin. The existing campus has four buildings that total 194,000 GSF. The campus is also home to:

- Osteopathic Heritage Medical College: 50 student cohort
- College of Health Sciences and Professions: Physician's Assistance Program
- Tantrum Theater: 57 performances in summer 2015
- Columbus State Community College

When the University acquired the property in 2012 the campus consisted of three office buildings, clustered around ponds and open space and ringed with surface parking. The buildings were renovated to classrooms, learning labs, a learning resource center, clinical training and assessment center and offices for the Heritage College of Osteopathic Medicine

In 2015 the 86,000-square-foot Integrated Education Center was completed. The building accommodates several programs by the College of Health Sciences and Professions and academic partnerships with Columbus State Community College. The future the building is envisioned to house other Ohio University programs from various schools and accommodate new partnerships with Central Ohio colleges, universities and high schools.

Ohio University also has a presence within the community of Dublin. The Tantrum Theater held its first season in summer 2016 with 3 productions and 57 performances. In addition there were three week-long educational workshops.



OHIO for Ohio and Dublin Vision

External forces currently have and will continue to have a profound influence on higher education and OHIO's business model in the coming years. There is both an increasing competition for students and a decline in funding per student needed to sustain the quality of higher education. Technologies affect how we engage students, while expanding our reach to new populations. We are responding to the need for an educated citizenry and workforce demands. We also assist in solving significant social problems in partnership with industry and government.

To address these forces and 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 the University leadership's efforts over the last eighteen months in crafting OHIO's Innovation Strategy (www.ohio.edu/research/innovationstrategy.cfm). This strategy recognizes that the University must be increasingly innovative to remain relevant to the region, state, and nation.

The roots of OHIO's Innovation Strategy originate in Southeast Ohio. In this area, the University is a powerful engine for innovation, promoting the vibrant communities essential to attracting individuals and businesses that create economic opportunity. By building a network of strategic regional and statewide partnerships, OHIO University has become a local and national leader in recruiting high quality students, pre-eminent faculty and expert staff in support of its mission of teaching, research and service in Ohio and beyond.

To successfully implement the Innovation Strategy and insure OHIO's competitive advantage, the University seeks to use its statewide influence to build bridges between industry, government and academia. To do so, OHIO will build a mixed-use campus that integrates laboratories, commercial spaces, college classrooms, clinical facilities, residential living, retail amenities, and recreational and cultural activities. The goal is to create a replicable model that reinforces and supports each campus by assembling the advantages for programs and students.

OHIO's Dublin Extension Campus will work collaboratively with Athens and Regional Higher Education to leverage existing college resources to deliver complementary innovative academic programs and research that are not offered elsewhere within the system. These academic programs will generate new revenue streams that will support program investment and revenue diversification with the goal of mitigating downside risks to existing programs. The plan will also include an assessment process to insure that all new programs and initiatives are economically sustainable with clearly articulated business plans. Opportunities for appropriate ground leases with third party investments and Public-Private Partnerships will also be explored where appropriate.

OHIO's new Dublin campus will unify the powers of industry, government and academia and set a state and national standard for mixed-use campuses. It will become a national leader of innovation in healthcare and wellness where faculty collaborate with corporate, governmental and institutional partners on real-world solutions. Simultaneously, it will offer innovative programs with our academic partners that train the next generation of Ohio's workforce and lead to healthcare transformation.

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



2

Innovation District & Dublin Campus

While OHIO's roots will always be in Southeast Ohio, the emerging partnership between the City of Dublin and the University is directly aligned with the Innovation Strategy. OHIO's Dublin campus is located in one of the state's fastest growing cities, strategically located at the juncture of US 33 and I-270. Today Dublin has a population of almost 44,000 people and over 3,000 businesses. Dublin is part of the Columbus metropolitan area that has a population of over 1.9 million and is home to one of the nation's strongest and most diverse economies. Surrounding the campus is Dublin's West Innovation District, a critical component of Dublin's business core. This District is specifically targeted for future technology related development and is the home of the Dublin Entrepreneurial Center (DEC), an incubator and start-up facility which is an important driver of future economic growth in Central Ohio.

West Innovation District

In 2011 the Dublin City Council adopted the West Innovation District (Economic Advancement Zone) Plan. The plan defined a district between Avery Road, Houchard Road, Shier Rings Road, and State Route 161/Post Road, consisting of approximately 1,100 acres of land. The goal of the district was to encourage development of corporate office, research, laboratory and clean manufacturing and higher education leveraging some of the largest contiguous tracts of prime commercial land in the Columbus region.

The plan envisioned a modern enterprise campus with freeway visibility and access, open spaces, and a mix of contemporary architecture and natural landscapes. To encourage development, the area is zoned to streamline the approval process, and infrastructure has been budgeted and engineered to support the vision.

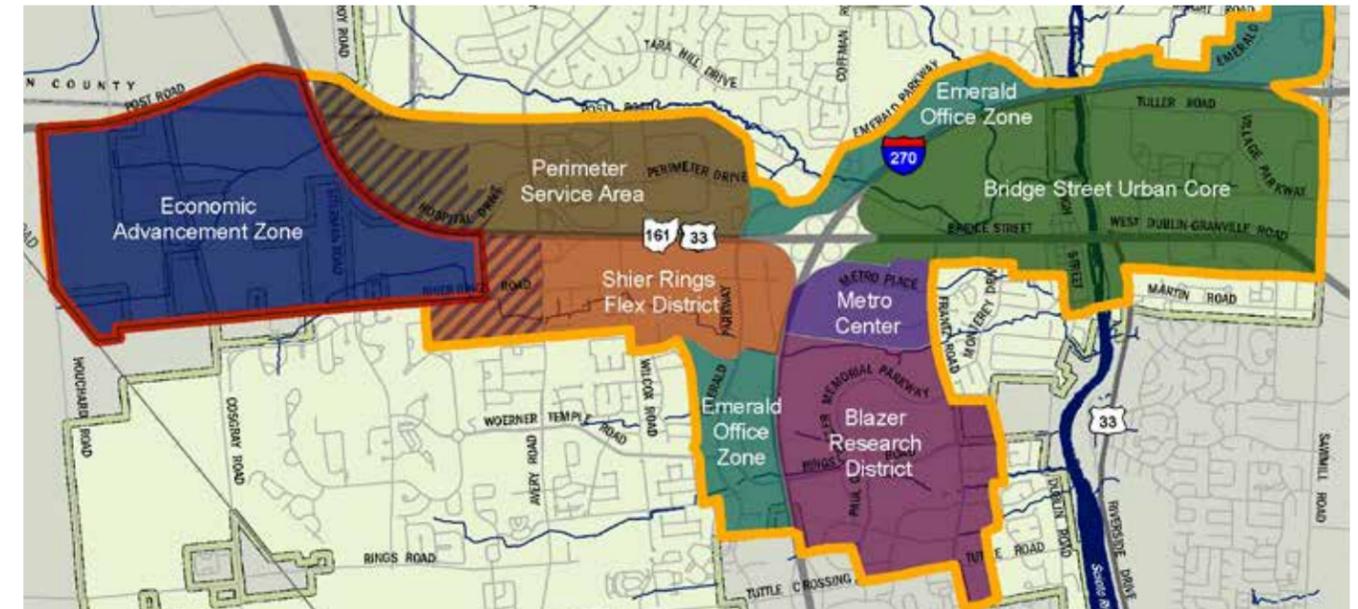
The West Innovation District will become a key economic corridor with OHIO University and its Heritage College of Osteopathic Medicine as key anchors supporting future development. It represents a unique resource in a strategic geographic location offering significant opportunities that cannot be replicated at other Ohio University locations.

Parallel to the University's Dublin Framework Plan process the City of Dublin is updating the West Innovation District Plan. The update is intended to:

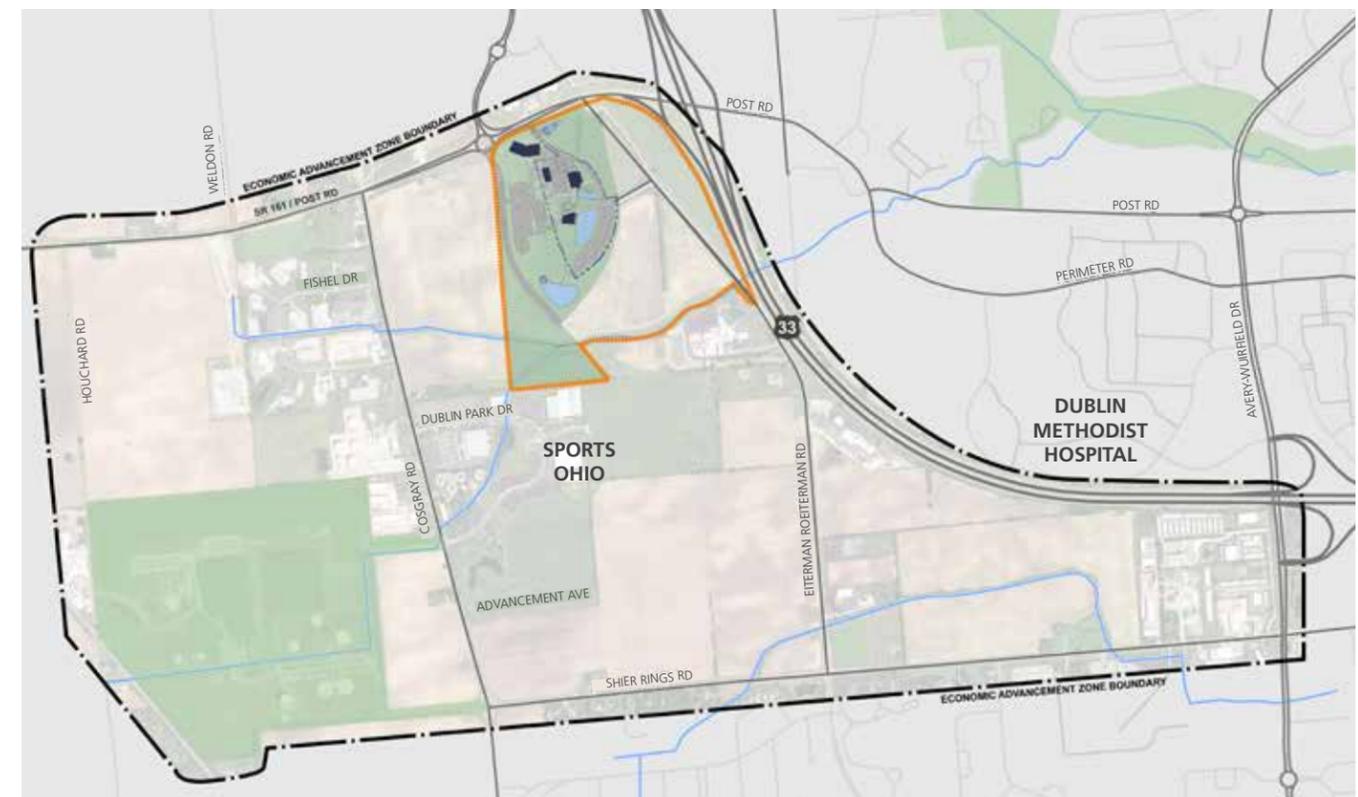
- Integrate with University's planning
- To reevaluate the geographical boundaries of the Innovation Districts
- Review the land uses with each district to ensure that we are accomplishing the appropriate mix of compatible (and supportive) land uses
- Evaluate the development standards of each districts to ensure we are accomplishing the desired layout and form for development pattern

The Dublin Framework Plan builds on the West Innovation District (Economic Advancement Zone) Plan and aims to create an environment that integrates learning, research, and industry and government partnerships to foster innovation and collaboration.

Advancing the future of ideas and entrepreneurial spirit in Central Ohio.



City of Dublin Innovation Corridor



Economic Advancement Zone Existing Conditions

Keys to a Successful Innovation Campus

Innovation Districts are vibrant, mixed-use environments that foster creative collaboration, establish a sense of community, and attract a talent pool of knowledge. They combine flexible research spaces, lab and classroom spaces, maker spaces, co-working spaces, incubators, and collaborative office space with places to live and play. This includes housing, hotels and campus serving amenities and retail. A well-designed public realm – streets, parks, plazas, and other common areas – serves to connect everything and accommodates the social gathering and programming that generates community cohesion and creative collisions.

For much of the previous century, research and business was performed in single-use, closed-off, and auto-dependent ‘parks’ in the suburbs. Today, data and information flow more freely, technological progress is frequently crowd-sourced, and discovery is most common at the intersection of disciplines and organizations. A parallel trend - the preference of millennials, empty-nesters, and others to live, work, learn, and play in 24/7 mixed-use areas – is further influencing the evolution of Innovation Districts as walkable, urban communities.

With Ohio University as an anchor within the district, the West Innovation District is positioned for success. The Framework Plan incorporates the following elements of a successful innovation district:

- Mix of Use Environment (academic, workplace, hospitality, public amenity, housing)
- Integrate academic, corporate, and public partners
- Proximity - Connected and Walkable
- Place Making - Streets and Public Space
- Access - Parking and Transit

An Article by Bruce Katz and Julie Wagner, *The Rise of Innovation Districts: A New Geography of Innovation in America*, describes the components of successful of innovation districts.

An Article by Nancy Mann Jackson, *Research Parks Redux*, describes how partnerships and dynamic innovation environments help respond to decline federal funding and global competition.

Both complete articles are in the appendix for reference. One example of such an environment is the Cortex Innovation Community, St. Louis.

Case Study: Cortex Innovation Community St. Louis, MO

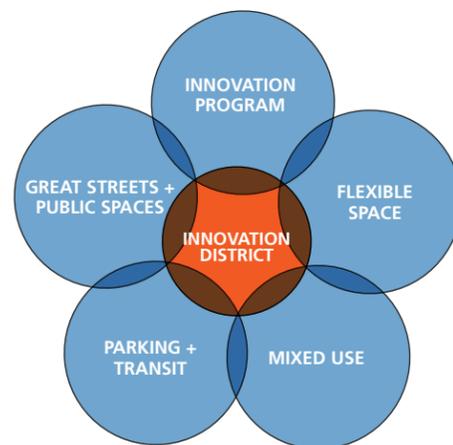
In 2002, a consortium of anchor institutions in St. Louis saw an opportunity to change the trajectory of the city. They formed Cortex with a vision to build a new center of innovation – a confluence of great universities and nearly a billion dollars annually in biomedical research. With a \$29-million-dollar investment, the institutions set out to transform a decaying area into a vibrant center of research and enterprise. But in 2012, the district was still struggling to take off. It lacked identity. What had been envisioned as an active hub of bioscience and technology innovation was a loose collection of inwardly-focused buildings surrounded by pavement. The district needed a new vision and significant investment in physical place. The lead institutions engaged a developer partner and a planning team to create the Cortex Innovation Community Master Plan, a vision to transform the 200-acre industrial corridor into a vibrant, 24-7, live-work-play-learn innovation community.

Although the master plan is a long-term planning document, it needed to address immediate placemaking challenges. Initial investments focused on establishing a dense core and concentration of activity at the heart of campus. Key developments included the creation of Cortex Commons (the district’s central park), flexible research and lab space in new and renovated buildings around the park, and tree-lined, walkable streets. Prioritizing engagement around a central node—rather than spreading development across the district—enabled people to visualize a true Cortex community. Now, Cortex is working on the next phase of mixed-use development projects, including a mix of renovation and new construction for housing and research.

Cortex is a model for a university-affiliated innovation district that harnesses a single urban location to build a culture of collaboration and discovery. In contrast to past models of research parks as isolated suburban enclaves, the plan for Cortex recognizes the equal importance of function, community, and artistry. Each building, each lobby, each green space, is intentionally designed and choreographed so that people bump into each other, share ideas, and create connections.



Components of a successful Innovation District



**LIVE
LEARN
WORK
PLAY**



Create a Knowledge Community where ideas and practice are integrated.

Dublin Guiding Principles

OHIO's Dublin campus represents an unprecedented opportunity for growth and innovation. If successful, OHIO's Dublin campus will be a national model for how the university can fulfill its mission of teaching future generations of Ohio students, conducting innovative research, and delivering essential services in a cost effective way, while providing the state of Ohio and its citizens with a very positive return on its higher education investment.

The Framework Plan guides the development of a cohesive campus while allowing flexibility to accommodate a variety of programs, partnerships and uses. The following principles ensure a unified vision and will guide decisions on the types of program elements that are approved for the campus:

- ***New initiatives and programs sited at Dublin should have high impact, be complementary to the central Ohio community, advance Ohio University interests, and have attributes such that they cannot be accomplished in Athens.***
- ***Activities at Dublin should advance "OHIO for Ohio" opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation.***
- ***Initiatives and programs sited at Dublin should be innovative and uniquely situated for central Ohio.***
- ***Selective investments in support of activities at Dublin must establish financial feasibility and be sustainable.***
- ***Initiatives and programs at Dublin must align with the University and College's strategic plan and enhance smart growth.***

Example Program Elements

Over the past couple of years, OHIO has been reviewing programmatic ideas that fit within the Dublin guiding principles and support a vibrant knowledge community. Program ideas were grouped into five overarching themes.

1. University Programs:

Some examples of potential programs to be offered at Dublin include:

Emerging or new programs

- Tantrum Theater
- Adult Degree Programming
- Customer Service Program
- Professional Development
- Communication Studies
- MA in Org Communication
- Applied Comm Bachelor Completion
- MA In Info and Tel Systems
- Innovation Leadership Program

Programs that may be offered at Dublin to expand outreach

- Bach Business Admin
- Bach Science Applied Mgmt.
- Masters of Accountancy
- Accountancy Post Bach Program
- Masters of Mgmt Leadership
- Professional MBA
- Exec. Ed. Liason
- Hospitality Program
- Executive MPA

2. Health and Wellness:

Uses that complement and strengthen the existing health and wellness presence

- Wellness Center
- Veteran's Rehab Center
- Patient Communication Collaborative

Health and wellness programs such as:

- CHSP Health Leadership Program
- Pharmacy Programming
- Master of Physician Asst Practice
- Patient Comm Initiative
- Master of Corporate Wellness
- Dietetics Internships
- Nursing: DNP & MSN
- Health Leadership
- Master of Health Education
- Research Space
- Support Services

3. Industry, government and healthcare Partners:

City of Dublin, Ohio Health and other Partnership opportunities in Central Ohio

- Innovation Incubator/ Accelerator
- Tech Companies
- Public Service Agencies
- Non-Governmental Family Practice Clinical Facility
- Professional Office Space (such as OhioHealth)
- Multi-Tenant Corporate Research

4. Academic Partners:

Collaboration with other universities, colleges, and school systems.

- Columbus State
- Dublin STEM School

5. Mixed Use:

Uses that support and provide for a vibrant campus

- Hotel & Conference Center
- Community Meeting Space
- Corporate Training Facility
- Campus amenities – Restaurant, Coffee Shop, Bookstore, Market
- Housing options oriented towards students, faculty and staff.



Planning Principles

Key to the success of the campus is creating a vibrant, walkable place that can support a variety of initiatives. As part of the planning process six physical planning principles were developed to guide development of the Dublin Campus.

1 ESTABLISH A VIBRANT COMMUNITY: identity, sharing of resources, a central place



2 ENCOURAGE PROXIMITY AND WALKABILITY: compact, pedestrian oriented, smart growth



3 CREATE CONNECTIONS: open spaces, complete streets, integration



4 DEVELOP A MIXED-USE ENVIRONMENT: retail, hospitality, housing, community service, arts



5 FOSTER INNOVATION: inter-disciplinary interactions, partnerships, economic development



6 ACCOMMODATE VARYING INITIATIVES: support the University's Strategic Plan, flexible spaces





3

Framework Plan

The Framework Plan is centered on creating a pedestrian-friendly, walkable campus district that can be implemented in a phased approach over time. While it is a flexible framework, there are key elements of the plan that are important to supporting and complementing a vibrant knowledge community. These elements include the street network, open space, land use/capacity, and potential phasing to guide implementation. Together these elements create a campus district identity by establishing a central place, creating strong physical connections, supporting a dense mix of uses, and fostering collaboration by providing opportunities for inter-disciplinary interactions and strategic partnerships.

The physical environment should support community, partnerships and innovation.

Existing Conditions



- A. OhioHealth Medical Education Building 1 (MEB1)
- B. OhioHealth Medical Education Building 2 (MEB2)
- C. Osteopathic Heritage Foundation Anatomy Laboratory
- D. Dublin Integrated Education Center

Proposed Framework Plan



- 1. Main Street
- 2. Formal Green
- 3. Informal/Rec Green
- 4. Existing Building
- 5. Signature Building
- 6. Campus Gateway



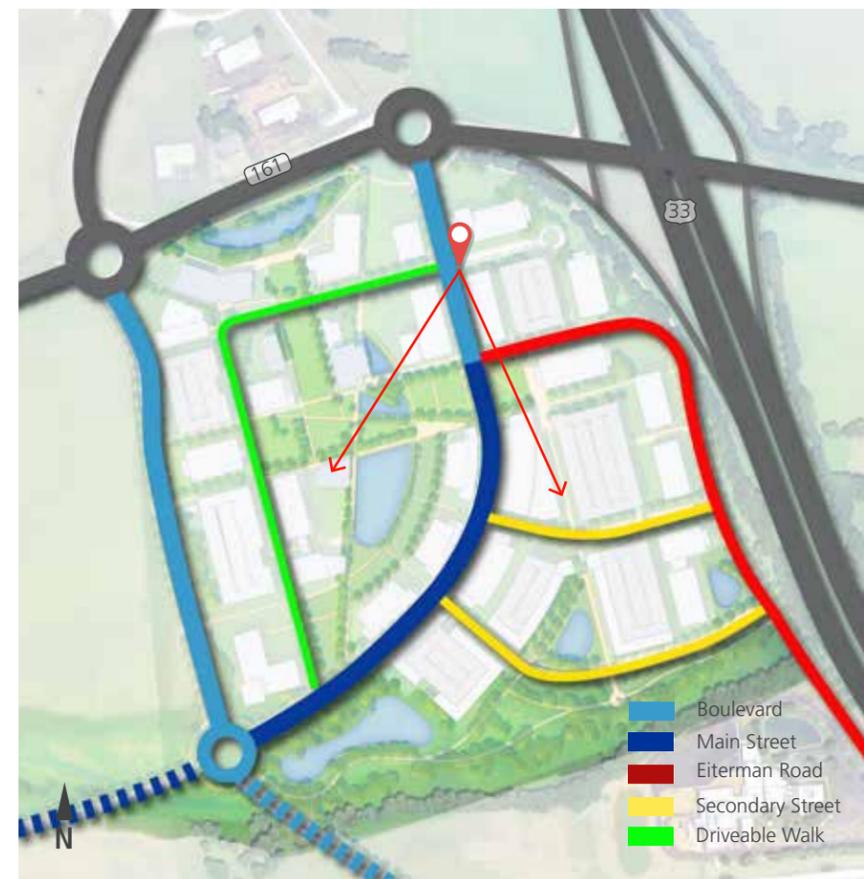
View of Proposed Campus Boulevard

Major Street Network

One of the main organizing elements of the Framework Plan is the development of a “Main Street” through the campus district. Main Streets are the traditional center for social, cultural, and economic activity for their communities. The Main Street orients the campus district and is part of creating a sense of place. It is also a pedestrian-friendly street that has a mix of uses. The Main Street is not meant to be a through street, but rather a destination. While the Main Street is an organizing element of the campus district, all streets within this campus district should be complete streets that take into account all uses— not just motor vehicles, including walking, cycling, servicing, parking, etc.

Part of the street network development for this campus district includes north/south connectivity through the site. As development of the West Innovation District grows, connectivity from Route 161/Post Road to the south will be amplified. The Framework Plan proposes the extension of University Boulevard to the south as the main connector for through traffic rather than the Main Street. Beyond the campus district, the proposed University Boulevard extension will eventually connect all the way to Shier Rings Road to the south.

Another important connection is Route 161/Post Road to Eiterman Road. The Framework Plan proposes rerouting Eiterman Road so that it connects to the north edge of the Main Street, close to Route 161/Post Road, rather than directly intersecting it as it does now. Since the Main Street is the organizing element of the plan, it is important that it have direct access from Route 161/Post Road. All roads through the campus district coordinate with future connections through the West Innovation District Plan. Developing the roadway infrastructure for major campus district streets requires coordination with the City and future projects so that utilities are also incorporated.



Proposed Street Network

Rendering View Point

Characteristics of major streets:

University Boulevard:

The Boulevard is a four-lane roadway that supports north/south traffic movement, however it should still feel like it is part of the overall campus district. The street profile includes 11-foot travel lanes, on-street parking, a narrow median, and a multi-modal pathway with bike lanes.

Eiterman Road:

Eiterman Road will be rerouted to connect with the Main Street. The two-lane roadway provides secondary access from Post Road to the south and should have on-street parking to support the campus district.

Boulevard / Main Street-North:

The north end of Main Street creates an inviting entrance and forms a campus district gateway. It starts at the roundabout on Post Road and terminates where Eiterman Road intersects. It should be designed to accommodate a high volume of traffic however it should include pedestrian crossing areas, street parking, planted medians, and 11' traffic lanes to slow traffic.

Main Street-South:

The centralized area of activity for the campus district should be a two-lane roadway with on-street parking, bike lanes, and a wide sidewalk to accommodate an amenity zone serving the ground floor public spaces. When the Main Street crosses a major open space, it should have special paving materials to reinforce the pedestrian environment and should not have on-street parking to maximize the impact and views of the green space.

Secondary Street:

Secondary streets primarily serve the parking garages that are internal to the block structure of the plan and provide alternate connections to Main Street from Eiterman Road. Their roadway profile is similar to Eiterman Road but should be designed to get vehicles and pedestrians to their destination rather than move vehicles through the campus district.

Drivable Walk:

On the northwest side of the Main Street, drivable walks provide vehicular access to development without compromising the integrity of the open space. Drivable walks allow for drop-off at building entries, handicap accessibility, fire truck access, and service/loading but they are designed so that the pedestrian is the priority, not the vehicle. They should have very narrow drive lanes and may have special paving materials to distinguish them from regular roadways. During certain times of day, drivable walks may be limited access for vehicles.

Open Space Network

Much of the campus district experience is defined by outdoor spaces. An important part of the Framework Plan is the creation of an open space network that enhances the campus district and creates a sense of place. The plan proposes formal open spaces that respond to and enhance the existing open space and curved lake including an iconic east/west mall, one of the organizing elements of the plan. The curve of the Main Street responds to the curve of the existing pond, linking different areas of the campus district and creating an open space around the pond that facilitates activity and interaction. This area provides a transition from the built environment to the natural landscape. A collegiate-style quad links the mall to the informal open space along Route 161/Post Road. This passive landscape creates a front door that is recognizable along Route 161/Post Road and provides a visual cue to the campus district. On the south edge of the site is another informal open space that acts as an ecological corridor through the campus district. The Framework plan envisions active and passive recreational elements in this area to enhance the campus district. Part of this informal open space is in the flood plain so it is also a natural place for stormwater management. It can be part of a larger regional connection that links the campus district to Sports Ohio and across Route 33 to OhioHealth.



Proposed Open Space Network

Rendering View Point

Open space Characteristics:

Informal:

These spaces are less-defined and support outdoor learning, recreation, and passive uses. The open space network proposed as part of the Framework Plan is significant. The major open space in the plan is of a similar scale to the Centennial Campus at North Carolina State. Some of the smaller open spaces in the proposed plan are of a similar scale to West Green at the Athens Campus.

Formal:

These are defining open spaces with simple, rational networks of pedestrian paths that cross throughout the space to accommodate main circulation routes. They are focal points for the campus and are usually collegiate-style quadrangles.



View of Campus Central Open Space

The open space network proposed as part of the Framework Plan is significant. The major open space in the plan is of a similar scale to the Centennial Campus at North Carolina State. Some of the smaller open spaces in the proposed plan are of a similar scale to West Green at the Athens Campus.



OHIO UNIVERSITY - DUBLIN CAMPUS
Proposed Master Plan Pedestrian Campus Core:
7 Acres



NORTH CAROLINA STATE -
CENTENNIAL CAMPUS
Centennial Campus Pedestrian Campus Core:
6 Acres



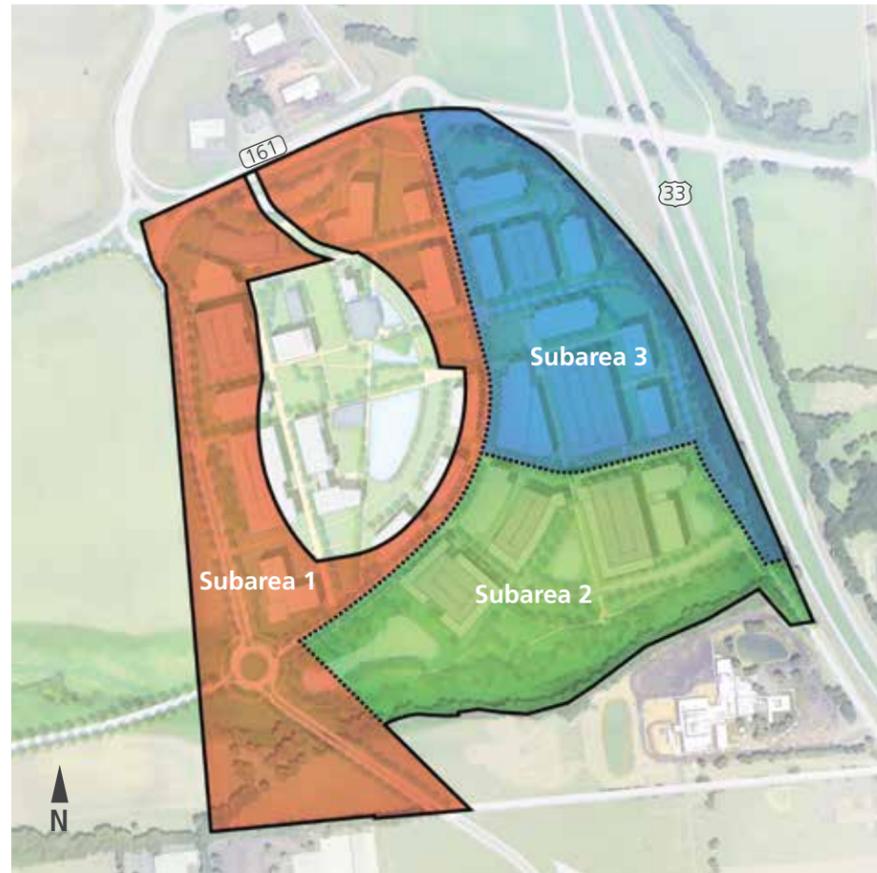
OHIO UNIVERSITY - ATHENS CAMPUS
West Green Pedestrian Campus Core:
3 Acres

Site Typologies

The Framework Plan does not prescribe a rigid development program or allowable uses for each development site. Instead, it allows for flexibility in order to achieve the prime objective of creating a vibrant campus district with a healthy and robust mix of uses. To help guide development, the plan is broken down into five site typologies.

As Part of the Economic Development Agreement the between the City and University the property was organized into three subarea each with specific development requirements.

The proposed Framework Plan recommends adjusting the boundaries of the subareas to align with the proposed streets and open spaces. The general location and area of each subarea remains the same.



Potential Updated Subarea Map

Subarea Summary:

Core Property	: 15.1 acres
Subarea 1	: 45.4 acres
Subarea 2	: 25.9 acres
Subarea 3	: 25.2 acres*

* Ohio University and City of Dublin agree to work cooperatively.



Current Subarea Map

- Subarea 1
- Subarea 2
- Subarea 3
- Existing Subarea
- Potential Subarea



Campus Site Typologies

Highway View Sites:

These sites have high visibility from Route 33 and have a clear address because they front on a campus street. The east edge should be designed to provide dynamic views from Route 33. These sites also have direct access to parking because the blocks are large enough to accommodate parking structures internal to the block. The parking should be consolidated and screened from view of Route 33. Ideal uses for these sites include public functions that want visibility from Route 33, including hotel, conference, wellness, research, and corporate partnerships. Residential uses should not be along the eastern edge facing Route 33. The southern edge should embrace the open space that it fronts. Buildings in this zone should be 3-4 stories.

Campus Sites:

These sites are more pedestrian-focused in a collegiate setting with a range of visibility and access. The north edge should be designed to provide dynamic views from Route 161. Buildings should be designed so that their edges form well-defined open spaces. They are supported by parking on the edges that front the Boulevard, away from the campus open space. Buildings in this zone can be 1-4 stories, depending on the use. For example, a one story building may be appropriate if it is auditorium-style with a large floor height but academic/research buildings would want to be 3-4 stories.

Main Street Sites:

These sites are part of a vibrant public and amenity setting that complement the academic mission of OU. They have a clear sense of address on the Main Street and direct access to parking. Buildings along Main Street should have active ground-floor uses to engage the street. Examples of appropriate uses include bookstores, coffee shops, and convenience retail, as well as, Innovation, art, and cultural spaces. Upper levels could have residential units, office space, or academic functions. Buildings on the west side of Main Street should have dual front doors and embrace the central campus open space. Parking should be consolidated behind buildings fronting the east side of Main Street. Buildings in this zone should be 3-4 stories with a 30-foot setback above the 3rd floor along Main Street to maintain a pedestrian scale along the street.

Iconic Sites:

These sites are organized around the main campus open space and are special sites for buildings as objects in the landscape. The buildings should be designed to be an orienting element for the pedestrian and enhance the landscape in which they are located. The ground floor should be porous through the building and have a community oriented focus. Because of their iconic nature, these buildings should be 2-4 stories.

Potential Phasing and Site Capacity

The Dublin campus is intended to be built-out over time. Even though a phasing strategy is suggested, the plan is flexible so that the phasing could be adjusted based on opportunity. Early phases should be focused at the core of the site and along the Main Street to maximize activity and density as soon as possible. The earliest phases should concentrate development around existing buildings as well as high visibility sites along Route 161 and Route 33 (the northeast corner of the site). It is assumed that as the site gets built out, parking needs will be accommodated but the parking ratio would be reduced over time. To support phasing and ability to prepare for future programmatic opportunities, collaboration with the City to time road re-alignments and installation will be key to campus success.

The existing campus has four buildings that total 194,000 GSF. There are 1,100 cars, which means the parking ratio is 5.7 parking spaces per 1,000 square feet (5.7/1,000). Potential implementation is broken down into three phases.

Phase 1

Phase 1 incorporates the realignment of Eiterman Road and Main street North, setting up the future Main Street South. This area supports six additional buildings to the ones that currently exist. To accommodate the illustrated building capacity, either two parking garages need to be built or a significant portion of the campus district would need to convert to surface parking, eliminating the



Potential Phasing

campus landscape and requiring significant stormwater detention. Phase 1 adds 618,000 GSF across seven buildings and accommodates an additional 2,550 cars. Ideally the additional parking spaces would be mostly accommodated in two garages (approximately 2,000 cars) with and an additional 550 surface parking spaces. After Phase 1 is complete, the total campus square footage will be 812,000 GSF with 3,650 parking spaces, assuming a parking ratio of 4.5 spaces/1,000 sf.

Phase 2

Phase 2 incorporates the extension of the Main Street North to connect to the south end of the campus district. Development in this phase should focus around the Main Street connecting spine of the campus district. Phase 2 adds 515,000 GSF across six new buildings and accommodates an additional 2,100 cars in two garages for a total of 1,327,000 GSF and 5,450 parking spaces. This assumes a reduced parking ratio of 4.1 spaces/1,000 GSF. The development capacity shown in Phase 2 cannot be accommodated without the addition of parking garages.



Framework Plan Full Buildout

Phase 3

Phase 3 builds out the campus district with an additional 922,000 GSF and an additional 3,600 cars in three garages. After the completion of Phase 3, the majority of surface parking on the campus will be replaced with buildings and open space.

The total capacity of the campus district is 2,249,000 GSF with 7,700 cars. This assumes a parking ratio of 3.4 cars/1,000 sf. If a higher parking ratio is desired, the total campus development would need to be reduced to accommodate the additional cars.



Existing



Phase 1



Phase 2



Phase 3

4

Campus Guidelines

The Campus Guidelines provides a flexible framework for development of the Dublin campus. Good urban design requires the careful arrangement of buildings, open spaces, transportation systems, services, and amenities within a large site.

- 1. Fontages**
- 2. Service Areas**
- 3. Parking**
- 4. Pedestrian Connections**
- 5. Key Visibility**

Create a flexible framework to guide future development.

Frontages

Campus buildings front two types of spaces: streets and open areas. In both situations, buildings form an edge that defines the public realm. Frontages along the Main Street are key to defining its sense of place and should maintain pedestrian interest at the ground level. The open space network on campus is also formed by a series of building frontages that create both grand and intimate spaces. The frontages along Route 33 and Post Road provide an opportunity for both the campus district and individual development sites to take advantage of views from those major roadways.



Proposed Building Frontage



Proposed Service Areas

Service Areas

To support vibrant street life, service and loading areas should be consolidated and screened so that they are out of view of the public realm and away from important streets. Service and loading entries should be clearly signed and carefully located so as not to impact the continuity of the streetscape. Ideally, these elements will face alleys, internal courtyards, or areas within the block where consolidated service and loading is provided for a building or multiple buildings. Service entries should be enclosed and screened with materials and colors that respond to the architectural language of the building.



Example of Building Frontage in Rockville, MD



Consolidated and Screened Service Areas



Parking

Parking is a critical component for any district and most successful when it is sensitively located and consolidated. To accommodate the buildout of the campus, the Framework Plan recommends parking garages to maximize the available programmatic opportunities for the campus. While structured parking is key to maximizing the capacity of the campus, it is anticipated that surface lots will be built in early phases. Surface lots should be screened from the primary frontages with buildings or landscape elements. Large surface parking lots should not be a long term solution for the campus.

Parking garages can be four stories plus a roof for additional parking but should not be taller than the surrounding buildings. Every effort should be made to integrate vehicular movement into and out of parking areas without impeding the pedestrian experience, ideally on secondary streets. Parking garages should be embedded within the street block and concealed behind a building liner, where possible. When exposed to the public realm, the facades should be well designed and architecturally compatible with their surrounding context. Elevator towers within parking garages should be designed as prominent features to mark entrances and introduce visual interest. Future parking signage will be part of an overall campus signage plan and will be developed to help guide visitors, employees, and students to the appropriate locations.



Proposed Off-Street Parking



Parking Garage Screened by Single-Loaded Residential – Columbus, Ohio



Proposed On-Street Parking



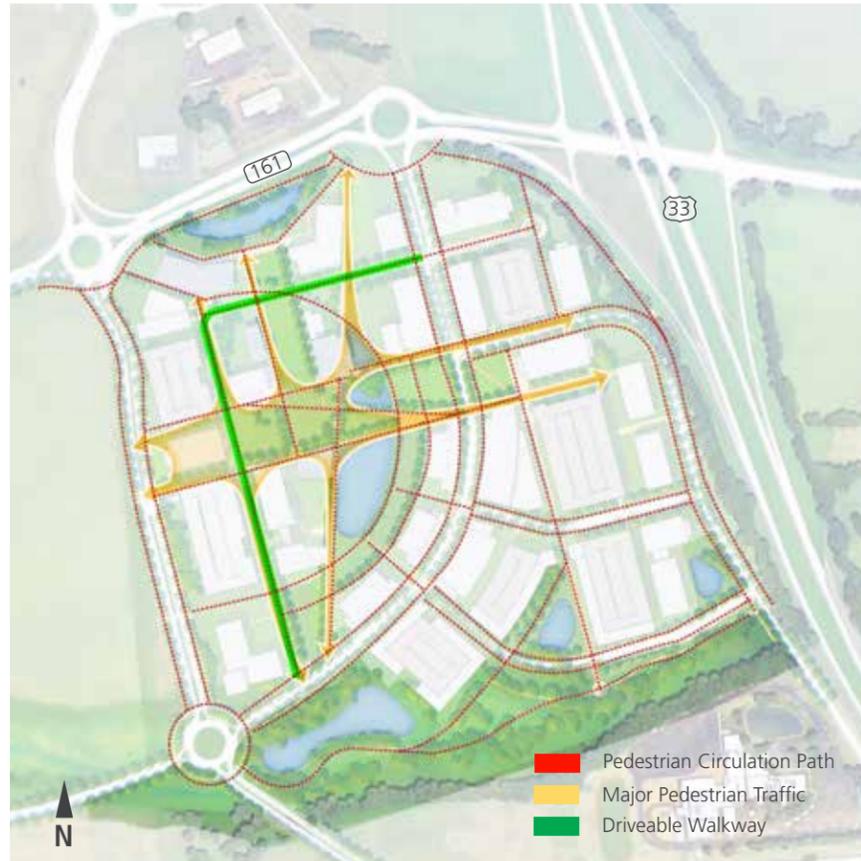
On-street Parking - Shirlington, Virginia

On-street parking will benefit high activity centers, preferably located on and near the Main Street. It is more convenient and will also slow traffic. It also creates a buffer between travel lanes and sidewalks for a safer pedestrian environment. While the Framework Plan accommodates a parking ratio related to building development, it is still important to encourage alternate modes of transportation to reduce the number of parking spaces required. To that end, the Framework Plan proposes bike lanes and can incorporate future transit opportunities. The City of Dublin will develop and implement a mobility study that seeks to provide multiple modal options for the movement of people throughout the West Innovation District. Future development on the campus should work with the mobility plan, such as consideration for transit stops.

Pedestrian Connections

Pedestrian pathways provide reasonably direct, accessible, and convenient connections between buildings and adjacent streets, as well as other parts of the campus district. In the Framework Plan, strong connections are formed through the open space and street networks. Pedestrian connections also can occur along wide, drivable walkways that allow for drop-off at building entries, handicap accessibility, and service/loading but are also pedestrian-friendly. Drivable walkways are streets designed primarily with the interests of pedestrians and cyclists in mind but are still available for use by vehicles. The design aims to reduce both the speed and dominance of motorized transport. Drivable walkways are proposed through the “campus sites” to the west of the Main Street.

Other important pedestrian connections are north/south from the open space that fronts Post Road, through the main open space to the south side of campus. Robust pedestrian connections are an important part of the street network but they can also take the form of drivable walkways that double as service drives and pedestrian connections. Pathways should be enhanced and marked with lighting, signage, and incorporated protection from the elements when possible, for example ample tree cover along sidewalks.



Proposed Pedestrian Pathway Circulation



Proposed Pedestrian Pathways Canal Park - Washington, DC



Proposed Key Visibility View Corridor



Example of Gateway Street

Key Visibility

The Dublin Campus has significant visibility from major roadways which makes it a very attractive site for development. The building sites that immediately front Route 33 and Post Road have visual prominence and their design should respond accordingly. Other prominent sites are buildings along the Main Street and the iconic sites along the main campus open space. Visibility into the campus from the surrounding major roadways is also important so that the activity happening within it can be seen by those passing by. Being able to see down the Main Street and the Boulevard and across open spaces from the edge of campus is an important way to draw people in. These views into campus are formed by the proposed network of buildings, roads, and open spaces so that there are view corridors from Route 33, Post Road, and eventually from the south.



5

Landscape Design Guidelines

Site-wide design principles guide development so that the landscape follows a cohesive and principled development pattern. These guidelines seek to ensure that future development achieves high-quality urban design, enhances the public domain, and contributes to the vitality of the campus district.

- 1. Conceptual Roadway/Streetscape Types**
- 2. Pathways and Crosswalks**
- 3. Site Furnishings**
- 4. Sustainable Landscape Strategies**

Conceptual Roadway/Streetscape Types

Main Street Section One: 4 lane Blvd / Campus Gateway:

- Creates an inviting entrance to campus - starts with a Campus Gateway at roundabout and terminates at central green space
- Accommodates high volume traffic
- Hotel/conference center and other types of retail benefit from direct access to high volume traffic road.
- Includes pedestrian crossing areas, street parking, planted medians and 11' traffic lanes to slow traffic.



Main Street Section Two:

Main Street becomes a two lane street at the Green space.

- Raised and different street paving material to reinforce a pedestrian environment
- No street parking along this section maximize the impact and views of the green space.

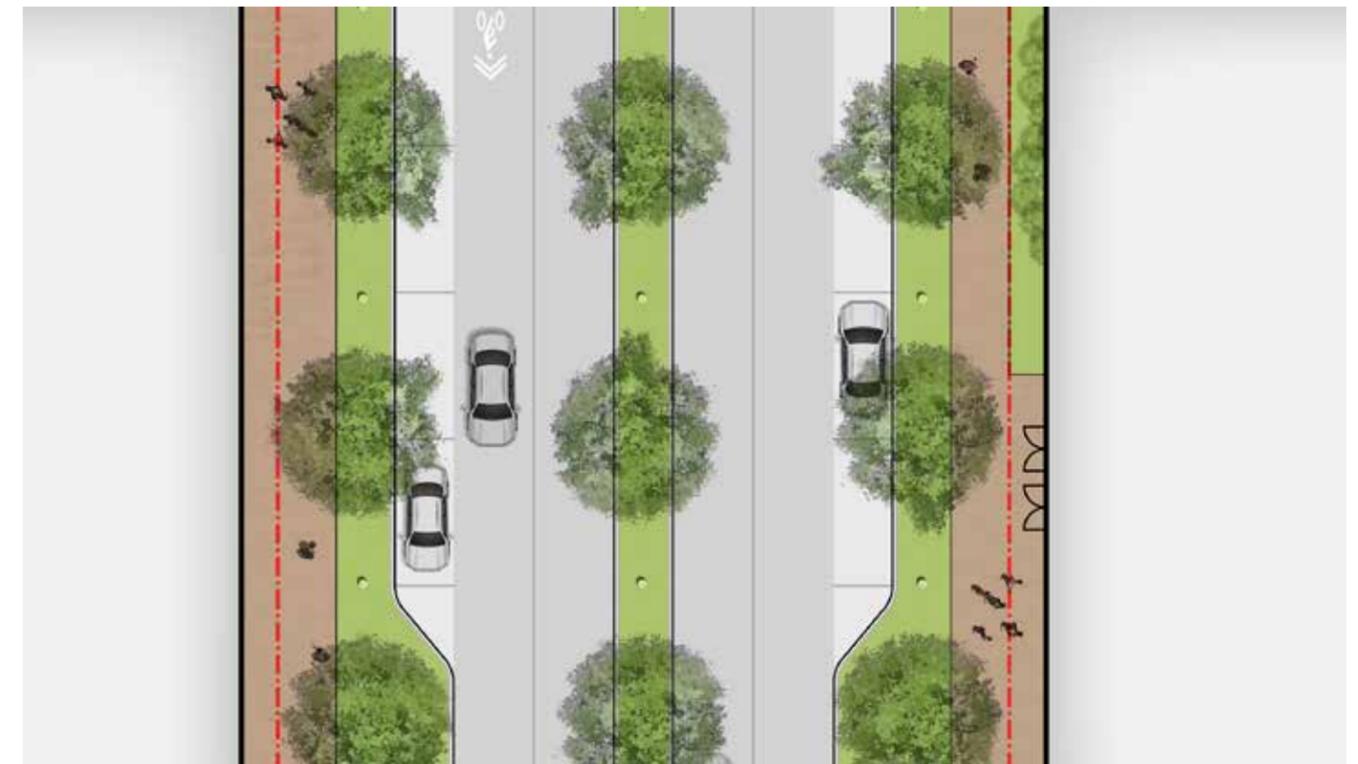
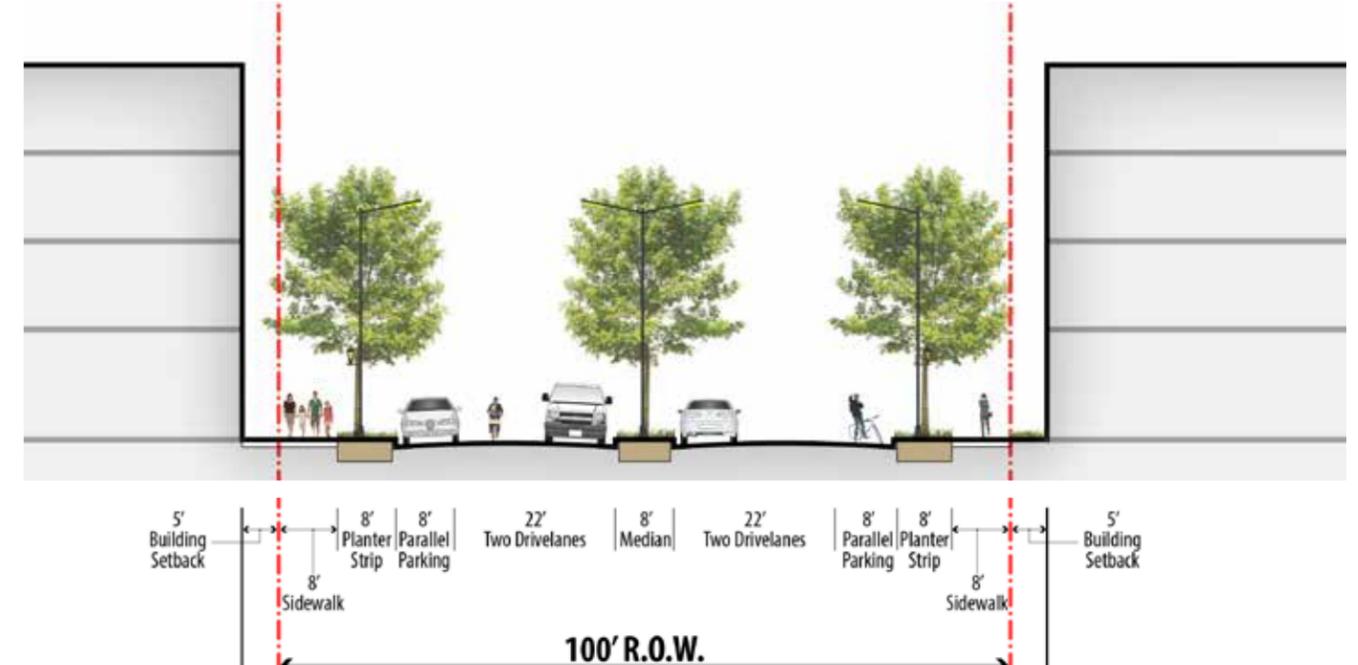
Main street Section Three:

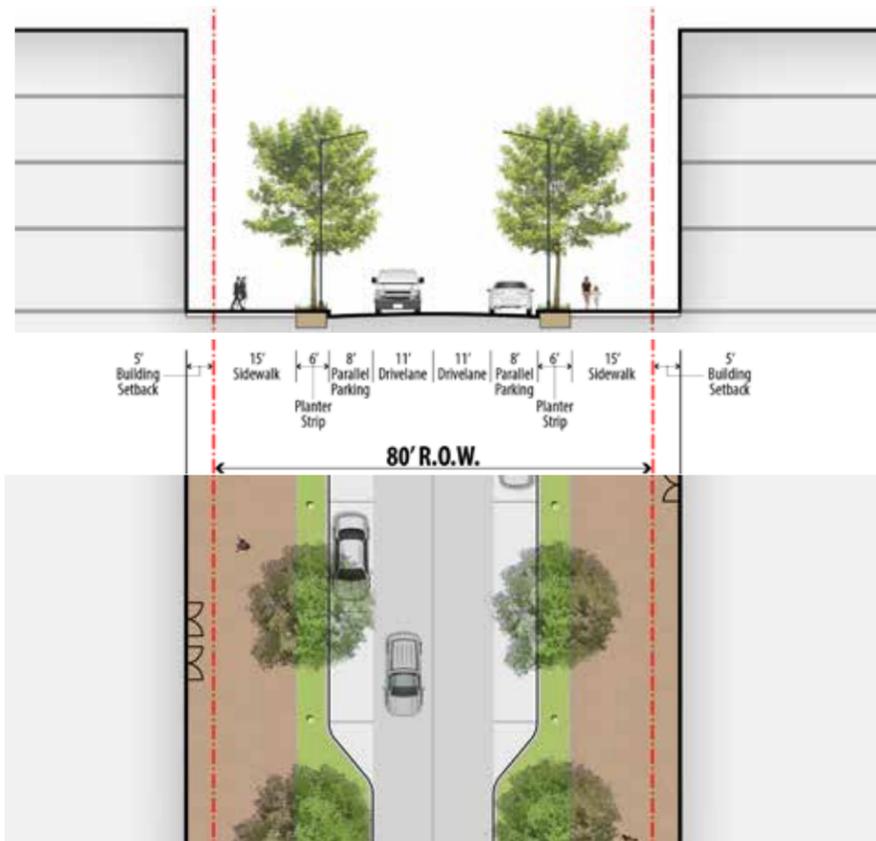
- Intimate mixed use street with small shops, campus amenities and potential residential.
- Good highway access and adjacency to naturalized areas
- Provides key location at the southern end of the campus which will tie into the City's WID plan for a centralized area of activity for the district.

Eiterman Road – 2-lane street

- Eiterman Intersection is before the major green space allowing through traffic to be routed around the campus.

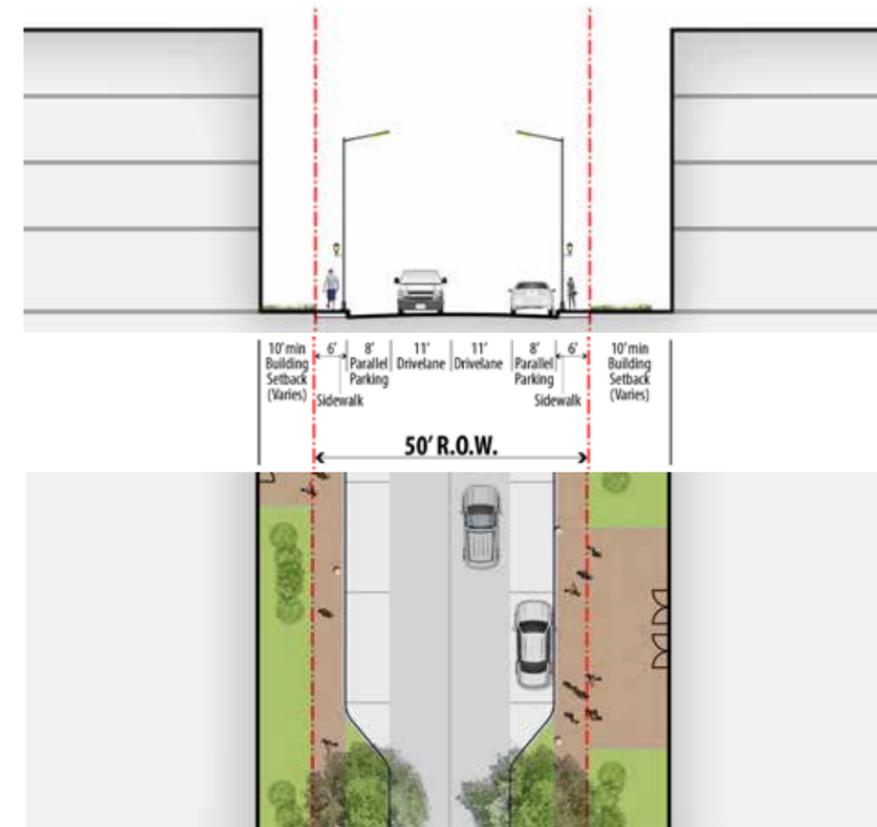
Boulevard





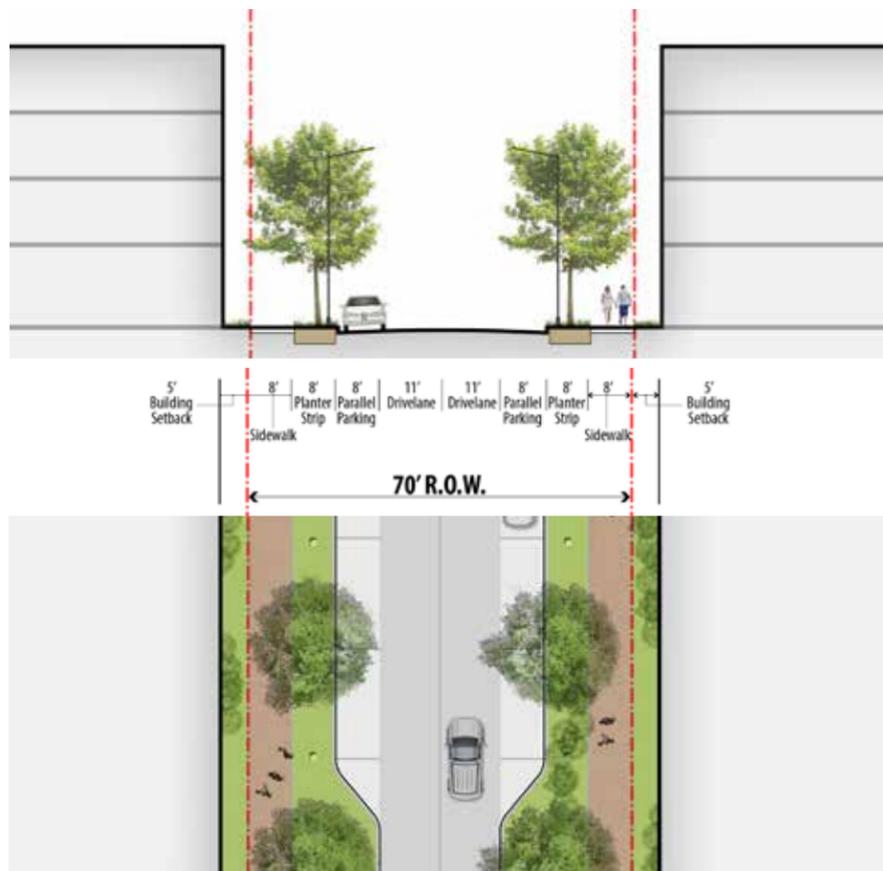
Main Street

- On-Street Parallel Parking
- Curb Walk: Buffer zone adjacent to street parking
- Bike signage
- Planter Strip: Trees and planting, stormwater management, lighting, signage, bike storage
- Sidewalk and Amenity Zone: Defined pedestrian thoroughfare with area for seating, outdoor dining, program spill out



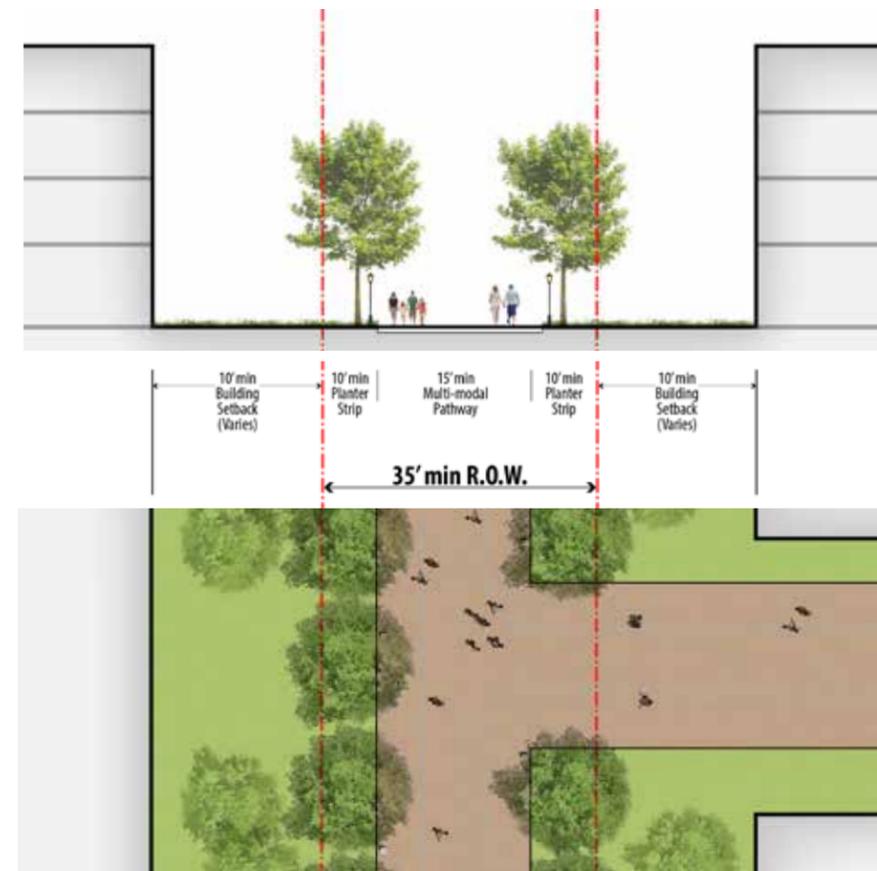
Secondary Street

- Bike signage
- On-Street Parallel Parking
- Planter Strip: Trees and planting, stormwater management, lighting and signage
- Sidewalk



Eiterman Road

- Bike signage
- On-Street Parallel Parking
- Planter Strip: Trees and planting, stormwater management, lighting and signage
- Sidewalk



Driveable Walk

- Either provides access to a parking structure or is a driveable and bikeable limited access street for drop-off and service
- Sidewalk varies

Pathways and Crosswalks

Paved surfaces may consist of concrete paving, brick banding, granite banding, or any combination of these surfaces. Brick banding is common on the Athens campus of Ohio University and granite has been used in the City of Dublin in the Bridge Street District.

Pedestrian Pathways: A hierarchy of clear and unobstructed pathways should be established with a flexibility of materials (concrete, brick, and granite banding). These pathways define, connect, and unify varying scales of open space. Wide, primary pathways should be near main building entries and areas of the highest level of pedestrian movement. Narrower secondary and tertiary pathways link primary pathways.

Crosswalks: All street intersections should be designed to prevent pedestrian/vehicular conflicts and include crosswalks and curb ramps. In order to establish a unified aesthetic, crosswalks should be of consistent width and materiality. They should also be a different paving material, texture, or color from the street paving.

Site Furnishings

Site furnishings should be uniform and consistent except where they serve a dual purpose as public art or special branding. Other landscape elements should be used to create a sense of campus identity, such as banners. Street lights should be selected and placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights illuminate the sidewalks to supplement the taller vehicular lights. Proper shielding and directionality should be included in choices of lighting elements in order to minimize wasted energy and light trespass.

Bollards should be used primarily to prevent vehicles from entering the pedestrian-only zone at street intersections with crosswalks, building drop-off areas, or where amenity space abuts the roadway (specifically service streets).

Other sustainable landscape strategies that could be implemented include constructed wetlands, design of waterwise garden techniques (xeriscaping), landscape irrigation using gray water, structured soils, rain gardens, and shade trees to reduce heat island effect.



Sustainable Landscape Strategies

A comprehensive approach to stormwater management is possible through planned sustainable strategies for open spaces as well as streetscapes. For example, the campus landscape should utilize low-impact development techniques and manage water as close to the source as possible. Hardscape areas should incorporate some porous and permeable pavements to absorb rainwater. Green roofs should be incorporated into building design, if possible, and bio-retention features should be placed adjacent to hardscape areas to store and filter stormwater runoff and allow it to infiltrate the site. These strategies will work to harvest and re-use rainwater.

Another sustainable landscape strategy is the implantation of an urban farm/garden. Urban farms are educational gardens with the goal of creating opportunities for the community to learn how to eat for health. It should be designed to be a living classroom where students, faculty, staff, and the community come together to explore the connection between land, food, and health through hands-on learning.

Other sustainable landscape strategies that could be implemented include constructed wetlands, design of waterwise garden techniques (xeriscaping), landscape irrigation using gray water, and shade trees to reduce heat island effect.



6

Building Design Guidelines

Similar to landscape design guidelines, the building design guidelines ensure that the quality and relationships within the built environment support the goals of the Framework Plan. The building design guidelines are not meant to prescribe a distinct architectural style but create an identity that complements the location while still maintaining unique attributes that are important to the Ohio University identity.

- 1. Building Form**
- 2. Green Roofs**
- 3. Signage**
- 4. Street Level Experience**
- 5. Building Elements**



Building Form

A variety of scales and forms within a public district are fundamental to design vibrancy. A mix of high-rise (3-4 stories) and low-rise (1-2 stories) buildings will complement the current density mixture. Larger buildings should be broken down into multiple vertical and horizontal volumes making them more of a human scale. It also provides a sense of traditional character, allowing the campus to feel as if it was developed over time. Facades and building elements that terminate prominent streets and view corridors should serve as symbolic gestures and orienting devices in the urban context and should be treated with architectural significance. These sites include the iconic sites along the main east/west open space.

Setbacks:

In order to control building massing and form, upper level setbacks should be used to reduce the bulk of buildings and their appearance on the street. This allows for a more harmonious streetscape experiences even in the presence of a variety of building scales and sizes.

Public/ collaborative spaces:

The architecture of the campus district should express the ethos of collaboration, invention, and connection. These spaces will be viewed as opportunities to be architecturally expressed both in the buildings massing and at the street level to enliven the streetscape zone.

Green Roofs

Green roofs are a key sustainable building element. They reduce energy costs by helping to mitigate the heat island effect and help reduce the volume of storm water retention. They also provide a habitat for plants and animals, increasing the local biodiversity, and can be a source of additional useable open space. Green roofs are a more aesthetically pleasing roof surface when viewed from taller structures. Green roofs can be linked to bioswales and other at-grade stormwater treatment systems to provide a fully connected, systematic approach to water quality management.

Signage

Campus, directional, and building signage should be complementary and form a brand for the campus. Signage should be integral in all scales of building design as well as pedestrian-oriented in size, placement, material, and color. In designated areas, larger iconic signage can be auto-oriented and designed to be seen from a long distance but should be complementary to other signage. Even though there may be multiple partners on the campus or within buildings, the signage should all be part of an integrated strategy. A master sign plan should be prepared for the campus and approved by the City in order to establish a cohesive wayfinding system that facilitates individual sign installations.



Street Level Experience

Building Entry and Streetfront:

Building entries and streetfronts should be open and transparent, creating a connection to the indoor activity of the building. There should be a minimum 60% transparency at all buildings at the ground floor levels with maximum transparency along active streets. Signage should reinforce building entries and be pedestrian-oriented where appropriate.

Public Storefront:

Buildings along the Main Street should become an extension of the sidewalk. Storefronts should incorporate and display windows amounting to a minimum of 60% of the surface area of the entire ground floor façade. The area between 3 feet and 8 feet above grade will reach a minimum of 80% transparency. Store entrances should be spaced at intervals that encourage active streetscapes, not more than 60 feet apart on average. The zone directly in front of the building will provide space for street furniture, sidewalk dining, or other outdoor gathering areas that reflects the quality and character of the public space. To maintain accessibility, public floors should match the grade of the sidewalk wherever possible.



Service and Loading:

Service and loading entrances should be limited on or near important streets. These elements should be consolidated and face alleys or internal courtyards where screening should be provided. Sidewalk material should continue across access drives. Street planting can exist but not interfere with loading aisles and right of ways. Fencing, site walls, bollards, and other landscape elements are appropriate materials to screen trash, loading, and service court areas so they remain out of site from the public realm, provided the screening complements the associated building design.



Building Elements

Windows:

All windows should be appropriately sized and proportioned for the building scale and function. Storefront windows should be used frequently to enliven the sidewalks and glass should not be tinted at the ground floor level.

Doors:

Doors should be proportioned to the scale of the building and be aluminum with storefront glass to provide a high degree of transparency at the lower levels.

Balconies:

Balconies provide additional, unconditioned floor space to buildings and bring activity from the interior onto the exterior of the building. These can be fully recessed within the architecture of the building or fully projecting, and they should be proportional to the particular architecture language and scale.



Canopies:

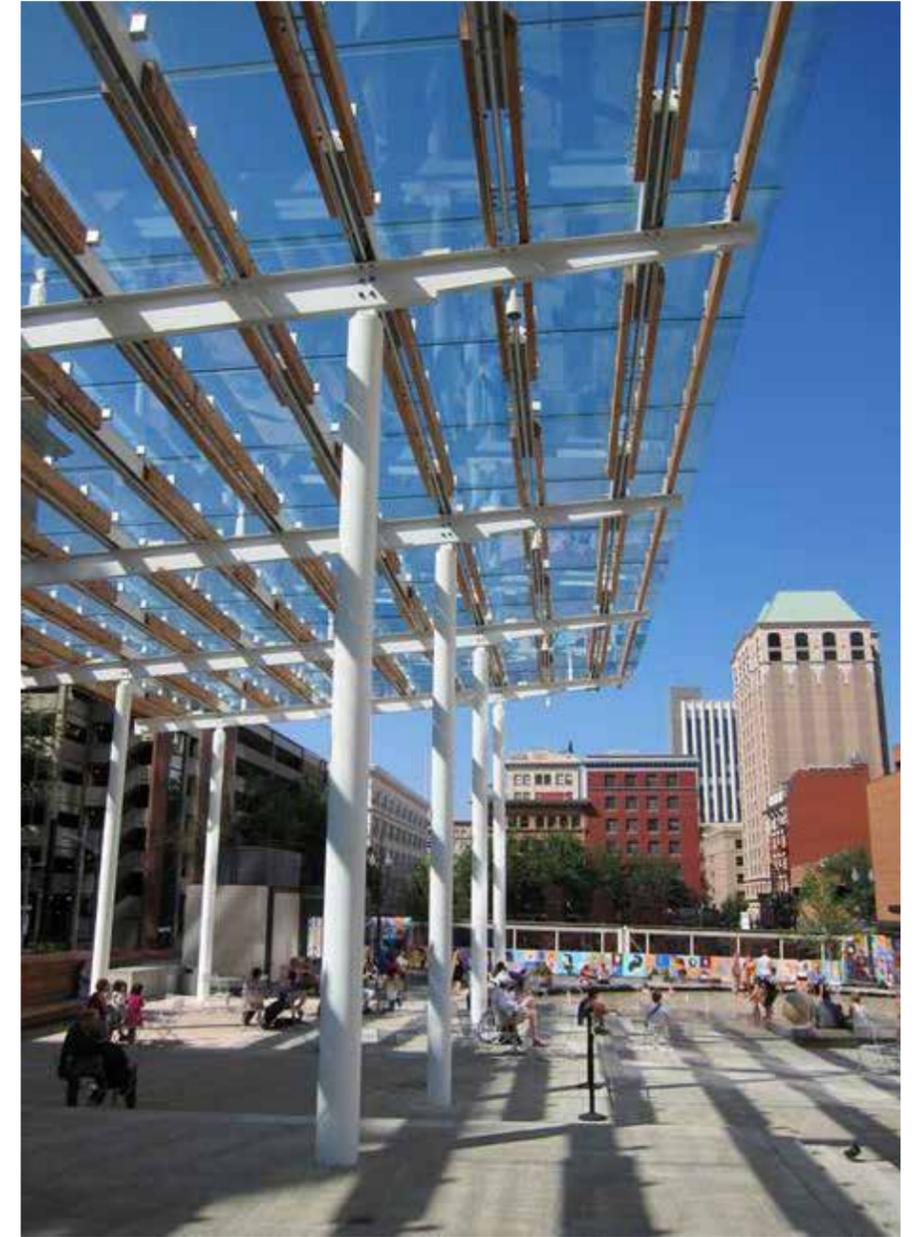
Canopies are encouraged at entries to provide weather protection and visual interest to the public realm, to provide another layer to the streetscape, and to introduce variety to the façade. Canopies should be a seamless extension of the building's architectural language and style.

Penthouse and Mechanical Systems:

These systems should be hidden from the street level and screened to their full height. This is important for aesthetic reasons as well as noise suppression. The mechanical systems should be an extension of the building mass and façade. They should be thoughtful of materiality and placement on the roof. Louvers, vents, and other systems that provide exhaust and ventilation to the mechanical equipment should be architecturally integrated.

Materials:

High-quality construction materials are recommended to ensure building integrity and longevity, including masonry (brick and stone), metal, concrete, tile (ceramic or terracotta), cementitious panels, and glass. Three or fewer primary building materials should be used to maintain architectural clarity.





FRAMEWORK PLAN

- 1. Main Street
- 2. Formal Green
- 3. Informal/Rec Green
- 4. Existing Building
- 5. Signature Building
- 6. Campus Gateway

Framework Plan Summary

The Dublin Framework plan is a “vision” plan intended to offer a comprehensive view for how the campus may evolve over time and is intended to guide future development. This plan will allow the City to review the campus in context of the West Innovation District, making approvals of future projects easier. The plan will also be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture.

The Framework Plan establishes a vibrant community that provides opportunities for high-impact initiatives and programs that are complementary to the central Ohio community, advance Ohio University interests, and cannot be accomplished in Athens. It develops a mixed-use environment that supports a vibrant knowledge community. It is centered on creating a pedestrian-friendly, walkable campus district that can be implemented in a phased approach over time.

Framework Plan Vision Components:

- **Public realm clearly defined by key building frontages**
- **Interconnected framework of open space**
- **Vibrant Main Street**
- **Strong pedestrian connections**
- **Visibility into and across the campus**
- **Discreet service areas**
- **Consolidated parking**

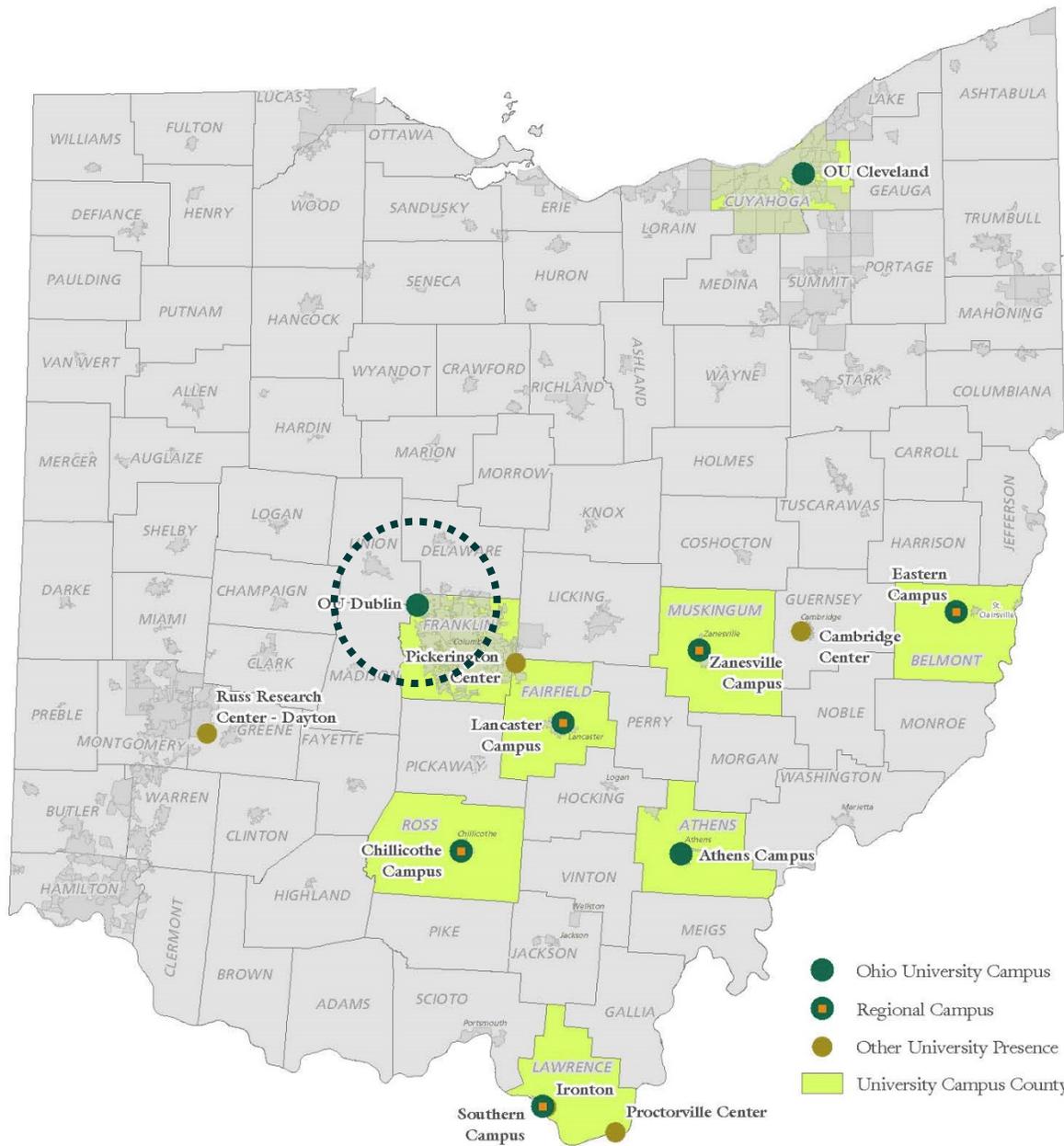
The plan creates a campus district identity by establishing a central place, creating strong physical connections, supporting a dense mix of uses, and fostering collaboration by providing opportunities for inter-disciplinary interactions and strategic partnerships. It advances “OHIO for Ohio” opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation.



Appendix

Appendix / Reference Documents

1. *The Rise of Innovation Districts*
2. *Economic Development Agreement by and between City of Dublin, Ohio and Ohio University relating to Ohio University Extension Campus*
3. *Economic Advancement Zone, Central Ohio Innovation Corridor*
4. *OHIO's Innovation Strategy* (www.ohio.edu/research/innovationstrategy.cfm)
5. *Comparing Innovation Districts: 2016 Ayers Saint Gross*



- Ohio University Campus
- Regional Campus
- Other University Presence
- University Campus County



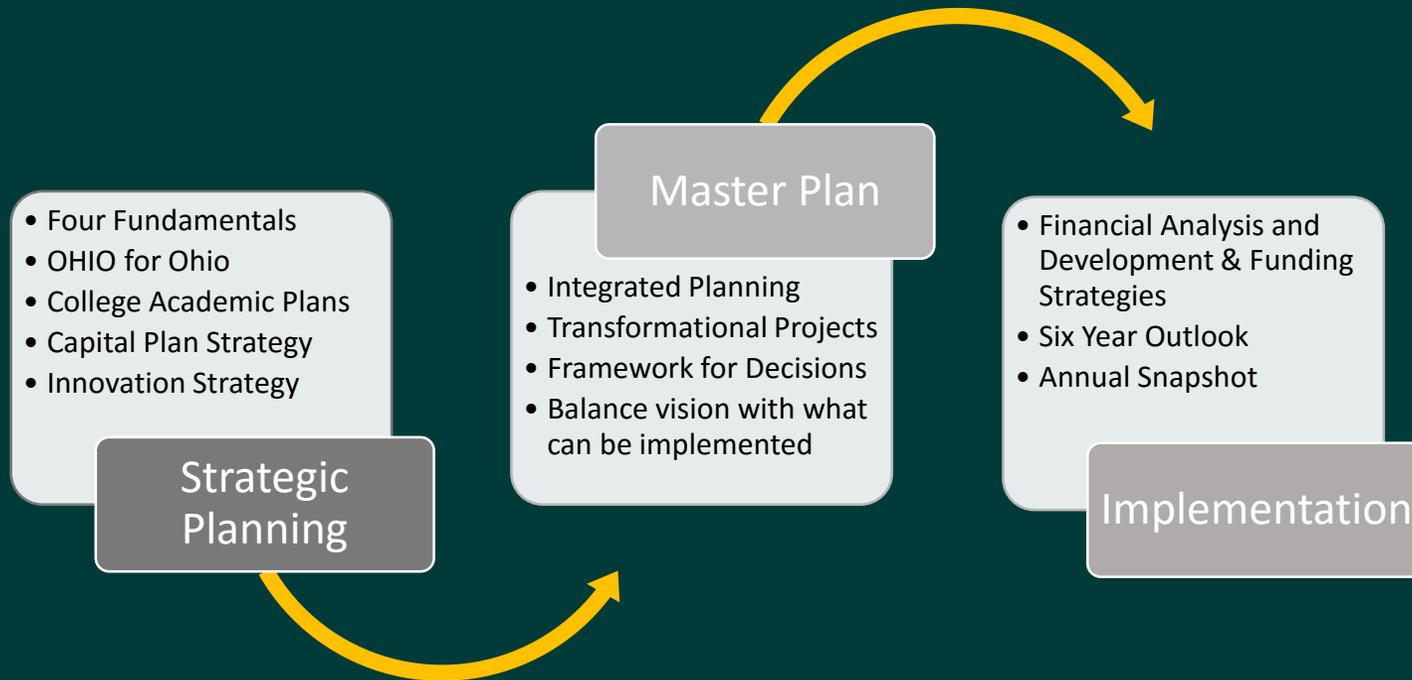
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DUBLIN FRAMEWORK PLAN

**Draft Plan Approval
Request
Board of Trustees**

August 25, 2016

AGENDA



1. Planning Process
Timeline and Engagement

2. Sense of Place
Innovation District

3. Framework Plan
Guide Future Opportunities

4. Near Term Priorities
Maximize Immediate Impact



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AYERS
SAINT
GROSS



Purpose of the Plan:

What it is:

- Planning tool that illustrates campus district vision and creates comprehensive approach to guide future development
- Establishes Sense of Place
- Requirement of Economic Development agreement which establishes gift of additional acreage upon approval
- Establishes Campus Planning Principles

Academic and Financial Assumptions:

- Dublin programs will reinforce our colleges and the state-wide system
- Academic Program growth will generate net resources to OHIO and support Dublin campus investments
- Capital from development partners (City of Dublin; private developers) will support campus infrastructure and non-academic buildings

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

leverage its statewide presence to build bridges between industry, government and academia

WORKSHOP #1



WORKSHOP #2



WORKSHOP #3



WORKSHOP #4



WORKSHOP #5

A 5th Workshop is included as part of the scope and will be integrated into the process as needed.

JAN

FEB

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MAY

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GOALS AND PRINCIPLES

COORDINATE GOALS PRINCIPLES

CONCEPTUAL DEVELOPMENT

- TEST OPTIONS
- OPEN SPACE
 - STREET NETWORK
 - PARKING
 - HEIGHT AND DENSITY
 - MIX OF USES
 - CONNECTIVITY
 - GROWTH POTENTIAL

REFINEMENT OF SCENARIOS

DEVELOP A PREFERRED DEVELOPMENT STRATEGY
IDENTIFY NEAR PROJECTS

DRAFT PLAN

DEVELOP FINAL MASTER PLAN
URBAN DESIGN GUIDELINES

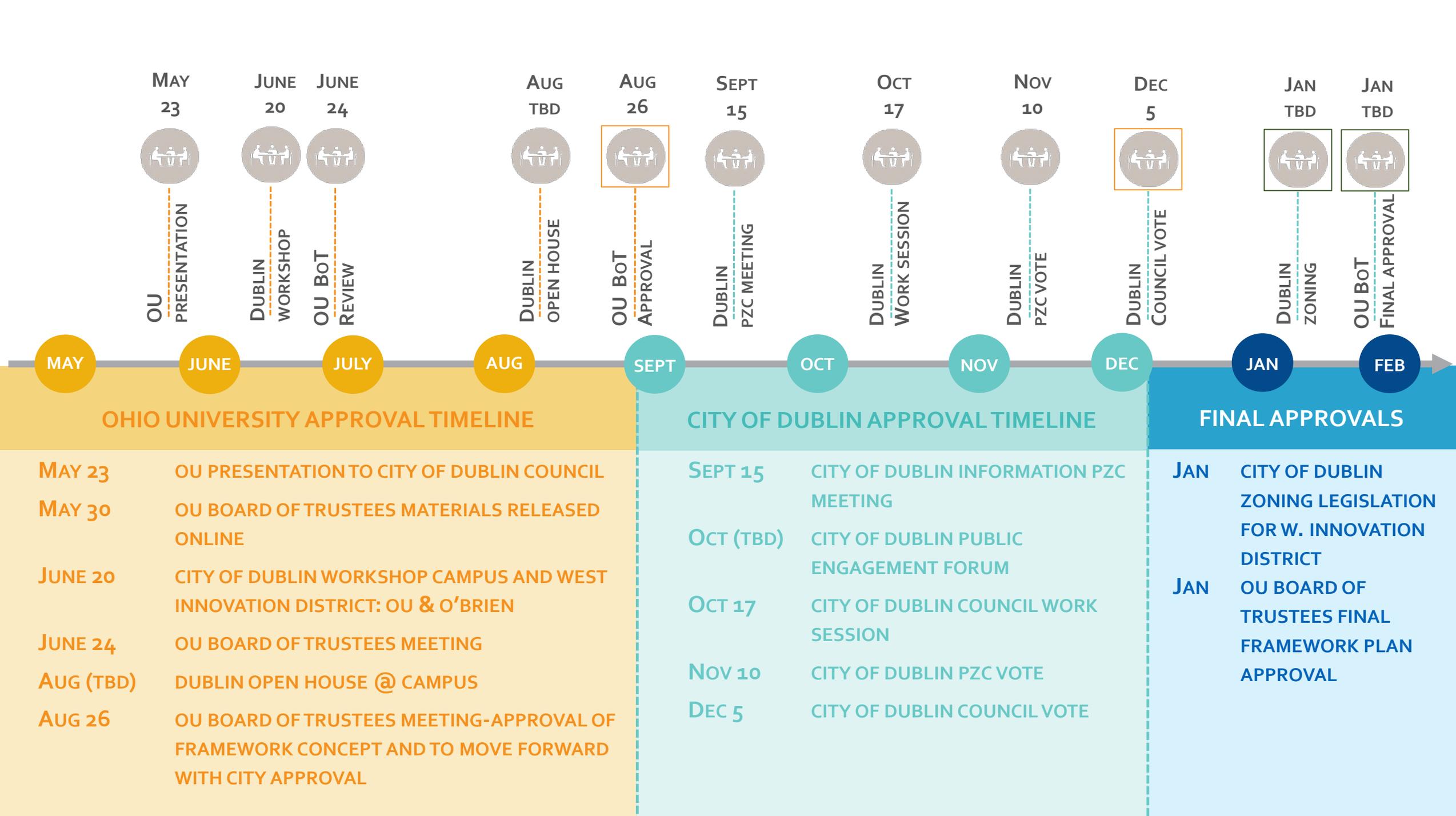
FINAL DOCUMENTATION



Stakeholder Engagement

Examples:

- College Forums
- Facilities Planning Advisory Council
- Faculty Senate
- City of Dublin
 - West Innovation District Update
 - Centennial Campus
 - Engineering
- Project Updates
 - Hotel/Conference Center
 - Wellness Center
- Stakeholders
 - Osteopathic Heritage Foundation
 - Ohio Health
 - Columbus State Community College

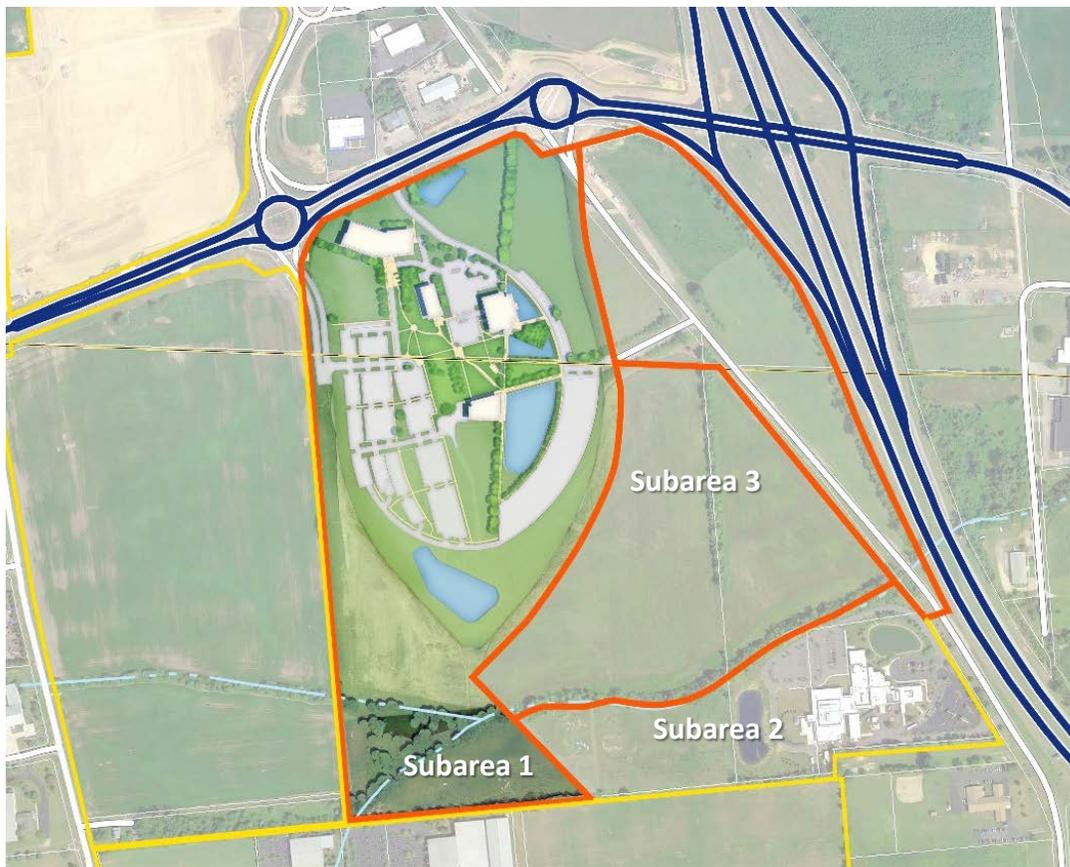


Dublin Guiding Principles

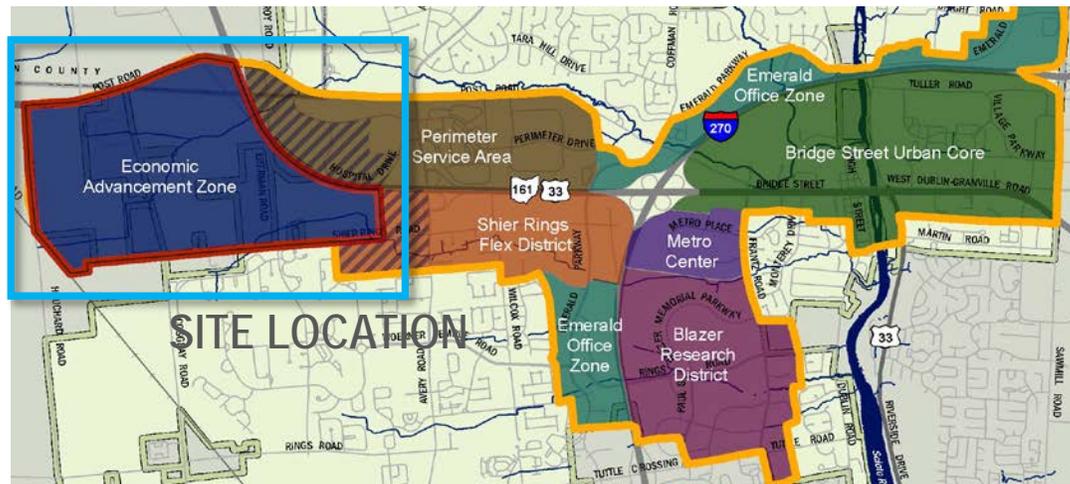
1. **New initiatives and programs sited at Dublin should have high impact, be complementary to the central Ohio community, advance Ohio University interests, and have attributes such that they cannot be accomplished in Athens.**
2. **Activities at Dublin should advance “OHIO for Ohio” opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation.**
3. **Initiatives and programs sited at Dublin should be innovative and uniquely situated for central Ohio.**
4. **Selective investments in support of activities at Dublin must establish financial feasibility and be sustainable.**
5. **Initiatives and programs at Dublin must align with the University and College’s strategic plan and enhance smart growth.**

2. The physical environment should support community, partnerships and innovation.

Dublin Campus Framework Plan

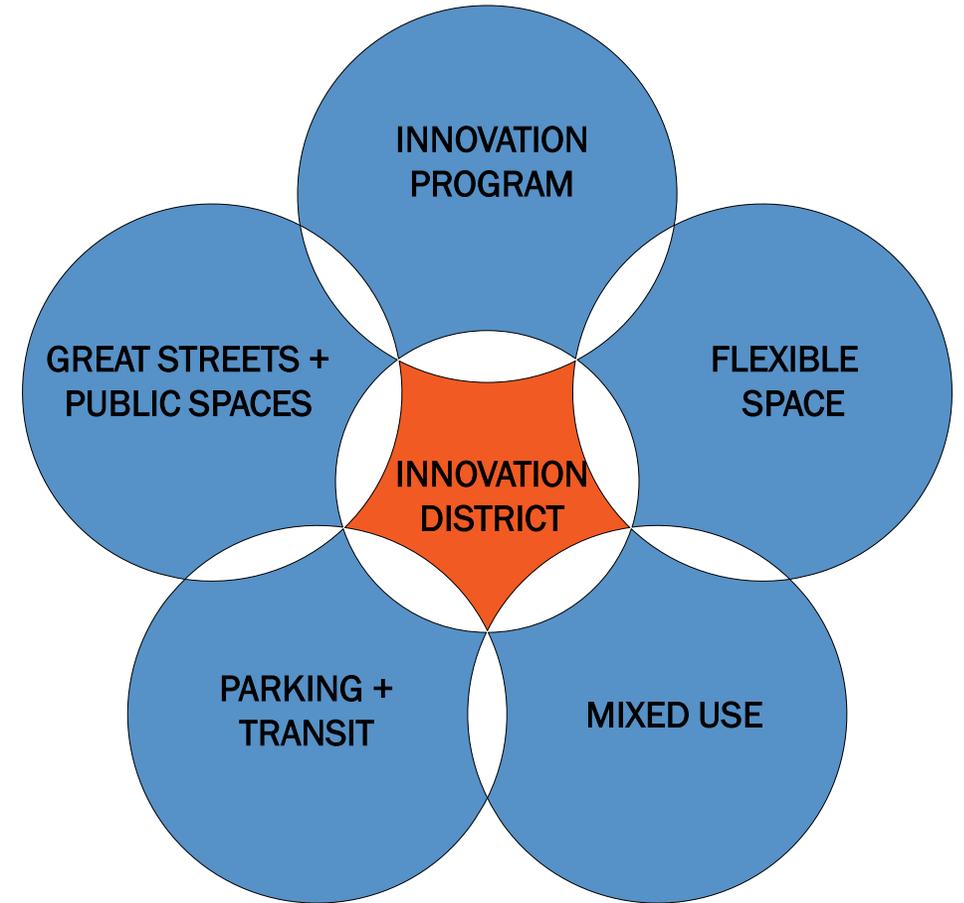


- 2012, acquired property in City of Dublin to establish a new location for HCOM
- Entered economic development agreement with City of Dublin to acquire land around the site
 - Have acquired Subarea 1: Purchase of 15 acres, balance given to OHIO by City of Dublin
 - Will acquire Subarea 2: When the Master Plan is complete.
 - Subarea 3 will be jointly developed with the City of Dublin.



- OHIO for Ohio Strategy seeks to insure OHIO's competitive advantage by leveraging its statewide presence
- 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.

New Paradigm: Innovation District



Knowledge Community: Integration of Ideas and Practice

Establish a Vibrant Community

identity, sharing of resources, a central place



Create Connections

open spaces, complete streets, integration



University Park, Cambridge, MA



Ohio University, Athens, Ohio

Develop a Mixed-Use Environment

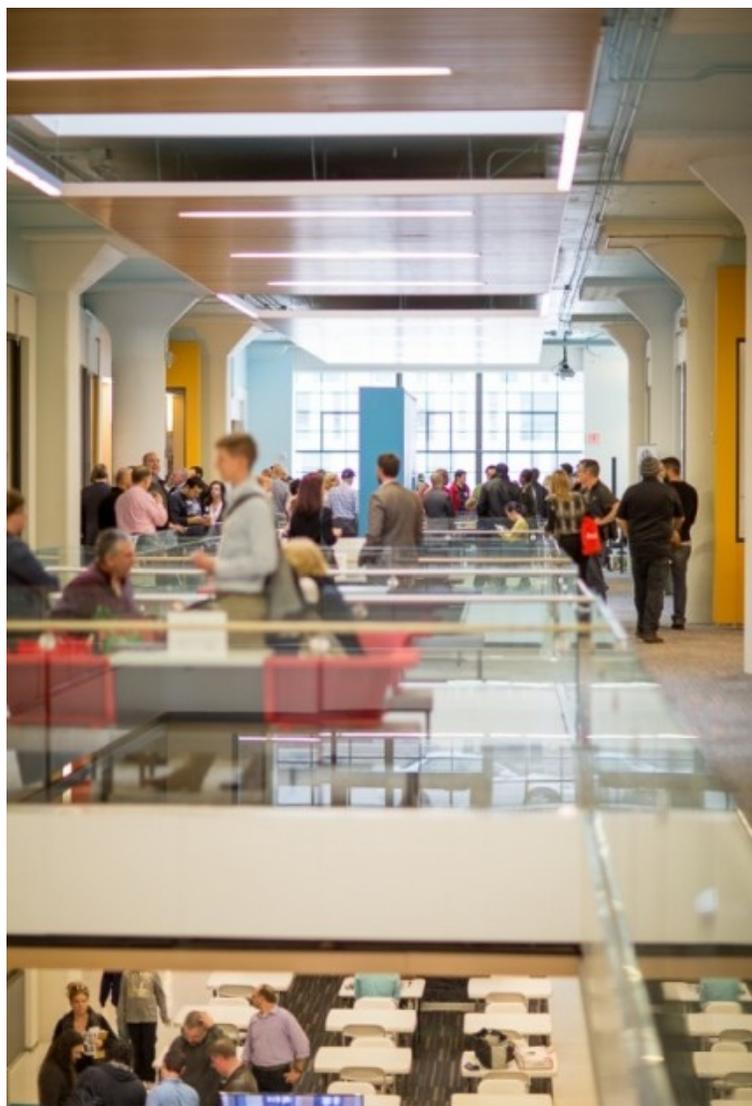
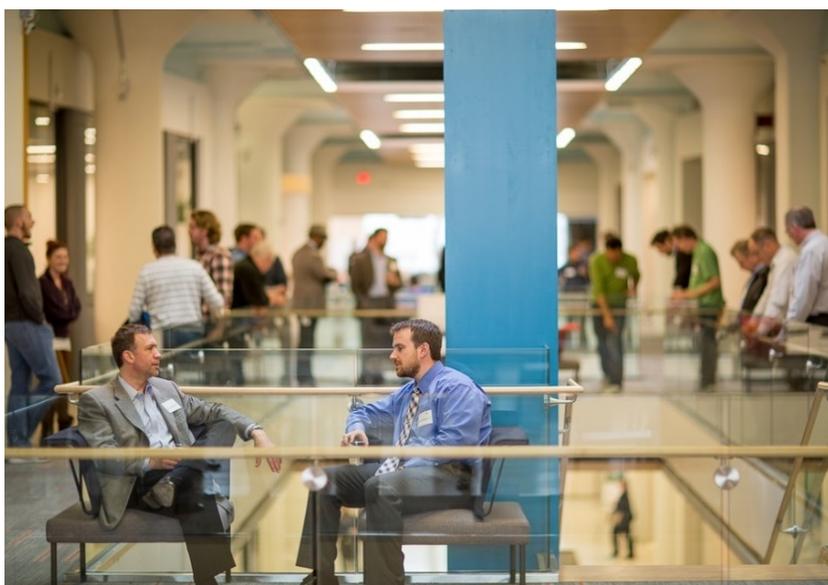
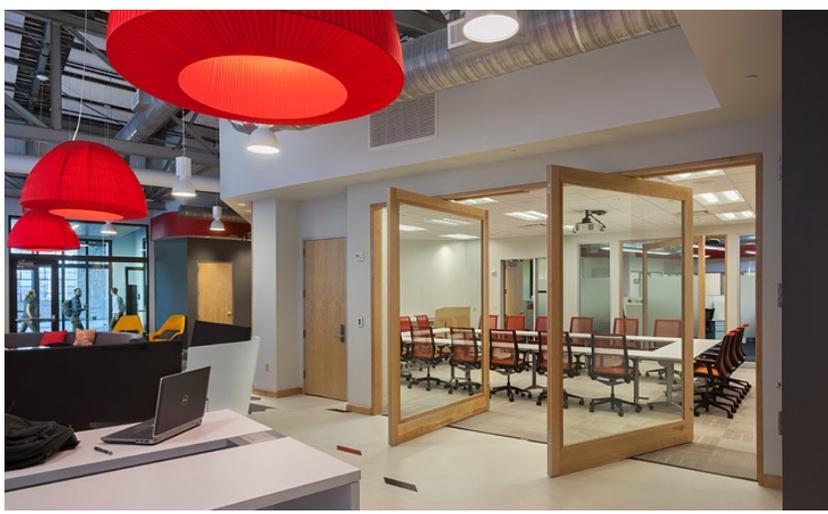
live/work/learn/play





Foster Innovation

inter-disciplinary interactions, partnerships, economic development



Accommodate Varying Initiatives

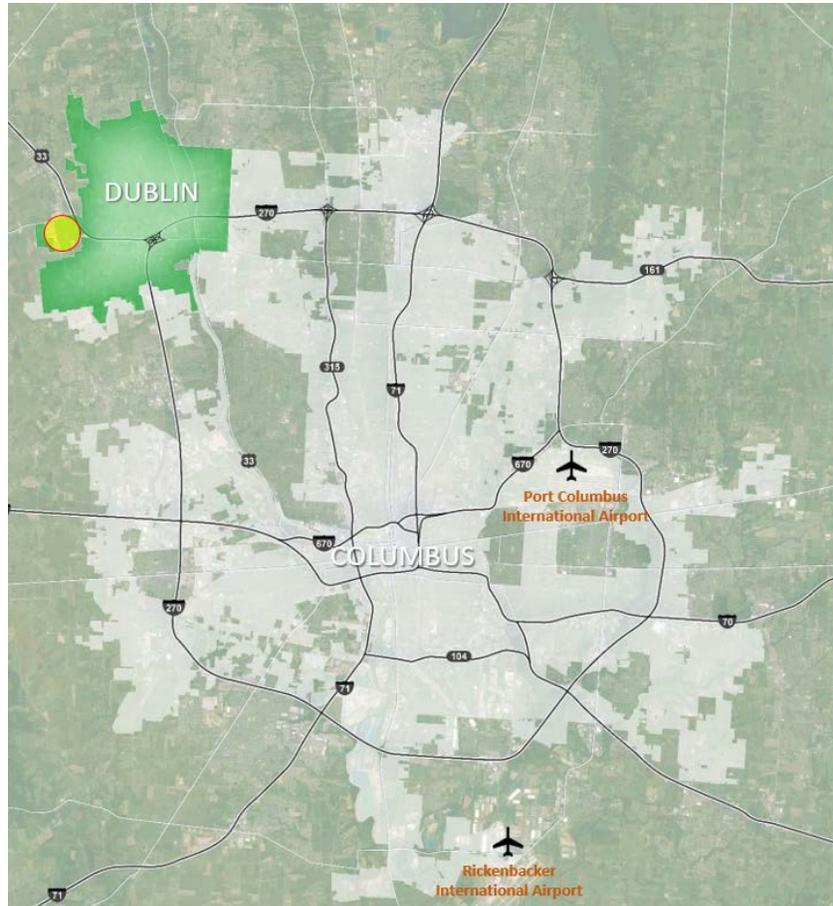
support the University's Strategic Plan, flexible spaces



3. Create a flexible framework to guide future development.

Location Context

Columbus: City of Dublin

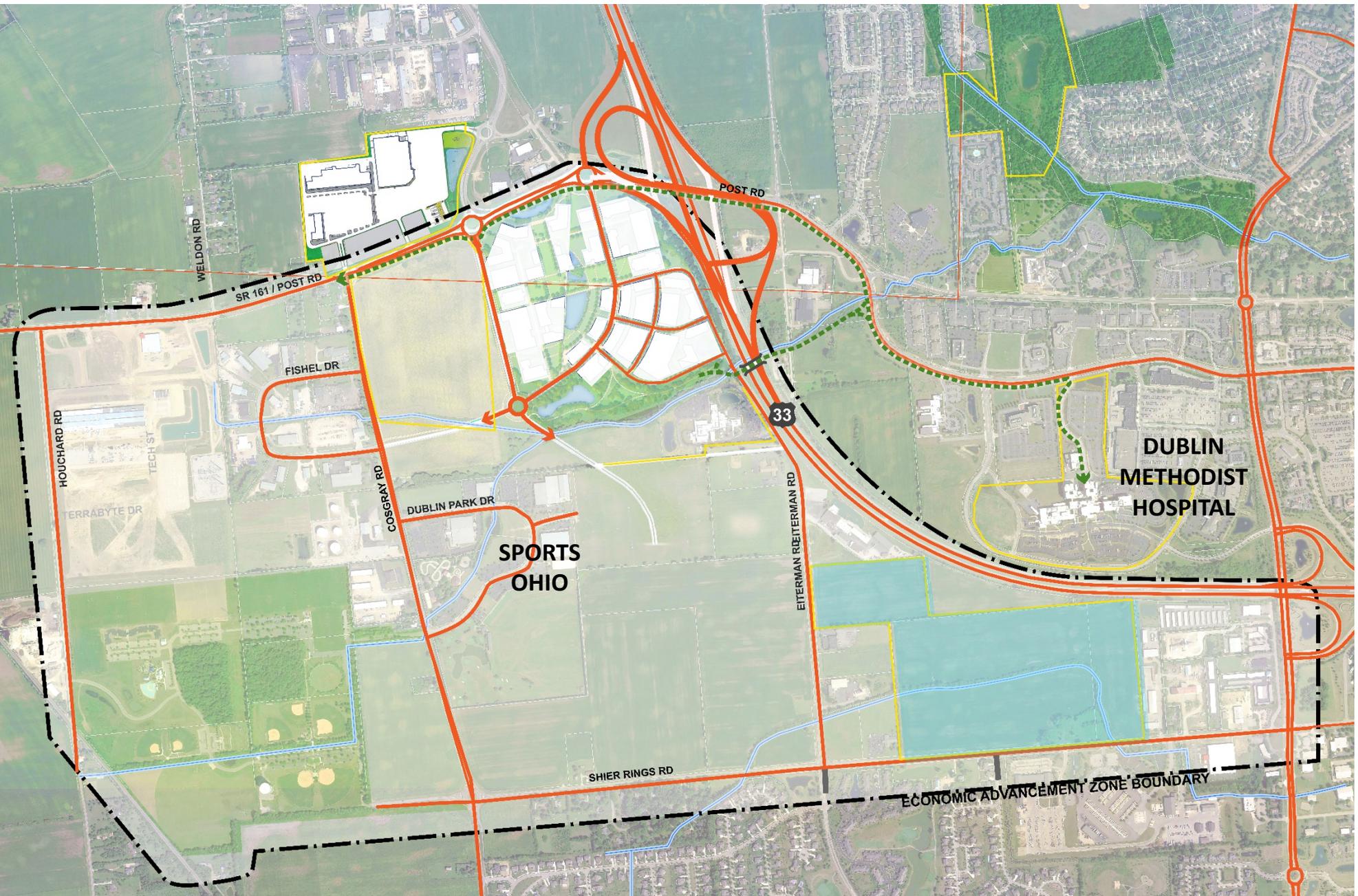


City of Dublin: West Innovation District



OHIO-Dublin: Existing Campus





West Innovation District

University in conjunction with city is doing a master development plan for the West Innovation District, integrating city/university land

Initial Planning Concepts



Main Street Concept



Ring Road Concept

Major Street Network

- Street network supports a pedestrian friendly, mixed-use environment
- Primary movement of traffic is around the campus with a pedestrian-friendly Main Street through the campus that supports a mixed-use, vibrant place

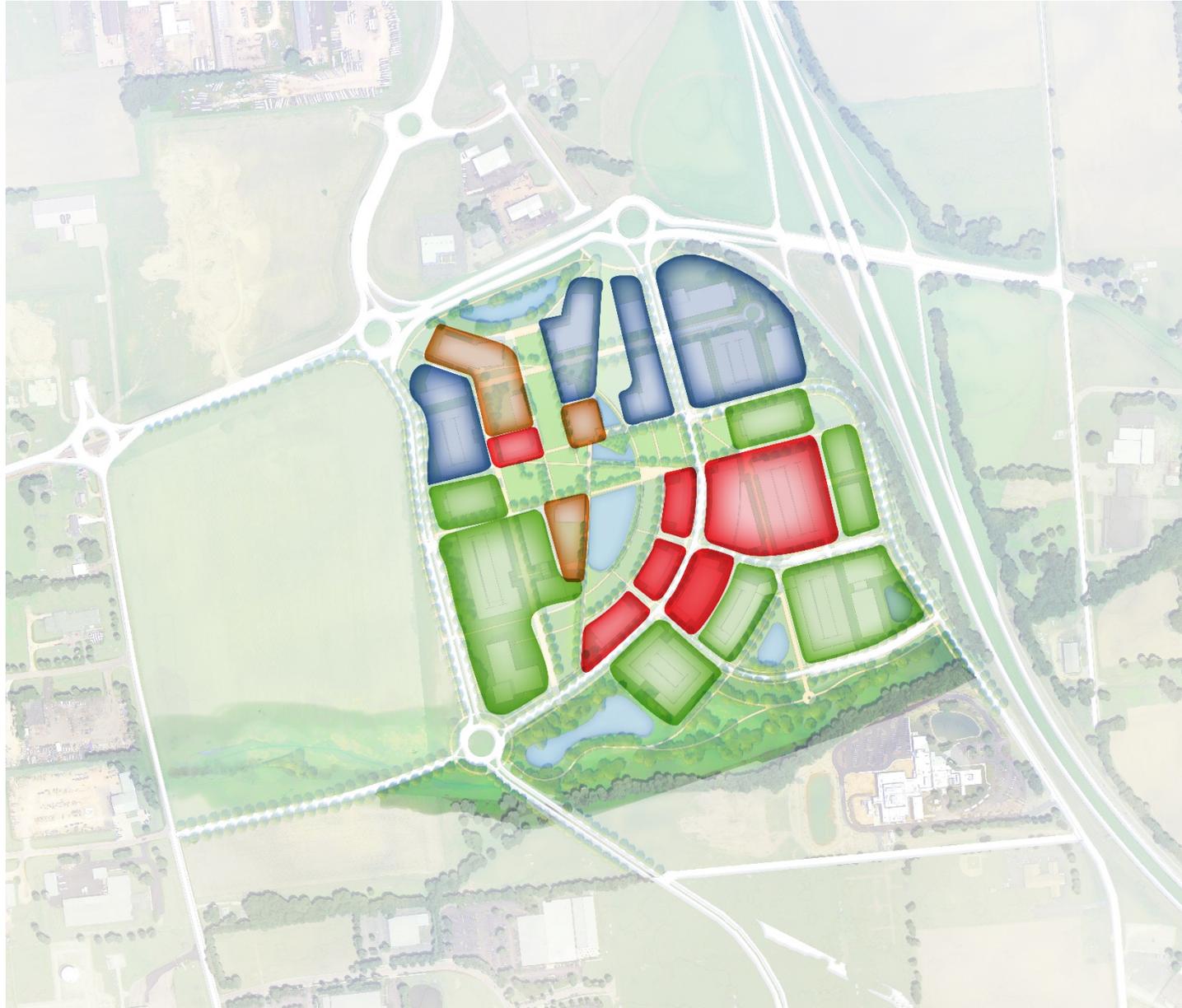




Open Space Network

- Open spaces are an important tool for defining “place”
- A combination of formal open spaces (defined by buildings) and informal open spaces (edges of campus) facilitate activity and interaction and are important in defining a campus environment





Development Parcels

- Development areas are formed by the road network and open space network
- Each development parcel allows for flexibility with specific parcels fronting the Main Street





Building Frontages

- Building frontages clearly define the 'public realm' whether it be open space or streetscape
- Building frontages are established to maintain pedestrian interest at the ground level





Visibility and Views

- Visibility into the site is important so that the activity happening within the campus can be seen by those passing by
- Key campus visibility is from Post Road and the highway (33)
- Key views into the campus core are through careful placement of roads, buildings, and open spaces





Parking and Service

- Parking should be sensitively located, consolidated, and concealed with a building liner, where possible
- When exposed to the public realm, parking should be architecturally compatible to the surrounding context



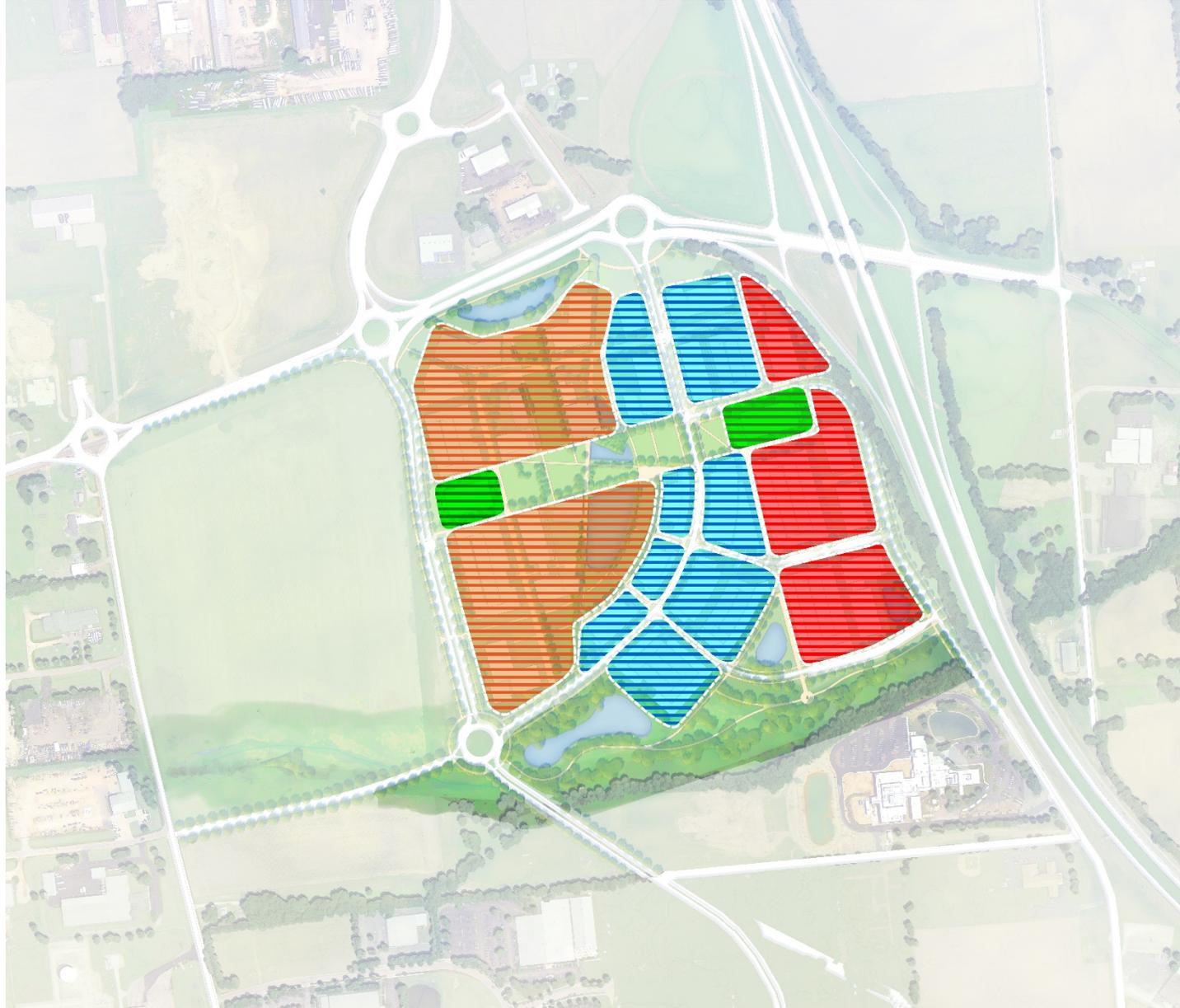
Framework Plan Vision

- Key building frontages
- Discreet service areas
- Consolidated parking
- On-street parking along Main Street
- Strong pedestrian connections
- Key visibility into and across the campus

4. Advance near-term priorities and maximize impact of initial projects.

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. Other partnership opportunities in Central Ohio
7. Uses that support the above to provide for a vibrant campus

Programmatic Themes



Site Typologies

-  **Highway View Sites** - High visibility, clear address, direct access to parking
-  **Main Street Sites** - Clear sense of address, vibrant retail and amenity setting, direct access to parking
-  **Iconic Sites** - community oriented sites
-  **Core Sites**— pedestrian, ranges of visibility, address and direct access to parking



Node of Activity

- Key building frontages
- Discreet service areas
- Consolidated parking
- On-street parking along Main Street
- Strong pedestrian connections
- Key visibility into and across the campus



Flexible Phasing

- The Dublin campus is intended to be built-out over time
- Early phases should be focused at the core of the site and along the “Main Street” to maximize activity and density as soon as possible

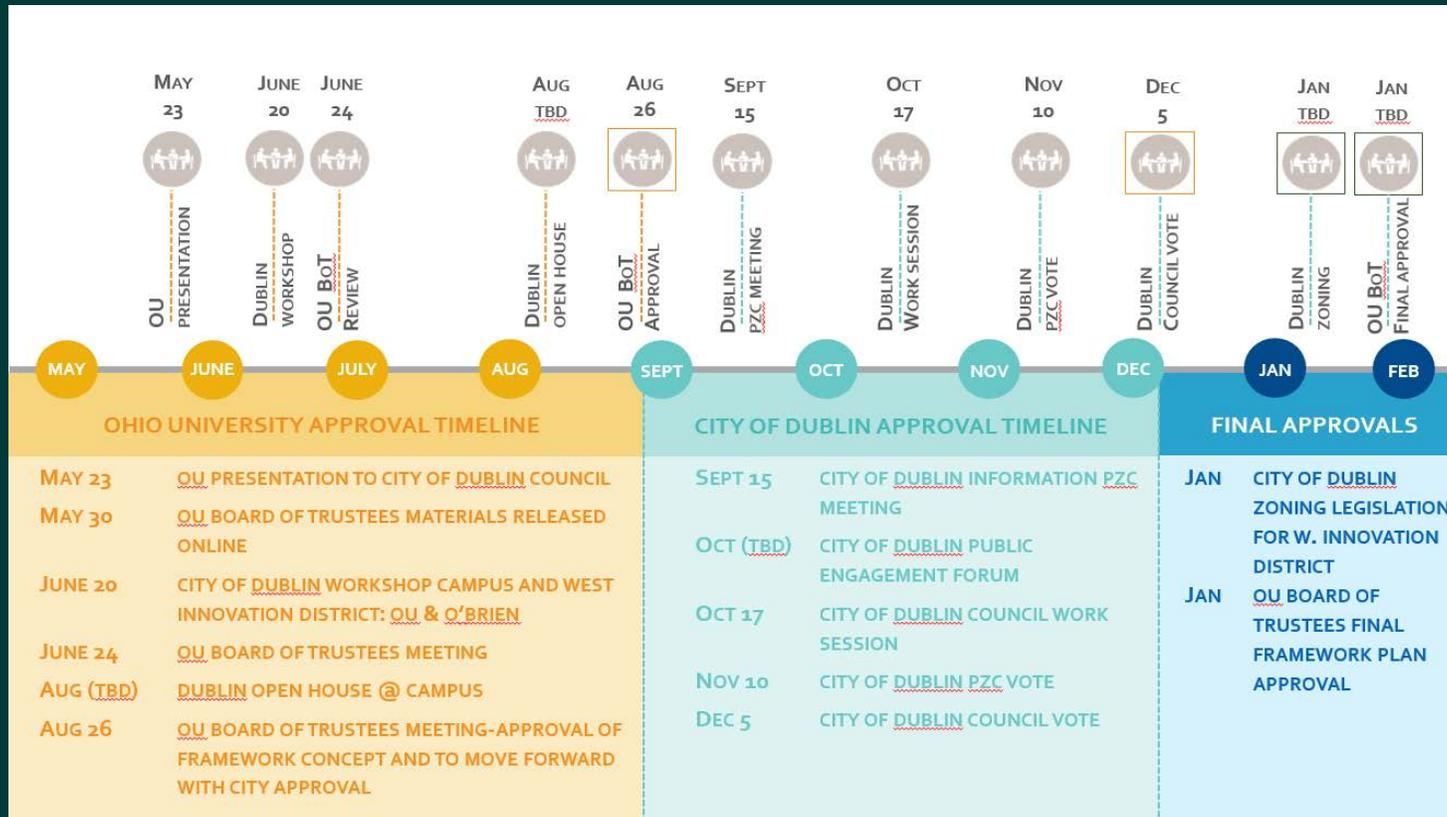
 Existing Development

 Phase 1

 Phase 2

 Phase 3

Dublin Framework Plan : Request & Next Steps



1. Approval of the Draft plan to move into the city of Dublin's approval Process;
2. Continue College and community forums;
3. Refine plan;
4. Submit Final plan for Board approval early 2017



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Thank You



Committees and Stakeholders

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

Stakeholders

- City of Dublin
- Partnership Opportunities

Steering Committee

- Pamela J. Benoit, Executive Vice President & Provost
- Stephen Golding, Senior Vice President for Strategic Initiatives and COO of Dublin Campus
- Ken Johnson, Executive 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