

August 31, 2016

PLANNING



City of Dublin- Dublin Corporate Area Plan

Economic Development
Planning

POD Design Group, DDA, Side Street Planning

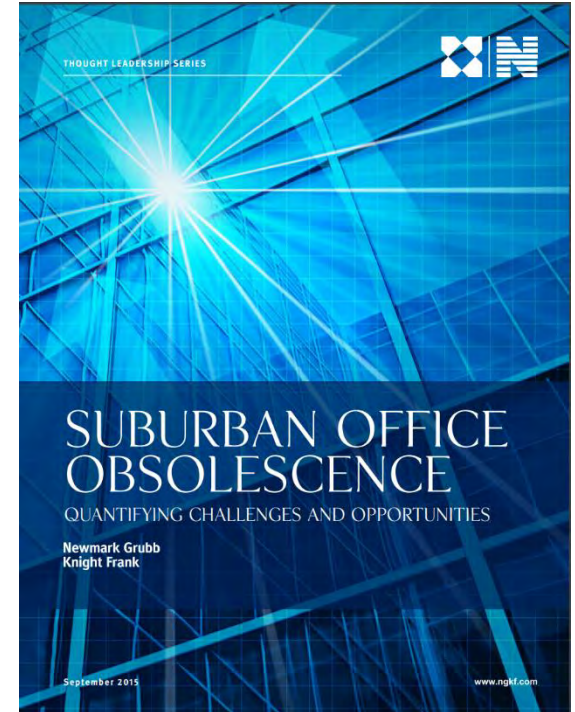
According to CBRE Group Inc., developers created more than **160 million square feet** of new suburban office space around the country in 1988 and 1989.

This in contrast to the just over **12 million square feet** of suburban office space built in 2011 and 2012 — the smallest amount in more than 20 years.



Factors affecting Office Competitiveness

- Lower parking ratios
- Lack of walkable amenities
- Building age
- Visibility
- Lack of public transit
- Lack of sustainable practices to gain maximum benefits of the land and location
- Location
- Floor plate size and building size



National Association of Industrial and Office Parks (NAIOP)

Preferred Office Location- 2014 Survey Results

MAJOR FINDINGS: TENANT PREFERENCES

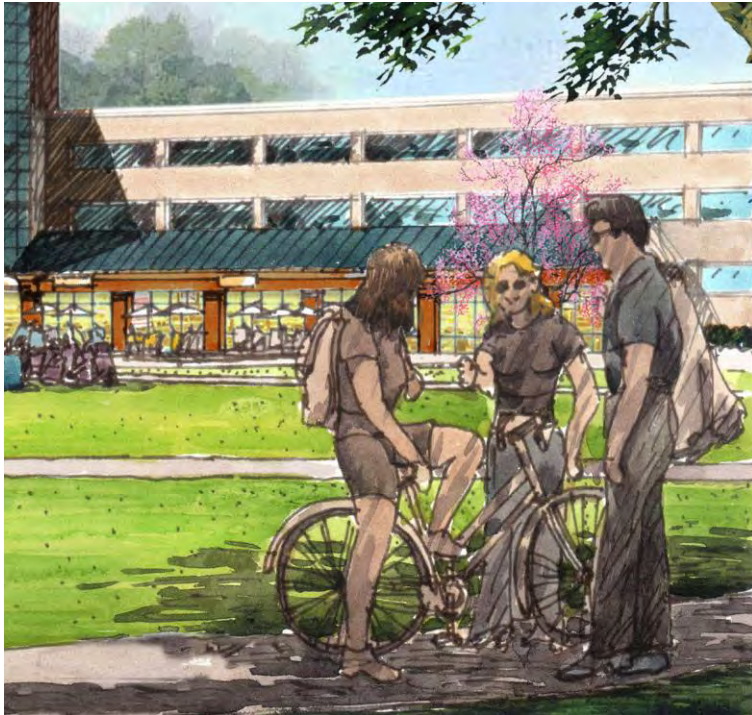
- Suburban vibrant centers vs. Suburban office areas
83.5% to 16.5%

Companies recruiting young talent want to locate in a vibrant center, either downtown or suburban.

*Survey Areas include major markets in 31 states



Office Competitiveness Factors/Guiding Principles



OPTIMIZE PARKING

- Parking quantity
- Wayfinding

KEY “GREEN” APPROACHES

- Aesthetics
- Environmental

DEVELOP COMPLEMENTARY MIX OF USES

- Strategic site mixed-use development
- Respond to market for uses
- Create an attractive environment for office workers/business owners

IMPROVE SITE ACCESS





- Maintain or update vehicular access
- Create pedestrian/bike access
- Consider park & ride office shuttle



Overall Analysis of Study Area Parcels



LEGEND

-  GREENFIELD
-  CONSTRAINTS, BUT POSSIBLE PARKING EXPANSION
-  LAND LOCKED, BUT POSSIBLE PARKING EXPANSION
-  LAND LOCKED, LIMITED EXPANSION

Metro Center





Code Site Impacts



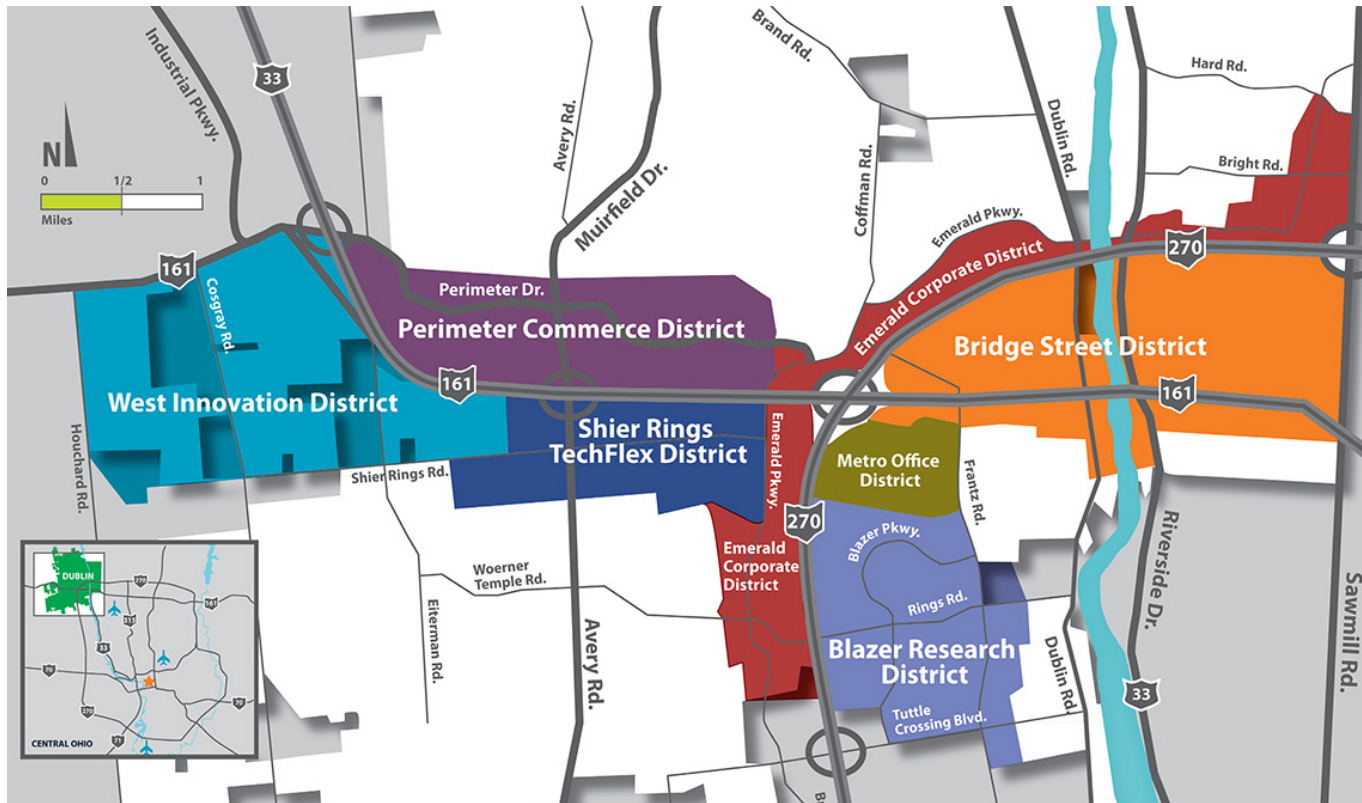
Dublin Corporate Area Plan



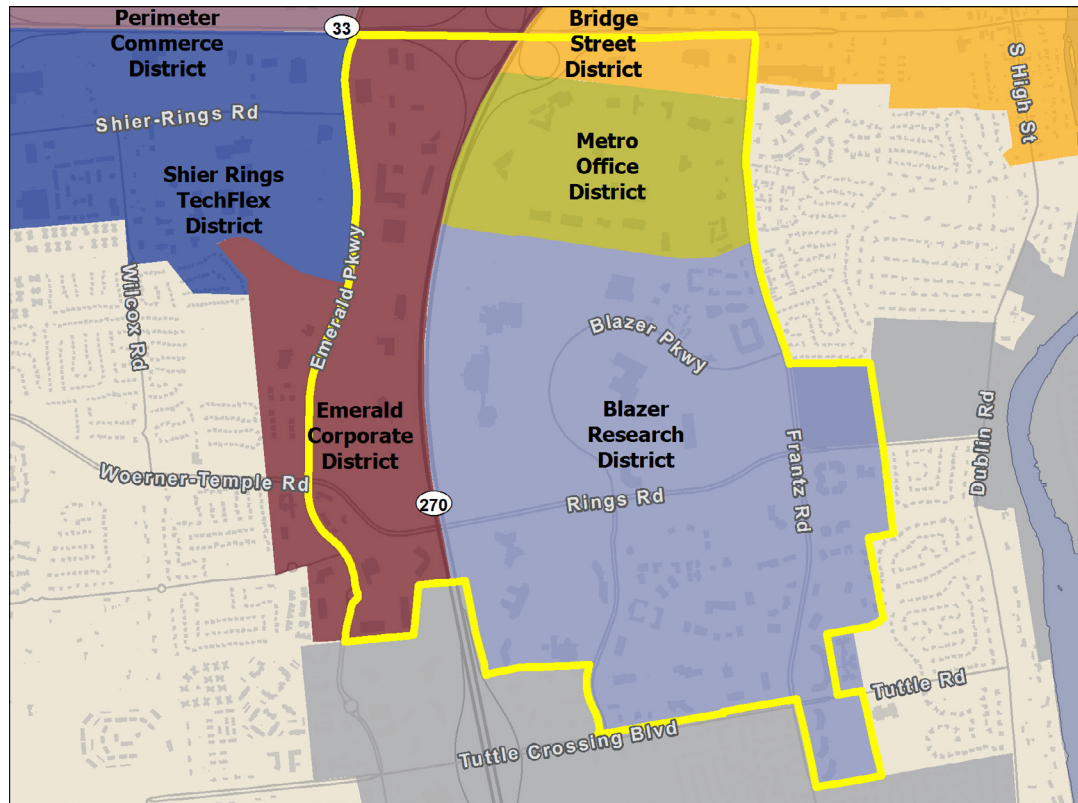
Planning Process



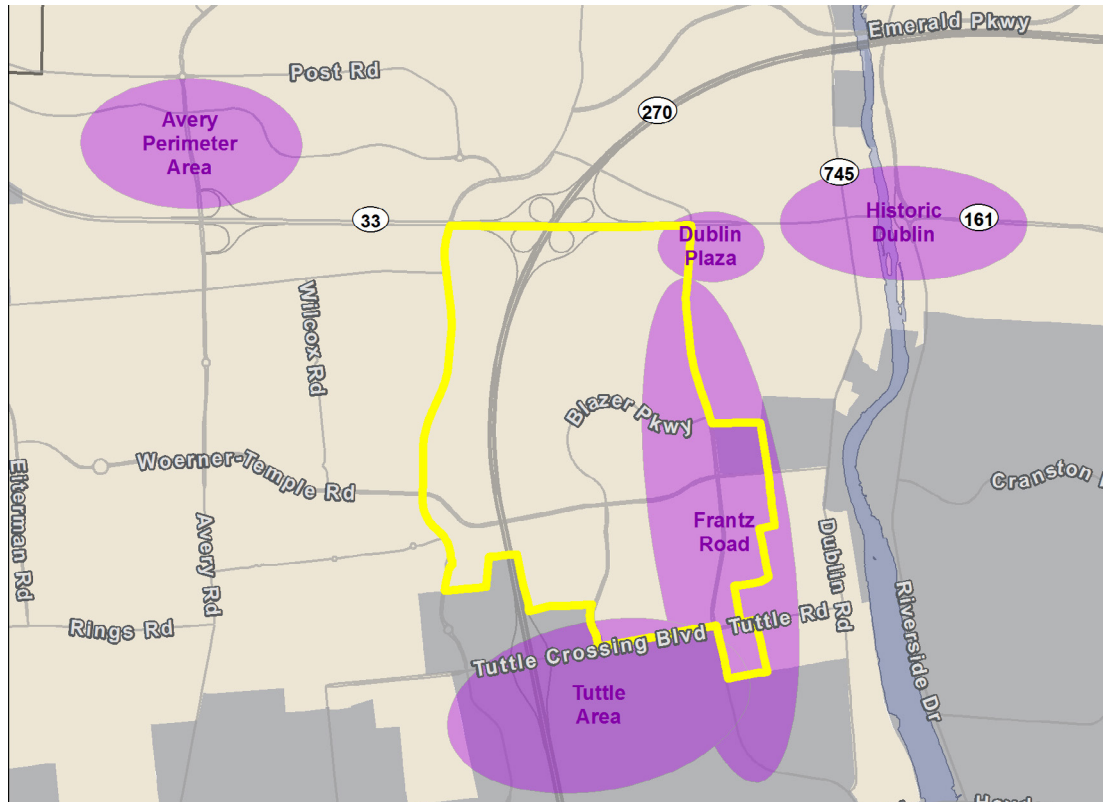
Dublin Business Districts



Survey Area Business Districts



Retail Areas



Study Area Zoning

