

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Tammy Noble, Senior Planner
Date: September 15, 2016
Re: Senior Housing Study - City Council Work Session

Summary

By 2020, it is anticipated that approximately 55 million older Americans will be searching for homes that will address their needs as empty nesters. Staff forecasts that by 2021, there will be 6,130 residents 65 years of age and older in Dublin.

These demographic trends are already having an impact on housing demands. The unique needs of the elderly population have an influence on the types of housing being constructed (based on the social needs and medical care). As we have found locally, often these housing proposals compete for land that may be more suitable for office or commercial land use.

Dublin should identify the appropriate response to this demand, which is expected to increase over time. The Senior Housing Study addresses these important issues and provides a forum for City leadership to address the needs of an aging community, as well as provide guidelines for the development community.

Background

Over the past few years, the City has been approached with numerous development proposals for senior housing. These have triggered questions by City Council regarding the varied levels of specialized care depending on the medical or housing needs of their residents and the related development implications. Council also posed questions as to how the Code addresses these various land issues; how saturated the market is for these uses; where these uses should be permitted in the City; and what the proper review process is for these uses.

The Senior Housing Study was drafted to address these issues and provide an analysis to answer these important questions. The study contains a thorough analysis of the various land uses that have been compiled under the "umbrella" of senior housing and how these uses are defined. The study also provides an analysis of the economic impacts of these facilities on a community and how other cities and states have regulated these uses. Finally, the study provides conclusions to the analysis and a map of potential development sites that meet a threshold of size that are not designated for premium office or commercial land uses.

Recommendation

Staff requests Council's review and feedback on the Senior Housing Study at the September 19, 2016 City Council Work Session.

2016
SENIOR
HOUSING STUDY
CITY OF DUBLIN PLANNING





City of Dublin
PLANNING

5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600
www.dublinohiousa.gov

DRAFT

Senior Housing Study

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Senior Housing

With 55 million older Americans searching for homes by the year 2020, the market for senior housing is huge and growing exponentially every year. Most older adults prefer to remain in their own home for as long as possible (**#AgingInPlace**). However, if this proves not to be an option as abilities change, surveys show that seniors prefer to remain in the same community with the things they find most familiar - neighbors, friends, relatives, doctors, restaurants, parks, and services. In fact, 85 percent of older adults agreed that if they can no longer live in their home, they would at least like to remain in their local community for as long as possible (**#AgingInCommunity**).

Along with this demographic change, the City of Dublin has been experiencing a growing demand for senior housing development project proposals. In the city, there are currently 11 existing senior housing developments with various levels and types of care options. Concurrently, the development community has been seeking new locations for senior housing and empty nester communities. Given the availability of undeveloped ground that is suitable for such products, and the city's ongoing need to consider the fiscal dimensions of new development, options appear to be limited.



THE CITY OF DUBLIN HAS BEEN EXPERIENCING A GROWING DEMAND FOR SENIOR HOUSING DEVELOPMENT PROPOSALS.



Types of Senior Housing

There are 50,000 senior living communities in the U.S. The senior housing industry is typically classified within both the hospitality and health care industries. Senior housing is generally divided into four types of product:

Independent Living Communities

Independent living communities operate much like any other multi-unit residential development except that they are marketed explicitly to people aged 55 and older, and usually offer communal dining, housekeeping and transportation. For these services, operators usually add about 10 percent to the traditional multiple family unit rent. Perhaps because of the growing needs of seniors who require more comprehensive care, independent living communities make up the second smallest percentage of the market with about 10 percent of total share. Independent senior living costs vary depending on the size of the apartment and the location within the U.S. According to Genworth.com, the median cost of a one-bedroom, independent living or retirement community in Ohio in 2015 was \$1,192 per month. The typical sites for independent living communities are within established residential neighborhoods. The key for most communities is the ability to employ compatible development standards to achieve harmonious development patterns with surrounding neighborhoods.

Assisted Living Communities

Assisted living communities have the largest proportion of the market with about half of all senior-related facilities. Seven million people over age 65 require the support that these centers offer, such as laundry and food service, organized activities, and limited medical oversight and assistance to those with less mobility, blindness or other impediments. A sampling of the approximately 38,000 assisted living centers around the U.S. reported that the average cost for a private room in 2006 was around \$2,600 per month, a number that climbed to \$3,600 by 2015, according to Genworth.com. Although most industry groups report similar averages for the cost of assisted living care, what residents pay is heavily influenced by the level of service they receive -- costs can reach up to \$11,250 a month for those in need of advanced care. The biggest trend in these communities is to make them feel less institutional and more like home by providing more community space so residents spend less time in their rooms. The typical sites for assisted living communities are within denser residential areas.



Photo: Presbyterian Manors of Mid-America

Skilled Nursing Communities

Skilled nursing communities are commonly called "nursing homes" because they provide 24-hour care for seniors who need intensive medical attention. Patients in skilled nursing communities not only need medical help but generally rely on staff for all daily tasks such as bathing, dressing, etc.. Since the standard of care at these facilities is a little more predictable than at other facilities, costs haven't changed as much from year to year, with a median cost of \$6,692 per month in Ohio for a private room in 2015. This type of community currently has about a third of the market but could grow as medical technology continues to advance, helping more people live well beyond their '70s and '80s. Skilled Nursing Facilities are licensed and have oversight from the federal government, but assisted living centers are bound by state and local regulations.

Memory Care developments are also classified under this category to provide care for seniors with Alzheimer's or other kinds of dementia. These developments are intended to feel like a typical multi-family development, however they also have an integrated medical component. Accordingly, these facilities are typically located within residential neighborhoods but can also be located within commercial areas.



Photo: Vi at Highlands Ranch

Continuing Care Retirement Communities

Continuing care retirement communities, also referred to as "transitional living," are usually put in the "other" category because they offer blended levels of service including independent, assisted living and skilled nursing care all on a single campus or site. These communities differ from other senior communities because they require a long-term contract from residents. There are few industry standards for pricing since the type of community and the level of service delivered vary widely throughout the U.S. These communities require larger sites to accommodate all types of senior care facilities and services.

THE SENIOR HOUSING INDUSTRY IS TYPICALLY CLASSIFIED WITHIN HOSPITALITY AND HEALTH CARE INDUSTRIES.



Economic Impact

To measure the economic impact of senior housing, a leading industry consulting firm, Moore Diversified Services (MDS), developed a profile of a typical senior housing community. This typical property consists of 80 units with an average occupancy rate of 93 percent or 74 residents. Total revenue for this typical community is \$3.2 million per year, which equates to 74 residents paying an average monthly service fee of \$3,550, or \$42,600 per year (in 2008 dollars). This includes base rents, additional direct-care tiered pricing charges for moderate acuity residents, and all other ancillary costs. High-acuity residents and those being served in an Alzheimer's or dementia-care setting pay higher monthly fees.

For the MDS model, assisted living communities typically employ an average of .5 full-time equivalent employees per total unit—in this case a total of 40 employees. Labor rates, which include wages and salaries only, can vary by job description and location. Labor rates as a percent of total revenue for operationally efficient assisted living communities can range from 28 to 37 percent. In this example, MDS uses 32 percent of \$3.2 million in annual revenue. This means the owner will pay approximately \$1 million in salaries and wages. (Source: www.alfa.org)

Profile of a typical senior housing community



City of Dublin-Senior Population and Available Housing

Similar to the U.S, the City of Dublin's senior population is growing. The 65+ cohort is about 7.9% of Dublin's population. It is projected to grow to 13% by 2019.

Demographic Summary	2010	2016 (est.)	2021 (est.)	2016-2021 Change		% Total Population 2016	% Total Population 2021
				Number	Percent		
Total Population	41,751	44,753	47,528	2,775	6.2%	NA	NA
Population 50+	11,697	14,432	16,523	2,091	14.5%	32.2%	34.8%
Population 65+	3,280	4,585	6,130	1,160	33.7%	10.2%	12.9%

* Source- ESRI Community Analyst



Senior Housing Existing Sites

The table below, and the accompanying map, indicates existing facilities, those currently under development, and sites for which inquiries were made at the city. In total, there are approximately 1,129 beds/units in Dublin serving the senior population. It is not known how many residents were living in the city prior to relocating to these facilities (it is assumed that the market for these facilities is regional in scope).

No.	Name	Address	Year	Type	Sq. Ft.
1	Senior Star at Dublin	6470 Post Road	1987	Independent Living (Corporate)	181,000
2	Dublin Springs Hospital	7625 Hospital Drive	2011	Skilled Nursing (Corporate)	55,115
3	Brookdale Muirfield	7200 Muirfield	1997	Assisted Living (Corporate)	50,000
4	The Grand	4500 John Shields Parkway	2013	Skilled Nursing (Corporate)	131,455
5	Heartland of Dublin	4075 West Dublin-Granville Road	2011	Skilled Nursing (Corporate)	65,000
6	Sunrise of Dublin	4175 Stoneridge Lane	2007	Assisted Living (Corporate)	65,000
7	Glenwood Alzheimer's Special Care Center	6355 Emerald Parkway	2012	Skilled Nursing (Corporate)	32,861
8	Avondale Senior Village	5215 Avery Road	2011	Independent Living (Corporate)	101,134
9	The Convallarium of Dublin	6430 Post Road	1987	Assisted Living (Corporate)	41,000
10	Senior Star at Dublin Retirement Village	6480 Post Road	2007	Assisted Living (Corporate)	81,000
11	Sanctuary at Tuttle Crossing	4880 Tuttle Road	1996	Assisted Living (Corporate)	52,226

* Source- City of Dublin



* Source- www.grandofdublin.com



Zoning, Land Use and Other Tools

Land Use Considerations

Land use regulations in some communities have been criticized as being either directly or indirectly discriminating against senior housing. This criticism has been raised in two contexts. Builders contend that in order for housing developments for the elderly to be economically feasible, development standards should be relaxed. For example, it is argued that reduced minimum lot and yard areas, vehicle parking, pedestrian circulation and street width requirements are necessary. A broader and more incisive critique, pertaining to the aged in general, is that zoning regulations are unfair because they create exclusive, large lot, high-priced residential zoning districts that restrict the financially strapped older population to a few sections of a community.

As with many non-traditional residential uses (i.e. other than single family detached or market rental apartments) a key land use component is the ability of the use to fit well within its surroundings. Compatibility of uses is achieved when adjacent land uses differing in function, scale and intensity are mutually supporting and do not create adverse effects upon one another. In areas where different uses abut, including various residential uses and densities, a variety of measures may be employed for mitigation including the use of adequate setbacks, landscaping, barriers or transition zones, and building heights. However, the extent and types of these mitigation measures can vary for the different housing options.

Independent Living Communities

These communities offer individual, owner-occupied units similar to multi-family developments. Because these are planned communities, most of the lawns, parks and recreational amenities are common property. The homeowner may only be responsible for interior maintenance of his or her home and some minor exterior maintenance since units are relatively new. All other maintenance and replacement is taken care of by the homeowners association and paid for by fees assessed to all owners. Many of these communities are gated and patrolled by private security.

These communities are built to accommodate a wide variety of retirement aspirations and goals. But a common thread for all seniors is the opportunity to move to a safer environment and the reduction in repair costs and yard maintenance. In addition, seniors are attracted by living with their peers and enjoying such amenities as a swimming pool, golf course, clubhouse or entertainment room, shuffleboard, tennis, walking or bike trails, social clubs, Internet groups and exercise rooms. More upscale communities might offer additional amenities such as private lakes and docks, country clubs, horseback riding and stables, vacations or local day adventures, gift shops, hair salons and so on. For seniors who like an urban environment, adult communities are built as high rise, apartment-style buildings in large cities.

Other types of independent living communities are designed around a social or geographical concept. The goal may be to incorporate a choice

area of woodland or other natural feature into the development of a large tract of land or the concept can be a true mixed-use development providing various other amenities. The concept is to maximize the land use while still retaining the building density prescribed by the local government. This might mean clustering houses together in one area of the property and parking, recreation, playgrounds and other amenities in another portion of the property. Some planned communities may be for seniors only whereas others may have no age restrictions, but; may attract seniors who are selling older homes and looking to use the proceeds for a newer home in a community with amenities and the availability of yard care services.



Brookdale Independent Senior Living, TX

Assisted Living Communities

In some communities, assisted living communities are deemed Medical Care Facilities. Traditionally, these facilities have been developed per hospital design standards. But in recent years, residents prefer the feel of the "home" as opposed to the institutional setting. The developers are responding to this need by creating condominium type developments with common kitchen, dining, and living areas.



Courtyard Terrace Assisted Living Facility, NE

A KEY LAND USE COMPONENT IS THE ABILITY OF THE USE TO FIT WELL WITH ITS SURROUNDINGS.



Skilled Nursing Facilities

A skilled nursing facility operates primarily in a patient-care mode rather than a medical mode. While they have traditionally been set up in a medically oriented design, with ease of patient care being the primary goal, some homes are now moving to a newer design model with smaller communities of 10 to 30 people within a home, private kitchens, communal areas, and continuity of staff.



Otterbein Skilled Nursing, New Albany, OH

Continuing Care Retirement Communities (CCRC)

These communities are typically developed in a campus-type setting ranging from 20 to over 100 acres. A CCRC typically includes apartment or cottage living units (independent living), assisted living units, and skilled nursing care in a campus-style setting. Residents have lifetime access to the community's continuum of care. Typically, all of the living options (independent living, assisted living, and nursing) of the CCRC are on a single campus. As care and services for older adults continue to evolve, CCRCs have been adding additional components, such as memory support and wellness programs, to their services mix



Boston Retirement Community, MA

Zoning Options

Various zoning tools are utilized that facilitate and manage the placement and design of senior housing developments—both affordable and market-rate units. Examples include planned unit developments, variances, conditional use permits, senior housing (“golden zoning”) districts, senior overlays or “floating” zones, and specific development standards and guidelines that ensure compatibility with existing uses.

By example, a locality might allow senior housing developments some exceptions from land use regulations — such as reduced parking or specific lot requirements — but, in turn, would require other compensating conditions. For instance, a garden apartment development for the elderly may be permitted smaller yards than in comparable districts, but the overall density should be no higher; this could be achieved by requiring common open space to compensate for the space reductions. Planned residential districts and specially adapted group housing development processes could be used to achieve this kind of flexibility. A community would need to closely scrutinize its ordinances to determine how these new regulatory techniques might apply to housing developments for the elderly. (Source: Planning and an Aging Population- Jerome L. Kaufman; found at www.planning.org)

The following is a description of some zoning techniques commonly in use.

A LOCALITY CAN SET ASIDE SPECIFIC AREAS AS “RETIREMENT COMMUNITY DISTRICTS” IN THEIR ZONING ORDINANCES.

Retirement Zoning District

A locality can set aside specific areas as “retirement community districts” in their zoning ordinances. These districts, sometimes known as golden zones, senior housing districts, and housing for the elderly district, typically restricts tenancy to residents (or at least one householder) beginning at age 55 and older. The Fair Housing Act prohibits discrimination against familial status. However, a housing facility or community may implement a valid “55+ resident restriction” as long as no more than 80 percent of the occupied units are occupied by at least one person who is 55 years or older; the housing facility or community publishes and adheres to policies and procedures that demonstrate the intent to operate as housing for older people; and the housing facility or community complies with rules regarding verification of occupancy.

For the most part, retirement community projects do not apply traditional density measures, given their difference in impact from other multi-family projects. Therefore, retirement community districts often allow greater density to accommodate multi-family dwellings, and may include smaller single and two-family homes on smaller lots. This addresses both affordability issues and frailties that may occur during elder years, and to encourage the benefits of socialization. Planned retirement districts are often located closer to important amenities such as health care, social services, retail stores, public spaces and buildings, and other amenities, as well as transit options to support both walkability and the need for accessible transportation.

Within a retirement district boundary, the sites usually provide ample open space for safe and convenient recreational and social facilities,



such as walking paths and community rooms. Residential units and community buildings are usually designed and constructed using **universal design** and “visitability”^{***} principles, which supports successful aging-in-place, as well as easy access for those residents and visitors who have mobility impairments.

To implement this technique, either a standard zoning district or an “overlay” district can be created. A standard zoning district can be tailored to the individual needs of the activities and uses that could be allowed, but requires careful placement through a rezoning process and can limit the range of uses allowed for the property. Alternatively, using an overlay zone for senior housing development provides municipalities with more flexibility in establishing the location of this particular type of use. Overlay zoning applies an additional set of regulations laid on top of one or more established zoning districts while maintaining the uses and regulations of the underlying district. The standards and allowable uses for an overlay zone are defined in the zoning regulations, but the location of the district is not considered or mapped as a separate zoning district, since the underlying districts are still in place. The overlay regulations come into play only when a proposal is made for the development of a specific parcel of land to which the overlay regulations are to be applied. Both the standard and overlay districts require a rezoning process.

A senior housing overlay district could include certain locational conditions to be met before it could be attached to a specific parcel of land. An overlay district can provide special opportunities and requirements designed to facilitate the development and construction of affordable senior citizen-oriented housing. It also offers the benefit of a clear public approval process that allows for neighborhood input.

****Universal design** (often inclusive design) refers to broad-spectrum ideas meant to produce buildings, products and environments that are inherently accessible to older people, people without disabilities, and people with disabilities.

“Visitability” is a growing trend nationwide. The term refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

An example of an overlay district’s requirements is provided on the next page. 

Development Guidelines and Standards

Another tool is to establish clear policy guidelines that are implemented through development standards and, where appropriate, development agreements where infrastructure or use of public funds is anticipated. This tool provides detailed, policy level guidelines established for compatible senior housing development. It also provides the flexibility to negotiate development aspects understanding the unique nature of these developments. The development requirements would be included in either existing standard districts as permitted or conditional uses, or in planned development texts.

Development Incentives

Incentives are sometimes offered to influence the location of senior housing facilities. There are some economic benefits that apply to these uses that could be part of an incentive package. Publicly-owned land or assistance with financing necessary public improvements could be offered

as well. Another potential incentive is to establish a senior housing district, as described above, and to pre-zone the site for this use. (Although seemingly an incentive, it would be very problematic to limit these facilities to current Dublin residents.)

Example of additional standards: Northville Township, Wayne County, Michigan

Senior Housing District (SH)
§ 170-8.4. Required Conditions

The following conditions shall be applicable to convalescent homes, nursing homes and interim dependent care and independent senior housing:

- Vehicular access to the site shall be from a major thoroughfare or collector road as designated in the Township Master Plan.
- One (1) property line, or a portion of one (1) property line, that in the opinion of the Planning Commission is sufficient in length, shall abut an existing use or zoning district other than a one-family use or district, or is an area that in the opinion of the Planning Commission will be used for other than one-family purposes in the future.
- The total number of rooms, not including kitchen, dining and sanitary facilities, shall not be more than the land area of the parcel in square feet divided by 1,000, provided the density shall not exceed 12 dwelling units per acre for the site area designated for senior independent units and 20 units per acre for other types of senior housing.
- At least 1,200 square feet of outdoor open space, exclusive of required landscape elements, shall be provided. Open space may include plazas, gardens, walking paths, etc. For developments that include both senior independent housing and convalescent or nursing homes, the land area required shall be computed separately for each.
- A written statement explaining the full intent of the sponsor, indicating the type of dwelling units, population characteristics and detailed information as to market studies and intended scheduling of the development shall be submitted with the site plan application.

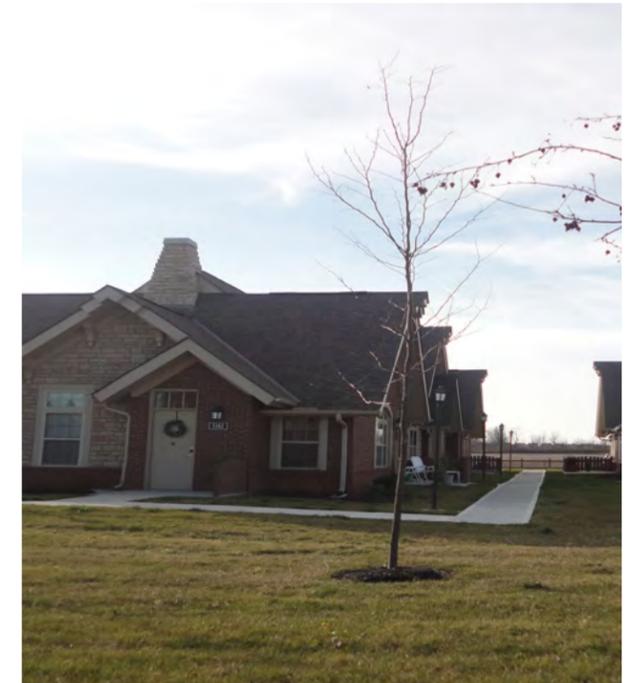


Zoning Provisions for Senior Housing in Other Communities

Municipality	Use category	Requires additional approvals
St. Paul, MN	Assisted living facilities/boarding care homes/nursing homes	BC community business district
Atlanta, GA	Nursing homes, assisted living facilities, rehabilitation centers and personal care homes	All (5) commercial districts
Denver, CO	Assisted living facilities	All (6) Mixed-Use districts All (4) Commercial Corridor districts
Chicago, IL	Assisted Living (Elderly Custodial care)	B1 Neighborhood Shopping District
Pittsburgh, PA	Assisted living facilities Class A (fewer than 9 beds) Class B (9-17 beds) Class C (18 or more beds)	Class C facilities: UNC Urban Neighborhood Commercial district HC Highway Commercial district UI Urban Industrial district Other mixed-use districts
Richmond, VA	Adult care residences	RO-2 residential-office district RO-3 residential-office district B-3 general business district B-4 central business district
Duluth, MN	Residential care facility/assisted living	Not applicable

* Department of Community Planning and Economic Development- Minneapolis, MN

Permitted by-right
All Traditional Neighborhood Districts B4 central business district B5 central business-service district Not applicable
Not applicable
All other business and commercial districts B2 Neighborhood Mixed-Use B3 Community Shopping C1 Neighborhood Commercial C2 Motor Vehicle-Related Commercial C3 Commercial, Manufacturing, and Employment Class A and Class B facilities: UNC Urban Neighborhood Commercial district HC Highway Commercial district UI Urban Industrial district
I institutional district
Mixed use districts (6 total) 5 mixed-use districts facilities with 7 or more occupants 2 mixed use districts allow facilities with 6 or fewer occupants Form-based districts -permitted in 5 of 9 districts, regardless of size Permitted on the ground floor of the Corridor Building type only in 4 form-based districts (F-2, F-4, F-5, F-8) For other building types, permitted



Conclusions

The market demand for senior housing will continue to grow in Central Ohio as the population ages. Defining the appropriate market share for Dublin may require a market study to better understand the local impact of these regional demographic changes, as well as the potential demand that may be generated by city residents. Regardless, there are a variety of tools available to the city. Some predictions regarding the future of senior housing include:

- 1. The Decline of the Nursing Home Model of Care:** a move away from the concept of senior housing as synonymous with nursing homes, and a move toward other senior housing options, whether it's independent living, memory care or home care.
- 2. The Rise of Technology-Enhanced Senior Care:** the tech industry has introduced several products and services that hold the promise to improve the health and quality of life for seniors. These include, but are not limited to, smart home apps that keep track of medications and vital signs to wireless networks that provide mobile support for seniors in care communities.
- 3. More Multigenerational Housing Options:** due to budget constraints or cultural preferences, seniors and their families may opt to either modify their existing home to suit multiple generations, or move into a place that's built to house both young families and seniors.
- 4. Neighborhood-Friendly Civic Planning:** many active seniors may want to live in close proximity to a city center or commercial

district due to lifestyle preferences, especially for many limited-mobility seniors who desire close and easy access to the amenities.

- 5. Cooperative Living: Senior Co-housing:** another way active seniors can gain the benefits of community living, but on a smaller scale. Residents have independent homes but benefit from shared spaces like gardens and recreation facilities.
- 6. More Amenities and Lifestyle Perks in Traditional Senior Housing:** lifestyle-based and cultural communities that cater to communities such as LGBT seniors or Asian-Americans offer an increased assortment of recreational options like cultural events, fitness classes and educational opportunities.
- 7. Going Green: Eco-Friendly Senior Living:** eco-friendly housing, lighting and appliances can save money for seniors on a fixed-income and are much better for the environment.
- 8. Aging in Place Means a Booming Home Health Care Industry:** The Bureau of Labor Statistics predicts job growth of 70% for home health and personal care aides over the coming decade.
(*Senior Living Blog- Sarah Stevenson)

THE MARKET DEMAND FOR SENIOR HOUSING WILL CONTINUE TO GROW IN CENTRAL OHIO AS THE POPULATION AGES.

The proactive approach offered by zoning tools offers the City of Dublin a proactive approach to integrate new development projects harmoniously within existing development patterns. Senior housing developers/operators will also benefit from a clear understanding of the community's expectations. In particular, guidelines provide flexibility for project designers and our decisionmakers in ensuring quality development in terms of density, parking, architecture, and landscaping.

The City of Dublin has also undertaken a study for Aging in Place. It is a comprehensive approach to define and recommend policies regarding overall senior wellness, available facilities and services for seniors, public programs, and faith-based services.

The next section focuses on possible development guidelines for new senior housing developments.



Photo by fix-it.co.nz



Potential Development Sites*

*The sites on the map are not the only sites that will be supported by the City of Dublin for potential Senior Housing developments. However, these sites may work with the criteria and guidelines listed in this document. Further analysis will be needed to review the compatibility of the senior housing proposals. Some of the sites are currently outside of City of Dublin boundary. Annexation possibilities should be explored prior to proposing a new development.

No.	Future Land Use	Zoning	Acres	Comments
1	Mixed Residential Rural Transition	NA	15.2	This site is currently within Jerome Township fronting on McKittrick Road. This site may be helpful to provide Senior Housing facilities within northern area of the City where these facilities are currently not available.
2	Suburban Residential Low Density	NA	10.7	This site is within Jerome Township and fronts on Mitchell Dewitt Road. The site may have floodplain and stream protection requirements but may also provide scenic views and vista opportunities.
3	Mixed Residential Low Density	Restricted Suburban Residential	53.9	This site has frontage on Sawmill Road to explore denser development opportunities with larger open spaces. This site also provides close proximity to day- to- day necessities.
4	Suburban Residential Low Density	Restricted Suburban Residential	5.0	This site has frontage on Riverside Drive. The site is heavily wooded and will provide scenic views and conservation style development opportunities.
5	Suburban Residential Low Density	NA	13.0	This site has frontage on Brand Road and can be developed creatively around unique natural features.
6	Mixed Residential Medium Density	Rural	80.8	This is the large site and expands to both east and west of the railroad tracks. The site is large farmland and in close vicinity of the recently approved Avondale Woods Senior facility.
7	Mixed Use Neighborhood Center	Restricted Suburban Residential	5.9	This site is located at the intersection of Avery and Woerner Temple Road. The site has visibility along Avery Road. The site is also in close proximity to community pool and Ballantrae Park.
8	Neighborhood Office / Institutional	Planned Unit Development and Tech Flex	19.3	This site is off of Avery Road. The Senior Housing development may work as a transition between single family homes to the west and office uses along Avery Road.
9	Mixed Use Urban Core	BSC Sawmill Neighborhood Center	40.3	This site has high visibility along Sawmill Road within Bridge Street district's mixed-use core. Higher density development with quality open spaces may work for this location considering the its close proximity to major commercial corridor.
10	Suburban Rural Residential	Restricted Suburban Residential	9.8	This site has redevelopment potential with Senior Housing uses. The site is also close to day-to-day necessities. However, the area lacks pedestrian connections
11	Mixed Residential Low Density	Limited Suburban Residential	6.3	This site tucked behind the single family neighborhoods closer to the river along the southern boundary of City of Dublin and may work well providing river views to the residents.
12	Mixed Residential Medium Density	Restricted Suburban Residential	5.0	This site is closer to day-to-day amenities and I-270. It is surrounded by multi-family developments and may work well for higher density development with network of open spaces.
13	Mixed Residential Low Density	NA	43.5	This site surrounded by single family neighborhoods along the southern boundary of City of Dublin with access from Hyland-Croy Road.
14	Flex Office/ Research & Development	NA	80.0	This site has high visibility along US 33 with access from Hyland-Croy Road.

