



CWP DUBLIN I LLC
CONCEPTUAL DEVELOPMENT PLAN

Extended Stay Hotel Conversion to Multi Family Garden Style Apartments

435 Metro Place South

Dublin, OH 43017

Overview of Project Request



Rezoning of the asset on 435 Metro Place South from “PUD” to Multi Family Residential “PUD-R4”

Given the unique characteristics of these extended stay units a seamless transition from hotel rooms to garden style apartments is to be expected.

106 units comprised of 82 studio/one bedroom and 24 two bedrooms all with fully equipped kitchens.

All typical amenities in a garden style apartment complex are already on-site including pool, sports courts and BBQ grill area.

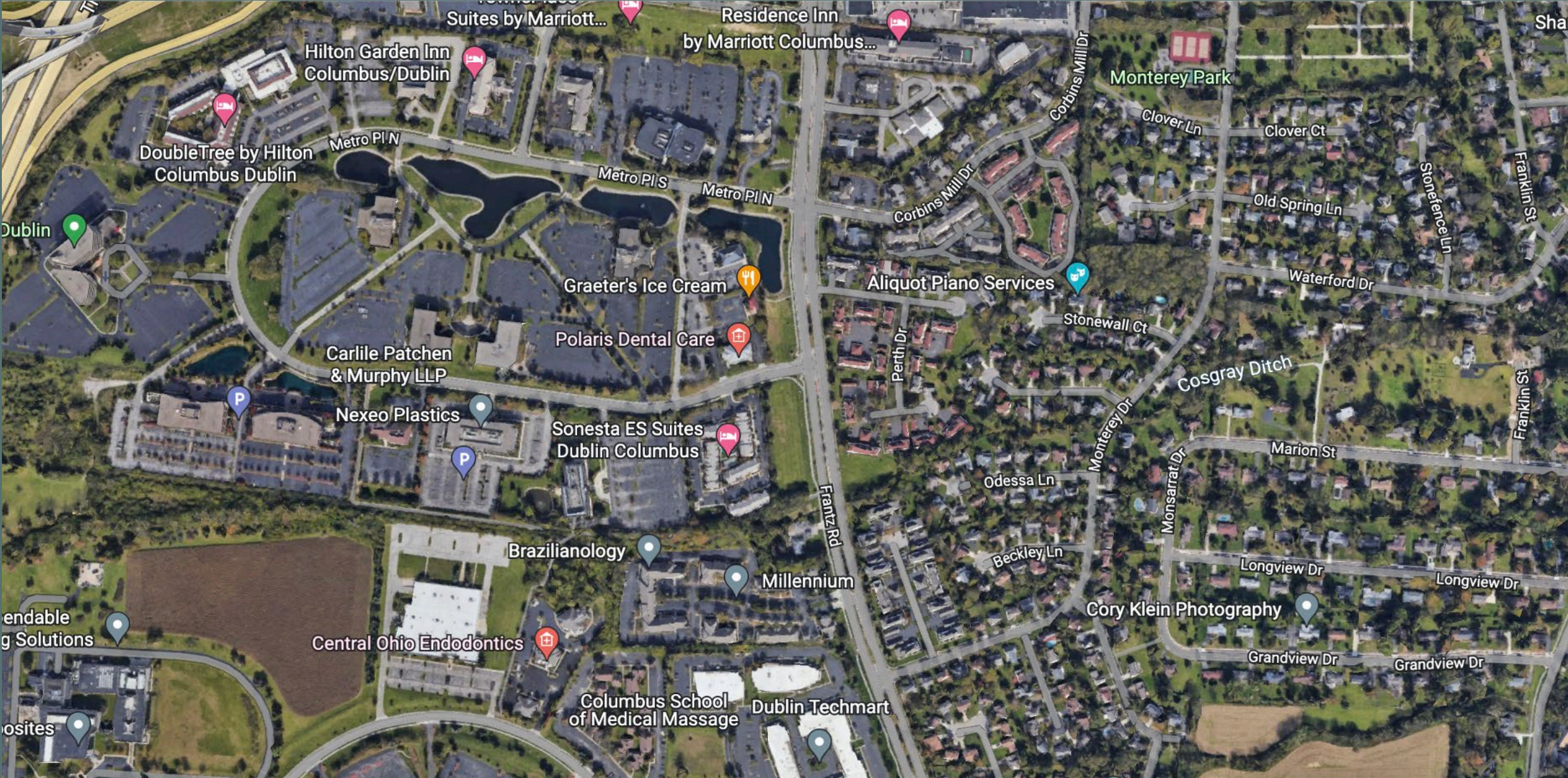
CWP will refresh the main lobby building to support additional open space for residents.

Adaptive reuse of this asset addresses many of the guiding objectives of the Community and Comprehensive plans as well as the City’s future vision for the Metro Center Business District.



Home By Perri – 435 Metro Place South

Note : Artist Design Rendering. Not indicative of actual feasibility.



Suites by Marriott...

Residence Inn
by Marriott Columbus...

Hilton Garden Inn
Columbus/Dublin

Monterey Park

DoubleTree by Hilton
Columbus Dublin

Metro PI N

Metro PI S

Metro PI N

Corbins Mill Dr

Clover Ln

Clover Ct

Dublin

Graeter's Ice Cream

Aliquot Piano Services

Old Spring Ln

Waterford Dr

Carlile Patchen
& Murphy LLP

Polaris Dental Care

Stonewall Ct

Cosgray Ditch

Nexeo Plastics

Sonesta ES Suites
Dublin Columbus

Odessa Ln

Marion St

Brazilianology

Millennium

Beckley Ln

Longview Dr

Longview Dr

endable
g Solutions

Central Ohio Endodontics

Central Ohio Endodontics

Cory Klein Photography

Grandview Dr

Grandview Dr

osites

Columbus School
of Medical Massage

Dublin Techmart

Frantz Rd

Monterey Dr

Monsarrat Dr

Franklin St

Franklin St



Metro Pl S

Metro Pl S

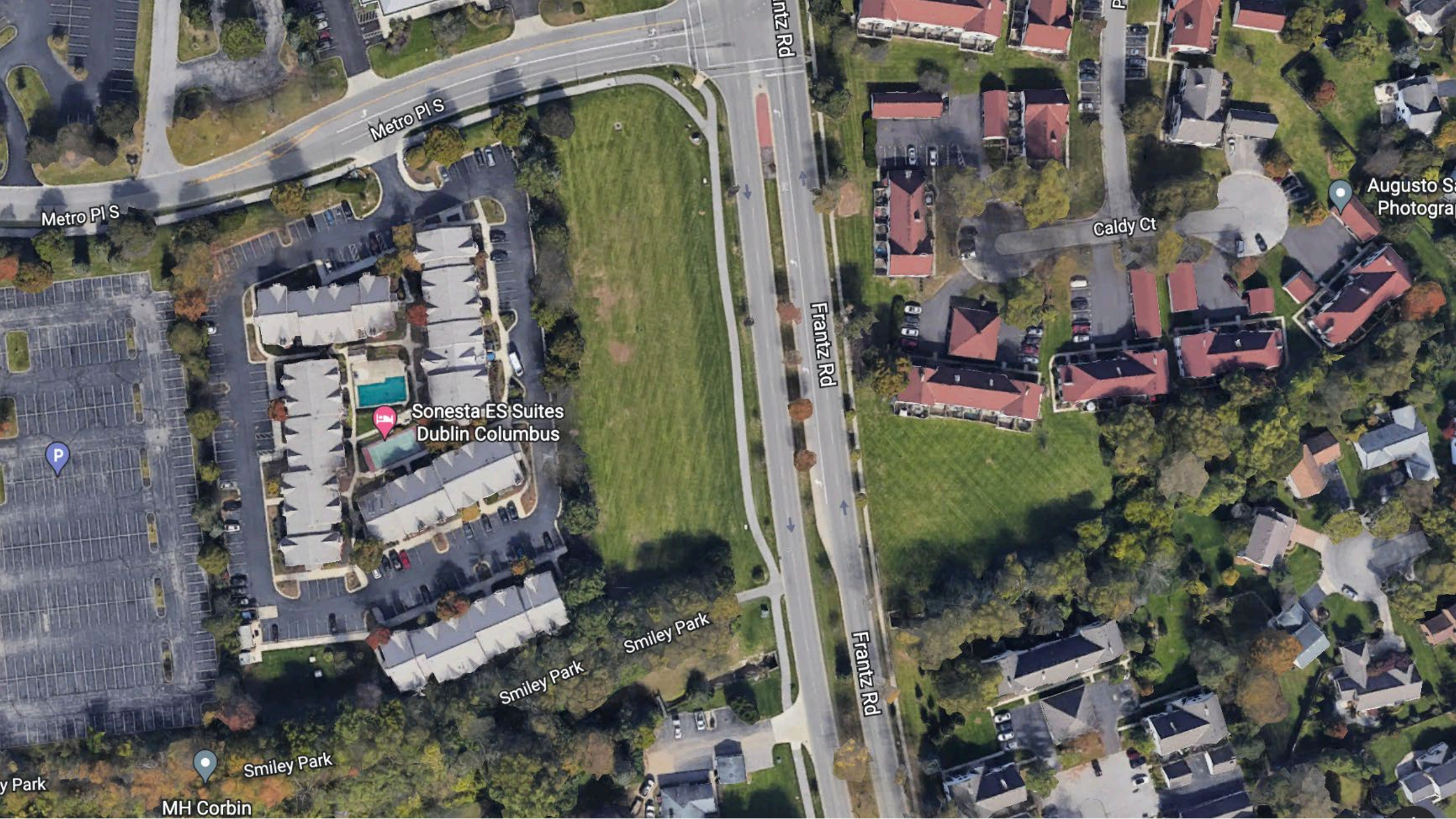
Frantz Rd

Sonesta ES Suites
Dublin Columbus

P

Smiley Park

Smiley Park



Metro Pl S

Metro Pl S

Frantz Rd

Frantz Rd

Frantz Rd

Caldly Ct

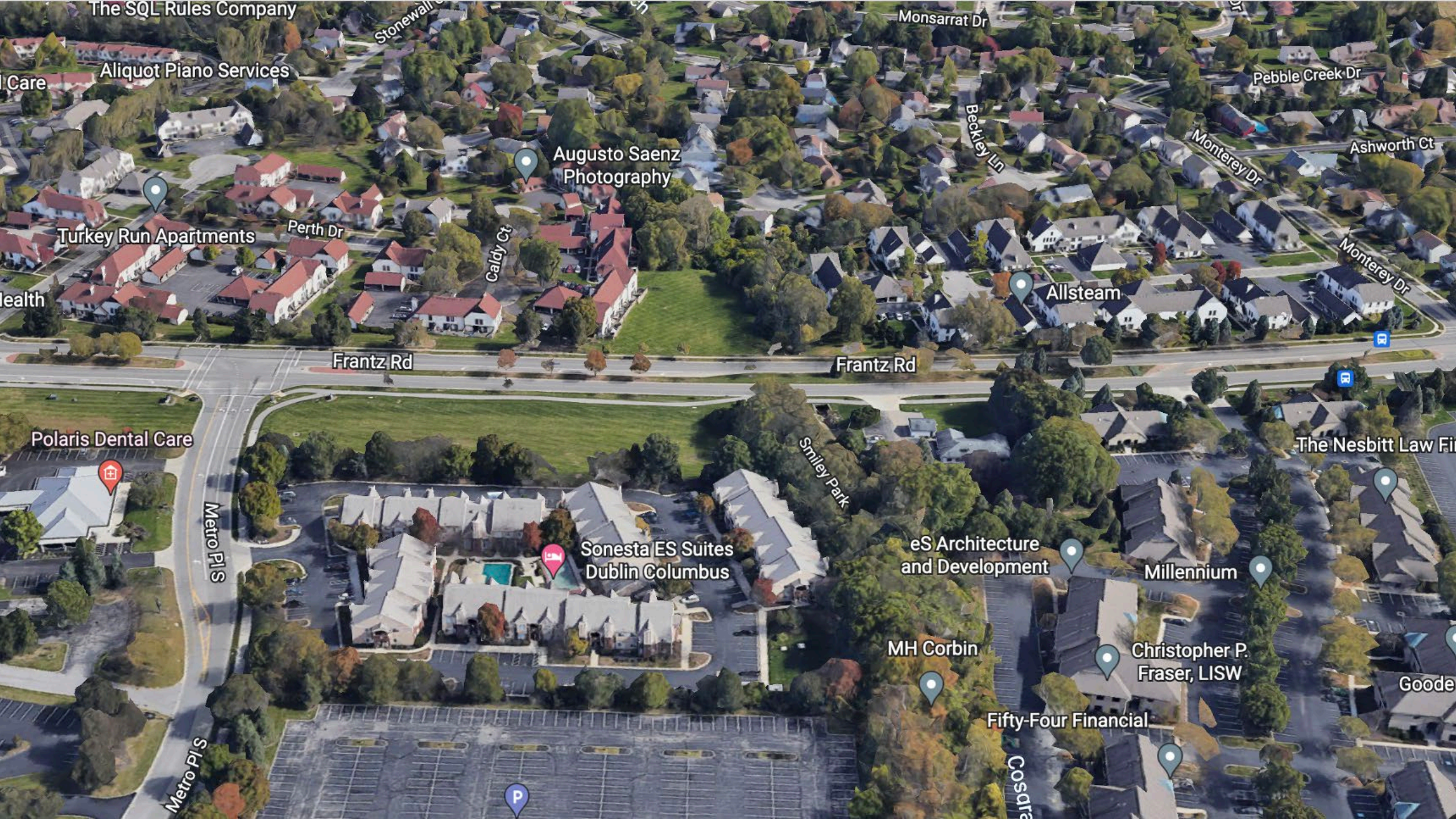
Sonesta ES Suites
Dublin Columbus

Smiley Park

Smiley Park

MH Corbin

Augusto S
Photogra



The SQL Rules Company

Aliquot Piano Services

Augusto Saenz Photography

Turkey Run Apartments

Allsteam

Frantz Rd

Frantz Rd

Polaris Dental Care

Metro Pk S

Sonesta ES Suites Dublin Columbus

Smiley Park

eS Architecture and Development

Millennium

MH Corbin

Christopher P. Fraser, LISW

Fifty-Four Financial

Metro Pk S

Cosdrc

Goode

The Nesbitt Law Firm

Pebble Creek Dr

Ashworth Ct

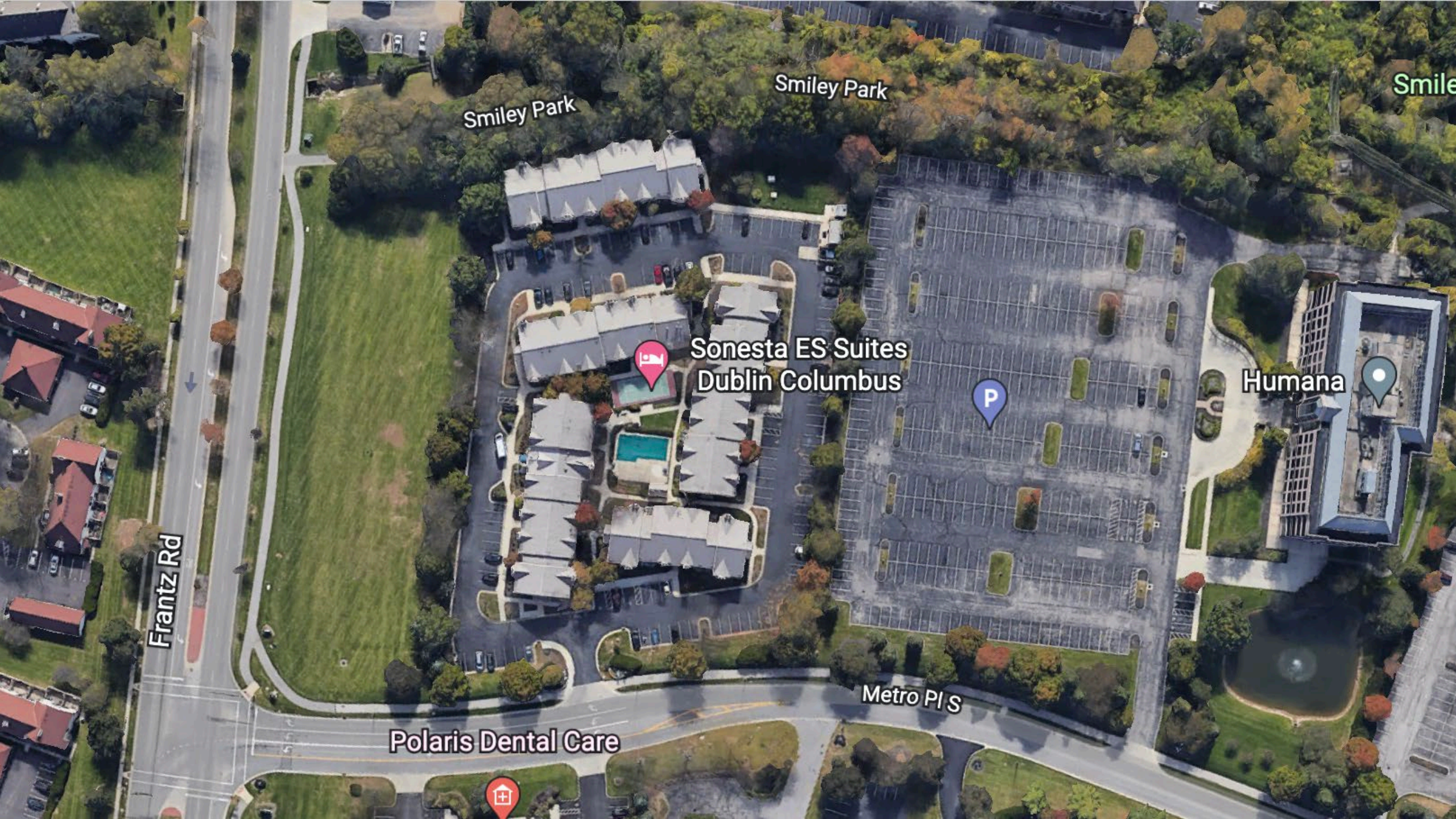
Monterey Dr

Monterey Dr

Monsarrat Dr

Beckley Ln

Stonewall



Smiley Park

Smiley Park

Smiley

Sonesta ES Suites
Dublin Columbus

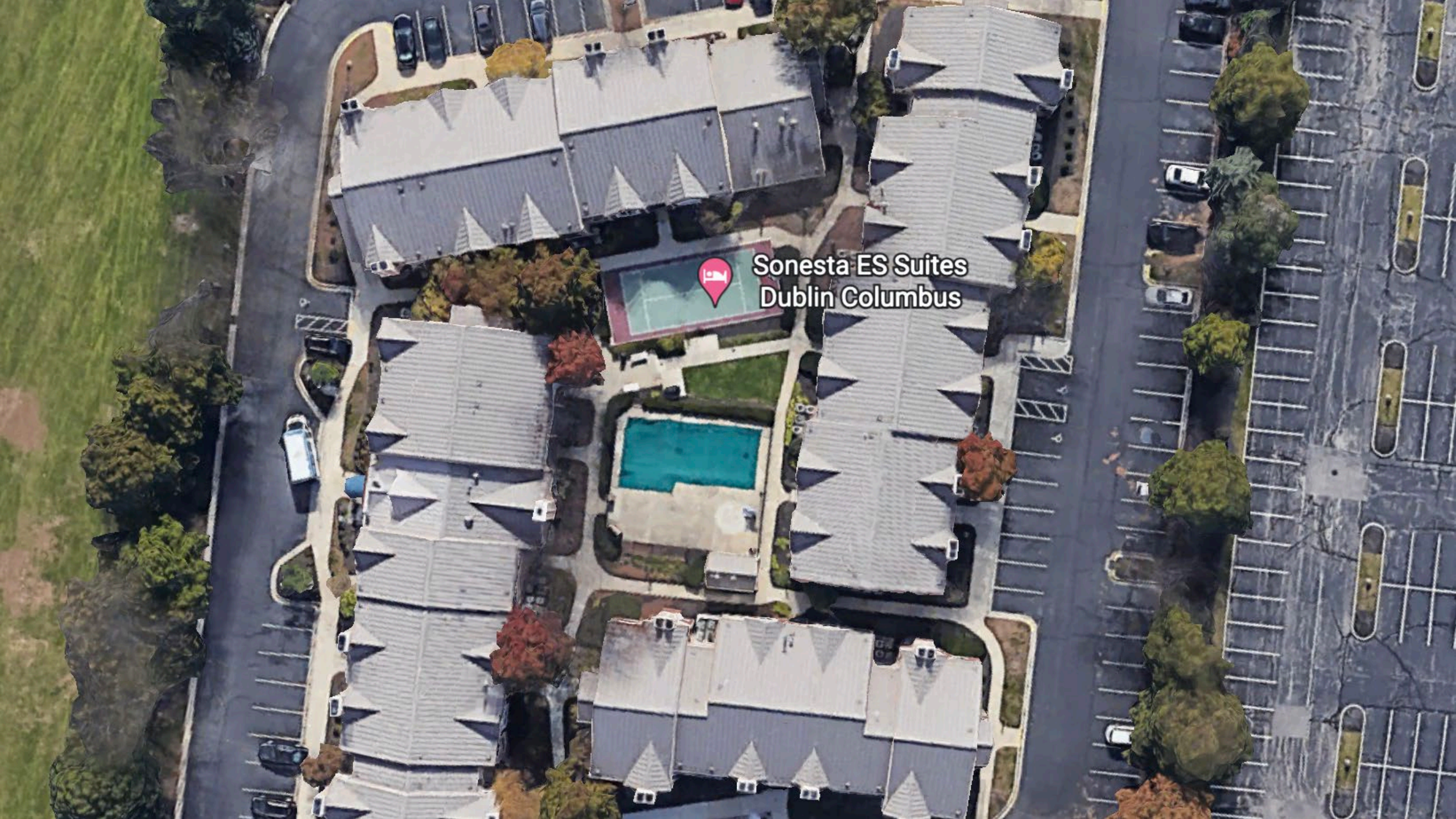
Humana

Frantz Rd

Metro Pl S

Polaris Dental Care





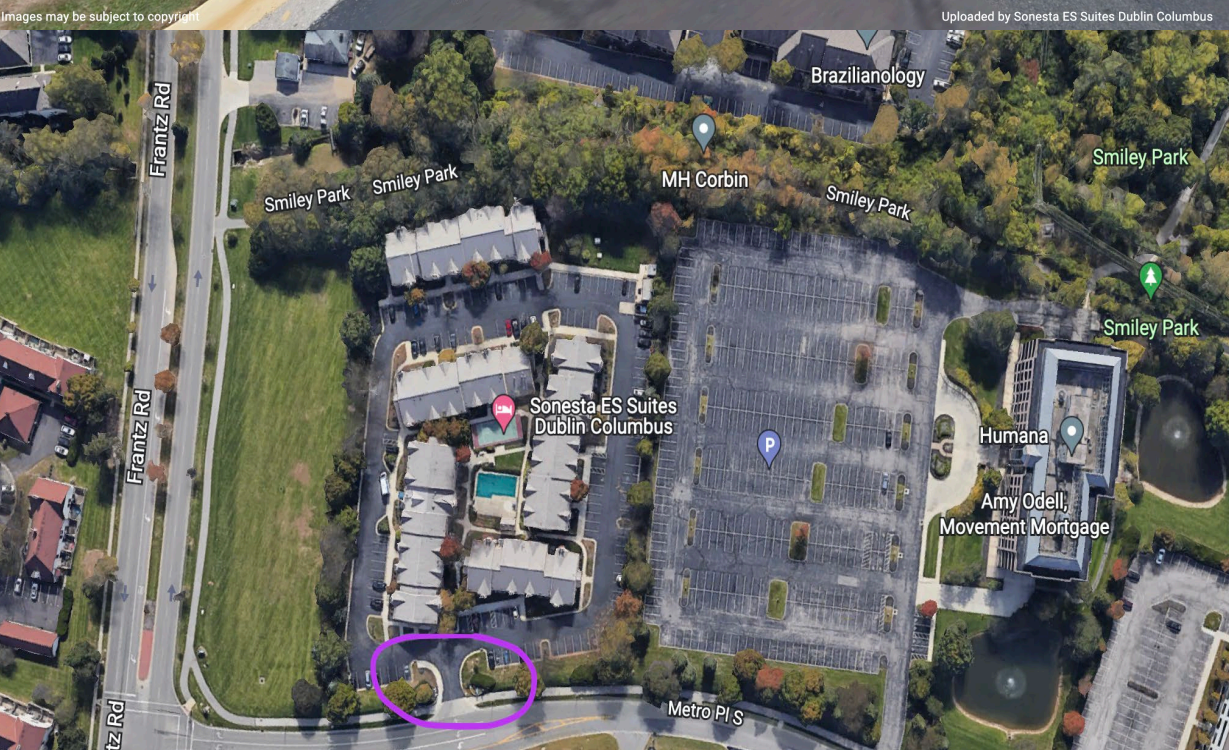
**Sonesta ES Suites
Dublin Columbus**





ACCESS

- It is worth noting that the property is self enclosed with one point of access out of the property onto Metro Place South, to the main entrance (see purple circle in picture on the bottom left).
- Exiting Metro Place South there is turning onto Metro Place South (see picture on top left). As can be seen in the image, this is a well-defined access point to Metro Place, Frantz Road and the rest of Dublin.





← Dublin, Ohio



2D





3

←
CHECK IN

♿

♿

♿

♿

♿



← Dublin, Ohio

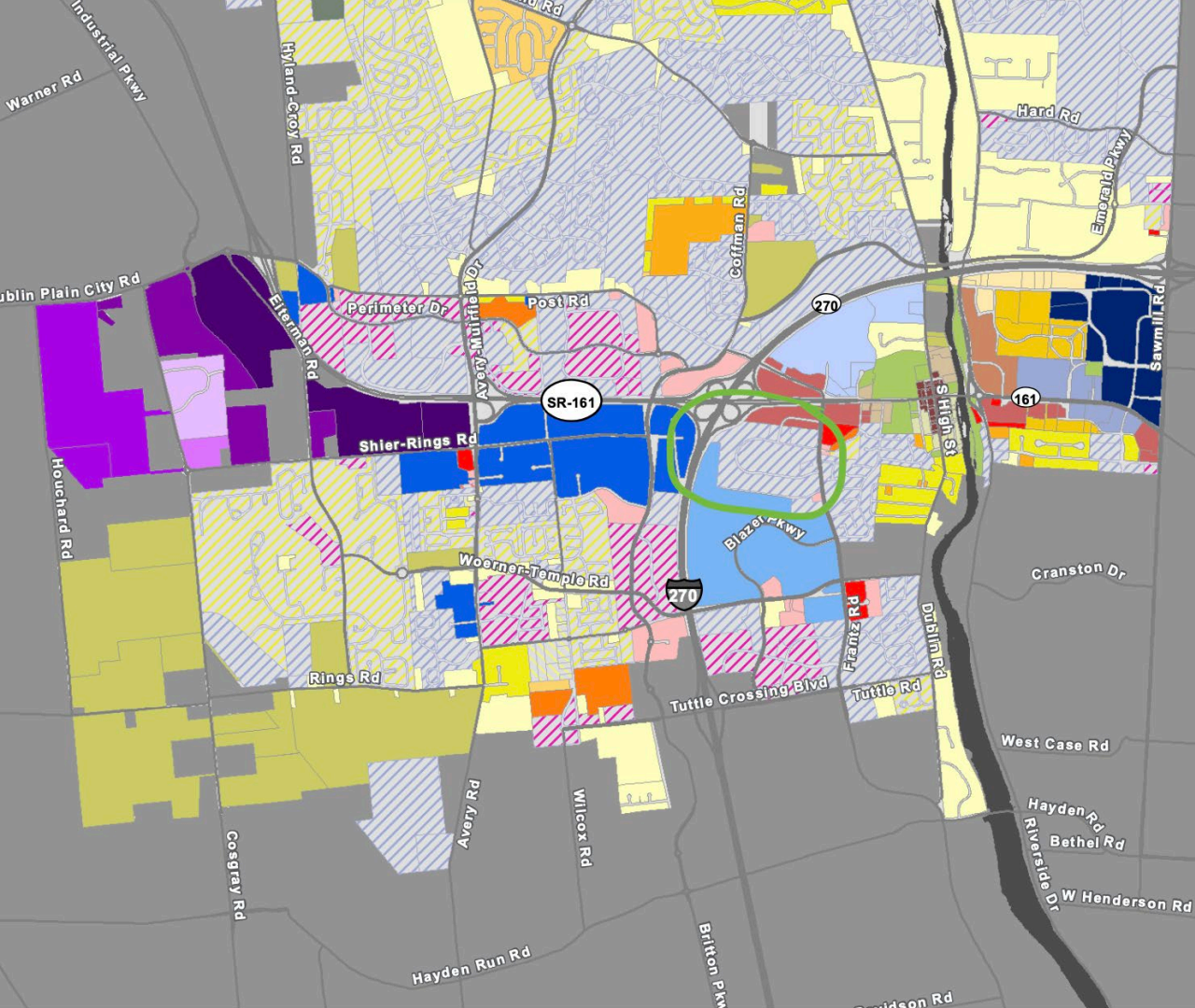




6





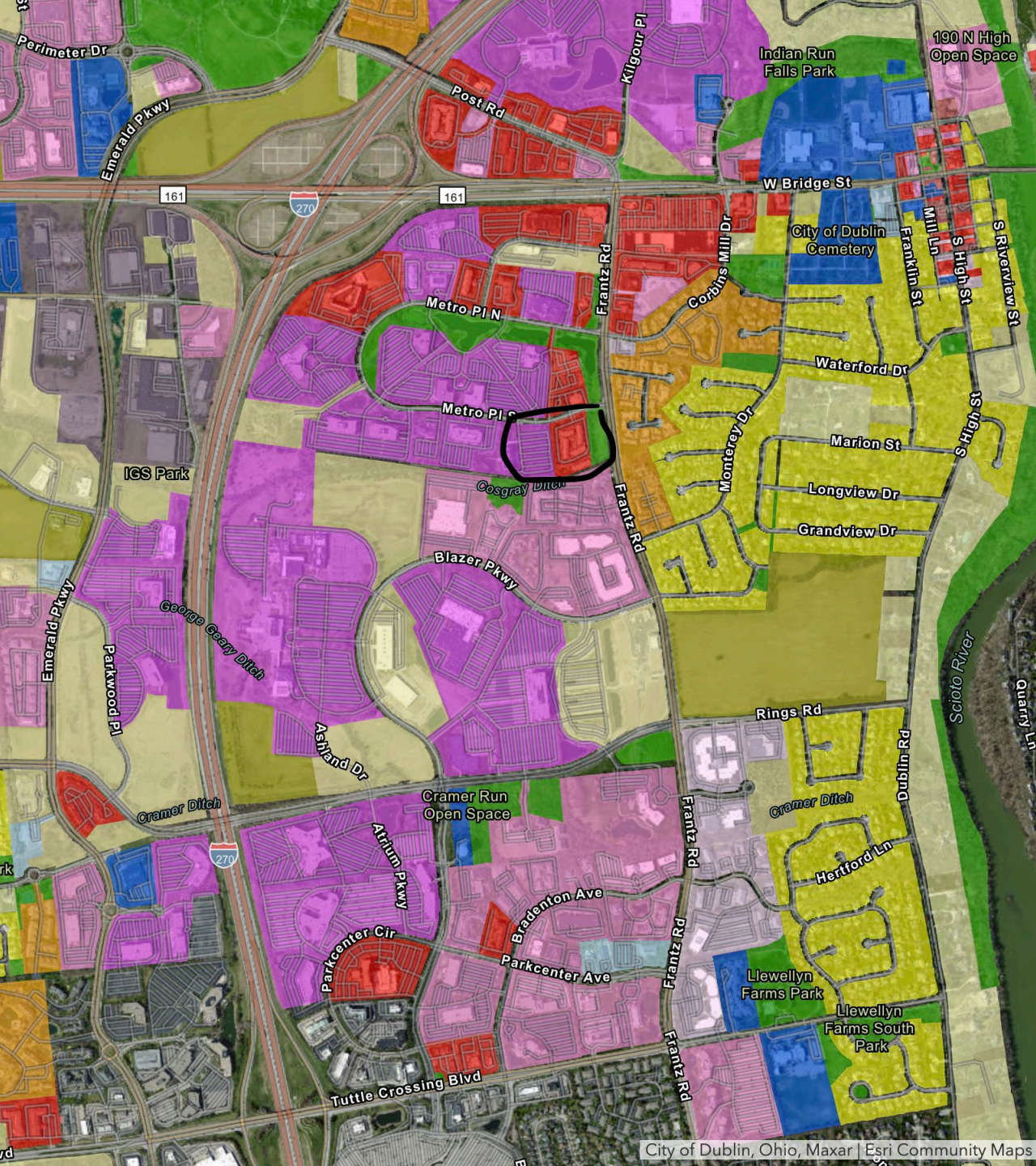


- Existing PUD Zoning District
- The Property is located within the green circle on the map.

City of Dublin Zoning

Zoning Districts Bridge Street Districts BSC-HC: Historic Core BSC-HR: Historic Residential BSC-HTN: BSC Historic Transition Neighborhood BSC-R: BSC Residential BSC-IRN: BSC Indian Run Neighborhood BSC-SRN: BSC Scioto River Neighborhood BSC-SCN: BSC Sawmill Center Neighborhood BSC-C: BSC Commercial	BSC-O: BSC Office BSC-OR: BSC Office Residential BSC-P: BSC Public Residential Districts R: Rural District R-1: Restricted Suburban Residential District R-2: Limited Suburban Residential District R-3: Suburban Residential District R-4: Suburban Residential District R-12: Urban Residential District	Planned Districts PUD: Planned Unit Development District PCD: Planned Unit Development District PLR: Planned Low Density Residential District ID Districts ID-1: Research Office District ID-2: Research Flex District ID-3: Research Assembly District ID-4: Research Mixed Use District ID-5: Research Recreation District	Standard Zoning Districts CC: Community Commercial District SO: Suburban Office and Institutional District OLR: Office, Laboratory and Research District TF: Technology Flex District R-1B: Limited Suburban Residential District (WTWP) NC: Neighborhood Commercial District (WTWP) EU: Exceptional Uses District (WTWP) Other Jurisdiction U: Unclassified
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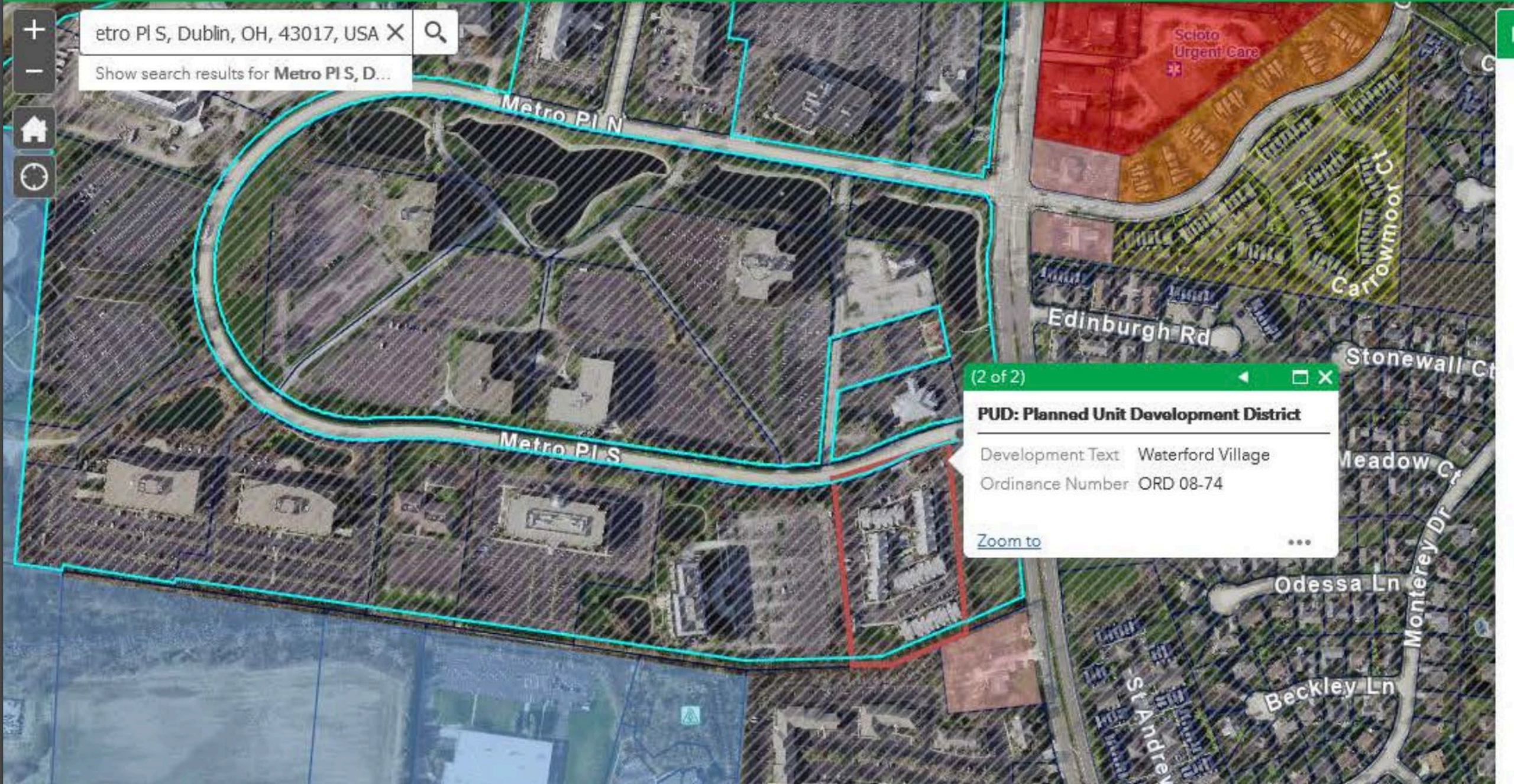
Existing Land Use Inventory (2013)

Land Use Classification	Current City		Total Planning Area	
	Acres	Percent of Total	Acres	Percent of Total
Rural Residential/Agricultural	1,829	12%	4,732	22%
Suburban/Rural Residential	1,232	8%	2,077	10%
Suburban Residential Low Density	3,421	22%	3,479	16%
Suburban Residential Medium Density	710	4%	728	3%
Neighborhood Office/Institutional	149	1%	149	1%
Standard Office/Institutional	411	3%	411	2%
Premium Office/Institutional	486	3%	486	2%
Flex Office/Research & Development	41	0%	66	0%
General Industrial	195	1%	616	3%
General Commercial	625	4%	676	3%
Mixed Use Village Center	3	0%	3	0%
General Institutional	140	1%	150	1%
Civic/Public Assembly	744	5%	749	3%
Parks/Open Space	2,581	16%	3,734	17%
Vacant/Undeveloped	1,172	7%	1,430	7%
Transportation/Right-of-Way	2,068	13%	2,147	10%
Total	15,808	100%	21,632	100%



metro PI S, Dublin, OH, 43017, USA X

Show search results for Metro PI S, D...



(2 of 2)

PUD: Planned Unit Development District

Development Text Waterford Village

Ordinance Number ORD 08-74

Zoom to ...



- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- ⊕ Building Footprints
- ⊕ Building Under Construction
- ~ Creeks, Streams, Ditches
- ~ Rivers & Ponds

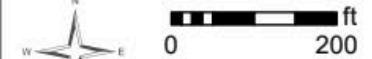
Topographic Legend
Source: OSIP - 2019 LIDAR Collection

- ⬆ Spot Elevation
- ~ Index Contour
- ~ Intermediate Contour

Appraisal Legend
Source: Franklin County Auditor & Engineer

- XXXX-XXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- ▭ Parcel Boundary
- ▭ Subdivision Boundary
- ▭ Condominium Boundary
- ▭ County Boundary
- ▭ City or Village Boundary
- ▭ Tax District Boundary
- ▭ School District Boundary
- ▭ Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced January 14, 2022

TOTAL EXISTING	129
TOTAL NON-ASSESSIBLE NEW	122
TOTAL NEW COMPLAINT ASSESSABLE	5
TOTAL NEW	128



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 f: 407.428.1028
 www.MILESarch.com
 aa26001950 ib26001194

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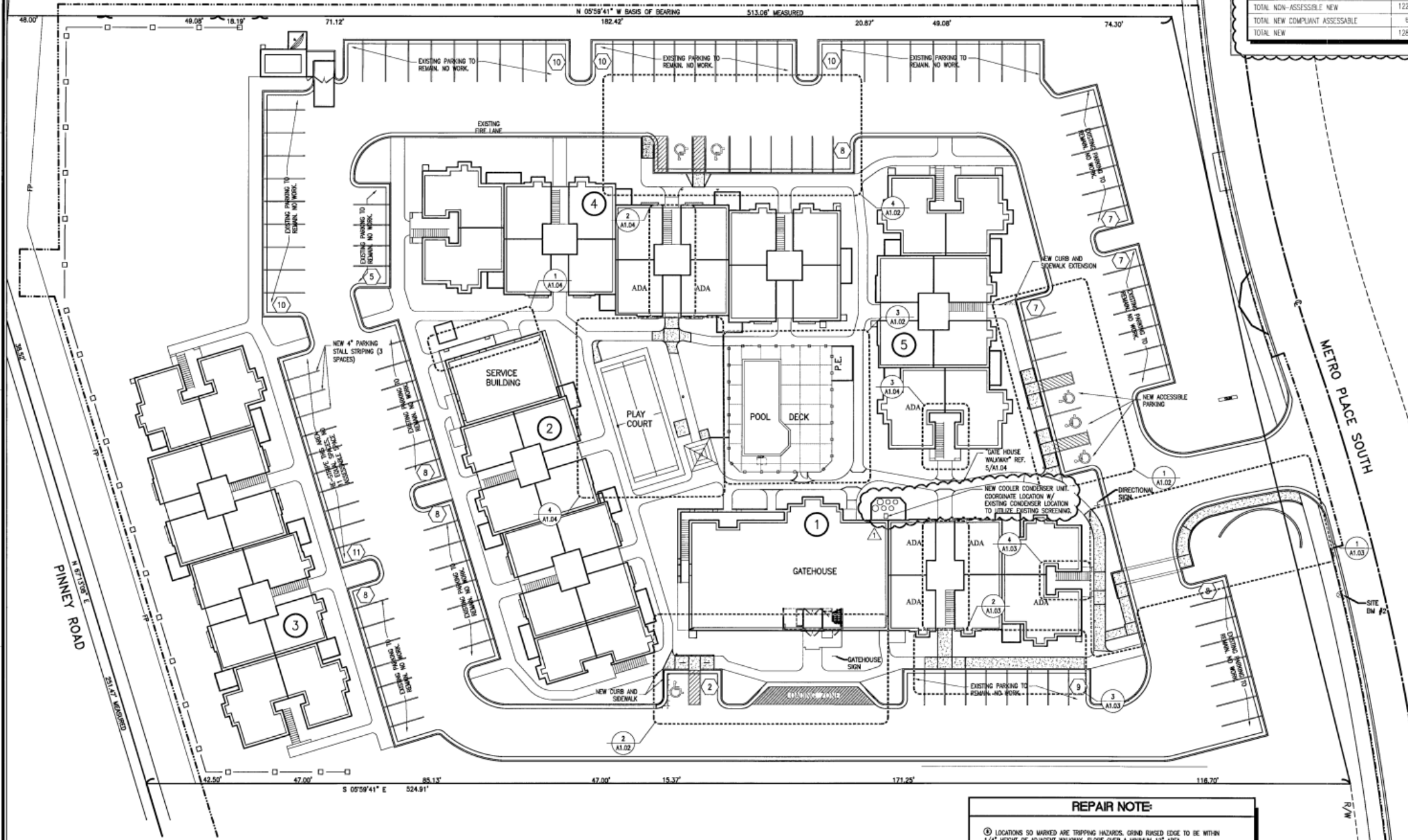
NEW CONSTRUCTION SITE PLAN
 SONESTA ES SUITES
 DUBLIN
 435 Metro Place South, Dublin, OH



DRAWN BY: MLB
 SCALE: VARIES
 FILE NAME: 13010-A101.DWG
 PROJECT NO: 13010

ISSUED FOR:	DATE:
<input type="checkbox"/> SCHEMATICS	11/1/2013
<input type="checkbox"/> DESIGN DEV.	12/24/2013
<input type="checkbox"/> CD 30%	03/05/2014
<input type="checkbox"/> CD 50%	
<input type="checkbox"/> CD 100%	04/02/2014
<input type="checkbox"/> PRICING	
<input type="checkbox"/> BIDDING	05/12/2014
<input type="checkbox"/> PERMITTING	05/30/2014
<input type="checkbox"/> CONSTRUCTION	

A1.01



1 A1.01 NEW CONSTRUCTION SITE PLAN
 1" = 20'-0"

REPAIR NOTE
 ① LOCATIONS SO MARKED ARE TRIPPING HAZARDS. GRIND RAISED EDGE TO BE WITHIN 1/4" HEIGHT OF ADJACENT WALKWAY. SLOPE OVER A MINIMUM 12" AREA.
 CONTRACTOR TO PROVIDE NEW ACCESSIBLE SIGNAGE DESCRIBING ACCESSIBLE ROUTE, GUEST ROOMS, AMENITIES.



Now or Formerly:
Haworth Realty Company
Inst. No. 1988870219415
Parcel No. 273-00355

Now or Formerly:
Miller Office Complex, LLC
Inst. No. 2010011020040
Parcel No. 273-003158

Rad=(170.00' R & M)
Arc=180.17' M
Δ=(10°38'31" R & M)
ChB=(N 70°09'30" E R & M)
ChL=(179.91' R & M)

METRO PLACE SOUTH
100' WIDE PAVED SIDEWALK WITH 5' WIDE CURB

Rad=(680.00' R & M)
Arc=164.45' M
Δ=(13°51'23" R & M)
ChB=(N 71°45'57" E R & M)
ChL=(164.05' R & M)

(N 05°59'41" W 513.06' R & M)

(S 87°58'03" W 94.48' R & M)

VESTED IN:
HPTRI Properties Trust
Book 31640, Page A07
Inst. No. 200001200014174
Parcel No. 273-001312

Schedule A
Parcel 1 (FEE)

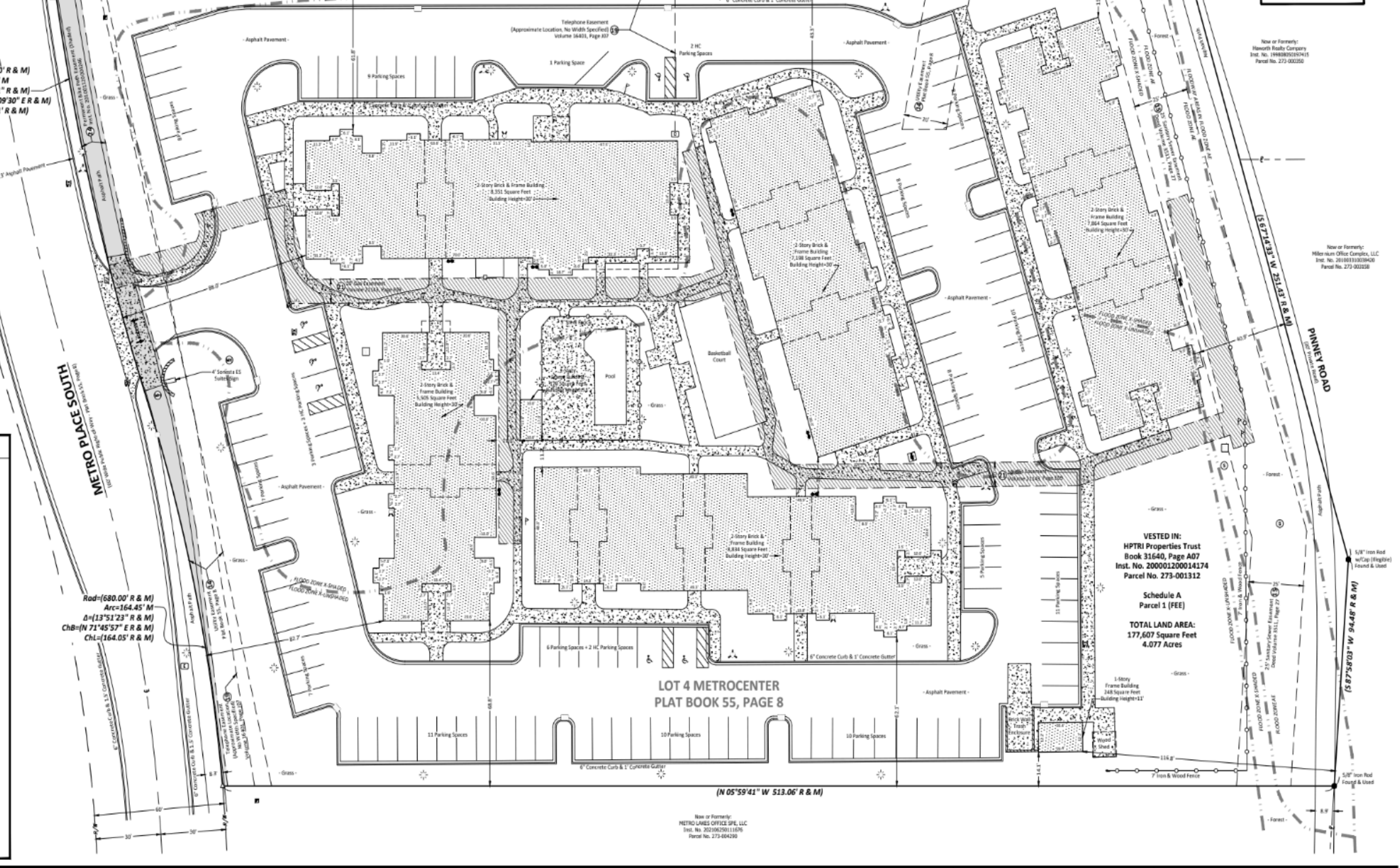
TOTAL LAND AREA:
177,607 Square Feet
4.077 Acres

LOT 4 METROCENTER
PLAT BOOK 55, PAGE 8

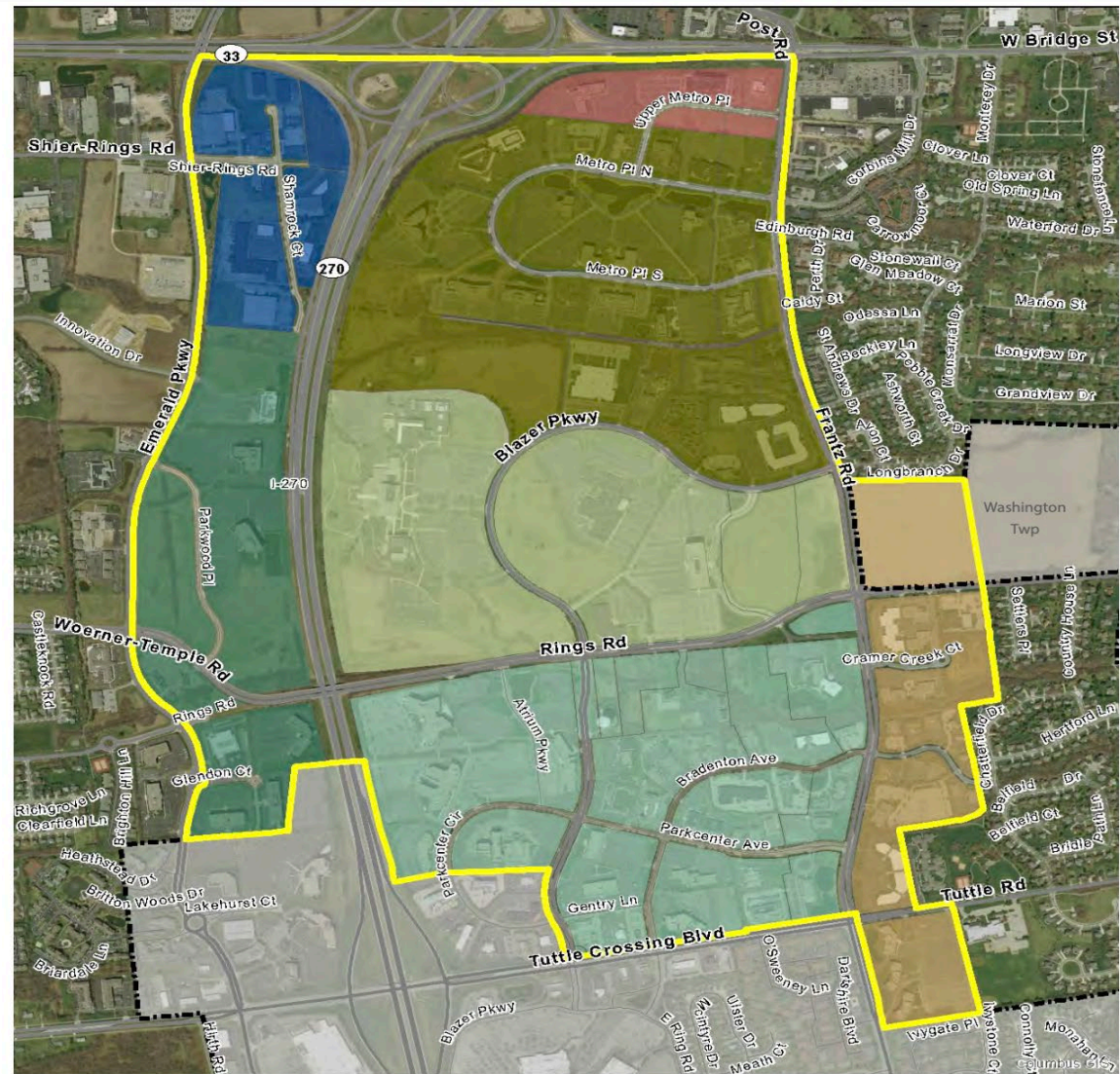
Now or Formerly:
METRO LAMES OFFICE SFL, LLC
Inst. No. 202306250111676
Parcel No. 273-004239

LEGEND

- R/W - Right-of-Way
- AP - Adjoiner Property Line
- C - Centerline
- P.O.B. - Point of Beginning
- ⊕ - Encroachment
- ⊗ - Schedule B Item
- Rad - Radius
- Arc - Arc Length
- Δ - Delta Angle
- ChB - Chord Bearing
- ChL - Chord Length
- M - Measured
- (S) - Record
- - Monument Found
- - 5/8" Iron Rod w/Cap
- ⊕ - "WCG PS 8480 8668" Set
- ⊕ - MAG Nail Set
- ⊕ - Cable TV Vault
- ⊕ - Electric Transformer
- ⊕ - Electric Vault
- ⊕ - Fiberoptic Manhole
- ⊕ - Fiberoptic Vault
- ⊕ - Gas Meter
- ⊕ - Gas Valve
- ⊕ - Underground Gas Marker
- ⊕ - Sanitary Manhole
- ⊕ - Cleanout
- ⊕ - Catch Basin (Square)
- ⊕ - Curb Inlet
- ⊕ - Telephone Pedestal
- ⊕ - Flag Pole
- ⊕ - Light Pole
- ⊕ - Fire Hydrant
- ⊕ - Water Stand Pipe
- ⊕ - Water Valve
- ⊕ - Unknown Manhole
- ⊕ - Unknown Vault
- ⊕ - HC Parking Space
- ⊕ - Wood Fence
- ⊕ - Steel Fence
- ⊕ - Wall
- ⊕ - Concrete Area
- ⊕ - No Parking Area
- ⊕ - Building Area



- The Property is located within MUR-1 Metro/Blazer



MIXED USE REGIONAL SUB-DISTRICTS (MUR)

Mixed Use Regional Districts are intended to provide concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses. These sub-districts provide opportunities to introduce amenities and walkable environment for office workers, visitors, and nearby residents.

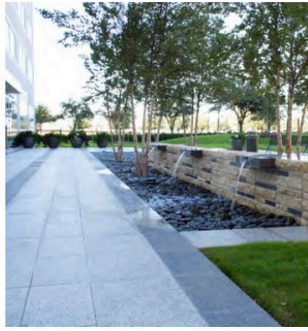
MUR-1: METRO/BLAZER SUB-DISTRICT

The Metro/Blazer Sub-District exemplifies the challenges of the "legacy" office development pattern. Once a premier office district in all of central Ohio, this district now has a competitive disadvantage compared to more newly developed office areas, due to a lack of amenities, low walkability, and an outdated appearance. In addition, there are practical difficulties for site access, inefficient parking and site design that must be remedied.

This sub-district does have great promise due to the excellent location and significant amount of Frantz Road frontage. The introduction of a mix of uses, additional roadway connections, and strategic phased redevelopment will reposition this sub-district to succeed for future generations. Appropriate uses include office, residential infill on key sites and mixed-use development along Frantz Road. Road extensions should be explored, linking Metro Place South and Blazer Parkway, as well as Metro Place North with Shier Rings Road.

General Uses

The Metro/Blazer Sub-District is an office employment center for the City as well as provides an opportunity to introduce uses to support offices, hotel visitors, and nearby residents.



Metro/Blazer: Central open space and office



Metro/Blazer and Tuttle/Rings: Hotel uses



Metro/Blazer and Tuttle/Rings: Restaurant uses

- Uses to include:
- Office
 - Research & Development
 - Personal services
 - Retail
 - Restaurant / Bar
 - Entertainment
 - Hotel
 - Multi-family residential (multi-family residential is discouraged along I-270 frontage)

MUR-2: TUTTLE/RINGS (NORTH AND SOUTH) SUB-DISTRICT

The Tuttle/Rings Sub-District has specific characteristics north and south of Rings Road.

North of Rings Road the Tuttle/ Rings Sub-District contains the largest opportunity for new investment given the amount of undeveloped land. Appropriate uses include additional corporate office within the interior of the sub-district with supporting retail services (coffee shops), however a limited amount of multi-story residential development is supported (density not to exceed 30 du/ac) as a secondary use to office. The large undeveloped site along Frantz Road has been identified as a key near-term development site that could accommodate a mix of uses as a neighborhood center.

South of Rings Road, the Tuttle/ Rings Sub-District contains a mix of office, hospitality and limited retail/ restaurant uses. This sub-district benefits from immediate interstate access, as well as close proximity to the Mall at Tuttle Crossing. There are limited opportunities for infill development; redevelopment of existing buildings is not expected. Residential development is not appropriate in this portion of the sub-district.

General Uses

The Tuttle/Rings Sub-District serves as a transition from the Tuttle Crossing area into the greater office campus area.

ADAPTIVE REUSE IS SUPPORTED IN THE CITY OF DUBLIN COMMUNITY PLAN

- Introducing a mix of uses in MUR-1 will reposition this district for future success.
- General uses such as Multi-Family residential are encouraged and supported.

METRO CENTER REVITALIZATION

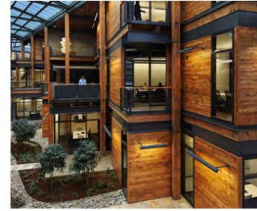
Frantz Road Development

As the catalyst for the Metro Center vision, this development would set the precedent for realizing many recommendations. This site has significant redevelopment potential with current vacancy and interest from private property owners. The focus of this first step is on activating the Frantz Road corridor to create an identity through new amenities, housing, open space features, and architectural character.

Key aspects include:

- ▶ Redevelopment of Frantz Road frontage, encouraging buildings closer to the corridor to activate the public realm.
- ▶ Mixed-use development that provides diverse spaces for restaurants, retail, and services.
- ▶ Housing options for the local workforce that are thoughtfully designed and located.

- ▶ Quality, higher-density development providing unique architectural interest that establishes a new identity for Metro Center.
- ▶ Increased building height along Frantz Road that varies between structures (preventing uniform heights) and transitions in scale to surrounding neighborhoods.
- ▶ Consolidation of parking areas to encourage sharing between complementary uses.
- ▶ Reshaping the stormwater basin into a natural stream amenity for people to experience.
- ▶ Public art integration and placemaking features that integrate into public spaces.
- ▶ Infrastructure supporting electric vehicles and alternative transportation options.



Sustainable Building Materials
(Image Source: Architecture and Design)



Autonomous Shuttle
(Image Source: Marco Verch)



Metro Center District Frantz Road Redevelopment

- The Property is adjacent to Frantz Road (as can be seen by the blue circle in the bottom right corner of the picture) and just south of the Metro Center Business District.
- The vision of the City of Dublin Corporate Area Community Plan supports adaptive reuse of property in this area and encourages the City to work with private property owners to facilitate mutually beneficial solutions.
- Adaptive reuse of the Property is supported by the City's vision for Metro Center Business District revitalization as it would allow local workforce to have housing that is walkable to places of employment, retail, restaurants, and recreational spaces.

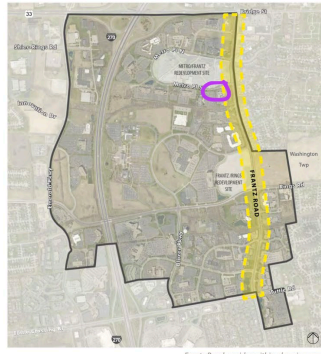
CORRIDOR FRANTZ ROAD

The Frantz Road Corridor has been identified as in need of aesthetic and functional updates. In particular:

- ▶ Landscaping has become overgrown, lacks aesthetic appeal, and blocks the view of many uses.
- ▶ Signage is often physically separated from uses and ineffective.
- ▶ Active transportation amenities for walking and biking should be enhanced.
- ▶ Public and private landscape treatment is inconsistent in terms of design and quality.

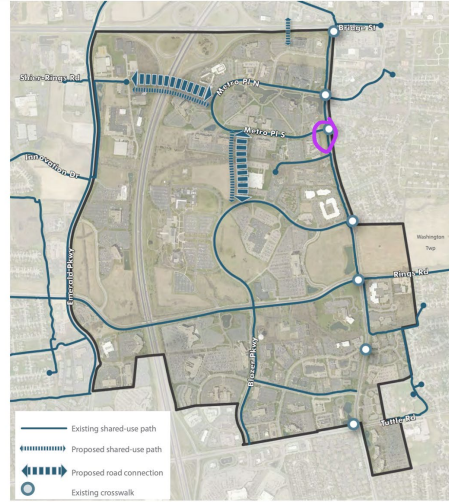
Streetscape improvements along Frantz Road should be part of a larger strategy that can occur in conjunction with corridor redevelopment and/or as a separate initiative by the City. Examples of those improvements include:

- ▶ Creation of gateways at the intersections with Bridge Street and Tuttle Road.
- ▶ Landscape enhancements to existing medians at targeted intersections.
- ▶ Additional landscape improvements to medians between intersections.
- ▶ Accent paving at both existing and proposed crosswalks.



Frantz Road corridor within planning area

- ▶ Explore the potential of dedicated alternative transportation lanes along Frantz Road to provide for multi-modal options.
- ▶ Activation of the public realm through gathering spaces, architectural design, open spaces, and other similar features.
- ▶ Integration of public art features near gateways or within public open spaces.



Proposed Connectivity Diagram

sites, and should be augmented by the proposed improvements to the Frantz Road corridor streetscape.

Bicycle facilities

Bicycle facilities in coordination and addition to the trail network can be considered as part of the overall mobility study. The connectivity

diagram indicates key locations to interface the larger bicycle facility network in this district.

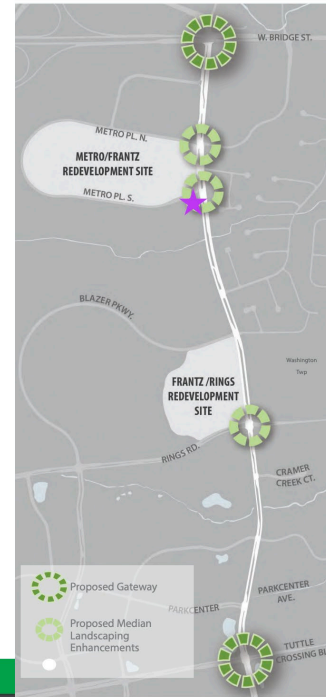
In addition, bicycle parking can be added throughout the planning area as sites redevelop and additional amenities are added, creating a larger set of nearby destinations.

In addition, investigate the feasibility of dedicated bike/alternative transportation lanes along Frantz Road to create alternative transportation opportunities within the district.

STREETSCAPE IMPROVEMENTS

Streetscape improvements along Frantz Road should be part of a larger strategy that can occur in conjunction with corridor redevelopment and/or as a separate initiative by the City. Examples of those improvements include:

- ▶ Creation of gateways at the intersections with Bridge Street and Tuttle Crossing Boulevard.
- ▶ Landscape enhancements to existing medians at targeted intersections.
- ▶ Additional landscape improvements to medians between intersections.
- ▶ Accent paving at both existing and potential crosswalks.

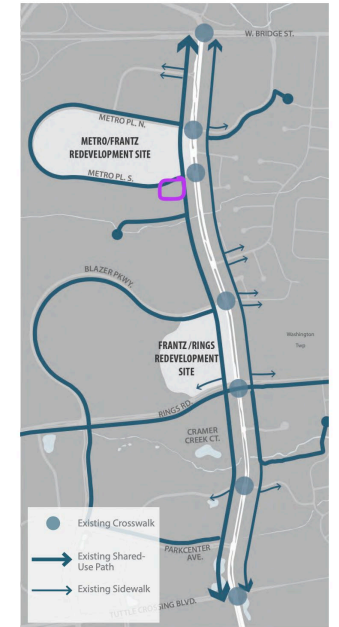


Proposed streetscape improvements along Frantz Road

PEDESTRIAN CONNECTIVITY

Stakeholder and community input indicated the desire to improve pedestrian connectivity along the corridor. Existing sidewalks and multi-use paths provide an excellent infrastructure to build upon. Possible additional enhancements should focus on ease of access from neighboring residential areas to existing and proposed businesses. Specific examples cited include: provide clear crossing points at intersections, painted crosswalks, and user activated or automated crossing signals, etc.

In addition to existing crosswalks at signalized intersections, potential crossings at Cramer Creek Court and Parkcenter Avenue should be evaluated as pedestrian activity in the district increases with new development. Additional consideration should be given to providing ease of access to main entrances of buildings from the public right-of-way.



Existing and proposed pedestrian circulation along Frantz Road

CONNECTIVITY

Existing shared-use path already surrounds the Property On Metro Pl S and Frantz Rd

1 YEAR	2-4 YEARS	5+ YEARS
Encourage open sites for redevelopment Adopt new zoning district Collaborate with private property owners on potential redevelopment	Coordinate retrofit development of combined office sites Addition of amenity greenspace and uses	Coordinate wholesale redevelopment of obsolete sites
Market sites for redevelopment Adopt new zoning district Support new housing types	Coordinate development for identified target sites	Coordinate wholesale redevelopment of obsolete sites
Create incentive program for exterior improvements Support development concepts, specifically Metro Center	Coordinate retrofitting of new entries / door locations Coordination with new outdoor greenspace amenities and restaurant access	Coordinate wholesale redevelopment of obsolete sites Compatibility with a mix of uses
Utilize site efficiencies where near-term parking is needed	Coordinate reworking of office parking areas	Coordinate wholesale redevelopment of obsolete sites
	Coordinate reworking of office site access Coordinated site access for new development	Coordinate wholesale redevelopment of obsolete sites
Adopt new zoning district Prioritize focus site rezonings, specifically Metro Center	Provide technical assistance to property owners and developers	Ongoing implementation
Adopt new zoning district	Encourage new development consistent with this plan and context of individual sites	Ongoing implementation
Mandate green approaches in site design through the Zoning Code Explore removal or redesign of Metro Center stormwater system	Coordinate retrofitting of new entries / door locations Coordination with new outdoor greenspace amenities and restaurant access	Identify incentives to extend green solutions beyond "minimal" application
Allocate funds for design Create detailed improvements plan Outreach to property owners	Allocate funds for construction Implement improvements Outreach to property owners	Ongoing maintenance
Study connectivity options	Implement local transit solution Implement bicycle infrastructure Expand COTA service	Construct roadway connections Implement AV technology

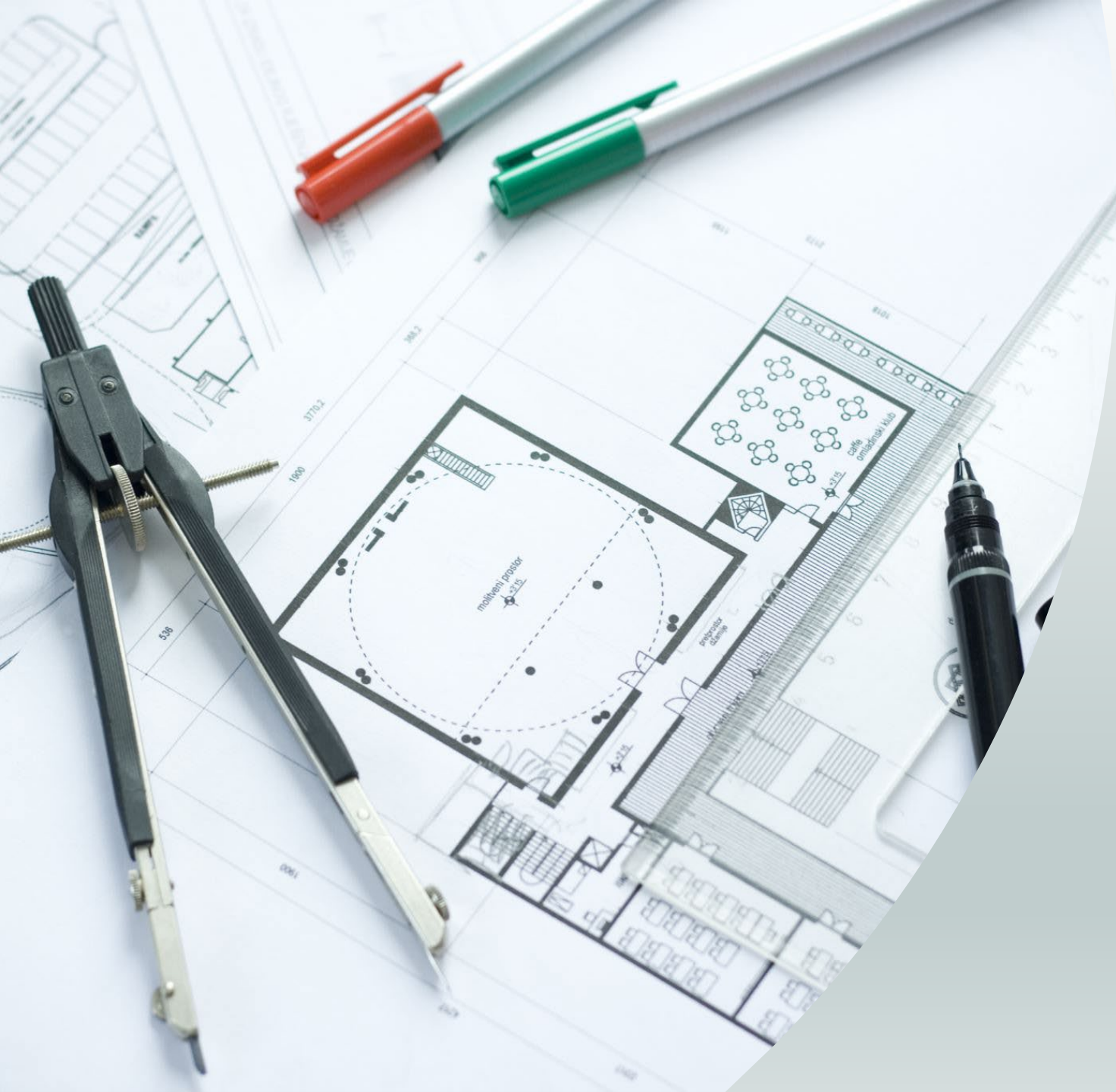
IMPLEMENTATION



Collaborate with private property owners on redevelopment.



Support new housing types



CONVERTING
EXTENDED STAY TO
GARDEN STYLE
APARTMENT
COMMUNITY



PROJECT DETAILS

- CWP intends to leave the asset as is in the base case. CWP's intention is to improve the asset over time subject to securing financing.
- Subject to securing financing, the Interior units will get updated countertops, luxury vinyl plank flooring, new vanities, cabinets as well as updated lighting. All units are currently equipped with all required plumbing , electrical and have full kitchens so no structural changes will be needed to modernize the units.
- The Exterior of the property will get a cosmetic facelift with improved landscaping, lighting, fresh paint and replacement of any damaged fascia. We will replace all the signage. The property already includes amenities such as a pool, sports court and patio area. The lobby and eating area of the main building will be converted into a game room and library. The office area will be converted to a leasing center. No structural design changes are contemplated in these plans.

Key benefits of this project

Minimally invasive – This rezoning does not require any structural changes to the footprint of the buildings, nor does it need any major rough plumbing or electrical to complete. No changes to environment, utilities and transportation systems.

Community Safety – Garden Style property management requires background screening protocols. Credit checks, income history, employment verification, criminal background checks and previous landlord history are all verified as part of the vetting process to ensure the optimal community mix.

Additional Housing Stock – Given mortgage rates and rising housing prices, additional apartment units would give City of Dublin citizens a greater diversity of housing alternative to Single family homes near the Metro Center Business District.

Transitional housing to permanent housing – This rezoning will no longer attract temporary and transitional housing occupants. Long term leases will provide more stability to the neighborhood and safety to the community.

Attractive Alternative Housing Option – This rezoning would provide options for the City's senior and workforce population that desire downsizing or proximity to places of employment.

TARGET TENANT

- Based on conversations with local property management companies, we believe that two vital and growing sectors of the population would make up the key tenant groups most attracted to the product offering:
 - Young people entering the workforce and especially people who work in the various office buildings and employment centers in and around the Metro Place Business District and Downtown Dublin.
 - Older people looking to downsize but remain close to family and community.

Studio Unit



Renderings are an artist's conception and are intended only as a general reference.
Features, materials, finishes and layout of subject unit may be different than shown. 3DPlans.com

Two Bedroom Unit

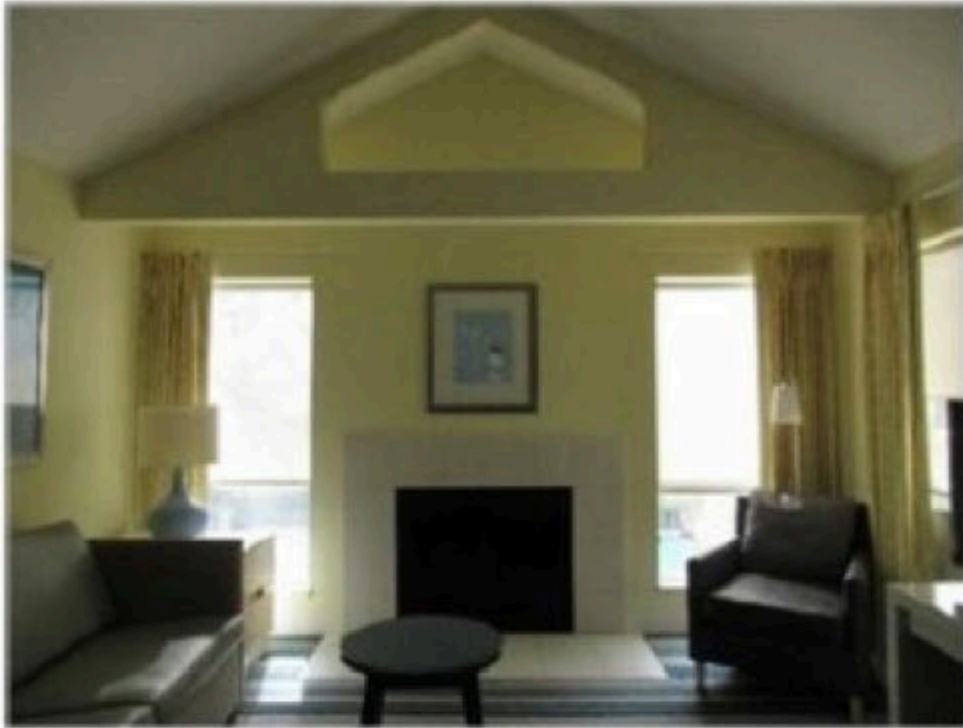


Renderings are an artist's conception and are intended only as a general reference.
Features, materials, finishes and layout of subject unit may be different than shown. 3DPlans.com

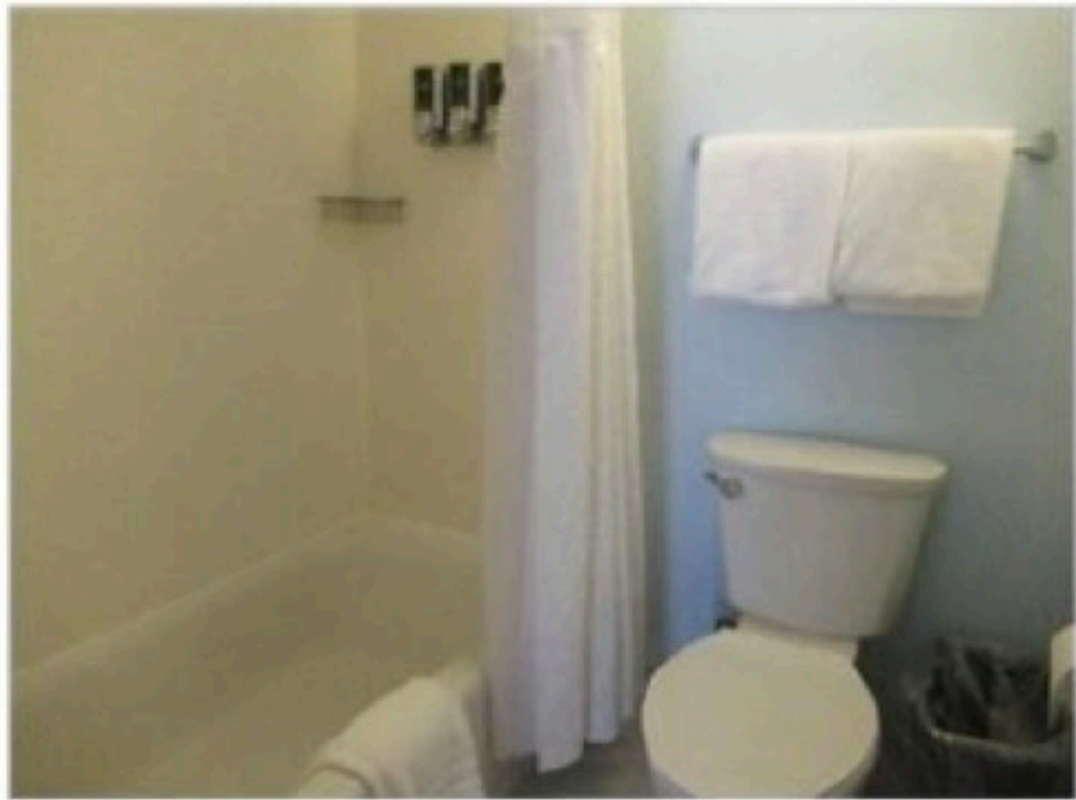
Guest Room Before



Guest Room Before



Guest Room Before

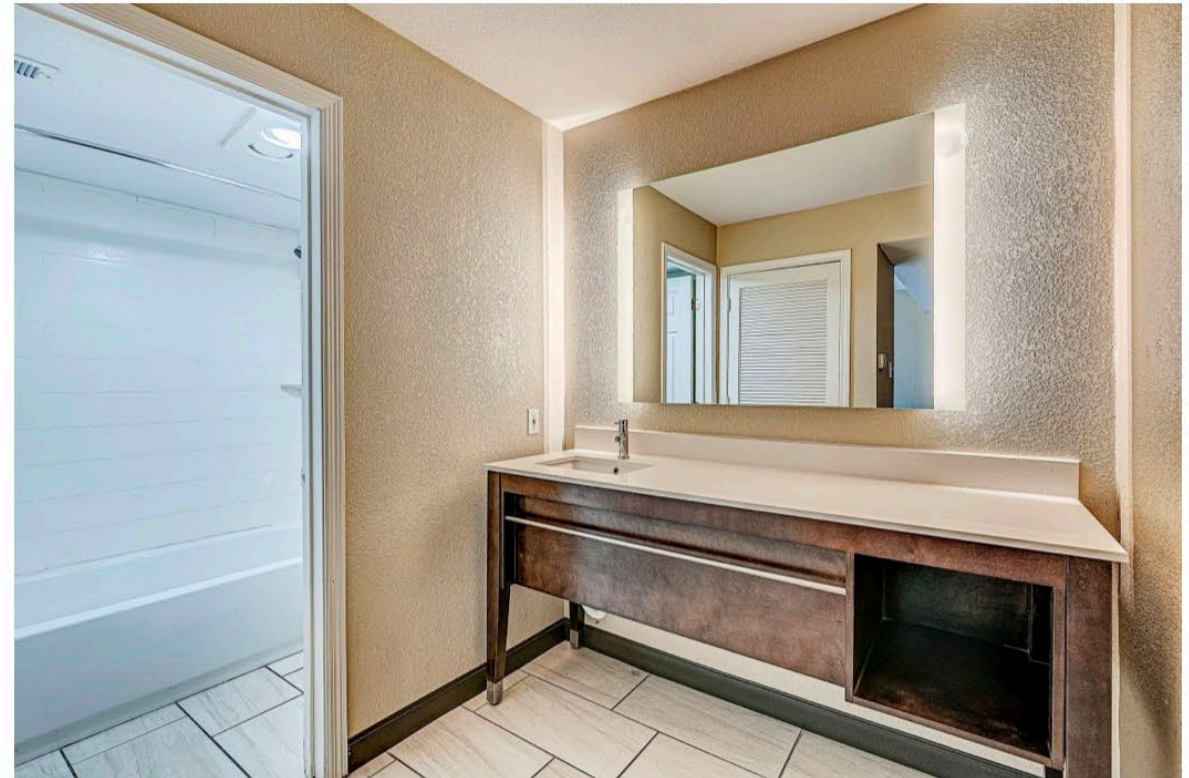


Guest Room After



Note Renderings. May not conform to specifics of the room.

Guest Room After



Note Renderings. May not conform to specifics of the room.

Guest Room After



Note Renderings. May not conform to specifics of the room.



WHAT IS CWP TRYING TO ACHIEVE WITH THIS PROPOSAL?

Preserve the quality and character of the City of Dublin while alleviating supply constraints of rental housing stock by providing a greater mix of alternative Housing Units.

CITY OF DUBLIN (AND COLUMBUS METRO AREA) HOUSING DEFICIT

Renter households in the Columbus metro area housing market analysis (“HMA”), which currently account for an estimated 39.2 percent of all households, have increased since 2010 when they were 37.1 percent.

The overall rental market is currently tight, with an estimated vacancy rate of 4.8 percent, compared with 9.5 percent in 2010.

The Franklin County submarket has the lowest rental vacancy rate of the three submarkets compared in the HMA.

The apartment market is also tight in the HMA, with an estimated vacancy rate of 4.4 percent as of the second quarter of 2020, up from 3.7 percent a year earlier.

During the 3-year forecast period, demand is estimated for 12,050 new rental units; the 3,705 units currently under construction will only satisfy a part of that demand.

HOUSING AND RENTAL UNIT DEMAND FORECAST

3-Year Housing Demand Forecast								
	Sales Units				Rental Units			
	Columbus HMA Total	Franklin County Submarket	Northwest Counties Submarket	Suburban Counties Submarket	Columbus HMA Total	Franklin County Submarket	Northwest Counties Submarket	Suburban Counties Submarket
Total Demand	12,500	3,650	5,300	3,550	12,050	9,275	2,075	700
Under Construction	1,680	550	610	520	3,705	2,925	780	0

Notes: Total demand represents the estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of July 1, 2020. The forecast period is July 1, 2020, to July 1, 2023.

Source: Estimates by the analyst

Comprehensive Housing Market Analysis Columbus, Ohio

U.S. Department of Housing and Urban Development, Office of Policy Development and Research

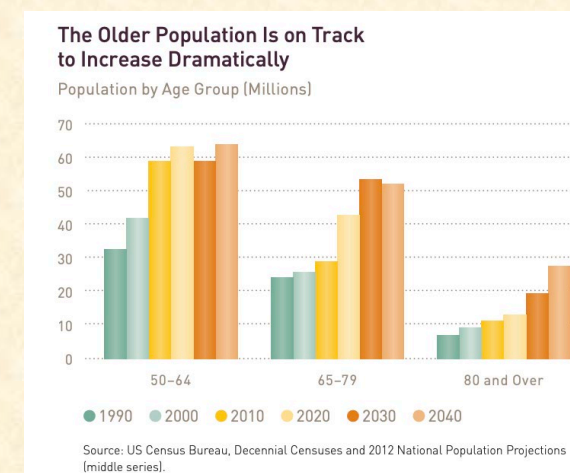
HOUSING NEEDS FOR AGING POPULATION

According to the Joint Center of Housing Studies by Harvard University:

- There should be more encouragement regarding broader housing choice.
- Communities should adapt zoning regulations to encourage production of alternative types of housing that provide more choices and meet the specific needs and preferences of older adults.

Per Zillow Home Trends and Forbes:

- Larger, older homes can be challenging and costly to maintain.
- Homes are largely purchased when kids are little to have more space and a yard.
- When kids move out, downsizing to a smaller house makes sense.



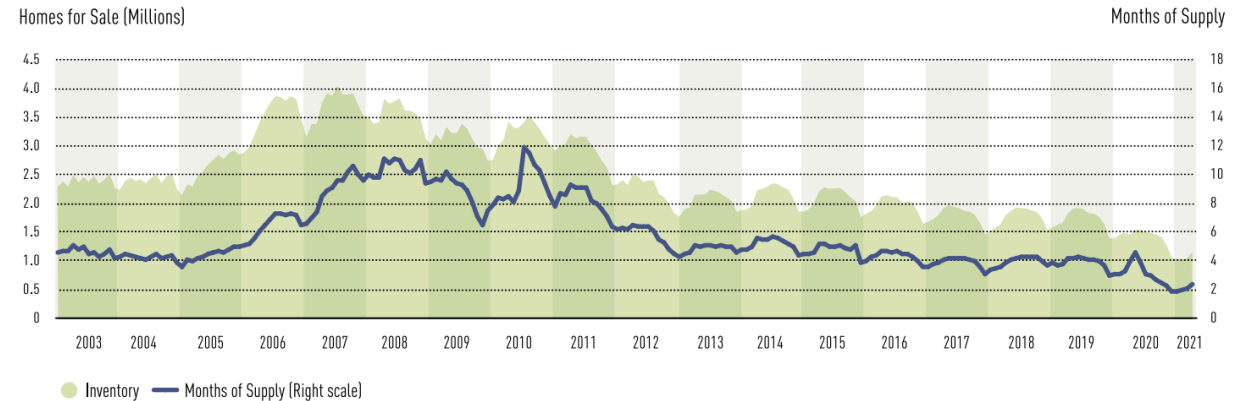
EXHIBITS FOR POLICE, FIRE AND EMS SERVICE CALLS

<u>Dublin PD Calls for Service Total Count</u>					
Extended Stay Hotel Group	Address	Number of Units Per Property	2021	2022	
Sonesta (Hotel Group Example 1)	435 Metro Pl S	106	31	26	
Hotel Group Example 2	450 Metro Pl N	110	54	52	
Hotel Group Example 3	5000 Upper Metro Pl	126	20	25	
Hotel Group Example 4	5125 Post Rd	106	44	34	
Apartment Group	Address	Number of Units Per Property	2021	2022	
Apartment Group Example 1	5489 Crescent Ridge Dr	352	54	55	
Apartment Group Example 2	6146 Perimeter Lakes Dr	189	29	35	
Apartment Group Example 3	219 Perth Dr	80	2	2	
<u>Dublin FD Calls for Total Service Count</u>					
Extended Stay Hotel Group	Address	Number of Units Per Property	2021	2022	
Sonesta (Hotel Group Example 1)	435 Metro Pl S	106	22	19	
Hotel Group Example 2	450 Metro Pl N	110	28	32	
Hotel Group Example 3	5000 Upper Metro Pl	126	15	11	
Hotel Group Example 4	5125 Post Rd	106	17	15	
Apartment Group	Address	Number of Units Per Property	2021	2022	
Apartment Group Example 1	5489 Crescent Ridge Dr	352	15	22	
Apartment Group Example 2	6146 Perimeter Lakes Dr	189	21	21	
Apartment Group Example 3	219 Perth Dr	80	6	9	

Per capita, Per capita, based on these metrics, on average, the Apartment Group is utilizing 55% less in Police services and 57% less in Fire and EMS services, per year, than the Hotel Group in the last two years.

NEED FOR ADAPTIVE REUSE

Inventories of Homes for Sale Fell to a Record Low in Early 2021



Note: Months of supply measures how long it would take the number of homes on the market to sell at the current rate, where six months is typically considered a balanced market.
Source: JCHS tabulations of NAR, Existing Home Sales.

Per the Joint Center of Housing Studies by Harvard University, the supply of existing homes for sale across the country has never been tighter.



There were 1.03 million existing homes on the market in February 2021, down from an already low 1.46 million a year earlier (see figures to the right).



This amounts to a 29 percent decline in just one year and a 37 percent drop in two years. Single-family homes accounted for only 870,000 of the existing units available—the lowest level in records dating back to 1982.



In addition, some land use and zoning practices, as well as other local and state requirements, restrict the amount of land available for development. These regulations can raise the cost of land, especially in markets where demand is strong.



Additionally, restrictive land use regulations are among the most significant barriers to housing production. A 2018 survey of land use practices in nearly 2,800 communities found that 93 percent imposed minimum lot sizes in their jurisdictions. Some 40 percent of these communities set a one-acre minimum.

THANK YOU FOR YOUR CONSIDERATION

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