

**nbbj**

Colliers

# COSGRAY COMMONS

**Route 161 & Cosgray Rd & University Blvd**

DATE:  
2024.05.16





# Location Key Points

- **Ohio University Heritage College of Osteopathic Medicine, Dublin**
  - Located directly to the East from proposed Development
  - Approximately 100 total acres of land controlled by the University
  - 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.
  - One of the key principles for the Development of the Dublin campus is to “Enable the development of a mixed-use environment that supports a vibrant knowledge community”
  - Dublin Ohio Passenger Rail
  - Located under ¾ of a mile from proposed Development
  - Proposed state-of-the-art, multi-modal passenger rail station located on an approximately 100-acre
- **THE 33 Smart Mobility Corridor**
  - Located under 1/3 of a mile from proposed Development
  - More than \$105M of private/public investments
  - The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.
  - 35-miles of freeway traveled by 56,000+ vehicles per day, that tests in all four weather seasons, and has 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- **Recreational Attractions**
  - Located directly to the South of the proposed Development
  - Sports Ohio is over 110-acre sports facility including Midwest Gymnastics, Soccer First, a driving range, fun park with batting cages, go-karts, miniature golf and a par-three golf course
  - The Chiller is 77,000 sq ft facility with two NHL size regulation ice rinks and Soccer First has two indoor soccer fields
- **Timing for Public Works Improvements**
  - Campus Drive from Rt. 161 to University Boulevard – 2025 -2030 ( 2 lane divided roadway with a planned 100’-112’ ROW)
  - University Boulevard from Campus Drive to Eiterman Road – 2025-2030 ( 4 lane divided roadway with a planned 100’-110’ ROW)
  - Cosgray Road from Route 161 to Churchman Road – 2035-2040 (4 lane divided roadway with a planned 102’ ROW)

\*The Beta District (<https://www.thebetadistrict.com/>)

\*City of Dublin (<https://dublinohiousa.gov/rail/>)

\*Ohio University Framework Plan Dublin Campus (December 2016)

\*City of Dublin (<https://communityplan.dublinohiousa.gov/facilities/parks-recreation-and-open-space>)

\*Envision Dublin Community Plan/Mobility and Transportation Chapter: Multimodal Thoroughfare Plan Table and Projects List

# The Future of Mixed-Use Developments

- Mixed Use & Lifestyle Centers continue to be the future with limited vacancies, with the need now being greater than ever, According to CoStar, retail construction starts have been falling over the past year with only 11.9 million square feet of projects that started in the U.S. during the first quarter represented the lowest level since 2005.
  - Our project proposes a total of approximately 2 million square feet
- Based on a Real Estate Intelligence that Colliers National ran on local lifestyle centers in Columbus and how they are performing, it found Bridge Park had approx. 3.4 million annual yearly visits in 2023 (3<sup>rd</sup> to only Easton Town Center & Polaris Towne Center)

## Dublin Market Key Points

- Columbus is in the bottom half of apartment vacancies in the US with only 5.4% of apartments being vacant
- Dublin's Multifamily average occupancy rate is at 94.8% which is the one of highest occupancy in Columbus with a market average of 94.9%.
- Dublin Submarket has a total office vacancy of 26.92% however the Dublin Medical office has only a vacancy of 12.91%.

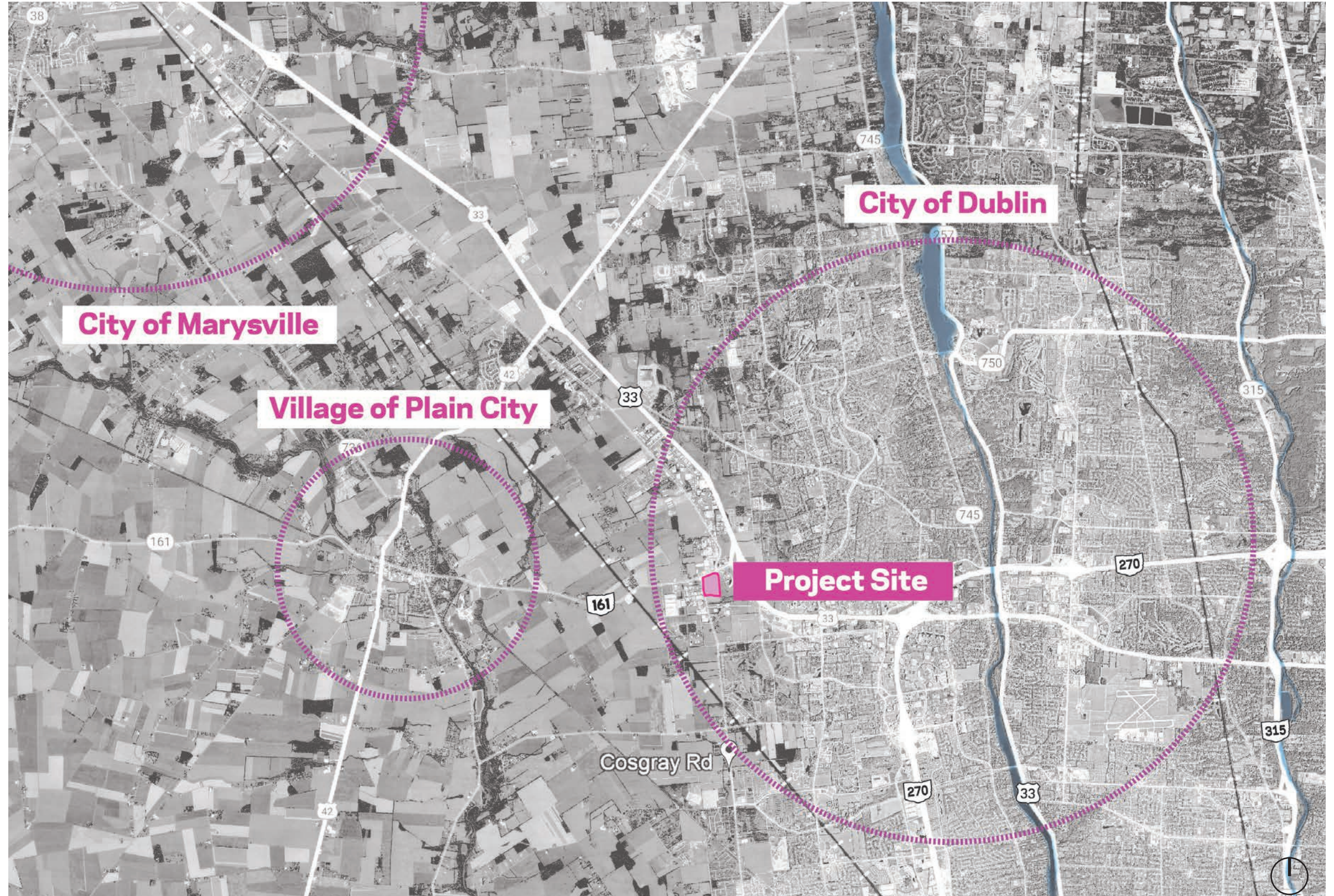


VICINITY MAP



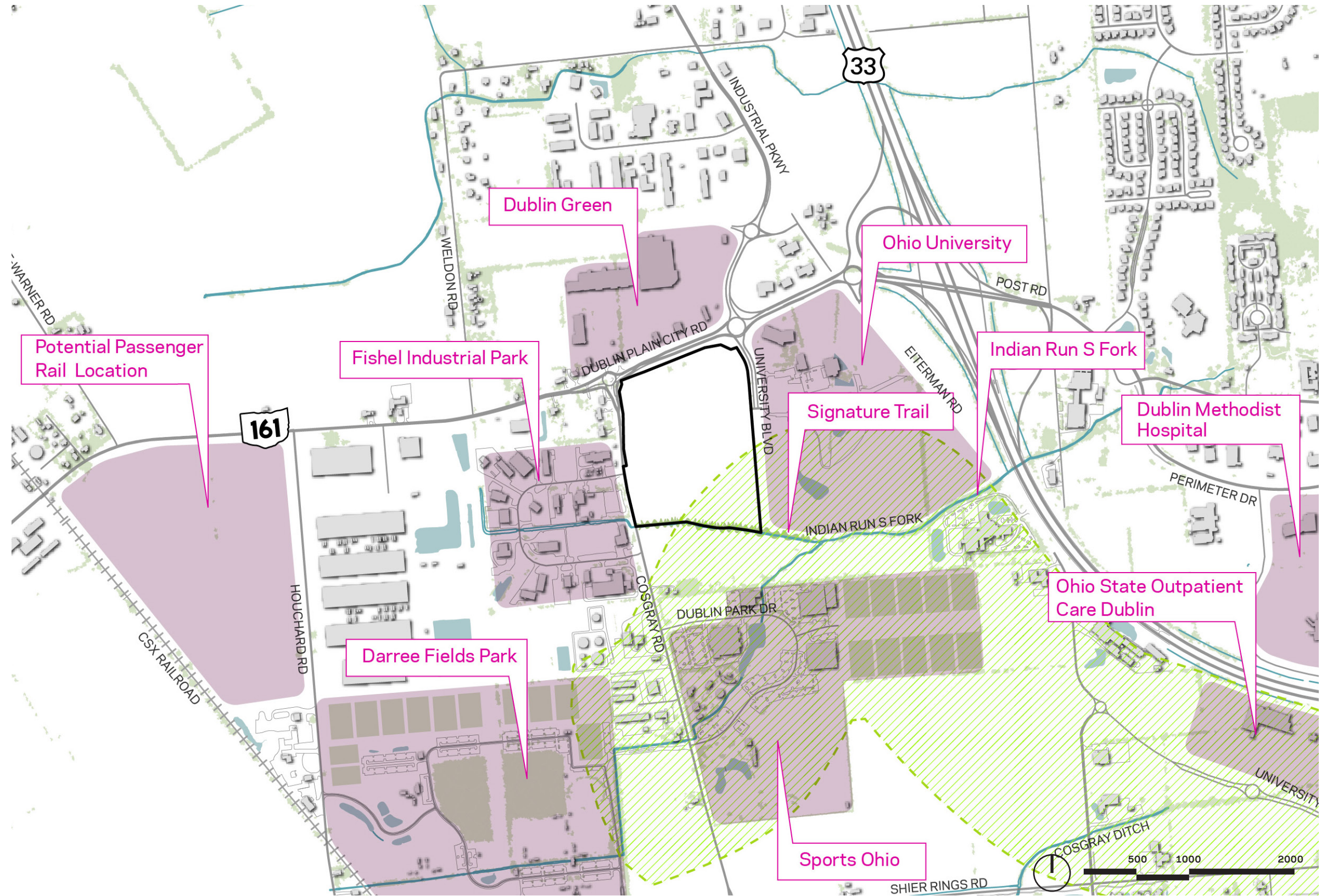


CONTEXT MAP





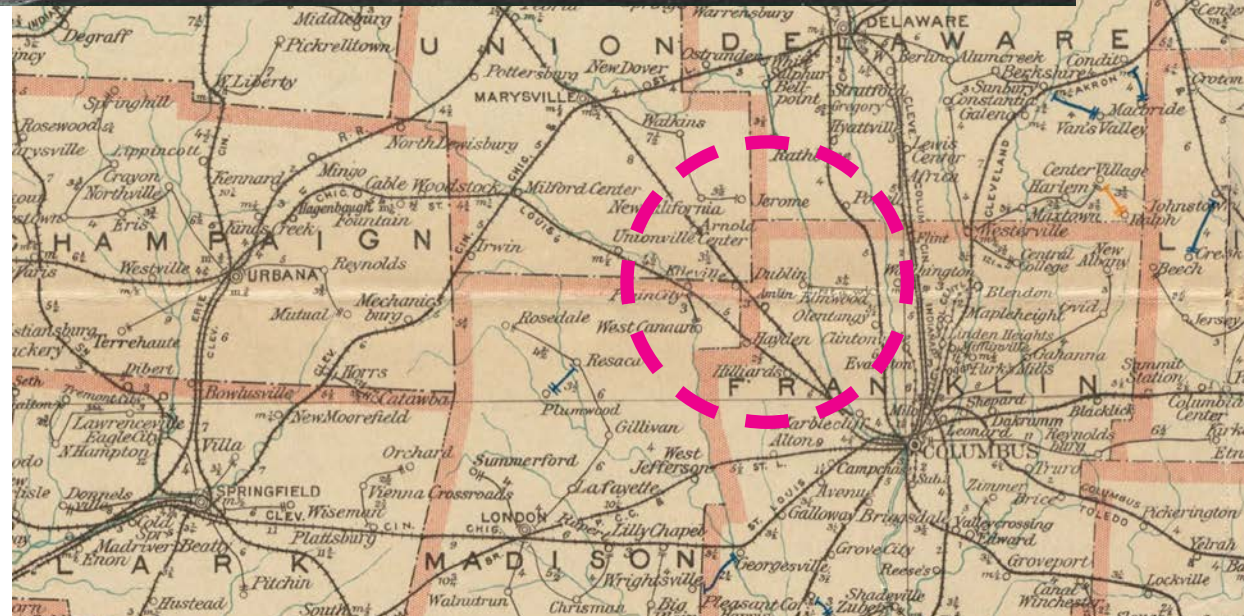
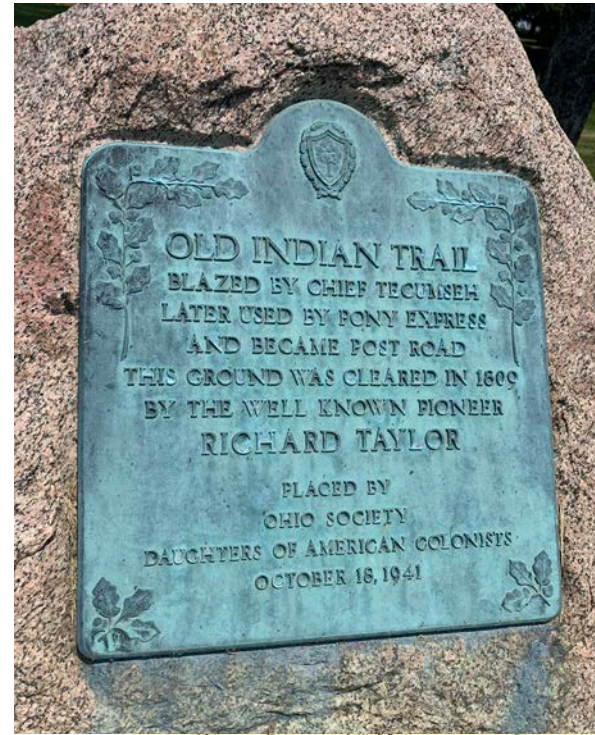
ADJACENCY



7 Note: presented drawings are for planning purposes only.

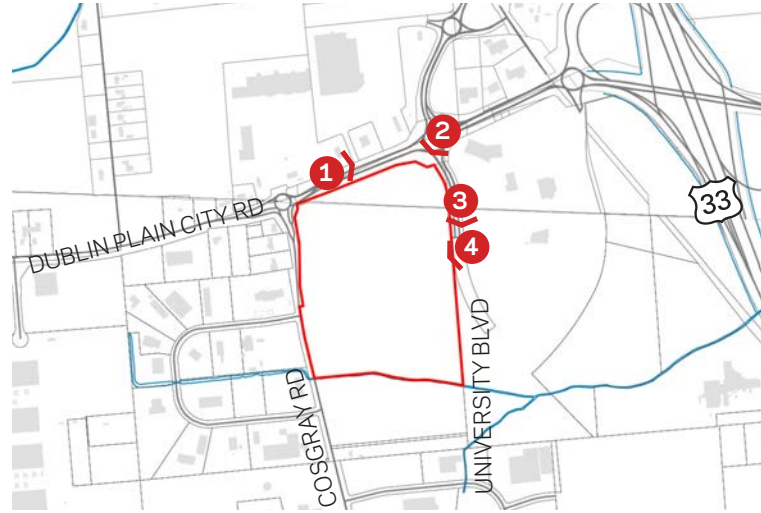


HISTORICAL CONTEXT





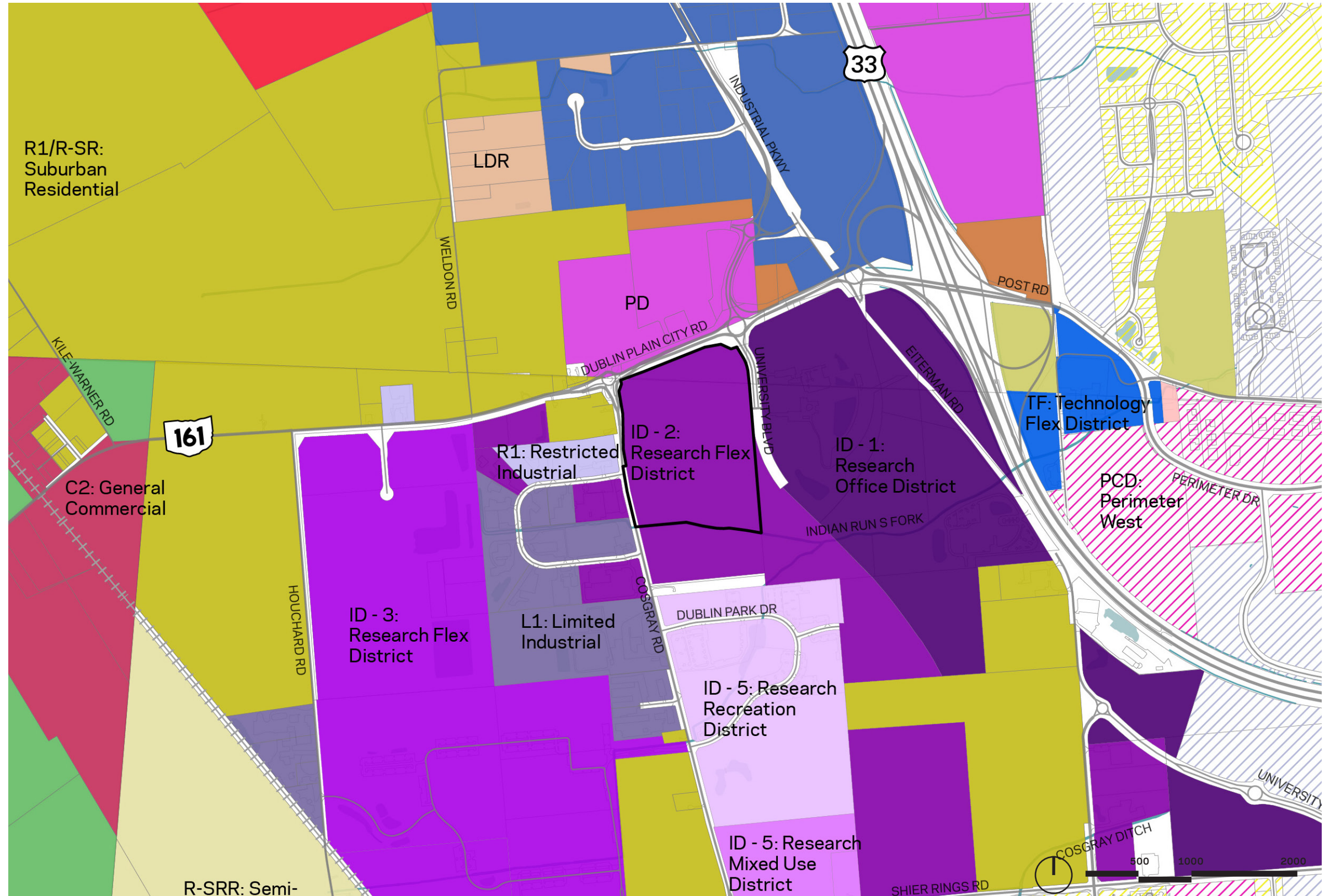
## EXISTING CONDITION





ZONING CONSIDERATIONS

Existing Zoning

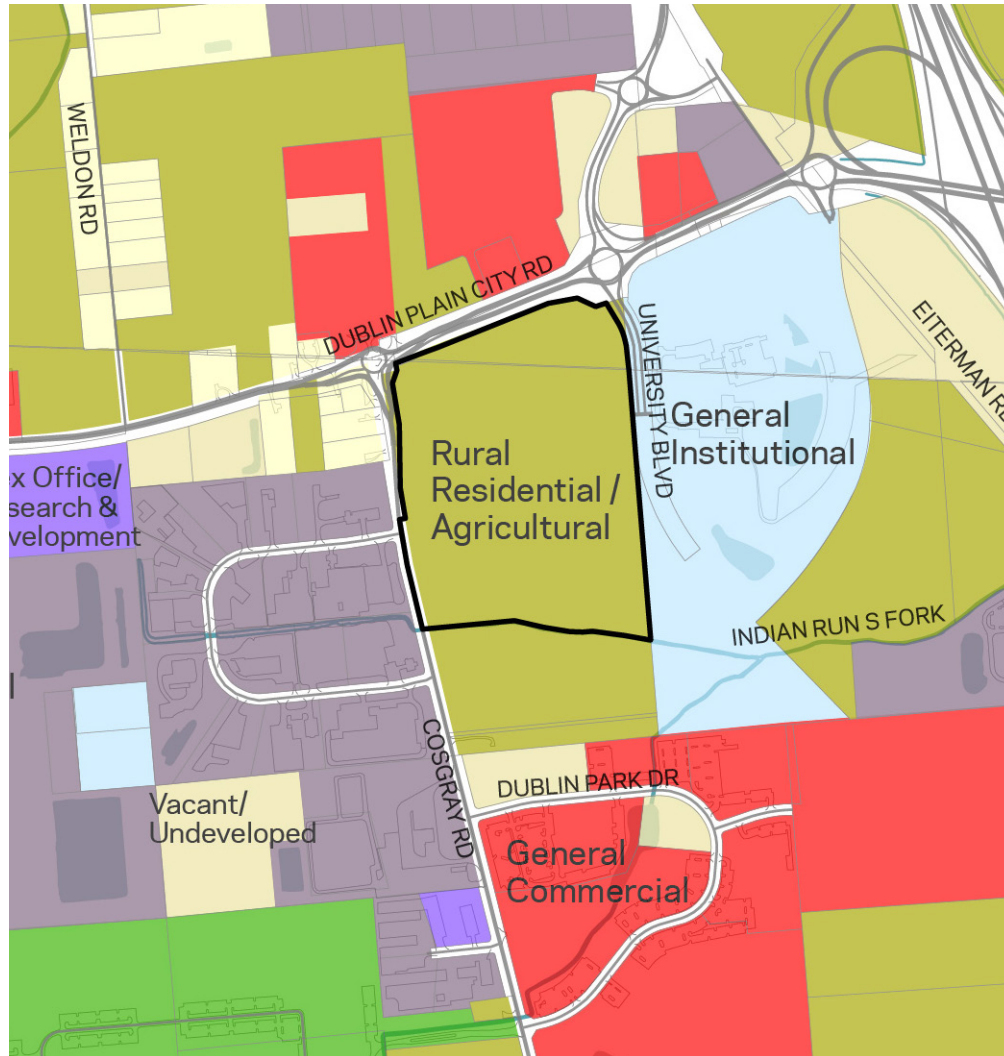


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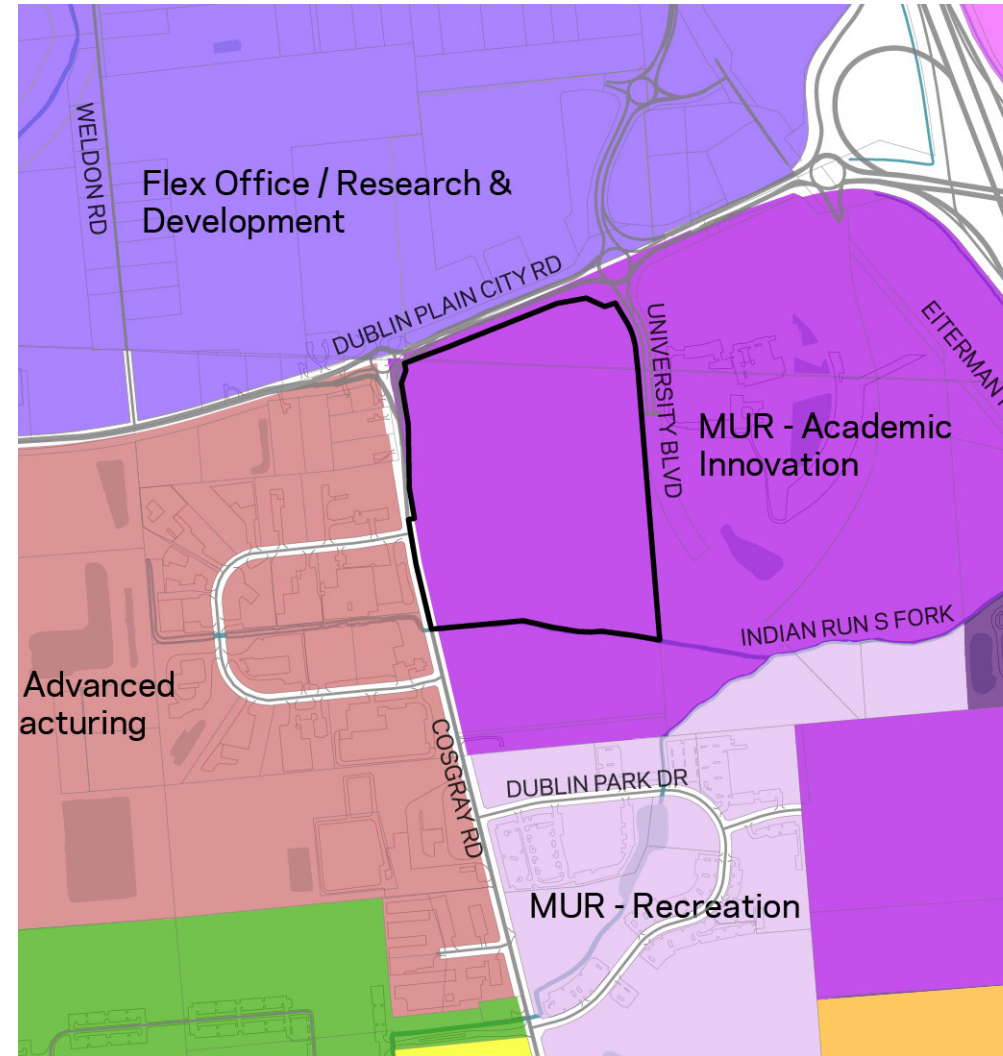


LAND USE CONSIDERATIONS

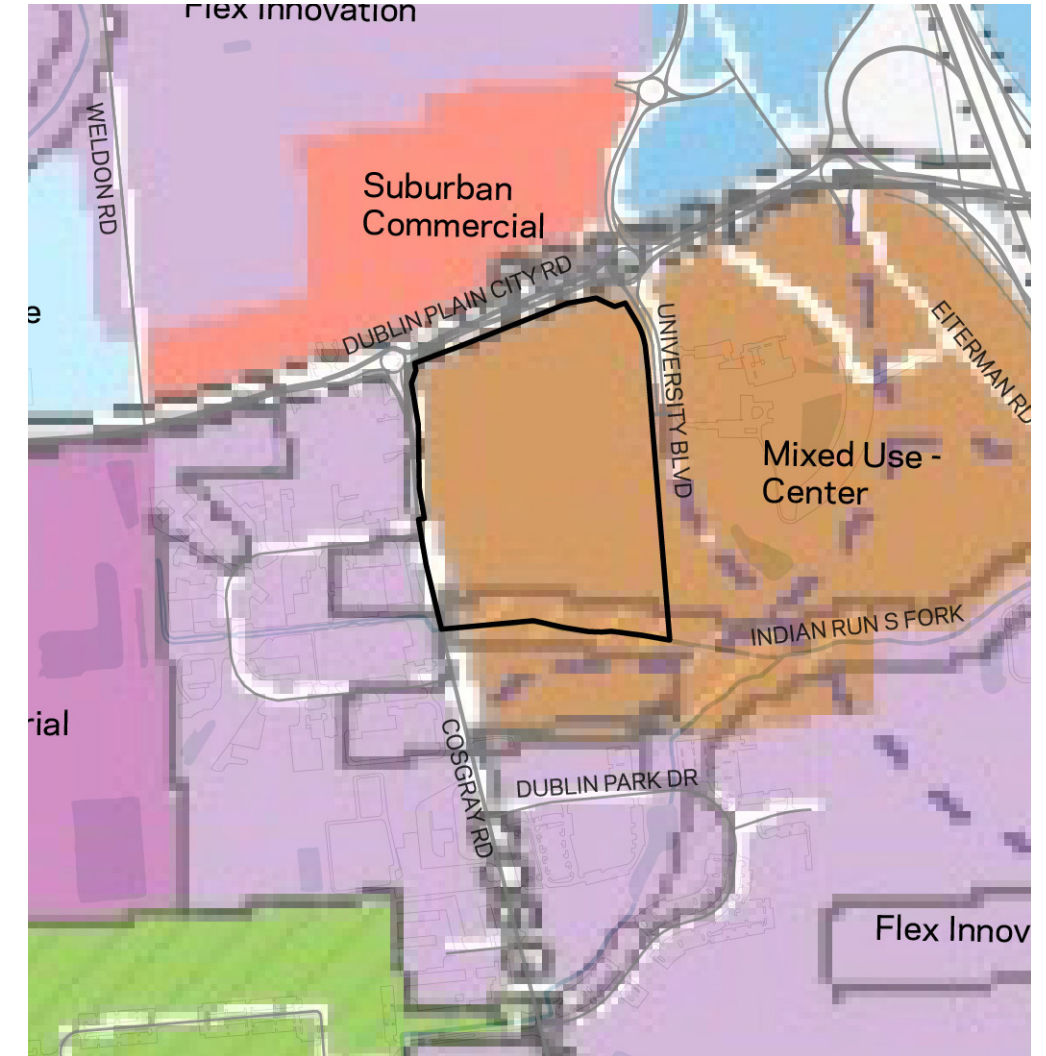
Existing Land Use



Future Land Use \_ 2022



2024 Community Plan Draft \_ Land Use



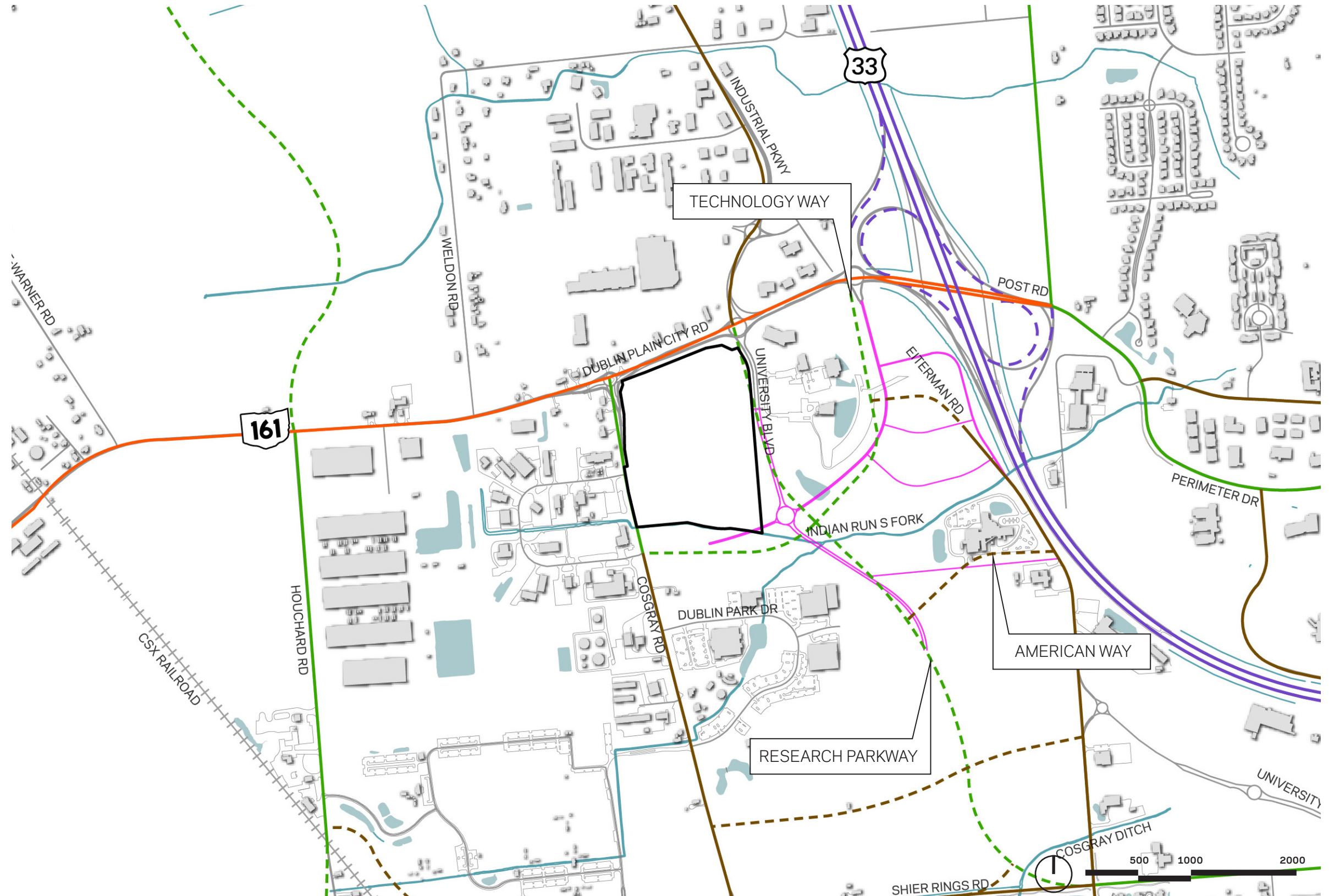


RELEVANT PLANNING  
Current Thoroughfare Plan

- Route 161 - 140' ROW
- Cosgray Road - 100' ROW
- University Boulevard / Research Parkway - 100' ROW
- Bobcat Way / Technology Way - 124' ROW

LEGEND

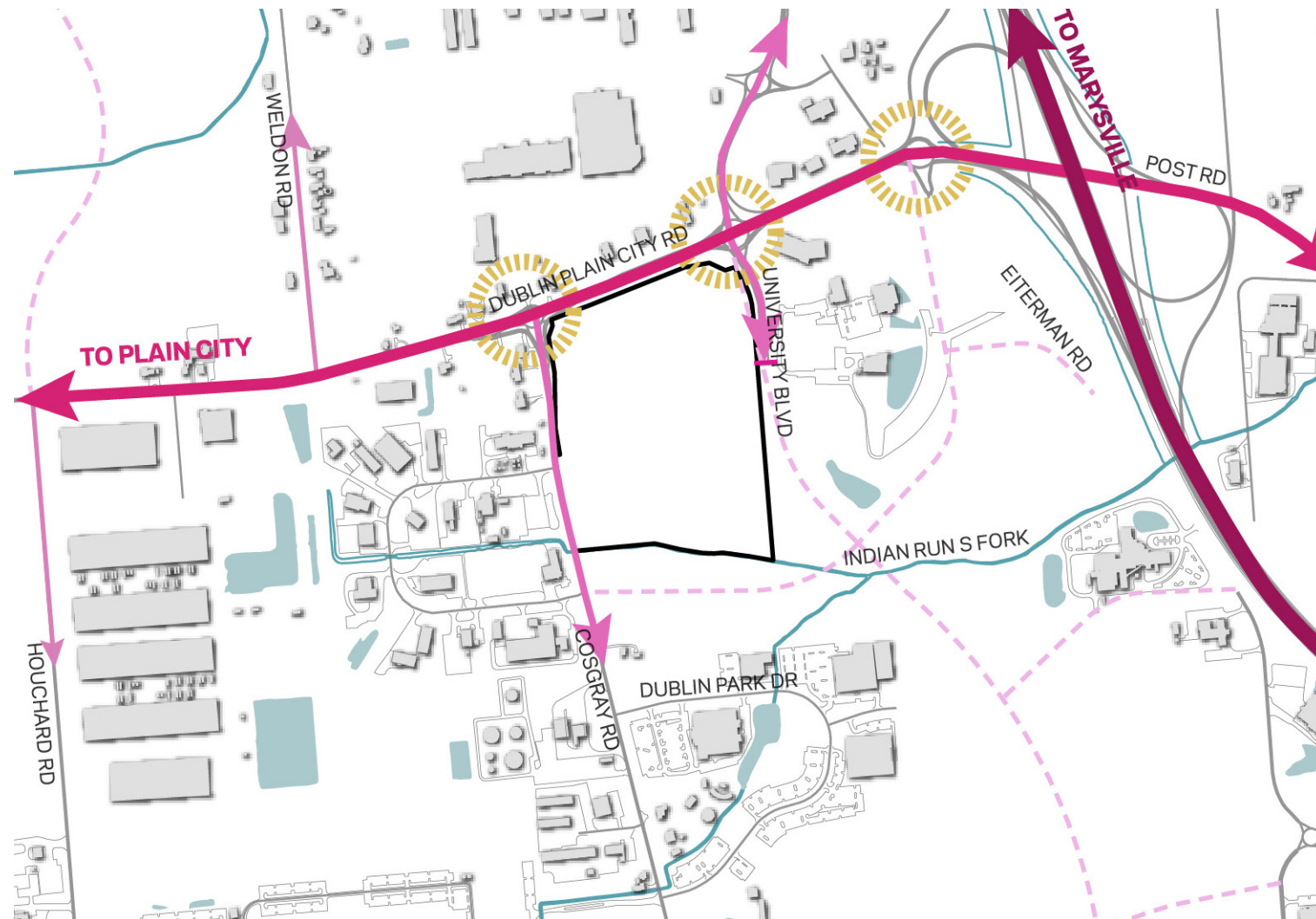
- Major Arterial
- Minor Arterial
- Collector
- Freeway
- - - Planned Collector
- - - Planned Minor Arterial
- Proposed Roadway from OU Framework Plan



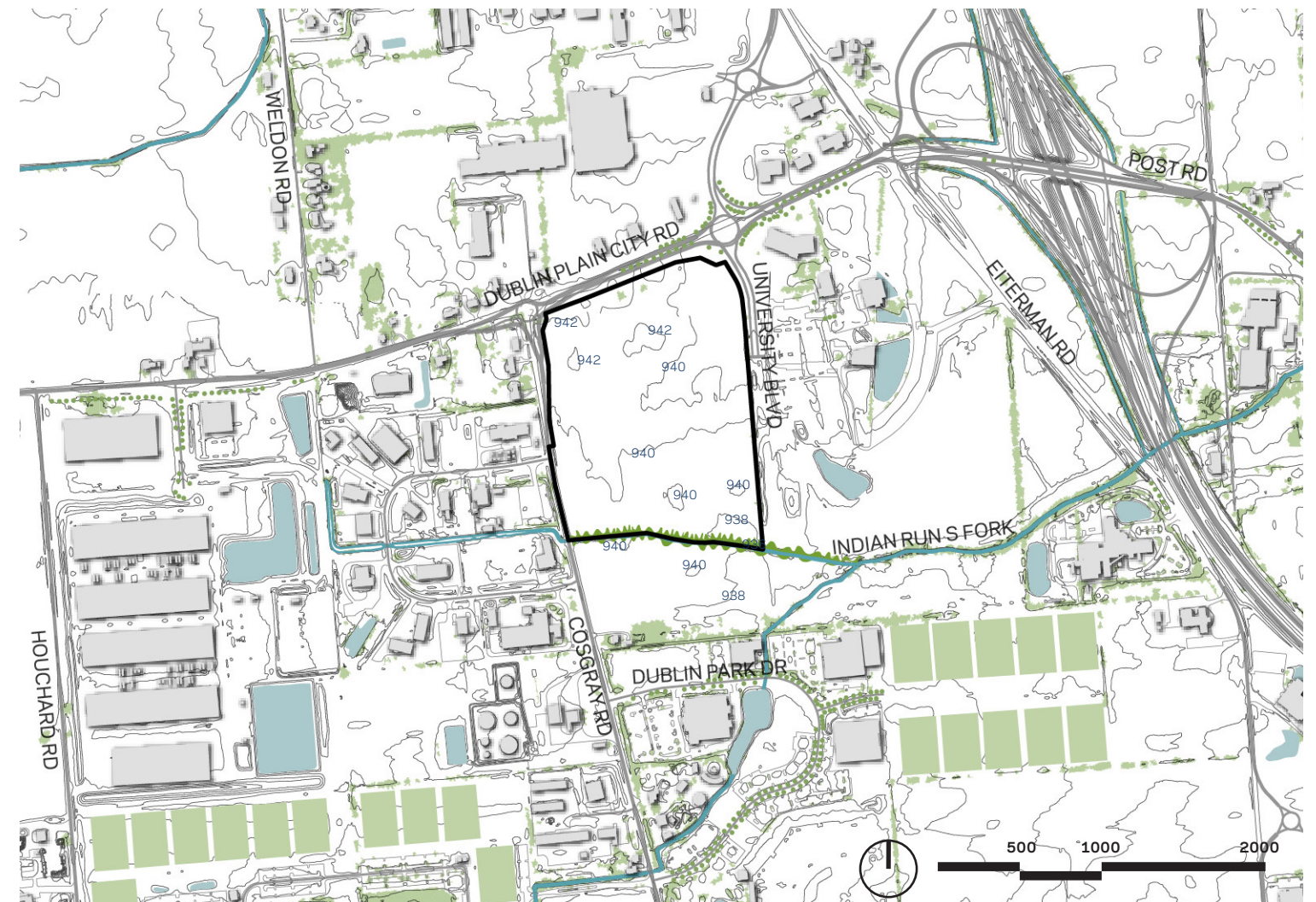


SITE ANALYSIS

Site Access



Natural Features



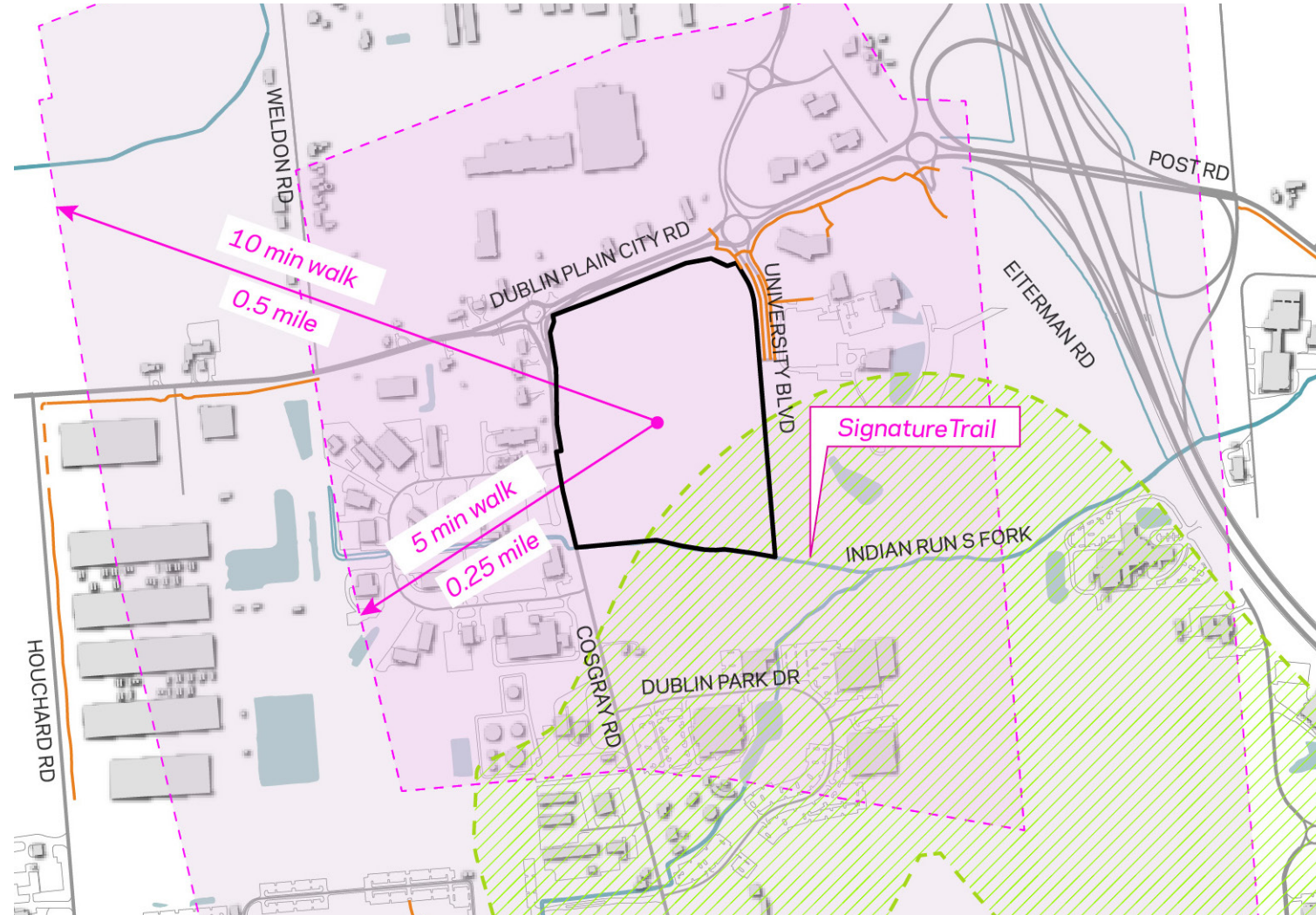
LEGEND

- Roadway Network
- - - Thoroughfare Plan
- ⊙ Roundabouts






SITE ANALYSIS

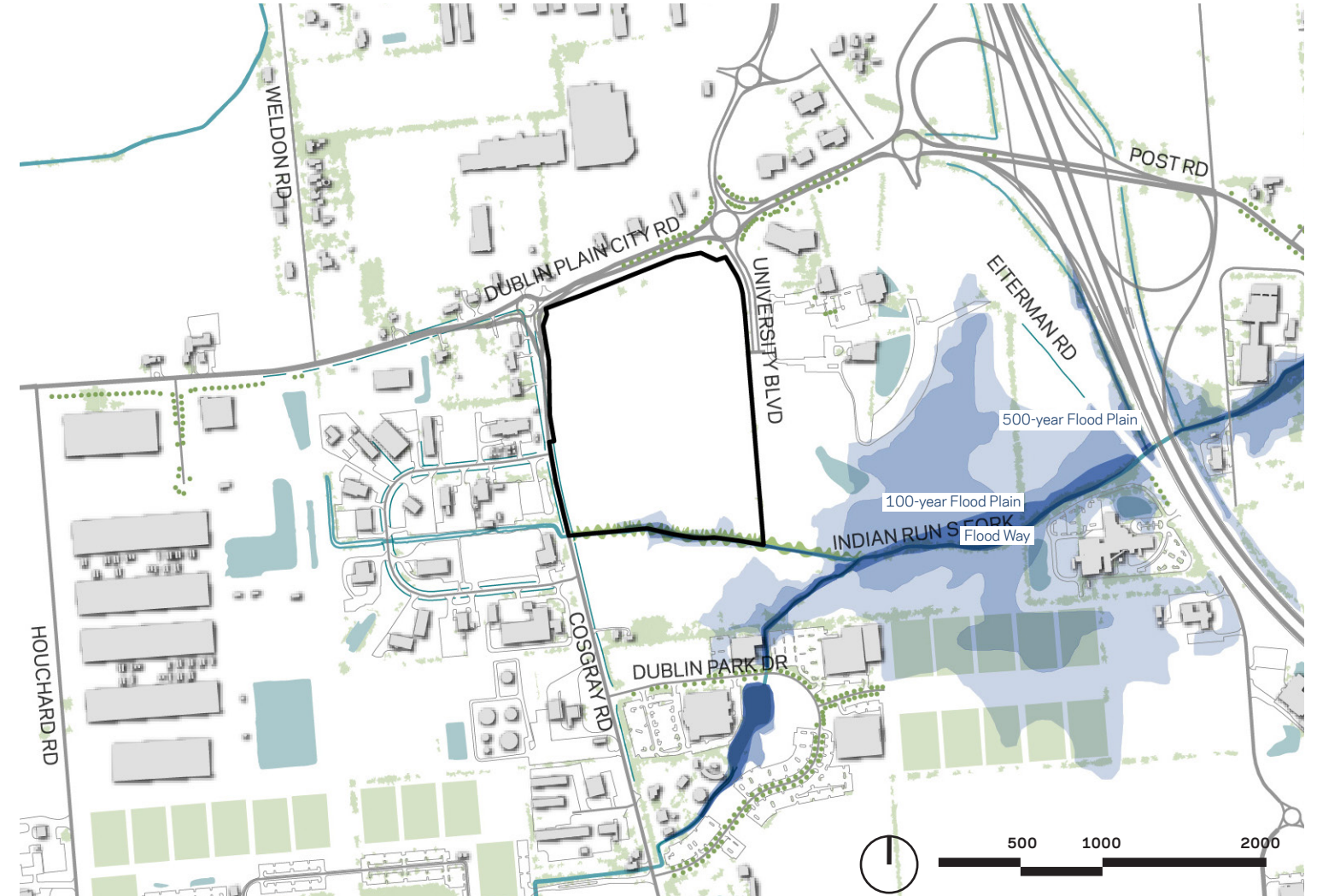
Pedestrian Circulation



LEGEND

-  Existing Multi- Use Trail
-  Multi- Use Trail Under Planning Review
-  Proposed Signature Trail

Hydrology



LEGEND

-  500-year Flood Plain
-  100-year Flood Plain
-  Flood Way



CONCEPT IDEA





PROPOSED LAND USE

Site Data

- Area Dedicated for New ROW	16.17 AC (37%)
- Area Dedicated for Open Space	8.99 AC (20%)
- Total Developable Acres Shown	19.17 AC (43%)

LEGEND

- Mixed-Use
- Office
- Apartment
- Townhome
- Parks / Open Space
- Vehicular Circulation
- Woonerf (Curbless Street)





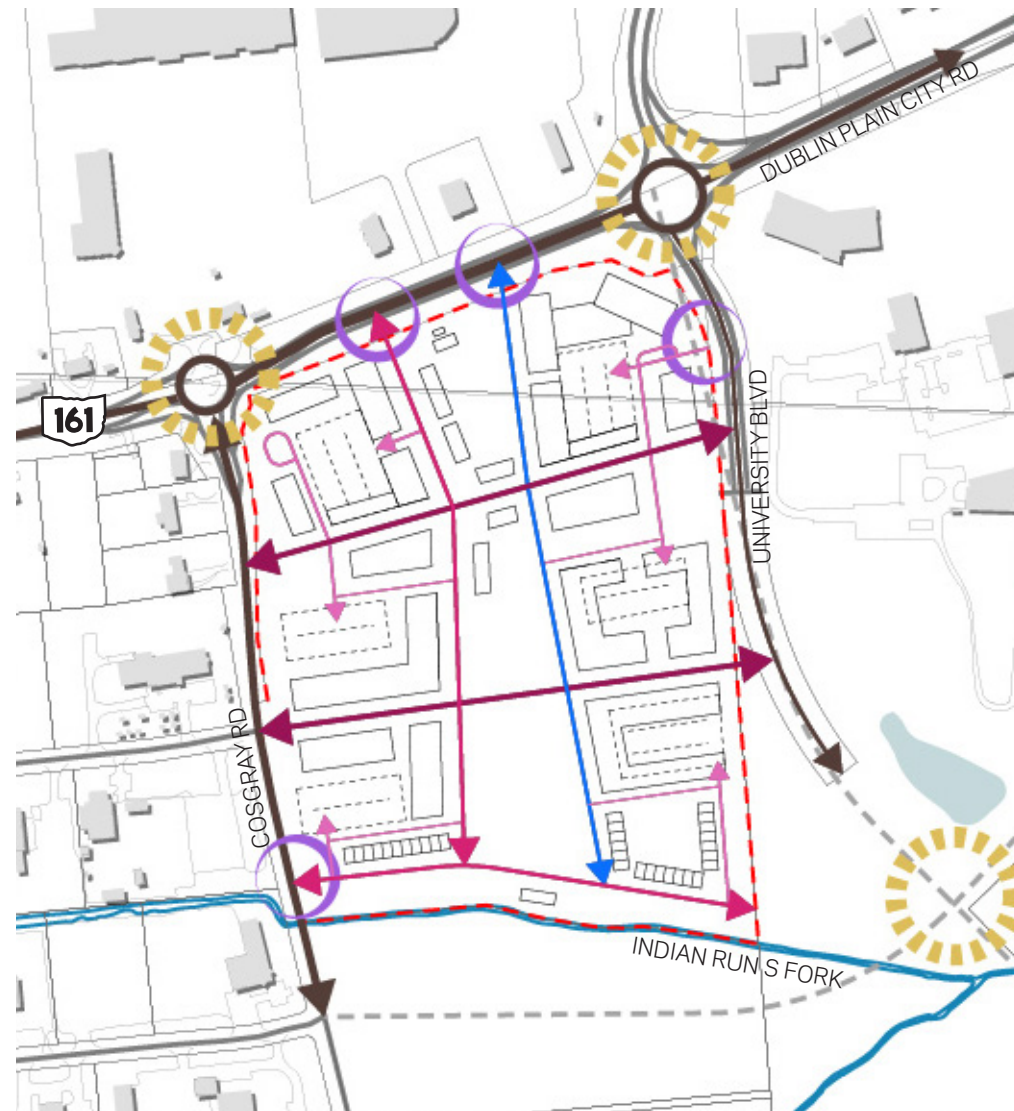
SITE PLAN





PROPOSED NETWORK

Roadway



LEGEND

- Proposed Roadway
- Proposed Woonerf (Curbless Street)
- Roundabouts
- Right in Right out

Center of Energy



LEGEND

- Activity Intensity

Open Space Network



LEGEND

- Proposed Park
- Proposed Woonerf (Curbless Street)
- Proposed Streetscape
- Proposed Transition



SITE PLAN WITH OHIO UNIVERSITY MASTER PLAN





## SITE DATA AND PARKING STUDY

### Site Data Summary

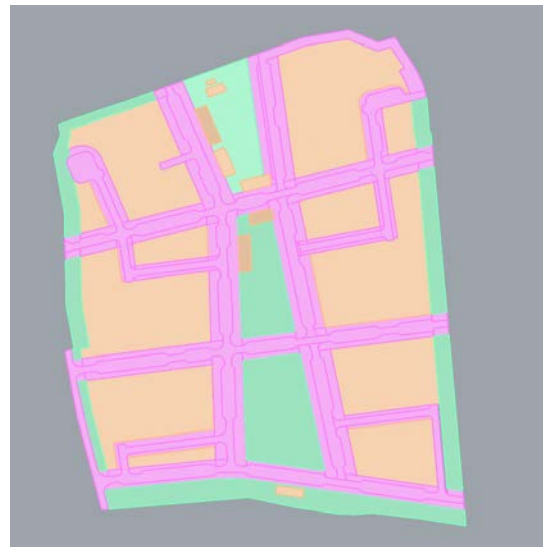
- Area Dedicated for New ROW 16.17 AC (37%)
- Area Dedicated for Open Space 8.99 AC (20%)
- Total Developable Acres Shown 19.17 AC (43%)

Site Acreage:	44.30 AC	Percentage
Acreage Dedicated for New ROW	16.17 AC	37%
Acreage Dedicated for Open Space	8.99 AC	20%
Total Developable Acres Shown	19.17 AC	43%
FAR	1.03	

Building Types	Subtotal (sq ft)	Net Area	Parking Required (space)	BLDG 1: Area	BLDG 1: Story	BLDG 2: Area	BLDG 2: Story	BLDG 3: Area	BLDG 3: Story	BLDG 4: Area	BLDG 4: Story	BLDG 5: Area	BLDG 5: Story	BLDG 6: Area	BLDG 6: Story	BLDG 7: Area
Hotel	240000	192000	320	16000	6	18000	8									
Conference	51000	40800	164	17000	3											
Retail	159000	127200	128	18000	1	16000	1	24000	1	4000	1	3000	1	20000	1	5000
Office	464000	371200	1485	17000	5	22000	5	11000	7	16000	6	16000	6			
Apartments	1075000	860000	1075	11000	6	9000	3	11000	5					244000	1	183000
Townhomes (units)	31	62		1000												
Others	5700	4560	19	450	2	2100	1	2700	1							
Garage (spaces)	2982			180x250, 6 ST, 6th amenity		810 180x250, 7 ST, 7i		972 120x270, 2 ST		240 120x270, 4 ST, 4		360 120x270, 2 ST		240 180x270, 3 ST, 3r		360
on street parking	310															

**Total Building Area** 2025700  
(Including hotel, conf, retail, office, apartment, townhome and others)

Required Parking Consideration: 80% efficiency factor, hotel: 1.5 car/per room, conf: 4 car/1000 sq ft, retail: 1 car/1000 sq ft, office and others: 4 car/1000 sq ft, apartment: 1.25 car/1000 sq ft, TH: 2 car/unit



Res - Apt  
Res - TH  
Office  
Garage  
Others

### Parking Data Summary

- Total Required Parking 3253 spaces
- Total Parking Provided 3292 spaces  
*including 2982 garage parking spaces and 310 surface parking spaces*



#### LEGEND

- Garage Parking
- Surface Parking (on-street and lot parking)