



# SENIOR HOUSING DEVELOPMENT PLAN

DUBLIN



OH

UPDATED FEBRUARY 2026  
CONTACT: JORDAN DORSEY  
[JDORSEY@SENTRY-DEVELOPMENT.COM](mailto:JDORSEY@SENTRY-DEVELOPMENT.COM)



# DEVELOPER: SENTRY LAND COMPANY

- Based in St. Louis, Missouri
- 12+ years experience in the seniors housing sector
- Developed and operated 50+ senior housing communities across 8 states with more than \$900 million invested
- Track record of community collaboration



# DUBLIN AGING POPULATION

## MORE HIGH-QUALITY SENIOR HOUSING IS NEEDED TO KEEP DUBLIN SENIORS FROM MOVING ELSEWHERE

Findings from City of Dublin Housing Study:

- “Dublin’s senior households will grow 38% by 2040 (total of 6,940 households 65+).”
- “MORPC (Mid-Ohio Regional Planning Commission) forecasts (consistent with national trends) anticipate persons over the age of 65 increasing from 13% of the regional population in 2020 to 16% in 2040. We believe this second factor (an aging population) will require more group quarters facilities, such as assisted living, before 2040.
- New Supply Required for Senior Rentals by 2030: **1,040 Units**
- **The demand for high-quality seniors housing options will continue to exponentially increase beyond 2030.**

### EXCERPT: ENVISION DUBLIN COMMUNITY PLAN

**AGE**  
*Dublin’s senior population is growing faster than surrounding communities and national trends.*

The Dublin community is growing older. Based on U.S. Census data, the City experienced a substantial 113% increase in seniors (people aged 65 years and older) since 2010 and a 37% increase in residents aged 55-64.

75+ 5 Year Population Growth Rate	24.3%
85+ 5 Year Population Growth Rate	16.8%
# of Qualified Seniors (Potential Residents)	7,231
Average age of existing senior housing	1999

# PROJECT SUMMARY

Location: Emerald Parkway adjacent to Hopewell Elementary School

~160 Luxury Seniors Housing Apartments + ~ 16 Single-Story Villas

- Assisted Independent Living
- Assisted Living
- Memory Care
- \$4.5m+ Annual Payroll for Healthcare and Other Jobs

Maximum 2- and 3-Story Construction  
Single Story Along Bright Road

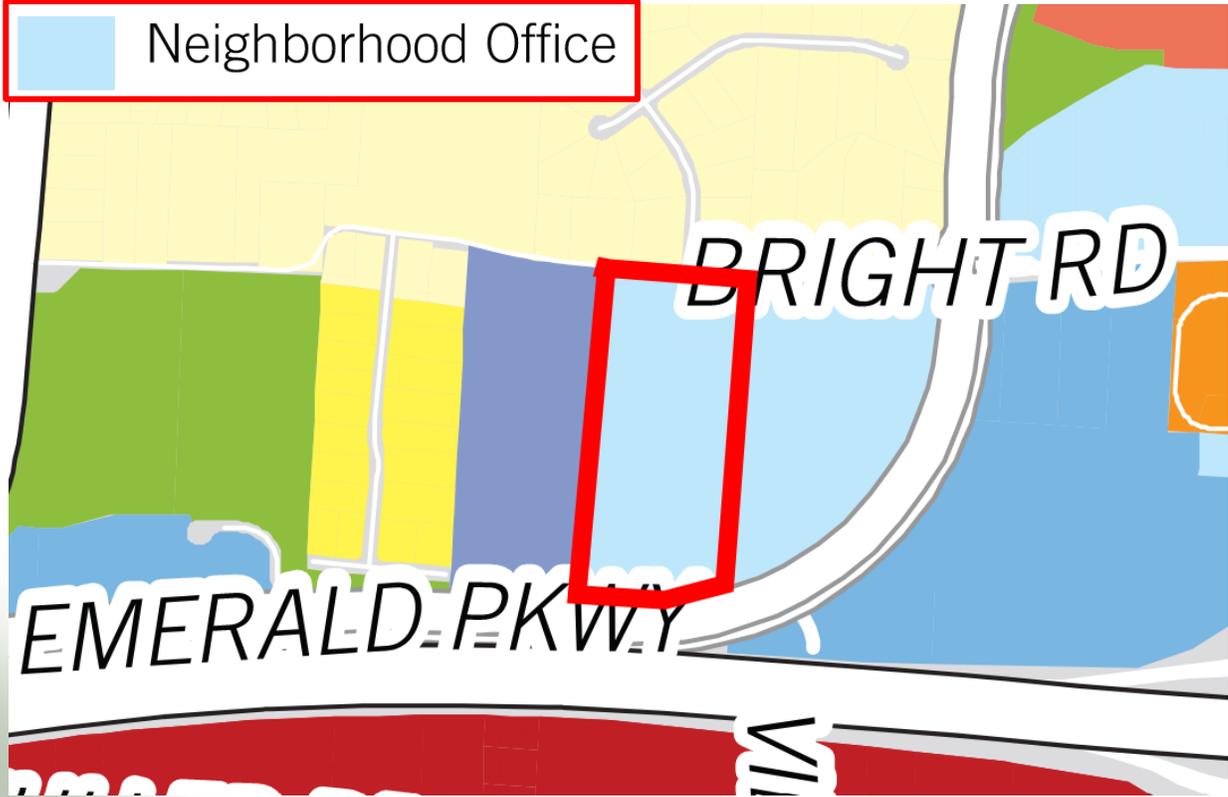
Amenities: Walking Paths; Greenhouse; Indoor Lap Pool; Wellness Studio; Bistro and Wine Bar; Clubroom; Theaters; Salons; Outdoor Kitchen with Grill and Pizza Oven; Bocce Ball; and More



# ENVISION DUBLIN FUTURE LAND USE PLAN

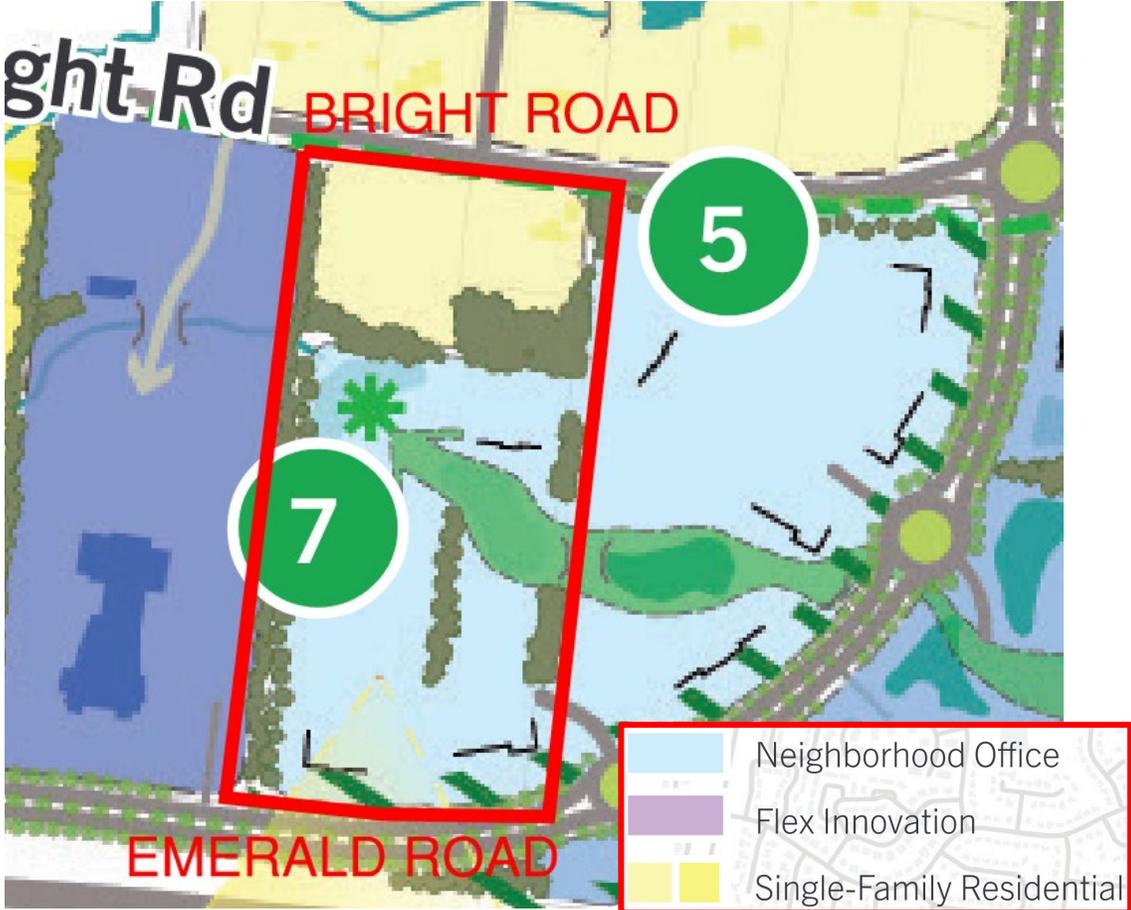
Current Land Use: Vacant/Abandoned Home

Future Land Use Plan: Neighborhood Office



# EMERALD CORRIDOR ILLUSTRATIVE PLAN

Emerald Corridor Illustrative Plan: Neighborhood Office/Single-Family Residential



# NEIGHBORHOOD OFFICE DISTRICT

## NO NEIGHBORHOOD OFFICE

### INTENT

Small-scale office development with frontage along major collectors and necessary for transitioning to existing residential neighborhoods.

### CHARACTERISTICS

<b>Principal Uses</b>	Office, medical office, institutional office
<b>Supporting Uses</b>	Civic and institutional (including assisted living)
<b>Density</b>	Generally not to exceed 9,500 sf/ac.
<b>Building Form and Orientation</b>	1-2 stories, small-scale clustered buildings with a residential character, buffered from residential, set back from the street, architectural design cues from adjacent neighborhoods, low lot coverage
<b>Open Space</b>	Landscaped setbacks from streets with sidewalk and multi-use paths
<b>Sustainability</b>	Building-mounted solar, green roofs, permeable pavement, alternative building materials, rain gardens, bioswales
<b>Streetscape</b>	Street trees, extensive landscape buffer within setback, shared-use paths
<b>Parking</b>	Small, shared surface parking landscaped and screened from the street

The Neighborhood Office district contemplates the proposed senior living use as a Supporting Use. In fact, Envision Dublin does not include any land use designations where the proposed use is listed as a Principal Use.

**The City has previously determined that the proposed use is appropriate and contemplated in the Neighborhood Office district.**

With respect to The Beacon development that is identical in the nature to the uses proposed, Staff stated, among many other supporting statements:

“The proposed uses are consistent with the health and wellness theme previously supported for this site, especially given the proximity of the new Mount Carmel Hospital and the existing Lifetime Fitness facility. They are also generally consistent with the intent of the Neighborhood Office FLU.”

# OVERALL SITE PLAN

2- and 3- Story Main Building Located Along Emerald

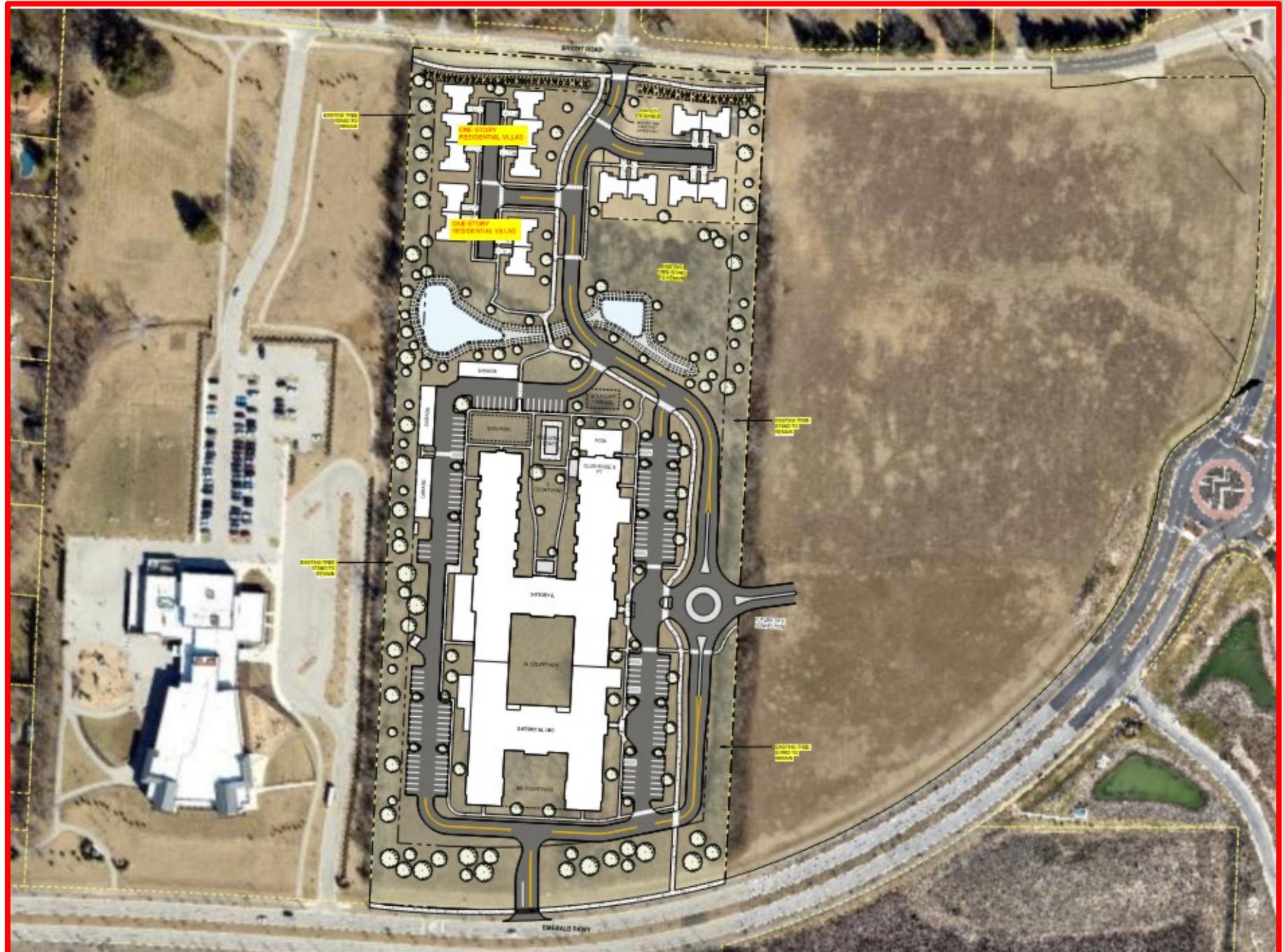
- 100' Setback

1-Story Residential Villas Located Along Bright Road

- 50' Setback And Significant Berming/Landscape Buffering

Tree Buffers Along East and West

Significant Open Space and Pathways



# CONCEPT PLAN HIGHLIGHTS

## Principal / Supporting Uses

18-Acres of Emerald Avenue frontage reserved for Principal Uses under Envision Dublin FLU Plan

Supporting Use (no district includes proposed use as Principal Use)

Promotes and enhances wellness/medical corridor along Emerald Road

Residential density will make healthcare development more viable in the area

## Open Space

100' Setback along Emerald

50' Setback along Bright

Extensive tree preservation

Integrated multi-use pathways connecting Emerald and Bright

## Density

Proposed density of <15,000 SF/Acre

- The Beacon was approved for 26,000 SF/Acre

## Building Height

Villas – 1-Story – Lesser height than allowed single-family homes

Main Building – 2-Story along Emerald; 3-Story at center of parcel

- The Beacon was approved for 4-Stories

## Collaboration

Location next to Hopewell School allows unique opportunities for inter-generational programming for the communities benefit

# BRIGHT ROAD FRONTAGE

PRESERVE AND ENHANCE RURAL CHARACTER

REDUCED DENSITY BY 40%

50' SETBACK FOR GREENSPACE

~16 SINGLE-STORY RESIDENTIAL VILLAS – LOOK EXACTLY LIKE SINGLE-FAMILY HOMES

BERMING AND HEAVY TREES/LANDSCAPE ALONG FRONTAGE

GATED ACCESS TO LIMIT TRAFFIC (IF ALLOWED BY AHJ)

EXTENSION OF MULTI-USE PATHWAY



# EMERALD ROAD FRONTAGE

100' SETBACK

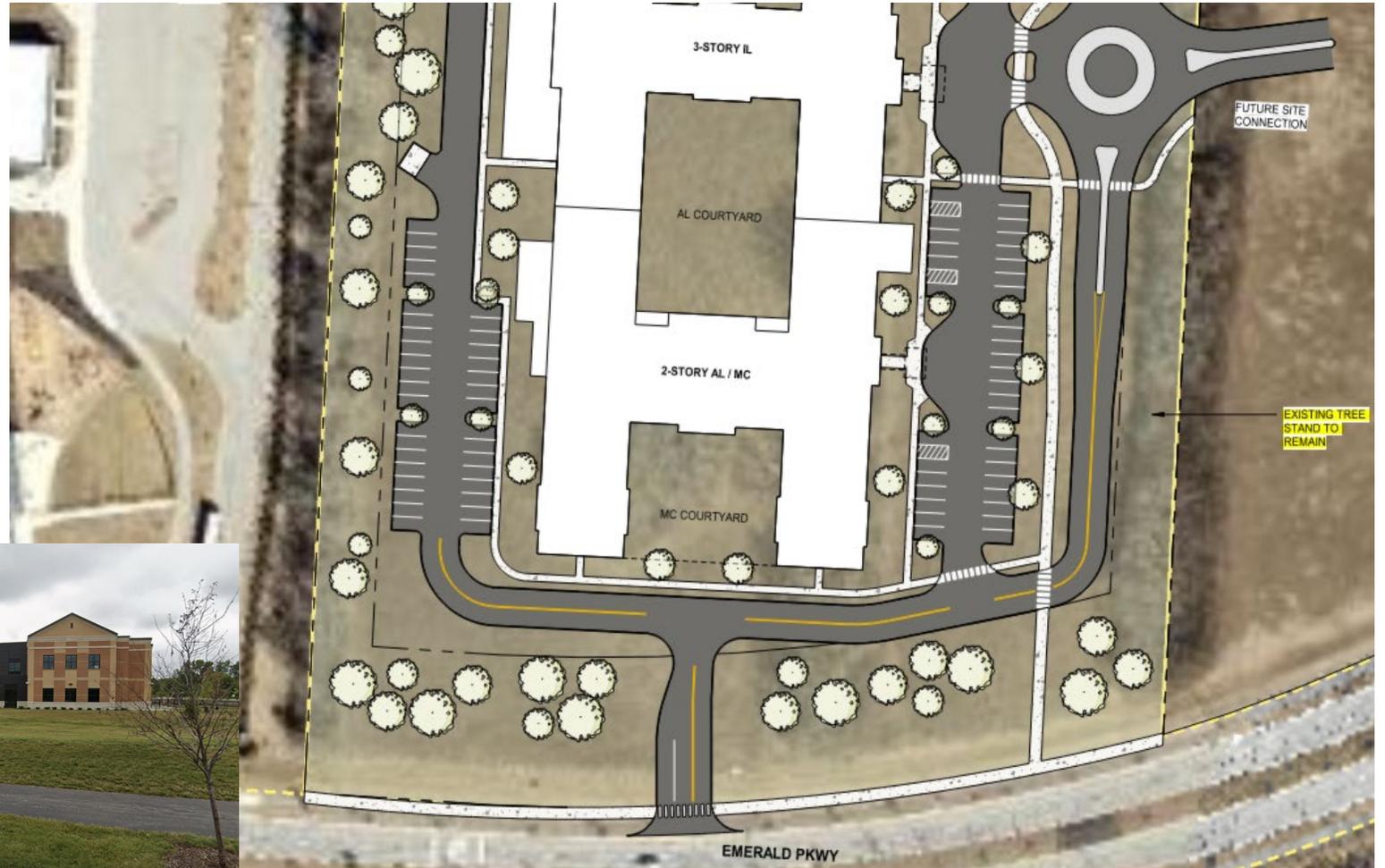
CONNECTIONS TO MULTI-USE  
PATHWAY

ADDITIONAL TREES AND  
PLANTINGS

MAXIMUM 2-STORY BUILDING  
FRONTING EMERALD –  
RESEMBLES NEIGHBORING  
HOPEWELL SCHOOL

ARCHITECTURAL  
ENHANCEMENTS FACING  
EMERALD

ALL PARKING BEHIND FRONT  
FACADE AND HEAVILY  
LANDSCAPED

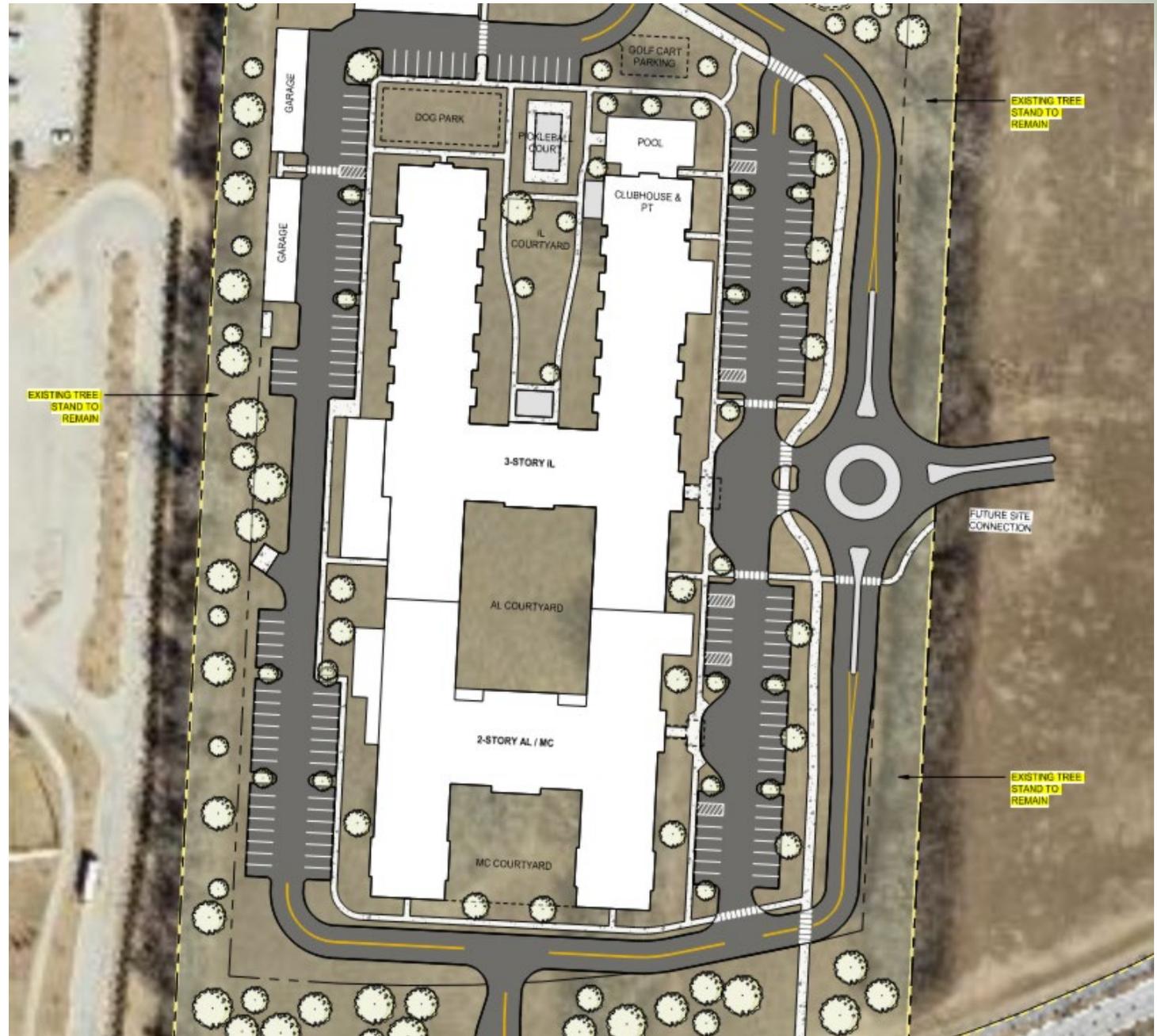


# CONNECTIVITY AND PARKING

SET UP FOR FUTURE CONNECTIVITY TO THE EAST

PARKING SCREENED BY EXISTING TREE STANDS ON BOTH WESTERN AND EASTERN PROPERTY LINES

NORTH/SOUTH PATHWAYS TO CONNECT EMERALD AND BRIGHT ROAD PATHWAYS



# OPEN SPACE

TREE LINES PRESERVED ON BOTH EASTERN AND WESTERN BOUNDARIES

ENHANCEMENT OF NATURAL DRAINAGE WITH PONDS AND CREEKBED LANDSCAPING RESEMBLING MT. CARMEL HOSPITAL FRONTAGE ALONG EMERALD

MULTI-USE PATHWAYS CONNECTING BRIGHT ROAD AND EMERALD

AMENITIES INCLUDING LAP POOL, SPORT COURTS, DOG PARK, PARK SPACE ETC.



# ARCHITECTURE

Architecture will be developed to blend with the surrounding character of the area, and will include a mix of stone, wood-look siding, and cement-board siding.

Example: Main Building (Max 2- and 3- Story)



Example: One-Story Villa



# MATERIAL INSPIRATION



Calcaire Blend



Carbon Black Velour

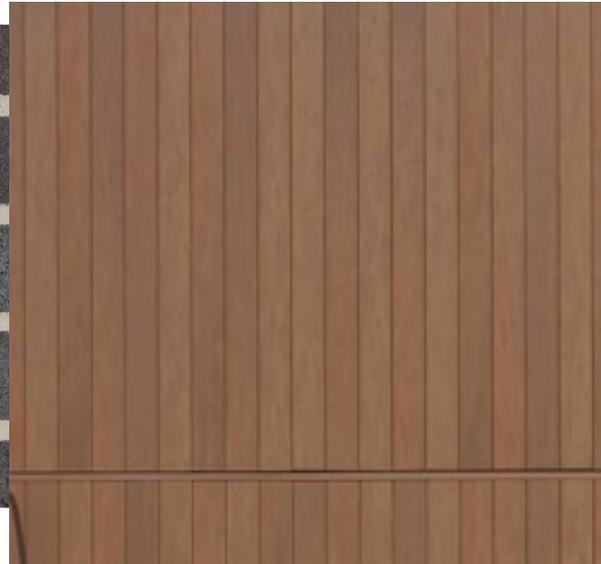
*2021 Color of The Year*

**SW 7048**

## Urbane Bronze

**FULL DETAILS** ▾

Rooted in nature, this brownish gray evokes a down-to-earth tranquility and a subtle sophistication that is hard to beat.



**SW 7010**

## White Duck

**FULL DETAILS** ▾

This cool white is creamy and bright. A favorite for classic exteriors and accents throughout the home.

