

SENIOR HOUSING DEVELOPMENT PLAN

CONCEPTUAL DEVELOPMENT PACKAGE

Parcel ID: 273-008736
& 273-008598

Owner: Sentry Land Company | St. Louis, Missouri 62025
Project Rep: Jordan Dorsey | JDORSEY@SENTRY-DEVELOPMENT.COM



PROJECT SUMMARY



LOCATION:

EMERALD PARKWAY

(ADJACENT TO HOPEWELL ELEMENTARY SCHOOL)

PROJECT INFO:

- ~175 LUXURY SENIOR HOUSING APARTMENTS + ~19 SINGLE-STORY VILLAS
 - ASSISTED INDEPENDENT LIVING
 - ASSISTED LIVING
 - MEMORY CARE
 - \$4.5 MILLION ANNUAL PAYROLL FOR HEALTHCARE AND OTHER JOBS
- MAXIMUM 2- AND 3-STORY CONSTRUCTION
- SINGLE STORY CONSTRUCTION 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



DUBLIN AGING POPULATION

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



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.”

-Excerpt from Envision Dublin Community Plan

75+ 5 YEAR POPULATION GROWTH RATE	24.3%
85+ 5 YEAR POPULATION GROWTH RATE	16.8%
No. OF QUALIFIED SENIORS (POTENTIAL RESIDENTS)	7,231
AVERAGE AGE OF EXISTING SENIOR HOUSING	1999

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 SENIOR HOUSING OPTIONS WILL CONTINUE TO EXPONENTIALLY INCREASE BEYOND 2030**

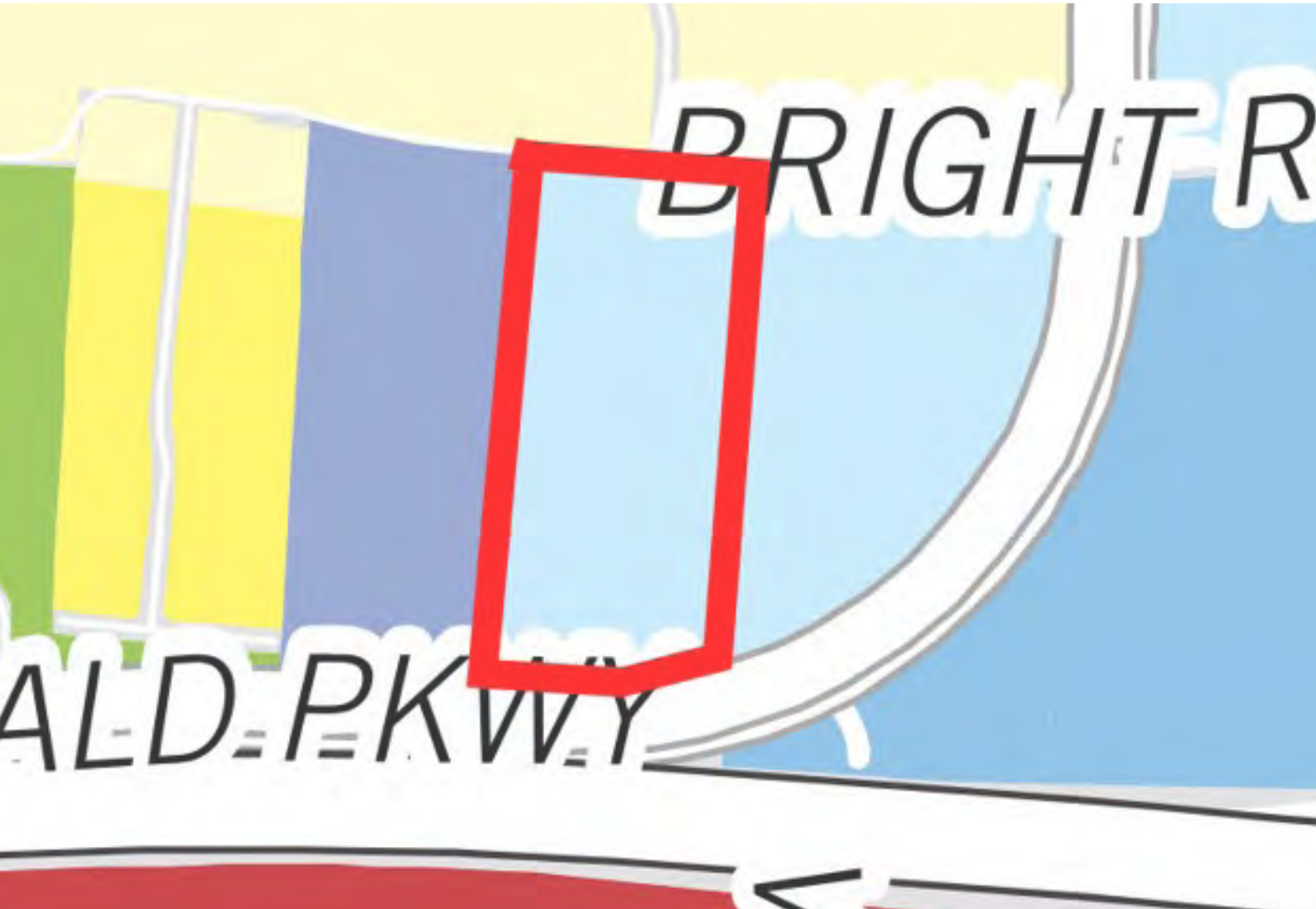


ENVISION DUBLIN LAND USE PLAN

CURRENT LAND USE: VACANT LOTS
FUTURE LAND USE PLAN: NEIGHBORHOOD OFFICE

LEGEND

Neighborhood Office



EMERALD CORRIDOR ILLUSTRATIVE PLAN

CURRENT LAND USE: VACANT LOTS
EMERALD CORRIDOR ILLUSTRATIVE PLAN: NEIGHBORHOOD OFFICE / SINGLE-FAMILY RESIDENTIAL

LEGEND

Neighborhood Office

Flex Innovation

Single-Family Residential



NO

NEIGHBORHOOD OFFICE

INTENT

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

CHARACTERISTICS

Principal Uses	Office, medical office, institutional office
Supporting Uses	Civic and institutional (including assisted living)
Density	Generally not to exceed 9,500 sf/ac.
Building Form and Orientation	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
Open Space	Landscaped setbacks from streets with sidewalk and multi-use paths
Sustainability	Building-mounted solar, green roofs, permeable pavement, alternative building materials, rain gardens, bioswales
Streetscape	Street trees, extensive landscape buffer within setback, shared-use paths
Parking	Small, shared surface parking landscaped and screened from the street

NEIGHBORHOOD OFFICE DISTRICT SUMMARY

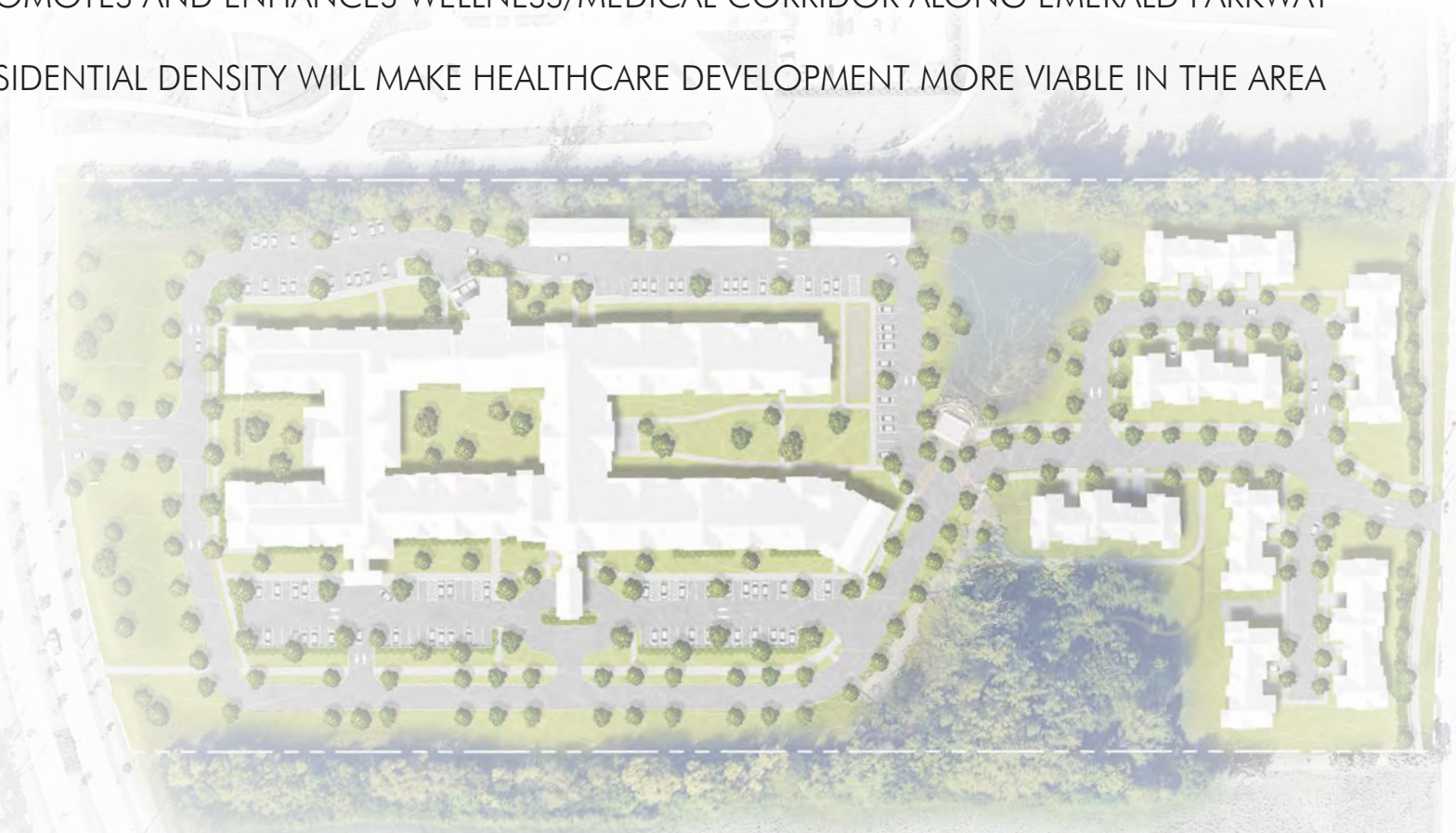
- THE NEIGHBORHOOD OFFICE DISTRICT CONTEMPLATES THE PROPOSED SENIOR LIVING USE AS A SUPPORTING USE. IN FACT, ENVISION DUBLIN DOES NOT INCLUDE ANY LAND USE DESIGNATIONS WHERE THE PROPOSED USE IS LISTED AS A PRINCIPAL USE.
- **THE CITY HAS PREVIOUSLY DETERMINED THAT THE PROPOSED USE IS APPROPRIATE AND 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.”

CONCEPT PLAN HIGHLIGHTS

PRINCIPAL/SUPPORTING USES:

- 17.6-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 PARKWAY
- RESIDENTIAL DENSITY WILL MAKE HEALTHCARE DEVELOPMENT MORE VIABLE IN THE AREA



OPEN SPACE:

- COMMUNITY AMENITY AREAS
- NATURE WALKING TRAIL
- EXTENSIVE TREE PRESERVATION
- INTEGRATED MULTI-USE PATHWAYS CONNECTING EMERALD PARKWAY

DENSITY:

MAIN BUILDING: 207,514 SF
VILLAS: 22,767 SF
TOTAL: 237,631 GROSS SQUARE FOOTAGE

PROPOSED DENSITY OF
±13,500 SF/ACRE

(THE BEACON WAS APPROVED FOR 26,000 SF/ACRE)

BUILDING HEIGHT:

VILLAS - 1 STORY - LESSER HEIGHT THAN
ALLOWED SINGLE FAMILY HOMES

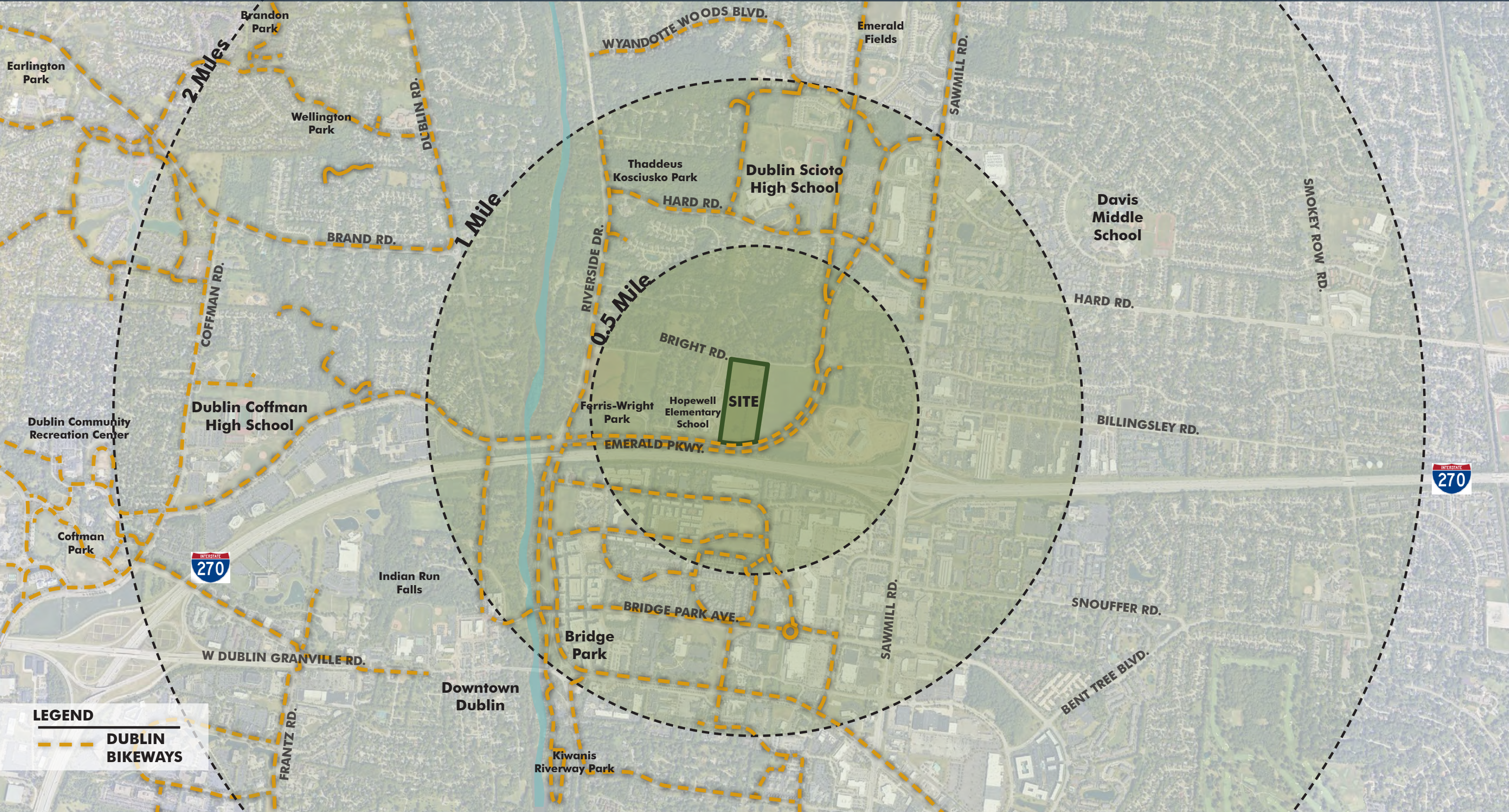
MAIN BUILDING - 2 STORY ALONG EMERALD,
3 STORY AT CENTER OF PARCEL

(THE BEACON WAS APPROVED FOR 4 STORIES)

COLLABORATION:

LOCATION NEXT TO HOPEWELL SCHOOL ALLOWS
OPPORTUNITIES FOR INTER-GENERATIONAL
PROGRAMMING FOR THE COMMUNITY BENEFIT

SITE CONTEXT



LEGEND

DUBLIN
BIKEWAYS

EXISTING CONDITIONS PLAN

TOTAL LOT: ±17.6 ACRES (PARCELS A-B)
ZONING: R-1 RESTRICTED SUBURBAN RESIDENTIAL
ENVISION DUBLIN FUTURE LAND USE: NEIGHBORHOOD OFFICE



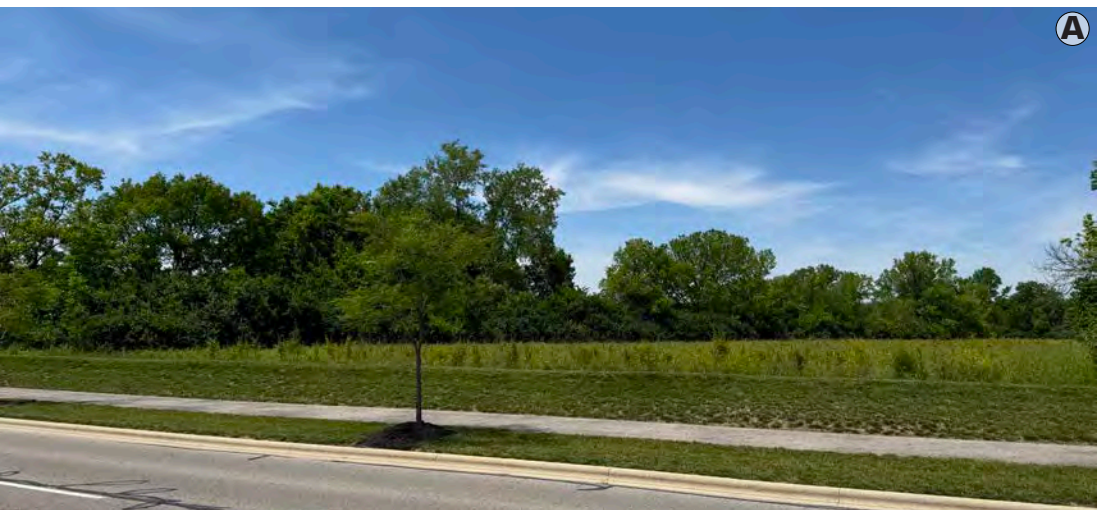
SITE CONTEXT ANALYSIS | BRIGHT ROAD



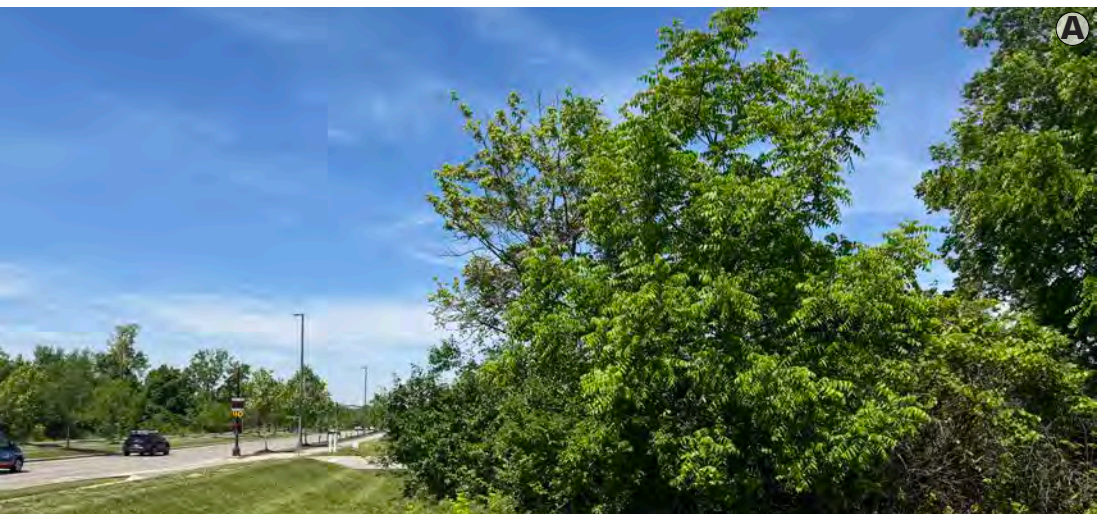
BRIGHT ROAD PROVIDES OPPORTUNITY FOR VILLA FRONTAGE VISIBILITY WITH LIMITED VEHICLE ACCESS DUE TO BRIGHT ROAD TERMINATING AT A CUL-DE-SAC. A MULTI-USE PATH CONNECTS TO ADJACENT HOPEWELL SCHOOL WITH POTENTIAL TO LINK WITH DUBLIN TRAIL SYSTEM. VIEWS FROM THE SITE INCLUDE MATURE VEGETATION AND SINGLE FAMILY RESIDENTIAL HOMES. THE RURAL NATURE OF THE ROAD OFFERS A DIFFERENT AESTHETIC TO THE NEIGHBORHOOD OFFICE CORRIDOR OF EMERALD PARKWAY.



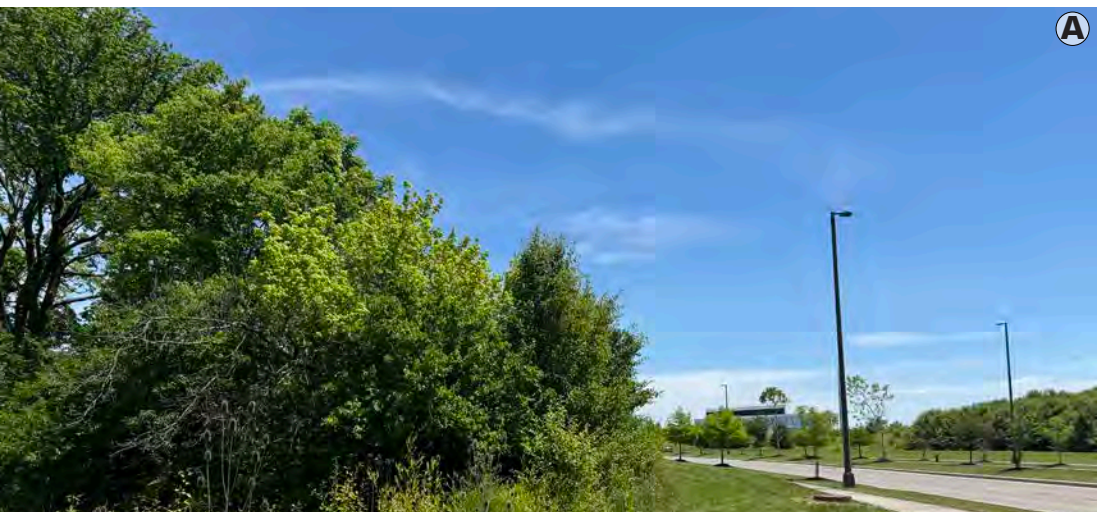
SITE CONTEXT ANALYSIS | EMERALD PARKWAY



SITE CONTEXT ANALYSIS | TREELINE 1



SITE CONTEXT ANALYSIS | TREELINE 2



ILLUSTRATIVE SITE PLAN

SITE DATA:

TOTAL LOT: ±17.6 ACRES

ZONING: R-1

DENSITY: 11 UNITS/AC

RESIDENTIAL BUILDINGS:

PARKING PROVIDED: 194 UNITS (39 STUDIO, 96 - ONE BED, 40 - TWO BED, 19 - VILLAS)

145 SPACES (121 SURFACE, 24 GARAGE)



PEDESTRIAN CIRCULATION + OPEN SPACE EXHIBIT

LEGEND

- EXISTING PEDESTRIAN CIRCULATION (WALKWAYS)
-

ROAD CROSSING
- ↔

EXISTING DUBLIN BIKEWAYS
-

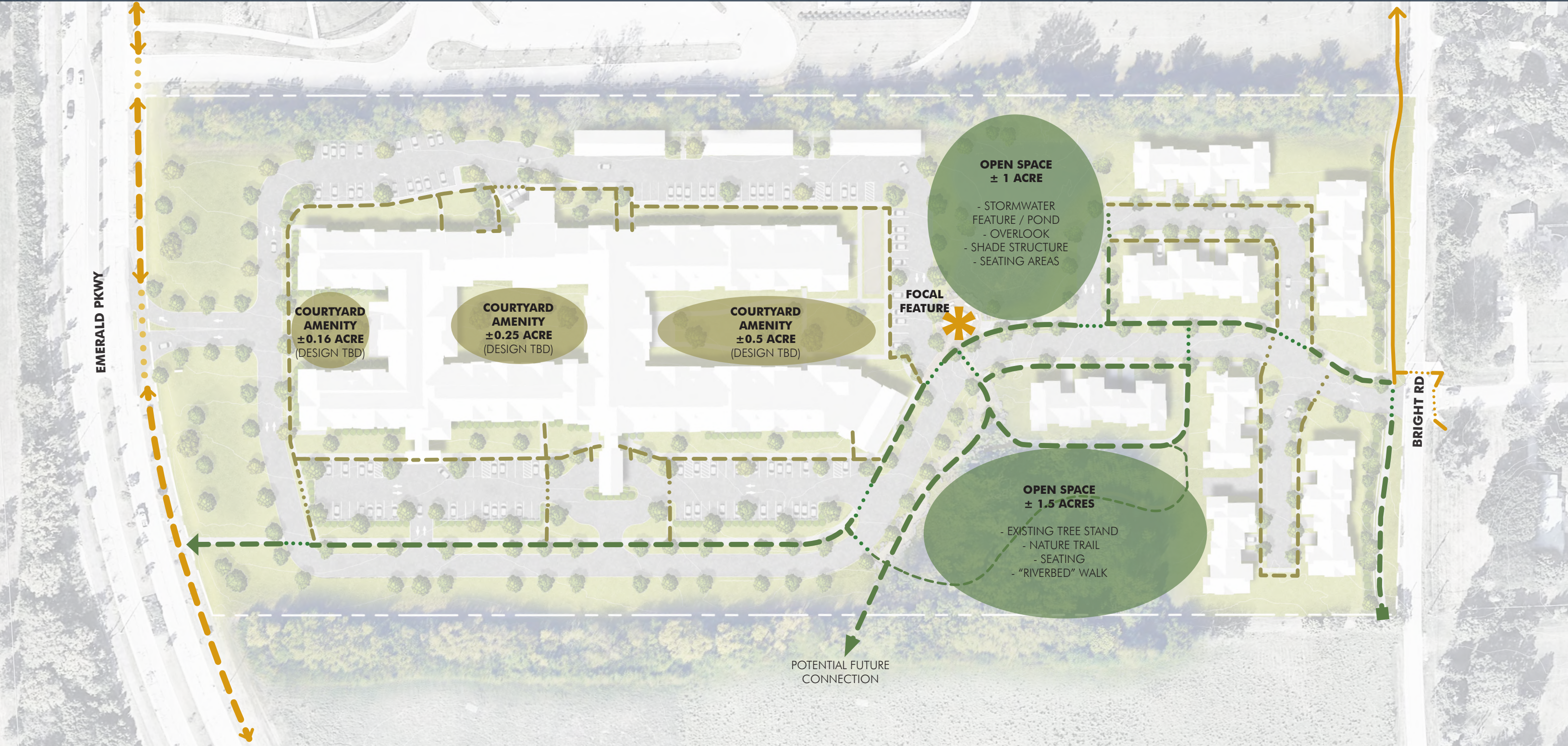
ROAD CROSSING
- PROPOSED PUBLIC PEDESTRIAN CIRCULATION
-

ROAD CROSSING
- PROPOSED PRIVATE PEDESTRIAN CIRCULATION
-

ROAD CROSSING
- PUBLIC AMENITY AREA
- PRIVATE AMENITY AREA
- ✱

FOCAL FEATURE
- POND OVERLOOK
SEATING
SHADE STRUCTURE

NOTE:
REFER TO NEXT SHEET FOR AMENITY AND OPEN SPACE AREAS IMAGERY.



AMENITY + OPEN SPACE REFERENCE IMAGERY



STORMWATER FEATURE



STORMWATER FEATURE



OVERLOOK AREA



FRONTAGE MOUNDING



NATURE TRAIL



OVERLOOK STRUCTURE



FRONTAGE MOUNDING



WALKING PATHS



OVERLOOK STRUCTURE

ARCHITECTURAL MEMORY CARE / ASSISTED LIVING ELEVATIONS



ARCHITECTURAL MEMORY CARE / ASSISTED LIVING PERSPECTIVES



EMERALD PARKWAY FRONTAGE



ARCHITECTURAL INDEPENDENT LIVING ELEVATIONS



ARCHITECTURAL INDEPENDENT LIVING PERSPECTIVES



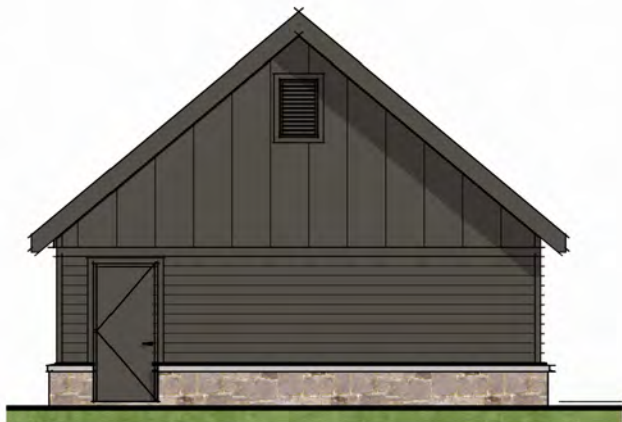
ARCHITECTURAL INDEPENDENT LIVING PERSPECTIVES



ARCHITECTURAL INDEPENDENT LIVING PERSPECTIVES



ARCHITECTURAL GARAGE ELEVATIONS AND PERSPECTIVES



ARCHITECTURAL VILLA ELEVATIONS



ARCHITECTURAL VILLA PERSPECTIVES



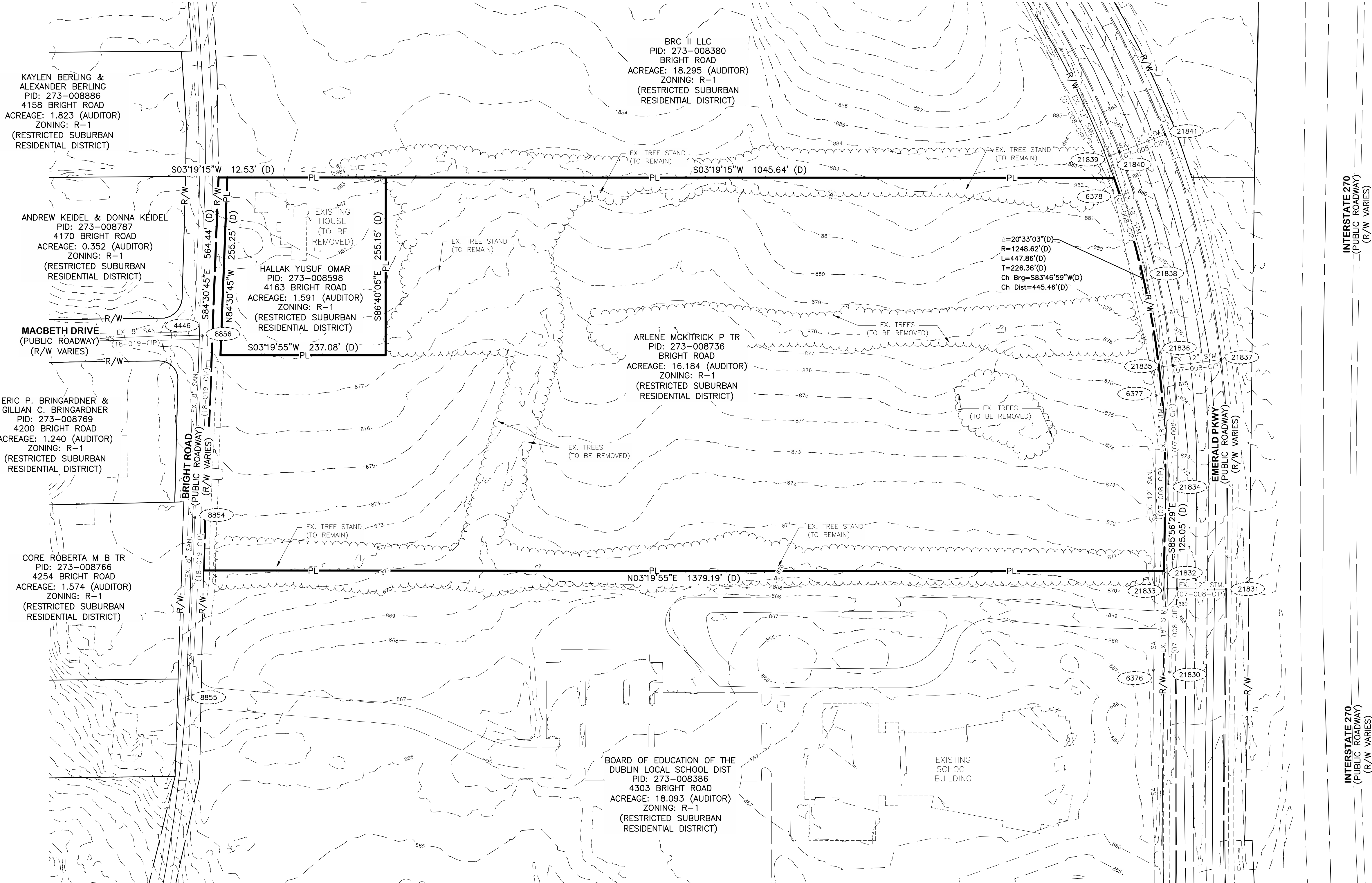
ARCHITECTURAL VILLA ELEVATIONS



ARCHITECTURAL VILLA PERSPECTIVES



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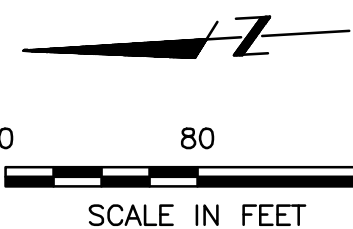


- LEGEND**
- PL ————— PROPERTY LINE
 - R/W ————— EX. RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - EDGE OF PAVEMENT/BACK OF CURB
 - EDGE OF DRIVEWAYS
 - MISC. EASEMENTS
 - ⊙ EX. FIRE HYDRANT
 - ⊗ EX. WATER SERVICE VALVE
 - ⊞ EX. PULL BOX
 - ⊙ EX. TREE
 - ⊙ EX. TREE
 - ⊙ EX. BUSH
 - ⊙ EX. SANITARY MANHOLE
 - ⊞ EX. CATCH BASIN
 - ⊞ EX. STORM MANHOLE
 - ⊞ EX. STORM CURB INLET
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. LIGHT POLE
 - ⊞ EX. UNDERGROUND TELEPHONE PEDESTAL
 - ⊙ EX. MAILBOX
 - ⊙ EX. SIGN
 - X EX. FENCE
 - EX. WATER LINE
 - WS EX. WATER SERVICE
 - WS (PLAN) EX. WATER SERVICE (LOCATION PER RECORD PLAN)
 - UGT EX. UNDERGROUND TELEPHONE
 - G EX. GAS
 - ST EX. STORM
 - SA EX. SANITARY
 - CMS EX. COMBINED SEWER
 - UGE EX. UNDERGROUND ELECTRIC
 - OHE EX. OVERHEAD ELECTRIC
 - OHL EX. OVERHEAD STREET LIGHTING
 - EX. UNDERGROUND STREET LIGHTING
 - FO EX. FIBER OPTIC (DUBLINK)
 - ⊙0001 EX. STRUCTURE NUMBER (PER ATLAS)
 - 996 EX. MINOR CONTOUR ELEVATION
 - 995 EX. MAJOR CONTOUR ELEVATION
 - TBR TO BE REMOVED
 - TBA TO BE ABANDONED
 - TBRL TO BE RELOCATED

INTERSTATE 270
(PUBLIC ROADWAY)
(R/W VARIES)

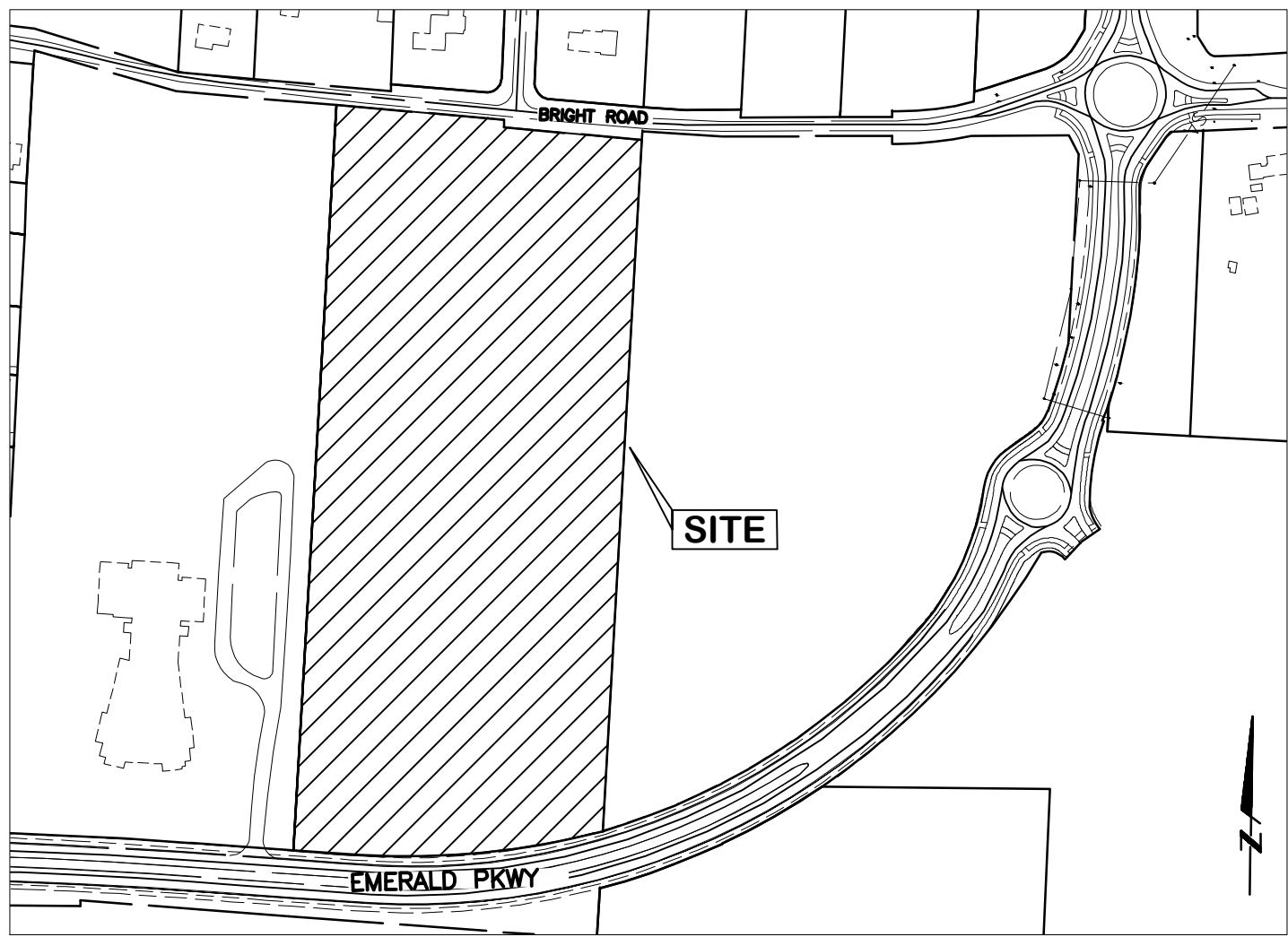
INTERSTATE 270
(PUBLIC ROADWAY)
(R/W VARIES)

EMERALD PKWY
(PUBLIC ROADWAY)
(R/W VARIES)



REVISIONS			BY	DATE	E. P. FERRIS AND ASSOCIATES Consulting Civil Engineers and Surveyors	2130 QUARRY TRAILS DR, 2ND FLOOR COLUMBUS, OHIO 43228 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com	CITY OF DUBLIN, OHIO DUBLIN SENIOR LIVING SENTRY DEVELOPMENT			JOB NO.: 1331.001	EXISTING CONDITIONS PLAN	SCALE: 1" = 80'	
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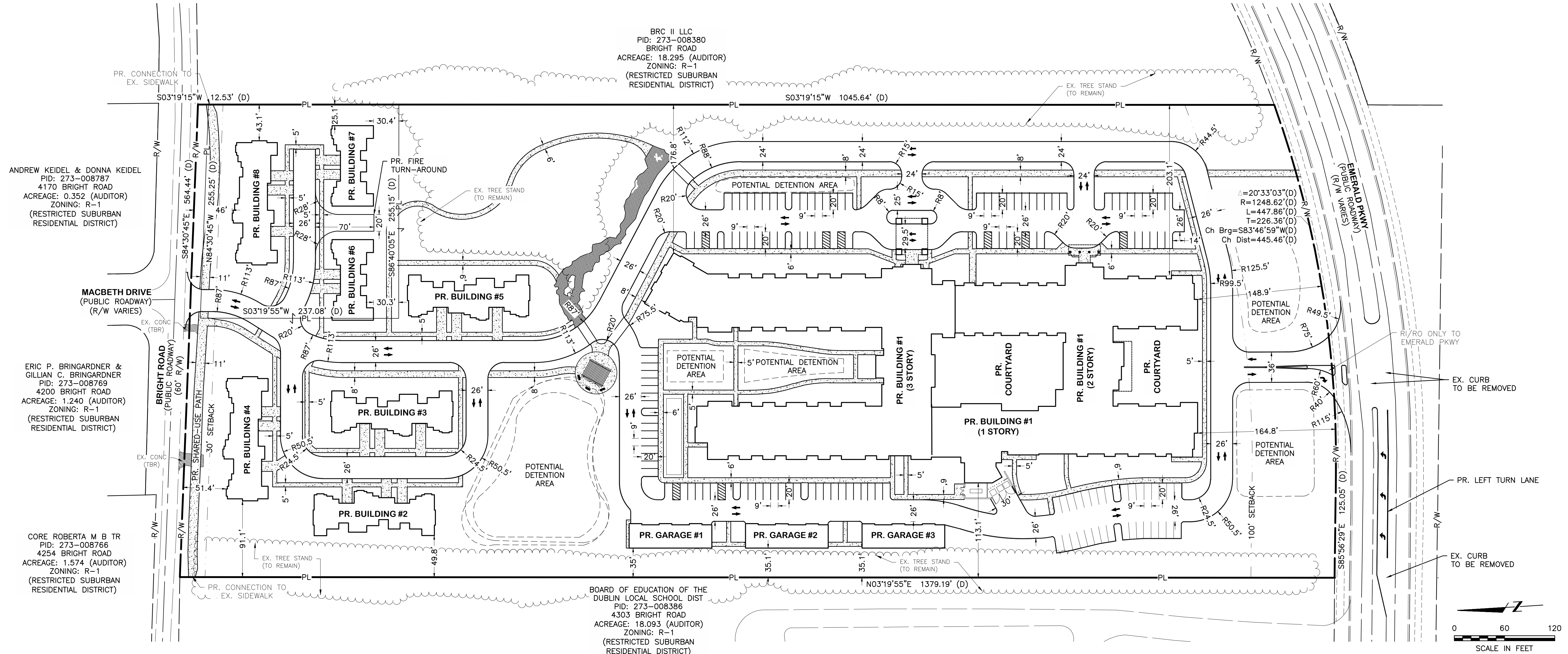
E.P. FERRIS & ASSOCIATES



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	17.51	AC.
PROPOSED LAND USE	NON-RESIDENTIAL PUD	
TOTAL UNITS	184	UNITS
DENSITY	11.0	UNIT/AC.
GARAGE PARKING PROVIDED	24	SPACES
SURFACE PARKING PROVIDED	141	SPACES
TOTAL PARKING PROVIDED	165	SPACES

LEGEND	
PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
PR. R/W	PR. RIGHT-OF-WAY
LL	LOT LINE
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS



REVISIONS	BY	DATE

E. P. FERRIS
AND
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CITY OF DUBLIN, OHIO

DUBLIN SENIOR LIVING

SENTRY DEVELOPMENT

JOB NO.:	1331.001
DESIGNED BY:	CER
DRAWN BY:	CER
CHECKED BY:	JAR
APPROVED BY:	JAR
DATE:	7/29/26

CONCEPT PLAN

SHEET NO.
2

OF
2

SCALE: 1" = 60'	
SHEET NO. 2	OF 2

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