

July 24, 2026

Jennifer Rauch
City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

RE: VanTrust Proposed Mixed Use Project

Dear Jennifer:

We are pleased to continue refining our plans to transform a longtime vacant lot in Dublin into a vibrant mixed-use project that will enhance the surrounding community. The 16-acre site, located at the northeast corner of Emerald Parkway and Woerner Temple Road, is currently zoned PCD, which only permits office buildings. Our proposed mixed-use project includes 13,500 square feet of commercial space, 218 apartment units, and abundant green space.

Since our initial submittal, we have had the opportunity to present the project to the Planning and Zoning Commission on December 11, 2025, and again on April 9, 2026. We greatly appreciate the Commission's thoughtful comments, questions, and recommendations throughout this process. We have carefully evaluated that feedback, and this revised plan reflects continued refinement of the project in response to those discussions.

While current market conditions do not support development under the existing PCD office zoning, we believe this vacant site presents an opportunity to create a walkable mixed-use destination that provides meaningful benefits to the community and surrounding office users. The proposed development would introduce amenities that serve neighboring businesses and employees while also providing nearby residents with additional walking trails, green space, and neighborhood-serving retail. Additionally, the project would transform a property that currently generates limited economic activity into a long-term community asset, creating significant property and income tax revenues for the City and schools. Finally, the development would enhance the value and future development potential of the City's vacant property immediately east of the site by establishing a complementary, activated environment.

Importantly, the revised plan remains consistent with the guiding principles of the Envision Dublin Community Plan. Our design emphasizes walkability, connectivity to surrounding neighborhoods, the integration of residential and commercial uses, and the preservation of meaningful open space. By creating a mix of housing, retail, gathering spaces, and pedestrian amenities, the project supports the City's goals of fostering vibrant activity centers, expanding housing choices, and creating a strong sense of place. The inclusion of trails and green corridors further strengthens connectivity and reinforces the City's vision for sustainable, pedestrian-oriented growth.

We look forward to discussing this conceptual plan with the City in greater detail.

Sincerely,

Phil Rasey
Executive Vice President