

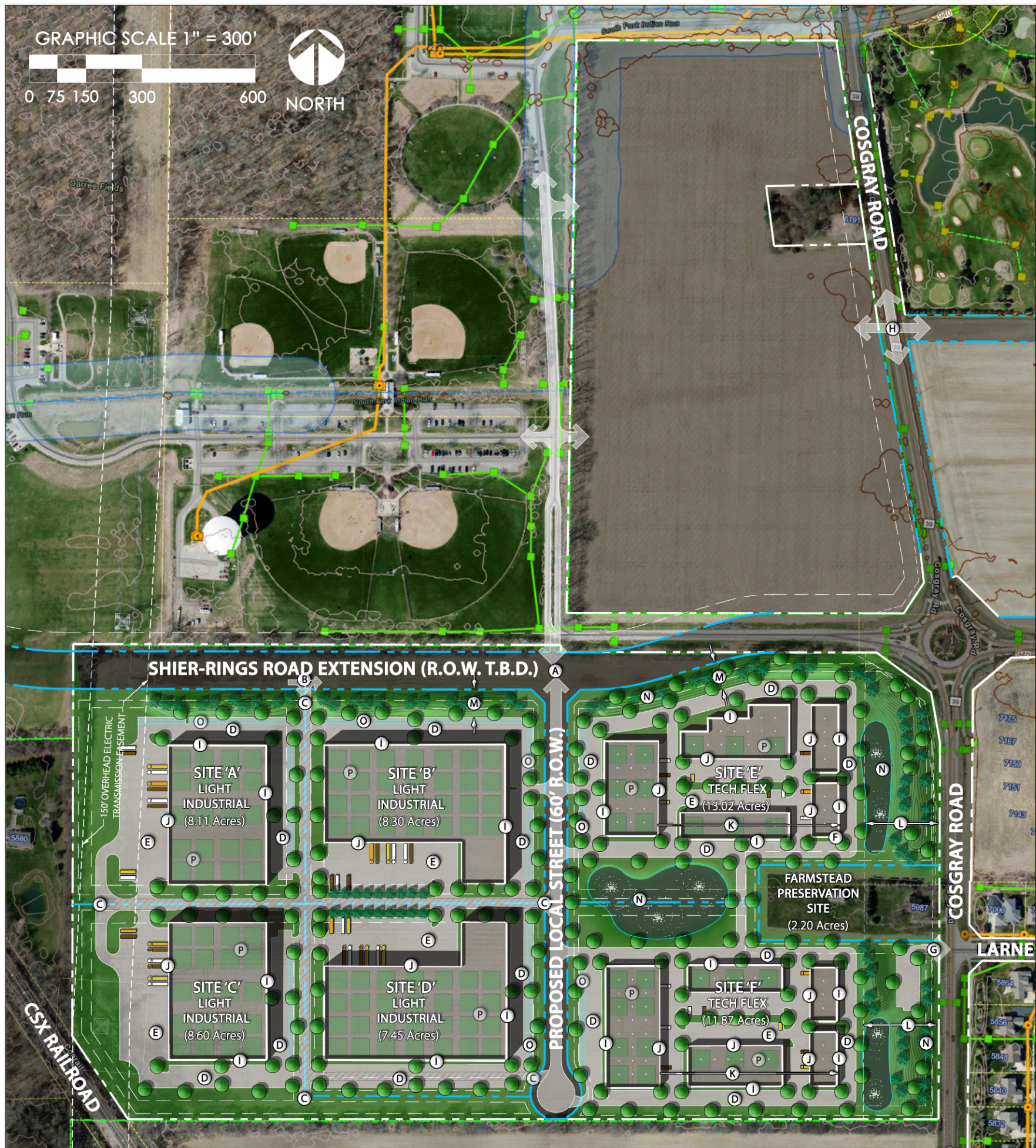
Request for Proposal

Economic Development Project

Q&A

Questions Received Regarding the RFP

- Does the consultant need to provide additional professional staff, such as engineers, transportation professionals, etc.?
 - No, the City of Dublin will have its internal engineers, planners, etc., review the Site Capacity studies for accuracy. This will occur during the monthly meetings with representatives from City Departments.
- Can you provide an additional example of the Site Capacity Study
 - Please see the subsequent pages for a larger picture of Figure 1 from the initial RFP document.
- Is there a specific format or approach that the consultant needs to take?
 - No, the City of Dublin is open to hearing all new ideas to approach this project.
- How should the proposal be delivered?
 - Via email to Abby Falcone, afalcone@dublin.oh.us, by 5:00pm on October 15th, 2026



CONCEPTUAL SITE PLAN ANNOTATIONS

Vehicular Access & Circulation

- (A) Full Access Intersection
- (B) Right-In/Right-Out Intersection
- (C) Cross Access Easement (Hatched)
- (D) Employee & Visitor Parking
- (E) Delivery Parking & Loading Dock Circulation
- (F) Eliminate Existing Curb Cut to Farmstead
- (G) New Curb Cut to Farmstead Aligned w/ Larne Drive
- (H) Potential Intersection Based on Future Thoroughfare Network

Architecture

- (I) Primary Building Facade--Enhanced Articulation Required
- (J) Loading Docks and Service Facade
- (K) Building Scale Reduction Toward Cosgray Road

Open Space & Landscaping

- (L) 200' Scenic Setback/Buffer w/ 14'-16' Hgt. Mounding and Landscaping
- (M) 75' Wide Buffer with 6'-8' Hgt. Mounding and Landscaping

Stormwater Management

This Conceptual Site Plan depicts stormwater management facilities at full build-out of the site that may be used to meet the City of Dublin Stormwater Management water quality and quantity requirements. The type, size and location of these facilities is conceptual and further analysis is required to determine the appropriate facility sizes and locations.

- (N) Shared Traditional Stormwater Retention Basin
- (O) Underground Stormwater Storage Chambers
- (P) Extensive Green Roofs

CONCEPTUAL SITE CAPACITY DATA:

Site 'A' Light Industrial (8.11 Ac.)
Lt. Industrial/Manufacturing/
Warehousing: 86,000 SF
Office: 8,600 SF
Lot Coverage: 65%

Site 'C' Light Industrial (8.60 Ac.)
Lt. Industrial/Manufacturing/
Warehousing: 86,000 SF
Office: 8,600 SF
Lot Coverage: 51%

Site 'B' Light Industrial (8.30 Ac.)
Lt. Industrial/Manufacturing/
Warehousing: 125,000 SF
Office: 12,500 SF
Lot Coverage: 70%

Site 'D' Light Industrial (7.45 Ac.)
Lt. Industrial/Manufacturing/
Warehousing: 125,000 SF
Office: 12,500 SF
Lot Coverage: 69%

Site 'E' Tech Flex (13.02 Ac.)
Total Area of Combined Building
Footprints: 112,750 SF
(36' x 36' Modules w/in Bldgs.)
(Permitted Uses & Associated
Parking Standards Varies)
Lot Coverage: 54%

Site 'F' Tech Flex (11.87 Ac.)
Total Area of Combined Building
Footprints: 113,500 SF
(36' x 36' Modules w/in Bldgs.)
(Permitted Uses & Associated
Parking Standards Varies)
Lot Coverage: 57%

FOR CONCEPTUAL PLANNING PURPOSES ONLY

Additional detailed analysis and coordination with City of Dublin Economic Development, Planning, Engineering and Parks & Recreation is needed to advance this Conceptual Site Capacity Analysis. The Analysis reflects one potential rezoning and development scenario with the objective to analyze the maximum development potential of the site given the existing site conditions and potential development standards under the City of Dublin Codified Ordinances, to achieve a range of economic development, planning, engineering and parks & recreation objectives.