




To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: November 17, 2016
Initiated By: Colleen Gilger, Director of Economic Development
Re: Ordinance 55-16 - Approving Ohio University's Framework Plan for the Dublin Campus

Background

Ordinance No. 21-12 authorized the provisions of certain incentives to Ohio University in order that it would establish an extension of the College of Osteopathic Medicine and an education and research campus. Such authorization is in the form of a proposed Economic Development Agreement (EDA) between the City of Dublin and Ohio University, which was executed in 2012.

The land (Subareas Two and Three) surrounding the Ohio University property is owned by the City of Dublin. The City agreed to convey Subareas One and Two and portions of Subarea Three to Ohio University under certain conditions and processes as generally described below:

- Subarea One: The City agreed in the EDA to convey Subarea One to Ohio University once it acquired the Ohio University property. The EDA requirements were met by Ohio University in 2014 and include: the purchase, design and renovation of the Ohio University property and the opening and operation of the Heritage College of Osteopathic Medicine.
- Subarea Two: The City agreed in the EDA to convey Subarea Two to Ohio University upon the preparation, submission and the City's approval of a master plan for the entire property (Subareas One, Two and Three) that complies with the West Innovation District and Dublin's associated codes and ordinances and the opening and operation by Ohio University of the College of Osteopathic Medicine on the Ohio University property. The Framework Plan is attached. The EDA states this master plan and its approval is to be accomplished no later than December 31, 2018. [Ordinance 55-16, once approved, meets this requirement.]
- Subarea Three: The EDA states that Dublin will retain ownership of Subarea Three. Subarea Three will consist of commercial office development, with a focus on attracting research and development, medical and/or hotel and conference center uses, any of which will be supportive to Ohio University or any surrounding development and will be taxable for purposes of real property taxation.

Dublin's Planning & Zoning Commission heard and approved the Ohio University Framework Plan on Thursday, November 10, 2016 (Case 16-093ADM). The Planning staff report is attached.

Recommendation

Staff recommends Council pass Ordinance 55-16, approving Ohio University's Framework Plan for the Dublin Campus. Upon approval, staff will work with the university to begin the Subarea Two land conveyance consisting of 25.9 acres. Please address any questions to Legal Counsel, Donna Goss or Colleen Gilger.

RECORD OF ORDINANCES

Ordinance No. 55-16

Passed _____, 20____

AN ORDINANCE APPROVING OHIO UNIVERSITY'S FRAMEWORK PLAN FOR ITS DUBLIN CAMPUS

WHEREAS, City Council, by the adoption of Ordinance No. 22-12, authorized an Economic Development Agreement with Ohio University to induce it to establish an extension medical school campus, an education and research campus, and other economic, education and research development related initiatives in Dublin; and

WHEREAS, the Economic Development Agreement requires that Ohio University prepare a master plan for the area encompassed by the Agreement for the City's approval prior to December 31, 2018; and

WHEREAS, additionally, under the Agreement, once Ohio University completes and Dublin City Council approves a master plan, Dublin will convey the "Subarea Two" portion of the development to Ohio University, which is comprised of 25.9 acres of land; and

WHEREAS, Ohio University has developed the Dublin Framework Plan, which 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; and

WHEREAS, the Framework Plan will be a valuable tool to both Dublin and Ohio University to facilitate decisions on future expansion within the context of the bigger picture; and

WHEREAS, the City desires to approve Ohio University's Dublin Framework Plan to inform its future decision-making in the context of the West Innovation District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, Franklin, Delaware and Union Counties, State of Ohio, _____ of the elected members concurring that:

Section 1. City Council hereby approves Ohio University's Framework Plan for its Dublin campus and will continue working with Ohio University to implement the strategies of the plan.

Section 2. This Ordinance shall take effect and be in force upon the earliest date provided by law.

Passed this _____ day of _____, 2016.

Mayor - Presiding Officer

Attest:

Clerk of Council



PLANNING REPORT

Planning & Zoning Commission

Thursday, November 10, 2016

Case Summary

Agenda Item	2
Title	Ohio University Dublin Framework Plan
Case Number	16-093ADM
Proposal	A vision plan intended to offer a comprehensive view for how the Ohio University Dublin campus may evolve over time intended to guide future development for the campus.
Request	Review and recommendation of approval to City Council for the proposed Ohio University Master Plan under the provisions of Zoning Code Section 153.232.
Site Location	On the south side of Post Road, west of Eiterman Road.
Applicant	Dana L. McDaniel, City Manager, City of Dublin.
Case Manager	Claudia D. Husak, AICP, Senior Planner (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Review and Recommendation of approval to City Council.

Details	Administrative Request
Background	<p>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. This plan will allow the City to review the campus in context of the West Innovation District, making approvals of future projects easier. The plan will also be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture. The City will use the plan as part of the West Innovation District Area Plan update process, which will be completed in 2017. The updated Area Plan will include a higher education district specifically to address the presence of Ohio University in Dublin. In addition, a Zoning Code update will accompany the updated Area Plan which will also address regulations and development standards unique to the education campus.</p>
Purpose	<p>The Dublin Framework Plan is a planning tool that was created over a year-long process with many different stakeholders that will guide the future development of Ohio University’s Dublin Campus. The Plan illustrates the campus vision and creates a comprehensive approach to guide future development. The Framework Plan establishes the sense of place sharing attributes that are necessary to provide a vibrant campus district environment within the City of Dublin’s West Innovation District.</p> <p>The Framework Plan establishes campus planning principles and key design elements for the campus, such as streets, open spaces, site typologies and a flexible phasing strategy. The Plan regulates building frontages, service areas, parking, pedestrian connections and important views to create a unified campus environment. Overarching landscape and building guidelines envision a high quality and pedestrian oriented environment. The plan provides a basis for decisions to be evaluated in a broad context so that future projects are reviewed as part of an integrated whole.</p>
Planning Principles	<p>The Planning Principles established in the Plan include the establishment of a vibrant community, the encouragement of proximity and walkability, the creation of connections, the development of a mixed-use environment, the fostering of innovation and the accommodation of varying initiatives.</p>
Framework Plan	<p>The Framework Plan is centered on creating a pedestrian-friendly, walkable campus district through the planned street network, open space, and land use. The Plan is intended to help create a campus district identity by establishing a central place, creating strong physical connections, supporting a dense mix of uses, and fostering collaboration.</p>

Details

Administrative Request

Guidelines

The Plan includes guidelines for the campus to guide the future development, which address arrangement of buildings, open spaces, transportation systems, services, and amenities. The guidelines are intended to ensure that future development achieves high-quality urban design. As stated above these intended development patterns will be incorporated into the City's updated Area Plan and Zoning Code in the future.

Recommendation

Administrative Request

Approval

The proposed Framework Plan addresses major planning initiatives, changes and trends that have occurred within Dublin and the University in recent years. The Plan will allow the City to engage in the update of the Community Plan's Special West Innovation Area Plan and the update of the Zoning Code to ensure the educational and campus needs are addressed. Planning requests that the Planning and Zoning Commission recommend approval to City Council of the updated Dublin Community Plan.

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September 2016



OHIO
UNIVERSITY

Athens, OH 45701
ohio.edu

2016

Ohio University

Framework Plan
Dublin Campus

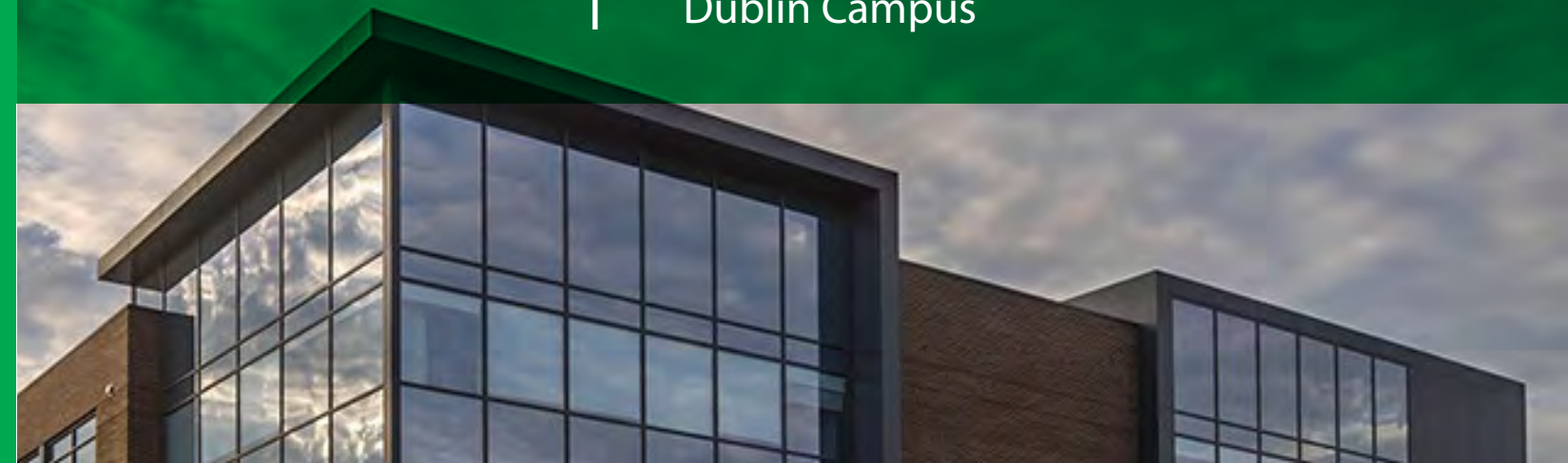


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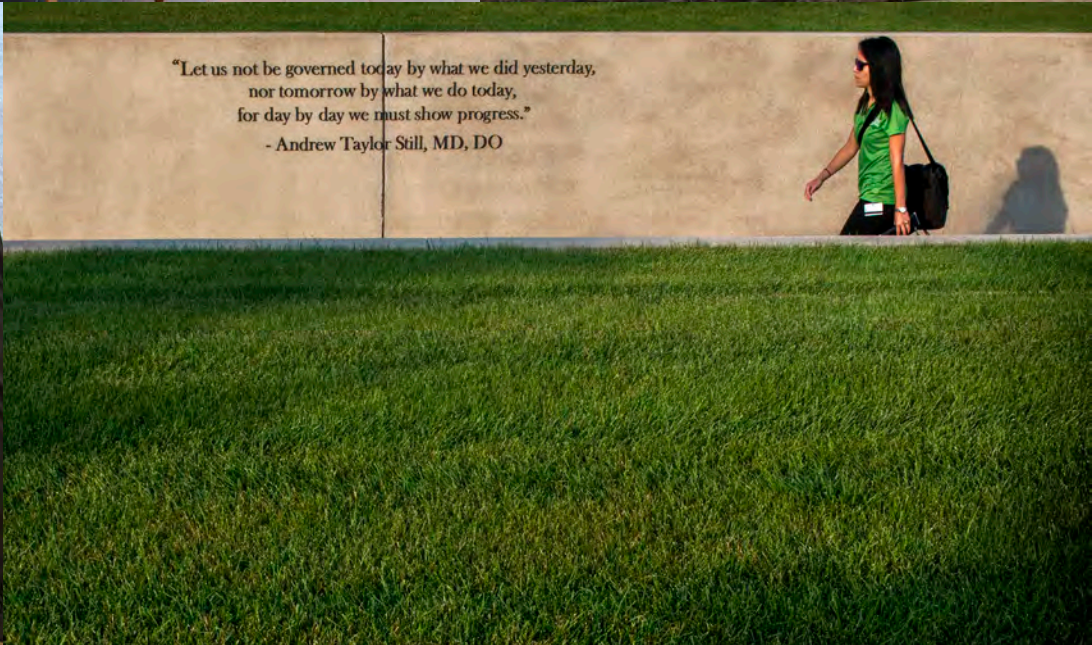
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FORWARD

The historic vote by the Ohio University Board of Trustees in 2011 to acquire 15 acres for the development of the Ohio University Heritage College of Osteopathic Medicine (OU-HCOM) Dublin extension campus continued a long history of OHIO's outreach mission to serve the citizens of the state of Ohio dating back to 1909. The acquisition of that 15 acres brought with it a gift of 96.5 additional acres in the heart of the City of Dublin's West Innovation District where they hope to create a vibrant new community of corporate offices, research, laboratories and clean manufacturing, and institutions of higher education. The West Innovation District is unlike any other location of an OHIO campus and offers an opportunity for the University to create new teaching and research opportunities for its faculty and students.

As a condition of receiving the first 45 acres (Sub-Area one) in 2012, the University entered into an economic development agreement with the City of Dublin which required us to develop a Framework Plan for the campus and submit it to the Dublin City Council for approval. Once this step is completed we will receive an additional 25 acres (Sub-Area Two) and be allowed to move forward with the development of Sub-Area Three which is the 25 acres of commercial properties to be jointly developed with the City.

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. This plan will allow the City to review the campus in context of the West Innovation District, making approvals of future projects easier. The plan will also be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture.

Several principles for the development of the Dublin campus guide the product of the Framework Plan. Three of these principles are below:

- Establish a vibrant community that provides opportunities for high-impact initiatives and programs that are complementary to the central Ohio community, advance Ohio University interests, and cannot be accomplished in Athens
- Enable the development of a mixed-use environment that supports a vibrant knowledge community
- Advance "OHIO for Ohio" opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation

The Dublin Framework plan is not a "locked-in-stone" blueprint, but a framework that will evolve over time as the University understands how to best use this resource. The framework plan is not built with a prescribed set of projects in mind, but to guide decisions by future university administrations and boards as to how to best utilize this new and valuable asset in support of the University's teaching, research and service mission. By design, it is a conceptual long-range view for our future and intended to protect the principles set forth by the Board when acquiring the property four years ago.

There will be many opportunities for collaboration and contribution on future opportunities as plans evolve. I look forward to your comments and thoughts on the plan going forward.

Cordially,

Roderick J. McDavis

President

An aerial photograph of a campus, likely Ohio University's Dublin Campus, is shown with a semi-transparent green overlay. A white rectangular box is superimposed on the image, containing a large white number '1'. The text 'Purpose of the Plan' is written in white within this box.

1

Purpose of the Plan

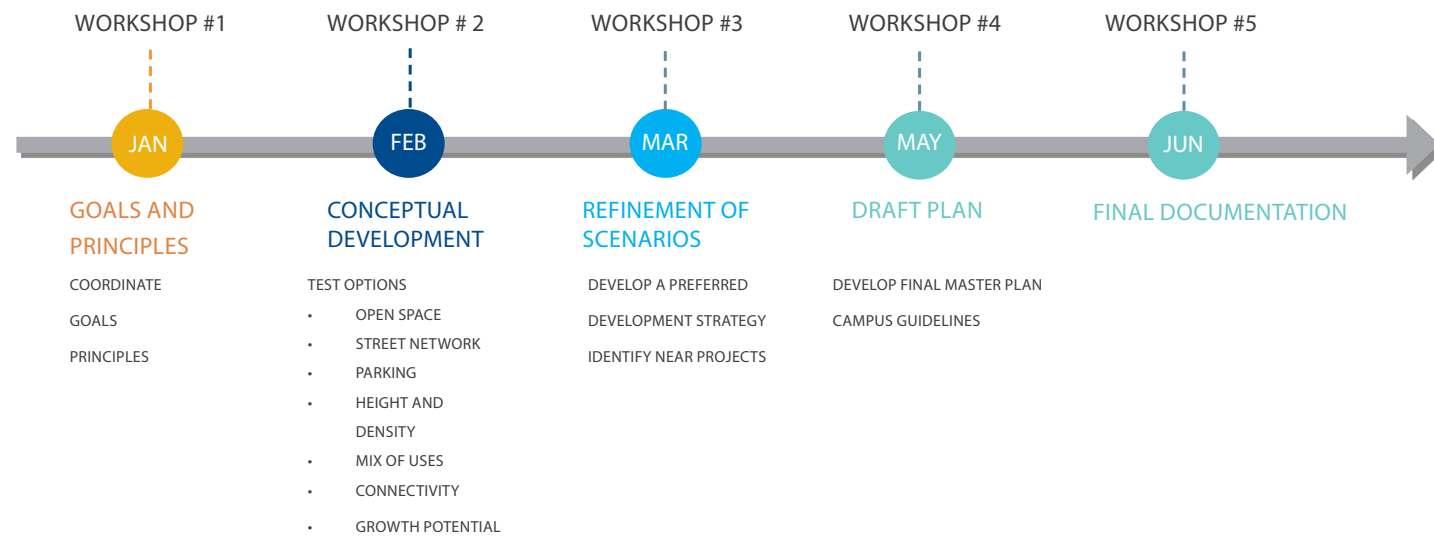
The Dublin Framework Plan is a planning tool that guides the future development of Ohio University's Dublin Campus. It illustrates the campus district vision and creates a comprehensive approach to guide future development. The Plan is guided by the University's strategic vision plans including the Innovation Strategy and OHIO for Ohio. The Framework Plan establishes the sense of place sharing attributes that are necessary to provide a vibrant campus district environment within the City of Dublin's West Innovation District. It is also a requirement of the Economic Development Agreement that Ohio University entered into with the City of Dublin which establishes the gift of additional acreage to Ohio University upon the approval of the Framework Plan.

The Framework Plan establishes campus planning principles and key design elements for the campus, such as streets, open spaces, site typologies and a flexible phasing strategy. The Plan regulates building frontages, service areas, parking, pedestrian connections and important views to create a unified campus environment. Overarching landscape and building guidelines envision a high quality and pedestrian oriented environment. The plan provides a basis for decisions to be evaluated in a broad context so that future projects are reviewed as part of an integrated whole.

The plan will guide and shape growth for years to come. While the framework provides clear guidance, it allows for flexibility as University goals and opportunities evolve.

Dublin Framework Plan Development Process

The planning process was organized into five phases and involved intensive work sessions to communicate, reach consensus, and synthesize many variables into a succinct plan. Each Workshop the planning team engaged the Dublin Steering and Advisory Groups as well as other key stakeholders such as City of Dublin.



Conceptual Option: Ring Road



Conceptual Option: Main Street

Steering Committee

- Pamela J. Benoit, Executive Vice President & Provost
- Stephen Golding, Senior Vice President for Strategic Initiatives and Chief Operating Officer of Dublin Campus
- Ken Johnson, Executive Dean Heritage College of Osteopathic Medicine
- Randy Leite, Dean, College of Health Sciences and Professions
- Joe Shields, Vice President of Research & Creative Activity and Dean of the Graduate College

Advisory Committee

- Bill Burke, Heritage College of Osteopathic Medicine
- Brian Thompson, Heritage College of Osteopathic Medicine
- Ginny Valentin, College of Health Sciences and Professions
- Tia Barrett, College of Health Sciences and Professions
- Michelle Ferrier, Scripps College of Communication
- Rachel Cornish, College of Fine Arts
- Phil Taylor, College of Business
- Dennis Irwin, Russ College of Engineering
- Mike Finney, Voinovich College
- Pete Mather, University College
- John Gilliom, College of Arts and Sciences
- Connie Patterson, Patton College of Education
- Jim Smith, Regional Higher Education
- Thomas Raabe, Project Manager, Dublin Campus

Planning Team

- Ayers Saint Gross, Consultant
- Shawna Bolin, Director of University Planning & Space Management

Partners and Engagement

- City of Dublin
- OhioHealth
- Columbus State Community College
- Facilities Planning Advisory Committee
- College Forums



Framework Plan Process Photos



Dublin Framework Plan Goals

Ohio University and the City of Dublin planning committees established the following goals for the Framework Plan:

Ohio University:

- Elucidate high level planning considerations and a framework for future campus development
- Complete the planning requirement specified by the economic development agreement
- Include flexibility and various opportunity sets
- Enable near term projects within the context of the broader plan
- Provide a resource to help make choices so that individual projects are considered as part of the whole
- Use the location as an opportunity to reach students we have not been able to reach in the past
- Expand educational opportunities to new categories of learners, such as working professionals and alumni
- Foster and support robust partnerships that are not currently available to us
- Enable progress on University initiatives
- Establish the OHIO feel at this new location
- Position this campus as an asset
- Enable diverse opportunities to benefit our students and the institution
- Provide Dublin residents with a sense that they are better off because OHIO came to the community
- Provide opportunities for OHIO to be a stronger and more competitive 21st century institution



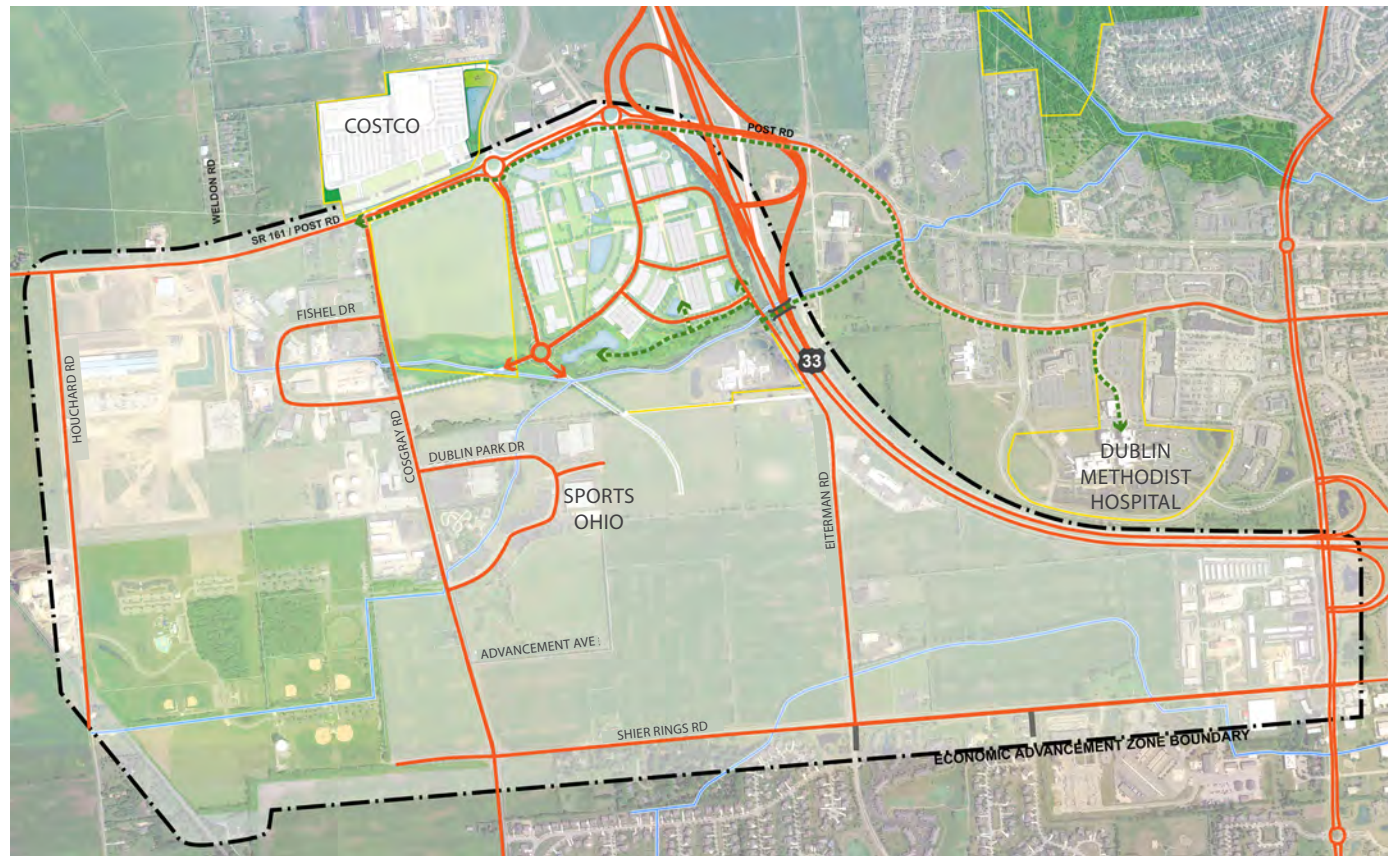
City of Dublin:

- Have a plan in place so that future projects can more easily go through the City approval process
- Understand where different programmatic elements would go within their district plan
- Maintain flexibility as part of the plan
- Provide opportunities for Ohio University to be well integrated into their community
- Be a catalyst for long term positive impact on the City
- Build partnerships and enable additional economic development opportunities
- Understand the infrastructure needs that the City provides to forecast and plan their future projects
- Enable a comfortable environment for biking/ pedestrians and transit
- Understand existing regulations that may need to be modified for a University setting within the district

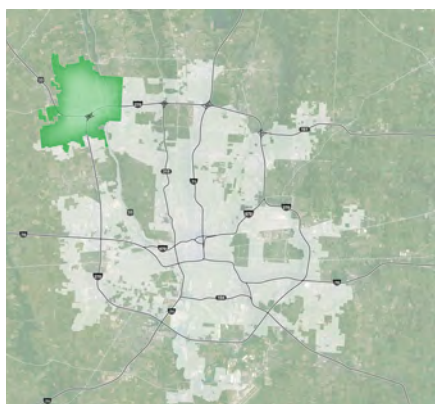


History of the Dublin Campus and Current Condition

In 2012, the University acquired property in the City of Dublin to establish a new location with the Heritage College of Medicine (HCOM) as the primary academic unit. Shortly thereafter, OHIO entered into an economic development agreement with the City of Dublin to acquire the their publically owned property surrounding the site. The agreement divided approximately 96.5 acres of land into three subareas. The University acquired Subarea 1 (45 acres) with the original purchase. The University will acquire Subarea 2 (25 acres) when this Framework Plan is complete and it is intended for Subarea 3 (25 acres) to be jointly developed with the City.



West Innovation District Context



City of Dublin



West Innovation District



Existing Subareas

Campus Timeline:

- **April, 2011**
 - The Heritage College of Osteopathic Medicine (HCOM) was gifted \$105 million from the Osteopathic Heritage Foundation.
- **November, 2011**
 - After several sites were considered, HCOM chose Dublin as their central Ohio extension campus location. The parcel of land purchased consists of approximately 14.8 acres and has three existing building structures, presently addressed 6775,6785 & 6795 Bobcat Way.
- **June, 2012**
 - OU and the City of Dublin entered into an Economic Development Agreement (EDA) whereby the University can acquire approximately 97 additional acres of land owned by City of Dublin surrounding the site.
- **July, 2012**
 - OU was conveyed Subarea 1 (45.4 acres) of the EDA.
- **May 2013**
 - The Robert Weiler Company completed a market feasibility study for a potential hotel/conference center that concluded with favorable conditions.
- **June, 2013**
 - HCOM began renovations on the three existing buildings.
- **October, 2013**
 - OU selected Daimler as the project developer for the construction of the Dublin Integrated Education Center (DIEC).
- **July, 2014**
 - HCOM opened.
- **April, 2015**
 - Completion of DIEC. The buildings anchor tenant is the College of Health Sciences and Professions (CHSP) which includes the Physician Assistant (PA) program as well as Columbus State Community College.
- **October, 2015**
 - Temporary signage installed on campus.
 - Completion of a 230 space parking lot addition
- **January, 2016**
 - Master Plan Initiated
- **Summer 2016**
 - College of Fine Arts and Design (CFAD) theater program partners with City opens Tantrum Theater.

Existing Campus Today:

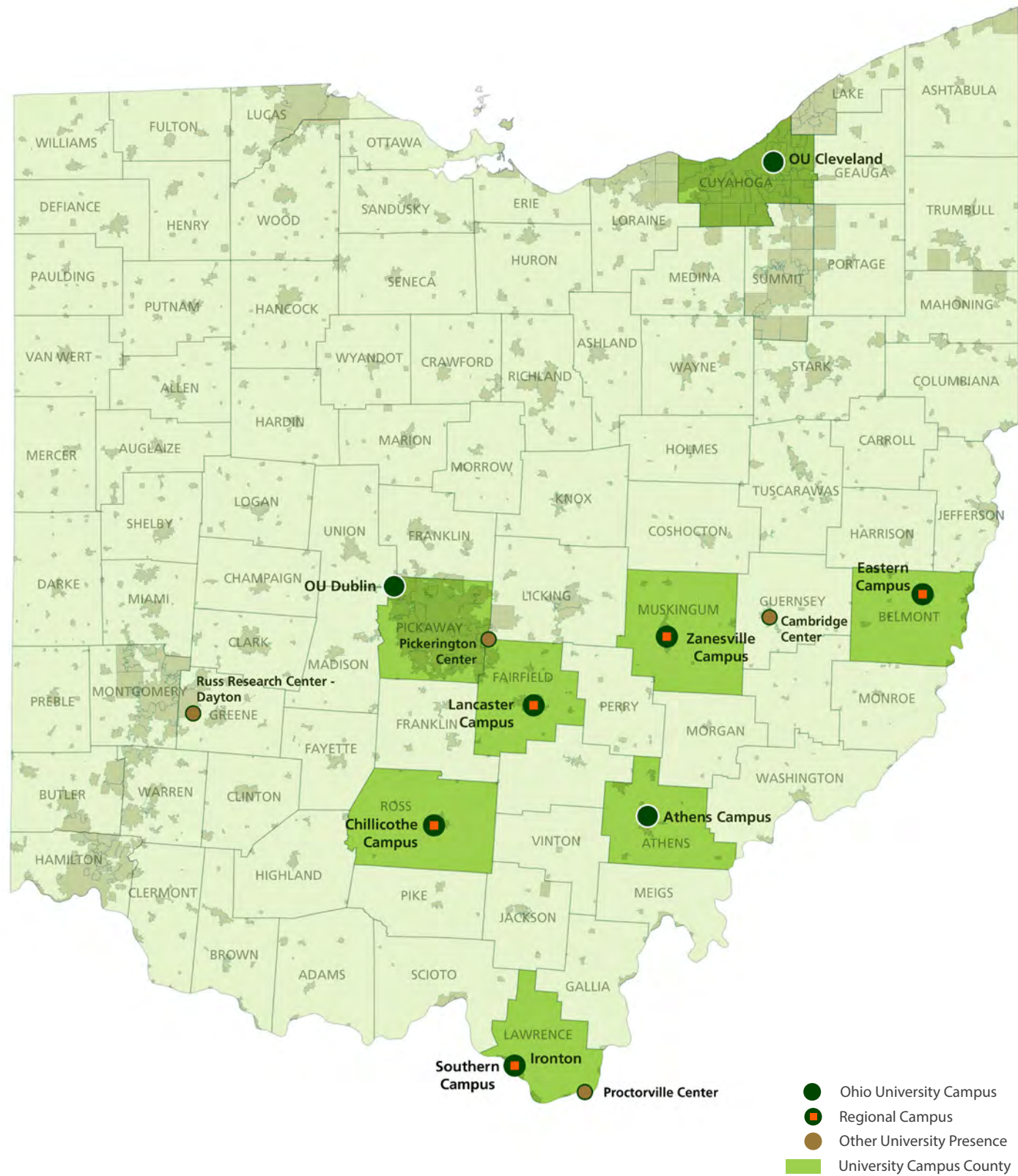
Ohio University's Dublin Campus is within the West Innovation District of the City of Dublin. The existing campus has four buildings that total 194,000 GSF. The campus is also home to:

- Osteopathic Heritage Medical College: 50 student cohort
- College of Health Sciences and Professions: Physician's Assistance Program
- Tantrum Theater
- Columbus State Community College
- Voinovich School of Leadership and Public Affairs
- College of Business

When the University acquired the property in 2012 the campus consisted of three office buildings, clustered around ponds and open space and ringed with surface parking. The buildings were renovated to classrooms, learning labs, a learning resource center, clinical training and assessment center and offices for the Heritage College of Osteopathic Medicine

In 2015 the 86,000-square-foot Integrated Education Center was completed. The building accommodates several programs by the College of Health Sciences and Professions and academic partnerships with Columbus State Community College. The future the building is envisioned to house other Ohio University programs from various schools and accommodate new partnerships with Central Ohio colleges, universities and high schools.

Ohio University also has a presence within the community of Dublin. The Tantrum Theater held its first season in summer 2016 with 3 productions and 57 performances. In addition there were three week-long educational workshops.



OHIO for Ohio and Dublin Vision

External forces currently have and will continue to have a profound influence on higher education and OHIO's business model in the coming years. There is both an increasing competition for students and a decline in funding per student needed to sustain the quality of higher education. Technologies affect how we engage students, while expanding our reach to new populations. We are responding to the need for an educated citizenry and workforce demands. We also assist in solving significant social problems in partnership with industry and government.

To address these forces and remain true to its historical role and mission in the services of the citizens of the state, it is essential that OHIO design a business model that will allow it to compete successfully in the 21st century. This reality significantly influenced the University leadership's efforts over the last eighteen months in crafting OHIO's Innovation Strategy (www.ohio.edu/research/innovationstrategy.cfm). This strategy recognizes that the University must be increasingly innovative to remain relevant to the region, state, and nation.

The roots of OHIO's Innovation Strategy originate in Southeast Ohio. In this area, the University is a powerful engine for innovation, promoting the vibrant communities essential to attracting individuals and businesses that create economic opportunity. By building a network of strategic regional and statewide partnerships, OHIO University has become a local and national leader in recruiting high quality students, pre-eminent faculty and expert staff in support of its mission of teaching, research and service in Ohio and beyond.

To successfully implement the Innovation Strategy and insure OHIO's competitive advantage, the University seeks to use its statewide influence to build bridges between industry, government and academia. To do so, OHIO will evaluate enabling a mixed-use campus that integrates laboratories, commercial spaces, college classrooms, clinical facilities, residential living, retail amenities, and recreational and cultural activities. The goal is to create a replicable model that reinforces and supports each campus by assembling the advantages for programs and students.

OHIO's Dublin Extension Campus plans to work collaboratively with Athens and Regional Higher Education to evaluate the possibility of leveraging existing college resources to deliver complementary innovative academic programs and research that are not offered elsewhere within the system. These academic programs aim to generate new revenue streams that support program investment and revenue diversification with the goal of mitigating downside risks to existing programs. The plan should include an assessment process to ensure that all new programs and initiatives are economically sustainable with clearly articulated business plans. Opportunities for appropriate ground leases with third party investments and Public-Private Partnerships may also be explored where appropriate.

The plan for OHIO's new Dublin campus is designed to unify the powers of industry, government and academia and set a state and national standard for mixed-use campuses. It aims to become a national leader of innovation in healthcare and wellness where faculty collaborate with corporate, governmental and institutional partners on real-world solutions. Simultaneously, it plans to offer innovative programs with our academic partners that train the next generation of Ohio's workforce and lead to healthcare transformation.

OHIO is a major engine of innovation in its community, the region and the state.



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Innovation District & Dublin Campus

While OHIO's roots will always be in Southeast Ohio, the emerging partnership between the City of Dublin and the University is directly aligned with the Innovation Strategy. OHIO's Dublin campus is located in one of the state's fastest growing cities, strategically located at the juncture of US 33 and I-270. Today Dublin has a population of almost 44,000 people and over 3,000 businesses. Dublin is part of the Columbus metropolitan area that has a population of over 1.9 million and is home to one of the nation's strongest and most diverse economies. Surrounding the campus is Dublin's West Innovation District, a critical component of Dublin's business core. This District is specifically targeted for future technology related development and is the home of the Dublin Entrepreneurial Center (DEC), an incubator and start-up facility which is an important driver of future economic growth in Central Ohio.

West Innovation District

In 2011 the Dublin City Council adopted the West Innovation District (Economic Advancement Zone) Plan. The plan defined a district between Avery Road, Houchard Road, Shier Rings Road, and State Route 161/Post Road, consisting of approximately 1,100 acres of land. The goal of the district was to encourage development of corporate office, research, laboratory and clean manufacturing and higher education leveraging some of the largest contiguous tracts of prime commercial land in the Columbus region.

The plan envisioned a modern enterprise campus with freeway visibility and access, open spaces, and a mix of contemporary architecture and natural landscapes. To encourage development, the area is zoned to streamline the approval process, and infrastructure has been budgeted and engineered to support the vision.

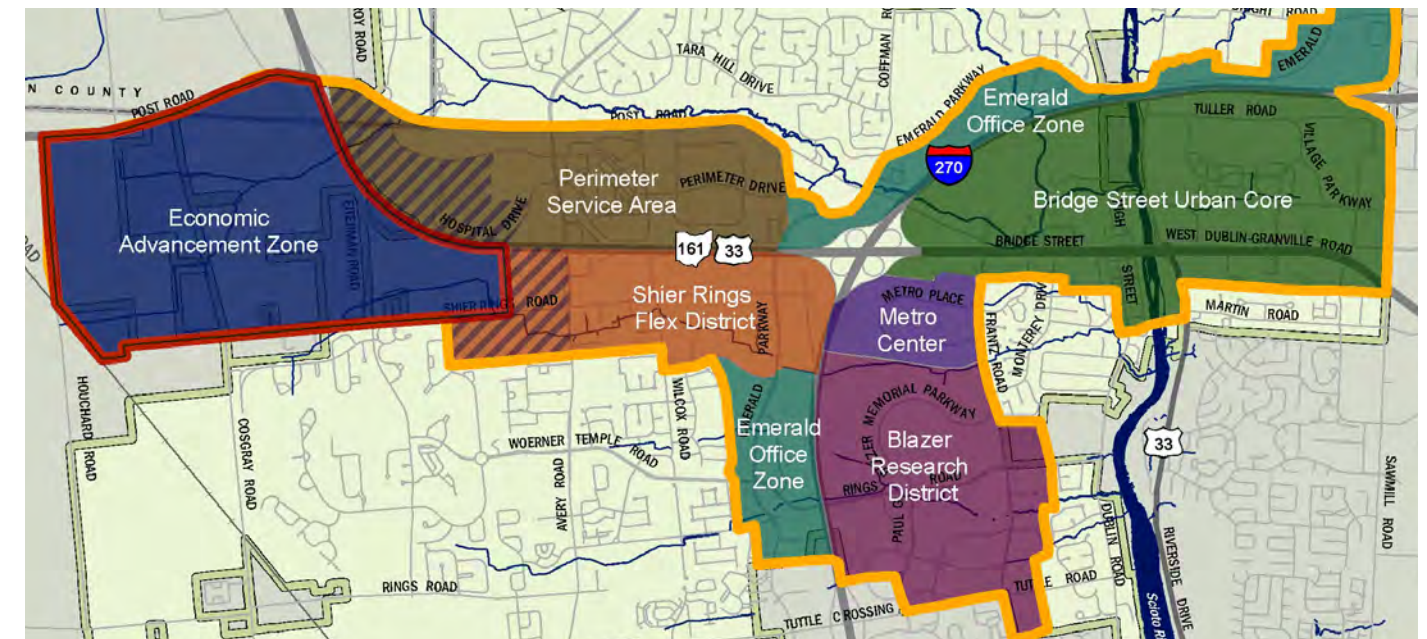
The West Innovation District is designed to become a key economic corridor with OHIO University and its Heritage College of Osteopathic Medicine as key anchors supporting future development. It represents a unique resource in a strategic geographic location offering significant opportunities that cannot be replicated at other Ohio University locations.

Parallel to the University's Dublin Framework Plan process the City of Dublin is updating the West Innovation District Plan. The update is intended to:

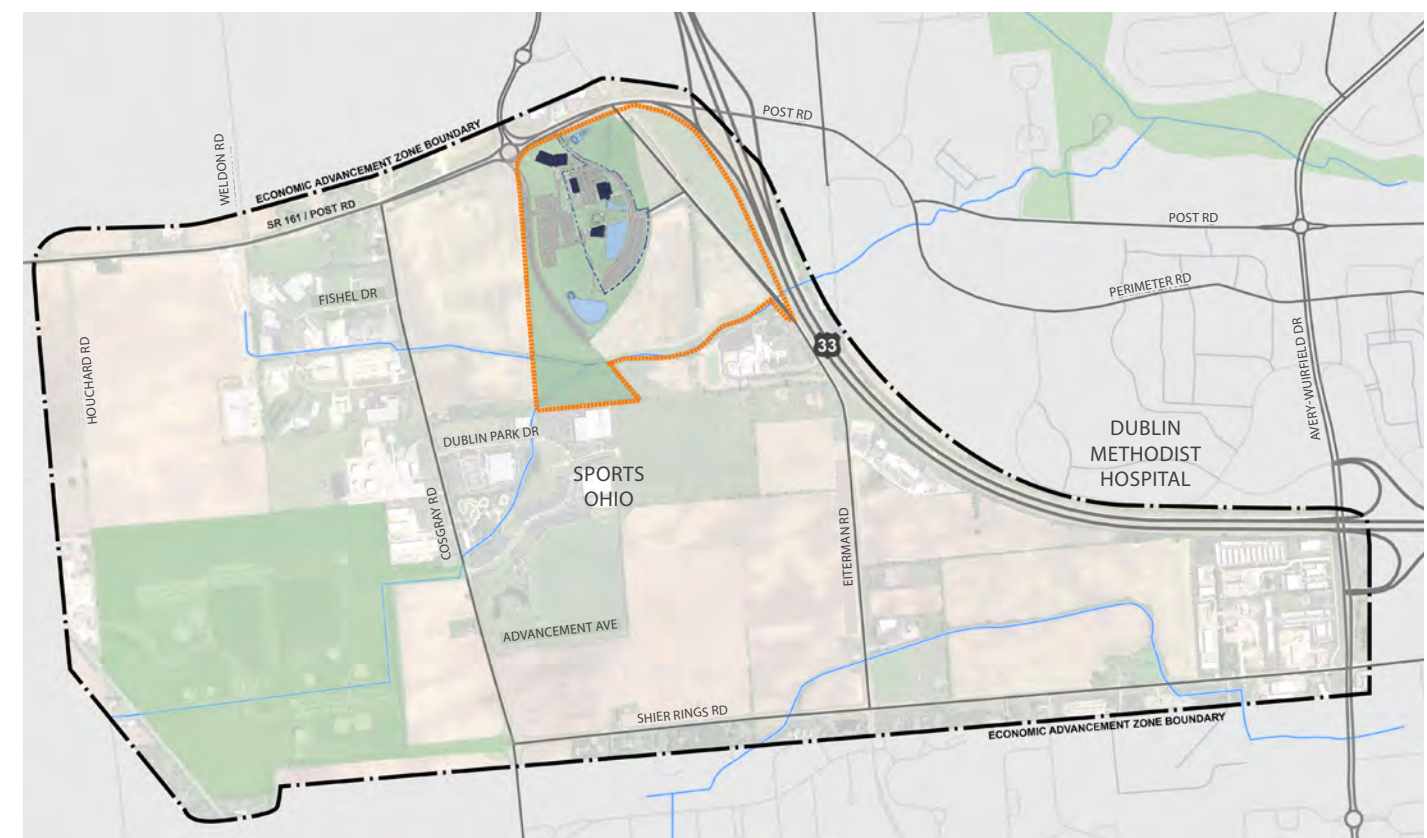
- Integrate with University's planning
- To reevaluate the geographical boundaries of the Innovation Districts
- Review the land uses with each district to ensure that we are accomplishing the appropriate mix of compatible (and supportive) land uses
- Evaluate the development standards of each districts to ensure we are accomplishing the desired layout and form for development pattern

The Dublin Framework Plan builds on the West Innovation District (Economic Advancement Zone) Plan and aims to create an environment that integrates learning, research, and industry and government partnerships to foster innovation and collaboration.

Advancing the future of ideas and entrepreneurial spirit in Central Ohio.



City of Dublin Innovation Corridor



Economic Advancement Zone Existing Conditions

Keys to a Successful Innovation Campus

Innovation Districts are vibrant, mixed-use environments that foster creative collaboration, establish a sense of community, and attract a talent pool of knowledge. They combine flexible research spaces, lab and classroom spaces, maker spaces, co-working spaces, incubators, and collaborative office space with places to live and play. This includes housing, hotels and campus serving amenities and retail. A well-designed public realm – streets, parks, plazas, and other common areas – serves to connect everything and accommodates the social gathering and programming that generates community cohesion and creative collisions.

For much of the previous century, research and business was performed in single-use, closed-off, and auto-dependent ‘parks’ in the suburbs. Today, data and information flow more freely, technological progress is frequently crowd-sourced, and discovery is most common at the intersection of disciplines and organizations. A parallel trend - the preference of millennials, empty-nesters, and others to live, work, learn, and play in 24/7 mixed-use areas – is further influencing the evolution of Innovation Districts as walkable, urban communities.

With Ohio University as an anchor within the district, the West Innovation District is positioned for success. The Framework Plan considers the possibility of including the following elements of a successful innovation district:

- Mix of Use Environment (academic, workplace, hospitality, public amenity, housing)
- Integrate academic, corporate, and public partners
- Proximity - Connected and Walkable
- Place Making - Streets and Public Space
- Access - Parking and Transit

An Article by Bruce Katz and Julie Wagner, *The Rise of Innovation Districts: A New Geography of Innovation in America*, describes the components of successful of innovation districts.

An Article by Nancy Mann Jackson, *Research Parks Redux*, describes how partnerships and dynamic innovation environments help respond to decline federal funding and global competition.

Both complete articles are in the appendix for reference. One example of such an environment is the Cortex Innovation Community, St. Louis.

Case Study: Cortex Innovation Community St. Louis, MO

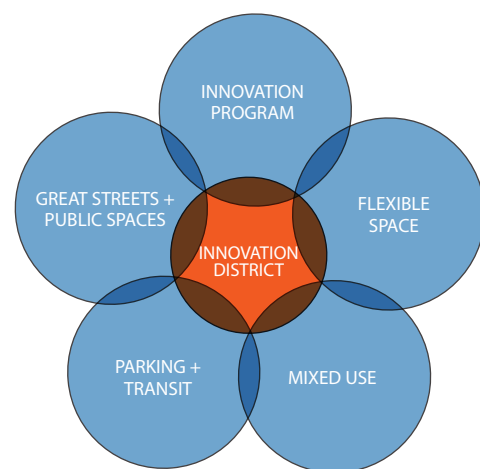
In 2002, a consortium of anchor institutions in St. Louis saw an opportunity to change the trajectory of the city. They formed Cortex with a vision to build a new center of innovation – a confluence of great universities and nearly a billion dollars annually in biomedical research. With a \$29-million-dollar investment, the institutions set out to transform a decaying area into a vibrant center of research and enterprise. But in 2012, the district was still struggling to take off. It lacked identity. What had been envisioned as an active hub of bioscience and technology innovation was a loose collection of inwardly-focused buildings surrounded by pavement. The district needed a new vision and significant investment in physical place. The lead institutions engaged a developer partner and a planning team to create the Cortex Innovation Community Master Plan, a vision to transform the 200-acre industrial corridor into a vibrant, 24-7, live-work-play-learn innovation community.

Although the master plan is a long-term planning document, it needed to address immediate placemaking challenges. Initial investments focused on establishing a dense core and concentration of activity at the heart of campus. Key developments included the creation of Cortex Commons (the district’s central park), flexible research and lab space in new and renovated buildings around the park, and tree-lined, walkable streets. Prioritizing engagement around a central node—rather than spreading development across the district—enabled people to visualize a true Cortex community. Now, Cortex is working on the next phase of mixed-use development projects, including a mix of renovation and new construction for housing and research.

Cortex is a model for a university-affiliated innovation district that harnesses a single urban location to build a culture of collaboration and discovery. In contrast to past models of research parks as isolated suburban enclaves, the plan for Cortex recognizes the equal importance of function, community, and artistry. Each building, each lobby, each green space, is intentionally designed and choreographed so that people bump into each other, share ideas, and create connections.



Components of a successful Innovation District



LIVE
LEARN
WORK
PLAY



Create a Knowledge Community where ideas and practice are integrated.

Dublin Guiding Principles

OHIO's Dublin campus represents an unprecedented opportunity for growth and innovation. If successful, OHIO's Dublin campus will be a national model for how the university can fulfill its mission of teaching future generations of Ohio students, conducting innovative research, and delivering essential services in a cost effective way, while providing the state of Ohio and its citizens with a very positive return on its higher education investment.

The Framework Plan guides the development of a cohesive campus while allowing flexibility to accommodate a variety of programs, partnerships and uses. The following principles ensure a unified vision and will guide decisions on the types of program elements that are approved for the campus:

- New initiatives and programs sited at Dublin should have high impact, be complementary to the central Ohio community, advance Ohio University interests, and have attributes such that they cannot be accomplished in Athens.
- Activities at Dublin should advance "OHIO for Ohio" opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation.
- Initiatives and programs sited at Dublin should be innovative and uniquely situated for central Ohio.
- Selective investments in support of activities at Dublin must establish financial feasibility and be sustainable.
- Initiatives and programs at Dublin must align with the University and College's strategic plan and enhance smart growth.

Example Program Elements

Over the past couple of years, OHIO has been reviewing programmatic ideas that fit within the Dublin guiding principles and support a vibrant knowledge community. Program ideas were grouped into five overarching themes.

1. University Programs:

Some examples of potential programs to be offered at Dublin include:

Emerging or new programs

- Tantrum Theater
- Adult Degree Programming
- Customer Service Program
- Professional Development
- Communication Studies
- MA in Organizational Communication
- Applied Communication Bachelor Completion
- MA in Info and Tel Systems
- Innovation Leadership Program

Programs that may be offered at Dublin to expand outreach

- Bachelor of Business Administration
- Bachelor of Science in Applied Management
- Masters of Accountancy
- Accountancy Post Bach Program
- Masters of Mgmt Leadership
- Professional MBA
- Executive Education Liaison
- Continuing Education
- Hospitality Program
- Executive MPA

2. Health and Wellness:

Uses that complement and strengthen the existing health and wellness presence

- Wellness Center
- Senior / Aging-in-place Services
- Veteran's Rehab Center
- Patient Communication Collaborative

Health and wellness programs such as:

- CHSP Health Leadership Program
- Pharmacy Programming
- Master of Physician Asst Practice
- Patient Communication Initiative
- Master of Corporate Wellness
- Dietetics Internships
- Nursing: DNP & MSN
- Health Leadership
- Master of Health Education
- Research Space
- Support Services

3. Industry, Government and Healthcare Partners:

City of Dublin, Ohio Health and other Partnership opportunities in Central Ohio

- Innovation Incubator/ Accelerator
- Co-working Space
- Tech Companies
- Public Service Agencies
- Non-Governmental Family Practice Clinical Facility
- Professional Office Space (such as OhioHealth)
- Multi-Tenant Corporate Research

4. Academic Partners:

Collaboration with other universities, colleges, and school systems

- Columbus State
- Dublin STEM School

5. Mixed Use:

Uses that may support and provide for a vibrant campus

- Hotel & Conference Center
- Community Meeting Space
- Corporate Training Facility
- Campus Amenities – Restaurant, Coffee Shop, Bookstore, Market, Art Gallery
- Recreation Programs
- Day Care / Child Care
- Housing options oriented towards students, faculty and staff



Planning Principles

Key to the success of the campus is creating a vibrant, walkable place that can support a variety of initiatives. As part of the planning process six physical planning principles were developed to guide development of the Dublin Campus.

1 ESTABLISH A VIBRANT COMMUNITY:

identity, sharing of resources, a central place



2 ENCOURAGE PROXIMITY AND WALKABILITY:

compact, pedestrian oriented, smart growth



3 CREATE CONNECTIONS:

open spaces, complete streets, integration



4 ENABLE THE DEVELOPMENT OF A MIXED-USE ENVIRONMENT:

retail, hospitality, housing, community service, arts



5 FOSTER INNOVATION:

inter-disciplinary interactions, partnerships, economic development



6 ACCOMMODATE VARYING INITIATIVES:

support the University's Strategic Plan, flexible spaces





3

Framework Plan

The Framework Plan is centered on creating a pedestrian-friendly, walkable campus district that can be implemented in a phased approach over time. While it is a flexible framework, there are key elements of the plan that are important to supporting and complementing a vibrant knowledge community. These elements include the street network, open space, land use/capacity, and potential phasing to guide implementation. Together these elements create a campus district identity by establishing a central place, creating strong physical connections, supporting a dense mix of uses, and fostering collaboration by providing opportunities for inter-disciplinary interactions and strategic partnerships.

The physical environment should support community, partnerships and innovation.

Existing Conditions



- A. OhioHealth Medical Education Building 1 (MEB1)
- B. OhioHealth Medical Education Building 2 (MEB2)
- C. Osteopathic Heritage Foundation Anatomy Laboratory
- D. Dublin Integrated Education Center

Proposed Framework Plan



- 1. Main Street
- 2. Formal Green
- 3. Informal/Rec Green
- 4. Existing Building
- 5. Signature Building
- 6. Campus Gateway



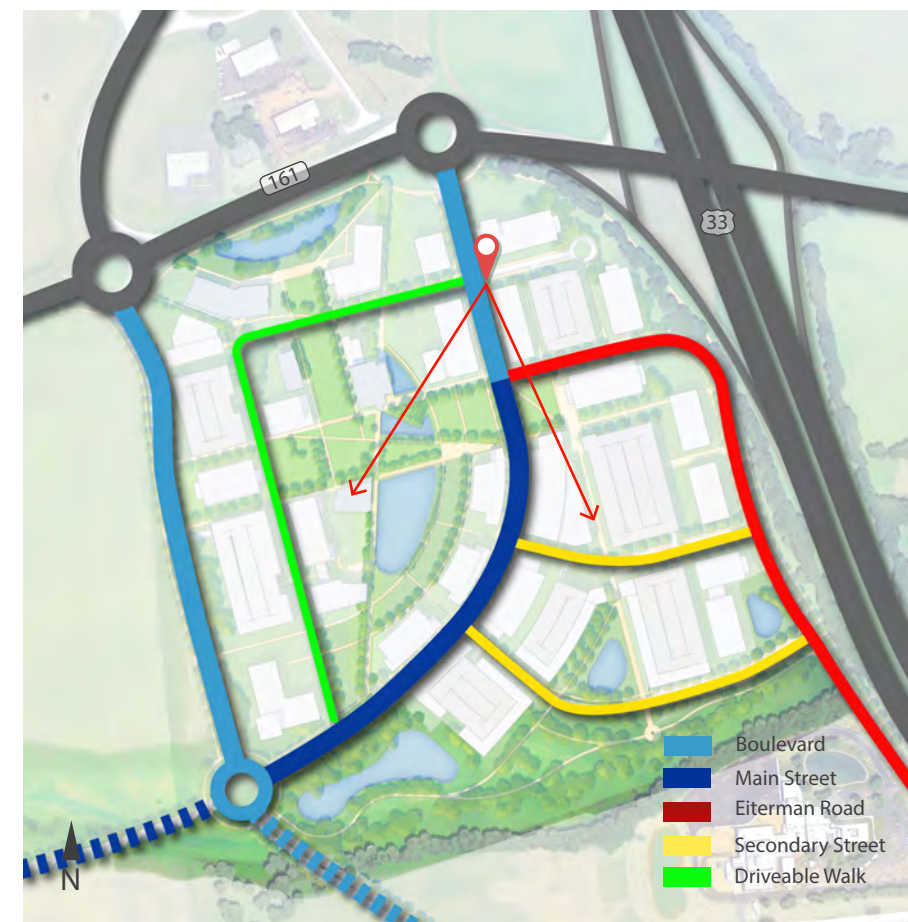
View of Proposed Campus Boulevard

Major Street Network

One of the main organizing elements of the Framework Plan is the development of a “Main Street” through the campus district. Main Streets are the traditional center for social, cultural, and economic activity for their communities. The Main Street orients the campus district and is part of creating a sense of place. It is also a pedestrian-friendly street that has a mix of uses. The Main Street is not meant to be a through street, but rather a destination. While the Main Street is an organizing element of the campus district, all streets within this campus district should be complete streets that take into account all uses—not just motor vehicles, including walking, cycling, servicing, parking, etc.

Part of the street network development for this campus district includes north/south connectivity through the site. As development of the West Innovation District grows, connectivity from Route 161/Post Road to the south will be amplified. The Framework Plan proposes the extension of University Boulevard to the south as the main connector for through traffic rather than the Main Street. Beyond the campus district, the proposed University Boulevard extension will eventually connect all the way to Shier Rings Road to the south.

Another important connection is Route 161/Post Road to Eiterman Road. The Framework Plan proposes rerouting Eiterman Road so that it connects to the north edge of the Main Street, close to Route 161/Post Road, rather than directly intersecting it as it does now. Since the Main Street is the organizing element of the plan, it is important that it have direct access from Route 161/Post Road. All roads through the campus district coordinate with future connections through the West Innovation District Plan. Developing the roadway infrastructure for major campus district streets requires coordination with the City and future projects so that utilities are also incorporated.



Proposed Street Network

Rendering View Point

Characteristics of major streets:

University Boulevard:
The Boulevard is a four-lane roadway that supports north/south traffic movement, however it should still feel like it is part of the overall campus district. The street profile includes 11-foot travel lanes, on-street parking, a narrow median, and a multi-modal pathway with bike lanes.

Eiterman Road:
Eiterman Road will be rerouted to connect with the Main Street. The two-lane roadway provides secondary access from Post Road to the south and should have on-street parking to support the campus district.

Boulevard / Main Street-North:
The north end of Main Street creates an inviting entrance and forms a campus district gateway. It starts at the roundabout on Post Road and terminates where Eiterman Road intersects. It should be designed to accommodate a high volume of traffic however it should include pedestrian crossing areas, street parking, planted medians, and 11’ traffic lanes to slow traffic.

Main Street-South:
The centralized area of activity for the campus district should be a two-lane roadway with on-street parking, bike lanes, and a wide sidewalk to accommodate an amenity zone serving the ground floor public spaces. When the Main Street crosses a major open space, it should have special paving materials to reinforce the pedestrian environment and should not have on-street parking to maximize the impact and views of the green space.

Secondary Street:
Secondary streets primarily serve the parking garages that are internal to the block structure of the plan and provide alternate connections to Main Street from Eiterman Road. Their roadway profile is similar to Eiterman Road but should be designed to get vehicles and pedestrians to their destination rather than move vehicles through the campus district.

Drivable Walk:
On the northwest side of the Main Street, drivable walks provide vehicular access to development without compromising the integrity of the open space. Drivable walks allow for drop-off at building entries, handicap accessibility, fire truck access, and service/loading but they are designed so that the pedestrian is the priority, not the vehicle. They should have very narrow drive lanes and may have special paving materials to distinguish them from regular roadways. During certain times of day, drivable walks may be limited access for vehicles.

Open Space Network

Much of the campus district experience is defined by outdoor spaces. An important part of the Framework Plan is the creation of an open space network that enhances the campus district and creates a sense of place. The plan proposes formal open spaces that respond to and enhance the existing open space and curved lake including an iconic east/west mall, one of the organizing elements of the plan. The curve of the Main Street responds to the curve of the existing pond, linking different areas of the campus district and creating an open space around the pond that facilitates activity and interaction. This area aims to provide a transition from the built environment to the natural landscape. A collegiate-style quad is designed to link the mall to the informal open space along Route 161/Post Road. This passive landscape is designed to create a front door that is recognizable along Route 161/Post Road and provides a visual cue to the campus district. On the south edge of the site the plan calls for another informal open space that acts as an ecological corridor through the campus district. The Framework plan envisions active and passive recreational elements in this area to enhance the campus district. Part of this informal open space would be in the flood plain so it is also a natural place for stormwater management. It can be part of a larger regional connection that links the campus district to Sports Ohio and across Route 33 to OhioHealth.



Proposed Open Space Network

Rendering View Point

Open space Characteristics:

Informal:

These spaces are less-defined and support outdoor learning, recreation, and passive uses. The open space network proposed as part of the Framework Plan is significant. The major open space in the plan is of a similar scale to the Centennial Campus at North Carolina State. Some of the smaller open spaces in the proposed plan are of a similar scale to West Green at the Athens Campus.

Formal:

These are defining open spaces with simple, rational networks of pedestrian paths that cross throughout the space to accommodate main circulation routes. They are focal points for the campus and are usually collegiate-style quadrangles.



View of Campus Central Open Space

The open space network proposed as part of the Framework Plan is significant. The major open space in the plan is of a similar scale to the Centennial Campus at North Carolina State. Some of the smaller open spaces in the proposed plan are of a similar scale to West Green at the Athens Campus.



OHIO UNIVERSITY - DUBLIN CAMPUS
Proposed Master Plan Pedestrian Campus Core:
7 Acres



NORTH CAROLINA STATE -
CENTENNIAL CAMPUS
Centennial Campus Pedestrian Campus Core:
6 Acres



OHIO UNIVERSITY - ATHENS CAMPUS
West Green Pedestrian Campus Core:
3 Acres

Site Typologies

The Framework Plan does not prescribe a rigid development program or allowable uses for each development site. Instead, it allows for flexibility in order to achieve the prime objective of creating a vibrant campus district with a healthy and robust mix of uses. To help guide development, the plan is broken down into five site typologies.

As Part of the Economic Development Agreement the between the City and University the property was organized into three subarea each with specific development requirements.

The proposed Framework Plan recommends adjusting the boundaries of the subareas to align with the proposed streets and open spaces. The general location and area of each subarea remains the same.

Subarea Summary:

Core Property	: 15.1 acres
Subarea 1	: 45.4 acres
Subarea 2	: 25.9 acres
Subarea 3	: 25.2 acres*

* Ohio University and City of Dublin agree to work cooperatively.



Potential Updated Subarea Map



Current Subarea Map

- Subarea 1
- Subarea 2
- Subarea 3
- Existing Subarea
- Potential Subarea



Campus Site Typologies

Highway View Sites:

These sites have high visibility from Route 33 and have a clear address because they front on a campus street. The east edge should be designed to provide dynamic views from Route 33. These sites also have direct access to parking because the blocks are large enough to accommodate parking structures internal to the block. The parking should be consolidated and screened from view of Route 33. Ideal uses for these sites include public functions that want visibility from Route 33, including hotel, conference, wellness, research, and corporate partnerships. Residential uses should not be along the eastern edge facing Route 33. The southern edge should embrace the open space that it fronts. Buildings in this zone should be 3-4 stories.

Campus Sites:

These sites are more pedestrian-focused in a collegiate setting with a range of visibility and access. The north edge should be designed to provide dynamic views from Route 161. Buildings should be designed so that their edges form well-defined open spaces. They are supported by parking on the edges that front the Boulevard, away from the campus open space. Buildings in this zone can be 1-4 stories, depending on the use. For example, a one story building may be appropriate if it is auditorium-style with a large floor height but academic/research buildings would want to be 3-4 stories.

Main Street Sites:

These sites are part of a vibrant public and amenity setting that complement the academic mission of OU. They have a clear sense of address on the Main Street and direct access to parking. Buildings along Main Street should have active ground-floor uses to engage the street. Examples of appropriate uses include bookstores, coffee shops, and convenience retail, as well as, Innovation, art, and cultural spaces. Upper levels could have residential units, office space, or academic functions. Buildings on the west side of Main Street should have dual front doors and embrace the central campus open space. Parking should be consolidated behind buildings fronting the east side of Main Street. Buildings in this zone should be 3-4 stories with a 30-foot setback above the 3rd floor along Main Street to maintain a pedestrian scale along the street.

Iconic Sites:

These sites are organized around the main campus open space and are special sites for buildings as objects in the landscape. The buildings should be designed to be an orienting element for the pedestrian and enhance the landscape in which they are located. The ground floor should be porous through the building and have a community oriented focus. Because of their iconic nature, these buildings should be 2-4 stories.

Potential Phasing and Site Capacity

The Dublin campus is intended to be built-out over time. Even though a phasing strategy is suggested, the plan is flexible so that the phasing could be adjusted based on opportunity. Early phases should be focused at the core of the site and along the Main Street to maximize activity and density as soon as possible. The earliest phases should concentrate development around existing buildings as well as high visibility sites along Route 161 and Route 33 (the northeast corner of the site). It is assumed that as the site gets built out, parking needs will be accommodated but the parking ratio would be reduced over time. To support phasing and ability to prepare for future programmatic opportunities, collaboration with the City to time road re-alignments and installation will be key to campus success.

The existing campus has four buildings that total 194,000 GSF. There are 1,100 cars, which means the parking ratio is 5.7 parking spaces per 1,000 square feet (5.7/1,000). Potential implementation is broken down into three phases.

Phase 1

Phase 1 incorporates the realignment of Eiterman Road and Main street North, setting up the future Main Street South. This area supports up to six additional buildings to the ones that currently exist. To accommodate the illustrated building capacity, either two parking garages need to be built or a significant portion of the campus district would need to convert to surface parking, eliminating the campus



Potential Phasing

landscape and requiring significant stormwater detention. Phase 1 adds 618,000 GSF across seven buildings and accommodates an additional 2,550 cars. Ideally the additional parking spaces would be mostly accommodated in two garages (approximately 2,000 cars) with and an additional 550 surface parking spaces. After Phase 1 is complete, the total campus square footage will be 812,000 GSF with 3,650 parking spaces, assuming a parking ratio of 4.5 spaces/1,000 sf.

Phase 2

Phase 2 incorporates the extension of the Main Street North to connect to the south end of the campus district. Development in this phase should focus around the Main Street to continue to build out this central connecting spine of the campus district. Phase 2 considers the addition of 515,000 GSF across six new buildings and accommodates an additional 2,100 cars in two garages for a total of 1,327,000 GSF and 5,450 parking spaces. This assumes a reduced parking ratio of 4.1 spaces/1,000 GSF. The development capacity shown in Phase 2 cannot be accommodated without the addition of parking garages.



Framework Plan Full Buildout

Phase 3

Phase 3 allows for the build out of the campus district with an additional 922,000 GSF and an additional 3,600 cars in three garages. After the completion of Phase 3, the majority of surface parking on the campus would need to be replaced with buildings and open space if we implement the plan for the total capacity of the district.

The total capacity of the campus district is 2,249,000 GSF with 7,700 cars. This assumes a parking ratio of 3.4 cars/1,000 sf. If a higher parking ratio is desired, the total campus development would need to be reduced to accommodate the additional cars.



Existing



Phase 1



Phase 2



Phase 3



4

Campus Guidelines

The Campus Guidelines provides a flexible framework for development of the Dublin campus. Good urban design requires the careful arrangement of buildings, open spaces, transportation systems, services, and amenities within a large site.

1. Frontages
2. Service Areas
3. Parking
4. Pedestrian Connections
5. Key Visibility

Create a flexible framework to guide future development.

Frontages

Campus buildings front two types of spaces: streets and open areas. In both situations, buildings form an edge that defines the public realm. Frontages along the Main Street are key to defining its sense of place and should maintain pedestrian interest at the ground level. The open space network on campus is also formed by a series of building frontages that create both grand and intimate spaces. The frontages along Route 33 and Post Road provide an opportunity for both the campus district and individual development sites to take advantage of views from those major roadways.



Proposed Building Frontage



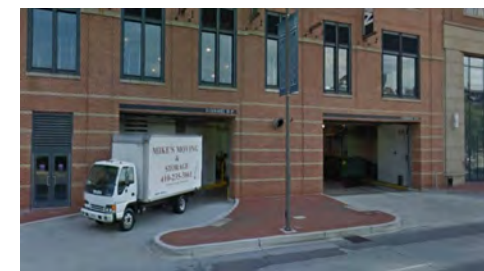
Proposed Service Areas

Service Areas

To support vibrant street life, service and loading areas should be consolidated and screened so that they are out of view of the public realm and away from important streets. Service and loading entries should be clearly signed and carefully located so as not to impact the continuity of the streetscape. Ideally, these elements will face alleys, internal courtyards, or areas within the block where consolidated service and loading is provided for a building or multiple buildings. Service entries should be enclosed and screened with materials and colors that respond to the architectural language of the building.



Example of Building Frontage in Rockville, MD



Consolidated and Screened Service Areas



Parking

Parking is a critical component for any district and most successful when it is sensitively located and consolidated. To accommodate the buildout of the campus, the Framework Plan recommends parking garages to maximize the available programmatic opportunities for the campus. While structured parking is key to maximizing the capacity of the campus, it is anticipated that surface lots will be built in early phases. Surface lots should be screened from the primary frontages with buildings or landscape elements. Large surface parking lots should not be a long term solution for the campus.

Parking garages can be four stories plus a roof for additional parking but should not be taller than the surrounding buildings. Every effort should be made to integrate vehicular movement into and out of parking areas without impeding the pedestrian experience, ideally on secondary streets. Parking garages should be embedded within the street block and concealed behind a building liner, where possible. When exposed to the public realm, the facades should be well designed and architecturally compatible with their surrounding context. Elevator towers within parking garages should be designed as prominent features to mark entrances and introduce visual interest. Future parking signage should be part of an overall campus signage plan and should be developed to help guide visitors, employees, and students to the appropriate locations.



Proposed Off-Street Parking



Parking Garage Screened by Single-Loaded Residential – Columbus, Ohio



Proposed On-Street Parking



On-street Parking - Shirlington, Virginia

On-street parking would be designed to benefit high activity centers, preferably located on and near the Main Street. It is more convenient and slows traffic. It also creates a buffer between travel lanes and sidewalks for a safer pedestrian environment. While the Framework Plan accommodates a parking ratio related to building development, it is still important to encourage alternate modes of transportation to reduce the number of parking spaces required. To that end, the Framework Plan proposes bike lanes and can incorporate future transit opportunities. The City of Dublin should plan to develop and implement a mobility study that seeks to provide multiple modal options for the movement of people throughout the West Innovation District. Future development on the campus should work with the mobility plan, such as consideration for transit stops.

Pedestrian Connections

Pedestrian pathways would be designed to provide reasonably direct, accessible, and convenient connections between buildings and adjacent streets, as well as other parts of the campus district. In the Framework Plan, strong connections would be formed through the open space and street networks. Pedestrian connections also can occur along wide, drivable walkways that allow for drop-off at building entries, handicap accessibility, and service/loading but are also pedestrian-friendly. Drivable walkways would be streets designed primarily with the interests of pedestrians and cyclists in mind but still available for use by vehicles. The design aims to reduce both the speed and dominance of motorized transport. Drivable walkways are proposed through the “campus sites” to the west of the Main Street.

Other important pedestrian connections in the design are north/south from the open space that fronts Post Road, through the main open space to the south side of campus. Robust pedestrian connections are an important part of the street network but they can also take the form of drivable walkways that double as service drives and pedestrian connections. Pathways should be enhanced and marked with lighting, signage, and incorporated protection from the elements when possible, for example ample tree cover along sidewalks.



Proposed Pedestrian Pathway Circulation



Proposed Pedestrian Pathways Canal Park - Washington, DC



Proposed Key Visibility View Corridor



Example of Gateway Street

Key Visibility

The Dublin Campus has significant visibility from major roadways which makes it a very attractive site for development. The building sites that immediately front Route 33 and Post Road have visual prominence and their design should respond accordingly. Other prominent sites are buildings along the Main Street and the iconic sites along the main campus open space. Visibility into the campus from the surrounding major roadways is also important so that the activity happening within it can be seen by those passing by. Being able to see down the Main Street and the Boulevard and across open spaces from the edge of campus is an important way to draw people in. These views into campus are formed by the proposed network of buildings, roads, and open spaces so that there are view corridors from Route 33, Post Road, and eventually from the south.



5

Landscape Design Guidelines

Site-wide design principles guide development so that the landscape follows a cohesive and principled development pattern. These guidelines seek to ensure that future development achieves high-quality urban design, enhances the public domain, and contributes to the vitality of the campus district.

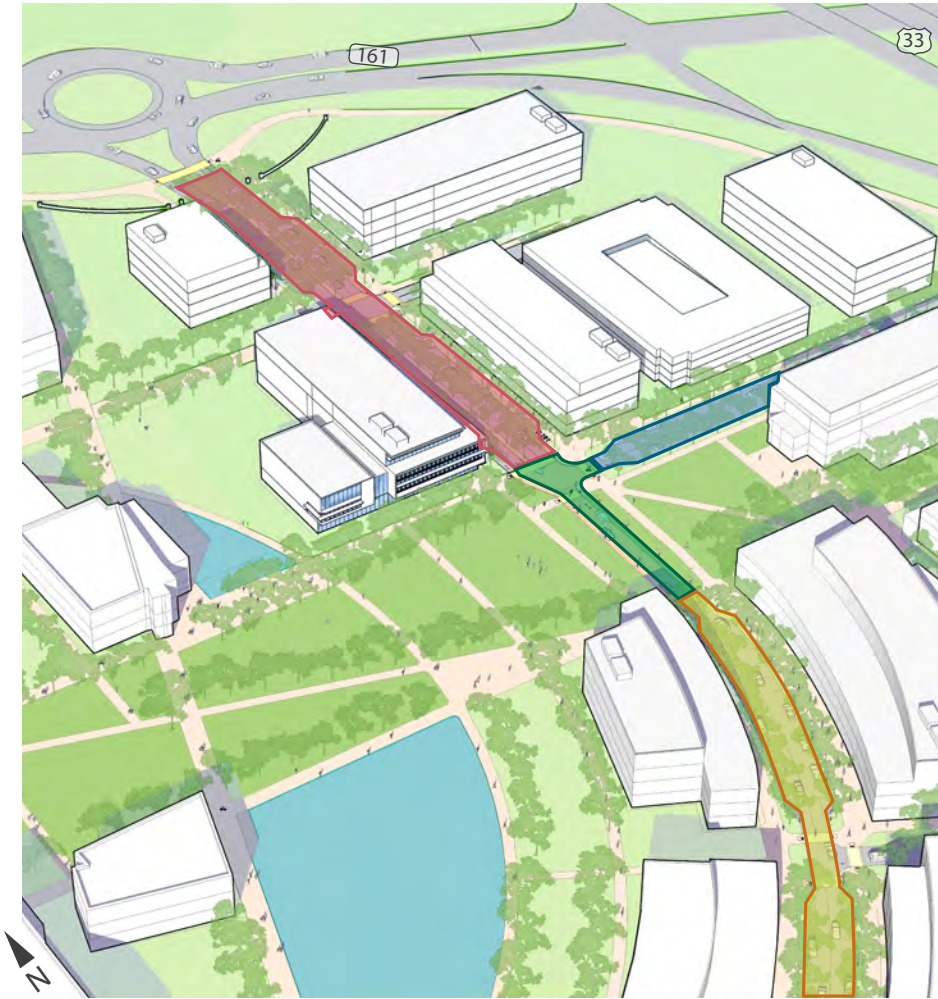
1. Conceptual Roadway/Streetscape Types
2. Pathways and Crosswalks
3. Site Furnishings
4. Sustainable Landscape Strategies

Conceptual Roadway/Streetscape Types

Main Street Section One: 4 lane

Blvd / Campus Gateway:

- Creates an inviting entrance to campus - starts with a Campus Gateway at roundabout and terminates at central green space
- Accommodates high volume traffic
- Hotel/conference center and other types of retail benefit from direct access to high volume traffic road.
- Includes pedestrian crossing areas, street parking, planted medians and 11' traffic lanes to slow traffic.



Main Street Section Two:

Main Street becomes a two lane street at the Green space.

- Raised and different street paving material to reinforce a pedestrian environment
- No street parking along this section maximize the impact and views of the green space.

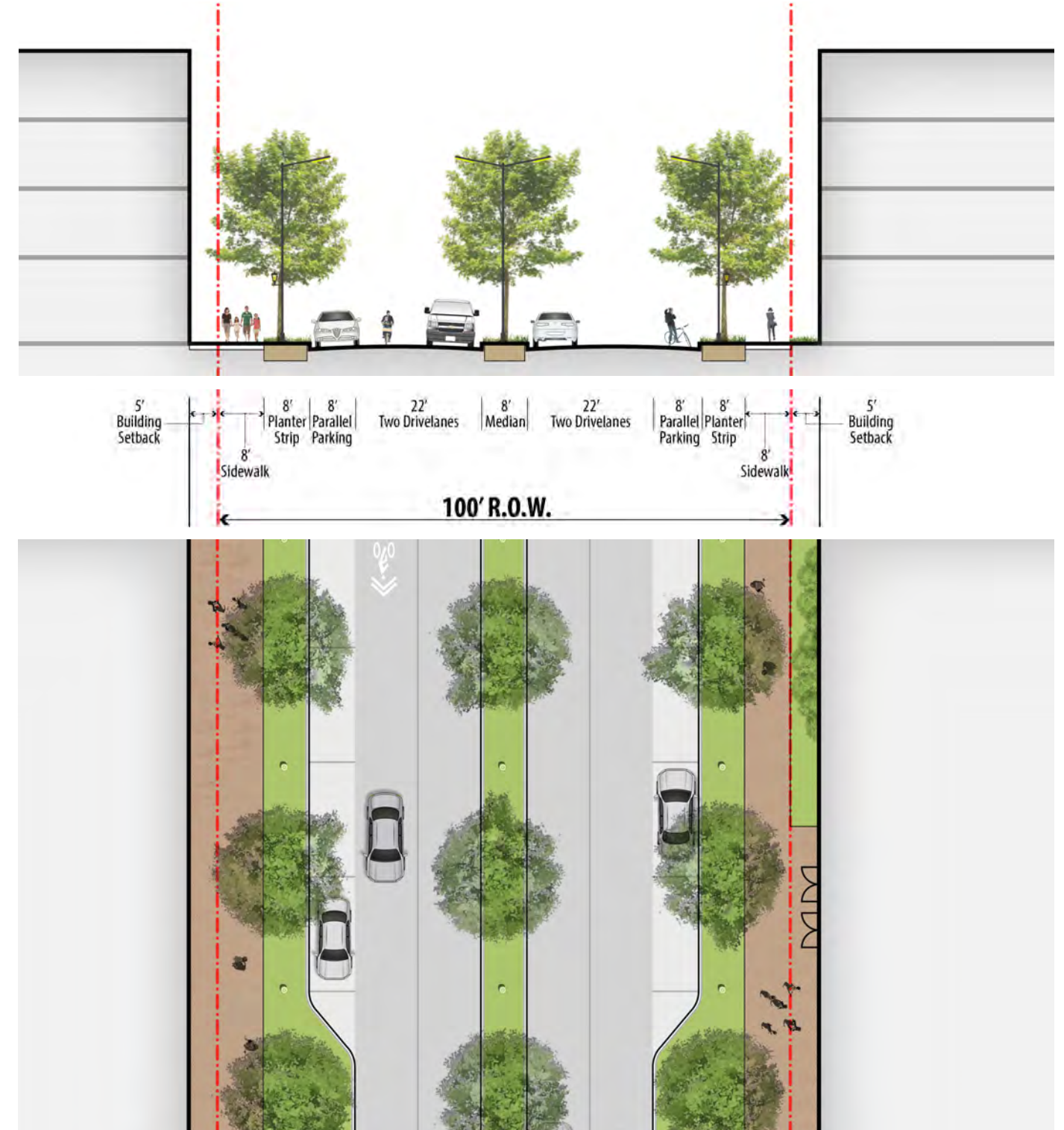
Main street Section Three:

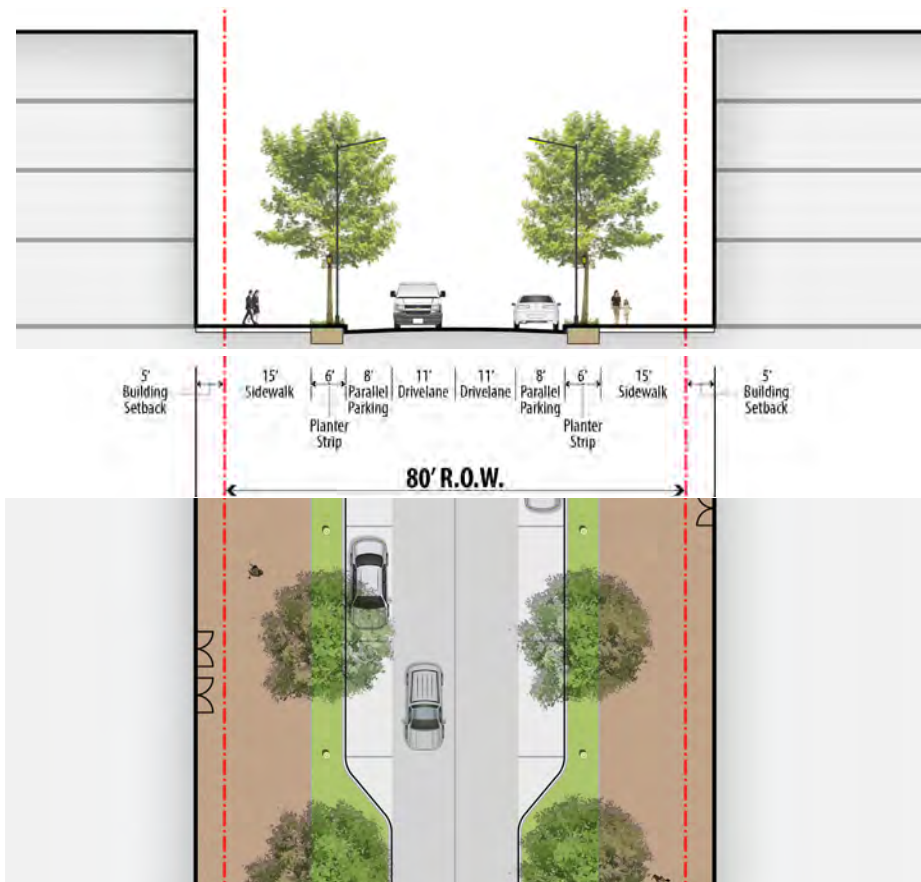
- Intimate mixed use street with small shops, campus amenities and potential residential.
- Good highway access and adjacency to naturalized areas
- Provides key location at the southern end of the campus which will tie into the City's WID plan for a centralized area of activity for the district.

Eiterman Road – 2-lane street

- Eiterman Intersection is before the major green space allowing through traffic to be routed around the campus.

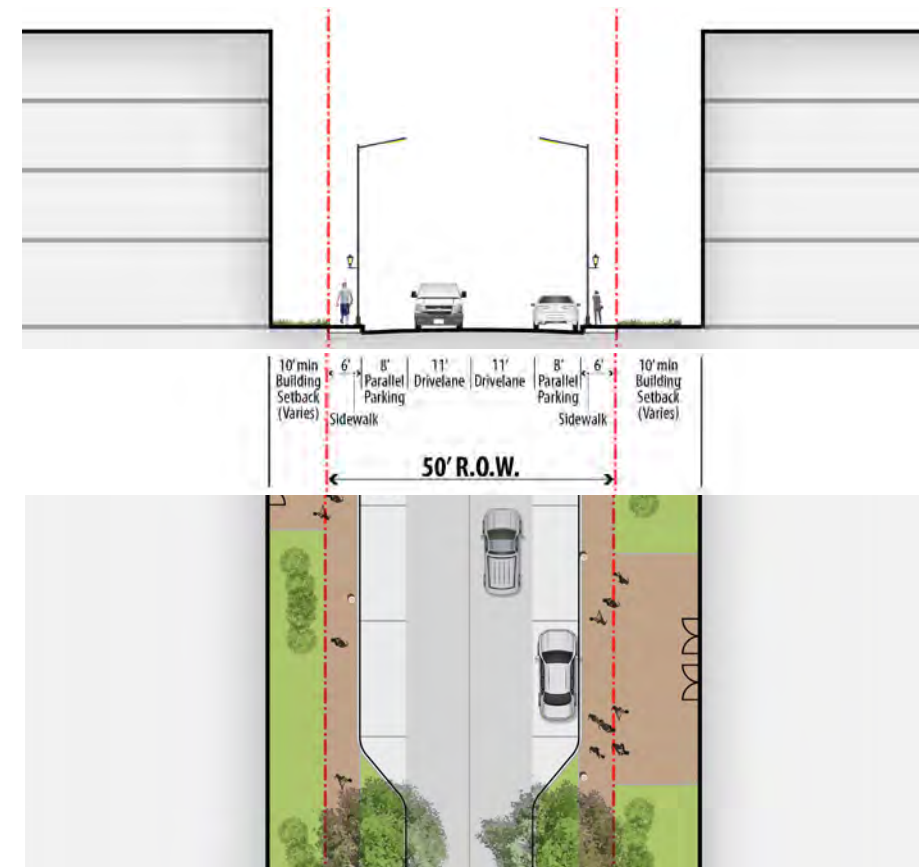
Boulevard





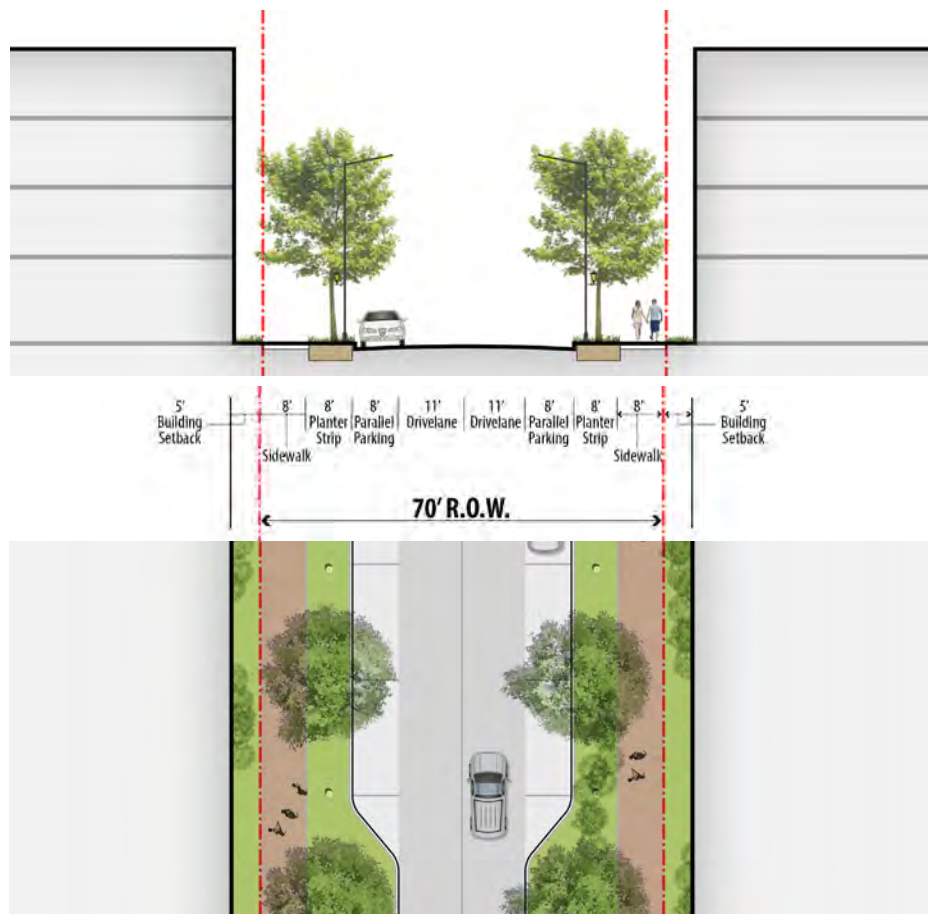
Main Street

- On-Street Parallel Parking
- Curb Walk: Buffer zone adjacent to street parking
- Bike signage
- Planter Strip: Trees and planting, stormwater management, lighting, signage, bike storage
- Sidewalk and Amenity Zone: Defined pedestrian thoroughfare with area for seating, outdoor dining, program spill out



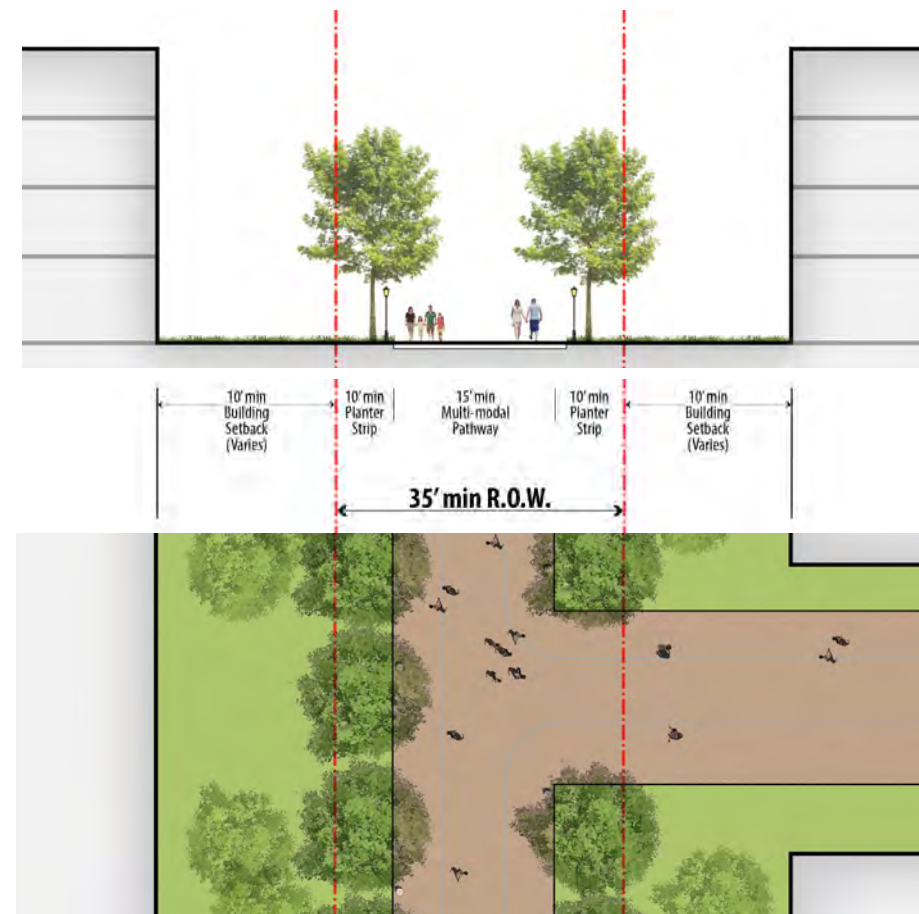
Secondary Street

- Bike signage
- On-Street Parallel Parking
- Planter Strip: Trees and planting, stormwater management, lighting and signage
- Sidewalk



Eiterman Road

- Bike signage
- On-Street Parallel Parking
- Planter Strip: Trees and planting, stormwater management, lighting and signage
- Sidewalk



Driveable Walk

- Either provides access to a parking structure or is a driveable and bikeable limited access street for drop-off and service
- Sidewalk varies

Pathways and Crosswalks

Paved surfaces may consist of concrete paving, brick banding, granite banding, or any combination of these surfaces. Brick banding is common on the Athens campus of Ohio University and granite has been used in the City of Dublin in the Bridge Street District.

Pedestrian Pathways: A hierarchy of clear and unobstructed pathways should be established with a flexibility of materials (concrete, brick, and granite banding). These pathways should define, connect, and unify varying scales of open space. Wide, primary pathways should be near main building entries and areas of the highest level of pedestrian movement. Narrower secondary and tertiary pathways may link primary pathways.

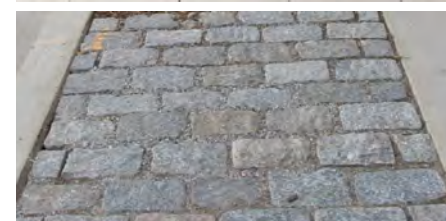
Crosswalks: All street intersections should be designed to prevent pedestrian/vehicular conflicts and include crosswalks and curb ramps. In order to establish a unified aesthetic, crosswalks should be of consistent width and materiality. They should also be a different paving material, texture, or color from the street paving.

Site Furnishings

Site furnishings should be uniform and consistent except where they serve a dual purpose as public art or special branding. Other landscape elements should be used to create a sense of campus identity, such as banners. Street lights should be selected and placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights should illuminate the sidewalks to supplement the taller vehicular lights. Proper shielding and directionality should be included in choices of lighting elements in order to minimize wasted energy and light trespass.

Bollards should be used primarily to prevent vehicles from entering the pedestrian-only zone at street intersections with crosswalks, building drop-off areas, or where amenity space abuts the roadway (specifically service streets).

Other sustainable landscape strategies that could be implemented include constructed wetlands, design of waterwise garden techniques (xeriscaping), landscape irrigation using gray water, structured soils, rain gardens, and shade trees to reduce heat island effect.



Sustainable Landscape Strategies

A comprehensive approach to stormwater management would be possible through planned sustainable strategies for open spaces as well as streetscapes. For example, the campus landscape should utilize low-impact development techniques and manage water as close to the source as possible. Hardscape areas should incorporate some porous and permeable pavements to absorb rainwater. Green roofs should be incorporated into building design, if possible, and bio-retention features should be placed adjacent to hardscape areas to store and filter stormwater runoff and allow it to infiltrate the site. These strategies, if implemented, would work to harvest and re-use rainwater.

Another sustainable landscape strategy would be the implantation of an urban farm/garden. Urban farms are educational gardens with the goal of creating opportunities for the community to learn how to eat for health. If implemented, an urban farm should be designed to be a living classroom where students, faculty, staff, and the community come together to explore the connection between land, food, and health through hands-on learning.

Other sustainable landscape strategies that could be implemented include constructed wetlands, design of waterwise garden techniques (xeriscaping), landscape irrigation using gray water, and shade trees to reduce heat island effect.

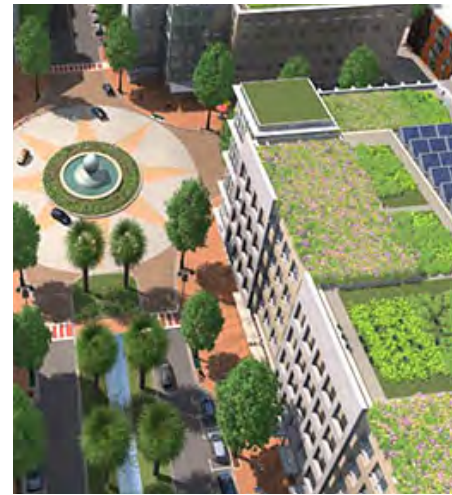
An aerial architectural rendering of a campus, showing various buildings, roads, and green spaces. A large white number '6' is overlaid on the center of the image, with horizontal lines extending from its left and right sides. The entire image has a green tint.

6

Building Design Guidelines

Similar to landscape design guidelines, the building design guidelines ensure that the quality and relationships within the built environment support the goals of the Framework Plan. The building design guidelines are not meant to prescribe a distinct architectural style but create an identity that complements the location while still maintaining unique attributes that are important to the Ohio University identity.

1. Building Form
2. Green Roofs
3. Signage
4. Street Level Experience
5. Building Elements



Building Form

A variety of scales and forms within a public district are fundamental to design vibrancy. A mix of high-rise (3-4 stories) and low-rise (1-2 stories) buildings are designed to complement the current density mixture. Larger buildings should be broken downs into multiple vertical and horizontal volumes making them more of a human scale. It is also designed to provide a sense of traditional character, allowing the campus to feel as if it was developed over time. Facades and building elements that terminate prominent streets and view corridors should serve as symbolic gestures and orienting devices in the urban context and should be treated with architectural significance. These sites should include the iconic sites along the main east/west open space.

Setbacks:

In order to control building massing and form, upper level setbacks should be used to reduce the bulk of buildings and their appearance on the street. This would allow for a more harmonious streetscape experiences even in the presence of a variety of building scales and sizes.

Public/ collaborative spaces:

The architecture of the campus district should express the ethos of collaboration, invention, and connection. These spaces can be viewed as opportunities to be architecturally expressed both in the buildings massing and at the street level to enliven the streetscape zone.

Green Roofs

Green roofs are a key sustainable building element. They reduce energy costs by helping to mitigate the heat island effect and help reduce the volume of storm water retention. They also provide a habitat for plants and animals, increasing the local biodiversity, and can be a source of additional useable open space. Green roofs are a more aesthetically pleasing roof surface when viewed from taller structures. Green roofs can be linked to bioswales and other at-grade stormwater treatment systems to provide a fully connected, systematic approach to water quality management.

Signage

Campus, directional, and building signage should be complementary and form a brand for the campus. Signage should be integral in all scales of building design as well as pedestrian-oriented in size, placement, material, and color. In designated areas, larger iconic signage can be auto-oriented and designed to be seen from a long distance but should be complementary to other signage. Even though there may be multiple partners on the campus or within buildings, the signage should all be part of an integrated strategy. A master sign plan should be prepared for the campus and approved by the City in order to establish a cohesive wayfinding system that facilitates individual sign installations.



Street Level Experience

Building Entry and Streetfront:

Building entries and streetfronts should be open and transparent, creating a connection to the indoor activity of the building. There should be a minimum 60% transparency at all buildings at the ground floor levels with maximum transparency along active streets. Signage should reinforce building entries and be pedestrian-oriented where appropriate.

Public Storefront:

Buildings along the Main Street should become an extension of the sidewalk. Storefronts should incorporate and display windows amounting to a minimum of 60% of the surface area of the entire ground floor façade. The area between 3 feet and 8 feet above grade should reach a minimum of 80% transparency. Store entrances should be spaced at intervals that encourage active streetscapes, not more than 60 feet apart on average. The zone directly in front of the building should provide space for street furniture, sidewalk dining, or other outdoor gathering areas that reflects the quality and character of the public space. To maintain accessibility, public floors should match the grade of the sidewalk wherever possible.



Service and Loading:

Service and loading entrances should be limited on or near important streets. These elements should be consolidated and face alleys or internal courtyards where screening should be provided. Sidewalk material should continue across access drives. Street planting can exist but not interfere with loading aisles and right of ways. Fencing, site walls, bollards, and other landscape elements are appropriate materials to screen trash, loading, and service court areas so they remain out of site from the public realm, provided the screening complements the associated building design.



Building Elements

Windows:

All windows should be appropriately sized and proportioned for the building scale and function. Storefront windows should be used frequently to enliven the sidewalks and glass should not be tinted at the ground floor level.

Doors:

Doors should be proportioned to the scale of the building and be aluminum with storefront glass to provide a high degree of transparency at the lower levels.

Balconies:

Balconies provide additional, unconditioned floor space to buildings and bring activity from the interior onto the exterior of the building. These can be fully recessed within the architecture of the building or fully projecting, and they should be proportional to the particular architecture language and scale.



Canopies:

Canopies are encouraged at entries to provide weather protection and visual interest to the public realm, to provide another layer to the streetscape, and to introduce variety to the façade. Canopies should be a seamless extension of the building's architectural language and style.

Penthouse and Mechanical Systems:

These systems should be hidden from the street level and screened to their full height. This is important for aesthetic reasons as well as noise suppression. The mechanical systems should be an extension of the building mass and façade. They should be thoughtful of materiality and placement on the roof. Louvers, vents, and other systems that provide exhaust and ventilation to the mechanical equipment should be architecturally integrated.

Materials:

High-quality construction materials are recommended to ensure building integrity and longevity, including masonry (brick and stone), metal, concrete, tile (ceramic or terracotta), cementitious panels, and glass. Three or fewer primary building materials should be used to maintain architectural clarity.





FRAMEWORK PLAN

- 1. Main Street
- 2. Formal Green
- 3. Informal/Rec Green
- 4. Existing Building
- 5. Signature Building
- 6. Campus Gateway

Framework Plan Summary

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. This plan is designed to allow the City to review the campus in context of the West Innovation District, making approvals of future projects easier. The plan is designed to be a valuable tool to the University to facilitate decisions on future expansion within the context of the bigger picture.

The Framework Plan aims to establish a vibrant community that provides opportunities for high-impact initiatives and programs that are complementary to the central Ohio community, advance Ohio University interests, and cannot be accomplished in Athens. It contemplates a mixed-use environment that supports a vibrant knowledge community. It is centered on creating a pedestrian-friendly, walkable campus district that can be implemented in a phased approach over time.

Framework Plan Vision Components:

- Public realm clearly defined by key building frontages
- Interconnected framework of open space
- Vibrant Main Street
- Strong pedestrian connections
- Visibility into and across the campus
- Discreet service areas
- Consolidated parking

The plan aims to create a campus district identity by establishing a central place, creating strong physical connections, supporting a dense mix of uses, and fostering collaboration by providing opportunities for inter-disciplinary interactions and strategic partnerships. It is designed to advance “OHIO for Ohio” opportunities to build and strengthen regional partnerships with industry, government, and non-profit organizations to foster innovation.



Appendix

Appendix / Reference Documents

1. The Rise of Innovation Districts
2. Economic Development Agreement by and between City of Dublin, Ohio and Ohio University relating to Ohio University Extension Campus
3. Economic Advancement Zone, Central Ohio Innovation Corridor
4. OHIO's Innovation Strategy (www.ohio.edu/research/innovationstrategy.cfm)
5. Comparing Innovation Districts: 2016 Ayers Saint Gross