

# Stavroff

## Dublin Village Project Narrative:

Dublin Village is an approximate 400,000 square foot, commercial center located on 55+/- acres at the southwest corner of I-270 and Sawmill Road. One of the most prized locations in Central Ohio, Dublin Village was purchased in November of 2009 by Stavroff which took ownership of the property in a state of disrepair and significant tenant vacancy. Since taking ownership, Stavroff has managed to reinvigorate and give new life to the property where it now serves the community as host to an eclectic mix of national, regional, and local tenants. Stavroff has clearly restored a once struggling retail center into a vibrant and thriving multi-use neighborhood within the prominent Bridge Street District.

Stavroff is excited to submit its first phase of what is likely to be a multi-phase redevelopment of Dublin Village. At completion, the proposed redevelopment of Dublin Village has the potential to contain over 1M+ square feet of mixed-use development. The proposed first phase of development is focused on the northwest corner of Village Parkway and Tuller Road and includes 301 ultra luxury apartment units and over 13,000 square feet of commercial space. The apartment building consists of townhomes, flats, and a top-floor loft unit that overlooks Bridge Park and the Scioto River. Paired with the apartment units is 13,000 square feet of first-floor commercial space that will front and activate the extended John Shields Parkway that will traverse the southern border. The apartment units and commercial space will be served by two levels of podium parking containing 483 parking spaces.

With the proposed first phase development, Stavroff is proposing the installation of various public infrastructure items that will improve connectivity within the Bridge Street District. The first public road proposed is the installation and extension of John Shields Parkway from its current terminus at Village Parkway through the site to Sawmill Road. The second public road (to be named) will run north-south at the eastern border of the site and will connect Tuller Road to the extended John Shields Parkway.

The proposed Project has the opportunity to be the catalyst for the long awaited redevelopment of one of the most valuable locations in Central Ohio. The current ownership structure allows for rare opportunity for rare opportunity for the remainder of the development to evolve naturally by responding to the then current market conditions and the ever changing way that people desire to work, shop and interact. The desired outcome is an eclectic mix of building types, heights, styles and uses, both new and existing structures, with local, regional and national offerings that feels like a more authentic community that has evolved over a longer period of time.