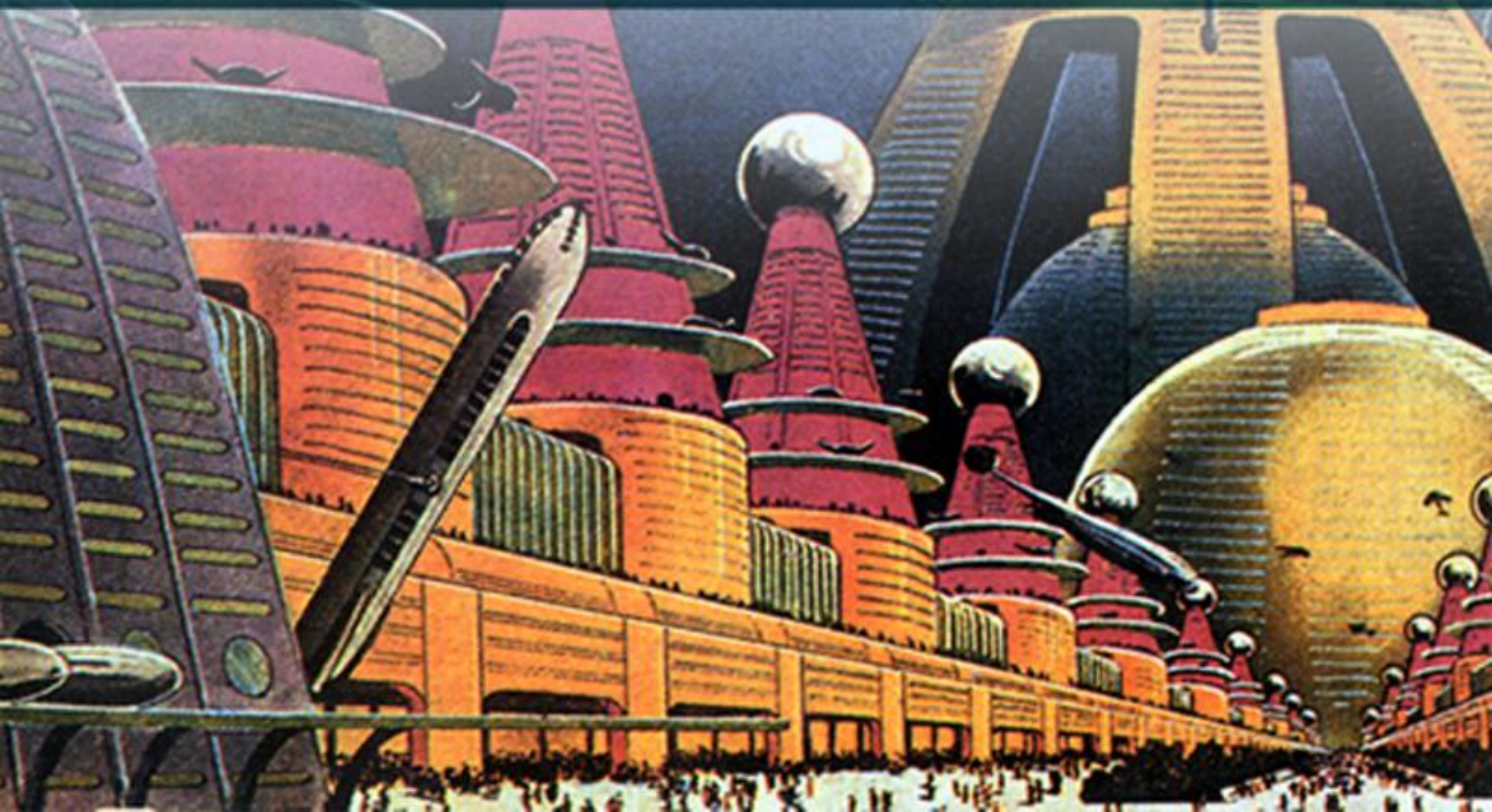


# Using Density to Create Livability

DUBLIN, OHIO | DECEMBER 1, 2009 | DAVID DIXON, FAIA | GOODYCLANCY



**Not all visions represent progress**



# You have been right to say no...up until now



Top Seven Intelligent Community, 2010

*Fox Business News:*  
Top Small City to Start a Business

*Forbes.com:*  
One of best 25 places to move in 2009



*BusinessWeek:*  
Top Small City in Ohio to Start a Business



*Columbus Monthly:*  
Best Suburban Community





# In many ways, the quintessential suburb

- Extremely rapid growth over 40 years
- High-quality development—major emphasis on planning
- Single-family detached/suburban office environment
- Extremely healthy tax base
- High quality of life





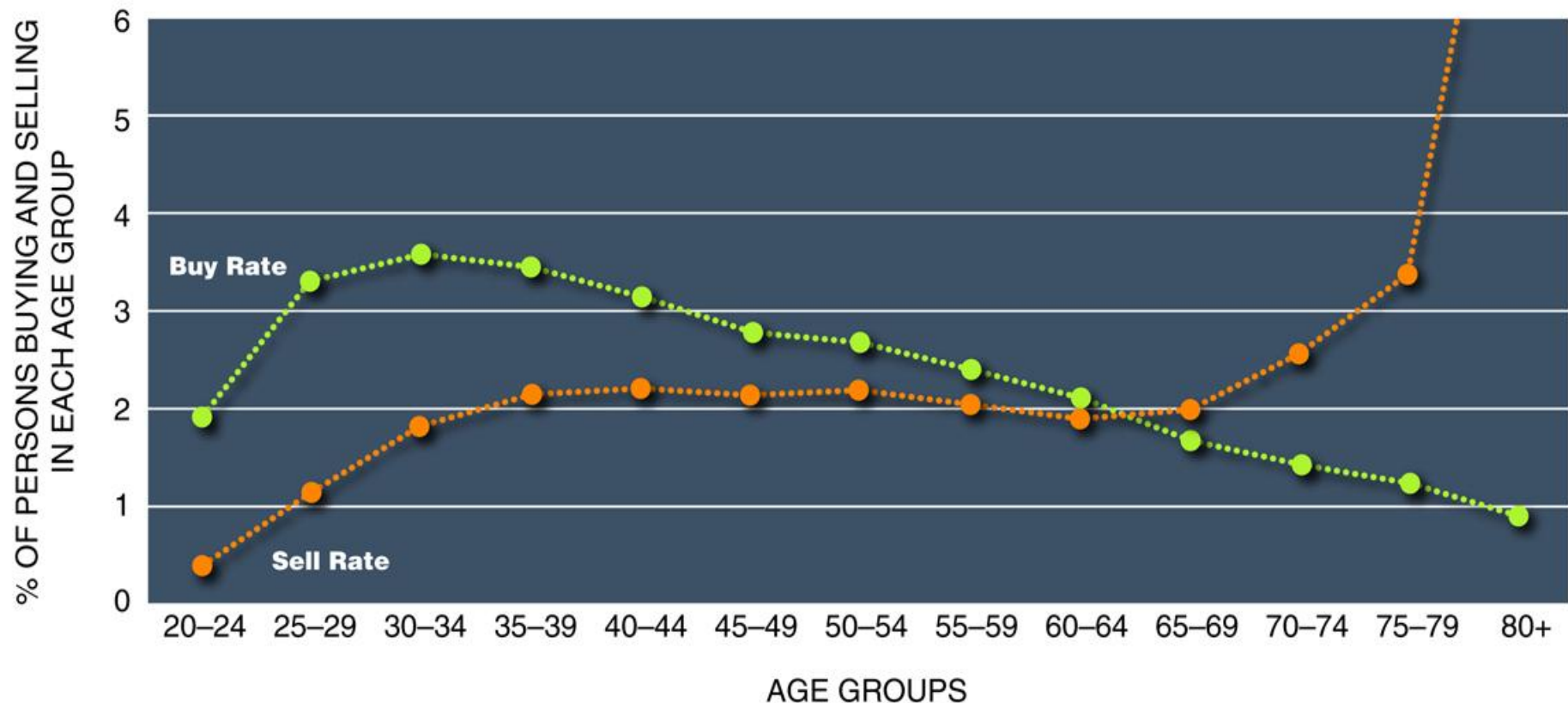
The past represents the dream  
of a different America...



# Suburbs are facing the same cycles that urban neighborhoods have faced

## AVERAGE ANNUAL PERCENT OF PERSONS BUYING AND SELLING HOMES IN EACH AGE GROUP, FOR THE UNITED STATES, 1995 TO 2000

NOTE: ON AVERAGE, 8.8% OF PERSONS 80 AND OLDER SOLD HOMES EACH YEAR.

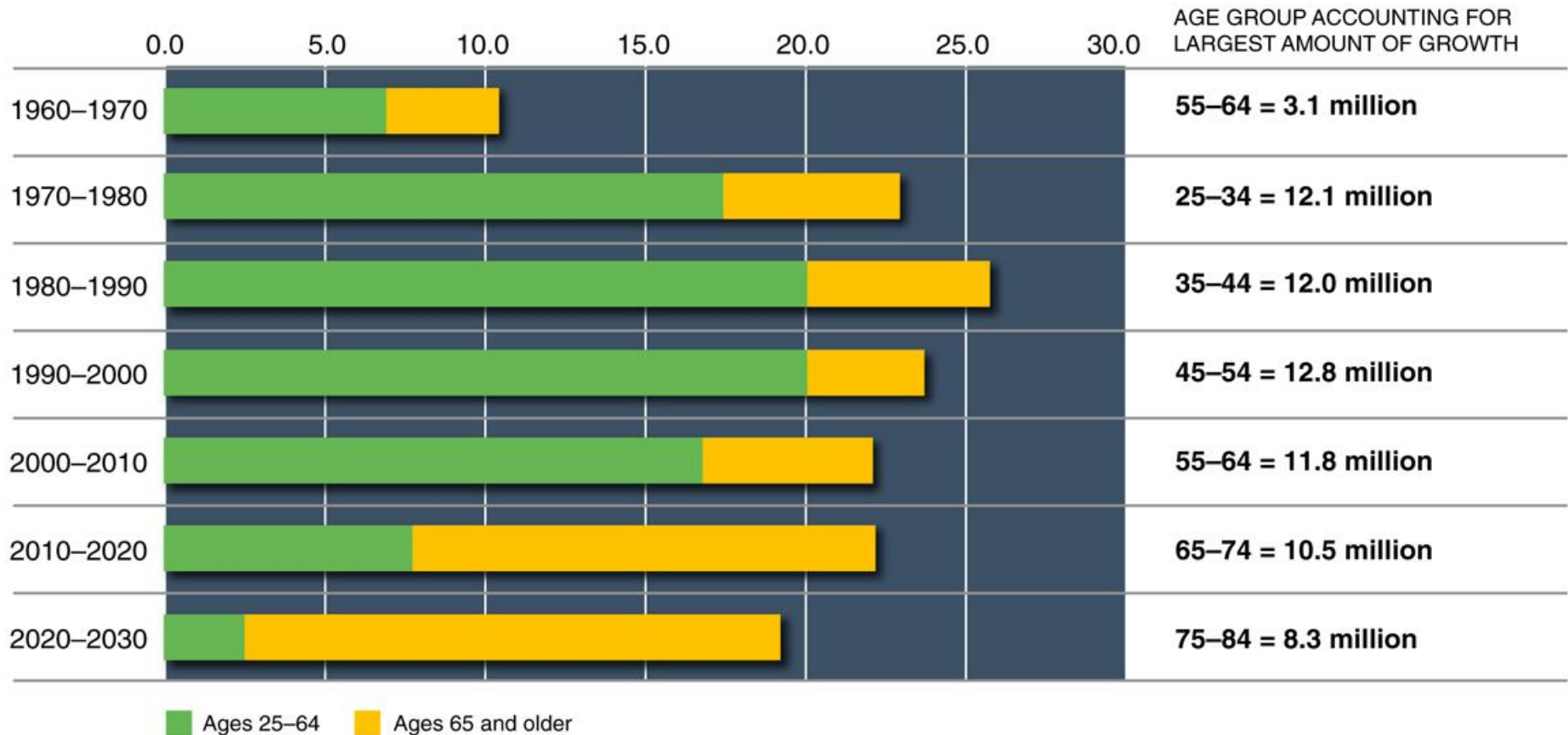




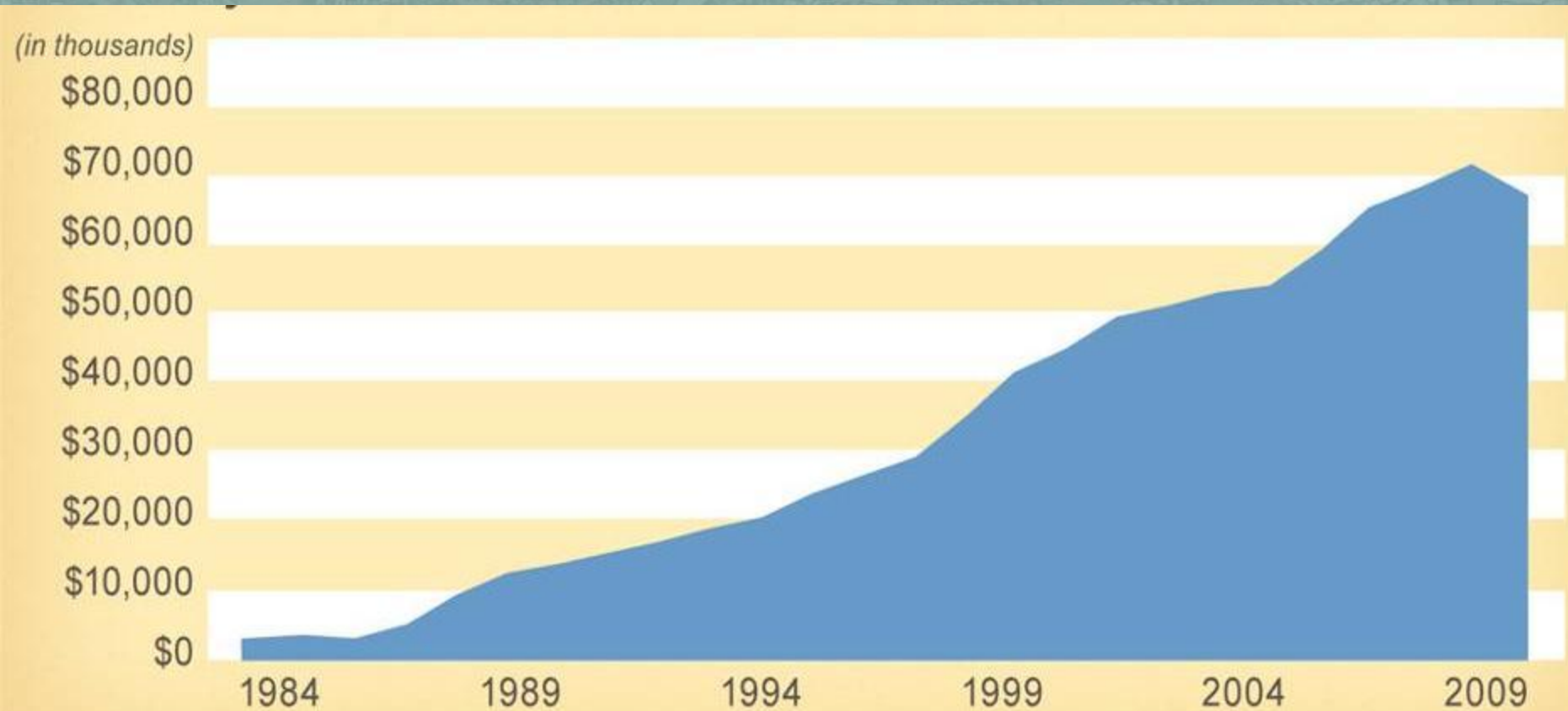
# Now, an aging population creates new challenges...and opportunities

## GROWTH IN UNITED STATES POPULATION 25 AND OVER FOR EACH DECADE FROM 1960 TO 2030 (IN MILLIONS)

SOURCE: U.S. CENSUS BUREAU, 2003B, TABLES 12 AND HS-3.



# History of income tax revenues

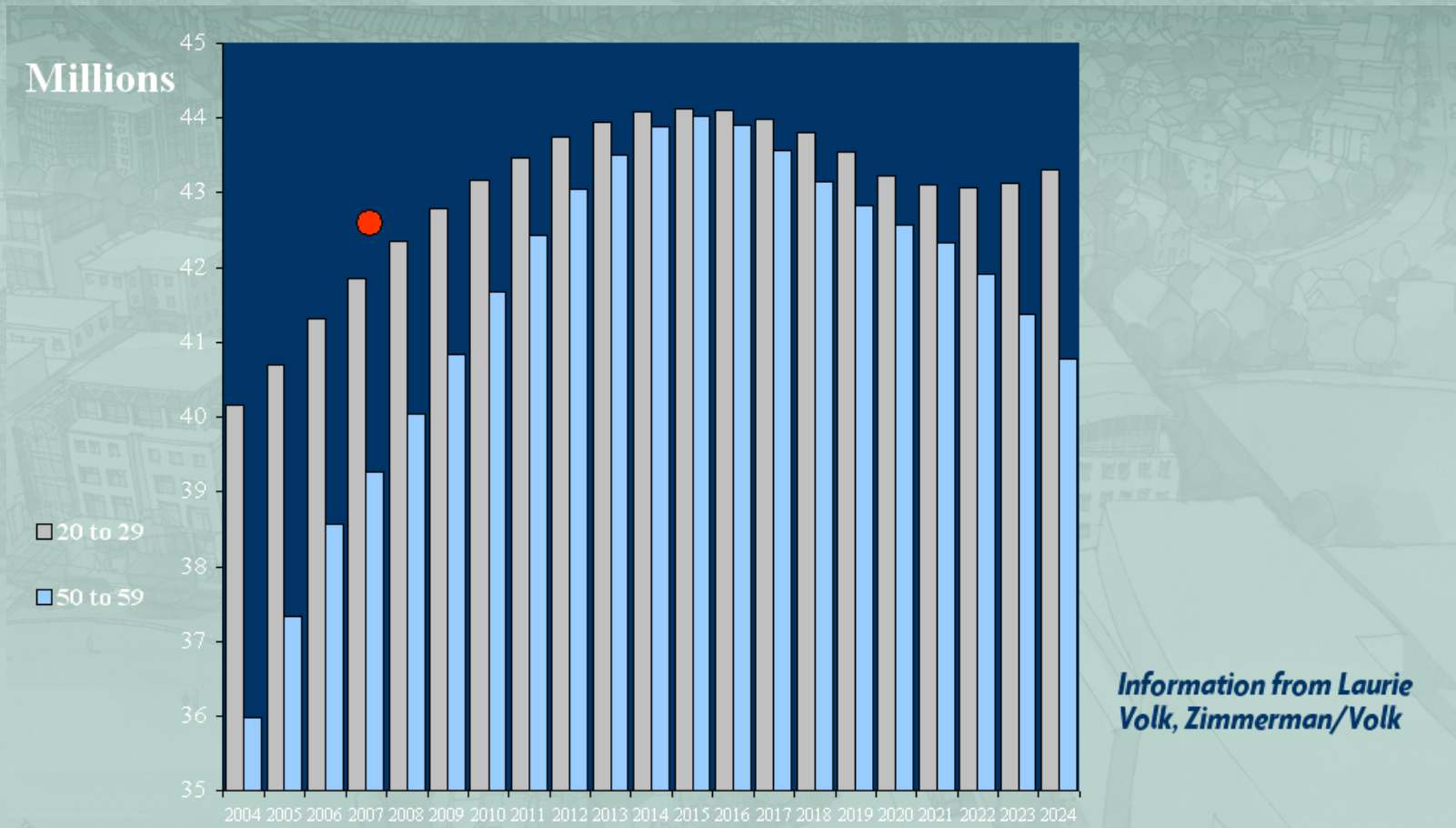




...and the present represents the dream  
of a different world



# A leader in building one of Ohio's most competitive communities for one generation... Dublin can again lead in building for a new generation





# Laurie Volk: Singles and couples are reshaping America's housing market

## DEMAND FOR...

LARGE-LOT  
SUBURBAN  
HOUSING

2007



2030

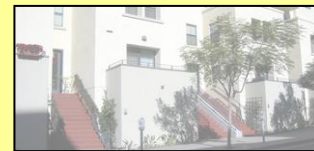


SMALL-LOT  
SUBURBAN AND  
URBAN  
HOUSING

2007



2030



# Agenda

- **Demographics are destiny**
- **A new values equation**
- **New choices for livability**



# **Volk: demographics are transforming Dublin's housing markets**

- **There is demand for 1,500 housing units in the corridor study area over the next 5-7 years**
- **Demographic breakdown:**
  - **9% empty nesters/retirees**
  - **7% families**
  - **84% younger singles/couples**
- **Unit type breakdown:**
  - **54% multi-family for-rent**
  - **28% multi-family for-sale**
  - **12% townhouses**
  - **6% small-lot detached**
- **One-third of Dublin's housing demand over this period**



# **Carol Coletta: vibrant downtown's attract the talent that attract investment**

- **America faces a chronic labor shortage**
- **25-34-year olds were no more likely than the rest of the population to want to live in or near a downtown 20 years ago**
- **...today they are 33% more likely**
- **...and “creative workers” in this age range are 53% more likely**





# Dublin's employers hunt for staff

- Large and small employers need help attracting the diverse, skilled staff they need to thrive
- Today, people choose where to live based on lifestyle; the jobs follow
- Roughly 5,000 new positions are needed in Dublin annually just from routine turnover ... this means 5,000 decisions about lifestyle
- Dublin/Columbus compete for top talent with many other regions nationwide. Recruitment is challenging.
- Service staff are challenged by high housing costs and difficult commutes



# Chris Leinberger: Mixed-use adds value

GROWTH IN RENTS 2000-2007  
FOR **SUBURBAN OFFICE PARKS: 0%**



GROWTH IN RENTS 2000-2007  
FOR **MIXED-USE, WALKABLE  
DEVELOPMENTS: +35%**





# Carol Coletta: Walkability adds value

## CEOs for Cities:

**For each additional Walk Score point, housing prices increase \$600 to \$3,000**



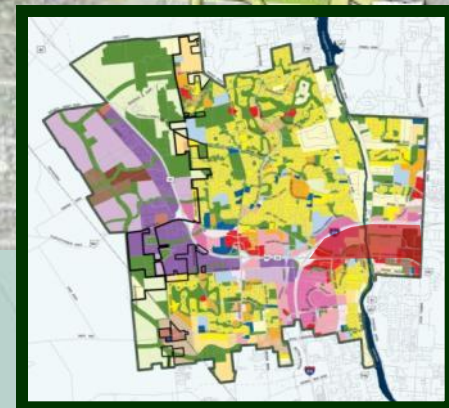
Top 10 Walk Score neighborhoods in Columbus (selected median home price\*):

1. Weinland Park—89
2. Victorian Village—89 (\$239,500)
3. Downtown—86
4. Brewery—86
5. Italian Village—86
6. Southside—82
7. Harrison West—80
8. University—77
9. Clintonville—67 (\$188,100)
10. Franklinton—66

\*Zillow.com, for October 2009



# Bridge Street Corridor: a very different 6%







# Vision principles

- Enhance economic vitality
- Integrate the new center into community life
- Embrace Dublin's natural setting and commitment to sustainability
- Expand “livability choices” for Dublin and the region
- Create places that embody Dublin's commitment to community





# Dublin's opportunity: vision framework





# Enhance economic vitality





# Integrate the new center into community life















# Embrace Dublin's natural setting and commitment to sustainability





# Expand “livability choices” for Dublin and the region





# Create places that embody Dublin's commitment to community



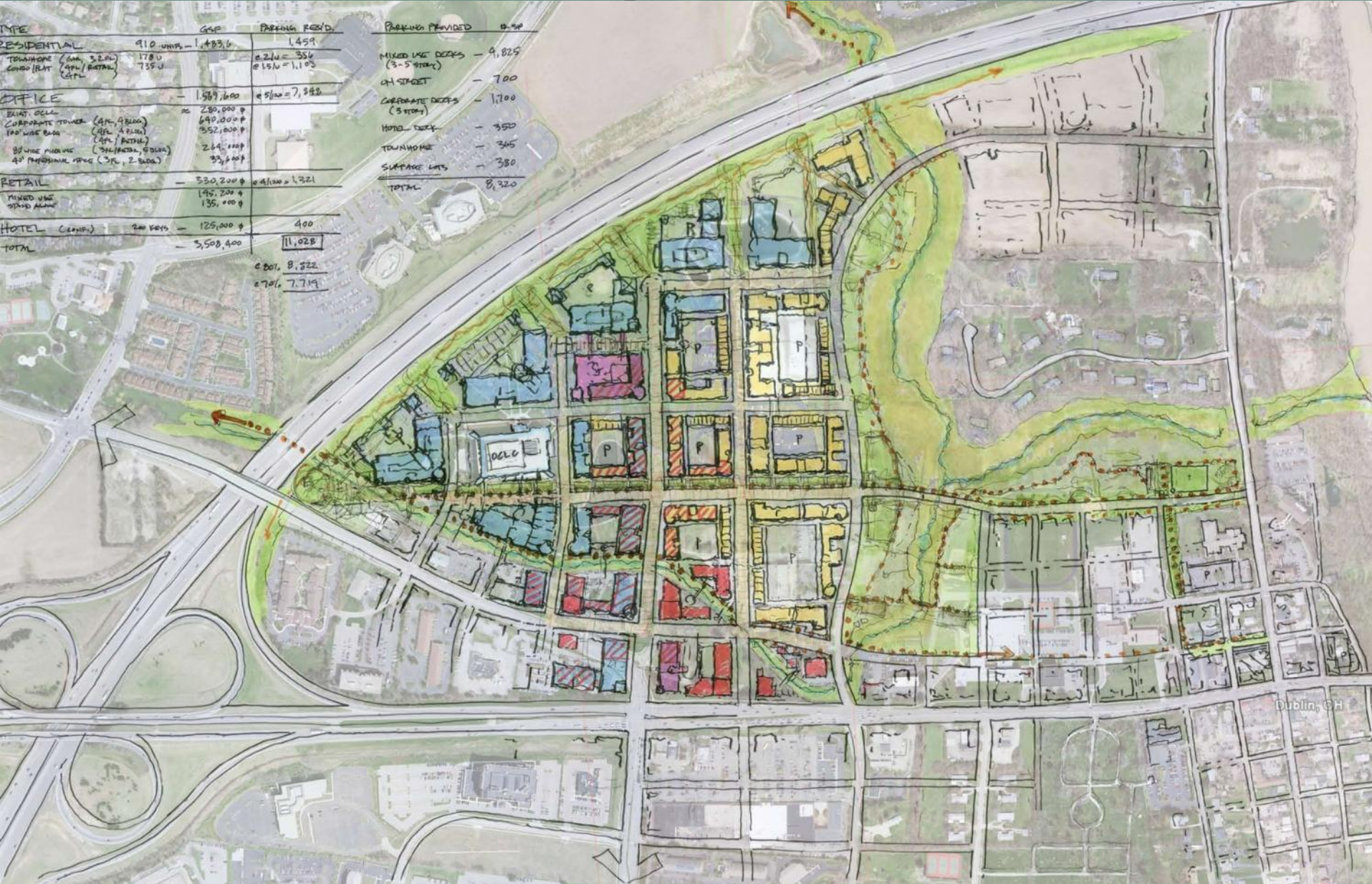


# Indian Run: vision framework





# Indian Run: developer's concept study







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