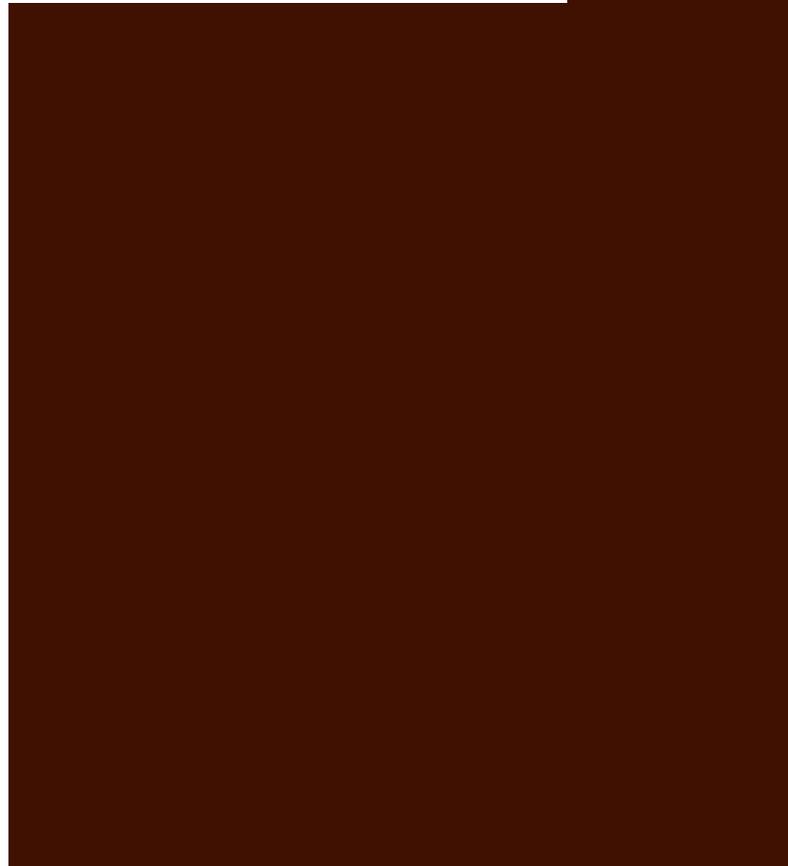


## *Chapter Eight:* **DEMOGRAPHICS**

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# Demographics



## I. TRENDS

Utilizing statistics from the United States Census and the Mid-Ohio Regional Planning Commission, a demographic profile of Dublin was developed to highlight general characteristics and trends of local population, including household size and educational attainment. This chapter reviews employment characteristics, commuting trends and general housing types. In addition to these basic indicators of current conditions, projections of population, households and employment are discussed.

Throughout this section, estimates for 2007 are utilized where available as developed by Dublin Land Use and Long Range Planning and the Mid-Ohio Regional Planning Commission.

Dublin has been one of the fastest growing communities in Central Ohio since the 1980s. Its strategic location on I-270, its national reputation for quality residential and employment growth and excellent school systems have all facilitated its rapid expansion. With a growth rate of more than 300 percent from 1980 to 1990 and 92 percent from 1990 to 2000, corresponding increases in housing demand and support services have occurred.

Dublin's population is highly educated, and more than 45 percent hold employment in management, business and financial operations. Dublin's proportion of school-age children and persons between ages 35 and 49 is comparable to other suburban

communities in the area, but is larger than Columbus and Worthington.

At full build-out, Dublin is projected to have a population of approximately 57,000 based on the established planning boundary as indicated on Map 0.2. The City is also expected to have over 22,000 dwelling units and will be home to more than 95,000 jobs. Dublin's existing demographic characteristics combined with projected trends result in a high demand for a variety of housing types and services such as schools, recreation, and general municipal facilities. Dublin residents expect a high level of service with a corresponding quality of life. These factors have attracted many residents and businesses to Dublin and

will influence choices about moving to or remaining within Dublin in the future.

Demographics regarding other comparable entities such as the City of Hilliard, the City of Worthington, the Village of New Albany and the Columbus Metropolitan Statistical Area (MSA) as shown in Table 8.1 provide a context for interpreting growth trends in Dublin. Hilliard and Worthington are Dublin's closest suburban neighbors along the I-270 outer belt. Hilliard, to the south of Dublin, is a fast-growing municipality facing development pressures with substantial areas for expansion. Worthington, to the east of Dublin, is an example of an established, totally developed community. The Village of New Albany is a master planned residential community and employment center located 21 miles to the east of Dublin, and is an example of a rapidly growing, high quality community with development characteristics similar to Dublin. The Columbus Metropolitan Statistical Area is used to show regional comparisons. Additionally, Delaware County, in which a portion of Dublin is located, has experienced substantial growth over the past decade.



*Dublin has been one of Ohio's fastest growing communities since the 1980s.*



A photograph of a modern office building with a curved glass facade. The building is white with large windows that reflect the sky. An American flag is flying on a pole in front of the building. In the foreground, there are tall, green grasses and purple flowers. The sky is a clear, bright blue. The image is framed by a light green vertical bar on the left and a light blue vertical bar on the bottom left.

**Many Dublin residents are employed in management, business and financial operations.**

## B. Population and Households

Dublin's rapid growth has occurred primarily over the last 35 years due to the availability of public water and sanitary services made possible in the early 1970s with the development of Muirfield Village. At that time, the Village of Dublin included a population of less than 700 residents, and its subsequent growth is charted in Table 8.1. In only a 10-year period, the population increased five-fold to over 3,800 people; but by the 1990 Census, Dublin's population rose by 350 percent to a total of 16,366. Dublin's rapid expansion continued through the 1990s, expanding through the 2000 Census to 31,392 residents.

On average, Dublin has grown by approximately 800 persons per year over the last 25 years. In comparison, between 1990 and 2000, Hilliard grew by 105 percent, New Albany expanded by 129 percent, and the Columbus MSA increased slightly by 14 percent. In contrast, Worthington's population decreased slightly during this period.

Estimates of population change between 2000 and 2005 indicate that growth in Dublin and the region is slowing, and a variety of estimates are available for population. The recent U.S. Census derived a 2005 population estimate of 34,964 for Dublin. The Mid-Ohio Regional Planning Commission created a 2006 estimate for Dublin of 38,909, and a 2007 estimate of 40,163.

The rate of household growth in Dublin slowed from 12 times the regional average in 1990 to five times the regional average in 2000. In 1990, Dublin had 5,533 households. This increased by 102 percent in 2000, to 11,165 households.

The size of the Dublin median household, in contrast, changed from 2.96 persons per household in 1990 to 2.81 in 2000 (a five percent decrease). The total decline in household size from 1980 to 2000 equalled 11 percent. All four communities evaluated show declining household size, consistent with the current national trend. However, both Dublin and Hilliard have larger households than the Columbus MSA.

*Following national trends, Dublin's average household size is slowly declining.*



**Table 8.1 Population Growth**

	1980	1990	Percent Change 1980-1990	2000	Percent Change 1990-2000	2005	Change 2000-2005	Percent Change 2000-2005
Dublin, Ohio	3,855	16,366	325%	31,392	92%	34,964	3,572	11%
Hilliard, Ohio	8,008	11,796	47%	24,230	105%	26,656	2,426	10%
Worthington, Ohio	15,016	14,882	-1%	14,125	-5%	13,202	-923	-7%
New Albany, Ohio		1,621		3,711	129%	5,827	2,116	57%
Columbus MSA	1,093,316	1,345,450	23%	1,540,157	14%	1,618,140	77,983	5%

Sources: U.S. Census American FactFinder, MORPC, Ohio Department of Development

Figure 8.1 Population (1980-2005)

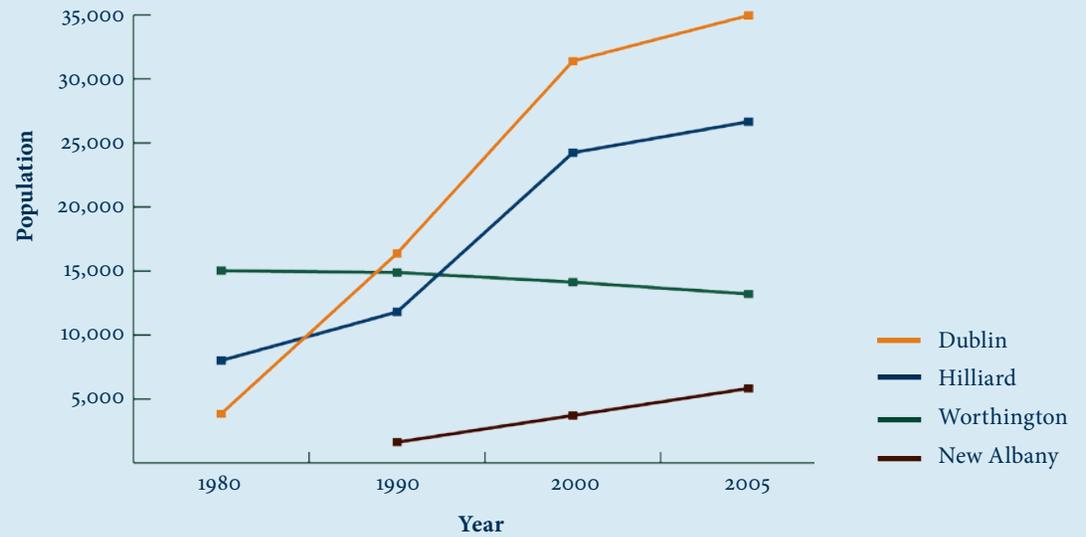


Table 8.2 Households

	1980	1990	Percent Change 1980-1990	2000	Change 1990-2000	Percent Change 1990-2000
Dublin, Ohio	1,230	5,533	350%	11,165	5,632	102%
Hilliard, Ohio	2,529	4,160	64%	8,532	4,372	105%
New Albany, Ohio	-	-	-	1,261	-	-
Worthington, Ohio	5,021	5,613	12%	5,731	118	2%
Columbus MSA	397,296	514,474	29%	610,757	96,283	19%

Table 8.3 Persons Per Household (Average Household Size)

	1980 Average	1990 Average	Percent Change 1980-1990	2000 Average	Percent Change 1990-2000	2000 Owner-occupied	Renter-occupied
Dublin, Ohio	3.13	2.96	-5%	2.81	-5%	3.07	1.95
Hilliard, Ohio	3.17	2.84	-10%	2.81	-1%	2.96	2.34
New Albany, Ohio	-	-	-	2.88	-	3.04	2.08
Worthington, Ohio	2.99	2.65	-11%	2.44	-8%	2.55	1.84
Columbus MSA	2.75	2.62	-5%	2.45	-6%	2.63	2.16

### C. Education Attainment

The 2000 Census indicates that 97.3 percent of Dublin residents aged 25 years and older are high school graduates, a slight decrease from 1990. This level of educational attainment is somewhat higher than the rates for the comparison communities. However, the rates for these other communities have increased since 1990. Table 8.4 shows the percentage of high school graduates in 1990 and 2000. Table 8.4 also shows rates of college graduation. Dublin and Worthington have comparable rates of college graduation, with New Albany close behind. The types of jobs held by Dublin residents are indicative of the need for a college education.

### D. Jobs and Employment

Table 8.5 compares unemployment rates for 1990 and 2000. Low unemployment rates are indicated for all four comparative areas, with the lowest unemployment experienced in New Albany and Hilliard.

The majority of Dublin's working population consists of managers and

professionals. In 2000, almost 60 percent held managerial, professional, and related jobs, an increase of four percent from 1990. Dublin was only exceeded by New Albany in this category, with 61 percent of its workforce in managerial and professional positions. Computer, sales and administrative support occupations accounted for an additional 28 percent of Dublin's workforce. The Village of New Albany has a similar workforce profile. See Figure 8.2.

### E. Commuting Patterns

Dublin has a highly active and mobile suburban population. Serving as a major employer to the Central Ohio region, the City's daily population increases substantially as workers travel to Dublin's major employment locations. Estimates place the daytime population of Dublin at approximately 65,000 people, indicating a significant

need for transportation infrastructure and daily services. Likewise, Dublin is home to a significant population of highly educated professionals who travel to other employment centers throughout the region such as downtown Columbus. Traveling to and from work, as well as a variety of other activities, the typical Dublin family is estimated by some accounts to make a total of 13 daily trips per household, compared to 11 for other comparable suburbs.

As indicated in Table 8.6, more than 89 percent of Dublin's residents drive to work alone. This rate is slightly higher, but similar to single commuter rates in other comparable suburbs and relatively higher than the overall rate of 82 percent for the Columbus MSA. The region is highly dependent upon the automobile. While 2.3 percent of working residents within the MSA used public transit, Dublin's percentage of transit use is less than one percent. Given the City's

**Dublin's daytime population grows by nearly two-thirds during working hours, emphasizing the regional relationship between housing and employment patterns.**

**Table 8.4 Educational Attainment**

	Percent of High School Graduates				Percent of College Graduates			
	1980	1990	2000	Percent Change 1990-2000	1980	1990	2000	Percent Change 1990-2000
Dublin, Ohio	92.0%	98.0%	97.3%	-0.7%	44.0%	58.0%	69.9%	11.9%
Hilliard, Ohio	70.8%	81.2%	92.5%	11.3%	10.6%	21.4%	52.4%	31.0%
New Albany, Ohio			96.1%				60.8%	
Worthington, Ohio	92.0%	94.0%	95.6%	1.6%	46.5%	54.8%	64.2%	9.4%
Columbus MSA	71.9%	80.0%	85.8%	5.8%	19.2%	23.2%	34.8%	11.6%

lower density development patterns, transit options are limited to routes connecting Dublin's largest employers. As additional jobs are created within the City, the need to more effectively provide transportation alternatives for Dublin's major employment corridors may become increasingly important.

As an automobile commuting region, travel times throughout Central Ohio generally range between 20 and 26 minutes as shown in Table 8.6. Commuting times for Dublin residents range from under five minutes to over 90 minutes, with an average travel time of 24 minutes. With an estimated 15,802 employed Dublin residents age 16 years and over in 2000, approximately 74 percent work outside of the City. A majority (47 percent) are employed in Columbus, while 18 percent work elsewhere within the Columbus MSA. Approximately nine percent commute outside the region. Likewise, of the total number of jobs within the City of Dublin, less than ten percent are actually filled by Dublin residents. These figures further highlight the substantial level of commuting into and out of the City and the regional relationships between housing and employment.

Figure 8.2 Employment by Type

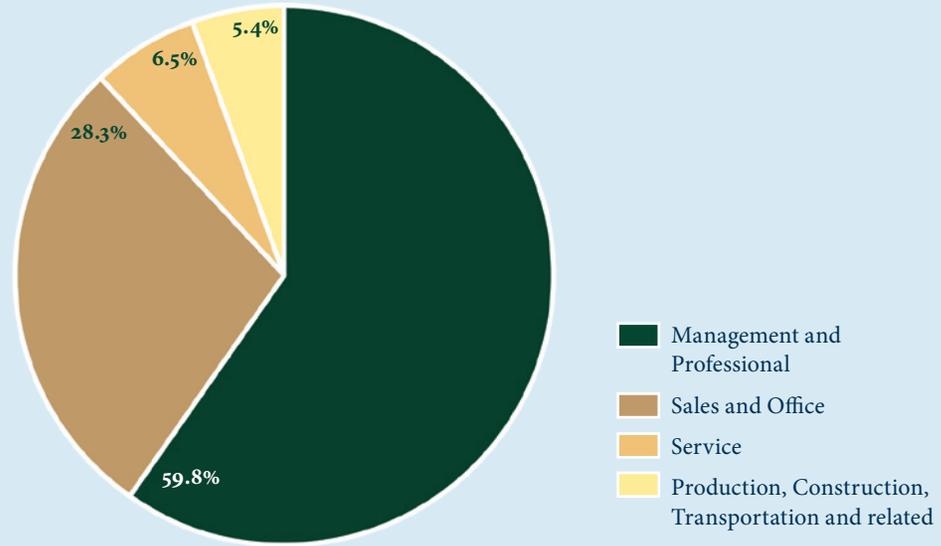


Table 8.5 Unemployment 1980-2000

	1980	1990	2000	Percent Change 1990-2000
Dublin, Ohio	3.2%	1.3%	1.6%	0.3%
Hilliard, Ohio	4.9%	4.1%	1.0%	-3.1%
New Albany, Ohio			0.5%	
Worthington, Ohio	2.4%	2.6%	1.3%	-1.3%
Columbus MSA	6.0%	5.2%	2.8%	-2.4%

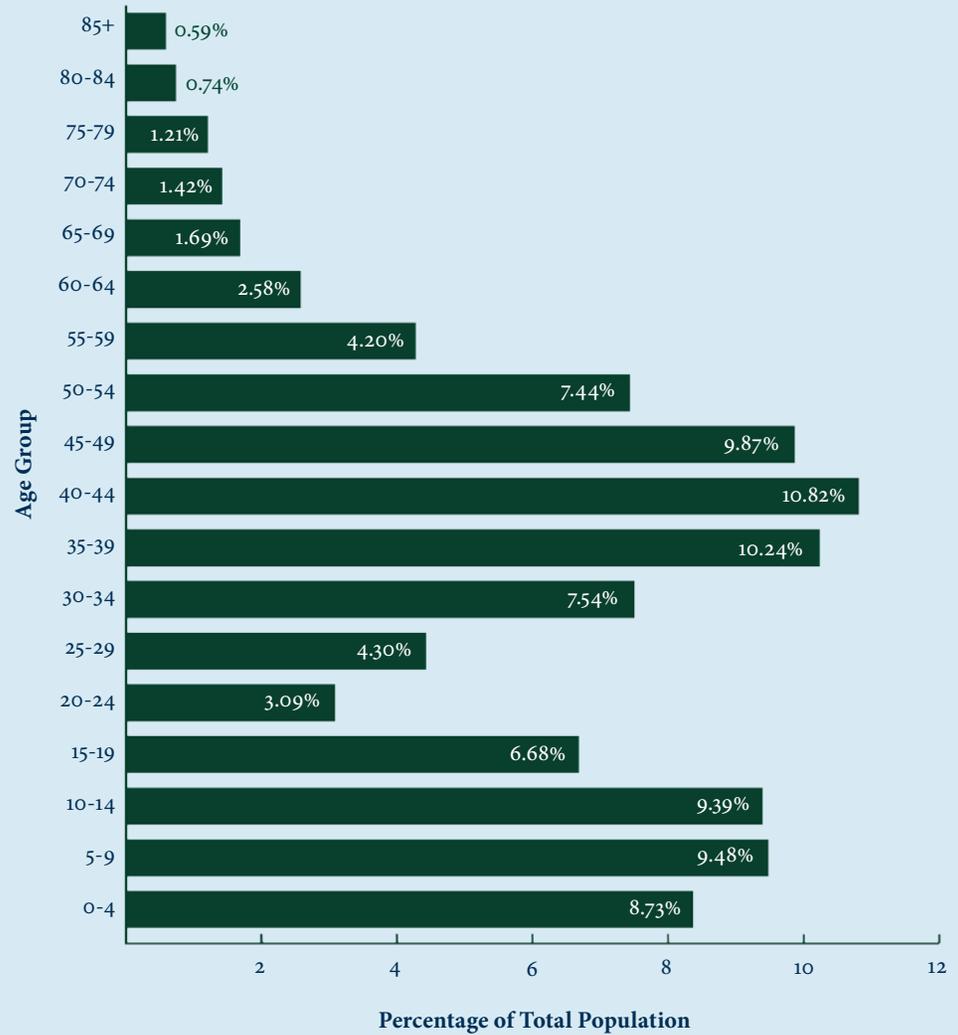
Table 8.6 Commuting to Work, 2000 Percentage of Total and Mean Travel Time

	Dublin	Hilliard	New Albany	Worthington	Columbus MSA
Drive Alone	89.4%	88.2%	85.5%	87.1%	82.0%
Carpool	4.0%	5.6%	6.2%	4.5%	9.6%
Public Transit	0.4%	0.7%	0.0%	1.7%	2.3%
Walked	0.5%	0.7%	0.5%	1.3%	2.4%
Other Means	0.4%	0.3%	1.0%	0.1%	0.4%
Worked at home	5.4%	4.4%	6.5%	5.1%	3.0%
Mean Travel Time (minutes)	24	22	26	20	23

The age composition of a community provides a basis for evaluating current and future service needs. As shown in Figure 8.3, a majority of Dublin's population is concentrated in both school-age children and adults between 34 and 49. This reflects the predominantly single-family character of Dublin today that is coupled with a much lower component of college-age residents.

The higher proportion of families with children increases the demand for schools, recreation facilities and other services such as childcare today. Given the significant component of adults age 35 to 49, however, Dublin's population will continue to age similarly to regional and national trends. As the Dublin population ages, there will be an increased shift in need for senior recreation activities, medical facilities and alternative housing.

Figure 8.3 Dublin Age Distribution (2000)





**More senior recreation, medical care facilities, and housing options will be necessary as Dublin's population ages.**

## G. Housing Units

As shown in Table 8.7, Dublin had nearly 12,038 housing units in 2000, and over 71 percent of those were owner-occupied. Local calculations have found this number as high as 78 percent, and the national average is 68.9 percent for owner occupancy. The estimated number of housing units within Dublin as of December 2006 was 14,636. This represents a 21 percent increase over the six-year period. In addition, Dublin's renter-occupied units increased by 1,533 between 1990 and 2000, a 144 percent increase. In comparison, Hilliard and the Columbus MSA have higher rates of renter-occupied housing, and lower rates of owner-occupied housing, while Worthington and New Albany are more reflective of Dublin's ownership patterns. Table 8.7 shows the number and occupancy status of housing units in 2000.

## II. PROJECTIONS

Projections of housing, employment and population growth are based upon a comparison of existing residential and nonresidential development relative to the future land use expectations and established densities of the Land Use Plan. Inventories and estimates of existing land uses and densities were utilized as base values for projecting development to a horizon year of 2030. Information used to analyze population include the 2000 U.S. Census, MORPC population estimates, City of Dublin building permit information and 2007 GIS data from the Auditors of Franklin, Delaware, and Union Counties. Build-out projections were conducted by assuming residential and non-residential densities for each land use classification shown on the Future Land Use Map (page 65) and as indicated in the land

use definitions on pages 66-69. Average household sizes for owner-occupied and rental units as indicated by the 2000 Census are projected to decrease slightly in the future; projections of average household size by housing unit type for the year 2030 were used for this analysis<sup>1</sup> equating to 3.16 persons per single-family detached unit, 1.59 persons per single-family attached unit and 1.68 persons per multi-family unit. Average growth rates for the residential population are expected to decrease annually as the City approaches build-out. Employment estimates include assumptions of typical ratios of commercial space to employees for retail, office and industrial uses, which equal 380, 330 and 780 square feet per employee<sup>2</sup>, respectively.

Given available base information and applicable assumptions, at full development the City's entire planning area will include a total population of approximately 58,000 with 24,579 residential units. This includes all of

**Based upon expected land uses, at full development the City will include at least 82,000 jobs, which is a nearly 60 percent increase over 2005 employment levels.**

1. Average household size by housing type for the year 2030 provided by McBride Dale Clarion, 2005.  
2. Average space per employee as industry typicals provided by McBride Dale Clarion, 2007.

**Table 8.7 Housing Units, 2000**

	Dublin	Hilliard	New Albany	Worthington	Columbus, MSA
Total	12,038	8,957	1,424	5,845	653,067
Occupied	11,165 92.7%	8,532 95.3%	1,261 88.6%	5,731 98.0%	610,757 93.5%
Owner-occupied	8,622 77.2%	6,473 75.9%	1,053 83.5%	4,853 84.7%	380,548 62.3%
Renter-occupied	2,543 22.8%	2,059 24.1%	208 16.5%	878 15.3%	230,209 37.7%
Vacant	875 7.3%	361 4.0%	164 11.5%	144 2.5%	42,310 6.5%

Dublin's exclusive and negotiated service areas. Based upon expected land uses, the City will also have at least 82,000 jobs, which is a 57 percent increase over 2005 employment levels. At a minimum, if Dublin expands to encompass the City's exclusive service area, an additional 661 housing units, 1,070 residents and an estimated 16,200 jobs will be generated. These projected levels of development are shown in Table 8.8 for three areas: (1) the current Dublin corporate limits, (2) Dublin plus its exclusive service area and (3) the total Dublin planning area including the exclusive and negotiated service areas. Map 9.1 on page 299 illustrates these areas.



**Table 8.8 Dublin Housing, Population and Employment Projections**

	Current Dublin Corp.		Dublin with Exclusive Service Areas		Total Study Area	
<b>Single-family Detached Units</b>						
Existing (2006/2007 Estimate)	11,323	77%	11,423	78%	11,535	78%
Projected increment (% of increase)	752	14%	853	14%	1,089	11%
Total Build-out	12,075	60%	12,276	59%	12,624	51%
<b>Multi-family/Mixed Residential Units</b>						
Existing (2006/2007 Estimate)	3,313	23%	3,313	22%	3,313	22%
Projected increment						
Single-Family Att. (% of increase)	2,351	44%	2,589	44%	4,313	44%
Multi-Family (% of increase)	2,261	42%	2,482	42%	4,329	44%
Total Build-out	7,924	40%	8,384	41%	11,955	49%
<b>Total Residential Units</b>						
Existing (2006/2007 Estimate)	14,636		14,736		14,848	
Projected increment	5,363		5,924		9,731	
Total Build-out	19,999		20,660		24,579	
<b>Population</b>						
Existing (2006/2007)	40,163		40,460		40,859	
Projected increment	9,912		10,982		17,571	
Total Build-out	50,075		51,443		58,430	
<b>Non-Residential (sq. ft.)</b>						
Existing (2004/2005 Estimate)	19,131,000		19,781,000		20,409,000	
Projected increment	11,732,600		17,147,600		33,432,900	
Total Build-out	30,863,600		36,928,600		53,841,900	
<b>Employment</b>						
Existing (2004/2005 Estimate)	52,000		53,000		54,000	
Projected increment	37,100		53,400		94,200	
Total Build-out	89,300		106,500		148,300	

*As Dublin expands to include its exclusive service area for water and sewer provision, an additional 661 housing units are expected in those areas.*

