

Nonprofit I Am Boundless selling nearly half of its Worthington campus

[John Bush](#)



Image: NAI Ohio Equities

An aerial view of I Am Boundless' Worthington campus.

NAI Ohio Equities

I Am Boundless is selling nearly half of its Worthington campus, providing what the property broker described as a unique opportunity for development in the Central Ohio suburb.

The nonprofit, which serves people with intellectual and developmental disabilities and behavioral health challenges, is looking for a buyer for 22.3 acres of its 47.3-acre campus at 445 E. Dublin Granville Road. The site is being marketed by Matt Gregory, Andy Dutcher and Philip Bird of NAI Ohio Equities.

"It is rare to have a land listing for 20 acres in an inner ring suburb," Gregory

said. "There hasn't be a land listing of this size in Worthington in quite a long time."

The nonprofit says it will continue to provide services to people with autism ages 5 to 22 on the property it will retain. In addition, the campus is home to Boundless Health, a program that offers primary care, dental care and behavioral healthcare. Boundless' primary corporate offices also are located on the campus, which it acquired after merging with another nonprofit, Step by Step Academy, in 2018.

Boundless President and CEO Patrick Maynard said the sale marks a continuation of a process the nonprofit has been working toward for the last couple years.

"We recognize that it was really nice to have almost 50 acres of property in Worthington, but for our future use, we really didn't need that 50 acres," Maynard said.

Boundless will retain 16.5 acres. Two sites measuring 14.7 and 7.6 acres are for sale. A 6.5-acre parcel between those properties is not buildable, but can be sold or retained, according to marketing materials supplied by NAI. The last 2 acres are for an access road that can be public or private.

A price for the properties has yet to be determined, as Maynard said the usability and buildability of the space is still under consideration. He hopes to attract buyers that have "symbiosis" with Boundless' mission of building "a world that realizes the boundless potential of all people."

A conceptual lot split shows which areas of the campus are to be sold or retained.

NAI Ohio Equities

The property is currently zoned as "special use," but NAI says its potential utility extends to "a diverse range of possibilities," notably in the realm of mixed-use redevelopment.

When the city of Worthington [evaluated land uses in 2005](#) it opted to leave the existing land usage in place for this site, which was at the time owned and operated by Ohio State University.

But Worthington recently commissioned [a housing assessment](#) that will review existing needs, provide insight into its current and future supply and demand, identify barriers to development and examine the impact of the city's zoning code ahead of a comprehensive plan update.

The city is also studying its [Northeast Area Corridor](#) to better understand existing land uses. The resulting corridor area plan will include recommendations related to detailed land use, zoning, fiscal and environmental sustainability, and other implementation elements to facilitate future redevelopment of the area.

While those reviews continue, though, redevelopment of the Boundless property falling beyond existing permitted uses would require rezoning.

Current permitted development includes parks; public or semi-public uses; essential services; accessory uses; conservation and highway interchange areas; non-commercial recreational facilities; plant production; and preschool, nursery school and child daycare centers. Conditional uses include public service facilities and a cemetery caretaker's residence.

Boundless currently serves about 100 children at its Worthington campus, according to the organization. The nonprofit has already renovated two buildings on campus, one of which became the health center. That facility opened last year and now serves about 900 patients.