



**APPLICATION FOR DEVELOPMENT**

**PLEASE CHECK THE TYPE OF REVIEW**

- West Innovation Districts  
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts  
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

**PLEASE CHECK THE APPLICATION TYPE**

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure
- Wireless Applications**
- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board, but may be submitted concurrently with another application.

**Check any that apply:**

- Conditional Use
- Administrative Appeal
- Project Involving modifications to property within the Architectural Review District
- Other: \_\_\_\_\_
- Rezoning

**SUBMISSION REQUIREMENTS**

- Fee (refer to the approved fees list)
- Electronic Copies of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements for each type of application (refer to checklists)
- Legal Description and/or Property Survey for the subject property

**I. PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):

7001, 7003 Post Rd Dublin Oh 43016

Tax ID/Parcel Number(s):

273001897  
273011342  
1460000017000  
1460000017001

Parcel Size(s) In Acres:

14.847 AC.

Existing Land Use/Development:

Commercial

Zoning District:

EAZ (West Innovation District)

- Check this box if any Administrative Departures are requested and attach an Administrative Departure request form.
- Check this box if any Waivers are requested as part of the application for development and attach a Waiver Request form.

**II. PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization):

Ohio University

Mailing Address:

160 W. Union St. Suite 154  
Athens, Ohio 45701

Daytime Telephone:

740.593.9924

Fax:

740.593.4081

Email or Alternate Contact Information:

faresr@ohio.edu

**FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE**

Date of Acceptance:

4/19/13

Next Decision Due Date:

Final Date of Decision:

Determination:

Director's (or Designee's) Signature:

RECEIVED  
13-036 WID - DP

APR 19 2013

**FILE COPY**

**CITY OF DUBLIN  
PLANNING**

**III. APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>Teri Umbarger</u>	
Mailing Address: <u>274 Marconi Blvd</u>	
Daytime Telephone: <u>614.486.1960</u>	Fax: <u>614.486.1978</u>
Email or Alternate Contact Information: <u>tumbarger@bhdpc.com</u>	

**IV. AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>SAME AS ABOVE</u>	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):** Complete if applicable.

X I, NICOLETTE DIDGUARDI, the owner, hereby authorize Teri Umbarger to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <u>Ohio University by [Signature]</u>	Date: <u>4-19-13</u>
---	-------------------------

Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

**VI. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, \_\_\_\_\_, the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative:	Date:
--	-------

**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, Teri Umbarger, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative: <u>Teri Umbarger</u>	Date: <u>4.19.2013</u>
---	---------------------------

Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 19th day of April, 2013  
 State of Ohio  
 County of Franklin



**KIMBERLY SUE TRIMBLE**  
 NOTARY PUBLIC, STATE OF OHIO

# BHDP

04.19.2013

Mr. Dana McDaniel  
City of Dublin  
5800 Shier-Rings Road  
Dublin, Ohio 43016

**Re: Ohio University -Heritage College of Osteopathic Medicine Project Narrative**

Dear Mr. McDaniel,

The Project consists of 3 existing buildings on the corner of Post and Eiterman Roads. Currently the buildings are used as 2 office buildings and one garage. The proposed project is to renovate the 4 story building at 7003 Post road into classrooms, offices, resource center and a small grab and go café. The building at 7001 Post Road is a 3 story building where only the first floor of the building will be renovated into classrooms, simulation rooms, offices and research labs. The third building is a garage building that will be renovated into an anatomy lab building with lockers, showers and support spaces for the lab.

At the 7003 Post Road Building there will be a new bronze storefront vestibule added to the front of the building along with a small clear anodized color canopy that will cover the new vestibule and wrap around the north corner to cover the existing north entry doors as well. The other exterior modification is for maintenance only. All brick flashing above the stripped windows will need to be removed and replaced due to water damage. The existing brick will be reused and maintain the same look as it currently is. The other maintenance requirement is to remove and replace the existing metal coping at the parapet of the building. The color will remain the same as it currently is.

At the 7001 Post Road no exterior work will be done at this time with exception of replacement of a few doors. The aesthetic of the doors will match the current look.

At the Garage building the exterior will be modified with the removal of the overhead door on the south side of the building and it being replaced with a new clear anodized storefront with double doors. There will also be additional storefront openings place in the south and east walls to allow more natural light into the space. The existing man door and louver opening will be filled in with savaged split face block and brick accents. Clerestory bronze frame windows will be added to the east and

**FILE COPY**

Design for People

**RECEIVED**

13-036 WID-15  
APR 19 2013

**CITY OF DUBLIN  
PLANNING**

west walls of the building to allow more nature light into the anatomy lab. These windows will be opaque for privacy of the space. The existing windows on the first floor on the east and west walls and only in the anatomy room and restroom will receive opaque film for privacy. Similar to the 7003 Post Road building, a small clear anodized color canopy will be added to the south and east corner of the building to denote entry. The anatomy lab building will require a new HVAC system and therefore a screen walled area will be added to the west of the building that will shield the new Air handler unit and generator. The screen wall will be built to match the existing garage building and will be 14' high to match the lower eave of the building. A trash and transformer enclosure will be placed to the north of the garage building and will be screen by a wall that will match the mechanical screen wall but will only be 8' high.

The site is design to reflect a collagen campus with a new campus green being introduced to the site and pathways that tie the 3 buildings together. To provide the campus green a number of parking spaces have been removed to produce the open lawn space. There are areas along the path for gathering such as built in benches and a future sculpture area. In front of 7003 Post Road a paved area will be modified to become a deck at the edge of the pond. The entry to the site off of Eiterman Road will be modified to be more formal entry with a gateway using signage and existing flag to demote one has arrive at an Ohio University campus.

In review of the compliance with Zoning Code Section 153.037-042 (Economic Advancement Zone development regulations) the following are particular items to note:

- There are 49 trees that will be removed from the campus but 52 deciduous trees and 26 evergreen trees are to be added back in strategic locations. Refer to the attached Tree survey.
- More open space will be added to create the campus green. Refer to L201.
- All new utilities will be underground as required. Refer to C09 & E002-A.
- The parking spaces are calculated using 1/350 Office Use since the Education Use did not seem to fit the project. The Office Use would be a worst case scenario. We are currently 57 over what is required per code. Refer to C06.
- There are bike racks for 12 bikes that have been added at 7003 and the garage buildings. Refer to C06 & L101.
- The sign has been detailed and shown in the attached documents. Refer to L501.

RECEIVED  
CITY OF COLUMBUS  
PLANNING

1509 COPY

- The existing site lighting is damaged and will be repaired by adding new heads to the light poles with cut off light fixture, Refer to E001-A.
- Pedestrian lights and emergency blue lights will be added for security on the campus. Refer to E001-A.
- The 7003 Post Road building and the Anatomy Lab building have been design to the LEED CI Silver standards.

At this time no other signage with exception of the gateway sign has been designed. An additional review of the campus signage proposed is to the review at as different time as discussed at the February 25, 2013 meeting.

Respectfully,



Teri Baker Umbarger RA, AIA, LEED AP  
BHDP Architecture

Receipt: 270049

Date April 19, 2013

Project Title OU Heritage College of Osteopathic medicine - Dublin

To Ms. Rachel Ray  
City Of Dublin  
5800 Shier-Rings Road  
Dublin, Ohio 43016

From Teri Umbarger

Subject OU HCOM - ART Process

Distribution File

Transmitted For

- |   |  |                                      |
|---|--|--------------------------------------|
| <input type="checkbox"/> Approval         | <input type="checkbox"/> Distribution to Parties | <input type="checkbox"/> Information |
| <input type="checkbox"/> Review & Comment | <input type="checkbox"/> Record                  |                                      |
| <input checked="" type="checkbox"/> Use   | <input type="checkbox"/> Returning to Owner      |                                      |

Items

- |  |  |                                  |
|--|--|----------------------------------|
| <input checked="" type="checkbox"/> Drawings | <input type="checkbox"/> Shop Drawing Prints           | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Specifications      | <input type="checkbox"/> Shop Drawing<br>Reproducibles | <input type="checkbox"/> Product |

Attached is the following

- Check for Fee
- Application
- Narrative
- 2 half size set of documents (to scale)
- 8 (11 x 17) set of specifications (not to scale)

**FILE COPY**

Please let us know if you have any questions  
Best Regards  
Teri Umbarger

**RECEIVED**  
13-036 WID-DP  
APR 19 2013  
**CITY OF DUBLIN  
PLANNING**