

December 9, 2013

Application for Development

Project Improvements: 87,000 square foot office/education building on the Ohio University College of Health Sciences and Professions Campus

Project Description: The proposed improvements will consist of an approximately 87,000 square foot, three-story Class A office/educational building, 400 surface parking spaces, and roadways providing for ingress/egress, as well as connectivity to the surrounding campus. This proposed building will be the first phase of a multi-phase, dynamic project at the entrance to Ohio University's new Dublin campus. The building will be located on the southeast corner of the Post Road and Industrial Parkway roundabout, within Subarea One. Subarea One is a 45-acre tract, which is part of a larger grouping of properties that is governed by an Economic Development Agreement between the City of Dublin and Ohio University.

Phase I will feature a variety of uses including classrooms, lab space, meeting rooms, and faculty offices. The layout of the proposed building will allow for (but not require) an adjacent or connecting Phase II building, pending demand from Ohio University and its community partners. This proposed development is a key component of Ohio University's Dublin campus, housing the Physician Assistant program, necessitating a very aggressive development schedule in order to meet the accreditation timing requirements for the program to open in the spring of 2015.

Description of Conformance

§ 153.037: The site is zoned Research Office (ID-1) District. The proposed use is conforming to the ID-1 zoning, providing for office, research, and other uses incidental to office, technology, and research uses. The provided architectural plans are substantially conforming the "high-quality, uniform design standards" outlined in section 153.037.

§ 153.038: The proposed educational facility (civic, public, & institutional uses) is listed as a permitted use in the Table of Uses under the ID-1 classification.

§153.039: The development plan sheet 1 of 10 provides detail on the lot size, lot coverage, and setbacks, which are conforming to the EAZ Innovation District requirements. The related architectural design elements are described in detail in the subsequent Architectural Design section.

§ 153.040: The relevant items from this section are displayed in the supplemental landscaping and pedestrian circulation plan included in this submittal. The signage plan is being developed for the entire Ohio University campus and is excluded from this submittal.

§ 153.041: Not applicable.

The Architectural Design of the proposed building includes a collection of innovative design components and high-quality building materials, which embody the qualities and parameters set forth in the Economic Advancement Zone Plan ("EAZ Plan"). The three-story building will be clad in contemporary materials, specifically curtain wall glazing, metal panels, and brick. Large bays of glass and metal panels are accentuated with red brick piers in a rhythm that marches down the face of each side of the building. This rhythm is occasionally punctuated with large, full expanses of glass or large punches of glass wrapped in

metal at prominent corners (as seen in the Post Road view of the north corner shown below). The extensive use of exterior glass will also provide for natural lighting in the building.



The building utilizes a flat roof of varying heights around the building and screening is provided appropriately for rooftop equipment. The main entrance will be located on the south side of the building, adjacent to the pedestrian plaza, with sidewalk access linking the proposed parking lot and surrounding campus buildings. This entrance is emphasized by a protruding brick and glass wall on one side and the vertex of the building face on the other. A deep overhand with three pillars further delineates the main entrance into the building.



The north side of the building has symmetrical brick and glass walls stemming from the vertex, with the northwest wing featuring an elevated glass and metal extrusion and the northeast wing includes a designed glass and metal expanse framed with brick. There will be an attractive mix of color variations throughout the building exterior, with the red brick having a mix and blend of colors that is reminiscent of the main campus buildings in Athens.

Site Design and Landscaping: Phase I is situated on the northwest corner of Subarea One and the southeast corner of the Post Road and Industrial Parkway roundabout. The positioning of the building itself is adjacent to a pedestrian plaza, which serves as a focal point of the site design. The positioning of the building also provides a visual corridor from the Post Road roundabout, into the pedestrian plaza. There are approximately 400 parking spaces proposed to the southwest of Phase I, with open space allotted for Phase II. Sidewalks are located on the exterior of the parking lot on the sides facing the building in accordance with EAZ requirements. Connecting the proposed parking lot to the parking lot serving the existing buildings on campus is a semi-circular drive that travels along the front end of the pedestrian plaza. This connecting drive is not expected to handle large volumes of traffic, but will serve as an easily accessible drop off point for students. Primary ingress/egress to the proposed parking area will be provided via the future Industrial Parkway. Two elongated retention ponds and extensive landscaping is provided on the west side of the parking area to screen its view from Industrial Parkway. Within the parking lot, landscaped islands are provided to create the impression of separation between sections of the lot.