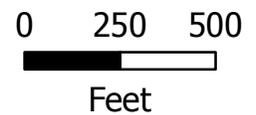


17-073AFDP
 Amended Final Development Plan
 Thomas Kohler Subarea A, United Healthcare Signs
 5900 Parkwood Place





PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2001

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
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Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

3. **Revised Development Plan 01-067RDP – Thomas/Kohler, Subarea A - Parkwood II Sign Package (Nationwide Insurance) – 5900 Parkwood Place**
Location: 19.164 acres located on the east side of Parkwood Place, approximately 400 feet north of Woerner-Temple Road and also having frontage on I-270.
Existing Zoning: PCD, Planned Commerce District (Thomas/Kohler Plan).
Request: Review and approval of two ground signs under the development plan provisions of Section 153.058.
Proposed Use: A 27 square foot, six-foot tall ground sign along Parkwood Drive, and a 76 square foot, 12-foot tall ground sign facing I-270, for a 168,068 square foot office building.
Applicant: Duke-Weeks Realty, c/o Mark Marsh, 5600 Blazer Parkway, Suite 100, Dublin, Ohio 43017.
Staff Contact: Warren Campbell, Planner.

MOTION: To approve this development plan because it is consistent with the Thomas/Kohler PCD zoning, and it will contribute to the high quality office environment of the area, with 20 conditions:

- 1) That the density of the entire project meet the requirements prescribed in the text (18,000 square feet per acre);
- 2) That this approval rescind the previous approval for the connector of the fourth and fifth floors only as passed on July 1, 1999;
- 3) That the structural concrete columns within the parking structure be stained to match the red pre-cast concrete;
- 4) That the landscape plan be revised to replace the long straight rows of evergreen trees along Parkwood Place with staggered rows;
- 5) That a revised site lighting plan be submitted demonstrating conformance to the text and the Dublin Lighting Guidelines over the entire site, including the lower level of the parking structure where cut-off light fixtures or a mounting design preventing any portion of the lamp, reflector lens, or refracting system from being visible from outside the parking structure must be used;
- 6) That no signage be permitted on the parking structure;
- 7) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2001

3. **Revised Development Plan 01-067RDP – Thomas/Kohler, Subarea A - Parkwood II (Continued)**

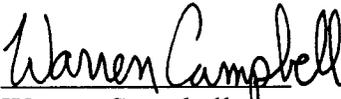
- 8) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 9) That the water feature have multiple fountains;
- 10) That the applicant meet with Engineering staff to review the stormwater design;
- 11) That bike parking be provided adjacent to the building, subject to staff approval;
- 12) That all service areas be screened per Code and text;
- 13) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 14) That revised plans incorporating the above changes be submitted within two weeks;
- 15) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after Condition 4 has been resolved to the satisfaction of staff;
- 16) That the entire Thomas/Kohler PCD, Subarea A, not exceed four parking spaces per 1,000 square feet of gross floor area, based on 18,000 square feet of building area per acre of the overall site;
- 17) That the landscaping comments contained within this staff report be incorporated, subject to staff approval;
- 18) That any dead, dying, or missing landscaping be replaced by October 31, 2001;
- 19) That the existing dumpster be screened adequately, subject to staff approval prior to permits being issued; and
- 20) That any changes to this sign package would need to be resubmitted to the Planning Commission for review and approval.

*Mark Gialucca, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This revised development plan was approved.

STAFF CERTIFICATION


Warren Campbell
Planner

Warren Campbell said this is a request for approval of two ground signs to finalize the development plan for two office buildings (Revised Development Plan/Conditional Use 99-121RDP/CU). The signs in a PCD require Commission approval. He showed several slides. [Ms. Clarke interrupted the presentation because a quorum was no longer present. Ms. Dutey-Readler said that in a similar situation previously, there were four Commissioners present, one was going to abstain, but would be present. Mr. Campbell then continued in a few minutes.]

He said signs at the south side of the Parkwood Place entrance drive and on the I-270 frontage, approximately in the center of the pond, are proposed. The entrance sign is incorporated within a landscape bed. The externally illuminated entrance sign is six feet tall, and 27 square feet in area with a limestone base to match the wall behind it. The externally illuminated I-270 sign is 12 feet tall and 76 square feet with a limestone base. There is an identical sign across the street

Mr. Campbell said staff recommends approval with 19 conditions:

- 1) That the density of the entire project meet the requirements prescribed in the text (18,000 square feet per acre);
- 2) That this approval rescind the previous approval for the connector of the fourth and fifth floors only as passed on July 1, 1999;
- 3) That the structural concrete columns within the parking structure be stained to match the red pre-cast concrete;
- 4) That the landscape plan be revised to replace the long straight rows of evergreen trees along Parkwood Place with staggered rows;
- 5) That a revised site lighting plan be submitted demonstrating conformance to the text and the Dublin Lighting Guidelines over the entire site, including the lower level of the parking structure where cut-off light fixtures or a mounting design preventing any portion of the lamp, reflector lens, or refracting system from being visible from outside the parking structure must be used;
- 6) That no signage be permitted on the parking structure;
- 7) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 8) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 9) That the water feature have multiple fountains;
- 10) That the applicant meet with Engineering staff to review the stormwater design;
- 11) That bike parking be provided adjacent to the building, subject to staff approval;
- 12) That all service areas be screened per Code and text;
- 13) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 14) That revised plans incorporating the above changes be submitted within two weeks;
- 15) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after Condition 4 has been resolved to the satisfaction of staff;
- 16) That the entire Thomas/Kohler PCD, Subarea A, not exceed four parking spaces per 1,000 square feet of gross floor area, based on 18,000 square feet of building area per acre of the overall site;

- 17) That the landscaping comments contained within this staff report be incorporated, subject to staff approval;
- 18) That any dead, dying, or missing landscaping be replaced by October 31, 2001; and
- 19) That the existing dumpster be replaced with one that is lower than the screening wall.

Mark Gialucca, Duke Realty, said Nationwide designed the sign. Chris Schmedes, Vacuform, the sign consultant, presented samples of the steel pole cover, limestone, and sign cabinet. The landscaping will include Pacific blue spruces, but staff recommended a taller species. He said the landscaping will be approximately two feet tall.

Ms. Boring asked if existing violations would be corrected and if the landscaping would be changed by Conditions 17 and 18. Mr. Campbell said yes, but there was still an issue with the replacement of the dumpster.

Mr. Gialucca said this development plan was approved in 1998, but dumpster specifications by the time it was built. The dumpster is about one foot taller than the screen wall, and he can correct this by adding some type of evergreen to screen it.

Mr. Campbell said the Code requires that the screening around the dumpster must be have 100 percent opacity year round, and higher door are also needed. Ms. Boring suggested rewording Condition 19: That the existing dumpster be screened adequately subject to staff approval. Mr. Campbell noted this should be resolved prior to issuing sign permits. Ms. Boring agreed.

Mr. Lecklider asked about plans for the second building and signage for it. Mr. Gialucca said they have no immediate plans to build it.

Mr. Campbell said Don Hunter of Duke-Weeks submitted a letter stating their understanding on this. If the Nationwide presence shrinks or another tenant wants signage, a revised sign package would have to be reviewed and approved by the Commission. Currently, Nationwide occupies all the allowable signage with this proposal. If there are any changes, they are aware that a new sign package would have to be resubmitted to the Commission.

Mr. Lecklider wanted the letter referenced in the conditions. He wanted the record to be clear to future Commissions. Ms. Boring suggested a condition, and the other Commissioners agreed.

Ms. Boring made a motion for approval because it is consistent with the Thomas/Kohler PCD and will contribute to the high quality office environment of the area, with 20 conditions:

- 1) That the density of the entire project meet the requirements prescribed in the text (18,000 square feet per acre);
- 2) That this approval rescind the previous approval for the connector of the fourth and fifth floors only as passed on July 1, 1999;
- 3) That the structural concrete columns within the parking structure be stained to match the red pre-cast concrete;
- 4) That the landscape plan be revised to replace the long straight rows of evergreen trees along Parkwood Place with staggered rows;

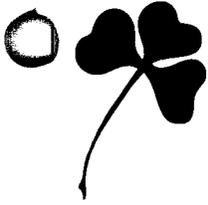
- 5) That a revised site lighting plan be submitted demonstrating conformance to the text and the Dublin Lighting Guidelines over the entire site, including the lower level of the parking structure where cut-off light fixtures or a mounting design preventing any portion of the lamp, reflector lens, or refracting system from being visible from outside the parking structure must be used;
- 6) That no signage be permitted on the parking structure;
- 7) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 8) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 9) That the water feature have multiple fountains;
- 10) That the applicant meet with Engineering staff to review the stormwater design;
- 11) That bike parking be provided adjacent to the building, subject to staff approval;
- 12) That all service areas be screened per Code and text;
- 13) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 14) That revised plans incorporating the above changes be submitted within two weeks;
- 15) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after Condition 4 has been resolved to the satisfaction of staff;
- 16) That the entire Thomas/Kohler PCD, Subarea A, not exceed four parking spaces per 1,000 square feet of gross floor area, based on 18,000 square feet of building area per acre of the overall site;
- 17) That the landscaping comments contained within this staff report be incorporated, subject to staff approval;
- 18) That any dead, dying, or missing landscaping be replaced by October 31, 2001;
- 19) That the existing dumpster be screened adequately, subject to staff approval prior to permits being issued; and
- 20) That any changes to this sign package would need to be resubmitted to the Planning Commission for review and approval.

Mr. Gerber seconded the motion. Mr. Gialucca agreed to the above conditions. The vote was as follows: Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Gerber, yes; and Ms. Boring, yes. (Approved 4-0.) Mr. Sprague thanked Mr. Gialucca and looked forward to seeing the signs.

~~4. Corridor Development District 01-076CDD – Bank One – 3800 Tuller Road~~

~~Anne Wanner said this is an application for CDD and Corridor Review Text approval of two new ground signs for an existing bank. She noted that the Board of Zoning Appeals granted a variance on July 26, 2001, to reduce the required sign setback from eight to zero feet along Sawmill Road. Ms. Wanner said the applicant is in the process of rectifying several Code compliance issues on the site. She showed several slides.~~

~~The 1.841 acres site is located at the northwest corner of Sawmill Road and Dublin Center Drive and is zoned CC, Community Commercial District. She said the proposal is to install ground signs facing northeast and southeast by incorporating them into the existing landscape mound.~~



CITY OF DUBLIN

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DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 12, 1998

The Planning and Zoning Commission took the following action at this meeting:

1. **Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive)**
Location: 20.693 acres located on the east side of Parkwood Place (future), approximately 400 feet north of Woerner-Temple Road (future) and also having frontage on I-270.
Existing Zoning: PCD, Planned Commerce District (Thomas/Kohler Plan).
Request: Review and approval of a development plan under the PCD provisions of Section 153.058.
Proposed Use: A 358,000 square foot, five-story office building with structured parking.
Applicant: Duke Realty Investments, c/o Mark Gialluca, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016.

MOTION: To approve this development plan with 15 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot-wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, visibility of the water feature from I-270, and is in accordance with the approved master landscape plan;
- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 12, 1998**

1. Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive) (Continued)

- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the stormwater design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within 10 days;
- 14) That concepts for connecting the buildings be presented to the Commission prior to issuance of a building permit for the second building; and
- 15) That the applicant schedule a presubmittal meeting prior to applying for building permits and after resolving Conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13 to the satisfaction of staff.

* Don Hunter, Duke Realty Investments, agreed to the above conditions.

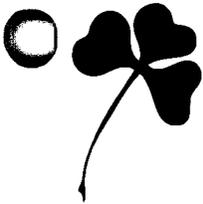
VOTE: 5-0.

RESULT: This development plan was approved.

STAFF CERTIFICATION



John D. Talentino
Planner



MEETING MINUTES

PLANNING AND ZONING COMMISSION

NOVEMBER 12, 1998

CITY OF DUBLIN

Division of Planning
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1. **Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive) (Approved 5-0)**
2. ~~Development Plan 98-083DP - Perimeter Center Subarea E - Delaware Bank and Donatos Pizza - 6820 and 6810 Perimeter Loop Road (Approved 5-0)~~
3. ~~Informal - Code Revision 98-106ADM - Fence Code (Postponed without discussion or vote)~~

Administrative Business

The meeting was called to order at 6:30 p.m. by Tim Lecklider. Other Commissioners present were: Tom McCash, Warren Fishman, George Peplow, and Jim Sprague. Roger Eastep and Joe Harian were absent. Staff members present included: John Talentino, Chris Hermann, Lisa Fierce, Mary Newcomb, Kim Littleton, Suzanne Wingenfield, Bobbie Clarke, Randy Bowman, Barb Cox, Mitch Banchefsky, Marty Strayer, Flora Rogers, and Libby Farley.

Mr. Sprague made a motion to accept all documents into the record as presented; Mr. Fishman seconded. The vote was as follows: Mr. Lecklider, yes; Mr. Peplow, yes; Mr. McCash, yes; Mr. Fishman, yes; and Mr. Sprague, yes. (Approved 5-0.)

1. **Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive)**

John Talentino said this case was reviewed informally in September. He said parking lot design, landscaping, water features, building architecture, pedestrian/vehicular connections and signage were issues. He showed several slides. He said dry laid stone walls will be incorporated into the water feature with fountains. The plantings along Parkwood Place are part of the road improvements. Two access points are shown onto Parkwood Place. He said the building elevations will be seven feet above Parkwood Drive, and there was concern about visibility of the parking lot. He said different alternatives were in the Commission packet, and the applicant has another option aimed at addressing staff's recommendations. They are proposing a future parking expansion area based on tenant needs. The calculations on density were calculated for both alternatives. He said the plan conforms with the density requirements of the text.

Mr. Talentino showed two options for the building: no connection between the two buildings, and a bridge connection on floors three through five. They want the option of independent or linked buildings. The first phase will be the north tower with parking to the north, the semi-circular drive, and the water feature. They are seeking approval for both parking options. He said the applicant will widen the vertical columns. The applicant is seeking direction for landscaping the elevated parking areas. He said the applicant requests two freeway-oriented wall signs. Mr. Talentino said the Commission feedback at the last meeting was negative on this idea. There are concerns with the stormwater design, and the applicant should meet with the engineering staff to review the design prior to filing for a building permit.

Mr. Talentino said this proposal is consistent with the subarea requirements and will compliment the area. He said staff is recommending approval with 14 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot-wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, visibility of the water feature from I-270, in accordance with the approved master landscape plan;
- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;
- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the storm water design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within 10 days; and
- 14) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after fulfilling Conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13 to the satisfaction of staff.

George Peplow asked about the entrance to this site and its landscaping. Mr. Talentino said the landscape plans matched the master plan. He said there is not a user for the building. Instead of the wider single point access, they have spread it out and have a nice semi-circle design.

Tim Lecklider thought there were limitations on access to Emerald Parkway. Randy Bowman said the access to this site is Parkwood Place, and this meets the intent of the planning for the area.

Parkwood Place collects the traffic from the buildings. Traffic management is always a concern, but this meets the intent of the planning for the area.

Mark Gialluca, Duke Realty, presented several exhibits. He said they have responded to the Commission's issues from the informal review. Providing pedestrian connectivity and breaking up the large parking areas were addressed. There are stone walls at the entrances. He said roof top screening is also a big issue which they addressed. He said the wall signs fit the architecture. The same colors as existing buildings in the area are being used. They added a secondary color, the granite chip aggregate, and some polished granite. The window treatments all tie together. They widened the columns to five feet to break them up a more and addressed some of the window proportions. They changed the curtain wall glass system, and it can be seen through. They added some medallions. He said the atrium has evolved into a bridge connection. He said there is a debate about whether this is one building or two buildings. They see it as two buildings, with a possible connection. They will be connected through the basement for the services and parking garage. They have revised the building basement so there is a 15-foot corridor connection. The parking garages will function separately.

Mr. Gialluca said the parking layout now has eight pods separated by long islands. There will be heavy evergreen plantings to break up the lots. They broke up the large crescent with a large island and pedestrian walk to the street, allowing for a bus stop. He wanted input on the level of landscape. There is a safety concern if it is too screened. They relocated the service areas away from the I-270 view. He said they exceed seven percent interior greenscape. Regarding visibility of the pond from I-270, Mr. Gialluca said there is a six-foot mound along the parking lots, which lowers to three feet in front of the pond. The 100-year storm route is in this area. He said the pavement elevation on I-270 is roughly 93.5. The first floor elevation will be at 97; the mound is at 93; and the pond is at 89. Clearly, drivers will be looking down into the pond. He can lower the mound in front of the pond perhaps another eight inches to increase visibility.

Mr. Gialluca said they are seeking approval of one project with several options. They want permission to build either the standard, or the expanded, parking layout. They also want approval of two separate buildings, with the option to connect them by a bridge. He said the highest density (with the bridge and the smaller site) is 18,093 square feet per acre. They do not feel the basement area should be included in the density. The maximum permitted density is 18,000 square feet per acre.

Kevin Cantley, Cooper/Carry of Atlanta, said they changed the window treatment, material color and added detail to the columns. The two alternatives to the building will be decided by the marketplace. The connection is optional. He said these are two distinct buildings, with their own elevator systems, electrical service, fire alarm panels, address, service entrance, basement entrance for cars and life safety systems. He showed a revised plan for the basement.

Mr. Cantley said the atrium idea was discarded. Mr. Fishman said the building at Easton had a more dramatic look and greater presence. Mr. Cantley said this building is much larger and much more impressive. The space between the buildings becomes centered with pedestrian activity and

the two plazas. Mr. Fishman said it seems like too much glass. Mr. Cantley said there are more solid materials than glass. He said glass is very desirable in office space.

Mr. Cantley said the buildings are 60 feet apart. Mr. McCash liked the first proposal because it had the vertical element with the atrium in the center and he encouraged that design.

Don Hunter, Duke Realty Investments, said the previous design was two buildings connected with an atrium. Mr. McCash said it was an issue of building mass, not whether it is one building or two. The first design had one mass with a vertical element in the center and this is two masses with a possible bridge. Mr. Hunter said they are talking to a specific corporate user that has requested deletion of the atrium. Mr. McCash said the third and fourth floors are the same whether they are connected or not. Mr. Hunter said they prefer the separate buildings without an atrium. They already have two atrium buildings in Dublin. Mr. Hunter said the Sign Code is not the issue, and he agrees to abide by it, period. He recommends on Condition 3 that the signage simply meet Code and text of which he is happy to follow.

Mr. McCash said the change in the elevation is a concern. He does not like the connection as shown. He wants the vertical element reintegrated.

Mr. McCash said the original Thomas/Kohler zoning plan showed this center building as the key landmark feature of the whole development, with matching buildings flanking it. The first proposal was favorable, but the revision loses a lot of impact. The two buildings with a third and fourth floor connector has less presence. Mr. Cantley said every proposal has included two buildings that are 60 feet apart. They want to be responsive to a marketplace. The space between the buildings could be air, a bridge, a roof, etc. He said the original master plan showed a single entrance going up to a replica of the Atrium I building. Mr. McCash said the center element need not be an atrium, but it needs a better design. Mr. McCash said the current entry is primarily in the center of the two buildings, and the connection looks heavy at the third and fourth floors. He suggested additional elements, perhaps columns.

Jim Sprague asked if both buildings will be built together. Mr. Gialluca said they want approval for both, and they may be built separately, depending upon leasing. Mr. Sprague understood the request for flexibility, but there are unknown variables, including the parking and the connection. He wants to see exactly what he will be voting on. Dublin would like this area to be a show place. He is not sure what Dublin will be getting. Mr. Gialluca said they are asking for approval of option A: the two building masses with no connection. Option B has the connection.

Mr. Hunter said the company has a \$3.5 billion market cap, and they stand by this project. They will build both phases. He said the only question is whether there will be a bridge. He agreed with all 14 conditions. He said this is a terrific project. They have negotiated with staff in good faith. The proposal is simple: it is 300,000 square feet in two office buildings which may or may not be connected by a bridge. He said they want to work through any of the issues. He said they will not exceed the 18,000 square feet per acre.

Mr. Lecklider asked about the square footage per acre per phase. He appreciates the efforts made by the applicant and staff, but there is a purpose for the Commission review process. Mr. Hunter believed that Duke should decide if there should be an atrium or not. They are designing the building to meet the market. They cannot design the project with the staff and then redesign it with the Commission. He said he will respond to the Commission concerns, but he needs also to respond to the market. They will stick to Dublin's rules.

Mr. Sprague appreciated the applicant's patience. He said this is a gateway location, and the building will be there for many years. He said this is formal review by the Commission, and there are some concerns. He wants to see the whole package so he knows what is being approved. Mr. Hunter said there were multiple reviews by the Commission to the Atrium I and Atrium II projects regarding density and parking lot redesign. Mr. Lecklider said the bridge element is a critical consideration to the approval. Mr. Hunter said they have expended \$500,000 to get to this point. If necessary, they will return with bridge alternatives that satisfy the Commission.

Mr. McCash said previously this was one building with one mass. Now they are showing two buildings with the option of a bridge. The issue is how the bridge works aesthetically. As two separate buildings, they look too close together and do not look right. He liked the one mass. Mr. Hunter disagreed. He thought the Commission wanted a pedestrian-friendly environment with services in the building. They have put some services in these buildings.

Mr. Lecklider said the buildings look like they have been designed to be connected. Otherwise, they would be farther apart. Mr. Cantley said a pedestrian environment requires a comprehensive network with reasonable walking distances and that is not interrupted by parking. They can consolidate the two buildings with a place designed for people between them. It will be paved and landscaped, and urban environment. This can work in 60 feet but 200 feet is too far.

Mr. McCash was familiar with various outdoor connectors. He said the vision here was for year-round space. When buildings are this close together, they beg to be connected. Mr. Cantley said these match the buildings at Easton. Mr. Hunter said employees want a place to get a bagel and coffee or a light lunch without going outside. He said they are going to put that in this building. Mr. Gialucca said this is the exact concept that went through the zoning process.

Mr. McCash said he feels the connection is needed between the two buildings and its design needs more work. Mr. Hunter said he cannot guarantee they will ever be connected. Mr. Sprague said that this would be a deal breaker. Mr. Hunter said the design should not be decided by whether the Commission likes it or not. That is not a reason to turn it down. Their building meets code, and the Commission is to vote on whether it meets code.

Mr. Lecklider said the previous informal presentation was of a building with one mass and a vertical atrium element. The Commission made mostly positive comments, but this is not what is being presented for the formal review. This building would have gotten negative comments. Mr. Hunter thought the process was not fair. He is merely asking for architectural discretion.

Mr. McCash said his comments are on the massing, not architectural details. He is very concerned with this massing. The first proposal was one building mass, it worked well on the site and within the campus. Now, the concept is two buildings that are too close together. He objects to the two large masses so close together. He suggested that it would look like a mistake and garner negative comments from the community. Mr. Hunter objected to this. Mr. McCash said if he thought the majority would like it, he would vote for it.

Mr. Hunter said they work with the staff and respond to the issues raised. He said a developer cannot contact Commissioners outside the meetings. Mr. McCash said the Commission reacted to the building it saw the first time. This building has changed, and so has the reaction.

Mr. Fishman said the building walls that face each other appear to be totally blank. Mr. Cantley said they are the same as the front. Mr. Fishman hoped the site would be over landscaped. He wanted the planting to be dark in color to add more mass to the building. Mr. Cantley said they could match it and keep it dark.

Greg Krobot, Bird/Houk and Associates, said the pond is one acre. Mary Newcomb recommended replacing the evergreen strips in the parking lot with deciduous shade trees with a heavy canopy planted 40 feet apart. Evergreen shrubs at the base can help to screen the parked cars.

Mr. Fishman said he had been prepared to vote for this, and he thought there would be an atrium. Mr. Hunter said this will not have an atrium. He has been working on the design with the staff. If the Commission will not listen to staff, staff is not needed. This is his most expensive project and a terrific building. It raises the bar. He said they should have the freedom to deal with the massing of the project without debate. He should not be hammered for proceeding in good faith. This building responds to every major goal of the Southwest Community Plan.

Mr. Sprague said the Commission has a history of cooperating with applicants. Some projects require multiple hearings. He does not feel that a two-hour hearing is unfair.

Mr. Peplow said in the informal hearing the pond was described as "over an acre." It has been reduced and is now exactly one acre. Mr. Gialucca said it has a lot of perimeter plantings, and it was not reduced on purpose. He said the retaining wall is a veneer, stone wall. Dean Paquet, LJB Engineers, said because of the wetland treatments, the base of the pond is not well defined. The base water area is 41,000 square feet. During rains, the pond will be 1.1 acre.

Mr. Lecklider said the text requires mid-rise "signature" office buildings along I-270. He said the building masses were too close together. He said the vertical atrium element previously shown was a significant architectural feature. It is significant when a five-story atrium element is removed. He said this was good, but not great, architecture.

Mr. Paquet said the engineering, layout, and all the details for the enlarged parking area had been submitted. It adds about 100 parking spaces. Mr. Lecklider asked if the applicant was asking for advance approval, to use if the occasion arises. Mr. Paquet said yes.

There was more discussion on the atrium and other possible connections. Several Commissioners wanted the certainty of what would be built. Mr. Paquet said one specific tenant does not want the atrium. A specific tenant wants to connect the two buildings as shown tonight.

Mr. Hunter said his goal was to start this \$40 million building without a tenant commitment. Mr. McCash said the next tenant may want the atrium. Mr. Hunter is very, very pleased with the building. He noted several other of his buildings started out as "spec" buildings. They are trying to create a project that is flexible. He said they are taking the risk.

There was more discussion of the connector and the massing.

Mr. Hunter said Dublin's process takes time, and it takes 14 months to build a building with an underground parking garage. They want this to be quicker, weather permitting. New tenants typically want to move in within 90 days, and he needs to have product available. Mr. Hunter said the product shown last month was purely a spec building. He said they have not decided to connect the two buildings. The bridge is only flexibility.

Mr. Cantley said the potential tenant specifically said they did not want an atrium, but they did not say they wanted a bridge. A connection is not requested. Mr. McCash said if it is not an atrium, but just floor area, then the same purpose is achieved.

Mr. Sprague suggested a vertical element which includes usable floor space that could be seen from the outside.

Mr. Cantley believed the two buildings could be connected by architectural elements, whether enclosed or not. They will explore those possibilities. Some tenants may need no connection whatsoever, a major tenant may want to expand horizontally into the second building. He can make the buildings appear as a more unified mass. It may be a non-structural element, or enclosed in glass. Mr. Cantley said at a minimum, when the second building is built, there will be some physical structural connection between them.

Mr. McCash said that was a possibility, and he was not concerned if the space is not enclosed. He assumed it was desirable to have it rentable space, as opposed to non-rentable space.

Mr. Lecklider thought distinct tenant spaces/entrances could be created even with an atrium.

Mr. Hunter said the atrium is the single entry point. This design has an entrance for each building. Mr. Cantley said the design is dictated by the signer of the lease, not by him. Two specific users need to be at the table at the same time to make a decision such as this.

Mr. McCash said buildings this close together need some sort of connection, whether internal or external space, perhaps a colonnade. Options A and B both miss this.

Mr. Sprague liked the vertical element because it was dramatic and appropriate for a "signature" building under the text. He wanted the building to be somewhat dramatic. Mr. Cantley made some rough sketches. Mr. Sprague wanted something eye-catching to connect the buildings.

Mr. McCash said he preferred eliminating the six-foot mound in front of the pond along I-270 to improve visibility and make it a slightly larger pond.

Mr. Hunter wanted to finalize the design. He requested conditional approval and will return with the design of the connection for staff approval. Mr. Lecklider appreciated Mr. Hunter's need to move forward, but the connection has been widely described in the last two hours. He wanted to know what he would be voting on.

Mr. McCash had no problem with the architecture of the two wings. It was consistent with the informal review. Concerns such as the horizontal bands between the glass have been addressed. The remaining issue is the mass of the connection. He could accept conditional approval.

Mr. Hunter proposed that they accept all 14 conditions as written and add Condition 15 regarding future approval of the architectural connecting element.

Mr. Fishman said the Easton building has a stronger presence because it is brick. He would like to see the white horizontal lines erased and replaced with the same color brick. Mr. McCash said darker spandrels could be used.

Mr. Fishman asked about the multiple fountains. Mr. Paquet said they will install two.

Mr. Sprague thought the connection should be reviewed later. A proper design will provide identification and uniqueness to the masses. He believes that Duke has been increasing the quality with each building. The project should have its own signature.

Mr. Peplow said most of his previous concerns were addressed. He was convinced that Mr. Cantley can come up with a connecting element that will satisfy the Commission.

The underground parking is not exposed in any way. It is only open at the garage entrance.

Mr. Talentino said the non-connector option was introduced when the formal application was filed. He said initially, he had the same concern because he had liked the form of the atrium. He liked the architecture, but he did not particularly like the bridge connection as shown or described. Setting the buildings apart creates more of a complex. Mr. Lecklider asked if this meets the text requirement of the 360 degree view. Mr. Talentino thought the design, materials, etc. are the same on the whole exterior.

Mr. Fishman said all the issues had been addressed. He liked the atrium. He hoped it has not been removed to create two buildings, and therefore two signs. It will be a beautiful project, and it will bring many jobs to Dublin.

Mr. McCash said he preferred the atrium building shown last month, even with two signs.

Mr. Sprague said he was looking forward to seeing the connecting design in the near future. He said he still looked at this as one project, one applicant, one mass, and probably one sign.

Mr. Peplow agreed with the other comments given and also supported this application.

Mr. Lecklider said the landscaping was outstanding, and he liked the water feature and the efforts made to screen the parking. He appreciated the applicant's patience and tolerance.

Mr. McCash made a motion to approve this application with 15 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot-wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, visibility of the water feature from I-270, in accordance with the approved master landscape plan;
- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;
- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the stormwater design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within 10 days;
- 14) That concepts for connecting the buildings be presented to the Commission prior to issuance of a building permit for the second building; and
- 15) That the applicant schedule a presubmittal meeting prior to applying for building permits and after pre-building permit conditions of approval (Conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13) from the Planning Commission have been resolved to the satisfaction of staff.

Mr. Sprague seconded the motion, and the vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Sprague, yes; and Mr. McCash, yes. (Approved 5-0.)

Mr. Lecklider called a five minute recess.

~~2. Development Plan 98-083DP - Perimeter Center Subarea E - Delaware Bank and Donatos Pizza - 6820 Perimeter Loop Road and 6810 Perimeter Loop Road~~

~~Chris Hermann said this case was tabled on September 3, 1998. Then it included Delaware County Bank and a "future" development. The plan was revised to include Donatos Pizza. The issues discussed centered primarily around the architecture, building materials, and cross access.~~

~~Chris Hermann showed slides of the area. This is Subarea E of Perimeter Center. A private drive between this site and McDonald's restaurant will provide access. The entrance driveway will extend through the site, dividing it in half. Donatos will be to the north, and the bank will be on the south side. Donatos Pizza will have a pickup window.~~

~~Mr. Hermann said Subarea E buildings are on the outparcel strip along Avery-Muirfield Drive. The outparcels were to be coordinated with a proposed mall. In December 1989, a materials board was adopted by the Commission to augment the text. Three schemes are available.~~

~~Mr. Hermann said the applicants are using the same brick, shingles, color palette, windows, soldier courses, eight-inch limestone water table, and flat arches. Donatos will have fabric awnings that project over square windows. He said black framing for the windows is required. The lighting for the two buildings differs, and staff recommends using the bank lighting.~~

~~Staff has contacted McDonald's regarding access. There are currently traffic problems due to the drive-thru. The McDonald's access onto the private drive is too close to Perimeter Loop Drive, and staff hopes their entrance will be moved farther to the north. There are also problems with cars parking on the private drive which is posted as a fire lane.~~

~~Mr. Hermann said a nine-foot tall, 50 square foot, two-sided sign with a stone base is proposed. He distributed copies of the proposed sign to the Commissioners. He said mechanicals had to be screened by Code. The stormwater will go into the Perimeter Center system.~~

~~Mr. Hermann said staff recommends approval of this plan with 12 conditions:~~

- ~~1). That the buildings be modified with regard to awnings, brick supports for the drive-thru, utilizing the same roof material and coach light fixtures on both buildings, using black window framing and painting out service doors, subject to staff approval;~~
- ~~2). That the landscaping plan comply with the text and be coordinated with surrounding properties, to the satisfaction of staff;~~
- ~~3). That the sign meet the both the text and Code requirements and be incorporated into the stone pier treatment;~~
- ~~4). That the access, parking lot, and connections meet staff approval;~~