ORDINANCE NO. 07-40

AN ORDINANCE APPROVING A REZONING TO AMEND THE ADOPTED ZONING TEXT FOR PROPERTY ZONED O (OFFICE DISTRICT) WITH A PLANNED MIXED USE (PMU) OVERLAY DISTRICT AND LOCATED AT 3769 COLUMBUS PIKE. (FLOYD BROWNE GROUP/FRANKLIN UNIVERSITY)

WHEREAS, the Planning Commission at its meeting of April 4, 2007 recommended approval of a Rezoning to amend the adopted Zoning Text for property zoned O (Office District) with a Planned Mixed Use (PMU) Overlay District and located at 3769 Columbus Pike, (PC 07-026), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning to amend the adopted Zoning Text for property zoned O (Office District) with a Planned Mixed Use (PMU) Overlay District and located at 3769 Columbus Pike, be the same and is hereby confirmed, approved, and accepted with the following conditions that:

1. The last sentence of Section A(7) be deleted and replaced with the following, "Any modification to the use of property shall result in submittal of a parking analysis to the City of Delaware for verification of conformance with the parking requirements for the property. Failure to meet the parking requirements for the property will result in the City requiring additional parking spaces to be installed prior to the change or modification in the use of the building or the modification or change in use shall not be permitted."

2. The text beginning with the first sentence in line 10 be deleted through the second to last sentence of the section and the following substituted:

   "No more than 2 wall signs shall be permitted on the building. Such signs may only be located on the US 23 side (southwest elevation) of the building and further limited to the locations identified on the attached sign plan. At such time the building is expanded, any existing sign or proposed sign area shall be moved to the end of the building so as to keep the signs at the far ends of the elevation and generally symmetrical in location. Each sign shall not exceed 110 square feet in area with lettering not to exceed 3 feet in height. Any wall sign shall be reverse channel lettering only. For the purposes of this text, a reverse channel letter sign is generally a type of sign that

utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. The illumination creates a soft glow or "halo" behind the letter. Logos that do not exceed 33% of the area of the sign may be internally illuminated. All returns shall be black. Changeable copy and changeable face signs are prohibited."

3. The applicant must install the arborvitae and juniper plantings identified on the approved landscaping plan within 60 days of the adoption of the ordinance for this text amendment and the remainder of the plantings shown on the approved landscape plan must be installed with the first expansion of the parking or building whichever comes first.

4. Franklin University shall direct staff and students to use the front and side parking areas first while utilizing the rear parking area only for overflow parking.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS 6 NAYS 0
ABSTAIN 0

PASSED: April 23, 2007 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Cindy Amoroso
CITY CLERK

Windell Coffee
MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: PC 07-026
REQUEST: Rezoning
PROJECT: Floyd Browne Group Rezoning
MEETING DATE: April 4, 2007

APPLICANT/OWNERS
Scott Crowder
FBA Investments, LLC
3769 Columbus Pike
Delaware, Ohio 43015

REQUEST

PC 07-026: Approval of a Rezoning to amend the adopted Zoning Text for property zoned O (Office District) with a Planned Mixed Use (PMU) Overlay District and located at 3769 Columbus Pike.

PROPERTY LOCATION & DESCRIPTION

The property is located at the northeast corner of Cheshire Road and US 23. The zoning is O (Office District) with a Planned Mixed Use (PMU) Overlay. The surrounding zoning is R-6 (Multi-Family District) with a PMU Overlay to the east, B-4 (General Business District) with use limitations to the south, R-3 (Single-Family District) to the north, and township zoning to the west. The existing building on the site consists of 31,475 square feet and is largely occupied by Floyd Browne Group. The adopted PMU Overlay District Zoning allows expansion of the current building to 45,300 square feet. Franklin University is proposing to establish a satellite campus in a portion of the existing building.

BACKGROUND

In 2004 the applicant received approval of the current PMU Zoning Text and development plan. This text sets forth the development standards and permitted uses for the site. This proposal seeks to amend the Zoning Text in order to make educational uses permitted uses on the property and to provide modifications and clarifications with respect to parking and sign provisions.

STAFF ANALYSIS

- **USE AMENDMENTS:** The current PMU Zoning Text narrowly prescribes the uses to be permitted on the property. These uses are generally professional, administrative, medical, and dental offices. In 2004, when the Floyd Browne Group was the only known tenant, it made sense to tightly control the permitted uses on the property until such time that other appropriate and compatible uses emerged for co-location at this site. With this application, Franklin University is proposing a satellite campus. This campus will be limited to evening and some weekend classes. These times are opposite the weekday office hours of the Floyd Browne Group. Such a use is certainly compatible and appropriate for this location which is in close proximity to the future Ohio Health Hospital campus, current Delaware Area Career Center, and future Columbus State University Delaware campus. The proposed text amendment would allow all educational uses identified in the Zoning Code.
- **PARKING:** In the original PMU Zoning Text, the parking was authorized to be provided in phases consistent with the phasing of the development and the known use of the building at the time of the adoption. Given the staggered timing of the uses proposed for the building, the applicant is not proposing to provide any additional parking spaces (129 parking spaces presently exist) and estimates that Franklin University will not need any more than 80 spaces at full enrollment of the initial space. The changes to the Zoning Text being proposed are simply to allow the combined use of the parking without requiring additional parking to be installed. To ensure there is always adequate parking at this site, Staff would recommend the last sentence of Section A(7) be deleted and replaced with the following, "Any modification to the use of property shall result in submittal of a parking analysis to the City of Delaware for verification of conformance with the parking requirements for the property. Failure to meet the parking requirements for the property will result in the City requiring additional parking spaces to be installed prior to the change or modification in the use of the building or the modification or change in use shall not be permitted."
- **SIGNS:** Section A(8) sets forth the sign requirements for the development. Unfortunately, the original text is poorly crafted and difficult at best to interpret. In large part the changes proposed seek to clarify the existing text. However, there are changes proposed with respect to the permitted wall signs. As worded, the adopted text does not permit more than 1 sign with a maximum area of 100 square feet per wall face. In fact only two

wall signs were authorized with one facing Cheshire Road and the other (existing Floyd Browne sign) facing US 23.

At the time of the original approval, there was specific discussion at the Planning Commission meeting with respect to the limits on the signage. The Commission was very clear that they did not want more than 1 sign per wall face as previously described. However, now that building is erected and a better sense of the surrounding development has been clearly established, it is a reasonable time to revisit the approved sign plan as requested by the applicant. Given the orientation of the building the new sign for Franklin University would be required to face into the backside of the Shoppes of Delaware site and the newly constructed Lakes of Cheshire condominiums. Certainly it is not desirable to have a lighted sign 100 square feet in area facing existing residences. The applicant is proposing to amend the text in order to allow the second wall sign to be placed on the US 23 frontage. This is a much more appropriate location. Additionally, the applicant proposes that as the building is expanded, the sign will be moved to the end of the building to keep the symmetry of the two sign locations.

Although Staff is supportive of the text amendment, Staff would recommend the text beginning with the first sentence in line 10 be deleted through the second to last sentence of the section and the following substituted:

"No more than 2 wall signs shall be permitted on the building. Such signs may only be located on the US 23 side (southwest elevation) of the building and further limited to the locations identified on the attached sign plan. At such time the building is expanded, any existing sign or proposed sign area shall be moved to the end of the building so as to keep the signs at the far ends of the elevation and generally symmetrical in location. Each sign shall not exceed 110 square feet in area with lettering not to exceed 3 feet in height. Any wall sign shall be reverse channel lettering only. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. The illumination creates a soft glow or "halo" behind the letter. Logos that do not exceed 33% of the area of the sign may be internally illuminated. All returns shall be black. Changeable copy and changeable face signs are prohibited."

This text as proposed by Staff is clear for the purposes of administration and ensures that the signs mounted to the building are uniform in appearance and appropriate for the high quality design of the building.

- **LANDSCAPING:** With the approval of the Final Development Plan a landscaping plan was reviewed and approved by the Planning Commission, City Council, and Shade Tree Commission. This plan identified a minimal screening row consisting largely of arborvitae, junipers, and a few evergreen trees to be placed along the common property line with existing and proposed residential developments, particularly that of the Lakes of Cheshire condominiums that was planned as part of this development. To date the applicant has not installed the required landscaping buffer.

  Staff has heard directly from the developer of the Lakes of Cheshire that the lack of such buffer is impacting sales of units backing to the Floyd Browne Group building. The applicant states the landscaping was to be phased with the building and parking and cites a landscaping plan attached to the engineering plan set showing such. Additionally, the applicant states any landscaping installed in these areas will be negatively impacted with the construction of future parking. Although the landscaping plan attached to the engineering plan set is consistent with the actions of the applicant, it is not the duly approved landscaping plan that Staff is required to enforce, which is on file and does not show that the perimeter landscaping was to be phased. However, as a compromise to the applicant's assertion that the screening will be impacted by future construction of parking, Staff would recommend the applicant only be required to install the arborvitae and juniper plantings identified on the approved landscaping plan at this time. Such plantings are inexpensive and if impacted by future construction can more readily be replaced compared to that of the other evergreen tree plantings. Additionally, the Lakes of Cheshire have planted a number of evergreen trees adjacent to this buffer so with inclusion of the Floyd Browne perimeter landscaping a layered effect can be achieved. Staff estimates the cost of providing these arborvitae and juniper plantings to be approximately $2,500. Given the evening and night use that will be introduced at this site, this is the absolute minimum amount of screening that must be provided short of full implementation of the approved landscape plan and not unlike that which would be required of any other applicant.

Staff would also recommend that Franklin University direct staff and students to use the front and side parking areas first while utilizing the rear parking area only for overflow parking. Staff estimates that over 80 spaces area available in the front and side areas.

STAFF RECOMMENDATION

Staff recommends approval a Rezoning to amend the adopted Zoning Text for property zoned O (Office District) with a Planned Mixed Use (PMU) Overlay District and located at 3769 Columbus Pike with the following conditions that:

1. The last sentence of Section A(7) be deleted and replaced with the following, "Any modification to the use of property shall result in submittal of a parking analysis to the City of Delaware for verification of conformance with the parking requirements for the property. Failure to meet the parking requirements for the property will result in the City requiring additional parking spaces to be installed prior to the change or modification in the use of the building or the modification or change in use shall not be permitted."
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4. Franklin University shall direct staff and students to use the front and side parking areas first while utilizing the rear parking area only for overflow parking.

CONCLUSIONS

- The proposal meets all applicable Code requirements, with fulfillment of the approval conditions.

To: Shawn Leininger and Delaware Planning Commission

Re: Floyd Browne Site Rezoning

Shawn:

I am writing on behalf of Lakes at Cheshire, LLC and our 117-unit condominium development adjacent to the subject site. We have just become aware of the proposed rezoning for the subject site to allow for Franklin University evening and presumably weekend classes. While we will stop short of opposing this rezoning at this point in time, we do want to express some serious concerns that we have regarding this proposal.

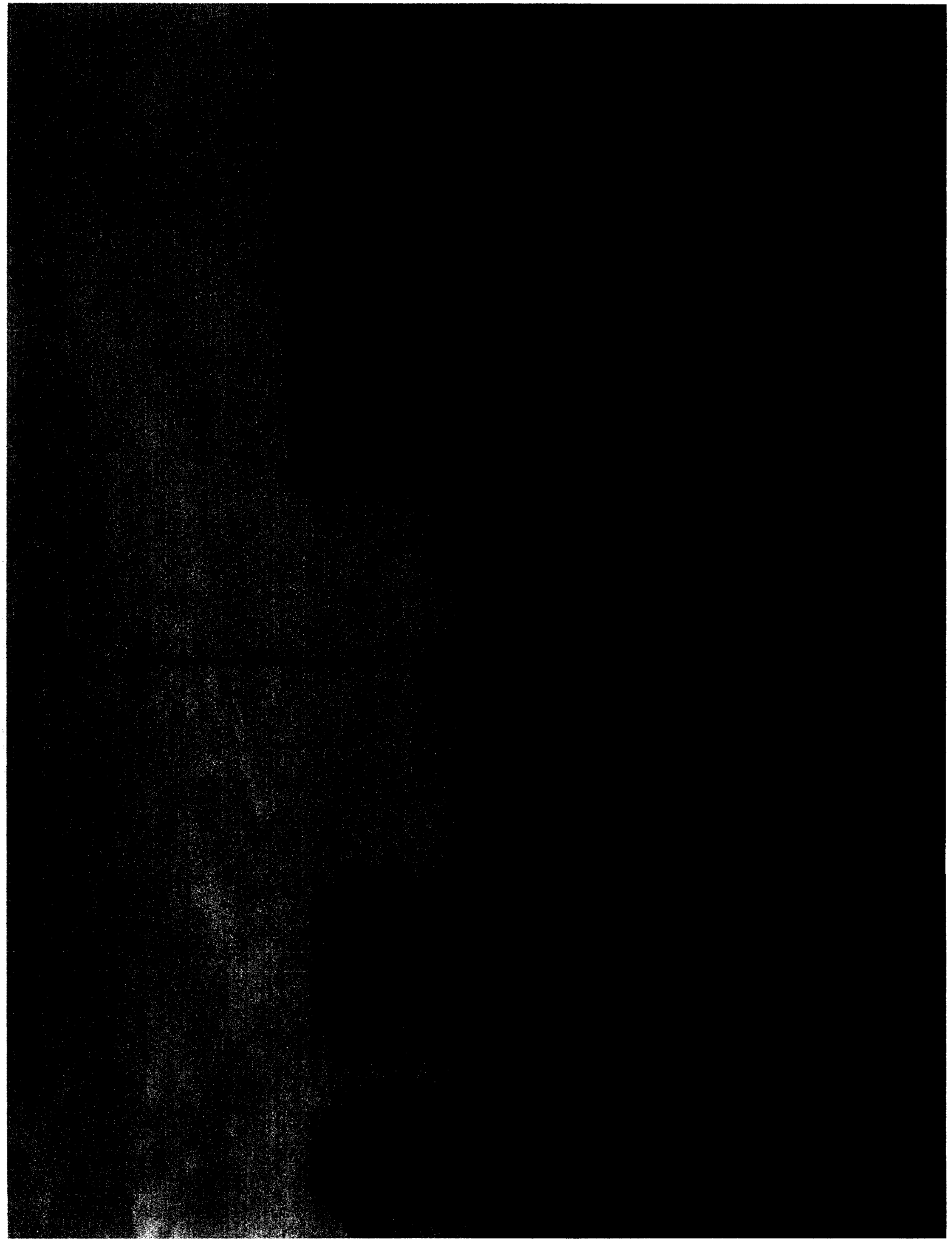
We consider this modification a significant intensification of use as regards our residents and our sales efforts for this development. We had absolutely no reason to contemplate that our property would abut evening and weekend college classrooms. This proposed use considerably extends the hours of operation of this adjacent building and has the potential to seriously infringe upon the privacy and quiet enjoyment of our residents. It should be noted that there is currently absolutely no landscape buffer on the north end of the Floyd Browne site to shield our development from the office use. This has already had an undesirable visual effect on our property as we have a constant view of asphalt, mud, equipment trailers (complete with fluorescent slow-moving vehicle triangles), and other parked vehicles. The proposed use will significantly compound this problem by bringing up to 80 additional vehicles (mostly driven by teenagers and other young people) on to this site well into the evening hours (up to 10:00 to 11:00 p.m.) and on the weekends. This is extremely undesirable to residents in the adjacent buildings. It will diminish the pleasure of sitting on patios, bring the intrusion of headlights, car doors slamming and in some cases loud engines at late hours. Many of our residents will likely be attempting to sleep prior to the adjournment of evening classes, especially in the fall and winter.

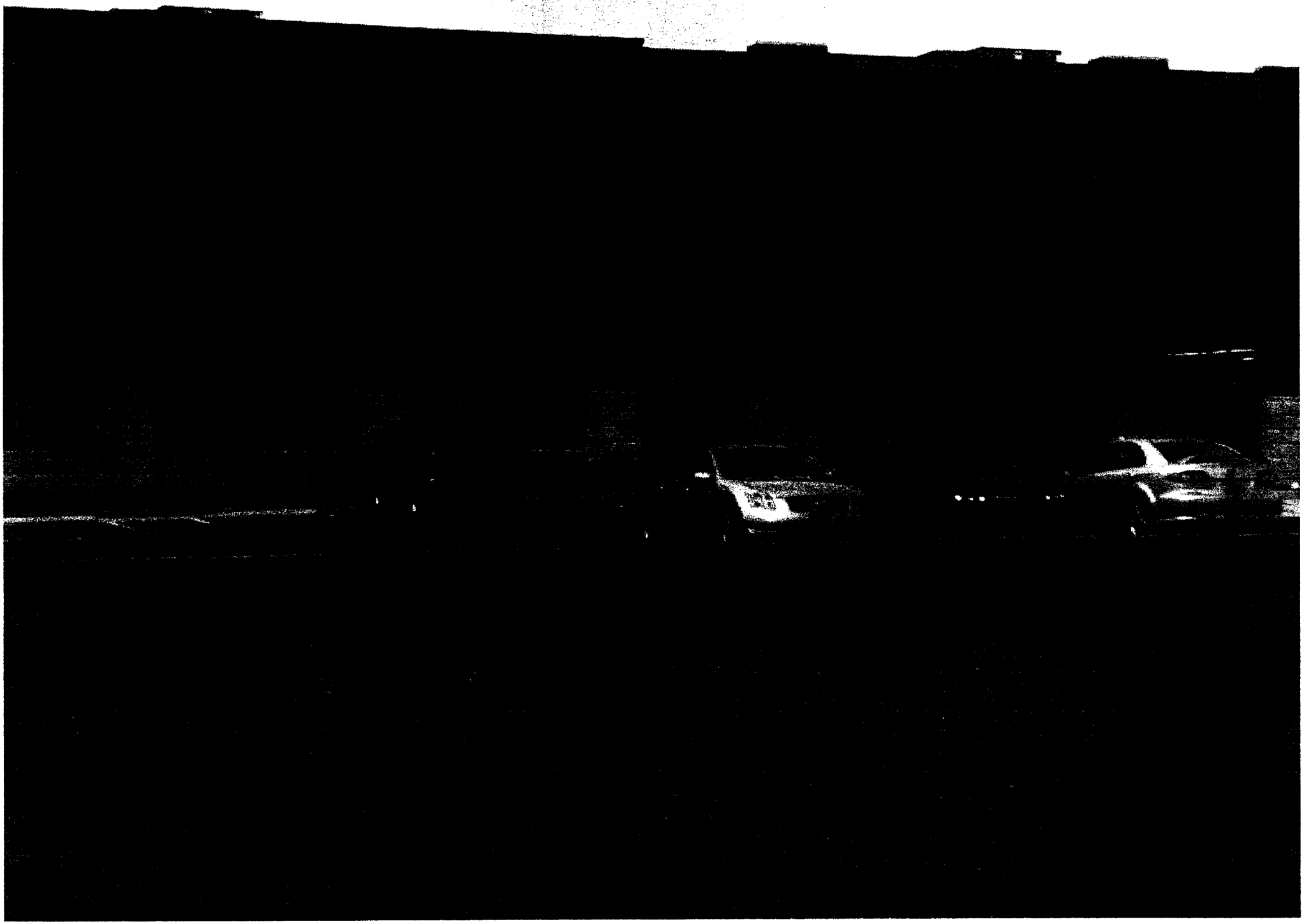
While we respect the desire of neighboring property owners to maximize the utility of their facilities, we would ask for a mutual respect for the welfare of our residents. Therefore, at a minimum we hereby request that the installation of an extensive and permanent landscape buffer (at a minimum all of the original landscape buffer required by the original zoning for the Floyd Browne site) be a condition of approval of this rezoning request and that this buffer be installed within 30 days of approval.

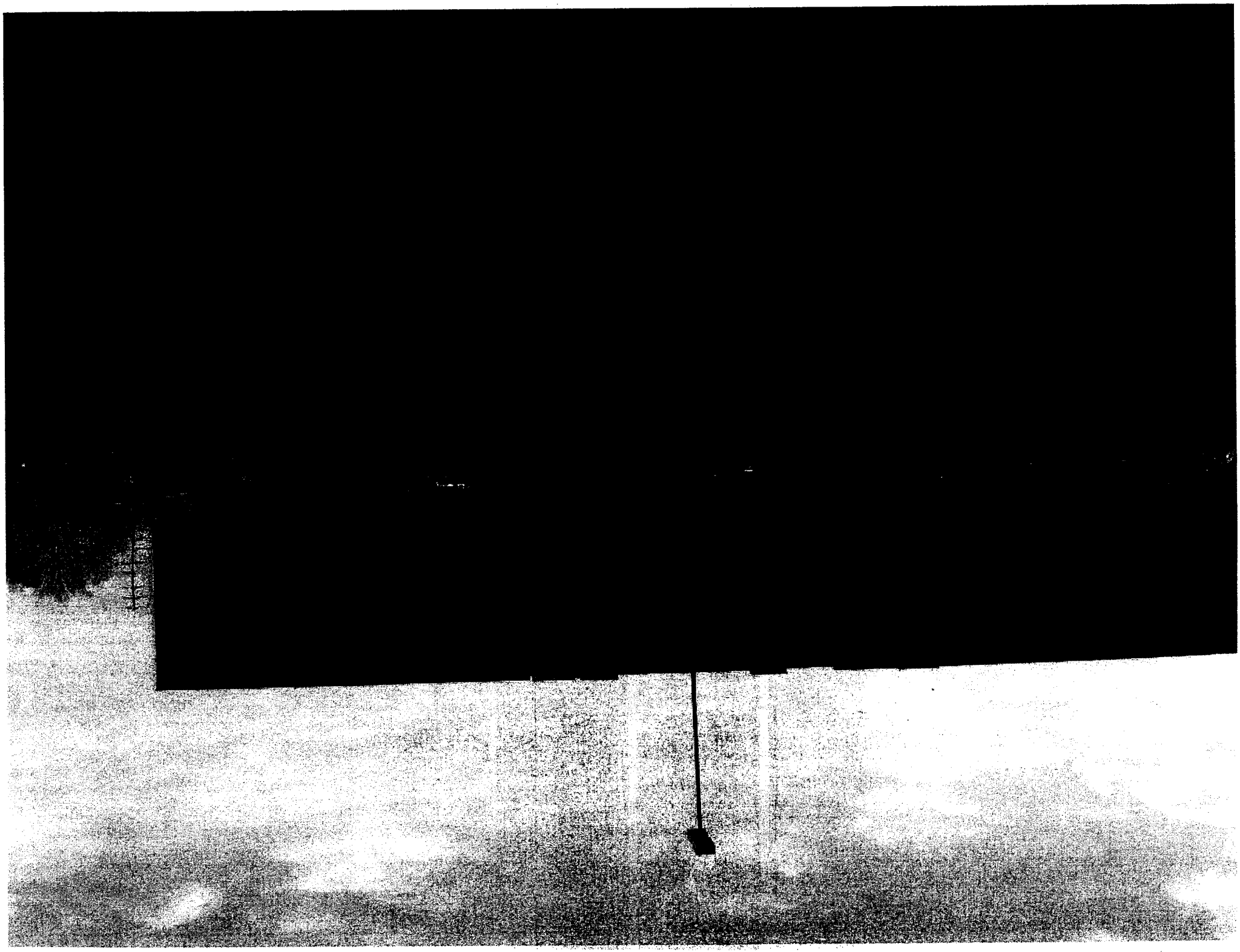
Should you have any questions or comments on this matter, you may contact me by email or by phone at 614-224-2083.

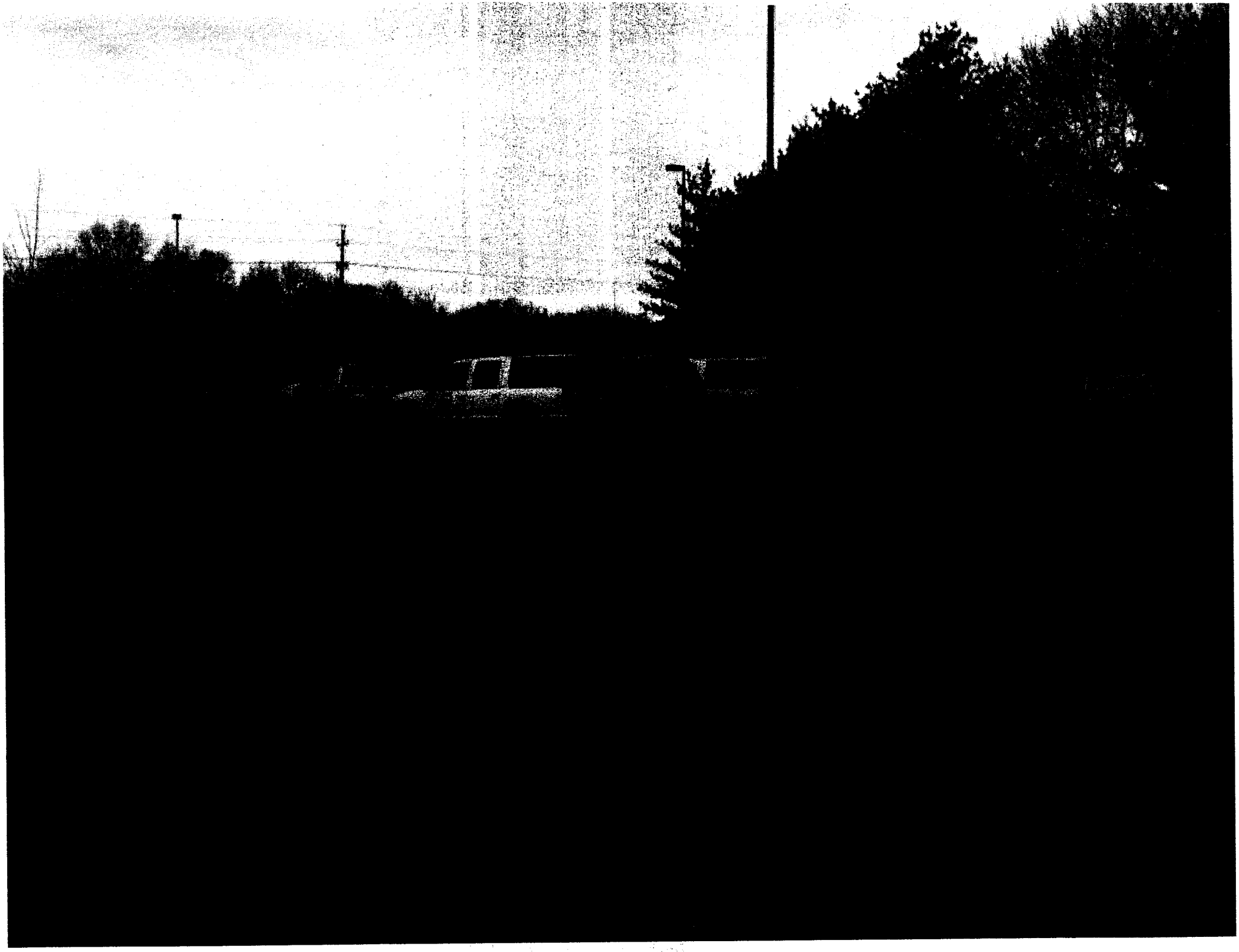
Thank you for your consideration and sensitivity on this matter.

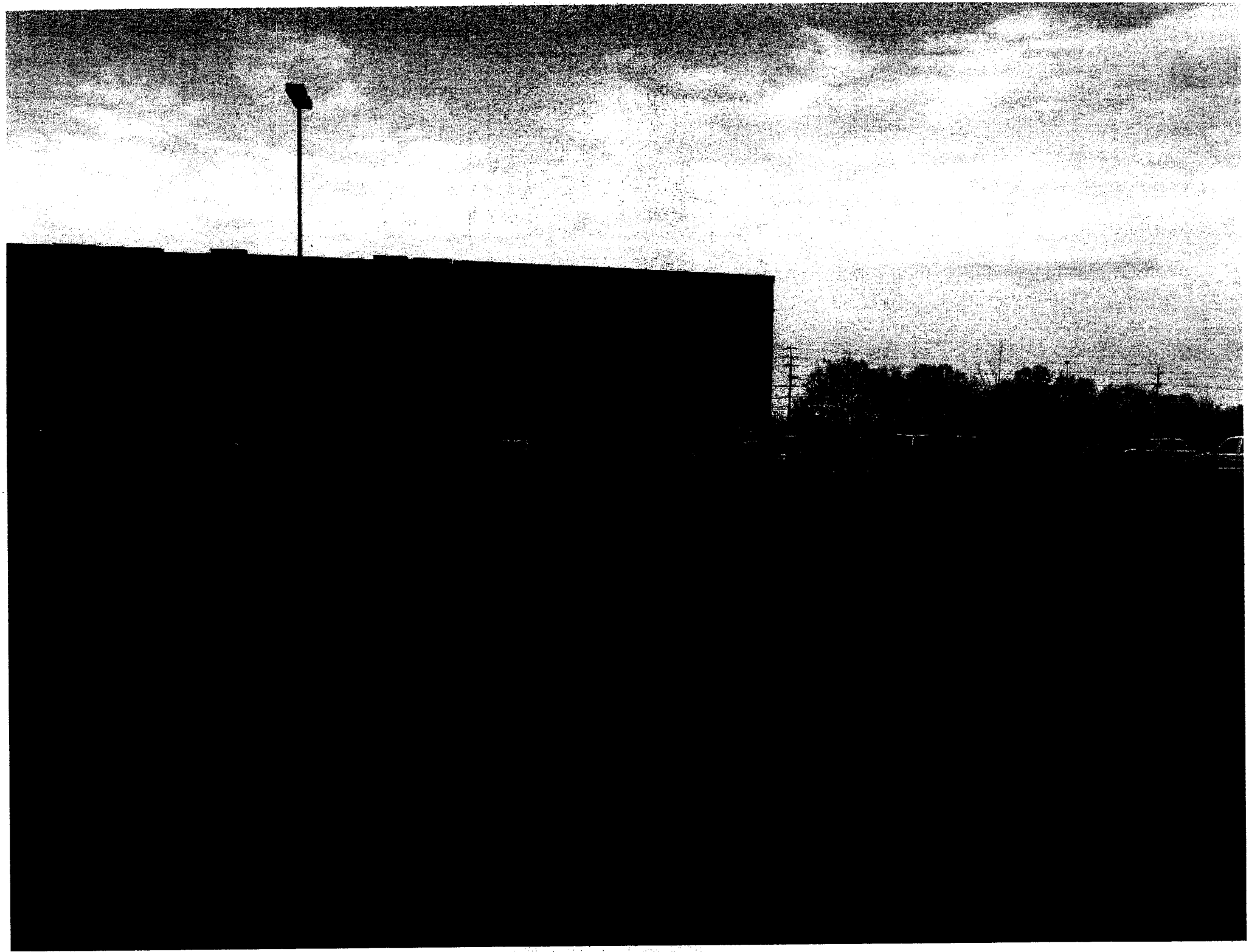
Sincerely,
Randall B. Palmer



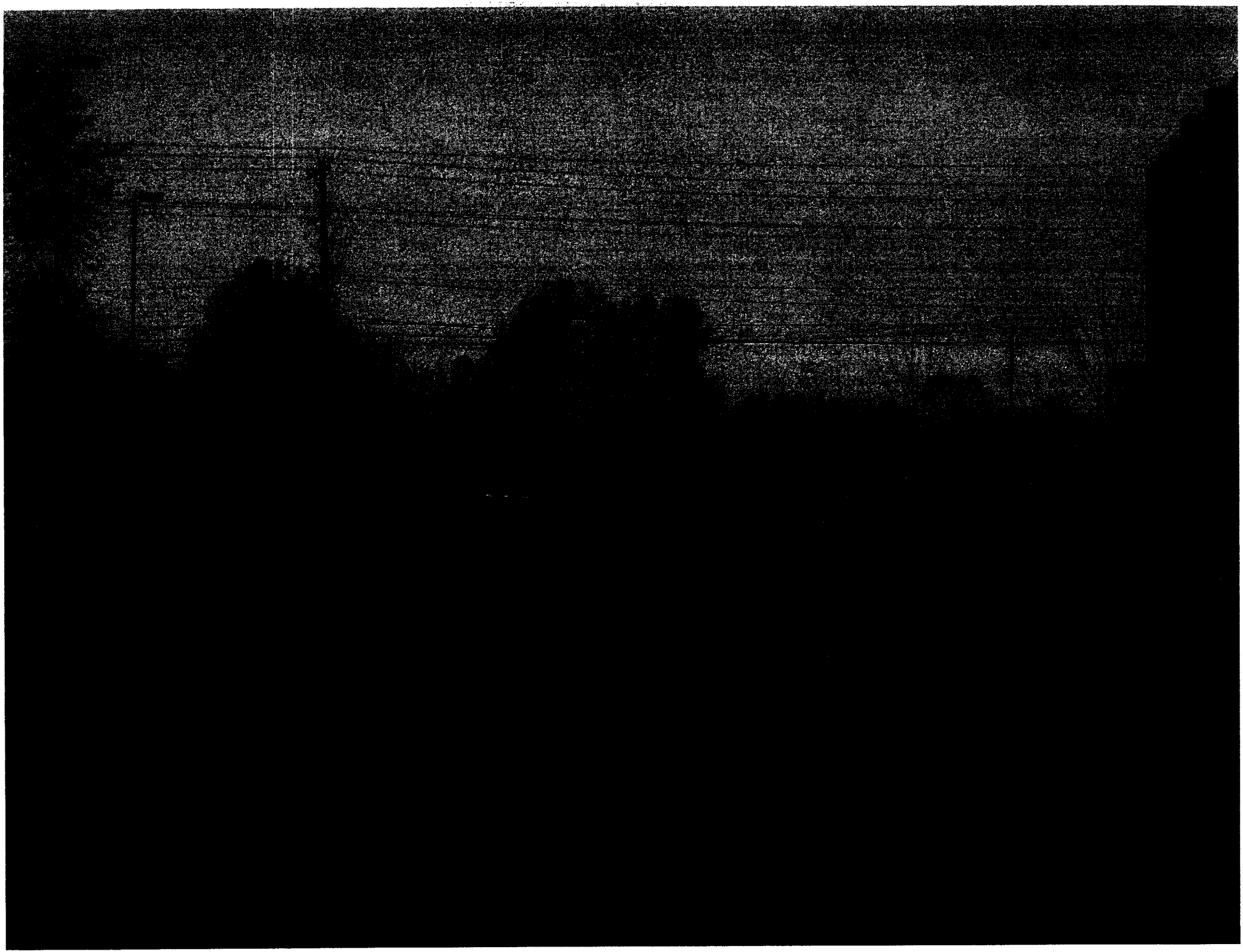


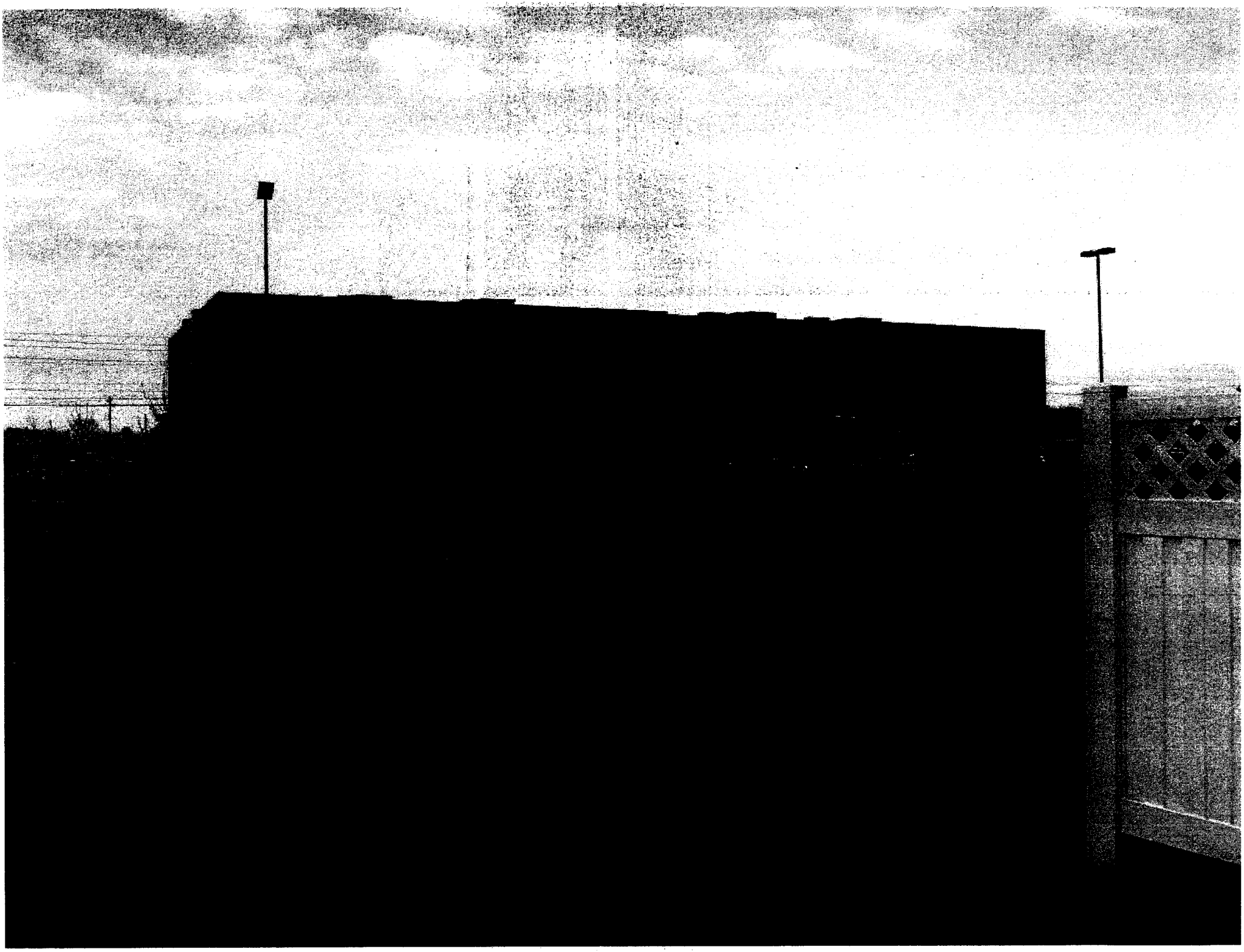


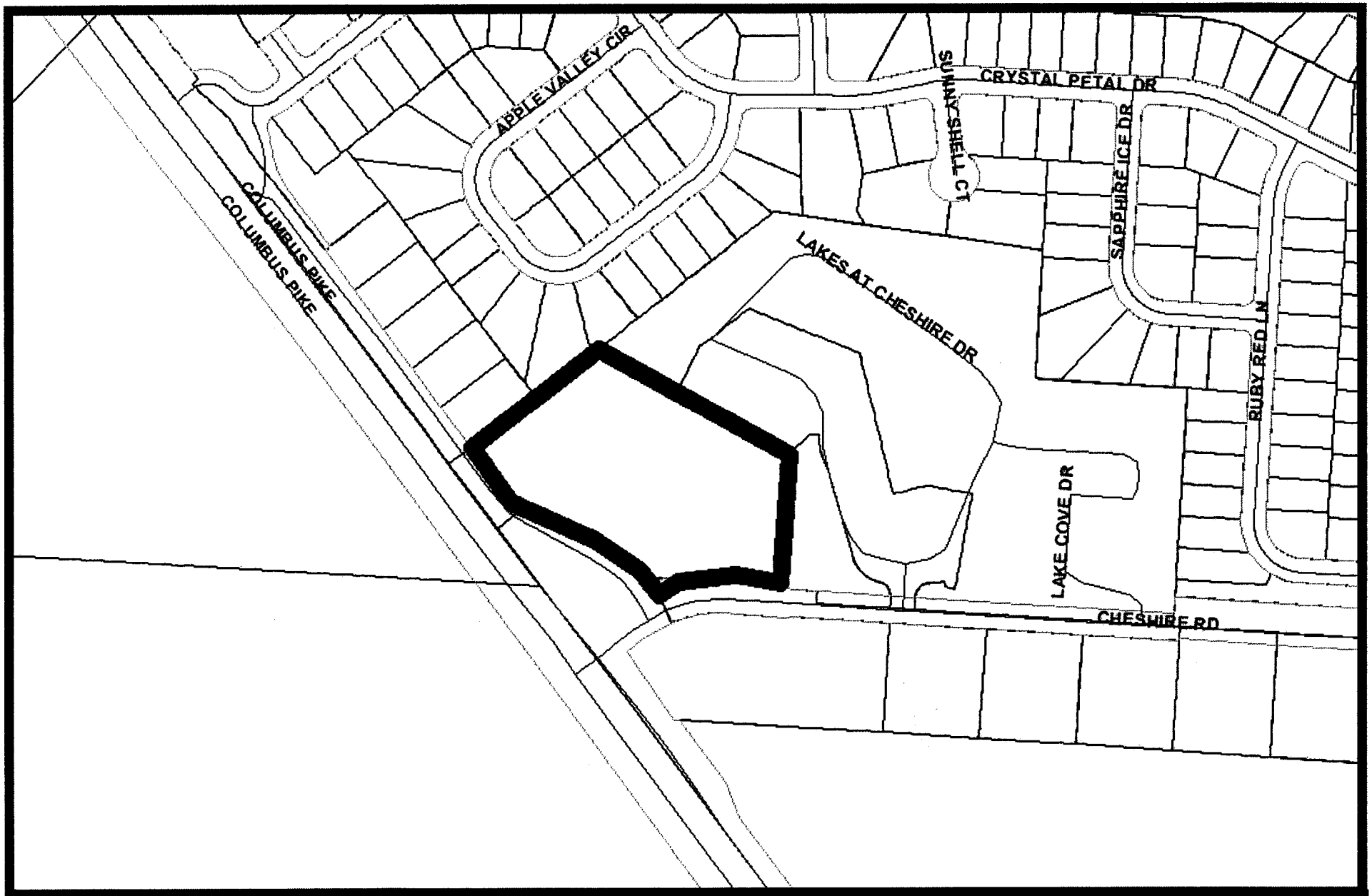








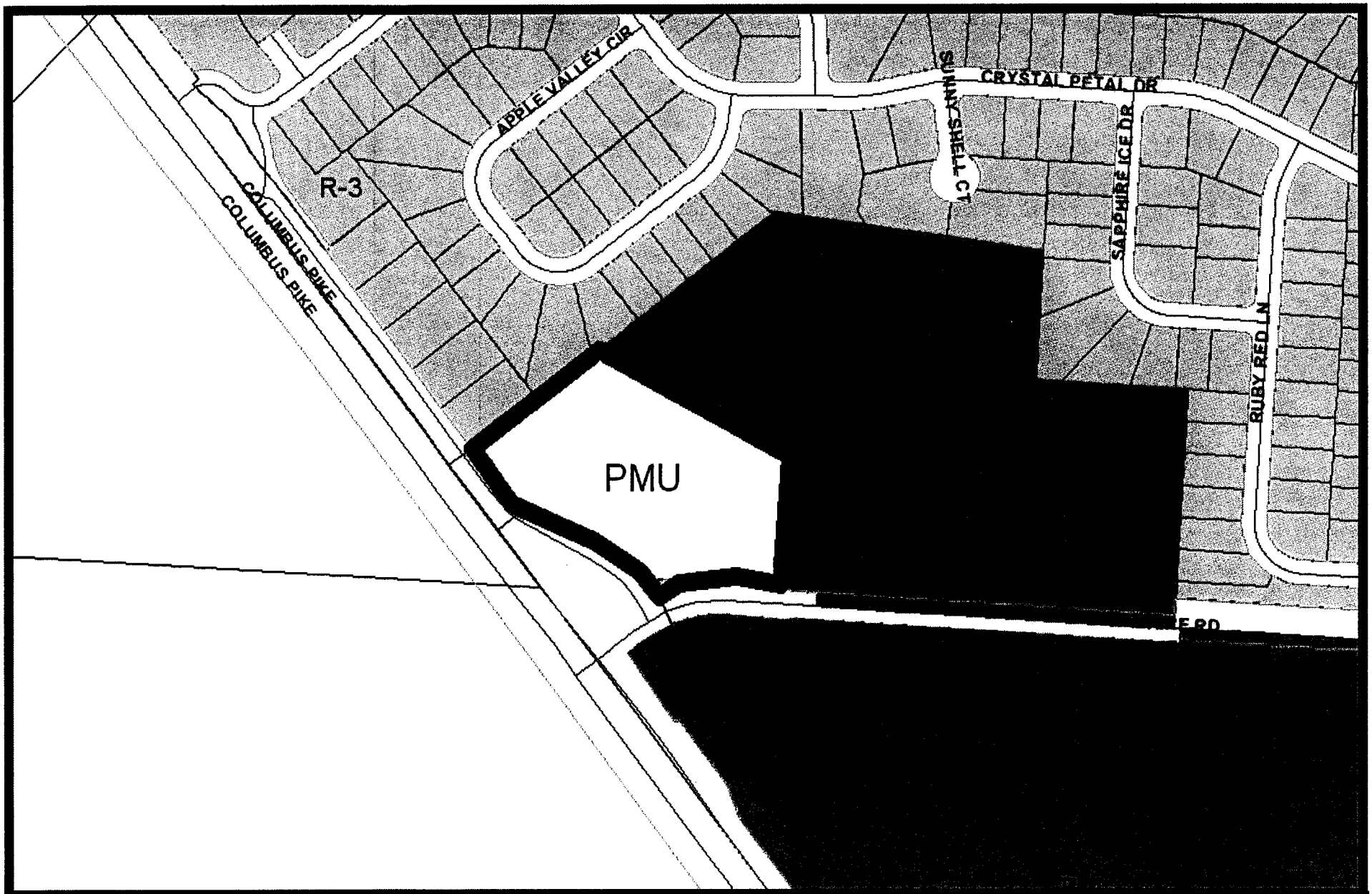




CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PC07-026
Floyd Browne
Rezoning

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PC07-026
Floyd Browne
Rezoning

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Floyd Browne Group

Floyd Browne Group
No. 07-60461

March 14, 2007

David Efland, AICP
City of Delaware Planning & Community Development
1 South Sandusky Street
Delaware, Ohio 43015

Subject: Floyd Browne Corporate Complex - Rezoning of approved Application PC 04-69

Dear David:

As we have discussed, FBA Investments, LLC is interested in leasing a portion of their office building to Franklin University to be used three (3) to four (4)nights a week for evening classes. There would be three (3) classrooms within the facility that would eventually have a maximum of 80 occupants with students, instructors and support staff. We anticipate that Franklin University would occupy a portion of the first floor on the southern end of our building, and they would have their own separate entrance. Since the classes would be held in the evening after Floyd Browne's normal business hours, the parking currently provided on site would be sufficient to share between the two (2) users.

Franklin University is excited to make their courses available to the Delaware community and is hoping to become an important part of the City of Delaware business community. Franklin needs to occupy the space by this June so that they have time to make needed adjustments to the space. Their plan would be for classes at this facility to begin with the fall session in August. Our goal is to make this happen for the benefit of the University, the City, Floyd Browne Group, and FBA Investments. It is our understanding that the university does have alternative sites further south, and therefore we request that this rezone be given priority attention.

Since the zoning text originally prepared for the Floyd Browne Corporate Complex did not address the use of universities or colleges, we are required to alter the zoning text and submit a rezoning application to the City. While doing this, we have also made some additional updates and addressed items such as permitted uses, parking, and signage.

Please find attached 18 copies of the revised development text along with supporting exhibits. We would like to request your review and hearing on the next available Planning Council agenda (April 4th). If you have any questions or need any additional information, please feel free to contact me at (740) 363-6792.

Sincerely,

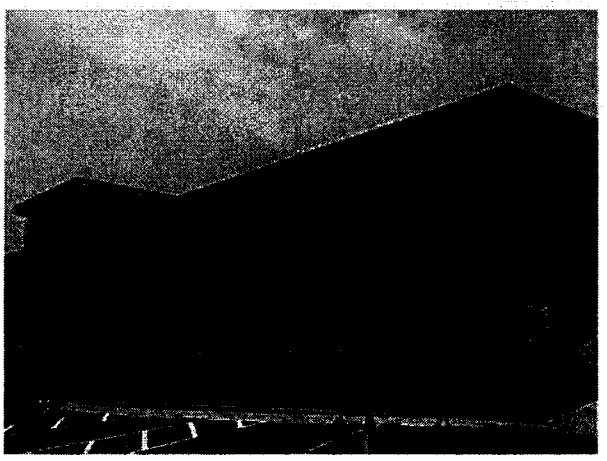
Andrea M. Oyster

Andrea M. Oyster, ASLA
Landscape Architect

3769 Columbus Pike, P.O. Box 8016 ■ Delaware, Ohio 43015-8016 ■ 740.363.6792 ■ fax: 740.363.6536
www.floydbrowne.com ■ 1.800.325.7647

Floyd Browne Corporate Complex

Northeast corner of Cheshire Rd and U.S. 23
City of Delaware, Ohio



Submitted to:
City of Delaware
Planning & Community Development

Applicant and Owner:
FBA Investments, LLC
3769 Columbus Pike
Delaware, Ohio 43015
(740) 363-6792, telephone
(740) 363-6536, fax

Prepared by:

Floyd Browne Group

3769 Columbus Pike
Delaware, Ohio 43015
(740) 363-6792, telephone
(740) 363-6536, fax

08/23/04 – Planning Council Hearing Approval
ORIGINAL APPROVED
03/14/07 – REVISED SUBMITTAL

TABLE OF CONTENTS

1. Application
2. Development Standards
3. Development Plan
4. Sign Exhibits

Note: The complete zoning application PC 04-069 was approved on 8/4/04. Only items that have been revised or updated, excluding the development plan, have been included. The development plan has been included for reference only. No changes have occurred.

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☒ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name FLOYD BROWNE GROUP

Acreage 4.47 Square Footage 194,713 Number of Lots 1 Number of Units 1 OFFICE BUILDING

Zoning District/Land Use PMU Proposed Zoning/Land Use PMU Parcel # 419410020005004

Applicant Name FBA INVESTMENTS, LLC Contact Person Scott Crowder

Applicant Address 37109 COLUMBUS PIKE, DELAWARE, OHIO 43015

Phone (740) 363-6792 Fax (740) 363-6536 E-mail scrowder@floydbrowne.com

Owner Name FBA INVESTMENTS, LLC Contact Person Scott Crowder

Owner Address 37109 COLUMBUS PIKE, DELAWARE, OHIO 43015

Phone (740) 363-6792 Fax (740) 363-6536 E-mail scrowder@floydbrowne.com

Engineer/Architect/Attorney FLOYD BROWNE GROUP Contact Person ANDREA OYSTER

Address 37109 COLUMBUS PIKE, DELAWARE, OHIO 43015

Phone (740) 363-6792 Fax (740) 363-6536 E-mail aoyster@floydbrowne.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

R Scott Crowder — Owner Signature

R. Scott Crowder, Member — Owner Printed Name

_____ — Agent Signature

_____ — Agent Printed Name

Sworn to before me and subscribed in my presence this 14th day of March, 2007

CHRISTINA M. RADEL
Notary Public, State of Ohio
My Commission Expires
5/9/07

Christina M. Radel — Notary Public

Notary Stamp

PLANNED MIXED USE DISTRICT/OFFICE TEXT

SUB-AREA A DEVELOPMENT STANDARDS: The following general development standards shall apply to Sub-Area A.

A. "Sub Area A" – Proposed Office Use

1) Lot Size – The applicant proposes to rezone the entire 19.1 +/- acres as a Planned Mixed Use District. Sub Area A is planned to have an underlying zoning of Office and will include an area of approximately 5.1 acres for office development.

2) Permitted uses – Uses permitted in Sub Area A shall be uses associated with offices and professional services. Permitted uses include the following: administrative, professional services, financial institutions, medical and dental offices, research facilities, library, public or private schools, trade schools, business schools, cultural art schools, colleges, universities, educational research establishments/laboratory, daycare center, and food services such as cafeterias. Accessory buildings will also be permitted within Sub Area A to be used for storage.

3) Setbacks
   a. Building Setbacks- The physical relationships of structure or use areas and their minimum yard spaces shall comply with the development plan.

Public Roads	50 feet from right of way
Side yard	40 feet from property line
Rear Yard	40 feet from property line

   b. Parking Setbacks – Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan.

Public Roads	20 feet from right of way
Side yard	10 feet from property line
Rear Yard	10 feet from property line
Adjacent to existing residential	20 feet from property line
From main building	10 feet from structure wall

4) Lot Frontage – The proposed office development will have frontage along both U.S. 23 and Cheshire Road. At a minimum, there shall be 150 feet of frontage along existing public roads.

5) Building Coverage – Maximum lot coverage for structures only will be 40%. Maximum lot coverage for structures and pavement will be 80%.

6) Building Height – No building or structure in this district shall exceed fifty (50) feet in height measured from the finished grade to the eave of the structure.

7) Parking – Off-street parking shall comply with the regulations set forth in The Off Street Parking and Loading Regulations of the Delaware City Zoning Code. The applicant proposes 129 spaces in Phase I (100 required by Code), Phase II 43 spaces (33 required), Phase III 25 spaces for a total build out of 197 spaces (151 required). The 129 spaces within Phase I of the development exceed the required number of parking spaces for the Phase I portion of the building which is 31,475 gross square feet. Phase I parking spaces shall be utilized by a user during the business hours of 7:00am to 5:30pm Monday to Friday. Shared parking shall be allowed for permitted uses stated herein that are not utilized during these business hours. It is anticipated that the proposed secondary user will require a maximum of 80 parking spaces. In the future if any other user should occupy this building, they will be required to comply with the parking regulations of the City of Delaware.

8) Signage – The applicant will provide one free standing monument identification sign at the entrance on Cheshire Road. The sign will be a freestanding single sided sign with a maximum height of ten (10) feet. The sign will be located no closer than twenty (20) feet to the right of way / property line. The maximum sign panel square footage will be sixty (60) feet. Identification letters shall be a maximum of twelve (12) inches in size and a minimum of six (6) inches. The sign panel may contain up to five (5) different business names. Refer to Exhibit H for a conceptual sketch of the proposed freestanding monument sign. A directional sign will be provided at the entrance along the access drive. All directional and traffic control signs shall meet the requirements imposed in the Signs section of the Delaware City Zoning Code. The applicant will also provide signage on the 2 walls of the proposed building which will be along road frontage of Cheshire Road and U.S. 23. This will include raised and lighted plastic letters that will be a maximum of three (3) feet in height. The wall signs will be a maximum of 200 square feet, limited to 1 or 2 sides (1 sign along Cheshire Road and one sign along U.S. 23 or 2 signs along U.S. 23) of the building at 100 square feet each. As additional phases of the building are constructed, the sign will be relocated as needed so that it is always located at the end of the building. A sketch of both signs has been provided. A maximum of three (3) flagpoles will be constructed as part of the project. Flagpoles will not exceed thirty (30) feet in height.

9) Landscaping – Visual screening and landscape buffers shall be provided for areas within the Office District in accordance with the provisions set forth in the Landscaping and Screening Regulations of the Delaware City Zoning Code. A landscape plan will be submitted as part of the final development plan.

10) Lighting – All exterior lighting shall comply with the standards set forth in the Design Criteria and Performance Standards section of the Delaware City Zoning Code. A lighting plan will be submitted as part of the final development plan.

11) Architecture and Materials – All exterior finishes shall be of natural materials, aluminum and/or vinyl siding is not permitted except for the use of soffits, gutters or shutters. Finish materials also shall not include exposed concrete or cinder block.

12) Access – Two access points shall be permitted to Sub Area A. Access point number one shall be permitted off of Cheshire Road. Access point number two shall be permitted off of the existing Service Drive that runs parallel to U.S. 23. Access number two shall only permit right turns into Sub Area A. No right turns shall be permitted from Sub Area A through access number two, to ensure that vehicles do not use the access road to merge onto U.S. 23. The applicant has initiated discussions with ODOT regarding access number two. No curb cuts are proposed along U.S. 23. All drives within Sub Area A will be private. The applicant will commit to the traffic improvements requested by the City of Delaware Engineer, per his letter dated July 2, 2004 and on-going discussions with the City of Delaware Economic Development Director regarding Economic Development Incentives from various sources.

13) Phasing – It is anticipated that Sub Area A will be constructed in three (3) phases. Phase one will consist of a two (2) story 30,000 +/- square foot office building with 129 paved parking spaces, and is anticipated to begin construction in October of 2004. Phase 2 will consist of a two (2) story 10,000 +/- square foot addition, which will be added on to the first building phase, with 43 paved parking spaces. Construction of phase two (2) will be based on future growth of Floyd Browne Associates. The third potential phase will consist of a two (2) story 5,300 +/- square foot addition, with 25 paved parking spaces, that would be added on to phase two (2). Phase three (3) is potential expansion and it is unknown at this time when this would be constructed. Total build out of all phases equals one two story structure containing approximately 45,300 square feet.

14) Utilities – Sanitary sewer service will be provided through the existing sanitary line that is stubbed to the east property line, along the Cheshire Crossing Subdivision. This sanitary line will be extended to Sub-Area A along the north boundary of the site. City water will be available through a 12 inch line that runs along U.S. 23. Storm water management will be designed per the City of Delaware Standards. Storm water will be managed through the use of retention / detention ponds, catch basins, and storm pipe. A utility layout will be provided for Final Development Plan.

15) Trash enclosures – Trash receptacles shall be enclosed on four (4) sides by a brick or masonry wall constructed of materials that match or complement the principal building. One (1) shall contain a gate. The wall shall have a minimum height of six (6) feet. A chain link fence shall not be permitted.

16) Bike Path- An eight foot (8') bike path shall be provided along the south and east boundary as shown on Exhibit D- "Sub-Area A Development Plan." The bike trail alignment is conceptual and will be finalized through Final Engineering.

17) Vehicle Wash Station- The applicant will provide a vehicle wash station on the west side of the parking lot, approximately 18' x 19', and will contain a hose for the purpose of washing survey vehicles.

18) Accessory structures – The applicant will provide an outbuilding within the parking lot to be used for storage. The outbuilding will be constructed of natural materials, and will have a garage door and a pedestrian door. The outbuilding is subject to the same setback regulations as primary structures.

SUB-AREA B DEVELOPMENT STANDARDS

1) Lot Size – The applicant proposes to rezone the entire 19.1 +/- acres as a Planned Mixed Use District. Sub Area B is planned to have an underlying zoning of R-6 and will include an area of approximately 14.0 acres for multi family condominium development.

2) Permitted uses – Uses permitted in Sub Area B include: multi family condominium, sales trailer for marketing condominiums, model condominiums, townhouse condominiums, and offices related to the marketing and selling of condominiums, and may include a club house and pool. All units except Clubhouse are to be owner-occupied.

3) Density – The applicant proposes a gross density of eight (8) dwelling units per acre for Sub Area B.

4) Setbacks
   a. Building Setbacks- The physical relationships of structure or use areas and their minimum yard spaces shall comply with the development plan.

Public Roads	25 feet from right of way line
Adjacent to residential	20 feet from lot line
Adjacent to non-residential	20 feet from lot line

   b. Building separation

Main wall to main wall	30 feet
End wall to end wall	25 feet
Main wall to end wall	30 feet
Main wall to driveway/parking	15 feet
End Wall to driveway/parking	10 feet
Building to private street	15 feet from edge of pavement

   c. Parking Setbacks – Off-street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan.

Perimeter parking setback	6 feet from lot line
Public Roads	20 feet from right of way
Existing Adjacent Residential	20 feet from lot line

5) Lot Frontage – Sub Area B will have frontage along Cheshire Road. At a minimum, there shall be 150 feet of frontage along existing public roads.

6) Lot Coverage – Maximum lot coverage for structures and pavement shall be eighty percent (80%) of the total area of Sub Area B.

7) Building Height – No building or structure in this district shall exceed thirty five (35) feet in height measured from finished grade to the eave of the building.

8) Parking – Off-street parking shall comply with the regulations set forth in the Off Street Parking and Loading Regulations of the Delaware City Zoning Code. Three (3) parking spaces per unit shall be provided.

9) Signage – Signs identifying or advertising uses within this district shall be in strict compliance with the regulations imposed in the Signs section of the Delaware City Zoning Code. Entry identification signs, traffic control signs, for sale signs and marketing signs shall be permitted per the Delaware City Zoning Code.

10) Landscaping – Visual screening and landscape buffers shall be provided as well as landscaping for each unit shall be provided for Sub Area B. All landscaping shall be in accordance with the provisions set forth in the Landscaping and Screening regulations of the Delaware City Zoning Code. A landscape plan will be provided at the time a preliminary development plan is submitted for Sub Area B.

11) Lighting – All exterior lighting shall comply with the standards set forth in the Design Criteria and Performance Standards section of the Delaware City Zoning Code. A lighting plan will be submitted as part of the final development plan for Sub Area B.

12) Architecture and Materials – All exterior finishes shall be of natural materials, aluminum and/or vinyl siding is not permitted except for the use of soffits, gutters or shutters. Finish materials also shall not include exposed concrete or cinder block.

13) Access – Two access points to Sub Area B shall be permitted off of Cheshire Road. No curb cuts are proposed along U.S. 23. All streets within Sub Area B will be private.

14) Utilities – Sanitary sewer service will be provided through the existing sanitary line that is stubbed to the east property line, along the Cheshire Crossing Subdivision. City water will be available through a 12 inch line that runs along U.S. 23. Storm water management will be designed per the City of Delaware Standards. Storm water will be managed through the use of retention / detention ponds, catch basins, and storm pipe. A preliminary utility layout will be provided at the time a preliminary development plan is submitted for Sub Area B.

15) Common open space – Sub-Area B will be required to provide a minimum of fifteen (15) percent of common open space. Common open space includes all areas not paved or built upon. Detention / retention, utilities, easements, and walking paths may be permitted within the common open space.

33'-6" +/-
OAL

40"

38"
OAH

34"



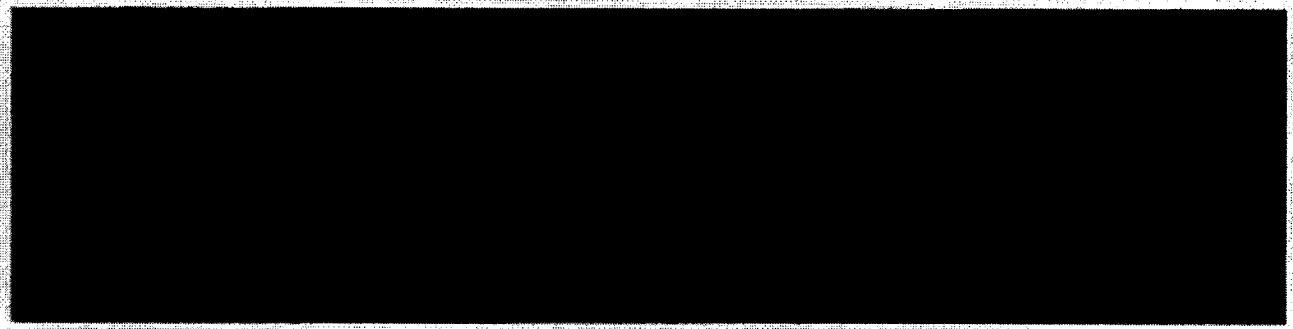
Floyd Browne

30"
UC

REFLEX BLUE CHANNEL LETTERS

GREEN PMS 349-REVERSE CHANNEL LETTERS
GREEN NEON

ELEVATION-1/4" = 1'-0"
INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL & REVERSE CHANNEL LETTERS
LOGO-WHITE FACES W/BLUE PSV OVER
USE GLUE BLOCKS IN LIEU OF TRIMCAP
BLUE CHANNELS



ELEVATION-1/32" = 1'-0" +/-

EXISTING SIGN
EXHIBIT

APPROVED

DATE

	FLOYD BROWNE GROUP #37/32		05-16-06		AS NOTED	
	3769 COLUMBUS PIKE		04-11-06			
	DELAWARE, OHIO		FRG.CDR			
	BUILDING LETTERS		D05			

DaNite Sign Co.

Department of Planning and Community Development
Office of the Building Official Multi-Permit Application

Permit # Si04-_____

Call for Inspections (740) 369-3208, (740) 368-1652
Fax 740-369-0838; Website www.delawareohio.net

All permits applications must be submitted with two sets of complete building drawings and (2) plot plans showing the location of the structure from the property line. Approved plans and permit must be on the job site and accessible to the inspector.

Sign Permit Information:

LOCATION OF STRUCTURE 3769 COLUMBUS PIKE

APPLICANT: TAO LAMB PHONE: (614) 444-3333 FAX: 444-3026

ADDRESS OF APPLICANT: 1640 Harmon Ave E-MAIL: tad@danksign.com

OWNER OF PROPERTY: FLOYD BROWN PHONE: (740) 383-2107 FAX: _____

ADDRESS OF PROPERTY OWNER: _____

CONTRACTOR: DANK SIGN REGISTRATION# RU4-290

ADDRESS OF CONTRACTOR: 1640 HARMON AVE PHONE: (614) 444-3333 FAX: 444-3026

SIGN PERMIT INFORMATION:
NOTE: IN ADDITION TO THIS SIGN PERMIT, [redacted] FOR ALL FREESTANDING SIGNS, COMMERCIAL ILLUMINATED SIGNS, AND ALL WALL SIGNS LARGER THAN 10 SQUARE FEET.

FREESTANDING _____ WALL ✓ PROJECTING _____ LIGHTING REQUIRED _____ OTHER _____
TEMPORARY BANNER _____ TEMPORARY FREESTANDING _____

HEIGHT OF SIGN 30" TOTAL SQUARE FEET 83.75 COST OF CONSTRUCTION $ 14,000

HISTORICAL DISTRICT? YES (NO)
BZA CASE NUMBER _____ HPC CASE NUMBER _____
COMMERCIAL PERMIT REQUIRED? (YES) NO COMMERCIAL PERMIT #: _____

PERMIT FEE ($25.00 per sign) ..... $ 25.00
+ 0.50 PER SQUARE FEET (per sign)..... $ 41.88
TEMPORARY BANNER ($25.00 per sign) $ _____

GRAND TOTAL OF FEES $ 66.88

I hereby certify that I have read and examined the permit documents and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any Federal, State or other City laws regulating construction or the performance of construction.

OWNER'S SIGNATURE _____ DATE _____

APPLICANT'S SIGNATURE Tad Lamb DATE 6-24-05

PLANNING DIRECTOR _____ DATE _____

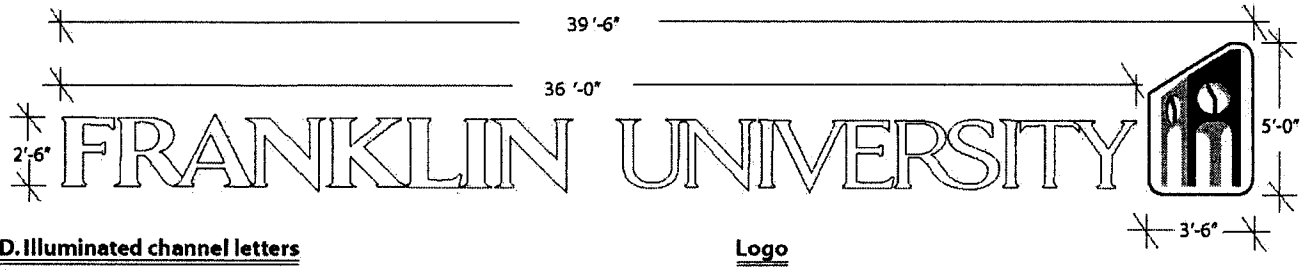
CHIEF BUILDING OFFICIAL _____ DATE _____

Created on 5/28/02 8:56 AM

Rev 12/03

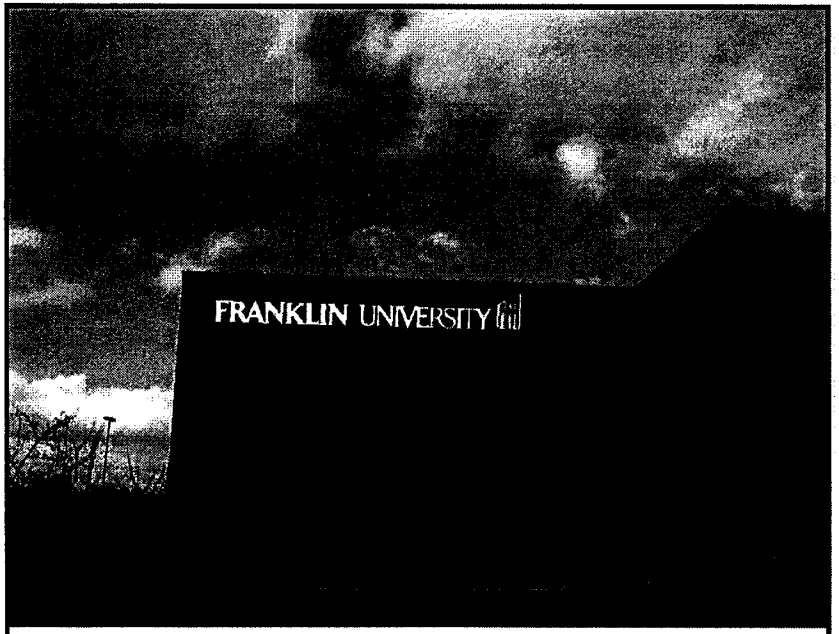
EXISTING SIGN EXHIBIT

"Providing value through excellence in design."



Individual L.E.D. Illuminated channel letters

Custom Fabricated individual L.E.D. illuminated channel letters with white plex faces and PMS 5405 Franklin Blue returns. Power supply mounted behind fascia.



Main Sign Elevation at Delaware Campus
Picture is not to scale

Logo

Custom fabricated L.E.D. Illuminated logo with white plex faces and transluscent digital printed translucent vinyl "clock tower". Power supply mounted behind fasica.



Main Sign Elevation at Delaware Campus
Picture is not to scale

MORRISONSIGN
INNOVATIVE SOLUTIONS

CLIENT: Franklin University	DATE: 3/14/07	DRAWING # 2007-131	
PROJECT LOCATION: 3769 Columbus Pike | Columbus, OH 43015	SALESPERSON: D.Walters	REVISION: 2	PAGE# 1 of 1
FILE LOCATION: ajobs/Franklin University/Delaware campus/Franklin 2007-131revised.ai	DESIGNER: Megan Kostanski	SCALE: 1/4"=1'0"	

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"Providing value through excellence in design."

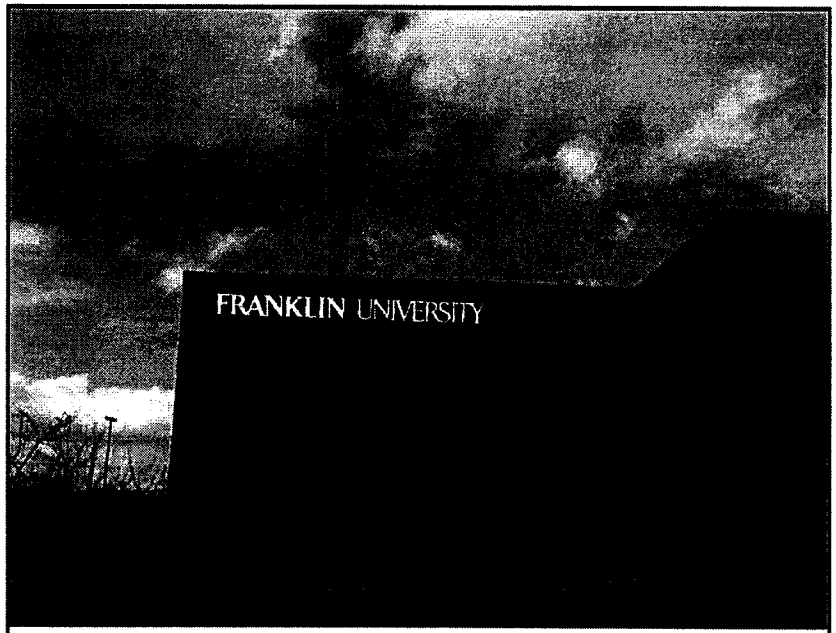
36'-0"

2'-6"

FRANKLIN UNIVERSITY

Individual L.E.D. Illuminated channel letters

Custom Fabricated individual L.E.D. illuminated channel letters with white plex faces and PMS 5405 Franklin Blue returns. Power supply mounted behind fasica.



Main Sign Elevation at Delaware Campus
Picture is not to scale

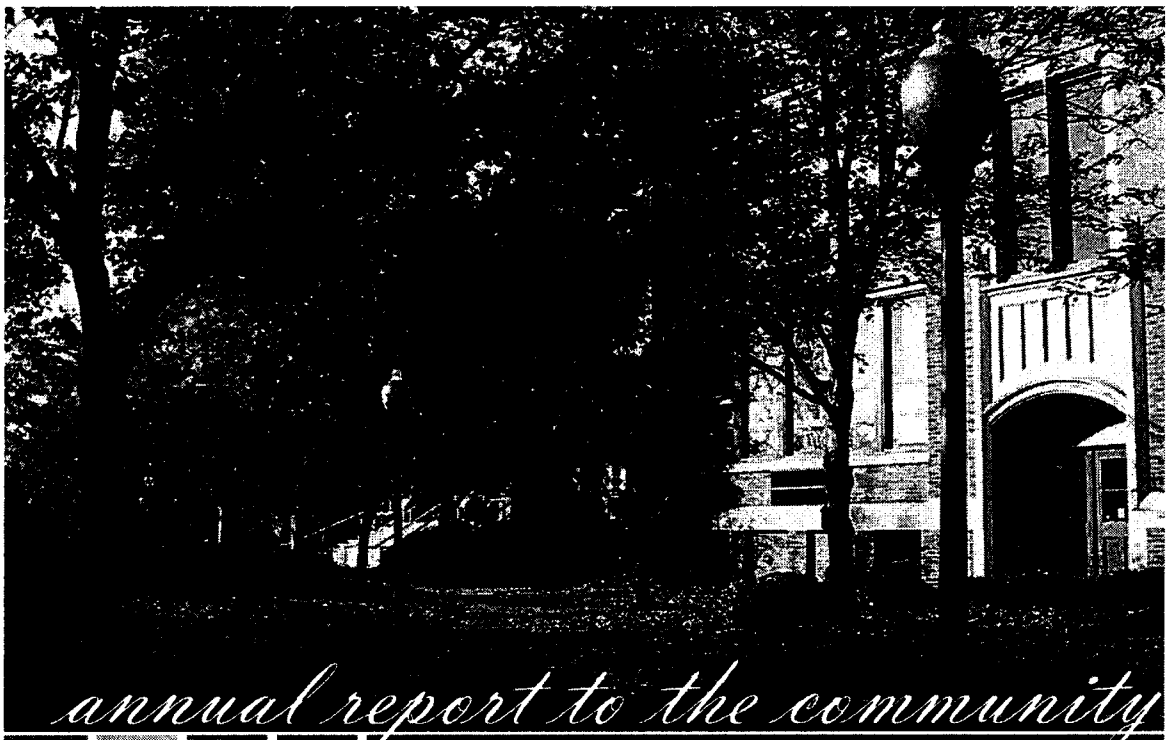


Main Sign Elevation at Delaware Campus
Picture is not to scale

MORRISONSIGN
INNOVATIVE SOLUTIONS

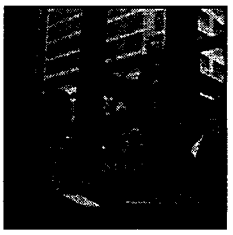
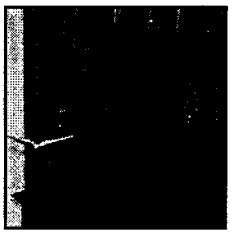
CLIENT: Franklin University	DATE: 3/12/07	DRAWING # 2007-131	This is an original unpublished drawing created by Morrison Sign Co., Inc. It is submitted for your personal use in connection with the project being planned for you by Morrison Sign Co., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited without written consent. All or part of this design (with the exception of registered trademarks) remain the property of Morrison Sign Co., Inc.
PROJECT LOCATION: 3769 Columbus Pike | Columbus, OH 43015	SALESPERSON: D.Walters	REVISION: 1 | PAGE# 1 of 1	
FILE LOCATION: ajobs/ Franklin University / Delaware campus/ Franklin 2007-131.ai	DESIGNER: Megan Kostanski	SCALE: no scale	

FRANKLIN UNIVERSITY



annual report to the community

2005-2006



Strategic Directions

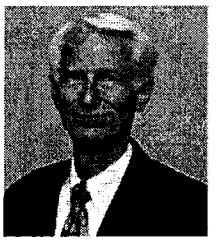
As we reflect upon another exceptional year of innovation and growth at Franklin University, we are pleased to report significant progress within each of our six strategic directions. This report highlights Franklin's many and diverse accomplishments for the 2005-2006 year – from expanding the concept and reach of our rapidly growing Virtu@l Campus®, to our ongoing commitment to leadership development, to innovations within our highly respected academic model.

With great pride for past accomplishments, we submit this Annual Report detailing specific milestones we have reached in the past year. With equally great anticipation, we look ahead to future endeavors. As we continue to build momentum, our Guiding Principles impel us forward, motivated and focused, to pursue excellence as a student-centered University committed to lifelong learning.



JOHN B. RUHLIN JR., '70
President, J.B. Ruhlin & Associates
Chairman, Board of Trustees
Franklin University

PAUL J. OTTE
President and Executive Director
of the Leadership Center
Franklin University



Franklin University Announces Presidential Search

We're accustomed to change at Franklin – in fact, we thrive on it. Now, one of the University's long-time constants will also be changing, as Franklin begins a national search to select Dr. Paul Otte's successor as President of Franklin University.

"The person the Board selects will be the luckiest president of any college, or university, anywhere."
Paul Otte, speaking about his successor as Franklin University President

John Ruhlin, Chairman of Franklin's Board of Trustees, publicly announced the presidential search at a press conference held on Franklin's Main Campus on June 19. "After an extremely successful 20 years, Paul has asked to focus his attention on the University's Leadership Center," said Ruhlin, "and the Board is pleased to provide him the opportunity." The Board has selected Dr. James Fisher as consultant along with the recruiting firm Korn/Ferry International to work with them during the transition and search process.

Yes, the changes and challenges will continue. That's President Otte's way. That's the Franklin way.

An excerpt from Paul Otte's letter to faculty and staff announcing his transition from President.

June 19, 2006

To the Faculty and Staff of Franklin University:

Recently our Board of Trustees honored me by asking me to commit to another five years at Franklin. I readily agreed. To me, there is no better place to be. While we have accomplished much, our greatest challenges will always lie ahead. Over the years, I have been driven by Frank Lloyd Wright's reply when asked (at 82 years of age) to single out his finest work. His response was, "my next one."

So what's "next?" I have given a lot of thought to that question and have faced the most difficult leadership decision – identifying the right time to step aside to allow a new president to take the lead in meeting the challenges ahead. While it is always a tough decision, it was made easier by knowing our University is in such good hands – yours.

With our next accreditation visit scheduled for March of 2008, I recommended to the Board that a new president should be in place by September of 2007 to allow him, or her, time to prepare.

I'm sure it won't surprise many that I will transition to the Leadership Center, as its Executive Director, and as a member of our faculty. Our Leadership Center has great potential and the opportunity to build it is my next challenge.

I thank you for all the support you have given to our University, our Guiding Principles and me, personally. I look forward to continuing as President for the next year and as Executive Director of our Leadership Center and a member of our faculty after that.

Franklin Earns Recognition as a "Best Buy"

Setting our Guiding Principles in action is something we are committed to each and every day. Having them recognized on a national level is immensely rewarding because it serves as affirmation that our actions positively impact students not only in central Ohio, but also throughout the country. Franklin's distance Business Administration and Management Majors have been awarded a 2006 Top 25 "Best Buy" designation by GetEducated.com. The biennial survey of 89 regionally accredited distance bachelor degrees in business and management recognizes institutions that make quality education more accessible through innovative delivery methods coupled with fiscally responsible practices.

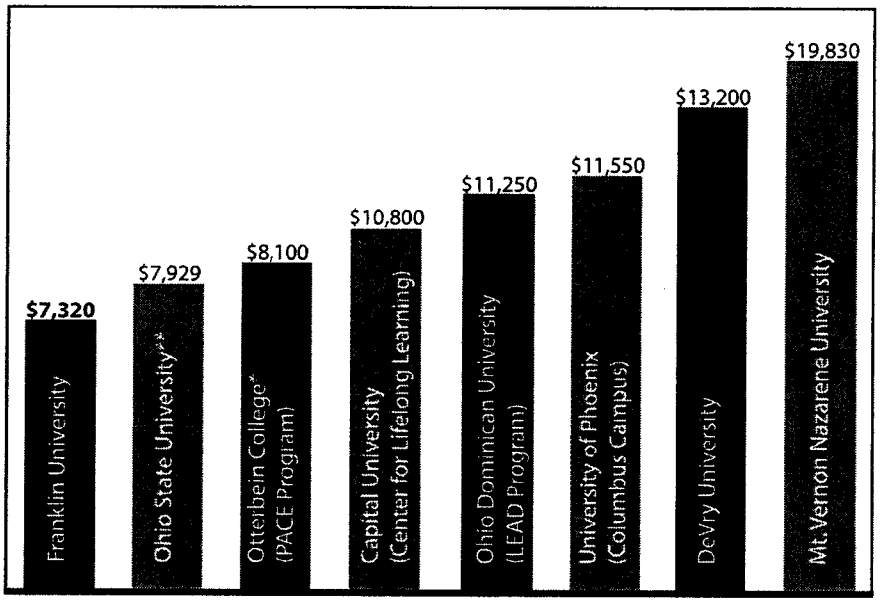


Demonstrating our ongoing commitment to "working for students," Franklin earned our "Best Buy" designation by offering high quality distance degrees to a national audience at tuition rates well below the national average.

Established in 1989, GetEducated.com was the nation's first online counseling center for adult learners seeking accredited online degrees.

Tuition Dollars Go Further at Franklin

Franklin University is committed to providing a quality, affordable education. In fact, Franklin's tuition is the lowest of any independent four-year college or university in Ohio, and among the lowest 10 percent in the nation.



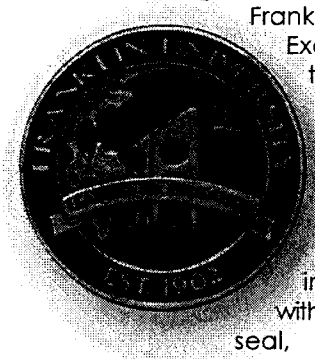
Annual Tuition Comparison
Based on 2005-2006 tuition rates

*Rates converted to semester equivalent
**Tuition based on annual costs reported for full-time students

Franklin Introduces Excellence Coin and Medallion

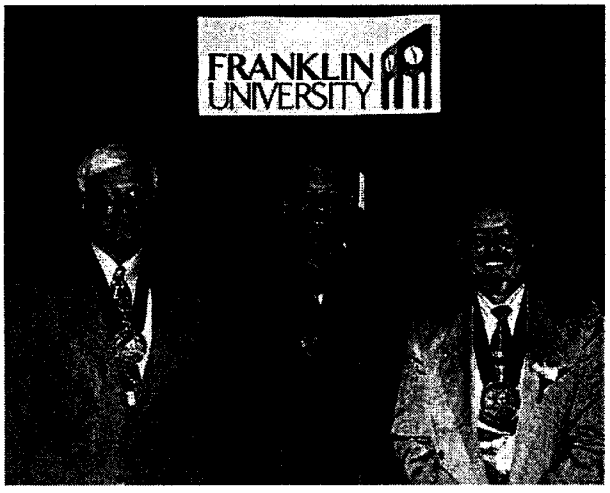
Demonstrating the kind of innovative thinking that has earned Franklin University the reputation as one of the top business institutions in the nation, the Franklin University Excellence Coin and the Excellence Medallion were introduced during Franklin's Summer Commencement Ceremony in 2005.

The Excellence Coin–The purpose of the Excellence Coin is to foster camaraderie and esprit de corps within the ranks of Franklin graduates, mirroring a thriving tradition that has long existed in the U.S. military. Franklin's goal is to place Excellence Coins into the hands of as many Franklin graduates as possible.



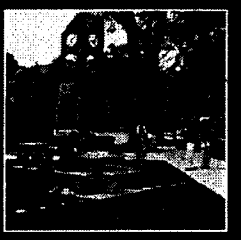
The Excellence Medallion – The Medallion, which is a three-and-a-half inch disk embossed with the Franklin University seal, recognizes faculty and staff who exemplify Franklin's Guiding Principles and have made significant contributions in support of the University's goals, including notable involvement with the University's Commencement activities.

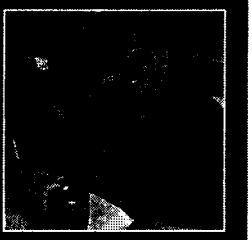
Summer 2005 Medallion Recipients



Winners of the inaugural Excellence Medallion, at Franklin's Summer 2005 Commencement Ceremony







Our Guiding Principles

- Working for Students
- Ensuring a Quality Academic Produc
- Serving our Markets
- Building Strategic Relationships
- Supporting, Encouraging, Developing and Recognizing Our People
- Running Like a Business
- Leading in Education

enrollment

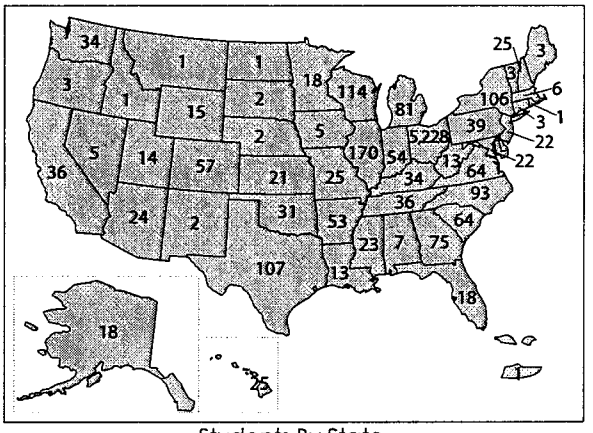





Virtu@l Campus® Growth Continues

Franklin's Virtu@l Campus® experienced another exceptional year of growth, with increases in undergraduate Virtu@l Campus® enrollment realized during each trimester of 2005-2006. In fact, our online courses accounted for a record-setting 57 percent of total credit hours.

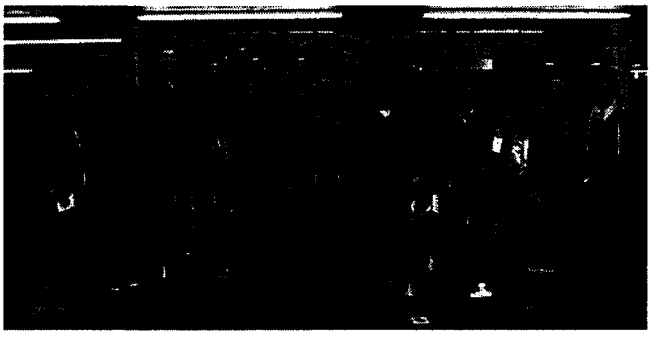
Throughout central Ohio and surrounding counties, students complete their degrees both online and on campus. In addition, students across the country are served through our Virtu@l Campus®.



Students By State

Community College Alliance Continues to Grow

Established in 1998, the Community College Alliance (CCA) continues its ongoing expansion, now serving students in 235 community and technical colleges in 32 states, as well as Galilee College in the Bahamas. CCA welcomed seven new schools during the past year, and is the largest program in the nation serving colleges and students by providing a bachelor's degree through completion courses, taken at the community college and online through Franklin. CCA builds on the foundation students receive by offering bachelor's degrees in an online format that fits the students' career and lifestyle needs. By balancing virtual technology, communications and personal service, we provide students with the information and service they need to be successful online learners.



CCA graduates at Winter 2005 Commencement

our guiding principles

The Guiding Principles serve as a hallmark of Franklin's dedication to quality and innovation. They are aligned with and define how we carry out our mission, objectives and strategic directions.

Expanding Our Virtu@l Offerings

As part of our ongoing commitment to providing our students with convenient, flexible options for lifelong learning, three majors were added to our Virtu@l Campus® during the past fiscal year. Beginning Fall 2006, Business Forensics, Financial Management and Forensic Accounting were added to our growing list of online offerings. With the addition of these majors to our Virtu@l Campus®, Franklin will continue to extend our reach to students throughout the country.

Current Majors Available Completely Online:

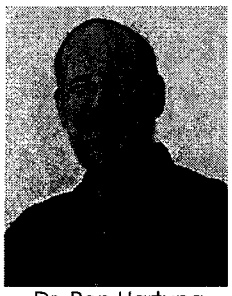
Accounting
Applied Management
Business Administration
Business Forensics
Computer Science
Digital Communication
Financial Management
Forensic Accounting
Healthcare Management
Human Resources Management
Information Technology Management
Management Information Sciences
Marketing
Public Safety Management

"I'm working full time, raising my daughter, and getting a great education online. What's more, the level of personal attention from my online faculty is exceptional – Franklin makes it possible for me to do it all."



Jennifer Davis
Online Student &
Customer Service
Representative
State of Ohio

Internationally Recognized Faculty


Dr. Ron Hartung

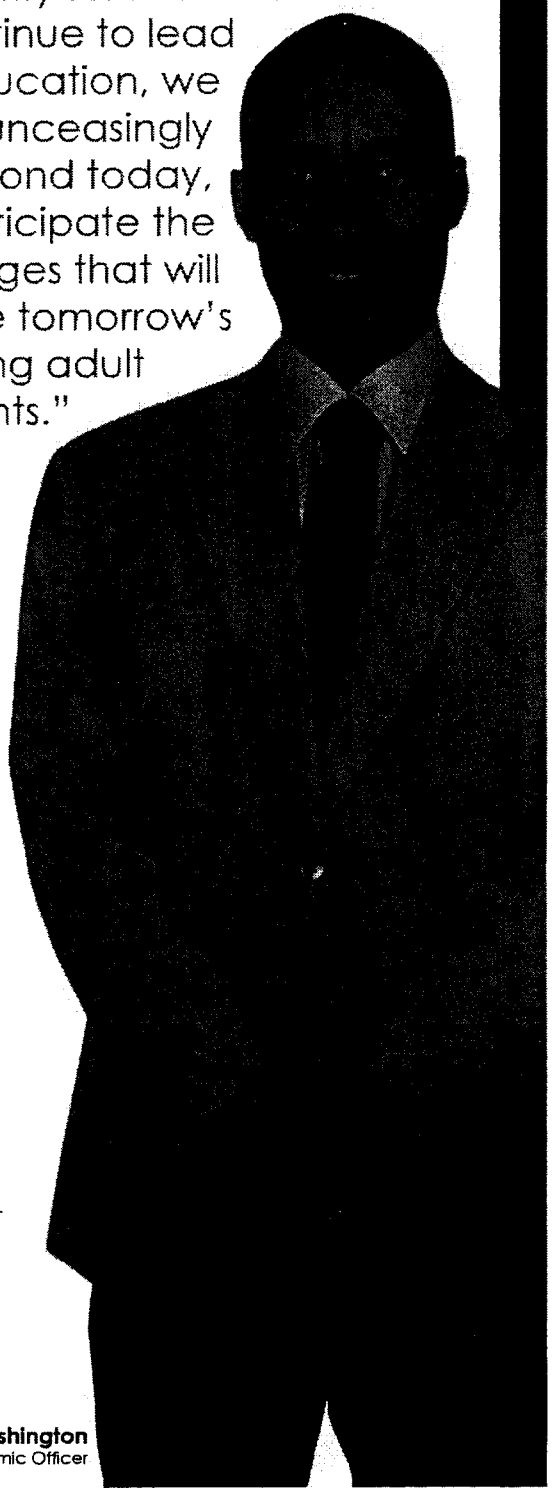
Franklin's reputation as an innovative, cutting-edge educational institution was taken to the world stage when Dr. Ron Hartung, Program Chair of both Franklin's undergraduate Computer Science Major and Master of Science in Computer Science Program, spoke at the Second European Conference on Information Security Management, Leadership and Governance, held in Paris, France in July 2006.

"It was extremely gratifying to establish a presence for Franklin, and to be recognized and welcomed so warmly by the international community."

Dr. Ron Hartung

Dr. Hartung collaborated on the project with secondary author, Dr. Anne Håkansson, Director of Studies and Senior Lecturer at Uppsala University in Uppsala, Sweden. The topic, which the pair presented to a diverse international audience, was based on Franklin's Idea Lab, an artificial intelligence interface that has been built and deployed in the Franklin University Leadership Center's Personal Access to Leadership (P.A.L.) initiative. The Idea Lab is designed to coach an individual throughout the decision-making, problem-solving or idea-generating process and record how he or she arrived at a decision.

"Continually improving the quality of our courses and identifying viable new programs is a priority for Franklin. To continue to lead in education, we must unceasingly look beyond today, to anticipate the challenges that will face tomorrow's working adult students."



Dr. Christopher Washington
Chief Academic Officer

Expanding Our Virtu@l Offerings

As part of our ongoing commitment to providing our students with convenient, flexible options for lifelong learning, three majors were added to our Virtu@l Campus® during the past fiscal year. Beginning Fall 2006, Business Forensics, Financial Management and Forensic Accounting were added to our growing list of online offerings. With the addition of these majors to our Virtu@l Campus®, Franklin will continue to extend our reach to students throughout the country.

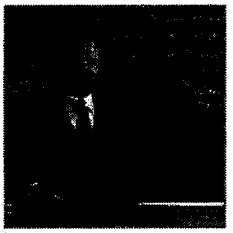
Current Majors Available Completely Online:

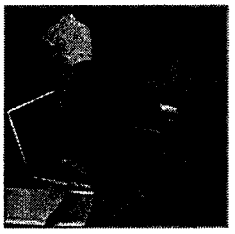
Accounting
Applied Management
Business Administration
Business Forensics
Computer Science
Digital Communication
Financial Management
Forensic Accounting
Healthcare Management
Human Resources Management
Information Technology Management
Management Information Sciences
Marketing
Public Safety Management

"I'm working full time, raising my daughter, and getting a great education online. What's more, the level of personal attention from my online faculty is exceptional – Franklin makes it possible for me to do it all."



Jennifer Davis
Online Student &
Customer Service
Representative
State of Ohio






The Advantage of a Vantage MBA™

Franklin's MBA Program prepares tomorrow's leaders to succeed in our rapidly changing world. This unique curriculum, emphasizing leadership through uncertainty and change, develops the high-demand skills that today's businesses value and seek out.

To further differentiate our Program from others, Franklin's MBA received a new name during the past year — the Vantage MBA. By renaming the Franklin MBA the Vantage MBA, we are building brand awareness and further creating a unique identity for the Program. This branding becomes increasingly important as the Vantage MBA moves beyond the Columbus, Ohio market and into universities throughout the country.

Alliance for Academic Excellence Formed

Our Vantage MBA offers students more choices than ever with two curriculum formats – the Life Cycle Format or the traditional Discipline-Based Format, both available online and on campus. With a number of private colleges expressing interest in our high-quality, relevant MBA curriculum, Vantage MBA Program Chair Pam Shay is leading the initiative to provide the Program to other institutions in both online and on-campus formats under the name of the Vantage MBA. These colleges will become our education partners and add the Vantage MBA to their curriculums. Upon completion of their degree, the Vantage MBA will be conferred from the partner school.

VANTAGE MBA
at Franklin University

New Majors Meet Market Demand

Franklin's two new undergraduate majors, Business Forensics and Forensic Accounting, are designed to meet the growing market demand for employees with fraud examination skills. Offered both online and on campus, the addition of these two in-demand majors gives Franklin students more career options than ever before.

Business Forensics & Forensic Accounting

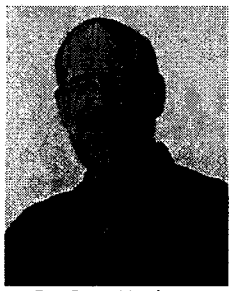
Business Forensics encompasses many branches of business knowledge and gives students the skills necessary to uncover the causes and effects of business fraud, questionable business practices and identity theft.

Forensic Accounting combines fraud investigation skills with traditional accounting methods, giving Franklin students the tools needed to identify and analyze fraud and forensic accounting issues. In addition, the Forensic Accounting Major allows students to focus on readiness for professional certifications, including the CFE (Certified Fraud Examiner) and the CPA (Certified Public Accountant), paving the way to success in this growing profession. Both majors are available on campus or online through our Virtu@l Campus®.

strategic direction

Build on the concept, reach, offerings and capabilities of the Virtu@l Campus®

Internationally Recognized Faculty


Dr. Ron Hartung

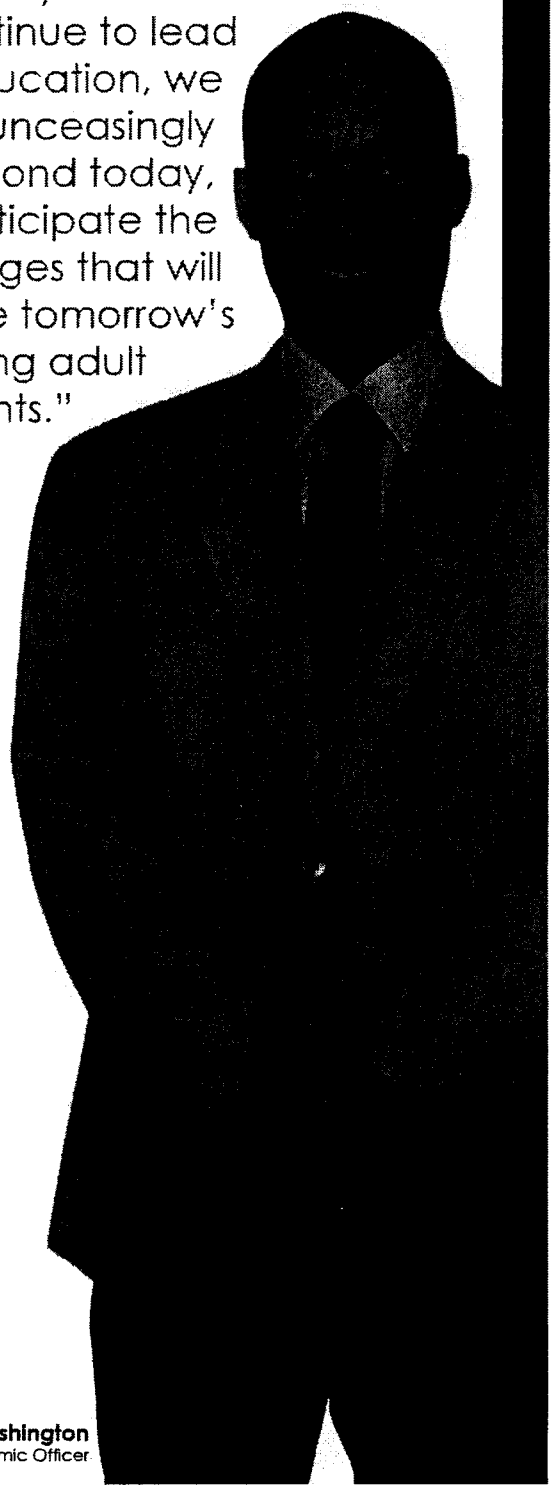
Franklin's reputation as an innovative, cutting-edge educational institution was taken to the world stage when Dr. Ron Hartung, Program Chair of both Franklin's undergraduate Computer Science Major and Master of Science in Computer Science Program, spoke at the Second European Conference on Information Security Management, Leadership and Governance, held in Paris, France in July 2006.

"It was extremely gratifying to establish a presence for Franklin, and to be recognized and welcomed so warmly by the international community."

Dr. Ron Hartung

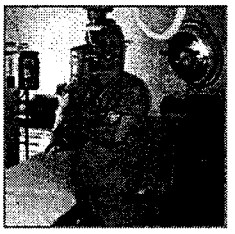
Dr. Hartung collaborated on the project with secondary author, Dr. Anne Håkansson, Director of Studies and Senior Lecturer at Uppsala University in Uppsala, Sweden. The topic, which the pair presented to a diverse international audience, was based on Franklin's Idea Lab, an artificial intelligence interface that has been built and deployed in the Franklin University Leadership Center's Personal Access to Leadership (P.A.L.) initiative. The Idea Lab is designed to coach an individual throughout the decision-making, problem-solving or idea-generating process and record how he or she arrived at a decision.

"Continually improving the quality of our courses and identifying viable new programs is a priority for Franklin. To continue to lead in education, we must unceasingly look beyond today, to anticipate the challenges that will face tomorrow's working adult students."



Dr. Christopher Washington
Chief Academic Officer



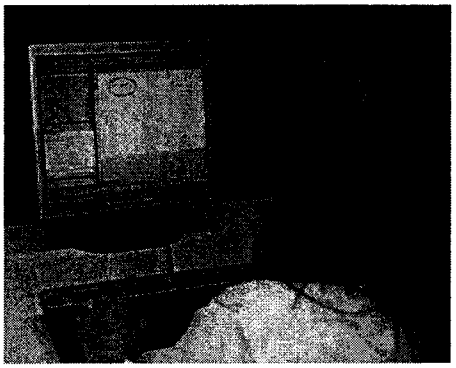
The Future of Online Learning is Here

During the Fall 2005 Trimester, Franklin University began piloting a "live" component to select courses offered through our Virtu@l Campus®. Franklin *Live!*, a virtual classroom interface and collaboration tool, provides students, faculty and tutors an opportunity for real-time discussion and dynamic interaction online.

It is a powerful sharing and communication tool that will provide Franklin students with a flexible and customized online experience. As we continue to develop and expand Franklin *Live!*, our virtual classrooms will be able to duplicate any face-to-face learning activity – from lectures and presentations to small group discussions and debates – all online and in real time.

This new collaboration tool allows students and faculty to interact with two-way voice through the Internet (VoIP). Other Franklin *Live!* features include:

- Shared interactive whiteboard
- PowerPoint import
- Instant messaging
- Application sharing
- Breakout rooms
- Interactive quizzes
- Chat feature


Virtual classrooms mirror on-campus environments

Main Campus Improvements and Renovations

Franklin University has long recognized the importance of ensuring the relevance and real-world applicability of our curriculum and facilities. In today's rapidly changing world, up-to-date classroom technology is critical to the future success of our students.

As part of our ongoing investment in technology, students attending classes on Franklin's Main Campus, in downtown Columbus, Ohio, will benefit from recent improvements and renovations. Franklin's Open Computer Lab has been reconfigured to ensure privacy and help lower the room's ambient noise level, making for a more comfortable working environment. In addition, to provide more students access to the latest technologies, new computers have been added to the space, while existing computers have been upgraded to carry all of our students' needed software.

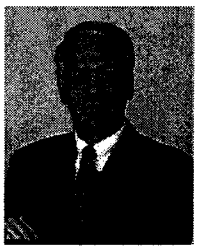

The upgraded and expanded computer facilities provide enhanced usability for students

strategic direction

Build on the quality of our academic product and continue the innovations within our academic model.

Ron Morgan Named Chief Information Officer

Ron Morgan was appointed to the position of Chief Information Officer in March 2006. The appointment will allow Morgan to set strategy to align Franklin's mission of serving its students with its goal of leading the academic community as a technology innovator. Morgan had been serving as Program Chair for Franklin's undergraduate Management Information Sciences Major.



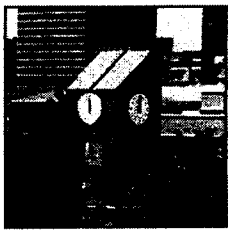
Ron Morgan

Morgan brings to his new role more than 25 years of experience in the information technology field. Past professional positions include Senior Vice President and Chief Information Officer for DuPont Pharmaceuticals, Chief Information Officer for PurchasingFirst.com, and Senior Vice President of MIS for the Distribution Company division of Cardinal Health. In addition, he enjoyed 15 years with Monsanto Corporation's Searle Pharmaceuticals and NutraSweet divisions as Senior Director of Information Systems, and was the Senior Director of Information Systems for G.D. Searle & Company. Morgan joined Franklin in September 2002.

"Constant technological change is pervasive throughout all aspects of business and society today. Franklin has consistently been a leader in developing and implementing instructional technologies to meet the ever-growing demands of educating today's tech-savvy student."



Ray Waite
Technical Manager
Lucent Technologies
Computer Science
Adjunct Faculty



New Faculty Recognized for Expertise

Franklin University is committed to recruiting faculty members of high academic caliber. In addition to academic distinction, however, Franklin seeks out faculty who also bring relevance and real-world experience to the classroom. During the past year, Franklin welcomed six full-time faculty members who embody both of these goals.

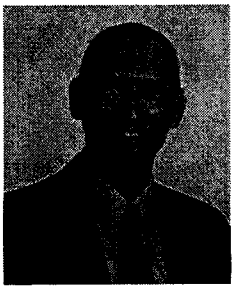
- Dr. Daniel Bell, Instructional Designer
- Dr. James Falter, RFC, CFP®, Financial Management Program Chair
- Dr. Tom Hrubec, CPA, CMA, CFE, Accounting Faculty
- Dr. Robyn Hulsart, CMA, CFE, Accounting Faculty
- Carol Lightner, M.S., Instructional Designer
- Dr. Gary Stroud, Human Resources Management Program Chair

Out-of-the-Box Faculty Wins Award

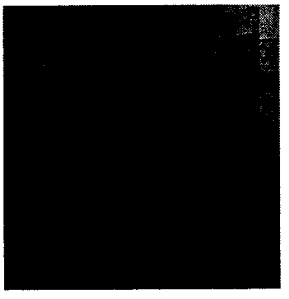
The central-Ohio chapter of the American Marketing Association presented its 2006 AIM Award to Dr. Douglas Ross, Master of Science in Marketing & Communication Program Chair, for his "Out of the Box" entry, *Faces of Franklin*. Ross created a dynamic marketing art exhibit to raise awareness among our central Ohio students about how record enrollment growth, particularly online growth, has changed the face of Franklin University.

The exhibit featured hundreds of translucent photographs of actual students, full-size student cutouts, and acrylic bar graphs representing the University's enrollment growth since 1955.

Ross' unique approach of using art to deliver an enrollment message garnered national attention when the *Faces of Franklin* exhibit was featured in the July 2006 issue of the higher education publication, *University Business*.


Dr. Doug Ross




The award-winning *Faces of Franklin* marketing art exhibit on display

strategic direction

Evaluate, determine options, and implement instructional strategies and administrative technologies.

Two Honored for Excellence in Education

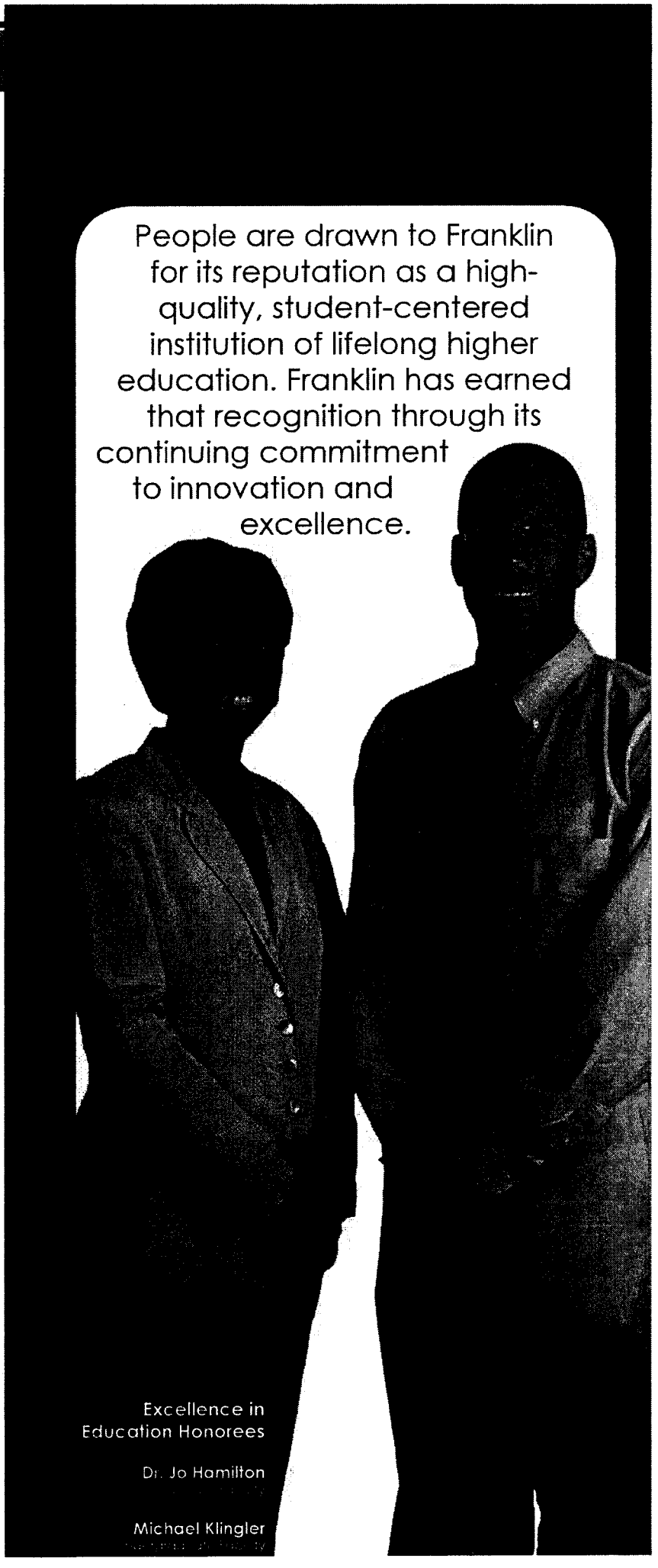
Ohio Magazine's 2005 Excellence in Education honorees included two Franklin faculty members: Dr. Jo Hamilton, Graduate Faculty, and Michael Klingler, Undergraduate Faculty. The two were recognized in the magazine's December 2005 issue in a special feature honoring professors and teachers throughout the state for their achievements and dedication to teaching.

Both of these faculty members exhibit qualities that set them apart from traditional educators, and this latest distinction highlights the commitment and dedication of each to their students – as well as to the overall learning process.

National Coaching Board Names Executive Director

Dr. John Brent, Graduate Faculty and coordinator of Franklin's Executive Coaching Program, was named Executive Director of the newly formed Graduate School Alliance for Executive Coaching (GSAEC). Dr. Ray Forbes, Graduate Faculty, was also named to the GSAEC founding board of directors.

Ten graduate schools from across North America have come together to form the GSAEC, with the Alliance's mission to "establish high standards of education and training provided by academic institutions for the discipline of executive coaching." Franklin University is pleased to be among the organization's founding institutions. In November 2005, the University hosted its first Executive Coaching Forum.



Attract, develop, and retain faculty and staff who will add to our reputation

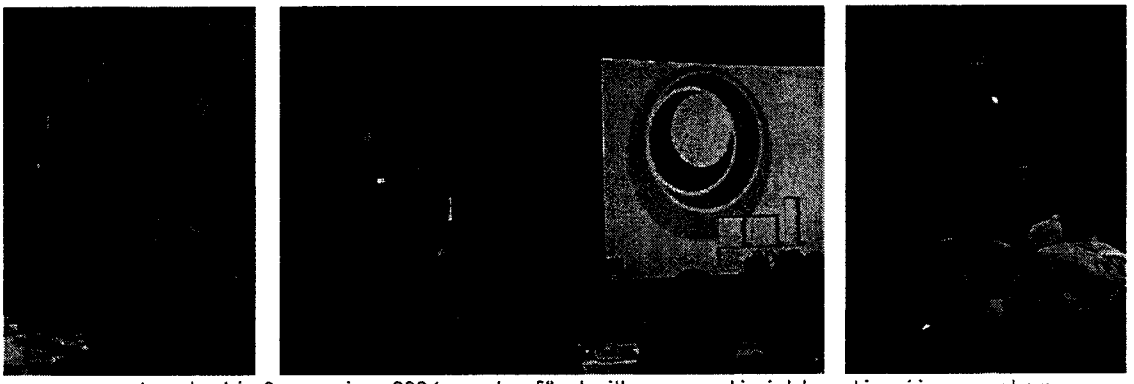
strategic direction

2006 Leadership Symposium

A record-breaking 400-plus leaders gathered at the third annual Raymond E. Mason, Jr. Leadership Symposium held on April 27, 2006 at the Hyatt Regency Columbus. This annual day of leadership has become the cornerstone of the Franklin University Leadership Center's year-long program dedicated to raising the level of business, community, government and educational leadership in central Ohio.

Dr. Carl F. Kohrt, President and CEO, Battelle, gave the keynote address, followed by an in-depth, pre-recorded interview with General Al Gray, USMC (Ret.). In addition, luncheon speaker Dr. Dean M. Schroeder, shared concepts from the book he co-authored, *Ideas are Free*.

Attendees also helped celebrate P.A.L.'s first birthday. P.A.L., which stands for Personal Access to Leadership, is the Leadership Center's comprehensive knowledge-management system and related technologies. Individuals can use P.A.L. to learn through exploration and obtain answers to, and insight on, leadership challenges. Through P.A.L., the Leadership Center makes leadership development available anywhere and anytime. Each Symposium participant received a one-year Web access to P.A.L.



Leadership Symposium 2006 – a day filled with personal insight and inspiring speakers

New Model for Leadership

In March 2006, the Franklin University Press proudly announced the publication of its latest book, *The Conflicted Leader and Vantage Leadership*, by former Marine Corps Commandant General Al Gray and Franklin University President Dr. Paul Otte. By first presenting a historical review of leadership, then framing it against the model presented in the Marine manual titled *Warfighting*, the authors present a fresh perspective on embracing uncertainty, seeing the possible over the probable and remaining conceptual through conflict.



This marks the fourth publication by the Franklin University Press, which was established with the mission to support the University's commitment to serve as a valuable resource to leaders in Central Ohio and beyond.

Leadership Lessons *Live!* Provides Ongoing Leadership Development

A key element in the Leadership Center's ongoing program of leadership development is Leadership Lessons *Live!* This monthly forum provides the community with an opportunity to interact with our monthly newsletter authors and fellow participants. Breakfast sessions are conducted on the second Thursday of every month from 7:30–8:30 a.m. on Franklin's Main Campus, downtown.

Recent authors include: William E. Mabe, Administrator and CEO, Ohio Bureau of Workers' Compensation; Gregory S. Lashutka, Senior Vice President for Corporate Relations, Nationwide, formerly mayor of Columbus, Ohio and Vice Chair of the Franklin Board of Trustees; and Eddie Harrell, Jr., President and CEO, Columbus Urban League.



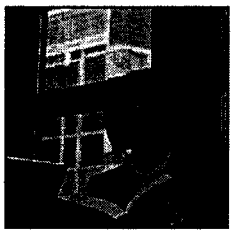
Leadership Lessons *Live!* provides a critically-needed forum for leadership dialogue among central Ohio's best and brightest leaders

"In everyone, there is a capacity to develop leadership skills. Franklin's Leadership Center provides committed individuals across all sectors of our community with the vision and resources to become leaders who will help us achieve a better tomorrow."



Gregory L. Lashutka
Executive Vice President for Corporate Relations
Nationwide
Vice Chair, Board of Trustees
Franklin University



Franklin Helps Students Displaced by Hurricane Katrina

During the past year, Franklin is proud to have taken part in a unique and very special higher education initiative. With thousands of students across our Gulf states displaced by Hurricane Katrina, Franklin University joined a select group of regionally accredited colleges and universities who donated online courses to college students affected by the disaster.



In collaboration with the Sloan Consortium, an international association of colleges and universities committed to quality online education, Franklin provided students with the flexibility to continue their education completely online without having to transfer to a distant institution. Dubbed the "Sloan Semester," the program aided students from Alabama, Mississippi and Louisiana who were not able to resume their fall semesters, as well as students serving in the National Guard whose studies were interrupted by being called to active duty in the aftermath of the hurricane. The courses were taught on an accelerated time table, allowing students to finish the fall semester, in time to continue studies at their home institution in the spring.

The Sloan Semester was made possible through a partnership with the Southern Regional Education Board and a $1.1 million grant from the Alfred P. Sloan Foundation.

Speaker's Bureau Revitalized

Franklin University's Speaker's Bureau provides presentations of various lengths and topics by Franklin faculty and staff to members of central Ohio's civic, social, professional and service organizations. Designed as part of the University's ongoing commitment to community involvement and development, the presentations are provided free of charge. During the past fiscal year, Franklin revitalized this important community benefit by enlisting new speakers and re-focusing the topics to make our offerings even more relevant to central Ohio residents today.





The Franklin University Speaker's Bureau, a free service to central Ohio organizations, represents our ongoing commitments to community development.

Create a strong reputation as a University focused on leadership.

strategic direction

Corporate & Community Relations

To better serve the rapidly changing and increasingly complex needs of the central Ohio business community, the University established a Corporate and Community Relations (CCR) department in January 2006. A one-to-one relationship management philosophy focuses on expanding and strengthening the University's relationships with local corporations, associations and community and education organizations.

Sharing Expertise and Giving Back to the Community

Franklin University Vantage MBA™ faculty member Dr. Terry Boyd was voted president of the Columbus, Ohio Board of Education. This achievement is especially impressive given the fact that Boyd was only starting his third year as an elected member of the school board. During his one-year term as president, Boyd will oversee the seven-member board as they formulate and implement policies for the Columbus Public Schools.

"A university's influence reaches far beyond its students. Since its inception, Franklin has remained committed to offering our community the best in relevant curriculum that responds to the changing needs of our society."



Dr. Terry Boyd
Graduate Faculty
President, Columbus, Ohio
Board of Education

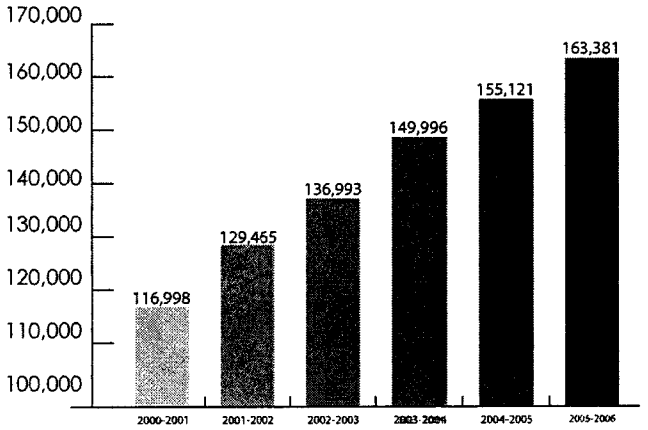
a record-setting year

Continue to leverage our campus, physical presence and strategic relationships.

strategic direction

Enrollment Reaches New Heights

Franklin's 2005-2006 fiscal year was another record-setting year for the University, the details of which are included throughout this report. For the past nine years, Franklin University's enrollment figures exceeded prior-year figures. In 2005-2006, Franklin's total number of annual credit hours reached a new high of 163,381, an increase of 5.3 percent over the previous fiscal year. Additionally, we achieved a record 7,284 students enrolled for the Winter 2006 trimester, our largest-ever single trimester enrollment.



Annual Credit Hours

Endowment Exceeds $50 Million

Franklin University's Endowment saw notable growth during the 2005-2006 fiscal year, with the fund increasing to $50,772,189 as of the fiscal-year close on July 31, 2006. Astute and diligent operations management allowed us to contribute $6 million to the fund, with an additional $2.4 million generated by investment returns. Franklin's Endowment is an investment in the future, allowing us to continue our path of innovative program development.

Record Number Graduated

It was a record-setting year in many ways for Franklin University, as the past fiscal year also saw a new graduation record established. During 2005-2006, Franklin graduated 1,856 students, more than any previous year in the University's history. With enrollment steadily climbing, Franklin's graduation numbers have correspondingly increased. The class of Winter 2006 was the largest graduating class ever, with 677 graduates receiving degrees. Graduates hailed from California to Florida, Utah to Massachusetts and even included soldiers stationed overseas.



Graduates with hands raised high, proudly declaring they earned a promotion while studying at Franklin University.

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President & Chief Operating Officer
Indiana Michigan Power

*posthumously



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