



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, February 13, 2020 at 7:00 P.M.**

Louis J. R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
*6550 North High Street
Worthington, Ohio 43085*

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 23, 2020 meeting
4. Affirmation/swearing in of witnesses

B. Architecture Review Board - New

1. Replacement of Handrails and Balusters – **970 High St.** (Toll Gate Square Condominiums)
AR 09-2020
2. Freestanding & Awning Signs – **559 High St.** (Banny Kham/Blossom Beauty Bar, LLC)
AR 10-2020
3. Exterior Door Change – **46 W. North St.** (Residential Designed Solutions, Inc./Hughes)
AR 11-2020 (Amendment to AR 96-19)
4. Modifications to Previously Approved Wall Sign – **2285 W. Dublin-Granville Rd., Suite 121** (Signcom, Inc./Move Fitness Studio) **AR 12-2020** (Amendment to AR 07-2020)

C. Architecture Review Board – Unfinished

1. Hotel Changes – **121 W. Wilson Bridge Rd.** (The Witness Group) **AR 105-19** (Amendment to AR 32-18, formerly 7007 N. High St.)

D. Municipal Planning Commission – Unfinished

1. Planned Unit Development Modification
 - a. Hotel Changes – **121 W. Wilson Bridge Rd.** (The Witness Group) **PUD 01-18M** (formerly 7007 N. High St.)

E. Other

F. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: February 7, 2020

SUBJECT: Staff Memo for the Meeting of February 13, 2020

B. Architecture Review Board - New

1. Replacement of Handrails and Balusters – **970 High St.** (Toll Gate Square Condominiums)
AR 09-2020

Findings of Fact & Conclusions

Background & Request:

Toll Gate Square was the first condominium plat filed in Franklin County, being incorporated in 1963. The project was designed to be compatible with the Orange Johnson House and Old Worthington. Since its construction in 1964, the property has been well maintained, with the most recent approval to replace brick walls on the property.

This application is a request for approval to replace railings in the complex.

Project Details:

1. The existing railings on the flat roofs have deteriorated and need replacement. The most urgent need is for railings on buildings A and M, but approval is sought for all others in the same style on the property.
2. The existing railings have decorative scalloped flat balusters constructed of wood. Proposed are simple square composite balusters with wood rails painted Grecian Ivory to match other building trim, and spaced to meet Building Code requirements. A sample will be brought to the meeting. The balustrades would mimic the Orange Johnson House balcony railings and the railings on other houses in Old Worthington.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Simple square or tapered columns were common on porches in the 20th century and could also have been used on parapets and balconies. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application, as the proposed railings would be appropriate for the condominium buildings and the District.

Motion:

THAT THE REQUEST BY THE TOLL GATE SQUARE CONDOMINIUMS FOR A CERTIFICATE OF APPROPRIATENESS TO INTALL RAILINGS 970 HIGH ST. AS PER CASE NO. AR 09-2020, DRAWINGS NO. AR 09-2020, DATED JANUARY 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Freestanding & Awning Signs – **559 High St.** (Banny Kham/Blossom Beauty Bar, LLC) **AR 10-2020**

Findings of Fact & Conclusions**Background & Request:**

This parcel has a commercial building (constructed in 1969) at the front and a single family home (constructed in 1930) at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012, moved their business, Haddad Oriental Rugs, into the commercial building near High St., and lived in the house to the rear. Both buildings were renovated, including new siding and roofing on the commercial building and a new garage was approved behind that was never constructed. In 2012 there was also approval of a change to the signage, including a new awning sign and new sign faces for the existing freestanding sign. The business changed to “Elevated Beauty” in 2018 and the signage change accordingly.

This application is being made by a new tenant called Blossom Beauty Bar.

Project Details:

1. In 2018, the existing metal awning was painted semi-gloss black and white graphics were also painted. The applicant is proposing to cover the awning with a flat black acrylic wrap that has lettering “BLOSSOM NAIL BAR” with lines above and below. The lettering would be teal with pink behind, and the lines would be pink and white.
2. The existing 61” wide x 27” high freestanding sign faces are proposed to be replaced. The new panels are proposed with a black background, and teal and pink letters and white and pink lines to match the awning sign. The sign faces would have external illumination.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

The proposed design seems out of character with Old Worthington. With the use of the existing metal awning and freestanding sign structure, a more traditional sign design could help to make the signs fit in better with the rest of the District. Matte rather than glossy colors may also help.

Motion:

THAT THE REQUEST BY BANNY KHAM OF BLOSSOM BEAUTY BAR, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND FREESTANDING SIGNS AT 559 HIGH ST. AS PER CASE NO. AR 10-2020, DRAWINGS NO. AR 10-2020, DATED JANUARY 31, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Exterior Door Change – **46 W. North St.** (Residential Designed Solutions, Inc./Hughes) **AR 11-2020** (Amendment to AR 96-19)

Findings of fact & Conclusions**Background & Request:**

This house was constructed in 1951 and is Colonial Revival Influence in style per the Worthington Historic District nomination. The house has 1 ½ stories with a gable running east and west and is just over 1200 square feet in area. The previous owner replaced most of the windows in 2016 and gained approval to replace the garage door but sold the house before doing the replacement. The new owner gained approval to add onto and renovate the house, and replace the garage, at the July 11, 2019 meeting. The main gable of the existing house was not supposed to change with that request, but in October of 2019 the applicant got approval to increase the height and pitch of the original roof.

The project is under construction and a change to the front door design is now requested.

Project Details:

1. The existing door has 3 staggered lights near the top and is green in color. Proposed in the previous version was a door with 4 vertical panels.
2. Now proposed is a fiberglass door with 3 clear glass lights at the top and 2 vertical panels below. The color would be Fruitwood - Medium.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Generally, ornate doors are not appropriate for simple house forms. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. Although the existing door has character, it would not likely be considered historic. The door being proposed seems to complement the style of the house better than the originally proposed 4 panel door.

Motion:

THAT THE REQUEST BY RESIDENTIAL DESIGNED SOLUTIONS, INC. ON BEHALF OF KAREN F. HUGHES TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 96-19 WITH A CHANGE TO THE FRONT DOOR AT 46 W. NORTH ST. AS PER CASE NO. AR 11-2020, DRAWINGS NO. AR 11-2020, DATED JANUARY 31, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Modifications to Previously Approved Wall Sign – **2285 W. Dublin-Granville Rd., Suite 121** (Signcom, Inc./Move Fitness Studio) **AR 12-2020** (Amendment to AR 07-2020)

Findings of Fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

Move Fitness Studio was approved for a sign with a logo at the last meeting, but the owner intended to install the sign in different colors than were proposed. The sign design would be as approved, but purple and a medium cyan are proposed. Because neither color matches the sign criteria, additional ARB approval is needed. The new colors are shown in bold.

Project Details:

1. A 24” high **purple** round logo with “Move” lettering is proposed. To the right side, 5.12” high “FITNESS” lettering in **PMS #3125 Blue**, and 4” **purple** “STUDIO” lettering are proposed.
2. Sign area would be 17.75 square feet.
3. The characters are proposed as 1 ½” thick and would be stud mounted to the sign band.

Land Use Plans:

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- This tenant space is permitted up to 28 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights are above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendation:

Because purple and pink were approved at the west end of this building, the proposed sign would not be out of character.

Motion:

THAT THE REQUEST BY SIGNCOM INC. ON BEHALF OF MOVE FITNESS STUDIO TO AMEND CERTIFICATE OF APPROPRIATENESS AR 07-2020 BY CHANGING THE COLORS FOR THE PROPOSED WALL SIGN AT 2285 W. DUBLIN-GRANVILLE RD. , SUITE 121, AS PER CASE NO. AR 12-2020, DRAWINGS NO. AR 12-2020, DATED JANUARY 31, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architecture Review Board – Unfinished

1. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **AR 105-19** (Amendment to AR 32-18, formerly 7007 N. High St.)

&

D. Municipal Planning Commission – Unfinished

1. Planned Unit Development Modification
 - a. Hotel Changes – **121 W. Wilson Bridge Rd.** (The Witness Group) **PUD 01-18M** (formerly 7007 N. High St.)

Findings of Fact & Conclusions

Background & Request:

The hotel site of the Worthington Gateway Planned Use District (PUD) is a 2.033 acre parcel abutting Caren Ave. and single family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The PUD is for the entire site so access is unchanged from the previous approval.

A request for approval of a Tru hotel instead of the previously approved Hampton Inn was initially heard on December 12, 2019 and tabled after discussion. The ARB and MPC did not feel the design fit in with Worthington architecture. A different design is now included with this submittal to the Architectural Review Board and the Municipal Planning Commission. New information is included in **bold** below.

Project Details:

1. Site Plan and Landscaping:

- The Tru hotel building would have a smaller footprint (**220.88'** wide and **61.3'** deep) than the previously approved hotel (308' wide and 85.33' deep). While the previous hotel was proposed 76.61' from the south property line and 234.20' from the west property line, the Tru would be **90.81'** from the south property line and **328.19'** from the west property line.
- Main access to the hotel is proposed from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main check-in entrance is shown on the north side of the building.
- The plan shows additional green space north and west of the building and some parking spaces have been added to the west.
- The dumpster enclosure that was west of the hotel is now shown further east but on the south side of the parking lot, south and west of the hotel.
- Traffic, storm water and utility considerations were addressed with the PUD application **but need to be updated and then approved by the City Engineer.**
- A modified landscape plan is included showing plantings around the revised building footprint.

2. Architecture:

- A four-story building with a flat roof is proposed for the Tru hotel. With the smaller footprint, there is no longer a need to accommodate the change in grade with a partial lower level.
- This hotel would have **108** rooms versus the Hampton which was proposed with 111 rooms.
- **The building is now designed to resemble an early 20th century warehouse/ manufacturing building that was converted into a hotel. The basic form is rectangular, with the first 3 floors proposed with a tan brick and the fourth floor and center component of the building to be a dark gray brick. The center section would also have slate shingles between the windows. At the east end recessed brick areas to mimic bricked-in windows are proposed. Examples of buildings and building elements that inspired the design are included in the packet.**
- **Blue, purple, indigo, lime and yellow glazed bricks are proposed in different patterns in three vertical sections between windows in the center part of the building. Samples of the material will be shown at the meeting and a photo is included in the packet.**
- **Blue metal canopies are shown above the north and south entrances. Suspended grays canopies would be above the east and west doors.**
- **Bronze aluminum windows and doors are proposed and would be framed with recessed brick. The first floor windows are designed as storefront style windows**

- with transoms at the top and panels at the bottom. Canopies are proposed above the windows in the center section. The entrances are glass with framing that may complement the windows, but particularly on the south side the proportions do not seem to match. For the second and third floors at both ends of the building, pairs of windows in an 8 over 2 pattern are proposed. The middle sections would have pairs of 20 light windows. On the top floor, double sets of 16 light windows are proposed. Cut sheets are needed.**
3. A lighting plan is shown, including proposed site lighting. **No building lighting is shown.**
 4. Details would be needed for the 2 wall signs shown at the northeast and **southeast** corners of the building. **Halo lighting for those signs has been discussed.**
 5. **Air conditioning vents in dark bronze are shown below each window.**
 6. Mechanical units **would be on the roof behind the parapets.**

Worthington Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. **Scale, Form & Massing:** Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. **Setbacks:** Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. **Roof Shape:** Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. **Materials:** Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
5. **Windows:** On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. **Entries:** Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. **Ornamentation:** Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it

character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

PUD Development Text:

1. Uses:
 - Offices - minimum amount - 18,000 square feet
 - Hotels
 - Restaurants
 - Sale of goods at retail - limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
 - Breweries, Distilleries and Wineries
 - Personal services
 - Accessory uses
 - Banks, Drive-in banks
 - Pet shops
 - Arts and crafts

- Entertainment facilities
 - Recreational facilities
 - Public uses
 - Essential services
2. Design Regulations

a. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are five (5) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street will be separately submitted to the Architectural Review Board and the Board of Zoning Appeals for all necessary approvals under the Worthington Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 and #2 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole. The elevations of the five (5) buildings are contained in this application as they have been reviewed and approved by the Architectural Review Board.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract Coverage

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.

d. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows

compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

e. Graphic/Signage

The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

f. Traffic & Parking

Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

3. General Requirements

a. Environmental

- Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

- Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

b. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

c. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

d. Public Space Amenities:

- Public Right-of-Way dedication

- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)
Paver parking and maneuvering areas
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

- A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
1. Minor adjustments in lot lines provided no additional lots are created;
 2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
 3. Minor adjustments in Building height;
 4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
 5. Minor modifications of landscaping, including substitution of materials.
- B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
 2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Staff Analysis:

1. A hotel is still an appropriate use for this site.
2. Traffic, parking and storm water would remain relatively unchanged with the reduced size of the building. **Approval of these applications would be subject to engineering approval by the City Engineer.**

3. **Additional information is needed for Fire Department access, hydrant placement, and fire flow on the entire site.**
4. **The proposed design is now more traditional than the last submittal. Revisions such as adding the bricked-in window look to west end and modifying the fenestration for the south entrance should be considered**
5. **Although not the same as the rest of the site, the modified design should fit in better with the PUD and the District.**

Recommendation:

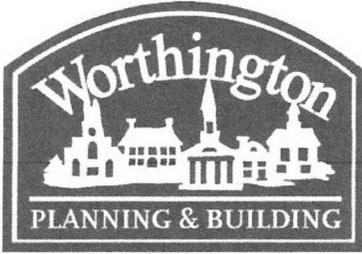
Staff is recommending *approval* of these applications once the ARB and MPC are satisfied with the design details.

ARB Motion:

THAT THE REQUEST BY THE WITNESS GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW HOTEL AT 121 W. WILSON BRIDGE RD., AS PER CASE NO. AR 105-19, DRAWINGS NO. AR 105-19, DATED FEBRUARY 3, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY THE WITNESS GROUP TO MODIFY PUD 01-18 WITH CHANGES TO THE PROPOSED HOTEL AT 141 W. WILSON BRIDGE RD. AS PER CASE NO. PUD 01-18M, DRAWINGS NO. PUD 01-18M, DATED FEBRUARY 3, 2020, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 09-2020
Date Received	01-27-2020
Fee	
Meeting Date	02-13-2020
Filing Deadline	01-31-2020
Receipt #	

- 1. Property Location 970 High St
- 2. Present/Proposed Use Residential
- 3. Zoning District _____

- 4. Applicant Toll Gate Square Condominiums
 Address Po Box 287, Lewis Center, OH 43035
 Phone Number(s) (614) 682-6900 ext. 1
 Email _____

- 5. Property Owner Toll Gate Square Condominiums
 Address 970 High St. Worthington, OH 43085
 Phone Number(s) (614) 682-6900 ext. 1
 Email _____

- 6. Project Description Replacement handrail and balusters on balconies and porches.

- 7. Project Details:
 - a) Design Handrail and balusters as seen in community and sample images
 - b) Color Grecian Ivory (same as all other exterior building paint)
 - c) Size Replace existing while meeting current building code
 - d) Approximate Cost \$10,000.00 Expected Completion Date June 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Cindy Milo 1/24/20
 Applicant (Signature) Date

Cindy Milo 1/24/20
 Property Owner (Signature) Date
 for Toll Gate Board of Directors

ABUTTING PROPERTY OWNERS
FOR
970 High St

High-Wilson LLC	1000 High St.	Worthington, OH 43085
Dorothy Barnes	33 Wilson Dr.	Worthington, OH 43085
Rick and Emily Savors	49 Wilson Dr.	Worthington, OH 43085
Mitchell and Elizabeth Gwin	67 Wilson Dr.	Worthington, OH 43085
Grace Brumfield	1017 Hartford St.	Worthington, OH 43085
Stephanie Plant	1005 Hartford St.	Worthington, OH 43085
Gerald and Karen Roderick	993 Hartford St.	Worthington, OH 43085
Worthington Historical Society	956 High St.	Worthington, OH 43085
Fresh Thyme	933 High St.	Worthington, OH 43085
Tenant	937 High St.	Worthington, OH 43085
Renee Myers	981 Hartford St.	Worthington, OH 43085
Thomas Strous	58 E. North St.	Worthington, OH 43085
Tenant	940 N. High St.	Worthington, OH 43085
Tenant	926 High St.	Worthington, OH 43085

Architecture Review Board

Supporting Statement for handrail/baluster modification at 970 High Street

We need to replace the roofing at 970 High Street on flat roofs at Building A and Building M and when doing so will need to repair/replace the handrails on those roofs. We have discussed the replacement of the handrails with the permit department and reviewed the current building code regarding what is required by code and are submitting our request to modify the handrail to be consistent with current building code and also have the look of the handrails at other properties in Worthington to include the Orange Johnson House upper level of the back porch. A sample of the proposed handrail will be brought to the meeting for the Board to see. We would like for the design to be approved for these areas in the Application along with any other locations on property that currently have the same style of handrail/balusters as the ones on the flat roofs at Building A and M. We are only looking to replace the rails at A and M at this time, but would like the approval for the additional locations so we do not have to come back to the Board for additional approval of the same design at additional locations.

CITY OF WORTHINGTON

DRAWING NO. AR 09-2020

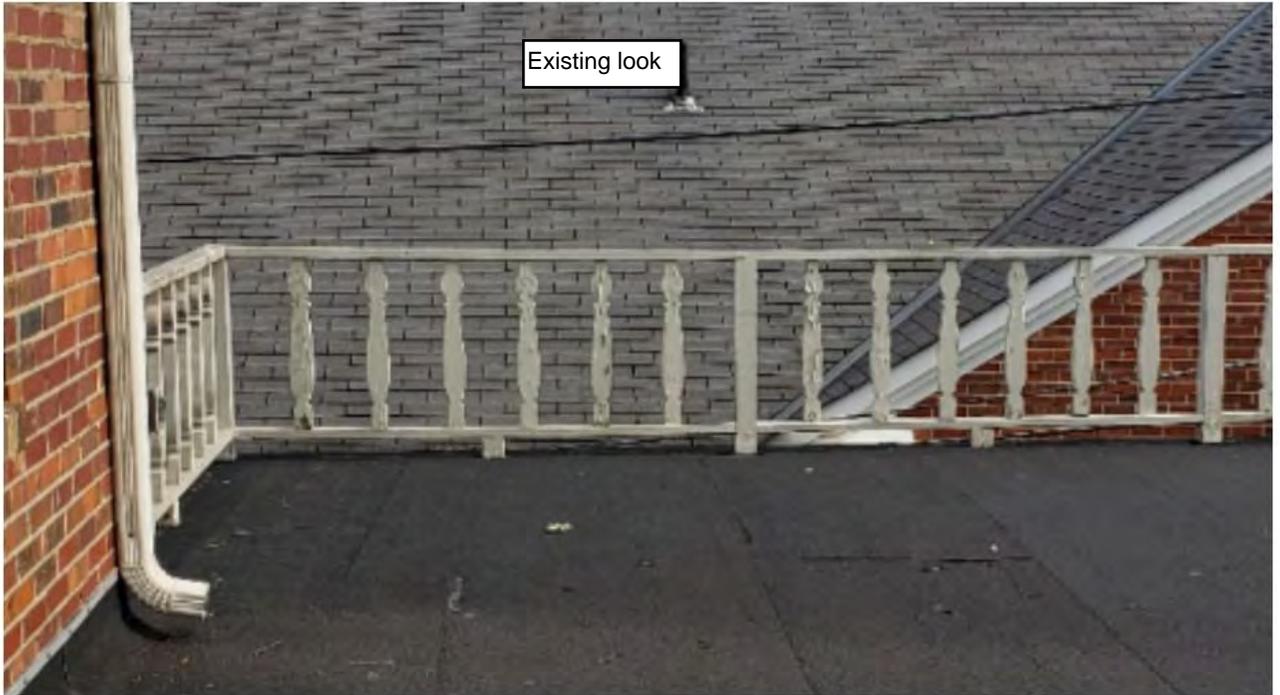
DATE 01-27-2020

970 High St.





Sample of proposed handrail and balusters



Existing look



Balusters to left would be new look (spacing is not to scale as balusters will be closer together in compliance with building code)

95 E Dublin Granville Rd



95 E Dublin Granville Rd



565 Hartford St



Orange Johnson House



Existing Railing at Toll Gate



CITY OF WORTHINGTON

DRAWING NO. AR 09-2020

DATE 01-27-2020



CITY OF WORTHINGTON
DRAWING NO. AR 09-2020
DATE 01-27-2020



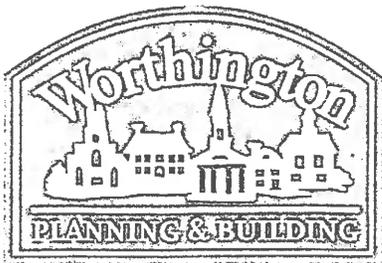
CITY OF WORTHINGTON
DRAWING NO. AR 09-2020
DATE 01-27-2020



CITY OF WORTHINGTON
DRAWING NO. AR 09-2020
DATE 01-27-2020



CITY OF WORTHINGTON
DRAWING NO. AR 09-2020
DATE 01-27-2020



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 10-2020
Date Received	1-31-2020
Fee	\$ 2.00 pd
Meeting Date	2-13-2020
Filing Deadline	1-31-2020
Receipt #	100134

RECEIVED
 JAN 31 2020

- 1. Property Location 559 High Street, Worthington, OH 43085
- 2. Present/Proposed Use Salon / Nail Salon
- 3. Zoning District _____

BY:

- 4. Applicant Banny Kham / Blossom Beauty Bar, LLC
 Address 559 High Street Worthington, OH 43085
 Phone Number(s) (614)-680-9833
 Email _____

- 5. Property Owner AKbar & Minoo Hadjarpour
 Address 4826 E Baker Dr Cave Creek AZ 85331
 Phone Number(s) 614 563 1177
 Email _____

- 6. Project Description Replacement faces on monument and awning.

7. Project Details:

- a) Design monument face change and awning
- b) Color White, Black, Pink, Teal
- c) Size monument face plate - 27 H x 61.5 W, awning - 48 H x 14 W
- d) Approximate Cost \$1974.12 Expected Completion Date 30 days from approved of permit
not including tax

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature] 11-27-19
 Applicant (Signature) Date

[Signature] 11-27-19
 Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
559 High St

571 High LLC		634 High St. Suite A	Worthington, OH 43085
Maris Clary		602 Oxford St.	Worthington, OH 43085
Chad Owens		48 W. South St.	Worthington, OH 43085
Bryan Fletcher	Jessica Hemmelgarn	36 W. South St.	Worthington, OH 43085
Guernsey Bank		547 High St.	Worthington, OH 43085
Colin & Robin Wigney		556 High St.	Worthington, OH 43085
Worthington Methodist Church		600 High St.	Worthington, OH 43085
Akbar & Minoo Hadjarpour		559 High St.	Worthington, OH 43085

January 31, 2020

To whom it may concern,

My name is Banny Kham. I am the owner of Blossom Nail Bar L.L.C., I am a new business owner who is leasing a space at 559 High Street. In order for me to establish a new business in the area I would need to replace the monument faceplate and awning on the building with the new business name. There would not be any new construction, just a name replacement from the previous business that was there before. I am excited for the new journey and to be part of a great community. Please let me know if there is any further questions or concerns.

Thank you,

Banny Kham

CITY OF WORTHINGTON

DRAWING NO. AR 10-2020

DATE 01-31-2020

559 High St.





**BLOSSOM
NAIL BAR**

CITY OF WORTHINGTON

DRAWING NO. AR 10-2020

DATE 01-31-2020

FASTSIGNS
More than fast. More than signs.™

Westerville

PLEASE CHECK YOUR PROOF CAREFULLY

FASTSIGNS will not be responsible for Errors or Omissions after your proof is approved.

Proofing is designed to reduce your final cost.

**Should you require a specific color, please specify a Pantone Color (PMS) or come by our showroom and choose one from our color pallet.*



CITY OF WORTHINGTON

DRAWING NO. AR 10-2020

DATE 01-31-2020

The monitor uses a resolution of 72 dpi and is RGB based, while printing uses 300 dpi and is CMYK based. The colors on the monitor are different than they will appear when they print.

Before approving, please examine all proofs carefully for the information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. The final examination for accuracy is your responsibility.

Our normal production cycle will begin from the date approval is received. We cannot accept changes or approvals verbally.

est. 62502

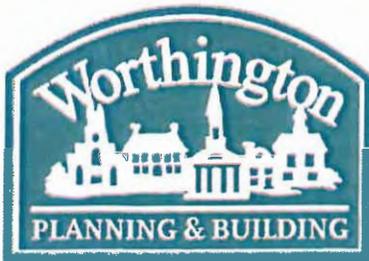
COST	REVISION #	REVISION DATE	DESIGNER
FREE	1	01/27/20	ww
FREE	2		
\$25	3		
\$25	4		
\$25	5		

SIGNATURE

DATE

APPROVED

APPROVED WITH NOTED CHANGES



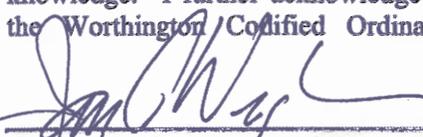
City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 11-2020
Date Received	1-31-2020
Fee	\$2.00 pd
Meeting Date	2-13-2020
Filing Deadline	1-31-2020
Receipt #	1081310

1. Property Location 46 West North Street
2. Present/Proposed Use Single Family Residence
3. Zoning District R10
4. Applicant Residential Designed Solutions, Inc./James A. (Jim) Wright
 Address 7844 Flint Road, Columbus, OH 43235
 Phone Number(s) 614.430.0027
 Email _____
5. Property Owner Karen F. Hughes
 Address 3981 Pegg Ave., Columbus, OH 43214-2977
 Phone Number(s) 614.264.8247
 Email _____
6. Project Description Submittal subsequent to July 11, 2019 approval to address
requested front door approval
7. Project Details:
 - a) Design Approved July 11, 2019; no changes
 - b) Color Approved July 11, 2019; no changes
 - c) Size Original House 1,224 SF; Addition 1,011 SF; 2,235 SF Total No Changes
 - d) Approximate Cost \$275,000 Expected Completion Date June 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.


 Applicant (Signature)

 Property Owner (Signature)

1.31.20
 Date
1/31/2020
 Date

ABUTTING PROPERTY OWNERS
FOR
46 W. North St.

Stephen Rodocker	Candace Brooks	40 W. North St.	Worthington, Ohio 43085
Lynne Musto		52 W. North St.	Worthington, Ohio 43085
Kevin and Mollie Turner		51 W. North St.	Worthington, Ohio 43085
Fresh Thyme		933 High St.	Worthington, Ohio 43085



Location: 46 West North Street
Date: 1.31.2020

Supporting Statement:

This home was originally submitted for review and received approval to proceed as part of the July 11, 2019 Worthington ARB meeting. We are bringing this back before the Board to consider a change to the front door design as originally submitted. All other considerations remain unchanged including colors and materials

The original submittal reflected a very simple 4 panel door as the owner had not made a final decision on door design. The attached door cut sheet represents the desired door panel configuration.

Thank you for your consideration of our requested revision to the approved plans.

James A. Wright

CITY OF WORTHINGTON

DRAWING NO. AR 11-2020

DATE 01-31-2020



DESIGN SERVICES: Custom Homes Remodeling Interiors Neighborhoods Pre-Designed House Plans

46 W. North St.



Exterior Supply

Address: 3041 Silver Drive
Columbus, Oh, 43224

Phone: 614-784-8330
Fax: 614-784-8370

Email: exteriorsupply@aol.com



Quote

Page 1 of 1

Quote Number: 90

Date: 9/4/2019

Sales Person: Brian Robson

Customer Information

Name: Shaffer

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-3/4"; R.O. = 38-1/4" x 82-1/4"

O.M. Of Brick Mould = 40" x 83"



Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" HFT-217-010-2C Heritage Fir Fiberglass Door w/Clear Glass (w/Applied SDL - 3-Lite Pattern) - Left Hand Inswing	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Face Plate Mortise Latch Preps	1
Set of Black Ball Bearing Hinges	1
Primed Frame Saver Frame - 4-9/16" Jamb w/Brick Mould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Adjustable - Mill Finish Sill	1
PREFINISH: Stain Door Panel Interior & Exterior FRUITWOOD - MEDIUM ; Paint Frame Interior and Exterior (and Exterior Trim) WHITE	1
Lock Reinforcement Plate	1
Item Total	\$1,400.10

CITY OF WORTHINGTON

DRAWING NO. AR 11-2020

DATE 01-31-2020

Distributed by:



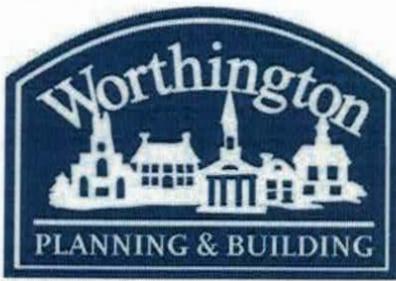
Order Sub Total: \$1,400.10

Tax: \$105.01

Order Total: \$1,505.11

Version #: 7.17-O

Version Date: 8/19/2019



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Table with application details: Case # AR 12-2020, Date Received 01-31-2020, Fee \$2, Meeting Date 02-13-2020, Filing Deadline 01-31-2020, Receipt #

1. Property Location 2285 W. Dublin-Granville Rd, Suite 121

2. Present/Proposed Use Empty

3. Zoning District Shopping Center

4. Applicant Signcom Inc.

Address 527 W. Rich Street Columbus Oh 43215

Phone Number(s) 614-228-9999

5. Property Owner LINWORTH PLAZA LLC

Address 16130 VENTURA BLVD STE 590

Phone Number(s) N/A

6. Project Description Installation of Non-illuminated 1" dimensional Characters and logo stud mounted to storefront fascia

7. Project Details:

a) Design 1" DIMENSIONAL CHARACTERS/LOGO STUD MOUNTED

b) Color Purple PMS #7447 and Blue PMS # 3125

c) Size 24" x 14'

d) Approximate Cost 2,000.00 Expected Completion Date 4 weeks after complete permit approval

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Cindy Kinner Applicant (Signature)

1-31-2020 Date

[Signature] Property Owner (Signature)

2/3/20 Date

Abutting Property Owners
for
2285 W. Dublin-Granville Rd.

Richard Russell
Strait Real Estate LLC
MV2T Investments LLC
DK Erwin Properties LLC
Paul & Judith Doran
Linworth Duchess LLC
United Dairy Farmers Inc.
Strathaven of Worthington Condo Assoc.
Jim and Gail Caldwell

595 Retreat Ln.
2573 Swisher Creek Dr.
2290 W. Dublin-Granville Rd.
395 Country Cove
8378 Bevelhymmer Rd.
447 James Pkwy.
3955 Montgomery Rd.
5935 N. High St.
6476 Strathaven Ct. W.

Powell, OH 43065
Blacklick, OH 43004
Columbus, OH 43085
Cabot, AR 72023
Westerville, OH 43081
Newark, OH 43056
Cincinnati, OH 45212
Worthington, OH 43085
Worthington, OH 43085

MOVE FITNESS STUDIO
2285 W. DUBLIN GRANVILLE RD
LINWORTH CROSSING

STOREFRONT SIGNAGE

REQUEST TO INSTALL STOREFRONT SIGNAGE TO ALIGN WITH EXISTING CRITERIA TO MEET LANDLORD APPROVAL, PER EXHIBIT. TO INCLUDE:
DIMENSIONAL THICK LETTERS IN LOGO STYLE STUD MOUNTED TO STOREFRONT FAÇADE.
SIZE OF UPPER-CASE LETTER TO BE 11.5" TALL. LOGO TO BE 24" TALL"
THIS DESIGN ALIGNS WITH PREVIOUS APPROVALS OF ADJACENT STOREFRONT SIGNAGE
THE OVERALL DESIGN IS BALANCED AND THEMED AND OFFERS A BALANCE IN VISUAL WEIGHT WITH ADJACENT SIGNAGE

A change in color is requested with this application.

CITY OF WORTHINGTON

DRAWING NO. AR 12-2020

DATE 01-31-2020

2285 W. Dublin-Granville Rd.





CITY OF WORTHINGTON

DRAWING NO. AR 12-2020

DATE 01-31-2020

Linworth Crossing - Move Fitness Studio

Building B - North Elevation

ALL TENANT COPY, SIZE, COLOR AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH. TENANT'S GRAPHIC AREA SHALL BE LIMITED TO THE HORIZONTAL WIDTH OF EACH TENANT'S GRAPHIC NO GREATER THAN A MAXIMUM OF 70% OF THE WIDTH OF SUCH TENANT'S STOREFRONT WIDTH.

SMALLER SIGNAGE LIMITS SHALL BE 24" IN HEIGHT x 70% OF WIDTH OF FACADE, INCLUDING UPPER AND LOWER CASE LETTER LIMITS, WITH A MAX CHARACTER HEIGHT OF 24". ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LARGER SIGNAGE LIMITS SHALL BE 48" IN HEIGHT x 70% OF WIDTH OF FACADE, INCLUDING UPPER AND LOWER CASE LETTER LIMITS, WITH A MAX. CHARACTER HEIGHT OF 24". ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

MAXIMUM LETTER HEIGHT OF 24" AS NOTED. AN ALLOWANCE OF OVERALL SIGN HEIGHT FOR ASCENDERS AND DESCENDERS, UPON LANDLORD APPROVAL.

ALL SIGNS SHALL CONSIST OF INDIVIDUAL, 1" THICK NON-ILLUMINATED DIMENSIONAL CHARACTERS AND LOGOS, STUD MOUNTED FLUSH TO STOREFRONT FASCIA.

SIGN COLOR TO BE APPROVED BY LANDLORD.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.

LENGTH OF SIGN TO BE NO MORE THAN 70% OF WIDTH OF FACADE.

COLORS: LANDLORD APPROVAL REQUIRED

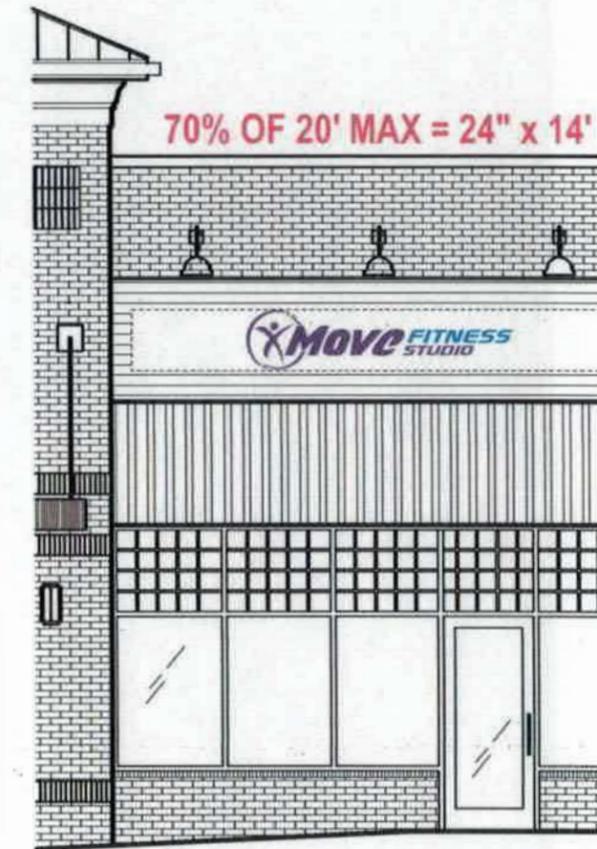
LOGO, MOVE & STUDIO - PURPLE, PMS #7447

FITNESS - BLUE, PMS #3125

CITY OF WORTHINGTON

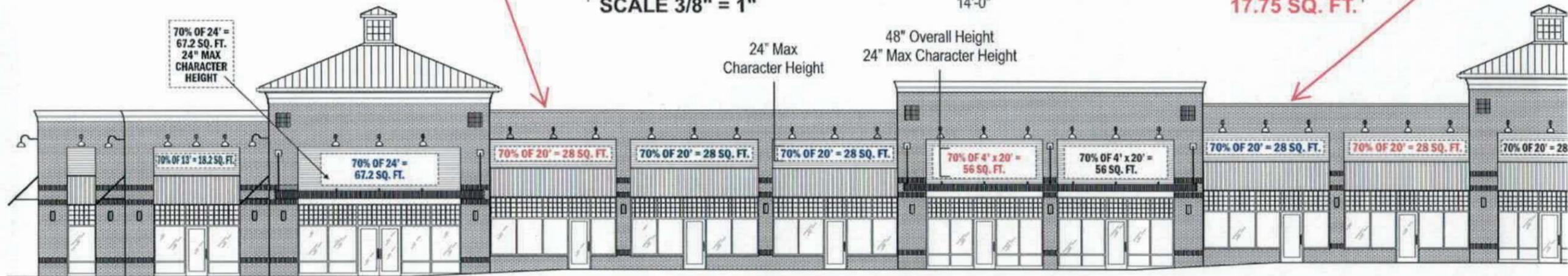
DRAWING NO. AR 12-2020

DATE 01-31-2020



SCALE 1/8" = 1'

Storefront A



NOT TO SCALE

SINGLE STOREFRONT - ALLOWABLE AREA

© COPYRIGHT 2015

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614



CLIENT APPROVAL
 DATE
Landlord approval
of BSA

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME LINWORTH CROSSING - MOVE FITNESS STUDIO
 LOCATION 2285 W. DUBLIN-GRANVILLE RD. SUITE 121
 CITY COLUMBUS STATE OHIO

REVISION Ref: #15451 12-29-15



City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

121 W. Wilson Bridge Rd.

Case #	AR 105-19
Date Received	11/22/2019
Fee	\$2.00
Meeting Date	12/12/2019
Filing Deadline	
Receipt #	67909

1. Property Location ~~7007 North High Street~~

2. Present/Proposed Use Vacant/Hotel

3. Zoning District PUD

4. Applicant The Witness Group

Address 600 Enterprise Drive, Lewis Center, OH 43035

Phone Number(s) 614-846-6600

Email _____

5. Property Owner HE - HARI Inc.

Address 600 Enterprise Drive, Lewis Center, OH 43035

Phone Number(s) 614-846-6600

Email _____

6. Project Description new hotel

7. Project Details:

a) Design see architectural sketches

b) Color see architectural sketches

c) Size see architectural sketches

d) Approximate Cost \$10 million Expected Completion Date June 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Tabled 12-12-2019

By: [Signature] 11/14/19
Applicant (Signature) Date

By: [Signature] 11/14/19
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
121 W. Wilson Bridge Rd.

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Beth Evans		101 Saint Julien St.	Worthington, OH 43085
Park National Bank		7140 N. High St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
First Financial Bank		225 Pictoria Dr. Suite 800	Cincinnati, OH 45246
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Lois Drenik		1104 Rosebank Dr.	Worthington, OH 43085
Tenant		103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bushong		115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker		117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden		119 St. Michelle St.	Worthington, OH 43085
Barbara Miller		121 St. Michelle St.	Worthington, OH 43085
Carol Smith		123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson		114 St. Julien St.	Worthington, OH 43085
David McCall	Laura Miller	116 St. Julien St.	Worthington, OH 43085
James Sharvin		118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene		120 St. Julien St.	Worthington, OH 43085
Donald Gleason		115 St. Julien St.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakogeorgiou		139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson		142 Caren Ave.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller		145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Tenant		130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden		3790 Spur Ln.	Columbus, OH 43221
Tenant		140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey		150 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085



City of Worthington

PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

Case #	PUD 02-19
Date Received	11/22/2019
Fee	\$100
Meeting Date	12/12/2019
Filing Deadline	
# 67903	

121 W. Wilson Bridge Rd.

1. Property Location ~~7007 North High Street~~

2. Present Zoning PUD Present Use vacant ground

3. Proposed Use Hotel / Mixed use development

4. Applicant The Witness Group

Address 600 Enterprise Drive, Lewis Center, OH 43035

Home Phone _____ Work Phone 614-846-6600

Email ohm.patel@thewitnessgroup.com

5. Property Owner HE- HARI Inc.

Address 600 Enterprise Drive, Lewis Center, OH 43035

Home Phone _____ Work Phone 614-846-6600

Email ohm.patel@thewitnessgroup.com

6. Project Description Modifying approved site plan and elevations for new hotel that is being substituted for the hotel approved in March 2019.

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Tabled 12-12-2019

By: *John B. Reynolds III* 11/24/19
Applicant (Signature)

By: *John B. Reynolds III* 11/24/19
Property Owner (Signature) Date

121 W. Wilson Bridge Rd.



January 27, 2020

City of Worthington
Lynda Bitar
374 Highland Ave
Worthington, OH 43085

**RE: Worthington Redevelopment – Building #5 Hotel Development
North High Street and W. Wilson Bridge Road
- Second Submittal -**

Dear Committee Members:

This package includes our team's second submittal associated with the proposed development of a TRU by Hilton hotel. The site is located at the former Holiday Inn site. The revised design is based on feedback received from the December 12, 2019 Architecture Review Board presentation.

Overview

The redevelopment of the site has been presented with six buildings of various uses under the following approvals:

- PUD-01-18, BZA 27-18 (signage)
- CU 07-18 (conditional use – offices)
- AR 32-18 (signage approval)
- BZA10-18 (various variances for site development)
- AR 32-16 (building approvals)

The hotel site, labeled as building #5, is what this submittal specifically pertains to. The previously approved buildings 1, 2, 3, 4 and 6 are to remain as previously reviewed and approved.

TRU by Hilton is a newer midscale concept that is expanding rapidly throughout the United States. Its design supports a fresh approach to hospitality that focuses on a meaningful difference to guests and their travel experience. The design is contemporary and vibrant both inside and out.

Design Approach

The feedback received from the December 12, 2019 ARB presentation was that the proposed building did not contain enough “Heritage” elements that connects it to the City of Worthington’s architectural fabric. As such, an idea was conceived that the proposed hotel should be based off a historic building type that is married with the modern brand elements a TRU by Hilton requires.

Using this idea as a guide, our team is leveraging the design concept that the majority of building façade is intended to emulate an existing three-story, early 20th century warehouse/manufacturing building that was altered/renovated into a hotel. The theme of converting the “existing” warehouse/manufacturing facility into a hotel required the addition of a fourth story and the application of the hotels’ brand to the existing building facade. The result of this design concept yields a primarily timeless architectural look with a few modern elements applied to it.

CITY OF WORTHINGTON

DRAWING NO. AR 105-19
PUD 02-19

Within this submittal, you will find the revised design for a proposed for a four story, 108 guest room hotel. This is an increase of 4 additional rooms and was the outcome of creating the building form on the east end of the building. The suggested exterior materials are primarily brick that are in the dark charcoal and tan color offerings. The colored mosaic accents shown on the north and south façades are proposed to be colored glazed brick or similar tile material. A prefinished metal coping system caps the roof line. Windows are intended to be prefinished aluminum.

Conclusion

Our team has invested a significant amount of effort with the City, Ownership, and Hilton teams to arrive at the design we are presenting today. There were many iterations of this building we developed, with each version being refined to better the design. We believe this effort has paid off with a design that is fits well within the City's community.

Sincerely,

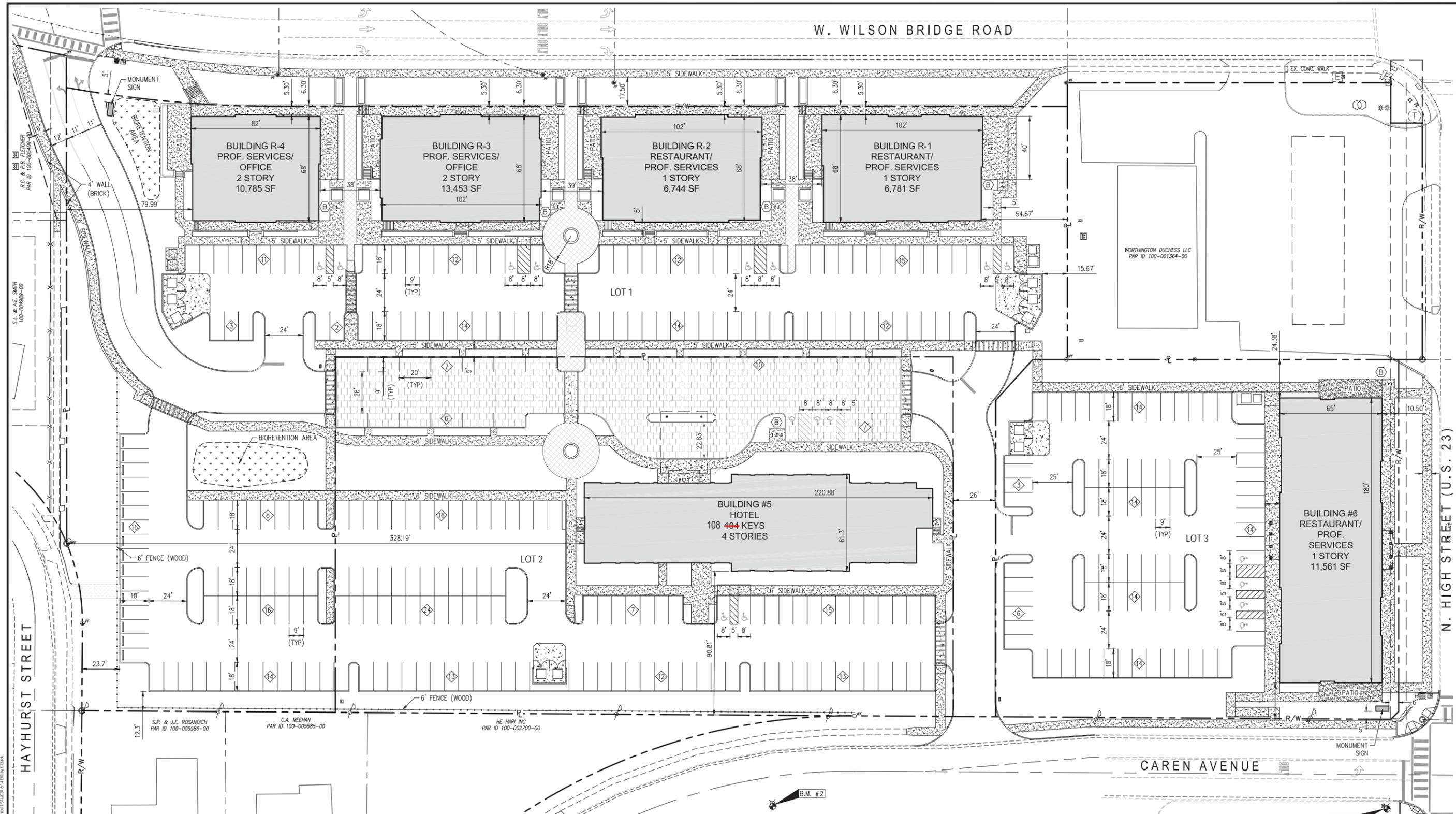


Daniel Barney
architect

CITY OF WORTHINGTON

DRAWING NO. AR 105-19
PUD 02-19

DATE 02-03-2020



ZONING
 DEVELOPMENT ADDRESS: 7007 N. HIGH STREET
 WORTHINGTON, OH 43085
 PARCEL NUMBER:
 100-001218
 ZONING:
 LOT AREAS:
 LOT 1 = 3.33 AC.
 LOT 2 = 2.03 AC.
 LOT 3 = 1.32 AC.
 TOTAL SITE AREA:
 6.68 AC.
 SETBACKS:
 AS SHOWN

OWNER
 HE HARI INC
 7007 N HIGH STREET
 WORTHINGTON, OHIO 43085

GREEN SPACE
 EXISTING: 1.363 AC (19.4%)
 PROPOSED: 1.409 AC (21.1%)

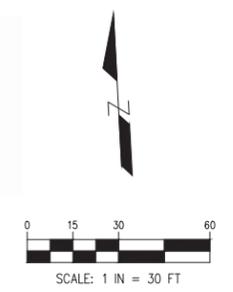
PARKING
 REQUIRED: 342 (PER PUD)
 PROVIDED: 357 SPACES TOTAL
 INCLUDES 17 ACCESSIBLE SPACES (4 VAN / 13 CAR)
 BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

FLOOD ZONE
 SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.
 FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).

LIGHTING
 PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.
 SEE PHOTOMETRIC PLAN FOR DETAILS.

LANDSCAPING
 PLANTING INTENT PER "LANDSCAPE PLAN", TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE. SEE LANDSCAPE PLAN FOR DETAILS.

CITY OF WORTHINGTON
 DRAWING NO. AR 105-19
 PUD 02-19
 DATE 02-03-2020



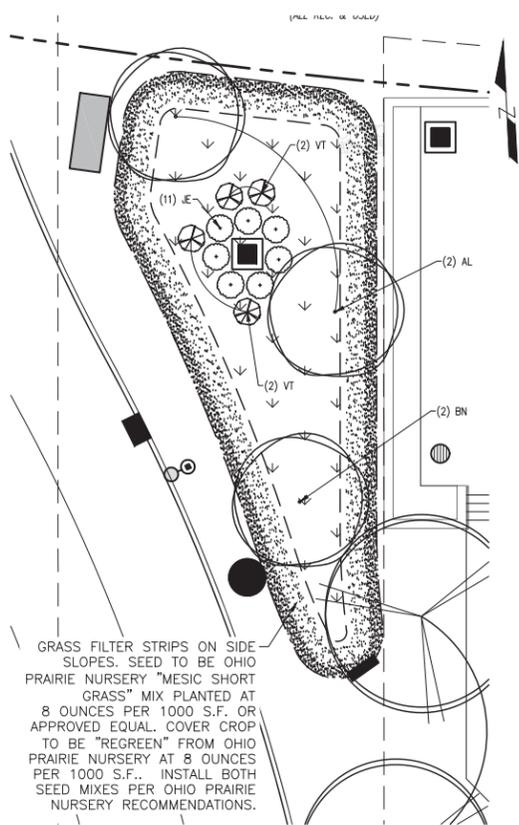
- Ⓛ PARKING COUNT
- Ⓛ BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222 PROJECT DATE: 1/31/2020 DRAWN BY: PMV CHECKED BY: CEO	
PREPARED FOR: THE WITNESS GROUP 600 ENTERPRISE DRIVE LEWIS CENTER, OH 43085	
CITY OF WORTHINGTON SITE IMPROVEMENT PLAN FOR WORTHINGTON GATEWAY 7007 N. HIGH STREET, WORTHINGTON, OH	
SITE PLAN C-1	

LANDSCAPE PLANTING SPECS

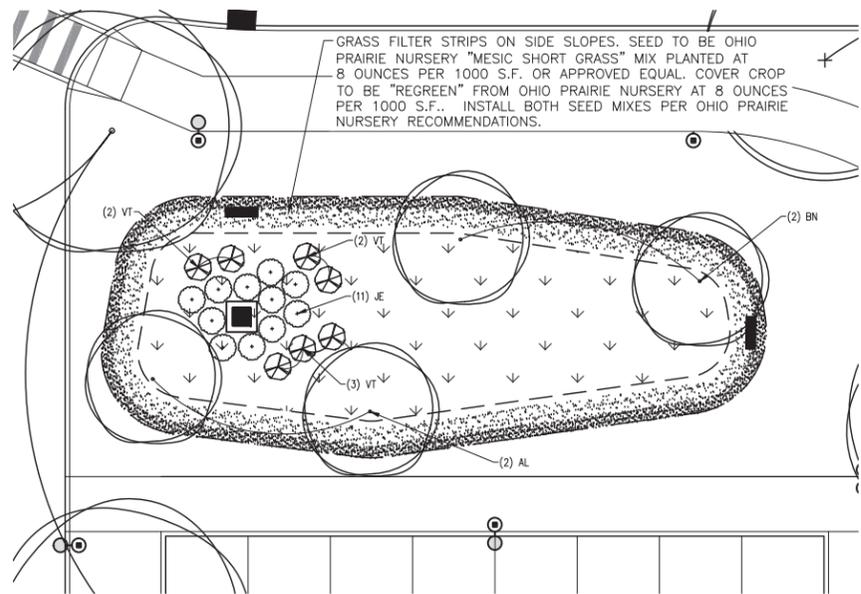
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
- REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.
- ALL PLANTING MATERIALS SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
- BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - ONE PART EXCAVATED SOIL.
 - ONE PART EPA RATED CLASS IV COMPOST.
 - A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
 - IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
- MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
- PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
- RESTORATION OF DISTURBED AREAS FOR NEW LAWN: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
- LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
- TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS./1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

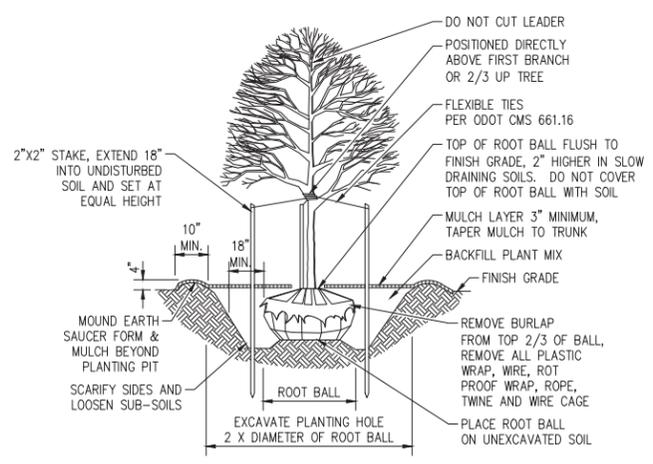


NORTHWEST BIORETENTION BASIN
SCALE: 1" = 10'

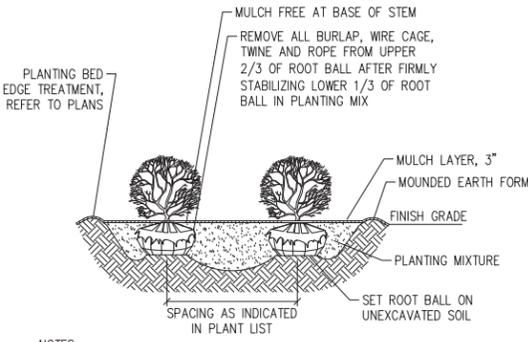
TREES / SHRUBS PROVIDED BY BIORETENTION AREA						
CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	688	14	2	1	7	4
CENTRAL	1085	22	2	2	11	7



CENTRAL BIORETENTION BASIN
SCALE: 1" = 10'



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

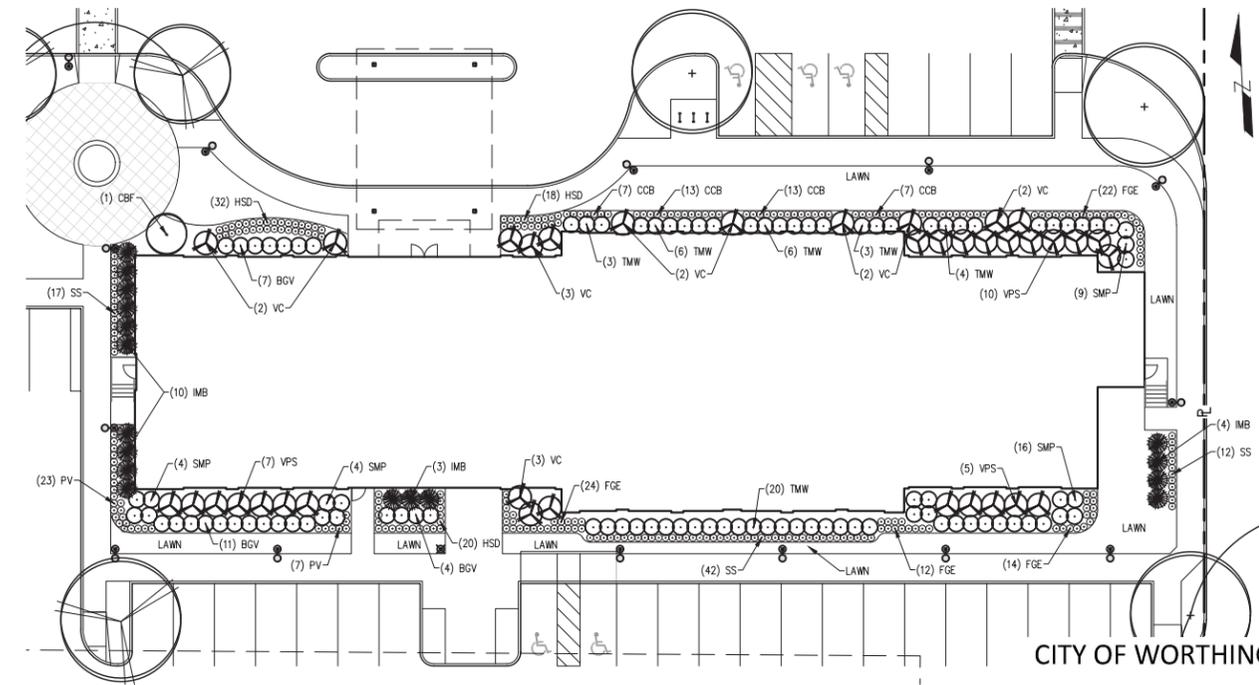


- NOTES:**
- ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
 - SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NOT TO SCALE

LANDSCAPE PLANT LIST

ABRV	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	-	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
DEC	-	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GALLON	CONTAINER	DEC. SHRUB
DF	-	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	1 GALLON	CONTAINER	DEC. SHRUB
EFC	-	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
FGE	-	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HT	CONTAINER	DEC. SHRUB
JHB	-	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
JSS	-	JUNIPERUS SCOPULURUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
SMP	-	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	-	VIBURNUM Plicatum TOM. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	-	VIBURNUM CARLES	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	-	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DEC. SHRUB
IMB	-	ILEX X MESSEWAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
TMW	-	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB
AG	-	ACER GRiseum	PAPERBARK MAPLE	2" CALIPER	B&B	DEC. TREE
AGC	-	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY (TREE FORM)	2" CALIPER	B&B	DEC. TREE
AL	-	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLIANCE SERVICEBERRY	6" HEIGHT	B&B (MULTI-STEM)	DEC. TREE
ARR	-	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DEC. TREE
ARS	-	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CALIPER	B&B	DEC. TREE
ASG	-	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CALIPER	B&B	DEC. TREE
AT	-	ACER TATARICUM	TATARUM MAPLE	2" CALIPER	B&B	DEC. TREE
BN	-	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8" HEIGHT	B&B (MULTI-STEM)	DEC. TREE
CBF	-	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2" CALIPER	B&B	DEC. TREE
CC	-	CRATAEGUS CRUSGALLI CRUSADER	CRUSADER COCKSPUR HAWTHORN	2" CALIPER	B&B	DEC. TREE
CL	-	CLADRASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DEC. TREE
CSD	-	QUERCUS RUBRUM 'CRIMSCHMIDT'	CRIMSON SPIRE UPRIGHT OAK	2.5" CALIPER	B&B	DEC. TREE
GTI	-	GLEDTISIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DEC. TREE
MS	-	MALUS SNOWDRIFT	FLOWERING CRABAPPLE	2" CALIPER	B&B	DEC. TREE
NST	-	NYSAA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CALIPER	B&B	DEC. TREE
NSW	-	NYSAA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CALIPER	B&B	DEC. TREE
PAC	-	PLATINUS ACERIFOLIA	LONDON PLANETREE	2.5" CALIPER	B&B	DEC. TREE
POC	-	PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER	B&B	DEC. TREE
PVC	-	PRUNUS VIRGINIANA 'CANADA RED SELECT'	CANADA RED SELECT CHOKECHERRY	2" CALIPER	B&B	DEC. TREE
QI	-	QUERCUS IMBRICARIA	SHINGLE OAK	2" CALIPER	B&B	DEC. TREE
QR	-	QUERCUS RUBRA	RED OAK	2" CAL	B&B	DEC. TREE
TCG	-	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER	B&B	DEC. TREE
TTO	-	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DEC. TREE
UEB	-	FAGUS SYLVATICA DAWYCK	UPRIGHT EUROPEAN BEECH	2.5" CALIPER	B&B	DEC. TREE
ZSV	-	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CALIPER	B&B	DEC. TREE
PA	-	PICEA ABIES	NORWAY SPRUCE	6" HEIGHT	B&B	EVG. TREE
PO	-	PICEA OMORIKA	SERBIAN SPRUCE	6" HEIGHT	B&B	EVG. TREE
TON	-	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6" HEIGHT	B&B	EVG. TREE
TP	-	THUJA PLICATA	SPRING GROVE WESTERN ARBORVITAE	6" HEIGHT	B&B	EVG. TREE
CCB	-	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUEBEARD	2 GALLON	CONTAINER	PERENNIAL
HSD	-	HEMEROCALIS 'STELLA DE ORO'	YELLOW DAYLILLY	2 GALLON	CONTAINER	PERENNIAL
JE	-	JUNCUS EFFUSUS	COMMON RUSH	3 GALLON	CONTAINER	PERENNIAL
PV	-	PHLOX x 'VIOLET PINWHEELS'	CREEPING PHLOX 'VIOLET PINWHEELS'	18" HT	CONTAINER	PERENNIAL
SS	-	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	LITTLE BLUESTEM	2 GALLON	CONTAINER	PERENNIAL
PAH	-	PENNESETUM ALEUCOIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS



HOTEL BUILDING PLANTINGS
SCALE: 1" = 20'

CITY OF WORTHINGTON

DRAWING NO. AR 105-19
PUD 02-19

DATE 02-03-2020

DESCRIPTION

BY

DATE

NO.

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 614.441.4222

PROJECT DATE: 1/31/2020
PROJECT NO: A202007
DRAWN BY: MDL
CHECKED BY: GEO

TECHNICAL SKILL
CREATIVE SPIRIT

PREPARED FOR:
THE WITNESS GROUP
640 ENTERPRISE DRIVE
LEWIS CENTER, OH 43085

CITY OF WORTHINGTON
SITE IMPROVEMENT PLAN FOR
WORTHINGTON GATEWAY

LANDSCAPE DETAILS

7007 N. HIGH STREET, WORTHINGTON, OH









MTL-3
WINDOW FRAMES
KAWNEER FLUOROPON
CLASSIC BRONZE



MTL-4
UNA-CLAD ALUMINUM COPING
KYNAR 500
BONE WHITE



MTL-2
ALCOA RENOBOND PANEL
R8190 (4MM) PE
COLORWELD 300 FINISH
FRISCO WHITE



SLATE-1
VERMONT SLATE COMPANY
CLIPACLAD 101 LOGIC
RAINSREEN CLADDING



MTL-1
POWDERCOAT TO MATCH
SHERWIN WILLIAMS
SW 6798 MAJOR BLUE



BRICK-1
ENDICOTT CLAY BRICK
MANGANESE IRONSPOT - VELOUR MODULAR
MORTAR: SPEC MIX - SM800 BLACK



BRICK-7
ELGIN BUTLER
GLAZED BRICK
4174 LIME



BRICK-5
ELGIN BUTLER
GLAZED BRICK
4825 PURPLE HEART



BRICK-6
ELGIN BUTLER
GLAZED BRICK
2300A LEMON TWIST



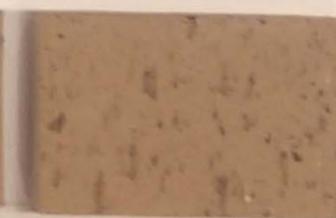
BRICK-3
ELGIN BUTLER
GLAZED BRICK
4586 INDIGO



BRICK-4
ELGIN BUTLER
GLAZED BRICK
4550 DYNAMIC BLUE



BRICK-2
ENDICOTT CLAY BRICK
LIGHT SANDSTONE - VELOUR MODULAR
MORTAR: SPEC MIX - SM500 DARK BUFF



CITY OF WORTHINGTON
DRAWING NO. AR 105-19
PUD 02-19
DATE 02-03-2020

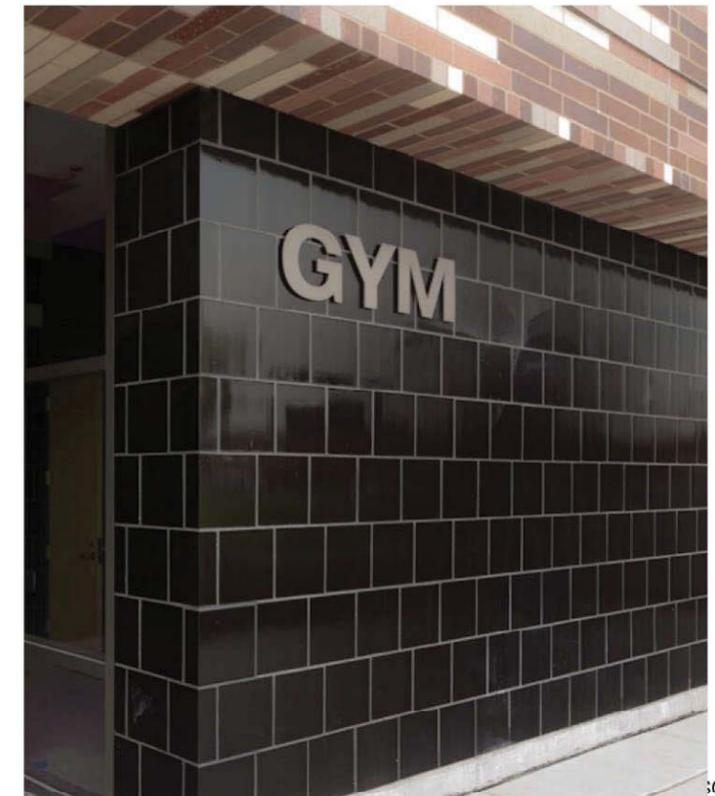
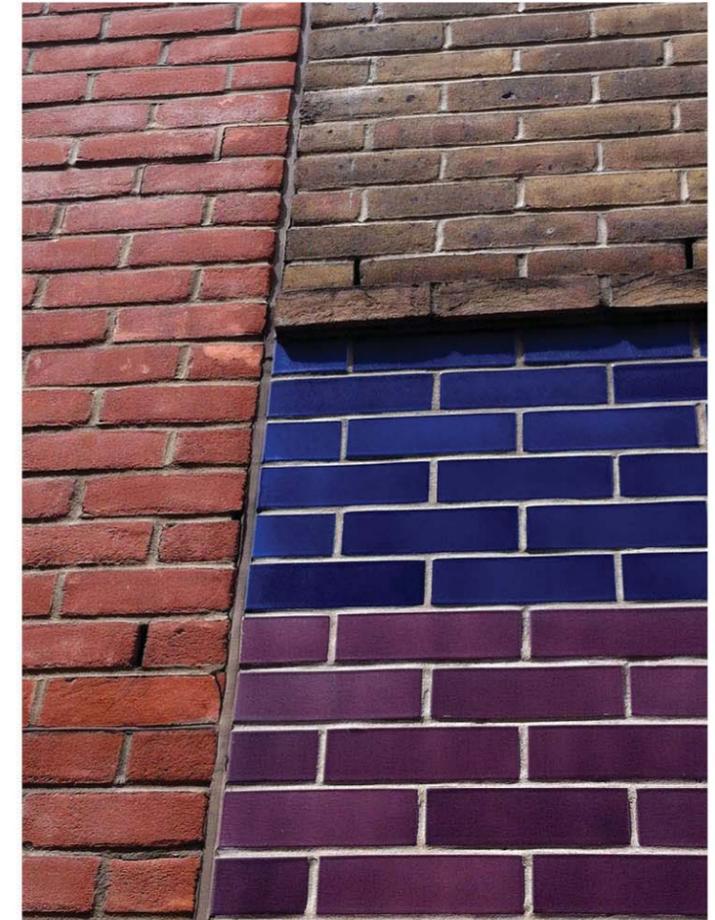
BRICK



SLATE SHINGLES



GLAZED BRICK



SCALE:

CITY OF WORTHINGTON

DRAWING NO. AR 105-19
PUD 02-19

DATE 02-03-2020

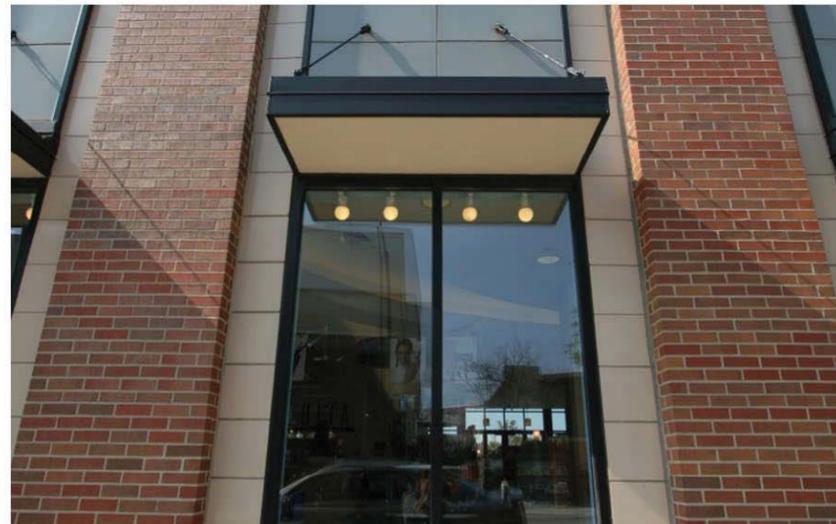


WORTHINGTON REDEVELOPMENT | TRU BY HILTON

INSPIRATION



01/31/20



CITY OF WORTHINGTON

DRAWING NO. AR 105-19
PUD 02-19

DATE 02-03-2020

SCALE: