6550 N. High Street
Worthington, Ohio 43085

T: 614-436-3100

CITY COUNCIL MEMBERS

Bonnie D. Michael
President

Scott Myers
President Pro-Tem

Peter Bucher
Council Member

Rachael Dorothy
Council Member

Beth Kowalczyk
Council Member

David Robinson
Council Member

Douglas Smith
Council Member

CITY STAFF MEMBERS

Matthew Greeson
City Manager

D. Kay Thress
Clerk of Council

Worthington City Council Agenda

Louis J.R. Goorey Municipal Building
John P. Coleman Council Chamber

Tuesday, February 18, 2020 ~ 7:30 PM

1. Call To Order

2. Roll Call

3. Pledge of Allegiance

4. Visitor Comments

5. Approval of the Minutes

5.A. Meeting Minutes - February 3, 2020 (Special)

5.B. Meeting Minutes - February 3, 2020

5.C. Meeting Minutes - February 10, 2020 (Special)

Recommendation: Motion

6. Public Hearings on Legislation

6.A. **Ordinance No. 04-2020** Appropriation - Selby Park Playground Replacement Project

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Selby Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 704-20)

Executive Summary: This Ordinance appropriates $275,000 for playground replacement at Selby Park

Recommendation: Approve as Presented

Legislative History: Introduced February 3, 2020

6.B. Ordinance No. 05-2020 Appropriation - Perry Park Backflow Preventer Relocation

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Perry Park Backflow Preventer Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 705-20)

Executive Summary: This Ordinance appropriates $70,000 for replacement of the backflow preventer at Perry Park.

Recommendation: Approve as Presented

Legislative History: Introduced February 3, 2020

6.C. Ordinance No. 07-2020 Rezoning - Stafford Village - Northeast Corner of Hartford Street & East Stafford Avenue

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the R-10 Distrct, R-6.5 District and the AR-4.5 District to PUD, Planned Use District (Northeast Corner of Hartford Street & East Stafford Avenue)

Executive Summary: This Ordinance rezones the northeast corner of Hartford Street and East Stafford Avenue from R-10 (Low Density Residential), R-6.5 (One & Two-Family Residential) and AR-4.5 (Low Density Apartment Residential) to PUD, Planned Use District for the redevelopment of the site for 86 dwelling units.

Recommendation: Approve as Presented

Legislative History: Introduced on February 3, 2020 for public hearing

7. New Legislation to Be Introduced

7.A. **Resolution No. 09-2020** Stafford Village - Affordable Housing Agreement

To Authorize the City Manager to Enter into an Agreement with National Church Residences Concerning Affordable Housing Units and Tax Increment Financing for Stafford Village Redevelopment.

Executive Summary: This Resolution would authorize the City Manager to enter into an agreement with National Church Residences to guarantee 34 affordable housing units and to reduce the tree replacement fee in connection with the Stafford Village redevelopment.

Recommendation: Introduce and Approve as Presented

7.B. **Resolution No. 10-2020** Community Relations Commission Appointments

Approving Appointments to the Community Relations Commission.

Executive Summary: This Resolution appoints three individuals to the Community Relations Commission

Recommendation: Introduce and Approve as Presented

8. Reports of City Officials

9. Reports of Council Members

10. Other

11. Executive Session

12. Adjournment

Worthington City Council
Special Meeting Minutes
Monday, February 3, 2020 ~ 6:15 p.m.

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, February 3, 2020 in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Pro-tem Myers called the meeting to order at or about 6:18 p.m.

Roll Call

Members Present: Rachael Dorothy, Beth Kowalcyzk, Scott Myers, and Doug Smith.

Absent: Peter Bucher, David Robinson and Bonnie Michael

Also present: Clerk of Council D. Kay Thress

MOTION Mr. Myers made a motion to meet in Executive Session to consider appointments of public officials. The motion was seconded by Ms. Dorothy.

The motion carried by the following vote:

Yes 4 Dorothy, Kowalcyzk, Myers and Smith

No 0

Council recessed at 6:18 p.m. from the Regular meeting session.

ADJOURNMENT

MOTION Mr. Smith made a motion to return to open session and adjourn the Special Meeting. The motion was seconded by Ms. Kowalczyk.

President Michael declared the meeting adjourned at 7:21 p.m.

_____
Clerk of Council

APPROVED by the City Council, this 18th day of February, 2020.

_____
President of Council

CITY OF WORTHINGTON
Worthington City Council Minutes
February 3, 2020

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, February 3, 2020, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL

Members Present: Peter Bucher, Rachael R. Dorothy, Beth Kowalczyk, Scott Myers David Robinson, Douglas K. Smith, and Bonnie D. Michael

Member(s) Absent:

Also present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Chief of Fire John Bailot, Chief of Police Robert Ware, Clerk of Council D. Kay Thress, Management Assistant Ethan Barnhardt

There were 15 visitors present.

PLEDGE OF ALLEGIANCE

President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.

VISITOR COMMENTS

President Michael explained how some persons are wanting to share testimony tonight on Stafford Village. However, as is Council tradition, the legislation is only being introduced and Council will not be hearing testimony tonight.

SPECIAL PRESENTATION

- Nikki Hudson – Worthington Board of Education President

Ms. Hudson explained how she is pleased to share that she will serve as liaison between the Board of Education and the City. She suggested for further collaboration that there could be a point person that City Council designates to communicate with the Board. She is excited to come to City Council meetings to share updates.

She shared a summary of the discussion from the most recent Board of Education meeting where there was a conversation about the natatorium. The Board is supportive of finding a way to keep the natatorium open. They had a discussion about the potential for a Joint Recreation District (JRD) where Dr. Bowers explained there would need to be a successful levy campaign to obtain funding.

The District will have campaigns coming up for additional levies to address school facilities. They feel like the City would need to take the lead for a JRD. If the City Council is interested, the Board requests that the City put together a proposal and timeline. If they have to take on responsibility for the natatorium, they need to be prepared. They would like to know more about what role the City and schools play in a JRD.

Ms. Dorothy explained how she is pleased to hear the school board is interested in the natatorium. The City also has vested interest in the pools. Though they have not made a decision as a body, she would like to pursue keeping both open. She would also like to see a proposal and timelines put together and she looks forward to collaborating on this issue.

Ms. Kowalczyk expressed how she appreciates the thought and discussion that went into this recommendation and recognizing how these are community assets. In terms of the City taking the lead, she wondered what form Ms. Hudson envisions that being. Ms. Hudson replied there is not a set vision. Their discussion was centered more around the actual campaign because it takes a lot of effort across the entire district that requires a body of community volunteers. They have questions about who would run the levy campaign for a JRD.

Mr. Myers asked what would lead up to a campaign, he imagines it would entail putting together the framework and legal work that needs to be done. The deadline for a November ballot would be in August. Ms. Hudson said they did not discuss that in detail. Their suggestion would be for the City to work on what the timeline would be and what things need to be accomplished and when.

President Michael discussed how there should be a discussion about what jurisdictions should be a part of a JRD. A JRD is much like a Park District where the Metro Parks board and group lead the campaign.

Mr. Smith asked if an ad hoc committee should be set up to explore the next steps in the process.

Ms. Hudson explained that there needs to be an investigation of who should be involved, the timeline, and resources that are required. Most important is a proposal of what role you would anticipate being brought to the table. The City needs to put together a proposal.

President Michael said this should be a Committee of the Whole topic. Mr. Greeson shared that he has tasked Mr. Barnhardt with gathering more research on other JRDs in Ohio including legislation, how they got to where they are, and what their budgets looks like. He would be glad to put this on the upcoming Committee of the Whole agenda as a discussion item.

APPROVAL OF THE MINUTES

- Meeting Minutes – January 13, 2020
- Meeting Minutes – January 21, 2020

MOTION Mr. Bucher moved, and Ms. Kowalczyk seconded a motion to approve the aforementioned meeting minutes as presented.

The motion to approve the minutes as presented carried unanimously by a voice vote.

PUBLIC HEARINGS ON LEGISLATION

President Michael declared public hearings and voting on legislation previously introduced to be in order.

Ordinance No. 01-2020 Granting a Temporary Construction Easement to Columbia Gas of Ohio, Inc. over the Property Owned by the City of Worthington at 7200 Huntley Road for Material and Equipment Storage to Accommodate the Relocation of Utilities as Part of the Northeast Gateway Project.

The foregoing Ordinance Title was read.

Mr. Lindsey detailed how as part of the Northeast Gateway project, there is a significant amount of utility relocation work that needs to occur first. As part of that, Columbia Gas has a significant amount of work to do, removing its existing pipelines and then replacing them with new pipelines. We purchased the property at 7200 Huntley and that has been demolished as reported last month. It is anticipated that property will be used as a staging area for Columbia Gas.

Ms. Dorothy asked when this project would move forward. Mr. Whited responded that they will begin in the spring and it will take several months to be completed.

There being no comments, the clerk called the roll on Ordinance No. 01-2020. The motion carried by the following vote:

Yes	**7**	Bucher, Robinson, Kowalczyk, Dorothy, Smith, Myers, Michael
No	**0**	

Ordinance No. 01-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 02-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the NE Gateway-Utility Relocation and All related Expenses and Determining to Proceed with said Project. (Project No. 602-14

The foregoing Ordinance Title was read.

Mr. Greeson presented that this is for $1.2 million we need in advance for extensive utility relocations. We will be reimbursed about $1.14 million by the Ohio Public Works Commission.

Mr. Whited explained how this is a huge project that requires a lot of work. He thanked our consultants and staff who were able to get 95% of this reimbursed. He hopes this starts as soon as possible because it is vital to move forward on the remainder of the project.

There being no comments, the clerk called the roll on Ordinance No. 02-2020. The motion carried by the following vote:

Yes 7 Robinson, Kowalczyk, Dorothy, Smith, Myers, Bucher, Michael

No 0

Ordinance No. 02-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 03-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund Unappropriated Balance to Provide Funds for the Reimbursable Charges Associated with the Electric Vehicle Charging Station Payment Process and the Increased Property Taxes at the Kilbourne Memorial Library Building.

The foregoing Ordinance Title was read.

Mr. Greeson presented how this is for two separate issues rolled into one appropriation. Specifically, one issue regarding EV charging stations and the second is about the

Kilbourne library building where we are the landlord and we receive taxes from the tenants.

Mr. Bartter said this ordinance creates a new budgetary line for EV charging and the fees ChargePoint charges. The tax payments we underbudgeted due to an increase in the property taxes. Expenses are reimbursed to us by Sew to Speak and CoHatch.

Ms. Dorothy asked if the tenants know that this increase is coming. Mr. Barter responded yes.

There being no comments, the clerk called the roll on Ordinance No. 03-2020. The motion carried by the following vote:

Yes	**7**	Kowalczyk, Dorothy, Smith, Myers, Bucher, Robinson, Michael
No	**0**	

Ordinance No. 03-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 04-2020 To Accept a Grant from the Ohio Bureau of Workers' Compensation – Firefighter Exposure to Environmental Elements Grant (FEEEG) for Particulate Blocking (Firefighting) Hoods and Authorize the City Manager to Execute the Necessary Grant Documentation.

Introduced by Mr. Smith.

MOTION Mr. Myers made a motion to adopt Resolution No. 04-2020. The motion was seconded by Ms. Dorothy.

Chief Bailot explained how one of our firefighters, Chris Courtney, made an application to the Ohio Bureau of Workers Compensations under their FEEEG grant. We were notified that we were successful with the grant which will enable us to purchase fifty particulate hoods. In their industry, firefighter cancer is prevalent, and these hoods block out particulates that are known to be cancer causing, giving firefighters that next level of safety.

There being no additional comments, the motion to adopt Resolution No. 04-2020 passed unanimously by a voice vote.

Resolution No. 05-2020 Authorizing a Pipeline Relocation Agreement with Columbia Gas of Ohio, Inc. for the Northeast Gateway Intersection Improvement Project. (Project No. 602-14)

Introduced by Mr. Robinson.

MOTION Mr. Bucher made a motion to adopt Resolution No. 05-2020. The motion was seconded by Ms. Kowalczyk.

Mr. Lindsey requested an amendment to the relocation cost included in the last WHEREAS clause. He was notified late last week that Columbia Gas updated their plans which resulted in a slight increase in the estimated cost. That new number is $894,467.

He added that the relocation of pipelines that are in owned easements is a requirement of the ODOT manual by which we must follow because we are using state and federal funds.

MOTION Mr. Smith made a motion to amend Resolution No. 05-2020 to reflect the dollar figure of $894,467.00. The motion was seconded by Mr. Myers.

The motion to amend passed unanimously.

There being no additional comments, the motion to adopt Resolution No. 05-2020 (As Amended) passed unanimously by a voice vote.

Resolution No. 06-2020 Authorizing an Amendment to the Final Development Plan for 300 East Wilson Bridge Road and Authorizing a Variance (MedVet Medical & Cancer Center for Pets).

Introduced by Ms. Dorothy.

MOTION Mr. Robinson made a motion to adopt Resolution No. 06-2020. The motion was seconded by Mr. Bucher.

Mr. Greeson expressed how we are always excited when MedVet invests in their facilities.

Mr. Brown explained how the property is in a C-3 district, is over 3 acres in size, and subject to a development plan. The development plan is subject to a 30 foot side yard. As part of their continued improvements, on the northeast side of the building, they are adding a generator and a fence enclosure which is only 19 feet to the property line. They will need a variance. As part of their approval before MPC, it was recommended for approval to City Council with the variance. MPC found it interesting that they do not have a generator on site currently and this fills a need for them.

Ms. Dorothy asked if we have any maximum sound levels we know about or any sound deadening applications for this. Mr. Brown said when something like this goes to the MPC/ARB with a generator, part of the approval process includes a discussion of the hours of operation.

There being no additional comments, the motion to adopt Resolution No. 06-2020 passed unanimously by a voice vote.

Resolution No. 07-2020 Authorizing an Amendment to the Contract with Evolved Lighting Solutions for the 2019 Worthington Street Light LED Retrofit Project. (Project No. 655-17)

Introduced by Ms. Kowalczyk.

MOTION Mr. Smith made a motion to adopt Resolution No. 07-2020. The motion was seconded by Mr. Myers.

Mr. Greeson detailed how this allows him to enter into contract in order to complete the LED lighting project. We are thirty lights away from being completed, using some leftover funds from last year and $25,000 in funds from the CIP this year. This is completing one of Council's priorities by taking down old lights and making them LED.

Ms. Dorothy asked how much we would save. Mr. Whited responded it is approximately $87,000 dollars. The project will start soon and take 4-6 weeks.

There being no additional comments, the motion to adopt Resolution No. 07-2020 passed unanimously by a voice vote.

Ordinance No. 04-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Selby Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 704-20)

Introduced by Ms. Dorothy.

Ordinance No. 05-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Perry Park Backflow Preventer Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 705-20)

Introduced by Mr. Robinson.

Ordinance No. 06-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for the Tree Clearing for Northbrook Relief Sewer Improvements and all Related Expenses and Determining to Proceed with said Project. (Project No. 656-17)

Introduced by Mr. Bucher.

Mr. Greeson requested that Ordinance No. 06-2020 be introduced and set for public hearing at the meeting on February 10th.

Ordinance No. 07-2020 To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the R-10 District, R-6.5 District and the AR-4.5 District to PUD, Planned Use District (Northeast Corner of Hartford Street & East Stafford Avenue)

Introduced by Ms. Kowalczyk.

The Clerk was instructed to give notice of a public hearing on said ordinance(s) in accordance with the provisions of the City Charter unless otherwise directed.

REPORTS OF CITY OFFICIALS

Mr. Greeson reported that the Groundhog Day Chamber of Commerce event is tomorrow. Dr. Bowers with the schools, Mr. Gibson from the libraries, and he will be leading an informative conversation. He noted that the Vice Chair of the Visioning Committee, Austin Mitchell will also speak about the visioning process.

There have been a couple questions about the coronavirus, and he reported that the City has been in touch with Columbus Public Health, who has staff monitoring public health forums. He will share information via email tomorrow about the public health messages our partners in Columbus are putting out about that issue. We will be meeting as a staff to make sure we are reviewing plans and are up to speed.

Lastly, he brought attention to the "At Your Place" packet of informational items at Councilmembers' seats. One item is a response to a number of good questions from Mr. Robinson about the comprehensive plan that he wanted to write responses to. If there is any desire to discuss that further whether in public forum or otherwise, please let him know. Second, Ms. Brown brought up how Halloween falls on a weekend this year which led to the question about whether we want to continue our policy that Trick or Treat is always on the 31st.

REPORT OF COUNCIL MEMBERS

Mr. Smith reflected on Ms. Hudson's presentation and noted that we may need to get this process running quickly. He suggested discussing JRDs at next week's meeting.

Ms. Dorothy called attention to the Enchanted Evening at the McConnell Arts Center on February 21st. She encourages everyone to go. There are also several Worthington International Friendship Association programs coming up.

Mr. Robinson brought up how he has attempted to address this issue directly with President Michael without satisfactory resolution. His comments are not an attempt to sabotage, but it is an important issue that our colleagues need to know about and think about. He swore when he ran for office and was then elected that he would not allow issues to arise and then neglect them and regret not having dealt with them in office.

The issue he is speaking about is money in politics. When candidates accept money for political campaigns from entities that have business before the City, business requiring Council approval, a recusal by that Councilmember should be standard protocol. This recusal from conflicts of interest is basic in ensuring trust in government. In our nation today, maintaining public confidence in governmental institutions is of the highest importance.

It is public knowledge that during the recent election President Michael accepted a large $750 campaign contribution from the CEO of National Church Residences (NCR). When that money was given, NCR had the Stafford proposal before City, the same proposal introduced for consideration by Council in coming weeks. President Michael has said this financial contribution does not influence her thinking or judgement on this matter. Such self-referential statements are beside the point in public ethics. No one can know what is in another's heart and mind. This is why standards were created in the first place.

We know that a large financial contribution from a development company was accepted by a public official. That company now needs City approval to achieve their aims in Worthington. In order to preserve the trust of residents in their government and that it operates in the public interest, he believes that a recusal by President Michael is the only responsible course of action.

He concluded that, if this giving and taking of money from a person, one with direct financial interest in a Council decision, to a City Councilmember does not represent a conflict of interest requiring recusal, then what would. He asks that President Michael formally declare her recusal from the impending discussion and vote on the NCR Stafford Village proposal.

President Michael asked Mr. Lindsey if he could discuss with Council the legalities and ethical considerations of campaign contributions.

Mr. Lindsey explained how the question of campaign contributions to Councilmembers is not under Ohio law an ethical violation of the Ohio ethics statutes. The phrase "Conflict of Interest" is frequently used to refer to both the legal level as well as a different standard than what the statute would say. So, he would defer to Mr. Robinson as to his use of the term. In terms of a violation of Ohio ethics law, it would not be a violation. There is no legal requirement for President Michael to recuse herself.

President Michael said that everyone when running for office accepts campaign contributions and she believes that this contribution was not an ethical violation and does not affect her decision-making. She does not feel there is an ethical or moral violation that would be a reason to recuse herself from this matter.

EXECUTIVE SESSION

MOTION Mr. Bucher moved, Ms. Kowalczyk seconded a motion to meet in Executive Session to discuss acquisition of property, the appointment and compensation of public officials, and pending litigation.

The clerk called the roll on Executive Session. The motion carried by the following vote:

Yes	**7**	Dorothy, Smith, Myers, Robinson, Bucher, Kowalczyk, Michael
No	**0**	

Council recessed at 8:19 p.m. from the Regular meeting session.

MOTION Mr. Myers moved, Mr. Robinson seconded a motion to return to open session at 9:04 p.m.

The motion carried unanimously by a voice vote.

ADJOURNMENT

MOTION Ms. Dorothy moved, Ms. Kowalczyk seconded a motion to adjourn.

President Michael declared the meeting adjourned at 9:04 p.m.

_____
Management Assistant

APPROVED by the City Council, this 18th day of February, 2020.

_____
Council President

Worthington City Council
Special Meeting Minutes
Monday, February 10, 2020 ~ 6:15 p.m.

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, February 10, 2020, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 6:16 p.m.

Roll Call

Members Present: Pete Bucher**,** Beth Kowalcyzk, David Robinson, and Bonnie Michael (Rachael Dorothy and Doug Smith arrived just after roll call).

Absent: Scott Myers

Also present: Clerk of Council D. Kay Thress

MOTION Mr. Bucher made a motion to meet in Executive Session to consider appointments of public officials. The motion was seconded by Ms. Kowalczyk.

The motion carried by the following vote:

Yes	**6**	Bucher, Dorothy, Kowalcyzk, Robinson, Smith, Michael
No	**0**	

Council recessed at 6:16 p.m. from the Regular meeting session.

ADJOURNMENT

MOTION Ms. Dorothy made a motion to return to open session and adjourn the Special Meeting. The motion was seconded by Ms. Kowalczyk.

President Michael declared the meeting adjourned at 7:16 p.m.

_____
Clerk of Council

APPROVED by the City Council, this 18th day of February, 2020.

_____
President of Council

STAFF MEMORANDUM
City Council Meeting – February 18, 2020

Date: January 29, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Director of Parks & Recreation

Subject: **Ordinance No. 04-2020 - Appropriation - Selby Park Playground Replacement Project**

EXECUTIVE SUMMARY
This Ordinance appropriates $275,000 for playground replacement at Selby Park

RECOMMENDATION
Approve as presented

BACKGROUND/DESCRIPTION
The Selby Park playground is 19 years old and has started to show significant breaking down of various platforms and walkways on the play structure in addition to significant wear on the rubber safety surfacing. Staff have replaced various components and performed repairs on the surfacing to extend the playground's useful life over the past few years but feel replacement is now needed. The playground is very popular and one of the most heavily utilized in the city serving residents, users of the Selby Shelter, and various programs and events. City staff plan to engage the community, including the neighborhood association, in a design process that will include public input.

Worthington has 14 playgrounds spread throughout our 16 parks. We typically get 20 to 25 years out of our playgrounds with the typical wearing out of equipment, safety surfacing, or a combination of the two creating a need for replacement. The Parks Master Plan assessed the cycle of playground replacements and made recommendations on considerations for some playgrounds as they come up for their next renovation. This playground in Selby Park, one of our most heavily utilized and popular playgrounds, was not specified for any changes and therefore is recommended to be replaced of similar size and scale.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)
The project was included in the approved CIP for 2020 for $275,000.

ATTACHMENTS
Ordinance No. 04-2020

ORDINANCE NO. 04-2020

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Selby Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 704-20)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533434 the sum of Two-Hundred Seventy Five Thousand Dollars ($275,000) to pay the cost of the Selby Park Playground Replacement Project and all related expenses (Project 704-20).

SECTION 2. Pursuant to Section 3.02 of the Charter of the City, the City Manager is authorized to execute any contract necessary for the completion of this public improvement. Provided that the total of such contracts shall not exceed the total appropriation as authorized in Section 1 of this Ordinance.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

_____
President of Council

Attest:

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – February 18, 2020

Date: January 29, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Director of Parks & Recreation

Subject: **Ordinance No. 05-2020 - Appropriation - Perry Park Backflow Preventer Relocation**

EXECUTIVE SUMMARY
This Ordinance appropriates $70,000 for replacement of the backflow preventer at Perry Park.

RECOMMENDATION
Approve as presented

BACKGROUND/DESCRIPTION
Due to regulations enforced by the City of Columbus, we have been directed to move our existing backflow preventer from its current location inside the park out to the meter pit closer to Snouffer Road. The project will include installing a new backflow preventer, hot box, sump pump in the pit, and new electric to the location.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)
The project was approved as part of the 2020 CIP for $70,000.

ATTACHMENTS
Ordinance No. 05-2020

ORDINANCE NO. 05-2020

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Perry Park Backflow Preventer Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 705-20)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533435 the sum of Seventy Thousand Dollars ($70,000) to pay the cost of the Perry Park Backflow Preventer Project and all related expenses (Project 705-20).

SECTION 2. Pursuant to Section 3.02 of the Charter of the City, the City Manager is authorized to execute any contract necessary for the completion of this public improvement. Provided that the total of such contracts shall not exceed the total appropriation as authorized in Section 1 of this Ordinance.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

_____
President of Council

Attest:

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – February 18, 2020

Date: January 30, 2020

To: Matthew H. Greeson, City Manager

From: R. Lee Brown, Director of Planning and Building

Subject: Ordinance No. 07-2020 Rezoning - Stafford Village - Northeast Corner of Hartford Street & East Stafford Avenue – PUD 01-2019

EXECUTIVE SUMMARY
This Ordinance rezones the northeast corner of Hartford Street and East Stafford Avenue from R-10 (Low Density Residential), R-6.5 (One & Two-Family Residential) and AR-4.5 (Low Density Apartment Residential) to PUD, Planned Use District for the redevelopment of the site for 86 dwelling units.

RECOMMENDATION
Municipal Planning Commission reviewed and recommended ***approval*** by a 4 to 1 vote to rezone the property at the northeast corner of Hartford Street and East Stafford Avenue on January 9, 2020 with their support in reducing the tree fee to the $150.00 per caliper inch.

Four of the five Municipal Planning Commission members felt that the proposal met the objectives outlined in the Comprehensive Plan and met the overall needs of the community. The Commission discussed the existing conditions found on the site, existing zoning, Comprehensive Plan, Design Guidelines and the general requirements found in the Planning & Zoning Code. The Commission felt that while the project was at a higher density than the surrounding area, that four of the five members supported the increase in density as it was supported by the Comprehensive Plan and that the design changes to the project mitigated the overall height, size and would overall be an enhancement to the neighborhood. Please see the January 9, 2020 Meeting Minutes that are attached for comments from each Commission member as it pertains to their vote.

Staff is recommending ***approval*** of the proposed rezoning to a Planned Use District to permit the redevelopment of Stafford Village as we believe it meets the objectives found in the Comprehensive Plan as it promotes residential densities around Old Worthington that

addresses targeted housing markets and believe that it should not impact the historic fabric of Old Worthington. Please see additional comments under Staff Comments below.

BACKGROUND/DESCRIPTION

Stafford Village was developed in the early 1970's, and is entirely owned by National Church Residences, which according to its website "… is the nation's largest not-for-profit provider of affordable senior housing and services." The company's headquarters are in Upper Arlington. The main part of the apartment complex is at the northeast corner of E. Stafford Ave. and Hartford St. Other units are located further to the north, and at the southwest corner of North and Hartford Streets. Also, houses at 862, 868 and 874 Hartford St. are owned by National Church Residences.

National Church Residences has applied to rezone through the Planned Unit Development process to create a Planned Use District (PUD) on the property. The proposal is to re-develop the main portion of the complex, which is on approximately 3-acres and contains 58 dwelling units, as a new senior housing development with 85 new dwelling units. There are currently 10 buildings on the site, seven multi-tenant buildings and three existing single-family homes along Hartford St. The current zoning is a combination of AR 4.5, R-10 and R-6.5. All three of the single-family houses on Hartford St. would also be part of the PUD and are contributing buildings in the Worthington Historic District. The southern house is proposed to remain and the northern two houses (868 & 874 Hartford St.) are proposed to be demolished as part of this application.

Upon rezoning the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval.

At some point in the future for the redevelopment to occur, approval of a subdivision will be needed to combine the properties and plat a new sanitary sewer easement.

Current Zoning:

- AR-4.5 – Low Density Apartment Residence
- R-6.5 – One-Family & Two-Family Residence
- R-10 – Low Density Residential

Zoning	Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
AR-4.5	120-feet	4,500 sq. ft.	30-feet	25-feet	12-feet	3-stories	40-feet
R-6.5	90-feet	5,850 sq. ft.	30-feet	30-feet	10-feet	2 ½ stories	30-feet
R-10	80-feet	10,400 sq. ft.	30-feet	30-feet	8-feet	2 ½ stories	30-feet

Please see Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures

There are currently 61-units on 3.06-acres for a current density of 20 units/acre. The applicant has proposed a total of 86-units (including the single-family home that is to remain) that will be 28 units/acre. The current zoning on the majority of the site is AR-4.5 and permits approximately 10 units/acre, which would be approximately 30 total units under the current zoning on 3.06-acres.

Application History:

- February 14, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- February 28, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- April 30, 2019 and May 2, 2019 – Members of the Municipal Planning Commission and the Architectural Review Board did a walking tour of the property.
- December 12, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- January 9, 2020 – The Municipal Planning Commission recommended approval of the rezoning to City Council by a 4 to 1 vote and the Architectural Review Board tabled the Architectural Review application pending approval of zoning by City Council.
- All public comments (emails, postcards & letters) have been posted to the project page for the proposal on the City's website.

PUD Project Details:
The project details are provided below and are organized by the categories dictated by Code.

Preliminary Plan Requirements:

(1) *A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;*

A legal description of the 3.062-acres piece of land currently housing the apartments and houses is included in the packet. A vicinity map has been provided showing a combination of single- and multi-family units north of E. Stafford Ave. and east of Morning St., and Hartford Park and the library to the south.

(2) *Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;*

- National Church Residences 2245 North Bank Dr., Columbus OH 43220 - Owner
- Brian Kent Jones Architects, 448 W. Nationwide Blvd., Loft 100, Columbus, OH 43215
- pH7 Architects
- The Kleingers Group, PE Services – Civil Engineers
- David Hodge, Attorney

(3) *Date, north arrow and total acreage of the site;*

Provided.

(4) *A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;*

Sheets A-2 & A-3

(5) *Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;*

Sheet A-3

(6) *Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;*

Sheet A-3

(7) The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;

Sheets A-3, B-15 and B-16

(8) *A tree preservation plan showing all existing trees 6" caliper or larger;*
Sheets B-15 and B-16: A list and plan are included. Many trees at the perimeter of the site are proposed to be retained, including a 56" Pin Oak at the rear of the site and a 46" Sycamore along Hartford St.

- Information is included in the Development Text stating that a Board-Certified Master Arborist, working in conjunction with the City Arborist, shall remain engaged to analyze the present condition of the referenced mature Pin Oak and Sycamore trees, and to advise as to their protection during construction and post-development by providing a long-term maintenance plan to care for these trees into the future.
- Protection of the 56' Pin Oak and 46" Sycamore has been provided in the Development Text and Development Plan.

(9) A preliminary grading plan;

Sheet B-9: The site is relatively flat and proposed grades would be similar to existing grades.

(10) Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;

The project is designed as one large building with a façade that gives the look of many connected separate buildings with varying architectural styles, many of which are found in Worthington. The 3-story portion of the building is confined to the central part of the site with the 2-story portions located around the periphery.

A variety of roof shapes would hide the flat roof which would house mechanical equipment for the building. A roof plan is shown on Sheet B-12.

The units along the street rights-of-way would have exterior entrances and porches with walkways leading from the public sidewalk. Interior entrances are also proposed for those units, as well as the other units in the building. Walks are proposed around much of the perimeter of the building. The main entrance to the building will be on the north side of the building accessed by the resident parking lot. Other entrances would be at various locations on the exterior and in the garage. Two courtyard areas are proposed on the E. Stafford Ave. frontage that would help to add relief to the south side of the building and add gathering areas for the residents. Walkways are proposed to connect to these areas from the public sidewalk.

Predominant building materials will be brick, cementitious fiberboard, stucco and asphalt shingles.

Along the street frontage of the site, the structure would be a 2-story building, with placement increasing from 17' to 21.3' from Hartford St. (excluding porches) and increased around the preserved Sycamore tree, and 20' from E. Stafford Ave. (excluding porches). The setback shown along Hartford St. and E. Stafford Ave. shows a setback of 15', that includes the porches and the steps to the porches. The center section of the building that is proposed to be a 3-story building, pushed back from the streets to the middle of the site, with the first floor of the center of the building being structured covered parking. Parking is also proposed on a surface lot at the northeast area of the site.

The main vehicular entrance to the site would be from E. Stafford Ave., with an emergency access planned for Hartford St. on the parcel with the house that is proposed for demolition. For this access, removable bollards and grass pavers are proposed. Details for this access, as well as whether the main drive and parking area can accommodate turning movements for Worthington's ladder truck will be worked out with the Worthington Fire & EMS Division prior to the PUD Final Plan being approved.

In addition to parking lot trees, other trees and shrubs are proposed around the site. East of the drive and adjacent to the surface parking in the rear several sections of 3' high walls are proposed to screen cars from the residential neighbors. Please see Sheet B-12. Additional fencing and landscaping for the perimeter of the site is included on Sheet B-12. The plan calls for a mix of 4' to 6' high fencing with landscaping around the perimeter of the site.

Proposed tract coverage will be approximately 75% with 43.4% being building coverage. The current buildings have a footprint of approximately 31,904 sq. ft. with the proposed building footprint of 57,093 sq. ft. (35,926 sq. ft. is the parking garage).

The current square footage of all 10 buildings is approximately 31,275 sq. ft., the proposal is for 136,378 sq. ft. (922 sq. ft. is the existing house that is to remain), so there will be approximately 135,456 sq. ft. for the new building.

Sheets B-13 & B-14 show the lighting plan for the site. A combination of pole lights and wall mounted gooseneck lighting will be provided. The proposed 15' high pole lights are shown in the main parking lot and 8' high pole lights in the courtyards and along Hartford St. and Stafford Ave. The black poles and fixtures would have a 2'6" exposed concrete base if in the parking lot, and a near grade base elsewhere. The proposed fixtures would have the light source in the top and an aluminum reflector.

All decorative light poles shall be no higher than 12-feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero-foot candles at the property line.

Gooseneck lights are proposed to be mounted around the building.

The applicant is citing the courtyards along E. Stafford Ave. as Public Space Amenities.

One monument sign is shown west of the access drive entrance on Stafford Avenue. Two additional projection signs are proposed to be attached to the building.

(11) The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;

Existing utilities have been identified and proposed connections are shown.

- Locations of fire hydrants, FDCs and a fire flow analysis will eventually be needed for the Fire & EMS Division. The applicant continues to work with the Fire & EMS Division.
- A Water Capacity Analysis will eventually be needed by the Service & Engineering Department. The applicant continues to work with the City Engineer.
- Underground detention is proposed to handle stormwater. The underground detention is located under the access drive, parking area, emergency access drive and open area for detention. See Sheet B-9.
  - An Operation & Maintenance Plan will be required and will be required to be recorded with the Franklin County Recorder.
- The applicant will continue to work with the Service & Engineering Department on water, sanitary sewer and stormwater capacity. There does not appear to be any issue at this time.

(12) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;

No land would be dedicated.

(13) Proposed Easements;

There is an existing 12" sanitary sewer line that runs east to west through the site that will need to be re-routed as part of this project. The applicant will be responsible for this relocation and will be required to be in compliance with all requirements set forth by the Service & Engineering Department. The new sanitary sewer line will be required to be located in an easement that will be shown on the subdivision plat.

(14) Proposed number of Dwelling Units per acre;

The applicant is proposing 85 dwelling units in the new building with the remaining single-family home remaining on site for a total of 86 units which is approximately 28 units/acre. The following types of units are proposed: 34 one-bedroom; 24 one-bedroom plus; 27 two-bedroom.

There are currently 58 dwelling units in 7 one-story buildings on 2.33-acres, which is approximately 25 units/acre. These units are efficiencies, one-bedroom and two-bedroom units.

There are currently 61 (includes the 58 existing dwelling units and the three residential homes) total units on 3.06-acres for a current density of 20 units/acre. The applicant has proposed a total of 86-units (including the single-family home that is to remain) that will be 28 units/acre. The current zoning on the majority of the site is AR-4.5 and permits approximately 10 units/acre, which would be approximately 30 total units under the current zoning on 3.06-acres.

(15) Proposed uses, including area of land devoted to each use;

The only use would be "Senior residential" which means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments. The Facility will have programming space to accommodate a full range of congregate services, dining, health, and wellness.

(16) Proposed phasing of development of the site, including a schedule for construction of each phase;

The project would begin when approved and take approximately 18-months to complete.

(17) Homeowners or commercial owners' association materials;

Information not needed.

(18) Development Standards Text; and

The full Development Plan text is attached as Exhibit C in the attached Ordinance. An outline of the Development Plan text is included below.

Permitted Uses:

(1) Senior Citizen Development, as defined by Code Section 1123.641, includes the following:
- "Senior residential" means multi-family facilities with occupancy restricted to age 55 and over. Social rooms, limited staff and garages may be included. Unit sizes vary and be as large as typical apartments.
- Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health and wellness.

a. Design Regulations:
   1. Character – Please see Development Text
   2. Design – Please see Development Text
   3. Screening
      a. Proposed landscaping and screening shall be in compliance with the Landscape Plan included herewith as Sheet B-10 and the Fence Typology Plan included herewith as Sheet B-12.
      b. The northern perimeter will vary between a 4' fence and a 6' shadowbox fence and will include evergreens with are 6' tall at the time of installation.
      c. The eastern perimeter will vary between 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses and 6' columnar deciduous vegetation.
   4. Tract Coverage
      a. 75% tract coverage
b. Lighting
      i. The following language has been added to the Development Text stating that all decorative light poles shall be no higher than 12-feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero-foot candles at the property line.
         1. Freestanding decorative lighting fixtures will be finalized with the Architectural Review Board application.
c. Graphics/Signage
      i. One freestanding monument sign will be located west of the main access drive on Stafford Ave. Shall not exceed 25 sq. ft. per side
         The exact sign and material will be finalized with the Architectural Review Board application with the size and location shown in the Development Text and Development Plan.
      ii. Projecting signage is shown on Sheet C-1 through C-6, mounted on the angle at the southwest corner of the building at the intersection of Hartford St. and Stafford Ave. and at the southeast corner of the building at the main access drive on Stafford Ave.
         The exact sign and material will be finalized with the Architectural Review Board application with the size and location shown in the Development Text and Development Plan.
d. Traffic & Parking
   1. Traffic
      a. A Traffic Impact Study was submitted and approved by the City Engineer and the City's traffic consultant Carpenter Marty.
      b. Access to the property shall be along the southeast from Stafford Ave. with an emergency access to Hartford St. north of the proposed building.
      c. Service and delivery to the property is limited to the Stafford Ave. access point.
   2. Parking
      a. Design
         i. Parking will be completely screened from Hartford St. and Stafford Ave.

ii. The covered garage parking will accommodate 53 parking spaces with an additional uncovered 32 parking spaces for a total of 85 spaces.
1. The Development Text and Development Plan have both been updated to reflect the correct information. The applicant will be providing the required number of parking spaces as outline in the PUD.

b. Non-residential Uses
c. Residential Uses
i. There shall not be less than one parking space per dwelling unit.
d. Bicycle Parking
i. Bicycle racks have been added along E. Stafford Ave.

e. General Requirements
1. Environment
2. Natural Features
a. Information is included as it pertains to the tree preservation plan.
i. The following language has been added to the Development Text and Development Plan. There is a total loss of 518 caliper inches, the applicant is adding 132 caliper inches for a net loss of 386 inches.
ii. The fee in lieu of replacement would be $173,700.00 at $450.00 per caliper inch.
iii. The applicant has requested to pay $57,900.00 at $150.00 per caliper inch. The $150.00 per caliper inch is the fee in lieu of replacement that can be found in the Wilson Bridge Road Corridor Guidelines.
iv. Protection of the 56' Pin Oak and 46" Sycamore is required during construction.
3. Public Area Payment - $250/dwelling unit = $21,250.00
4. Public Space Amenities
a. The applicant is proposing two accessible courtyards along the south side of the buildings facing Stafford Ave. The western courtyard is approximately 4,150 sq. ft. and the eastern courtyard is approximately 3,835 sq. ft. in size and will provide sitting spaces, decorative waste receptacles and decorative pedestrian lighting.
b. Public amenities:
- Decorative benches and brickwork will be provided along E. Stafford Ave. Final design will be finalized with the Architectural Review Board application.
- Bicycle racks will be provided along E. Stafford Ave. Final Design will be finalized with the Architectural Review Board application.
- The Development Plan and Development Text show all sidewalks at 5' in width on the site. This includes the replacement of the existing 4' wide sidewalk around the perimeter of the site.
- Freestanding decorative lighting fixtures have been included and will be finalized with the Architectural Review Board application.
- Additional street trees will be added along Hartford St. and Stafford Ave. where needed, as determined in conjunction with the City Arborist.

Tree Fee Discussion:
The site will have a net loss of 386 caliper inches for a fee of $173,700.00 at $450.00 per caliper inch. The applicant is requesting to deviate from this requirement, and instead pay a fee of $150.00 per caliper inch which would be $57,900.00.

You may recall in 2016 that during the 6-month review and adoption of the Wilson Bridge Corridor Zoning Districts at City Council that there was a discussion concerning the tree replacement fee. The draft version of the text originally referenced $450 per caliper inch to match with the Planned Unit Development - PUD section of the Planning & Zoning Code. At that time Council asked staff to do additional research to see what other jurisdictions in our region charged or if they charged a fee. The fees ranged from $100 to $300 per caliper inch for anything over 6-inches. Council adjusted the fee to $150 per caliper inch to be more in line with the region. The PUD section was never updated to reflect this fee.

The Law Director is suggesting that this be handled by a separate City Council Resolution. The Municipal Planning Commission was supportive of the reduction.

(19) Any additional information as required by the Municipal Planning Commission and the City Council.

No additional information was requested by the Municipal Planning Commission.

Staff Comments:
Use Considerations:
Senior residential housing is an appropriate use for this site as it is currently being used for the same use and is in close proximity to a grocery store, pharmacy, library, transit, senior center, churches and other amenities in Old Worthington.

Comprehensive Plan Considerations:

- The proposal ties to the Comprehensive Plan objective to promote residential densities around Old Worthington that address targeted housing markets.
- The proposal offers options for residents that would like to stay in Worthington beside staying in their existing single-family home. The proposal provides options for those that wish to rent vs. owning a home. The proposal goes towards Worthington's goal to be a life-span community and provide housing alternatives to its residents across their life. The proposal does not impact the school system with additional children as the proposed project is restricted to Senior Residential restricted to age fifty-five and over. The increase in property taxes would be a net win for the schools as opposed to typical single-family home developments.
- The proposal improves the City's housing balance concerning types of housing available within the City. The project works towards the goals of Worthington becoming a life-span community. It provides a diversity of housing options aimed at empty nesters. There are few opportunities to offer an alternative housing type within Worthington. It provides a housing option that is not necessarily automobile oriented due to its close proximity to a grocery store, pharmacy, library, transit, Griswold Senior Center, churches and other amenities in Old Worthington.
- The proposal meets the location recommended for urban village residential development where non-single-family residential development could occur.

- The proposal meets the location recommended for urban village residential development around Old Worthington. The development complements the character of the area and incorporates the Design Guidelines into the development. The proposal is sensitively placed on the site while respecting existing property rights and neighboring properties while looking at the architecture, site plan and overall design for the project.

Design Considerations:

- The proposed structure is a two-story to three-story structure. The Design Guidelines for new residential and new commercial/industrial recommends buildings should not be higher than 2 ½ stories in height; some instances 2 ½ stories may be appropriate but should be evaluated on a case-by-case basis.
  - The current zoning on the majority of the property permits up to 3 stories, however zoning would typically allow up to 2 ½ stories in the surrounding R-10 District.
- New construction in Old Worthington should employ scale, form, and massing similar to and compatible with existing building designs. Although there are other two to three-story structures in Old Worthington, the residential structures in the immediate vicinity of this project are smaller in scale and height. Kilbourne Middle School, Saint John's Episcopal Church, Huntington Bank and the Old Worthington Library are in the immediate vicinity and are larger in scale and height.
- During the Municipal Planning Commission and Architectural Review Board review process the applicant made design changes in response to comments concerning the overall height:
  - The applicant moved the three-story portion of the building back from Stafford Ave. to the center of the site and lowered the heights and roof lines on the proposed building. The three-story portion previously had hipped roofs and cupolas that have since been removed to bring down the building height. Please see Sheet C1-C27.
  - The previous three-story building with a cupola on Stafford Ave. had a height of 53' with a roof ridge of 38.5 and is now reduced to 51.6' with the cupola to a roof ridge of 34.8' in height.
  - The three-story portion of the building previously showed a height of 60' for the cupolas and 39' for the roof ridge. The cupolas on the three-story portions of the building have been removed and the height has been reduced to 36' for the roof ridge.
  - The building setbacks along Hartford St. have increased by 4' to 5' and pushed the building back 40' to 60' around the Sycamore.
- Parking is typically desired to be screened from streets by buildings or landscaping and this proposal provides this screening.
- The amount of proposed onsite parking meets what is required by Code and would likely be sufficient, however there may still be residents and guests that park along Hartford St. and E. Stafford Ave. near those unit entrances. The proposal provides much more onsite parking than what is there today, and is expected to alleviate existing parking congestion on Hartford St.
- The public amenities being provided are the following:
  - Courtyards open to the general public (because of their location they may be used more by the residents and those visiting vs. the general public).
  - Decorative lighting
  - Decorative benches and brickwork
  - Decorative bike racks

- Decorative trashcans
- New 5' wide sidewalks along the perimeter
- Additional street trees if needed

Affordable Housing

The proposal before you is that 34-units of the 85-units in the new building will be considered affordable, the remaining 51-units will be market rate. National Church Residences has stated all along that their intention is for the 34 affordable units to be affordable for the life of the project, however due to financing limitations related to affordable housing the timeframes are typically limited to 15-years to 30-years. City staff has been working with the applicant on a separate agreement that will require the 34-units to be affordable for a minimum of 30-years. This Agreement will be considered by Resolution at the same time as the public hearing on the rezoning and would give the City the ability to enforce the requirement that 34-units be considered affordable during the 30-year timeframe.

ATTACHMENTS

- PUD Ordinance & Exhibits
- PUD Application & Materials
- Planning & Zoning Code, Design Guidelines & Comprehensive Plan – Relevant Sections
- December 12, 2019 Meeting Minutes
- January 9, 2020 Meeting Minutes

ORDINANCE NO. 07-2020

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10 (Low Density Residential), R-6.5 (One & Two-Family Residential) and AR-4.5 (Low Density Apartment Residential) to PUD, Planned Use District (Northeast Corner of Hartford Street and East Stafford Avenue).

WHEREAS, the property located at the Northeast Corner of Hartford Street and East Stafford Avenue was originally developed by Stafford Village Retirement Center, an Ohio non-profit corporation initially formed by Worthington Presbyterian Church, in 1970 for the purpose of providing affordable senior housing apartments; and,

WHEREAS, National Church Residences Stafford Worthington OH acquired the property in 2015 and seeks to redevelop the property with a new 85 unit apartment building that will include 34 senior apartments to be designated as affordable; and,

WHEREAS, a request has been made by David Hodge, Esq. on behalf of National Church Residences Stafford Worthington OH to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from R-10 (Low Density Residential), R-6.5 (One & Two-Family Residential) and AR-4.5 (Low Density Apartment Residential) to a PUD, Planned Use District for the property located at the Northeast Corner of Hartford Street and East Stafford Avenue; and,

WHEREAS, Chapter 1174 of the Codified Ordinances of the City of Worthington provides that Council, for the purpose of promoting variety, flexibility and quality development of properties in the City of Worthington, may allow for the use of a Planned Use District (PUD) after receipt of a recommendation thereon from the Municipal Planning Commission; and,

WHEREAS, the Municipal Planning Commission on January 9, 2020 reviewed this request and recommends approval; and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. The 3.062 +/- acres of land located at the northeast corner of Hartford Street and East Stafford Avenue (PID#s: 100-000096, 100-000284, 100-000040, 100-004125, 100-003051, 100-000189, 100-003053, 100-000611, 100-000281 and 100-000063), the legal description and graphical exhibit of which are attached hereto as Exhibits "A" and Exhibit "B" respectively, and incorporated by reference herein, is hereby rezoned to "PUD" Planned Use District pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington.

SECTION 2 The Development Text and Development Plan dated January 9, 2020 attached hereto as Exhibit "C", and incorporated by reference herein, are hereby approved.

ORDINANCE NO. 07-2020

SECTION 3. That the applicant shall be required to follow the provisions of Chapter 1174 of the Codified Ordinances of the City of Worthington Ohio for Final Plan approval and Architectural Review approval.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington Ohio.

Passed _____

_____
President of Council

Attest:

MPC January 9, 2020

_____
Clerk of Council

EXHIBIT "A"

DESCRIPTION OF 3.062 ACRES FOR ZONING PURPOSES

Situated in the City of Worthington, County of Franklin, State of Ohio; also being all of Lots 18, 31 & 34 and parts of Lots 32 and 33 of Plat of Worthington as recorded in Plat Book 3 Page 330; also being those lands as conveyed to National Church Residences Stafford Worthington OH as described in Instrument No. 201512220179244 Parcels One through Six, Instrument No. 201512220179248 Parcel Two, Instrument No. 201605310067263, Instrument No. 201605310067264 and Instrument No. 201705040060250; being more particularly described as follows:

Beginning at the intersection of the northerly line of Stafford Avenue (66' right-of-way) and the easterly right-of-way line of Hartford Avenue (66' right-of-way), said point being the southwesterly corner of said Lot 34, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the easterly right-of-way line of Hartford Avenue, also being along the westerly line of said Lot 34, the westerly line of said Lot 31 and the westerly line of said Lot 18, ***North 02° 56' 00" East for a distance of 403.35'*** to a point, said point being the northwesterly corner of said Lot 18; thence,

Along the northerly line of said Lot 18, ***South 86° 59' 25" East for a distance of 252.52'*** to a point, said point being the northeasterly corner of said Lot 18 and the northwesterly corner of Lot 17 of said Plat of Worthington; thence,

Along the easterly line of said Lot 18 and along the westerly line of said Lot 17, ***South 02° 56' 00" West for a distance of 134.45'*** to a point, said point being a common corner of said Lots 17, 18, 31 and 32; thence,

Along a portion of the northerly line of said Lot 32, ***South 86° 59' 25" East for a distance of 117.25'*** to a point; thence,

Along a line through said Lot 32 and then through said Lot 33, ***South 02° 56' 00" West for a distance of 268.90'*** to a point, said point being along the northerly right-of-way line of Stafford Avenue and along the southerly line of said Lot 33; thence,

Along the northerly right-of-way line of Stafford Avenue, also being along a portion of the southerly line of said Lot 33 and then the southerly line of said Lot 34, ***North 86° 59' 25" West for a distance of 369.77'*** to the point of beginning, containing 3.062 acres of land, more or less.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).

This description is intended to be used for zoning purposes only.

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

Michael L. Keller 11/21/2019
Michael L. Keller Date
Professional Surveyor, Ohio License No. 7978

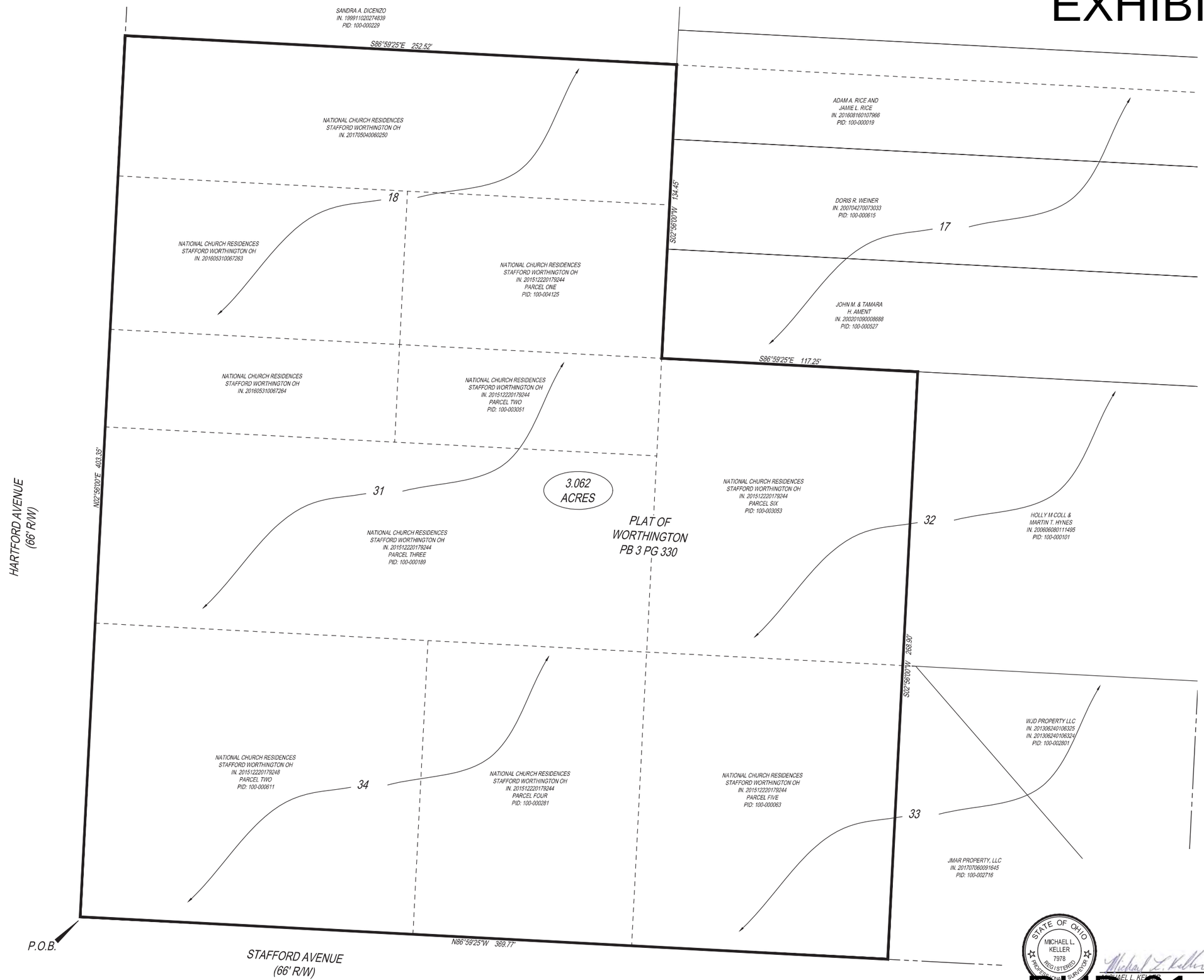
Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

A-1

PUD 01-2019

EXHIBIT "B"



THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

SEAL:
STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION

3.062 ACRES
LOTS 18,31 & 34;
PARTIAL LOTS 32 & 33
PLAT OF WORTHINGTON
PB 3 PB 330
CITY OF WORTHINGTON,
FRANKLIN COUNTY, OHIO

PROJECT NO: 150491.004
DATE: 11/21/19
SCALE: 0 10 20 40

SHEET NAME:
ZONING EXHIBIT

SHEET NO.
A-2

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

Michael L. Keller
MICHAEL L. KELLER, OHIO PROFESSIONAL SURVEYOR NO. 7978
11/21/2019
DATE

PUD 01-2019

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

EXHIBIT "C"

STAFFORD VILLAGE

PLANNED UNIT DEVELOPMENT TEXT

CURRENT ZONING:	**AR-4.5, R-6.5, and R-10**
PROPOSED ZONING:	**PUD Planned Unit Development**
APPLICANT:	**National Church Residences**
	c/o Brian Kent Jones Architects
ATTORNEY:	**David Hodge, Underhill & Hodge LLC**
DATE:	**December 23, 2019**

I. Introduction:

National Church Residences, (the "Applicant"), headquartered in Upper Arlington, is the country's largest nonprofit provider of senior housing serving 42,000 seniors with an array of housing and health care options. The Applicant proposes redevelopment of 3.06 +/- acres located within historic Old Worthington north of Stafford Avenue and east of Hartford Street (the "Property"). "Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio." (Comprehensive Plan Update, Page 27). Old Worthington provides a mix of land uses including commercial, residential, recreational, civic, and institutional. Pursuant to Worthington's Comprehensive Plan, additional urban village housing opportunities should be created within Old Worthington where possible. "If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life span, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve." (Comprehensive Plan Update, Page 24).

As recommended by the Comprehensive Plan update, the Applicant seeks to introduce the urban village development concept to the property and seeks to fulfill the stated directive to foster the continued graceful maturation of the City of Worthington. "Urban Village development is an appropriate and encouraged redevelopment option for certain sites in the City of Worthington. It will increase the variety of housing options in the city, attract young professionals and empty-nesters (here the latter), optimize the use of the city's valuable land, and further promote the walkability and good design that are hallmarks of this community. These condominium and apartment developments are attractive in appearance and style, tend toward individual character (though they maintain a consistent theme), and provide amenities as well as an increased density." "These urban village living units are townhouse-like in nature in that they are built to the sidewalk, are two to four stories in height (never one-story), share outside walls, and have differentiated architecture. These developments are oriented around or near amenities such as pocket parks. Parking and garages are usually placed internally to the development off private drives while the building facades face and anchor the public streets. Urban village design incorporates differentiated architecture so that the development does not appear as one large structure or repeated look-alike units, but rather a series of attractive, individual buildings next to each other – much like downtown Old Worthington. These developments are in close walking distance to shops, restaurants, libraries, parks, community and recreational facilities, etc." (Comprehensive Plan Update, Page 74).

As part of the process of preparing this urban village redesign, National Church Residences reached out to and sought input from residents, neighbors, grassroots groups, historic preservationists, senior advocates, community organizations such as the library and Griswold Center, public officials and those who help set architectural standards for the community. In addition to conducting more than 85 meetings with members of the public, the organization also conducted a survey of Stafford Village residents and commissioned a 300-person phone survey of Worthington residents.

The research and these conversations uncovered several key objectives for the new design concept. These include: responding to the scarcity of senior housing options; respecting the affordability and diversity at the site; complementing the New England village character of this historic neighborhood; consolidating parking on-site for safety and convenience; maintaining a sense of community where neighbors and residents interact; and preserving greenspace and mature trees.

The package proposed here keeps and protects the site's communal feel, affordability, greenspace and trees as much as possible. It adds to the number of units available to Worthington seniors, better reflects its historic home and enhances safety and convenience with on-site parking.

The property to the north and east is zoned AR-4.5 and R-10, the property to the south across East Stafford Avenue is zoned R-6.5, and the property to the west across Hartford Street is zoned R-10. The Property's existing use is predominately apartment residential. As with the rest of Old Worthington, and certain other areas within Worthington proper, the Property is situated within the Architectural Review District. Therefore, the design of the proposed redevelopment will take form based on the character of Old Worthington and within the context of adopted Worthington Design Guidelines.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

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EXHIBIT "C"

The request is to rezone the property from AR-4.5, R-6.5, and R-10 residential districts to the PUD, Planned Unit Development District, as provided by Chapter 1174 of the Codified Ordinances of the City of Worthington (the "Code") to foster redevelopment of the Property for a senior living community serving the growing need for this type of housing, and consistent with the adopted and long-standing land use recommendation for the Property. In addition to the construction of a new 85-unit senior apartment building, the proposed community will also incorporate an existing single-family home, for a total of 86 age restricted senior units.

II. Permitted Uses:

1. Senior Citizen Development, as defined by Code Section 1123.641, includes the following:

   a. "Senior residential" means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments.

   b. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

2. Single-family residential.

III. Development Standards

A. Design Regulations:

1. Character/Design:

a. An architectural narrative is provided with the Preliminary Development Plan materials as **Exhibit B-1**. The architectural character and design of the Property shall be reflective of Worthington's tradition of quality and history, with a blend of design elements and building materials. In addition to the incorporation of an existing single-family home, the facility consists of 85 Senior Residential units in a two and three-story wood framed structure, with a portion located above a concrete parking podium. The three-story portion of the building is confined to the central wing, while the two-story portions are located along the sides for transition to a scale compatible to surrounding single-family residential. The façade will be broken up using various materials, colors, massing, and design elements to resemble separate buildings that evolved over decades, much in keeping with the New England style village of the community and the variety of homes in near proximity. This approach makes the structure more architecturally appealing and promotes a walkable environment.

b. The predominate building materials will be brick, cementitious fiberboard, stucco, and shingles. Vinyl siding shall be prohibited.

c. A variety of roof shapes will assist in breaking up the building façade and create a more interesting appearance. Proposed roof shapes include hip, gable, and gambrel roofs with dormers. Some of these elements will also help to conceal flat roof areas from view which will accommodate and fully screen mechanical equipment. The height of each roof element shall be in substantial conformity with the heights depicted in Elevations, included herewith as **Exhibits C-1 through C-6**.

d. Vertically proportioned vinyl windows shall include muntins to provide a multiple-paned window look consistent with multiple-paned windows typically found in Federal, Greek Revival, Colonial, and New England styles found in Old Worthington.

e. To further blend the building into the neighborhood aesthetically, elements including chimneys, walk-up porches, balconies, infilled porches, shutters, and cupolas shall be incorporated. Several gardens / pocket parks will also be incorporated to create a more pedestrian friendly and natural atmosphere.

f. The Property shall be developed in substantial conformity with the setbacks and other standards depicted on the Site Plan, included herewith as **Exhibit B-8**.

g. All condensing units shall be placed on the roof, and along with other mechanical equipment shall be screened from public view.

2. Screening:

a. Landscaping and screening shall be installed in substantial compliance with the Landscape Plan included herewith as **Exhibit B-10** and the Fence Typology Plan included herewith as **Exhibit B-12**.

b. The north perimeter will vary between a 4' fence and a 6' shadow box fence and will include ornamental trees. The east perimeter will vary between a 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses, and 6' columnar deciduous vegetation.

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Clerk

CITY OF WORTHINGTON
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PUD 01-2019

EXHIBIT "C"

3. Tract coverage:

a. Total tract coverage will be approximately 75% as reflected on the Site Plan attached as **Exhibit B-8**.

4. Lighting:

a. Decorative light poles shall be not higher than twelve (12) feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero foot candles at the property line.

5. Graphics/Signage:

a. One low freestanding monument signage shall be located west of the main drive entrance on Stafford Avenue. The sign base shall match the material of the proximate building and sign copy may only include the property address and development name. Copy shall not exceed 25 square feet per side. Sign locations are depicted on **Exhibit B-8**.

b. Projection signage shall be used as reflected on **Exhibits C-1** through **C-6**, mounted on the angle at the southwest corner of the building at the intersection of Hartford Street and Stafford Avenue and at the southeast corner of the building at the East Drive. Colors shall be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated.

B. Traffic & Parking

1. Traffic:

a. Access to the property shall be as depicted throughout the Preliminary Development Plans, refer to Site Plan **Exhibit B-8**. Access to the property shall be along the southeast from Stafford Avenue, which is the only access point to the parking structure and surface parking where both residents, staff, and visitors shall park. A one-way emergency egress point to Hartford Street is located along the northern end of the site.

b. Service and delivery to the property shall be limited to the Stafford Avenue access point.

c. The Applicant conducted a traffic impact study. It was concluded that the counted traffic volumes were not increased for the following two reasons: both Stafford Avenue and Hartford Street are local streets with minimal through traffic and the surrounding area is completely built out. Furthermore, an increase to background traffic is not expected to impact the results of the analysis.

2. Parking:

a. 86 parking spaces shall be provided, 53 garage spaces, 32 surface spaces, and 1 for the unit remaining along Hartford Street.

b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles.

C. General Requirements

1. Environment:

a. The City may request environmental studies for the property and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

2. Natural Features:

a. Landscaping shall be provided in a manner substantially similarly to that reflected on the submitted Landscape Plans.

b. Natural Features shall be preserved as shown on the submitted Preservation Plan.

c. Tree Inventory and Preservation Plan. A tree inventory was conducted by a Board-Certified Master Arborist, included as **Exhibit B-14**. Those included in the survey are6 inches in diameter measured at 4.5 feet above grade. Trees are being preserved, maintained, and enhanced whenever possible, included as **Exhibit B-15**. 22 mature trees are being preserved totaling 513 caliper inches. This includes the most mature trees on the property, a 56.75-inch Pin Oak tree located along the eastern perimeter, and a 46-inch Sycamore located on Hartford Street. The Landscape Plan at **Exhibit B-10** reflects that the new plantings will restore, maintain, and enhance the character of the surrounding neighborhood and community. The submitted Landscape Plan are an appropriate accommodation for Natural Features. Full replacement would result in unreasonable overcrowding of trees or such replacement is not feasible given site conditions the Applicants seeks to pay a fee-in-lieu to the Special Parks Fund. The Applicant is making

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PUD 01-2019

EXHIBIT "C"

appropriate Natural Feature and screening commitments throughout the Property. It should be noted that the stormwater mitigation chamber was designed and located on the site to ensure preservation of the 56.75-inch landmark Pin Oak tree.

A Board-Certified Master Arborist, working in conjunction with a City of Worthington Arborist, shall remain engaged to analyze the present condition of the referenced mature Pin Oak and Sycamore trees, and to advise as to their protection during construction and post-development by providing a long-term maintenance plan to care for these trees into the future.

3. Stormwater Drainage:

a. Preliminary engineering and feasibility studies were conducted for the proposed development of the Property, a Civil Narrative is attached as **Exhibit B-6**. A Preliminary Utility and Grading Plan is attached as **Exhibit B-9**. Stormwater runoff will be mitigated in accordance with all Worthington requirements, and approved by its engineering or consulting engineering staff.

2. Utilities & Facilities:

a. The development will be serviced by the existing available City of Worthington water and sewer lines, **Exhibits B-6 and B-9**.

3. Public Area Payments:

a. The applicant shall comply with Code Section 1174.05(c)(3)(B), requiring a monetary contribution to the City of Worthington Special Parks Fund.

4. Public Space Amenities:

a. The applicant is incorporating two accessible courtyards along the south side of the building, as reflected throughout the Preliminary Development Plan materials, see **Exhibit B-10**. The western courtyard is 4,150 square feet, and the eastern courtyard is 3,835 square feet. In and around these courtyards, and across the site, Public Space Amenities include sidewalk connectivity, the requisite sitting spaces, decorative waste receptacles and decorative pedestrian lighting.

b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles, as depicted on the Site Plan.

c. Decorative benches shall be provided in publicly accessible locations along Stafford Avenue, and public courtyards, as depicted on the Site Plan.

d. The Site shall increase the width of the Stafford Avenue and Hartford Street sidewalks from four feet to a minimum of five feet.

e. The Site shall provide decorative lighting along Stafford Avenue and Hartford Street.

IV. Divergences

1. 1174.05(c)(2)(B) – Natural Features. The applicant requests a determination by the Municipal Planning Commission that full replacement would result in the unreasonable crowding of trees upon the Lot, and that such replacement is not feasible given site conditions. A variance is requested to the fee in lieu of replacement requirement requesting the fee in lieu paid to the Special Parks Fund be established at $150 per caliper inch of trees lost, given the commitments to preservation of existing mature vegetation where feasible, and the installation of new landscaping.

Respectfully Submitted,

David Hodge

David Hodge
Attorney for National Church Residences

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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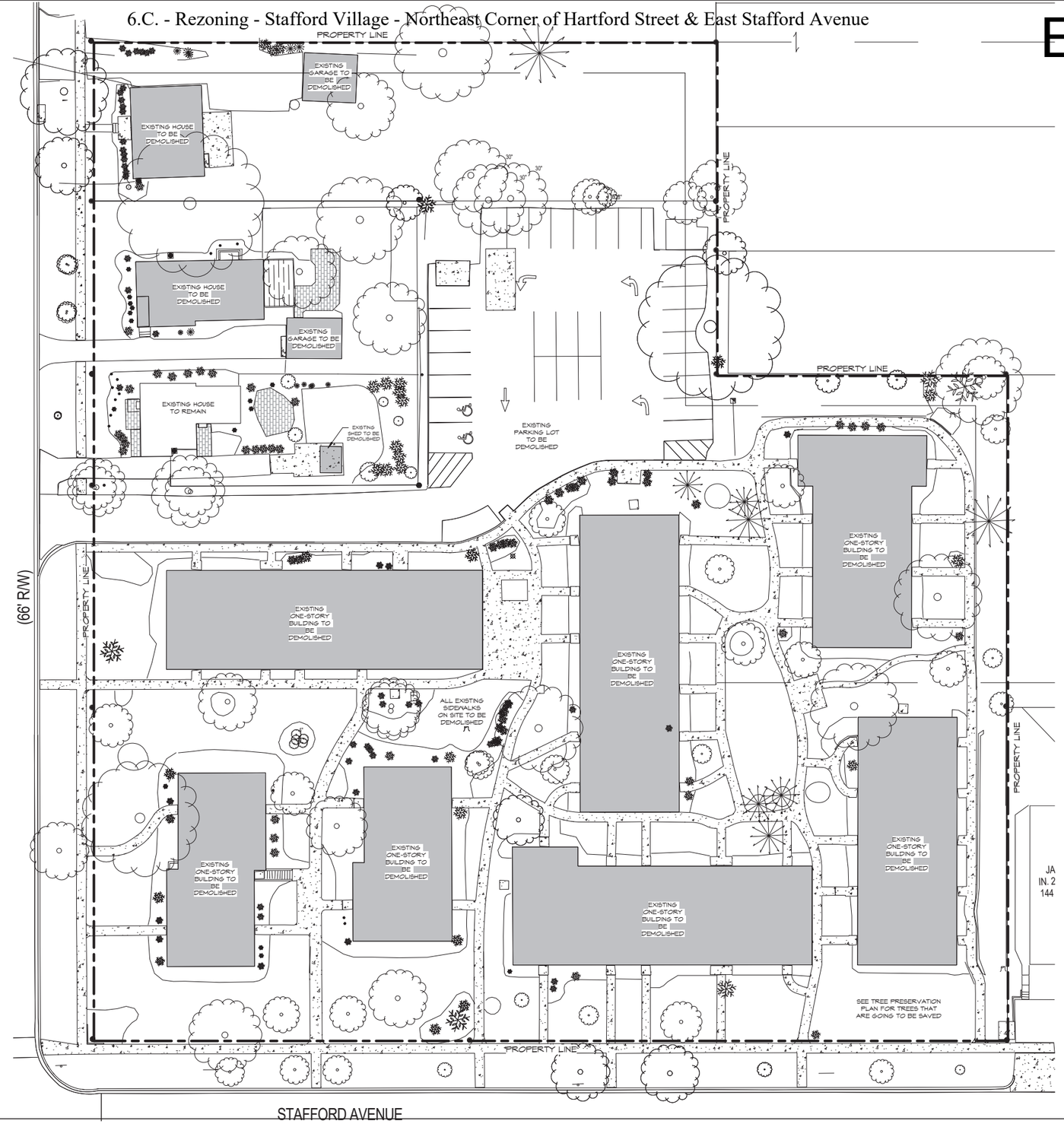

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Date 01/09/2020

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DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-7

DEMOLITION PLAN

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

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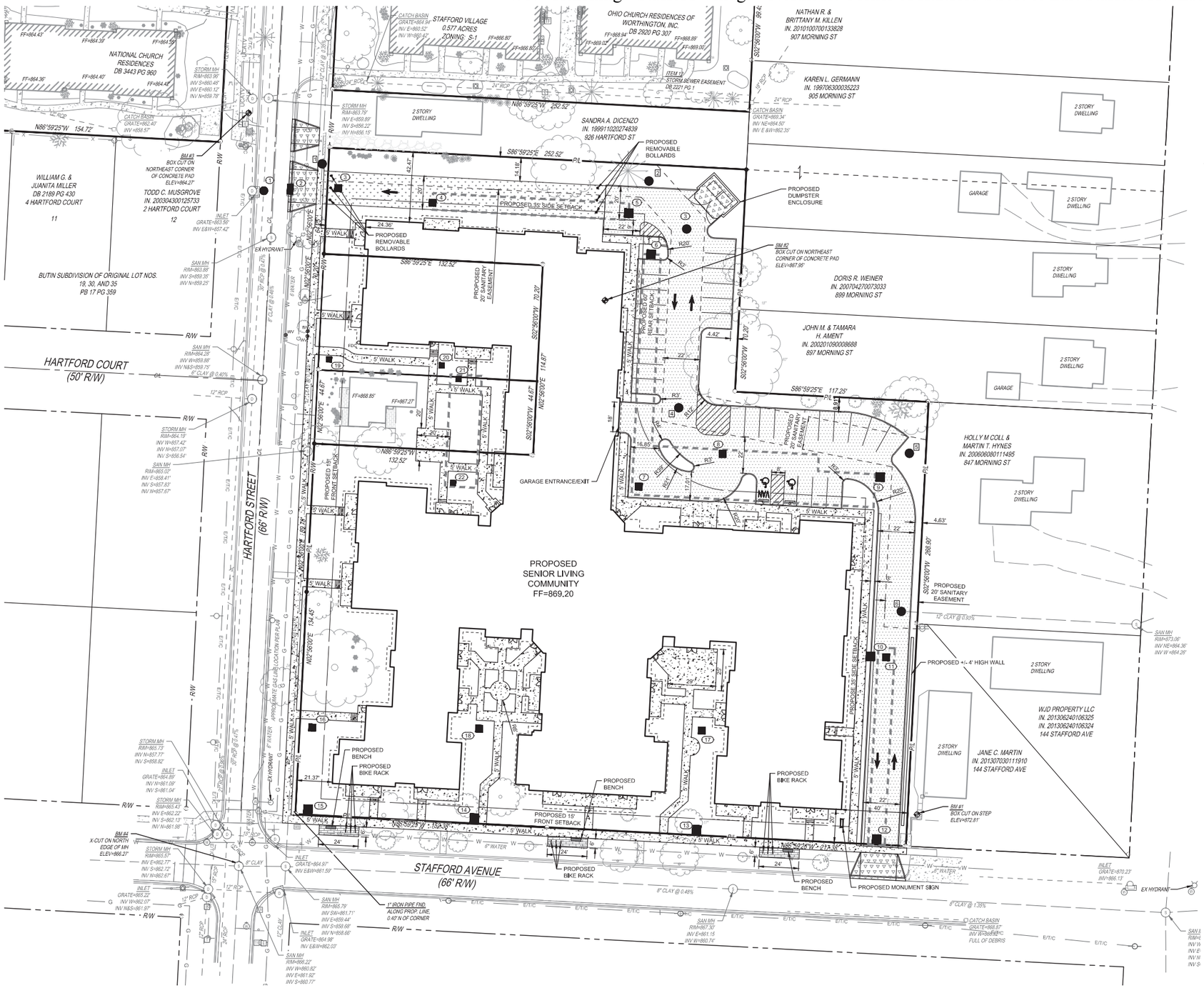
EXHIBIT "C"



PROPOSED LEGEND

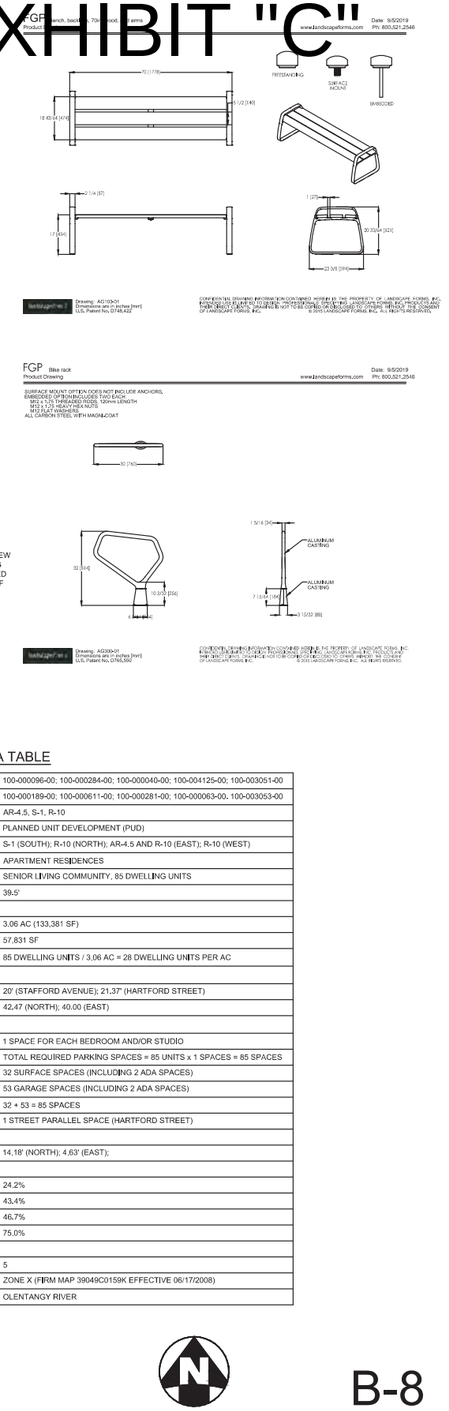
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED GRASS PAVERS (FOR EMERGENCY VEHICLES ONLY)
- PROPOSED BRICK
- PROPOSED UNDERGROUND DETENTION SYSTEM LIMITS
- STORM MANHOLE
- PROPOSED CATCH BASIN
- SANITARY MANHOLE
- PROPOSED WATER VALVE
- REMOTE FIRE DEPARTMENT CONNECTION
- TRAFFIC FLOW DIRECTION (FOR REFERENCE ONLY)

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED

SITE DATA TABLE

THIS PROJECT INCLUDES THE PROPOSED CONSTRUCTION OF A NEW SENIOR LIVING APARTMENT BUILDING WITH ASSOCIATED PARKING AND UTILITIES. EXISTING HOUSES AND PARKING WILL BE REMOVED EXCEPT FOR ONE EXISTING HOUSE THAT WILL BE TO THE WEST OF THE PROPOSED BUILDING.



SITE DATA TABLE

PID(S):	100-000096-00; 100-000284-00; 100-000040-00; 100-004125-00; 100-003051-00
	100-000189-00; 100-000611-00; 100-000281-00; 100-000063-00; 100-003053-00
EXISTING ZONING DISTRICT:	AR-4.5, S-1, R-10
PROPOSED ZONING DISTRICT:	PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING DISTRICTS:	S-1 (SOUTH); R-10 (NORTH); AR-4.5 AND R-10 (EAST); R-10 (WEST)
EXISTING USE:	APARTMENT RESIDENCES
PROPOSED USE:	SENIOR LIVING COMMUNITY, 85 DWELLING UNITS
PROPOSED BUILDING HEIGHT:	39.5'
TOTAL PROPOSED SITE AREA:	3.06 AC (133,381 SF)
PROPOSED BUILDING AREA:	57,831 SF
DWELLING UNITS PER ACRE:	85 DWELLING UNITS / 3.06 AC = 28 DWELLING UNITS PER AC
PROPOSED FRONT BUILDING SETBACK:	20' (STAFFORD AVENUE); 21.37' (HARTFORD STREET)
PROPOSED SIDE SETBACK:	42.47 (NORTH); 40.00 (EAST)
TOTAL REQUIRED PARKING:	1 SPACE FOR EACH BEDROOM AND/OR STUDIO
	TOTAL REQUIRED PARKING SPACES = 85 UNITS x 1 SPACES = 85 SPACES
TOTAL PROVIDED PARKING:	32 SURFACE SPACES (INCLUDING 2 ADA SPACES)
	53 GARAGE SPACES (INCLUDING 2 ADA SPACES)
	32 + 53 = 85 SPACES
TOTAL REMOVED PARKING:	1 STREET PARALLEL SPACE (HARTFORD STREET)
PROPOSED PARKING SETBACKS:	14,18' (NORTH); 4.63' (EAST);
EXISTING BUILDING COVERAGE:	24.2%
PROPOSED BUILDING COVERAGE:	43.4%
EXISTING LOT COVERAGE:	46.7%
PROPOSED LOT COVERAGE:	75.0%
CRITICAL YEAR STORM:	5
FLOOD DESIGNATION:	ZONE X (FIRM MAP 39049C0159K EFFECTIVE 06/17/2008)
WATERSHED ID:	OLENTANGY RIVER

0 15 30 60

B-8

2 - SITE PLAN

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

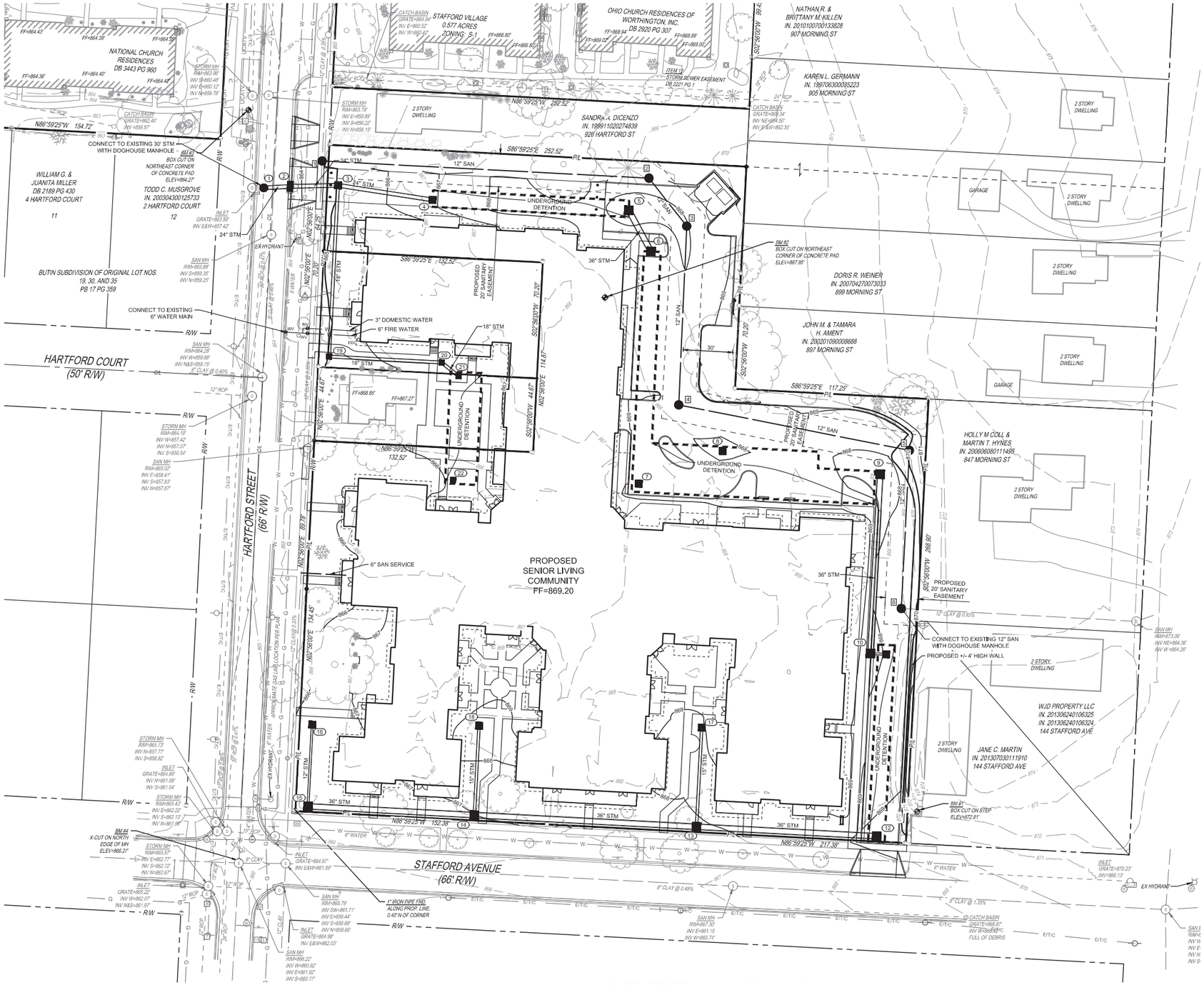
DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES ARCHITECTS

PUD 01-2019

EXHIBIT "C"



PROPOSED LEGEND

- 865 — EXISTING CONTOUR
- 866 — EXISTING CONTOUR
- 865 — PROPOSED CONTOUR
- 866 — PROPOSED CONTOUR
- STM — PROPOSED STORM PIPE
- PROPOSED UNDERGROUND DETENTION SYSTEM
- SAN — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER
- 1 — STORM MANHOLE
- 2 — PROPOSED CATCH BASIN
- 1 — SANITARY MANHOLE
- WV — PROPOSED WATER VALVE
- FDC — BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES. IF IN CONFLICT WITH PROPOSED THEN LOWER EXISTING UTILITIES. CAUTION WHEN EXCAVATING. IF SITE CONDITIONS WOULD PROHIBIT THE LOWERING OR RELOCATION OF EXISTING UTILITIES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. CONTRACTOR TO ENSURE 18" MINIMUM CLEARANCE ON ALL UTILITY CROSSINGS
3. WATER SIZES SERVICING THE BUILDING SHALL BE CONFIRMED BY THE MEP

0 15 30 60

B-9

3 - UTILITY AND GRADING PLAN

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitter
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

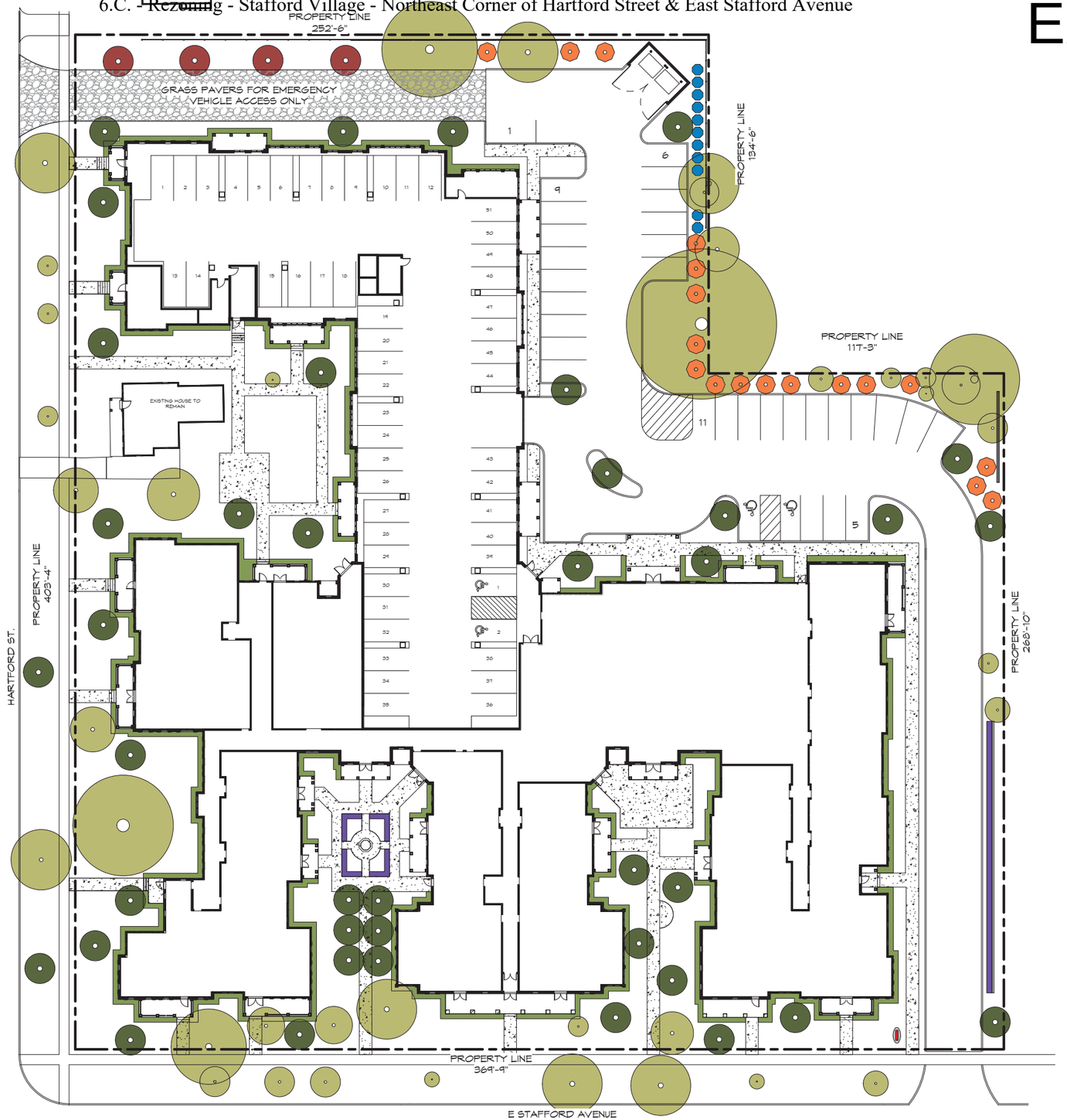
12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP
JONES
ARCHITECTS

PUD 01-2019

EXHIBIT "C"



EXISTING TREE

NEW DECIDUOUS TREE

NEW ORNAMENTAL TREE

NEW EVERGREEN

NEW ORNAMENTAL GRASS

NEW HEDGE

NEW FOUNDATION PLANTING (ASSORTED VARIETIES)

NEW MONUMENT SIGN WITH FOUNDATION PLANTING

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Zynda Bitar

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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DATE 12-20-2019

B-10

LANDSCAPE PLAN 0 16'-0" 32'-0" 48'-0"

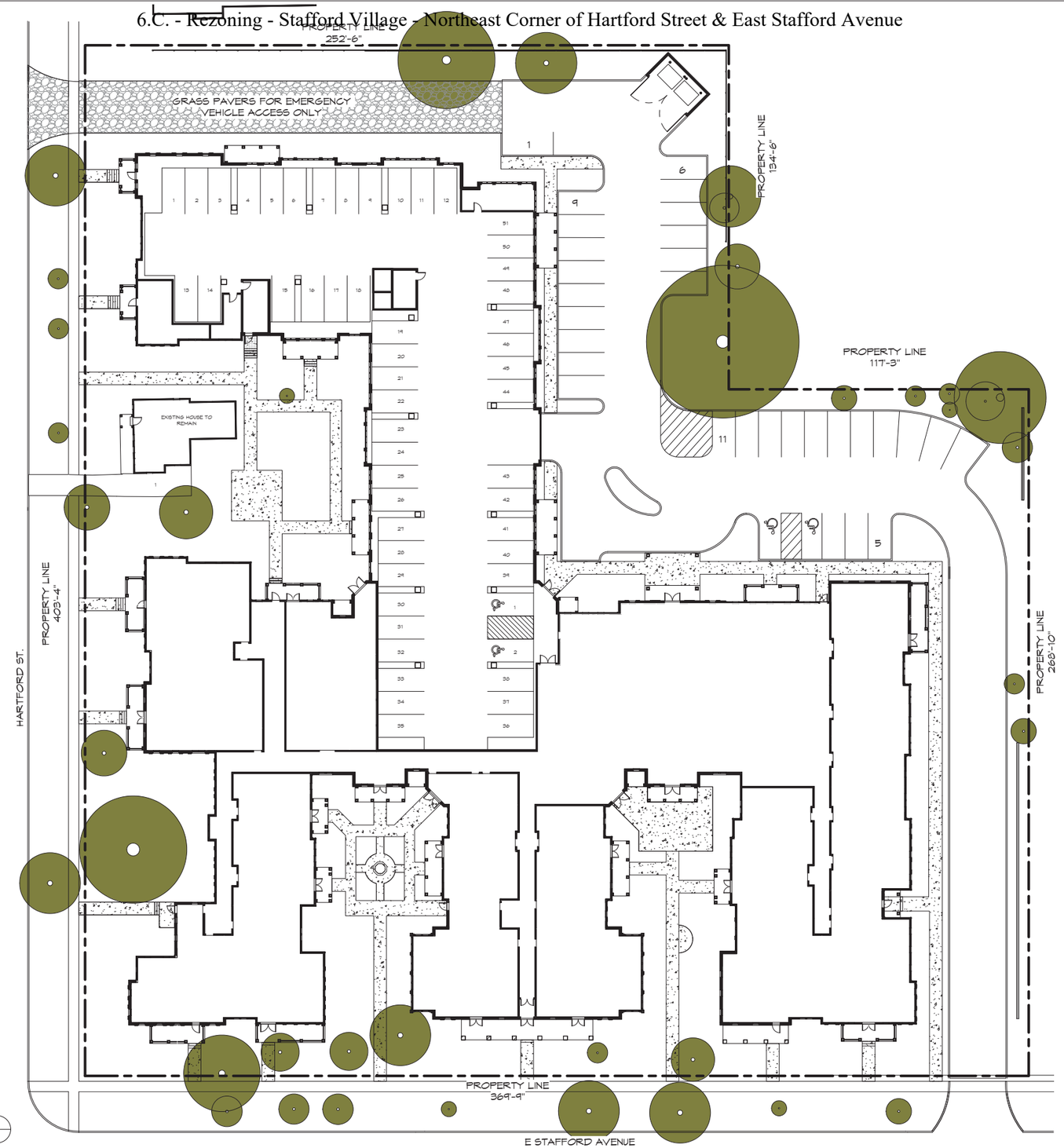
12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES

PUD 01-2019

EXHIBIT "C"



AREAS TOTAL

GARAGE	21,105 SF
FIRST FLOOR	35,870 SF
SECOND FLOOR	55,256 SF
THIRD FLOOR	21,887 SF
TOTAL (EXCL. GARAGE)	113,013 SF (EXCL. GARAGE)
TOTAL (INCL. GARAGE)	134,118 SF (INCL. GARAGE)

UNIT TOTAL

ONE BEDROOM	34
ONE BEDROOM PLUS	24
TWO BEDROOM	27
STANDALONE RESIDENCE	1
TOTAL	86

PARKING TOTAL

STANDARD (SURFACE)	30
GARAGE (SURFACE)	51
ADA (SURFACE)	2
ADA (GARAGE)	2
STANDALONE RESIDENCE (SURFACE)	1
TOTAL	86

Approved
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Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-11

SITE PARKING AND PAVING PLAN

12/20/2019

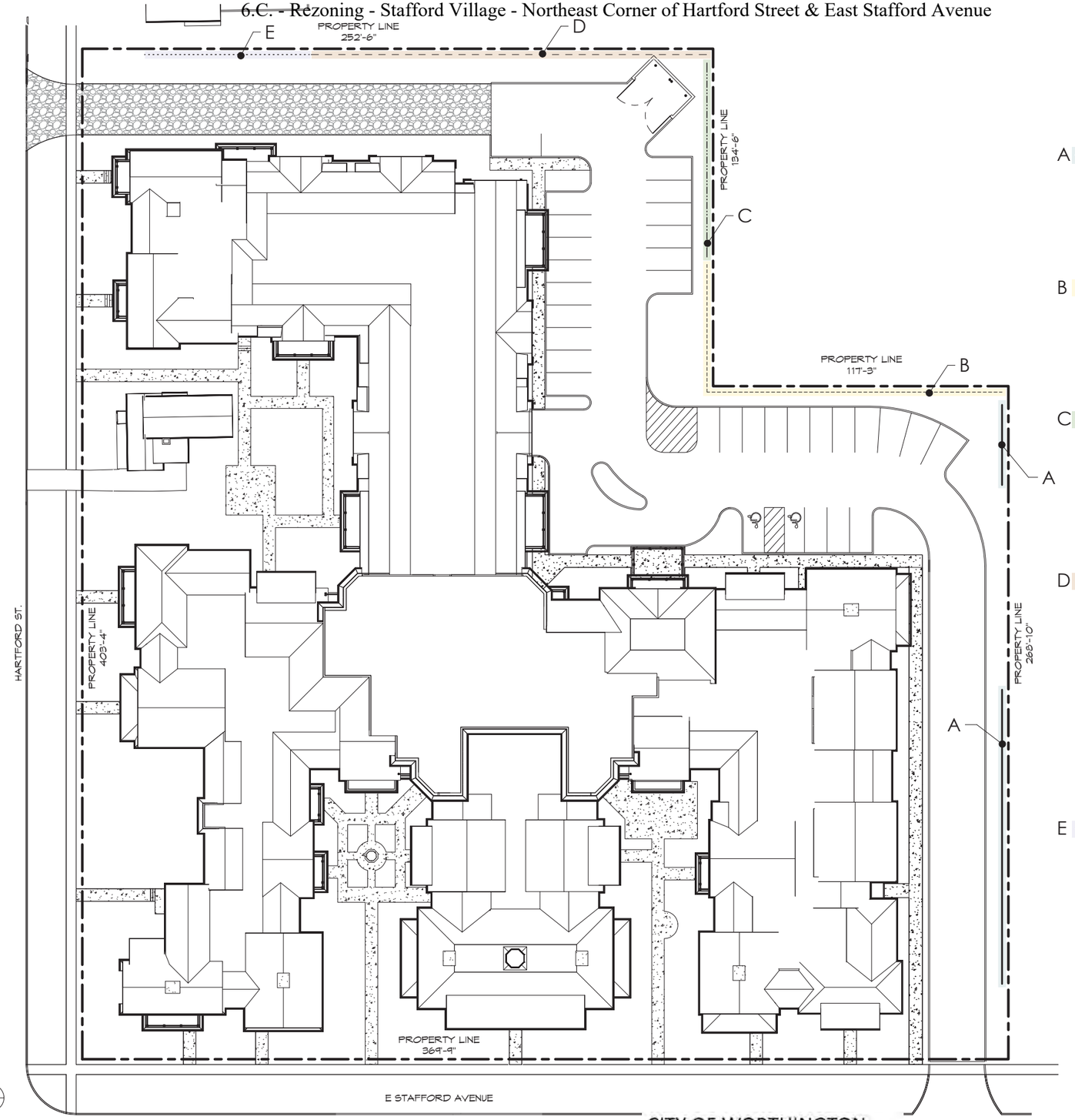
National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

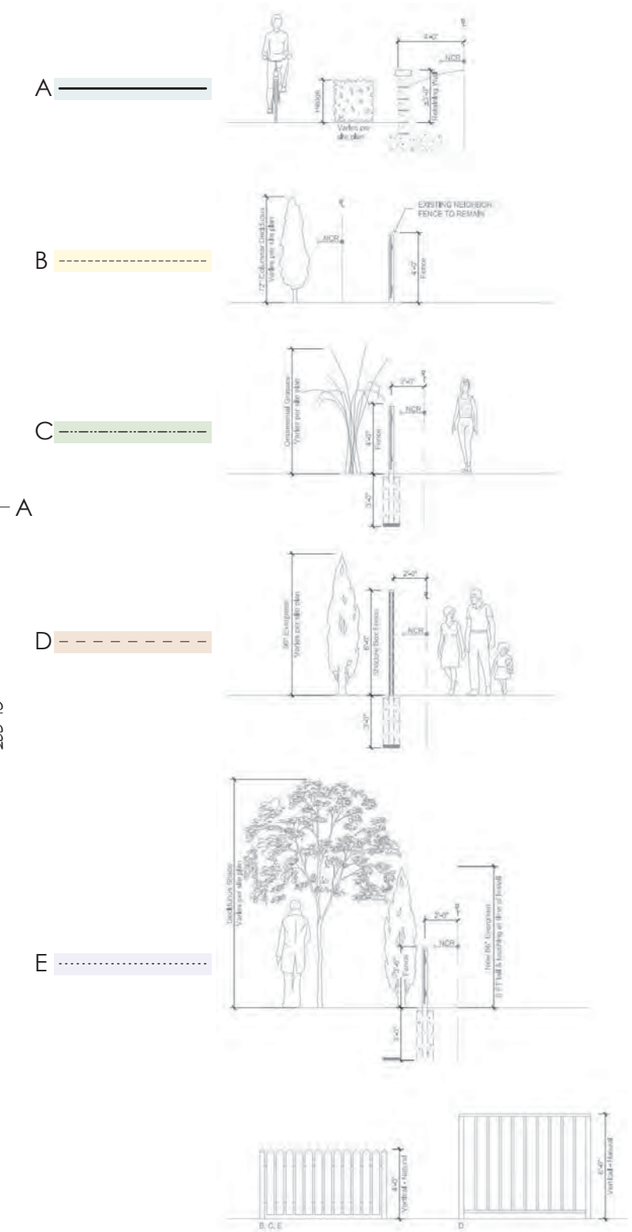
JONES

PUD 01-2019

EXHIBIT "C"



FENCE TYPOLOGIES



Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Butler

Clerk

FENCE TYPOLOGY PLAN

B-12

CITY OF WORTHINGTON

12/20/2019

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

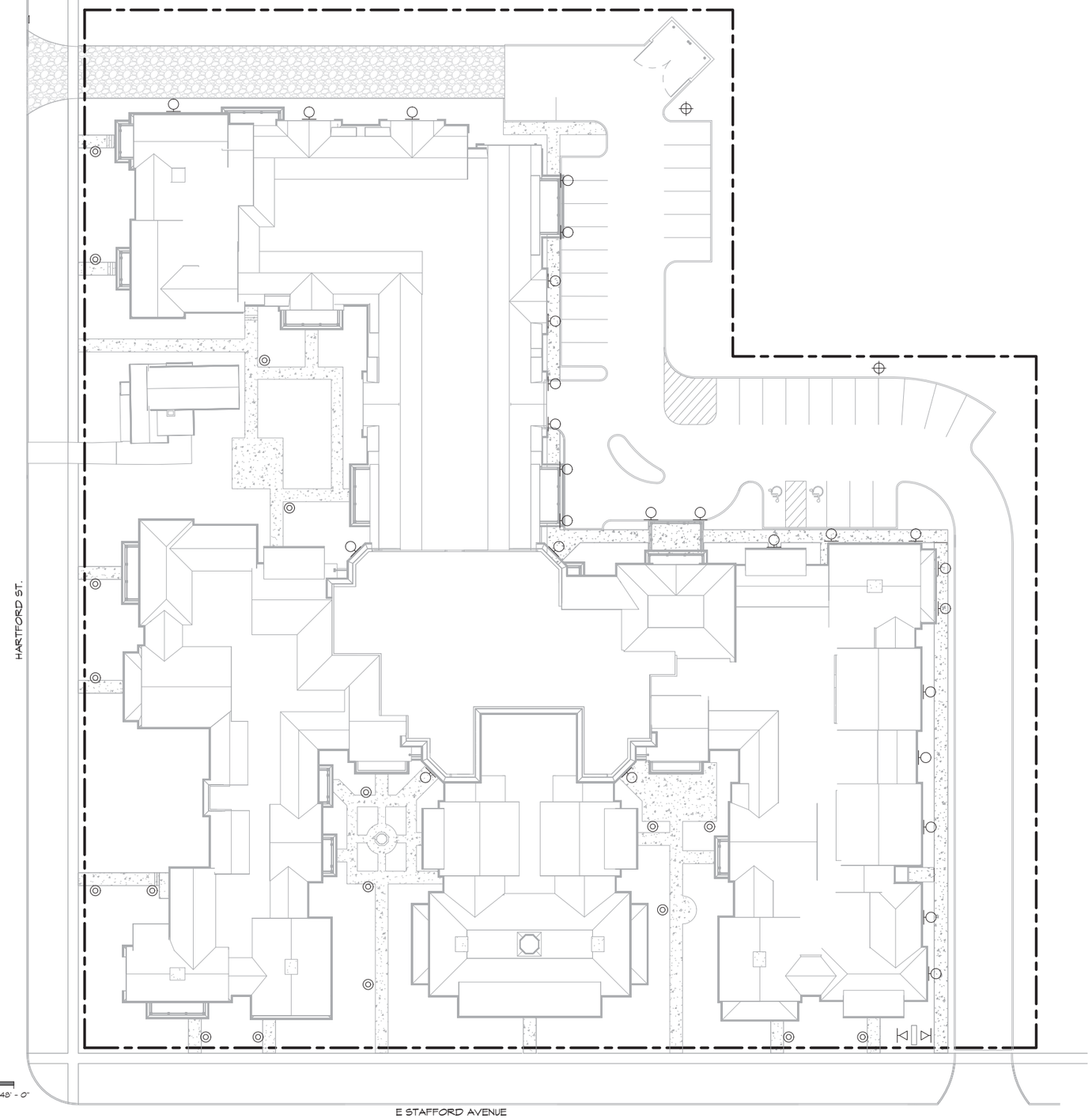
THE KLEINGERS GROUP

JONES

ARCHITECTS

PUD 01-2019

EXHIBIT "C"



SITE LIGHTING PLAN

0 16' - 0" 32' - 0" 48' - 0"

LIGHTING SYMBOL LEGEND

- PARKING LOT LIGHTING.
- WALL MOUNTED PARKING LOT LIGHTING.
- PEDESTRIAN PATHWAY LIGHTING.
- GROUND MOUNTED SIGN LIGHTING.

LIGHTING NOTES:

- ALL LIGHTING SHALL BE CUT-OFF TYPE FIXTURES.
- ALL LIGHTING LEVELS WILL REACH ZERO FOOT CANDLES AT THE PROPERTY LINES.
- ALL LIGHTING LAMP TEMPERATURE TO BE 2700K OR LESS.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-13

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

PUD 01-2019

EXHIBIT "C"

Tree	DBH	Condition	Remarks - Russell Tree Experts Arborist	Remarks - City Arborist	Way - Not Counted	Trees	Being Removed	Retained
1. Silver Maple	30"	F, mature						30
2. Silver Maple	30"	F, mature	Some decay.					30
~~3. Hackberry~~	~~16"~~	~~G, young~~					~~16~~	
4. Pin Oak	56.75"	G, Peak maturity						57
5. Norway Maple	8"	G, young						8
6. Norway Maple	7"	G, young						7
7. Hackberry	30"	G, mature						30
8. Black Cherry	14"	G, mature						14
9. Hackberry	6"	G, young	Remove to give clearance to mature Hackberry.					6
10. Crabapple	9"	F, mature						9
~~11. Norway Spruce~~	~~20"~~	~~G, mature~~					~~20~~	
~~12. Silver Maple~~	~~30"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~	~~Non-preffered species.~~		~~30~~		
~~13. Sugar Maple~~	~~15"~~	~~G, mature~~					~~15~~	
~~14. Silver Maple~~	~~30"~~	~~F, mature~~	~~Possible risk to adjacent building foundation.~~				~~30~~	
~~15. Sweetgum~~	~~15"~~	~~G, young~~					~~15~~	
~~16. Sweetgum~~	~~18"~~	~~G, mature~~					~~18~~	
~~17. Honeylocust~~	~~11"~~	~~G, young~~					~~11~~	
~~18. Norway Spruce~~	~~20"~~	~~G, mature~~					~~20~~	
~~19. Norway Spruce~~	~~12"~~	~~G, young~~					~~12~~	
~~20. Tulip Poplar~~	~~15"~~	~~G, young~~	~~Possible risk to adjacent building foundation.~~				~~15~~	
~~21. Scotch Pine~~	~~11"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~				~~11~~	
~~22. Norway Maple, Crimson King~~	~~11"~~	~~P, mature~~	~~Removal may be merited as tree is declining rapidly.~~				~~11~~	
~~23. Hackberry~~	~~24", 28"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~24~~	
~~24. Sycamore~~	~~24"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~24~~	
25. Sweetgum	20"	G, mature						20
26. Sycamore	46"	G, Peak maturity	Possible risk to adjacent building foundation					46
27. Silver Maple	14", 10", 15"	(Fair to poor), mature	Storm damage, stem wound, poor structure.					39
28. Bradford Pear	20"	F, mature	Species is listed as Invasive (Ohio Invasive Plants Council)					20
29. Bradford Pear	18"	F, mature	Species is listed as Invasive (Ohio Invasive Plants Council)					18
30. Silver Maple	38"	G, mature		Invasive species				38
~~31. Bradford Pear~~	~~14", 14"~~	~~F, mature~~	~~Species is listed as Invasive (Ohio Invasive Plants Council); possible risk to adjacent building foundation.~~	~~Non-preffered species; invasive.~~		~~14~~		
~~32. Sweetgum~~	~~20"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~20~~	
~~33. Magnolia~~	~~5"×5~~	~~G, mature~~					~~5~~	
~~34. Sycamore~~	~~24"~~	~~G, mature~~					~~24~~	
~~35. Crabapple~~	~~9"~~	~~P, mature~~	~~Tree may have fire blight. Possible risk to building foundation.~~	~~Tree has been removed.~~		~~9~~		
~~36. Sweetgum~~	~~12"~~	~~G, young~~					~~12~~	
~~37. Sweetgum~~	~~20"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~20~~	
~~38. Pear (Cleveland Select or Chanticleer)~~	~~10"~~	~~G, young~~	~~Species is listed as Invasive (Ohio Invasive Plants Council)~~	~~Non-preffered species; invasive.~~		~~10~~		
39. Pear (See #38)	10"	F, young	Species is listed as Invasive (Ohio Invasive Plants Council)					10
40. Scotch Pine	20"	G, mature	Species is susceptible to disease in Ohio.	Diseased				20
~~41. Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~	~~Diseased~~		~~13~~		
~~42. Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~	~~Diseased~~		~~13~~		
~~43. Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~				~~13~~	
~~44. Crabapple~~	~~7"~~	~~G, mature~~					~~7~~	
45. Black Locust	8"	G, young						8
~~46. Crabapple~~	~~18' tall~~	~~G~~	~~Multi-stem tree~~				~~18~~	
~~47. Magnolia~~	~~12' tall~~	~~G~~	~~Multi-stem tree~~				~~12~~	
~~48. Callery Pear~~	~~10"~~	~~G, young~~	~~Species is listed as Invasive (Ohio Invasive Plants Council)~~	~~Non-preffered species; invasive.~~		~~10~~		
~~49. Crabapple~~	~~6"~~	~~G~~					~~6~~	
~~50. Crabapple~~	~~4"~~	~~G~~					~~4~~	
51. Freeman Maple	4"	G, young	Street tree		4			
52. Maple (possibly Tatarian)	8"	G	Street tree		8			
53. Maple (possibly Tatarian)	8"	G	Street tree		8			
~~54. Silver Maple~~	~~36"~~	~~P, mature~~	~~Possible risk to adjacent building foundation.~~	~~Non-preffered species.~~		~~36~~		
~~55. Silver Maple~~	~~36"~~	~~F, mature~~		~~Non-preffered species.~~		~~36~~		
~~56. Silver Maple~~	~~30"~~	~~G~~		~~Non-preffered species.~~		~~30~~		
~~57. Silver Maple~~	~~12"~~	~~G, young~~					~~12~~	
~~58. Hackberry~~	~~28"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~28~~	
59. Silver Maple	50"	G	Multi-stem tree					50
60. Norway Spruce	24"	G, mature						24
~~61. Silver Maple~~	~~18" + 16"~~	~~F~~	~~Multi-stem tree~~				~~34~~	
~~62. Silver Maple~~	~~30"~~	~~G, mature~~					~~30~~	
~~63. Mulberry~~	~~14"~~	~~G~~					~~14~~	
~~64. Black Locust~~	~~10"~~	~~G, young~~					~~10~~	
~~65. Black Locust~~	~~7"~~	~~G, young~~					~~7~~	
66. Silver Maple	20"	G						20
67. Silver Maple	9"	F						9
						201	518	513

GROSS LOSS:	-518
NEW INCHES ADDED: (44 TREES @ 3" ea.)	132
NET INCHES LOST:	-386

TREE SURVEY

B-14

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

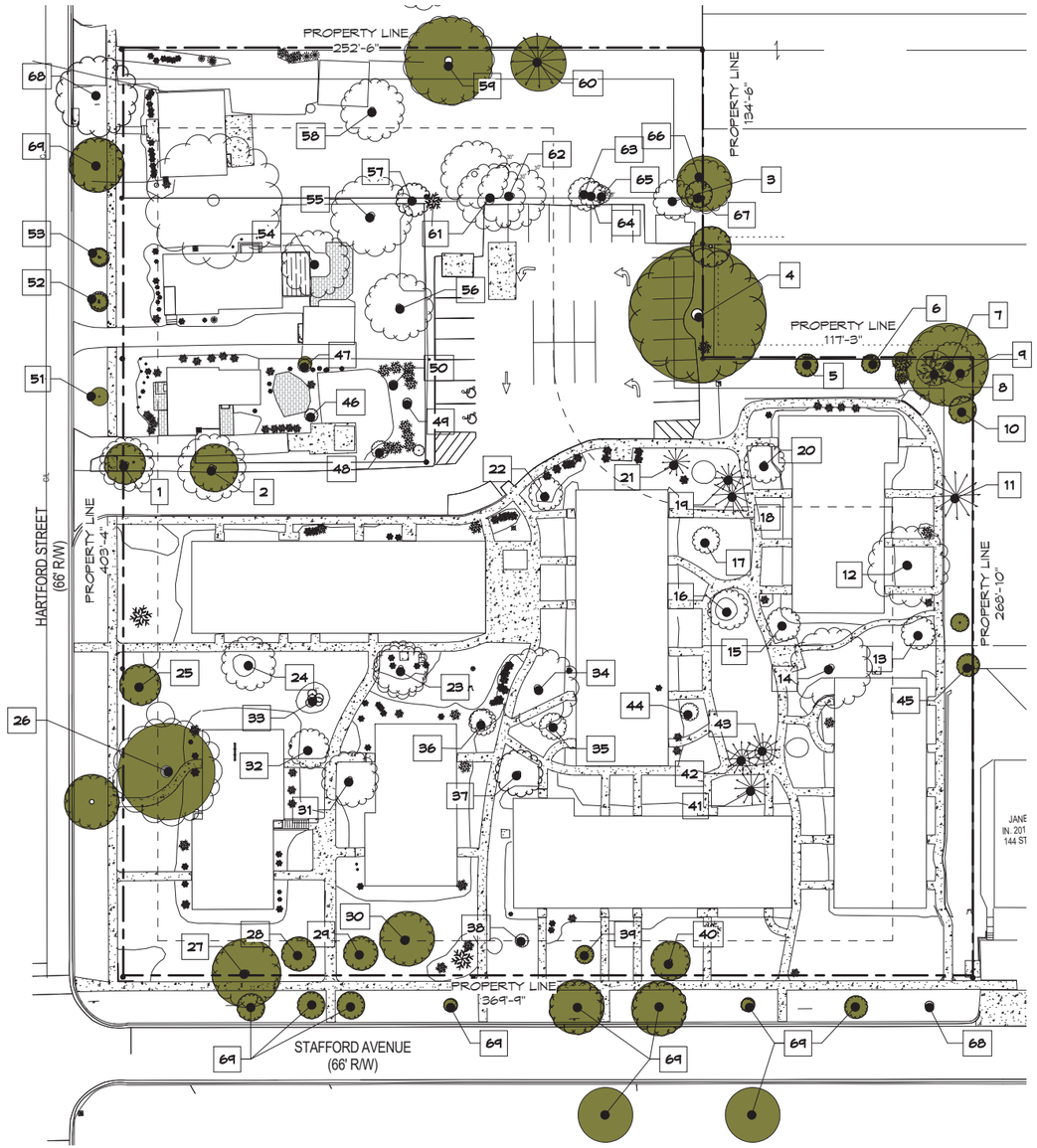
DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

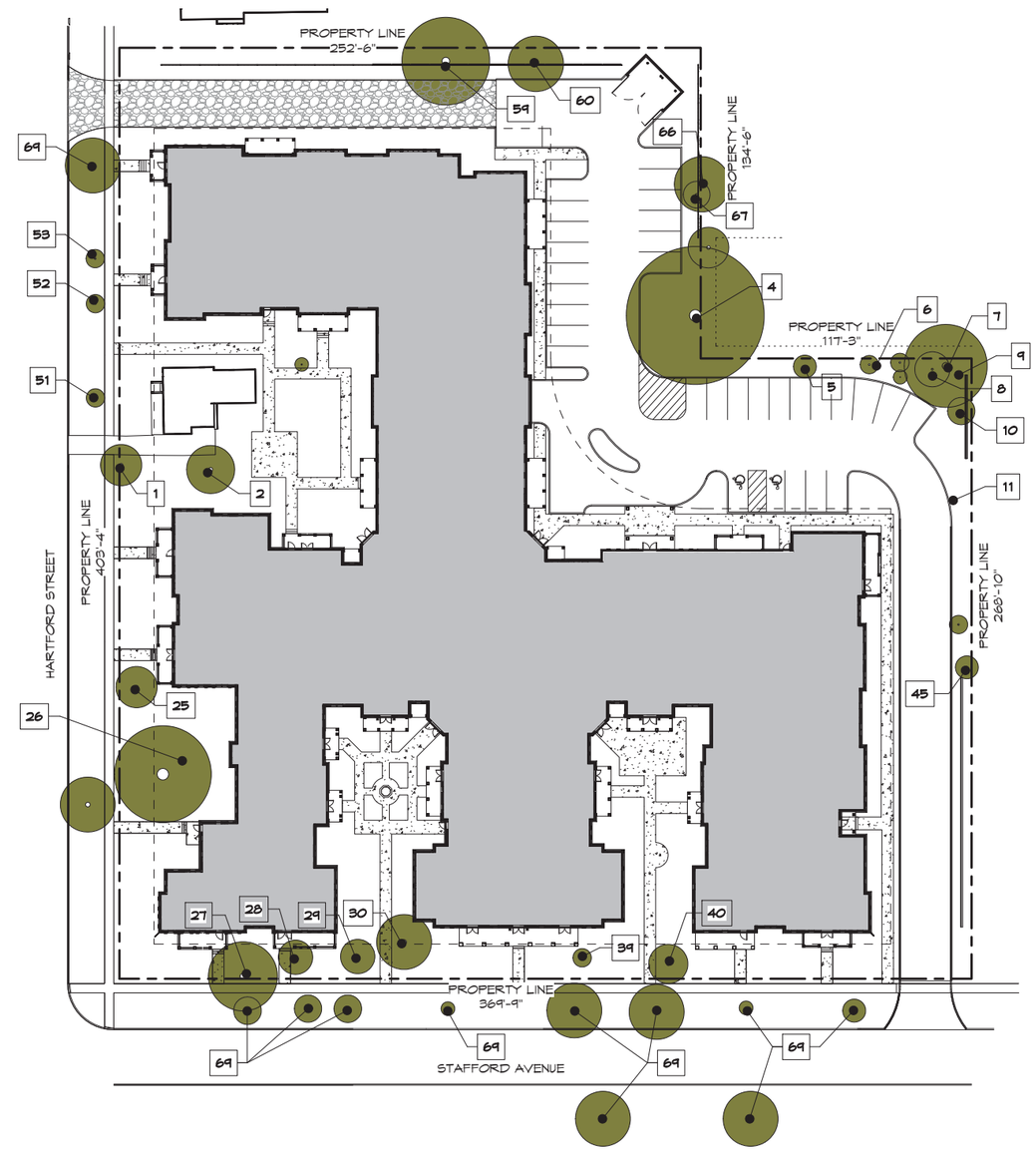
THE KLEINGERS GROUP JONES ARCHITECTS

PUD 01-2019

EXHIBIT "C"



2 TREES TO BE REMOVED
1" = 30'-0"



1 TREES TO BE PRESERVED
1" = 30'-0"

TREE PRESERVATION PLAN

B-15

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

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DRAWING NO. AR 14-19
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12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

BLZ ARCHITECTS

PUD 01-2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Zynda Butler
Clerk

CITY OF WORTHINGTON

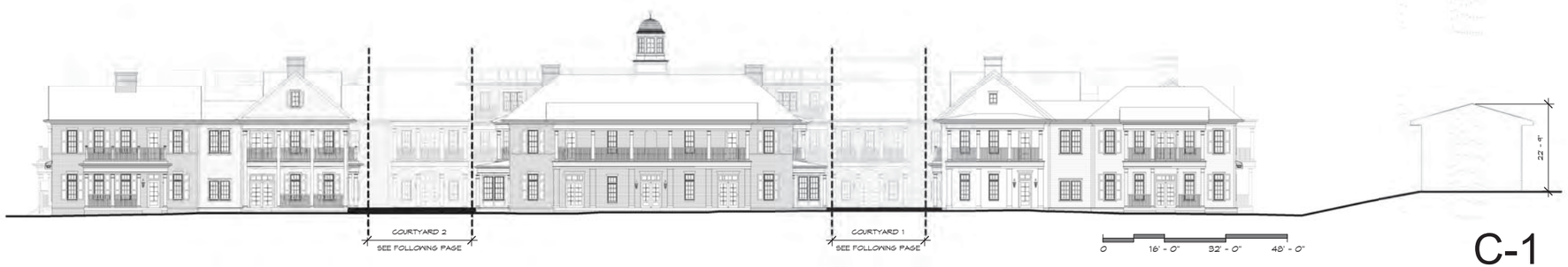
EXHIBIT "C"

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

MATERIAL LEGEND

P-1 ROCKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROCKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF



SOUTH ELEVATION - STAFFORD AVENUE

C-1

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

PUD 01-2019

EXHIBIT "C"

MATERIAL LEGEND

P-1 ROCKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROCKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF

ELEVATIONS - STAFFORD AVENUE COURTYARDS

C-2

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

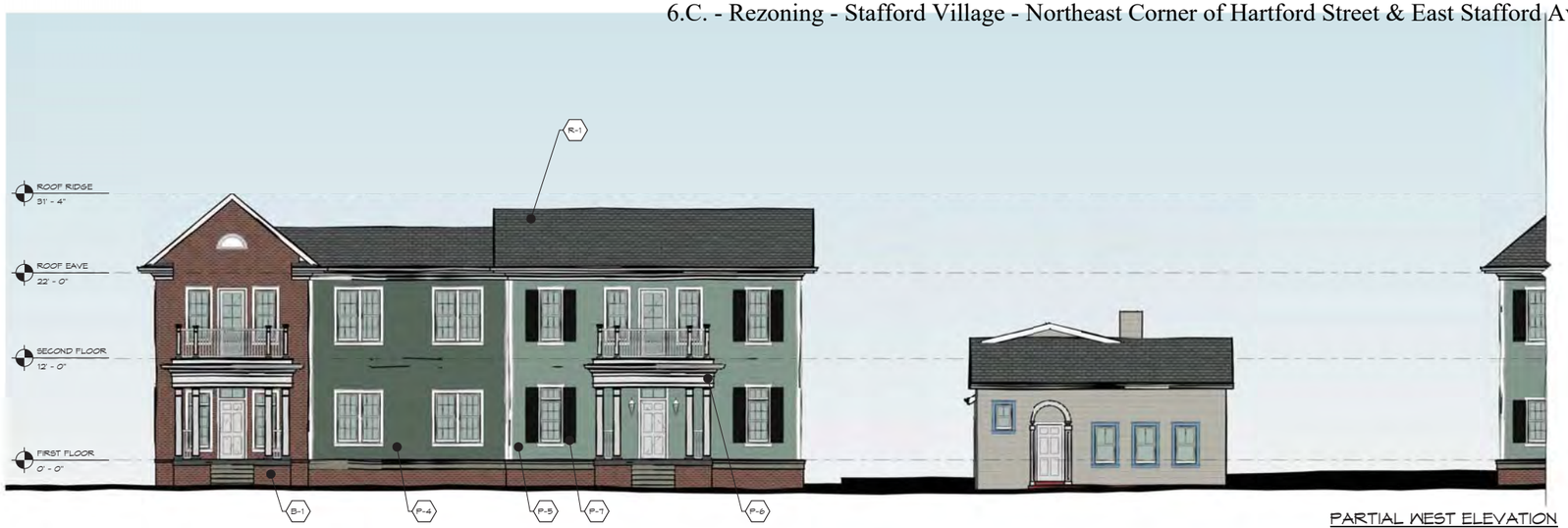
THE KLEINGERS GROUP

JONES

pb7 ARCHITECTS

PUD 01-2019

EXHIBIT "C"



PARTIAL WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

P-1 ROCKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROCKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6451 SIDING	R-1 SHINGLE ROOF

PARTIAL WEST ELEVATION
1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0"

WEST ELEVATION - HARTFORD STREET

C-3

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

BLZ ARCHITECTS

PUD 01-2019

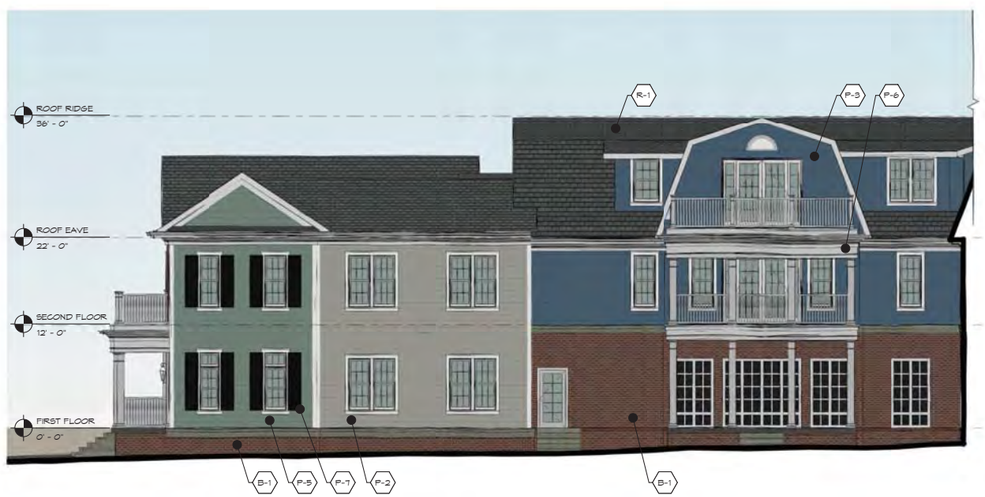
EXHIBIT "C"

MATERIAL LEGEND

P-1 ROOKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROOKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6451 SIDING	R-1 SHINGLE ROOF

HARTFORD COURTYARD - WEST ELEVATION

1/8" = 1'-0"



HARTFORD COURTYARD - SOUTH ELEVATION

1/8" = 1'-0"

HARTFORD COURTYARD - NORTH ELEVATION

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

ELEVATIONS - HARTFORD STREET COURTYARD

C-4

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

THE KLEINGERS GROUP
JONES
ARCHITECTS

PUD 01-2019

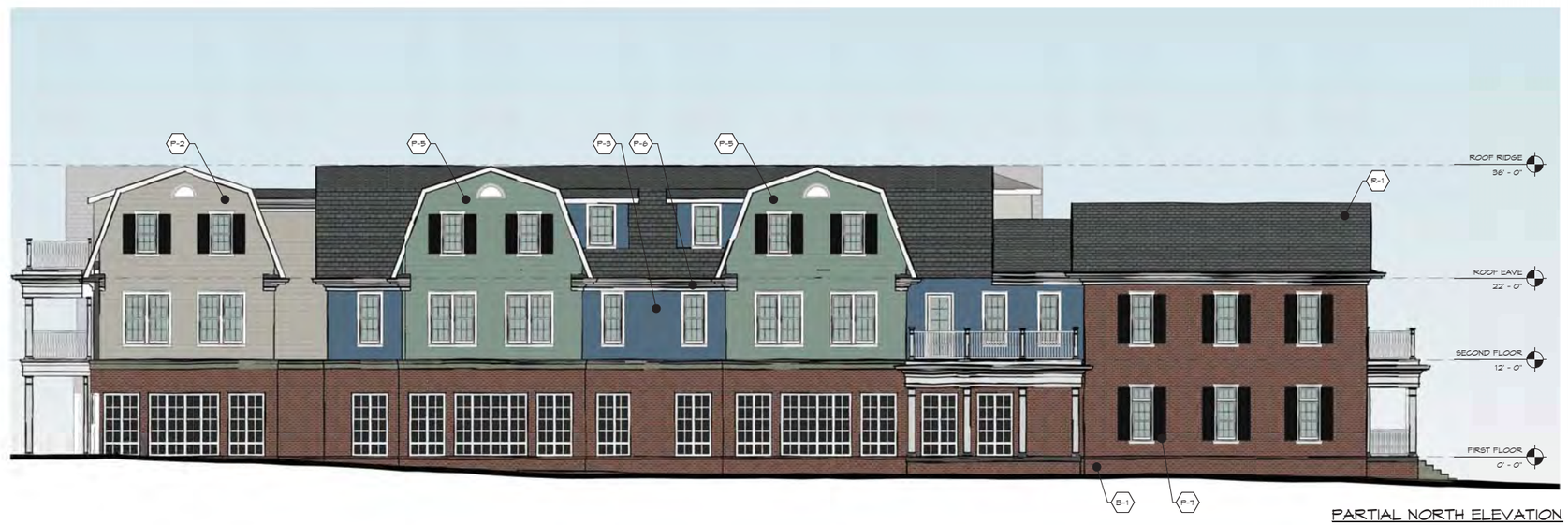
EXHIBIT "C"

PARTIAL NORTH ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

P-1 ROOKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROOKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF



PARTIAL NORTH ELEVATION

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

NORTH ELEVATION

C-5

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

THE KLEINGERS GROUP

JONES

BLZ ARCHITECTS

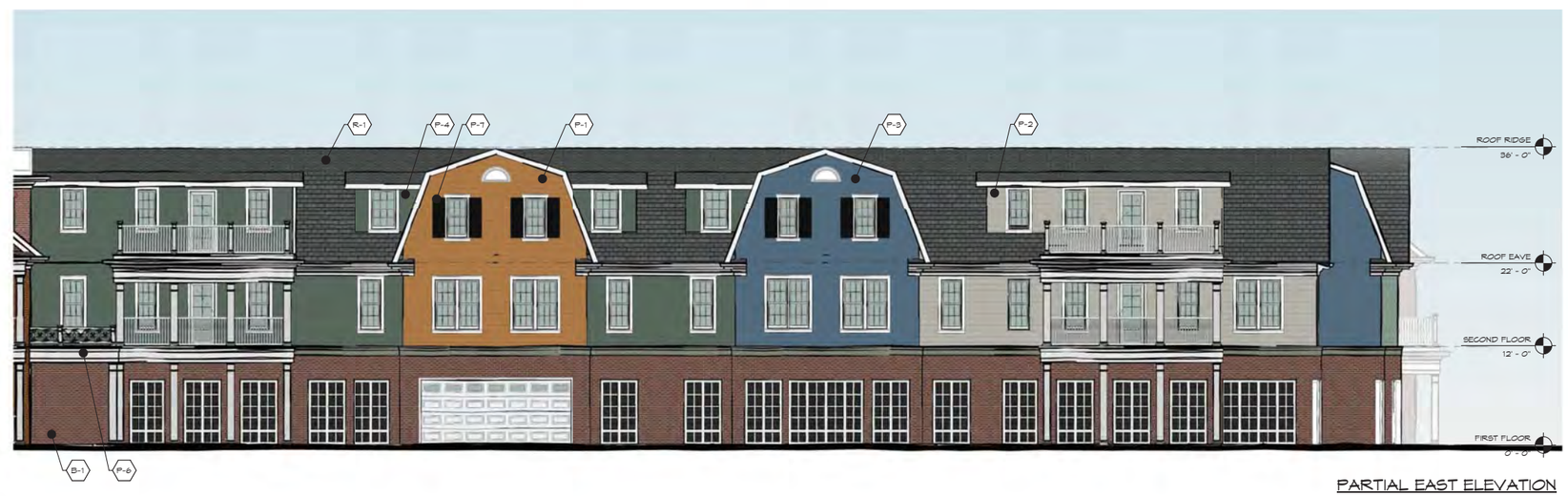
PUD 01-2019

EXHIBIT "C"

PARTIAL EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

P-1 ROCKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW1638 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROCKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF



PARTIAL EAST ELEVATION
1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

0 16' - 0" 32' - 0" 48' - 0"

EAST ELEVATION

C-6

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

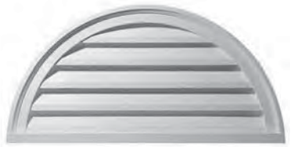
THE KLEINGERS GROUP

JONES

BLZ ARCHITECTS

PUD 01-2019

EXHIBIT "C"



WHITE VENTILATION LOUVER

WHITE VINYL WINDOW

VINYL SHUTTERS

WHITE FIBERGLASS DOORS

DIMENSIONAL ASPHALT SHINGLES

STANDING SEAM METAL ROOF

CEMENTITIOUS SHIPLAP SIDING

BRICK
GLEN-GERY TOASTED BELGIUM

BRICK
GLEN-GERY DANISH

STUCCO

ROCKWOOD AMBER
SW2817

SPORTY BLUE
SW6522

ANTIQUE RED
SW7587

ROOKWOOD BLUE GREEN
SW2811

KIND GREEN
SW6457

ACCESSIBLE BEIGE
SW7036

EXTRA WHITE
SW7006

CAVIAR
SW6990

MATERIAL BOARD

C-7

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

PLZ ARCHITECTS

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-10

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-11

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-13

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-14

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

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National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-15

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

THE KLEINGERS GROUP JONES ARCHITECTS

PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-16

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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DATE 12-20-2019

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National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-17

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

THE KLEINGERS GROUP
JONES
ARCHITECTS

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-18

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
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Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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THE KLEINGERS GROUP
JONES
ARCHITECTS

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-19

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City of Worthington
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DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES BLZ ARCHITECTS

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-20

Approved
Municipal Planning Commission
City of Worthington
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PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

PUD 01-2019

EXHIBIT "C"

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-21

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
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EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-22

12/20/2019

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
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CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

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EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-23

12/20/2019

National Church Residences
STAFFORD VILLAGE

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City of Worthington
Date 01/09/2020
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CITY OF WORTHINGTON

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PUD 01-19

DATE 12-20-2019

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PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-24

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

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PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-25

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

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PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-26

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES

PUD 01-2019

EXHIBIT "C"

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-27

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
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City of Worthington
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DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

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PUD 01-2019

STAFFORD VILLAGE INDEPENDENT LIVING

FOR

NATIONAL CHURCH RESIDENCES

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Zynda Butler

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National Church Residences

STAFFORD VILLAGE

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

82 E Stafford Ave,
Worthington, Ohio 43085

12/20/2019

Tabled 2/14, 2/28 & 12/12/2019

THE KLEINGERS GROUP JONES pt7 ARCHITECTS

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PUD 01-19

DATE 12-20-2019

Approved
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City of Worthington
Date 01/09/2020

Zynda Bitar

Clerk

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City of Worthington

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN APPLICATION

Case # _____
Date Received _____
Fee _____
Meeting Date _____
Filing Deadline _____

1. Property Location: Northeast corner of E. Stafford Ave. and Hartford St.
2. Present Zoning: AR-4.5 Present Use: Multi-Family Residential
3. Proposed Use: Multi-Family Residential/No change
4. Applicant: David Hodge on behalf of Owner National Church Residences Stafford Worthington OH
   Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
   Home Phone: N/A Work Phone: 614-335-9320
5. Property Owner: National Church Residences Stafford Worthington OH
   Address: 2335 North Bank Drive, Columbus, Ohio 43220
   Home Phone: N/A Work Phone: 800.388.2151
6. Project Description: The proposed facility is a replacement facility for (7) one-story apartment structures located on approximately three acres. The existing apartment buildings will be demolished to make way for the new apartment building. The project will consist of a two and three-story wood framed structure comprised of (85) apartment units with a portion of the project sitting above a concrete parking podium. The project will also preserve an existing single-family residence on the site.

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.

David Hodge
Applicant (Signature) — Date: 11/22/2019

David Hodge
Property Owner (Signature) — Date: 11/22/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

City of Worthington

ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness Application

Case # _____
Date Received _____
Fee _____
Meeting Date _____
Filing Deadline _____
Receipt # _____

1. **Property Location** Northeast corner of E. Stafford Ave. and Hartford St.
2. **Present/Proposed Use** Multi-Family Residential/No change
3. **Zoning District** AR-4.5
4. **Applicant** David Hodge on behalf of Owner National Church Residences Stafford Worthington OH
   Address Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
   Phone Number(s) 614-335-9320
5. **Property Owner** National Church Residences Stafford Worthington OH
   Address 2335 North Bank Drive, Columbus, Ohio 43220
   Phone Number(s) 800.388.2151
6. **Project Description** The proposed facility is a replacement facility for (7) one-story apartment structures located on approximately three acres. The existing apartment buildings will be demolished to make way for the new apartment building. The project will consist of a two and three-story wood framed structure comprised of (85) apartment units with a portion of the project sitting above a concrete parking podium. The project will also preserve an existing single-family residence on the site.
7. **Project Details:**
   a) **Design** See enclosed project narratives
   b) **Color** Color varies but will be compatible and consistent with existing neighborhood colors
   c) **Size** approximately 110,000 SF, two and three-story
   d) **Approximate Cost** 15,000,000 **Expected Completion Date** Est. end of 2021

PLEASE READ THE FOLLOWING STATEMENTAND 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.

David Hodge
Applicant (Signature) — Date: 11/22/2019

David Hodge
Property Owner (Signature) — Date: 11/22/2019

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

APPLICANT:
David Hodge, on behalf of
Property Owner
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

PROPERTY OWNER:
National Church Residences
Stafford Worthington OH
2335 North Bank Drive
Columbus, Ohio 43220

ATTORNEY:
David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:
Worthington Local School District
Board of Education
City Clerk
P.O. Box 480
Worthington, Ohio 43085-0480

JMAR Property LLC
104 Highland Avenue
Worthington, Ohio 43085

WJD Property LLC
104 Highland Avenue
Worthington, Ohio 43085

Holly Coll
847 Morning Street
Worthington, Ohio 43085

John and Tamara Ament
897 Morning Street
Worthington, Ohio 43085

Doris R. Tod Weiner
899 Morning Street
Worthington, Ohio 43085

Adam and Jamie Rice
901 Morning Street
Worthington, Ohio 43085

Karen Germann
905 Morning Street
Worthington, Ohio 43085

Megan Bury
907 Morning Street
Worthington, Ohio 43085

Keith and Barbara Brown, Tr.
7602 Coteswood Drive
Myrtle Beach, SC 29572-4150

Douglas and Ann Metz
575 Tucker Drive
Worthington, Ohio 43085

Manley and Karen Hopkins
105 North Street
Worthington, Ohio 43085

Katherine Glenn-Applegate
912 Hartford Street
Worthington, Ohio 43085

Claire Brill
6078 Telford Drive
Columbus, Ohio 43229

Sandra Dicenzo
876 Hartford Street
Worthington, Ohio 43085

Board of Trustees of the
Worthington Public Library
752 North High Street
Columbus, Ohio 43215

Michael Smith, et al.
2926 Redding Road
Columbus, Ohio 43221

J Four Properties Ltd.
364 Highland Way
Worthington, Ohio 43085

Chester and Shelley Ridenour
398 Highgate Avenue
Worthington, Ohio 43085

Blair Davis, Tr.
1 Hartford Ct.
Worthington, Ohio 43085

Steven and Wendy Cole
3 Hartford Ct.
Worthington, Ohio 43085

Craig and Danielle Wright
5 Hartford Ct.
Worthington, Ohio 43085

Jane Hummer, Tr.
6 Hartford Ct.
Worthington, Ohio 43085

William Miller
4 Hartford Ct.
Worthington, Ohio 43085

Todd Musgrove
2 Hartford Ct.
Worthington, Ohio 43085

66 Frambes Ltd.
2935 Kenny Road, Suite 100
Columbus, Ohio 43221

Thomas and Carole Kozicki, Tr.
P.O. Box 881
Centerburg, Ohio 43011

Laurel River Properties
364 Highland Way
Worthington, Ohio 43085

Fay and Mary Walker
824 Morning Street
Worthington, Ohio 43085

Mahlon and Cindy Nowland
820 Morning Street
Worthington, Ohio 43085

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CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

STAFFORD VILLAGE

PLANNED UNIT DEVELOPMENT TEXT

CURRENT ZONING:	**AR-4.5, R-6.5, and R-10**
PROPOSED ZONING:	**PUD Planned Unit Development**
APPLICANT:	**National Church Residences**
	c/o Brian Kent Jones Architects
ATTORNEY:	**David Hodge, Underhill & Hodge LLC**
DATE:	**December 23, 2019**

I. Introduction:

National Church Residences, (the "Applicant"), headquartered in Upper Arlington, is the country's largest nonprofit provider of senior housing serving 42,000 seniors with an array of housing and health care options. The Applicant proposes redevelopment of 3.06 +/- acres located within historic Old Worthington north of Stafford Avenue and east of Hartford Street (the "Property"). "Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio." (Comprehensive Plan Update, Page 27). Old Worthington provides a mix of land uses including commercial, residential, recreational, civic, and institutional. Pursuant to Worthington's Comprehensive Plan, additional urban village housing opportunities should be created within Old Worthington where possible. "If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life span, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve." (Comprehensive Plan Update, Page 24).

As recommended by the Comprehensive Plan update, the Applicant seeks to introduce the urban village development concept to the property and seeks to fulfill the stated directive to foster the continued graceful maturation of the City of Worthington. "Urban Village development is an appropriate and encouraged redevelopment option for certain sites in the City of Worthington. It will increase the variety of housing options in the city, attract young professionals and empty-nesters (here the latter), optimize the use of the city's valuable land, and further promote the walkability and good design that are hallmarks of this community. These condominium and apartment developments are attractive in appearance and style, tend toward individual character (though they maintain a consistent theme), and provide amenities as well as an increased density." "These urban village living units are townhouse-like in nature in that they are built to the sidewalk, are two to four stories in height (never one-story), share outside walls, and have differentiated architecture. These developments are oriented around or near amenities such as pocket parks. Parking and garages are usually placed internally to the development off private drives while the building facades face and anchor the public streets. Urban village design incorporates differentiated architecture so that the development does not appear as one large structure or repeated look-alike units, but rather a series of attractive, individual buildings next to each other – much like downtown Old Worthington. These developments are in close walking distance to shops, restaurants, libraries, parks, community and recreational facilities, etc." (Comprehensive Plan Update, Page 74).

As part of the process of preparing this urban village redesign, National Church Residences reached out to and sought input from residents, neighbors, grassroots groups, historic preservationists, senior advocates, community organizations such as the library and Griswold Center, public officials and those who help set architectural standards for the community. In addition to conducting more than 85 meetings with members of the public, the organization also conducted a survey of Stafford Village residents and commissioned a 300-person phone survey of Worthington residents.

The research and these conversations uncovered several key objectives for the new design concept. These include: responding to the scarcity of senior housing options; respecting the affordability and diversity at the site; complementing the New England village character of this historic neighborhood; consolidating parking on-site for safety and convenience; maintaining a sense of community where neighbors and residents interact; and preserving greenspace and mature trees.

The package proposed here keeps and protects the site's communal feel, affordability, greenspace and trees as much as possible. It adds to the number of units available to Worthington seniors, better reflects its historic home and enhances safety and convenience with on-site parking.

The property to the north and east is zoned AR-4.5 and R-10, the property to the south across East Stafford Avenue is zoned R-6.5, and the property to the west across Hartford Street is zoned R-10. The Property's existing use is predominately apartment residential. As with the rest of Old Worthington, and certain other areas within Worthington proper, the Property is situated within the Architectural Review District. Therefore, the design of the proposed redevelopment will take form based on the character of Old Worthington and within the context of adopted Worthington Design Guidelines.

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The request is to rezone the property from AR-4.5, R-6.5, and R-10 residential districts to the PUD, Planned Unit Development District, as provided by Chapter 1174 of the Codified Ordinances of the City of Worthington (the "Code") to foster redevelopment of the Property for a senior living community serving the growing need for this type of housing, and consistent with the adopted and long-standing land use recommendation for the Property. In addition to the construction of a new 85-unit senior apartment building, the proposed community will also incorporate an existing single-family home, for a total of 86 age restricted senior units.

II. Permitted Uses:

1. Senior Citizen Development, as defined by Code Section 1123.641, includes the following:

   a. "Senior residential" means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments.

   b. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

2. Single-family residential.

III. Development Standards

A. Design Regulations:

1. Character/Design:

a. An architectural narrative is provided with the Preliminary Development Plan materials as **Exhibit B-1**. The architectural character and design of the Property shall be reflective of Worthington's tradition of quality and history, with a blend of design elements and building materials. In addition to the incorporation of an existing single-family home, the facility consists of 85 Senior Residential units in a two and three-story wood framed structure, with a portion located above a concrete parking podium. The three-story portion of the building is confined to the central wing, while the two-story portions are located along the sides for transition to a scale compatible to surrounding single-family residential. The façade will be broken up using various materials, colors, massing, and design elements to resemble separate buildings that evolved over decades, much in keeping with the New England style village of the community and the variety of homes in near proximity. This approach makes the structure more architecturally appealing and promotes a walkable environment.

b. The predominate building materials will be brick, cementitious fiberboard, stucco, and shingles. Vinyl siding shall be prohibited.

c. A variety of roof shapes will assist in breaking up the building façade and create a more interesting appearance. Proposed roof shapes include hip, gable, and gambrel roofs with dormers. Some of these elements will also help to conceal flat roof areas from view which will accommodate and fully screen mechanical equipment. The height of each roof element shall be in substantial conformity with the heights depicted in Elevations, included herewith as **Exhibits C-1 through C-6**.

d. Vertically proportioned vinyl windows shall include muntins to provide a multiple-paned window look consistent with multiple-paned windows typically found in Federal, Greek Revival, Colonial, and New England styles found in Old Worthington.

e. To further blend the building into the neighborhood aesthetically, elements including chimneys, walk-up porches, balconies, infilled porches, shutters, and cupolas shall be incorporated. Several gardens / pocket parks will also be incorporated to create a more pedestrian friendly and natural atmosphere.

f. The Property shall be developed in substantial conformity with the setbacks and other standards depicted on the Site Plan, included herewith as **Exhibit B-8**.

g. All condensing units shall be placed on the roof, and along with other mechanical equipment shall be screened from public view.

2. Screening:

a. Landscaping and screening shall be installed in substantial compliance with the Landscape Plan included herewith as **Exhibit B-10** and the Fence Typology Plan included herewith as **Exhibit B-12**.

b. The north perimeter will vary between a 4' fence and a 6' shadow box fence and will include ornamental trees. The east perimeter will vary between a 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses, and 6' columnar deciduous vegetation.

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3. Tract coverage:

a. Total tract coverage will be approximately 75% as reflected on the Site Plan attached as **Exhibit B-8**.

4. Lighting:

a. Decorative light poles shall be not higher than twelve (12) feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero foot candles at the property line.

5. Graphics/Signage:

a. One low freestanding monument signage shall be located west of the main drive entrance on Stafford Avenue. The sign base shall match the material of the proximate building and sign copy may only include the property address and development name. Copy shall not exceed 25 square feet per side. Sign locations are depicted on **Exhibit B-8**.

b. Projection signage shall be used as reflected on **Exhibits C-1** through **C-6**, mounted on the angle at the southwest corner of the building at the intersection of Hartford Street and Stafford Avenue and at the southeast corner of the building at the East Drive. Colors shall be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated.

B. Traffic & Parking

1. Traffic:

a. Access to the property shall be as depicted throughout the Preliminary Development Plans, refer to Site Plan **Exhibit B-8**. Access to the property shall be along the southeast from Stafford Avenue, which is the only access point to the parking structure and surface parking where both residents, staff, and visitors shall park. A one-way emergency egress point to Hartford Street is located along the northern end of the site.

b. Service and delivery to the property shall be limited to the Stafford Avenue access point.

c. The Applicant conducted a traffic impact study. It was concluded that the counted traffic volumes were not increased for the following two reasons: both Stafford Avenue and Hartford Street are local streets with minimal through traffic and the surrounding area is completely built out. Furthermore, an increase to background traffic is not expected to impact the results of the analysis.

2. Parking:

a. 86 parking spaces shall be provided, 53 garage spaces, 32 surface spaces, and 1 for the unit remaining along Hartford Street.

b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles.

C. General Requirements

1. Environment:

a. The City may request environmental studies for the property and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

2. Natural Features:

a. Landscaping shall be provided in a manner substantially similarly to that reflected on the submitted Landscape Plans.

b. Natural Features shall be preserved as shown on the submitted Preservation Plan.

c. Tree Inventory and Preservation Plan. A tree inventory was conducted by a Board-Certified Master Arborist, included as **Exhibit B-14**. Those included in the survey are6 inches in diameter measured at 4.5 feet above grade. Trees are being preserved, maintained, and enhanced whenever possible, included as **Exhibit B-15**. 22 mature trees are being preserved totaling 513 caliper inches. This includes the most mature trees on the property, a 56.75-inch Pin Oak tree located along the eastern perimeter, and a 46-inch Sycamore located on Hartford Street. The Landscape Plan at **Exhibit B-10** reflects that the new plantings will restore, maintain, and enhance the character of the surrounding neighborhood and community. The submitted Landscape Plan are an appropriate accommodation for Natural Features. Full replacement would result in unreasonable overcrowding of trees or such replacement is not feasible given site conditions the Applicants seeks to pay a fee-in-lieu to the Special Parks Fund. The Applicant is making

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DATE 12-20-2019

appropriate Natural Feature and screening commitments throughout the Property. It should be noted that the stormwater mitigation chamber was designed and located on the site to ensure preservation of the 56.75-inch landmark Pin Oak tree.

A Board-Certified Master Arborist, working in conjunction with a City of Worthington Arborist, shall remain engaged to analyze the present condition of the referenced mature Pin Oak and Sycamore trees, and to advise as to their protection during construction and post-development by providing a long-term maintenance plan to care for these trees into the future.

3. Stormwater Drainage:

a. Preliminary engineering and feasibility studies were conducted for the proposed development of the Property, a Civil Narrative is attached as **Exhibit B-6**. A Preliminary Utility and Grading Plan is attached as **Exhibit B-9**. Stormwater runoff will be mitigated in accordance with all Worthington requirements, and approved by its engineering or consulting engineering staff.

2. Utilities & Facilities:

a. The development will be serviced by the existing available City of Worthington water and sewer lines, **Exhibits B-6 and B-9**.

3. Public Area Payments:

a. The applicant shall comply with Code Section 1174.05(c)(3)(B), requiring a monetary contribution to the City of Worthington Special Parks Fund.

4. Public Space Amenities:

a. The applicant is incorporating two accessible courtyards along the south side of the building, as reflected throughout the Preliminary Development Plan materials, see **Exhibit B-10**. The western courtyard is 4,150 square feet, and the eastern courtyard is 3,835 square feet. In and around these courtyards, and across the site, Public Space Amenities include sidewalk connectivity, the requisite sitting spaces, decorative waste receptacles and decorative pedestrian lighting.

b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles, as depicted on the Site Plan.

c. Decorative benches shall be provided in publicly accessible locations along Stafford Avenue, and public courtyards, as depicted on the Site Plan.

d. The Site shall increase the width of the Stafford Avenue and Hartford Street sidewalks from four feet to a minimum of five feet.

e. The Site shall provide decorative lighting along Stafford Avenue and Hartford Street.

IV. Divergences

1. 1174.05(c)(2)(B) – Natural Features. The applicant requests a determination by the Municipal Planning Commission that full replacement would result in the unreasonable crowding of trees upon the Lot, and that such replacement is not feasible given site conditions. A variance is requested to the fee in lieu of replacement requirement requesting the fee in lieu paid to the Special Parks Fund be established at $150 per caliper inch of trees lost, given the commitments to preservation of existing mature vegetation where feasible, and the installation of new landscaping.

Respectfully Submitted,

David Hodge

David Hodge
Attorney for National Church Residences

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Municipal Planning Commission
City of Worthington
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CITY OF WORTHINGTON

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RIPLEY HOUSE

OLD RECTORY

ORANGE JOHNSON HOUSE

72 EAST NORTH STREET

WORTHINGTON INN

DR. LONGENECKER OFFICE

TOPPING-EVANS HOUSE

Approved
Municipal Planning Commission—
City of Worthington
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12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

HARTFORD STREET ELEVATION

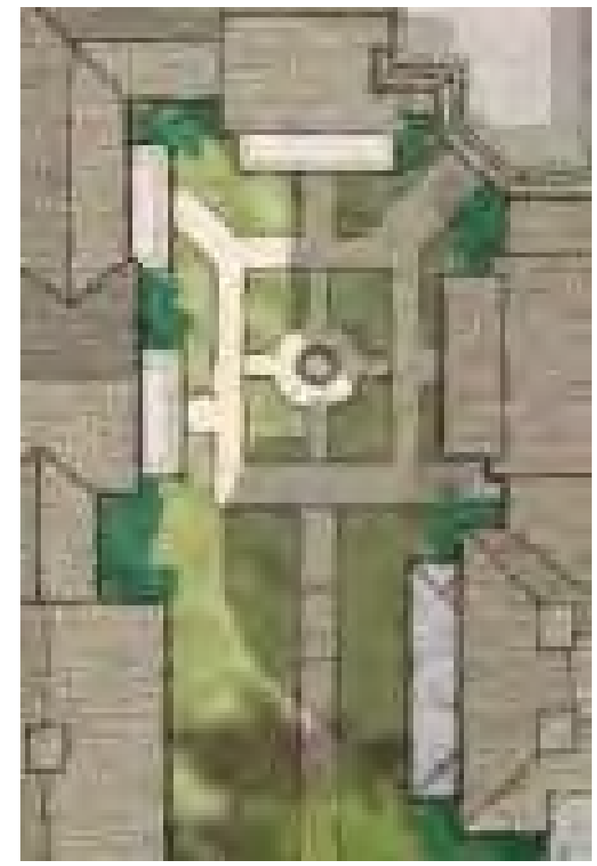
HARTFORD AND STAFFORD VIEW

STAFFORD AND MORNING VIEW

RESIDENTIAL COURTYARD CHARACTER

RESIDENT COURTYARD

HARTFORD ELEVATION VIEW



RESIDENT COURTYARD

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

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PUD 01-19

DATE 12-20-2019

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National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

ARCHITECTS

CHIMNEY 721 VILLAGE GREEN SW

CUPOLA KILBOURNE MIDDLE SCHOOL

PORCH 80 WEST DUBLIN GRANVILLE

SHUTTERS

PORCH 682 OXFORD STREET

INFILL PORCH 822 OXFORD STREET

94 WEST DUBLIN GRANVILLE

581 OXFORD STREET

GAMBREL ROOF 28 WEST DUBLIN GRANVILLE

WINDOW DETAIL 347 EAST DUBLIN GRANVILLE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

National Church Residences
STAFFORD VILLAGE

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

THE KLEINGERS GROUP JONES ARCHITECTS

HARTFORD AND STAFFORD VIEW

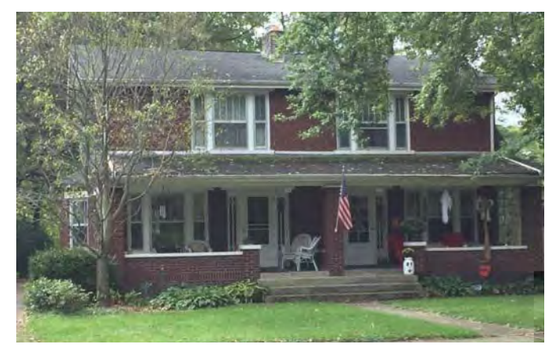
OCHRE — WORTHINGTON INN

WHITE SIDING — OLD RECTORY

LIGHT YELLOW SIDING — 847 MORNING STREET

67 EAST DUBLIN GRANVILLE

77 WEST SOUTH STREET



DARK BRICK — 159-161 EAST DUBLIN GRANVILLE

RED SIDING — 109 EAST DUBLIN GRANVILLE

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

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STAFFORD VILLAGE

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DRAWING NO. AR 14-19
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THE KLEINGERS GROUP

JONES

ARCHITECTS

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DESCRIPTION OF 3.062 ACRES FOR ZONING PURPOSES

Situated in the City of Worthington, County of Franklin, State of Ohio; also being all of Lots 18, 31 & 34 and parts of Lots 32 and 33 of Plat of Worthington as recorded in Plat Book 3 Page 330; also being those lands as conveyed to National Church Residences Stafford Worthington OH as described in Instrument No. 201512220179244 Parcels One through Six, Instrument No. 201512220179248 Parcel Two, Instrument No. 201605310067263, Instrument No. 201605310067264 and Instrument No. 201705040060250; being more particularly described as follows:

Beginning at the intersection of the northerly line of Stafford Avenue (66' right-of-way) and the easterly right-of-way line of Hartford Avenue (66' right-of-way), said point being the southwesterly corner of said Lot 34, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the easterly right-of-way line of Hartford Avenue, also being along the westerly line of said Lot 34, the westerly line of said Lot 31 and the westerly line of said Lot 18, ***North 02° 56' 00" East for a distance of 403.35'*** to a point, said point being the northwesterly corner of said Lot 18; thence,

Along the northerly line of said Lot 18, ***South 86° 59' 25" East for a distance of 252.52'*** to a point, said point being the northeasterly corner of said Lot 18 and the northwesterly corner of Lot 17 of said Plat of Worthington; thence,

Along the easterly line of said Lot 18 and along the westerly line of said Lot 17, ***South 02° 56' 00" West for a distance of 134.45'*** to a point, said point being a common corner of said Lots 17, 18, 31 and 32; thence,

Along a portion of the northerly line of said Lot 32, ***South 86° 59' 25" East for a distance of 117.25'*** to a point; thence,

Along a line through said Lot 32 and then through said Lot 33, ***South 02° 56' 00" West for a distance of 268.90'*** to a point, said point being along the northerly right-of-way line of Stafford Avenue and along the southerly line of said Lot 33; thence,

Along the northerly right-of-way line of Stafford Avenue, also being along a portion of the southerly line of said Lot 33 and then the southerly line of said Lot 34, ***North 86° 59' 25" West for a distance of 369.77'*** to the point of beginning, containing 3.062 acres of land, more or less.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).

This description is intended to be used for zoning purposes only.

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

Michael L. Keller 11/21/2019

Michael L. Keller — Date
Professional Surveyor, Ohio License No. 7978

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

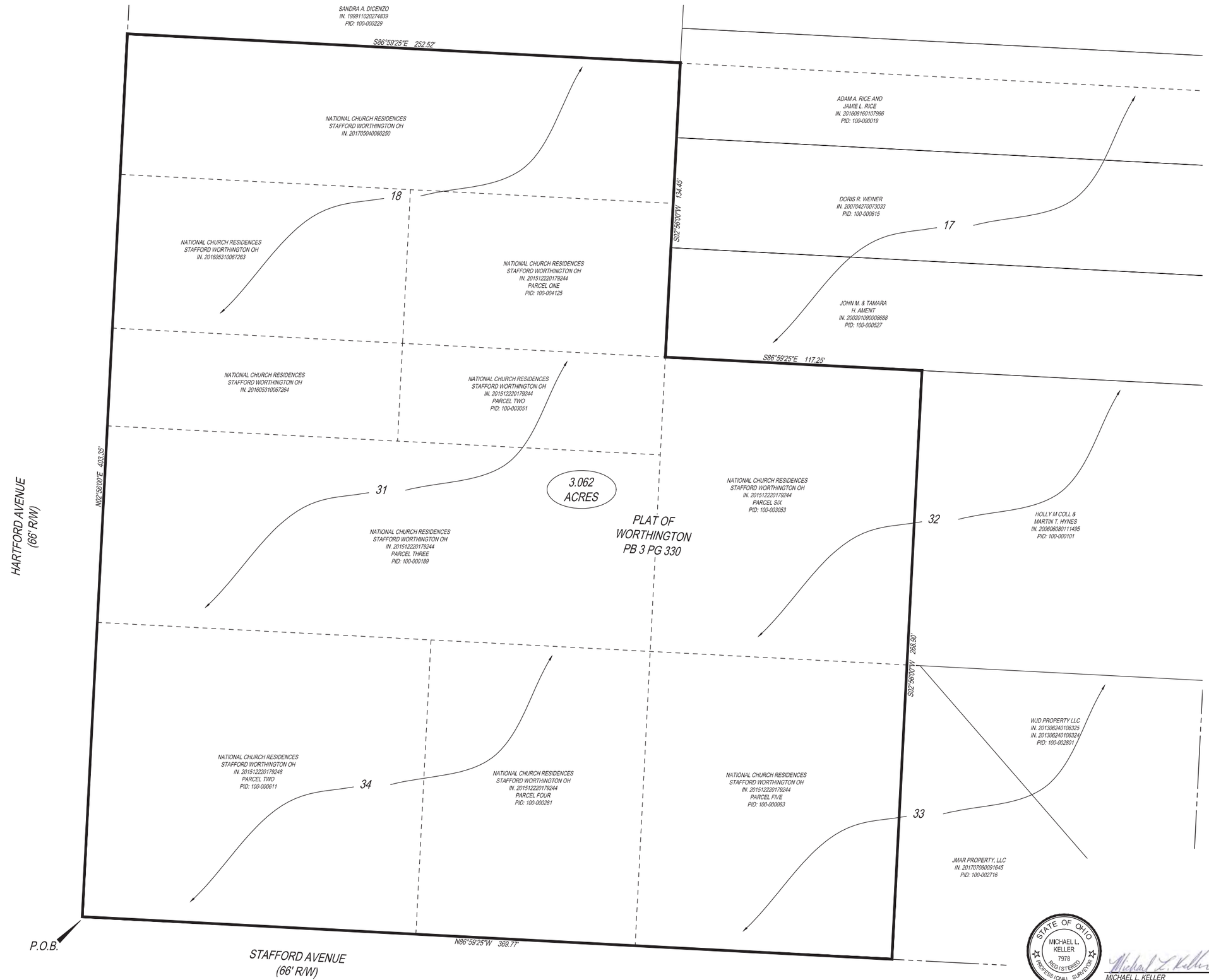
CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

A-1

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

SEAL:
STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION

3.062 ACRES
LOTS 18,31 & 34;
PARTIAL LOTS 32 & 33
PLAT OF WORTHINGTON
PB 3 PB 330
CITY OF WORTHINGTON,
FRANKLIN COUNTY, OHIO

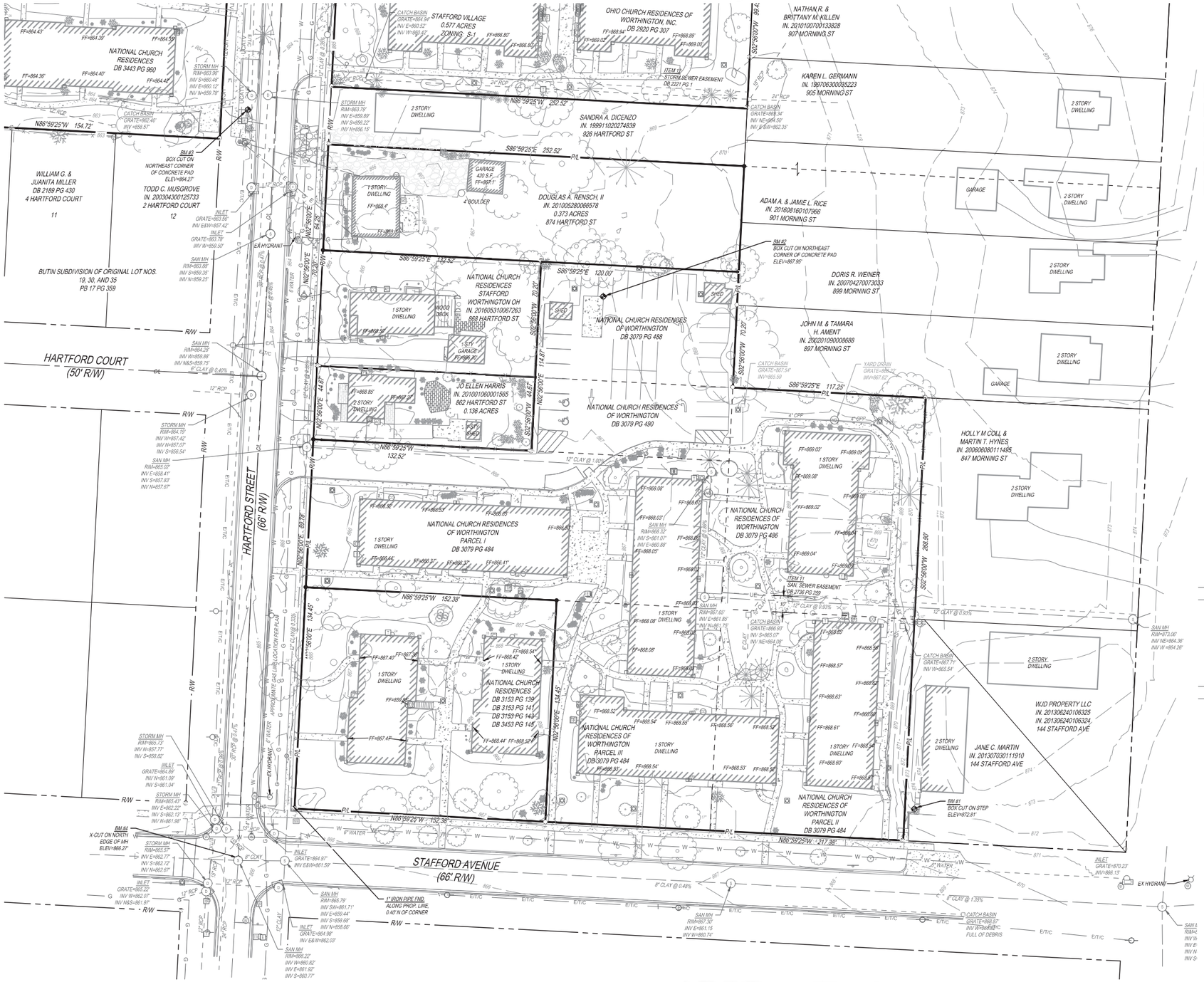
PROJECT NO: 150491.004
DATE: 11/21/19
SCALE: 0 10 20 40

SHEET NAME:
ZONING EXHIBIT

SHEET NO.
A-2

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED
PROFESSIONAL SURVEYOR

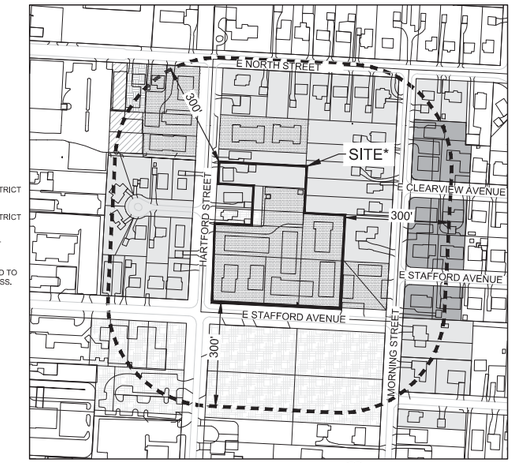
Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978
11/21/2019
DATE



ZONING LEGEND

- RESIDENTIAL: AR-4,5
- RESIDENTIAL: R-6.5
- RESIDENTIAL: R-10
- COMMERCIAL: C-2 ZONING DISTRICT
- COMMERCIAL: C-3 ZONING DISTRICT
- SPECIAL: S-1 ZONING DISTRICT

(*) = SUBJECT PROPERTY IS TO BE REZONED TO PUD AS PART OF THIS APPLICATION PROCESS.



VICINITY MAP
1"=200'

OWNER

NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OH 43220
CONTACT: GEORGE TABIT
PHONE: (614) 273-3702
EMAIL: GTABIT@NATIONALCHURCHRESIDENCES.ORG

ARCHITECT

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PHONE: (614) 358-3729
EMAIL: BRIAN@THEJONESSTUDIO.COM

ENGINEER

THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN FLEMING
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- NAIL SET
- NAIL FOUND
- BENCHMARK
- UTILITY POLE
- GUY WIRE
- UE — UNDERGROUND ELECTRIC
- E — OVERHEAD ELECTRIC
- HVAC UNIT
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC BOX
- LIGHT POLE
- LAMP
- UT — UNDERGROUND TELEPHONE
- T — OVERHEAD TELEPHONE
- DOWN SPOUT
- TRAFFIC CONTROL CABINET
- TRAFFIC SIGNAL POLE
- SIGN
- GUARD POST (PIPE BOLLARD)
- ELECTRIC METER
- DOWNSPOUT
- MAILBOX
- TREE LOCATION AND SIZE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- G — GAS MAIN
- GAS VALVE
- UCATV — UNDERGROUND CABLE TV
- W — WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- MANHOLE
- CLEAN OUT
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- INLET
- YARD DRAIN
- FLAG POLE
- X — FENCE
- HARDWOOD TREE
- 801 — CONTOUR LINES
- 805
- CONCRETE
- GRAVEL
- BRICK / PAVER
- WOOD

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY, WITH THE EXCEPTION OF GRAVEL DRIVE EXTENDING OVER NORTHERLY PROPERTY LINE AS SHOWN AS SHOWN; ALSO, HOUSE APPEARS TO BE WITHIN THE FRONT YARD SETBACK.

2.) SOURCE DOCUMENTS AS NOTED,

3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007).

5.) VERTICAL DATUM IS NAVD88, BASED ON SOURCE BENCHMARKS "CIRCLE" AND "F12 RESET 1995".

6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0159K EFFECTIVE JUNE 17, 2008.

7.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON AUGUST 26, 2015: OUPS TICKET NUMBER A523-801-478, A523-801-490, A523-801-219, A523-801-526, A523-801, 558 & A523-801-562; ON APRIL 12, 2016: OUPS TICKET NUMBER A610-301-633, A610-3010641, A610-301-656 & A610-301-657; AND ON MARCH 23, 2017: OUPS TICKET NUMBER A708-200-990 & A708-200-998.

8.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

9.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.

10.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.

11.) NO DIVISION OR PARTY WALLS ARE LOCATED ALONG THE BOUNDARY.

12.) NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.

13.) THIS DRAWING IS BASED ON ACTUAL FIELD SURVEYS PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2015; APRIL, 2016; AND MARCH, 2017.

0 15 30 60

1 - EXISTING CONDITIONS PLAN

A-3

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

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PUD 01-19

DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP
JONES
ARCHITECTS

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ARCHITECTS

Every detail.
Every possibility.

448 W Nationwide Blvd
Loft 100
Columbus, OH 43215
P 614.459.2955
F 614.455.2955

November 22, 2019

ARCHITECTURAL NARRATIVE

The proposed senior living community would replace a nearly 50 year-old set of apartments that will soon be unsustainable. A modern, 85 apartment community will provide more spacious apartments, enhanced community amenities, and alleviate current parking concerns. The new apartment community will be wood framed construction with brick veneer and cementitious lap siding in a two and three story structure that includes a concrete podium structure designed to minimize surface parking. New parking, circulation and site infrastructure are also anticipated as part of this project.

A variety of roof shapes will give the building a more interesting appearance and give the viewer a sense that these are separate buildings that evolved over decades, much in keeping with the New England style village of the community and the variety of homes in near proximity. Some of these elements will also help to conceal flat roof areas from view which will accommodate mechanical equipment.

Vertically proportioned vinyl windows are proposed to be used with muntins to provide a multiple-paned window look consistent with multiple-paned windows typically found in Federal, Greek Revival, Colonial, and New England building styles found in the neighborhood.

Miscellaneous architectural elements will be used to help the building blend in with the style of the existing neighborhood. Such elements include chimneys, walk-up porches, balconies, infilled porches, shutters, and cupolas. Several gardens / pocket parks will also be incorporated to create a more pedestrian friendly and natural atmosphere.

The three-story portion of the building will be confined to the central wing of the design while the two-story portions are located on the periphery so as to transition to a scale compatible to the surrounding homes. The facade will be broken up using various materials, colors, massing, and design elements to resemble clusters of homes rather than one large structure. The materials proposed include primarily brick, siding, stucco, and shingles. Brick areas will be left natural in color and siding and trim will be painted in colors to blend in with the existing neighborhood.

Interior finishes will consist of the following:

Common Areas:
- Solid core Masonite 6 panel doors, 8'-0" tall, painted where visible by public
- Solid core Masonite flush panel doors, 6'-8" tall, painted in back of house areas
- Luxury vinyl tile flooring in high-traffic areas
- Broadloom carpet in corridors, lounges, and resident amenity spaces
- Ceramic tile floors in public toilet rooms
- 5 ¼" painted wood base
- Painted wood door and window trim
- Painted wood crown moulding in public and common area spaces
- Painted gypsum board walls
- Vinyl wall covering on specialty / accent walls

- Schlage locksets and cylinders
- Schlage electronic card readers / keypads at areas requiring access control
- A mixture of painted gypsum board ceilings with decorative soffits in public spaces and acoustical tile ceilings in back of house spaces. Cleanable ceiling tile will be specified in the kitchen area.
- Painted wood handrails along corridor walls
- Merillat Classic collection cabinets with thermofoil finish, Ralston style doors, and satin nickel hardware
- Standard Kohler fixtures in public toilet rooms
- Solid surface countertops in public spaces
- Plastic laminate countertops in back of house spaces
- LED light fixtures

Resident Units:
- Solid core Masonite 6 panel entry doors, 8'-0" tall, painted
- Hollow core Masonite 6 panel interior unit doors, 6'-8" tall, painted
- Luxury vinyl tile flooring in kitchens
- Broadloom carpet in living rooms, bedrooms, and closets
- Ceramic tile floors in bathrooms
- 5 ¼" painted wood base
- Painted wood door and window trim
- Painted wood crown moulding in living rooms
- Painted gypsum board walls
- Ceramic tile walls to 6'-0" at tubs
- Prefabricated shower units
- 12" deep wire shelving with hangar rod
- Schlage locksets and cylinders
- Painted gypsum board ceilings
- Merillat Classic collection cabinets with thermofoil finish, Ralston style doors, and satin nickel hardware
- Standard Kohler fixtures in kitchens and bathrooms
- Solid surface countertops in kitchens and bathrooms
- LED light fixtures
- Standard Whirlpool stainless steel appliances

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitter
Clerk

CITY OF WORTHINGTON
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B-1

FOUNDATION SYSTEMS

Preliminary foundation design is based upon the assumption of using shallow spread footings. This assumption requires that all the existing structures, including subgrade structures, basements and footings, will be completely removed prior to start of the new building construction. Furthermore, it is assumed that voids from the excavation of existing structures will be regraded with compacted engineered fill and that the native soil will be improved to both achieve a minimum allowable soil bearing capacity of 3,000 psf. In the absence of a site-specific geotechnical report, soil conditions will be verified prior to construction. The final site grading is assumed to be flat and no footing steps will be required. Exterior and perimeter footings will be founded at a minimum of 36" below finish grade for frost protection.

Typical perimeter wall footings supporting wood framing

- Approximately 2'-0"x1'-0" spread footing with a 12" concrete stem wall at brick support and 8" at walls supporting siding (12" and 8" fully grouted CMU stem walls are a possible alternate).

Typical perimeter wall footings supporting concrete walls (around the perimeter of the podium)

- Approximately 3'-0"x1'-6" spread footing with a 16" concrete stem wall at brick support and 12" at walls supporting siding and adhered brick.

Typical exterior post footings (usually at patios and porches)

- 3'-0"x3'-0"x1'-6" isolated spread footings (pad and pier) with a concrete pedestal

Concrete column footings (in the podium)

- Typical column load of approximately 230 kips
- Typical column footing is 9'-0"x9'-0"x2'-0" spread footing reinforced with rebar at bottom
- Column supporting storage and mechanical area load of approximately 345 kips
- Typical column footing is 11'-0"x11'-0"x2'-0" spread footing reinforced with rebar at bottom

Steel column footings

- Typical column load of approximately 60 kips
- Typical column footing is 6'-0"x6'-0"x2'-0" spread footing reinforced with rebar at bottom

Typical interior bearing wall footings supporting wood framing

- 2'-0"x1'-0" thickened slab with (2) #5 continuous bottom reinforcing

Typical interior bearing wall footings supporting concrete walls

- 4'-0"x1'-0" thickened slab with (4) #5 continuous bottom reinforcing

Slab on ground

- 4"-5" thick with fiber reinforcing or 6x6-W2.9xW2.9 welded wire mesh throughout the building and parking garage.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

STRUCTURAL NARRATIVE | NCR STAFFORD VILLAGE

PODIUM

Preliminary podium framing narrative is based-on the assumption that the podium is supported internally by concrete columns and a concrete wall along the perimeter of the podium, except at the drive aisle.

Podium

- 12" to 14" thick two-way post tensioned concrete slab with drop panels at columns.
- Mild reinforcing: 3.0 to 3.5 psf
- PT: 1.0 to 1.5 psf

Podium Support Framing

- 18"x18" concrete columns spaced at a maximum of 30'-0"± x 30'-0"± on center.
- Perimeter of podium is supported by a 12" thick concrete wall. It is assumed that walls will be reinforced with two layers of rebar.
- Lateral force resisting system is concrete shear walls at the perimeter of the podium.

Typical elevator and stair shaft framing

- Elevator and stair shafts will be 12" concrete walls at the exterior walls supporting the podium and 8" CMU at the interior with reinforcing steel in grouted cells likely spaced at 48" on center.

GROUND FLOOR FRAMING

Preliminary framing design is based-on the assumption of typical stacked wood framing (structural walls and openings align vertically). Areas not stacked will require atypical framing not described below, most likely with the use of steel beams and columns.

Typical wall framing

- 7/16" APA span rating 24/16 wall sheathing on 2x6 studs spaced at 24" on center for all bearing walls. Studs shall align directly under truss bearing locations. Additional studs may be required to meet architectural UL and/or STC assembly requirements. Stud quantities in bearing walls will increase from the top to the bottom of the building.
- Window and door headers will be of conventional 2x framing. Large openings will likely require engineered lumber (LVLs).
- Sill plates for exterior and bearing walls will be anchored to the stem wall or thickened slab as required.
- Double top plates and sill plates of exterior walls and bearing walls will be engineered lumber, either LVL or PSL to mitigate shrinkage and differential movement associated with the concrete podium protruding into the inside of the building footprint.
- Loose laid steel lintels will support brick veneer over typical openings with conventional brick veneer.

Typical stair shaft framing

- Stair shafts will be 8" CMU with reinforcing steel in grouted cells likely spaced at 48" on center.

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
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B-2

Typical lateral force resisting system framing

- Wood shear walls sheathed with 7/16" OSB. Dependent on quantity and layout of shear walls, some shear walls may require OSB sheathing on both sides.
- Shear walls will be anchored to the foundations with traditional Simpson hold-downs at each end.

Framing at south center wing south of stair shaft

- Steel w-beams on HSS or w-columns will support elevated framing.
- Moment frames will be required as the lateral force resisting system framing

ELEVATED FLOOR & ROOF FRAMING

Preliminary framing design is based-on the assumption of typical stacked wood framing (structural walls and openings align vertically). Areas not stacked will require atypical framing not described below, most likely with the use of steel beams and columns. Transition from conventional wood framed support of the elevated framing to podium supported framing will happen at a corridor or a bearing wall (i.e. not in the middle of the units) for the entirety of the protrusion of the podium into the building. A building construction/expansion joint is likely required at this transition from podium supported framing to ground-supported framing.

Typical floor framing

- 23/32" Advantech span rating 48/24 tongue and groove sheathing with ¾" max gypcrete on 24" deep pre-engineered open web wood trusses spaced at 24" on center. Long span trusses may require special delivery and installation procedures.
- Trusses at the 2nd floor elevation and over the conventionally wood framed ground floor will be hung off of the top plate and will not bear on the interior or exterior bearing walls. This atypical arrangement is due to the likelihood of differential movement and increased probability of shrinkage across the transition from podium supported to ground supported wood floor framing.
- Floor framing configuration and orientation will either be placed to span the floor trusses from exterior walls to corridor walls or to span trusses between interior demising walls.

Typical roof framing

- 19/32" APA span rating 40/20 sheathing on pre-engineered open web wood trusses spaced at 24" on center. Truss profiles required to achieve architectural requirements include common truss, mono truss, mansard truss, flat truss and gambrel truss. In addition to pre-engineered trusses, certain roof profiles will require over-framing, stick built.
- The height and pitch of the roofs will likely require trusses to have multiple segments piggy-backed on top of the main roof truss in certain locations.
- Areas of flat roof will have the top chord sloped to drain while maintaining a minimum of 18" of truss depth.
- Dormers are considered atypical roof framing and will be stick built.
- Roof trusses will typically span from exterior wall to corridor wall.
- Roof trusses will be fastened with hurricane ties to wall double 2x top plates or nailers attached to the top of steel beams.
- Cupolas are premanufactured and will bolt down to the framing below.

STRUCTURAL NARRATIVE | NCR STAFFORD VILLAGE

Typical wall framing

- 7/16" APA span rating 24/16 wall sheathing on 2x6 studs spaced at 24" on center for all bearing walls. Studs shall align directly under truss bearing locations. Additional studs may be required to meet architectural UL and/or STC assembly requirements. Stud quantities in bearing walls will increase from the top to the bottom of the building.
- Window and door headers will be of conventional 2x framing. Large openings will likely require engineered lumber (LVLs).
- Loose laid steel lintels will support brick veneer over typical openings with conventional brick veneer.
- Thin-brick or adhered brick will be utilized in areas where brick is not supported by the ground.

Typical shaft framing

- Elevator and stair shafts will be 8" CMU with reinforcing steel in grouted cells likely spaced at 48" on center.

Typical lateral force resisting system framing

- Wood shear walls sheathed with 5/8" gypsum board in the upper level and 7/16" OSB in the lower levels. Dependent on quantity and layout of shear walls, some shear walls may require OSB sheathing on both sides. OSB sheathing will likely be required on at least one side of all shear walls on the second floor.
- Shear walls will be anchored between floors with traditional Simpson hold-downs at each end.

Framing at south center wing south of stair shaft

- Conventional wood floor trusses described above spanning between steel w-beams supported by steel columns.
- Conventional gambrel wood roof trusses and framing described above with dormers stick built.
- Moment frames will be required as the lateral force resisting system framing.

Framing at club room

- Conventional wood floor trusses described above spanning between steel w-beams supported by steel columns.
- Non-stacking 2nd floor wall framing supporting the third floor and roof framing will be carried by w-beams.

Framing at 3rd floor east wall

- Non-stacking 3rd floor wall framing supporting the roof framing will be supported by transfer beams and girder trusses at the 2nd floor roof and 3rd floor framing.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

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DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

B-2

9 N. Broadway
Lebanon, OH 45036
866-997-0600
www.PE-SERVICES.com

Stafford Village Senior Living
Worthington, OH
Schematic Design – Narrative **January 9, 2019**

D22 PLUMBING

D2200 PLUMBING CODES AND STANDARDS

A. Applicable Codes and Guidelines
   1. 2017 Ohio Plumbing Code
   2. 2012 International Energy Conservation Code
   3. 2012 International Fuel Gas Code
   4. All other local and State Codes and Standards shall be complied with where applicable and available.

B. Plumbing systems shall consist of plumbing fixtures, domestic hot water heating equipment, hot water re-circulating pumps, cold and hot water piping, gas piping, sanitary sewer and vent piping.

C. Plumbing fixtures shall include water closets, lavatories, urinals, showers, service sinks, sinks, hose bibs and drinking fountains. Handicapped type fixtures meeting the requirements of ADA Standards shall be provided, where required.

D. Domestic water heating system for Independent Living shall consist of Bradford White 4.5kw 45 gallon tank located within units.

E. Domestic water heating system for commercial kitchen and common areas shall consist of centralized tank type gas-fired domestic water heaters equal to (1) 199,900 btu AO Smith Cyclone series. Domestic hot water shall be provided in loops with circulation pumps, mixing valves, etc. as required to meet demand.

D2210 PLUMBING FIXTURES

General: Plumbing fixtures will be selected to meet program requirements and to meet handicapped accessibility and water conservation standards. Plumbing Fixtures to be low flow type.

*Final plumbing fixture selections in public areas to be reviewed and approved by Architect or Interior Designer

IL plumbing fixtures

A. Water Closets:
   1. Resident Units
      a. Sterling floor mounted comfort height (17") for seniors
      b. Kohler Seat and Lid
      c. Approved Alternates By: American Standard, Zurn

B. Lavatory Sinks:
   1. Under-mount Lavatories
      a. Kohler under-mount lavatory
      b. Kohler Faucet Set
      c. Kohler Drain
      d. Kohler P-trap
      e. Approved Alternates by: American Standard, Zurn

C. Kitchen and Bar Sinks: 20 gauge, stainless steel.
   1. Compartment Kitchen Sinks: Self rimming stainless steel, 20 gauge with sound dampening undercoating, undermount stainless steel at granite countertop locations.
      a. Sterling Southaven double compartment
      b. Kohler Faucet
      c. McGuire Strainer
      d. McGuire P-trap
      e. Approved Alternates By: American Standard, Elkay

D. Showers and Bath Tubs: Single-control, thermostatically regulated temperature.
   1. Showers
      a. Shower Enclosures (Transfer Showers)
         a. Sterling Accord
         b. Kohler shower drain
         c. Kohler hand shower and accessories, Kohler valve and trim.
      b. Shower Enclosure (Roll In)
         a. Aquatic series with all accessories trim include
   2. Bath Tubs
      a. Bath/Shower Enclosures (ADA)
         a. Sterling Ensemble
         b. Kohler tub and overflow drain
         c. Kohler hand shower and accessories, valve and trim.
      b. Bath/Shower Enclosures (Non-ADA)
         d. Aquatic series
         e. Kohler tub and overflow drain
         f. Kohler hand shower and accessories, Kingsley valve and trim.
         a. Approved Alternates By: American Standard, Kohler

Amenities Fixture

A. Drinking Fountains/Cooler: ADA-compliant type.
   1. Electric Water Coolers: Bi-level, wall hung stainless steel
      a. Hasley Taylor Wall Hung Vandal Resistant Barrier-Free

B. Water Closets:
   a. Sterling floor mounted comfort height (17") for seniors
   b. Kohler Seat and Lid
   c. Approved Alternates By: American Standard, Zurn

C. Lavatory Sinks:
   2. Under-mount Lavatories
      f. Kohler under-mount lavatory
      g. Kohler Faucet Set
      h. Kohler Drain
      i. Kohler P-trap
      j. Approved Alternates by: American Standard, Zurn

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D2220 DOMESTIC WATER DISTRIBUTION

A. Domestic water systems under this scope of work will extend to 5' outside the building consisting of a 3" service size at 150gpm. Points-of-connection to main will be coordinated with the Civil Engineer.

B. Domestic water piping systems will be sized in accordance with the following table:

SYSTEM	MAXIMUM VELOCITY FEET/SEC	MAXIMUM PRESURE DROP PSIG/100'
Domestic Water Mains	8	2
Domestic Water Branches & Risers	8	2
Domestic Water Fixture Runouts	5	3

C. Circulating Systems: Domestic hot water circulating systems will be provided for kitchen and public fixtures. These systems will be fed from a separate centrifugal pump package. Water heaters will be set at 125° for all resident use areas and 140° for kitchen area.

D. Cold water and hot water isolation valves will be provided at each kitchen, resident unit, mechanical room, restroom, and other group of six or more fixtures.

E. Shut-Off Valves

1. Shut-off valves and unions or flanges will be provided for each piece of equipment, such as; water heaters, water softeners and pumps, and will be clearly and permanently labeled.
2. Shut-off valves in domestic water systems will be gate valves or ball valves.

F. Pressure Reducing Valves: Pressure reducing Valves will be provided to limit pressure to 80 PSIG at first fixture, if pressure exceeds 80 PSIG and if required.

G. Water Hammer Arrestors: Manufactured water hammer arrestors will be provided in piping serving fixtures utilizing flush valves, dishwashers and washing machines.

H. Domestic water piping may be installed underground within the building, at branch piping to island sinks. This piping will be Type K copper (if underground) without joints or Schedule 40 CPVC with Armaflex insulation or sleeve. Aboveground piping within the building to be CPVC or PEX. Primary plumbing equipment connections shall be Type L Copper. Primary plumbing equipment includes, but not limited to the following, reduced pressure zone backflow preventer, domestic hot water heaters, water softeners and domestic water booster pump, if required.

I. Piping Concealment: All domestic water piping will be concealed above ceilings (between floors) and within walls. Sufficient headroom will be maintained throughout the building. No domestic piping to be installed in unconditioned space, attic etc.

J. Access Panels: Access panels will be provided in hard ceilings and walls for access to all domestic water valves above ceiling. Fire-rated panels shall be provided as necessary per rated ceiling locations.

K. Hydrants: Wall hydrants will be provided around the perimeter of the building at grade level spaced not more than 50' apart or more than 20' from exterior mechanical equipment.

1. Concealed, freeze-proof, wall hydrant with lockable cover.

L. Water Heaters: Domestic water heaters will be sized in accordance with ASPE and ASHRAE recommendations.

M. Pipe Insulation: Cold water, hot water and hot water circulating piping will be insulated in accordance with specifications.

D2230 GAS PIPING

A. The building gas service will be piped from the meter to all gas-fired equipment including, but not limited to the following: commercial gas kitchen equipment, fireplace (in core area only), and building heating equipment. The system will consist of low to medium-pressure gas piping and regulators. A gas meter/regulator assembly shall be installed at the new building, per local gas utility requirement with the gas main extended from the street gas main, by the local gas utility provider. Final connection will be coordinated with civil contractor.

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D2240 SANITARY WASTE

A. Description:

1. Sanitary sewer service(s) exiting the building and extending to manholes outside the building, shall be sized according to drainage fixture unit totals.
   a. System may be broken into multiply drainage lateral exits, reducing the overall size of service to manholes outside of the building.
2. Grease waste piping will be provided within the commercial kitchen area and will exit to (1) 1500 gallon grease interceptor, located outside of the building.
3. All sanitary piping shall be traditionally vented, except for kitchen island sink locations , where waste-vent piping methods shall be used, as allowed by code.
4. Coordination will take place with project Civil Engineer for points-of-connection at manholes and sewer mains.

B. Piping - General: Schedule 40 PVC with solvent welded joints, piping 3" and larger shall be sloped at 1/8" per foot. Piping 3" and smaller shall be sloped at 1/4" per foot.

C. Floor Drains and Sinks: Floor drains shall be placed, per local code requirements, for the following but not limited to public restrooms, water and fire risers, trash areas, and mechanical back of house areas. Provide floor sinks as called out by food service. Floor drains and floor sinks will have flashing rim and clamp.

1. Floor drains: Adjustable, round body floor sinks

D. Trap Primers: Trap primers and or Trap seal guards will be provided for all floor drains / hub drains subject to infrequent discharge into traps, which are at risk to evaporation.

E. Floor Cleanouts: Floor cleanouts and wall cleanouts will be provided throughout the facility in accordance with code requirements. Floor cleanouts will not be located in high traffic or public areas; contractor shall provide wall cleanouts instead. Wall cleanouts will be provided with stainless steel wall caps.

D2250 STORM SYSTEM

A. Storm drainage system: Storm water will be drained from flat roof area by primary and secondary roof drains. Primary and overflow drain piping shall be routed internally. Overflow drains shall be routed internally and discharge above grade, through a downspout nozzle. All sloped roofs with downspouts shall be discharged to grade, with a splash block or tie into site storm system. Design team to coordinate connection points and fixture specification.

B. Piping - General: Schedule 40 or cast iron piping. Cast iron is recommended to be used to avoid sound attenuation, from moving water in the piping system. Schedule 40 PVC is an acceptable alternate.

D2260 OTHER PLUMBING SYSTEMS

A. Fire Protection System: A complete and operational fire protection system will be design-build, by a separate fire protection contractor. A performance specification and limited single line representation will be provided. The system will comply with owner's insurance carrier, NFPA and local Fire Marshal requirements. Refer to Division 21 for fire protection system components.

B. For Core amenities (A occupancies) to be designed to NFPA 13 standard.

C. For IL (R-2 occupancies) to be designed NFPA 13R standard.

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D. No fire protection to be installed in unconditioned space.

END

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D30 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

D3000 CODES AND STANDARDS

A. The following design conditions will be used for heating loads, cooling loads and equipment selection:
1. Location: Worthington, OH
2. Latitude: 40.09° N.
3. Elevation: 863 feet.
4. Winter DB: -1º F.
5. Summer DB: 90º F.
6. Summer WB: 74º F.

B. The Mechanical system will be designed in compliance with:
1. 2017 Ohio Mechanical Code
2. 2012 International Energy Conservation Code
3. 2005 ASHRAE Handbook of Fundamentals
4. ASHRAE Standard 15, Safety Code for Mechanical refrigeration

D3010 HVAC SYSTEM

A. The building(s) shall be supplied with direct expansion split systems (minimum 14.0 SEER) with electric heat as specified. All condensers shall be roof mounted.
1. Resident Units: Equipment serving living units shall be ducted split systems. These shall be comprised of vertical air handlers with resistance heating coils located in dedicated mechanical closets. Basis of design shall be Goodman. HVAC shall be sized for: 1.5-tons for units less than 750 sf, 2.0-tons for units 750-1,000 sf, and 2.5-tons for units 1,001-1,250 sf.
   a. Indoor Unit: Goodman model AWUF
   b. Outdoor Unit: Goodman model GSX14
2. Public Areas: Units serving public amenity areas shall be ducted split systems and/or electric cooled / natural gas heating packaged roof top units. These shall be comprised of vertical air handlers with resistance heat located in dedicated mechanical closets. Basis of design shall be Goodman air handlers and Carrier roof top units. HVAC shall be sized for approximately 300-350 sf/ton, but may vary on an individual space-by-space case.
   a. Indoor Unit: Goodman model ASPT
   b. Outdoor Unit: Goodman model GSX14
   c. Outdoor Unit: Carrier model 48HC

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D3040 HVAC DISTRIBUTION

A. All low pressure duct systems will be sized at a maximum 0.10"/100 FT pressure drop using equal friction and shall be sealed in accordance with IECC leakage requirements.

B. All ductwork will be galvanized sheet metal installed in accordance with the SMACNA Duct Construction Standards. Dimensions shown are clear, inside dimensions. Allowances shall be made for duct liner for the first 5'-0" of duct downstream of all air handling units, or where called for on plans.

1. Fiberglass ductboard will be allowed for discharge plenums only as approved by owner.

C. All supply ductwork will be round spiral or rectangular sheet metal without duct sealer and rated for pressures up to +2" WC. Insulate with 2", 1 ½# foil face duct wrap in unconditioned spaces.

D. All flexible ducts shall be UL Listed Class 0 or Class 1 insulated flexible duct.

1. Public Areas: flexible duct may be used for branch runs from trunk line to air device. All runs shall be pulled tight to avoid any unnecessary bends. Any bends shall be as large of a radius as possible. Spin-in or Tab Type fittings with bell mouth flange will be provided for each device.
2. Living Units: flexible duct may be used for branch runs from trunk line to air device. All runs shall be pulled tight to avoid any unnecessary bends. Any bends shall be as large of a radius as possible.

E. All duct connections to air outlets will be the same size as the device neck.

F. All general exhaust ductwork will be 26 ga galvanized sheet metal for fire rated assemblies and 28 ga . galvanized sheet metal for non-fire assemblies.

G. All spaces shall be mechanically ventilated. Outside air shall be ducted to each air handler via 26 ga galvanized sheet metal duct. All outside air ducts shall connect to return air duct/plenum upstream of air filter.

a. Intake louvers shall be utilized for the ventilation air serving the ground level and second floor common areas.

H. All air handlers shall be provided with 1" thick MERV 6 filters, sized for a maximum 250 fpm face velocity. Provide plenum box with filter rack beneath air handler as filter size required will not fit in integral air handler filter rack.

I. All ductwork in unconditioned spaces shall be insulated with R-4 minimum. Where ductwork is located outside the thermal envelope, ductwork shall be insulated with R-8 minimum.

J. All gas-fired water heaters, furnaces, fire places, etc. shall have a flue vent and combustion air intake routed to the exterior.

K. Public Spaces:

1. Manual volume dampers will be provided in the main and branch ductwork at all splits in supply, return and exhaust ductwork where the branch flow is 20% or greater than the main flow.
2. Fire dampers or fire/smoke dampers will be provided in all rated floor, ceiling and wall openings where required by code. Access doors will be provided in ductwork for each damper. For dampers installed above hard ceilings, access doors will be provided for ceiling to be installed by others.
3. Miscellaneous exhaust systems will be provided as required for restrooms and as required.
4. All air intakes will be of the low water penetration type, aluminum type with bird screen, and will be sized for a maximum face velocity of 750 FPM with a maximum pressure of 0.10" WC. All exhaust caps will be of the low water penetration type with approved color, integral bird screen (except dryer exhaust), and sized per manufacturer's recommendations.
5. Supply air distribution will be provided with louvered face ceiling diffusers with adjustable pattern. Construction will be mitered face. Diffuser spacing will not exceed twice the ceiling height. Diffuser model will be as approved by the Architect for all public areas.
6. Extruded aluminum linear type diffusers will be provided in wet areas, or where approved and required by Architect.
7. Return air grilles will be louvered face type sized for a maximum of 500 FPM face velocity. Grille model will be as approved by the Architect.
8. All restrooms will be exhausted at the rate of 75 CFM/water closet (WC).

L. Living Units:

1. Ceiling radiation dampers shall be provided at all rated ceiling penetrations as required by code. CRD's shall be accessible by removal of air device. Access doors will be provided in ductwork where necessary.
2. Dryer vents shall be 4" and route from a UL-listed vent box recessed in a 6" wall, up through the top plate, and out to an exterior wall cap.
3. All intake louvers will be of the low water penetration type and will be sized for a maximum face velocity of 750 FPM with a maximum pressure of 0.10" WC. All exhaust louvers will be of the low water penetration type and sized for a maximum face velocity of 1000 FPM and a maximum pressure drop of 0.22" WC.
4. Return air grilles will be louvered face type sized for a maximum of 500 FPM face velocity. Grille model will be as approved by the Architect.
5. Sidewall supply registers will be 3-way deflection louvered face with 20º blades and multi-shutter dampers. Registers will be as approved by the Architect.
6. Living unit bathrooms shall be vented at a rate of 50 cfm via a wall-mounted exhaust fan ducted up through the top plate and out to an exterior wall cap. Fan shall be interlocked to the light fixture over (or directly in front of) the tub/shower. Exhaust fans shall be Energy Star rated (Broan LP-80 or equal). Bathroom exhaust duct shall be 4".

M. Sufficient headroom will be maintained throughout building under all duct systems, minimum of 8'.

N. Access doors in ductwork and hard ceilings will be provided for access to valves, dampers, etc. Access doors in fire rated ceilings will also be fire rated. Access doors for ceiling to be installed by others. All access door locations will be coordinated with the Architect.

O. Sufficient access as required by building operations will be provided around all mechanical equipment for ease of servicing.

P. Secondary drain pans will be provided under all air-handling units and fan coil units installed above finished ceilings. Secondary drains shall be terminated as required by code.

Q. Rooms containing fire risers and water entrances will be heated with electric unit heaters.

R. Stair wells shall be provided with an electric wall heater at the first level.

D3060 HVAC INSTRUMENTATION AND CONTROLS

A. Local 7-day programmable thermostats shall be provided for each zone of conditioned area.

B. Living units will each be considered a single zone except for Memory Care.

D3080 TESTING, ADJUSTING, AND BALANCING

A. Test and balance shall be performed by Mechanical Contractor for all common area units.

B. All equipment warranty periods and start dates will be submitted to the Owner in spreadsheet form, by the Mechanical Contractor. Minimum information will include type of equipment, type of warranty, length of warranty, local equipment supplier and contact name including phone number.

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Stafford Village Senior Living
Worthington, Ohio
PE Services Project No. 18094 Division 23 HVAC 01/09/2019

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Schematic Design – Narrative **January 09, 2019**

D26 ELECTRICAL

D26-1 APPLICABLE CODES, GUIDELINES, AND STANDARDS

A. 2017 National Electrical Code with local amendments.

B. 2012 International Energy Conservation Code with local amendments.

C. All other local and state codes and standards shall be complied with where applicable and available.

D26-2 ELECTRICAL SERVICES AND DISTRIBUTION

A. Electrical Service:
1. The main house electrical service will be 120/208V three-phase, sized approximately 1600A.
2. The main residential electrical service will be divided into (2) 120/208V three-phase services, both sized approximately 1600A each.
   a. Each IL residential unit will receive a 120/208V single-phase, 125A-150A loadcenter.
3. Branch Circuit Panelboards will be placed locally throughout the facility for misc. power requirements.

B. The utility transformer will be located on our site electrical plan and will be coordinated with the local power company, the civil engineer, and the architect. Proposed location are as shown on DD plans.

C. Service Equipment:
1. The main service will be shown in the proposed location on the site plan and building plan. We will utilize a basis of design of Square-D equipment for space allocation.
   a. QED Series main breaker type switchgear will be used for the house service main.
   b. EZM Easy Meter Equipment – For the residential service; this equipment will be 3-phase incoming and 3-phase outgoing to the meter sections.
   c. EZM Easy Meter Equipment – For the residential meter sections; this equipment will be 3-phase incoming and 1-phase outgoing to each apartments loadcenter.
   d. Service disconnects fused appropriately where required.
   e. We will show a direct service lateral from the utility transformer to the fire pump controller, if a fire pump is required.

D. Branch Circuit Panelboards: House panels will be located within the areas that they serve.
1. The basis of design is Square-D NF/NQ for panelboards for space allocation.
2. General Requirements for Panelboards:
   a. Enclosures: Flush and surface mounted.
      1) Indoor general purpose: NEMA 250, Type 1.
      2) Wet / outdoor locations: NEMA 250, Type 3R. (lockable).
      3) Hazardous locations and protected against heavy splashing or hose-directed water: NEMA 250, Type 4X.
      4) Front: Secured to box with concealed trim clamps.
      5) Directory card.
   b. Incoming Mains Location: Top and bottom.
   c. Service and panelboard feeder conductors: Aluminum or copper.
   d. Phase, Neutral, and Ground Buses: Aluminum or Copper.
      1) Optional Buses: Equipment ground, isolated ground and extra-capacity neutral.
   e. Conductor Connectors: Mechanical-type main and neutral lugs.
      1) Optional Features: Mechanical-type feed-through lugs and extra-capacity neutral lugs.
   f. Panelboard Short-Circuit Current Rating: UL Listed series-rated combinations or Fully rated to interrupt symmetrical short-circuit current available at terminals.
3. Lighting and Appliance Branch-Circuit Panelboards:
   a. Branch Overcurrent Protective Devices: Bolt-on circuit-breaker type.
4. Disconnecting and Overcurrent Protective Devices:
   a. Molded-Case Circuit Breaker: Interrupting capacity to meet available fault currents.
      1) Circuit Breakers: Thermal-magnetic types.

D26-3 LIGHTING AND BRANCH WIRING

A. Electrical Wiring:
1. Materials:
   a. Conductors and Cables:
      1) Branch circuitry conductors: Copper.
      2) Conductor Insulation: Types THW, THHN-THWN, XHHW and SO.
      3) Multiconductor Cable: Metal-clad cable, Type MC, and Type SO with ground wire.
      4) Type NM (Romex) allowed only with AHJ approval.
   b. Connectors and Splices: Factory fabricated.
2. Conductor and insulation applications: (Clubhouse and apartment building common areas).
   a. Service Entrance: Type XHHW, single conductors in raceway.
   b. Exposed Feeders: Type THHN-THWN, single conductors in raceway.
   c. Feeders Concealed in Ceilings, Walls, Partitions, and Crawlspaces: Type THHN-THWN, single conductors in raceway.
   d. Feeders Concealed in Concrete, below Slabs-on-Grade, and Underground: Type THHN-THWN, single conductors in raceway.
   e. Exposed Branch Circuits: Type THHN-THWN, single conductors in raceway and Metal-clad cable, Type MC.
   f. Branch Circuits Concealed in Ceilings, Walls, and Partitions: Type THHN-THWN, single conductors in raceway, Metal-clad cable, Type MC, and Type NM (Romex), where permitted by NEC Article 334 and the AHJ.
   g. Branch Circuits Concealed in Concrete, below Slabs-on-Grade, and Underground: Type THHN-THWN, single conductors in raceway.
3. Raceway and boxes materials:
   a. Metal Conduit and Tubing:
      1) Conduit: Rigid steel.

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Worthington, Ohio
PE Services Project No. 18094 Division 26 / 28 Electrical 01/09/2019

B-5

2) EMT.
3) FMC: Zinc-coated steel.
4) LFMC.

b. Nonmetallic Conduit and Tubing: RNC.

c. Metal Wireways: Sheet metal, NEMA Type 1.
1) Wireway Covers: Screw-cover type.

d. Surface Raceways: Metal, galvanized steel.

e. Boxes, Enclosures, and Cabinets:
1) Outlet and Device Boxes: Sheet metal.
2) Floor Boxes: Sheet metal.
3) Pull and Junction Boxes: Sheet metal.
4) Hinged-Cover Enclosures: Metal.
5) Cabinets: Galvanized steel.

f. Hand holes and Boxes for Exterior Underground Wiring: Polymer concrete, prototype tested for compliance with SCTE 77.

4. Raceway Applications:

a. Outdoors:
1) Exposed: Rigid steel or RNC, Type EPC-80-PVC.
2) Concealed, Aboveground: Rigid steel or EMT.
3) Underground: RNC, Type EPC-40-PVC, direct buried.
4) Connection to Vibrating Equipment: LFMC.
5) Boxes and Enclosures, Aboveground: NEMA Type 4.
6) Underground hand holes and Boxes: SCTE tier 15 3000-lbf structural load rating.

b. Indoors:
1) Exposed: EMT or RNC.
2) Exposed and Subject to Severe Damage: Rigid steel.
3) Concealed: EMT.
4) Connection to Vibrating Equipment: FMC, except LFMC in damp or wet locations.
5) Damp or Wet Locations: Rigid steel.
6) Raceways for Distribution of Communications Cable: EMT.
7) Boxes and Enclosures: NEMA Type 1, except Type 4 in damp or wet locations.

B. Interior Lighting: Lighting product selection shall be provided to architect and/or owner for their approval. We will strive to have all LED lighting with a color range of 3000-3500K and a CRI of 90% wherever possible.
1. Provide all LED luminaire fixtures where possible.
2. Color range of 3000-3500K where possible.
3. CRI of 90% where possible

C. Exit Lighting:
1. Exit signs will be LED type and will be circuited to the local lighting circuit ahead of any controls with battery back-up.

D. Egress Lighting:

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1. Egress lighting will be provided in corridors and public areas with normal fixtures that are backed up by battery.

E. Exterior Building Lighting:
1. Exterior lighting, for security, egress or accent lighting will be coordinated with the architect and landscape lighting professional.
a. Per code emergency lighting will also be provided exterior of the building at each exit door and connected to the exit sign on the inside of the building.
2. The lighting power density shall comply with the unit lighting power densities for building exteriors indicated per applicable energy codes.
3. The minimum efficacy of the exterior lighting shall comply with applicable energy codes.
4. Provide all LED luminaire fixtures where possible.
5. Color range of 4000-5000K where possible.
6. CRI of 90% where possible

F. Lighting Controls:
1. Occupancy sensors will be utilized where appropriate to meet energy code requirements.
2. Photocell sensors will be utilized for outdoor lighting and signage.
3. Lighting control panels will be utilized for other circuitry and networked together for universal control through one computer.
a. Basis of design will be Cooper Greengate or Lithonia Blue Box.

G. Power will be provided (if required) to any water booster pump.

H. Power will be provided (if required) to any trash compactors. Basis of design will be 10HP until notified otherwise.

I. Power will be provided (if required) to any elevator. Basis of design shall be 40HP until notified otherwise.

J. Power will be provided (if required) to any jockey pump. Basis of design shall be 5HP until notified otherwise.

D28-1 LOW-VOLTAGE / OTHER ELECTRICAL SYSTEMS

A. Telephone / Data Outlets:
1. Conduit stub and single gang boxes for these devices will be shown on the power plans in common locations for the specified device and/or per the architect's direction.
2. Receptacles and branch circuiting will be provided to support the voice data system as needed and / or per the architect's direction.

B. Cable TV Outlets:
1. Conduit stub and single gang boxes for these devices will be shown on the power plans in common locations for the specified device and/or per the architect's direction.
2. Receptacles and branch circuiting will be provided to support the Cable TV system as needed and / or per the architect's direction.

C. IT / Cable:
1. IT / Telephone / Data and/or Cable TV equipment locations will be indicated on our site utility plan and will be coordinated with the civil engineer and the architect.

D. Fire Alarm System plans will be provided by others.
1. We will provide performance spec device layout for an addressable system with battery back-up.

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THE KLEINGERS GROUP

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Memorandum

Project # 150491.004

TO: Blake Williams (pH7 Architects)

CC: Charity Sims (pH7), Michael Healy (pH7)

FROM: Brendan M. Fleming, P.E.

DATE: November 22, 2019

RE: **Site Civil Narrative for National Church Residences**

Existing Site Features

The development site is located at the northeast corner of Stafford Avenue and Hartford Street in the City of Worthington, Franklin County, Ohio. It is made up of several residential properties and is surrounded by existing residential development on all sides, with Stafford Avenue to the south and Hartford Street to the west. There are currently two (2) curb openings for the subject site along Hartford Street. The southern is a shared access for an existing single-family dwelling and interior driveway connecting the central parking area. The northern is for a private drive serving a single-family dwelling. Impervious surfaces cover approximately 47% of the area, with the remaining 53% consisting of grass areas, trees, vegetation, and common open spaces. The topography of the site falls from a high spot at the southeast corner (873) to a low spot at the NW corner (865), equating to approximately eight (8') feet of relief across the entire area. Slopes range onsite from about 33% along the eastern property line to about 1.5% over the interior parking areas.

Proposed Site Development

The proposed development will consolidate the various residential properties and demolish the existing centralized dwellings and appurtenant features to accommodate the construction of a new eighty-five (85) unit senior living facility. There will be one single-family residence along Hartford Street to remain. Features appurtenant to the new facility include a new thirty-two (32) space surface parking lot, lighting and landscaping measures, utility connections, and subsurface stormwater conveyance/detention. New curb openings onto Hartford Street and Stafford Avenue will be proposed, with the Hartford Street access occurring at the northwest corner of the site and the Stafford Avenue access occurring at the southeast corner of the site. Impervious surfaces will now cover approximately 75% of the area, with the remaining 25% consisting of perimeter grass areas and common open spaces. Slopes within the development will be consistent with existing conditions, but three (3') to five (5') foot high retaining walls will be required to make up the grade difference along the eastern property line. Additionally, several existing trees will require removal throughout the site.

Storm Water Management

The increase in impervious surface onsite will increase peak runoff release rates/volumes and therefore will require water quantity (detention) and quality treatment. This will be accomplished with an underground system that will be sized to temporarily store the additional volumes of runoff, and release rates will be attenuated to local authority acceptable levels via the use of a staged outlet structure. Placement of the underground system will be around the proposed building and runoff will be conveyed to this location via new storm water conduit conveyance. The option of placing the underground storm water storage under the building's ground level parking will also be explored. New inlets will be at the connection points of this conveyance system to collect runoff generated over the new impervious surfaces. Roof runoff will be conveyed to the system via a collection manifold system around its perimeter. The ultimate release point for the system will be the existing storm sewer that runs along the center of Hartford Street. Connection to this system may require the lowering of existing utilities within the right-of-way. It is recommended that all utilities be field verified (pot-holed) prior to construction.

The disturbance and exposure of soil will also require water quality treatment measures to be imposed onsite pursuant to the current Ohio EPA Stormwater General Construction Permit. Conformance with the requirements of this permit will be demonstrated via extended detention within the underground system, and pretreatment of tributary runoff via the use of upstream manufactured treatment devices sized to treat 50%-80% of all total suspended solids.

Sanitary Sewer

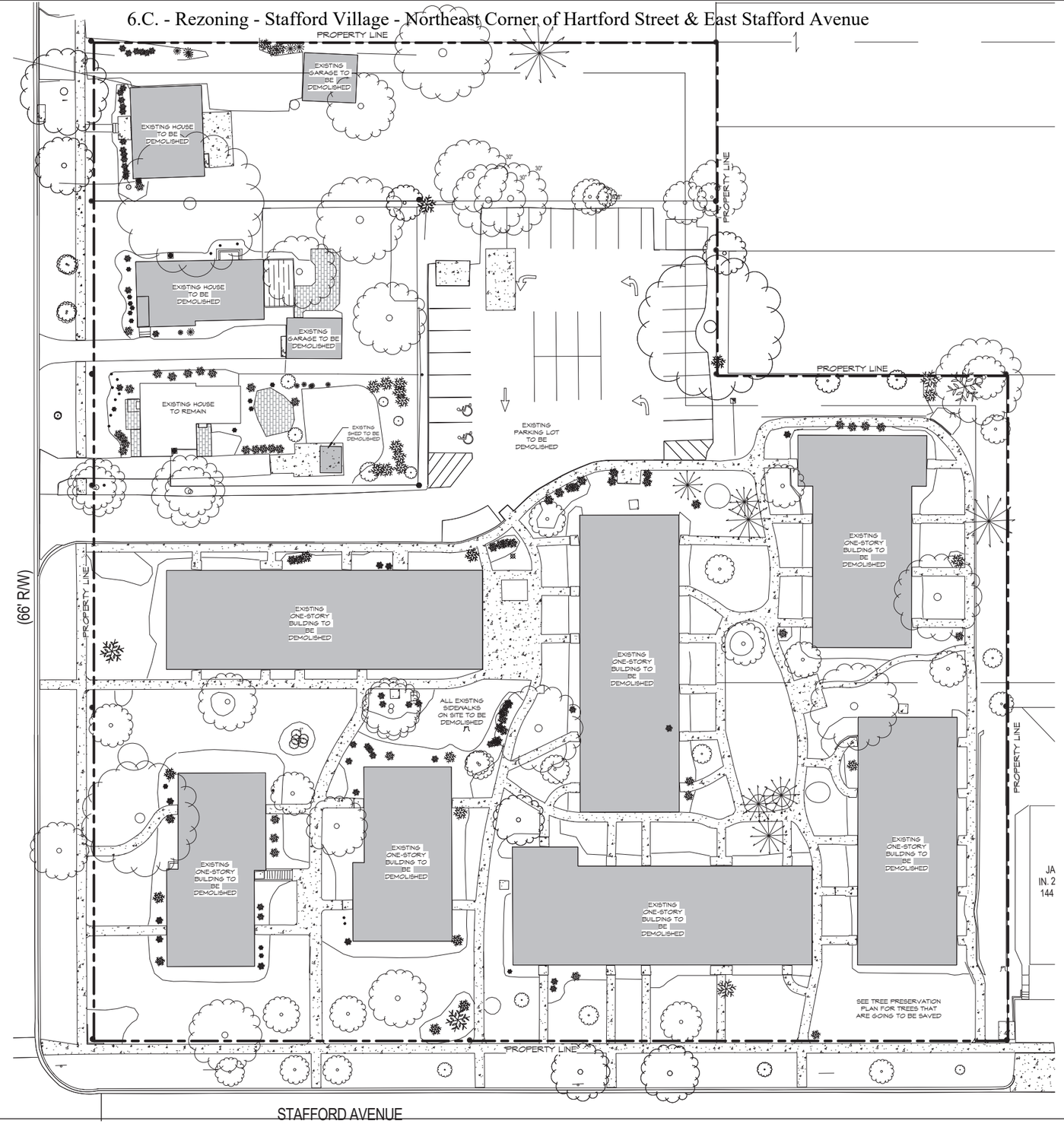
There is an existing 12" sanitary sewer that runs through the center of the development site which conveys runoff from Morning Street to the 12" sewer main within Hartford Street. The proposed building will require the re-routing of this sewer along the eastern and northern property lines to a connection point further downstream within Hartford Street. Due to the extended length of pipe needed to redirect the line, as well as the need to maintain slope capacity, there is the potential that the rerouting of the sewer will not meet the original capacity. Further investigation is required however to determine the capacity within the sewer and the ability to run the pipe at a flatter slope. If capacity is not able to be met, this could result in the need of a lift station just prior to the downstream connection point. Connection of the new building will most likely occur at the 12" main within Hartford Street, although further investigation into this matter is also required to certify upstream capacity. Options to locate the sanitary sewer main and easement away from the east property line will be explored to save the large tree.

Water

There is an existing 6" main within Hartford Street that will serve as the service connection. New fire and domestic services (sized by others) will split off a single tap to the main near the right-of-way and continue to the building. Backflow prevention and metering can occur within the building based on the current location chosen, and there will be no need for an external meter pit. Fire code will also require an FDC from the utility room to be placed near an existing fire hydrant on the street side of the building. Further coordination will need to be done with the City of Worthington Division of Fire & EMS to determine the location of the FDC and the need for additional fire hydrants.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019



Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

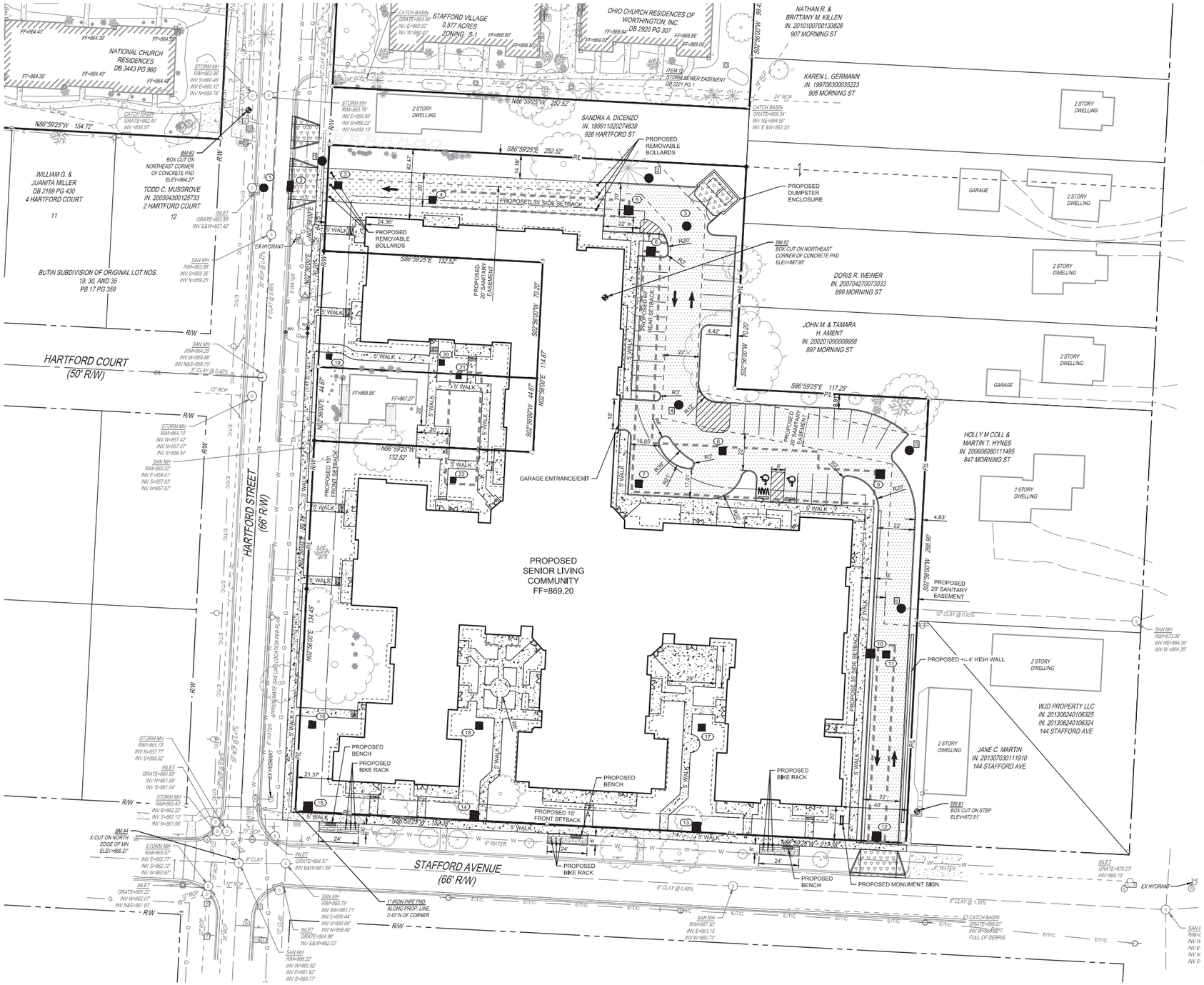
B-7

DEMOLITION PLAN

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES P7 ARCHITECTS



PROPOSED LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED GRASS PAVERS (FOR EMERGENCY VEHICLES ONLY)
- PROPOSED BRICK
- PROPOSED UNDERGROUND DETENTION SYSTEM LIMITS
- STORM MANHOLE
- PROPOSED CATCH BASIN
- SANITARY MANHOLE
- PROPOSED WATER VALVE
- REMOTE FIRE DEPARTMENT CONNECTION
- TRAFFIC FLOW DIRECTION (FOR REFERENCE ONLY)

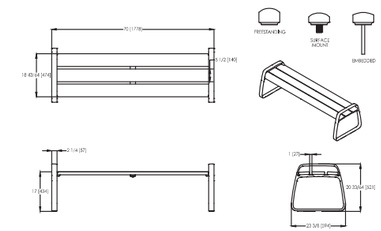
NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED

SITE DATA TABLE

THIS PROJECT INCLUDES THE PROPOSED CONSTRUCTION OF A NEW SENIOR LIVING APARTMENT BUILDING WITH ASSOCIATED PARKING AND UTILITIES. EXISTING HOUSES AND PARKING WILL BE REMOVED EXCEPT FOR ONE EXISTING HOUSE THAT WILL BE TO THE WEST OF THE PROPOSED BUILDING.

FGP Bench, backless, 70in, wood, end arms
Product Drawing www.landscapeforms.com PN: 800.521.2546
Date: 9/5/2019



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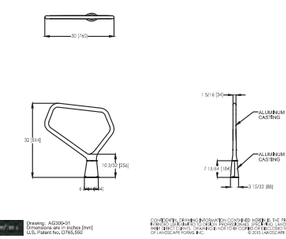
FGP Bike rack
Product Drawing www.landscapeforms.com PN: 800.521.2546
Date: 9/5/2019

SURFACE MOUNT OPTION DOES NOT INCLUDE ANCHORS, EMBEDDED OPTION INCLUDES TWO EACH:
M12 x 1.75 THREADED RODS, 120mm LENGTH
M12 FLAT WASHERS, 30mm
M10 FLAT WASHERS
ALL CARBON STEEL, WITH MAGNI-COAT



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SITE DATA TABLE

PID(S):	100-000096-00; 100-000284-00; 100-000040-00; 100-004125-00; 100-003051-00
	100-000189-00; 100-000611-00; 100-000281-00; 100-000063-00; 100-003053-00
EXISTING ZONING DISTRICT:	AR-4.5, S-1, R-10
PROPOSED ZONING DISTRICT:	PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING DISTRICTS:	S-1 (SOUTH); R-10 (NORTH); AR-4.5 AND R-10 (EAST); R-10 (WEST)
EXISTING USE:	APARTMENT RESIDENCES
PROPOSED USE:	SENIOR LIVING COMMUNITY, 85 DWELLING UNITS
PROPOSED BUILDING HEIGHT:	39.5'
TOTAL PROPOSED SITE AREA:	3.06 AC (133,381 SF)
PROPOSED BUILDING AREA:	57,831 SF
DWELLING UNITS PER ACRE:	85 DWELLING UNITS / 3.06 AC = 28 DWELLING UNITS PER AC
PROPOSED FRONT BUILDING SETBACK:	20' (STAFFORD AVENUE); 21.37' (HARTFORD STREET)
PROPOSED SIDE SETBACK:	42.47 (NORTH); 40.00 (EAST)
TOTAL REQUIRED PARKING:	1 SPACE FOR EACH BEDROOM AND/OR STUDIO
	TOTAL REQUIRED PARKING SPACES = 85 UNITS x 1 SPACES = 85 SPACES
TOTAL PROVIDED PARKING:	32 SURFACE SPACES (INCLUDING 2 ADA SPACES)
	53 GARAGE SPACES (INCLUDING 2 ADA SPACES)
	32 + 53 = 85 SPACES
TOTAL REMOVED PARKING:	1 STREET PARALLEL SPACE (HARTFORD STREET)
PROPOSED PARKING SETBACKS:	14,18' (NORTH); 4.63' (EAST);
EXISTING BUILDING COVERAGE:	24.2%
PROPOSED BUILDING COVERAGE:	43.4%
EXISTING LOT COVERAGE:	46.7%
PROPOSED LOT COVERAGE:	75.0%
CRITICAL YEAR STORM:	5
FLOOD DESIGNATION:	ZONE X (FIRM MAP 39049C0159K EFFECTIVE 06/17/2008)
WATERSHED ID:	OLENTANGY RIVER

0 15 30 60

B-8

2 - SITE PLAN

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES ARCHITECTS

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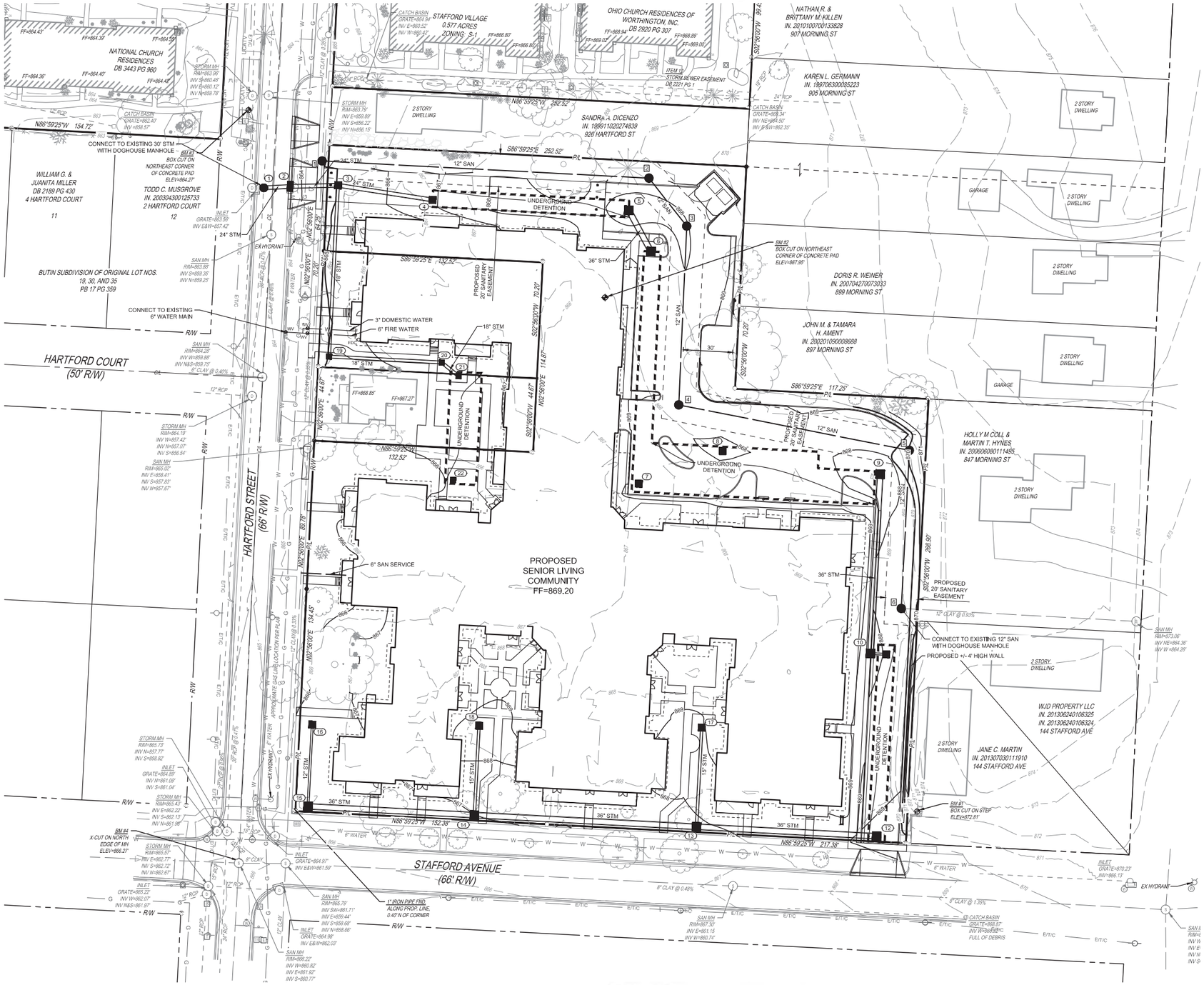

PROPOSED LEGEND

865	EXISTING CONTOUR
866	EXISTING CONTOUR
865	PROPOSED CONTOUR
866	PROPOSED CONTOUR
STM	PROPOSED STORM PIPE
	PROPOSED UNDERGROUND DETENTION SYSTEM
SAN	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER
1	STORM MANHOLE
2	PROPOSED CATCH BASIN
1	SANITARY MANHOLE
WV	PROPOSED WATER VALVE
FDC	BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES. IF IN CONFLICT WITH PROPOSED THEN LOWER EXISTING UTILITIES. CAUTION WHEN EXCAVATING. IF SITE CONDITIONS WOULD PROHIBIT THE LOWERING OR RELOCATION OF EXISTING UTILITIES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. CONTRACTOR TO ENSURE 18" MINIMUM CLEARANCE ON ALL UTILITY CROSSINGS
3. WATER SIZES SERVICING THE BUILDING SHALL BE CONFIRMED BY THE MEP

0 15 30 60

B-9

3 - UTILITY AND GRADING PLAN

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitter
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

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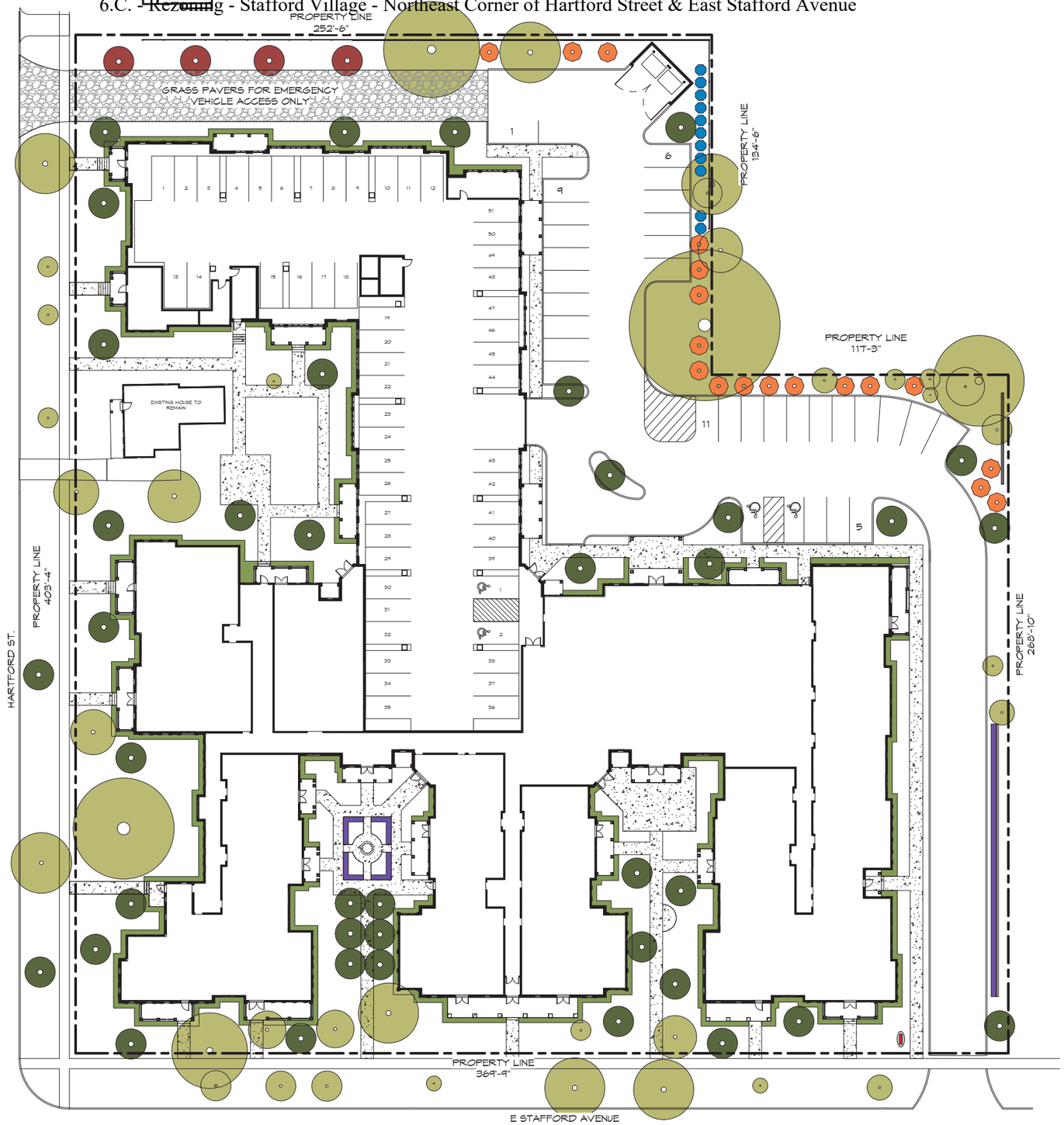

EXISTING TREE

NEW DECIDUOUS TREE

NEW ORNAMENTAL TREE

NEW EVERGREEN

NEW ORNAMENTAL GRASS

NEW HEDGE

NEW FOUNDATION PLANTING
(ASSORTED VARIETIES)

NEW MONUMENT SIGN WITH
FOUNDATION PLANTING

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar

Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-10

LANDSCAPE PLAN 0 16'-0" 32'-0" 48'-0"

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES ARCHITECTS

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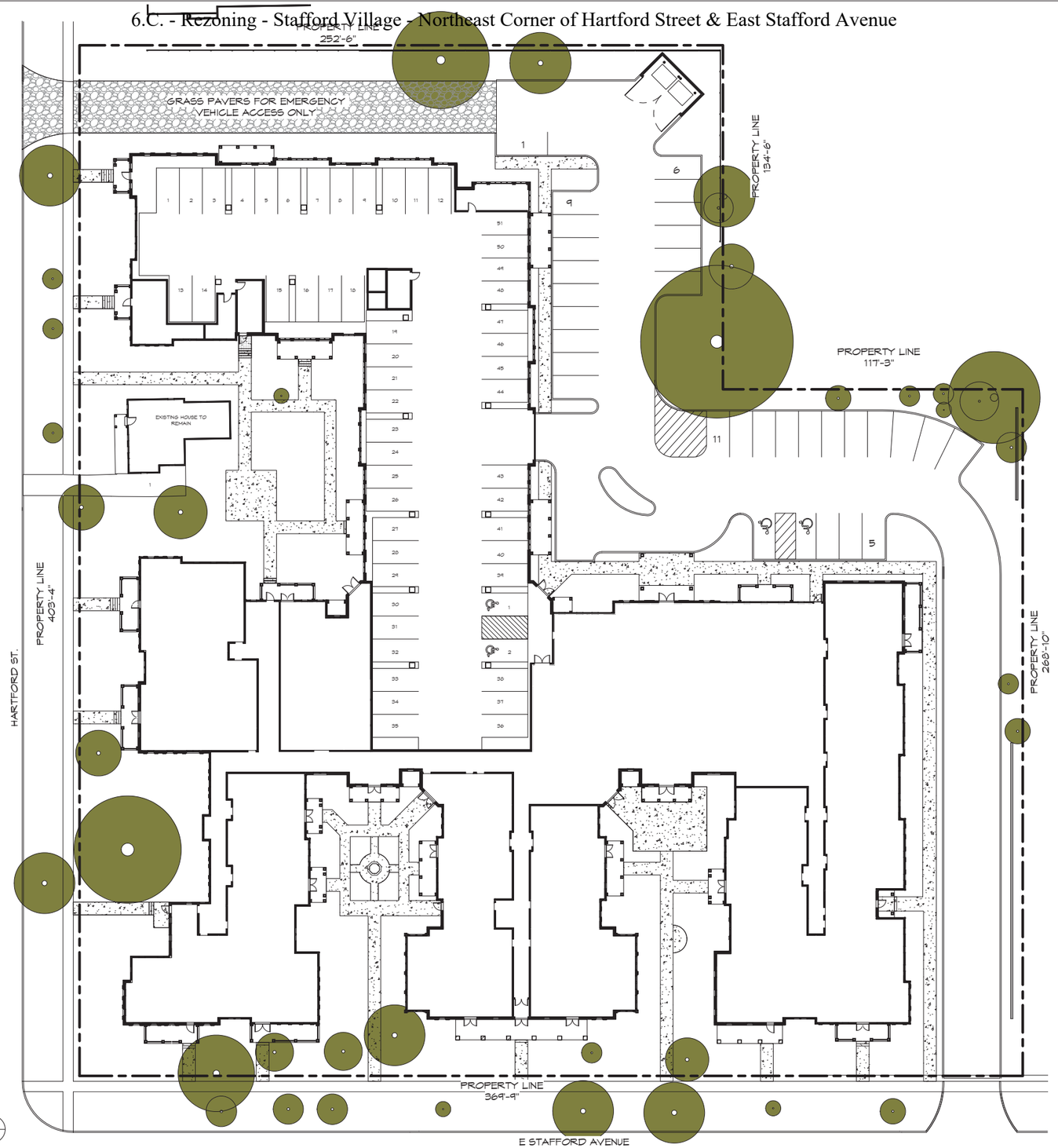

AREAS TOTAL

GARAGE	21,105 SF
FIRST FLOOR	35,870 SF
SECOND FLOOR	55,256 SF
THIRD FLOOR	21,887 SF
TOTAL (EXCL. GARAGE)	113,013 SF (EXCL. GARAGE)
TOTAL (INCL. GARAGE)	134,118 SF (INCL. GARAGE)

UNIT TOTAL

ONE BEDROOM	34
ONE BEDROOM PLUS	24
TWO BEDROOM	27
STANDALONE RESIDENCE	1
TOTAL	86

PARKING TOTAL

STANDARD (SURFACE)	30
GARAGE (SURFACE)	51
ADA (SURFACE)	2
ADA (GARAGE)	2
STANDALONE RESIDENCE (SURFACE)	1
TOTAL	86

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-11

SITE PARKING AND PAVING PLAN

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

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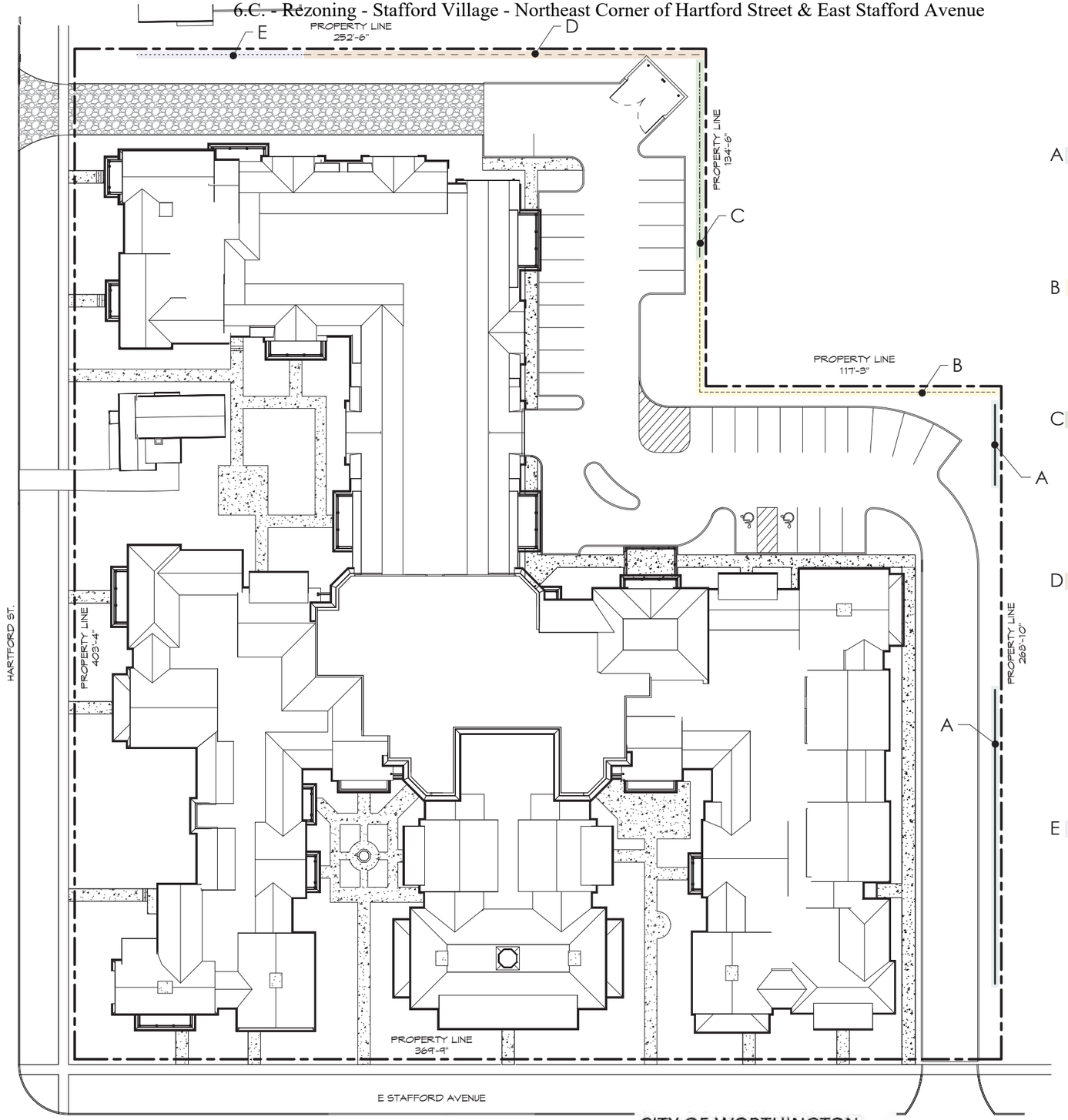


FENCE TYPOLOGIES

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Zynda Butler

Clerk

FENCE TYPOLOGY PLAN

B-12

CITY OF WORTHINGTON

12/20/2019

DRAWING NO. AR 14-19
PUD 01-19

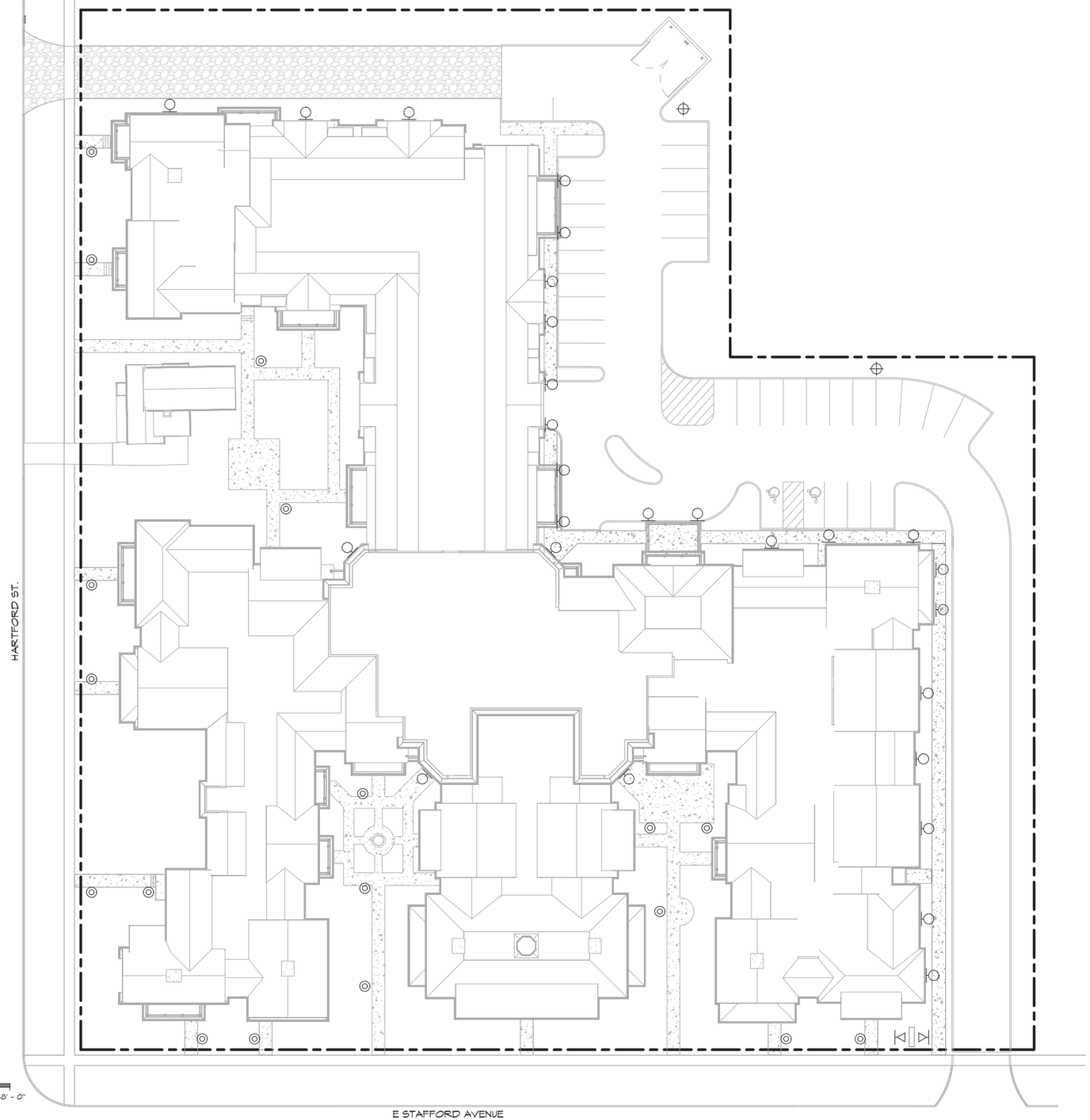
DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

pb7 ARCHITECTS



LIGHTING SYMBOL LEGEND

- PARKING LOT LIGHTING.
- WALL MOUNTED PARKING LOT LIGHTING.
- PEDESTRIAN PATHWAY LIGHTING.
- GROUND MOUNTED SIGN LIGHTING.

LIGHTING NOTES:

- ALL LIGHTING SHALL BE CUT-OFF TYPE FIXTURES.
- ALL LIGHTING LEVELS WILL REACH ZERO FOOT CANDLES AT THE PROPERTY LINES.
- ALL LIGHTING LAMP TEMPERATURE TO BE 2700K OR LESS.

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

SITE LIGHTING PLAN 0 16'-0" 32'-0" 48'-0"

B-13

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP JONES ARCHITECTS

Tree	DBH	Condition	Remarks - Russell Tree Experts Arborist	Remarks - City Arborist	Way - Not Counted	Trees	Being Removed	Retained
1. Silver Maple	30"	F, mature						30
2. Silver Maple	30"	F, mature	Some decay.					30
~~3. Hackberry~~	~~16"~~	~~G, young~~					~~16~~	
4. Pin Oak	56.75"	G, Peak maturity						57
5. Norway Maple	8"	G, young						8
6. Norway Maple	7"	G, young						7
7. Hackberry	30"	G, mature						30
8. Black Cherry	14"	G, mature						14
9. Hackberry	6"	G, young	Remove to give clearance to mature Hackberry.					6
10. Crabapple	9"	F, mature						9
~~11. Norway Spruce~~	~~20"~~	~~G, mature~~					~~20~~	
~~12. Silver Maple~~	~~30"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~	~~Non-preffered species.~~		~~30~~		
~~13. Sugar Maple~~	~~15"~~	~~G, mature~~					~~15~~	
~~14. Silver Maple~~	~~30"~~	~~F, mature~~	~~Possible risk to adjacent building foundation.~~				~~30~~	
~~15. Sweetgum~~	~~15"~~	~~G, young~~					~~15~~	
~~16. Sweetgum~~	~~18"~~	~~G, mature~~					~~18~~	
~~17. Honeylocust~~	~~11"~~	~~G, young~~					~~11~~	
~~18. Norway Spruce~~	~~20"~~	~~G, mature~~					~~20~~	
~~19. Norway Spruce~~	~~12"~~	~~G, young~~					~~12~~	
~~20. Tulip Poplar~~	~~15"~~	~~G, young~~	~~Possible risk to adjacent building foundation.~~				~~15~~	
~~21. Scotch Pine~~	~~11"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~				~~11~~	
~~22. Norway Maple, Crimson King~~	~~11"~~	~~P, mature~~	~~Removal may be merited as tree is declining rapidly.~~				~~11~~	
~~23. Hackberry~~	~~24", 28"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~24~~	
~~24. Sycamore~~	~~24"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~24~~	
25. Sweetgum	20"	G, mature						20
26. Sycamore	46"	G, Peak maturity	Possible risk to adjacent building foundation					46
27. Silver Maple	14", 10", 15"	(Fair to poor), mature	Storm damage, stem wound, poor structure.					39
28. Bradford Pear	20"	F, mature	Species is listed as Invasive (Ohio Invasive Plants Council)					20
29. Bradford Pear	18"	F, mature	Species is listed as Invasive (Ohio Invasive Plants Council)					18
30. Silver Maple	38"	G, mature		Invasive species				38
~~31. Bradford Pear~~	~~14", 14"~~	~~F, mature~~	~~Species is listed as Invasive (Ohio Invasive Plants Council); possible risk to adjacent building foundation.~~	~~Non-preffered species; invasive.~~		~~14~~		
~~32. Sweetgum~~	~~20"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~20~~	
~~33. Magnolia~~	~~5"×5~~	~~G, mature~~					~~5~~	
~~34. Sycamore~~	~~24"~~	~~G, mature~~					~~24~~	
~~35. Crabapple~~	~~9"~~	~~P, mature~~	~~Tree may have fire blight. Possible risk to building foundation.~~	~~Tree has been removed.~~		~~9~~		
~~36. Sweetgum~~	~~12"~~	~~G, young~~					~~12~~	
~~37. Sweetgum~~	~~20"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~20~~	
~~38. Pear (Cleveland Select or Chanticleer)~~	~~10"~~	~~G, young~~	~~Species is listed as Invasive (Ohio Invasive Plants Council)~~	~~Non-preffered species; invasive.~~		~~10~~		
39. Pear (See #38)	10"	F, young	Species is listed as Invasive (Ohio Invasive Plants Council)					10
40. Scotch Pine	20"	G, mature	Species is susceptible to disease in Ohio.	Diseased				20
~~41. Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~	~~Diseased~~		~~13~~		
~~42 . Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~	~~Diseased~~		~~13~~		
~~43. Colorado Blue Spruce~~	~~13"~~	~~F, mature~~	~~Species is susceptible to disease in Ohio.~~				~~13~~	
~~44. Crabapple~~	~~7"~~	~~G, mature~~					~~7~~	
45. Black Locust	8"	G, young						8
~~46. Crabapple~~	~~18' tall~~	~~G~~	~~Multi-stem tree~~				~~18~~	
~~47. Magnolia~~	~~12' tall~~	~~G~~	~~Multi-stem tree~~				~~12~~	
~~48. Callery Pear~~	~~10"~~	~~G, young~~	~~Species is listed as Invasive (Ohio Invasive Plants Council)~~	~~Non-preffered species; invasive.~~		~~10~~		
~~49. Crabapple~~	~~6"~~	~~G~~					~~6~~	
~~50. Crabapple~~	~~4"~~	~~G~~					~~4~~	
51. Freeman Maple	4"	G, young	Street tree		4			
52. Maple (possibly Tatarian)	8"	G	Street tree		8			
53. Maple (possibly Tatarian)	8"	G	Street tree		8			
~~54. Silver Maple~~	~~36"~~	~~P, mature~~	~~Possible risk to adjacent building foundation.~~	~~Non-preffered species.~~		~~36~~		
~~55. Silver Maple~~	~~36"~~	~~F, mature~~		~~Non-preffered species.~~		~~36~~		
~~56. Silver Maple~~	~~30"~~	~~G~~		~~Non-preffered species.~~		~~30~~		
~~57. Silver Maple~~	~~12"~~	~~G, young~~					~~12~~	
~~58. Hackberry~~	~~28"~~	~~G, mature~~	~~Possible risk to adjacent building foundation.~~				~~28~~	
59. Silver Maple	50"	G	Multi-stem tree					50
60. Norway Spruce	24"	G, mature						24
~~61. Silver Maple~~	~~18" + 16"~~	~~F~~	~~Multi-stem tree~~				~~34~~	
~~62. Silver Maple~~	~~30"~~	~~G, mature~~					~~30~~	
~~63. Mulberry~~	~~14"~~	~~G~~					~~14~~	
~~64. Black Locust~~	~~10"~~	~~G, young~~					~~10~~	
~~65. Black Locust~~	~~7"~~	~~G, young~~					~~7~~	
66. Silver Maple	20"	G						20
67. Silver Maple	9"	F						9
						201	518	513

GROSS LOSS:	-518
NEW INCHES ADDED: (44 TREES @ 3" ea.)	132
NET INCHES LOST:	-386

TREE SURVEY

B-14

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

pb7 ARCHITECTS
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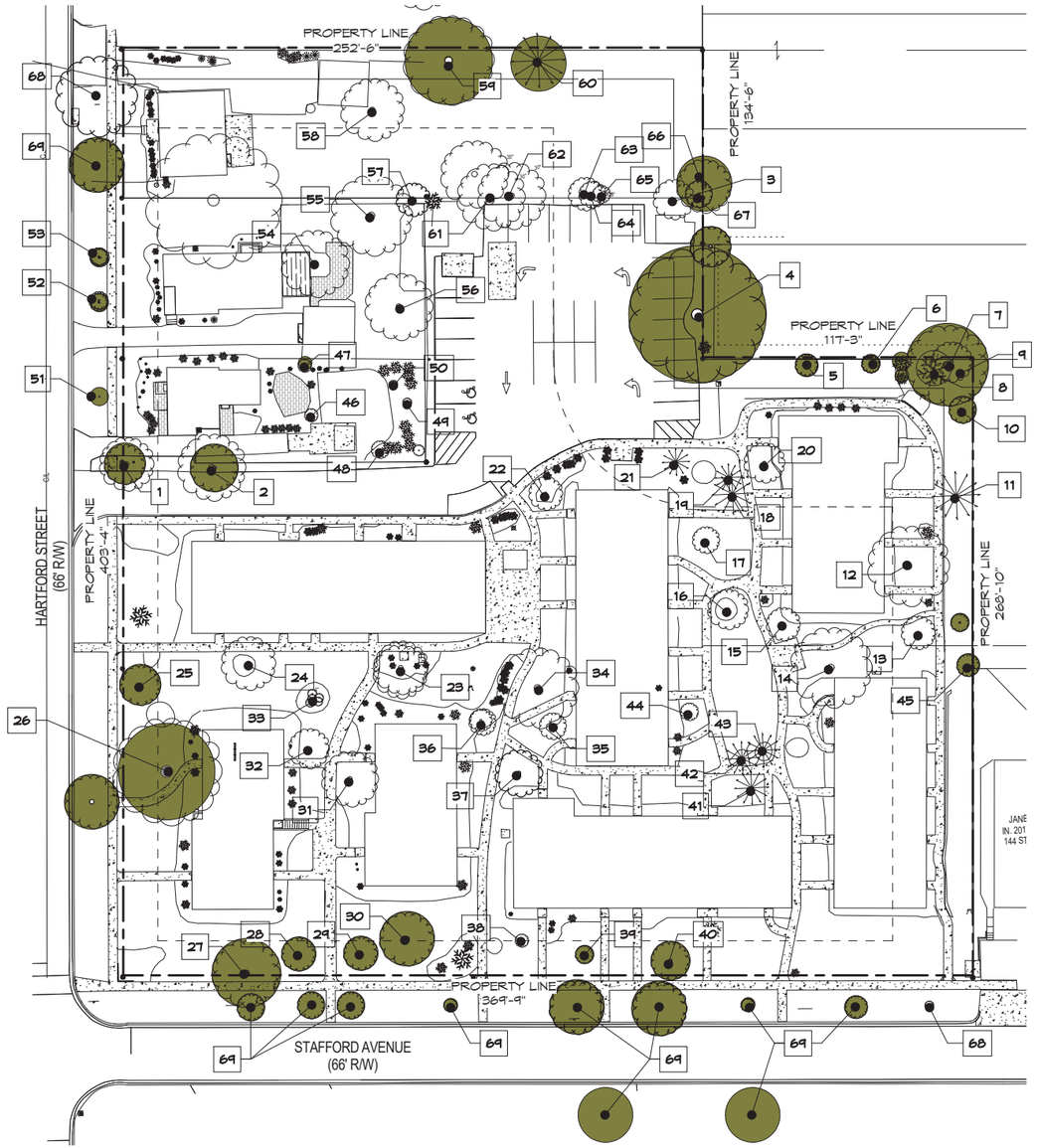
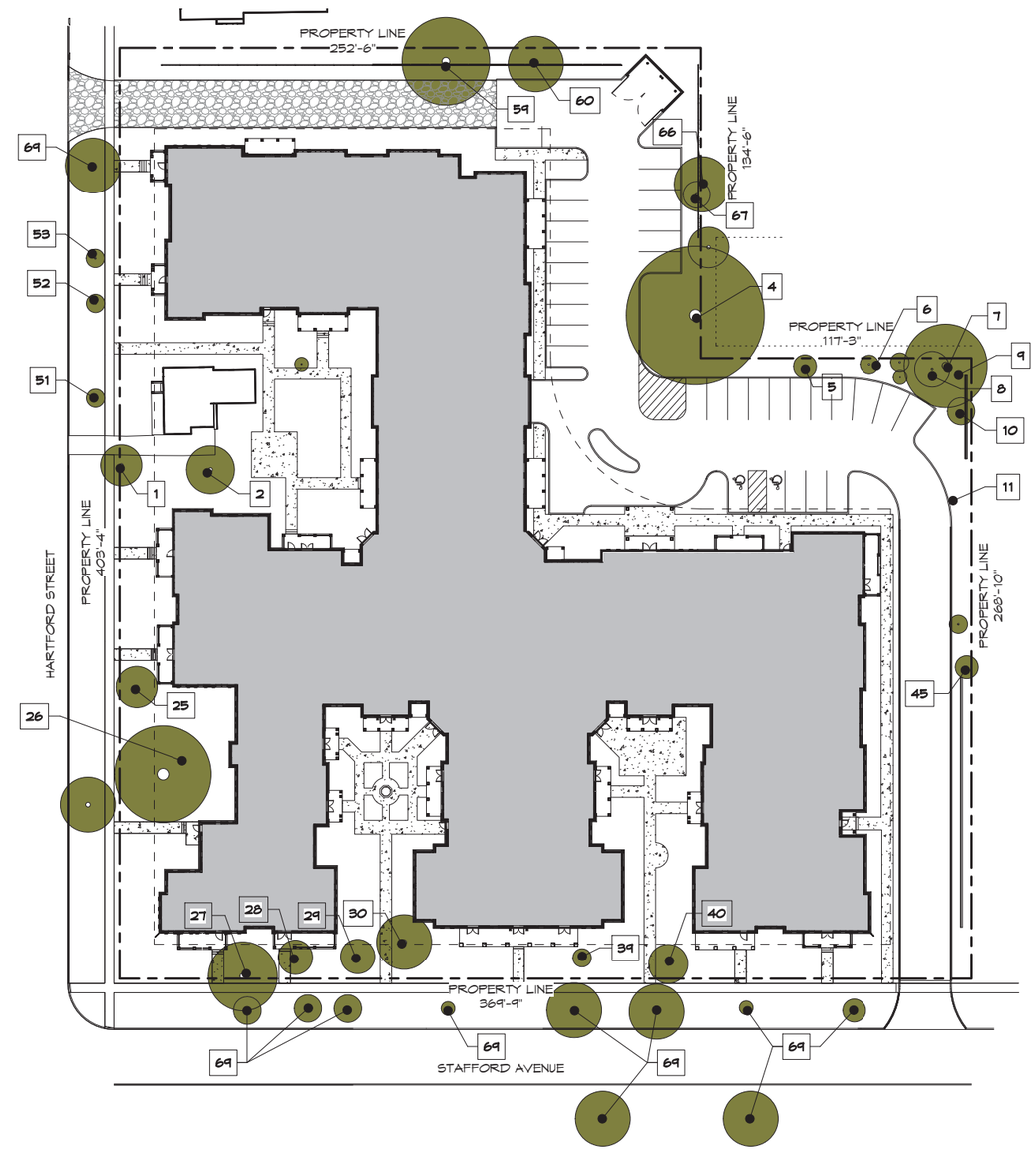


2 TREES TO BE REMOVED
1" = 30'-0"



1 TREES TO BE PRESERVED
1" = 30'-0"

TREE PRESERVATION PLAN

B-15

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

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City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

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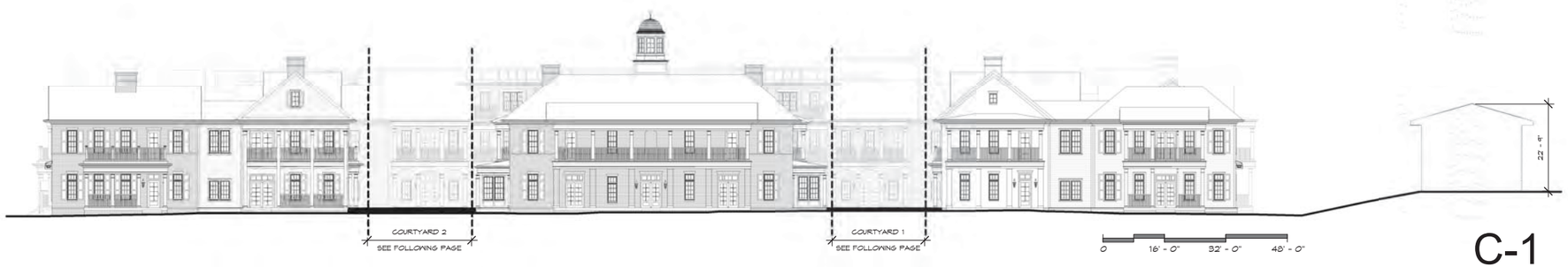
MATERIAL LEGEND

- P-1 ROCKWOOD AMBER SW2817 SIDING
- P-2 ORIGAMI WHITE SW7636 SIDING
- P-3 SPORTY BLUE SW6522 SIDING
- P-4 ROCKWOOD BLUE GREEN SW2811 SIDING
- P-5 KIND GREEN SW6457 SIDING
- P-6 EXTRA WHITE SW7006 TRIM
- P-7 CAVIAR SW6990 SHUTTER
- B-1 GLEN GERY TOASTED BELGIUM
- B-2 GLEN GERY DANISH
- R-1 SHINGLE ROOF



SOUTH ELEVATION - STAFFORD AVENUE

C-1

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

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MATERIAL LEGEND

- P-1 ROCKWOOD AMBER SW2817 SIDING
- P-2 ORIGAMI WHITE SW7636 SIDING
- P-3 SPORTY BLUE SW6522 SIDING
- P-4 ROCKWOOD BLUE GREEN SW2811 SIDING
- P-5 KIND GREEN SW6457 SIDING
- P-6 EXTRA WHITE SW7006 TRIM
- P-7 CAVIAR SW6990 SHUTTER
- B-1 GLEN GERY TOASTED BELGIUM
- B-2 GLEN GERY DANISH
- R-1 SHINGLE ROOF

COURTYARD 2 - EAST ELEVATION
1/8" = 1'-0"

COURTYARD 2 - SOUTH ELEVATION
1/8" = 1'-0"

COURTYARD 2 - WEST ELEVATION
1/8" = 1'-0"

COURTYARD 1 - EAST ELEVATION
1/8" = 1'-0"

COURTYARD 1 - SOUTH ELEVATION
1/8" = 1'-0"

COURTYARD 1 - WEST ELEVATION
1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

ELEVATIONS - STAFFORD AVENUE COURTYARDS

C-2

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

THE KLEINGERS GROUP

JONES

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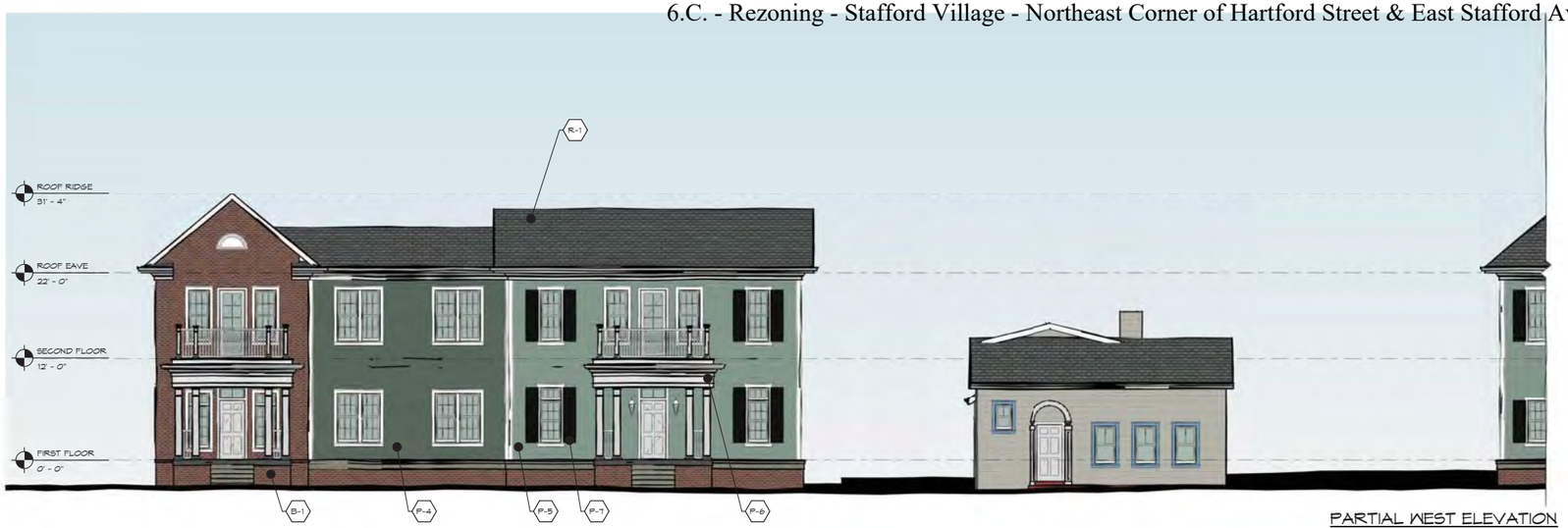

PARTIAL WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

P-1 ROOKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROOKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6451 SIDING	R-1 SHINGLE ROOF

PARTIAL WEST ELEVATION
1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0"

WEST ELEVATION - HARTFORD STREET

C-3

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
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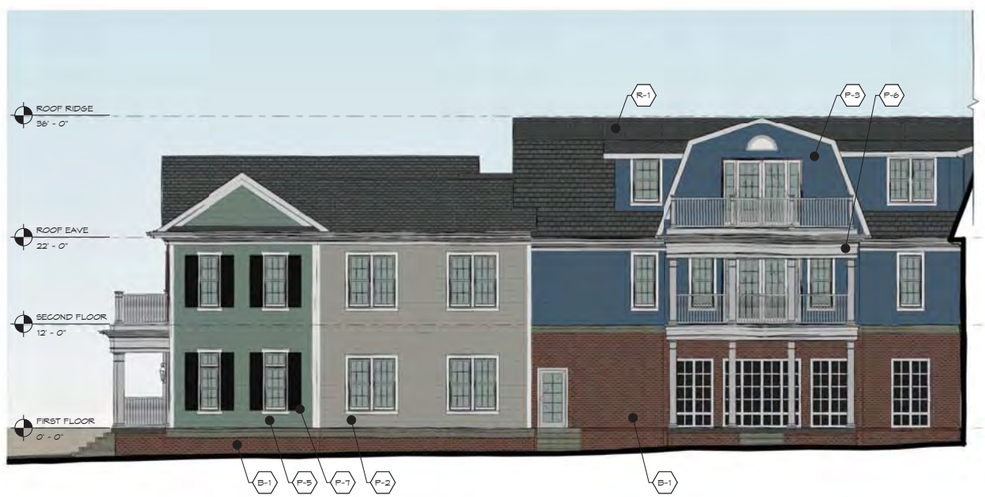
MATERIAL LEGEND

P-1 ROOKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROOKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF

HARTFORD COURTYARD - WEST ELEVATION

1/8" = 1'-0"



HARTFORD COURTYARD - SOUTH ELEVATION

1/8" = 1'-0"

HARTFORD COURTYARD - NORTH ELEVATION

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

ELEVATIONS - HARTFORD STREET COURTYARD

C-4

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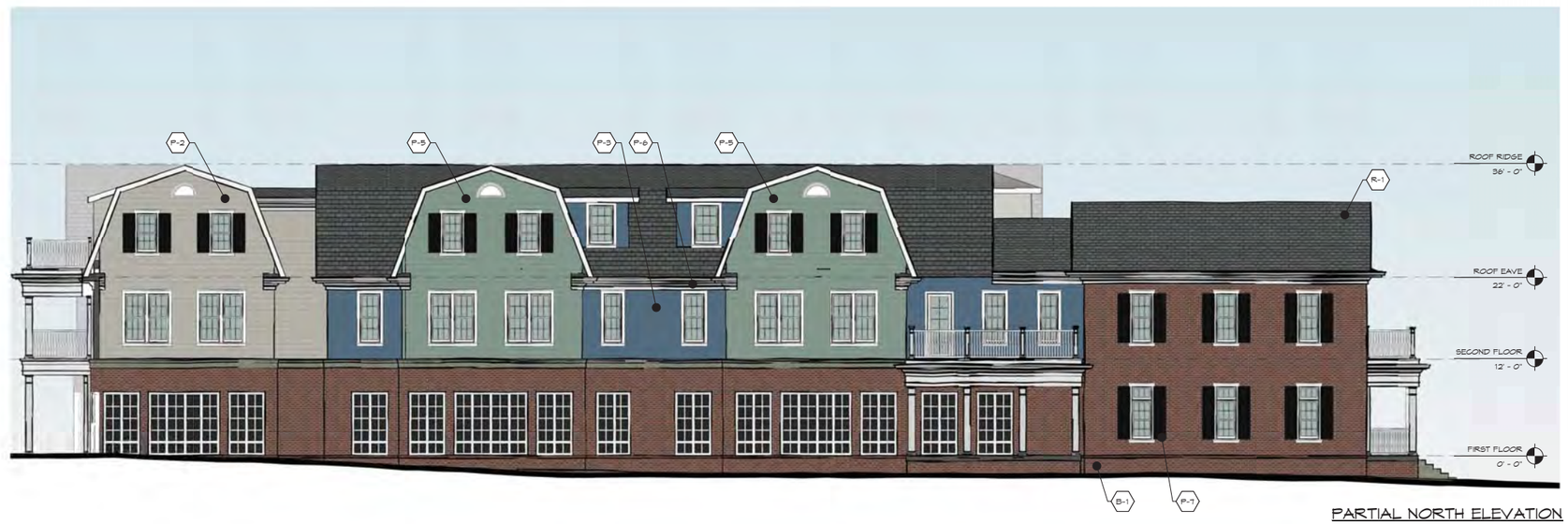
PARTIAL NORTH ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

P-1 ROOKWOOD AMBER SW2817 SIDING	P-6 EXTRA WHITE SW7006 TRIM
P-2 ORIGAMI WHITE SW7636 SIDING	P-7 CAVIAR SW6990 SHUTTER
P-3 SPORTY BLUE SW6522 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-4 ROOKWOOD BLUE GREEN SW2811 SIDING	B-2 GLEN GERY DANISH
P-5 KIND GREEN SW6457 SIDING	R-1 SHINGLE ROOF



PARTIAL NORTH ELEVATION

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

NORTH ELEVATION

C-5

12/20/2019

National Church Residences
STAFFORD VILLAGE

Approved
Municipal Planning Commission
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Lynda Bitar
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

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PARTIAL EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- P-1 ROCKWOOD AMBER SW2817 SIDING
- P-2 ORIGAMI WHITE SW1838 SIDING
- P-3 SPORTY BLUE SW6522 SIDING
- P-4 ROCKWOOD BLUE GREEN SW2811 SIDING
- P-5 KIND GREEN SW6457 SIDING
- P-6 EXTRA WHITE SW7006 TRIM
- P-7 CAVIAR SW6990 SHUTTER
- B-1 GLEN GERY TOASTED BELGIUM
- B-2 GLEN GERY DANISH
- R-1 SHINGLE ROOF

PARTIAL EAST ELEVATION
1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0"

0 16' - 0" 32' - 0" 48' - 0"

EAST ELEVATION

C-6

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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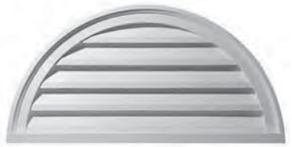

WHITE VENTILATION LOUVER

WHITE VINYL WINDOW

VINYL SHUTTERS

WHITE FIBERGLASS DOORS

DIMENSIONAL ASPHALT SHINGLES

STANDING SEAM METAL ROOF

CEMENTITIOUS SHIPLAP SIDING

BRICK
GLEN-GERY TOASTED BELGIUM

BRICK
GLEN-GERY DANISH

STUCCO

ROCKWOOD AMBER
SW2817

SPORTY BLUE
SW6522

ANTIQUE RED
SW7587

ROOKWOOD BLUE GREEN
SW2811

KIND GREEN
SW6457

ACCESSIBLE BEIGE
SW7036

EXTRA WHITE
SW7006

CAVIAR
SW6990

MATERIAL BOARD

C-7

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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National Church Residences
STAFFORD VILLAGE

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ELEVATION COMPARISON

ORIGINAL STAFFORD AVE. ELEVATION

REVISED STAFFORD AVE. ELEVATION

C-8

12/20/2019

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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National Church Residences
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STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-9

Approved
Municipal Planning Commission
City of Worthington
Date 01/09/2020
Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

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RENDERINGS

CURRENT PROPOSED SUBMISSION

C-10

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Municipal Planning Commission
City of Worthington
Date 01/09/2020

Lynda Bitar
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
STAFFORD VILLAGE

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RENDERINGS

CURRENT PROPOSED SUBMISSION

C-11

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

12/20/2019

National Church Residences
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RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-12

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
City of Worthington
Date 01/09/2020
Zynda Butler
Clerk

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

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Municipal Planning Commission
City of Worthington
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CITY OF WORTHINGTON

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RENDERINGS

CURRENT PROPOSED SUBMISSION

C-14

12/20/2019

National Church Residences
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Date 01/09/2020
Zynda Butler
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CITY OF WORTHINGTON
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RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-15

National Church Residences
STAFFORD VILLAGE

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RENDERINGS

CURRENT PROPOSED SUBMISSION

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RENDERINGS

CURRENT PROPOSED SUBMISSION

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National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
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CITY OF WORTHINGTON

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12/20/2019

THE KLEINGERS GROUP JONES ARCHITECTS

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-18

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
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Date 01/09/2020
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CITY OF WORTHINGTON

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THE KLEINGERS GROUP JONES ARCHITECTS

STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-19

National Church Residences
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RENDERINGS

CURRENT PROPOSED SUBMISSION

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National Church Residences
STAFFORD VILLAGE

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RENDERINGS

CURRENT PROPOSED SUBMISSION

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National Church Residences
STAFFORD VILLAGE

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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

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RENDERINGS

CURRENT PROPOSED SUBMISSION

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National Church Residences
STAFFORD VILLAGE

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THE KLEINGERS GROUP JONES 1917 ARCHITECTS

HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-24

National Church Residences
STAFFORD VILLAGE

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Date 01/09/2020
Lynda Bitar
Clerk

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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-25

National Church Residences
STAFFORD VILLAGE

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RENDERINGS

CURRENT PROPOSED SUBMISSION

C-26

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City of Worthington
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RENDERINGS

CURRENT PROPOSED SUBMISSION

C-27

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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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DATE 12-20-2019

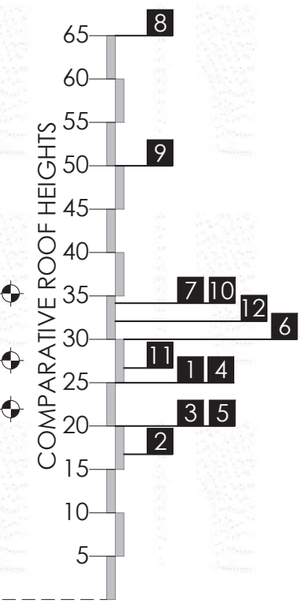
12/20/2019

THE KLEINGERS GROUP JONES ARCHITECTS

ELEVATION COMPARISON

APPROXIMATE COMPARATIVE BUILDING HEIGHTS (ROOF PEAK UNLESS NOTED OTHERWISE)

1. 876 HARTFORD - 25'
2. 1 HARTFORD CT. - 17'
3. 144 STAFFORD - 20'
4. 897 MORNING STREET - 25'
5. WORTHINGTON LIBRARY (820 HIGH STREET) - 20'
6. KILBOURNE MIDDLE SCHOOL (50 E. DUBLIN GRANVILLE ROAD) - 30'
7. ST. JOHN'S EPISCOPAL CHURCH (700 HIGH STREET) - 33'
8. ST. JOHN'S EPISCOPAL CHURCH - BELL TOWER (700 HIGH STREET) - 65'
9. HUNTINGTON BANK BUILDING (800 NORTH HIGHT STREET) - 50'
10. SHARON MEMORIAL HALL (137 E. DUBLIN GRANVILLE ROAD) - 33'
11. WORTHINGTON HISTORICAL SOCIETY (50 WEST NEW ENGLAND STREET) - 26'
12. WORTHINGTON INN - PEAK OF HIP MANSARD (649 HIGH STREET) - 31'



0 8' - 0" 16' - 0" 24' - 0"

REVISED STAFFORD AVE. ELEVATION

National Church Residences
STAFFORD VILLAGE

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Municipal Planning Commission
City of Worthington
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Lynda Bitter
Clerk

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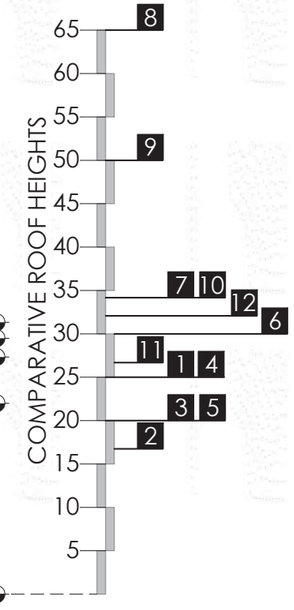
PARTIAL WEST ELEVATION
1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0"



APPROXIMATE COMPARATIVE BUILDING HEIGHTS (ROOF PEAK UNLESS NOTED OTHERWISE)

1. 876 HARTFORD - 25'
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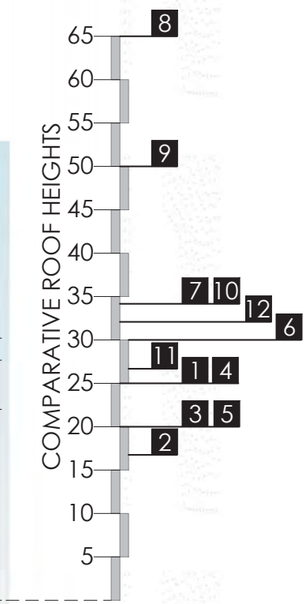

PARTIAL WEST ELEVATION
1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0"

WEST ELEVATION HEIGHT COMPARISON - HARTFORD STREET

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PLANNING & ZONING CODE, COMPREHENSIVE PLAN & DESIGN GUIDELINES

Chapter 1174 – PUD – Planned Unit Development

1174.01 PURPOSE.

(a) The purpose of Planned Unit Development is to promote variety, flexibility and quality for the development of properties in the City of Worthington. Planned Unit Development allows for more creative planning and design and enables a greater range of uses than traditional Zoning regulations. Planned Unit Development allows for the design and mix of uses necessary to meet changing economic and demographic demands; permits implementation of development standards, plans, studies, and guidelines adopted by the City Council; and provides the opportunity to retain and enhance the character of the City, and the health, safety and general welfare of the inhabitants.

(b) Planned Unit Development is a process to create a Planned Use District (PUD) in which development standards and uses are established for a Lot or Lots and becomes the Zoning for the property.

1174.02 DEFINITIONS.

The definitions in Section 1101.01 and Chapter 1123 of the Planning and Zoning Code shall apply to those terms used in this chapter. The defined terms are capitalized.

1174.03 GENERAL PROVISIONS.

(a) Preliminary Plan. The Preliminary Plan shall be submitted to the Municipal Planning Commission to make a recommendation to the City Council, and which, if approved by the City Council, becomes the Zoning for the property and permits preparation of the Final Plan. The Preliminary Plan shall establish uses and development standards for the property as detailed in drawings and Development Standards Text.

(b) Final Plan. The Final Plan shall be submitted to the Municipal Planning Commission to review for conformance to the adopted PUD. The Final Plan may be approved in phases, each of which shall implement the Development Standards and confirm uses for the property as detailed in drawings and Development Standards Text.

(c) Subdivision. Preliminary and Final Subdivision Plats may be reviewed and approved with a Preliminary Plan, and shall be in accordance with Title One of the Planning and Zoning Code except as otherwise addressed pursuant to the PUD application and approval.

(d) Overlay Districts: Any PUD located in an Overlay District or the Architectural Review District as defined in the Codified Ordinances of the City of Worthington shall comply with the development standards of the District, except as otherwise provided expressly varied in the Preliminary Plan.

(e) Ownership. The project area shall be in ownership or control by the applicant or the applicant's designee at the time the application is made for a PUD. Subsequent transfer of property shall not alter the applicability of the PUD application, or approved Preliminary and Final Plans.

(f) Retail. Retail uses in any PUD shall be limited to 20,000 square feet in gross floor area.

1174.04 ALLOWABLE USES.

The mix of uses allowed in a PUD shall meet changing economic and demographic demands; permit implementation of development standards, plans, studies and guidelines adopted by the City Council; and/or provide the opportunity to retain and enhance the character of the City, and the health, safety and general welfare of the inhabitants.

City Code Section 1174.08 PUD Procedures - Process:

(a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

(b) Preliminary Plan.

(1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.

(2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing. After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.

(c) Final Plans.

(1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:

A. Approve the Final Plan as requested;

B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;

C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or

D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.

Architectural Review District – Purpose & Review Criteria:

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect

real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Architectural Review Board is to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section 1177.01. In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:
(1) Height, which shall include the requirements of Chapter 1149 ;
(2) Building massing, which shall include in addition to the requirements of Chapter 1149 , the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
(3) Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
(4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
(5) Roof shape, which shall include type, form and materials;
(6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
(7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
(8) Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
(9) Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
(10) Signage, which shall include, in addition to requirements of Chapter 1170 , the appropriateness of signage to the building.
(11) Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

In conducting its inquiry and review, the Board may request from the applicant such additional information, sketches and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding the matters under

examination. It may recommend to the applicant changes in the plans that it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The Board shall keep a record of its proceedings and shall append to the application copies of information, sketches and data needed to clearly describe any amendment to it.

When its review is concluded, the Board will determine by a vote of its members, whether the application for a certificate of appropriateness shall be approved. If approved by four or more of its members, the Board shall return the application and appended material to the Director of Planning and Building with the instruction that the certificate of appropriateness be issued, provided all other requirements for a permit, if applicable, are met. The certificate of appropriateness shall be valid for eighteen months from the date of approval, or such extension as may be granted by the Board. If not approved, the Board shall return the application and appended material to the applicant with a notice that the certificate of appropriateness shall not be issued because the application did not meet the criteria and standards set forth herein.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

Promote increased residential densities around Old Worthington provided it addresses targeted housing markets, meets the architectural design guidelines, does not significantly impact the historic fabric, and provides interior parking. This should occur primarily within the first block to each side of High Street.

Comprehensive Plan – Residential Development Pattern

The dominance of the single-family development in Worthington has created a situation where few alternatives exist to the single-family home. Young professionals desiring to locate here and looking for smaller starter units are limited to areas like Colonial Hills. Options are also limited for people who wish to rent. Worthington residents in single-family homes that wish to change their lifestyles after becoming empty nesters or losing a spouse are likewise limited. Often their options are to remain in their single-family home or leave the City altogether to find the type of living unit they desire.

This gap in housing types has been recognized by the market. Apartment and cluster housing developments have been built on the fringes of the community, particularly northeast of I-270 and High Street, and to a lesser extent, south along Olentangy River Road and west toward Sawmill Road. But all of these areas are far enough outside Worthington proper that the people living there gravitate to other areas for their everyday needs. If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.

With no directed efforts by the City, there will be little change in the number or type of

residential units in Worthington over the next fifteen years. Provided the school district remains strong and the City services high in quality, Worthington will remain a desirable place to live. Residents will continue to maintain and invest in their homes, and new families will be attracted to the community as single-family structures come up for sale. If additional residential units are added to the City's housing stock, it will be primarily from infill or redevelopment. Demand for new residential units in Worthington would be great, but area developers are largely ignoring Worthington because of the lack of undeveloped land. There is the potential for some of the older, larger residential lots to be purchased and subdivided or consolidated, but it would require determined effort and City approval. Should a larger site become available for redevelopment, residential development pressure would be substantial. Such a situation should be carefully controlled by the City, however, as other uses may be more beneficial to Worthington, depending on the site. Regardless, if new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community identified herein.

Comprehensive Plan – Summary of Residential Development:

- Residential land uses comprise 64% of the land in Worthington.
- Over 85% of residential housing is single-family unit structures.
- There is a mix of single units, duplexes, triplexes, fourplexes and townhomes scattered throughout the City, including many in Old Worthington.

Comprehensive Plan – Strategic Analysis

Improving City's Housing Balance Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.

The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children

have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City. For a more detailed description of Urban Village development, see the next page (p. 74).

The challenge is determining the appropriate location for such a product in a land-locked, fully-developed community. The market for these types of units in Worthington is limited only by the supply of land. For the City, the major constraint in accommodating this urban village residential redevelopment is the critical need Worthington has for commercial office ground. Reserving areas for commercial office redevelopment is vital for Worthington's well-being and must take priority.

If and when sites become available for redevelopment, the strongest pressure will be for the sites to become single-family residential neighborhoods. It is important to note that the City does not need additional single-family detached neighborhoods. Areas targeted for residential redevelopment should improve the housing imbalance with targeted products, not worsen it with more detached, single-family product. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project.

Comprehensive Plan – Residential Infill Redevelopment

Again, the challenge is finding appropriate locations for residential redevelopment in this fully-developed community. Figure 37 (page 77) identifies areas where urban village residential redevelopment could successfully occur within Worthington. These areas consist of Worthington's activity nodes (Old Worthington, Worthington Square), its existing multi-family residential corridors (south High Street, west side of Proprietors Road), remaining clusters of rural residential lots (E. Wilson Bridge Road, Worthington-Galena Road), and the two large potential redevelopment sites (Methodist Children's Home and OSU Harding Hospital). Figure 37 is provided to illustrate where non-single-family residential redevelopment could occur, though some areas are more suitable than others.

Comprehensive Plan – Activity Centers

Ideal locations for urban village residential redevelopment are in the City's more urban nodes around Old Worthington and the Worthington Square. It is critical for any residential condominium/apartment development in the Old Worthington area to complement the character of the area and meet the City's Design Guidelines. Such development would have to be sensitively placed — where the architecture, site plan, and design merit it. In addition to infill sites, the upper floors of retail structures in Old Worthington should also be encouraged to return to residential uses. This is a great way of adding residential density with little impact to the character of the village center. Urban village residential infill can be accommodated around the Worthington Square area and is described in more detail as part of the Freeway Commercial chapter (page 92).

Worthington Design Guidelines

New commercial/institutional development sites generally are larger than existing sites and may involve one large or many smaller land parcels. They might include land that has never been developed, or that has some existing development that could be removed for new development.

These sites often have natural and man-made features that serve as enhancements to a development or that blend in with the existing built environment of the city. Natural features include watercourses, distinct topography, and mature trees. Man-made features include fences, stone walls, gardens and plantings, and historic buildings. Planning for the development of a new site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value or that help integrate the new development into the existing cityscape.

Connecting new development with what has come before is an important consideration. In the past, new commercial development tended to extend the urban fabric, building at the edges of existing development. Most development after the mid-20th century, which had an automobile orientation, went to the edge of town and grew as separate shopping centers or individual buildings with little to connect them physically.

In Worthington, new developments should build upon and extend the pedestrian scale and walkability of the city's commercial heart. Efforts to establish this connection can include multiple pathways to existing streets, following traditional grid street patterns in commercial developments, and extending amenities such as sidewalks, lawns and shade trees into new developments.

Scale refers to the apparent size of a building and its components in relation to the size of a human being and in comparison to adjacent buildings. Buildings are often referred to as being either grand or intimate in scale. The city of Worthington, with few exceptions, expresses an intimate scale – especially in Old Worthington's Central Business District – that contributes to a sense of comfort and friendliness attractive to residents or visitors.

Form and massing are related concepts. The combination of various geometric forms leads to the overall massing of a building. A rectangular wing attached to a square building, for example, might result in a T-shaped or L-shaped form.

In Old Worthington, the form and massing of every building is not always apparent because there are so many shared walls. Generally, commercial and institutional buildings in this area are rectangular in form, with a simple massing as a result. Some properties, such as churches, have wings or additions that made their massing more complex.

New construction in Old Worthington should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs. To maintain the predominant sense of scale in Old Worthington, most buildings should be two stories in height; in some instances, two-and-a-half stories may be appropriate but this must be evaluated on a case-by-case basis. Rectangular forms and simple massing, designed to

resemble the characteristics of existing buildings, are the most appropriate in Old Worthington.

Any construction of new commercial buildings should maintain the same setback as adjacent buildings. Retention of the area's continuous commercial facades is a high priority. In designing new institutional structures, study existing buildings of this type. Select a setback that is consistent with code requirements but that also is appropriate for the size, shape and scale of the new structure.

In Old Worthington, many roofs are flat, but there also are gable and mansard roofs. This variety in roof shape helps give the area its character. Outside Old Worthington there is a similar variety in newer commercial and institutional structures. New infill structures should employ roof shapes typical of Old Worthington and selected specifically for compatibility with the roof shapes of immediately adjacent structures. Roof heights of new buildings should approximate those of existing buildings and should not be significantly higher or
lower.

Brick is the predominant building material in Old Worthington, but wood can also be found. Traditionally, these were the materials used by builders in downtown districts. There are some modern materials, but the historic ones are the most apparent; some of the brick has been painted and some remains unpainted. New buildings in this area should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. Observe existing historic buildings to see how materials are used: brick patterns; types of wood surfaces; and decorative uses of these materials in wall surfaces. Consider using similar techniques to provide visual interest and variety in a new building.

Windows in commercial/institutional buildings are important elements in architectural compositions. This is especially so in the case of commercial storefront windows, which create a connection between the interior of a retail space and the exterior space outside. Upper floor windows are also important, since they help define the pattern of solids and voids along the streetscape. This is particularly true in Old Worthington, where these patterns have long been a part of the area's character. New buildings built in Old Worthington should follow traditional window patterns on the first and the upper floors. Traditional storefront design should prevail on the first floor, with individual windows on upper floors. Observe the size, proportions, and spacing of storefront and upper floor windows on Old Worthington buildings. Use these as a guide in developing a new building design to enhance the new structure's compatibility with existing buildings. For new buildings, simple 1 over 1 double-hung sash are the most appropriate (and usually least expensive) for upper floor use. Avoid multiple-paned effects and ornamental windows such as stained glass.

Doors and the entrances surrounding them -- entries – are significant elements in a building design. Traditionally they were focal points of building facades, often located symmetrically and made easily visible so it was readily apparent where people should enter a building.

More recent building designs often downplay the entry to the point that it becomes simply a slight variation in a continuous facade. In new infill construction, follow traditional door and entrance design that can be found throughout Old Worthington. Entries may be symmetrically or asymmetrically placed; doors should be solid wood or glazed in the upper half. Simple trim around the entrance will help distinguish it as the point of entry to the building. Simple paneled doors are the most appropriate; avoid heavily ornate doors.

Ornamentation makes a building more visually appealing and distinguishes it from other structures. Worthington's commercial buildings display ornamentation trends from the early 19th century to the early 20th. This was a period of increasingly ornate ornamentation as the 19th century progressed and increasing simplicity during the early 20th century. The variety of ornamentation and detail in Old Worthington shows how much variety could be achieved among buildings that otherwise were fairly plain and followed traditional commercial design concepts. Observe Worthington's historic architecture for information on the kinds and amounts of ornamentation employed on various commercial/institutional building styles and periods. When designing a new commercial building in Old Worthington, use ornamentation conservatively. Use it in traditional locations around windows and doors and along the cornice. Use simple forms to create ornamentation. A reflection or simulation of complex 19th century ornamentation usually is more successful than trying to duplicate the actual appearance. Sometimes just a little ornamentation can have a major impact.

Color can have a significant impact upon a building's design and appearance, and the Architectural Review Board encourages the use of colors appropriate to the buildings and the overall character of Worthington. There is a policy of flexibility in color use, and the Board can provide information on appropriate selections. There are no hard and fast requirements for particular colors or color combinations. Once again, however, it will be instructive to study Worthington's existing commercial/institutional building stock to get a sense of appropriate colors and combinations of colors. Avoid removing paint from older painted brick walls, since paint removal processes can damage soft older bricks. Unpainted brick walls should remain unpainted, the better to reflect their historic character. In general, avoid bright colors not typical on Worthington commercial buildings. For new infill buildings select colors compatible with those already used along the streetscape. Most buildings use light colors for the building body and darker colors for the trim. Following this pattern is encouraged. Avoid using too many colors. Usually one body color and one trim color are sufficient.

PORTION OF THE MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
December 13, 2019

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Amy Lloyd; and Richard Schuster. Also present was Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator; Tom Lindsey, Director of Law. Commission Member Mikel Coulter, Chair, was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call

2. Pledge of Allegiance

3. Approval of the minutes of the November 7, 2019 meeting

Mr. Foust moved to approve the minutes, and Mr. Hofmann seconded the motion. All members voted, "Aye," and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

Mrs. Holcombe moved to take the following Architectural Review Board Agenda item off the table, and Mr. Schuster seconded the motion. All Board members voted, "Aye."

Mrs. Holcombe moved to take the Municipal Planning Commission PUD – Preliminary Plan Agenda item off the table, and Mr. Foust seconded the motion. All Board members voted, "Aye."

1. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.** (Brian Kent Jones Architects/National Church Residences) **AR 14-19**

   &

C. Municipal Planning Commission - Unfinished

1. Planned Unit Development – Preliminary Plan

a. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.** (Brian Kent Jones Architects/National Church Residences) **PUD 01-19**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:
Stafford Village was developed in the early 1970's, and is entirely owned by National Church Residences, which according to its website "… is the nation's largest not-for-profit provider of affordable senior housing and services." The company's headquarters are in Upper Arlington. The main part of the apartment complex is at the northeast corner of Stafford Ave. and Hartford St. Other units are located further to the north, and at the southwest corner of North and Hartford Streets. Also, houses at 862, 868 and 874 Hartford St. are owned by National Church Residences.

The Planned Unit Development (PUD) application is a rezoning request to re-develop the main portion of the complex, which is on approximately 3-acres and contains 58 dwelling units, as a new senior housing development with 85 dwelling units. The current zoning is a combination of AR 4.5, R-10 and R-6.5. All three of the single-family houses on Hartford St. would also be part of the PUD and are contributing buildings in the Worthington Historic District. The southern house is proposed to remain and the northern two houses (868 & 874 Hartford St.) are proposed to be demolished as part of this application.

An Architectural Review Board application is included with the request but should not be approved until such a time that the property is rezoned. Once rezoned, the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval.

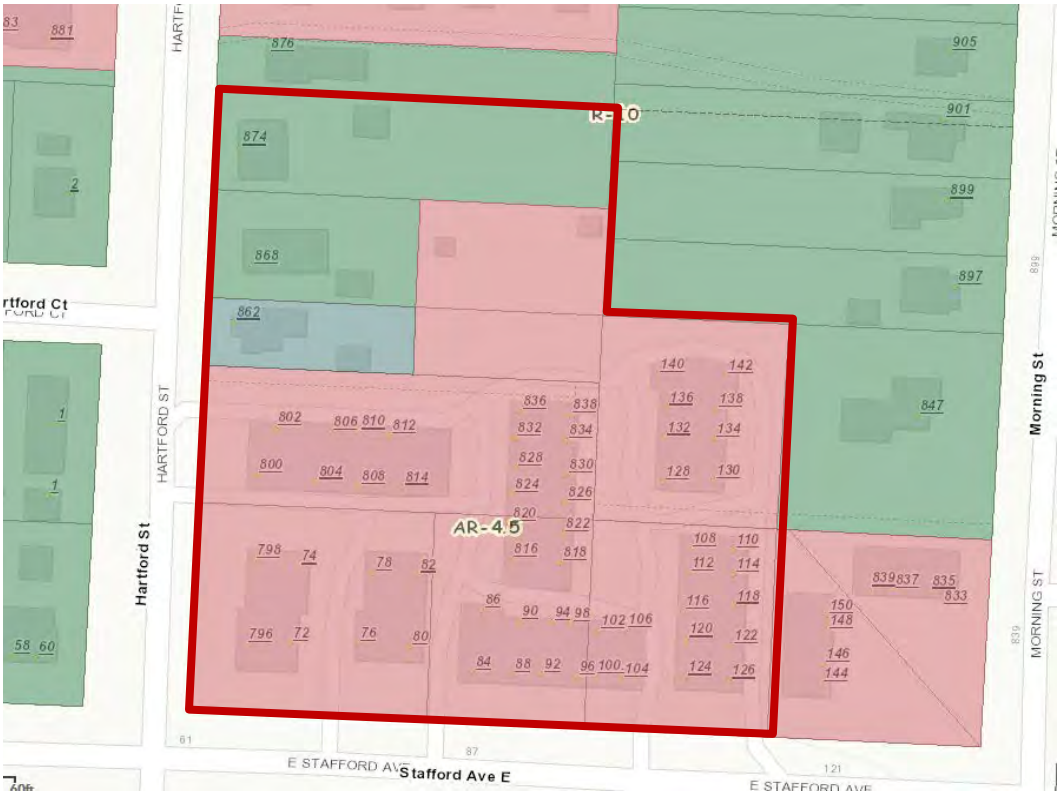
Approval of a subdivision will be needed at some point in the future to combine the properties and plat a new sanitary sewer easement.

Current Zoning:
- AR-4.5 – Low Density Apartment Residence
- AR-6.5 – One- & Two-Family Residence
- R-10 – Low Density Residential

Zoning	Lot Width	Lot Area	Front	Rear	Side	Height	Feet
AR-4.5	120-feet	4,500 sq. ft.	30-feet	25-feet	12-feet	3-stories	40-feet
AR-6.5	90-feet	5,850 sq. ft.	30-feet	30-feet	10-feet	2 ½ stories	30-feet

R-10	80-feet	10,400 sq. ft.	30-feet	30-feet	8-feet	2 ½ stories	30-feet

Please see Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures



History:

- February 14, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- February 28, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- All public comments (emails, postcards & letters) have been posted to the project page for the proposal on the City's website.

Project Details:

Preliminary Plan Requirements:

(1) A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;

A legal description of the 3.062-acres piece of land currently housing the apartments and houses is included in the packet. A vicinity map has been provided showing a combination of single- and multi-family units north of E. Stafford Ave. and east of Morning St., and Hartford Park and the library to the south.

(2) Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;

- National Church Residences 2245 North Bank Dr., Columbus OH 43220 - Owner
- Brian Kent Jones Architects, 448 W. Nationwide Blvd., Loft 100, Columbus, OH 43215
- pH7 Architects
- The Kleingers Group, PE Services – Civil Engineers
- David Hodge, Attorney

(3) Date, north arrow and total acreage of the site;

Provided.

(4) A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two-foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;

Sheets A-2 & A-3

(5) Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;

Sheet A-3

(6) Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;

Sheet A-3

(7) The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;

Sheets A-3, B-15 and B-16

(8) *A tree preservation plan showing all existing trees 6" caliper or larger;*
Sheets B-15 and B-16: A list and plan are included. Many trees at the perimeter of the site are proposed to be retained, including a 56" Pin Oak at the rear of the site and a 46" Sycamore along Hartford St.

- A plan for protection of existing trees is needed.

- The total size for removal of healthy trees is needed for replacement calculations.
- Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.

(9) A preliminary grading plan;

Sheet B-9: The site is relatively flat and proposed grades would be similar to existing grades.

(10) Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;

The project is designed as one large building with a façade that gives the look of many connected separate buildings with varying architectural styles, many of which are found in Worthington. The 3-story portion of the building will now be confined to the central part of the site with the 2-story portions are now located around the periphery to be more compatible in scale to the surrounding homes.

A variety of roof shapes would hide the flat roof behind that would house mechanical equipment for the building. A roof plan is shown on Sheet B-12.

- Location of the condensing units on the roof needs to be provided and will be required to be screened from view.

The units along the street rights-of-way would have exterior entrances and porches with walkways leading from the public sidewalk. Interior entrances are also proposed for those units, as well as the other units in the building. Walks are proposed around much of the perimeter of the building. The main entrance to the building will be on the north side of the building accessed by the resident parking lot. Other entrances would be at various locations on the exterior and in the garage. Two courtyard areas are proposed on the E. Stafford Ave. frontage that would help to add relief to the south side of the building and add gathering areas for the residents. Walkways are proposed to connect to these areas from the public sidewalk.

Predominant building materials will be brick, cementitious fiberboard, stucco and asphalt shingles.

Along the street frontage of the site, the structure would be a 2-story building, with placement increasing from 17' to 21.3' from Hartford St. (excluding porches) and increased around the now preserved Sycamore tree, and 20' from E. Stafford Ave. (excluding porches). The center section of the building that is proposed to be a 3-story building and has been pushed back from the streets to the middle of the site, with the first floor of the center of the building being structured covered parking. Parking is also proposed on a surface lot at the northeast area of the site. The previous proposal

had a small parking lot south of the house on Hartford St. near an entrance, that has since been removed.

Bicycle parking locations still need to be identified on the site.

The main vehicular entrance to the site would be from E. Stafford Ave., with an emergency access planned for Hartford St. on the parcel with the house that is proposed for demolition. For this access removable bollards and grass pavers are proposed. Details for this access, as well as whether the main drive and parking area can accommodate turning movements for Worthington's ladder truck must be worked out with the Worthington Fire Department prior to the PUD Final Plan being approved.

In addition to parking lot trees, other trees and shrubs are proposed around the site. East of the drive and adjacent to the surface parking in the rear several sections of 3' high walls are proposed to screen cars from the residential neighbors. Please see Sheet B-12. Additional fencing and landscaping for the perimeter of the site is included on Sheet B-12. The plan calls for a mix of 4' to 6' high fencing with landscaping around the perimeter of the site.

- Confirmation from those property owners that the proposed screening is acceptable is needed.
- A combination of fencing and screening is not uncommon in Old Worthington to provide screening of a parking area from neighboring residents.

Proposed tract coverage will be approximately 75% with 43.4% being building coverage.

Sheets B-13 & B-14 show the lighting plan for the site. A combination of pole lights and wall mounted gooseneck lighting is now proposed. The previous submittal had LED wall packs. The proposed 15' high pole lights are shown in the main parking lot and 8' high pole lights in the courtyards and along Hartford St. and Stafford Ave. The black poles and fixtures would have a 2'6" exposed concrete base if in the parking lot, and a near grade base elsewhere. The proposed fixtures would have the light source in the top and an aluminum reflector.

- The pole light style of fixture, brightness and color temperature of the LED lights does not seem to be appropriate for the site.

  Gooseneck lights are now proposed to be mounted around the building.

The use of bollard style lighting along Hartford St. and Stafford Ave. is preferred. The light source would not be as visible with this style of lighting and would be more in keeping with reducing the amount of light visible to the neighbors.

The applicant is citing the courtyards along E. Stafford Ave. as Public Space Amenities.

One monument sign is now shown west of the access drive entrance on Stafford Avenue. The previous submittal also included one on Hartford Ave. near the parking

lot that has been removed. Two additional projection signs are proposed to be attached to the building.

(11) The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;

Existing utilities have been identified and proposed connections are shown.

- Locations of fire hydrants, FDCs and a fire flow analysis are needed for the Fire Department. The applicant has been working with the Fire Department.

- A Water Capacity Analysis is being requested by the Service & Engineering Department. The applicant has been working with the City Engineer.

- Underground detention is proposed to handle stormwater. The underground detention is located under the access drive, parking area, emergency access drive and open area for detention. See Sheet B-9.
  - An Operation & Maintenance Plan will be required and will be required to be recorded with the Franklin County Recorder.

- The applicant will need to continue to work with the Service & Engineering Department of water, sanitary sewer and stormwater capacity. There does not appear to be any issue at this time.

(12) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;

No land would be dedicated.

(13) Proposed Easements;

There is an existing 12" sanitary sewer line that runs east to west through the site that will need to be re-routed as part of this project. The applicant will be responsible for this relocation and will be required to be in compliance with all requirements set forth by the Service & Engineering Department. The new sanitary sewer line will be required to be located in an easement that will be shown on the subdivision plat.

(14) Proposed number of Dwelling Units per acre;

The applicant is proposing 85 dwelling units in the new building with the remaining single-family home remaining on site for a total of 86 units which is approximately 28 units/acre. The following types of units are proposed: 34 one-bedroom; 24 one-bedroom plus; 27 two-bedroom. The size of each has not been stated.

There are currently 58 dwelling units in 7 one-story buildings on 2.33-acres, which is approximately 25 units/acre. These units are efficiencies, one-bedroom and two-bedroom units.

(15) Proposed uses, including area of land devoted to each use;

The only use would be "Senior residential" which means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

(16) Proposed phasing of development of the site, including a schedule for construction of each phase;

Information is needed.

(17) Homeowners or commercial owners' association materials;

Information not needed.

(18) Development Standards Text; and

Full Development Plan text is included in the packet dated ***November 22, 2019***.

Permitted Uses:

(1) Senior Citizen Development, as defined by Code Section 1123.641, includes the following:
- "Senior residential" means multi-family facilities with occupancy restricted to age 55 and over. Social rooms, limited staff and garages may be included. Unit sizes vary and be as large as typical apartments.
- Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health and wellness.

a. Design Regulations:
   1. Character – Please see Development Text
   2. Design – Please see Development Text
   3. Screening
      a. Proposed landscaping and screening shall be in compliance with the Landscape Plan included herewith as Sheet B-10 and the Fence Typology Plan included herewith as Sheet B-12.
      b. The northern perimeter will vary between a 4' fence and a 6' shadowbox fence and will include evergreens with are 6' tall at the time of installation.
         i. Confirmation from the adjoining property owners concerning the screening is needed.

c. The eastern perimeter will vary between 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses and 6' columnar deciduous vegetation.
   i. Information is needed on the materials that will be used for the retaining walls.
   ii. Clarification is needed on the materials and style for the 4' and 6' fencing shown on Sheet B-12.

4. Tract Coverage
   a. 75% tract coverage

b. Lighting
   i. Decorative light poles shall not exceed 15' in height and the concrete bases shall not be exposed for public sidewalk pedestrian lighting.
      1. A shorter bollard style lighting along Hartford St., Stafford Ave. and the parking area might be appropriate.
      2. The style of pole lights for the parking area should also be discussed.
      3. The preference is to stay away from lighting that the light source is visible. Another style of pole light might be appropriate for the parking area.

c. Graphics/Signage
   i. One freestanding monument sign located west of the main access drive on Stafford Ave. Shall not exceed 25 sq. ft. per side
      1. Additional information will be needed for the actual sign showing the materials, height and exact location. See Sheet B-8
   ii. Projecting signage as shown on Sheet C-1 through C-6, mounted on the angle at the southwest corner of the building at the intersection of Hartford St. and Stafford Ave. and at the southeast corner of the building at the main access drive on Stafford Ave.
      1. Additional information will be needed for the actual sign showing the materials, height and exact location on the building

d. Traffic & Parking
   1. Traffic
      a. A Traffic Impact Study was submitted and approved by the City Engineer and the City's traffic consultant Carpenter Marty.
      b. Access to the property shall be along the southeast from Stafford Ave. with an emergency access to Hartford St. north of the proposed building.
      c. Service and delivery to the property is limited to the Stafford Ave. access point.
   2. Parking
      a. Design
         i. Parking will be completely screened from Hartford St. and Stafford Ave.
         ii. The covered garage parking will accommodate 53 parking spaces with an additional uncovered 32 parking spaces for a total of 85 spaces.
            1. Clarification is needed as it pertains to parking spaces, the Development Text and Sheet B-11 have different numbers for parking spaces.

b. Non-residential Uses
c. Residential Uses
   i. There shall not be less than one parking space per dwelling unit.
d. Bicycle Parking
   i. Bicycle parking needs to be addressed. Bicycle racks need to be provided for on the site.

e. General Requirements
   1. Environment
   2. Natural Features
      a. Additional information is needed as it pertains to the tree preservation plan.
         i. Total caliper inches being removed and added to the site needs to be clarified.
      ii. Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.
      3. Public Area Payment - $250/dwelling unit = $21,250.00
   4. Public Space Amenities
      a. Proposing two accessible courtyards along the south side of the buildings facing Stafford Ave. The western courtyard is approximately 4,150 sq. ft. and the eastern courtyard is approximately 3,835 sq. ft. in size and will provide sitting spaces, decorative waste receptacles and decorative pedestrian lighting.
      b. Additional public amenities are needed. Possible additional amenities:
         - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
         - Bicycle racks need to be incorporated on the site.
         - Public sidewalks should be widened to 5' in width.
         - Decorative lighting along Hartford St. and Stafford Ave.
         - Additional street trees along Hartford St. and Stafford Ave. where needed.

Requested Variance:

The applicant has stated that they need a variance for parking, however they have cited the wrong Code section and there is a need for clarification on the correct number of parking spaces.

The appears to meet the Code for parking which requires one parking space per unit, however it does not address the non-resident workers that will be coming to the site.

- Clarification is needed on the number of non-resident workers that will be at the site.

(19) Any additional information as required by the Municipal Planning Commission and the City Council.

LAND USE PLAN AND PLANNIG & ZONING CODE:

<u>Worthington Comprehensive Plan Update & 2005 Strategic Plan</u>

Promote increased residential densities around Old Worthington provided it addresses targeted housing markets, meets the architectural design guidelines, does not significantly impact the

historic fabric, and provides interior parking. This should occur primarily within the first block to each side of High Street.

Comprehensive Plan – Residential Development Pattern

The dominance of the single-family development in Worthington has created a situation where few alternatives exist to the single-family home. Young professionals desiring to locate here and looking for smaller starter units are limited to areas like Colonial Hills. Options are also limited for people who wish to rent. Worthington residents in single-family homes that wish to change their lifestyles after becoming empty nesters or losing a spouse are likewise limited. Often their options are to remain in their single-family home or leave the City altogether to find the type of living unit they desire.

This gap in housing types has been recognized by the market. Apartment and cluster housing developments have been built on the fringes of the community, particularly northeast of I-270 and High Street, and to a lesser extent, south along Olentangy River Road and west toward Sawmill Road. But all of these areas are far enough outside Worthington proper that the people living there gravitate to other areas for their everyday needs. If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.

With no directed efforts by the City, there will be little change in the number or type of residential units in Worthington over the next fifteen years. Provided the school district remains strong and the City services high in quality, Worthington will remain a desirable place to live. Residents will continue to maintain and invest in their homes, and new families will be attracted to the community as single-family structures come up for sale. If additional residential units are added to the City's housing stock, it will be primarily from infill or redevelopment. Demand for new residential units in Worthington would be great, but area developers are largely ignoring Worthington because of the lack of undeveloped land. There is the potential for some of the older, larger residential lots to be purchased and subdivided or consolidated, but it would require determined effort and City approval. Should a larger site become available for redevelopment, residential development pressure would be substantial. Such a situation should be carefully controlled by the City, however, as other uses may be more beneficial to Worthington, depending on the site. Regardless, if new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community identified herein.

Comprehensive Plan – Summary of Residential Development:

- Residential land uses comprise 64% of the land in Worthington.
- Over 85% of residential housing is single-family unit structures.
- There is a mix of single units, duplexes, triplexes, fourplexes and townhomes scattered throughout the City, including many in Old Worthington.

Comprehensive Plan – Strategic Analysis

Improving City's Housing Balance Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.

The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City. For a more detailed description of Urban Village development, see the next page (p. 74).
The challenge is determining the appropriate location for such a product in a land-locked, fully-developed community. The market for these types of units in Worthington is limited only by the supply of land. For the City, the major constraint in accommodating this urban village residential redevelopment is the critical need Worthington has for commercial office ground. Reserving areas for commercial office redevelopment is vital for Worthington's well-being and must take priority.

If and when sites become available for redevelopment, the strongest pressure will be for the sites to become single-family residential neighborhoods. It is important to note that the City does not need additional single-family detached neighborhoods. Areas targeted for residential redevelopment should improve the housing imbalance with targeted products, not worsen it with more detached, single-family product. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project.

Comprehensive Plan – Residential Infill Redevelopment
Again the challenge is finding appropriate locations for residential redevelopment in this fully-developed community. Figure 37 (page 77) identifies areas where urban village residential redevelopment could successfully occur within Worthington. These areas consist of Worthington's activity nodes (Old Worthington, Worthington Square), its existing multi-family residential corridors (south High Street, west side of Proprietors Road), remaining clusters of rural residential

lots (E. Wilson Bridge Road, Worthington-Galena Road), and the two large potential redevelopment sites (Methodist Children's Home and OSU Harding Hospital). Figure 37 is provided to illustrate where non-single-family residential redevelopment could occur, though some areas are more suitable than others.

Comprehensive Plan – Activity Centers

Ideal locations for urban village residential redevelopment are in the City's more urban nodes around Old Worthington and the Worthington Square. It is critical for any residential condominium/apartment development in the Old Worthington area to complement the character of the area and meet the City's Design Guidelines. Such development would have to be sensitively placed — where the architecture, site plan, and design merit it. In addition to infill sites, the upper floors of retail structures in Old Worthington should also be encouraged to return to residential uses. This is a great way of adding residential density with little impact to the character of the village center. Urban village residential infill can be accommodated around the Worthington Square area and is described in more detail as part of the Freeway Commercial chapter (page 92).

Code Section 1174.05 PUD Development Standards and Development Standards Text

Development Standards Text shall be a comprehensive narrative detailing the Development Standards for the proposed development, including without limitation the following:

(a) Design Regulations:

(1) Character. The proposed PUD shall consist of an integrated and harmonious design with properly arranged traffic and parking facilities and landscaping. The PUD shall fit harmoniously into and shall not adversely affect adjoining and surrounding properties, Roadways & public facilities.

(2) Design. Site layout, Buildings, Accessory Structures, landscaping and lighting shall be compatible with or enhance the surrounding neighborhood and community.

(3) Screening. Commercial and industrial uses, including parking facilities and refuse containers, shall be permanently screened from all adjoining residential uses.

(4) Tract Coverage. The ground area occupied by all Buildings shall be balanced with green space to soften the appearance of the development. Total Lot/tract coverage shall be set forth in the PUD documents.

(b) Traffic and Parking:

(1) Traffic. Adequate ingress and egress shall be provided as part of the PUD. The proposed PUD shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development. Where potential congestion may be alleviated by installation of Improvements on streets abutting the development, the developer shall be required to pay the cost of the construction of Improvements and shall dedicate or deed lands necessary for street widening purposes when so required by the City. A traffic study shall be provided by the applicant as required by the City.

(2) Parking. Parking shall adhere to the following standards:

A. Design. Parking and service areas shall be designed and located to protect the character of the area.

B. Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed one-hundred and twenty (120) percent of the parking requirement in Section 1171.01.

C. Residential Uses. There shall not be less than one parking space per Dwelling Unit.

D. Bicycle Parking. Bicycle parking should be adequate to serve the proposed uses.

(c) General Requirements:

(1) Environment. The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

(2) Natural Features.

A. The Municipal Planning Commission shall not recommend a PUD unless it finds that such development preserves, restores, maintains and/or enhances: (1) Natural Features and (2) the character of the surrounding neighborhood and community.

B. The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of four hundred fifty dollars ($450.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

(3) Public Area Payments.

A. The City Council shall determine whether a portion of such PUD should be dedicated on the plan to a public agency for park, playground or recreational uses. Such dedication may be required only if the City Council determines that there is a need for such property and that the dedication is related both in nature and extent to the impact that the proposed development will have on the parks and recreation system.

C. Whenever any new Dwelling Units are created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of two hundred fifty dollars ($250.00) per each new Dwelling Unit created for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. This section shall not apply to any PUD for which a dedication of land to the City was required pursuant to subsection (A) hereof.

D. The public area payment required by this section shall be made prior to the issuance of the building permit for the project.

(4) Public Space Amenities. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every five-thousand (5000) square feet of gross floor area of multiple family dwelling, commercial or industrial space

that is new in the PUD. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

A. An accessible plaza or courtyard designed for public use with a minimum area of two-hundred fifty (250) square feet;
B. Sitting space (e.g. dining area, benches, or ledges) which is a minimum of sixteen (16) inches in height and forty-eight (48) inches in width;
C. Public art;
D. Decorative planters;
E. Bicycle racks;
F. Permanent fountains or other Water Features;
G. Decorative waste receptacles;
H. Decorative pedestrian lighting; and

City Code Section 1174.08 PUD Procedures - Process:

(a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

(b) Preliminary Plan.

(1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.

(2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.

After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.

(c) Final Plans.

(1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:

A. Approve the Final Plan as requested;

B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;

C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or

D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.

Architectural Review District – Purpose & Review Criteria:

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Architectural Review Board is to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section 1177.01. In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:

(1) Height, which shall include the requirements of Chapter 1149 ;

(2) Building massing, which shall include in addition to the requirements of Chapter 1149 , the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;

(3) Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;

(4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;

(5) Roof shape, which shall include type, form and materials;

(6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;

(7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;

(8) Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;

(9) Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
(10) Signage, which shall include, in addition to requirements of Chapter 1170 , the appropriateness of signage to the building.
(11) Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

In conducting its inquiry and review, the Board may request from the applicant such additional information, sketches and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding the matters under examination. It may recommend to the applicant changes in the plans that it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The Board shall keep a record of its proceedings and shall append to the application copies of information, sketches and data needed to clearly describe any amendment to it.

When its review is concluded, the Board will determine by a vote of its members, whether the application for a certificate of appropriateness shall be approved. If approved by four or more of its members, the Board shall return the application and appended material to the Director of Planning and Building with the instruction that the certificate of appropriateness be issued, provided all other requirements for a permit, if applicable, are met. The certificate of appropriateness shall be valid for eighteen months from the date of approval, or such extension as may be granted by the Board. If not approved, the Board shall return the application and appended material to the applicant with a notice that the certificate of appropriateness shall not be issued because the application did not meet the criteria and standards set forth herein.

Worthington Design Guidelines

Planning for the development of a new site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value (historic buildings, topographical features, mature trees) or that help integrate the new development into the existing cityscape (existing landscaping, roads, paths, sidewalks). In Worthington, new developments should build upon the past excellence and successes of established neighborhoods.

Observe the form, massing and scale of existing nearby houses and neighborhoods. Note that not all buildings will have the same characteristics. Scale in particular, can vary considerably within a single block. In any new development, try to have a range of form, massing and scale similar to that found nearby and typical of Worthington. Observe the setback of adjacent and nearby structures in the area where a new building or development will be placed. …the most appropriate setback is one that matches the prevailing setback along the streetscape.

Roof shapes for new buildings should be appropriate to the style or design of the building. Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. These include rough-sawn siding, diagonal siding, plywood panel siding, and similar obviously modern materials. Brick has long been a traditional material in Worthington. For newly-constructed buildings, the contemporary practice of applying a brick veneer over a frame structure is appropriate in Worthington. Stuccoed surfaces generally are not typical of

Worthington architecture and should be avoided. Also avoid coating foundations with stucco or using shaped stucco to simulate stone.

For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. When using multiple-paned windows, avoid designs with horizontally-proportioned panes. This type of window had panes with vertical proportions -- taller than they are wide --and using panes that are wider than they are tall throws off the proportions of the entire window. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are more readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged.

Staff Comments:

Use Considerations:

Senior residential is an appropriate use for this site as it is currently being used for the same use and is in close proximity to a grocery store, pharmacy, library, transit, senior center, churches and other amenities in Old Worthington.

Design Considerations:

- The proposed structure is two-story to three-story structure. The Design Guidelines for new residential and new commercial/industrial recommends buildings should not be higher than 2 ½ stories in height; some instances 2 ½ stories may be appropriate but should be evaluated on a case-by-case basis.
    - The current zoning on the majority of the property permits a maximum height of 40', however your typical neighboring residential lot would have a maximum height of 30' feet permitted by zoning.
- New construction in Old Worthington should employ scale, form, and massing similar to and compatible with existing building designs. Although there are other two to three-story structures in Old Worthington, the residential structures in the immediate vicinity of this project are smaller in scale. Kilbourne Middle School, Saint John's Episcopal Church, Hunting Bank and the Old Worthington Library are in the immediate vicinity and are larger in scale and height and some have additional topography difference.
- Design changes to address the overall height:
    - The applicant moved the three-story portion of the building back from Stafford Ave. to the center of the site and lowered the heights and roof lines on the proposed building. The three-story portion previously had hipped roofs and cupolas that have since been removed to bring down the building height. Please see Sheet C1-C27.
    - The previous three-story building with a cupola on Stafford Ave. had a height of 53' with a roof ridge of 38.5 and is now reduced to 51.6' with the cupola to a roof ridge of 34.8' in height.

    - The three-story portion of the building previously showed a height of 60' for the cupolas and 39' for the roof ridge. The cupolas on the three-story portions of the building have been removed and the height has been reduced to 36' for the roof ridge.
    - The building setbacks along Hartford St. have increased by 4' to 5' and pushed the building back 40' to 60' around the Sycamore.
- Parking is typically desired to be screened from streets by buildings or landscaping. The amount of proposed parking would likely be sufficient, however there may still be residents and guests that park along Hartford St. and E. Stafford Ave. near those unit entrances.
- The proposed pole light fixtures may allow a view of the light source at 8' and 15' high. The intensity and color of the lights are needed. Also, when exposed bases are used for light poles, coloring the base to match the poles is typically required.
    - Smaller scale bollard type lights are more appropriate along Hartford St., Stafford Ave. and the rear parking area.
- Review of Public Space Amenities is needed. The proposed courtyards do not feel like something the general public would use; however, they do provide a nice amenity for the residents and those visiting.
    - Possible additional public amenities:
        - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
        - Bicycle racks need to be incorporated on the site.
        - Public sidewalks should be widened to 5' in width.
        - Decorative lighting along Hartford St. and Stafford Ave.
        - Additional street trees along Hartford St. and Stafford Ave. where needed.

Board & Commission Discussion Items:
The Municipal Planning Commission will need to make a recommendation to City Council on an application concerning the rezoning of the property from the AR-4.5, AR-6.5 and R-10 Districts to a PUD. The requested rezoning of these properties would ultimately permit the construction of the proposed two-story to three-story 85-unit development on the site.

The Architectural Review Board will need to review the application for compliance with the Design Guidelines and review criteria set forth in the Planning & Zoning Code to determine whether to issue the Certificate of Compliance.

These are two separate actions by the Municipal Planning Commission and the Architectural Review Board which need to be decided based on the applicable standards for each action found in the Planning & Zoning Code.

Items that still need to be addressed:
1. Tree Protection Plan for the 56" Pin Oak and the 46" Sycamore is needed during construction and demolition.
2. Total size of caliper inches of trees for removal of healthy trees in needed for the replacement calculations.
3. Location of the condensing units and verification that they will be able to be screened from view.

4. Bicycle racks will be required to be installed at various locations on the site.
5. Fire Department Comments:
   - Address all comments from the Worthington Fire Department concerning the use of bollards and grass pavers for the emergency access drive.
   - Final determination that the ladder truck will be able to accommodate turning movements on the site.
   - Locations of onsite fire hydrants, FDCs and a fire flow analysis are needed.
6. Additional information is needed related to the proposed fencing materials and styles proposed for the perimeter of the site.
7. Additional information is needed on the materials that will be used for the retaining walls.
8. Lighting
   - Brightness and color temperature needed for the proposed LED lighting.
   - Possibly use bollard style lighting along Hartford St., Stafford Ave. and the parking area that are smaller in scale than what is proposed.
9. Service & Engineering Department Comments:
   - Water Capacity Analysis
   - Operation & Maintenance Plan will be required once there is a final design for the stormwater management plan for the site.
10. Additional information is needed on the materials height and location of the proposed signage.
11. Clarification needed as it pertains to the proposed parking for the site.
12. Public Amenities for the project need to be discussed and clarified.

Recommendation:
Staff recommended ***tabling*** of these applications after discussion to allow further comment and review.

Discussion:
Mr. Reis asked if the applicants were present. Mr. George Tabit, Vice-President of Senior Housing Development for National Church Residences, 2245 Northbank Dr., Upper Arlington, Ohio. Mr. Tabit said Mr. Brian Jones would give a detailed explanation about the changes to the proposal. He said he wanted to discuss a few updates and a few key facts. He said the residents were doing great, and over the past year every person that is relocating has been paired with a Relocation Coordinator. They have been provided with intensive one on one support in regard to budgeting and doing applications for those that want to go ahead and make a move. They have all received $10,000.00 dollars in financial assistance. He said at this point, no one has been asked to move because they have not received approval for construction yet. Approximately thirty (30) people have gone ahead and made a voluntary decision to make a change. About half of those people are still in the Worthington area or in another National Church Residence Community so these were pleased with the outcome. Mr. Tabit said he wanted to remind everyone about a few key points from their last presentation. He said this particular National Church Residence Community is no longer a sustainable operation. There is an accumulation of deferred maintenance. In the past two years, they have spent $30,000.00 dollars in repairs to the sanitary sewer because of tree roots growing into the sanitary lines and bellying out underneath the buildings. The ground beneath the buildings is beginning to subside.

Mr. Tabit said one of the bigger concerns they have besides the differed maintenance, was the size of the apartments. He showed a photograph of one of the current apartments which is 380 square feet, and it has been very difficult for the resident to move around her medical bed, and mobility limitations within the units are very common. Mr. Tabit said the environment is very unsafe and Stafford Village is unsustainable in its current state.

Mr. Tabit said there is a need for more affordable senior housing in Worthington, which was brought up seventeen years ago in the City's Comprehensive Plan when it was identified in a proposal. This kind of project was identified in the Plan. At the time, 18% of the population in Worthington was over age 65 according to the Census. Today, 21 % of the population is over age 65 so the challenge is growing, not getting smaller. There has been no progress on that goal, which was set seventeen years ago, so he felt this was a great opportunity to make strides towards that goal. Mr. Tabit said there has been a tremendous amount of community involvement and they identified six key priorities that the community wanted to see addressed and that led them to their first proposal earlier in the year. He said they have incorporated some of the comments that they heard at the previous meeting and he felt that this was a great proposal. Mr. Tabit felt the project would be a fantastic success for the community and would also be supported by a majority of the residents.

Mr. Brian Jones, of Brian Kent Jones Architects, 503 City Park Ave., Columbus, Ohio, gave an overview of the site plan. He said they tried to pay specific attention to pedestrian and parking components as it relates to the site. All of the ingress and egress would occur off of Stafford Avenue, and there would be internal parking on the sight and the parking ratio would be higher than the current conditions. Mr. Jones said his firm does a lot of work with municipalities in historic districts. They are trying to come up with a new neighborhood that would build upon the stylistic references that are a part of the existing community. Mr. Jones identified four parks areas that would be included as part of the project. (Two of the parks would be located on Stafford Avenue, and they plan to save the huge sycamore tree.) The parks break into the street system and provide a lot of green space. Mr. Jones also discussed the proposed landscaping plan which includes the sycamore and pin oak trees on Hartford Street. Next, Mr. Jones described the fence screening hedge strategy. He said there were a number of diseased trees which have roots extending into the sewer systems and needed to be addressed. Mr. Jones continued with his slide show presentation and said at the previous meeting, there was a misunderstanding about the massing of the project. He said the roof height of the two and a half story building would be in the 35-foot range, and there would be some accented pop-up parts. The project has a variety of brick types and a number of historic color arranges that have been part of the assembly. Mr. Jones compared the new photographs with the previous submission and discussed the changes. He also discussed a comparative analysis to existing buildings within the historic district.

Mr. Brown explained he needed to finish his presentation before opening up the discussion for public comments. He said the Board and Commission members were reviewing both applications from their different umbrellas, the Municipal Planning Commission Hat, the five in the center, and then all seven together collectively looking at the Architectural Review application under another umbrella. Mr. Brown said one of the unique things with the PUD it builds in the text and the plan to go forward, but with the text, they have a entire laundry list of things they are looking at, such as design regulations, character designs, screening, and traffic patterns. He said the Municipal

Planning portion of this, which is rezoning those three different parcels that have different zoning categories to the PUD that will allow for the building to go from two the three stories, but it also sets up the setbacks and height and density which are the keys things that are tied to the Municipal Planning Commission portion of this application. This is the portion that would then go on to Worthington City Council with a recommendation of approval or approval with conditions, or a denial. One of the things the Municipal Planning Commission is charged with is a recommendation to Council with zoning changes, but with that recommendation one of the things that is also required while going through that voting process and making a decision, its not just a yes or a no. One of the things that is in the Codified Ordinances, and in the City's Charter, is when you are rendering a decision, the Municipal Planning Commission shall articulate its basis therefore in writing by reference to the relationship of the decision or recommendation that has an overall comprehensive planning goals for the city which may be found in the Master Plan and the zoning map. He said when they get to a vote, the Commission members have to state on record their reason for the vote, so when the recommendation goes to City Council, they can read the meeting minutes, but it is also putting on record the Municipal Planning Commission vote of why they are voting for it. Mr. Brown continued to say when they jump to the Architectural Review Board application, it will go into further detail of the criteria in the design guidelines and also its outlined in the Codified Ordinances. Mr. Brown then referred the memo he distributed to the Board members. He said once City Council makes their decision, and if the property is rezoned, there would be a 60-day moratorium period and then if the decision does not go to referendum they can then make an application to come back before the Board for a final PUD that would go to the Municipal Planning Commission to be reviewed for compliance with what was originally approved and then there would be final Architectural Review Board review. Mr. Brown said when they were talking about the use consideration, he did not hear from anyone that the senior residential component was not an appropriate use for the site or the area. Mr. Brown said he felt the criteria was met for walkability, there is a nearby grocery store, church, pharmacy, library, transit, and senior center. Mr. Brown felt there was greater scrutiny when discussing the design considerations and the increased density, the increased heights. He said the design guidelines make reference to residential structures, new commercial structures and institutional structures be two to two and a half stories in height throughout the district. He also referenced several other buildings throughout the Historic District that have height, however he stated that these were also primarily located on High Street and SR-161. Mr. Brown continued his presentation as referenced above.

Mr. Reis asked if there was anyone present that wanted to speak for or against this application.

Mr. Blair Davis, 1 Hartford Ct., Worthington, Ohio, said he has lived in Worthington for forty-five years and thanked Mr. Tabit for the work they have done. He felt they made some great improvements, particularly on the Hartford side and he appreciated the efforts to save the trees. He was happy to hear Mr. Brown state that they would work with the City Arborist on the remaining trees and how to protect them during and after construction. Mr. Davis said the objection he still had was the fact that this project would be a huge building in a small neighborhood. He said he felt this project would still take out most of the trees and blot out a lot of the sky, and traffic would still be an issue. Mr. Blair said it was referenced earlier that this would be an affluent unit and there would be a number of ancillary people and service people coming and he wanted to know where they would park. Would they all be leaving their cars parked on Hartford Street? The residents

now park on the street in front of my driveway. Mr. Blair said he was also concerned about the lighting because the area now is a dark enclosure. He said there would be more streetlight, building and hundreds of apartment lights and each unit would have their own have units and therefore would be over a hundred compressors running year-round. He was concerned where the units would be located and how loud the units would be. He referenced that we are an historic enclave in Columbus, we are not Arlington or Dublin. We will lose a big piece of our historic core if this is approved. Mr. Blair felt if this project was allowed into the historic district it would open the floodgate to allow more. He asked to keep Worthington great.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said this project would be about 700 feet from his property and he had a couple of key points he wanted to address. Mr. Burns said he worked with public and private partnerships and commended Mr. Tabit for the work they have done. He appreciated the communication efforts made by the National Church Residence team, and their level of service has been above and beyond anything that he had ever experienced in his line of business. Mr. Burns said the second point he wanted to make was referenced earlier that Worthington has a high number of senior citizens with the least amount of options for senior housing. He did not want to see people having to move to Dublin or Westerville. The third point he wanted to discuss was that he and his wife walk to downtown Worthington frequently, and they do not care to see these old run-down tiny units. The character of Worthington is its residents and the people in the community. They were in support of the new project because it would such a huge improvement and an asset for the community.

Mr. Peter Macrae, 74 Orchard Dr., Worthington, Ohio, said he and his wife have lived in old Worthington over thirty years, and in the school district for almost forty years. He said he has his own architectural firm that works all over the country and he was the Architect on record for the Worthington Jewelers location. Mr. Macrae said he felt this project in downtown Worthington was a no brainer. He said to hear the data that it has been part of Worthington's mission to provide affordable for senior housing for the past seventeen years. Mr. Macrae said the need for additional senior housing is way overdue and National Church Residences has gone out of their way to make multiple presentations for their vision for this site. One of the presentations included information about the Worthington Food Pantry. He said Stafford Village was one of the first off site missions that the Food Source Pantry undertook. They are still currently serving the needs of the residents there who are not able to visit the Food Source Pantry. They offer them not only food, but they also offer counseling for improving their life on a multitude of different scales like they do on site. It is important to the Pantry that this site be improved and an opportunity for seniors to remain in the community, to stay vital in the community, and to allow for young families to come in behind them. Mr. Macrae said National Church Residence has chosen the number one architect in the metro area that should have no trouble getting the Worthington community to accept his vision for the aesthetics that he believes is appropriate for Worthington. He said people should be really happy that Mr. Jones was selected to do this work and be very proud of what he has accomplished.

Mr. Jim Seals, 123 E. New England Ave., Worthington, Ohio, said he had not been to the meetings for the past four or five years and the reason he has not been to the meetings was because Mr. David Foust and Mr. Hofmann were put on the Board and he developed high confidence that things would change for the better. He said he was also encouraged by Mr. Scott Myers expressing his desire to and showing signs of paying more attention to the residents of Worthington and he felt they have

done that over the past few years and he thanked them for their service and that is why he backed off but he is not backing off now. He had prepared remarks and would like to adlib throughout his speaking. Mr. Seals said he agreed with the previous speaker that this is a no brainer in a different way. He said he knew very little about National Church Residences and as far as he was aware, he has never spoken to a person who worked there, however he did have considerable familiarity with how some 501c3 organizations behave and he would be happy to share that generic information with interested members of City Council and let them decide whether they think any of it is relevant to the present situation.

Mr. Seals said for example, he said he could describe for them how some organizations use the tax benefits afforded by 501c3 status to engage in unfair competition with private enterprise and how some executives have used the built-in advantages of their supposedly charitable mission to enrich themselves personally. Mr. Seals said he could explain how some 501c3 organizations stuff their Boards of Directors with wealthy and affluent people who are skilled at fundraising and not repulsed by high executive salaries. He said some corporations don the mantel of mercenaries or charitable organizations in order to attract donations from wealthy donors who themselves get tax breaks from their donations. Mr. Seals said how unscrupulous executives sometimes take control of a truly charitable organization with genuine lofty goals and turn it into a vehicle for enriching themselves and their fellow executives. Mr. Seals said some 501c3 organizations cloak themselves into the mantel of the church and are sometimes actually predators that prey upon some of the most vulnerable members of society such as the elderly, the infirm, and the needy like some of our neighbors in Stafford Village. Mr. Seals said he would address the humanitarian issues further in an open letter to the residents of Stafford Village. Mr. Seals said he did not know whether anything he had said would apply to National Church Residences; I don't know.

Mr. Seals said he read in ThisWeek's Worthington News that someone named Mark Ricketts supposedly contributed $750.00 dollars to Ms. Bonnie Michael's re-election campaign. He said the fact that National Church Residences and the alleged contribution, the paper described Mr. Ricketts as the company's President. Mr. Seals quoted from the newspaper about Ms. Michael and said the contribution she took was from a Riverlea resident who contributed to her campaign four years ago as well as in 2019. Mr. Seals continued to read Ms. Michael's quote that the contributions had not affected her decisions in the past, nor would they impact her decisions in the future. Mr. Seals said that he would ask you to not believe anything Bonnie Michael says, but he does believe what Ms. Michael stated in this case. He went on to explain and said he and his wife, Suzanne Seals made a similar contribution to Mr. Doug Foust's campaign for several hundred dollars because they have observed over the past four years that Mr. Foust had consistently voted support for the will of the residents of Worthington. Mr. Seals said he did not expect Mr. Foust to change any of his votes, and they expected him to continue voting in favor of the residents so they wanted to help him get re-elected, but sadly that did not work out as they had hoped.

Mr. Seals said he could imagine Mr. Ricketts, who apparently does not live in Worthington, looked at Ms. Bonnie Michael's record and concluded that she consistently sided with the developers, so he wanted to help her get re-elected. Mr. Seals said Ms. Michael may have said to herself that she would be siding with the developers anyway and their contribution would not be influencing her vote because they don't need to, she will vote for them anyway. All of this can wait and will get more attention in other venues.

Mr. Seals said he wanted to stress one point; that the current proposal from National Church Residences is the pinnacle of audacity and the very fact that it is being presented to the Architectural Review Board this evening is evidence of a breakdown in City management. Mr. Seals said he put that squarely at the feet of City Manager Matt Greeson. He said Mr. Greeson and his staff do a brilliant job of providing services to the city but described his handling of development issues as incompetent would be generous.

He stated that he was going to stop speaking at this point but felt he had to make a few additional comments. Mr. Seals said he also wanted to make a comment about Mr. Brown's statement about Worthington being landlocked and not a lot of opportunity for development. Mr. Seals said that was true, there is not a lot of room for new development, and it was not the job of City Council members to find opportunities for developers. He said the City Council members are supposed to represent the residents. City Council should not be finding opportunities for developers, that is not their job. Mr. Seals said it was his opinion that the submitted plans were continuing to get worse, not better. Referenced his upbringing in Texas and that if you see a donkey in a field with a bunch of sheep, you can tell that donkey doesn't belong there. This building does not belong there. A horse is a beautiful, but if you put antlers on a horse that does not make it a deer and you can put sleigh bells on it, and that does not make it a reindeer. He said the proposed project looked beautiful, but he did not think the proposal fit the neighborhood. Mr. Seals said he wanted to address the humanitarian issue that was clear to everyone in America that there is a need for more senior housing, but it was not Worthington City Council's job to solve that problem. It is also true that there is a need for senior housing in Worthington. We have a wonderful site there at Stafford Village and everybody knows it. The problem is that some of our wealthier friends and neighbors want that location so the vulnerable and sick people and people with no money are going to be induced to move because some of their wealthier neighbors want to live where they live. This is outrages, and for someone to claim they are a Christian and to force them to move so that someone else can make more money.

Mr. Scott Green, 74 Glen Dr., Worthington, Ohio, said he was happy to see that the Worthington Presbyterian Church came to National Church Residences and asked them to be involved with the Stafford Village Project. Mr. Green said he brought a little different bit of perspective. He said he had been involved with affordable housing on the banking side for last twenty-five years, and out of all the developers he has worked with, he felt National Church Residences built the highest quality of apartments that he had ever seen in all of his years of experience. Mr. Green said he was impressed with their level of communication with the community. They have listened to what people have said, they have saved some trees, and solved some parking issues. He said the residents of Worthington should be proud of what National Church Residence is doing.

Ms. Kay Keller, 670 Morning St., Worthington, Ohio, said she has lived in old Worthington for forty-two years. She said she generally liked the previous proposal but she had some initial issues with the height but she felt that National Church Residences had done a good job about listening to the residents' concerns about the height. She felt the new drawings were a great improvement. Ms. Keller said she was disappointed with the height of the three-story building, but felt it was a necessary compromise that needed to be made in order to accommodate the parking. She was happy to see there would be covered parking instead of just surface parking. Ms. Keller applauded the

architect for looking at and reflecting a variety of architectural styles and incorporating that into his plans and felt the plan was compatible with the Architectural Review District. She liked the different setbacks and uses of different materials and different porches because it softened the look. She said she disagreed with her good friend, Mr. Jim Seals, and felt that National Church Residences did good quality projects and she was happy they chose to be in Worthington and felt this project would be a good addition to the community and she encouraged others to support the proposal.

Mr. Jack Miner, 2005 Samada Ave., Worthington, Ohio, said he is the Chair of the Worthington Community Relations Commission (CRC) and was attending the meeting on their behalf. Mr. Miner said the CRC's core value, and part of the City's Charter, is to promote the fair and equal treatment of the people of Worthington. He said one of the things they looked at was an opportunity to make Worthington more age friendly and they have been working with City Council to ensure that Worthington begins to take the first steps to become an age friendly community. One of the things they identified is the lack of opportunity and access to senior housing for the elderly in Worthington. He said they are in support of the work being done by National Church Residences. They are coming to the table with not just a proposal but with a proposal at its core is addressing the need for the community. He said this is not about a development, it is about providing resources that "we as a city" have identified our residents need. Mr. Miner said everyone has heard Worthington is land locked, and they also heard about cottages. He said cottages are great, but cottages would not meet the needs of the number of seniors that want to stay in Worthington. The ones that want to stay in Worthington are going to need care facilities, and the opportunity for the need to move from place to place in a covered environment. The current cottages are disconnected, and they do not provide an opportunity for safe, livable areas for the seniors that are there, and this is an opportunity to do that. He wanted to thank National Church Residences for coming to Worthington and making this a reality and applauded them for being strong partners for everyone. Mr. Stiner said the CRC wrote a letter of support to Worthington City Council and he wanted to share something on a personal note. Mr. Stiner said he was a member from one of the three or four churches that founded National Church Residences in the 1960's. He said he was from the Chillicothe Presbyterian Church and proud to say Bristol Village, their very first property in Waverly, Ohio, in the 1960s, his father was able to serve on the Board in the 1970s. Mr. Stiner said fast forward, about thirteen years ago, his father passed away in a National Church Residence facility. He said he was very proud of this organization his family has known for fifty years and his church family has known for sixty years. Mr. Stiner said the business goes beyond providing affordable housing for seniors, they care about the wellbeing of seniors and the care from the people of the church help to make up what is National Church Residences. He asked the Board members to support the proposal.

Mr. Glenn Pratt, 15 Kenyon Brook Dr., Worthington, Ohio, said he has lived in the community for twenty-five years, and he is in support of the project. Mr. Pratt said he has reviewed the plans and believed this is a wonderful project. He said there is a real need for senior living in Worthington and in his profession, he has worked with a lot of nonprofit senior living providers around the country and felt there was no other entity that was more focused in providing housing and services to seniors. Mr. Pratt said National Church Residences was a great organization from the quality of construction and the operation of their facilities. Mr. Pratt said he hated to see someone's character be unjustifiably besmirched. Mr. Pratt said he knows Mark Ricketts, and he is the most honorable,

caring and compassionate person that exists.

Ms. Sandy DiCenzo, 876 Hartford St., Worthington, Ohio, said she has been a long time Worthington resident and graduate from Worthington City Schools. She said her home borders 252 square feet of where the project will be. She said she did not have a prepared speech, but she wanted to make some comments about the height of the building. Ms. DiCenzo said she felt her property is greatly impacted by the three-story height of the project, but she did see some improvement of the design and appreciated they are saving the sycamore tree. She felt the project was still too big and was just a land grab that is displacing poor people to put rich people in their place. She said most of the people pay $800.00 per month for rent. Most of the residents she knowns wake up and are happy to be living in Worthington and they can appreciate that they live near everything and the beautiful trees and green space. She did not feel that Worthington had much cultural, ethnic or social diversity and felt like the city was becoming more like Upper Arlington. She said she has had conversations with Mr. Tabit, but she still has a three-story building that will be up against her home. Ms. DiCenzo felt there was a shortage of all types of housing, not just housing for seniors.

Ms. Angela Strous, 58 E. North St., Worthington, Ohio, said she agreed with her neighbors and did not want to see a three-story high density building in her neighborhood. She said she had no problem with the location, she would just prefer to see a two-story structure instead of three and felt there would still be parking problems along Hartford Street.

Mr. Douglas Foust, 276 Highgate Ave., Worthington, Ohio. He said he was born in Worthington in 1955 and his grandmother was one of the original residents of Stafford Village in 1968. Mr. Foust said no one would argue about the need for diverse affordable, and accessible homes for seniors in Worthington. Mr. Foust said the building design was gorgeous and he felt National Church Residences has done an admirable job in trying to engage in conversations. Mr. Foust said he wanted to introduce three documents for public record consideration. He said he requested some two-dimensional scale drawings from National Church Residences, but he had not yet heard back from them, so he drew up his own. Mr. Foust said he did not feel the current drawings gave the correct perspective in terms of their location, so he wanted his drawings to be on record. He said he felt this had been missing from the drawings up to this point. Mr. Foust asked that Mr. Brown pull up the examples he provided to show the differences in height.

Mr. Frank Shepherd, 600 Keyes Lane, Worthington, Ohio. Mr. Shepherd said he has lived in Worthington for twenty years but has supported the school system for over forty years. Mr. Shepherd said he had a problem with what he just saw and that the drawing was out of perspective. Mr. Shepherd said Mr. Foust's drawing showed the building down and the first-floor elevation was up. He said he did not want to talk about the drawing he had something else to discuss. Mr. Shepherd said first of all, he first saw the original buildings twenty years ago when he picked up residents who lived there that needed to go to his church. The buildings were not in very good shape back then, so when he heard what shape they were in now, he could appreciate that. Mr. Shepherd said the other issue was the PUD. He felt as the city is concerned, regardless of what goes in there, he thought the PUD was good because with a PUD you get what you said would be approved. Mr. Shepherd said right now there are three different zoning districts that theoretically could be developed three different ways. He felt the proposal reflected some of the characteristics of Worthington and was in support of the project.

Mr. Kevin Showe, 634 High St., Suite 200, Worthington, Ohio. Mr. Showe said he has been living at the Masonic Lodge for the past three years, and an association with the City of Worthington for the past thirty-eight years as the owner of the Worthington Inn and some other nearby properties. He said he is also the President of the National Housing Corporation and his family has been in the multi-family business for over fifty years. He said he is the second generation to run his family's business that his father started. They own thousands of apartments all over the country that they have developed, owned and managed. Mr. Showe said he was very familiar with National Church Residences and knew the former C.E.O.'s John Glenn and Tom Slemmer. He said they are a competitor and preeminent provider of senior housing throughout the country. Mr. Showe said the one-story cottages are not in character with the buildings of downtown Worthington. He said the second version with the three stories and high cupolas and taking it down to the street level was outstanding. The interior courtyard will be really enjoyed by the residents, and the parking will be better than what they have now. Mr. Showe felt the design captured the Worthington architecture of what the community is all about. He said the project was a no brainer and an excellent development and he encouraged the Board to support the project.

Ms. Paula Ryan, 1044 Firth Ave., Columbus, Ohio. She said she used to live in the Clearview Avenue area and could remember when the structures were built in the 1960s. Ms. Ryan said she has reached the age to think about where she would like to retire, and she liked the thought of being able to retire in the same community in which she grew up. She applauded National Church Residences for coming to Worthington, and for City Council for bringing this to their residents.

Mr. Mick Ball, 925 Robbins Way, Worthington, Ohio, said he is a retired architect and he is in support of this plan. Mr. Ball said they looked at this site before for his son who is physically handicapped and decided it was not right because of accessibility issues. He would like for his son to be able to live at this facility in the future in the affordable side of it. He and his wife would also like to downsize in live in this facility. He felt the architecture was superb and a wonderful project and asked the Board members for their support.

Ms. Rebecca Green, 74 Glen Dr., Worthington, Ohio, said she walks past the area frequently and the houses are in decline and need work. She explained the Board is required to conserve their property values and required to look at the materials and the use of the property when a new zoning district is proposed. She felt a PUD was exactly what was needed for this type of property and it will allow for creativity where it's needed to address the issues with the community and she felt the proposed project was superb. The project uses the materials that are unique to Worthington, niche green space will be provided for the residents and the community. They are addressing the concerns of the residents in terms of the height of the building and saving the trees, parking and walkability. She felt this is an excellent project and would like to see the project approved by the Board.

Mr. Reis asked the applicant to come back to the podium so the Board members could ask questions. Mrs. Lloyd said she appreciated National Church Residences to be willing and able to invest in the community and maintain an opportunity for affordable housing. She said senior housing is something they need to maintain for people to be able to stay in the community. Mrs. Lloyd felt the design was appropriate for Worthington, and she thought the site access and parking solution was much improved from what the Board saw previously. She also thought the scale was improved

and the details were in character with Worthington and she is interested in seeing how those details are executed for construction.

Mr. Schuster said he also appreciated the changes. He asked Mr. Tabit how they would be keeping some of the units affordable. Mr. Tabit said that in 1970 the Worthington Presbyterian Church built sixty-five affordable apartments along Hartford Streets and National Church Residences built twenty-three market rate apartments. He said their proposal moving forward in the new building they would have thirty-four apartments set aside as affordable. The remaining two locations up the street comprised of thirty-one apartments, so that is still sixty-five apartments that will be affordable and set aside for low income seniors. Mr. Tabit said everyone will be welcomed to come back and the current average rent is about $450.00 dollars per month. Mr. Schuster said he would like to know more about the details of the building materials.

Mrs. Holcombe said she was excited about the changes to the proposal. She said the senior citizens have lived and working in the community, they have supported the school bonds and levies, they have helped keep the architecture the way it looks today so they have a right to be able to live in old Worthington. She liked the way the units were connected so the residents can talk with other nearby residents. Mrs. Holcombe said she knew someone that lived in one of the hazardous units, so she is happy to see them being torn down. Mrs. Holcombe asked Mr. Brown if they would be looking over the greenery and landscaping and Mr. Brown said the goal was to start the conversation so when they come back, they can talk about the sixteen or eighteen items that were addressed in the memo. He said the items that were listed were needed for the PUD to go on to City Council so the Board and Commission would have all the information and the residents would know exactly what they were going to get and then when this would go to City Council they would know exactly what they were approving. Mrs. Holcombe said the sooner they get this started the better off they will be.

Mr. David Foust said spent way too many hours thinking about this proposal and way too many sleepless nights trying to figure out the best way to handle this. He said he wrote some notes out earlier in the day and wanted to share them with everyone. Mr. Foust said he was impressed with the number of written responses they received from the community and two most common points were that the city needs more senior housing and the other point was to include as many other groups as possible (Inclusivity) and that will come down to the cost of the unit. Mr. Foust said those points are different than what the Architectural Review Board members have to deal with. He said the need for senior housing is a big issue in Worthington, and the need is more than just this site and felt there was a need for a city-wide plan. He said who they cater to needs to be across the board, and they need to look at multiple sites, and different styles as to where else senior housing could be developed, and multiple sizes of units. He said the footprint of the original buildings contrasted with what is now proposed is about twice the size of the original footprint. The square footage of the building is about four times as large. Mr. Foust said he was not sure if all of the abutting neighbors were completely happy with the changes, but he felt three stories was still too big and he was not 100% convinced this was the proper location for this facility.

Mr. Hofmann said he believed the community does have a mission to its residents and that who we are together makes a culture together and that culture is different from other cultures in other neighborhoods. We are a community that does want to be inclusive and the idea of a life span

community, one where you are providing ways for people to move into the community and help the community thrive for many years and take advantage of that community when they are older should be a fair undertaking. He said that is what this country was built on. There are rights that people should be able to have to that end and we have to ask ourselves if the culture of who we are and the people within the community be dramatically altered if this project goes forward with the way its shown. Mr. Hofmann said from his point of view he did not think it would be altered negatively. He said the project is large and did not know how else this proposal could be altered to be more fitting unless it was moved to another site. He said in his opinion this project would help the culture in Worthington and fits the mission and he said it was important to have that mission together to provide housing for the elderly.

Mr. Reis said they have heard a lot said by the community, the Board, City Staff, by the applicant and they have a lot to deal with and they want to be fair to everyone and come up with a plan that meets everyone three quarters of the way. He agreed with what Mr. Hofmann said about paying attention to this project with what Worthington is, what do they want to be, and what do they want to do for the seniors. Mr. Reis said they definitely need this product in the community, and they need to find a way to make it economically feasible for everyone that does not have $3,000.00 a month to spend. He said he heard some great comments from the community, and they have an applicant that is a very good listener because he thought the plan was reflective of who Worthington is but he felt there were a few things that needed to be tweaked yet. Mr. Reis asked Mr. David Hodge, the attorney for the applicant, how they wanted to proceed, whether taking a vote, or tabling the application. Mr. David Hodge, 8000 Walton Parkway, Suite 260, New Albany, Ohio, said he has worked on a number of projects within the community and he was proud to be at the meeting on behalf of National Church Residences. Mr. Hodge explained the purpose of a preliminary development plan was to create the skeleton and the envelope in which the development would eventually fit. He said he felt the information that has been presented to the city for the Commission's review was enough for the majority to vote with a positive recommendation to City Council for this rezoning request.

Mr. Myers explained that Mr. Brown had a list of several items that he mentioned at the beginning of the meeting that still needed to be addressed. Mr. Brown said some of the items that he and Mrs. Bitar, and Mr. Hodge had worked on earlier in the day dealt with public amenities and other items which would move on to City Council, such as the tree fee evaluation, have some loose ends that need to be cleaned up prior to a formal vote. Mr. Myers said he wanted to make certain the issues that were raised, for example, bike racks, has there been a sufficient discussion from the Board that the next time this comes back it would be in a more final form, or are there any other items that still need to be addressed. Mr. Brown said with the length of time that he and Mrs. Bitar have worked for the city, they kind of know what the Board expects like the tree protection plan, during construction and demolition, that is something that they required in the past. The big thing that needed to be clarified is the caliper inches of trees that need to be removed and those needed for replacement. He said they have a calculation in the PUD text such as the tree replacement fee of $450.00 vs. $150.00 per one-inch caliper. Mr. Brown said he still needed clarification as to what was going to be removed and what would be added. Mr. Myers said he would appreciate at the next meeting if Mr. Brown would clarify how the issues were fixed. Mr. Myers said he just wanted closure to be sure they had all the information that they needed.

Mr. Myers said there needs to be affordable senior housing and he wanted to know if that could be put into the text and get back to him about that at the next meeting. Mr. Lindsey said he would briefly address that component but give him an answer later. He said there is a question as to where it fits within the Code, in the PUD structure, and is an issue which is certainly important. Mr. Lindsey said the applicant and Mr. Hodge had discussed with him a declaration which would provide an enforceability component, and they will come up with best legal solution. Mr. Lindsey said the declaration document would be recordable, so the City's goal was to make sure there is an enforceable component for the affordable housing aspect of the project. Mr. Myers asked if the architecture could be finessed enough to make certain the size of the project fit appropriately into the neighborhood before the project comes before City Council. Mr. Reis said with everything that has been said at the meeting he recommended tabling both the ARB and the MPC applications. Mr. Hodge said he agreed and requested to table the application.

Mr. Hofmann moved to table the ARB application, seconded by Mrs. Lloyd. All Board members voted, "Aye," and the application was tabled.

Mr. Hofmann moved to table the application the MPC application, seconded by Mr. Foust. All Board members voted, "Aye," and the application was tabled.

F. Other

Mr. Reis said they had a Proclamation, a Resolution of Appreciation for Mrs. Amy Lloyd, for serving on the Architectural Review Board since 2008.

G. Adjournment

Mr. Schuster moved to adjourn the meeting, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 11:53 p.m.

PORTION OF THE MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
January 9, 2020

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; and Richard Schuster. Also present was Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator; Tom Lindsey, Director of Law.

A. Call to Order – 7:00 p.m.

1. Roll Call

2. Pledge of Allegiance

3. Oaths of Office

Mr. Brown swore in returning Commission members for a 3-year term: Mikel Coulter and Thomas Reis; and returning Board member for a 1-year term: Richard Schuster.

4. Election of Officers

Mrs. Holcombe nominated Mr. Coulter for Chair; and Mr. Reis for Vice-Chair. Mr. Hofmann seconded the motion. Mr. Reis nominated Mrs. Holcombe for Secretary. Mr. Schuster seconded the motion. All members voted, "Aye," and the nominations were approved.

5. Approval of minutes of the December 12, 2019 meeting

Mr. Brown explained the minutes were not ready for approval. The minutes would be ready for approval at the next meeting.

6. Affirmation/swearing in of witnesses

B. Architecture Review Board – Unfinished

Mr. Reis moved to remove Agenda items AR 14-19 and PUD 01-19 from the table. Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the applications were removed from the table.

1. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.** (Brian Kent Jones Architects/National Church Residences) **AR 14-19**

&

C. Municipal Planning Commission - Unfinished

1. Planned Unit Development – Preliminary Plan

a. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.** (Brian Kent Jones Architects/National Church Residences) **PUD 01-19**

Mr. Brown said the first two Agenda items would be presented together, AR 14-19 and PUD 01-19. He explained the PUD would go onto to City Council with a recommendation from the Municipal Planning Commission (MPC) and the Architectural Review Board (ARB) portion of the application would be tabled until such zoning takes place.

Mr. Brown said there have been some misunderstandings as to what a PUD is and what a PUD could and could not do. He said the current zoning on the property has three different zoning categories and the proposal to rezone to a PUD would allow for 85 units with 34 of them being affordable. One of the benefits of the PUD is the development plan and the development text that goes forward that is drafted and reviewed by City staff and reviewed by the MPC and ultimately approved by City Council. Any modifications or change to that would have to come back to the MPC and then go back to City Council for approval. Mr. Brown continued to explain one of things that has been seen on Facebook a lot were some comments related to the Masonic Lodge development which happened a couple of years ago. On the west side of the access drive there was supposed to be a duplex. One of things that came back to the MPC and ARB was the change to the PUD, an amendment to change the two-unit duplex to one single family. The MPC reviewed and approved the amendment and then approved the ARB portion of the application. Mr. Brown said what the Board saw this evening and what City Council would see would have to match and if there were any deviations from that it would have to go back before the MPC for approval of the modifications.

Mr. Brown reviewed the following from the staff memo and added comments as shown:

<u>Findings of Fact & Conclusions</u>
Background & Request:
Stafford Village was developed in the early 1970's, and is entirely owned by National Church Residences, which according to its website "… is the nation's largest not-for-profit provider of affordable senior housing and services." The company's headquarters are in Upper Arlington. The main part of the apartment complex is at the northeast corner of Stafford Ave. and Hartford

St. Other units are located further to the north, and at the southwest corner of North and Hartford Streets. Also, houses at 862, 868 and 874 Hartford St. are owned by National Church Residences.

The Planned Unit Development (PUD) application is a rezoning request to re-develop the main portion of the complex, which is on approximately 3-acres and contains 58 dwelling units, as a new senior housing development with 85 dwelling units. The current zoning is a combination of AR 4.5, R-10 and R-6.5. All three of the single-family houses on Hartford St. would also be part of the PUD and are contributing buildings in the Worthington Historic District. The southern house is proposed to remain and the northern two houses (868 & 874 Hartford St.) are proposed to be demolished as part of this application.

An Architectural Review Board application is included with the request but should not be approved until such a time that the property is properly rezoned. Once rezoned, the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval.

Approval of a subdivision will be needed at some point in the future to combine the properties and plat a new sanitary sewer easement.

Current Zoning:

- AR-4.5 – Low Density Apartment Residence
- AR-6.5 – One- & Two-Family Residence
- R-10 – Low Density Residential

Zoning	Lot Width	Lot Area	Front	Rear	Side	Height	Feet
AR-4.5	120-feet	4,500 sq. ft.	30-feet	25-feet	12-feet	3-stories	40-feet
AR-6.5	90-feet	5,850 sq. ft.	30-feet	30-feet	10-feet	2 ½ stories	30-feet
R-10	80-feet	10,400 sq. ft.	30-feet	30-feet	8-feet	2 ½ stories	30-feet

Please see Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures

Mr. Brown said there was discussion since the last meeting about the different planning documents that are relevant to these applications. He showed the AR-4.5 part of the property and said it allows for 3 stories under current zoning, and the other areas currently allow 2.5 stories in building height.

History:

- February 14, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- February 28, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- December 12, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled the proposal for the site where the applicant received feedback from the Commission & Board and the general public.
- All public comments (emails, postcards & letters) have been posted to the project page for the proposal on the City's website.

Mr. Brown showed examples of buildings in Worthington's history that are or were 3 and 3.5 stories in height, many of which were located on major roads. He then described the surrounding properties to this site briefly. Mr. Brown said a lot of what was shown at the last meeting has not changed, so he wanted to highlight the information that had been clarified by the applicant. That information is shown as bold text below. He showed all drawings, including renderings with and without trees, and a height comparison with existing Worthington buildings completed by the applicant.

PUD Project Details:

Preliminary Plan Requirements:

(1) A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;

A legal description of the 3.062-acres piece of land currently housing the apartments and houses is included in the packet. A vicinity map has been provided showing a combination of single- and multi-family units north of E. Stafford Ave. and east of Morning St., and Hartford Park and the library to the south.

(2) Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;

- National Church Residences 2245 North Bank Dr., Columbus OH 43220 - Owner
- Brian Kent Jones Architects, 448 W. Nationwide Blvd., Loft 100, Columbus, OH 43215
- pH7 Architects
- The Kleingers Group, PE Services – Civil Engineers
- David Hodge, Attorney

(3) Date, north arrow and total acreage of the site;

Provided.

(4) *A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two-foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;*

Sheets A-2 & A-3

(5) *Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;*

Sheet A-3

(6) *Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;*

Sheet A-3

(7) *The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;*

Sheets A-3, B-15 and B-16

(8) *A tree preservation plan showing all existing trees 6" caliper or larger;*
Sheets B-15 and B-16: A list and plan are included. Many trees at the perimeter of the site are proposed to be retained, including a 56" Pin Oak at the rear of the site and a 46" Sycamore along Hartford St.

- A plan for protection of existing trees is needed. **Updated information has been added to the Development Text stating that a Board-Certified Master Arborist, working in conjunction with the City Arborist, shall remain engaged to analyze the present condition of the referenced mature Pin Oak and Sycamore trees, and to advise as to their protection during construction and post-development by providing a long-term maintenance plan to care for these trees into the future.**
- The total size for removal of healthy trees is needed for replacement calculations. **Updated information has been provided in the Development Text and Development Plan.**

- Protection of the 56' Pin Oak and 46" Sycamore will be required during construction. **Updated information has been provided in the Development Text and Development Plan.**

(9) A preliminary grading plan;

Sheet B-9: The site is relatively flat and proposed grades would be similar to existing grades.

(10) Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;

The project is designed as one large building with a façade that gives the look of many connected separate buildings with varying architectural styles, many of which are found in Worthington. The 3-story portion of the building will now be confined to the central part of the site with the 2-story portions are now located around the periphery to be more compatible in scale to the surrounding homes.

A variety of roof shapes would hide the flat roof behind that would house mechanical equipment for the building. A roof plan is shown on Sheet B-12.

- **The following language has been added to the Development Text stating that all condensing units shall be placed on the roof, and along with other mechanical equipment shall be screened from public view.**

The units along the street rights-of-way would have exterior entrances and porches with walkways leading from the public sidewalk. Interior entrances are also proposed for those units, as well as the other units in the building. Walks are proposed around much of the perimeter of the building. The main entrance to the building will be on the north side of the building accessed by the resident parking lot. Other entrances would be at various locations on the exterior and in the garage. Two courtyard areas are proposed on the E. Stafford Ave. frontage that would help to add relief to the south side of the building and add gathering areas for the residents. Walkways are proposed to connect to these areas from the public sidewalk.

Predominant building materials will be brick, cementitious fiberboard, stucco and asphalt shingles.

Along the street frontage of the site, the structure would be a 2-story building, with placement increasing from 17' to 21.3' from Hartford St. (excluding porches) and increased around the now preserved Sycamore tree, and 20' from E. Stafford Ave. (excluding porches). The center section of the building that is proposed to be a 3-story building and has been pushed back from the streets to the middle of the site, with the first floor of the center of the building being structured covered parking. Parking is also proposed on a surface lot at the northeast area of the site. The previous proposal

had a small parking lot south of the house on Hartford St. near an entrance, that has since been removed.

Bicycle parking locations still need to be identified on the site.

The main vehicular entrance to the site would be from E. Stafford Ave., with an emergency access planned for Hartford St. on the parcel with the house that is proposed for demolition. For this access removable bollards and grass pavers are proposed. Details for this access, as well as whether the main drive and parking area can accommodate turning movements for Worthington's ladder truck must be worked out with the Worthington Fire Department prior to the PUD Final Plan being approved.

In addition to parking lot trees, other trees and shrubs are proposed around the site. East of the drive and adjacent to the surface parking in the rear several sections of 3' high walls are proposed to screen cars from the residential neighbors. Please see Sheet B-12. Additional fencing and landscaping for the perimeter of the site is included on Sheet B-12. The plan calls for a mix of 4' to 6' high fencing with landscaping around the perimeter of the site.

- A combination of fencing and screening is not uncommon in Old Worthington to provide screening of a parking areas from neighboring residents.

Proposed tract coverage will be approximately 75% with 43.4% being building coverage.

Sheets B-13 & B-14 show the lighting plan for the site. A combination of pole lights and wall mounted gooseneck lighting is now proposed. The previous submittal had LED wall packs. The proposed 15' high pole lights are shown in the main parking lot and 8' high pole lights in the courtyards and along Hartford St. and Stafford Ave. The black poles and fixtures would have a 2'6" exposed concrete base if in the parking lot, and a near grade base elsewhere. The proposed fixtures would have the light source in the top and an aluminum reflector.

- **The following language has been added to the Development Text stating that all decorative light poles shall be no higher than 12-feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero-foot candles at the property line.**

  Gooseneck lights are now proposed to be mounted around the building.

The use of bollard style lighting along Hartford St. and Stafford Ave. is preferred. The light source would not be as visible with this style of lighting and would be more in keeping with reducing the amount of light visible to the neighbors.

The applicant is citing the courtyards along E. Stafford Ave. as Public Space Amenities.

One monument sign is now shown west of the access drive entrance on Stafford Avenue. The previous submittal also included one on Hartford Ave. near the parking

lot that has been removed. Two additional projection signs are proposed to be attached to the building.

(11) The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;

Existing utilities have been identified and proposed connections are shown.

- Locations of fire hydrants, FDCs and a fire flow analysis will eventually be needed for the Fire Department. The applicant **continues to work** with the Fire Department.
- A Water Capacity Analysis will eventually be needed by the Service & Engineering Department. The applicant **continues to work** with the City Engineer.
- Underground detention is proposed to handle stormwater. The underground detention is located under the access drive, parking area, emergency access drive and open area for detention. See Sheet B-9.
  - An Operation & Maintenance Plan will be required and will be required to be recorded with the Franklin County Recorder.

- The applicant will continue to work with the Service & Engineering Department of water, sanitary sewer and stormwater capacity. There does not appear to be any issue at this time.

(12) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;

No land would be dedicated.

(13) Proposed Easements;

There is an existing 12" sanitary sewer line that runs east to west through the site that will need to be re-routed as part of this project. The applicant will be responsible for this relocation and will be required to be in compliance with all requirements set forth by the Service & Engineering Department. The new sanitary sewer line will be required to be located in an easement that will be shown on the subdivision plat.

(14) Proposed number of Dwelling Units per acre;

The applicant is proposing 85 dwelling units in the new building with the remaining single-family home remaining on site for a total of 86 units which is approximately 28 units/acre. The following types of units are proposed: 34 one-bedroom; 24 one-bedroom plus; 27 two-bedroom. The size of each has not been stated.

There are currently 58 dwelling units in 7 one-story buildings on 2.33-acres, which is approximately 25 units/acre. These units are efficiencies, one-bedroom and two-bedroom units.

(15) Proposed uses, including area of land devoted to each use;

The only use would be "Senior residential" which means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

(16) Proposed phasing of development of the site, including a schedule for construction of each phase;

Project would begin when approved and take approximately 18 months.

(17) Homeowners or commercial owners' association materials;

Information not needed.

(18) Development Standards Text; and

Full Development Plan text is included in the packet dated **December 23, 2019.**

Permitted Uses:

(1) Senior Citizen Development, as defined by Code Section 1123.641, includes the following:
- "Senior residential" means multi-family facilities with occupancy restricted to age 55 and over. Social rooms, limited staff and garages may be included. Unit sizes vary and be as large as typical apartments.
- Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health and wellness.

a. Design Regulations:
   1. Character – Please see Development Text
   2. Design – Please see Development Text
   3. Screening
      a. Proposed landscaping and screening shall be in compliance with the Landscape Plan included herewith as Sheet B-10 and the Fence Typology Plan included herewith as Sheet B-12.
      b. The northern perimeter will vary between a 4' fence and a 6' shadowbox fence and will include evergreens with are 6' tall at the time of installation.
         i. Confirmation from the adjoining property owners concerning the screening is needed.

c. The eastern perimeter will vary between 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses and 6' columnar deciduous vegetation.
   i. Information **has been provided** for the retaining walls.
   ii. **Updated information has been provided in the Development Text and Development Plan.**

4. Tract Coverage
   a. 75% tract coverage

b. Lighting
   i. **The following language has been added to the Development Text stating that all decorative light poles shall be no higher than 12-feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero-foot candles at the property line.**
      1. A shorter bollard style lighting along Hartford St., Stafford Ave. and the parking area might be appropriate.
      2. The preference is to stay away from lighting that the light source is visible. Another style of pole light might be appropriate for the parking area.
      3. **Freestanding decorative lighting fixtures will be finalized with the Architectural Review Board application.**

c. Graphics/Signage
   i. One freestanding monument sign located west of the main access drive on Stafford Ave. Shall not exceed 25 sq. ft. per side

      The exact sign and material will be finalized with the Architectural Review Board application with the size and location shown in the Development Text and Development Plan.

   ii. Projecting signage as shown on Sheet C-1 through C-6, mounted on the angle at the southwest corner of the building at the intersection of Hartford St. and Stafford Ave. and at the southeast corner of the building at the main access drive on Stafford Ave.

      The exact sign and material will be finalized with the Architectural Review Board application with the size and location shown in the Development Text and Development Plan.

d. Traffic & Parking
   1. Traffic
      a. A Traffic Impact Study was submitted and approved by the City Engineer and the City's traffic consultant Carpenter Marty.
      b. Access to the property shall be along the southeast from Stafford Ave. with an emergency access to Hartford St. north of the proposed building.
      c. Service and delivery to the property is limited to the Stafford Ave. access point.
   2. Parking
      a. Design
         i. Parking will be completely screened from Hartford St. and Stafford Ave.

ii. The covered garage parking will accommodate 53 parking spaces with an additional uncovered 32 parking spaces for a total of 85 spaces.

~~1.~~ **The Development Text and Development Plan have both been updated to reflect the correct information. The applicant will be providing the required number of parking spaces as outline in the PUD.**

b. Non-residential Uses

c. Residential Uses

i. There shall not be less than one parking space per dwelling unit.

d. Bicycle Parking

~~i.~~ **Bicycle racks have been added along E. Stafford Ave.**

e. General Requirements

1. Environment

2. Natural Features

a. Additional information is needed as it pertains to the tree preservation plan.

i. **The following language has been added to the Development Text and Development Plan. There is a total loss of 518 caliper inches, the applicant is adding 132 caliper inches for a net loss of 386 inches.**

ii. **The fee in lieu of replacement would be $173,700.00 at $450.00 per caliper inch.**

iii. **The applicant has requested to pay $57,900 at $150.00 per caliper inch. The $150.00 per caliper inch is the fee in lieu of replacement that can be found in the Wilson Bridge Road Corridor Guidelines.**

ii. Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.

3. Public Area Payment - $250/dwelling unit = $21,250.00

4. Public Space Amenities

a. Proposing two accessible courtyards along the south side of the buildings facing Stafford Ave. The western courtyard is approximately 4,150 sq. ft. and the eastern courtyard is approximately 3,835 sq. ft. in size and will provide sitting spaces, decorative waste receptacles and decorative pedestrian lighting.

b. Additional public amenities are needed. Possible additional amenities:

- **Decorative benches and brickwork have been added to the Development Plan and Development Text along E. Stafford Ave. Final design will be finalized with the Architectural Review Board application.**
- **Bicycle racks have been added to the Development Plan and Development Text along E. Stafford Ave. Final Design will be finalized with the Architectural Review Board application.**
- **The Development Plan and Development Text have been modified to show all sidewalks at 5' in width.**
- **Freestanding decorative lighting fixtures will be finalized with the Architectural Review Board application.**

- Additional street trees along Hartford St. and Stafford Ave. where needed. **Staff will continue to work with the City Arborist throughout the process.**

Requested Variance:
The applicant is requesting a variance to deviate from Section 1174.05(c)(2)(B) – Natural Features which requires a fee in lieu of replacement at $450.00 per caliper inch. The applicant is requesting that the fee in lieu of replacement fee be $150.00 per caliper inch. The site will have a net loss of 386 caliper inches for a fee of $173,700.00 at $450.00 per caliper inch. The fee would be $57,900.00 at $150.00 per caliper inch.

The applicant has agreed to pay the $57,900.00 amount.

You may recall in 2016 that during the 6-month review and adoption of the Wilson Bridge Corridor Zoning Districts at City Council that there was a discussion concerning the tree replacement fee. The draft version of the text originally referenced $450 per caliper inch to match with the Planned Unit Development - PUD section of the Planning & Zoning Code. At that time Council asked staff to do additional research to see what other jurisdictions in our region charged or if they charged a fee. The fees ranged from $100 to $300 per caliper inch for anything over 6-inches. Council adjusted the fee to $150 per caliper inch to be more in line with the region. The PUD section was never updated to reflect this fee.

As with any Variance, the Municipal Planning Commission will need to discuss the request as part of their review and recommendation to City Council.

(19) Any additional information as required by the Municipal Planning Commission and the City Council.

LAND USE PLAN, PLANNING & ZONING CODE and STAFF ANALYSIS:

<u>Worthington Comprehensive Plan Update & 2005 Strategic Plan</u>
Promote increased residential densities around Old Worthington provided it addresses targeted housing markets, meets the architectural design guidelines, does not significantly impact the historic fabric, and provides interior parking. This should occur primarily within the first block to each side of High Street.

- **The proposal promotes residential densities around Old Worthington that addresses targeted housing markets and should not impact the historic fabric of Old Worthington.**

Comprehensive Plan – Residential Development Pattern
The dominance of the single-family development in Worthington has created a situation where few alternatives exist to the single-family home. Young professionals desiring to locate here and looking for smaller starter units are limited to areas like Colonial Hills. Options are also limited for people who wish to rent. Worthington residents in single-family homes that wish to change their lifestyles after becoming empty nesters or losing a spouse are likewise limited. Often their

options are to remain in their single-family home or leave the City altogether to find the type of living unit they desire.

This gap in housing types has been recognized by the market. Apartment and cluster housing developments have been built on the fringes of the community, particularly northeast of I-270 and High Street, and to a lesser extent, south along Olentangy River Road and west toward Sawmill Road. But all of these areas are far enough outside Worthington proper that the people living there gravitate to other areas for their everyday needs. If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.

With no directed efforts by the City, there will be little change in the number or type of residential units in Worthington over the next fifteen years. Provided the school district remains strong and the City services high in quality, Worthington will remain a desirable place to live. Residents will continue to maintain and invest in their homes, and new families will be attracted to the community as single-family structures come up for sale. If additional residential units are added to the City's housing stock, it will be primarily from infill or redevelopment. Demand for new residential units in Worthington would be great, but area developers are largely ignoring Worthington because of the lack of undeveloped land. There is the potential for some of the older, larger residential lots to be purchased and subdivided or consolidated, but it would require determined effort and City approval. Should a larger site become available for redevelopment, residential development pressure would be substantial. Such a situation should be carefully controlled by the City, however, as other uses may be more beneficial to Worthington, depending on the site. Regardless, if new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community identified herein.

- **The proposal offers options for residents that would like to stay in Worthington beside staying in their existing single-family home. Provides options for those that wish to rent vs. owning a home. The proposal goes towards Worthington's goal to be a life-span community and provide housing alternatives to its residents across their life. The proposal does not impact the school system with additional children as the proposed project is restricted to Senior Residential restricted to age fifty-five and over. The increase in property taxes would be a net win for the schools as opposed to typical single-family homes.**

Comprehensive Plan – Summary of Residential Development:

- Residential land uses comprise 64% of the land in Worthington.
- Over 85% of residential housing is single-family unit structures.
- There is a mix of single units, duplexes, triplexes, fourplexes and townhomes scattered throughout the City, including many in Old Worthington.

Comprehensive Plan – Strategic Analysis

Improving City's Housing Balance Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.

The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City. For a more detailed description of Urban Village development, see the next page (p. 74).

The challenge is determining the appropriate location for such a product in a land-locked, fully-developed community. The market for these types of units in Worthington is limited only by the supply of land. For the City, the major constraint in accommodating this urban village residential redevelopment is the critical need Worthington has for commercial office ground. Reserving areas for commercial office redevelopment is vital for Worthington's well-being and must take priority.

If and when sites become available for redevelopment, the strongest pressure will be for the sites to become single-family residential neighborhoods. It is important to note that the City does not need additional single-family detached neighborhoods. Areas targeted for residential redevelopment should improve the housing imbalance with targeted products, not worsen it with more detached, single-family product. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project.

- **The proposal improves the City's housing balance concerning types of housing available within the City. Works towards the goals of Worthington becoming a life-span community. Provides a diversity of housing options aimed at empty nesters. There are few opportunities to offer an alternative housing type within Worthington.**

Provides a housing option that is not necessarily automobile oriented due to its close proximity to a grocery store, pharmacy, library, transit, Griswold Senior Center, churches and other amenities in Old Worthington.

Comprehensive Plan – Residential Infill Redevelopment
Again, the challenge is finding appropriate locations for residential redevelopment in this fully-developed community. Figure 37 (page 77) identifies areas where urban village residential redevelopment could successfully occur within Worthington. These areas consist of Worthington's activity nodes (Old Worthington, Worthington Square), its existing multi-family residential corridors (south High Street, west side of Proprietors Road), remaining clusters of rural residential lots (E. Wilson Bridge Road, Worthington-Galena Road), and the two large potential redevelopment sites (Methodist Children's Home and OSU Harding Hospital). Figure 37 is provided to illustrate where non-single-family residential redevelopment could occur, though some areas are more suitable than others.

- **The proposal meets the location recommended for urban village residential development where non-single-family residential development could occur.**

Comprehensive Plan – Activity Centers
Ideal locations for urban village residential redevelopment are in the City's more urban nodes around Old Worthington and the Worthington Square. It is critical for any residential condominium/apartment development in the Old Worthington area to complement the character of the area and meet the City's Design Guidelines. Such development would have to be sensitively placed — where the architecture, site plan, and design merit it. In addition to infill sites, the upper floors of retail structures in Old Worthington should also be encouraged to return to residential uses. This is a great way of adding residential density with little impact to the character of the village center. Urban village residential infill can be accommodated around the Worthington Square area and is described in more detail as part of the Freeway Commercial chapter (page 92).

- **The proposal meets the location recommended for urban village residential development around Old Worthington. The development complements the character of the area and incorporates the Design Guidelines into the development. The proposal is sensitively placed on the site while respecting existing property rights and neighboring properties while looking at the architecture, site plan and overall design for the project.**

<u>Chapter 1174 – PUD – Planned Unit Development</u>
1174.01 PURPOSE.
(a) The purpose of Planned Unit Development is to promote variety, flexibility and quality for the development of properties in the City of Worthington. Planned Unit Development allows for more creative planning and design and enables a greater range of uses than traditional Zoning regulations. Planned Unit Development allows for the design and mix of uses necessary to meet changing economic and demographic demands; permits implementation of development standards, plans, studies, and guidelines adopted by the City Council; and provides the opportunity to retain and enhance the character of the City, and the health, safety and general welfare of the inhabitants.

(b) Planned Unit Development is a process to create a Planned Use District (PUD) in which development standards and uses are established for a Lot or Lots and becomes the Zoning for the property.

1174.02 DEFINITIONS.

The definitions in Section 1101.01 and Chapter 1123 of the Planning and Zoning Code shall apply to those terms used in this chapter. The defined terms are capitalized.

1174.03 GENERAL PROVISIONS.

(a) Preliminary Plan. The Preliminary Plan shall be submitted to the Municipal Planning Commission to make a recommendation to the City Council, and which, if approved by the City Council, becomes the Zoning for the property and permits preparation of the Final Plan. The Preliminary Plan shall establish uses and development standards for the property as detailed in drawings and Development Standards Text.

(b) Final Plan. The Final Plan shall be submitted to the Municipal Planning Commission to review for conformance to the adopted PUD. The Final Plan may be approved in phases, each of which shall implement the Development Standards and confirm uses for the property as detailed in drawings and Development Standards Text.

(c) Subdivision. Preliminary and Final Subdivision Plats may be reviewed and approved with a Preliminary Plan, and shall be in accordance with Title One of the Planning and Zoning Code except as otherwise addressed pursuant to the PUD application and approval.

(d) Overlay Districts: Any PUD located in an Overlay District or the Architectural Review District as defined in the Codified Ordinances of the City of Worthington shall comply with the development standards of the District, except as otherwise provided expressly varied in the Preliminary Plan.

(e) Ownership. The project area shall be in ownership or control by the applicant or the applicant's designee at the time the application is made for a PUD. Subsequent transfer of property shall not alter the applicability of the PUD application, or approved Preliminary and Final Plans.

(f) Retail. Retail uses in any PUD shall be limited to 20,000 square feet in gross floor area.

1174.04 ALLOWABLE USES.

The mix of uses allowed in a PUD shall meet changing economic and demographic demands; permit implementation of development standards, plans, studies and guidelines adopted by the City Council; and/or provide the opportunity to retain and enhance the character of the City, and the health, safety and general welfare of the inhabitants.

City Code Section 1174.08 PUD Procedures - Process:

(a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

(b) Preliminary Plan.

(1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.

(2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.

After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.

(c) Final Plans.

(1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:

A. Approve the Final Plan as requested;

B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;

C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or

D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.

SECTION 6.03 POWERS AND DUTIES OF MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission shall have the power to:

(1) Review and recommend any revisions to the Master Plan, official map, area plans, and development standards of the City as often as necessary but not less frequently than every five (5) years;

(2) Recommend to Council the disposition of requests for subdivision platting;

(3) Recommend to Council amendments to the zoning plan and ordinance of the Municipality;

(4) Recommend to Council zoning changes and zoning for newly annexed areas;

(5) Determine or recommend to Council, as provided by ordinance, the disposition of requests for conditional use permits;

(6) Cooperate with the regional planning commission and the planning commissions of area municipalities;

(7) Act as the Board of Architectural Review as provided by ordinance. The Council shall annually appoint as additional voting members of the Board of Architectural Review two representatives of the Architectural Review District, one or both of whom shall be a resident freeholder of said District;

(8) Perform such other duties, not inconsistent with this Charter, as may be required by ordinance.

In rendering a decision or recommendation, the Municipal Planning Commission shall articulate its basis therefor, in writing, by reference to the relationship that decision or recommendation has to the overall comprehensive planning goals of the City, which may be found in the Master Plan, the zoning map, a course of zoning or subdivision practices by the City, or any other acknowledged comprehensive strategy or goals previously established at the time of the decision or recommendation. (Amended November 8, 2016 by City Charter.)

Architectural Review District – Purpose & Review Criteria:
The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Architectural Review Board is to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section 1177.01. In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:
(1) Height, which shall include the requirements of Chapter 1149 ;
(2) Building massing, which shall include in addition to the requirements of Chapter 1149 , the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
(3) Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
(4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
(5) Roof shape, which shall include type, form and materials;
(6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
(7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;

(8) Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
(9) Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
(10) Signage, which shall include, in addition to requirements of Chapter 1170 , the appropriateness of signage to the building.
(11) Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

In conducting its inquiry and review, the Board may request from the applicant such additional information, sketches and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding the matters under examination. It may recommend to the applicant changes in the plans that it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The Board shall keep a record of its proceedings and shall append to the application copies of information, sketches and data needed to clearly describe any amendment to it.

When its review is concluded, the Board will determine by a vote of its members, whether the application for a certificate of appropriateness shall be approved. If approved by four or more of its members, the Board shall return the application and appended material to the Director of Planning and Building with the instruction that the certificate of appropriateness be issued, provided all other requirements for a permit, if applicable, are met. The certificate of appropriateness shall be valid for eighteen months from the date of approval, or such extension as may be granted by the Board. If not approved, the Board shall return the application and appended material to the applicant with a notice that the certificate of appropriateness shall not be issued because the application did not meet the criteria and standards set forth herein.

Worthington Design Guidelines

New commercial/institutional development sites generally are larger than existing sites and may involve one large or many smaller land parcels. They might include land that has never been developed, or that has some existing development that could be removed for new development.

These sites often have natural and man-made features that serve as enhancements to a development or that blend in with the existing built environment of the city. Natural features include watercourses, distinct topography, and mature trees. Man-made features include fences, stone walls, gardens and plantings, and historic buildings. Planning for the development of a new site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value or that help integrate the new development into the existing cityscape.

Connecting new development with what has come before is an important consideration. In the past, new commercial development tended to extend the urban fabric, building at the edges of existing development. Most development after the mid-20th century, which had an automobile orientation, went to the edge of town and grew as separate shopping centers or individual buildings with little to connect them physically.

In Worthington, new developments should build upon and extend the pedestrian scale and walkability of the city's commercial heart. Efforts to establish this connection can include multiple pathways to existing streets, following traditional grid street patterns in commercial developments, and extending amenities such as sidewalks, lawns and shade trees into new developments.

Scale refers to the apparent size of a building and its components in relation to the size of a human being and in comparison to adjacent buildings. Buildings are often referred to as being either grand or intimate in scale. The city of Worthington, with few exceptions, expresses an intimate scale – especially in Old Worthington's Central Business District – that contributes to a sense of comfort and friendliness attractive to residents or visitors.

Form and massing are related concepts. The combination of various geometric forms leads to the overall massing of a building. A rectangular wing attached to a square building, for example, might result in a T-shaped or L-shaped form.

In Old Worthington, the form and massing of every building is not always apparent because there are so many shared walls. Generally, commercial and institutional buildings in this area are rectangular in form, with a simple massing as a result. Some properties, such as churches, have wings or additions that made their massing more complex.

New construction in Old Worthington should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs. To maintain the predominant sense of scale in Old Worthington, most buildings should be two stories in height; in some instances, two-and-a-half stories may be appropriate but this must be evaluated on a case-by-case basis. Rectangular forms and simple massing, designed to resemble the characteristics of existing buildings, are the most appropriate in Old Worthington.

Any construction of new commercial buildings should maintain the same setback as adjacent buildings. Retention of the area's continuous commercial facades is a high priority. In designing new institutional structures, study existing buildings of this type. Select a setback that is consistent with code requirements but that also is appropriate for the size, shape and scale of the new structure.

In Old Worthington, many roofs are flat, but there also are gable and mansard roofs. This variety in roof shape helps give the area its character. Outside Old Worthington there is a similar variety in newer commercial and institutional structures. New infill structures should employ roof shapes typical of Old Worthington and selected specifically for compatibility with the roof shapes of immediately adjacent structures. Roof heights of new buildings should approximate those of existing buildings and should not be significantly higher or
lower.

Brick is the predominant building material in Old Worthington, but wood can also be found. Traditionally, these were the materials used by builders in downtown districts. There are some modern materials, but the historic ones are the most apparent; some of the brick has been painted

and some remains unpainted. New buildings in this area should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. Observe existing historic buildings to see how materials are used: brick patterns; types of wood surfaces; and decorative uses of these materials in wall surfaces. Consider using similar techniques to provide visual interest and variety in a new building.

Windows in commercial/institutional buildings are important elements in architectural compositions. This is especially so in the case of commercial storefront windows, which create a connection between the interior of a retail space and the exterior space outside. Upper floor windows are also important, since they help define the pattern of solids and voids along the streetscape. This is particularly true in Old Worthington, where these patterns have long been a part of the area's character. New buildings built in Old Worthington should follow traditional window patterns on the first and the upper floors. Traditional storefront design should prevail on the first floor, with individual windows on upper floors. Observe the size, proportions, and spacing of storefront and upper floor windows on Old Worthington buildings. Use these as a guide in developing a new building design to enhance the new structure's compatibility with existing buildings. For new buildings, simple 1 over 1 double-hung sash are the most appropriate (and usually least expensive) for upper floor use. Avoid multiple-paned effects and ornamental windows such as stained glass.

Doors and the entrances surrounding them -- entries – are significant elements in a building design. Traditionally they were focal points of building facades, often located symmetrically and made easily visible so it was readily apparent where people should enter a building. More recent building designs often downplay the entry to the point that it becomes simply a slight variation in a continuous facade. In new infill construction, follow traditional door and entrance design that can be found throughout Old Worthington. Entries may be symmetrically or asymmetrically placed; doors should be solid wood or glazed in the upper half. Simple trim around the entrance will help distinguish it as the point of entry to the building. Simple paneled doors are the most appropriate; avoid heavily ornate doors.

Ornamentation makes a building more visually appealing and distinguishes it from other structures. Worthington's commercial buildings display ornamentation trends from the early 19th century to the early 20th. This was a period of increasingly ornate ornamentation as the 19th century progressed and increasing simplicity during the early 20th century. The variety of ornamentation and detail in Old Worthington shows how much variety could be achieved among buildings that otherwise were fairly plain and followed traditional commercial design concepts. Observe Worthington's historic architecture for information on the kinds and amounts of ornamentation employed on various commercial/institutional building styles and periods. When designing a new commercial building in Old Worthington, use ornamentation conservatively. Use it in traditional locations around windows and doors and along the cornice. Use simple forms to create ornamentation. A reflection or simulation of complex 19th century ornamentation

usually is more successful than trying to duplicate the actual appearance. Sometimes just a little ornamentation can have a major impact.

Color can have a significant impact upon a building's design and appearance, and the Architectural Review Board encourages the use of colors appropriate to the buildings and the overall character of Worthington. There is a policy of flexibility in color use, and the Board can provide information on appropriate selections. There are no hard and fast requirements for particular colors or color combinations. Once again, however, it will be instructive to study Worthington's existing commercial/institutional building stock to get a sense of appropriate colors and combinations of colors. Avoid removing paint from older painted brick walls, since paint removal processes can damage soft older bricks. Unpainted brick walls should remain unpainted, the better to reflect their historic character. In general, avoid bright colors not typical on Worthington commercial buildings. For new infill buildings select colors compatible with those already used along the streetscape. Most buildings use light colors for the building body and darker colors for the trim. Following this pattern is encouraged. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Staff Comments:

Use Considerations:

Senior residential is an appropriate use for this site as it is currently being used for the same use and is in close proximity to a grocery store, pharmacy, library, transit, senior center, churches and other amenities in Old Worthington.

Design Considerations:

- The proposed structure is two-story to three-story structure. The Design Guidelines for new residential and new commercial/industrial recommends buildings should not be higher than 2 ½ stories in height; some instances 2 ½ stories may be appropriate but should be evaluated on a case-by-case basis.
    - The current zoning on the majority of the property permits a maximum height of 40', however your typical neighboring residential lot would have a maximum height of 30' feet permitted by zoning.
- New construction in Old Worthington should employ scale, form, and massing similar to and compatible with existing building designs. Although there are other two to three-story structures in Old Worthington, the residential structures in the immediate vicinity of this project are smaller in scale. Kilbourne Middle School, Saint John's Episcopal Church, Hunting Bank and the Old Worthington Library are in the immediate vicinity and are larger in scale and height and some have additional topography difference.
- Design changes to address the overall height:
    - The applicant moved the three-story portion of the building back from Stafford Ave. to the center of the site and lowered the heights and roof lines on the proposed building. The three-story portion previously had hipped roofs and cupolas that have since been removed to bring down the building height. Please see Sheet C1-C27.
    - The previous three-story building with a cupola on Stafford Ave. had a height of 53' with a roof ridge of 38.5 and is now reduced to 51.6' with the cupola to a roof ridge of 34.8' in height.

- The three-story portion of the building previously showed a height of 60' for the cupolas and 39' for the roof ridge. The cupolas on the three-story portions of the building have been removed and the height has been reduced to 36' for the roof ridge.
- The building setbacks along Hartford St. have increased by 4' to 5' and pushed the building back 40' to 60' around the Sycamore.

- Parking is typically desired to be screened from streets by buildings or landscaping. The amount of proposed parking would likely be sufficient, however there may still be residents and guests that park along Hartford St. and E. Stafford Ave. near those unit entrances.
- The proposed pole light fixtures may allow a view of the light source at 8' and **12**' high. Also, when exposed bases are used for light poles, coloring the base to match the poles is typically required.
- The proposed courtyards do not feel like something the general public would use; however, they do provide a nice amenity for the residents and those visiting.

Items that **previously needed** addressed:

1. Tree Protection Plan for the 56" Pin Oak and the 46" Sycamore is needed during construction and demolition. – **Language added to the Development Text and will be finalized with the Architectural Review Board application and PUD Final Plan**
2. Total size of caliper inches of trees for removal of healthy trees in needed for the replacement calculations. **Updated information has been provided and is now referenced in the Development Text and Development Plan.**
3. Location of the condensing units and verification that they will be able to be screened from view. **Language was added to the Development Text stating that that all condensing units shall be placed on the roof, and long with other mechanical equipment shall be screened from public view.**
4. Bicycle racks will be required to be installed at various locations on the site. **Bicycle racks have been added to the Development Plan and Development Text along E. Stafford Ave. Final Design will be finalized with the Architectural Review Board application.**
5. Fire Department Comments:
   - **The applicant will continue to work with the Worthington Fire Department. All comments will be addresses at with the Architectural Review Board application and PUD Final Plan.**
6. Additional information is needed related to the proposed fencing materials and styles proposed for the perimeter of the site. **Updated information has been provided in the Development Text and Development Plan.**
7. Additional information is needed on the materials that will be used for the retaining walls. **Updated information has been provided in the Development Text and Development Plan.**
8. Lighting
   - Brightness and color temperature needed for the proposed LED lighting.
   - Possibly use bollard style lighting along Hartford St., Stafford Ave. and the parking area that are smaller in scale than what is proposed. **The following language has been added to the Development Text stating that all decorative light poles shall be not higher than 12-feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero-foot candles at the property line. Freestanding decorative lighting fixtures will be finalized with the Architectural Review Board application.**

9. Service & Engineering Department Comments:
   - **The applicant will continue to work with the Department of Service & Engineering. All comments will be addressed with the Architectural Review Board application and PUD Final Plan.**
10. Additional information is needed on the materials height and location of the proposed signage. **The exact sign and material will be finalized with the Architectural Review Board application.**
11. Clarification needed as it pertains to the proposed parking for the site. **The Development Text and Development Plan have both been updated to reflect the correct information. The applicant will be providing the required number of parking spaces as outline in the PUD.**
12. Public Amenities for the project need to be discussed and clarified. **The following items have been added as amenities:**
    - **Decorative benches and brickwork have been added to the Development Plan and Development Text along E. Stafford Ave. Final design will be finalized with the Architectural Review Board application.**
    - **Bicycle racks have been added to the Development Plan and Development Text along E. Stafford Ave. Final Design will be finalized with the Architectural Review Board application.**
    - **The Development Plan and Development Text have been modified to show all sidewalks at 5' in width.**
    - **Decorative lighting has been shown along Hartford St. and Stafford Ave. Freestanding decorative lighting fixtures will be finalized with the Architectural Review Board application.**

Board & Commission Discussion:
The Municipal Planning Commission will need to make a recommendation to City Council on an application concerning the rezoning of the property from the AR-4.5, AR-6.5 and R-10 Districts to a PUD. The requested rezoning of these properties would ultimately permit the construction of the proposed two-story to three-story 85-unit development on the site. Although the Architectural Review Board will not vote on the plan until after the zoning is amended, the Municipal Planning Commission must take the Design Guidelines for the Architectural Review District into consideration as part of the PUD Development Standards. MPC members must determine if the proposed development meets the intent of the Design Guidelines and the Comprehensive Plan based on the presented information.

The Architectural Review Board should plan to table the ARB application.

The following motion can be approved or denied by the Municipal Planning Commission.

Discussion:
Mr. Coulter asked if the applicant was present. George Tabit, 2245 North Bank Dr., Columbus, Ohio, Vice-President of Senior Housing Development for National Church Residences, said he would like to present an overview of the discussions from the past year up until now. He said he first wanted to talk about their residents because he is frequently asked how they are doing while going through the changes over the past year. Mr. Tabit said in 2018, before they made their first application to the ARB they met with their residents to explain that the Stafford Village

Apartments had become unsustainable and that they would need to pursue a redevelopment of the community if they were going to continue to be able to offer affordable housing at that location. He said that created a lot of anxiety because that is a lot of change for an elderly adult to swallow at once. Mr. Tabit said he was happy to say over the past year and a few months their very dedicated staff has been working hard with the residents to put them at ease. They made them aware they are eligible for $10,000.00 worth of relocation assistance, and they have worked with the residents individually by helping them with budgeting and preparing applications and take them on tours to other communities. Mr. Tabit said although no one has been asked to move at this point, many residents said they were ready to go ahead and make a move. Of the 57 apartments at the Stafford Village location that is subject to the PUD application, about 30 residents have chosen to go ahead and move to a different temporary location. He said they will all be welcomed back at the end of construction at the same rent that they were currently paying. Of the 30 residents, a little more than half are in the Worthington area or in another National Church Residence community and some of their needs have changed and they are at a higher level of care with affordable assisted living in which they operate in the City of Gahanna, Ohio.

Mr. Tabit introduced Sandy Evans, who lived at Stafford Village for about ten years, and Loreal Trammer, who is one of their Service Coordinators, and is the contact person for when people need Meals On Wheels or some other service they might need to be connected to. She also helped with the relocation of the residents. Ms. Evans now lives at a brand-new facility called Avondale which opened in Dublin. She has moved from a studio apartment to a one-bedroom apartment and she loves it there. Ms. Evans is also part of a Bible group she studies with, but she still wants to come back to Stafford Village.

Mr. Tabit said he wanted to summarize some of the events up to this point. In the earlier part of the decade, when community leaders like Mike Duffey were here and others at the Worthington Presbyterian Church began to realize that this Stafford Village Community had been developed and built and operated and owned by Worthington Presbyterian Church since 1970 was becoming unsustainable. They saw that deferred maintenance was beginning to accumulate and they realized that within the community they did not have the resources to guarantee carrying forward that affordable mission into the future. In 2016, National Church Residences came to an agreement with the church that they could take over their portion of the property. Historically, they had twenty three market rate apartments of their own which were also built in 1970 and NCR had been managing the WPC property for most of that time. In 2016 they took over the WPC properties and made a promise to find a way to continue to carry forward the affordable housing mission that the Presbyterian Church had started so long ago. In order to do that they have some pretty significant capital needs, particularly at the site where they have applied for the PUD. In the past eighteen months, they have spent $30,000.00 dollars just tending to sanitary sewers which are beginning to crumble underneath as the buildings sink. They have had aluminum wiring which has had to be replaced in four or five of the apartments already as they begin to experience electrical problems. He said the biggest issue is the size of the apartments. They have 38 apartments that are 380 square feet or less, and some of them are 330 square feet. Mr. Tabit said that is the size of his family room. The small size might be okay for kids, but not for adults with mobility issues, and most of their residents need some type of assistance with daily living. He said you cannot negotiate a doorway, and the units do not meet modern accessibility standards, so they need to take action to deal with that and the residents deserve better. The community cannot

continue as it is - they realize there is a need for change. They also realize this is a very sensitive neighborhood. They understand there are historic issues, and this is a community that the neighbors care about and are deeply interested in and committed to the welfare of residents and they took that very seriously. In 2018, two years ago from this point, they began a process of outreach to the community before they engaged any architect or designer and before they put any ideas to paper. Mr. Tabit said they first started by listening and held open houses with the neighbors and met with City Council members and some of the ARB members and held meetings at the library and the Griswold and they listened to what the community wanted. Mr. Tabit said they also completed a statistically valid phone survey of Worthington residents to understand opinions about senior housing and then they began putting together some plans.

Mr. Tabit said they did another round of meetings with all those same folks and gathered some more feedback, tweaked their plans, and then in 2018 they made their first proposal to the ARB regarding the Stafford Village concept. He said they heard a lot more feedback and went back to the drawing board and did a lot more work and then submitted another version of their plan. He said they have been incredibly dedicated gathering community input and this project deserved a thoughtful process. Mr. Tabit said their approach to preparing a plan, which has been based on community input has worked. He said they had a tremendous amount of community support and he was proud to say that the Worthington Resource Pantry Chair attended the last hearing and spoke on their behalf and expressed their organization's formal support of the project. The City's Community Relations Commission has formally supported them with two letters and their Chair came to the last meeting as well to express their support. The Worthington Presbyterian Church has submitted letters of support expressing their admiration for how they have gone about the process of providing affordable housing at Stafford Village and most importantly the neighbors have shown up as well and sent letters of support and provided their testimony to say they thought this was a good plan.

Mr. Tabit said Mr. Brian Jones is a fantastic architect and recognized as being one of the best in the region and felt the plans spoke for themselves. He said one of the things they found while doing the telephone survey was that one in three residents knew an older adult who had to move out of the city within the past five years because they could not find appropriate housing and 81% percent of those surveyed felt the City of Worthington should do more to support senior housing. Mr. Tabit said people understood that scattered site single family cottage style development is not an economically viable way to offer affordable senior housing that can be sustained into the future. They value an economically inclusive neighborhood and they understand adding market rate apartments is a way to add more senior housing and carry the mission of Stafford Village forward on an ongoing basis by adding market rate and affordable senior housing.

Mr. Reis said there were several letters and emails asking questions about the cost of market rate apartments and the affordable units for when those residents come back and what would be included in those costs. He said some people believe that new development would be too costly for Worthington residents so he would like to know how NCR rates compare to those around the rest of the world.

Mr. Tabit said what they are offering was not a rent, but a monthly fee which includes housekeeping, a meal plan, transportation services, an activities coordinator, and front desk

functions. There are a whole lot of services available for seniors, and if living independently, they might have to write checks for individually, and NCR's plan has a lot of services all rolled into one.

Mr. Tabit said for comparison, Danbury Living for seniors, around the corner on Snouffer Road, has a 650 square foot apartment for $4,800.00 dollars per month, and a two-bedroom unit was $5,100.00 per month. Powell Senior Living on Sawmill Parkway, charges $4,400.00 dollars for a one-bedroom unit, and $4,900.00 for a two-bedroom unit. Mr. Tabit said when it comes senior living there is a middle level that is missing. There are places like the ones he just named and Stafford Village which qualifies based on income, but there is very little for in between, so what they are doing is trying to do is find the middle ground with their apartments. On average, for their one and two bedroom units, rent would run from around $3,000.00 dollars or more and would include the other services, which would be significantly less than the other competitors, and they are doing that to keep the affordable housing mission moving forward. Mr. Schuster asked what the affordable units would receive, and Mr. Tabit explained they would have a least one shared meal per day, likely the breakfast program, and access to all the physical amenities, as well as the others in the two other locations. Mr. Coulter asked what the residents would pay if they return to Stafford Village and Mr. Tabit explained they would pay the same price as they were paying before they were relocated. He said the average is under $525.00 dollars per month.

Mr. Foust asked if those rates would change when those residents moved out and someone new moved in and Mr. Tabit said yes. He said part of their agreement with Worthington Presbyterian Church, which is still being worked on with the City of Worthington, would be a formula-based rent. The rents would be set at an affordability formula which would be less than 60% of the area median income.

Mr. Coulter asked the Director of Law, Tom Lindsey, to explain. Mr. Lindsey said since the last meeting there have been several discussions back and forth regarding the affordable housing component, and they identified a process by which they will have an agreement between the City and NCR that makes those commitments regarding the affordable housing units. He said the enforceability of that, like any other contract, if breached, they would have the ability to pursue remedies in court, whether an injunction or equitable relief to enforce those components. Mr. Lindsey said based on their discussions, and the research he had done, he felt professionally confident in the ability for the city to do so. Mr. Lindsey explained he has over thirty years of municipal practice and rarely says anything is for certain because he has seen the courts do things he thought they would not do, but in his professional opinion he felt confident about this mechanism because the City would have enforcement rights if there was a problem down the road. Mr. Lindsey said it was also the City's intention that a reference to that agreement would be part of the PUD process.

Mr. Schuster asked how many of the current residents could afford to live in the new development. Mr. Tabit said he was not sure of the answer to Mr. Schuster's question. Mr. Schuster said the reason he asked was because he heard that the Social Security Administration projects the average Social Security check for 2020 would be $1,500.00 dollars per month and that for single women, 90% depend on their Social Security check for living income and would that be affordable for those current residents. Mr. Tabit reiterated all the residents were welcomed to come back at their

current rent. He said the standard they are using is a model after a low-income tax credit program which is the largest federal program for creating affordable housing. Mrs. Holcombe explained the residents would not be paying for the utilities. Mr. Hofmann asked if the current residents who were paying $525.00 per month were getting additional services now and Mr. Tabit explained they were receiving a grant from HUD. He continued to explain NCR has over 330 affordable housing communities across the country and literally wrote the book for HUD on how to provide service coordination to residents. He said they are able to leverage their expertise in order to get the grant funding. Mr. Tabit said historically, they have been able to provide additional service coordination to their affordable residents based on their ability to win the grants.

Mr. Coulter said next he would open the discussion to the audience. He said they had received more correspondence about this project than any he was aware of in his history with the City and he had read everything. He said it meant a lot to receive that information.

Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, thanked the Board for reading the letters and emails from the residents. He also extended kudos to Mr. Brown and the representatives from NCR for their time at the previous lengthy meeting. Mr. Burns would love to be able to take care of his parents and have them living 700 feet from his house and know they are safe. He wanted to share he is in support of this project.

Claire Brofford, 779 Oxford St., Worthington, Ohio, said she was at the meeting to show her support for NCR. She said she has lived in Worthington long enough to see her taxes doubled, and she is the parent of children who attend Worthington schools and she has seen the overcrowding condition of the schools. She felt the project was a perfect fit for what is needed in Worthington. Ms. Brofford said this project would not add more students to the schools or traffic, and said NCR is a great company and should be applauded for the patience they have had with this project and felt the drawings were gorgeous. She said some people have been very vocal about the project because they do not want any changes, but things start to fall apart, and change becomes necessary. Ms. Brofford thanked the Board members and NCR for being such good listeners, and said she was supportive of the project.

Scott Green, 74 Glen Dr., Worthington, Ohio, said he is a resident of Worthington, Ohio, and would like to support NCR for this project. He said the existing structures are functionally obsolete and cannot safely address the needs of the residents, and as is, Stafford Village cannot meet the needs of Worthington's aging population. Mr. Green said if the City does not allow the Stafford Village project to move forward, he felt the properties would eventually become vacant and the property could then be sold to someone else. If the property was sold to someone else, they may take advantage of the current zoning and build something else that would not address the needs of the aging population. Mr. Green felt this was a very good project and asked the Board members for approval.

Tammy Ament, 897 Morning St., Worthington, Ohio, said this development is in her immediate backyard, so she commended the design team and architect and thanked them for the time they have spent with her, her family, and the community around them. She said they have worked with them and addressed many of their concerns. Ms. Ament said she has seen the inside of many of

the buildings and that the residents deserve better living conditions and the buildings were not sustainable to continue in the condition in which they are today.

Chris Rule, 539 Park Overlook Dr., Worthington, Ohio, said he wanted to say thank you for doing this job, and that you probably do not get a lot of people saying thank you. He wanted to commend the representatives from NCR. He said he has been engaged in conversations within his neighborhood of Colonial Hills and NCR has been very good about addressing their concerns and they have had many positive discussions. He stated that there has been a very positive conversation in his neighborhood concerning the redevelopment of Stafford Village. He mentioned that anytime there has been a question he has been able to reach out to NCR and receive a response concerning his question. He Mr. Rule said the support for senior housing definitely exists and he heard someone make a suggestion to use the Boundless property, and he would also be supportive of them using that property also. This one building is not going to solve the senior housing needs, it is only a dent. Supportive of the project being sustainable in the fact that they are not relying on the government to pay for this. He said after seeing their work, he hoped that more projects were in the works because he would like to see NCR continue to serve the need for senior housing in his neighborhood.

Mr. Michael Bates, 6560 Evening St., Worthington, Ohio, spoke in support of the NCR project, and said NCR has proven over the past two years that they are a reputable company to do business with and they care about seniors and they do quality work. Mr. Bates said he took a tour of an NCR Westerville, Ohio, facility about a year ago while it was still under construction and said the building appeared to be built for the long haul, and they would also be responsible for the maintenance of that building unlike some other developers we have seen in the City. He said NCR has already demonstrated their commitment to the city by how they have handled the existing residents in helping to relocate them to other facilities, the $10,000.00 dollar stipend they offered, and how much feedback they have taken from the citizens of Worthington and modified their plans to try to appease the concerns some of the citizens had. He said Mr. Brown has a handle on the aesthetics and details of the project, so they should focus on who they want to do business with as a city and what kind of services would be offered to the residents.

Dr. Jack Conrath, 129 E. South St., Worthington, Ohio, said he and his wife left the German Village area about fifteen years ago because his wife was offered the position to be the Super Intendent of Worthington City Schools. He said it was a great decision for them, but prior to making that decision they thought they should do a little research on the community and they discovered some delightful information. They discovered two famous names, Thomas Worthington and James Kilbourne, both lead the movement for anti-slavery around the 1800s. Mr. Kilbourne gave up all of his slaves and Mr. Worthington would not buy the property until the issue of slavery was resolved. He said there is no question that we should provide the best housing possible for seniors in old Worthington. They would be close to shopping, close to the library, and close to the senior center, downtown and the Farmers Market. He reference the December 1968 vote of Worthington City Council that originally approved the development of senior housing at this location. He stated that at the time there was opposition to providing approximately 90 senior housing units, however City Council felt it was the right thing to do. Dr. Conrath said Thomas Worthington and James Kilbourne would be high fiving each other if they heard the discussion from this evening about providing quality senior care. He said for the past twenty-five

years, he has been teaching Facility Planning at The Ohio State University so he understood the need for public meetings and he appreciated the constructive debate, but this has gone on for two years and they have looked at alternatives, and the city officials have done their job of looking at this closely, and he believed this was a very good solution. He encouraged the Board and everyone else to support this project. He also thank the Board for their service to the community.

Mr. Dick Posey, 340 Longfellow Ave., Worthington, Ohio, said he moved to Worthington with his mother in 1963 to 364 E. Stafford Avenue, so he has seen development come to fruition and now is the time to do something different. He said he took his hat off to city staff, NCR, and to you and encouraged everyone to support this project.

Mrs. Suzanne Seals, 123 E. New England Ave., Worthington, Ohio, stated that she was going to rain on the parade tonight. She said she brought a document with her which listed nine specific violations of Worthington's Design Guideline and Comprehensive Plan and she wanted this document entered into public record. She said she found them in the Stafford Village materials that were prepared for this evening's meeting. Mrs. Seals said city staff recommended approval of the plan despite the incompatibilities with the official Design Guidelines and Comprehensive Plan. Mrs. Seals quoted language from the Design Guideline and said the site was inappropriate for the building due to its scale and massing that were not similar and compatible with existing building design. The building was too tall and did not conform to the Guidelines that roof heights of new buildings should approximate those of existing buildings and should not be significantly higher or lower. She said the building did not express intimate detail and did not maintain the predominate sense of scale in old Worthington and in her opinion, would negatively impact the historic fabric of old Worthington. Mrs. Seals said the building was not sensitively placed on the site because it fills the site. She quoted more language from the Design Guidelines and said the building did not respect the existing property rights and neighboring properties and said she felt the building was intrusive for the neighbors.

Mrs. Seals quoted from the Comprehensive Plan and said increased residential densities should occur primarily within the first block to each side of High Street and this site did not meet that. She said one or two inconsistencies with the Guidelines would be understandable, but she felt there were too many to ignore. She said she did not know how the Commission could grant a Certificate of Appropriateness for this project because of the Design Guidelines. She said because of the breach of city guidelines and plans she would like for this proposal to not be approved this evening and any other decisions should be delayed while other options and modifications should be discussed by all members of the community. Mrs. Seals said this building was too large and Worthington has detailed guidelines for preserving Worthington's character and she urged the Board to honor them and that new development adhere to them.

Ms. Anne Harnish, 620 Tucker Dr., Worthington, Ohio, said she has lived in Worthington for fifteen years. She felt the building was lovely, and a big improvement over what is there now. Ms. Harnish said she used to be the Director for the Ohio Department of Aging and that is the first time she met representatives from NCR, and they have over a thirty year history of operating these great communities all over the country and especially in Ohio. She urged the Board to support the proposal.

Mr. Jeff Roe, 291 E. North St., Worthington, Ohio, said his street has a wide variety of housing. Proprietors Road has a lot of apartments and duplexes, and he felt this site would be a good location for single family homes. He said he felt the structure was enormous for the site and asked if there was a plan for the rest of the remaining homes on Hartford Street.

Ms. Yvonne Breland, 414 E. Clearview Ave., Worthington, Ohio, said she wanted to commend everyone that has worked on this project and important piece of land, and said change needs to happen. She said she agreed this is a building for a major street. She also said she did not feel that she would be able to live there because she would not quality for the lower level, nor could she afford to live there otherwise. Ms. Breland said the structure is isolating and she could not see ingress or egress for the tenants to be able to be part of the community. She said the building looked like an assisted living facility with nice surroundings but was not sure if appropriate for the site. She asked if there was another type of housing for seniors that would be more appropriate.

Mr. Michael Ball, 925 Robbins Way, Worthington, Ohio, retired architect, and resident of Worthington for thirty years, said he learned about NCR about three years ago when some friends of his moved into one of NCR's facilities and he had lunch with them. He said he later received a call from NCR to see if he had any interest in one of their facilities. Mr. Ball said he learned a little bit about these kinds of facilities, the cost and the value. He said he felt this was an incredibly important site for Worthington and because it is such an important site it deserves a really strong project, and he felt this is an incredibly strong project. Mr. Ball said he is saying that because he is a resident who is excited about this addition to the community and saying it as a senior citizen who could possibly live in a place such as this, and saying it as an architect who has watched the evolution of the design of this project. The current proposal is gracious in character. He urged the Board members to vote in favor of the proposal.

Ms. Connie Yount, 7 Hartford Ct., Worthington, Ohio, said her home is across the street from the proposed development. She said the building was beautiful, but felt the structure was intrusive. Ms. Yount said when they did their property surroundings comparison, she felt they did not look at their residential property but instead looked at other properties scattered throughout Worthington. Ms. Yount felt the structure was too tall. She stated that they didn't look at the immediate properties when they were doing their comparison, they looked throughout the City. She said she realized there were many supporters for the project present at the meeting, but those supporters do not live next to her or the proposed development. She believes that NCR should rethink the scale of this project. Her property is already dwarfed by the surrounding buildings on High Street and on North Street, and now coming down Hartford Street. Ms. Yount said she does believe something needs to be done for the seniors in their current living situation, but she did not feel this proposal was the answer. Please take a step back and rethink this project.

Mr. Coulter asked for those who have not been sworn in yet to stand and raise their right hand to be sworn in by Mr. Brown. Mr. Brown administered the swearing in of additional witnesses who wanted to testify.

Mr. Chris Hermann, 7035 Rieber St., Worthington, Ohio, thanked all of the Commission, Board members and staff for all the hard work they do, and said he appreciated how they all make the proposals better and he appreciated the community for showing up for a civil dialogue on these

kinds of matters. Mr. Hermann said NCR is a fantastic organization, a national leader, and the city is lucky to have them bring in a project to Worthington. Mr. Hermann felt the proposal was outstanding. He said he has worked with the architect, Brian Jones, who is a nationally known architect, and we were lucky to have him in central Ohio. He said Mr. Jones's work was exceptional. Mr. Hermann said he heard residents speak about the Design Guidelines and said he was involved with those and knows the authors who he believed would say the intent was within the Guidelines and fit within the character of Worthington. Mr. Hermann mentioned the authors names of the Design Guidelines and urged residents to speak with them about how this development fits within the character of Worthington. He said the Plan tries to balance many things, but the big piece of what was heard from the community is the desire for a life span community where people can grow up and remain in Worthington throughout their lives. One of the areas where there is a deficit is senior housing.

Ms. Paula Ryan, 1044 Firth Ave., Worthington, Ohio, said she has been a resident of Worthington since 1960 and she liked to talk about facts. In 2017, the Mid-Ohio Regional Planning Commission conducted a study and found that 80% of Worthington residents believe that more must be done to ensure older adults in this community can stay home for life and she agreed with that. She said she grew up on East Clearview Avenue and would like to be able to retire one day and live in Worthington. She also thanked Mr. Tabit and NCR for bringing their project to Worthington.

Ms. Ellen Scherer, 112 E. New England Ave., Worthington, Ohio. She said people who have concerns should not be dismissed and her concerns were for senior housing. She was concerned about people being able to afford the new apartments and said the average social security check was for $1,500.00 dollars, and most people would not be able to afford such an apartment. She is concerned that those leaving would not return and then would not come back and be at market rate. There are more people in need than those at the $3,000-$4,000 rent. Maybe we should build more condos for people to have options. Upper Arlington did a survey to hear that people wanted more housing options/condos for those that wanted housing to own not rent. She is concerned about the low income. She has fears about gentrification of the historic district and will impact low income elderly out of the area because of the high rents. This will change the surrounding neighborhood by pushing people out just by the gentrification. There will be pressure by developers to come in and tear down and build new. Ms. Scherer said in 2017, NCR backed off of proposal of a 100-unit, three story development at the corner of Kenny Rd., and Highland Dr., in Upper Arlington, near the OSU golf course and that was after listening to resident concerns about proposed density and corresponding traffic, among reasons. One reason being, "past surveys by the city have shown aging Upper Arlington residents have indicated that are seeking housing they would own, not rent." Ms. Scherer said elderly residents would be forced out of the city because they might not be able to afford either of those rates, or whatever the low market rate would be. She felt this would change the surrounding neighborhood and the gentrification aspect because there would be pressure by developers to tear down and rebuild. Ms. Scherer said she had a high opinion of NCR until she went to the meeting last February at the Griswold Senior Center.

Ms. Scherer said in 2019, the NCR President & C.E.O. made a $750.00 dollar contribution to a city council candidate. A typical contribution is $25.00 to $100 dollars in Worthington. While not illegal, it is not prudent to make or to accept such a contribution. According to public record, no contribution by him to this candidate was ever made in previous campaigns. Because of this

financial contribution and its timing, she believed this council member should recuse herself from voting on NCR's application for a PUD zoning change. She felt this was purposeful. Not everyone has the independent character to vote properly when money is involved. Ms. Scherer said she believed NCR could do better. She said she, like Mr. Michael Bates, took the tour of NCR's Inniswood Village, and it was very nice. Ms. Scherer said she learned from the person giving the tour that all the small units were rented, not the more expensive larger units, and that is why she has a problem with this proposal. There is a need for smaller inexpensive units. She thinks the demographic of this project should be for low income elderly, and not for the demographic of who can pay $3,000.00 - $4,000.00 dollars monthly. She felt the city should lead, critically review the proposal and use the established Guidelines and work for a better solution. This projects fails with the affordable component. Ms. Scherer requested the Board to table the matter and address the needs of the low-income Worthington elderly residents.

Mr. Chris Hermann said he was asked by a City Council member in the audience to clarify his position that he is a paid consultant for the City of Worthington, but he is also forty year plus resident of the City of Worthington. He felt this is a good project both professionally and personally speaking. Mr. Coulter also explained that Mr. Hermann has also served as a member of the ARB.

Ms. Ellen Scherer, 112 E. New England Ave., Worthington, Ohio, said she has been a 70 year plus resident of the City of Worthington. She said her father fought to save the Griswold Inn, so she comes from a line of people who try to protect and preserve.

Mr. Jim Seals, 123 E. New England Ave., Worthington, Ohio, said he strongly opposed the plan that NCR presented primarily on humanitarian grounds. He said it was unconscionable that the most vulnerable souls in all of Worthington were having to endure the financial hardship, emotional stress and indignity of being forced from their homes just to further enrich executives who already make hundreds of thousands of dollars per year and to accommodate some of the wealthier neighbors but that was not what he wished to address at the meeting.

Mr. Seals said he wanted to thank Mr. Myers and all the members of ARB, and MPC, for their patience and tolerance in listening to the conflicting views. He said he also read most of 120 unique letters of communication concerning this topic that were posted on the City's website. Mr. Seals said in reading the letters he was struck by a couple of things. One, the number of different Worthington residents that had expressed their views. Second, by the thoughtful and sincere comments on both sides of the issue. He said a lot of the letters and postcards were from people who had a direct or indirect financial interest in the project and were part of a letter writing campaign, but if you ignore those and only look at the letters from residents who have no conflict of interest the picture is still quite interesting. Mr. Seals said he felt the letters were stronger in opposition to the project, but in light of confirmation bias he could see how a proponent of the plan could see it differently. He said he did not think any objective observer could argue that the sentiment of residents is severely lop sided in one direction or the other and felt there were good points on both sides. Mr. Seals said supporters of the project make one point that is indisputable. Many Worthington residents sincerely want the city to have more senior housing than it has now, and that number is growing and has been growing for quite a few years. Everyone who loves Worthington is getting older and most would like to stay in Worthington, so let us all agree that

Worthington needs more senior housing. Mr. Seals said he has never heard anyone suggest that NCR is the only developer who knows how to build and manage senior housing. He said he also never heard anyone suggest that if this project is finished as planned it would solve the problems of senior housing in Worthington, but the problem is bigger than that.

Mr. Seals said similarly, he has never heard anyone suggest that the Stafford Village site is the only place in Worthington that is appropriate for senior housing. He said it is certainly the best site and may be one of the best sites in all of America which is why NCR bought it. Mr. Seals said this could be a gold mine for them, but it is not the only place in Worthington that would be great for senior housing. He said if you talk to any Worthington resident, they will tell you their other favorite spot for the big building that they want to build. He said if we all agree that we need more senior housing and the need is growing and that the city should facilitate a solution to the need and if we believe that NCR does not have a monopoly on competence and if we agree that Worthington would have no trouble finding developers who are interested in developing in Worthington and if we just allow the possibility that there may be other sites in Worthington where seniors could live happily it would be reasonable to conclude that the city needs to do some serious planning on this specific problem.

Mr. Seals said the Municipal Planning Commission (MPC) should sponsor a series of town hall meetings, not meetings with sales pitches to persuade one part of the community to one side or the other. What people need is a series of town hall meetings to collect facts and opinions on all sides of the issue and to prepare a Municipal Plan for senior housing. He said specifically and exclusively be devoted to this long standing and growing issue and they must not let this issue continue to simmer until it boils over. Mr. Seals said let us come together and prepare a plan for Worthington senior housing then people can see how NCR might or might not wish to fit into that plan. He said please do not be seduced by anyone saying there is a rush to make a decision and NCR is a massive company with locations all over the country and this project is not going to make or break them one way or the other. Mr. Seals said the city has known for years that senior housing is an issue so it would be disingenuous for anyone in the city to argue that suddenly we are in such a big hurry that we do not have time to listen to residents and we do not have time to plan for their future housing. He said let us work together to plan for the future, including those at Stafford Village and across the street.

Mr. Tom Hamer, 160 Longfellow Ave., Worthington, Ohio, said he also attended the meet last February when the initial plans were proposed by NCR and also the December meeting when the revised plan was presented along with comments from the audience at both meetings. Since the December meeting, he has had some time to reflect and he would like to share some thoughts with everyone in the form of a prepared statement. He said he was neither an architect nor a developer and had no ties with them but he is a forty year resident of Worthington and as a founding member of WARD, someone who is very interested in the development that is coming to the city. Mr. Hamer said he wanted to stress that he was not speaking on behalf of WARD. He said his thoughts about Stafford Village were his own and some of his good friends in Worthington disagree with him. Mr. Hamer said they are at the point where they all remember the adage about not letting the perfect be the enemy of the good. Was NCR able to come up with a plan that satisfied every objection, however, sincerely felt, for every resident who had a concern about the property and no they were not because that would be impossible, but the revised plan as amended, does represent

a clear plus for the community and he would not have said that after the February meeting, but he does now. Mr. Hamer continued to say that NCR has listened to the ARB, and MPC members and the public and made enough significant changes in the plan to turn it from a negative to a positive.

Mr. Hamer said he would not mention any individual structural features of the plan because those have already been discussed at length, but some general points are worth stressing and remembering. The architectural style of buildings was pleasing and in keeping with the character of Worthington and the appearance they want to preserve. It will enhance the historic district in a way in which the existing buildings minimalist 1970's architecture does not. He said the massing height and scale have been reduced from the original plan and are now an acceptable trade off if we are serious about providing better and suitable senior housing. Residents will now be able to live in new, larger units and have more amenities and the quality of life, that which can be provided by a facility, will be improved. Worthington seniors who want to sell their homes but want to stay in the community by living in a apartment will have the opportunity to do that but as a person who has participated over the years in six ministries that serve the poor and homeless he is especially pleased that the affordability component will be maintained in perpetuity. Seniors of limited means will continue to be part of Worthington and NCR has worked with residents to relocate them because they are being displaced by construction and offered them a $10,000.00 dollar stipend to help with the transition and they will be able to return to a brand new facility at the same rental rates they are currently paying. How many other developers would do that. Mr. Hamer said NCR would not build then leave Worthington. They will stay to manage what they have built and would be in their interest to remain in good terms with the city and the community.

He said if you want a measuring stick by which to judge NCR, compare their approach to the proposals to develop the UMCH site, Continental Realty, and Lifestyle Communities, or to the Canadian company that owns the office buildings on West Wilson Bridge Road. They have shown little or no interest to improve those buildings or us. He said it is incumbent of the members of the ARB, and MPC, to think about what could happen if NCR does not get approval, where the process is prolonged with no end in sight, and they walk away from the project. Presumably, they would cut their losses and move on, and what might that look like? Would the property limp along for a while, continue to deteriorate and be propped up by patchwork repairs as needed? How long could that continue or would a less responsive for-profit company by Stafford Village with the intent of getting what it could from the property, mainly by raising rents, and then turning the property over in x number of years. Mr. Hamer said land in Worthington is valuable. Would another developer buy Stafford Village and tear down the existing buildings and repurpose the property thus reducing instead of increasing senior housing and how long and contentious would that process be. Would it ever be successful, who knows. None of the alternatives would be preferable to the amended NCR plan or serve the residents of Stafford Village well. Mr. Hamer said he was aware that some of the details still needed to be approved but let us accept what is on the table which is a reasonable compromise that would benefit the city and the Worthington community.

Mrs. Susie Kneedler, 263 Weydon Rd., Worthington, Ohio, said she has lived in Worthington for twenty-seven years, felt the structure was too large and would be intrusive for the historic neighborhood. She purchased her home because of its beautiful surroundings and spends a lot of time going through the neighborhood to the library. She felt this was a high-density high-rise in

the City. She stated its too big and would overpower our historic village. She stated we are casting out current residents. This is not inclusive, this is exclusive. Mrs. Kneedler said she and her husband could not afford to live in expensive flats and felt that wealthy people that could afford such flats would prefer to live elsewhere. Wealthy people want to live in lower density, why would they want to live there. She wanted to see Worthington keep its historical and beautiful scenery alive. She stated residential housing is a drain on City finances. Mrs. Kneedler wanted to know if they would be paying for the Light Rail, all the many services such as fire, ambulance, police, water, sewer, and parks and trees to help mute the noise and do something about the traffic and smog. She asked the Board to wait and listen to all the people that live in Worthington and Visioning Worthington not just the people who will profit from the development.

Ms. Angela Strous, 58 E. North St., Worthington, Ohio, said she would not disclose whether she was for or against the proposal, but if the project was proposed as is, she reminded the Board members another precedent would be set in the city. She said Fresh Thyme was just built and was not that big, and the Fast Lube was just revamped and was not structurally changed that much. Ms. Strous said her point was this could set a precedent whether good or bad, and there was already parking and traffic issues, and increasing the density to 85 units would make traffic worse. Ms. Strous said if NCR put another large structure on the northern end of the property that would also increase the traffic problems.

Mr. Eddie Pauline, 949 Robbins Way, Worthington, Ohio, said he is the incoming Chair for the Community Relations Commission, and wanted to restate the Commission's support for this project. He said they had thoughtful dialogue about the project, and this would be helpful for the residents and he strongly supported the proposal, along with other age-related initiatives coming later in the year. Secondly, he said he wanted to speak as a City Council Candidate, and he has spoken to hundreds of residents in the city and the topic of senior housing is causing a lot of anxiety. Mr. Pauline said he did accept a donation from Mr. Mark Ricketts during his campaign, but he would have supported this project regardless. Lastly, he said he would like to speak as an Economic Development professional, and he continued to worry about the perspective that many potential investors have in Worthington. He said there have been too many stalled projects, too many vacant pieces of land, too many issues with moving projects forward and this is an opportunity to get started on something significant and remind people that Worthington still wants to do business and still needs to develop and accommodate the changing nature of our residents. He said he strongly supported this project and hoped the Board would give this proposal consideration to move this city forward.

Ms. Angelika Gerber, 103 E. New England Ave., Worthington, Ohio, said she is a candidate to live in the new development, however, financially, she would not be a candidate. She has lived in Worthington for fifty years, and she is a historian, and cares very much about the history of Worthington. Ms. Gerber said all of the fine arguments in favor of this lovely project do not alter the fact that the proposed building would be too big and bulky and not suitable for the site particularly since it is located within the historic district which is on the National Register for Historic Places.

Mr. Glenn Pratt, 15 Kenyon Brook Dr., Worthington, Ohio, said he was not planning to speak, but he tried to speak at the last meeting, but he lost his voice. He said there were two things that he

wanted to reaffirm. First, there were a couple of personal attacks against the C.E.O. of NCR from members in the audience and his integrity and those statements were completely unfounded. Mr. Pratt said Mr. Ricketts is one of the most dedicated and compassionate stewards of his company and secondly, NCR is one of the best senior living providers in the country, including the affordable housing component. Mr. Pratt said he strongly supported the proposal.

Ms. Sandra DiCenzo, 876 Hartford St., Worthington, Ohio, said the structure was too big and this was a slap in the face to those who created the historic district.

Ms. Emily Baker, 510 Evening St., Worthington, Ohio, said the building was too large for the historic district. She said the project would look lovely on a large site somewhere else. She said she is not opposed to senior housing since her hair turned gray, but she did not feel that it was the job of the Municipal Planning Commission (MPC) to vote yes or no on whether NCR is a wonderful company or not. Ms. Baker said NCR is a nonprofit and they do a lot of lovely things for people and reiterated that she does not believe they are a terrible commission but she strongly believed that the MPC should not vote on whether NCR is a wonderful company. She said she hoped the Board based their decision on the guidelines of the city, the fact that this is the historic district, and NCR does build other styles of senior housing such as cottages.

Mr. Foust said he had a few comments on some specific things. He said the community agreed that more senior housing is needed, and they all agreed they need the lowest possible cost for senior housing possible, and everyone agrees that the fifty year old facility is worn out and it is time for a change. Mr. Foust discussed the setbacks for the porches that were on the drawings and he wanted everyone to take a good look as to how this will look on the property. He said to make sure they look at the elevations properly, so people do not get confused and think the building will be taller than it actually will be. He stated the buildings will be a two to three story, however with the measurements of heights, a mansard roof and a gabled roof can appear and are measured differently in height and can have the appearance of being a much larger structure. Mr. Foust thought the condensing units would be on the rooftop and there should be screening around those. He said for example, the Worthington Inn has 12-14 condensing units that are visible from his front yard and when he sits outside in the summertime the units are as loud as an airplane going over head. He said he could live with the noise, but he wanted the neighbors of the proposed development to realize there would be 85 condensing units and they would likely hear the condensing units. Mr. Foust said it was likely someone would check the decibel reading and tell them the noise level was within an acceptable level, but people would still be able to hear the sound and their lives would change. He said he still felt the building was too large for the lot. Mr. Foust said when he looked at the initial proposal last February, city staff pointed out very clearly the procedure that allows multiple meetings for people to come forward and voice their opinions and hopefully those get incorporated into the plan, and there have certainly been some changes. He said if you go back and look at the minutes from that meeting or if you were there and listened to him speak, what he pointed out was that it is a great concept but it does not work. What happens in this community, is this, a developer comes in with a plan and there are multiple meetings, and in this case, it was announced that NCR held over 80 meetings, and people voice their opinion but in the end the developer comes back and usually shows very minimal changes, however, in this case, there have been some significant changes. He said he pointed out last February what was going to happen is the lowering of the roofline a few feet, pull the buildings back from the curb a

few feet and add a few trees and anybody that complained would be told "we answered all of your concerns, the building is exactly what you want." Mr. Foust said he was sitting there wrestling very much with the neighbors and what is a dramatic change when they go from twice the footprint of the buildings that are there now and four times the square footage. He said the building was beautiful, but not sure if it should be in that location and the impact it would have on the single-family residential neighborhood around it.

Mr. Reis said he respected Mr. Foust's opinion, and respected everyone else who spoke at the meeting. He said they have talked about other options to place this living unit in Worthington and there are not a lot of other places to build senior living. There are only maybe two or three and this is one of them. Mr. Reis said they have heard from a lot of people, from both sides, that this is needed, and seniors want to continue to live in Worthington. He said he thought this project lends itself to the character of the City of Worthington and the architecture is in keeping with the character of the City of Worthington, the scale is in the context within the City of Worthington, and he could not, in good conscious, not approve this when asked to vote on this at the meeting. He will be voting, "Yes."

Mr. Schuster said the buildings were large, and pretty, and when asked the question is senior housing what we want, $3,000.00 - $4,000.00 dollars a month, that includes a meal, or whatever, or is it we would like to have places that offer a broader spectrum that the community can afford and stay in the community because in this instance your choices are meeting the financial guidelines to live in the affordable units, or it is $3,000.00 - $4,000.00 dollars a month. If that is what the community wants then great, but he has not heard "Yes" those are the choices we want. This may not be the choice that everyone wants, but yes, we want more senior housing. What are the alternatives we want in senior housing and is this plan the one we want in senior housing.

Mrs. Holcombe said the owner of this particular property is NCR, and they do not own anything other property at this point in Worthington and so they have come to us and asked to help the seniors that are there. She said her parents had to relocate outside of the city because there was no place for them to go, and there facility charged $5,000.00 dollars per months, and it was a big expense, and she felt the place was not even appropriate for her parents. Mrs. Holcombe said there should be affordable housing and housing options for people when they retire that it is just as good as what they live in now. Some people do not want to scale down and get rid of all their possessions. She said she has read every letter the Board has received, and she has attended all the meetings with NCR, and she re-read the Comprehensive Plan this past week. Everything in this plan, and Mr. Hermann, who just spoke about the Plan, and he is one of the authors of the Plan, and a lot of time was spent creating the Plan, and there is a need for senior housing, but who is going to build it. Who is willing to give up their land for it? Right now, this is the opportunity, with NCR, and she looked at the Plan, and the density is huge, but this is the northwest quadrant of the City of Worthington and there are a lot of different mixes which the Guideline talks about. She said that even though she was not in favor of the density the height is part of the Guideline and NCR has listened to everyone, and the members of the Board. NCR has scaled their plan back. She said her home sits on the corner of State Route 161 and Oxford Street, and the house is about two and a half stories tall. The Presbyterian Church built an addition on the back of the church, and they were not particularly happy about that, but it was to accommodate the church and people were more worried about the parking, so they lived with that. She felt everyone could co-mingle

their differences and put them together so seniors can move in. Mrs. Holcombe said she visited NCR's Westerville Inniswood Village facility before the meeting, and did not say who she was, and the people there were so excited about living there, and I-pads were provided to them, and they showed her a list of activities that were offered that day. There is a dining room where they can choose a meal and pay a fee for that. She said she liked the quality of the workmanship, the construction, and the attention to detail which is part of Worthington and what the ARB Board members do. She said as a resident of old Worthington she felt this would be an exciting addition to the community. Mrs. Holcombe said NCR did an extremely good job and she will vote yes.

Mr. Hofmann said it was important to remember NCR owns the property, and when they propose to build something they are not going to build it themselves, they have to go out to all the resources and vendors and those people do not look at this proposal and offer them a discount because it is for senior housing, nor do they get a discount on the property tax. He said they all have a responsibility as a community, and if there was more of a tax base, maybe they could subsidize more of these types of places and offer more affordable housing. He said this is a political issue, a community issue, and a national issue, and everyone is struggling with that right now. Mr. Hofmann said things continue to dilapidate and he was worried about what would happen if they tried to maintain those houses for another fifteen or twenty years, and someone might get hurt. He NCR, as charitable as they are, and they do have integrity, and they may do well and make money in places even though they are a nonprofit but that is what they are designed to do. They create services for people so they have to generate money to create services and that is how the world works. You have to have money to have services. He said another developer could approach them if NCR would walk away and this could be a much bigger disaster or could turn into entirely into something else and then there would be no senior housing.

Mr. Myers said he had a couple of technical questions and asked what the setback was because he saw 15 feet on the plan. Mr. Brown replied what they have shown on the plans from the intersection of Hartford Street and Stafford Avenue, for the building footprint was 21.3 feet from a foot back behind the sidewalk. Mr. Myers asked why the plan listed 15 feet. Mr. Brown referred to Mr. Brian Jones to explain the platted setback included the porches and steps that were all outside of the fifteen feet.

Mr. Brian Jones, 503 City Park, Columbus, Ohio, the architect for the project, said what set the criteria was matching the residents on either side of the street and coming up averages. They are meeting or exceeding the average of the residents on either side of the project. Mr. Myers asked what the average setback was for AR4.5, and Mr. Brown replied 30 feet. Mr. Myers said so they are asking for a deviation from somewhere between 9 and 15 feet. Mr. Brown explained, with a PUD they are creating their own development plan and text and there are no predetermined setbacks. Mr. Myers said the plat appeared to be a 3.062 parcel and if that was the entire parcel or if that was just the AR4.5 parcel. Mr. Brown replied that was the total of all parcels. Mr. Tabit said there were 60 units. Mr. Myers said he came up with 18.6 per acre and that is what the density is right now. Mr. Myers asked what density was permitted in an AR4.5 medium density and an immediate answer was not given. Mr. Myers said this project would go from 18 per acre to 27 per acre for 85 units on 3.062 acres which would roughly be a 50% increase in density. Mr. Myers asked what the height limit was for AR4.5 and Mr. Brown replied up to three stories, or 40 feet tall. Mr. Myers said height was not a variance from the current Guidelines, and Mr. Brown said,

"Correct." Mr. Myers asked if there was a modification or variance requested from the tree fee and Mr. Brown said, "Yes", however it was not for a complete waiver but a reduction to match what is in the Wilson Bridge Road Corridor Guidelines. Mr. Myers said he wanted to make sure he had the right facts before forming an opinion.

Mr. David Hodge, 8000 Walton Parkway, Suite 260, New Albany, Ohio, attorney representing the applicant, said he wanted to address some of the terminology used in that discussion. He said there has been some misconception as to what was going on. Mr. Hodge said they used the term "variance" and in terms of the plan that is before the Commission this evening and ultimately City Council, there is one divergence, variance, that is incorporated into the PUD. Mr. Myers said if you look at Worthington Codified Ordinance 1174.03(d), which is the PUD ordinance, it is this Board's responsibility and ultimately City Council's responsibility that this project shall comply with the development standards of the district, this being an overlay, except as otherwise provided expressing varied in the Preliminary Plan. Mr. Myers said what he was driving at is there are specific variances, not a zoning variance, but PUD variances as outlined in the Code. That variance with either the Design Guideline, current zoning, or the Comprehensive Plan. He said all he was doing was defining the issues, not taking a position, one way or another. Mr. Myers said he wanted the Board to realize if they approve the PUD, that he is seeing three variances, the trees, the setback and the density.

Mr. Hodge said the only variance, if not mistaken, was the tree preservation language. He said he did not believe they have a variance for height or setback was because they are putting this into the PUD district and removing the AR-4.5 District. Mr. Myers said the variance is with the Design Guidelines.

Mr. Foust asked Mr. Myers if the PUD changes the zoning and Mr. Myers said correct, the PUD becomes the zoning for the property. Mr. Myers said the City of Worthington was one of the last municipalities to adopt a PUD ordinance in Central Ohio, and they were urged to do that because of a citizens group that was led by Scott Whitlock and Kim Nixon-Bell in response to a development that was going forward on Olentangy River Road. They felt that would give them greater regulatory authority over that development than what existed then. Mr. Myers verified the only true variance being asked for was the tree ordinance. Mr. Myers said the PUD can still be enacted even if it diverges from Design Guidelines if there is ample support for that divergence.

Mr. Hodge said one of the things the best communities dictate through this process is for people to zone into a PUD district and the reason they do that is because it holds property owners or applicants or developers' feet to the fire. What is ultimately discussed in this form and approved by City Council is a hard and fast legal binding commitment that what you see on these plans, both in terms of the plan, the landscaping, the architecture, the aesthetic is absolutely what must be constructed, otherwise the City's Building Department cannot issue Permits for it. Mr. Brown said it would be known upfront what you are getting as a package. Any deviation from what was originally approved would have to come back to the MPC for approval.

Mr. Myers said this building sits within the Architectural Review District, do you believe that this building complies with the Design Guidelines in the Architectural Review District and if for some reason you think that it does not then why do you think it would still be appropriate. Mr. Brown

then read into record the section of the Planning & Zoning Code that referenced the term variance in relation to the Architectural Review District, which is really a divergence from Code not the typical definition of a variance.

Mr. Coulter said before he calls for a motion, he wanted to sincerely thank everyone who showed up at the meeting. One of the more serious concerns he had on the years that he has sat as a member of the ARB, or as a member of the MPC, are the people that do not take the time to come out and present themselves. He said it was nice to get the letters, postcards and emails and they try to form opinions, and it helps them form their questions and helps them form their thoughts. He said the thing that was most important to him was the people that take the time to come out and talk, whether you are for or against it. Mr. Coulter reminded everyone tonight was not the last night. This has been going on for two years, and there would be more meetings. However, the vote comes out this would go to City Council next. City Council would ultimately have the decision.

Municipal Planning Commission Motion:
Mr. Reis moved:

THAT THE REQUEST BY NATIONAL CHURCH RESIDENCES STAFFORD WORTHINGTON OHIO FOR APPROVAL TO REZONE THE PROPERTY AT NORTHEAST CORNER OF HARTFORD ST. AND E. STAFFORD AVE. PER THE LEGAL DESCRIPTION PROVIDED SHOWING 3.062-ACRES AS A PLANNED UNIT DEVELOPMENT, AS PER CASE NO. PUD 01-19, DRAWINGS NO. PUD 01-19, DATED DECEMBER 20, 2019, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL 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 AND THAT THE TREE FEES, SETBACK AND DENSITY WILL BE REVIEWED BY CITY COUNCIL AS A PART OF THE PUD.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann voted yes because he believed Worthington deserves more lifestyle choices and he felt the adjustment of the variances discussed were worth the tradeoff. Mr. Foust voted no, because the proposed development/PUD requires significant variances and changes from the existing development Guidelines for this site. 1. He said it was not consistent with what they would otherwise be developing in this area. 2. He believed the PUD results in a building that is too large for this site relative to the historic district. 3. He believes the planned development is not consistent with or respectful of the neighboring properties in a significant variance with the surrounding properties and existing site development, under 1177.01, he does not believe this complies with the design guidelines for items one and two, the height being relative to other area buildings and mass being relative to other area buildings. Mrs. Holcombe voted yes because it goes along with the Guidelines and would provide additional revenue for the city. Mr. Reis voted yes, and he stated his rational earlier. He believed there must be some compromise for what they do in the city. He said there were very few properties, and very limited opportunity for growth. This is a living unit that is needed in the community and the majority of the community is in favor of senior housing. He said they have talked about affordable and pricing and NCR has gone well beyond the call of duty to provide a housing component for

those that might not be able to afford $3,000.00 dollars. Mr. Reis said he has spoken with professionals that $3,000.00 to $4,000.00 dollars is very affordable for the majority of people in this country and in this community. The time that NCR has put into this in talking to the community, to talking to every individual and they spent a lot of time talking with Board members. He is voting yes because this type of housing is compatible to the city, and compatible to the historic district. Mr. Coulter voted yes because he has toured the existing facilities and they are dismal. He said he placed his parents in an assisted living facility and it is costing considerably more than the highest rate. Another reason he voted yes was because of its proximity to other services they can walk to such as the library and CVS. They can enjoy a walkable and sustainable life outside of their individual unit. This will bring more tax dollars into the city and this will not have an adverse effect on the school district. He felt there has been some misinformation in the public arena in the last couple of months but that was addressed and hopefully clarified by this meeting. Mr. Coulter said to keep in mind that this still has to go forward to City Council and they will ultimately make the decision on how they vote yes or no. Just a reminder that tonight is not the last night. He felt that the next step with Council needed to occur, and Council would have their discussions and make the vote, we make the recommendation.

Mr. Coulter stated that the motion was approved.

Mr. Tabit requested to table the ARB portion of the application. All Board members voted, "Aye," and the application was tabled.

Mr. Lindsey said for purposes of the record, one of the speakers referred to perpetual in terms of the affordable housing component and he did not want anyone to leave the room without clarity as to that, so he asked Mr. Tabit to clarify what that meant, and the period of time in which he anticipated that that would exist. There are few things in life that would last forever and this property when originally built has now lived on around fifty years but would soon come to a close. He did not want anyone to leave with a view of perpetual affordable housing at that location if that is not indeed the case. Mr. Tabit said it was their intention to continue operating Stafford Village as the affordable component, as such, on an ongoing basis. Mr. Tabit said Mr. Lindsey was referring to the nuts and bolts of the Agreement for affordable housing and there would be a time limit on that. He said most attorneys would frown upon any agreement to go on forever, you have to put a term on it. In terms of following that best practice, on advice of counsel, in the affordable housing industry you would see a range 15 to 30 years, so they chose the greatest of the time frame of 30 years. He stated that their intention would be for 30 years. He said at the end of 30 years they can have another agreement for 30 more years in some communities. Mr. Lindsey thanked Mr. Tabit for the clarification because the word perpetual can still be seen on easements and said that the State of Ohio does not grant perpetual easements, twenty-five years is the current standard. The agreement may have a term less than perpetual. Mr. Lindsey said he wanted the public to be aware of the time limit, and thanked Mr. Tabit for the commitment that they made.

E. Other

There was no other business to discuss.

F. Adjournment

Mr. Reis moved to adjourn the meeting, and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 11:47 p.m.

STAFF MEMORANDUM
City Council Meeting – February 18, 2020

Date: February 12, 2020

To: Matthew H. Greeson, City Manager

From: Tom Lindsey, Law Director

Subject: **Resolution No. 09-2020 Stafford Village - Affordable Housing Agreement**

EXECUTIVE SUMMARY
This Resolution authorizes the City Manager to enter into an agreement with National Church Residences to guarantee 34 affordable housing units and to reduce the tree replacement fee in connection with the Stafford Village redevelopment.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
The National Church Residences Stafford Worthington OH (NCR) proposed redevelopment of Stafford Village includes 34 affordable housing units and 51 market rate housing units. Staff has negotiated an agreement with NCR that provides the City an enforceable contractual guarantee that NCR will maintain the 34 affordable housing units for at least thirty years. The agreement also includes provisions concerning the tree replacement fee and a potential TIF ordinance.

The agreement provides for the tree replacement fee to be reduced from $450 per caliper inch to $150 per caliper inch which is consistent with the existing fee for the Wilson Bridge corridor. NCR had requested, and MPC had discussed and recommended, the reduction of the tree replacement fee as part of the PUD rezoning submittal.

The agreement also requires NCR's cooperation if the City decides to pass a future TIF ordinance to provide funding for public infrastructure benefiting the property and surrounding neighborhood. Staff has considered the possibility of future sidewalk and park improvements but has not determined the appropriateness of a TIF ordinance for this

property. However, the agreement ensures NCR's future cooperation if Council ultimately decides to enact such an ordinance.

The proposed resolution will authorize the City Manager to enter into the agreement with NCR to guarantee 34 affordable housing units and to reduce the tree replacement.

ATTACHMENTS
Resolution No. 09-2020
Land Use Restriction Agreement

RESOLUTION NO. 09-2020

To Authorize the City Manager to Enter into an Agreement with National Church Residences Concerning Affordable Housing Units and Tax Increment Financing for Stafford Village Redevelopment.

WHEREAS, National Church Residences Stafford Worthington OH (NCR) is planning to redevelop the property located at the Northeast Corner of Hartford Street and East Stafford Avenue to provide 34 affordable housing units and 51 market rate housing units; and,

WHEREAS, NCR has expressed its intention that the 34 affordable housing units will always be a component of the Stafford Village property and that it would provide the City an enforceable contractual guarantee that the 34 affordable housing units would remain at least thirty years; and,

WHEREAS, NCR, as part of the rezoning of the property, requested that the tree replacement fee in Worthington Codified Ordinance Section 1174.05(c)(2)(B) be reduced from $450.00 per caliper inch to $150.00 per caliper inch to be consistent with the tree replacement fee for the Wilson Bridge Corridor; and,

WHEREAS, Council adopted a $150.00 per caliper inch tree replacement fee for the Wilson Bridge Corridor based on the tree replacement fees charged by surrounding communities; and,

WHEREAS, the City, on its own initiative, is considering the possibility of passing a Tax Increment Financing Ordinance, pursuant to and in accordance with Ohio Revised Code §§5709.41, 5709.42 and 5709.43, to provide additional funding for public infrastructure improvements that would benefit the Property and surrounding neighborhood;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the City Manager is hereby authorized to execute an agreement with National Church Residences Stafford Worthington OH guaranteeing at least 34 affordable housing units for the next thirty years and cooperation with tax increment financing for public infrastructure improvements, subject to approval to form by the Law Director.

SECTION 2. That the City Council hereby authorizes the City Manager to waive the requirements of Worthington Codified Ordinance Section 1174.05(c)(2)(B) for the Stafford Village redevelopment by reducing the tree replacement fee to $150.00 per caliper inch from $450.00 per caliper inch, conditioned upon the execution and recording of the affordable housing agreement authorized in Section 1.

RESOLUTION NO. 09-2020

SECTION 3. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted _____

_____
President of Council

Attest:

_____
Clerk of Council

LAND USE RESTRICTION AGREEMENT

THIS LAND USE RESTRICTION AGREEMENT (this "Agreement") is made so as to be effective on the first date that it is executed by both parties hereto (the "Effective Date"), by NATIONAL CHURCH RESIDENCES STAFFORD WORTHINGTON OH, an Ohio not-for-profit corporation ("NCR Stafford"), and the CITY OF WORTHINGTON, an Ohio municipal corporation ("City").

RECITALS:

WHEREAS, NCR Stafford is the owner of certain real property which it acquired by its acceptance of deeds which are of record with the Office of the Recorder of Franklin County, Ohio (the "Recorder") as Instrument Numbers _____, and which is known on the Effective Date as Franklin County Auditor tax parcel numbers _____ (such real property as described in said deed to be referred to herein as the "Property"); and

WHEREAS, the Property was originally developed by Stafford Village Retirement Center (the "Original Owner"), an Ohio non-profit corporation initially formed by Worthington Presbyterian Church, in 1970 for the purpose of providing affordable senior housing apartments and has been operated in this manner since that time; and

WHEREAS, by 2014, the Original Owner did not have the resources or expertise necessary to address necessary physical repairs and was unable to continue operating the Property on an ongoing basis; and

WHEREAS, NCR Stafford acquired the Property from the Original Owner on December 22, 2015; and

WHEREAS, in conjunction with its acquisition of the Property, NCR Stafford agreed to ensure the ongoing availability of affordable senior apartments; and

WHEREAS, in accordance with legislation approved by Worthington City Council in Ordinance Number _____, NCR Stafford seeks to redevelop a portion of the Property with a new 85-unit apartment building that will include 34 senior apartments to be designated as Affordable Housing, as more particularly defined and provided in this Agreement (the "Affordable Apartments"); and

WHEREAS, NCR Stafford has offered reassurances to the City of Worthington of its intentions to operate the Affordable Apartments as such on an ongoing basis; and

WHEREAS, NCR Stafford desires to memorialize its agreement with the City to provide that, during the Restriction Period (such term being defined in Section 2 below), the Affordable Apartments shall be marketed and leased as "affordable" rental units, as more particularly defined and contemplated in this Agreement; and

WHEREAS, the City, on its own initiative, is considering passing a Tax Increment Financing Ordinance (the "TIF Ordinance"), pursuant to and in accordance with Ohio Revised Code §§5709.41, 5709.42 and 5709.43 (the "TIF Statutes") to require payments in lieu of taxes (the "Service Payments") for the Property (and other real property as determined by the City in its sole discretion) to provide additional funding for public infrastructure improvements that would benefit the Property and surrounding neighborhood; and

WHEREAS, in accordance with legislation approved by Worthington City Council in Resolution Number _____, the City has authorized the City Manager to enter into this Agreement and to reduce the tree replacement fee requirements of Worthington Codified Ordinance Section 1174.05(c)(2)(B) for the Stafford Village redevelopment to be consistent with the $150 per caliper inch tree replacement fee that applies to the Wilson Bridge corridor.

NOW, THEREFORE, NCR Stafford and City hereby agree as follows:

1. Restriction. NCR Stafford and City agree that, during the Restriction Period, all apartment units located on the Property (including associated improvements, the "Project") shall be made available for rental and shall be rented on a continuous basis to members of the general public. NCR Stafford, for itself and all of its successors and assigns with respect to the Property, agrees that it shall maintain at least thirty-four (34) of the Units on the Property (i.e., the Affordable Apartments) as "Affordable Housing". For purposes of this Agreement, the term "Affordable Housing" shall mean that for each particular Affordable Apartment, gross monthly rent shall not exceed a level which is sixty percent (60%) of the monthly area median income (AMI), adjusted for family size as determined by the United States Department of Housing and Urban Development.

2. Duration of Restriction. The Restriction provided in Section 1 of this Agreement shall begin on the date that NCR Stafford is issued a certificate of occupancy for the Stafford

Village redevelopment and shall end on that date that is thirty (30) years thereafter (such period of time to be referred to hereinafter as the "Restriction Period").

3. City Enforcement. City shall be deemed to be the sole beneficiary of the terms, conditions, agreements, restrictions, and requirements of this Agreement and, as such, shall be permitted to enforce the same. During the Restriction Period and no more frequently than twice in any calendar year, City may request that NCR Stafford provide a written certification to City indicating that the Project has been compliant with this Agreement for the immediately preceding 12-month period, with such certification to be accompanied by reasonable written documentation to support the certification (the aforementioned certification and supporting documentation to be referred to herein as the "Certification"). Should NCR Stafford fail to provide a Certification within thirty (30) days after it receives a written request from City, then City shall be permitted to pursue an action in court to compel the delivery of the Certification, including but not limited to injunctive relief.

4. Term and Amendment. This Agreement shall be effective during the Restriction Period unless earlier terminated with the written recorded consent of the City and NCR Stafford. Upon the expiration of the Restriction Period, this Agreement shall terminate without further action required by NCR Stafford or City. Any amendment to this Agreement shall be provided only by a written instrument that is executed by both NCR Stafford and City and acknowledged in recordable form, with consent to the amendment to be provided by action of its City Council and attached to the amendment. Notwithstanding the foregoing, NCR Stafford shall be permitted to execute and record a written amendment to this Agreement with the prior written consent of City staff in order to correct a scrivener's error in this Agreement or to make other reasonable revisions which are not material in nature.

5. Tree Replacement Fee. The City agrees to waive the requirements of Worthington Codified Ordinance Section 1174.05(c)(2)(B) for the Stafford Village redevelopment by reducing the tree replacement fee to $150.00 per caliper inch from $450.00 per caliper inch, conditioned upon the execution and recording of this Agreement.

6. Tax Increment Financing. If the City decides to pass the TIF Ordinance, NCR Stafford agrees and consents to the City preparing and filing with necessary governmental authorities all necessary applications and supporting documents to obtain the exemption from real property taxation authorized by the TIF Statutes and the TIF Ordinance. NCR Stafford, on behalf of itself and each subsequent owner, agrees that it shall assist and cooperate with the City, and that it shall cause each subsequent owner by deed or declaration to assist and cooperate with the City, in the preparation and filing by the City of such applications and supporting documents that are necessary to enable the City to collect Service Payments thereunder (including, but not limited to, NCR Stafford signing and timely filing the Ohio Department of Taxation DTE Form 24), and NCR Stafford and each subsequent owner shall cooperate with the City in connection with the preparation and filing of the initial and any further applications required to accomplish that purpose, and will not undertake any acts which would prohibit, prevent, delay or hinder the

City from obtaining the Service Payments. NCR Stafford agrees, for itself and its successors and assigns, to pay all Service Payments with respect to the Property pursuant to and in accordance with the TIF Statutes and the TIF Ordinance. Each semiannual payment of Service Payments shall be in the same amount as the real property taxes that would have been charged and payable against the Property had an exemption from taxation not been granted, Notwithstanding the foregoing, nothing in this provision shall be read or implied to compel NCR Stafford or City to enter into any separate written agreement relating to the creation of the contemplated tax increment financing district or the use of Service Payments generated therefrom, it being acknowledged by both parties that such an agreement, if mutually desired, shall be the subject of a separate negotiation between them and will require separate action by City Council.

7. Cost of Enforcement. If an action is brought by the City for the enforcement of any provision of this Agreement, NCR Stafford, and only to the extent that NCR Stafford is found to be in default or breach of this Agreement, will pay to the City all costs and other expenses that become payable as a result thereof, including without limitation, reasonable attorneys' fees and expenses.

8. Effective Date. This Agreement shall be executed by the parties promptly following the first date when City Council action to approve it becomes legally effective, and the parties shall exchange written versions of the executed Agreement for their respective records. The City shall then hold the executed version of this Agreement until such time as the first building permit for the Project has been issued. Following such issuance, the City shall record the executed version of this Agreement with the Office of the Recorder of Franklin County, Ohio and then deliver written notice of the recording to NCR Stafford. The terms, conditions, agreements, restrictions, and requirements contained in this Agreement shall be effective on the Effective Date, provided, however, that no enforcement action may be taken by the City hereunder until such time as this Agreement is recorded.

9. Venue and Law. City's rights to enforce the terms of this Agreement shall be enforceable only in the Court of Common Pleas of Franklin County, Ohio, by applying the laws of the State of Ohio.

10. Subordination. This Agreement shall, upon the recording of a mortgage or other lien on the Property, be deemed to be subordinate to such mortgage or lien without further action by NCR Stafford or City. City agrees to timely execute any subordination, non-disturbance, and attornment agreement (an "SNDA") or similar instrument if requested by NCR Stafford, its successors or assigns, or their respective lenders.

11. Restriction Runs with the Property. It is the intent of that the covenants, restrictions, agreements, and obligations in this Agreement shall constitute covenants that run with the Property and therefore shall be binding upon all of NCR Stafford's successors and assigns in interest with respect to ownership of the Property. The term "NCR Stafford", as used herein, shall mean the business entity that originally signs this Agreement while that entity has

ownership of the Property, and shall mean the successors and assigns of that entity with respect to ownership of the Property after such time as NCR Stafford no longer owns any portion of the Property.

12. Recording. Upon execution of this Agreement, an original counterpart of this Agreement shall be placed of record in the real estate records of the Recorder of the County of Franklin, Ohio with respect to each parcel comprising the Project.

13. Conflicts with Laws. In the event of any conflict between this Agreement and the requirements of applicable law, the requirements of applicable law shall prevail.

14. Severability. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions.

[Signature page follows]

IN WITNESS WHEREOF, NCR Stafford has caused this Agreement to be executed by duly authorized representative as of the date set forth below, so that this Agreement shall be effective on the Effective Date.

NCR Stafford:

NATIONAL CHURCH RESIDENCES STAFFORD WORTHINGTON OH,
an Ohio not-for-profit corporation

By: _____

_____
Print Name

_____
Title

_____
Date

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, a Notary Public for the State of Ohio, appeared the above named _____, who acknowledged that he/she signed the foregoing instrument as the _____ of National Church Residences Stafford Worthington OH, an Ohio not-for-profit corporation, and that his/her signing was his/her free act on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this ___ day of _____, 2020.

_____
Notary Public

IN WITNESS WHEREOF, City has caused this Agreement to be executed by duly authorized representative as of the date set forth below, so that this Agreement shall be effective on the Effective Date.

City:

CITY OF WORTHINGTON,
an Ohio municipal corporation

By: _____

Print Name:_____

Title:_____

Date:_____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, a Notary Public for the State of Ohio, appeared the above named _____, who acknowledged that he/she signed the foregoing instrument as the _____ of the City of Worthington, an Ohio municipal corporation, and that his/her signing was his/her free act on behalf of said municipal corporation.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal this ___ day of _____, 2020.

_____
Notary Public

Approved as to Form:

By:_____
Tom Lindsey, Law Director

This instrument prepared by:
Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

RESOLUTION NO. 10-2020

Approving Appointments to the Community Relations Commission.

WHEREAS, the Community Relations Commission is composed of nine voting members, at least seven of which shall be residents of the City, all appointed by the Worthington City Council to serve three-year terms; and,

WHEREAS, there are three vacancies on the Commission; and,

WHEREAS, City Council has accepted applications and interviewed candidates to fill vacancies.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Meg Kane and Maria Ramirez are hereby appointed to the Community Relations Commission for unexpired terms ending May 31, 2020 and these individuals are re-appointed to terms beginning June 1, 2020 and expiring on May 31, 2023.

SECTION 2. That Beth Mirmelstein is hereby appointed to the Community Relations Commission for an unexpired term ending May 31, 2022.

SECTION 3. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book upon its adoption.

Adopted _____

_____
President of Council

Attest

_____
Clerk of Council