

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

February 14, 2013

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Chris Hermann arrived at 7:38 p.m.; Mikel Coulter; Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of January 24, 2013

Mr. Coulter moved to approve the minutes. Mrs. Lloyd seconded the motion. All members said, “aye”.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. New

- a. Alterations – **140 W. New England Ave.** (Sean Kocheran/Cooke) **AR 06-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant’s house sits on the northeast corner of New England and Evening Street. They would like to construct a small addition to be a mud room and also convert a formally screened in porch by adding double hung windows. It was not certain what type of siding was to be used. The applicant would like to get two different types of siding approved until they decide which one to use. They plan to use either lap siding or board and batten. Mrs. Bitar also stated the applicant plans to re-side the entire house, which is now aluminum siding, with hardiplank siding. The applicant also wants to replace all the windows in the home. The windows on the front will still be divided light windows, and on the side and back they would like to use single pane windows. The new windows will also match what is being used on the room addition.

Mr. Hunter asked if the applicant was present. Mr. Sean Kocheran approached the microphone and stated he is the contractor and his address is 351 W. South St., Worthington, Ohio. Mr. Kocheran said he agreed with Mrs. Bitar's summary, except that his client plans to use divided light windows on three sides of the house, instead of just the front. Mr. Kocheran said his client is also eliminating the storm windows on the back during the remodel and replacing them with insulated windows. The garage will also have new divided light windows. Mrs. Holcombe asked which windows would not be divided light, and Mr. Kocheran said the back windows will be different.

Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant is proposing changes to an existing sunroom on the north side of the house, and future replacement of windows and siding for the entire house.
2. The sunroom currently has storm windows with aluminum lap siding below. Aluminum clad wood double-hung windows are proposed. The windows will span the east side as they do now, with a door at the southern end. Four new windows are proposed on the west side. On the north elevation, two windows are proposed at the corners to allow room for an interior gas fireplace with a mantel. A vent is proposed in the middle of the wall.

A 3' x 5' addition is proposed on the west side that will realign the western sunroom entry to face north, and create an opportunity for a mudroom on the interior.

Two versions of siding are proposed, board and batten and horizontal lap, both of which would be a cementitious material. The majority of the house has aluminum lap siding, but the garage has board and batten. Both versions are included in the packet, but the homeowner prefers the board and batten.

3. The homeowner would like to replace the other windows in the house with windows to match those proposed for the sunroom. All windows will be divided light to match the existing except those on the rear of the home. Also, replacement of the siding with a cementitious product is proposed.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY SEAN KOCHERAN TO MAKE ALTERATIONS AT 140 W. NEW ENGLAND AVE AS PER CASE NO. AR 06-13, DRAWINGS NO. AR 06-13, DATED JANUARY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING

WITH THE CONDITION THAT THE SUNROOM WILL BE WHITE AND THAT THE HOME WHEN RE-SIDED BE A PALE YELLOW TO MATCH THE EXISTING.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. Addition – **5750 N. High St.** (St. Michael Catholic Church) **AR 08-13** (Extension of COA #AR 23-11)

Discussion:

Mrs. Bitar reviewed the facts from the application. St. Michael's church had originally received approval for their addition back on March 24, 2011. They would now like to proceed with their plans and are asking for an extension of time to complete the project. Mrs. Bitar reviewed the photographs from the original application with the Board members. Mrs. Bitar also stated there was a Boy Scout that constructed one wall of the dumpster enclosure. The wall that faces High Street is now there. It is assumed the rest of the dumpster enclosure will be finished with the rest of the project.

Mr. Chris Myers of Myers & Associates approached the microphone and stated his address is 232 N. Third St., Columbus, Ohio. Mr. Myers explained he is the Architect that has been hired for the project. Mr. Myers said the only change to the original plans is that they will not be installing a ridge sky light as originally planned due to budget constraints. Other than that, the exterior components are the same as originally approved. Mr. Myers said they just finished pricing the project, and Korna Cocosing will be the contractor. If his plans are approved then Mr. Myers intends to apply for building permits next week. Mr. Sauer said he thought it will be a nice addition. Mr. Myers said that it took a while to raise the money for the addition.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application but no one came forward.

Findings of fact:

1. An 8600 square foot addition is proposed for the northwest corner of the church. The addition will include a ground floor level, and a lower level, and will house a number of uses, including the church offices.
2. The addition has been designed to match the church in style and materials, to include red brick with stone accents, copper gutters and downspouts and aluminum clad wood windows. Standing seam metal is proposed for a small gable on the front of the addition, and the sloped roof above windows on the south side of the oratory. Dimensional asphalt shingles are proposed for the rest of the roof, except the inside area to house mechanicals will be membrane. Skylights are no longer proposed at the ridge of the oratory roof. Black metal rails are proposed at the stairs entering the building. Material samples have been submitted.

3. The landscape plan identifies shrubs, perennials and trees to be planted. Three existing trees are proposed for relocation. Pavers are proposed between the addition and the existing rectory and a new sidewalk will be constructed along the north and west sides of the new structure.
4. A brick enclosure will be constructed for the dumpster on the north side of the parking lot, near the church.

Conclusion:

1. The proposed addition is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY CHRISTOPHER MEYERS, AIA TO EXTEND THE APPROVAL OF CERTIFICATE OF APPROPRIATENESS NO. AR 23-11 BY ALLOWING CONSTRUCTION OF AN ADDITION AT 5750 N. HIGH ST. AS PER CASE NO. AR 08-13, DRAWINGS NO. AR 08-13, DATED FEBRUARY 5, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

1. Unfinished

- a. New Residential Buildings – **7227 N. High St.** (M&A Architects/The Shops at Worthington Place) **AR 110-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. There are four separate applications: Architectural Review; Conditional Use Permit for residential in C-2; a subdivision to divide off the northwest lot for the shops; and an Amendment to Development Plan for the entire site. The applicant would now like to include office space on the first two floors of the apartment buildings. Mrs. Bitar said the City has been requesting that this site has a mix of uses. She provided an outline of what is being proposed.

Building number one is proposed for the area where the James Tavern was located and it will have two parking decks that do not communicate. The first level would come in off of Corporate Hill Drive. The grade between Corporate Hill Drive and the bottom floor of where the building will be is rather steep. Mrs. Bitar said that she spoke with the Architect about it and was told that they may be sliding that drive further to the southwest so there will not be a steep drive getting into the building. The second parking deck will have access off of the east side of the building in the back. The first deck will accommodate parking for the office space and some of the

residential units, and the second floor would be just for residential. Mrs. Bitar said she emailed out information regarding a change in the unit count. There will be a total of 205 units, with 146 of those being in building one, and 59 units in building two. There will be approximately 22,000 square feet of office space; 11,000 square feet in each building of Class A grade office space. Mrs. Bitar said staff still needs to know about the connections planned for water and sewer.

Mrs. Bitar said the traffic study recently became available and she briefly looked at it. The major breakdown is in the area of W. Wilson Bridge Rd., and Old Wilson Bridge Rd. during rush hour in the evening, which staff and Board members were already aware of. She mentioned options of a new traffic light at Wilson Bridge Rd. and Old Wilson Bridge Rd, or a connection on the east side of the 300 W. Wilson Bridge Rd. property. Mrs. Bitar said the 300 W. Wilson Bridge Rd. property was recently purchased by a group in Canada, and the new owners prefer to wait and see what happens to the nearby properties for the next year or two before making any changes. She said this redevelopment will probably spur other redevelopment in the corridor.

The City has committed to help with improvements in lighting, walking and bike paths, and landscaping in the corridor. At that time she said she would let the Architect discuss the drawings and if possible have the applicant discuss the traffic study.

Mrs. Bitar said staff is trying to get a general feel for what is still needed as part of this application in order for the Board members to make a decision. Two of the elements will be going on to City Council for approval as well, so a very thorough review process is needed. A decision was not expected this evening.

Mr. Hunter asked if the applicant was present. Mr. Nelson Yoder approached the microphone and stated he is with Crawford Hoying Development Partners. Mr. Yoder said they had originally proposed a row of townhomes, but those townhomes would have taken up about 100 parking spaces on the north side of the mall which seem to be more and more used. Mr. Yoder said they decided to take a look at the original plan that was made up of two components. There was a townhome building and a flats building. The flats building took of a majority of the west side of the parking lot of the mall. He said their goals were to take a look at this project in such a way to preserve a vast majority of the parking at the north entrance and still have a viable parking area on the west side and also develop a critical mass of units that would accomplish it's goal to invigorate the mall in general with residential units.

Mr. Yoder said he believes they have come up with a solution that meets the short and long term goals of the mall as well as some of the goals that the City suggested. Office space has been added to the units along Wilson Bridge Rd. and they made sure there will be adequate parking spaces for the mall. Mr. Yoder introduced another speaker/co-worker by the name of Steve Kolwicz from POD Design. An aerial overview of the mall area was displayed on the overhead projector. Mr. Yoder said that Mr. Tom Carter was available for discussions regarding the traffic study.

Discussed first was the proposed elevation on the old James Tavern site. The first two floors of the new building will have 11,000 square feet of office space. There will be 140 parking spaces

available on the ground floor which will be accessed from Corporate Hill Drive. The entrance for the parking garage is flat and does not communicate with the other parking deck.

Mr. Yoder said building number two will be served by a forty-four space parking garage under the building, as well as a forty-eight space captive parking lot west of the building. This amount was determined by allowing one and a half spaces per unit, or one per bedroom. Building number one has 147 units that are split fifty-fifty between the number of one and two bedroom units. The apartment frontage also has enough parking spaces for one space per bed. There are an extra sixty spaces available that are intended to be used by the occupants of the office space. It is planned that the sixty spaces for office use will be vacant over the weekends to help with overflow for the apartments.

Next discussed were photographs of building number two which Mr. Yoder said was the smaller building. It has a similar look but will be a little different and has its own identity. Mrs. Bitar asked for clarification on a blue area. Mr. Yoder said that it was a coloring issue and that the side of the building will not be blue. He said it was a hardiplank architectural green color. He said it was not well represented at all. Mr. Yoder said that he will bring material samples with him to the next meeting.

Mr. Yoder said the main access to the building is through the drive into garage. Mr. Yoder said it was important to Mr. Carter and his company that there is enough parking on the site. Mr. Yoder said that there is a back door to the lobby area. Tenants that live in the building will either park below it, or beside it on the west side of the building where there will be an entrance. Mr. Yoder showed a rendering of what the building will look like on the site. He said that as the grade rises on the site, the building will be stepping down along Wilson Bridge Road and stepping up as they work their way back through the site to work better with the landscape.

On the first two floors will be Class A office space which was depicted with white stone and glass. Facing on Wilson Bridge Road there will be apartments above. The step that occurs on the elevation will be the parking garage down below. Mr. Hunter said that he was somewhat confused because it is about sixteen feet from the surface of Wilson Bridge Road to what used to be the James Tavern area. He said the most things he was concerned about are the hills between what was being shown as the entry to the building. Mr. Hunter said the elevation seems to be higher than what is represented on the drawings. Mr. Hunter said he walked the area that same day. Mr. Hunter said the building seems lower or the land seems higher than is actually is. Mr. Hunter asked if the building was cutting into the hillside and Mr. Yoder said yes. Mr. Yoder said that he was not sure what the actual cut of the building into the hillside will be; they have hired EMH&T to help with that matter.

Mr. Yoder said they are matching the grades at the upper elevations with the parking garage. He said they anticipate a substantial amount of cut into the hill where they are benching the parking garage. He said the area is very sensitive as to what impact it will have from soil export and retaining wall for the project. The deeper it goes there will be more retaining wall at the rear of the building and they are looking to balance it nestled into the hill. Mr. Yoder said that between now and the next meeting he will be studying the area to make sure that the grades are correct.

Mr. Yoder said when they received the photographs from POD there was a slight change in elevation on the rendering. As the drawing is shown, Mr. Yoder said there is a need for a three foot retaining wall off of the front edge of the building. Mr. Yoder directed attention to a patio that will extend from the front of the location to be used by the tenants of the commercial office space. Mr. Hunter said that Mr. Yoder might find that there is a significant difference in the height at the James Tavern sight than what is represented on the drawings. He said the old James Tavern pad is much higher than what is shown.

Mr. Yoder said that he was turning the meeting over to Mr. Steve Kolwicz to discuss site circulation. Mr. Kolwicz said he is a Principal with POD Design, 100 Northwoods Blvd., Columbus, Ohio 43235. Mr. Kolwicz said he took suggestions from the previous meeting and tried to make the site blend together so it seemed like they were part of the same campus or local. Mr. Kolwicz said that streetscape was enhanced with all the pieces knitted together with one framework for vehicular and pedestrian traffic. He said as they took a look at the site they realized the intersection of Corporate Hill Drive and the unnamed intersection at the light that leads into the mall by Insight Bank is a pretty important thoroughfare. He explained the vehicular routes through the mall site and said there was an exit missing from Wilson Bridge Road to the north. He said it was important to keep as much parking as possible for both tenants and shoppers without losing the streetscape for pedestrians. He said they want to take the back portion of the parking lot by Joseph A Bank and make it more pedestrian friendly. Mr. Kolwicz said they also made the entrance to the mall more ADA accessible by creating a ramp which is accessible from the nearby handicapped parking spaces.

Mr. Kolwicz stated in building number one, referencing number nine of drawing, is a pedestrian walkway which leads to the entrance of the building from the west parking lot. He said they paid close attention to allowing as direct access as possible through any of the vehicular areas through the mall portion of the property. He discussed two crosswalks with specialized paving as to encourage slower vehicular movement through those areas and would give you direct access to the mall from the buildings. He also said on building number two there is a stairwell that exits the building where there is some landscaping and seating areas which leads to the west end of the mall. The streetscape drive will be asphalt and the parking spaces are envisioned to be a permeable concrete. At the far north end of building number two, there is a space between the sidewalk and the building which is envisioned right now to be a small pocket park. Mr. Kolwicz said Mr. Yoder had asked it to be designed in a way to be a dog park format. He said there will also be additional landscaping and seating around the perimeter. The pocket park is likely to have an artificial pet friendly turf. He said it is similar to what was used in the Johnny Appleseed Garden in the mall. Directly to the west of building number two, referencing number eight on the drawing that those trees will remain as they do today.

Mrs. Bitar asked Mr. Kolwicz if speed bumps will still remain part of the plan. Mr. Kolwicz said they have not gotten to that level of detail yet. He said speed bumps will be addressed at some point as they get into more detail but part of the circulation benefit, the way that it is set up right now, is that there is an offset intersection so you do not have just a pass through on the site. He also said there will be a discouragement of people just trying to blow by through the site just from the nature of having to come through the stop sign, turn, stop sign, and make another turn before getting to wherever they want to exit the site. The entrance to the parking lot, west of

building number two, will be gated for resident access. Mr. Kolwicz said there will be a desire for fire access of some sort, but the area is not intended to be driven through. Mr. Hunter said he would like to see the exit labeled number 5 on the drawing go away and make the area just a parking lot. Mr. Kolwicz said it was drawn that way as an option.

Mr. Sauer said he liked the concept of the drive but was concerned about the width of the road, and thought it was rather narrow for a road that will be going around the entire mall area, and it might be difficult for the Worthington Fire Department to get through. Mr. Sauer also asked if there could be angled parking on the east side of the building instead of the west side. Mr. Coulter asked when the traffic study would be done. Mrs. Bitar said that it was emailed earlier in the evening because it just became available before tonight's meeting. Mr. Coulter said he likes the changes that were made to the parking areas, and agrees with Mr. Sauer's concerns. He's also anxious to see the results of the traffic study. Mr. Coulter said coming in to the mall area is not an issue; it is more of an issue coming out of the area. It will be really difficult with rush hour traffic to get out of the area between 4:00 p.m. and 6:00 p.m.

Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter said the traffic study was not available until 4:30 p.m. He asked the Board members to take some time and review the study and if there are any questions to let him know and he will have his Engineers take a look at the issues and address them accordingly. He said they are all on the same page and it is important for this to be done correctly.

Mr. Hunter asked if the entrance to the second floor parking lot was gated. Mr. Kolwicz's said it is planned to be. Mr. Hunter said he visited the mall area the past two mornings and also about 2:00 p.m. this afternoon and noticed that the west lot was relatively open but that is also the lot that is disappearing. He felt the cars that were there this afternoon would fill the lot area where Joseph A Banks is and it may be necessary to gate that area for residents only. Mr. Sauer asked where guests of the residents will park. Mr. Yoder said there will be about 60 extra parking spaces on the first level of the garage. Mr. Yoder also stated there will be two lobby entrances on the first level, and they will be working on a shared parking plan with nearby businesses. They may also use meters for some spaces for temporary parking. There will also be an additional 100 spaces at the north end of the mall because of the new drawings.

Next Mr. Yoder discussed the layouts of the new buildings. There is a dedicated lobby entrance proposed near the office space, coming in off of the garage. There will be a glass entrance into the lobby from their space, it will be a rated wall, using a fire shutter to address code concerns. There will be a lobby that bridges all the way though from the garage out to Wilson Bridge Road. There will be a front door visual entrance with an exterior patio with access via stairs for pedestrians to Wilson Bridge Road. There will be a center core lobby to subdivide the space into multiple users. There is a two story elevator and two story open stairway that is intended to be high end office space.

Mr. Yoder said the apartment renters will have their own separate lobbies. The entry will be through the corner of the garage. He said that one topic that has come up is the grade on Corporate Hill Drive, and its steep incline getting into the garage. He said they have had discussions where to put the curb cut but that location is the best near the entrances, but it is still

possible it may be shifted to another spot away from the apartment lobby. He said that it would make the apartment lobby safer and work better with the existing grades.

The apartment lobby will have its own dedicated elevator. The amenity area is still in the planning phase. One building will have a 100 by 100 sq. ft. pool deck. Mr. Yoder explained that they will be working with POD on that design, including outdoor seating and grilling areas. The amenity deck for the other building will be approximately 70 by 90 sq. feet. It will have a different personality than the other deck. It will still have outdoor seating and grilling areas, but a water feature instead of a pool. It will still be a great place to be, but not as loud as the pool area will be. It could possibly have a water feature that is taller than one story for white noise.

Mr. Yoder explained that there have been some discussions about a roofed deck on the sixth floor of the one building, but may install the roofed deck on the other building instead since the first building will have a pool deck. The exterior of the building will be stone and glass below the band and brick above the band. Where there is white it will be Hardiplank. Mr. Coulter asked if Mr. Yoder will be using real stone and brick. Mr. Yoder said no, it will likely be thin stone and thin brick, but they still need to discuss those options. He said they are using thin stone and thin brick on the property that is currently being built in Upper Arlington.

Mr. Hermann asked Mr. Yoder a question regarding the structure of the building and Mr. Yoder answered that there will be a fire wall between the parking structure and the office portion, and they will be paying attention to the code requirements. Mr. Coulter asked about the mechanicals that will be used. Mr. Yoder said they will be using only a few roof top mechanicals and they will hold them back from the front so that they will not be very visible. Mr. Coulter said the Board members will want to see the sight lines of the equipment, and he would like to see the area softened up by maybe a green garden up on top of the building. Mr. Yoder said that is a possibility.

Mr. Hermann asked if there was any concern about the amenity deck pieces being too dark and creating a well. Mr. Yoder said that because that area is a single loaded corridor the one wall will be created as a focal point where they will locate their water feature, and there should not be a problem. He said that both buildings will be unique in having their own personalities and exciting places to live.

Mr. Sauer said that he wanted to express his concerns. He said this is a very big building and he does not mind that, but the only way out is through the garage. Whether it is a resident or someone who works in the offices, or a guest, the only way in and out of the building is through the garage, and that really bothers him. Mr. Sauer said that he understands that there is a small patio planned out near the front of the building, and that the employees might enjoy that area to sit outside, but to everyone else in the building the front patio area is useless.

Mr. Sauer said if he was going to rent someplace he wants it to be a fun environment with ease of getting in and out of the building, not just the garage. Everyone that will want to take a walk, or walk the dog, or go on a bike ride, will have to exit through the garage and make their way to a sidewalk somewhere. He said he didn't find the current plan very appealing, and why would

he want to rent this apartment. He said that he wants this project to be very successful and wonders if it has the aspects to succeed.

Mr. Sauer asked why he would rent an apartment whose view looked directly into another apartment across from the courtyard. He said he would much rather see a ten story building developed where you get the same number of units, it's a lot taller but at least there is some ground around and space that provides for amenities, and a nice lobby entrance where guests can be dropped off instead of having to go through the garage to enter the building. He feels that a taller building would be better than having the building be built from curb to curb to curb. He feels that the current building looks fat and squatty and takes up the entire property and does not look appealing. He said that he did like the design of the smaller building and thinks that it will be more successful.

Mr. Coulter said that he disagrees, and that he likes the bigger building better. Mr. Hunter explained that is the reason for having five members on Commission and Mr. Coulter agreed that each Architect on the Board looks at the design from different perspectives. Mr. Coulter said that he stayed overnight in a similar looking building in St. Louis and thought the building was astounding. Mr. Coulter said he did share the one concern that Mr. Sauer had and that is that there are not enough elevators for a building with four floors of residents. He said that with the population that will be in the buildings, and everyone leaving for work at the same time, it will be a common complaint. He feels there should be at least two elevators in each corner of the building. One elevator in each corner will be problematic. Whether residents will be going to work, coming home, going out for dinner, whatever, there is a strong need for more elevators with that number of residents. Mr. Coulter said he thought that the architecture was nice, but that the Board members will still need to see more detail as to where the white blocks are, and where the mechanical units are going to set, and what the sight lines are. Mr. Coulter did not feel that the smaller building was as attractive, but it works, and he likes the parking lot down below.

Mrs. Lloyd said she believes that people will gravitate towards different types of atmospheres, where one building is in the thick of things, and the other building is on the outside.

Mr. Coulter said that one thing that would help the Board members is a cross section drawing, showing the mall going all the way down to the bottom of Wilson Bridge Road so that you can see those elevations like Mr. Hunter discussed earlier.

Mr. Hunter agreed with Mr. Sauer that this building does not have an entrance for the apartments. He is absolutely right about having to go through the garage regardless of where you are coming in. Mr. Hunter said that there needs to be more of a public like lobby. Mr. Hunter said that he is not sure how anyone can use the streetscape because of the elevation in that area.

Mr. Yoder said that a good example of that would be a project that he worked on in Dublin, Ohio and that he would forward pictures from that project to Mr. Hunter. Mr. Yoder said the lobby bridges from the parking lot and goes through to the other side. The other side is similar to the one in the drawing with roads wrapping all around it, and the streetscape became a fantastic outdoor space for the employees. Mr. Yoder said that they have added grills and umbrella tables

and the employees can use it as an extension of their office space. Mr. Hunter said that the Board members need to see more details about such spaces. Mr. Yoder said that they will bring more details about such key areas at the next meeting, including more details about the pocket park on the north side, and the streetscape along side building number two. Mr. Yoder said that they feel that the entrance to the apartment project will be off of Corporate Hill Drive.

Mr. Hunter said that he would like to see a covered motor court entrance outside of the buildings to drop people off, without getting rained on, whether a resident or guest, instead of always having to use the garage entrance. Mr. Yoder said that one idea could be creating a gated motor court, or motor court on the upper level and then gates inside the garage so you can get beyond at check point.

Mr. Hunter expressed the importance of the quality and durability of these buildings and that it will be discussed at all future meetings. Mrs. Holcombe agreed that quality is something that the Board members are going to be most concerned with. She felt that there are a lot of one bedroom apartments and quality is an important factor, no matter how many bedrooms. Mr. Yoder said that they have a lot of investment going into this project and they too want to see it be very successful for at least the next thirty years. Mr. Hunter said the Board members need to see a lot more detail than what has been presented, and that detail will live as part of the development plan and work into the future. He said that this facility is not particularly within the Architectural Review District but the standards are important to its viability and we want to see the success outlive the corporate ownership of the building.

Mr. Hermann said the Board members are really excited about the mix of uses for this property, the synergy between the mall and the residential density with the mixed use. He said what makes this work and be really attractive is not just the building units and the amenities and the shops, but the spaces that are created around them (the streets). Mr. Hermann said that he would like to have a broader discussion, including Mr. Carter, of how to make the pedestrian connections a long term success. For example how to get the sidewalk connections from the Wilson Bridge Rd. piece that runs by Joseph A Banks, that apron, how that connects into the system. There also needs to be a discussion with the City of Worthington of how Old Wilson Bridge Rd. will connect to the bike path. He said also said there needs to be spaces on both sides of the streets. We need to come up with a standard of what we want Wilson Bridge Rd. to look like and it needs to respond to your building because it will be setting the tone. Mr. Hermann also said there needs to be a much more formal landscape with sidewalks, and a connection to the bike path for this type of density. He also said that he had one request, and thinks that it would be very helpful for the City and this Board and Commission, if you could just drop some massing on the Insight Bank site and the back of the AT&T building (300 Wilson Bridge Road) and the opposite side of Corporate Hill Drive., to show what would fit with building number one and two. He feels that the standards for the new buildings will be setting the stage for the area. Mr. Hunter said that if someone walks out of the Ville Charmante area and crosses the street, there are no sidewalks available to walk up Corporate Hill Drive.

Mr. Myers said it is his remembrance that the proposal for the bike path comes up Old Wilson Bridge Rd. around the back of the mall and Mrs. Bitar said that is correct. Mr. Myers said he did not see anything on the plans of how someone would get a bicycle down to the river. Mr. Myers

said that if he were living in building number two, and just to the north is an amenity that he would really like to use, the bike path, there is currently no way to get to the path. The City is willing to spend several thousands of dollars to continue the bike path up to the mall and he would like to see a connection to the bike path from buildings one and two. He believes if the developers want to market to an urban crowd, they will need to figure out how to make a connection to the bike path.

Mrs. Bitar asked if there would be any secure bike parking. Mr. Yoder said that on building number two there are some very large storage areas that could be used. He said that at the Upper Arlington location they have a bike area with a camera on it, and there is a gate that needs a key to get through and it is located in one of the corners of the parking garage. That way people do not have to take their bikes on the elevators. Mr. Yoder said that they would take care of that and make sure to set up a secure bike area and develop a connection to the bike path before the next meeting.

Mr. Hunter asked if there was anyone in the audience that wanted to speak about this project. There were two people interested. The first speaker approached the microphone and stated her name is Mrs. Jo Anna Kralian. Mrs. Kralian said her address is 245 St. Antoine St., Worthington, Ohio, and her home is located across the street from this apartment project. She explained that she had the good fortune of living in San Francisco for about a year and this building would have fit in the same community almost perfectly. She thought it might be missing something. She said she asked herself, "what if I was looking for a place to live?" She said that she agreed with what the Board members discussions. Mrs. Kralian said that there is a lack of sidewalks. She explained that people living in apartments want to get out the front door and be able to walk places, not have to cross odd areas. Mrs. Kralian had a question about everything being in the garage. She asked the developer how he intends people to move in? She asked him if tenants have to drive a rental truck into the garage, and move all their furniture up in one elevator? Will there be a service elevator? She feels that it will be very difficult for people to move in and move out of the building. Mrs. Kralian also felt that the building was very big. She said that the developer of the San Francisco building incorporated as much nature as possible into the project which included a rooftop garden. She said the large building was built to look like connected towers with rooftop gardens. It could also be a nice gathering place for people. Mrs. Kralian also wanted to know if pets will be accepted. If so, will people have to walk outside, possibly in the rain, to go to the dog park? What if every tenant has a dog, will the park be big enough? Will all the dogs have to go down the elevator and out through the garage? She would also like to see sidewalks everywhere and plenty of good lighting. Will the parking garage have security? Mrs. Kralian said that single women will not want to park in a basement that does not have secured parking. She also asked if every unit will have a washer and dryer. The answer was yes. She also suggested that more two bedroom units be built because people outgrow one bedroom units very quickly.

The second speaker was Ms. Sandy Byers, who approached the microphone and stated she lives at 139 St. Julian St., Worthington, Ohio. Ms. Byers said she lives in the Ville Charmante condominiums also, and has also participated with the Wilson Bridge Road steering committee. She asked Mr. Yoder if he was planning the parking by one spot per bed, and Mr. Yoder said yes. Ms. Byers said she is concerned about the setback from Wilson Bridge and the height of the

building. She said their condominiums are right across the street and the way the drawings are now, the balconies from the apartments will have a direct view into their open patios and windows and she has a concern about that. Ms. Byers said that she liked Mr. Sauer's suggestion of moving the building back a bit. She said that her neighbor already mentioned the concern about needing sidewalks and lights because Wilson Bridge Road is very dark. The condominium owners have put a lot of money into landscaping and she hopes that they will reciprocate.

There were no other speakers.

Mr. Hunter said the key will be that this project is pedestrian friendly, bike friendly and person friendly. Mr. Hunter said that drawing is misleading on the eastern exposure on building one because that parking does not exist. That area is the drive-thru and ATM Line for the Insight Bank building.

Mr. Carter said he had one other point to make about Mr. Hermann's suggestion about the overall macro. He said they have spent some money with Bird Houk to do that study for the Wilson Bridge Rd. Corridor and that they might want to bring those guys into play also because they put a lot of thought into it. He said we are all trying to grapple with the macro, traffic, pedestrian and bike issues and they probably have already have put more thought into it than us individually.

Mr. Sauer asked if a variance was needed for along Wilson Bridge Rd., and Mrs. Bitar said no, they are right at the setback line.

Mr. Coulter moved to table the unfinished business for the residential buildings before the Architectural Review Board and Mr. Hermann seconded the motion. All members said "aye".

C. Municipal Planning Commission

1. Conditional Use Permit – Unfinished Business

- a. Residential Uses in C-2 Zoning District – **7227 N. High St. and 160 W. Wilson Bridge Rd.** (M&A Architects/The Shops at Worthington Place) **CU 09-12**

2. Amendment to Development Plan – Unfinished Business

- a. New Residential Buildings – **7227 N. High St. and 160 W. Wilson Bridge Rd.** (M&A Architects/The Shops at Worthington Place) **ADP 11-12**

3. Subdivision – Unfinished Business

- a. Preliminary Plat – **7227 N. High St. and 160 W. Wilson Bridge Rd.** (M&A Architects/The Shops at Worthington Place) **SUB 03-12**

Mr. Coulter moved to table the remaining agenda items with the Municipal Planning Commission. Mr. Hermann seconded the motion. All members said "aye" There was no other

business to discuss. Mr. Coulter moved to adjourn the meeting and Mrs. Holcombe seconded the motion. The meeting adjourned at 9:57 p.m.