

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

February 28, 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; Mikel Coulter; Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Planning 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 February 14, 2013

Mr. Coulter moved to approve the minutes, and Mr. Sauer seconded the motion. All members said, “Aye”.

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

**1. New**

- a. Fence – **701 Evening St.** (Ashley & Blair Fujii) **AR 07-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked for the applicant and Mrs. Ashley Fuji approached the microphone and stated she lives at 701 Evening St., Worthington, Ohio. There were no questions asked. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. There is a 42” high chain link fence on the south and west property lines that the property owners would like to remove and replace with a new 42” high chain link fence.
2. The fence is proposed to be coated with black vinyl.

3. An existing wood fence on the north and east sides of the property will remain.

Conclusion:

1. Due to the character of this area and the lack of visibility from the road, the proposed fence is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY ASHLEY AND BLAIR FUJI FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE A FENCE AT 701 EVENING STAS PER CASE NO. AR 07-13, DRAWINGS NO. AR 07-13, DATED FEBRUARY 1, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Sauer 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. Patio with Fence Enclosure – **679 High St.** (Jim Uhlman/Pub Out Back) **AR 09-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said there are two agenda items regarding this proposal tonight. She said the more critical piece is the Conditional Use Permit that would allow activity on a patio for the Pub Out Back, and use of the north part of the building for pub activity. Architectural Review Board approval is needed for the proposed 8' high fence proposed around the patio to dampen sound. Mrs. Bitar said the applicant is not proposing speakers or live entertainment outside.

Mr. Hunter asked if the applicant was present. Mr. Jim Uhlman approached the microphone and stated his address is 2399 Collins Dr., Worthington, Ohio, and Mr. Bob Burpee said he lives at 2377 Collins Dr., Westerville, Ohio. Mr. Uhlman said he was concerned about his neighbors and he wants to keep the noise at a minimum level. The pub opens at 4:00 p.m. during the week and a little bit earlier on the weekends. Mr. Uhlman said that patios are popular and there are not many of them downtown and their patrons having been asking if they could have a patio. He said there will be no live music, or any kind of music, and no televisions. He said he would probably close the patio earlier than normal business closing hours, for noise reasons and to clean up the place. They are hoping the proposed 8' fence will keep the noise at a minimum level.

Mr. Sauer asked what the normal closing hours were. Mr. Uhlman said that typically the pub closes between 11:00 p.m. and 12:00 a.m., Sunday through Thursday and between 12:00 a.m. and 1:00 a.m. on Fridays and Saturdays. He said they never stay open until 2:30 a.m.

Mr. Hunter asked if the entrance and exit from the patio are from the bar area and Mr. Uhlman said yes. He said that they will need an emergency exit that will lead to the parking lot area but the normal entrance will be from inside the pub. Mr. Burpee said he would like to address the back portion of their building. He said that business has been very good and they would like to use the extra space in the back for patrons.

Mr. Coulter asked the applicants to identify what materials would be used for sound dampening. Mr. Uhlman said he did not have those details with him this evening. He said that Mr. Sean Kocheran will be constructing the fence and that he has those details. Mr. Kocheran was not available to be at the meeting tonight. Mr. Uhlman said that the only thing he knew was that the materials would be purchased from somewhere in Virginia. He said it will not be just a fence, the additional material will have special qualities to absorb sound.

Mr. Burpee said they were before the Board tonight to make sure that having a patio is possible before spending more time and thought on materials. Mr. Coulter said he is not opposed to the idea of a patio, but he wants to have a better understanding of what the sound dampening material is, and see examples of where it has been used.

Mr. Myers said he had one comment because he was at the pub earlier this evening. He asked Mr. Uhlman if he sought approval for the outdoor lights with his original application. Mr. Myers said he did not remember seeing photometrics for the lights on the original application. Mr. Uhlman asked which outdoor lights. Mr. Myers said the 300 watt lights that are shining on the trash dumpster. Mr. Uhlman apologized and said they just installed them as motion security lights. He said they turn on and shut off. Mr. Myers said there are other security motion lights all over town and they can be done better than that. Mr. Myers urged the Commission members not to approve this application tonight without more information about noise abatement.

Mr. Sauer said he was also curious about the sound dampening material. He is aware of a variety of products that are used indoors, but not of products being used outside besides mass, such as concrete or brick that would not allow sound to penetrate. He said it may be possible to have an 8' high brick wall that would allow the sound to go up. He said he was not convinced this would work and needs to see more details.

Mrs. Holcombe agreed. She said the time the pub is open in the evening would allow for sound to be amplified. If the pub was open until 1:00 a.m. she was not sure that sound could be controlled at that time of night. She feels that the patio is too close to the residents.

Mr. Uhlman said if they could have a patio they would be willing to have a curfew because they have great patrons. He said the age group of most of his customers is similar to those that are currently present at the meeting. Mr. Hunter asked Mr. Uhlman what he was thinking that the curfew time would be to close the patio. Mr. Uhlman said summer hours are longer and that he would typically close down the patio around 10:00 p.m. He said he has a lot of patrons that walk to the pub at night and would enjoy being outside on the patio.

Mrs. Rodgers would like to see a lighting plan that would not impact the neighbors. Mr. Hunter said in addition to a curfew they will need more details about the fence before they are ready to

vote. He said the Board received a letter from a local attorney that represents the residents of the condominiums expressing concerns. Mr. Hunter said he would want the following requirements: the pub serves no food, has no music or entertainment outside; and uses subdued lighting in order to get his vote. Mr. Burpee said he wanted to clarify that Mr. Hunter was speaking only about the patio, and Mr. Hunter said yes, the back room is a separate matter. Mr. Sauer said what happens indoors is a lot different than what happens outdoors.

Mr. Hunter said there were several people in the audience that wanted the opportunity to voice their opinion. The first speaker was Mr. Dennis Hamilton. Mr. Hamilton said his address is 25 Fox Lane, Worthington, Ohio, and he has been a resident of Worthington for sixteen years. He said in order for he and his wife to go for a good time they have to go to Dublin, Powell, or up on Sawmill Road to a place that offers an outdoor patio. He feels that what the Pub is proposing is close for Worthington residents and easy to get to, just a few blocks from home. He said there are condos there but there are not any houses. Mr. Hunter said that condominiums are still residences. Mr. Hamilton expressed frustration with the lack of progress in Worthington.

The next speaker was Mr. Tom St. Pierre. Mr. St. Pierre said he lives at 360 Medick Way, Worthington, Ohio. Mrs. Bitar swore in Mr. St. Pierre and Mr. Hamilton, as they were not present at the start of the meeting.

Mr. St. Pierre said he just wants to support what Mr. Uhlman is doing but understands the concerns of the neighbors. He also agreed with Mr. Hamilton that in order to create a vibrant downtown community we need it to be built both inside and out.

The third speaker was Mr. David Foust. Mr. Foust said he lives at 675 Oxford St., Worthington, Ohio. He said he wanted to talk about a couple of different things. Mr. Foust said the open patios in downtown Worthington face High Street, such as La Chatelaine, the Worthington Inn, the Old Bag of Nails, Graeters Ice Cream, the Irish pub, and the wine shop, all of those seating areas face High Street. The talking, the laughing and all that goes on mixes well with the traffic out front, and is not heard from the residential area where he lives. He said there have not been a lot of complaints from the homes that border the public parking lot, but when someone uses the third floor of the Worthington Inn, specifically the balcony out back when there is a party, the noise travels over the parking lot and is heard from the nearby residences. Mr. Foust said it is a residential neighborhood and by 9:00 p.m. most of the traffic is gone, things quiet down and there is no background noise. He said in comparison, when his neighbors have cookouts, which are not seven days a week, you can hear the laughter and the talking, and that is fine occasionally, but what is going on at the pub is noise from patrons going home in the parking lot at night, seven days a week, and as late as 12:30 a.m. on at least two of those nights from people talking, laughing, and rolling beer bottles. He said it is loud enough in the summer, that if he leaves his windows open, he can recite their conversations. Mr. Foust does not want to see this situation get worse, or have anything that would increase the noise levels after 9:00 p.m. at night, and he does not even live at the condominiums next door. He strongly urged the Board members not to approve the outdoor patio for the Pub Out Back.

The fourth speaker was Mr. Dick Webster who said he lives in the condominiums next door at 709 Wesley Court, Worthington, Ohio, and has lived there the past twenty-six years. Mr.

Webster said the existing fence is eight feet and four inches from their village green south property line, and probably less than twenty feet from his back yard. He asked Mr. Hunter to refer to the letter from an attorney with the last name of Nyce, who is his neighbor at 707 Wesley Ct. Mr. Nyce's wife Karen Woods is the President of their condominium association, and he himself is the Vice-President. Mr. Hunter assured Mr. Webster that a copy of the letter from the attorney was given to each member of the Architectural Review Board and is a part of the record. Mr. Webster voiced concern that the Pub will eventually want more and more space for an outdoor patio, and not live up to their promise about keeping noise levels at a minimum. He said that once a noise problem exists it is really difficult to contain. He referred to the problem the neighbors near the Polaris Amphitheater had and the tension that was created between the residents and the proprietors.

The fifth speaker was Dr. Michael Go of 682 Oxford St., Worthington, Ohio. Dr. Go said the Pub Out Back has been a great neighbor so far. He said he was happy to see them open and agreed with the other comments about bringing vibrancy to the community, but he also had some concerns that were already addressed about the outside patio. His concerns were primarily related to smoking, noise and privacy. Dr. Go said normal voice levels can be heard from his home, whether inside or outside his home. He said some level of noise was expected due to the proximity of his home being so close to the downtown neighborhood, but is concerned that an outdoor patio would further interfere with he and his family enjoying their back yard. There were no other speakers.

Mr. Hunter invited the applicants to come back to the microphone. Mr. Hunter asked the applicants if they wanted to table the portion of their request which addressed the issue of having an outdoor patio. The applicants did wish to table that portion of their application until further information became available. Mrs. Rodgers moved to table the Architectural Review Board application and Mr. Hermann seconded the motion. All Board members said, "Aye".

Mr. Hunter said the second portion of the application was for an interior room to be used as expansion space for crowds. He asked the applicants to discuss a few more details about the interior space. Mr. Burpee said that Friday and Saturday nights tend to be a little crowded at the Pub and it would be nice to have some space to relieve some of the pressure of the building but they would also like to extend the space to some of their patrons that might want to use the additional space for a birthday party, or book club event. Mr. Hunter asked Mrs. Bitar how to handle the amended request. Mrs. Bitar said the patio portion of the Conditional Use Permit would need to be removed from the application. If the applicant should decide to move ahead with the patio, a new Conditional Use Permit application would need to be filed. Mr. Burpee said he would like to move forward with the interior expansion portion of the application and remove the portion concerning the outdoor patio. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this portion of the application and no one came forward.

- a. Entertainment Facility in C-5 Zoning District – **679 High St.** (Jim Uhlman/Pub Out Back) **CU 03-13**

Mr. Coulter moved:

**THAT THE REQUEST BY JIM UHLMAN FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW AN ENTERTAINMENT FACILITY IN THE C-5 ZONING DISTRICT AS PER CASE NO. CU 03-13, DRAWINGS NO. CU 03-13, DATED FEBRUARY 14, 2013, THAT THE PATIO PORTION OF THE APPLICATION BE REMOVED AND THAT THIS BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

## **2. 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. Mrs. Bitar showed enhanced photographs with Building #1 in its planned location, and photos taken of and from the bucket of the ladder truck which was positioned at the roofline of Building #1.

Mr. Nelson Yoder approached the microphone and stated he not been sworn in yet. Mrs. Bitar swore in Mr. Yoder. Mr. Yoder explained he is with Crawford Hoying Development Partners, and they are proposing to plant a large number of twelve to fifteen foot evergreen trees along the bare portions of the mounding along Ville Charmonte, which sits facing W. Wilson Bridge Rd. The trees would help screen the view of the apartment structure and also protect the privacy of the residents at Ville Charmonte.

Mrs. Bitar also distributed new site plans to the members for discussion. She said on the first floor of the parking garage the building has been lowered a couple of feet. The entrance is now possible closer to Wilson Bridge Rd. off of Corporate Hill Drive. It was previously set further back. On the second floor to the garage it was moved to a different location in order to create a meaningful lobby space for the apartments on that side. They have also added elevators in a couple of different locations to accommodate the residents of the apartments. A dog park is still being proposed. Mrs. Bitar said one thing to note that as a condition to subdivide the property, the City will require sidewalks to be constructed in the rights-of-way. Mr. Sauer asked where the sidewalks would be located. Mrs. Bitar explained that sidewalks would be installed along Old Wilson Bridge Road, at the back of the site, and then along W. Wilson Bridge Rd. He asked if there were any sidewalks there now. Mrs. Bitar said no, there are sidewalks that stop at the main mall entrance, but they do not continue in front of the Insight Bank property. She said they would go across that property and then hopefully at some point there will be a connection across the Insight Bank property. Along with the new sidewalks, it is anticipated that there will be a

walk up to the new apartment building. Mr. Sauer asked if that was going to be a requirement and Mrs. Bitar said yes, it should be a requirement. She said it may or may not be used regularly but they do not want the building to have an entrance that does not connect anywhere.

Mrs. Bitar said that a preliminary plat was distributed on 11" x 17" paper. Mrs. Bitar said what still needs to be determined is whether the entire parcel will be within the Architectural Review District or not. She said that once the rear Shops parcel is split off, there will no longer be a contiguous piece to High Street. Mrs. Bitar said that in recent years City Council has wanted to re-capture anything that has been split off from a piece that was in the District and re-capture it back into the Review District. The Former James Tavern location site has never been a part of the District. She explained that changes are already looked at however through the Development Plan section of the code. Mr. Coulter suggested the whole parcel remain within the Architectural Review District.

Mr. Yoder passed out an outline for discussion which is attached as part of the record. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High Street, Worthington, Ohio. Mr. Carter said that Nelson Yoder and his team have worked really hard for this meeting to try to address all the questions and concerns and he is pleased with the progress they have made.

Mr. Hunter asked Mr. Yoder what he was expecting from the Board this evening. Mr. Yoder said that he was hoping for spirited conversation and building consensus.

Mr. Yoder introduced the traffic engineer, Larry Creed from EMH&T. Mr. Creed said his address is 5500 New Albany Rd., Columbus, Ohio. Mr. Creed said he directs the Traffic Engineering group at EMH&T and has been there for twenty eight years. He discussed the outline that was distributed and the traffic study. He said his team performed traffic counts at the intersections, signalized and not signalized, in the area, doing a good deal of data collection. Mr. Creed said they look at the square footage planned and the number of planned units and use data reference sources to project the amount of traffic that will be generated by this development. The Institute of Transportation Engineers is the authoritative body in these matters that produces the trip generation manual used for their calculations. They found that combined office and apartment development should be expected to generate a hundred and four inbound trips and one hundred and thirty-one outbound trips during the afternoon peak times, and that is the time that he feels is a greater concern. He said it was rare under his experience but that amount of traffic is being distributed to two signalized intersections that already exist on either side of the building. He said when you take that traffic volume that he just discussed and distribute it among the access points with the two signals, there will be two or three cars per cycle. He felt the traffic will be able to get out and not interfere with Wilson Bridge Road.

Mr. Creed said the level of service at Corporate Hill Drive was a "B". He discussed internal capture, and the fact that some people that live in the apartments may also work close by allowing them to walk to work, the mall, and Kroger. He felt the volume of traffic that is there now is very low. They monitored seventy-two left turns onto W. Wilson Bridge Road from Old Wilson Bridge Road, which is about a car per minute, and which is not a high enough number to warrant a signal per the Ohio Manual of Uniform Traffic Control Devices. They checked the

criteria, but did not find that the intersection warrants a traffic signal, with volume of traffic as the basis. Mr. Hunter wanted clarification that it is a regulatory issue that the stoplight cannot be installed. Mrs. Bitar said City Council has the authority to add a stoplight.

Mr. Creed said they tried to keep track of the people that cut through the mall area, and they counted roughly one hundred people during the afternoon peak time. Mr. Creed said he looked at the total volume at both intersections. He said he has discussed with the development team as to whether the cut through will stay or whether it will be maintained at all, or whether it could be one-way, two-way, wider or narrower, all the different options. He said the plan that is before the Board this evening was a really good design that maintains a route through the mall property. He feels the route is better defined and the travel lanes are wide enough, but designed in a way to reinforce the fact that it is a multiuse and pedestrian oriented environment where people are living. People can drive straight through now, but the new site plan has turns that people will have to make to get from the back to the front of the property where the signals are on Wilson Bridge Road.

Mr. Coulter said what he has not seen is the impact on Worthington place parking. Mr. Coulter said he does not want to see this project go forward and have a negative impact on Worthington Place. Mr. Carter said Bird Houk performed that study. Mr. Carter said the study compared the City Code requirements, the industry standard, and ULI standards. Mr. Carter said they felt there was enough parking for the site. Mr. Carter said the whole Shops area is so compact, and has so many existing entrances, that proximity is not a problem. He discussed the example of the Pies & Pints restaurant. It has been very popular, and people park in all different locations to get to it. Some walk though the mall, some around it. Mr. Carter said that he would make sure that the Board members get a copy of the study that reflects the current development plan.

Mr. Hermann asked to refer back to the Traffic Engineer because he had a few additional questions. Mr. Hermann asked what it would take to warrant a signal at Old Wilson Bridge Road, and how far are they away from getting such a signal. Mr. Creed said pretty far away. He said that option was looked at and it is not an incremental difference. Mr. Creed said he was going from memory but believes that only half of the criteria were met for such a signal at that location. Mrs. Bitar explained the City has looked at the situation and believes that a signal may work.

Mr. Coulter said the traffic counts are based on buildings that have vacancies. He said five of the buildings were recently sold, and as they are redeveloped and repopulated the traffic numbers are going to change fairly significantly, which may then warrant the need for a traffic signal at that location. Mr. Creed agreed with Mr. Coulter and said their study was just a snapshot of time and based on current numbers. Mr. Hunter agreed. He said people will be leaving the office buildings, residents will be coming home from work. Mr. Myers asked Mr. Creed for his professional opinion if he thought there should be a traffic signal there (setting aside the Manual). Mr. Creed said he would prefer to look at other ways to serve the demand.

Mr. Sauer said that his main concern is if there will be enough parking for Worthington Place.

Mr. Coulter said that he had a question about the gated access portion of the garage, and also would like Mrs. Bitar to check with the Worthington Fire Department about the answer. Mr. Coulter said that he noticed off the main drive that there is a gated entrance and asked if that will be a problem for the Fire Department. He said on the Old Wilson Bridge Road side of the building there are removable bollards. Mr. Yoder said he has noticed in other municipalities there is a Knox-Box placed on the gate in order for the Fire Department to get access. Mr. Coulter said that as long as the Fire Department is okay with the gated access then he is okay with it.

Mr. Yoder introduced Mr. Brian Quackenbush to talk about utilities. Mr. Yoder said he believes the main utilities the City is interested in for the project are storm water, water and sewer. Mr. Quackenbush approached the microphone and stated he is with EMH&T, 5500 New Albany Rd., Columbus, Ohio. He distributed a handout which shows where they are proposing to locate the utilities. Mr. Quackenbush said both of the apartment buildings would be on one lot, which is approximately 2.7 acres. The remainder of the mall would be on the second lot which is about 16.2 acres. He said the map also shows utility services, some grading information and sanitary sewer. Mr. Quackenbush said there is a sanitary sewer on Corporate Hill Drive that they intend to connect into. He said they have been working with the City's Engineer, Mr. Watterson, regarding the ownership of that sewer. It has been determined that it is possibly a private sewer and they will continue to work with Mr. Watterson about that issue. He said their thoughts are to extend that sewer parallel with the north side of building one, and then servicing building two from the same sanitary sewer. They are proposing a tap into a thirty inch water line on Old Wilson Bridge and installing the backup preventer on the north side of building number two, inside the building in the mechanical room. That would serve as the meter for both buildings. From the south side of the building they will extend fire and domestic lines to building number one so they are both on the same system. They have not determined if a fire pump is needed or not. If so, it would be located on the north side of building one in the mechanical room.

Mr. Coulter asked if the buildings are going to have full sprinkler systems and Mr. Quackenbush said yes.

Mr. Sauer asked what the cons were of having both buildings on the same water service with one meter. Mr. Quackenbush said they are just consolidating the system. He said he would list the pros. He said if a pump is needed, they only need one instead of two. They will not have to pay for the electricity to run two pumps, have easier maintenance, and the tap fees are better for one than two. He said that he can not think of what the cons might be.

Mr. Sauer asked if there would ever be a point where you would want to have two different owners. Mrs. Bitar said the property could not be split if they do not each have their own tap. Mr. Quackenbush said that would be their major con, not being able to have separate owners. Mr. Hunter said he would not want the two buildings to be split. Mr. Quackenbush also discussed storm water management. He said currently the site drains from the northeast to the southwest and the existing contours are listed on the map, and it drains to the river to the west. There are storm sewers within Wilson Bridge Road to the west and they would be tying in to those storm sewer systems, but they are still working on details. He said they may put a vault at the bottom of the garage to capture the surface water and control the storm water. Mr. Coulter

asked if that would affect the number of parking spaces in the garage. Mr. Quackenbush said no, they would use some of the corners that have been dedicated to mechanicals. He said it is possible that one or two spaces may be used, but they are trying to minimize that. Mr. Quackenbush noted the storm sewer near building number two already exists and drains from the north side of the mall and their plans show relocating that storm sewer around building number two so they do have some storm infrastructure planned to accommodate the building location. That storm sewer would also be taking in the reconfigured parking spaces on the east side to the south side of building number two. He continued to say that all of the water they are going to be controlling would be within the limits of the site.

Mr. Sauer asked to clarify that some of the storm work they will be doing is on private property and Mr. Quackenbush said that is correct. He also said they adjusted the grade of the entrances which also allowed them to lower the building.

Mr. Coulter referred to the site plan and said that Mr. Quackenbush did a great job on sanitary, water and storm sewer but what he does not see is the electrical service. He asked if everything will be buried underground. Where will the transformers be set? Mr. Quackenbush said it has not been determined yet as to where those will be located. Mr. Coulter asked if each building will have its own transformer. The answer was yes.

Mr. Yoder discussed landscaping next. Mr. Yoder distributed landscape drawings that were provided by Pod Design. The first drawing was an overall picture, and he explained the areas they focused on since the last meeting. Those areas were the Wilson Bridge Road frontage, the area between the new buildings and the mall, and the dog park area. They rotated the parking spaces to ninety degrees by Amano's. By rotating they can bring landscaped islands out into the parking area and plant more trees. He discussed the grade lines and sidewalks in more detail. He explained the sidewalk takes you from the intersection of Corporate Hill Drive all the way up to the mall. As you follow the sidewalk you are picking up grade and you can see a hint there as the entrance to the lobby. Mr. Yoder said out on the frontage they are dealing with grade change with the planting island and trying to create a front door to the building. He said it is mainly a visual entrance. He said there may be some people that ride the bus and use the entrance but it feeds right into the core of the building, and will be a nice visual cue for people that are driving by. It ties in well with the architecture that is next to it. He said it would be nice if one user takes the entire building.

Mrs. Bitar asked if pedestrians can go in if they are walking up the west sidewalk and turning into the garage and want to go in from that direction. Mr. Yoder said yes, they can go into the west side of the garage and into the lobby. Mrs. Bitar asked if they have to walk through the parking area to get there, and Mr. Yoder said they will walk on the scored concrete area.

Mr. Hermann asked Mr. Yoder if he would have POD investigate what it would take to put street trees in between the sidewalk and Wilson Bridge Road on the front and whether they can move the sidewalk a foot or two north. Mr. Yoder said he would check into it, and see if they can push the sidewalk twenty feet away. On the next drawing Mr. Yoder explained they are trying to reinforce the pedestrian connection between building one, the mall, and Corporate Hill Dr. He also discussed landscaping along the path for more of a boulevard feel.

Mr. Yoder said he and his team agreed that it would look nice to have a real entrance, and added some outdoor spaces. He said the scored concrete area would be the grand entry.

Mr. Coulter asked Mr. Yoder what he meant by specialty paving. Mr. Yoder said it will be scored and colored concrete. He also asked Mr. Yoder if they would be using pervious paving in the west side of building number two, in the gated parking area. Mr. Yoder said that they would take a look at using it. Mr. Yoder agreed that it makes more sense to use the pervious paving in a more useful and larger area.

Mr. Hermann said he noticed that there is no pedestrian connection between the entry and getting to Corporate Hill Drive. He asked Mr. Yoder if there is a way to turn that into angled parking and regain the sidewalk up against the building. Mr. Yoder said that they would take a look at the issue.

Mr. Yoder said that for the drop-off space, they could take down some of the exterior patio to make room for a drop-off right in front of the door.

Mr. Sauer asked when residents move in, where will their moving van go. Mr. Yoder said the moving van will go to the lower level of the garage. Vehicles up to eleven feet high will be able to get into the area. He said there will be room for the largest U-haul available to people that do not have a commercial driver's license. Mr. Hunter asked where furniture delivery trucks will go and Mr. Yoder said they can either use the new drop-off location or the Corporate Hill Drive entrance.

Mr. Hunter asked if there will be access to the freight elevator from the front door. Mr. Yoder said there will be two elevators at that location now. One of the elevators is freight size, large enough to get a gurney inside, couches etc, and the other elevator will be regular size.

Mrs. Bitar asked how big the parking spaces will be, inside and outside of the garages. Mr. Yoder said that the normal stall size is 9 ft. by 18 ft.

Next for discussion was the dog park on the north end. At the north exit where there is specialty paving you will be able to see where the dog park is. They are planning on using a pet friendly turf, similar to what Mr. Carter used in the children's play area in the mall. It will look good, and handle traffic year round. It is designed for pet traffic. There will also be benches out there to sit on. Mr. Yoder also discussed how pedestrians and cyclists will connect to the bike trail. He said that they still need to work with the City on that issue.

Mr. Hermann had a question for Mrs. Bitar. He asked what the thought process was for where the bike path will go, which side of Old Wilson Bridge Road. Mrs. Bitar said for this particular stretch on Old Wilson Bridge Road sharrows are currently proposed. She said they will have to see if they want to incorporate back into an area that is up the street or add a sidewalk and keep the sharrows area.

Next for discussion was the streetscape portion of the mall. Pictures were placed on the overhead projector. Mr. Yoder said it shows a typical patio down on grade if you live on the ground floor on the mall side. He said the dog park is flush with the grade.

Mr. Hermann said they were looking at space eleven earlier in the evening and wanted to make sure it will be okay for Amano's to have people drinking and talking outside of this building. Mrs. Holcombe said it will be obvious when they move it that they will be close to this area.

Mr. Yoder then began talking about the parking study that was done, and he distributed a ULI Analysis. On the report, he said each building is depicted like an island, and shows the parking spaces for the apartment buildings. It looks at the peak times of when the cars are coming and going. Mr. Yoder said the peak time for building number two is 10:00 p.m. on a weekend, or weekday, which is after the mall is closed. He said that ULI takes a look at people who would be living there as well as visitors. There is a ratio of 1.5 spaces per unit. He pulled up the study for building number one and said its peak time is 9:00 a.m. on a weekday, and there are nine surplus parking spaces on the site. The ground floor of the garage is open, and the second floor of the garage is reserved parking for residents so they have their own spaces.

Mr. Sauer asked if he went to visit his friend in building number one, would his friend tell him to park in the lower level, and Mr. Yoder said yes. Mr. Sauer then asked what if he was going to visit his friend in building number two will he have to find some parking space out front. Mr. Yoder said yes, or in the bottom parking garage next door, or some surface spaces that are near the northern entrance. Mr. Yoder said the core of the project is at the back side of the mall. He said they pushed up the project as far north as possible so it will line up with the driveway on the north side of the mall and look like it was planned. It is as far away as Amano's as they could get it.

Mr. Yoder said there will be a surplus of spaces all weekend long. Building number one will have 12%-25% surplus and building number two will have about 10% surplus. Mrs. Bitar asked Mr. Yoder where bike parking would be. He said they would get back to that issue later in the discussion.

Mr. Yoder referred to the study they did while using the bucket truck to review the grades, and noticed the back windows of the condominiums of Ville Charmante and how bare some of the landscaping is. Board members reviewed the photographs. Mr. Yoder said he met with members of Ville Charmante the week before and was told the Ash trees were hit really hard by beetles and the condominium association spent a lot of money to replace the landscaping but it is just not mature yet. He said they can help that situation by planting some large evergreen trees, a solid row of evergreen trees would fix the problem. Mr. Yoder said Pod Designs just requested the landscaping plans from Ville Charmante that were planted in the last few years. The plantings are only a few years old so they will try mixing the plants in with the new trees, or relocating the materials in another spot.

Mr. Yoder introduced building designers from M&A Architects, Mr. Tim Donahey, and Mr. Tom Linzell. Mr. Linzell approached the microphone and stated his address is 775 Yard St., Columbus, Ohio. Mr. Linzell discussed the color renderings that were shown on the overhead

projector. He said not much has changed since the previous package. There were changes relating to the entrances to the garage as well as pedestrian entrances. Mr. Linzell said they brought the stairs out and have a vertical glass piece to indicate the entrance point. There is also a canopy at the street level for pedestrians and the car access is to the left of that. Also shown was the pedestrian entrance to the mall and that also has a canopy down at the street level. There is glass both for the stair and lobby areas. Another area that is not quite fully developed yet is the area above the office space. The units above the office space would have a glass for the three units above the lobby area. Mr. Linzell also discussed the entrance for the residents on level of the pool deck. There will also be an emergency stairwell from the pool deck. He said the outside materials are mostly thin brick veneer.

At that point, Mr. Tim Donahey approached the microphone to discuss the brick. Mr. Donahey said the brick for building number one in the front would be the dark reddish colored thin brick. They will be using some accent colors to blend together in a pattern. It will be mortared like a regular masonry product. Mr. Coulter asked if they ran a cost analysis on the difference between the thin brick and the full dimensional brick. Mr. Yoder said that they did. They plan to use some full depth brick and thin brick where physically possible. Mrs. Holcombe asked what the percentage was for full and thin bricks. Mr. Yoder said the front elevation for building one, where the tenant space is, up to the third floor will be thick brick. He said as you wrap your way around the other elevations he was not sure off hand what the percentage would be. He said he could have that figure available at the next meeting.

Mr. Sauer said he questioned the durability of the thin brick and if it was possible to go higher than just the third floor. Mr. Yoder said it is possible to do that. Mr. Hunter said he agreed and that he was far more interested in the durability of these buildings and prefers full brick being used.

Mr. Linzell came back to the microphone and discussed storefronts. He said the metal panels will have a two tone anodized bronze, and the thin panels will be a lighter anodized bronze. He said the upper panels will be made out of fiber cement; it will be the white standardized color. Mr. Coulter asked where that would be located on the elevation. Mr. Linzell said it would be located on the fifth floor and the areas between the corners where it is set back. The first two white floors are made of stone, and the panels around the balconies will be made out of the other material.

Mr. Sauer asked what portion would be stucco. Mr. Linzell said that stucco is an alternative for some of the detailing. It can be done with either stucco or other material. Mr. Sauer said he is not a fan of stucco because it usually ends up being a synthetic material which causes all kinds of problems. He does not want to see fake stucco used.

Mr. Coulter asked to see the material samples, and he shared the sample with the other Board members, and asked further details about the material. Mr. Linzell said they are very aware of the panel sizes. He said the trim will cover the panels so that you will not notice a seam anywhere. Mr. Sauer asked if the glass windows were going to be tinted and Mr. Linzell said no. Mr. Linzell said they would be using lap siding with an accent color on building number one that

would be a creamy yellow. Building number two will have similar materials and its lap siding might possibly be a color that is called Heathered Moss, a pale green shade.

Mrs. Bitar said the Board would like to see a catalogue cut of whatever window product will be used. She asked what the muntins were going to be like, if they are just between the glass or will they have anything on the exterior. Mr. Coulter said they would like to see a full size sample of one of the smaller windows. Mr. Coulter also asked if the windows would be operable. Mr. Yoder said the windows would be operable. Mr. Coulter said that anything would be better than vinyl windows. Mrs. Lloyd suggested fiberglass, because they look like wood windows, but Mr. Coulter said he was not sure about fiberglass because it has not been on the market for very long.

Mr. Hunter said he would like to see more details. He wants to make sure that they stand the test of time. He wants to look a little bit closer to what the mix of the materials will be and more details of the materials on the building. Mr. Coulter said he would like to know what the railing system is on the balconies. Mr. Linzell said as they develop the construction documents what they typically do is have a section of the elevation and then a wall section next to it so you can see the relationship to see how the details work. He said they can take a look at the elevations and start rendering them too. Mr. Linzell said they have been going through a lot of preliminary work and a lot of things have been changing. They are starting to get to a point where things are settling down and so they could probably take a shot at rendering some elevations at a little higher level.

Mr. Hunter said the more they can lock down what they want and what the Board wants the better off the project will be. He would like to see less of a proposal and more of the firm. Mr. Sauer said he wishes there was more excitement in the elevations. He said he found them kind of stayed, like forty years old. Mr. Sauer said that the mall is looking more current architecturally. He thought the plans looked like old school. He does not feel the plans display the vibrancy of what architecture can be today and does not feel the buildings will be attractive to the market they are trying to reach. He feels it needs more pizzazz.

Mr. Coulter said he disagreed a little because he feels that something trendy will go out of date really quick. Mr. Hunter used the example of the apartments located on Neil and Vine. He said they are really avant-garde looking and he likes the look today, but does not think it will wear well in the next ten years, and these new apartments may want to convert to condominiums by then. If they are too avant-garde they will also look old. He said the apartments may look stayed but they do not look old. He feels that its design fits in. He likes the design but just needs to see more details. Mr. Coulter said that he is not sure a more modernistic building would be appropriate, but certainly wants something that will stand the test of time both in style and design. He said he likes what he sees but needs to see more details, and how it will all be tied together.

Mr. Linzell said they are trying to make a timeless building. He said it means taking classical forms but trying to update them a little, make them a little more modern, more today, but not as fussy. He said they still have some challenges ahead of them to address, but they can probably find some middle ground that will make everyone happy. Mr. Linzell said it is possible to add some more pizzazz to the elevations.

Mrs. Holcombe said she felt there are still too many one bedrooms for people who want to downsize.

Mr. Sauer asked about the pool deck and what type of pool they were thinking of building. Mr. Yoder said they were going to build a small punch bowl that would be four feet deep.

Mr. Hermann said he was struggling a little bit with the transition between the front five story piece and the back six story piece right where it transitions with a hard edge. He asked Mr. Linzell what his thought process was on that. Mr. Linzell said it was a difficult transition and it was a struggle. He said what they tried to do was make that little middle piece like the transition piece between it and just have the corner piece be something special and then it becomes less nondescript and punches up the second corner so it does try to step up. They are still studying that particular area.

Mr. Hunter suggested it was very late and should carry the rest of the questions to the next meeting. He asked if there was anyone in the audience that wanted to speak. He explained that nothing would be voted on this evening. There was one person that wanted to speak. Ms. Janet Yore approached the microphone and stated her address is 131 St. Michelle, Worthington, Ohio. Ms. Yore said that she only had a couple of questions. She first thanked Mr. Yoder for coming over to Ville Charmante and working with them on a plan for screening. She thinks it will help a lot. She had a question about traffic, but the Traffic Engineer had already left the building. She was concerned about rush hour traffic and cars getting backed up on Wilson Bridge Road because cars tend to use Ville Charmante to turn around and go the other way. She also had a question about sidewalks, and asked why there was not a sidewalk in front of Insight Bank.

Mrs. Bitar said it is because they did not subdivide the property. It is a requirement when you do a subdivision that a sidewalk be installed. Since the land was not subdivided a sidewalk was not required. Ms. Yore said she hoped the Board would urge the City to build sidewalks all the way down Wilson Bridge Road and add some lighting because it is really dark. She felt that there will be more safety issues with more people in the area. Mrs. Bitar said the City does have some money set aside for improvements in the Corridor. There were no other speakers.

Mr. Coulter moved to table the application and Mrs. Holcombe seconded the motion. All members said, "Aye". The remaining apartments applications were left on the table.

Mr. Coulter moved to adjourn the meeting. Mrs. Holcombe seconded the motion. The meeting adjourned at 11:25 p.m.

### **C. Municipal Planning Commission**

#### **2. 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**

#### **3. 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**
  
- 4. **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**
  
- D. Other**
  
- E. Adjournment**