

High North



CITY OF WORTHINGTON

DRAWINGS NO. AR 66-2020
PUD 02-2020

DATE 09-17-2020

PLANNED UNIT DEVELOPMENT

North High Street & Wilson Bridge Road(West)

CITY OF WORTHINGTON, OHIO

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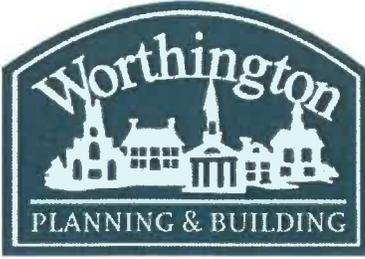
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Tab 1

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City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Table with application details: Case # AR 66-2020, Date Received 9-17-2020, Fee \$200, Meeting Date, Filing Deadline, Receipt #

1. Property Location Shops At Worthington Place 7227 North High Street, Worthington, OH 43085

2. Present/Proposed Use Shopping Center/Class A Mixed Use

3. Zoning District Wilson Bridge Corridor

4. Applicant DRP Worthington LP

Address 5310 Harvest Hill Rd, Dallas, TX 75230

Phone Number(s) 214-891-3222 214-558-0555

Email david@directretailpartners.com

5. Property Owner Same as above

Address

Phone Number(s)

Email

6. Project Description redevelopment of existing shopping center to Class A mixed use

7. Project Details:

a) Design Please see detailed rezoning PUD submittal

b) Color

c) Size

d) Approximate Cost Expected Completion Date

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Applicant (Signature)

Date 9/7

Property Owner (Signature)

Date 9/7



City of Worthington

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION

Case #	<u>PUD 02-2020</u>
Date Received	<u>9-17-2020</u>
Fee	<u>\$750</u>
Meeting Date	_____
Filing Deadline	_____

1. Property Location 150 West Wilson Bridge Road
2. Present Zoning C-2 Present Use Shopping Center
3. Proposed Use PUD Mixed Use
4. Applicant DRP Worthington LP
Address 5310 Harvest Hill Rd, Dallas, TX 75230
Home Phone 214-891-3222 Work Phone 214-558-0555
Email david@directretailpartners.com
5. Property Owner DRP Worthington LP
Address Same as above
Home Phone _____ Work Phone _____
Email _____
6. Project Description Redevelop existing shopping center to Class A mixed use center

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Applicant (Signature)

Date

Property Owner (Signature)

Date



DIRECT RETAIL

partners

CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020
DATE 09-17-2020

September 17, 2020

Mr. Lee Brown
Director of Planning
City of Worthington
374 Highland Ave
Worthington, OH 43085

Dear Mr. Brown,

Direct Retail Partners is presenting its application for rezoning of the property currently known as The Shops of Worthington (The Shops). This letter serves as the detailed supporting statement.

The subject property is 15.66 +/- acres located northwest of the intersection of North High Street and Wilson Bridge Road in the City of Worthington (the "Property") and is located in the Wilson Bridge Corridor Architectural District. The Property is bordered on the east by Kroger and North High Street, and on the north by Old Wilson Road and several commercial office buildings that are predominately 3 stories in height. On the west the Property is bordered by The Shops at Worthington Apartments which are 5-6 stories in height. On the south, the Property is bordered by Wilson Bridge Road and several small commercial buildings. Buildings in the area predominately utilize facades that are a mix of brick and siding.

The Property is currently zoned C-2 "Community Shopping Center" known as The Shops at Worthington Place (The Shops). The current indoor mall is the primary structure on the Property.

Current Condition

The Shops have approximately 138,000 square feet of leasable space. Approximately 45% of this space is economically vacant. Overall the mall is performing as a C/D class mall (mall classifications are typically classified as A, B, C or D with D being the lowest classification).

The previous owner refreshed the eastern portion of the mall in an attempt to make it more outward facing primarily by adding direct exterior access to the store fronts. This has enabled the restaurants on the eastern side of the mall to perform at or above levels expected of healthy retail. Additionally, some space was converted for use by medical service providers and has also been successful.

Unfortunately, the performance of retailers on the western side of the mall and those with interior access only is dismal. The poor performance of these tenants is the result of an outdated design that limits visibility and creates a poorly defined vehicular and pedestrian

flow throughout the Property. Without significant design improvements, it is anticipated that the interior corridor of the mall will need to be closed to eliminate the financial drain on overall operations.

The performance of The Shops is following a clear national downward trend for malls. Indoor malls have seen declining performance and increased rate of closure since the late 1990s. This trend accelerated during the Great Recession of 2008. Prior to Covid, this trend was expected to result in the closure of up to 1/3 of US malls by 2030. Covid has accelerated this downward trend and it is now anticipated that up to 1/3 of all US malls will close by the end of 2021. Malls most likely to close are those categorized as C and D level.

Factors driving the decline of US malls, including The Shops, have been widely reported on and include the movement of retail sales online, the poor financial condition and/or bankruptcies of large and small leading retailers (JCPenney, Lord & Taylor, Chico's, Jos A. Banks etc.) and consumer demand for unique shopping, dining and entertainment experiences.

Although the performance of The Shops, is in general performing well below levels needed for financial stability, the property has clear areas of distinction:

- Performance of restaurants on the eastern side of the mall and medical services demonstrate clear market demand for these services;
- Location at North High Street and Interstate 270 is highly visible and easily accessed by residents of Worthington and greater Columbus;
- Strong Class A Office market in Columbus area that has proven resistant to the negative impact of Covid

Proposed Revitalization

Indoor malls that are in superior locations and markets like The Shops have been successfully revitalized by converting them to mixed use "live, work, play" developments.

Conversion to mixed use requires the addition of elements often missing from traditional malls including office, residential, publicly accessible open space and superior vehicular and pedestrian circulation. In the case of The Shops, the prior owner began the conversion process by improving the eastern side of the mall to allow for direct access and adding multi-family residential to the western edge in 2015. The Shops still lacks open space and struggles with vehicular and pedestrian flow. However, without a component that will bring a significant level of new users to the property, it would not be financially viable to improve these elements.

Several revitalization scenarios were analyzed including increasing use of existing space for medical service providers or adding a significant Class A office component to the site. Medical service providers, while attractive, would not provide the financial returns needed to revitalize the property.

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Adding Class A office is the best use of the site for Worthington and the property owner for the following reasons:

- Demand for Class A office space in Columbus is robust even with the impact of Covid. High profile tenants looking for new Class A office space remain active in the market and their space requirements reflect any anticipated impact of Covid.
- Lack of suitable Class A Office space in Worthington
- High level of additional income and other taxes generated by Class A office tenants and properties. (Impacts of Covid on office space demand were included in our analysis).

A review of high-profile national tenants targeting the Greater Columbus area indicates Class A office space must:

- Allow for highly collaborative work environments with abundant natural light;
- Provide walkable access to restaurants, entertainment and outdoor spaces;
- Providing a residential component is highly desirable.

Office space fitting these requirements does not exist in close proximity to The Shops.

To allow for revitalizing The Shops in a manner consistent with the requirements of Class A Office tenants, Direct Retail Partners is proposing to rezone the property from the C-2, Community Shopping Center, to a PUD, Planned Unit Development District as provided by Chapters 1174 of the Codified Ordinances of the City of Worthington.

Using a PUD will provide the creativity and flexibility needed to establish a mixed-use development that blends existing restaurant, medical services and residential multifamily with modern Class A office. This will allow Worthington to attract large, national high-profile employers as well as established local small and midsized employers.

At completion the development will include:

- Class A office building (up to 125,000 square feet) with podium parking on the north abutting Old Wilson Bridge Road,
- Class A office building (up to 125,000 square feet of office and retail)with podium parking on the south along Wilson Bridge Road
- Boutique hotel (120 rooms) or 100 units of multifamily consistent with the adjacent existing multifamily and additional retail/commercial buildings (up to 30,000 square feet) on the western edge of the property
- Existing retail space of 55,000 square feet (120,000 square feet of existing space will be removed).
- Central outdoor plaza which serves all components of the development
- Improved vehicular and pedestrian circulation

The proposed development is estimated to added \$1 million or more in income tax collections per office building as well as additional property tax revenue (the revitalization is anticipated to add approximately \$95 million in value) and improved sales tax collections.

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Revitalization Elements

Rebranding

The current branding is consistent with a traditional retail mall. The property will be rebranded as High North to convey the development's premier position in the Greater Columbus Class A Office market.

Architecture

The proposed architectural style blends the traditional architecture of Worthington with the contemporary style demanded by highly desirable national Class A office tenants. High North will utilize brick and stone materials and elements traditionally found in Worthington architecture at the pedestrian level. As the pedestrian level retail transitions upward to the office space, a modern architecture style will be utilized in order to meet the demands of Class A office tenants.

Parking for the Class A office buildings will be provided by podium parking structures under the office building. The parking structures will also be available to meet the parking needs for the existing retail and restaurant space, the proposed hotel and additional retail/commercial buildings as needed. These parking structures will use brick and stone materials and more traditional Worthington elements.

The height of the office buildings and parking will be a maximum of 10 total stories. The height of the office component is within the 5-6 stories anticipated in the Wilson Bridge Corridor Plan. Unfortunately, the lack of suitable land in the Wilson Bridge Corridor for parking requires the needed parking to be placed under the office building. This brings the total height to 10 stories.

Open Space and Site Circulation

The opening of The Shops (originally Worthington Square) came shortly after the completion of the I-270 outer loop in the early 1970's. Like all suburban malls of the time, it was a destination to be driven to, parked at, and experienced indoors. Over the years, The Shops have undergone several expansions and modifications including the recent attempts to become outward facing. Almost 50 years after inception, the site has become cumbersome to navigate in a vehicle and challenging at best as a pedestrian.

The current movement towards health and wellness encourages spending much more time on foot and outdoors. This movement has resulted in the redevelopment of many indoor malls around the country to adapt to these trends. Frequently used elements include removing roofs over common areas, upgrading and diversifying landscaping, providing open shaded spaces and outdoor amenities and the incorporation of non-retail tenants. The almost unanimous result has been reinvigorated "Places" where people can shop, dine, recreate and in many cases work and live.

As previously stated, our proposal anticipates the incorporation of non-mall tenants such as office, hotel, and family recreation. A high priority for these users includes outdoor space and amenities that are within walking distance. The portion of The Shops we are retaining includes some of these desirable retail and restaurant amenities.

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We cannot gain more vehicular access points to the development, so we have concentrated our efforts on providing more fluid, intuitive vehicular movement within the development, in particular to new, highly visible parking garages that will service both new and existing tenants. Our experience has been that if you can navigate a site without having to stop or slow down to locate your destination, a higher volume of traffic can be accommodated, and traffic flow is smoother.

Several options to improve pedestrian circulation are being proposed. Safety, both from vehicles and visibility will be paramount. All new sidewalks will be separated from drives by landscaping and will be wide enough to include lighting, benches, shade, and comfortable pedestrian passage. Existing sidewalks, to the extent possible will be modified to include the same elements so that no matter where you are there is continuity between, and access to any other destination within the development.

The focal point will be the outdoor public plaza. While the Plaza is the featured amenity for High North tenants, our goal is that this plaza will become the destination High North is known for and the associated retail, restaurant and entertainment tenants become some of the most sought-after amenities for the community. The design for the Plaza will include landscaping, shade, places to sit, places to rest, places to stroll, places to gather, places to experience and places to photograph. Our goal is that it is invigorating because you experience it in a variety of different ways.

Construction and Phasing

The proposed new development will utilize land that is currently surface parking. Additionally, approximately 120,000 square feet of the existing mall will be demolished to provide additional needed land.

The project will be completed in two phases. The first phase will include the northern Class A Office building as well as a temporary public open space area. (A portion of temporary public open space will be utilized for permanent commercial buildings in Phase 2. The remainder will become the open-air plaza). Phase 1 will also include the construction of the new north/south and east/west streets which will service the northern office building and improve site circulation and access to the western side of the development. Once tenant acquisition is completed for the northern office building, the construction of the first phase, is anticipated to be completed within 24 months.

The second phase will include the southern Class A Office building, completion of permanent public open space area and the commercial buildings on the western portion of the property. Construction of Phase 2 commercial buildings will be market driven with the final configuration, building size and number being driven by tenant demand and specification. The build out of Phase 2 will likely place over several years.

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Direct Retail Partners is excited to work with Worthington on the revitalizing this property to establish a premier Class A Office mixed-use development. My team is available to address any questions or comments you may have.

Sincerely,



David Watson,
Managing Principal,
Direct Retail Partners

CC:
Matt Greeson
David McCorkle

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Tab 2

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**High North At Worthington
Mixed Used Development**

DATE 09-17-2020

Development Text
September 17, 2020**I. Introduction**

The subject property is 15.66 +/- acres located northwest of the intersection of North High Street and Wilson Bridge Road in the City of Worthington (the "Property") and is located in the Wilson Bridge Corridor and the Architectural Review District. The Property is bordered on the east by Kroger and North High Street, and on the north by Old Wilson Bridge Road and several commercial office buildings that are predominately 3 stories in height. On the west the property is bordered by The Heights at Worthington Place apartments which are 4 - 6 stories in height. On the south, the property is bordered by Wilson Bridge Road and several small commercial buildings. Buildings in the area predominately utilize facades that are a mix of brick and siding.

The property is contained in one Franklin County tax parcel, 100-006788-00 (15.668 acres). The Property is currently zoned C-2 "Community Shopping Center" known as the Shops at Worthington Place, and was re-platted from three parcels to one in 2019 when the applicant purchased the property. The current indoor mall is the primary structure on the property.

The request is to rezone the property from the C-2, Community Shopping Center, to the PUD, Planned Unit Development District as provided by Chapters 1174 of the Codified Ordinances of the City of Worthington (the "Code"). The proposed use is mixed use which will allow the establishment of Worthington as a premier Class A office location for large and mid-sized employers in a desirable live, work and play environment.

Use of PUD zoning allows for a creative, flexible design as stated in the Code, Section 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.”

At completion the development will include:

- Class A office building (up to 125,000 square feet) with podium parking on the north, a
- Class A office building with podium parking on the south (up to 125,000 square feet)
- Boutique hotel (120 rooms) or 100 units of multifamily consistent with the adjacent existing multifamily and additional retail/commercial buildings (up to 30,000 square feet) on the western edge of the property
- Existing retail space of 55,000 square feet (120,000 square feet of existing space will be removed)
- Central outdoor plaza
- Pedestrian circulation that allows easy navigation of the entire development

- Enhanced vehicular circulation created by adding new north/south and east/west roads

The architectural style blends the traditional architecture of Worthington with the contemporary style demanded by highly desirable national tenants. To achieve this, development standards contained in Code Section 1181, Wilson Bridge Corridor, of the Code have been modified with specific standards contained in Section II of this PUD.

Amenities included in the plaza, other open space and pedestrian pathways will include lighting, benches, shade and unique gathering spaces. The pathways will also provide pedestrian access to the new office buildings and retail buildings as well as existing retail shops and restaurants and apartments.

New development will utilize land that is currently surface parking. Additionally, approximately 120,000 square feet of the existing mall will be demolished to provide additional needed land. On net and 215,000 square feet of commercial space will be added to High North. Demolition plans are provided **Exhibit D-3 and D-4**. **Exhibit D-x** depicts the western portion of the existing retail space after demolition and reconstruction.(in process)

Parking for the Class A office buildings will be provided by podium parking structures under the office building. The parking structures will also be available to meet the parking needs of the existing retail space as well as proposed hotel and additional retail/commercial buildings when the parking needs are not met with the remaining surface parking.

The project will be completed in two phases. The first phase will include the northern Class A Office building as well as temporary public open space areas (note: a portion of the temporary public open space will be utilized for permanent commercial buildings in Phase 2 as depicted in **Exhibit D-9**) Phase 1 will also include the construction of a new north south street to service the northern office building and the western side of the development and a new east west street to improve vehicle circulation.

The second phase will include the southern Class A Office building, completion of permanent public open space area and the commercial buildings on the western portion of the property as depicted in **Exhibit D-2**. Construction of Phase 2 commercial buildings will be market driven with the final configuration, building size and number being driven by tenant demand and specification. The build out of Phase 2 may take place over several years.

At full buildout the impervious coverage of the site will be 13.6 acres of the site, or 86.6%. This represents an improvement from the current condition; impervious coverage is currently impervious coverage is 14.4 acres or 91.7%.

The full build out site plan, is shown on **Exhibit D-2** in this Preliminary Development Plan.

II. Development Standards

A. Proposed Uses:

1. WBC-3 Mixed Use as defined by Chapter 1181.06(c) as follows, An area along the WBC that allows for a mix of retail and office uses both vertically and horizontally. Permitted uses include C-1 Neighborhood Commercial, C-2 Community Shopping Center and C-3 Institutions and Offices as listed in Chapter 1147.
2. Hotel and medium density apartment (AR-3) are permitted uses subject to the following conditions:

- i. Generally located in the area designated as hotel/multifamily on **Exhibit D-2**
- ii. Multifamily units will be 100 units or less.
- iii. Multifamily final plans cannot be applied for until after 2 years from date of PUD approval.

B. Design Regulations

1. Character

The proposed architectural character of the subject property honors Worthington's heritage while building a premier mixed-use project that ensures the ongoing viability of the existing and future retail space. More importantly the goal of this mixed use development is to provide Worthington with the ability to substantially expand its employer/employee base by targeting large national and international employers.

Achieving this goal requires an architectural character that blends Worthington's established architecture with contemporary Class A office architecture. At the pedestrian level, High North shall maintain the warmth of Worthington through the use of traditional building materials and familiar architecture elements. As the project builds upward, the Class A Office buildings, transition into a contemporary style that meets the needs and profile of premier, Class A office tenants. Renderings from various points along North High Street, Wilson Bridge Road and 270 are contained in **Exhibits E3-E6**.

- i. The predominate building materials,
 - a. Existing/remaining retail/commercial building – brick, siding and masonry
 - b. New/phase 2 retail/commercial – brick, siding and masonry
 - c. Class A Office Buildings and Parking Structures – brick, metal, pre-cast stone
 - d. Hotel – brick, siding and other masonry
 - e. Multifamily – brick, siding
- ii. The architectural character is illustrated in the Architectural Renderings (**Exhibits E3 - E6**) included with the Preliminary Plan materials. This project requires review and approval of the Worthington Architectural Review Board (the "ARB"), and the applicant is committed to working collaboratively with the ARB to achieve the desired aesthetic and quality for this prominent area of the City.
- iii. Office Building height will be limited to 10 total stories including the parking structure. Parking structure floor to floor height is 10 feet on average; Office floor to floor height is 15 feet.
- iv. Hotel and multifamily height will be limited to 10 stories.
- v. New retail buildings will be limited to 2 stories.
- vi. The ground floor of the office buildings may contain retail, office, restaurant or recreation uses.
- vii. The Property shall be developed in substantial conformity with the setbacks and other standards depicted on the Site Plan, included herewith as **Exhibits D-1 and D-2**.
- viii. Vehicular ingress and egress is depicted in **Exhibits D-1, D-2 and D-5**

- ix. Pedestrian circulation throughout the property is depicted in **Exhibit D-6**. Pedestrian flow throughout the property is created throughout the property through the use of
 - a. Enhanced crosswalks (details are in process)
 - b. Wayfinding signage
 - c. Lighting
 - d. Benches and shade structures
2. Screening
 - i. Landscaping and screening shall be installed in substantial compliance with the Landscape Plans included herewith as **Exhibits D-2 through D-7**.
 - ii. Tract coverage: Total tract coverage will be in substantial compliance with the Site Plan attached as **Exhibit D-2**.
3. Lighting:

All parking lot lights and building wall-mounted lights shall be in substantial compliance with **Exhibit D-14** (in process). Decorative light poles shall be not higher than 15 feet, and the concrete bases shall not be exposed.
4. Graphics/Signage
 - a. Signage for the existing retail/commercial buildings that remains, the new free-standing retail buildings and ground floor retail contained in the office buildings will comply with the sign requirements in **Exhibit E-12**.
 - b. Signage for the Class A Office Buildings:
 - i. Total sign area per facade of the office space will be limited to 300 square feet;
 1. No single wall sign shall exceed 200 square feet
 2. No more than two wall signs per facade will be allowed
 - ii. Total sign area per facade of the parking garages will be limited to 550 square feet;
 - iii. Wall signs will be allowed on all facades
 - iv. Further details are contained in **Exhibit E-13**(in process).
5. Traffic & Parking
 - a. Traffic

Access to the property shall be as depicted on the Site Plan, **Exhibit D-1 and D-2** and the Vehicular Flow Plan **Exhibit D-6**. Sidewalks shall be installed throughout the Property as depicted on **Exhibit D-6**. This provides for pedestrian connectivity to existing sidewalks along the southern and eastern perimeter of the property and with connectivity provided to and through the property in various locations.

 - i. A traffic impact study was completed and is contained in **Exhibit E-9** (in process).
 - ii. Mutual access agreements are required between current and future tracts and adjacent properties in the areas depicted in **Exhibit E-11**
 - b. Parking:

Parking areas including structured parking shall be located and developed in

substantial compliance with the setbacks and other standards depicted on the Site Plan attached as Exhibit **D-1 and D-2**. Parking requirements are in compliance with Urban Land Institute guidance. A parking study is included as **Exhibit E-10**.

- i. Shared parking agreements are required between current and future tracts and adjacent properties in the areas depicted in **Exhibit E-11**

6. General Requirements

a. Environment

i. Stormwater Drainage

Preliminary engineering and feasibility studies were conducted for the proposed development of the Property, attached, as **Exhibit E-7A and B**. A Preliminary Grading Plan. Stormwater runoff will be mitigated in accordance with all Worthington requirements, and approved by its engineering or consulting engineering staff.

ii. Sustainability

Currently, the existing site has no infrastructure to support stormwater quality or detention. Infrastructure will be installed to address this deficiency to clean and detain the run-off before entering the public system as established in **Exhibit E-7A and B**. The major infrastructure element includes underground storm water detention placed under the parking structure of the North Office Building. Additionally, the existing site's impervious coverage is in excess of 90%. Impervious coverage is being reduced by reducing surface parking and implementing an open-air plaza.

b. Utilities & Facilities

The development will be serviced by the existing available City of Worthington water and sewer lines, **Exhibit E-8A and B**.

b. Natural Features

This property is without natural features.

c. Public Space Amenities

Public Space Amenities are provided and incorporated as depicted on **Exhibits**

D- 7 through D-13. Construction of public space amenities will be completed in accordance with the phasing plan outlined in section 7 and **Exhibits D-1 and Exhibits D-2**.

DI- Temporary public open space; Phase 1

- 1. Benches
- 2. Trash receptacles
- 3. Pet waste station

DII- Outdoor Plaza; Phase 2

- 1. Shade structures
- 2. Main focal element
- 3. Benches
- 4. Trash receptacles

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- 5. Lighting
 - 6. Pet waste station
- iii. Old Wilson Bridge Road (in process)
 - iv. North High Street (in process)
 - v. West Wilson Bridge Road (in process)
 - vi. Amenities found throughout the development (completed as indicated in the phasing plan; see section 7 and **Exhibit D-1 and D-2**)
 - 1. Enhanced pedestrian pathways and crosswalks
 - 2. Seating areas.
 - 3. Decorative landscaping.
 - 4. Bicycle Parking
 - 5. Pet waste station.
 - 6. Trash receptacles.

7. Development Phasing

The development will be completed in two phases as depicted in the Site Plans and Demolition Plans **Exhibits D-1 through D-4**. Market conditions and demand will drive the timing and final site plan of the second phase of the development including the specific timing of phase two initiation, sequencing, size and number of specific buildings and completion as well as final configuration of the buildings in Phase 2.

- a. At the conclusion of tenant acquisition the construction of the Northern Office Building (Phase I) will be completed within 30 months
- b. Public Open Space Phasing
 - i. Phase 1 Temporary Open Space
 - 1. Temporary Open Space will be completed within 6 months of the issuance of a certificate of occupancy of the northern office building
 - 2. If Phase 2 has been initiated prior to or during the timeline in item b.i.1 above, Worthington Director of Planning and Building may authorize extension of completion of the temporary open space,
 - ii. Phase 2 Plaza/Open Space
 - 1. Plaza and open space shall be completed within six months of certificates of occupancy being issued for the southern office building and the hotel or additional apartment units.

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Abutting Property Owners List for
7227 N. High St.

Corporate Hill LLC	470 Old Worthington Rd.	Westerville, OH 43082
Worthington Industries, Inc.	200 W. Wilson Bridge Rd.	Worthington, OH 43085
Edwin D. Popper Tr.	539 Old Farm Rd.	Columbus, OH 43213
Is-Can Ohio X LLLP	2600 Corporate Center Dr., Suite 175	Columbus, OH 43231
Worthington Square Acquisition LLC	555 Metro Pl. N Ste. 600	Dublin, OH 43017
Ohio Automobile Club	90 E. Wilson Bridge Rd.	Worthington, OH 43085
McDonald's	80 E. Wilson Bridge Rd.	Worthington, OH 43085
Tsai & Chan LLC	15 W. 6th St., Suite 2400	Tulsa, OK 74119
Buca Di Beppo	60 E. Wilson Bridge Rd.	Worthington, OH 43085
Rensko Properties LLC	8333 N. High St.	Columbus, OH 43235
BP	7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC	447 James Parkway	Heath, OH 43056
He Hari Development LLC	600 Enterprise Dr.	Lewis Center, OH 43035
Stephen Lewis	126 Saint Andre St.	Worthington, OH 43085
Insight Bank	150 W. Wilson Bridge Rd.	Worthington, OH 43085
Chase Bank	50 W. Wilson Bridge Rd.	Worthington, OH 43085
The Kroger Co.	4111 Executive Parkway	Westerville, OH 43081
Kroger	60 W. Wilson Bridge Rd.	Worthington, OH 43085
Cast Away Realty LLC	42-40 Bell Blvd Suite 200	Bayside NY 11361
Jonathan & Maryellen McLaughlin	160 Greenglade Ave.	Worthington, OH 43085
Chad & Elyce Cucksey	150 Greenglade Ave.	Worthington, OH 43085
Curtis & Alicia Barden	140 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith	130 Greenglade Ave.	Worthington, OH 43085

Tab 4

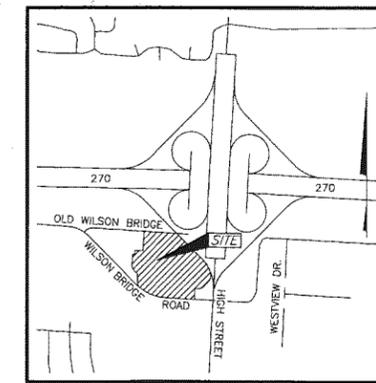
ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18

UNITED STATES MILITARY LANDS

CITY OF WORTHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO

CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020



LOCATION MAP AND BACKGROUND DRAWING
 NOT TO SCALE

DESCRIPTION FROM TITLE COMMITMENT:

Tract I:
 Situated in the State of Ohio, County of Franklin, and in the City of Worthington: Being Lot Number 3-A of the REPLAT OF LOT 2A OF SHOPS AT WORTHINGTON PLACE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 126, page 14, (Instrument No. 201904160043095), Recorder's Office, Franklin County, Ohio.

Tract II:
 Together with easement rights granted in that certain Reciprocal Easement Agreement and Declaration of Covenants between The Kroger Co. and Columbus Retail, LP, dated as of August 24, 2006, filed for record August 25, 2006, and Associated with Reciprocal Easement Agreement and Declaration of Covenants filed for record August 19, 2013 as Document No. 201308190141139 of Franklin County Records.

Amended Consent Associated with Reciprocal Easement Agreement and Declaration of Covenants recorded January 13, 2015 in/as Document No. 201501130004727 of Franklin County Records.

Tract III:
 Together with easement rights granted in that certain Declaration of Covenants, Restrictions and Easements by Worthington Square Venture, LLC, dated August 16, 2013, filed for record August 19, 2013 as Document No. 201308190141143 of Franklin County Records.

BASIS OF BEARINGS:
 The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FCCS658 and CIRCLEAZIMUTH. The portion of the north right-of-way of West Wilson Bridge Road, having a bearing of North 86°55'15" West, is designated the "basis of bearing" for this survey.

UTILITY STATEMENT:
 The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA NOTE:
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0157K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey, and depicts the same property described as Tract I in Title Commitment No. 2019-4731-C.

PARKING COUNT:
 787 Regular Spaces
 +22 Handicapped Spaces
 809 Total Spaces

CERTIFICATION: Commitment No. 2019-4731-C
 To: Oceanview Commercial Mortgage Finance, LLC, a Delaware limited liability company, its successors and/or assigns, DRP Worthington, LP, Property Closing, Ltd., Worthington Square Venture, LLC, Prominent Title Agency, LLC and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 22, 2019.

By: *Matthew A. Kirk* 11 Dec 19
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com Date

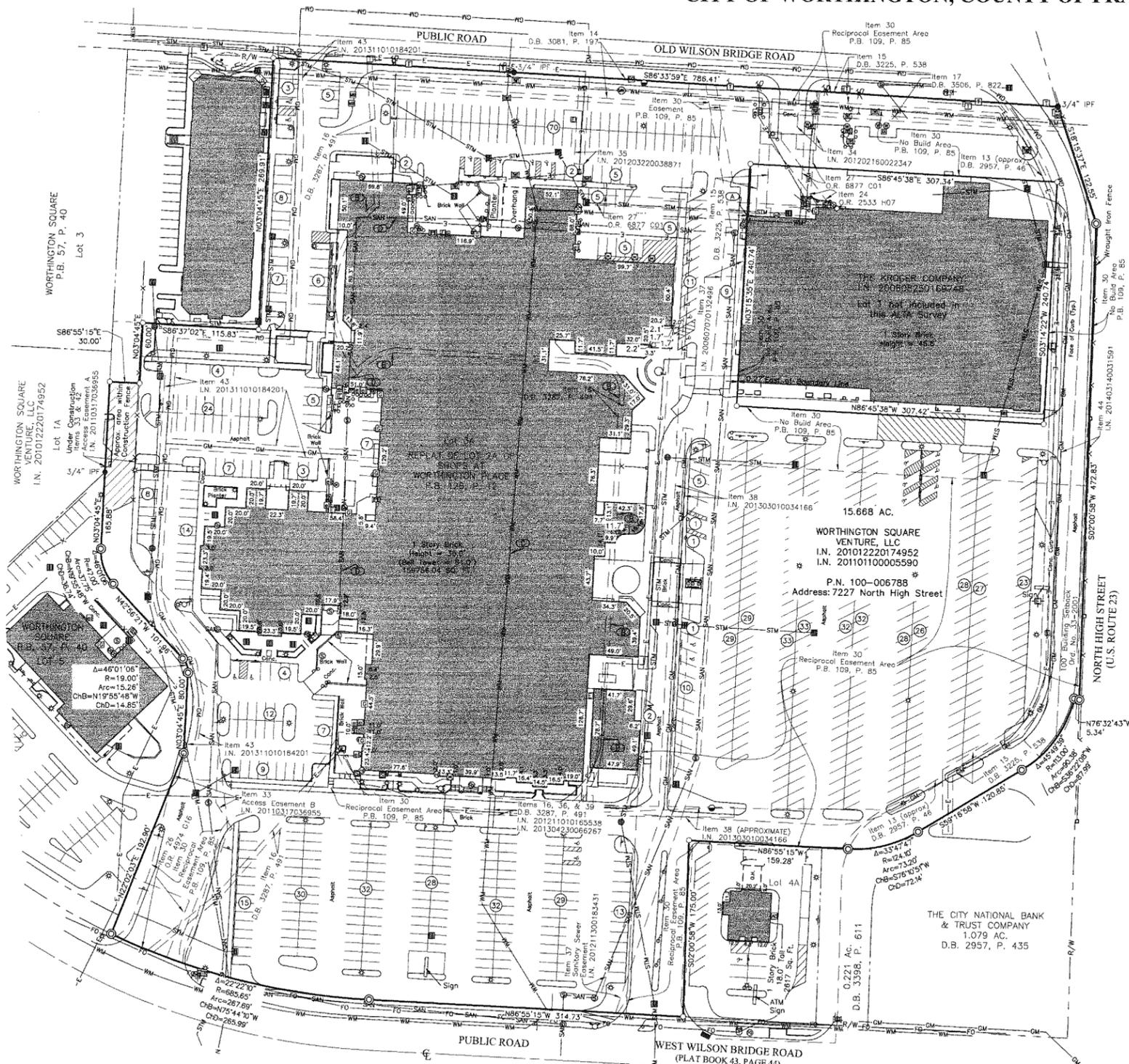
EMHT Evans, Mechwart, Homberton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 • Toll Free: 888.775.3348 emht.com		Date: December 11, 2019
Scale: 1" = 60'		Job No: 2019-0901
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

- Item 32 Memorandum of Agreement by and between The Kroger Co. and Columbus Retail, LP, filed for record August 25, 2006, in Instrument No. 200608250169751, of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. NO EASEMENTS GRANTED THEREIN.
 - Item 33 Reservations, restrictions, covenants, limitations, easements and/or conditions, as established in instrument, filed for record March 17, 2011, in Instrument No. 201103170036955, of the Franklin County, Ohio Records. ACCESS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 34 Easement to the City of Worthington, Ohio, filed for record February 16, 2012, in Instrument No. 20120160022347, of the Franklin County, Ohio Records. 20' WATER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 35 Easement to Ohio Power Company, a unit of American Electric Power, filed for record March 22, 2012, in Instrument No. 201203220038871, of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 36 Easement to Ohio Power Company, a unit of American Electric Power, filed for record November 1, 2012, in Instrument No. 201211010165538, of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 37 Easement to the City of Worthington, Ohio, filed for record November 30, 2012, in Instrument No. 201211300183431, of the Franklin County, Ohio Records. SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 38 Easement to Columbia Gas of Ohio, Inc., filed for record March 1, 2013, in Instrument No. 2013030100184201, of the Franklin County, Ohio Records. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN APPROXIMATELY HEREON.
 - Item 39 Easement to Ohio Power Company, a unit of American Electric Power, filed for record April 23, 2013, in Instrument No. 20130423006267, of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 40 Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record August 8, 2013, in Plat Book 116, page 17, (Instrument No. 201308080135473), of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE PLATTED AREA, NO EASEMENTS DEDICATED THEREIN.
 - Item 41 NOT A SURVEY RELATED ITEM.
 - Item 42 Reservations, restrictions, covenants, limitations, easements and/or other conditions, as established in instrument, filed for record August 19, 2013, in Instrument No. 201308190141143, of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. ACCESS EASEMENT GRANTED THEREIN IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. OTHER EASEMENTS GRANTED THEREIN CANNOT BE PLOTTED FROM THE DOCUMENT OF RECORD.
 - Item 43 Easement to Columbia Gas of Ohio, Inc. filed for record November 1, 2013, in Instrument No. 201311010184201, and as the same was recorded on May 18, 2015, in Instrument No. 201505180063896 of the Franklin County, Ohio Records. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 44 Bikeway easement to City of Worthington, Ohio, filed for record March 14, 2014, in Instrument No. 201403140031591, of the Franklin County, Ohio Records. BIKEWAY EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 45 Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record in Plat Book 126, page 12, (Instrument No. 201904160043095), of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE PLATTED AREA, NO EASEMENTS DEDICATED THEREIN.
 - Items 46-48 NOT SURVEY RELATED ITEMS.
- ZONING NOTE:
 According to the zoning record prepared by BBG Assessments, LLC, dated November 27, 2019, and referenced as 519066243:
 Existing Zoning Designation: C2Y: Community Shopping Center (C2Y) as shown on the Architectural Review District Map of the City of Worthington, Ohio.
- Building Setback Lines:
 Front/Side/Rear: 50/20/30 feet
 Maximum Building Height or Stories: 3 stories and 45 feet
 Maximum Building Coverage: 25%
- Parking Requirement:
 1066 parking spaces; Retail Commercial: 1 for each 150 square feet of gross floor area
- TABLE A OPTIONAL ITEM NOTES:
 16. There was no evidence of recent earth moving or building construction observed on the subject tract at the time the fieldwork was conducted.
 17. There was no evidence of street right-of-way changes, recent sidewalk construction, or repairs observed on the subject tract at the time the fieldwork was conducted.
 18. There were no wetland delineation flags observed on the subject tract at the time the fieldwork was conducted.

- Item 1-12 NOT SURVEY RELATED ITEMS.
- Item 13 Easement to Columbia Gas of Ohio, Inc., filed for record January 28, 1969, in Deed Volume 2957, page 46 of the Franklin County, Ohio Records. GAS LINE IS LOCATED ON THE SUBJECT TRACT AS SHOWN APPROXIMATELY HEREON. NO WIDTH GIVEN FOR EASEMENT.
- Item 14 Easement to the City of Columbus, Ohio, filed for record August 18, 1970, in Deed Volume 3081, page 197 of the Franklin County, Ohio Records. 20' WATER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 15 Easement to Columbus and Southern Ohio Electric Company, filed for record April 6, 1972, in Deed Volume 3225, page 538 of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 16 Easement to Columbus and Southern Ohio Electric Company, filed for record November 10, 1972, in Deed Volume 3287, page 491 of the Franklin County, Ohio Records. 5' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 17 Easement to Columbus and Southern Ohio Electric Company, filed for record February 25, 1976, in Deed Volume 3506, page 822 of Franklin County, Ohio Records. ANCHOR EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 18 Easement to the City of Worthington, Ohio, filed for record May 14, 1979, in Deed Volume 3726, page 90 of the Franklin County, Ohio Records. 20' EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 19 Easement to The Ohio Bell Telephone Company, filed for record October 10, 1980, in Official Record Volume 246, page 610, of the Franklin County, Ohio Records. 10' COMMUNICATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 20 Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record May 21, 1980, in Plat Book 57, page 40 of Franklin County Records. THE SUBJECT TRACT IS NOT LOCATED IN THE PLATTED AREA.
- Item 21 Easement to Columbus and Southern Ohio Electric Company, filed for record November 4, 1980, in Official Record Volume 330, page D01, of the Franklin County, Ohio Records. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 22 Easement to Columbus and Southern Ohio Electric Company, filed for record March 13, 1981, in Official Record Volume 668, page H16 of the Franklin County, Ohio Records. 6' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 23 Easement to Columbus and Southern Ohio Electric Company, filed for record March 13, 1981, in Official Record Volume 668, page 107 of the Franklin County, Ohio Records. 6' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 24 Easement to Columbus and Southern Ohio Electric Company, filed for record March 4, 1983, in Official Record Volume ORV 2533, page H07 of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 25 Easement to the City of Worthington, Ohio, filed for record April 4, 1983, in Official Record Volume 2637, page B20 of the Franklin County, Ohio Records. 10' X 20' EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 26 Easement to the City of Worthington, Ohio, filed for record November 1, 1984 in Official Record Volume 4974, page G16 of the Franklin County, Ohio Records. 60' X 60' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 27 Easement to Columbia Gas of Ohio, Inc., filed for record January 27, 1986, in Official Record Volume 6877, page C01 of the Franklin County, Ohio Records. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Items 28-29 NOT SURVEY RELATED ITEMS.
- Item 30 Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record August 14, 2006, in Plat Book 109, page 85 (Instrument No. 200608140159985), of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE PLATTED AREA. EASEMENTS DEDICATED THEREIN ARE SHOWN HEREON.
- Item 31 Reciprocal Easement Agreement and Declaration of Covenants by and between The Kroger Co., and Columbus Retail, LP, filed for record August 25, 2006, in Instrument No. 200608250169750, of the Franklin County, Ohio Records. Consent Associated with Reciprocal Easement Agreement and Declaration of Covenants by and between The Kroger Co. and Worthington Square Venture, LLC, filed for record August 19, 2013, in Instrument No. 201308190141139, of the Franklin County, Ohio Records. Amended Consent Associated with Reciprocal Easement Agreement and Declaration of Covenants by and between The Kroger Co. and Worthington Square Venture, LLC, filed for record January 13, 2015, in Instrument No. 201501130004727, of the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. NO PLOTTABLE EASEMENTS GRANTED THEREIN.

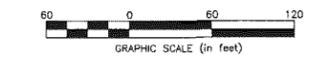
POTENTIAL ENCROACHMENT NOTE:
 Except as noted below and shown hereon, no evidence of potential encroachments was observed in the process of conducting the field work or determined in the course of analyzing the field work and preparing this survey. This includes potential encroachments: (1) extending from the subject tract onto an adjoining tract, (2) extending from an adjoining tract onto the subject tract, or (3) extending into an easement located on the subject tract. The undersigned makes these representations based solely on a physical observation of the subject tract and does NOT make any representation, opinion, or determination as to the legal validity of any potential encroachment that is shown hereon.

A. Building is 0.62' West of Subject Tract Boundary Line
 B. Electric Easement Underneath Buildings (Item 16)
 C. Water Main Line Underneath Building
 D. Sanitary Sewer Line Underneath Building

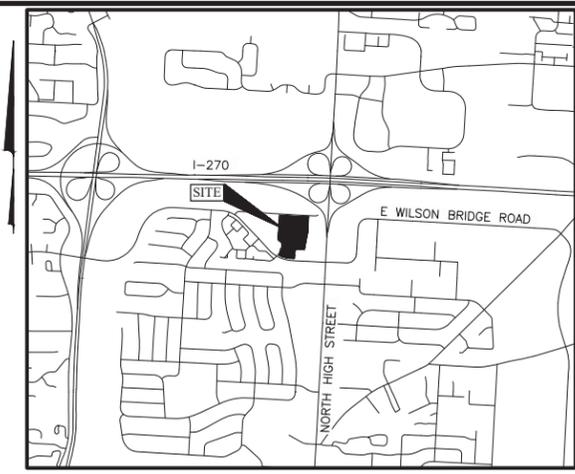
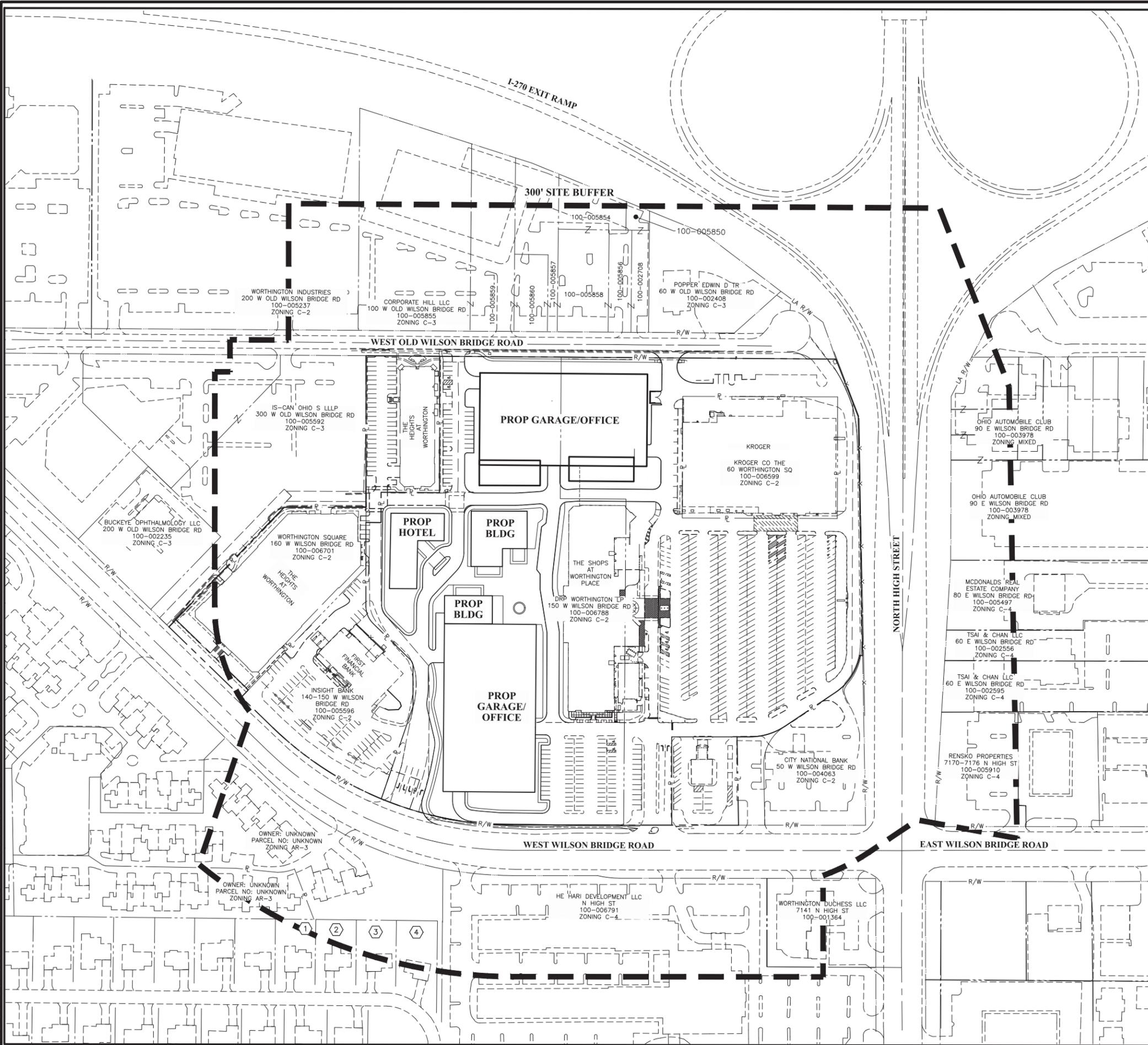


- PERM. MON. SET
- MON. FND.
- I.P. FND.
- I.P. SET
- MAG. NAIL FND.
- MAG. NAIL SET
- ▲ R.R. SPK. FND.
- ▲ R.R. SPK. SET
- P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC. Perm. Mon. Set is a 1" solid iron pin with an aluminum cap stamped EMHT INC.

LEGEND		
— Sign	☐ Air Conditioning Unit	☒ Fire Hydrant
— Gny Wire & Anchor	☐ Electric Access Cover	☒ Water Valve
— Utility Pole	☐ Electric Pull Box	☒ Water Manhole
☐ Telephone Manhole	☐ Electric Pedestal Box	☒ Post Indicator Valve
☐ Telephone Pull Box	☐ Transformer	☒ Monitoring Well
☐ Telephone Pedestal Box	☐ Traffic Control Box	— Fence Line
☐ Telephone Pole	☐ Traffic Pull Box	— Guardrail
☐ Fiber Optic Pull Box	☐ Mail Box	— WM Water Line
☐ Fiber Optic Manhole	☐ Disabled Parking	— GM Gas Line
☐ Fiber Optic Marker Post	☐ Bollard	— E Underground Electric
☐ Cable TV Marker Post		— FD Fiber Optic
☐ Light Fixture		— STM Storm Line
☐ Light Pole		— SAN Sanitary Line
☐ Gas Valve		
☐ Gas Service		
☐ Gas Meter		
☐ Gas Marker Post		
☐ Catch Basin		
☐ Storm Sewer Manhole		
☐ Curb & Gutter Inlet		
☐ Storm Sewer Grate Manhole		
☐ Roof Drain		
☐ Sanitary Sewer Cleanout		
☐ Sanitary Sewer Manhole		
☐ Sprinkler Control Box		
☐ Water Service		



Tab 5



DEVELOPER
Direct Retail Partners
5310 Harvest Hill Road, Suite 250
Dallas, Texas 75230

ARCHITECT
O'Brien Architects
5310 Harvest Hill Road, Suite 250
Dallas, Texas 75230

ENGINEER/SURVEYOR
EMH&T, Inc.
5550 New Albany Road
Columbus, Ohio 43054

LANDSCAPE ARCHITECT
POD Design
100 Northwoods Blvd., Suite A
Columbus, Ohio 43235

PROPERTY TABLE

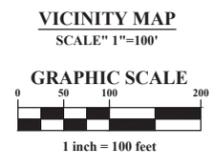
1	MCLAUGHLIN JONATHAN 160 GREENGLADE AV 100-004986
2	CUCKSEY SHAD M 150 GREENGLADE AV 100-004987
3	BARDEN CURTIS A 140 GREENGLADE AV 100-004988
4	SMITH SHELLIE L 130 GREENGLADE AV 100-004989

SITE STATISTICS

SITE INFORMATION	
Proposed:	Mixed Use Development
Parcel:	100-006788
Existing Zoning:	C-2 (Community Shopping Center)
Proposed Zoning:	PUD
SITE AREA CALCULATIONS	
Total Site Area:	±15.7 Ac
EXISTING	
Impervious Area:	14.4 Ac
Pervious Area:	1.3 Ac
PHASE 1	
Impervious Area:	13.7Ac
Pervious Area:	2.0 Ac
PHASE 2	
Impervious Area:	13.6 Ac
Pervious Area:	2.1 Ac

ZONING LEGAL DESCRIPTION
All of Lot 3A of the subdivision entitled "Replot of Lot 2A of Shops at Worthington Place", of record in Plat Book 126, Page 12.

CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020
DATE 09-17-2020



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
September 17, 2020

REVISIONS

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN FOR
THE OFFICES AT HIGH NORTH
PHASE 1 & 2
TITLE SHEET



DATE
September 17, 2020

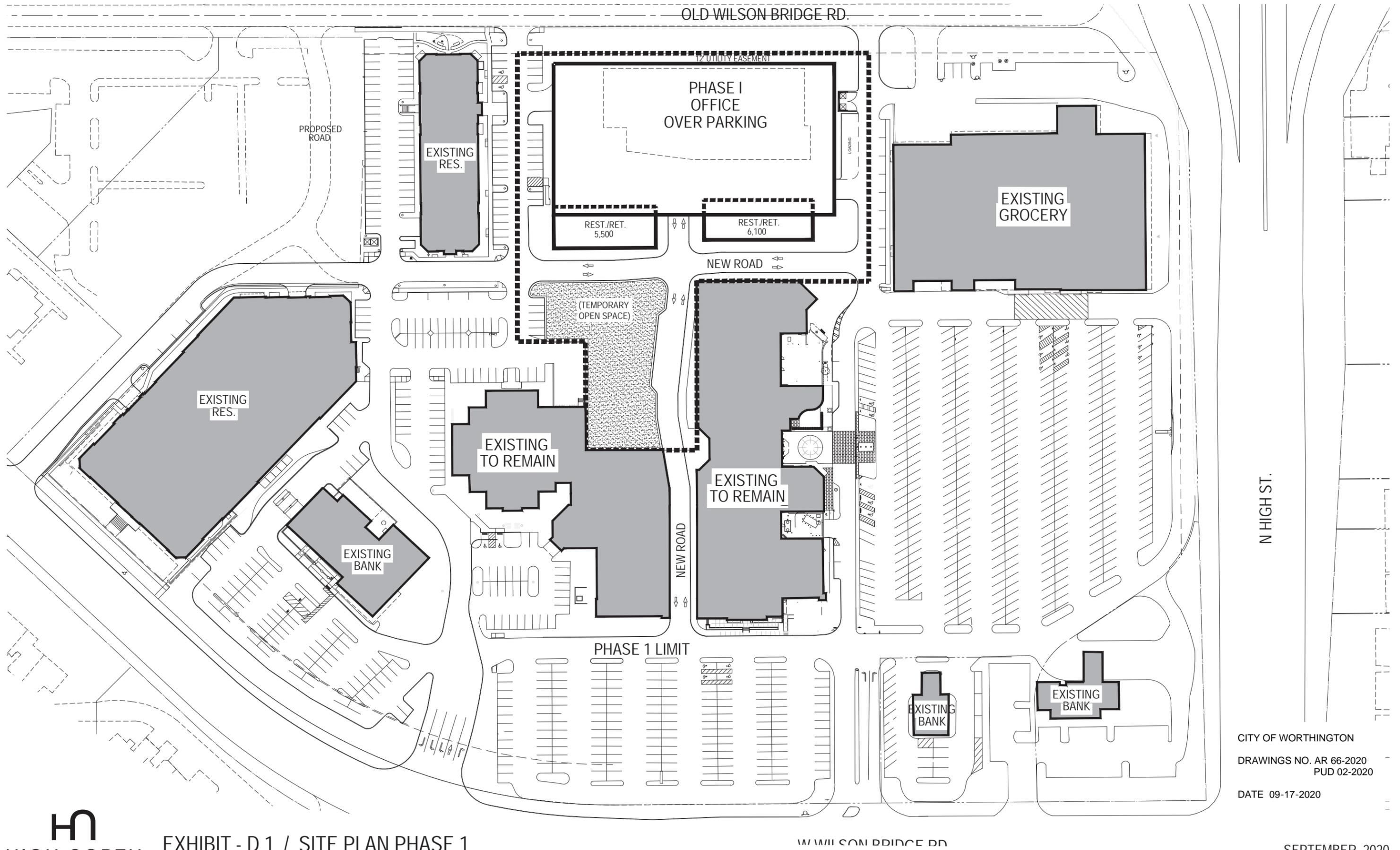
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1" = 100'

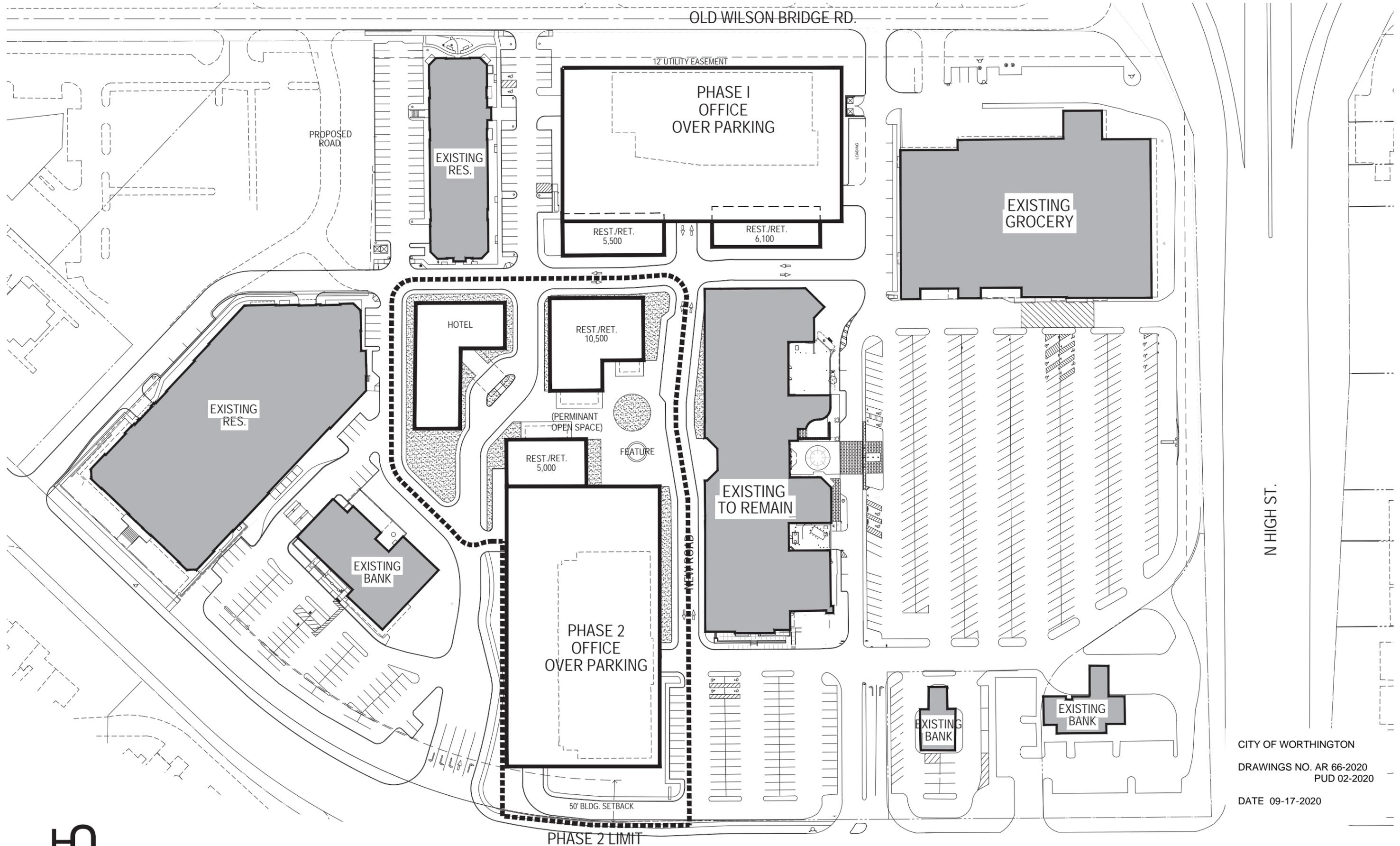
JOB NO.
2020-0732

SHEET
C-1

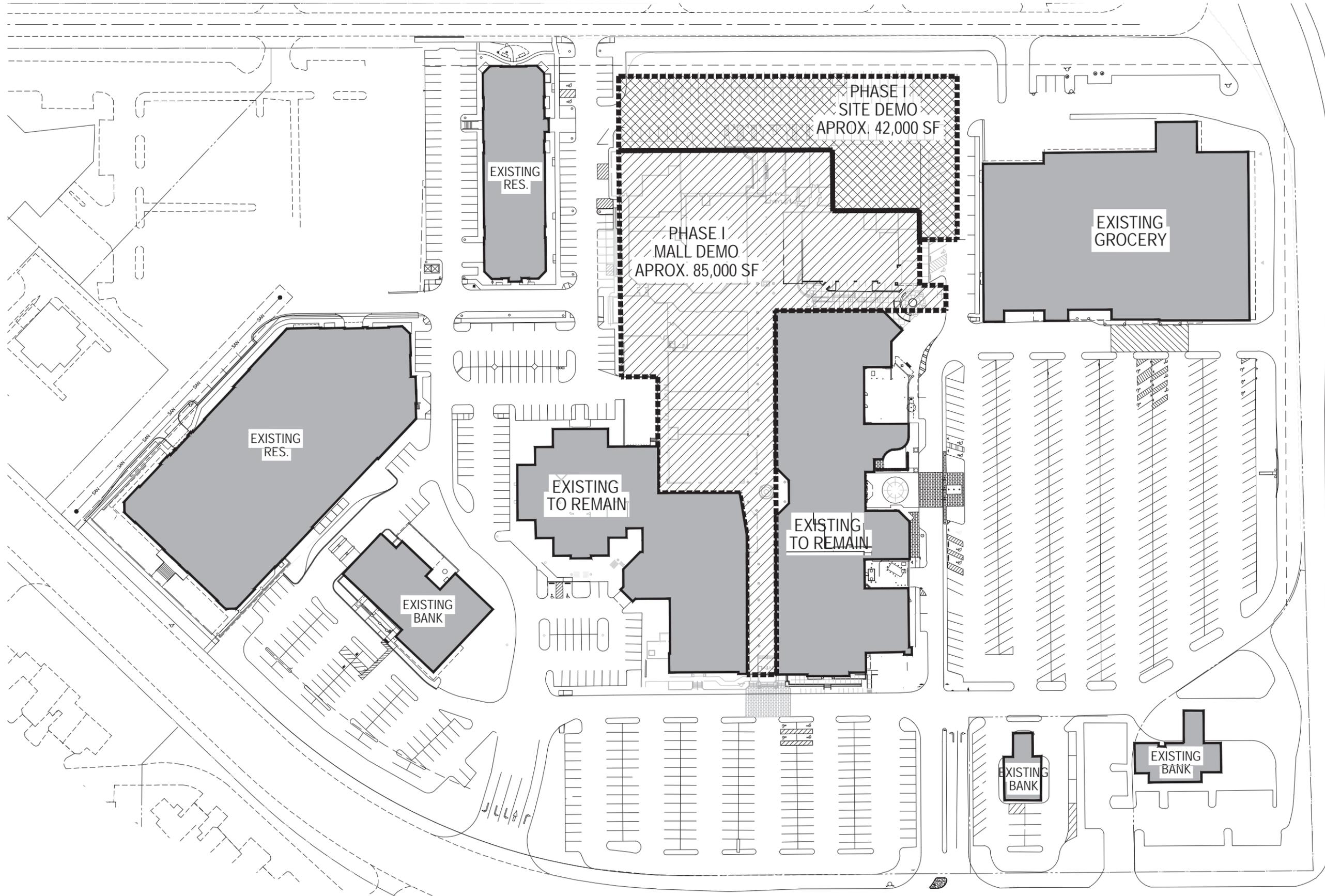
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Tab 6





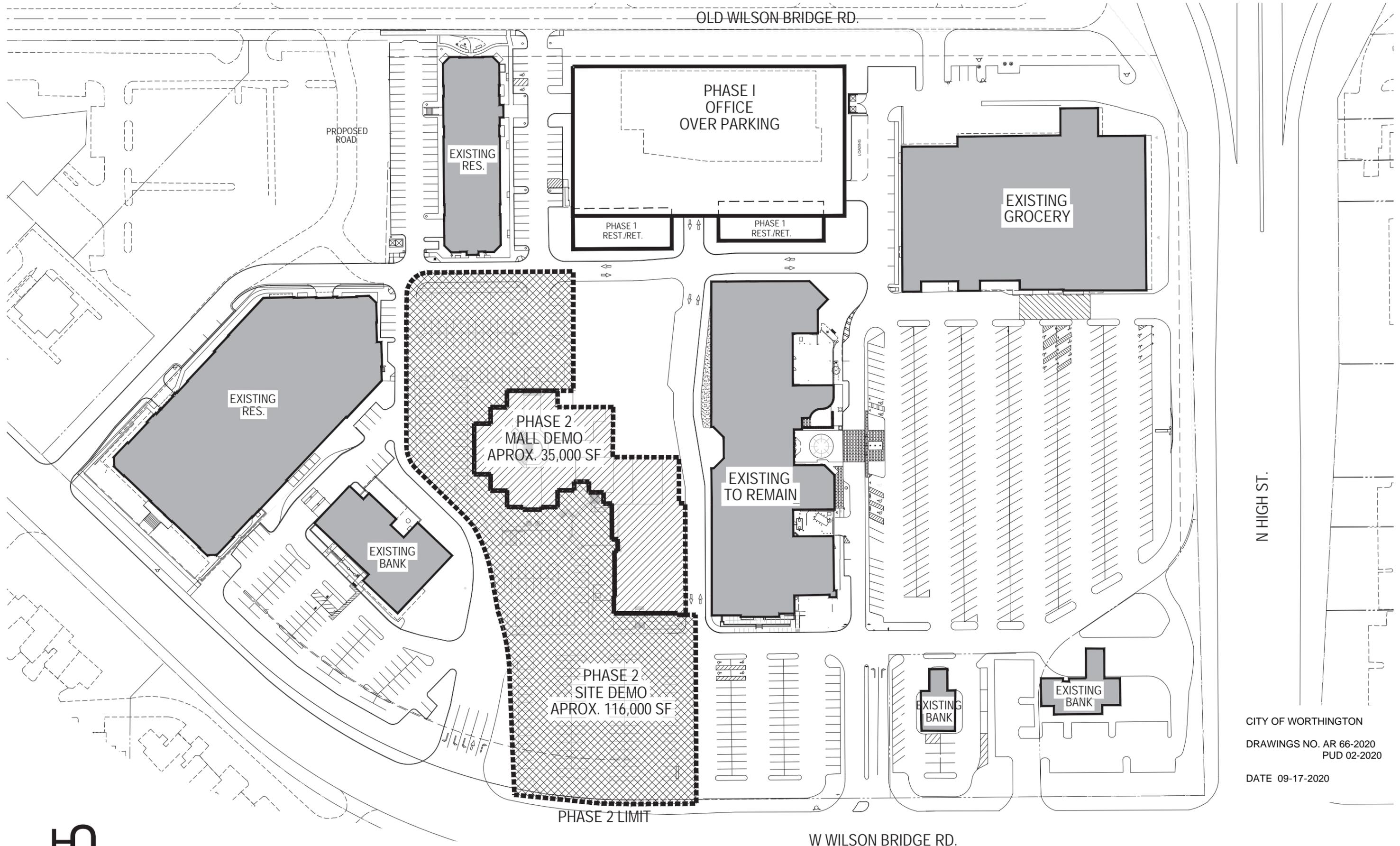
CITY OF WORTHINGTON
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N HIGH ST.

W WILSON BRIDGE RD.

CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020



OLD WILSON BRIDGE RD.

PROPOSED ROAD

EXISTING RES.

PHASE 1 OFFICE OVER PARKING

PHASE 1 REST./RET.

PHASE 1 REST./RET.

EXISTING GROCERY

EXISTING RES.

PHASE 2 MALL DEMO
APROX. 35,000 SF

EXISTING TO REMAIN

EXISTING BANK

PHASE 2 SITE DEMO
APROX. 116,000 SF

PHASE 2 LIMIT

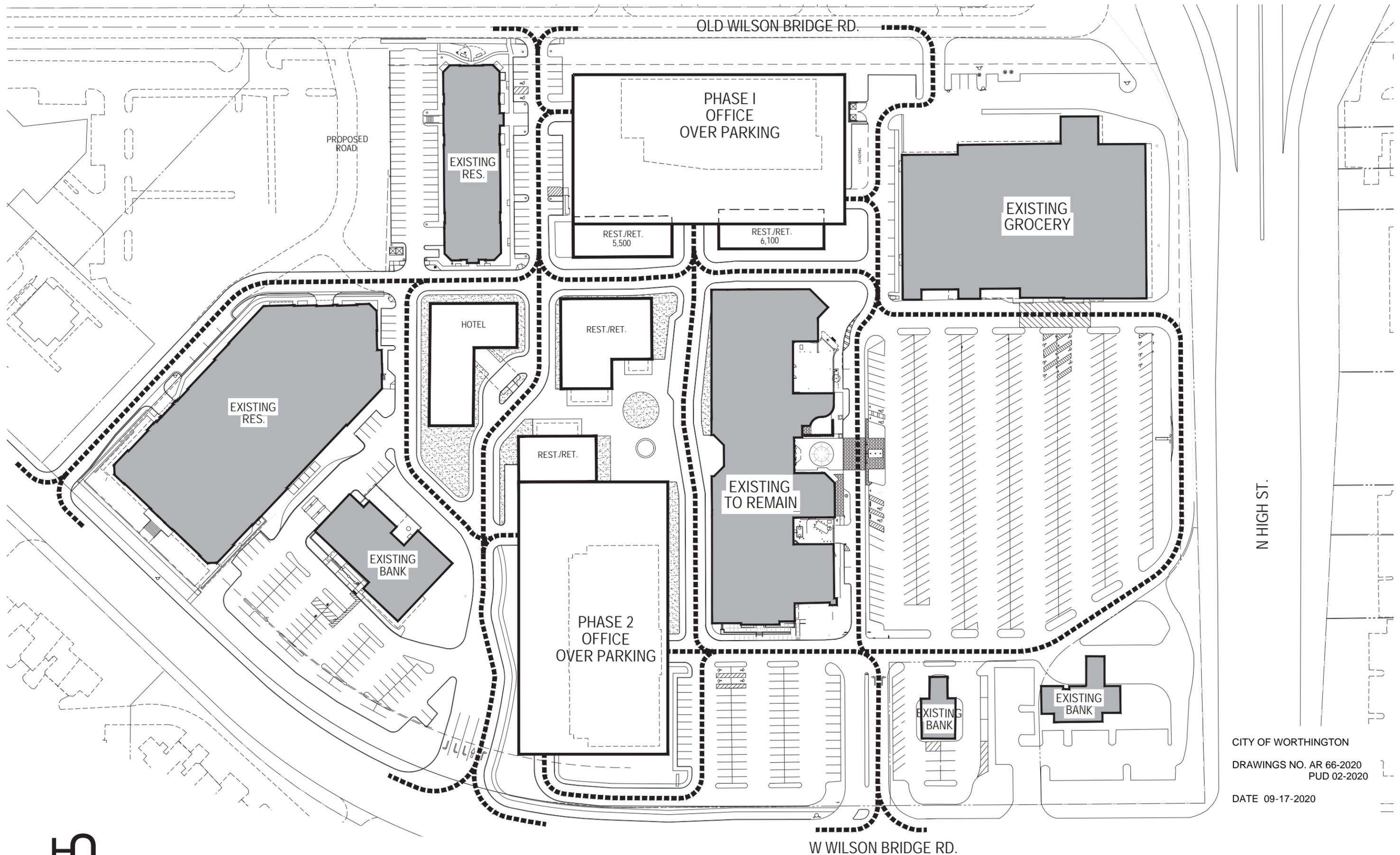
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EXISTING BANK

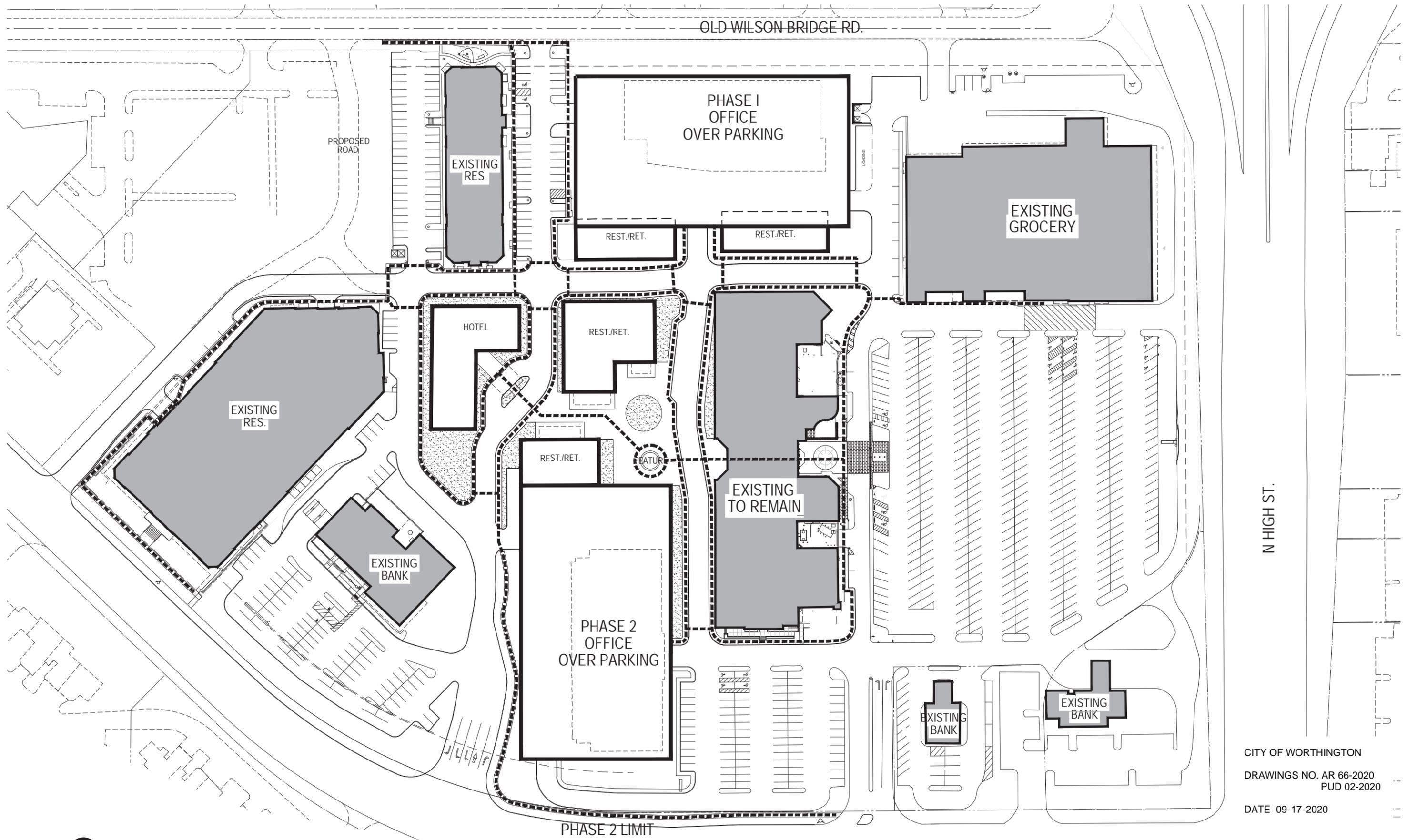
EXISTING BANK

W WILSON BRIDGE RD.

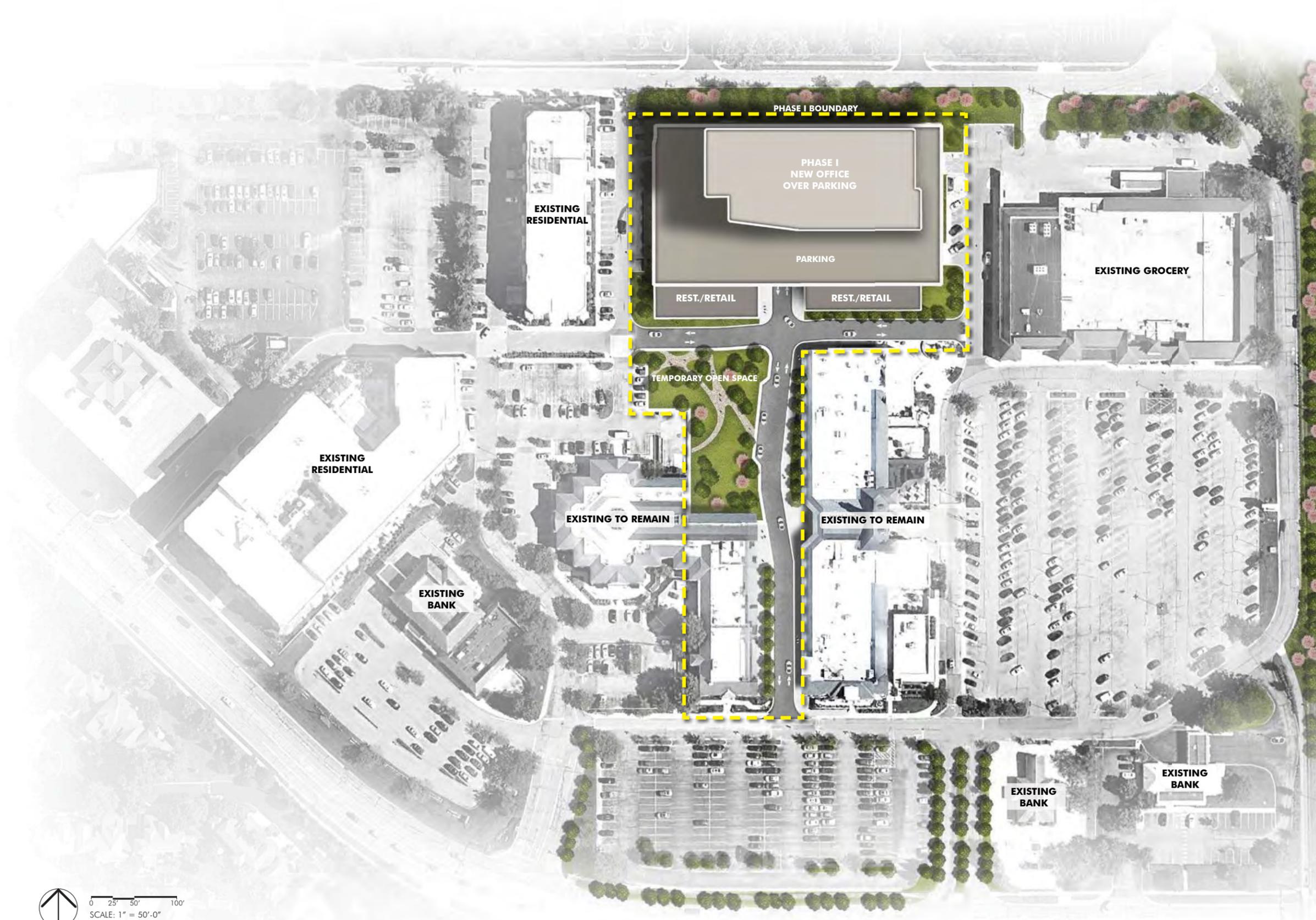
CITY OF WORTHINGTON
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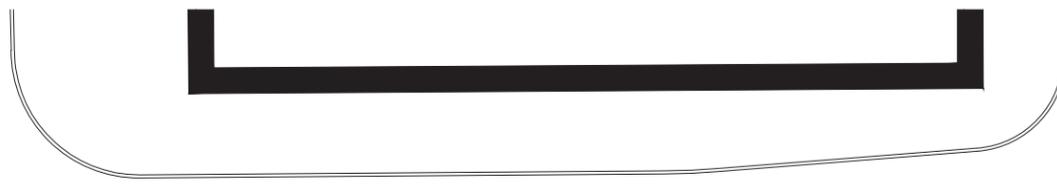
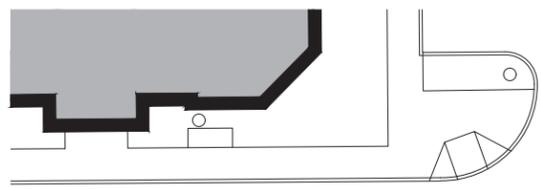
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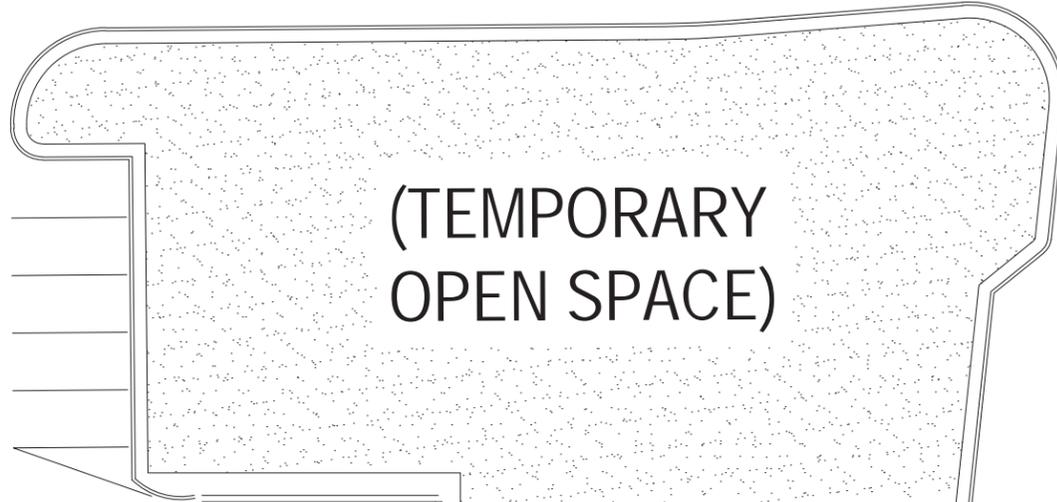
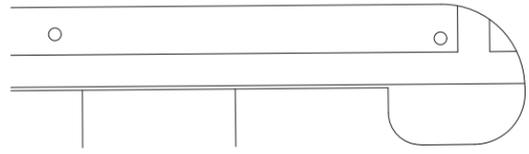
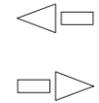
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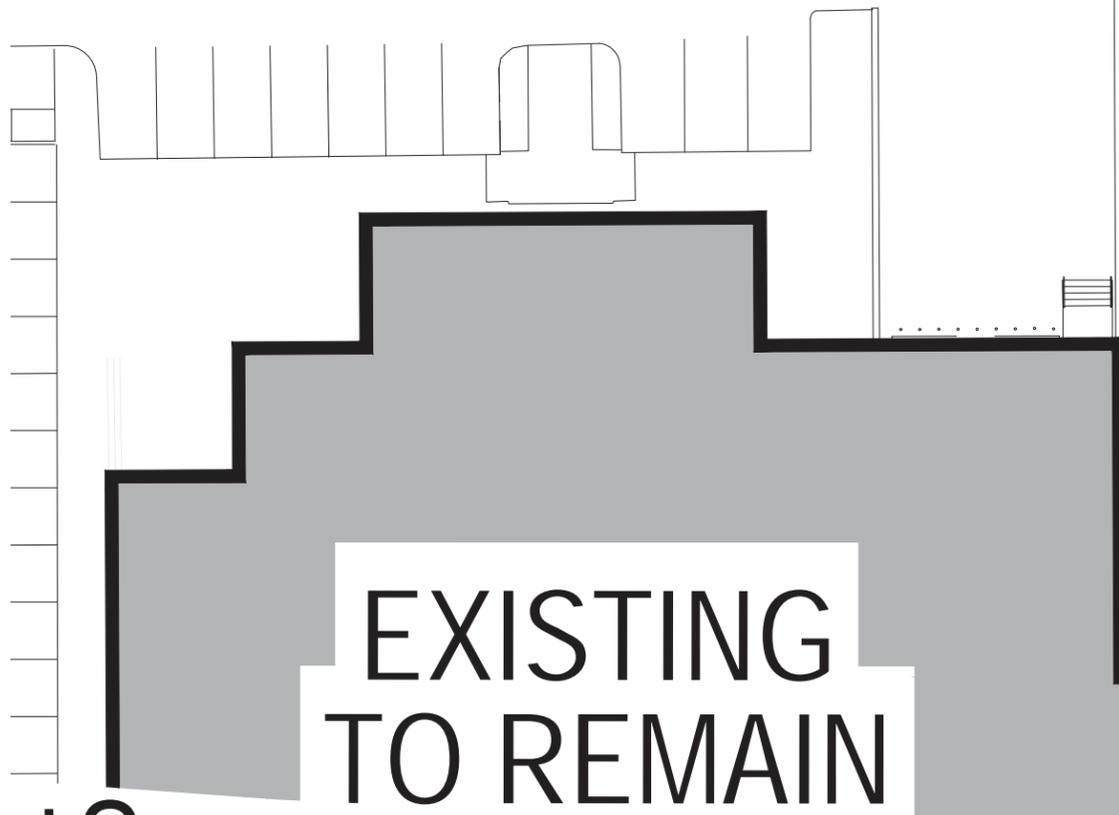
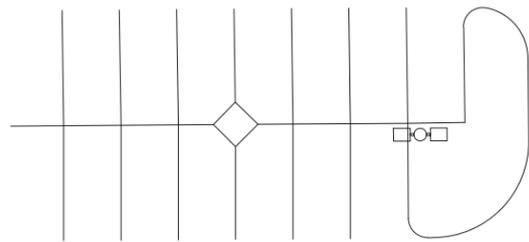


NEW ROAD

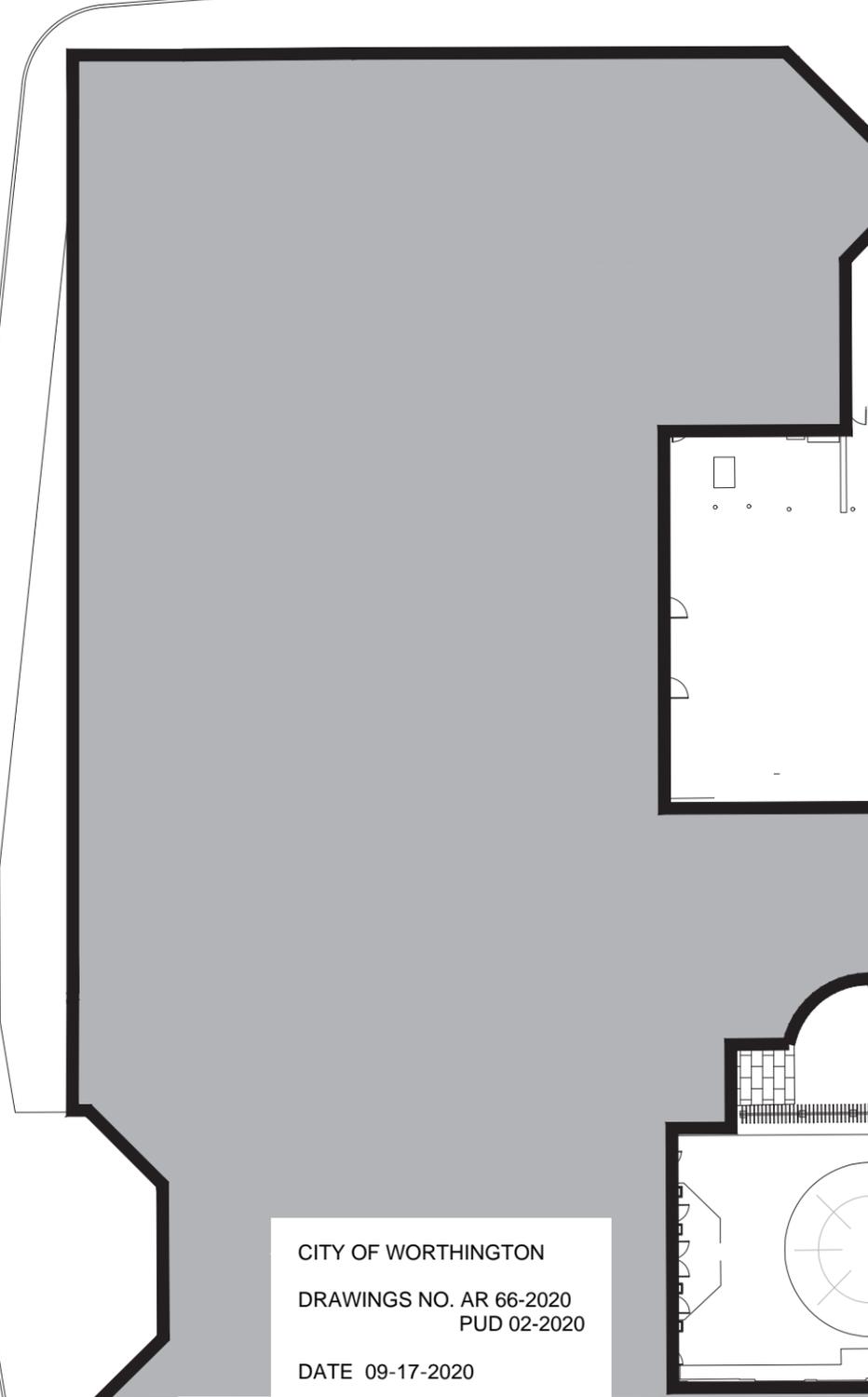
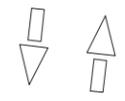


(TEMPORARY
OPEN SPACE)

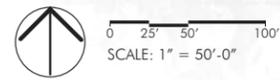
FEATURE



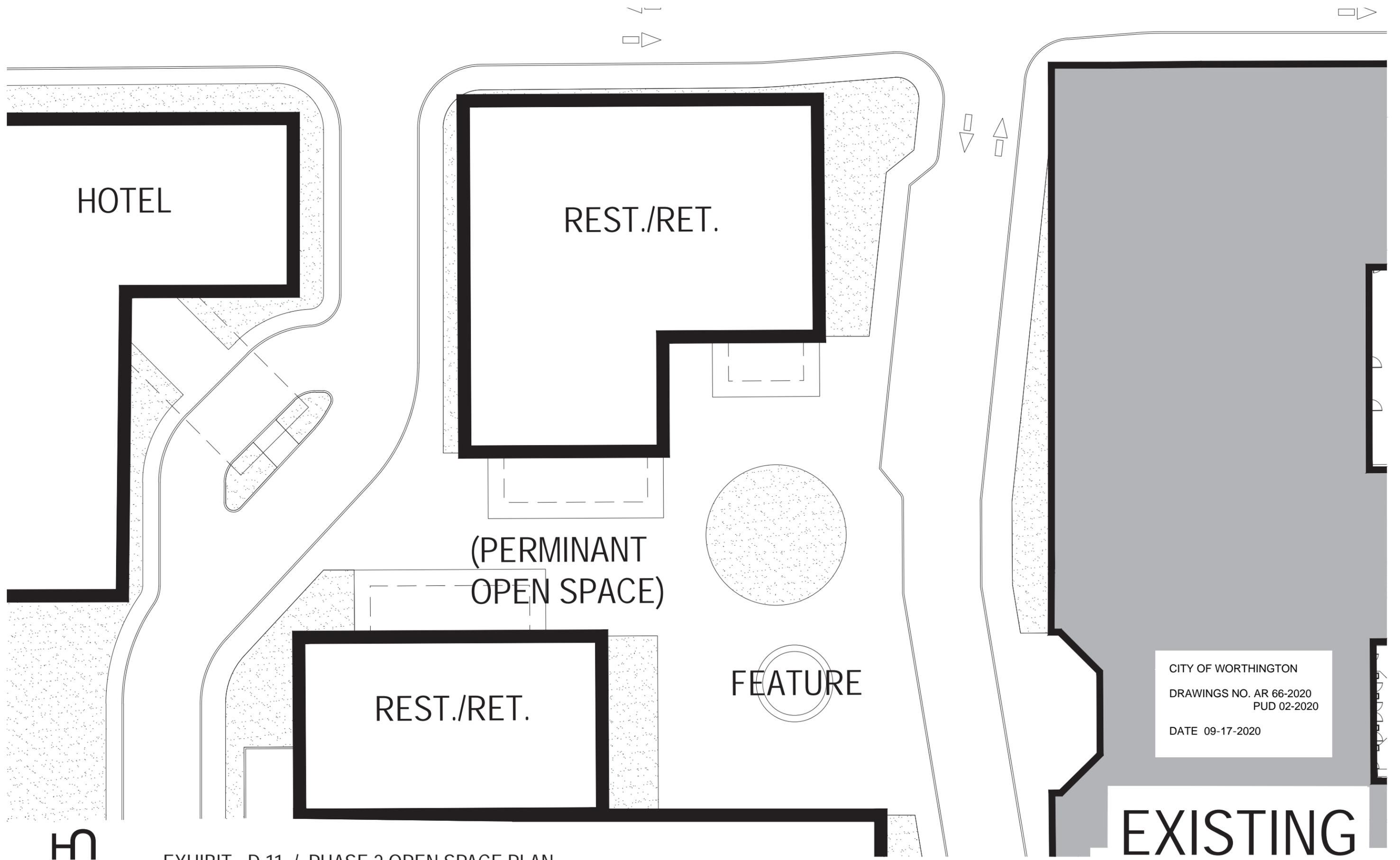
EXISTING
TO REMAIN



CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020
DATE 09-17-2020



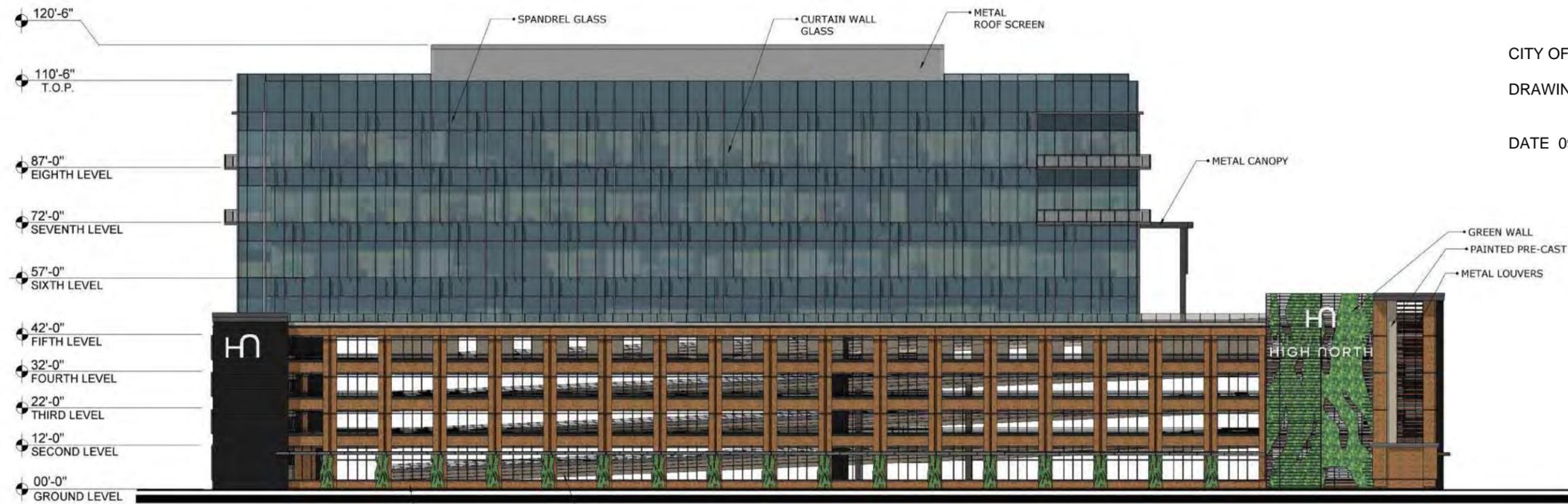
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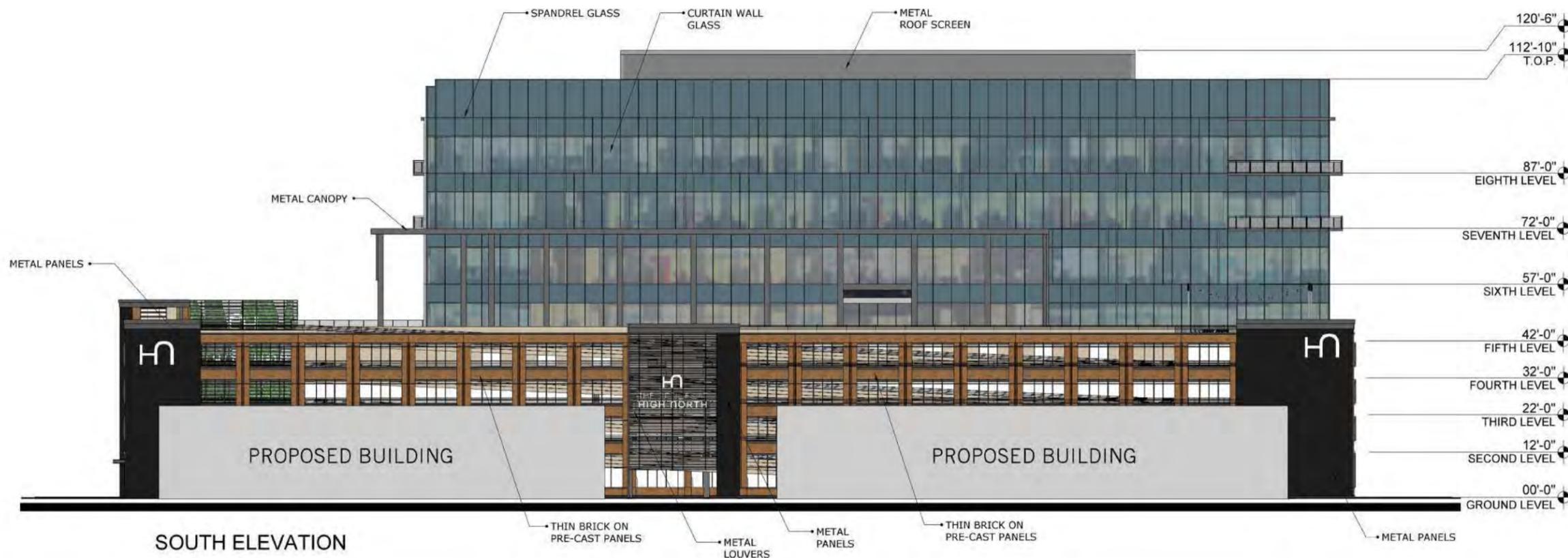
CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

EXISTING

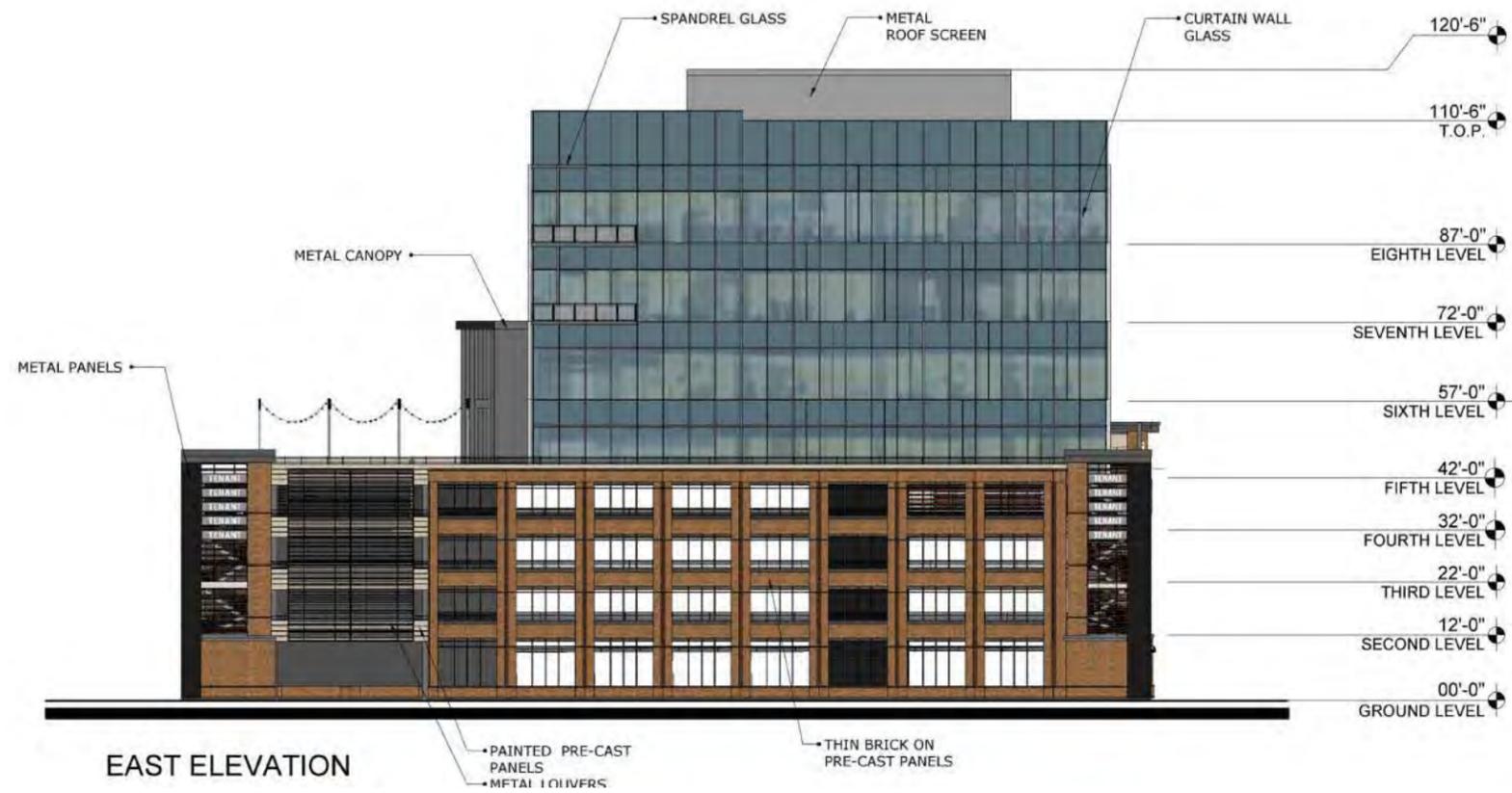
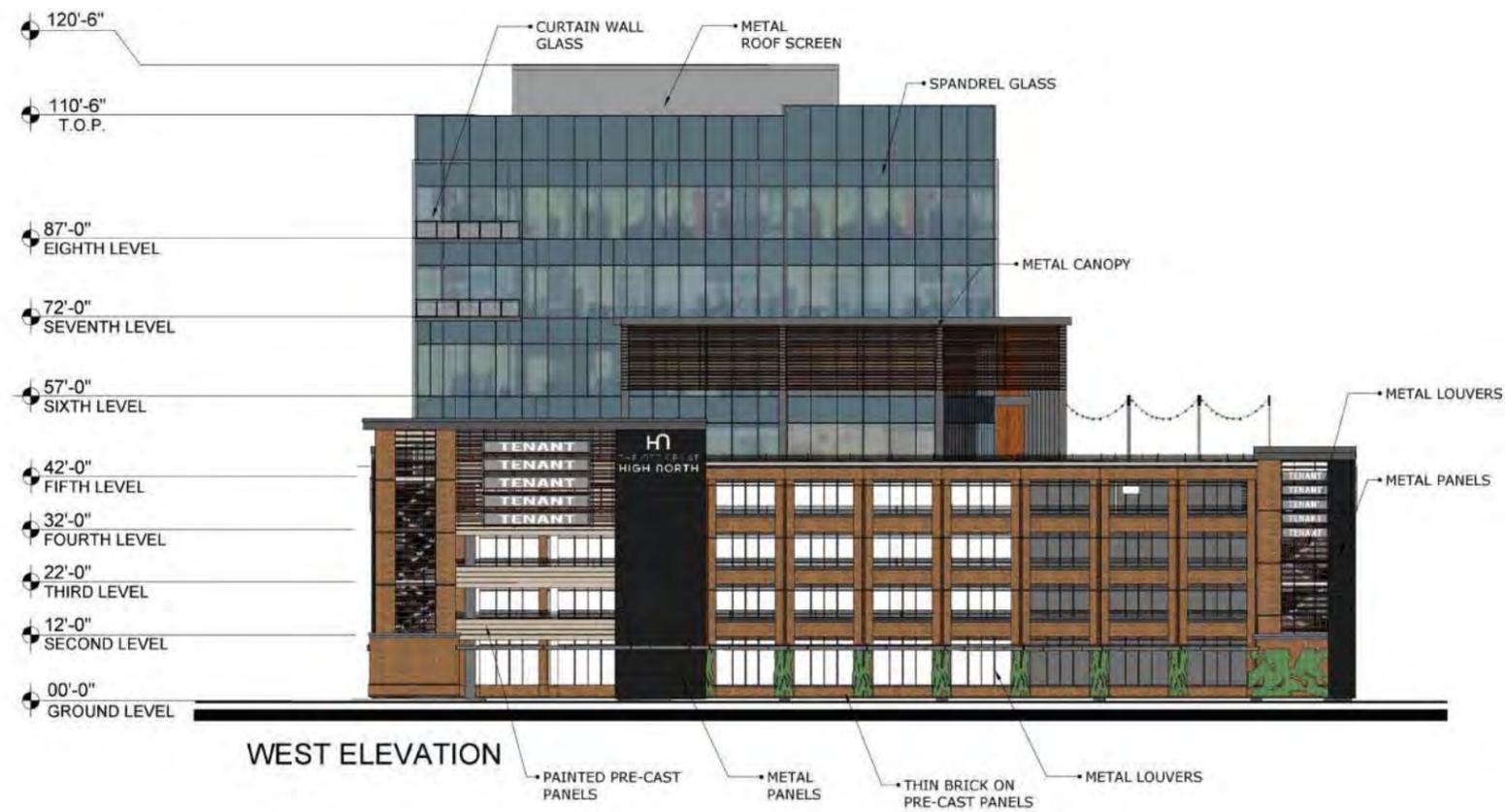
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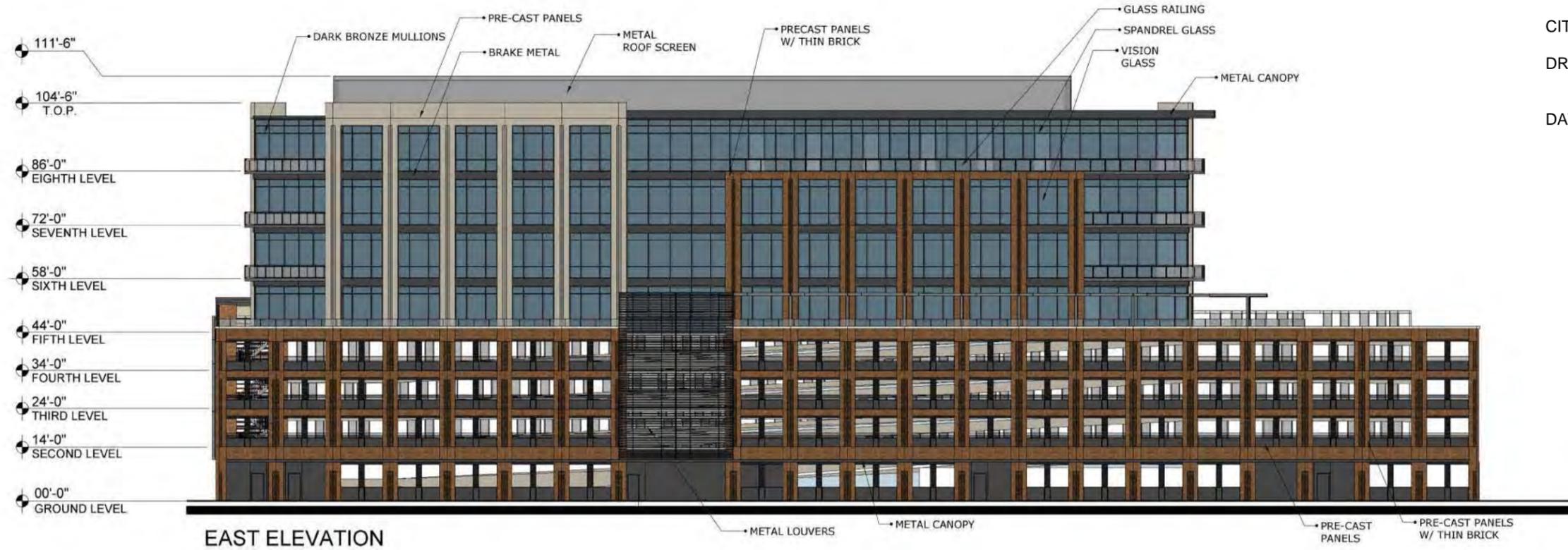


NORTH ELEVATION

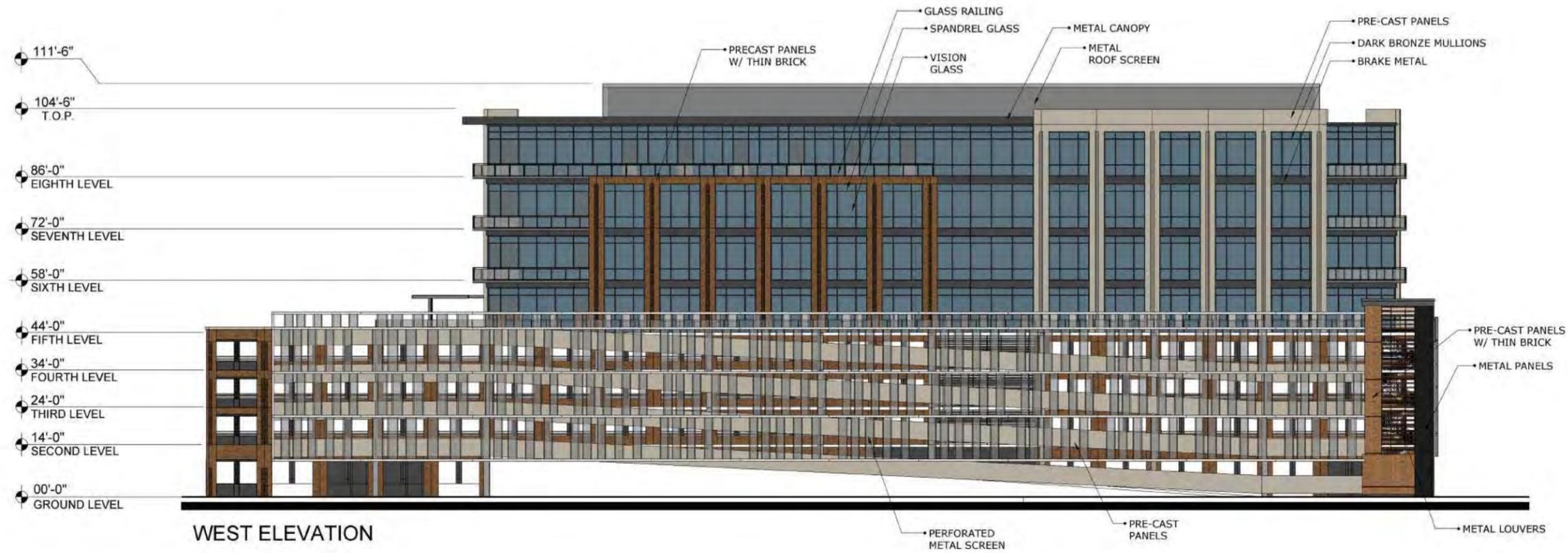


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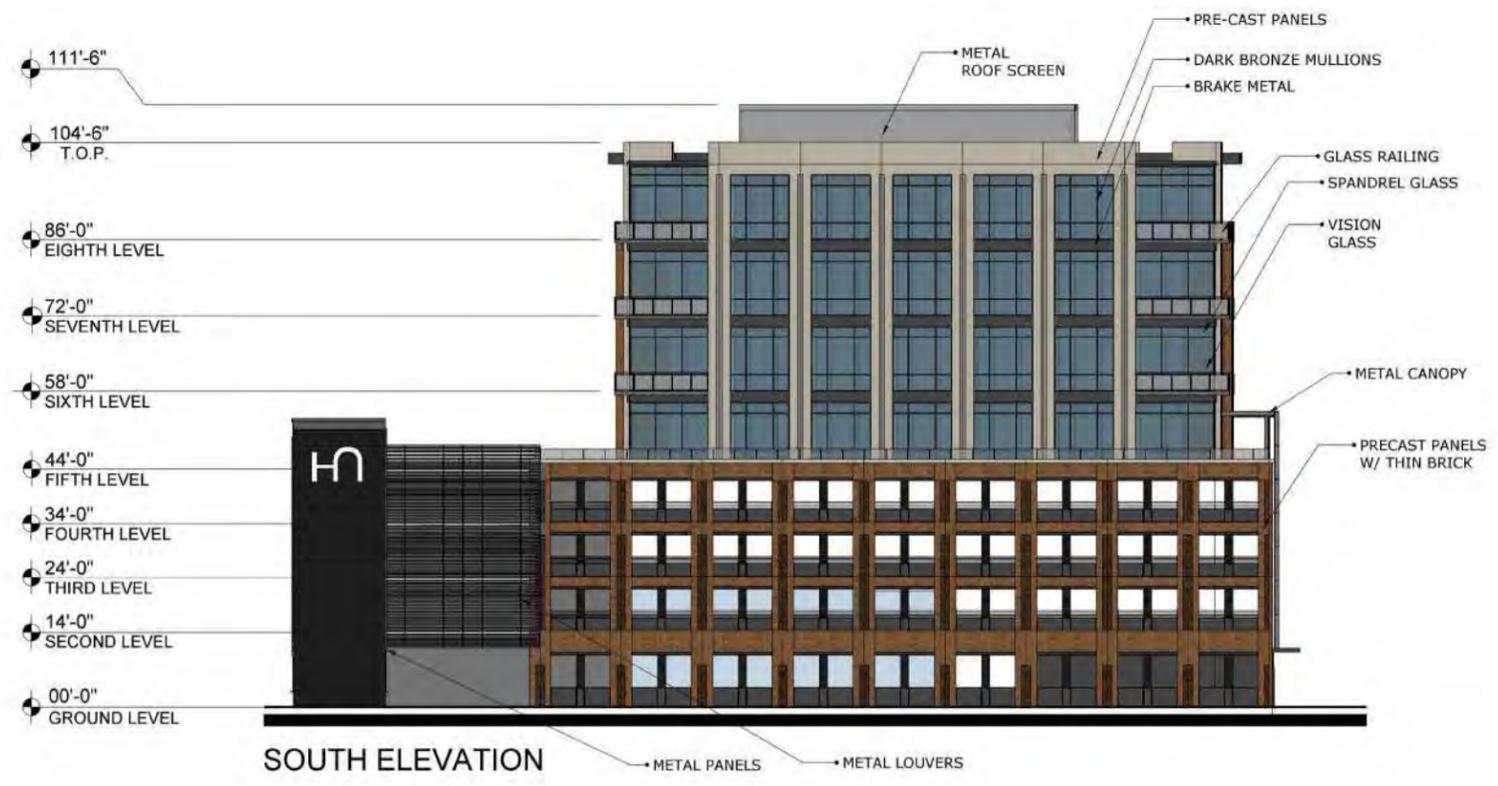




EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

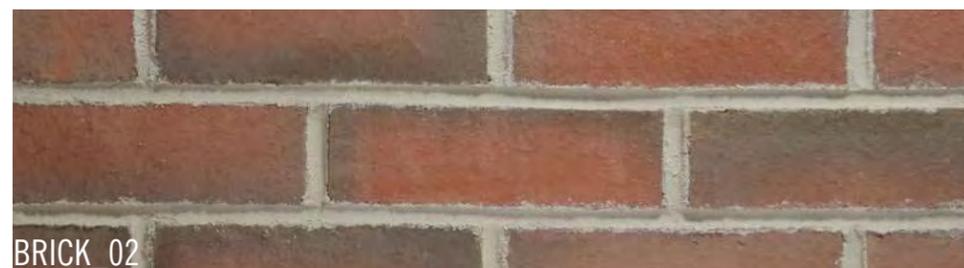


NORTH ELEVATION

BRICK



BRICK_01



BRICK_02



BRICK_03



BRICK_04



METAL COPING_01



METAL COPING_02

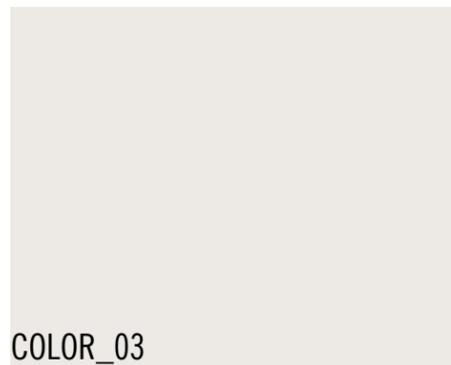
PAINT COLORS



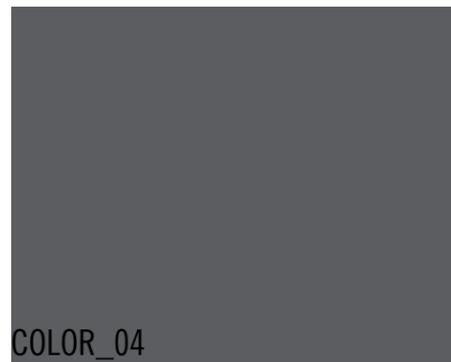
COLOR_01



COLOR_02

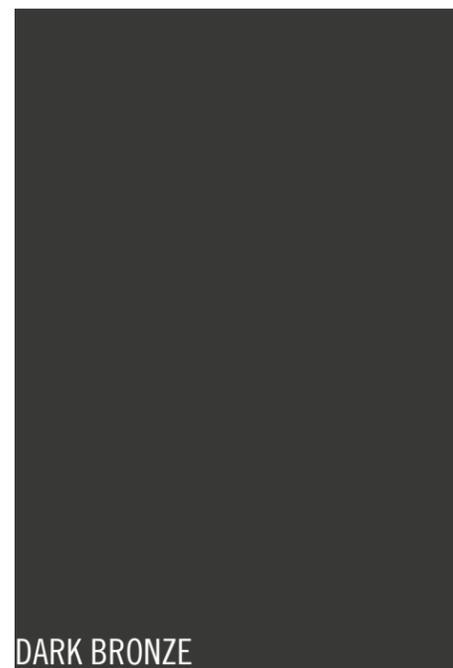


COLOR_03



COLOR_04

MULLIONS



DARK BRONZE

Soffits



PRECAST PANELS



METAL PANELS







CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020
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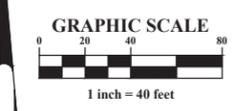
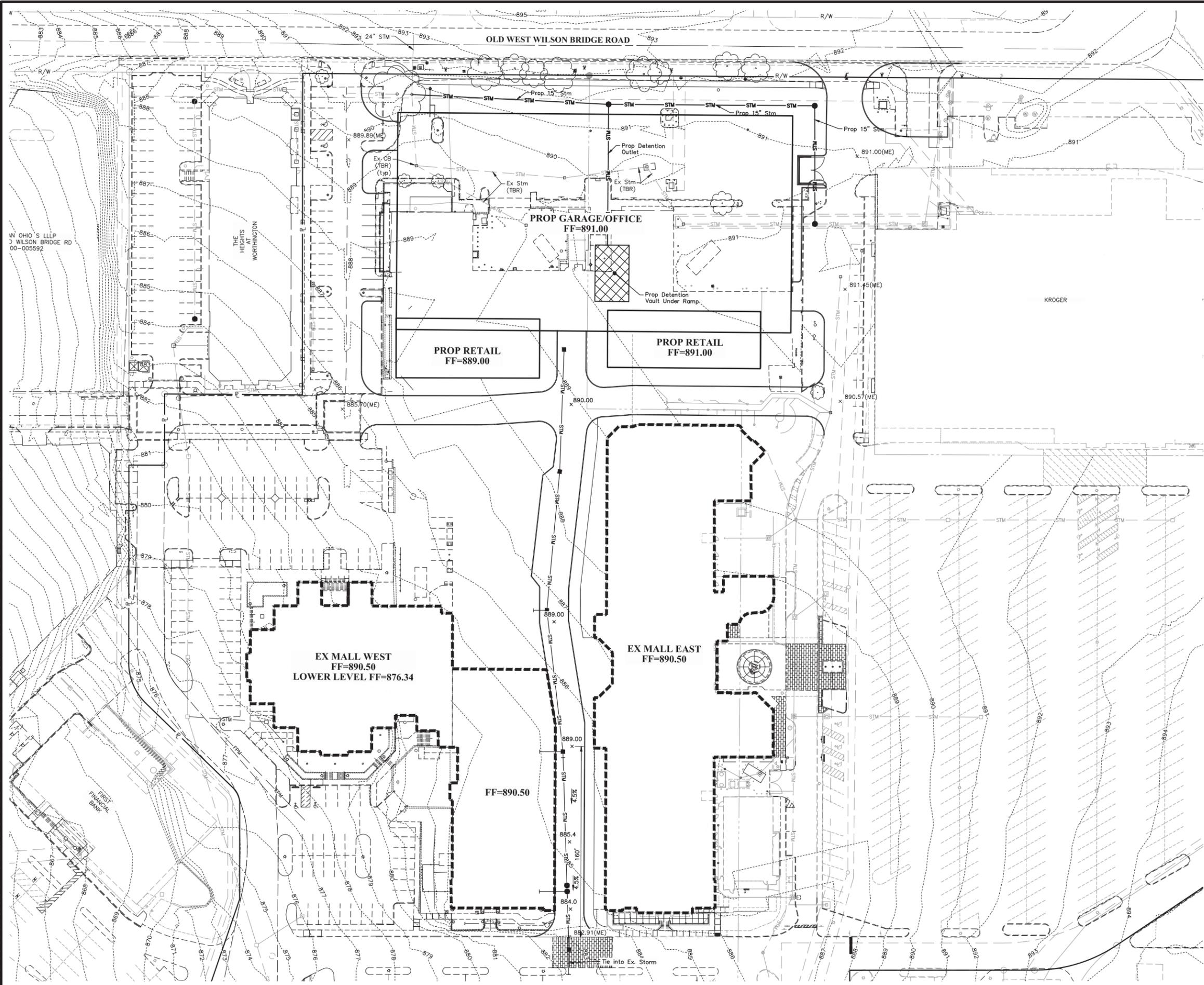






CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020

DATE 09-17-2020



LEGEND

EXISTING

- Contours
- STM --- Storm Sewer
- Manhole
- Catch Basin
- Curb Inlet

PROPOSED

- Contours
- STM --- Storm Sewer
- RD --- Roof Drain
- UD --- Under Drain
- Catch Basin
- Manhole
- Yard Drain
- Cleanout
- Curb & Gutter Inlet

AN OHIO'S LLLP
3 WILSON BRIDGE RD
00-005592

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MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

THE OFFICES AT HIGH NORTH
FOR
DEVELOPMENT PLAN
PHASE 1 & 2
GRADING PLAN - PHASE 1



CITY OF WORTHINGTON
DRAWINGS NO. AR 66-2020
PUD 02-2020
DATE 09-17-2020

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 17, 2020

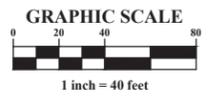
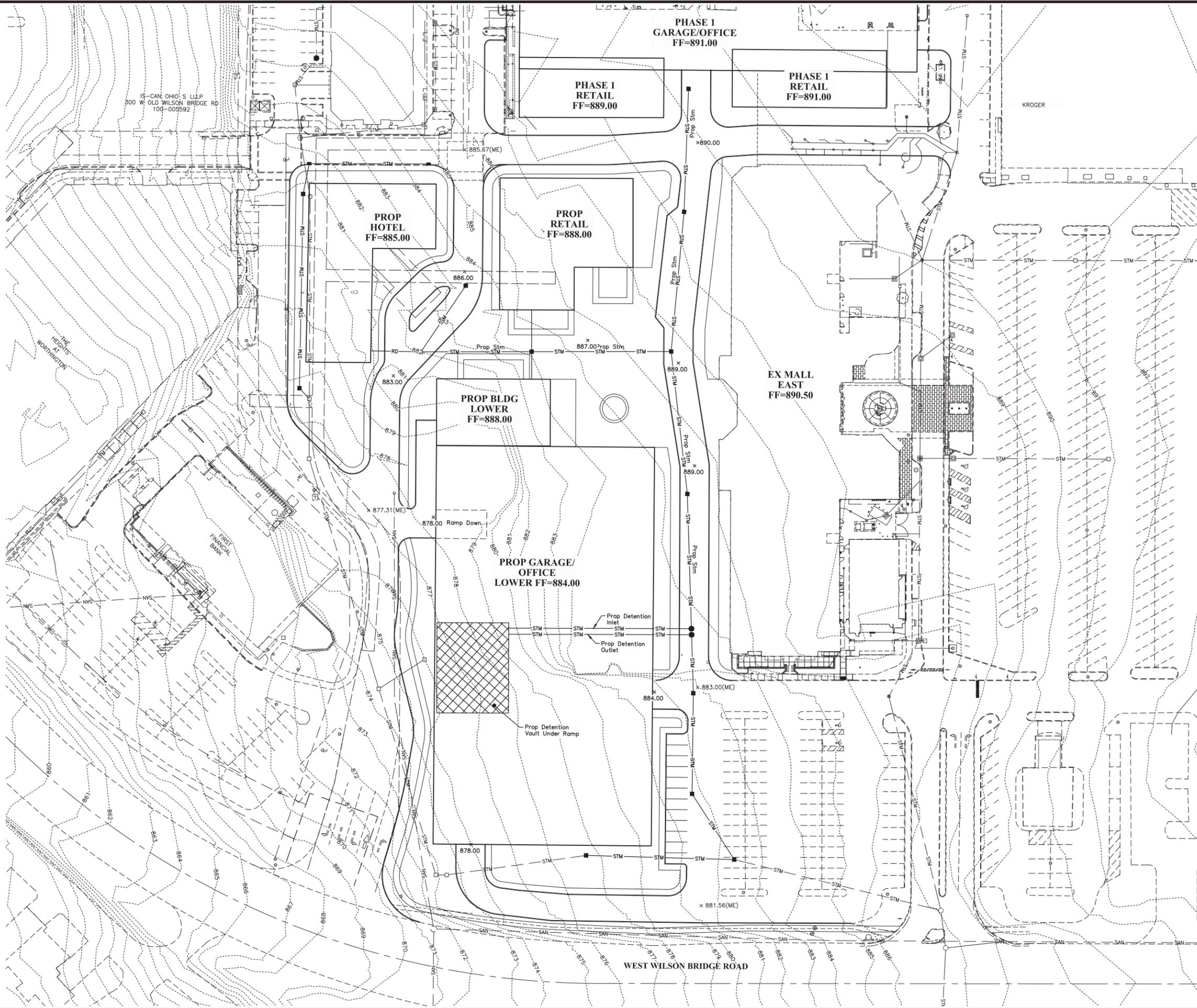
DATE
September 17, 2020

SCALE
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JOB NO.
2020-0732

SHEET
E-7A

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- LEGEND**
- EXISTING**
- - - - - 1170 - 1171 Contours
 - - - - - STM Storm Sewer
 - Manhole
 - Catch Basin
 - ▣ Curb Inlet
- PROPOSED**
- - - - - 1170 - 1171 Contours
 - - - - - STM Storm Sewer
 - - - - - RD Roof Drain
 - - - - - Under Drain
 - Catch Basin
 - Manhole
 - ▣ Yard Drain
 - Cleanout
 - ▣ Curb & Gutter Inlet

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
THE OFFICES AT HIGH NORTH
PHASE 1 & 2
 GRADING PLAN - PHASE 2



CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

DATE
September 17, 2020

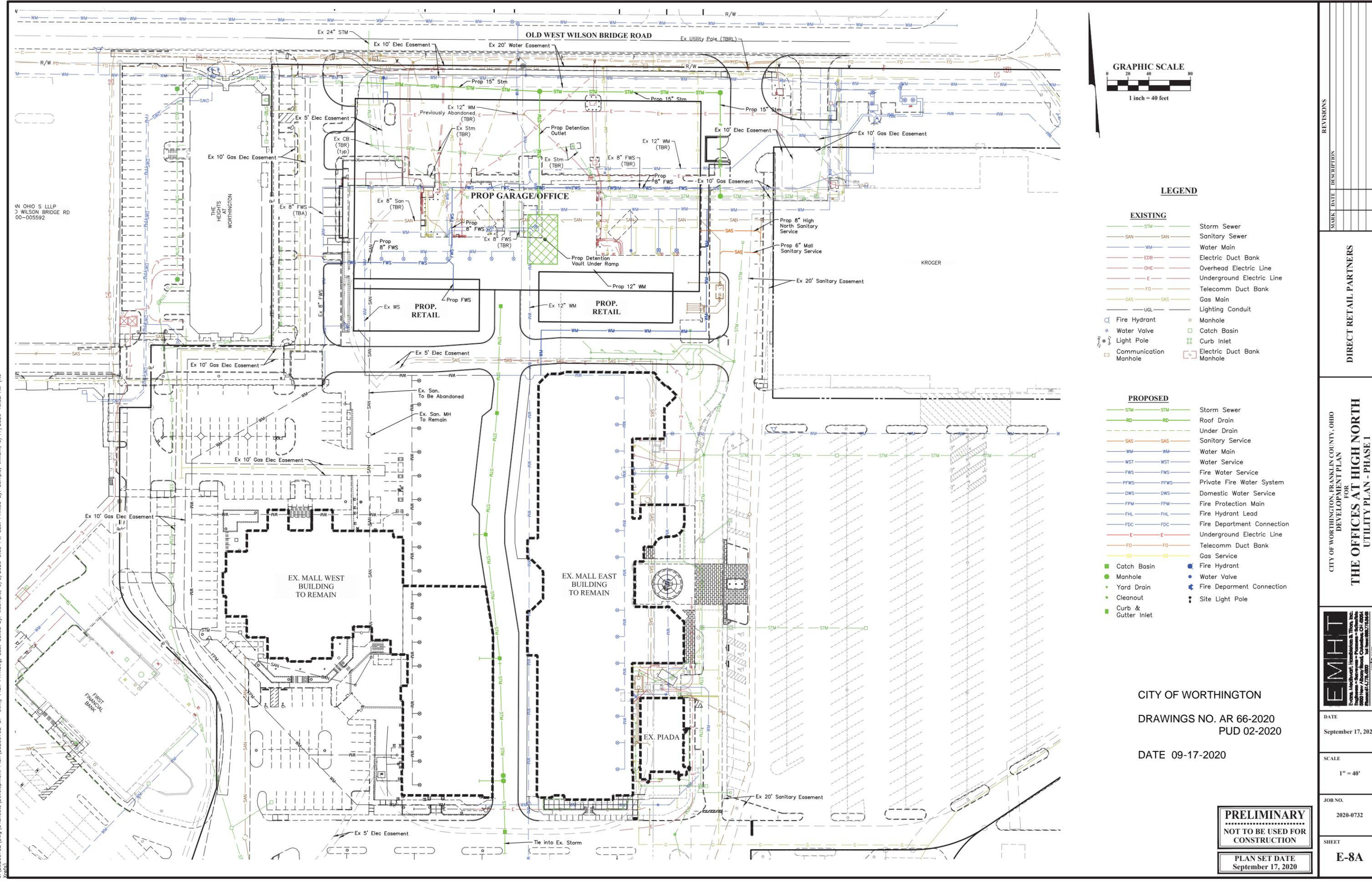
SCALE
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JOB NO.
2020-0732

SHEET
E-7B

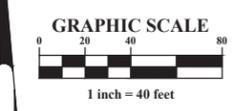
PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 September 17, 2020



W OHIO S LLLP
 3 WILSON BRIDGE RD
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LEGEND

- | EXISTING | |
|-----------------------|----------------------------|
| STM | Storm Sewer |
| SAN | Sanitary Sewer |
| WM | Water Main |
| EDB | Electric Duct Bank |
| OHE | Overhead Electric Line |
| E | Underground Electric Line |
| FO | Telecomm Duct Bank |
| GAS | Gas Main |
| UGL | Lighting Conduit |
| Fire Hydrant | Manhole |
| Water Valve | Catch Basin |
| Light Pole | Curb Inlet |
| Communication Manhole | Electric Duct Bank Manhole |
| PROPOSED | |
| STM | Storm Sewer |
| RD | Roof Drain |
| UD | Under Drain |
| SAS | Sanitary Service |
| WM | Water Main |
| WST | Water Service |
| FWS | Fire Water Service |
| PFWS | Private Fire Water System |
| DWS | Domestic Water Service |
| FPM | Fire Protection Main |
| FHL | Fire Hydrant Lead |
| FDC | Fire Department Connection |
| E | Underground Electric Line |
| FO | Telecomm Duct Bank |
| GS | Gas Service |
| Catch Basin | Fire Hydrant |
| Manhole | Water Valve |
| Yard Drain | Fire Department Connection |
| Cleanout | Site Light Pole |
| Curb & Gutter Inlet | |

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS
 KROGER

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
THE OFFICES AT HIGH NORTH
 UTILITY PLAN - PHASE 1



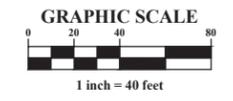
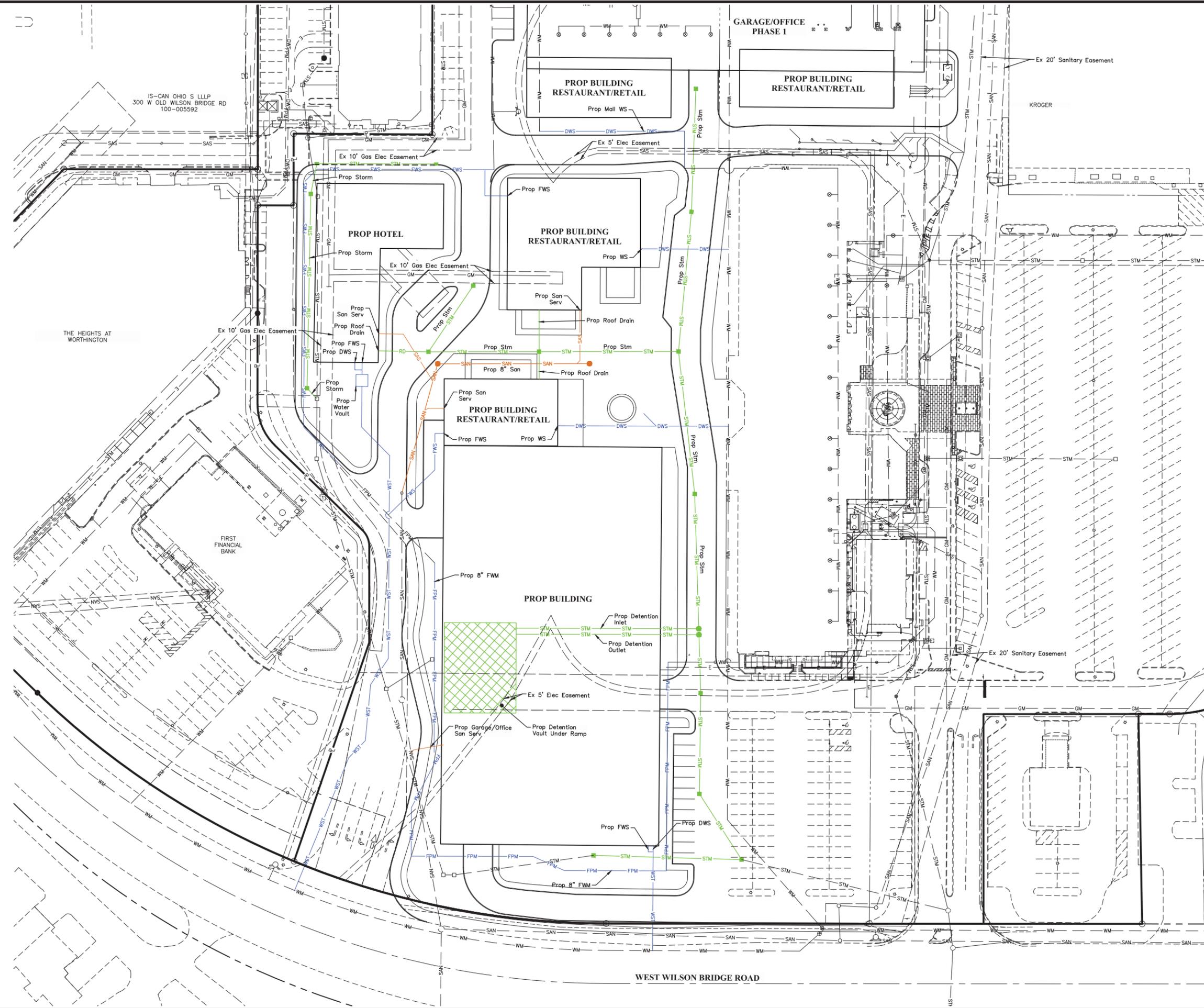
CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 September 17, 2020

DATE	September 17, 2020
SCALE	1" = 40'
JOB NO.	2020-0732
SHEET	E-8A

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- LEGEND**
- EXISTING**
- STM — Storm Sewer
 - SAN — SAN — Sanitary Sewer
 - WM — Water Main
 - EDB — Electric Duct Bank
 - OHE — Overhead Electric Line
 - E — Underground Electric Line
 - FDC — Fire Department Connection
 - GAS — Gas Main
 - UGL — Lighting Conduit
 - Fire Hydrant
 - Manhole
 - Catch Basin
 - Curb Inlet
 - Electric Duct Bank Manhole
- PROPOSED**
- STM — Storm Sewer
 - RD — Roof Drain
 - UD — Under Drain
 - SAS — Sanitary Service
 - WM — Water Main
 - WST — Water Service
 - FWS — Fire Water Service
 - PFWS — Private Fire Water System
 - DWS — Domestic Water Service
 - FWS — Fire Protection Main
 - FHL — Fire Hydrant Lead
 - FDC — Fire Department Connection
 - E — Underground Electric Line
 - FO — Telecom Duct Bank
 - GS — Gas Service
 - Catch Basin
 - Manhole
 - Yard Drain
 - Cleanout
 - Curb & Gutter Inlet
 - Fire Hydrant
 - Water Valve
 - Fire Department Connection
 - Site Light Pole

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
FOR
THE OFFICES AT HIGH NORTH
 UTILITY PLAN - PHASE 2



CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 September 17, 2020

DATE	September 17, 2020
SCALE	1" = 40'
JOB NO.	2020-0732
SHEET	E-8B



9/17/2020

High North: ULI Shared Parking Analysis

Phase 1							
Quantity	Unit	ULI Peak Ratio/ ksf GLA	ULI Required Spaces	ULI Reduction Factors		Adjusted Parking Requirement	
				Driving Adjustments*	Non-Captive Adjustments		
Existing Buildings to Remain							
Retail	52,026	SF	4	209	87%	90%	164
Restaurant	14,881	SF	17.75	265	87%	90%	208
Medical/Dental Office	10,052	SF	4.6	47	95%	99%	45
Grocery	57,644	SF	4.75	274	83%	98%	223
Proposed							
Retail	5,800	SF	4	24	87%	90%	19
Restaurant	5,800	SF	17.75	103	87%	90%	81
Office	128,510	SF	3.36	432	89%	100%	385
Total Required=				1,354	Total Adjusted Req'd=		1,125
Parking Provided							
Existing Parking=							790
Existing Parking to be removed w/ Ph1=							123
Existing Parking to Remain=							667
Proposed Surface Parking=							10
Proposed Parking in Garage=							643
Phase 1 Total Parking Provided=							1,320
Phase 2							
Quantity	Unit	ULI Peak Ratio/ ksf GLA	ULI Required Spaces	ULI Reduction Factors		Adjusted Parking Requirement	
				Driving Adjustments*	Non-Captive Adjustments		
Existing Buildings to Remain							
Retail	29,118	SF	4	117	87%	90%	92
Restaurant	14,881	SF	17.75	265	87%	90%	208
Grocery	57,644	SF	4.75	274	83%	98%	223
Office	128,510	SF	3.21	413	88%	100%	364
Proposed							
Office	100,000	SF	3.21	321	88%	100%	283
Retail	7,750	SF	4	31	87%	90%	25
Resteraunt	7,750	SF	17.75	138	87%	90%	109
1 Bedroom Apartments**	70	Units	1.05/unit	74	100%	100%	74
2 Bedroom Apartments**	30	Units	1.8/unit	54	100%	100%	54
Total Required=				1,687	Total Adjusted Req'd=		1,432
Parking Provided							
Existing Parking=							1,320
Existing Parking to be removed w/ Ph2=							177
Existing Parking to Remain=							1,143
Proposed Surface Parking=							12
Proposed Parking in Garage=							482
Phase 2 Total Parking Provided=							1,637

Driving Adjustment is used to adjust the base parking ratios for transportation characteristics. The base parking ratios reflect the density of persons present in the land use and assume that nearly all users arrive by private automobile with typical auto occupancy for the specific use.¹ The driving adjustment reflects a portion of the persons carpooling, walking, working from home, utilizing a taxi or ride share, motorcycle, or bicycle.

Non-Captive Ratio is an estimate of the percentage of parkers at a land use in a mixed-use development who are not already counted as parking at another of the land uses. For example, when employees of one land use visit a nearby food court or coffee store, additional parking demand is not usually generated.¹

*** Driving Adjustments**

Office Driving Adjustment: Carpool (1%), Walked (3%), Worked at Home (6%), and Other (2%)

Retail/Resteraunt Adjustment: Carpool (10%), Walked (1%), and Other (2%)

Grocery Driving Adjustment: Carpool (15%) and Other (2%)

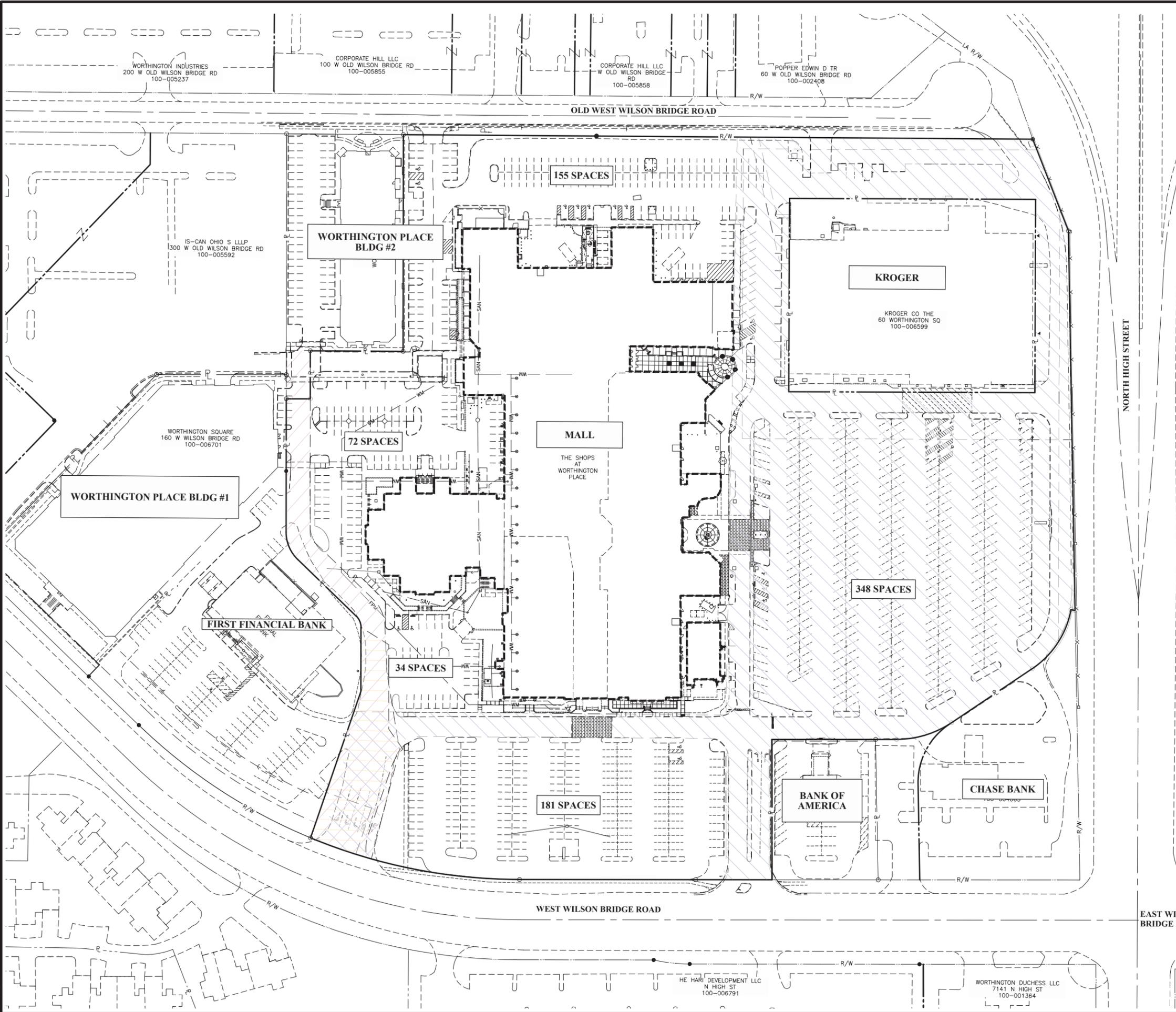
Other: Taxi, ride sharing, motorcycle, and bicycle.

**There is potential for the hotel to be developed as apartments. The apartements would require more parking over the hotel, and have been included in this analysis as a conservative assumption.

Note: This parking analysis excludes the Heights at Worthington Apartments, First Financial Bank, Bank of America, or Chase Bank. It is assumed those sites are self-sufficient for parking.

1: Mary S. Smith, PE, Urban Land Institute Shared Parking: Third Edition. (2020)

U:\20200732\Drawings\Development\Plan\20200732-0P-Existing Parking Demand.dwg, Last Saved By: nventresca, 9/8/2020 5:02 PM, Last Printed By: Sample, William, 9/17/2020 9:41 AM



- LEGEND**
- Reciprocal Easement Area
P.B. 109, P. 85
 - Access Easement A
I.N. 20110317036955
 - Access Easement B
I.N. 20110317036955

CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 September 17, 2020

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
THE OFFICES AT HIGH NORTH
 EXISTING PARKING DEMAND

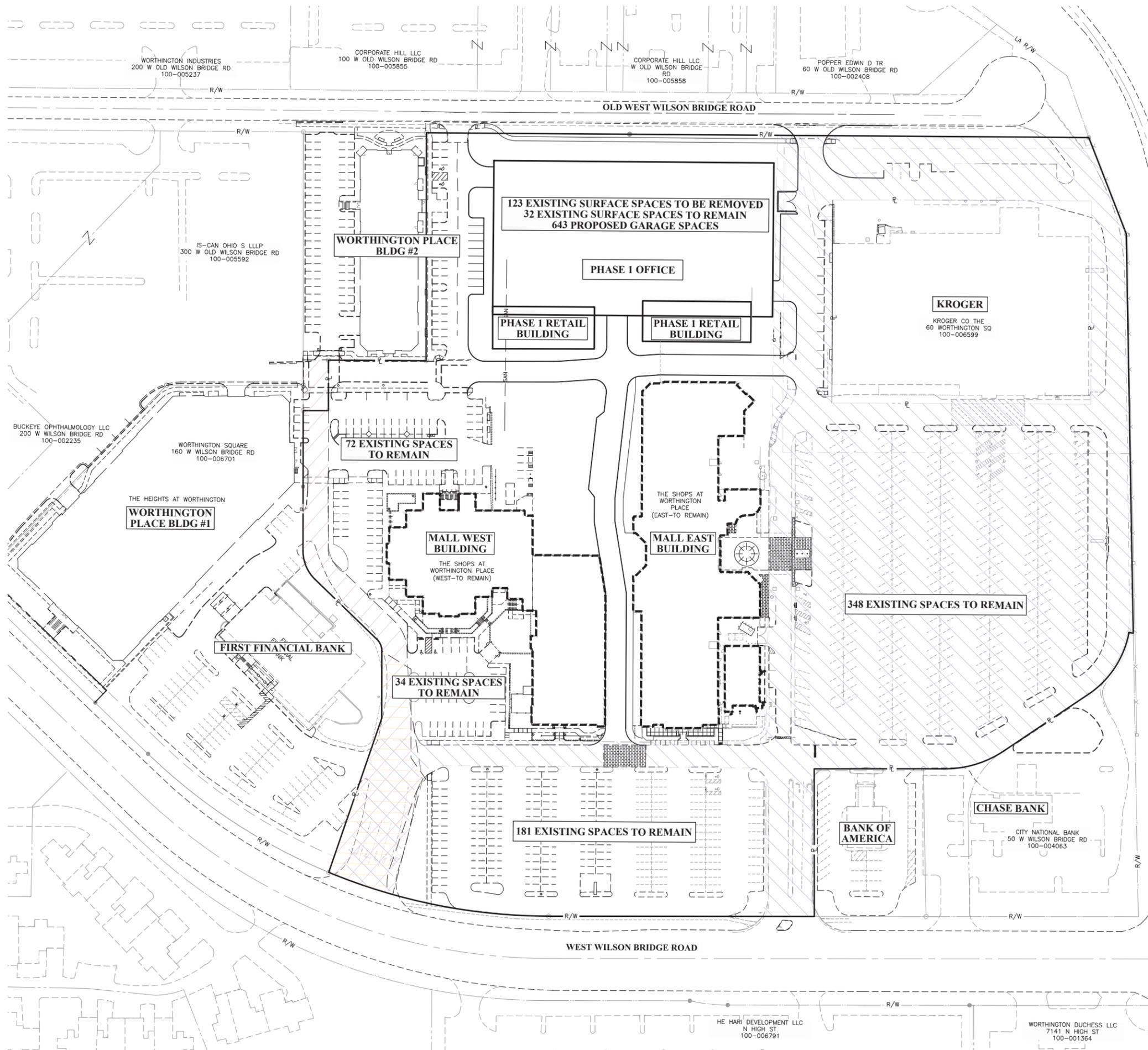


DATE
 September 17, 2020

SCALE
 1" = 60'

JOB NO.
 2020-0732

SHEET
E-10A



- LEGEND**
- Reciprocal Easement Area
P.B. 109, P. 85
 - Access Easement A
I.N. 20110317036955
 - Access Easement B
I.N. 20110317036955

CITY OF WORTHINGTON
 DRAWINGS NO. AR 66-2020
 PUD 02-2020
 DATE 09-17-2020

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 September 17, 2020

MARK	DATE	DESCRIPTION

DIRECT RETAIL PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
THE OFFICES AT HIGH NORTH
 PHASE 1 PARKING DEMAND



DATE
September 17, 2020

SCALE
1" = 60'

JOB NO.
2020-0732

SHEET
E-10B

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The Shops at
WORTHINGTON PLACE



RETAIL DESIGN STANDARDS

Originated May 8, 2012
Incorporated Into High North 2020
Exhibit E-13

TABLE OF CONTENTS

EXTERIOR STOREFRONT DESIGN CRITERIA	PG. 3
EXTERIOR SIGNAGE DESIGN CRITERIA	PG. 4
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UNDER CANOPY BLADE SIGN	PG. 6
CANOPY TOP SIGNAGE	PG. 7
ROOF / PARAPET SIGNAGE	PG. 7
EXTERIOR AWNING DESIGN CRITERIA	PG. 8

EXTERIOR STOREFRONT DESIGN CRITERIA

pg. 3

Tenants are required to provide a storefront system within the entire storefront opening, from neutral pier to neutral pier.

Tenants should provide all storefronts with 4" high minimum base finished in a durable material.

Materials and elements should include

- painted or anodized aluminum
- painted steel
- chrome
- fine woods
- stone
- brick
- tile
- fixed glass panels, which can be divided into smaller panels through the use of mullions.

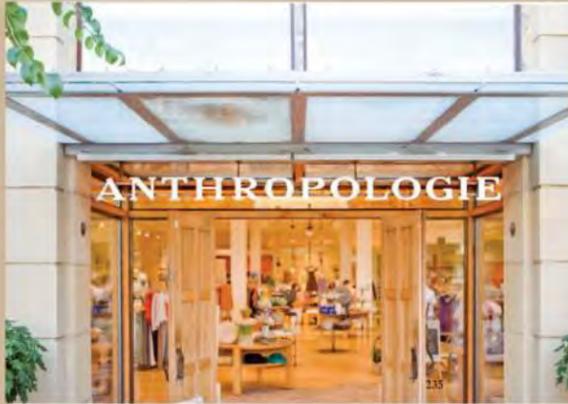
Materials that are NOT permitted include:

- Faux wood or plastic laminate
- Plastics
- EIFS or Plaster

Restaurant tenants are encouraged to provide sliding glass walls to open the interior to exterior patio areas.

Recessed entries are recommended so that the storefront doors do not swing into the pedestrian path.

Tenant storefront expression that exceeds the storefront opening must go before the Worthington Architectural Review Board for approval.



EXTERIOR SIGNAGE DESIGN CRITERIA

pg. 4

The Landlord does not provide a signband, Tenants are not permitted to design stores which incorporate continuous signbands.

Signage shall be limited to trade name, logo, and decorative accents.

To maintain a high quality retail environment no formed plastic, injected molded plastic, or box-type back-lit panel signs are permitted (box signs incorporated into the design of the building which have illuminated push-through letters are permitted). Flashing signs will not be permitted in the project without specific approval from the Landlord.

Specific locations are provided with additional opportunities for signage. These include the signage at the edge of the Landlord's metal canopies, the suspension of blade signs from canopies, signage at roofs and /or parapets, signage at awnings, etc.

The size of building signs will be limited to a total of 40 square feet of signage for each 30 lineal feet of frontage. This does not limit the number of signs, only the total square footage based on size of frontage. Tenants will also be allowed signs on each building facade they front on.

In addition to the tenant's building signs, each tenant will be allowed a blade sign. Blade signs will be limited in size to 10 square feet for each 30 lineal feet of frontage.

The size of all signage will be taken by a rectangle around the graphics at each sign location.

Banner signs will also be allowed in certain instances, and will be reviewed and approved by the Landlord for location, size and design.

There may be Tenant designs where animated components or flashing lights may be integral to the character of the design, and in those instances the Tenant's proposals would be properly reviewed by and approved by the Landlord.

All signs, bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. They should be concealed if possible. equipment, shall be permitted.

The lighting to Tenant's signage shall be controlled by a 24 hour time clock set in accordance to the Landlord's specified house.

No signmaker's labels or other identification shall be permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.

No exposed conduit, tubing or raceways, conductors, transformers or other equipment, shall be permitted.



EXTERIOR SIGNAGE DESIGN CRITERIA



FACADE SIGNAGE

Facade Signs are intended for immediate recognition of the Tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility. Signage must be illuminated during the hours the center is open, and controlled by a 24-hour time clock set in accordance with the Landlord's specified hours.

Signs are mounted on the facade of the store, above Tenant's awnings or Landlord's Canopy.

The Signage is limited to the trade name only.

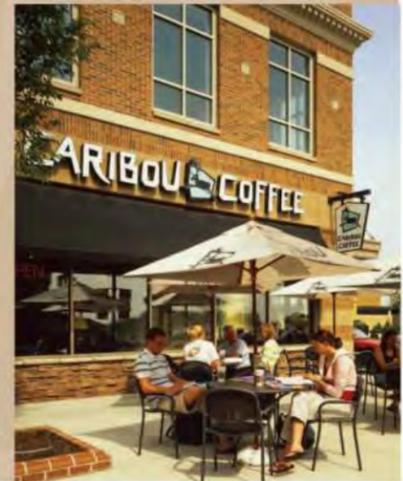
The Tenant has maximum freedom in the design of the Facade Signage. Suggested types of facade lettering are:

- Individual letters, pin-mounted to the facade, halo (back lit) or edge lit.
- 2-dimensional, 3-dimensional or open channel type lettering, face lit.
- Lettering affixed to a panel which is erected at the facade within the allotted signage area.
- Signage illuminated externally with gooseneck or sign-lighting fixtures.

Numerous variations / combinations of the above are possible for the signage, and the Landlord welcomes the Tenant's design proposals.

FACE LIT LIGHT BOXES WILL NOT BE PERMITTED.

Tenants are encouraged to apply signs to the glass portion of the storefront, including gold or silver leaf silk-screened logo, cut or polished metal veneers applied to glass, etched glass, or vinyl film graphics applied to the interior surface of the glass.



EXTERIOR SIGNAGE DESIGN CRITERIA

FACADE MOUNTED BLADE SIGNAGE:

Facade-Mounted Blade Signs are intended to be fixed to the facade of the building at suitable locations.

Though they are referred to as "blade" signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensions objects and shapes. See images.

The Tenant is required to erect on blade sign the facade of the premises. Tenants at corner locations are permitted to install a sign at each face of the building.

Bottom of Sign:
Minimum 8 ft. above sidewalk.

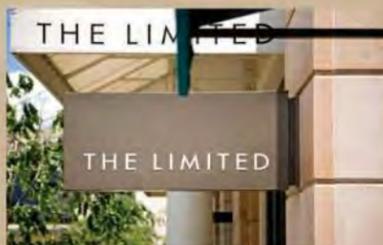
Top of Sign:
16 ft. above sidewalk, but may be more where appropriate.

Maximum Projection:
4 ft. from the face of building.

Width:
May vary; dependant on whether sign is intended as a 2-sided blade or a 3-dimensional projection.

Lighting:
Sign may be lit from lighting outriggers or internally illuminated.

No projecting light-boxes will be allowed. Opaque background with illuminated punch-through letters / logo is permitted.



UNDER CANOPY BLADE SIGNS:

In locations where the Landlord has provided metal sidewalk canopies, the Tenant is permitted to suspend blade signs.

The image on sign is limited to Tenant's trade name and logo only.

The minimum dimension from the sidewalk to the underside of the sign is 8'-0". The sign shall be centered on the centerline of the canopy. The edge of the sign may not project beyond the outer edge of the Landlord's canopy overhead.

Signs may be internally or externally illuminated.



EXTERIOR SIGNAGE DESIGN CRITERIA

CANOPY TOP SIGNAGE:

This Signage type consists of illuminated identity graphics which will sit atop, or affixed to the edge of the Landlord-provided canopy which exists at specific locations in this project.

These generally occur with 'corner-store' Tenants.

The Tenant must provide the signage.

the finish and color of the lettering is ultimately subject to the Landlord's approval to ensure only the highest quality for the project.



ROOF / PARAPET SIGNAGE:

Roof / Parapet Signs occur at specific Tenant locations, generally where the Tenant occupies a corner location in the building, thereby facing two streets.

Signs may display the Tenant's trade name and logo. 3-dimensional character for the signage is strongly recommended. Signs may be internally or externally lit. Flashing and /or neon lighting is permissible, but all signs are subject to the Landlord's approval.

For built-up roofing, signs may rest on the top of the provided parapet walls or may be set back or set on the diagonal to provide exposure to both streets.

The Tenant is responsible for the structural integrity of the sign.



EXTERIOR AWNING DESIGN CRITERIA



All Tenants are required to provide Awnings at their Storefronts, except where the Landlord's metal canopies are already provided, where the LL specifically does not want awnings for design reasons, or where a storefront faces onto a roofed public passage.

Awnings are required for the full length of the storefronts openings below.

Awnings are to be Glen Raven Firesist fabric. Only the following colors are approved for use at Worthington Place:

- Black #82008-0000
- Admiral Navy #82010-0000
- Crimson Red #82017-0000
- Ivory #82015-0000
- Sand #82006-0000
- Toasty Beige #82012-0000
- Burgundy #82016-0000
- Forest Green Tweed #82002-0000
- Regatta Tweed #82005-0000
- Terra Cotta #82014-0000

Retractable awnings are not permitted.

Generally, shape, color and pattern of the awnings is at the discretion of the Tenant, and are an integral part to their brand identity, but are subject to approval by the Landlord and the City of Worthington.

Signage on awnings is limited to the Tenants' logo.

Awnings may not be supported from the sidewalk. The Tenant is responsible for structural stability of the awnings, and must ensure that storefronts, transoms and other required fixings are adequate.

The structure for awnings should be attractive as well as functional, and it must have a suitable powder coated or chrome finish (unfinished galvanized pipe is unacceptable). Awnings shall have open ends to showcase the framing as a designed element.





The Shops at
WORTHINGTON PLACE



RETAIL DESIGN STANDARDS

Originated May 8, 2012
Incorporated Into High North 2020

Exhibit E-13

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EXTERIOR STOREFRONT DESIGN CRITERIA

Tenants are required to provide a storefront system within the entire storefront opening, from neutral pier to neutral pier.

Tenants should provide all storefronts with 4" high minimum base finished in a durable material.

Materials and elements should include

- painted or anodized aluminum
- painted steel
- chrome
- fine woods
- stone
- brick
- tile
- fixed glass panels, which can be divided into smaller panels through the use of mullions.

Materials that are NOT permitted include:

- Faux wood or plastic laminate
- Plastics
- EIFS or Plaster

Restaurant tenants are encouraged to provide sliding glass walls to open the interior to exterior patio areas.

Recessed entries are recommended so that the storefront doors do not swing into the pedestrian path.

Tenant storefront expression that exceeds the storefront opening must go before the Worthington Architectural Review Board for approval.



EXTERIOR SIGNAGE DESIGN CRITERIA

The Landlord does not provide a signband, Tenants are not permitted to design stores which incorporate continuous signbands.

Signage shall be limited to trade name, logo, and decorative accents.

To maintain a high quality retail environment no formed plastic, injected molded plastic, or box-type back-lit panel signs are permitted (box signs incorporated into the design of the building which have illuminated push-through letters are permitted). Flashing signs will not be permitted in the project without specific approval from the Landlord.

Specific locations are provided with additional opportunities for signage. These include the signage at the edge of the Landlord's metal canopies, the suspension of blade signs from canopies, signage at roofs and /or parapets, signage at awnings, etc.

The size of building signs will be limited to a total of 40 square feet of signage for each 30 lineal feet of frontage. This does not limit the number of signs, only the total square footage based on size of frontage. Tenants will also be allowed signs on each building facade they front on.

In addition to the tenant's building signs, each tenant will be allowed a blade sign. Blade signs will be limited in size to 10 square feet for each 30 lineal feet of frontage.

The size of all signage will be taken by a rectangle around the graphics at each sign location.

Banner signs will also be allowed in certain instances, and will be reviewed and approved by the Landlord for location, size and design.

There may be Tenant designs where animated components or flashing lights may be integral to the character of the design, and in those instances the Tenant's proposals would be properly reviewed by and approved by the Landlord.

All signs, bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. They should be concealed if possible. equipment, shall be permitted.

The lighting to Tenant's signage shall be controlled by a 24 hour time clock set in accordance to the Landlord's specified house.

No signmaker's labels or other identification shall be permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.

No exposed conduit, tubing or raceways, conductors, transformers or other equipment, shall be permitted.



EXTERIOR SIGNAGE DESIGN CRITERIA



FACADE SIGNAGE

Facade Signs are intended for immediate recognition of the Tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility. Signage must be illuminated during the hours the center is open, and controlled by a 24-hour time clock set in accordance with the Landlord's specified hours.



Signs are mounted on the facade of the store, above Tenant's awnings or Landlord's Canopy.

The Signage is limited to the trade name only.

The Tenant has maximum freedom in the design of the Facade Signage. Suggested types of facade lettering are:

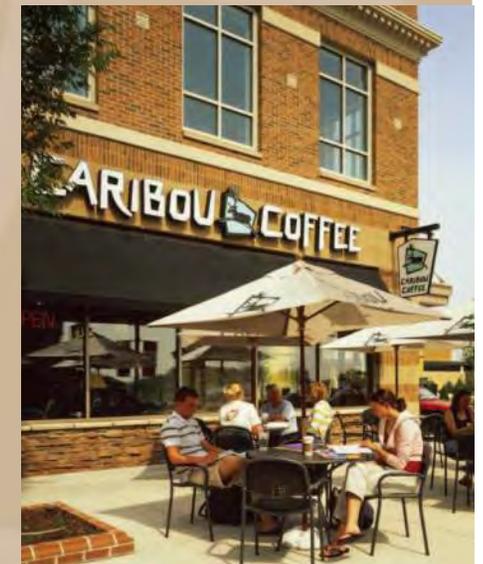
- Individual letters, pin-mounted to the facade, halo (back lit) or edge lit.
- 2-dimensional, 3-dimensional or open channel type lettering, face lit.
- Lettering affixed to a panel which is erected at the facade within the allotted signage area.
- Signage illuminated externally with gooseneck or sign-lighting fixtures.



Numerous variations / combinations of the above are possible for the signage, and the Landlord welcomes the Tenant's design proposals.

FACE LIT LIGHT BOXES WILL NOT BE PERMITTED.

Tenants are encouraged to apply signs to the glass portion of the storefront, including gold or silver leaf silk-screened logo, cut or polished metal veneers applied to glass, etched glass, or vinyl film graphics applied to the interior surface of the glass.



EXTERIOR SIGNAGE DESIGN CRITERIA

FACADE MOUNTED BLADE SIGNAGE:

Facade-Mounted Blade Signs are intended to be fixed to the facade of the building at suitable locations.

Though they are referred to as “blade” signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensions objects and shapes. See images.

The Tenant is required to erect on blade sign the facade of the premises. Tenants at corner locations are permitted to install a sign at each face of the building.

Bottom of Sign:
Minimum 8 ft. above sidewalk.

Top of Sign:
16 ft. above sidewalk, but may be more where appropriate.

Maximum Projection:
4 ft. from the face of building.

Width:
May vary; dependant on whether sign is intended as a 2-sided blade or a 3-dimensional projection.

Lighting:
Sign may be lit from lighting outriggers or internally illuminated.

No projecting light-boxes will be allowed. Opaque background with illuminated punch-through letters / logo is permitted.



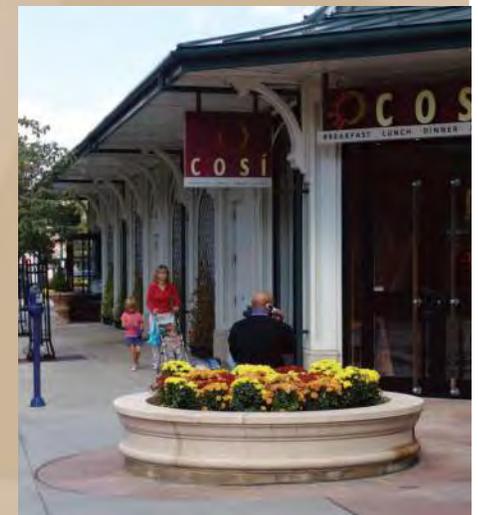
UNDER CANOPY BLADE SIGNS:

In locations where the Landlord has provided metal sidewalk canopies, the Tenant is permitted to suspend blade signs.

The image on sign is limited to Tenant's trade name and logo only.

The minimum dimension from the sidewalk to the underside of the sign is 8'-0". The sign shall be centered on the centerline of the canopy. The edge of the sign may not project beyond the outer edge of the Landlord's canopy overhead.

Signs may be internally or externally illuminated.



EXTERIOR SIGNAGE DESIGN CRITERIA

CANOPY TOP SIGNAGE:

This Signage type consists of illuminated identity graphics which will sit atop, or affixed to the edge of the Landlord-provided canopy which exists at specific locations in this project.

These generally occur with 'corner-store' Tenants.

The Tenant must provide the signage.

the finish and color of the lettering is ultimately subject to the Landlord's approval to ensure only the highest quality for the project.



ROOF / PARAPET SIGNAGE:

Roof / Parapet Signs occur at specific Tenant locations, generally where the Tenant occupies a corner location in the building, thereby facing two streets.

Signs may display the Tenant's trade name and logo. 3-dimensional character for the signage is strongly recommended. Signs may be internally or externally lit. Flashing and /or neon lighting is permissible, but all signs are subject to the Landlord's approval.

For built-up roofing, signs may rest on the top of the provided parapet walls or may be set back or set on the diagonal to provide exposure to both streets.

The Tenant is responsible for the structural integrity of the sign.



EXTERIOR AWNING DESIGN CRITERIA

All Tenants are required to provide Awnings at their Storefronts, except where the Landlord's metal canopies are already provided, where the LL specifically does not want awnings for design reasons, or where a storefront faces onto a roofed public passage.

Awnings are required for the full length of the storefronts openings below.

Awnings are to be Glen Raven Firesist fabric. Only the following colors are approved for use at Worthington Place:

- Black #82008-0000
- Admiral Navy #82010-0000
- Crimson Red #82017-0000
- Ivory #82015-0000
- Sand #82006-0000
- Toasty Beige #82012-0000
- Burgundy #82016-0000
- Forest Green Tweed #82002-0000
- Regatta Tweed #82005-0000
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