**ARCHITECTURAL REVIEW BOARD**
**MUNICIPAL PLANNING COMMISSION**
**-AGENDA-**
**Thursday, April 25, 2024 at 7:00 P.M.**

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
*6550 North High Street*
*Worthington, Ohio 43085*
*Watch online at worthington.org/live, and comment in person or at worthington.org/meeting-public-input*

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## A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 11, 2024 meeting
4. Affirmation/swearing in of witnesses

## B. Architectural Review Board

1. Patio Furniture – **657 High St.** (Avishar Barua & Robin Myers/Joya's) **ARB 19-2024**
2. Garage Conversion & Additions – **131 W. South St.** (Rudolph Wesolek) **ARB 21-2024**
3. New Siding – **6440 Bellbrook Pl.** (Brock Pletcher) **ARB 23-2024**
4. New Front Steps – **136 W. Stafford Ave.** (Michael Limes) **ARB 24-2024**
5. Fencing & Site Improvements – **100 W. Granville Rd.** (Kolby Turnock) **ARB 25-2024**
6. Parking Lot Lighting – **600 High St.** (Paul George/Worthington United Methodist Church) **ARB 26-2024**

## C. Municipal Planning Commission

1. Conditional Use Permit
    a. Residential in PUD 02-2020 – **7227 N. High St.** (DRP Worthington LP) **CU 04-2024**

## D. Other

## E. Adjournment

**MEMORANDUM**

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

FROM: Lynda Bitar, Planning Coordinator

DATE: April 19, 2024

SUBJECT: Staff Memo for the Meeting of April 25, 2024

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## B. Architectural Review Board

1. Patio Furniture – **657 High St.** (Avishar Barua & Robin Myers/Joya's) **ARB 19-2024**

**Findings of Fact & Conclusions**

**Background & Request:**
This building was originally constructed in 1875 and remodeled in the late 1900's, mostly housing Worthington Hardware for many years. In 2015 and 2016 the space was redeveloped with Grid Furnishings, Igloo Letterpress (now AR Workshop), Vernacular, Snap Fitness, Bubbles Tea and Juice Co., and COhatch as tenants. The space at the south end of the building was not part of the hardware store but was used as office space in the 1970's and 1980's; a retail shop (American Traditions) in the late 80's and early 90's; Fine Lines (custom invitations and fine stationary) in 1994; Blue Frost Cupcake in 2010; and Sassafras Bakery from 2013 until 2021. Joya's Café opened at this location in 2022.

Joya's received approval in February for outdoor seating generally, and to retain a picnic table and add a trash receptacle. With this application, ARB approval is sought for additional seating and other furniture in the right-of-way.

**Project Details:**
1. A site plan without dimensions was submitted that shows: a service cabinet (trash/recycling/compost receptacle), host stand, beverage cart, planters, tables, chairs and umbrellas all to be placed in the area in front of Joya's, Grid Furnishings and AR Workshop.
2. The service cabinet, host stand, and beverage cart are proposed to be constructed with white and matte hibiscus corian and solid white oak tops.
    a. Service cabinet - 48" wide x 32" deep x 34" high plus a topper - total height 52-58"

Cabinet would enclose landfill, recycling and compost
Water and busing station also

b. Host Stand – 24” wide x 18” deep x 42” high
c. Beverage Cart – 28” wide x 60” deep x 34” high

3. Four corten steel planter boxes - 38” wide x 16” deep x 16.25” high are proposed along the planting bed.
4. Four 30” x 48” wood tables with a whitewash finish and 16 Aundraya plastic stacking chairs in white are planned.
5. Four 9’9” x 9’9” cantilevered umbrellas, terracotta with black hardware, are also part of the request.
6. The City’s consultant has suggested a couple table and chair designs that are included in the packet.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The current range of street furniture should be retained to the greatest extent possible. Few if any additional such items should be added to the streetscape, in order to avoid a cluttered look. Any replacements or additions to the streetscape should be simple and unobtrusive in character. Items of street furniture should generally be dark in color and contemporary in design.

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

**Staff Analysis**

1. The Guidelines recommend adding few if any additional items to the streetscape to avoid a cluttered look. The planters, large umbrellas and white cabinets should not be approved. One dark colored recycling/trash receptacle should be the only additional piece allowed. The ARB and the Service Director have not allowed service and bussing stations in the right-of-way due to the cluttered look but also because they would take up valuable space on the sidewalk.
2. Tables and chairs in a dark color are recommended.
3. A revised plan was expected but not received from the applicant.

**Recommendation:**

Staff is recommending ***denial*** of this application based on the staff analysis above.

**Motion:**

**THAT THE REQUEST BY AVISHAR BARUA & ROBIN MYERS ON BEHALF OF JOYA’S FOR A CERTIFICATE OF APPROPROPRIATENESS TO ADD OUTDOOR FURNITURE AT 657 HIGH ST., AS PER CASE NO. ARB 19-2024, DRAWINGS NO. ARB 19-2024, DATED MARCH 29, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Garage Conversion & Additions – **131 W. South St.** (Rudolph Wesolek) **ARB 21-2024**

**Background & Request:**
This English Cottage style house was built in 1941 and is a contributing property in the Worthington Historic District. The house sits on an 80' x 140' lot at the southeast corner of South St. and Evening St.

This application is a request for approval to convert the existing garage to living space; construct a new garage; add a canopy to the front elevation; and add onto the rear of the house.

**Project Details:**
1. The existing two-car garage is attached on the east side of the house and the plan is conversion to living space in the form of a family room. A new fireplace is proposed on the east side and 6 over 6 double hung windows would be added on the east side and on the rear. A door would be removed from the rear.
2. A new 21'8" deep x 19'6" wide two-car attached garage is planned in front of the old garage and would be attached to the house. The eastern wall would line up with old garage wall and the front of the garage is proposed to stop short of the front of the house. The gabled roof above the new family room and garage would extend to the existing gable on the house. An entrance that faces front on the east side of the house would be removed.
3. Black standing seam metal is planned for a new shed roof above the front door and windows that are part of the northernmost gable.
4. In the rear, a 350 sf addition would span the back of the house. The southwest corner would be part of the owner's suite and have a gabled roof, and the area between the new bedroom and the new family room is planned as an extension of the kitchen. Steps or a small deck are plan off the kitchen area which would have a sliding door. A window is planned to be moved from the existing house on the west side to a location further back on the west side of the addition. Two smaller windows are shown on the south side of the new bedroom area. A planting bed would be below those windows. The condensing unit is planned to move to the west side and be screened with a fence.
5. New wall areas would be sided with Hardiplank that is sized and painted to match the existing house and new sloped roof areas would have asphalt shingles to match. The roof above the kitchen extension is planned as a membrane roof.

**Land Use Plans:**
<u>Worthington Design Guidelines and Architectural District Ordinance</u>
- Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house.
- Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs.
- New siding should match the thickness and width of the old as closely as possible.
- Various roof materials can be found in Worthington. Asphalt shingles are most common, with a considerable amount of slate still in service; there also are some wood shingles.

Metal roofs generally are not common but can sometimes be found on small porches and additions.
- Chimneys are a defining feature of a building and should be repaired and maintained. Chimneys on frame buildings should not be covered with siding.

**Recommendation:**
Staff is recommending ***approval*** of this application. The addition on the east side creates a large gable but is far enough back to be subordinate to the existing house. The rear addition is also appropriate. The chimney should be brick to match the existing chimney rather than sided.

**Motion:**
**THAT THE REQUEST BY RUDY WESOLEK FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE HOUSE AND ADD A NEW GARAGE AT 131 W. SOUTH ST., AS PER CASE NO. ARB 21-2024, DRAWINGS NO. ARB 21-2024, DATED APRIL 2, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. New Siding – **6440 Bellbrook Pl.** (Brock Pletcher) **ARB 23-2024**

**Findings of Fact & Conclusions**

**Background & Request:**
This house is at the northeast corner of W. Dublin-Granville Rd. and Bellbrook Pl. and was constructed in 1993. The house is two-stories with a gabled roof and finished with cedar lap siding, brick and stucco. This is a request to replace the existing cedar siding that is rotted in places.

**Project Details:**
1. The existing siding has a 6” lap.
2. Proposed is double 5” vinyl siding in a color to match the existing house, which is a light tan.

**Land Use Plans:**
Worthington Design Guidelines and Architectural District Ordinance
Repairs to damaged siding should be done with new wood that exactly matches the appearance of the existing. If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible.
Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendations:**
Staff is recommending ***approval*** of this application as the existing wood siding is not historic, and the proposed is a close match.

**Motion:**
**THAT THE REQUEST BY BROCK PLETCHER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIDING AT 6440 BELLBROOK PL. AS PER CASE NO. ARB 23-2024, DRAWINGS NO. ARB 23-2024, DATED APRIL 4, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

4. New Front Steps – **136 W. Stafford Ave.** (Michael Limes) **ARB 24-2024**

**Findings of Fact & Conclusions**

**Background & Request:**
This two-story house at the northeast corner of Evening St. and Stafford Ave. was constructed in 1987 after the previous house was lost in a fire. A variance was granted allowing the front porch to be in the required 30' side yard. This is a request to replace the front steps.

**Project Details:**
1. The existing steps are brick and have deteriorated. There are 2 steps.
2. Proposed are concrete steps capped with limestone.
3. A concrete walkway leads to the porch.
4. The owners originally wanted to add handrails but decided against it to avoid a variance request.

**Land Use Plans:**
Worthington Design Guidelines and Architectural District Ordinance
The earliest porches were simple stoops of stone or wood. Sometimes they had handrails but often they did not. Original porch elements should be retained to the maximum extent possible and should be duplicated in the same design and materials if deteriorated or missing. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**
Although the materials do not match the existing, the proposed would blend with the concrete walkway leading to the porch.

**Motion:**
**THAT THE REQUEST BY MICHAEL LIMES FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT STEPS AT 136 W. STAFFORD AVE. AS PER CASE NO. ARB 24-2024, DRAWINGS NO. ARB 24-2024, DATED APRIL 6, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. Fencing & Site Improvements – **100 W. Granville Rd.** (Kolby Turnock) **ARB 25-2024**

**Findings of fact & Conclusions**

**Background & Request:**
This house is a two-story colonial revival style that was built originally in 1921 and is a contributing building in the Worthington Historic District. The applicant gained approval to modify the existing house and construct several additions last year. This application is a request to install a fence and other improvements around the site.

**Project Details:**
1. The proposed fence would enclose the rear yard and be a 4' tall black aluminum picket fence. A variance is required to allow the fence within 30' of the required yard for the alley.
2. Also proposed in the rear are a patio with an outdoor grill and a firepit. Furniture will be added for the patio in the future.
3. A concrete driveway is planned to extend from the garage to the alley and a 21' wide x 20' deep concrete pad would be poured adjacent to the drive and alley.
4. Landscaping is proposed at the front and sides of the house consisting of Hydrangea, Boxwood, Catmint, Fountain Grass and Lilacs. Six Upright Hornbeams are shown in the rear yard along the west side and 10 Emerald Green Arborvitae would be along the rear property line.
5. Low wattage landscape lighting fixtures would be across the front of the house.

**Land Use Plans:**
Worthington Design Guidelines and Architectural District Ordinance
- Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height. In the back yard, generally avoid fences over four feet in height. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.
- Landscape elements include lawns, planting areas, gardens, bushes and shrubs. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character.
- Use as few fixtures as are necessary to provide adequate light for walks, yards and driveways.
- Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

**Recommendation:**
Staff is recommending ***approval*** of this application as the site changes and fence are appropriate.

**Motion:**
**THAT THE REQUEST BY KOLBY TURNOCK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AND OTHER SITE IMPROVEMENTS**

**AT 100 W. GRANVILLE RD. AS PER CASE NO. ARB 25-2024, DRAWINGS NO. ARB 25-2024, DATED APRIL 9, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

6. Parking Lot Lighting – **600 High St.** (Paul George/Worthington United Methodist Church) **ARB 26-2024**

**Findings of Fact & Conclusions**

**Background & Request:**
The church has been in the community since the beginning of Worthington in 1803 and occupied 2 church buildings before constructing a building still in use today in 1926. That building houses the Potter Chapel, and has an education wing that is attached to the south to the 1968 building that operates as the current main church building.

The church is proposing the installation of new parking lot lighting.

**Project Details:**
1. Four 15' high square poles are proposed in four existing landscape islands along the drive aisle adjacent to the south side of the church. Exposed concrete bases would not be used.
2. Each pole would have a single fixture – Prevail Petite by Lumark – that would have color temperature of 3000K.
3. The maximum illumination level would be 3.7 footcandles, and there would be 0 Fc at 75' from the east and south property lines. Also, there are many trees along those property lines.

**Land Use Plans:**
Worthington Design Guidelines and Architectural District Ordinance
Avoid lighting fixtures mounted high above the ground and excessive brightness. Watch for excessive "spilling" of light onto adjacent properties. Typically, a view of the light source from off of the property is not desired. Use of fairly small lighting fixtures, and as few as possible, is recommended.

**Recommendation:**
Staff is recommending ***approval*** of the application as the proposed lighting is appropriate for this location.

**Motion:**
**THAT THE REQUEST BY PAUL GEORGE ON BEHALF OF THE WORTHINGTON UNITED METHODIST CHURCH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW PARKING LOT LIGHTING AT 773 HIGH ST., AS PER CASE NO. ARB 26-2024, DRAWINGS NO. ARB 26-2024, DATED APRIL 10, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

## C. Municipal Planning Commission

1. Conditional Use Permit

a. Residential in PUD 02-2020 – **7227 N. High St.** (DRP Worthington LP) **CU 04-2024**

**Findings of Fact & Conclusions**

**Background & Request:**
The Worthington Mall (The Shops at Worthington Place) was originally constructed in the mid 1970's and has been added onto, renovated and reworked many times over the years. The 15.66-acre property transferred at the end of 2019, and the owner was approved to rezone the property as a PUD and rebranded the property as High North. The PUD includes altering the northern and western part of the property by removing part of the existing mall; adding Class A office, entertainment, retail and restaurant uses; constructing structured parking and public spaces; modifying the existing parking lot and drive aisles; and adding improvements in the public right-of-way.

This is a request to allow residential in the building toward the south property line that was previously approved to house office. Residential is a Conditional Use in the PUD due to the reference to uses allowed in WBC-3.

**Project Details:**
1. The owner would like approval to add up to 350 residential units in the southern building which would have six floors. The makeup is proposed as mainly one-bedroom (≥700 sf) and two-bedroom (≥800 sf) units, with up to 10% of units configured with three bedrooms.
2. Parking spaces (557) are proposed in the center of the structure on all six floors. The PUD standards require 1 space per residential unit.
3. On the first floor, retail and restaurant could locate on the east side and at the southeast corner. The west side would have loft units, 7000 square feet of space for lease, and a pool. At the north end, executive units are planned for all levels. A fitness club and amenity deck are planned on the second level at the southeast corner.
4. The design and materials would meet the previously approved design standards for the site. Final design would be presented with the Architectural Review Board and PUD Modification applications at a later date.
5. The applicant has compared the number of trips that will be generated with the previous plan to have office and found little variation in the total number of trips.

**Land Use Plans:**
PUD 02-2020
Proposed Uses: 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. In addition to the uses in above hotel and restaurants with ancillary wineries and/or breweries are permitted uses.

Worthington Codified Ordinances:
1181.06 Establishment of Wilson Bridge Corridor Zoning Districts.
(c) "WBC-3" Mixed Use: An area along the WBC that allows for a mix of retail and office uses both vertically and horizontally. Retail uses are encouraged for the first floor of multi-floor developments. Pedestrian facilities and public spaces are encouraged. Some residential uses may be incorporated in this area.

(1) Permitted Uses: Uses listed in Chapter 1147 of the Codified Ordinances as permitted uses in the following districts: "C-1" Neighborhood Commercial, "C-2" Community Shopping Center, and "C-3" Institutions and Offices.

(2) Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.

Section 1127.03 Conditional Use Permits.
(d.)Basic Standards and Review Elements

(1) The following general elements are to be considered when hearing applications for Conditional Use Permits:
   A. Effect on traffic pattern
   B. Effect on public facilities
   C. Effect on sewerage and drainage facilities
   D. Utilities required
   E. Safety and health considerations
   F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
   G. Hours of use
   H. Shielding or screening considerations for neighbors
   I. Appearance and compatibility with the general neighborhood

(4) The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

**Division of Building Regulation Comments:**
The submitted documents are conceptual in nature and not detailed enough to provide a comprehensive review of the major 2024 Ohio Building Code requirements. Some of the more critical observations include:

- The existing building is a covered mall with the requirements of OBC Section 402 in an unlimited area building per OBC Section 507. It appears the roof will be removed from the mall, likely creating separate buildings, and likely no longer qualifying as an unlimited area building.

- It appears the new mixed use building's construction type will be influenced by its height, as required by OBC Section 504, and whether it will be fully suppressed per OBC 903.3.1.1. It may be using special provisions of OBC Section 510 but it was not clear with the limited information provided.
- No site plan is provided and dimensions from the proposed building to any existing buildings were not found. This could further affect the construction type per OBC 602.1 and the required exterior wall fire-resistance ratings for the new building, and portions of the existing buildings to remain per OBC Section 705. Please note, the 2,800 sf existing building in the southeast corner was reviewed as part of the larger unlimited area building of the covered mall. If that smaller building will not be part of the 19,800 sf to its west, it could mean altering some of those buildings exterior walls to comply with OBC 707.5.

**Worthington Fire & EMS Comments:**

- Fire apparatus access to the proposed building must comply with Ohio Fire Code Section 503.
- A water supply for fire protection must comply with Ohio Fire Code Section 507.
- OFC 507. 1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which buildings are constructed.
- OFC 507.3 Fire flow requirements for buildings shall be determined by an approved method (See OFC Appendix B).
- OFC 507.5.1 Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, on-site hydrants and mains shall be provided. The distance requirement shall be 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

**Planning Comments:**

The following general elements are to be considered when hearing applications for Conditional Use Permits:

A. Effect on traffic pattern – The effect will be similar to the previously approved office building in terms of total trips.
B. Effect on public facilities – There could be an increase in use of facilities like the multi-use paths and the community center, although the apartments would have workout and pool facilities in house.
C. Effect on sewerage and drainage facilities – The effect would be the same as with the office building.
D. Utilities required - The effect would be the same as with the office building.
E. Safety and health considerations – None have been identified.
F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
G. Hours of use – Not applicable.
H. Shielding or screening considerations for neighbors – The ARB & PUD Modification applications would address any concerns.
I. Appearance and compatibility with the general neighborhood – The building would still be designed to meet the criteria for the rest of the PUD.

The change of this building to residential should be contingent on proceeding with construction of the proposed office building on the property.

**Recommendation:**
Staff is recommending ***approval*** of this application based on the staff comments.

**Motion:**
**THAT THE REQUEST BY DRP WORTHINGTON LP FOR A CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL AT 7227 N. HIGH ST., AS PER CASE NO. CU 04-2024, DRAWINGS NO. CU 04-2024, DATED APRIL 12, 2024, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION RESIDENTIAL CANNOT BE CONSTRUCTED IN THIS BUILDING WITHOUT OFFICE BEING CONSTRUCTED IN THE NORTHERN BUILDING.**

# ARB APPLICATION
# ARB 19-2024
# 657 High St.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 03/29/2024

**Work Class:** Certificate of Appropriateness
**District:** City of Worthington

**Status:** In Review

**Valuation:** $13,000.00

**Description:** Joyas is requesting approval for new furniture, dining sets and canopy

| **Parcel:** | **Address:** | **Zone:** |
|---|---|---|
| 100-006227 Main | 657 High St Main<br>Worthington, OH 43085 | |

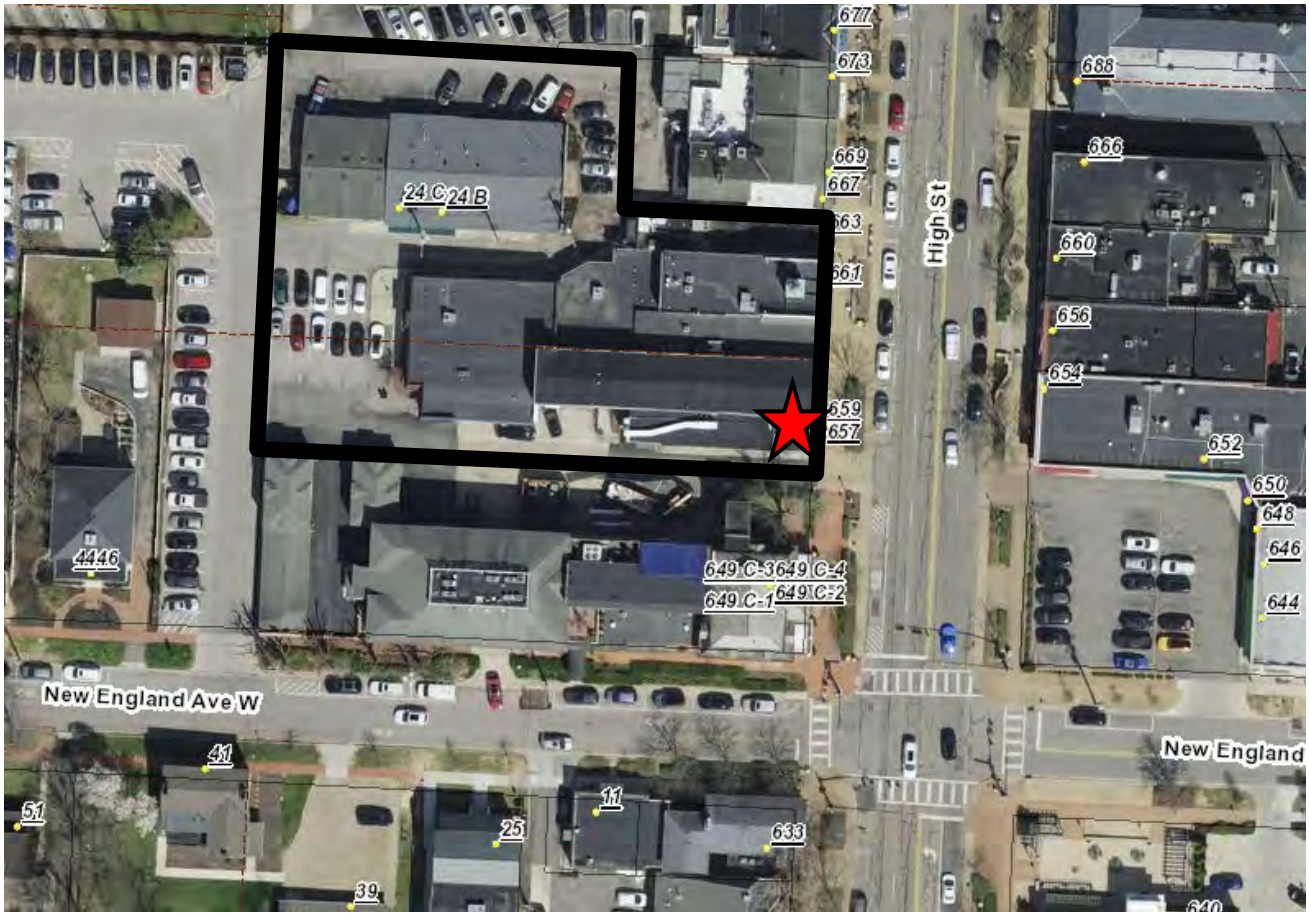
Applicant
Joya's
Avishar Barua
657 High St
Worthington, OH 43085
Business: 6144681232

Owner
Elizabeth Buchenroth
667 HIGH ST
Worthington , OH 43085
Mobile: 6143547707

Applicant
Robin Myers
Business: (614) 468-1232
Mobile: (614) 209-8317

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00005355 | Architectural Review Board | $13.00 | $13.00 |
| | Total for Invoice INV-00005355 | $13.00 | $13.00 |
| | **Grand Total for Plan** | **$13.00** | **$13.00** |

# 657 High St.

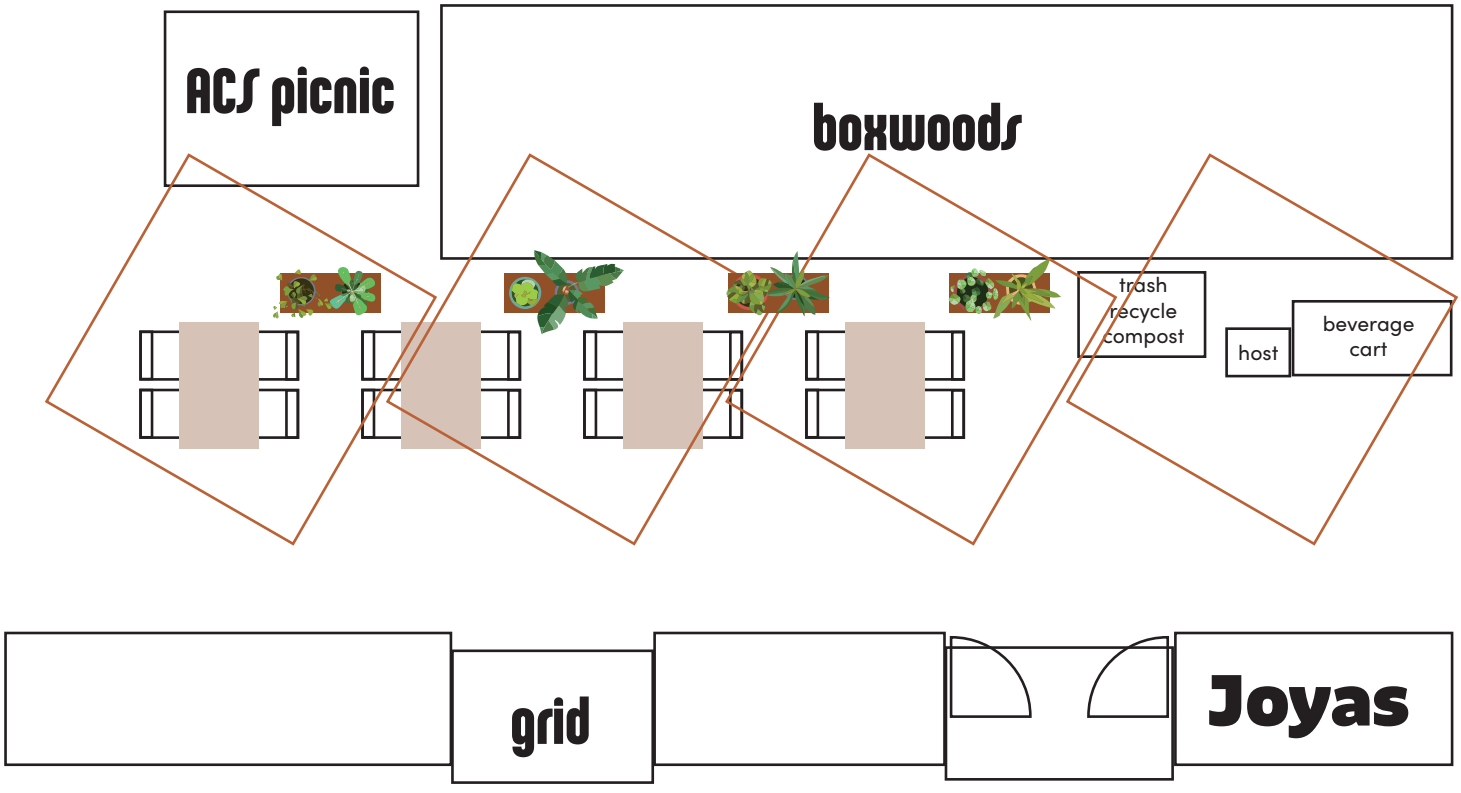

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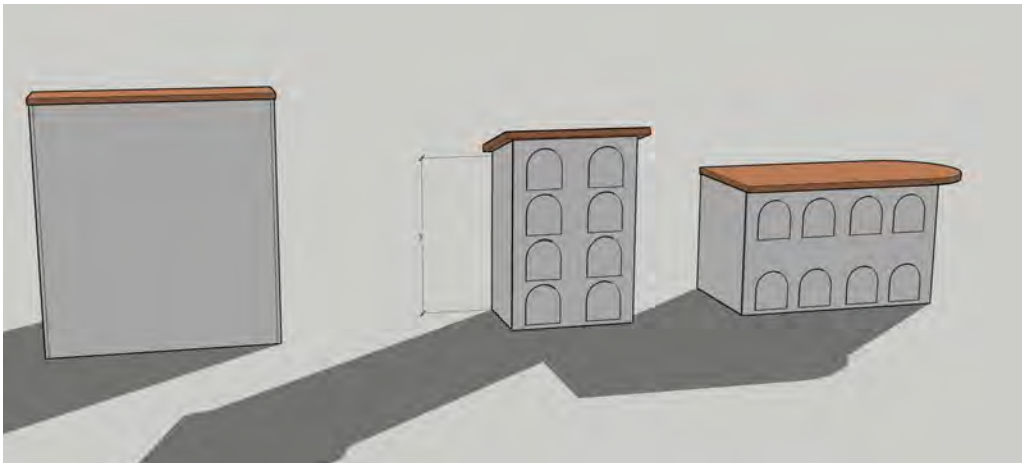

Proposed dining and service area for Joyas.
657 High St Worthington OH 43085

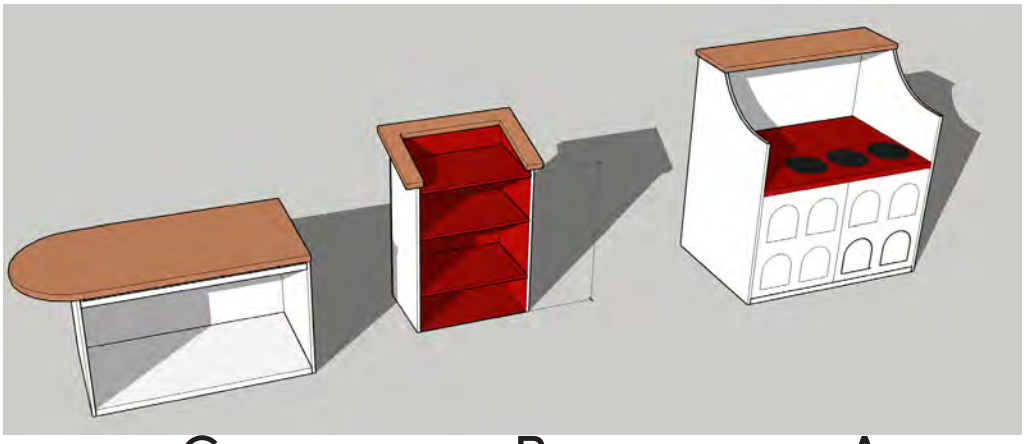
DESIGN ELEMENTS
Natural wood
-oak and white wash (tie in with interior furniture
Corten steel (planters)
-tie in with exterior hanging logo
Colors
-white to match exterior paint
-hibiscus + terracotta (branding colors)




AB Worthington/ Joyas is requesting to add in their conditional use dining area, 4x (4 top) tables and chairs, 4x 9x9 umbrellas and stands, 1x trash/recycle/compost receptacle cabinet, 1x host stand, 1x beverage cart (weekend services only), 4x planter boxes. the ARB approved "ACS picnic table" will then move down to the designated spot.

| A | B | C |
|---|---|---|
| service cabinet (back) | host stand (front) | beverage cart (front) |





| C | B | A |
|---|---|---|
| beverage cart (back) | host stand (back) | service cabinet (front) |

C3 custom projects

Solid surface corian (white + matte hibiscus) Solid white oak tops

A cabinet with enclosed compartments
landfill, recycling & compost.
Water + busing station
48” W, 32” D, 34” H
overall height TBD 52 - 58”

B host stand with under serving
24” W, 18” D, 42” H

C beverage cart (weekends only)
28” W, 60” D, 34” H

CITY OF WORTHINGTON
DRAWING NO. ARB 19-2024
DATE 03/29/2024



Aundraya Stacking
Patio Side Chair

white

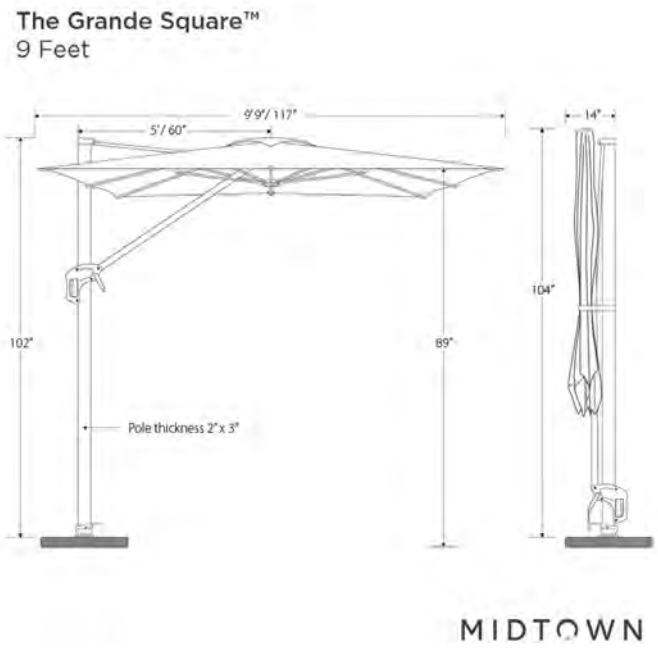


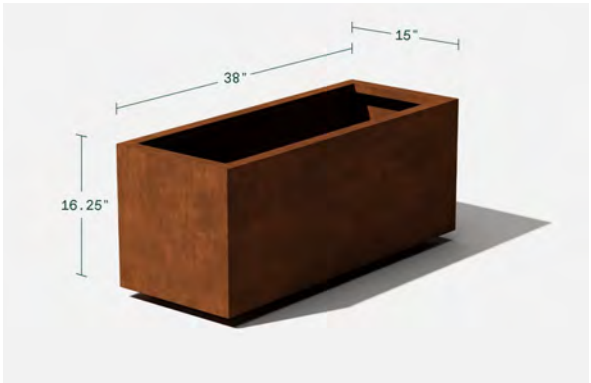
30” x 48” Solid
Wood Live Edge
Table with Antique
White Wash Finish



grande square
cantilever umbrella

terracotta w black
hardware




corten planter box

material tie in with
exterior monkey
element



# City Suggestions for Table and Chair Styles



**Trex Outdoor Furniture**
- monterey bay
- $$



**loll Designs**
- fresh air
- $$

# ARB APPLICATION
# ARB 21-2024
# 131 W. South St.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 04/02/2024

**Work Class:** Certificate of Appropriateness
**District:** City of Worthington

**Status:** In Review

**Valuation:** $200,000.00

**Description:** Conversion of Garage to Family Room: The existing garage will be repurposed into a family room with the addition of a fireplace.

New 2-Car Garage: A new attached 2-car garage will be built in front of the current garage, with entry to the main living space.

Front Elevation Canopy: A stylish roof canopy will be added to the front elevation, featuring a modern black metal roof,.

Home Extension: The home will be expanded by approximately 350 square feet towards the backyard, accommodating additional living space. A sliding door will provide access to the outdoors, with wooden steps leading down to the backyard area.

| **Parcel:** | **Address:** | **Zone:** |
|---|---|---|
| 100-000547 Main | 131 W South St Main<br>Worthington, OH 43085 | |

| Architect | Owner | Applicant |
|---|---|---|
| James Calhoun | Rudolph W Wesolek | Rudolph W Wesolek |
| Home: (614) 261-1093 | 131 W SOUTH ST | 131 W SOUTH ST |
| Business: (614) 261-1093 | Worthington , OH 43085 | Worthington , OH 43085 |
| Mobile: (614) 261-1093 | Mobile: (614) 499-4959 | Mobile: (614) 499-4959 |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00005360 | Architectural Review Board | $200.00 | $200.00 |
| | Total for Invoice INV-00005360 | $200.00 | $200.00 |
| | **Grand Total for Plan** | **$200.00** | **$200.00** |

# 131 W. South St.






**Overview:**

Our project proposes a comprehensive renovation and expansion plan for our home aimed at enhancing functionality for our growing family. We love our home and the neighborhood and could not imagine moving. The key elements of the project include transforming the current garage into a family room complete with a fireplace, constructing a new 400 square foot 2-car garage in front of the existing one, adding a roof canopy to the front elevation, and extending the home by approximately 350 square feet towards the back, which will include a sliding door with access to the back yard.

**Key Features:**

Conversion of Garage to Family Room: The existing garage will be repurposed into a welcoming family room, with the addition of a fireplace.

New 2-Car Garage: A new attached 2-car garage will be built in front of the current garage with interior entry to the main living space.

Front Elevation Canopy: A stylish roof canopy will be added to the front elevation, featuring a modern black metal roof.

Rear Home Extension: The home will be expanded by approximately 350 square feet towards the rear, accommodating additional living space. A sliding door will provide seamless access to the outdoors, complemented by wooden steps leading down to the backyard area.

**Design Philosophy:**

The project emphasizes harmonizing the new additions with the existing structure seamlessly. All exterior colors will be matched, and materials will be chosen to replicate the appearance of the original materials, ensuring continuity, and preserving the architectural integrity of the property.

**Purpose:**

The proposed renovation and expansion aim to meet the evolving needs of our family while respecting the character of the existing residence and the surrounding neighborhood. The project seeks approval from the architectural review board to ensure compliance with local regulations and architectural standards.

**Benefits:**

Enhances living space and functionality.

Improves property value and curb appeal.

Preserves architectural coherence and neighborhood aesthetics.

Provides modern amenities while maintaining the charm of the original structure.

CITY OF WORTHINGTON
DRAWING NO. ARB 21-2024
DATE 04/02/2024

VALMER
Land Title Agency

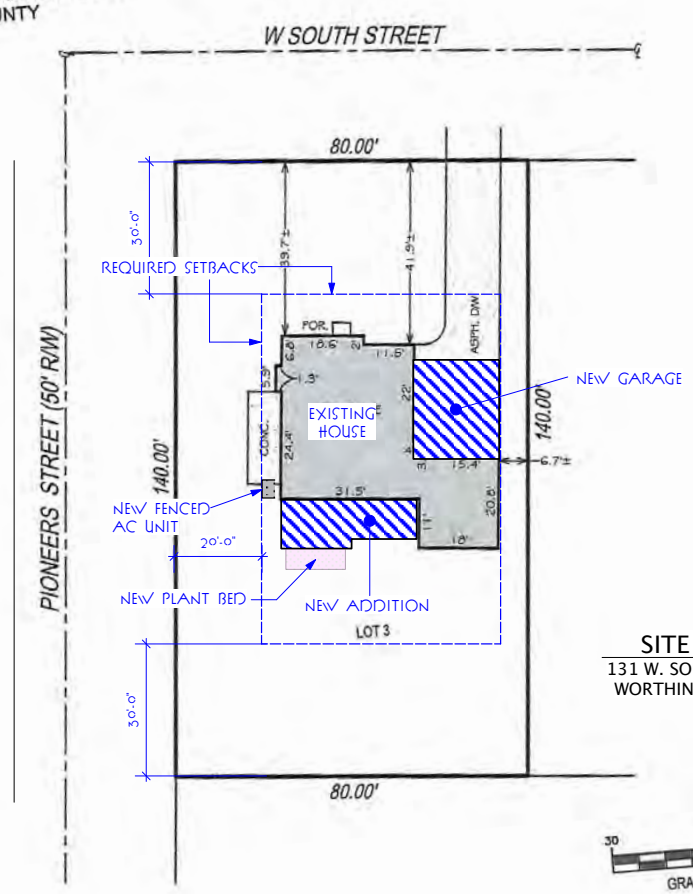
POWERED BY
STARS
SURVEY TRACKING AND RETRIEVAL SYSTEM
www.surveystars.com



PROPERTY ADDRESS: 131 W SOUTH STREET, WORTHINGTON, OHIO 43085

SURVEY NUMBER: 2107.1357

21071357
MORTGAGE LOCATION SURVEY
FRANKLIN COUNTY




SITE PLAN
131 W. SOUTH STREET
WORTHINGTON, OH

N

30 0 15 30
GRAPHIC SCALE (In Feet)

POINTS OF INTEREST:
NONE VISIBLE.

CLIENT NUMBER: 72165148

BUYER: RUDOLPH WESOLEK AND KRISTI FAHY | SELLER: GREGORY S. BUNDY AND JILL E. YAISSLE

LOT: 3 | BLOCK: | PLAT: 20 | PG: 44

SUBDIVISION: PINNEY'S SUBDIVISION

COUNTY: FRANKLIN

CERTIFIED TO:
VALMER LAND TITLE AGENCY, LLC

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

DAN LOSONCY
LICENSE NUMBER
7712
STATE OF OHIO
PROFESSIONAL SURVEYOR

FIELD DATE: 7/13/2021 | SURVEY DATE: 07/14/21

REVISION HISTORY: (REV.0 7/14/2021)

OHIO LAND TITLE ASSOCIATION
AFFILIATE MEMBER

LANDMARK
690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com

CITY OF WORTHINGTON
DRAWING NO. ARB 21-2024
DATE 04/02/2024

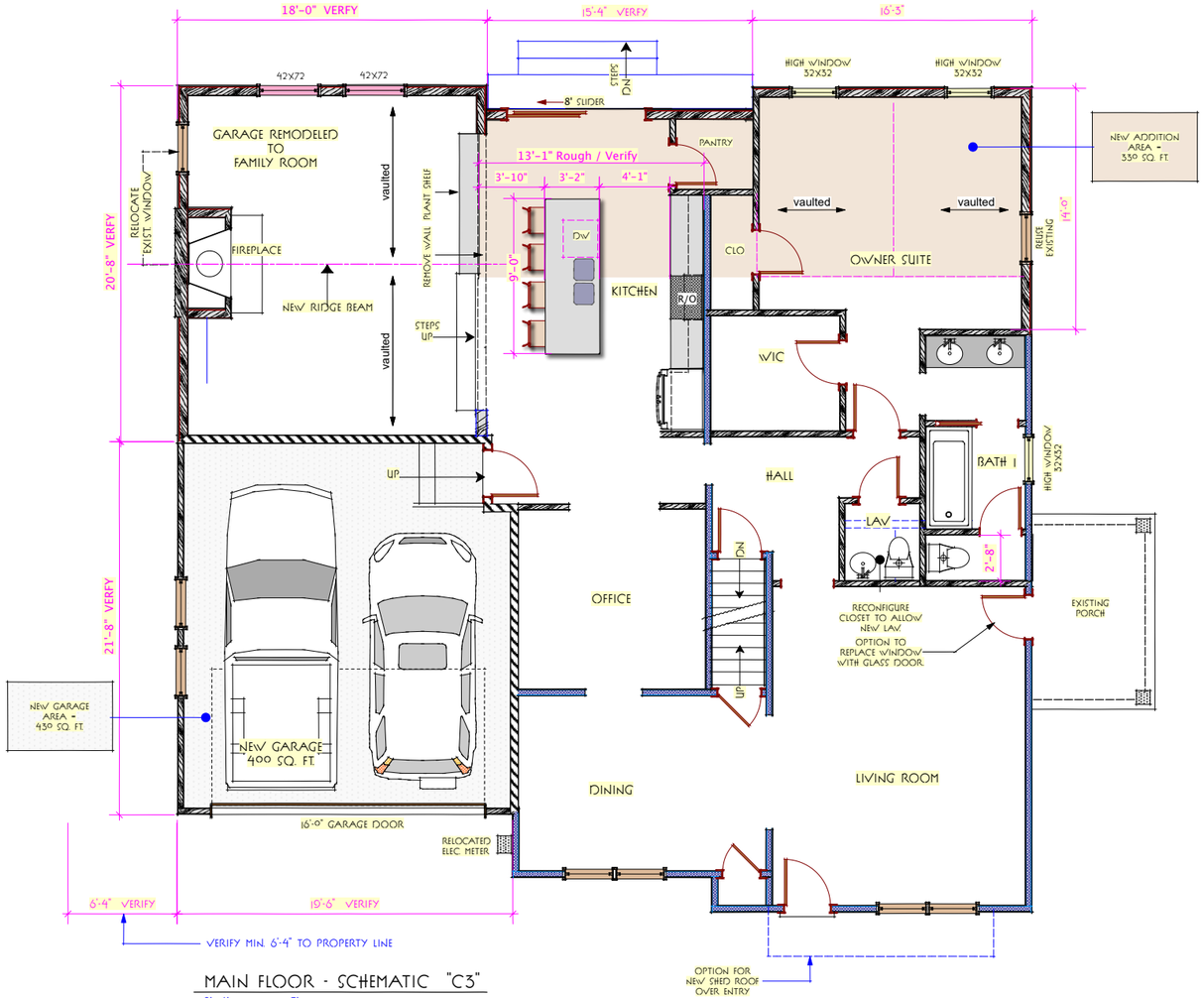

JAMES CALHOUN ARCHITECT INC
JCAi
373 WALHALLA RD
COLUMBUS, OH 43202
614.261.1093
jcai@columbus.rr.com


RESIDENCE ALTERATIONS FOR
131 WEST SOUTH STREET
Worthington, Ohio 43085

PRINT DATE: Mar. 21, 2024
ORIGIN DATE: Feb. 27, 2024

REVISION:
1

SHEET
L1.0



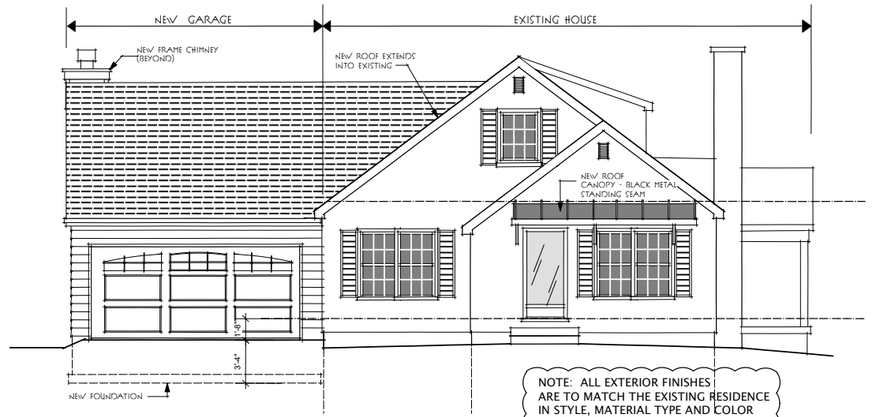

MAIN FLOOR - SCHEMATIC "C3"

0' 1' 5'




WEST ELEVATION

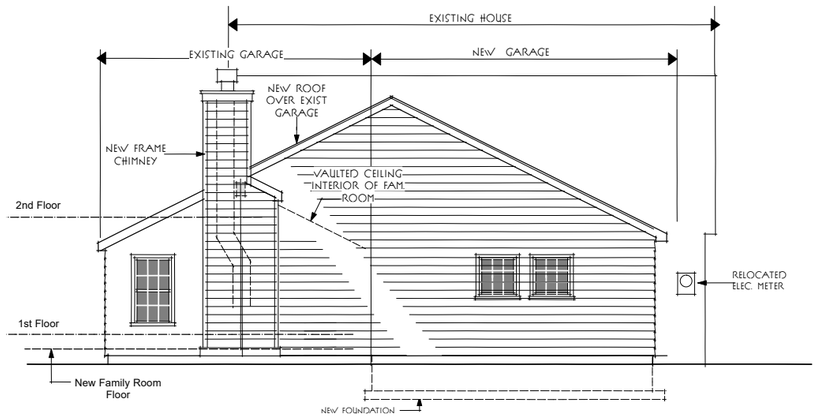
0' 1' 5'




NOTE: ALL EXTERIOR FINISHES ARE TO MATCH THE EXISTING RESIDENCE IN STYLE, MATERIAL TYPE AND COLOR UNLESS NOTED OTHERWISE

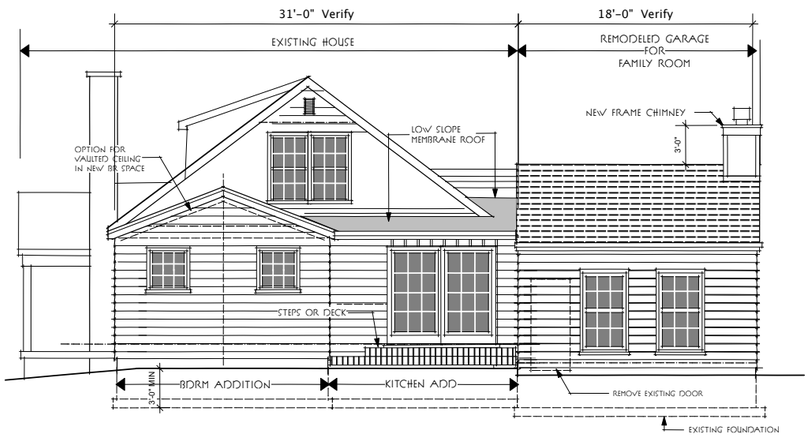
NORTH ELEVATION

0' 1' 5'




EAST ELEVATION

0' 1' 5'




SOUTH ELEVATION

0' 1' 5'

CITY OF WORTHINGTON
DRAWING NO. ARB 21-2024
DATE 04/02/2024

JAMES CALHOUN ARCHITECT INC
JCAI
373 WALHALLA RD
COLUMBUS, OH 43202
614.261.1093
jcai@columbus.rr.com

RESIDENCE ALTERATIONS FOR
131 WEST SOUTH STREET
Worthington, Ohio 43085

PRINT DATE: Mar. 21, 2024
ORIGIN DATE: Feb. 27, 2024

REVISION:
1

SHEET
C1.0
SCHEMATIC C3

# ARB APPLICATION
# ARB 23-2024
# 6440 Bellbrook Pl.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 04/04/2024

**Work Class:** Certificate of Appropriateness
**District:** City of Worthington

**Status:** In Review

**Valuation:** $15,403.00

**Description:** Replacing rotted cedar siding with Vinyl of the same color to match existing house

| **Parcel:** 100-006197 Main | **Address:** 6440 Bellbrook Pl Main<br>Worthington, OH 43085 | **Zone:** |
|---|---|---|

Applicant
Brock Pletcher
6440 Bellbrook pl
Worthington, OH 43026
Home: (419) 210-4435
Business: (419) 210-4435

Owner
Mertie M Bowman
6440 BELLBROOK PL
Worthington , OH 43085
Mobile: 6145190388

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00005392 | Architectural Review Board | $16.00 | $0.00 |
| | Total for Invoice INV-00005392 | $16.00 | $0.00 |
| | **Grand Total for Plan** | **$16.00** | **$0.00** |

# 6440 Bellbrook Pl.









CITY OF WORTHINGTON
DRAWING NO. ARB 23-2024
DATE 04/04/2024




CITY OF WORTHINGTON
DRAWING NO. ARB 23-2024
DATE 04/04/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 23-2024
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DATE 04/04/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 23-2024
DATE 04/04/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 23-2024
DATE 04/04/2024

# ARB APPLICATION
# ARB 24-2024
# 136 W. Stafford Ave.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 04/06/2024

**Work Class:** Certificate of Appropriateness
**District:** City of Worthington

**Status:** Submitted - Online

**Valuation:** $4,000.00

**Description:** We are looking to replace our front steps. The current steps are deteriorating. The 2 new proposed steps are 110" by 16" and will be made of concrete capped with limestone. ~~New iron handrails on the new steps will be added (example is attached).~~

| **Parcel:** | **Address:** | **Zone:** |
|---|---|---|
| 100-000581 Main | 136 W Stafford Ave Main<br>Worthington, OH 43085 | |

| Owner | Applicant |
|---|---|
| Michael A Limes | Michael A Limes |
| 136 W STAFFORD AVE | 136 W STAFFORD AVE |
| Worthington , OH 43085 | Worthington , OH 43085 |
| Business: (614) 657-8318 | Business: (614) 657-8318 |
| Mobile: (614) 657-8318 | Mobile: (614) 657-8318 |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00005400 | Architectural Review Board | $4.00 | $4.00 |
| | | $4.00 | $4.00 |
| | **Grand Total for Plan** | **$4.00** | **$4.00** |

# 136 W. Stafford Ave.





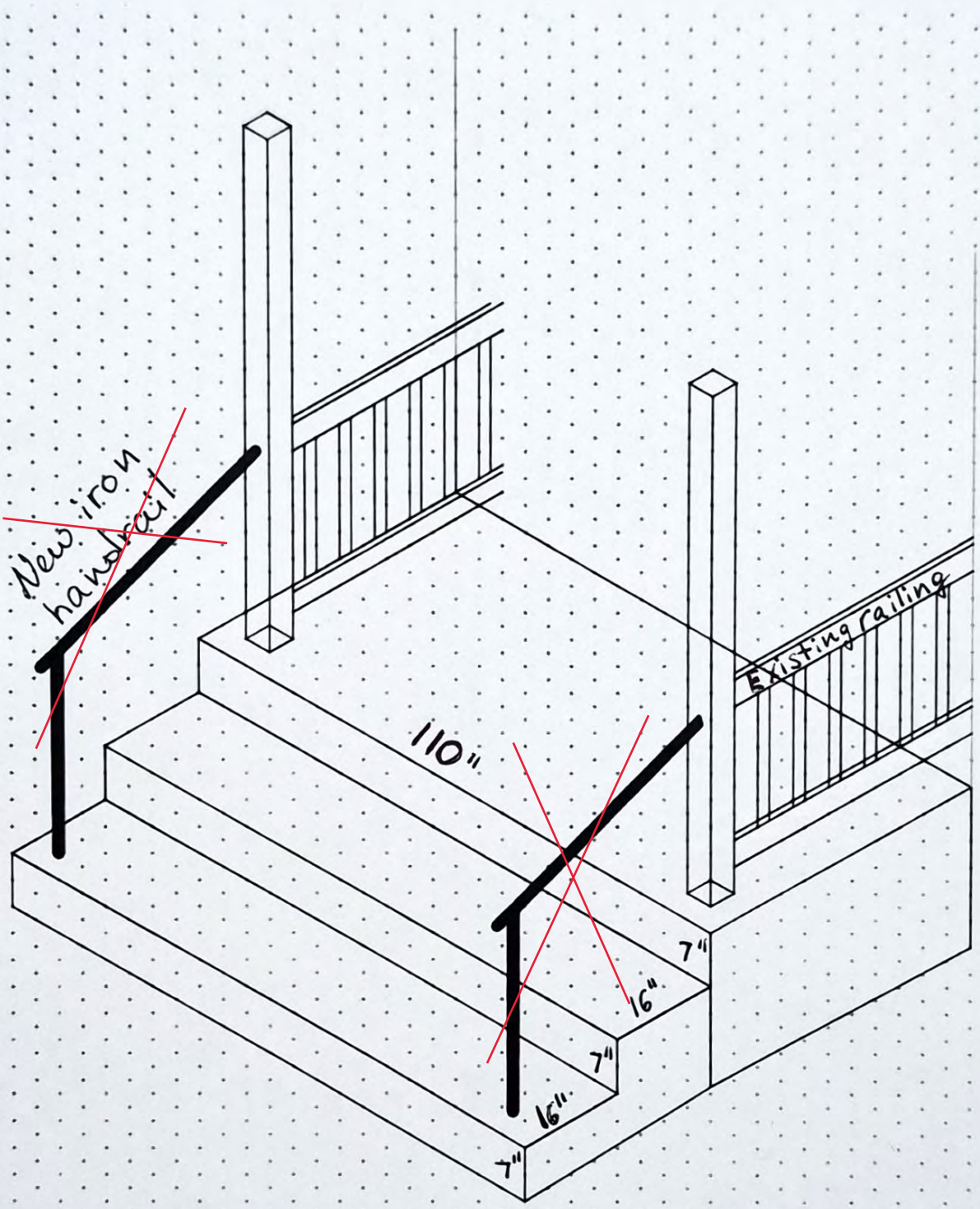




CITY OF WORTHINGTON
DRAWING NO. ARB 24-2024
DATE 04/06/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 24-2024
DATE 04/06/2024




CITY OF WORTHINGTON
DRAWING NO. ARB 24-2024
DATE 04/06/2024

# ARB APPLICATION
# ARB 25-2024
# 100 W. Granville Rd.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 04/09/2024

**Work Class:** Certificate of Appropriateness
**District:** City of Worthington

**Status:** Submitted - Online

**Valuation:** $15,000.00

**Description:** Fence & Patio Improvements

| **Parcel:** | **Address:** | **Zone:** |
|---|---|---|
| 100-000062 Main | 100 W Granville Rd Main<br>Worthington, OH 43085 | |

| Applicant | Owner | Owner |
|---|---|---|
| Kolby Turnock | Kolby Turnock | Erin Turnock |
| 100 W. Granville Rd | 100 W. Granville Rd | Mobile: (614) 316-2294 |
| WORTHINGTON, OH 43085 | WORTHINGTON, OH 43085 | |
| Mobile: (614) 827-5407 | Mobile: (614) 827-5407 | |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00005409 | Architectural Review Board | $15.00 | $15.00 |
| | | **$15.00** | **$15.00** |
| | **Grand Total for Plan** | **$15.00** | **$15.00** |

# 100 W. Granville Rd.


















CITY OF WORTHINGTON
DRAWING NO. ARB 25-2024
DATE 04/09/2024

NORTH

# Landscape Plan
# Turnock Residence
100 W. Dublin-Granville Rd. Worthington, Ohio 43085

Date: 1/24/2023
Scale: 1/8" = 1'-0"
Drawn By:
Drawing Number: 1 of 1

# ARB APPLICATION
# ARB 26-2024
# 600 High St.

**Plan Type:** Architectural Review Board
**Project:**
**App Date:** 04/10/2024
**Work Class:** Certificate of Appropriateness
**District:** City of Worthington
**Status:** In Review
**Valuation:** $30,000.00
**Description:** Add parking lot lighting. Please see attached file for project description

| **Parcel:** 100-000517 Main | **Address:** 600 High St Worthington, OH 43085 Main | **Zone:** |
|---|---|---|

Applicant
Paul George
2198 Powell Rd
Powell, OH 43065
Mobile: (614) 439-4876

Owner
Worthington United Methodist Church
Lou R Seipel
600 HIGH ST
Worthington , OH 43085

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-0005436 | Architectural Review Board | $30.00 | $30.00 |
| | | $30.00 | $30.00 |
| | **Grand Total for Plan** | **$30.00** | **$30.00** |

| Condition | Description | Date Created | Satisfied |
|---|---|---|---|
| No Build Document Must Be Reviewed | A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued. | 04/22/2021 | No |

# 600 High St.


627
640
31
41
634
623
615
38
617
615
600
40
36
597
601
Short St
45
41
579
600
583
577
571
573
559
565
556
High St



Worthington Architectural Review Board Application for New Parking Lot Lighting at

Worthington United Methodist Church

Prepared by Paul George, April 9, 2024

The City of Worthington staff and the Trustees of Worthington United Methodist Church (WUMC) are in conversation on possible changes to the parking lot that will improve its function for public use. Additional signage and improved striping are being considered. Also under discussion is additional lighting, particularly on the south side of the sanctuary where there is currently very limited lighting. Please note that siting, installation, construction, and operation of any new lighting are the sole responsibility of WUMC though we do appreciate the Worthington City staff's encouragement and assistance with defining the project.

In considering the possible addition of lighting, the church has several objectives:

- Improve illumination in high traffic areas of the parking lot for evening events, including concerts at Worthington United Methodist Church and other downtown Worthington functions
- Limit impact on neighboring residential properties and businesses
- Minimize environmental impact including power usage and light pollution – particularly up-light projection
- Achieve a design consistent with the church sanctuary architecture and area ambience including maintenance of existing green space
- Avoid excessive maintenance requirements

The new lighting proposed here achieves these objectives at reasonable cost to the church.

Project Description:

Four 15' tall light poles will be located within four existing greenery islands within the parking lot (Figure 1). Each pole will have a single luminaire providing approximately 11,000 lumens. The fixture chosen (Figure 2) has, due to the nature of its design, limited side-sight visibility and no direct up-light projection. The poles and fixtures chosen are of minimal size and should be non-obtrusive, ideally unnoticed, but because they are located in the greenery spaces will not represent an impact hazard even when not illuminated. The square poles and simple luminaire heads are architecturally consistent with items that might have been installed when the church sanctuary was built in 1968 – though compact LED options were not available at that time. We anticipate choosing 3000K color temperature for the LEDs.

Figure 3 is an illumination map of the proposed system. Illumination at the busy high-street entrance to the parking lot will be significantly improved without being excessive. Light intensities at the ground are reduced to nominally zero well before the property boundary.

This application is based on a single quote that met our guidelines for light projection and style. We have requested additional quotes which would potentially include different manufacturer light heads and or round poles. We requesting ARB approval of this project based on the information provided here. If there is a compelling reason to request a change based on any other quotes we will submit a revised application.

CITY OF WORTHINGTON
DRAWING NO. ARB 26-2024
DATE 04/10/2024

**Figure 1: Conceptual lighting plan at WUMC**

**(please see illumination map for actual illumination values)**



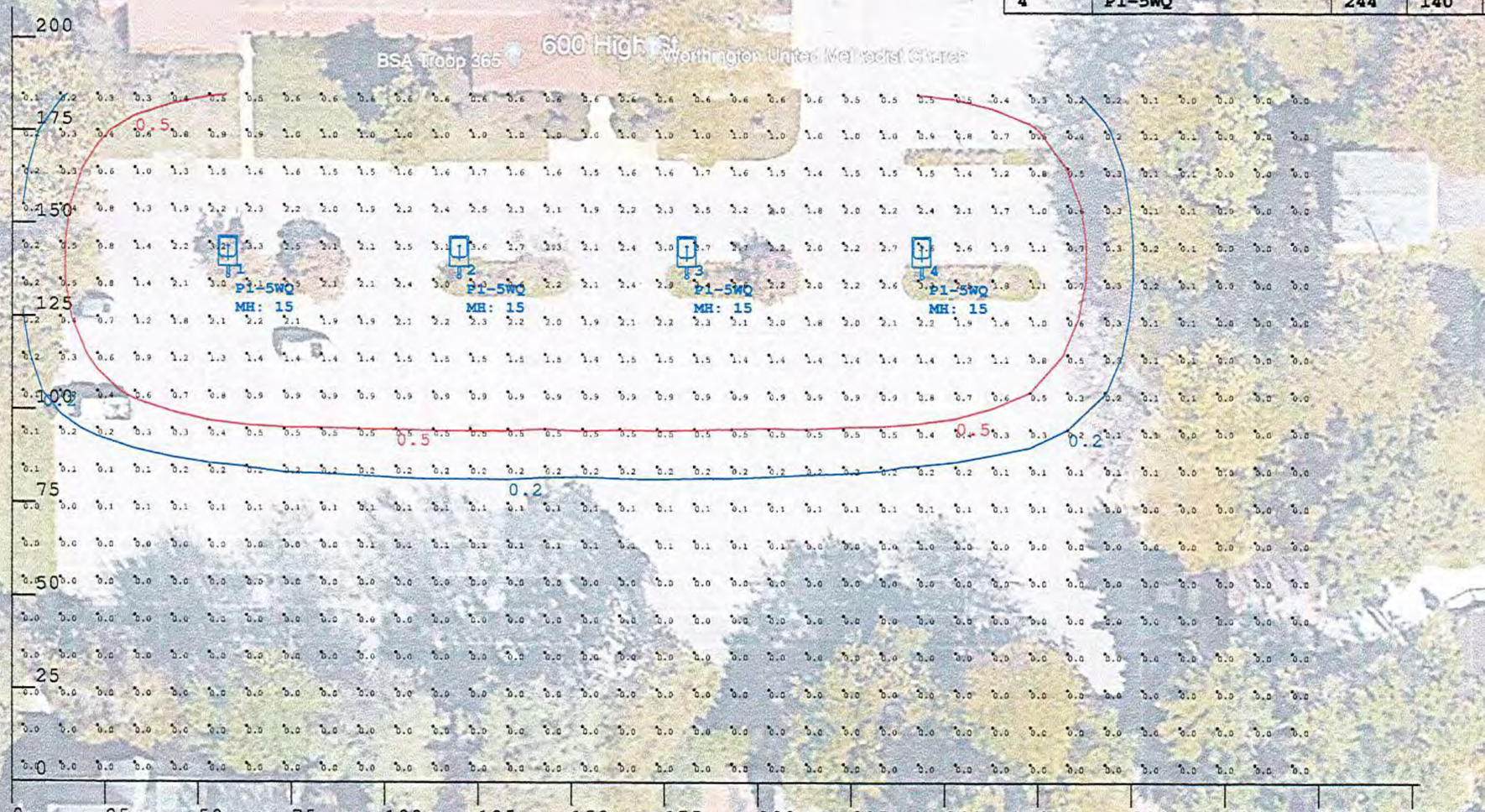

**Figure 2: Proposed pole and luminaire**



| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 4 | P1-5WQ | Single | PRV-P-PA1D-740-U-5WQ | 0.912 | 11280 | 93.4 | 373.6 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| All CalcPts | Illuminance | Fc | 0.59 | 3.7 | 0.0 | N.A. | N.A. |

| Luminaire Location Summary | | | | | | |
|---|---|---|---|---|---|---|
| | | Insertion Point | | | | |
| LumNo | Label | X | Y | Z | Orient | Tilt |
| 1 | P1-5WQ | 58 | 140 | 15 | 90 | 0 |
| 2 | P1-5WQ | 120 | 140 | 15 | 90 | 0 |
| 3 | P1-5WQ | 181 | 140 | 15 | 90 | 0 |
| 4 | P1-5WQ | 244 | 140 | 15 | 90 | 0 |




COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City GA 30269

Email Address:
MKT-LightingApplications@CooperLighting.com

| | |
|---|---|
| Project: Worthington Church<br>Worthington, OH | Scale: 1" = 30 ft. |
| Client: Rick Vollhardt<br>Spectrum Lighting, Inc. | Date: 1/30/2024 |
| | Project File: 2400096.AGI |

Figure 3: Illumination Map

CITY OF WORTHINGTON
DRAWING NO. ARB 26-2024
DATE 04/10/2024

# MPC APPLICATION
# CU 04-2024
# 7227 N. High St.

**Plan Type:** Conditional Use Permit
**Project:**
**App Date:** 04/12/2024

**Work Class:** Conditional Use Permit
**District:** City of Worthington

**Status:** Submitted - Online

**Valuation:** $0.00

**Description:** High North CUP for Residential Uses

| **Parcel:** | **Address:** 7227 N. High St.<br>Worthington, OH 43085 | **Zone:** |
|---|---|---|

Owner
DRP Worthington LP
David Watson
5310 Harvest Hill Rd. Ste. 250
Dallas, TX 75230
Business: 2148913222
Mobile: 2145580555

Applicant
Kendra Stephenson
4801 Steinbeck Circle
Flower Mound, TX 75022

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| NOT INVOICED | Conditional Use Permit | $25.00 | $0.00 |
| | Total for Invoice NOT INVOICED | $25.00 | $0.00 |
| | **Grand Total for Plan** | **$25.00** | **$0.00** |

# 7227 N. High St.






**High North Condition Use Permit**

The Conditional Use Permit allows a multi-family residential use for the western portion of the High North site. The multi-family component is requested in response to specific requirements of potential Class A Office tenants currently in the Columbus area market.

The multifamily will include a mix of traditional multifamily units and ground floor commercial ready units for a total of up to 350 residential units. The commercial ready units will face the remaining mall area and can function as residential, commercial or live/work units. This allows for two important elements:

- Creation of the outdoor pedestrian corridor that has been part of the High North design since the project's inception.
- Additional commercial space along the pedestrian corridor as market demand increases.

Up to 10% of the residential units may be configured as three-bedroom units with an estimated square footage of 1,000 sf or greater. The remaining residential units will consist of one-bedroom units (approximate size: 700 sf or greater) and two-bedroom units (approximate size: 800 sf or greater).

The multifamily will be constructed in accordance with the architectural standards, height restrictions and other approved High North development standards.

Parking for the multifamily will be provided by a garage that will be incorporated into the design of the multifamily building in a manner that will effectively screen the parking garage from view along the pedestrian corridor and West Wilson Bridge Road.

Estimated overall vehicle trips for High North remain effectively unchanged from previously submitted plans. In the AM peak hour, it is estimated that inbound vehicle trips will decrease significantly while outbound trips will increase slightly. As expected, the overall increase in vehicle trips from the multifamily is offset by a lower number of vehicle trips related to the reduction of office and retail space. A revised trip generation chart for the AM and PM peak hours has been submitted.

Traffic flow and control elements required for the High North project, will be designed with Worthington staff during the Final Plan process. These elements will include the design of access drives within the High North site and may involve improvements to public infrastructure. A Traffic Impact Analysis may be required during the final plan process to assess the needs of the project related to traffic. No other impact on public facilities related to the CUP are anticipated at this time.

The implementation of the CUP will involve the construction of storm sewer and other drainage improvements that currently do not exist on the site. This infrastructure has previously been incorporated into the High North project and will improve the storm water runoff from the property.

Applications for Final Plan and Architectural Review Board approval will be required before the CUP can be implemented. These applications will likely include changes to the Final Plans and ARB plans that have previously been approved. It is DRP's intent that these applications will comply with the development standards previously approved for High North and Worthington's applicable code of ordinances.

EMH&T

Engineers, Surveyors, Planners, Scientists

# High North Trip Generation Comparison

| AM Peak Hour | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Worthington Shopping Center | Existing | | | 1-29-2022 Proposal | | | 12-6-2022 Proposal | | | 3-19-2024 Proposal | | |
| | Units/SF | Trip Gen | | Units/SF | Trip Gen | | Units/SF | Trip Gen | | Units/SF | Trip Gen | |
| | | In | Out | | In | Out | | In | Out | | In | Out |
| Shopping Mall* | 138,000 | 148 | 91 | 93,929 | 101 | 62 | 101,533 | 109 | 67 | 55,900 | 60 | 37 |
| Supermarket | 57,644 | 132 | 88 | 57,644 | 132 | 88 | 57,644 | 132 | 88 | 57,644 | 132 | 88 |
| Drive-in Bank 1 | 4,572 | 25 | 18 | 4,572 | 25 | 18 | 4,572 | 25 | 18 | 4,572 | 25 | 18 |
| Drive-in Bank 2 | 2,054 | 11 | 8 | 2,054 | 11 | 8 | 2,054 | 11 | 8 | 2,054 | 11 | 8 |
| Drive-in Bank 3 | 19,716 | 109 | 79 | 19,716 | 109 | 79 | 19,716 | 109 | 79 | 19,716 | 109 | 79 |
| Apartment 1 | 141 | 12 | 35 | 141 | 12 | 35 | 141 | 12 | 35 | 141 | 12 | 35 |
| Apartment 2 | 59 | 5 | 15 | 59 | 5 | 15 | 59 | 5 | 15 | 59 | 5 | 15 |
| Medical Office | 22,660 | 46 | 13 | 22,660 | 46 | 13 | 22,660 | 46 | 13 | 22,660 | 46 | 13 |
| Phase 1 Office | - | - | - | 128,510 | 127 | 21 | 75,000 | 83 | 14 | 111,140 | 113 | 18 |
| Phase 2 Office | - | - | - | 100,000 | 104 | 17 | 102,000 | 105 | 17 | - | - | - |
| Bowling Alley (Food/Bar) | - | - | - | - | - | - | 3,900 | 0 | 0 | - | - | - |
| Bowling Alley (Entertainment) | - | - | - | - | - | - | 44,643 | 63 | 3 | - | - | - |
| Apartment 3* | - | - | - | - | - | - | - | - | - | 350 | 33 | 110 |
| Shopping Mall Addition* | - | - | - | - | - | - | - | - | - | 22,900 | 32 | 22 |
| Totals | | 488 | 347 | | 672 | 356 | | 700 | 357 | | 578 | 443 |

| PM Peak Hour | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Worthington Shopping Center | Existing | | | 1-29-2022 Proposal | | | 12-6-2022 Proposal | | | 3-19-2024 Proposal | | |
| | Units/SF | Trip Gen | | Units/SF | Trip Gen | | Units/SF | Trip Gen | | Units/SF | Trip Gen | |
| | | In | Out | | In | Out | | In | Out | | In | Out |
| Shopping Mall* | 138,000 | 351 | 365 | 93,929 | 239 | 249 | 101,533 | 258 | 269 | 55,900 | 142 | 148 |
| Supermarket | 57,644 | 264 | 254 | 57,644 | 264 | 254 | 57,644 | 264 | 254 | 57,644 | 264 | 254 |
| Drive-in Bank 1 | 4,572 | 47 | 47 | 4,572 | 47 | 47 | 4,572 | 47 | 47 | 4,572 | 47 | 47 |
| Drive-in Bank 2 | 2,054 | 21 | 21 | 2,054 | 21 | 21 | 2,054 | 21 | 21 | 2,054 | 21 | 21 |
| Drive-in Bank 3 | 19,716 | 202 | 202 | 19,716 | 202 | 202 | 19,716 | 202 | 202 | 19,716 | 202 | 202 |
| Apartment 1 | 141 | 38 | 24 | 141 | 38 | 24 | 141 | 38 | 24 | 141 | 38 | 24 |
| Apartment 2 | 59 | 16 | 10 | 59 | 16 | 10 | 59 | 16 | 10 | 59 | 16 | 10 |
| Medical Office | 22,660 | 22 | 57 | 22,660 | 22 | 57 | 22,660 | 22 | 57 | 22,660 | 22 | 57 |
| Phase 1 Office | - | - | - | 128,510 | 23 | 121 | 75,000 | 14 | 73 | 111,140 | 20 | 106 |
| Phase 2 Office | - | - | - | 100,000 | 18 | 96 | 102,000 | 19 | 97 | | | |
| Bowling Alley (Food/Bar) | - | - | - | - | - | - | 3,900 | 29 | 15 | - | - | - |
| Bowling Alley (Entertainment) | - | - | - | - | - | - | 44,643 | 33 | 18 | - | - | - |
| Apartment 3* | - | - | - | - | - | - | - | - | - | 350 | 83 | 53 |
| Shopping Mall Addition* | - | - | - | - | - | - | - | - | - | 22,900 | 70 | 70 |
| Totals | | 961 | 980 | | 890 | 1081 | | 963 | 1087 | | 925 | 992 |

Utilized Trip Generation Manual 10th Edition

* Utilized Trip Generation Manual 11th Edition

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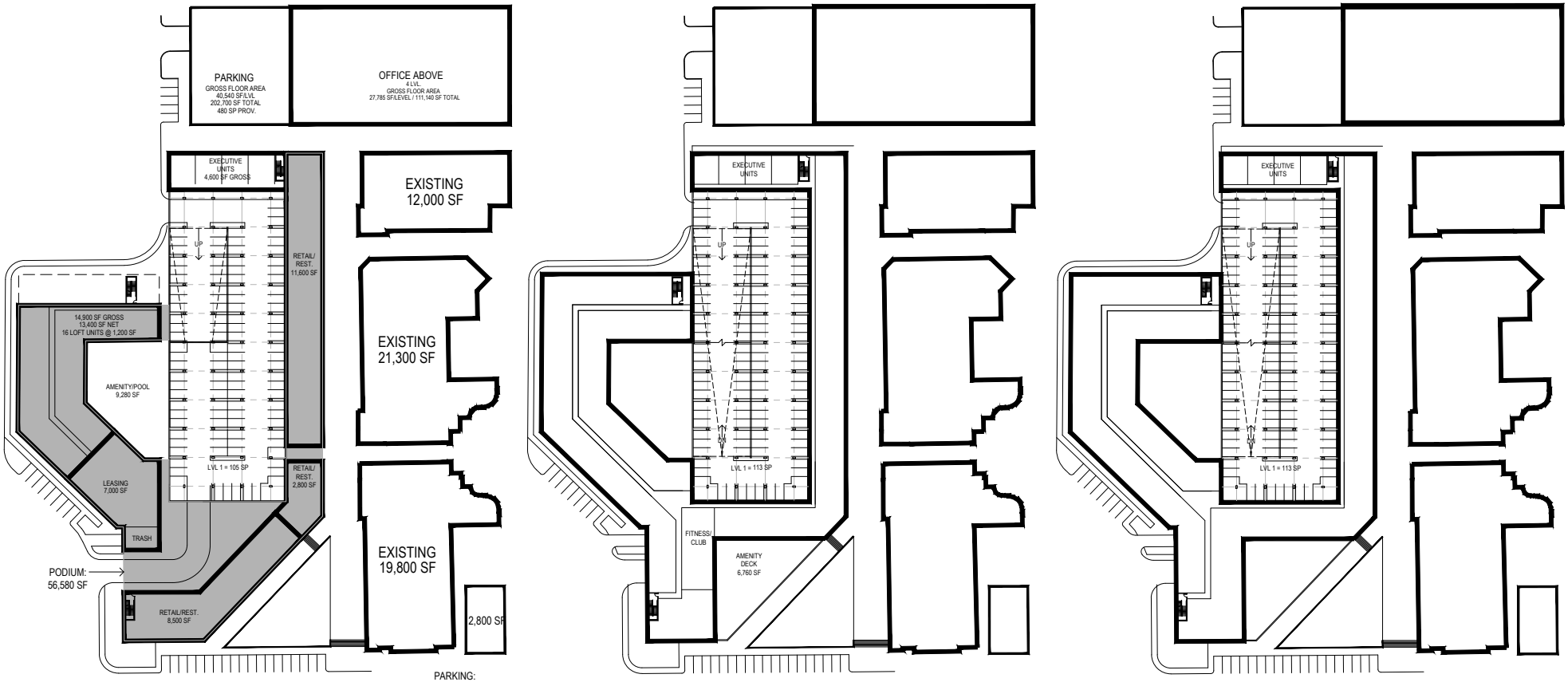
emht.com

# HIGH NORTH
## AT WORTHINGTON

MIXED USE DEVELOPMENT

WORTHINGTON, OH

MARCH 2024




RETAIL:
22,900 SF TOTAL
10,000 SF REST.
12,900 SF RETAIL

LEVEL 1

MULTI-FAMILY:
26,500 SF x 1 = 26,500 SFG
59,600 SF x 3 = 298,000 SFG
324,500 SF GROSS
261,000 SF NET
290 UNITS @ 900 SF AVE.

PARKING:
LVL 1 = 105 SP
LVL 2 = 113 SP
LVL 3 = 113 SP
LVL 4 = 113 SP
LVL 5 = 113 SP
TOTAL = 557 SP (1.92 SP/UNIT)

LEVEL 2

LEVEL 3-6

# HIGH NORTH

Direct Development

Worthington, OH.

MF2 EXHIBIT

SCALE: NTS JOB No.: 00078 DATE: 03.18.24

O'BRIEN




EAST ELEVATION

KEY PLAN



N

Safelite AutoGlass

# PHASE 2 MULTI-FAMILY BUILDING - EAST ELEVATION

WORTHINGTON, OHIO

SCALE: 1/16"= 1'-0"

POD design EMHT O'BRIEN DIRECT RETAIL

## BRICK



BRICK 01



BRICK 02



BRICK 03



BRICK 04



BRICK 05

## WOOD SLATS

ALUMINUM W/ WOOD OR SOLID FINISH LOOK



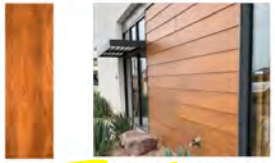
COLOR 01 COLOR 02 COLOR 03

## EIFS TRIM / SOFFIT



COLOR 01 COLOR 02

## WOOD SIDING



COMPOSITE WOOD MATERIAL 01



COMPOSITE WOOD MATERIAL 02

## STOREFRONT & DOORS



KAWNEER
DARK BRONZE



KAWNEER
CLEAR ANODIZED

## GLASS





SOLARBAN
67- REFLECTIVE



SOLARBAN
72- CLEAR

## PERFORMATED METAL SIGN SCREEN



CORRUGATED ZINC PANELS W/ROUND HOLES

## PRE-FINISHED METAL COPING



COLOR 01

## PRE-CAST PANELS ENTERPRISE



COLOR 01 COLOR 02

## SOFFIT



WOOD STAINED AND SEALED | VINYL W/WOOD LOOKING FINISH | ALUMINUM W/WOOD FINISH LOOK

## PAINT COLORS



COLOR 01



COLOR 02



COLOR 03



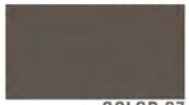
COLOR 04



COLOR 05



COLOR 06



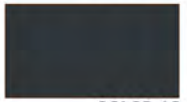
COLOR 07



COLOR 08



COLOR 09



COLOR 10

## METAL PANELS



COLOR 01



COLOR 02

Safelite AutoGlass

**MATERIAL BOARD**

WORTHINGTON, OHIO

POD design EMHT OBRIEN DIRECT RETAIL